

AN
EXTRAORDINARY
EXPERIENCE
AWAITS YOU.

first avenue

Tower - C & D

3 RLK ULTRA-MODERN HOMES

ALL THE ANSWERS YOU'RE SEEKING IN A LIFESTYLE ARE HERE.

First Avenue – the finest address of Life Republic comes with a 22-storey high rise tower and 3 RLK ultra-modern homes. Be it outside recreation or inside elegance, space or specification, views or ventilation, here everything is planned to give you a holistic living experience. Undoubtedly, it's an answer to all your dreams and future aspirations.



Artistic impression of existing building

INDULGE IN CITY'S
MOST SPECTACULAR VIEWS



A WORLD DESIGNED
TO FULFILL ALL YOUR ASPIRATIONS.



ENGAGE WITH A PLETHORA
OF EXCITING ACTIVITIES.



EACH AMENITY CREATING AN AMBIENCE



Swimming Pool



Kids' Pool



Jacuzzi



Pool Deck



Clubhouse



Tiered Seating



Gymnasium



Multipurpose Hall



Party Lawn



Health Garden



Multiple Children's Play Areas



Acupressure Pathway



Plenty Greens



Multipurpose Court



Basketball Court



Artist's Impression



Artist's Impression



Artist's Impression

ADD VALUE TO YOUR LIVING EXPERIENCE

RCC

- Earthquake resistant structure confirming to IS code

Flooring & Tiling

- Vitrified tiles in all rooms

Doors

- Decorative main entrance door
- Powder coated aluminium terrace door
- Granite frame for all washrooms & dry balcony doors
- Laminated door for washroom

Window

- Powder coated aluminium sliding window with mosquito net
- All windows equipped with safety grill
- Granite window sill
- Aluminium louvers/fixed glass with exhaust fan provision for washroom

Kitchen

- Granite top kitchen platform with stainless steel sink
- Ceramic tile dado above counter up to lintel height
- Jaquar or equivalent cp fitting for kitchen
- Provision for water purifier & exhaust fan in kitchen
- Piped gas system

Washroom

- Ceramic dado tiles up to lintel for all washrooms
- Antiskid flooring for all washrooms
- Wash hand basin
- Jaquar or equivalent cp fitting for washrooms
- Water closet (commode) in all washrooms
- Solar water in master bedrooms toilet

Electrification

- Branded modular switches in entire apartment
- TV point in living room
- Concealed electrification with branded copper wiring
- Provision for split AC all bedrooms

Paintings

- Texture paint for external wall
- OBD paint in all rooms

Elevators

- Three passenger & one service – high speed elevators with generators back-up for each building

Security System

- Digital lock
- Video door phone

Terrace

- Antiskid ceramic tile in terrace
- Safety railings for Terrace



FIRST AVENUE IS ONE NOTCH UP

- Designed and planned to be class apart. A host of consciously crafted amenities
- Standing tall on the premium contour of Life Republic, offering 22-storey high-rise towers
- Enjoy all the benefits of belonging to a 158 Hectares (~390 acres) township
- Placed right in the beginning of Life Republic – even better connectivity
- One of the finest offerings of Life Republic

MASTER PLAN

LEGEND

- | | | |
|-------------------------|-----------------------------------|---|
| 1. Clubhouse | 9. Herb Garden | 17. Walking Track |
| 2. Swimming Pool | 10. Lawn | 18. Two Nos. Tennis Courts/
Mini Football Court 5 A-Side
(Multipurpose Court) |
| 3. Kids' Pool | 11. Pavilion cum stage | 19. Seating Nooks |
| 4. Jacuzzi | 12. Outdoor Lounge | 20. Outdoor Gym |
| 5. Multipurpose Hall | 13. Kids' Play Area | 21. Access to Podium Landscape |
| 6. Party Lawn | 14. Basketball Court/Skating Rink | |
| 7. Cricket Practice Net | 15. Tiered Seating | |
| 8. Yoga Lawn | 16. Giant Chess Board | |



SECTOR BOUNDARY

TOWNSHIP GREEN

'C' BUILDING
P + 22 FLOORS

'B' BUILDING
P + 22 FLOORS

PARKING BUILDING
G + 3, LANDSCAPE ABOVE PODIUM

'D' BUILDING
P + 22 FLOORS

'A' BUILDING
P + 22 FLOORS

PARKING BUILDING
GROUND ONLY

'E' BUILDING
P + 22 FLOORS

'G' BUILDING
P + 22 FLOORS

'F' BUILDING
P + 22 FLOORS

ENTRY

EXIT



3RLK Typical Unit Plan (Corner Flat) C Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	69.83	751.65	10.7	115.17

