





MORE

SPACE
FEATURES
GREENERY
AMENITIES
COMMUNITY
LIFE

DREAM
UPGRADE
BREATHE
EXPERIENCE
SOCIALISE
LIVE

MORE

SETTLE FOR MORE

And why shouldn't you?

When you are living in the land of more!

Where every day

The next chapter unfolds,

Future opportunities unlock,

And new surprises unravel.

Delighting you with maximum experiences,

So that you can live to your fullest!

**MORE
TIME FOR
FAMILY
AND
SELF!**

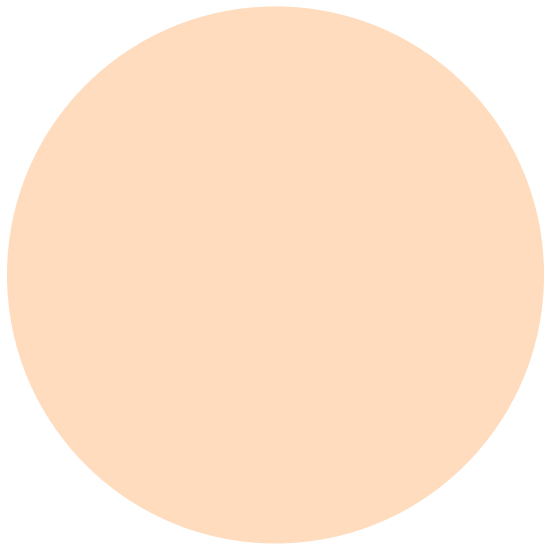
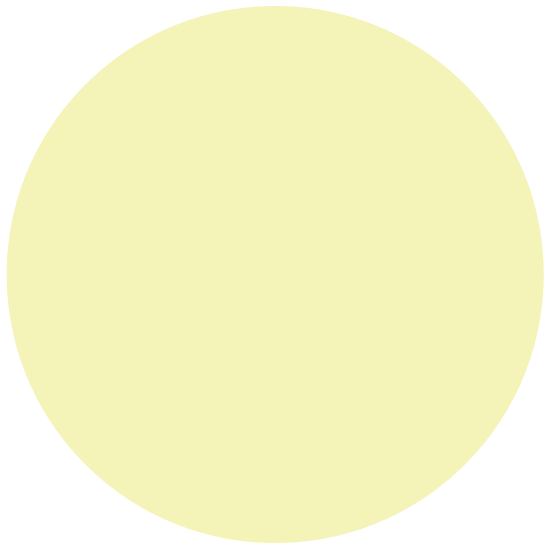
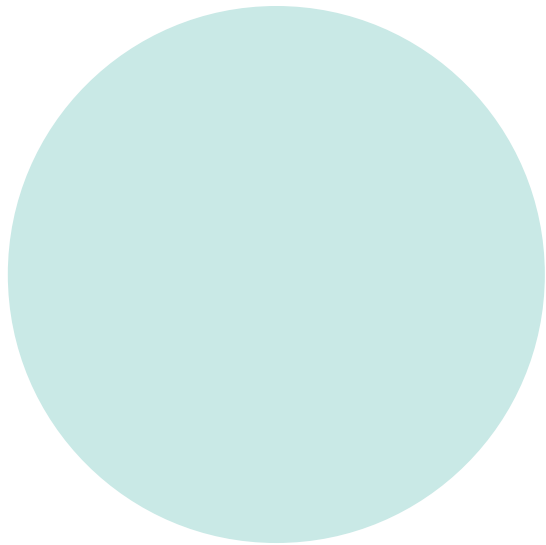
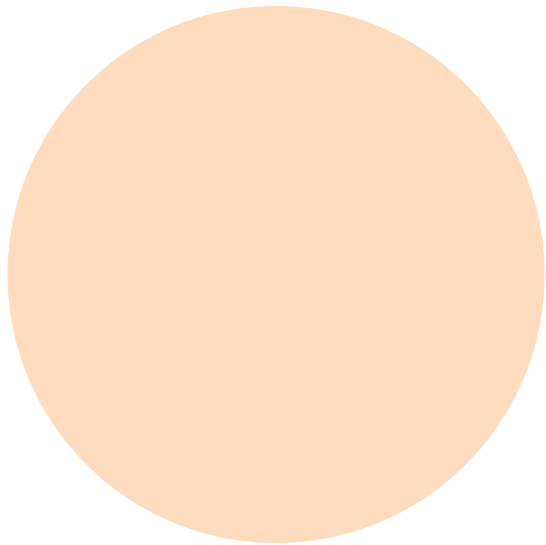
Live closer to work or just work from home. With bigger spaces and thoughtful amenities, there's finally time to unwind, connect, and just be.



**MORE
FREEDOM
TO BE
WHO YOU
WANT
TO BE!**

Surround yourself with an inclusive community of open-minded people. It's a place that lets you explore, grow, and feel completely at ease in your own skin.





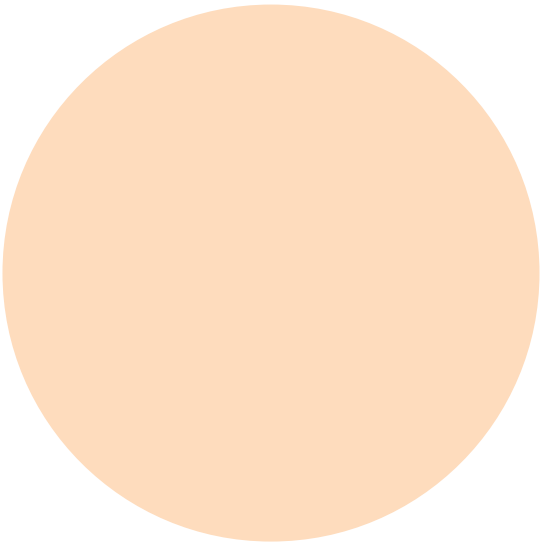
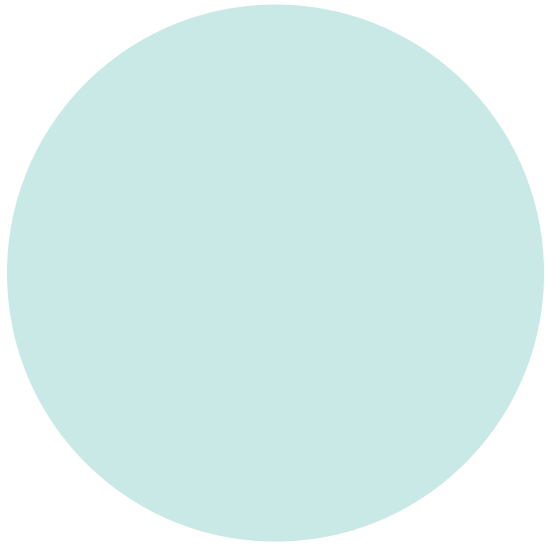
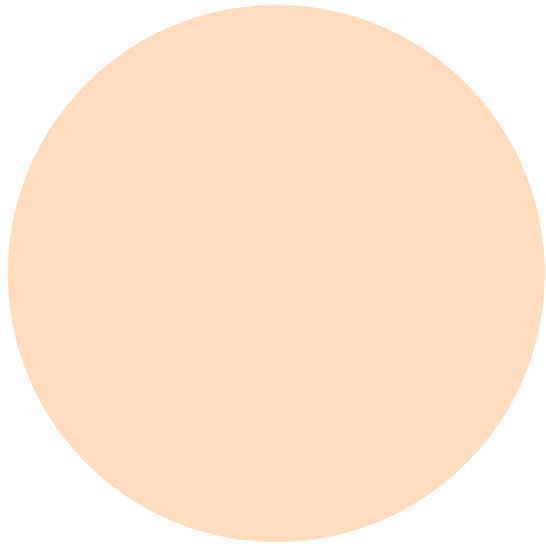
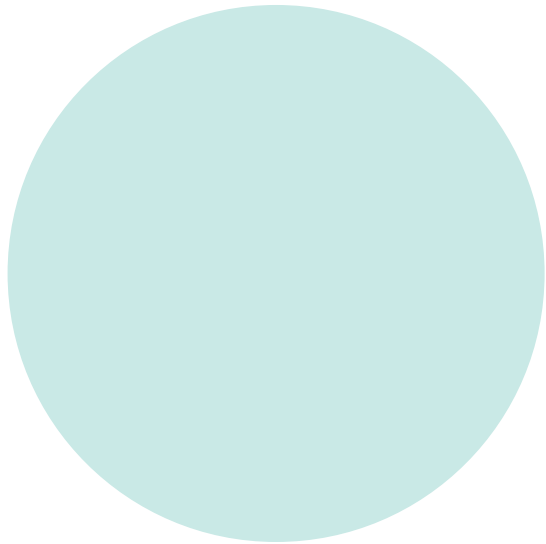
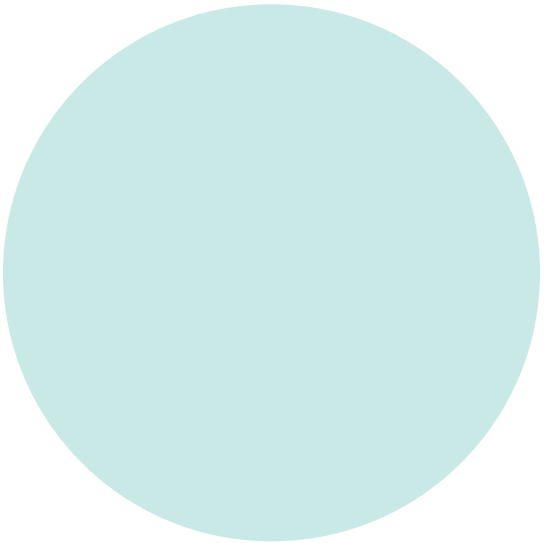
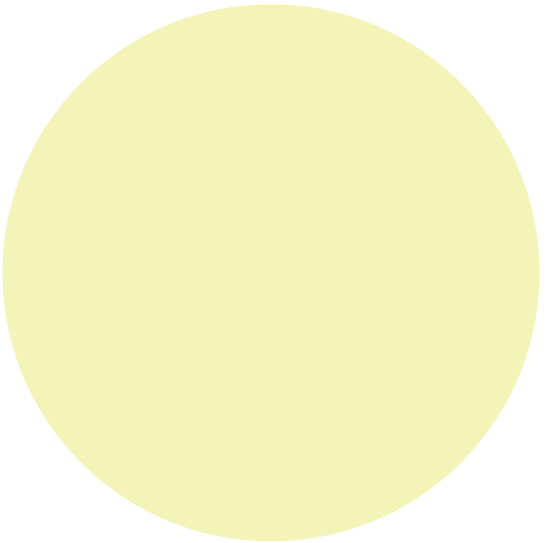
**MORE
OPPORTUNITIES
THAT
KEEP YOU
EXCITED FOR
TOMORROW!**

