

**ONE
NOTCH
UP**



When others
chose to cut corners,
you chose to live
life to its fullest

Coz' you believe
in living

**ONE
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When indulgences
were occasional
for most, you chose to
make it a part of
your everyday life

Coz' you believe
in living

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When others were caught up in routine, you chose to go the extra mile for your family

Coz' you believe in living

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**You are not cut for compromises.
You are designed to live**

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2 & 3 BHK Lifestyle Apartments

Placed on the highest contour of the 151.12 Hectares.(373 acres)
of Life Republic, OneNotchUp is designed to be above any other
ordinary living.



All the answers
you're seeking in a lifestyle

What will you call a 22-storey tall life placed on a high contour... what will you call a lifestyle designed better than anything you've seen before... how will you measure a life that has no traces of compromise - be it outside or inside, space or specifications, views or ventilation... what will you call a life that is a dedication to the way you've always wanted to live...

The answer is right here.

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Leave ordinary far, far behind

Yes, we have a pool, but it's nowhere close to the likes of regular ones. And yes, the open spaces are nothing short of resort style. And, the kids' play area is not limited to just one. Be it the amphitheatre, the multipurpose court, the clubhouse or the semi-vertical landscapes, it's all graciously designed with style and purpose.

Live up the life you decorated with your expectations.










Layout Plan

LEGEND

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



Each amenity creating an ambience

-  Swimming Pool
-  Kids' Pool
-  Jacuzzi
-  Pool Deck
-  Club House
-  Tiered Seating
-  Gymnasium
-  Multi-purpose Hall
-  Party Lawn
-  Health Garden
-  Multiple Children's Play Areas
-  Acupressure Pathway
-  Gazebos
-  Resort-style Open Sit-outs
-  Plenty Greens
-  Multi-purpose Court
-  Cycling Track
-  Basketball Court



Designed to differ, in purpose and style

Standard is never your choice. Then, how can your home be any different? The design of our 2 and 3 BHKs at OneNotchUp is actually a notch up than regular designs, in order to make your living experience richer and more convenient.

With the natural contours, the height ensures amazing views and ventilation. There's no scope for any compromise with the detailed planning that has resulted in apt room placements, appropriate sizes and optimum utilization of space. Gear up for the perfect home for your family.



Add value to your living experience with these Specifications

Structure

| Earthquake resistant R.C.C. structure

Plaster

| External- Textured finish

| Internal- POP/ Gypsum plaster finish

Living Room

| Vitrified tiles 600X600 mm

| Gypsum-finished walls with OBD paint

| TV, telephone points

| Provision for Wi-fi/ Broadband connection in living room

Kitchen

| Vitrified tiles 600X600 mm

| Granite Top Kitchen Platform

| Standard S.S. sink

| Ceramic/ glazed tiles above kitchen platform

| Water Purifier

| Piped gas system

| Exhaust fan

Attached Terrace

| MS railing

Bedrooms

| Vitrified tiles 600X600 mm

| Laminated doors

| Aluminum windows with mosquito net

| Gypsum-finished walls with OBD paint

| Window sill in granite

| TV point for all bedrooms

Toilets

| Standard chrome-plated sanitary fittings

| Ceramic tiles- Flooring & dado

| Concealed corrosion resistant plumbing

| Granite door frames

| Branded sanitary fittings and fixtures

| Solar hot water provision in master bed toilet

| Safety grills for windows

| 15 Amp power points for water heater



Life
REPUBLIC
By KOLTE-PATIL
An integrated township



When you choose OneNotchUp, you choose all the blessings of Life Republic

International and futuristic infrastructure

International standard multi-lane roads

Multi-level security system with 24 x 7 fire-fighting station, bus station, police station and health care within

Less commuting. More life.

Anisha Global - the next gen school within the campus already functional, more schools coming up

Facilities for everything from exercise, to relaxation, to entertainment, planned within the premises

Ready and thriving already

The roads, the central boulevard, the fire-fighting station, a school all are ready

Over 10,000 people are already residing, thousands more are joining

Crafting a complete life for you:

World-class standard shopping malls to everyday shopping avenues | Multi-cuisine restaurants, fast food joints | Party avenues | Concept gardens | Renowned multiplexes | Native plantations, theme plantations, gardens, boulevards | Over 50 acres of open areas for improved living

Location Map



Connectivity, contributing to your lifestyle

- 3-way connectivity from Hinjawadi, PCMC and Pune-Mumbai Expressway
- 5 minutes from the Rajiv Gandhi Hinjawadi IT Park, Phase I & II
- In close proximity to key locations like Aundh, Chandni Chowk, University Road
- Bengaluru-Pune Bypass: 7 minutes
- Mumbai-Pune Expressway: 15 minutes
- Pune Airport, Koregaon Park, Laxmi Road at a distance of 30 to 45 minutes
- Schools like Orchid, Loyola, St. Joseph in close vicinity
- Hospitals like Aditya Birla, Medipoint are close
- Lots of entertainment like Xion, E Square, The Pavillion, Adlabs, Balewadi Sports Complex, Gahunje Stadium and more

Why

**ONE
NOTCH
UP**

is really far above

Standing tall on the highest contour
of Life Republic, offering

**22-storey high-rise
towers**

Placed right in the beginning of

Life Republic – **even**

better connectivity

Designed and planned to be
class apart. A host of

**consciously crafted
amenities**

One of the finest

offerings of Life Republic

Enjoy all the benefits of
belonging to a

**151.12 Hectares
(373 acres) township**



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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