NOTES:

1. ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS MENTIONED ARE ONLY FOR REFERENCE. KINDLY DO NOT REFER THESE DIMENSIONS FOR ANY AREA CALCULATIONS.
3. DIMENSION AND AREAS ADDITIONALLY MENTIONED IN FEET INCHES AND SQUARE FEET ARE ONLY FOR CUSTOMER'S UNDERSTANDING. KINDLY DO NOT REFER THE SAME FOR ANY R&RA RELATED REFERENCES.

3RLK Typical Unit Plan (Center Flat) C Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	70.87	762.84	7.56	81.38

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Typical Floor Plan (C - Building)



AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
SR/LK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	70.87	762.84	7.56	81.38
	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204				
	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205				
	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208				
	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202				
	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203				
	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206				
	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207				
		69.83	751.65	10.7	115.17

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Refuge Floor Plan (C - Building)



REFUGE FLOOR PLAN
7th, 12th, 17th FLOOR



AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3RLK	701, 120, 1701	70.87	762.84	7.56	81.38
	704, 1204, 1704				
	705, 1205, 1705				
	702, 1202, 1702	69.83	751.65	10.7	115.17
	703, 1203, 1703				
	706, 1206, 1706				
	707, 1207, 1707				

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3RLK Typical Unit Plan (Corner Flat) D Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	71.74	772.21	10.7	115.17

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3RLK Typical Unit Plan (Center Flat) D Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	72.77	783.3	7.56	81.38

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Typical Floor Plan (D - Building)



AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	R&L CONY (SQ.M)	R&L CONY (SQ.FT)
3BHK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	72.77	783.3	7.56	81.38
	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204				
	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205				
	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208				
	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202				
3BHK	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	71.74	772.21	10.7	115.17
	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206				
	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207				

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Refuge Floor Plan (D - Building)



REFUGE FLOOR PLAN
7th, 12th, 17th FLOOR

AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3BHK	701, 1201, 1701	72.77	783.3	7.56	81.38
	704, 1204, 1704				
	705, 1205, 1705				
	706, 1206, 1706				
	702, 1202, 1702	71.74	772.21	10.7	115.17
	703, 1203, 1703				
	707, 1207, 1707				
	708, 1208, 1708				

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CONNECTIVITY CONTRIBUTES TO A PERFECT LIFESTYLE

SCHOOLS

- Crimson Anisha Global School
- Indira International School
- Akshara International School
- Vibgyor School
- Mahindra International School

RETAIL & HIGH STREET

- D-Mart
- Smart bazar
- Decathlon
- Balewadi high street
- Croma

COLLEGES

- NICMAR
- Bharti Vidyapith
- DY Patil
- Indira Institute of Management
- JSPM
- Alard College
- IIMS

ENTERTAINMENT

- PVR
- Carnival Cinemas
- INOX
- Butterfly Trampoline Park
- Dinosaur Garden

SHOPPING MALL

- Elpro City Square mall
- Grand High street Mall
- Xion Mall Hinjewadi
- Vision One
- Phoenix Market city (Upcoming)