Meet new people, watch the community grow, and enjoy the perks of living in a well-connected, ever-evolving township. There's always something new around the corner.



**MORE
EXPERIENCES
THAT
MAKE EVERY
MOMENT
COUNT!**

From lively amenities to cosy corners, everyday life feels a little more special. Even a simple breath of fresh air becomes a rewarding experience!





MORE ABOUT THE MAKE

PROJECT HIGHLIGHTS
MASTER PLAN
LANDSCAPE DESIGN
ARCHITECTURAL USP's



MORE ABOUT THE HOME

PRODUCT OFFERINGS
DESIGN FEATURES
PLANS & LAYOUTS
SPECIFICATIONS



MORE ABOUT THE AMENITIES

THE Q CLUB
AQUATIC DELIGHTS
NATURAL ESCAPES
AGILITY ZONE
TINY TREASURES
RECREATIONAL AMENITIES
ACTIVITY ZONES

MORE ABOUT THE TOWNSHIP

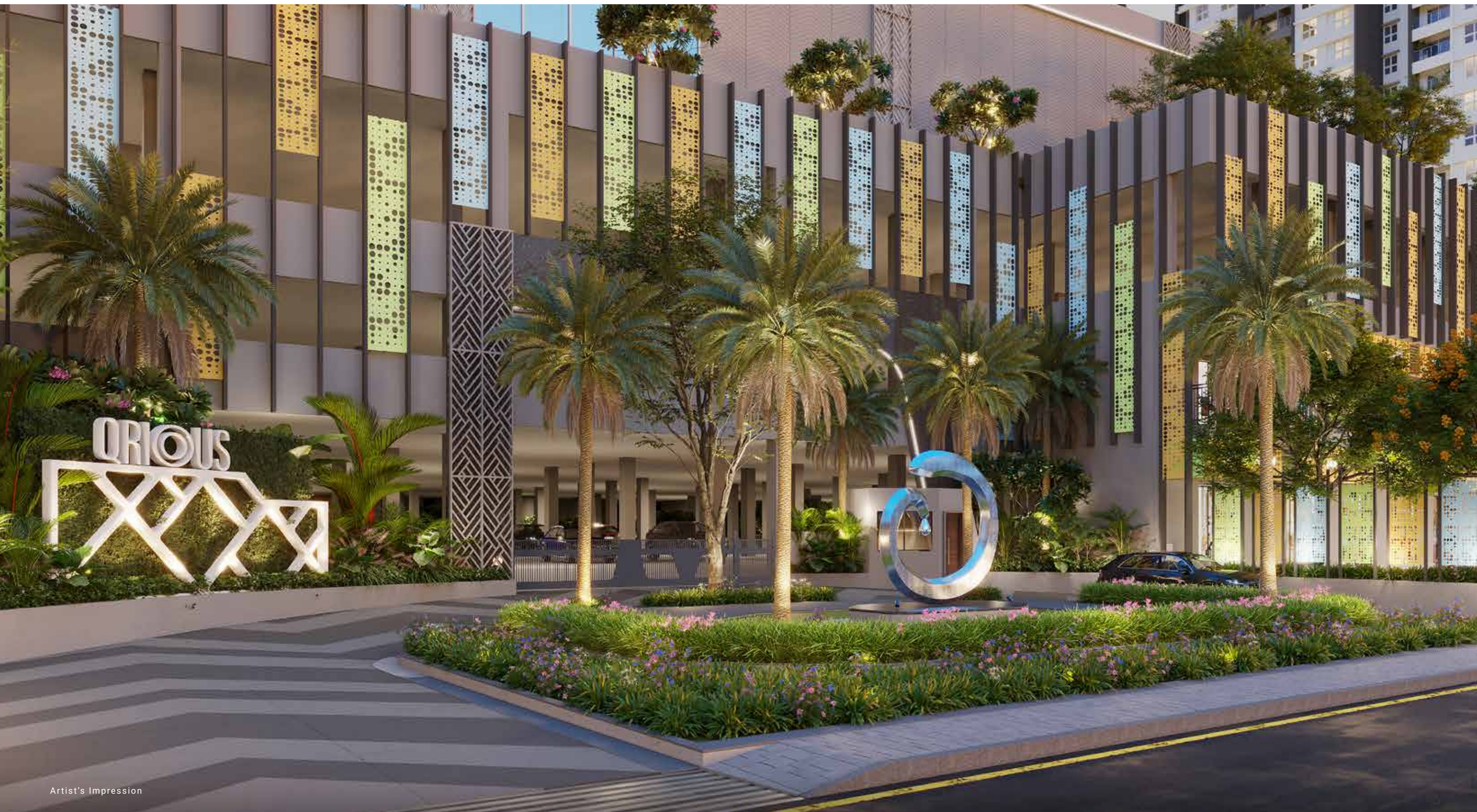
TOWNSHIP DELIGHTS
INFRASTRUCTURE
ACCESS & CONNECTIVITY
COMMUNITY



MORE ABOUT THE



MAKE



Artist's Impression

QRIOUS GIVES YOU A WARM WELCOME

A posh residential arrival invites you to a world where thoughtful design meets natural beauty.

Separate entryways for residents and retail ensure a harmonious flow.

The gentle contours of the land guide you smoothly to various parking levels.

Similarly, the no-vehicle podium ensures safe play areas for children.

QRIOUS GIVES YOU
A WARM WELCOME

WHERE EVERY SPACE IS AN INDULGENCE

Surrounded by a C-shaped building layout, an expansive **~3.3 acres** amenity area introduces you to **50+ amenities** including a serene swimming pool and a grand clubhouse.

The landscaped podium also creates a striking architectural design which makes for an impressive look.



Artist's Impression



Artist's Impression

WHERE EVERY SPACE IS AN
INDULGENCE

FROM BOTTOM TO THE TOP

Situated ~89.9M above the ground, the terrace offers uninterrupted views of the main road and the podium.

The rooftop also boasts sleek amenities, extending the joy of indulgence across all levels.

No overlapping buildings also ensure the feeling of skyward openness.

