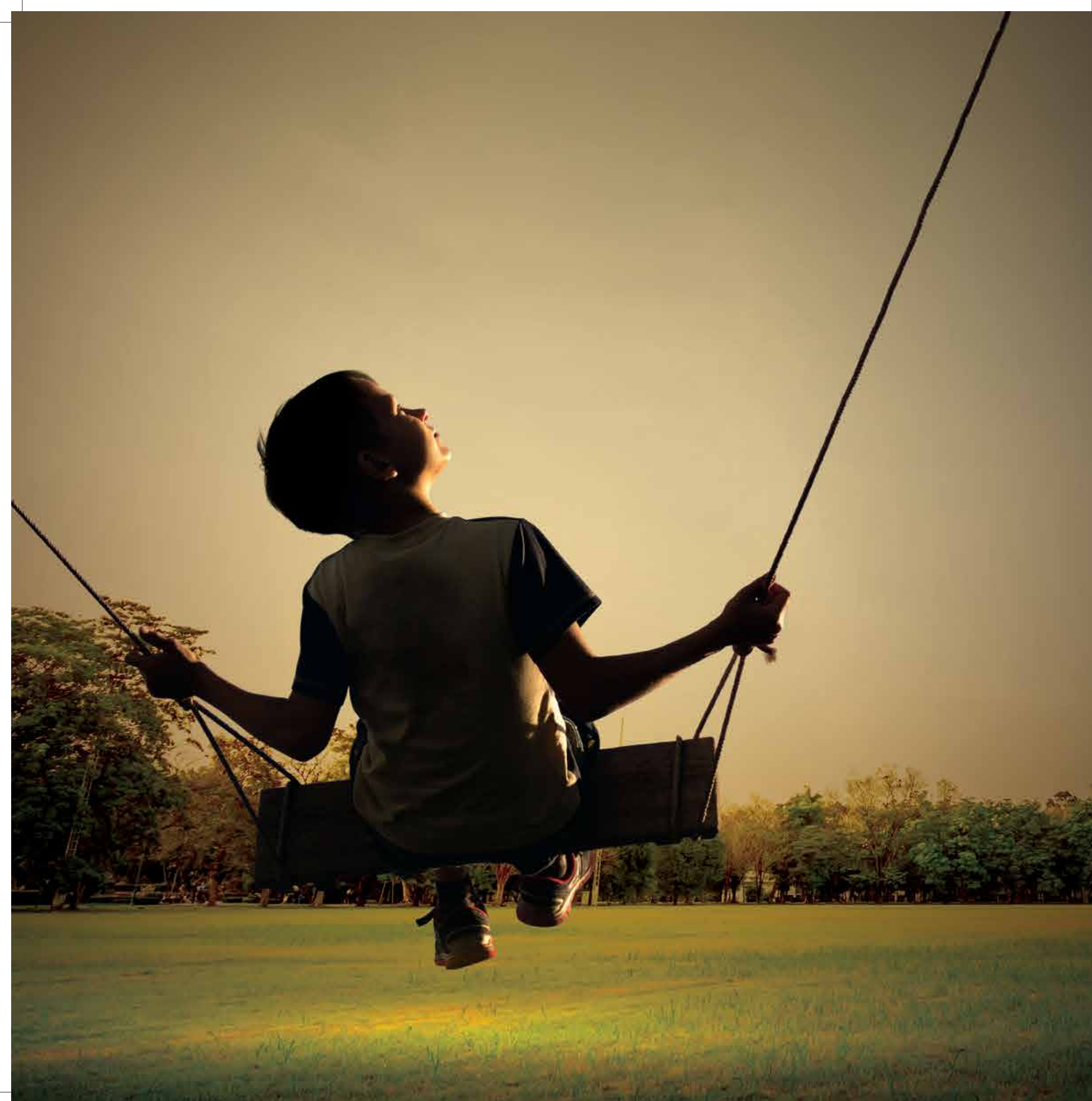




LET YOUR
GOLDEN
TIME BEGIN



Let beauty of nature

Mesmerize your life, once again.

Let purity of fresh breeze

Energize your home, once again.

Let vastness of green space

Maximize your joy, once again.

Let privacy and security

Privatize your life, once again.