IT PARK

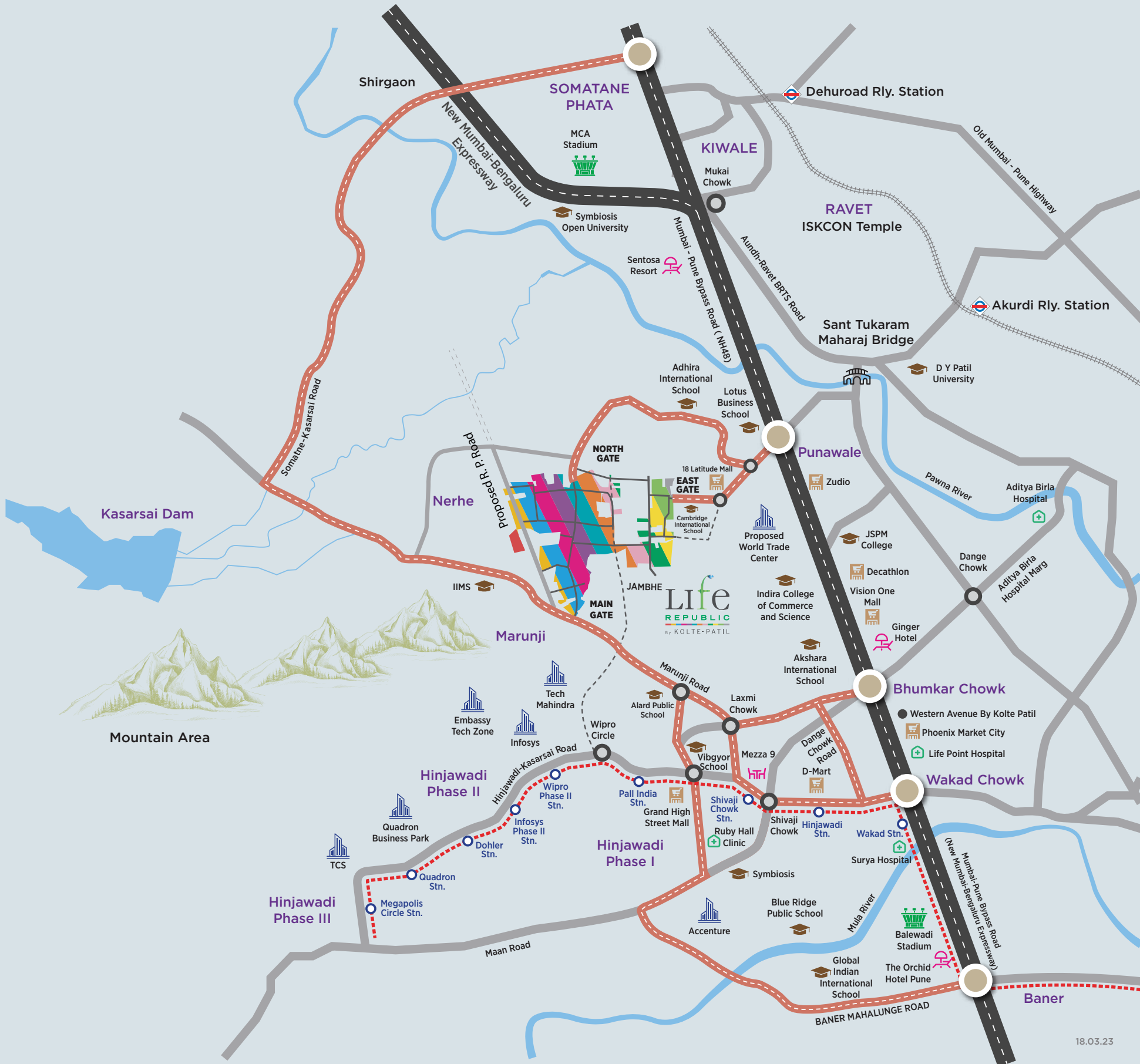
- TCS
- Wipro
- Infosys
- Embassy Tech Zone
- Quadron Business Park

HOSPITAL

- Apollo Clinic
- Aditya Birla Hospital
- Surya Mother and Child Super speciality Hospital
- Life Point
- Sahyadri Hospital

LEGEND

- Expressway
- Main Roads
- Main Roads Leading to Life Republic
- Metro
- Railway
- Rivers
- Bridge
- Chowk
- Railway Station
- Junctions Connecting Life Republic
- Future Roads



LIFE REPUBLIC TOWNSHIP



TOWNSHIP AMENITIES

GREENERY



~ 3.5 Acres of
Urban Park



~ 5 Acres of
Entrance Boulevard



Green Landscapes
across township

AMENITIES



Yoga Pavilion



Swings



Outdoor Seatings



Jogging Track



Outdoor Gym



Electric Bicycle Stand



Acupressure
Pathway



Restaurants & Retail
Highstreets

FACILITIES



~ 24M Internal
Spine Road



Crimson Anisha
Global School



Fire Station



Water Treatment
Plant



Health Care
Apollo Clinic



Police Station



Pharmacy



Essential
Shopping



Bus Stops



Organic Waste
Compost

Certain facilities are subject to change*



Fire Station



Entrance Boulevard



Crimson Anisha Global School



Essential Shopping



Jogging Track





LIFE AT LIFE REPUBLIC

15,000+ Happy residents





Site Address: Survey No. 74, Marunji, Hinjawadi, Marunji-Karsarsai Road, Taluka Mulshi, Pune - 411057
Connect with us on: 1800 266 6654 | www.koltepatil.com

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<http://maharera.mahaonline.gov.in>

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