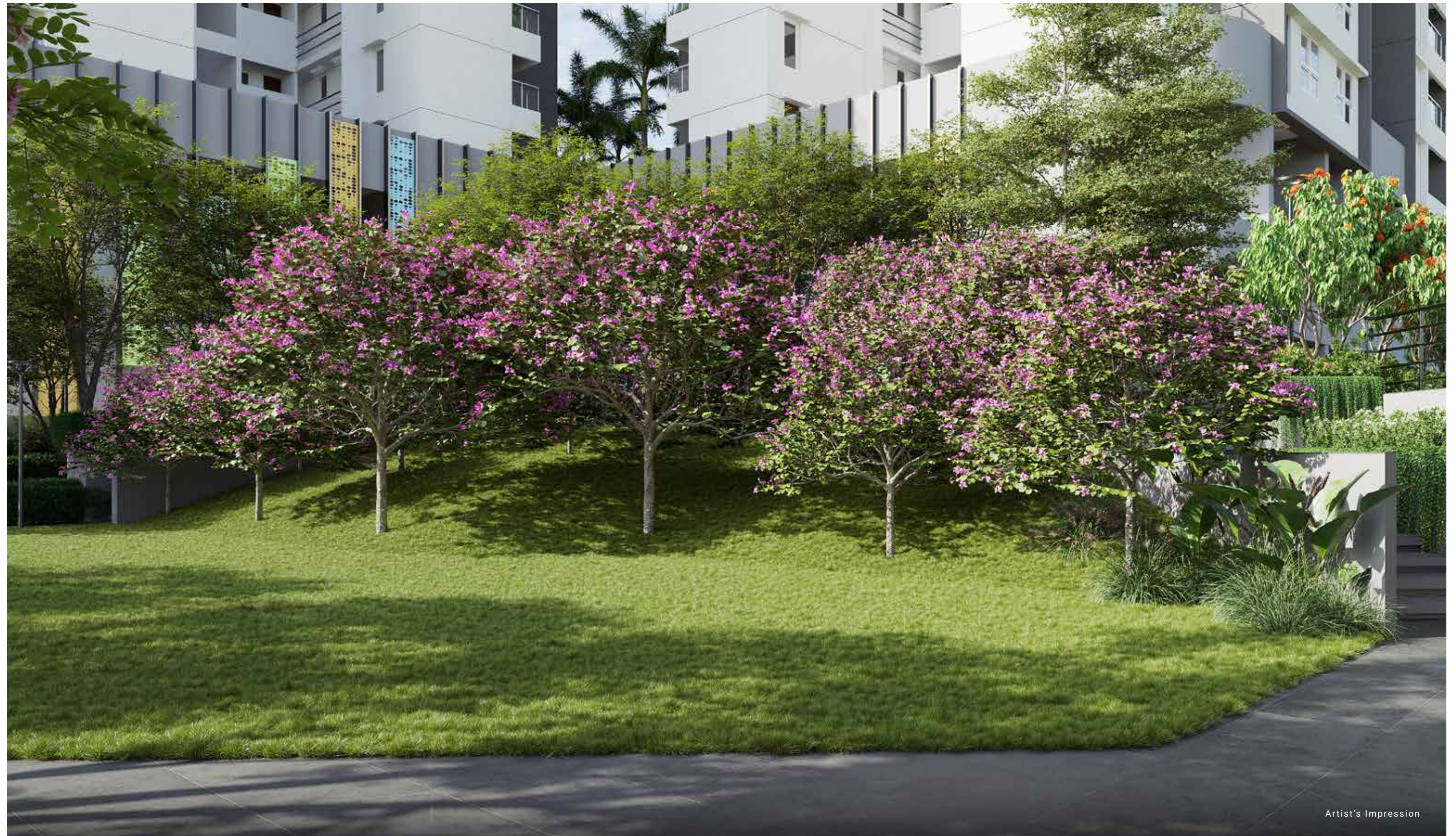
FROM BOTTOM TO THE TOP

BLENDING MODERN INFRA WITH GREENERY

Spread across **~0.75 acres**, gardens and trees take over the earth.

The buildings curve gracefully around and embrace the lush, green expanse below.

Optimum greenery also ensures a balanced ecosystem of fresh air and natural light, ideal for urban living.



Artist's Impression



Artist's Impression

~7.5
ACRES

LAUNCHING
2
TOWERS

25
HABITABLE FLOORS

50+
AMENITIES

BLENDING MODERN INFRA
WITH GREENERY

SO THAT
YOU CAN
IMAGINE LIFE
ON A BIGGER
SCALE

SO THAT YOU CAN
IMAGINE LIFE ON
A BIGGER SCALE

& SEE THE
BIG PICTURE

- A. Entry to Landscape from Building Lobbies

B. Pathway

C. Feature Wall

D. Clubhouse Entry Steps/Ramp

E. Courtyard Plantation

F. Sculpture

G. Internal Driveway
- H. Entry to Landscape from Internal Driveway

I. Seat/Benches Along Multipurpose Lawn

J. Mound with Tree Plantation
- GROUND AMENITIES

Part - A (Phase 1)

1. Pet Park

2. Lawn

3. Pavilion

- Part - B (Subsequent Phases)

4. Seating

5. Fruit Orchard

6. Multipurpose Lawn

7. Tree Plaza

8. Butterfly Garden

- PODIUM OUTDOOR AMENITIES

Part - A (Phase 1)

9. Seating

10. Jogging Track

11. Tiered Seating

12. Outdoor Workstation

13. Basketball Court

14. Futsal Court

15. Cricket Practice Net

16. Skating Rink

Part - B (Subsequent Phases)

17. Pavilion Seating

18. Adult Pool

19. Kids' Pool

20. Pool Bar

21. Underwater Seat

22. Sunken Seating

23. Cabana

24. Overflow Water Edge with Lounge Seating

25. Multipurpose Lawn

26. Amphitheatre Seating

27. Yoga Deck

28. Yoga Lawn

29. Outdoor Fitness Area

30. Board Games
- Terrace Amenities

Part - A (Phase 1) & Part - B (Subsequent Phases)

31. Adventure Sports

32. Senior Citizen Pavilion

33. Swing Plaza

34. Sand Pit

35. Toddlers' Play Area

36. Caretaker's Pavilion

37. Kids' Play Area

38. Creative Arena

39. Service Counter + Dining

40. Clubhouse

41. Pickleball

42. Multipurpose Lawn (Artificial)

43. Deck with Seating

44. Service Counter



Disclaimer: It is pertinent to be noted that, the Promoter shall complete the construction of common areas and amenities mentioned in Part A (Phase I) along with the completion of the buildings in Phase - I and remaining common areas and amenities mentioned in Part B (Subsequent Phases) shall be completed along with the completion of the buildings in Subsequent Multiple Phases. Further, all the common areas and amenities mentioned hereinabove shall be available for the common use and enjoyment for all the allottees of the residential apartments in Phase - I and Subsequent Multiple phases.

MORE ABOUT THE



AMENITIES

INTRODUCING THE Q CLUB

SPREAD ACROSS
~19,000 SQ.FT.

BOASTING
20+
AMENITIES

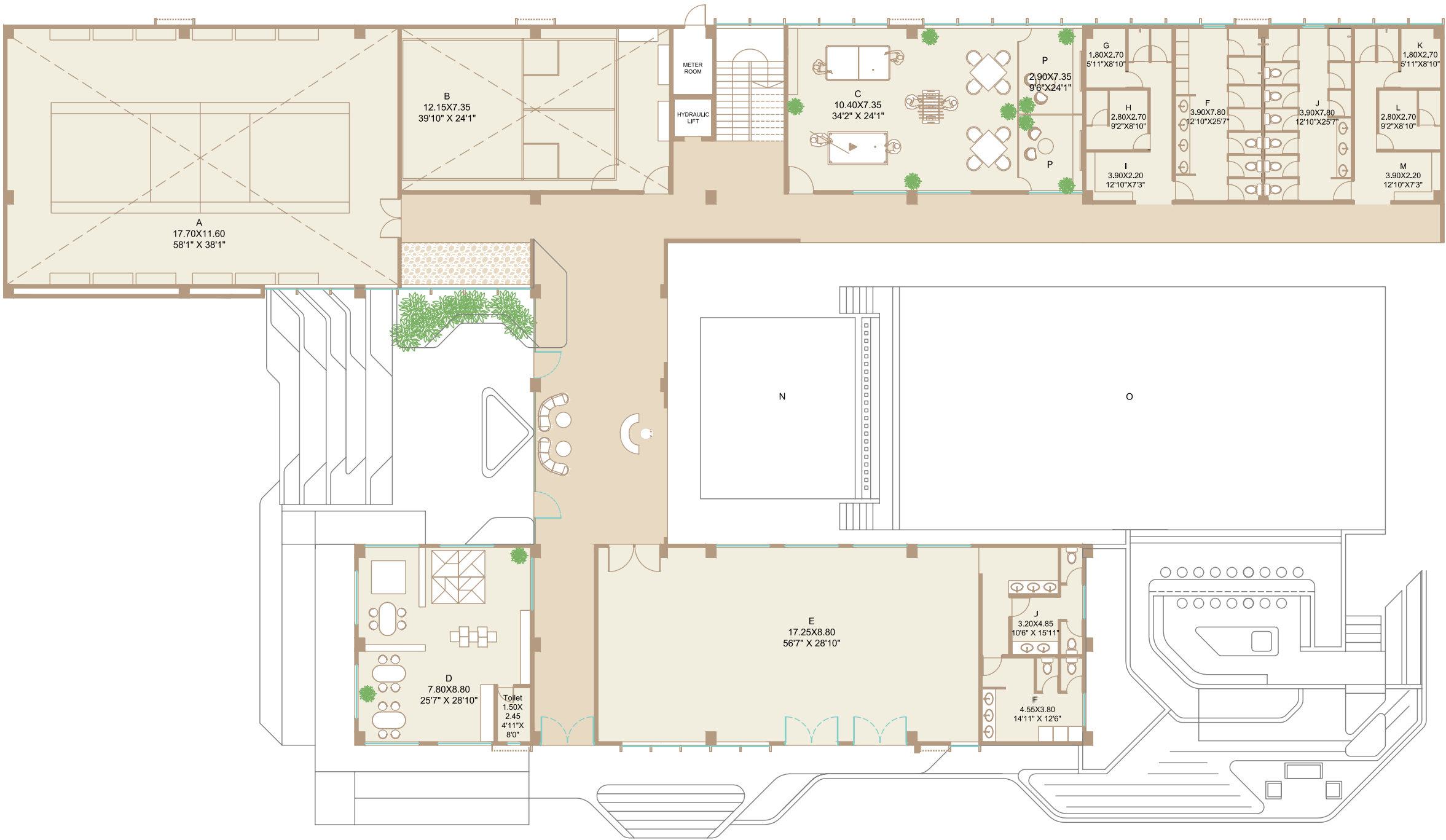
IDEAL FOR
SOCIALISING

PERFECT FOR
ALL AGE GROUPS



SOME EXTRA
DETAILS TO
PLAN YOUR FUN
—
LOWER LEVEL

- A Badminton Court
- B Squash Court
- C Indoor Games Area
- D Space for Creche, Toddler Indoor Play Area + Pantry
- E Multipurpose Hall
- F His Toilet
- G His Steam Room
- H Space for his Spa Area
- I His Locker
- J Her Toilet
- K Her Steam Room
- L Space for Her Spa Area
- M Her Locker
- N Kids’ Pool
- O Swimming Pool
- P Space for Digital Game Area



1. All dimensions are in meter unless otherwise specified.

2. Dimensions & areas additionally mentioned in feet inches & square feet are only for customer’s understanding. Kindly do not refer the same for any rera related reference.

SOME EXTRA
DETAILS TO
PLAN YOUR FUN
UPPER LEVEL

- Q Gymnasium
- R Yoga/Zumba Room
- S Storage Area
- T Reading Room
- U Co-Working Area & Meeting Area
- V Space for Hobby Room
- W 2 Nos. of Guest Rooms
- X AV Room



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**MORE
POOL
MORE
COOL!**



AQUATIC DELIGHTS

Making
swimming
a grand affair!

DIVE IN

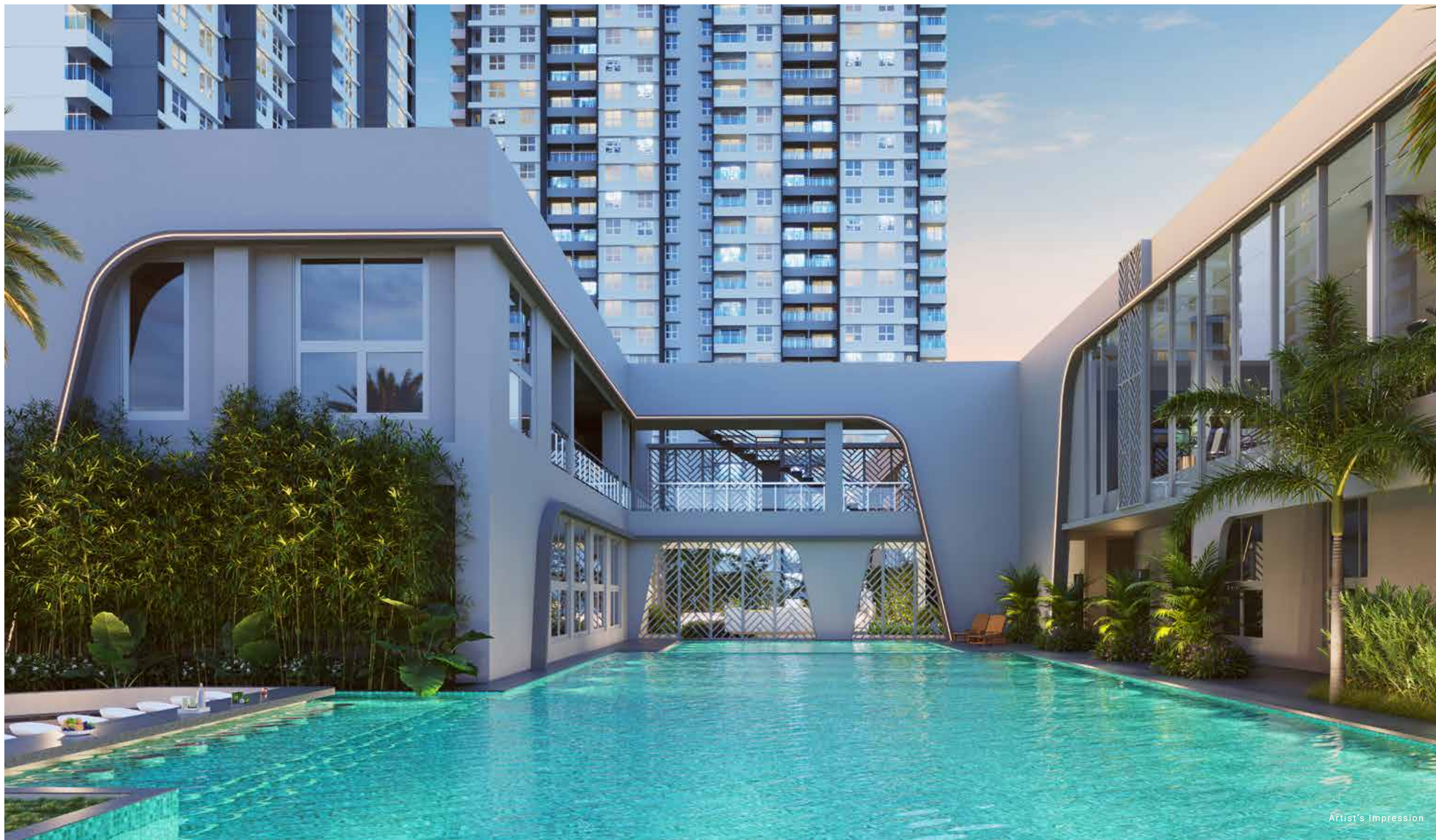


Swim a few laps or
just float the stress away
in the calm waters of the
Adult Pool.

SPLASH TIME



Tiny feet, big laughs
and safe water fun
await at the cheerful
Kids' Pool.



DIP YOUR TOES

Sometimes, an amenity can be more than just an object of indulgence.

The glistening waters at our grand swimming pool has the quality to impress your eyes and touch your heart with its scenic appearance.

So, just dip your toes and soak into the beauty!



OTHER POOLSIDE AMENITIES!

POOL BAR

UNDERWATER SEATING

CABANA &
SUNKEN SEATING

OVERFLOW WATER EDGE
WITH LOUNGE SEATING

A photograph of a man and a young girl in a lush garden. The girl, wearing a white dress with pink floral patterns, is reaching up towards a lemon hanging from a tree. The man, wearing a red shirt, is standing next to her, looking up at the tree with a smile. The background is filled with green foliage and trees. A circular graphic with a teal center and white border is overlaid on the left side of the image, containing the text "SPEND MORE TIME IN NATURE!".

**SPEND
MORE TIME
IN NATURE!**



NATURAL ESCAPES

Explore a collection of
exclusive green spaces
for refreshing outdoor
experiences.

NOSTALGIC EXPERIENCES



Take a drip down the memory
lane as you pluck and relish ripe
fruits right from the
Fruit Orchard!

PEACEFUL SURROUNDINGS

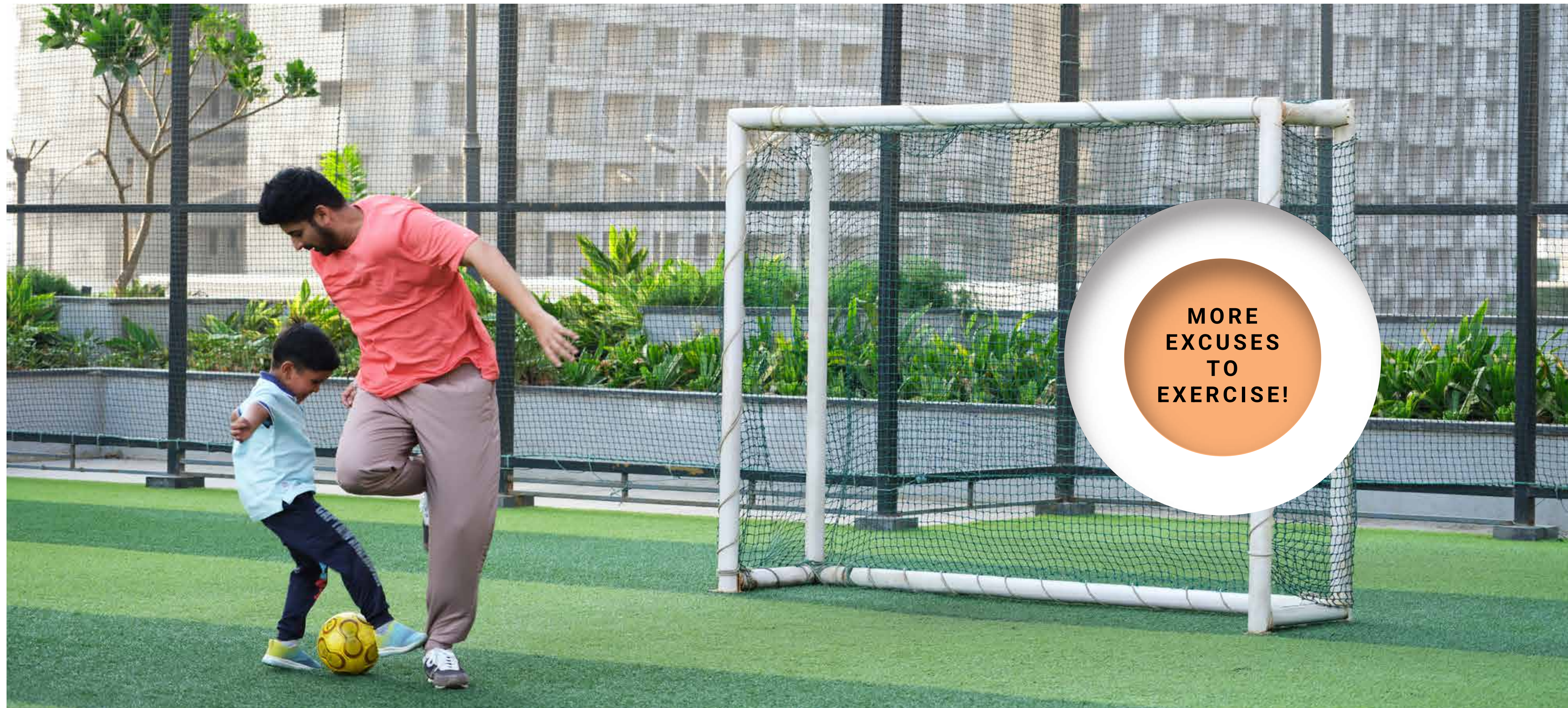


Enjoy fresh air as you finish
your work in the company of
nature. Or just walk around,
soaking into the hues of
green at the **Tree Plaza.**

COLOURFUL VISTAS



Indulge in a visually captivating
and educational journey as
you observe various species of
flowers and butterflies in this
Butterfly Garden.



**MORE
EXCUSES
TO
EXERCISE!**



AGILITY ZONE

Avenues that keep
the sportsman alive!

FEEL THE THRILL



Dive into challenging activities
as you experience the adrenalin
rush with some
Adventure Sports.

SCORE HIGH



Feel like a champion
as you practice your pull shots
and cover drives at the
Cricket Practice Net.

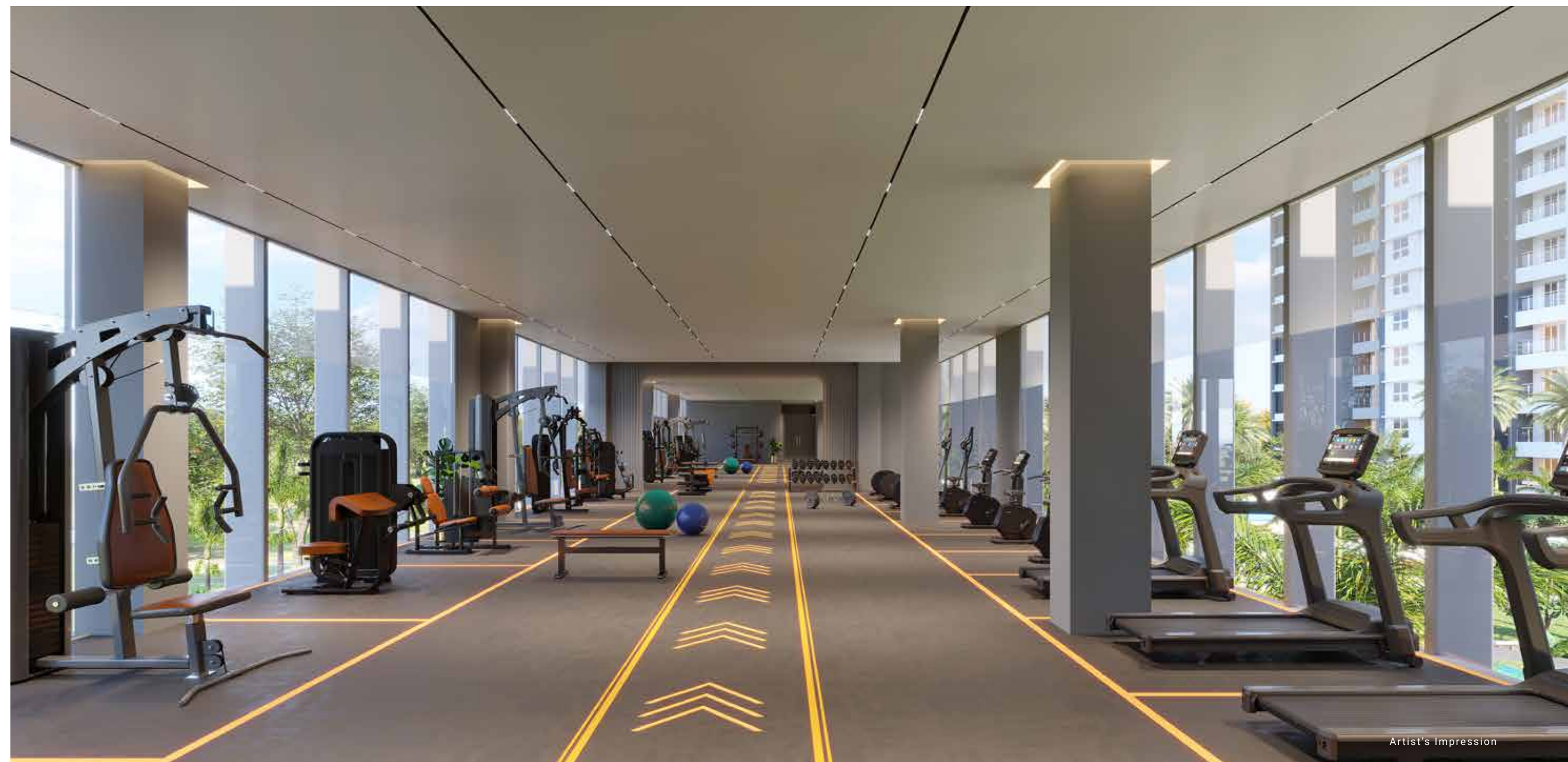


STAY STRONG

Push limits, break a sweat and feel the burn turn into power at the fully-equipped **Gymnasium**.

From cardio exercises to weight-training, start your day with flexed muscles that naturally boost your confidence.

When you have a swimming pool on one side and greenery on the other, an enclosed gym turns into a rejuvenating space!



Artist's Impression



Artist's Impression

BE MATCH READY!

Enjoy the attention as you ace every court game like a true athlete. From raquet sports to energetic ball games, our sports courts are ready to support every athletic endeavour.

- [Basketball Court](#)
- [Futsal Court](#)
- [Jogging Track](#)
- [Skating Rink](#)

SWING & SMASH!

Practice your wrist movements and improve your concentration by dedicating yourself to a daily round of **Raquet Sports**.

- [Pickleball](#)
- [Badminton Court](#)
- [Squash Court](#)



Artist's Impression



**LESS
SCREENS
MORE
PLAY!**



TINY TREASURES

Let joy
take ground!

JOYOUS MOMENTS



Colourful, soft, safe
and just their size for
early adventures!
Such delightful is the
Toddlers' Play Area.

FUN DAYS



Slides, swings and
giggles all day,
the little ones rule the
Kids' Play Area.



Artist's Impression

HAPPY HOURS

Heavy rains or scorching heat, weather shouldn't stop the fun!
So, we have a place where toys, stories and games can continue without any breaks - **Kids' Play Area!**

PEACE CORNER

Catch your breath or watch your child play nearby from **the Caretaker's Pavilion.**



Stock Image

SLOW PLAY

Revel as swings sway gently and tiny hands dig deep in joy at the **Swing Plaza & Sand Pit.**



Artist's Impression



**THERE'S
MORE TO
REVIVAL!**



RECREATIONAL AMENITIES

Exploit the
extent of
relaxation!

RESET HERE



Step into calm,
switch off stress,
and soak in pure bliss at the
space for **His/Her Spa**.

READ EASY



Get lost in pages, not pings!
Quiet moments await at the
Reading Room.

TUNE OUT



Movie nights or match days
hit different in the immersive
AV Room.



REVITALIZE YOUR SENSES

What's your go-to fitness routine? If you are looking for a more tranquil experience, you can explore the **Yoga Lawn & Deck!**

But, If it's a private yet energetic routine you seek, then enter the **Yoga/Zumba Room.**



GO CRAZY

Improve your problem-solving and strategic thinking skills, with the mandatory share of fun!



Card games, board games, you name it and we have it! Be it with family or a bunch of friends, engage in friendly gameplay at our **Indoor Games Area** & space for **Digital Games Area**.



**MORE &
MORE
FOR ALL!**



ACTIVITY ZONES

Useful engagement
zones for everyone!

UNWIND TOGETHER



A peaceful spot to relax, chat or
soak in the day at the
Senior Citizens' Pavilion.

RUN WILD



Tail-wagging fun and off-leash
joy await at the lively
Pet Park.



Artist's Impression

DYNAMIC OUTDOORS

Host weekend get-togethers, or festive celebrations by choosing between **Two Multipurpose Lawns**.

LIVELY INDOORS

Celebrate birthdays, host events or catch up with your kind at the **Multipurpose Hall**.

HOBBY MOOD

Unleash your hidden talents and hone your artistic skills at the space for **Hobby Room**.



Stock Image

WORK MODE

Find an unusual and stimulating way to meet your deadlines with the **Outdoor Workstation**.





Artist's Impression

STAY INSPIRED, FEEL IMPRESSED!

Sometimes all we are looking for is more seclusion, more privacy in the outdoors. And this is precisely what the dynamic seating areas at Qrious aim to do.

Be it an introspective journey or a moment of fulfilling leisure, we have various avenues to help you feel composed and relaxed.

[Tiered Seating](#)

[Pavilion Seating](#)

[Amphitheatre Seating](#)



Artist's Impression

MORE ABOUT THE



HOME



Artist's Impression

OUR 2 BHK HOMES ARE MORE COMFORTABLE.

How you ask?

Well, using space optimisation,
the layout has been designed
such that it offers spacious indoors,
perfect for families or professionals.

This creates a warm and
inviting space with
more room to grow!

Design Advantages of 2 & 3 BHK Homes:

East-West Entry

Rectangle Layouts for Extra Space

Optimum Lighting

OUR 3 BHK HOMES
HAVE SPACE FOR
PASSION.

Whether its a Yoga room you desire
or a music studio you crave,
this home is curated to fulfill
personal pursuits. Ideal for a
growing families, it offers a cosy,
functional and charming space with
more area for hobbies.

Design Advantages of 2 & 3 BHK Homes:
Large Windows
Seamlessly Extending Balconies
Expansive View



Artist's Impression

**CHECK OUT
THE HOME
LAYOUT!**



2 BHK
LARGE

FLAT CARPET AREA
(SQ.M/SQ.FT):
65.96/709.99

BALCONY AREA
(SQ.M/SQ.FT):
7.62/82.02

LIVING SPACE

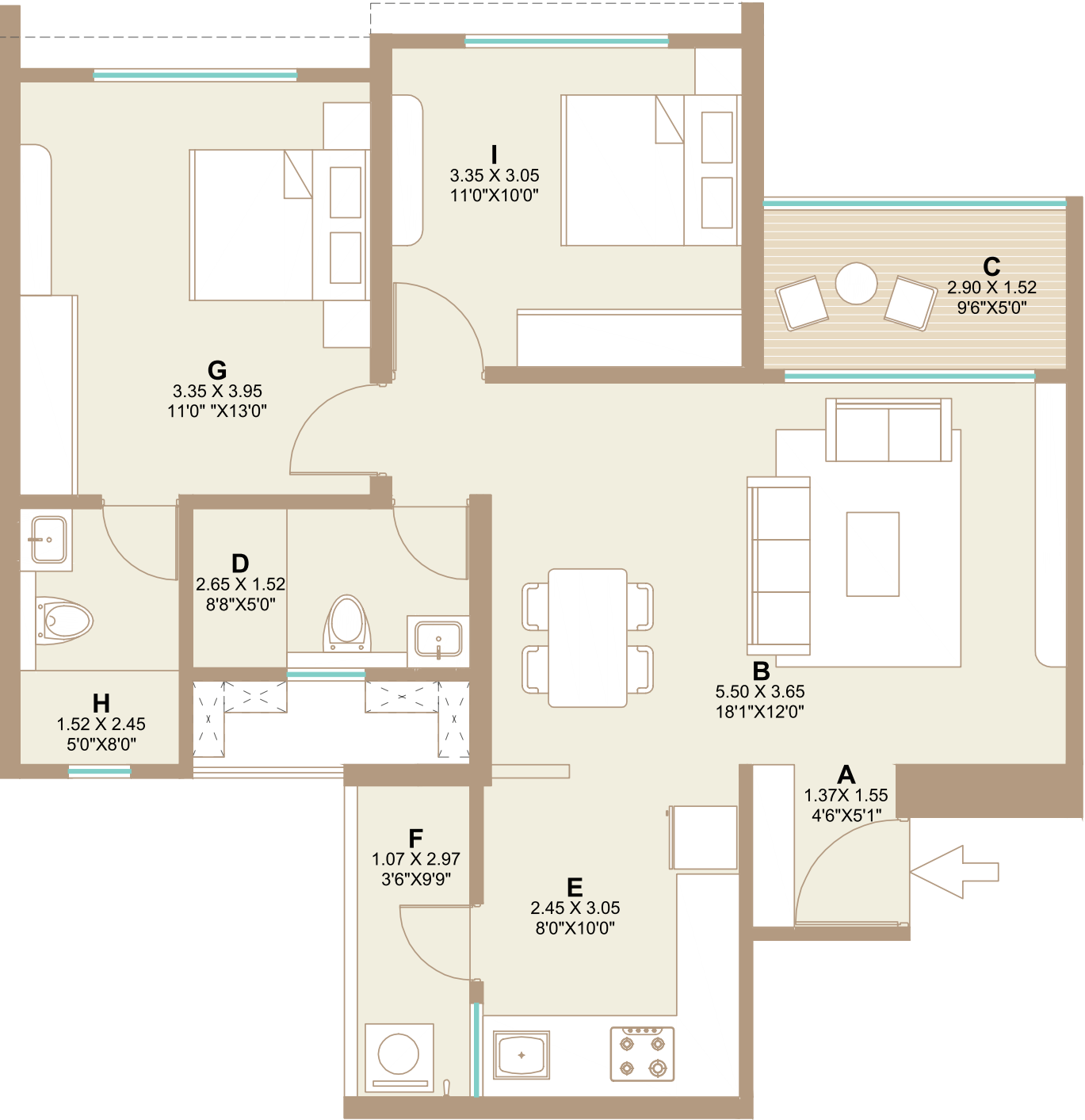
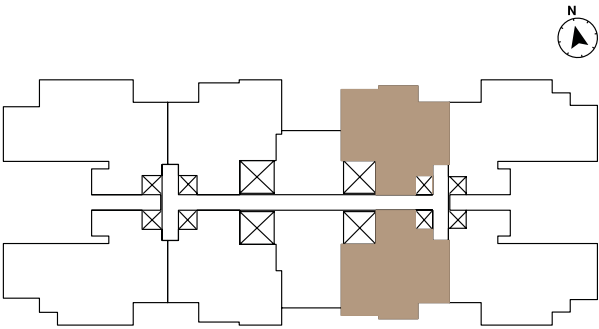
- A Entrance Lobby
- B Living + Dining
- C Balcony
- D Toilet

KITCHEN SPACE

- E Kitchen
- F Balcony

BEDROOMS

- G Master Bedroom
- H Toilet
- I Bedroom



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2 BHK

LUXURIOUS

FLAT CARPET AREA
(SQ.M/SQ.FT):
70.65/760.48

BALCONY AREA
(SQ.M/SQ.FT):
11.64/125.29

LIVING SPACE

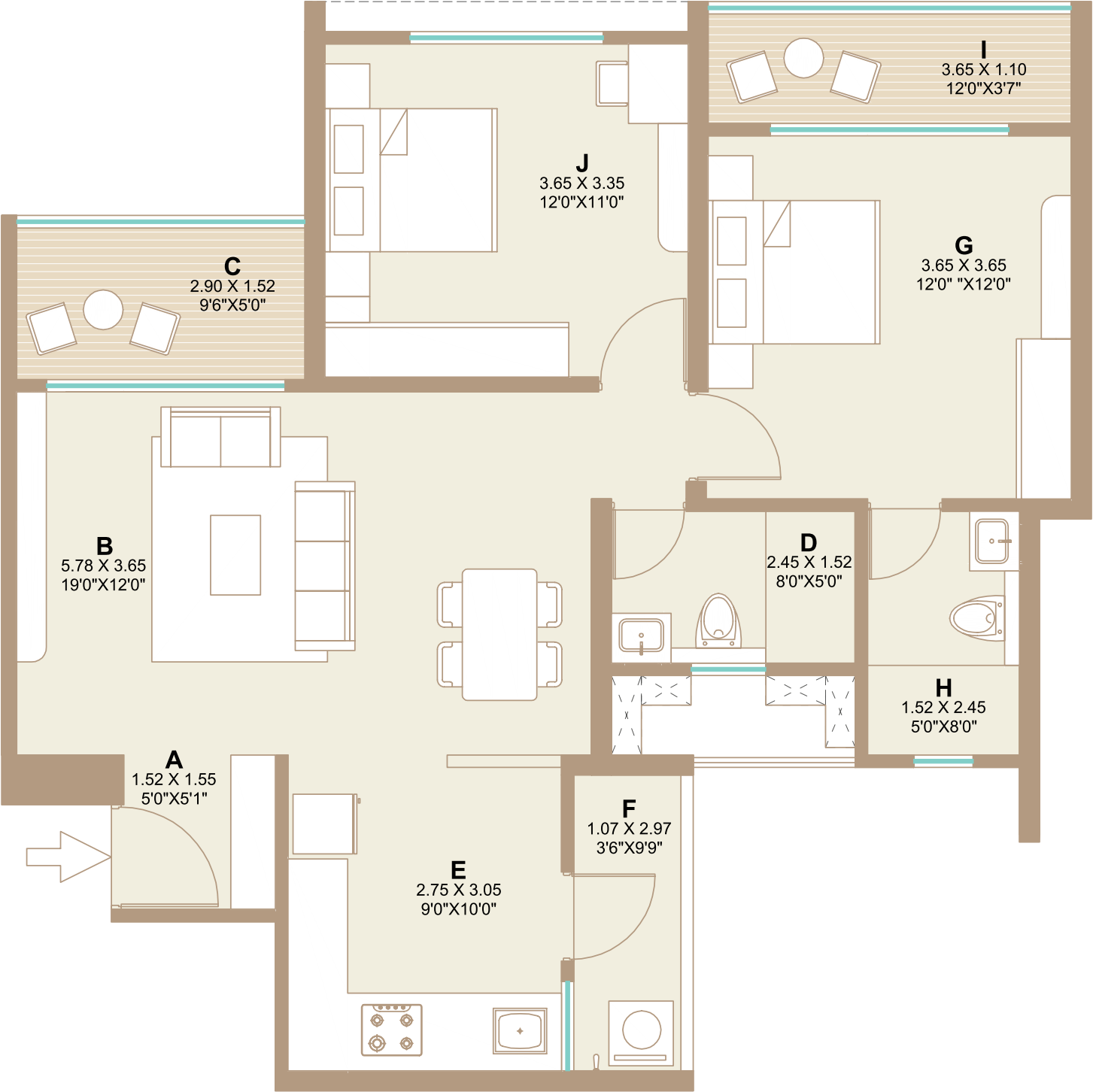
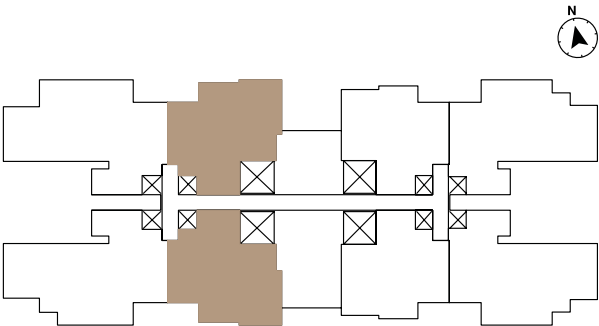
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- D Toilet

KITCHEN SPACE

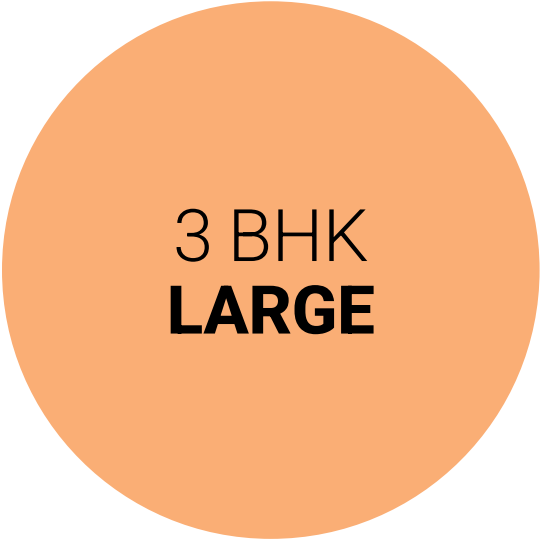
- E Kitchen
- F Balcony

BEDROOMS

- G Master Bedroom
- H Toilet
- I Bacony
- J Bedroom



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3 BHK
LARGE

FLAT CARPET AREA
(SQ.M/SQ.FT):
92.56/996.32

BALCONY AREA
(SQ.M/SQ.FT):
9.67/104.09

LIVING SPACE

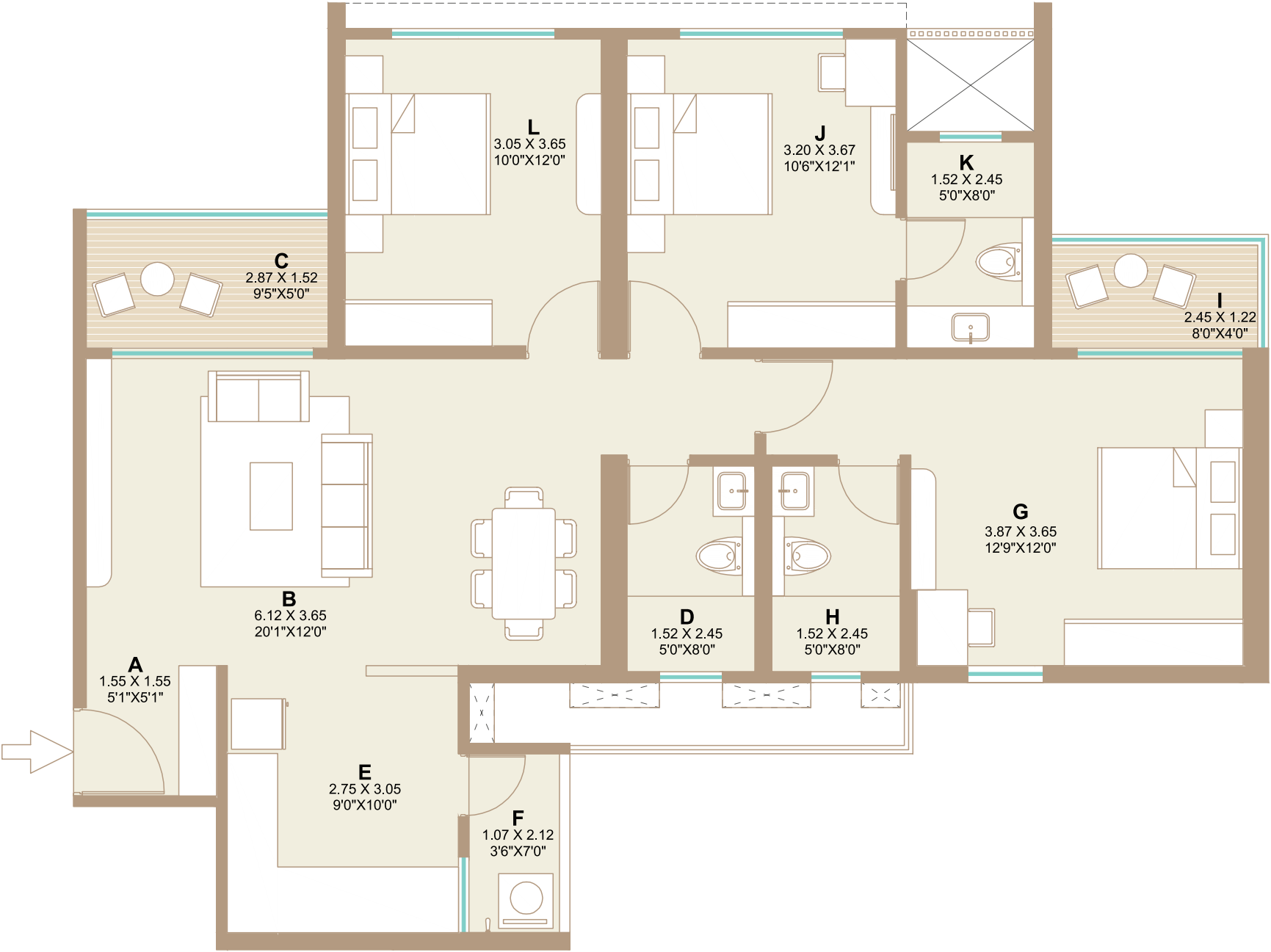
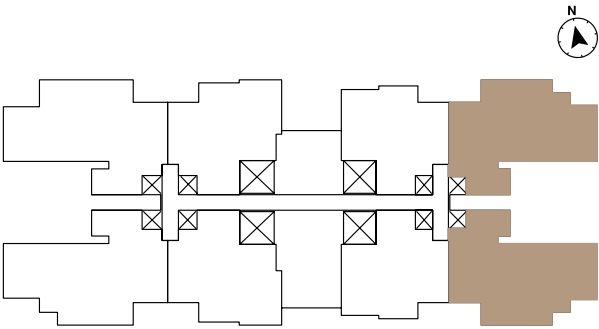
- A Entrance Lobby
- B Living + Dining
- C Balcony
- D Toilet

KITCHEN SPACE

- E Kitchen
- F Balcony

BEDROOMS

- G Master Bedroom
- H Toilet
- I Balcony
- J Bedroom 01
- K Toilet
- L Bedroom 02



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3 BHK
LUXURIOUS

FLAT CARPET AREA
(SQ.M/SQ.FT):
101.03/1087.49

BALCONY AREA
(SQ.M/SQ.FT):
11.60/124.86

LIVING SPACE

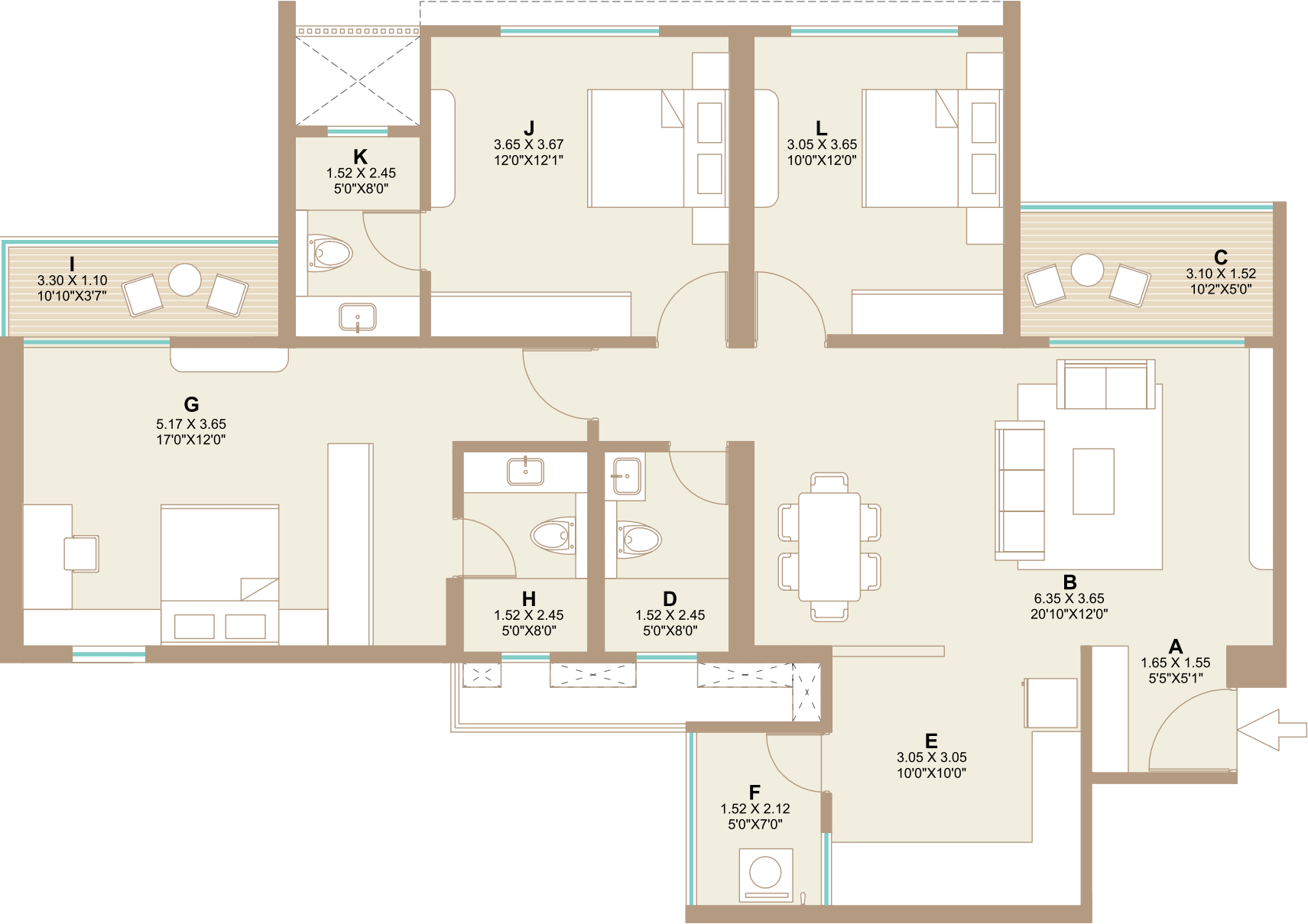
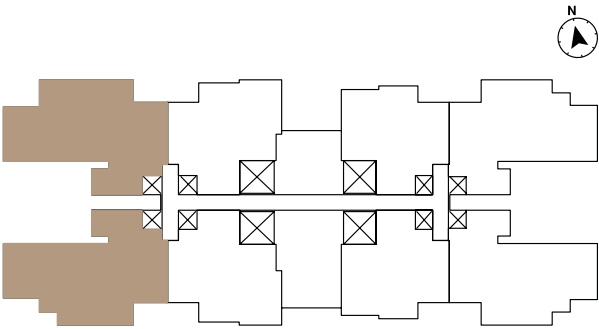
- A Entrance Lobby
- B Living + Dining
- C Balcony
- D Toilet

KITCHEN SPACE

- E Kitchen
- F Balcony

BEDROOMS

- G Master Bedroom
- H Toilet
- I Balcony
- J Bedroom 01
- K Toilet
- L Bedroom 02



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**WANT
TO KNOW
MORE?**

HERE’S A LIST OF INTRICATELY DESIGNED SPECS

FLOORING

- Living 1200 X 600 MM Marble Finish Vitrified Flooring Tiles
- Kitchen 1200 X 600 MM Marble Finish Vitrified Flooring Tiles
- Kitchen Dado 1200 X 600 MM Dado Up to 2 Ft Above Platform
- Bedrooms 1200 X 600 MM Marble Finish Vitrified Flooring Tiles
- Washroom 1200 X600 MM Designer Ceramic Dado Tiles up to Lintel 600 X 600 MM Antiskid Flooring
- Balcony (Kitchen) 600 X 600 MM Ceramic Wooden Finish Flooring Tiles
- Balcony (Living) 600 X 1200 MM Ceramic Wooden Finish Flooring Tiles

KITCHEN

- L Shape Granite Platform
- SS Sink in 2 BHK & 3 BHK Large
- SS Sink With Drain Board in 3 BHK Luxurious
- Provision for Exhaust Fan

WALL FINISHES

- Interior Gypsum Finished with Semi Acrylic Paint
- Exterior Texture Paint

RAILINGS

- SS + Toughened Glass Safety Railing

*services to be provided by 3rd party vendor





Stock Image

SOME MORE THOUGHTFULLY CURATED FEATURES

DOORS & WINDOWS

- Doors Engineered Wood Doors
- Windows UPVC Tinted / Heat Reflective Glass Window with Mosquito Net and Granite Sill
- Balcony UPVC Tinted/ Heat Reflective Glass Sliding Door with Mosquito Net

HOME AUTOMATION/SECURITY SYSTEMS

- Mobile Application Controllable Touch Switches & Compatible Voice Assistance Device
- Light, Fan & Fan Speed Control in Living, Dining & Master Bedroom of All Apartments
- Digital Lock for Main Door
- Standalone Video Door Phone

INTERNAL ELECTRIFICATION

- Schneider or Equivalent Modular Switches in Entire Apartment
- Polycab or Equivalent Concealed Electric Wiring
- Provision of Electrical Points & Sleeves for AC
- Provision of Gas Pipeline*
- Provision of FTTH (Fiber To The Home)*
- Provision for Water Purifier
- Provision for Dishwasher
- USB C & B Port Charging Point in Living Room Balcony

TOILETS

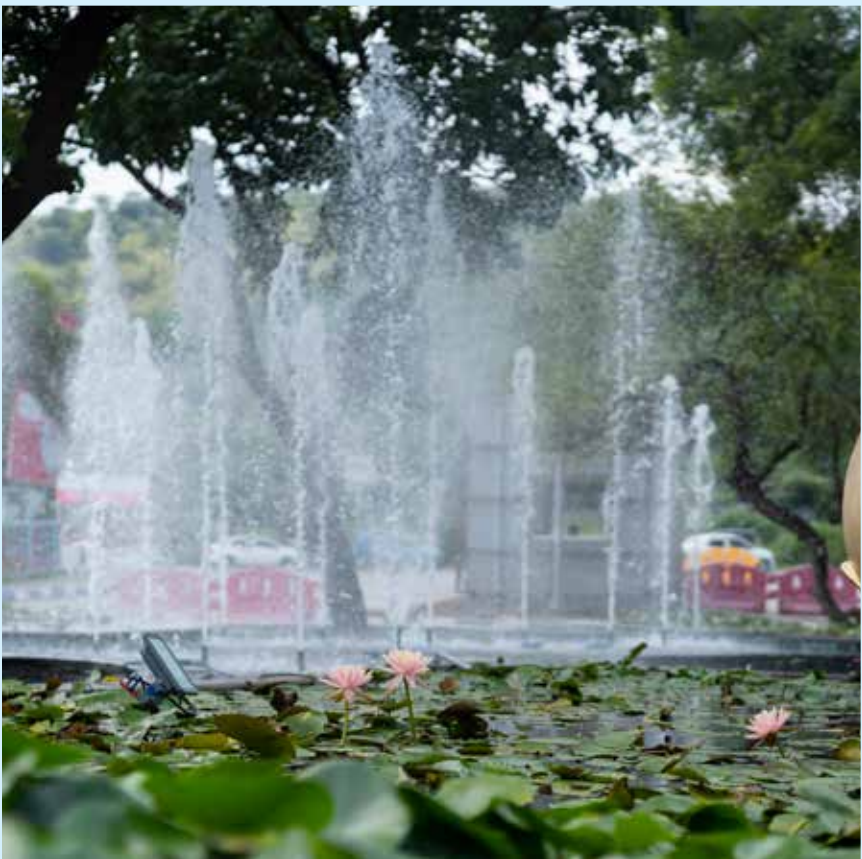
- Flooring 1200 X600 MM Designer Ceramic Dado Tiles up to Lintel 600 X 600 MM Antiskid Flooring
- Sanitary Ware Kohler or Equivalent Sanitary Fittings
- Cp Fitting Kohler or Equivalent Wallmounted CP Fittings
- Basin Counter Counter Top Washbasin
- Exhaust Fan Provision for Exhaust

*services to be provided by 3rd party vendor

MORE ABOUT THE



TOWNSHIP



Shot at Life Republic

TOWNSHIP AMENITIES

GREENERY

- 

~ 3.5 Acre of Urban Park
- 

~ 5 Acre of Entrance Boulevard
- 

Green Landscape across Township

AMENITIES

- 

Yoga Pavilion
- 

Jogging Track
- 

Acupressure Pathway
- 

Swings Outdoor
- 

Gym
- 

Restaurants & Retail Highstreets
- 

Outdoor Seatings
- 

Electric Bicycle Stand

FACILITIES

- 

~ 24M Internal Spine Road
- 

Health Care Apollo Clinic
- 

Bus Stops
- 

Water Treatment Plant
- 

Crimson Anisha Global School
- 

Police Station
- 

Organic Waste Compost
- 

Fire Station
- 

Pharmacy
- 

Essential Shopping



~ 5 ACRE
ENTRANCE
BOULEVARD



~ 24M
INTERNAL
SPINE ROAD

Shot at Life Republic



400+ ACRE
INTEGRATED
TOWNSHIP



20+ TOWNSHIP
AMENITIES



~ 3.5 ACRE
URBAN
PARK

TOWNSHIP HIGHLIGHTS!

30,000+ RESIDENTS



LOCATION HIGHLIGHTS!

SCHOOLS

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

SHOPPING MALL

- Phoenix Mall of the Millennium
- Elpro City Square mall
- Grand High street Mall
- Xion Mall Hinjewadi
- Vision One

ENTERTAINMENT

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

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

HOSPITAL

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

IT PARK

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

LEGEND

**Expressway**

**Main Roads**

**Main Roads Leading to Life Republic**

**Metro**

**Railway**

**Rivers**

**Bridge**

**Chowk**

**Railway Station**

**Junctions Connecting Life Republic**

**Future Roads**





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Life
REPUBLIC
BY KOLTE-PATIL



Thriving Community

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