GOLDEN TIMES RETURN IN PUNE

ORO AVENUE

It's a dream come true for the modernized minds. The finest sector of Life Republic - **ORO AVENUE** allows you to live golden days of your life, forever. **1 & 2 Bed Residences** are embellished with beautiful views. Here spaces don't come with limitations, homes are enveloped by nature, privacy is a necessity and recreations are never ending. Strategic location, wide roads and friendly neighbourhood, everything is planned to elevate your lifestyle at *LIFE REPUBLIC*.



REASONS WHY
ORO AVENUE IS
LIFE REPUBLIC'S
FINEST
SECTOR



**70% AREA IS FREE
OF BUILDING FOOT
PRINT**

ORO AVENUE's superior planning & ultra-modern technology allows us to utilize maximum space and minimize space wastage. The spread of buildings has been reduced to allow openness, recreational spaces and socializing avenues.



**20+ LIFESTYLE
FEATURES**

Life is a combination of many elements like sports, entertainment, celebration, relaxation and many more. At ORO AVENUE, you will find everything for a fulfilling life.



**SPECTACULAR
VIEWS**

It's a dream to own a home that comes with a beautiful view, and we at Kolte-Patil understand your aspirations. Residencies at ORO AVENUE provide a spectacular view of nature's bliss.



**ABUNDANT NATURAL
LIGHT & VENTILATION**

The adequate distance has been maintained between each building to ensure abundant natural light and ventilation. The living, dining and kitchen spaces have been planned perfectly to provide maximum cross ventilation.



**COMPLETE
PRIVACY
& SECURITY**

When it comes to privacy & security, ORO AVENUE makes sure you live a worry free life. Plentiful space has been maintained amidst all the towers to ensure your privacy, along with 24x7 security surveillance.



**LUSH GREEN
LANDSCAPE
GARDEN**

The serene stretch of green carpet where small wonders can run freely, jump over a spongy grass and indulge with plentiful outdoor activities.



**PRESTIGE OF
PROMINENT
LOCATION**

Located in the heart of Life Republic, ORO AVENUE gives you easy access to your every need. It is most convenient location to travel, shop and connect with city's prominent places.



**AMPLE PARKING
SPACE**

Along with all the lifestyle features, enjoy a reserved space for your vehicle with ORO AVENUE's exclusive parking space.

A man and a child are walking away from the camera on a grassy field at sunset. The man is wearing a white t-shirt and light-colored shorts, and is holding a soccer ball under his left arm. The child is wearing a white t-shirt and dark pants. The background shows a line of trees and a bright, hazy sky. The overall mood is peaceful and active.

LET YOUR KIDS BE **ACTIVE** ON PLAYGROUNDS

It's a world full of lively social environment, fun-filled activities and innumerable sporting avenues, where time never turns boring. Now your kids will run freely over a lush green landscape, while inhaling the fresh and pure air. With limitless recreational choices, making new friends will be their every day routine. Be it Soccer, Cricket, Basket Ball or Swimming, there won't be any shortfall in excitement and fun. Be a part of this rare living experience and relive the golden times.

AN AVENUE FOR YOUR PASSION

RELIVE THE GOLDEN TIMES

MINI SOCCER FIELD

BASKET BALL COURT

KIDS ADVENTURE PARK

CARETAKER'S PAVILION

SPORTS COMPLEX

Artist's Impression



STROLL AROUND GREEN SPACES

RELIVE THE GOLDEN TIMES

PARTY LAWN

CHILDREN'S PARK

PALM COURT

CRICKET PRACTICE NET

FEATURE WALL

SEATING NOOK

STEPPED SEATER

CHILDREN'S PARK

Artist's Impression

ENGAGE WITH INFINITE LEISURE

RELIVE THE GOLDEN TIMES

CLUBHOUSE

SWIMMING POOL

CHILDREN'S POOL

POOL DECK

GYMNASIUM

YOGA ROOM

INDOOR GAMES ROOM

MULTIPURPOSE HALL

VIEWING DECK

SWIMMING POOL

Artist's Impression

CELEBRATE EVERY MOMENT TOGETHER

RELIVE THE GOLDEN TIMES

AROMA GARDEN

THERAPEUTIC WALK

SKATING RINK

CURVED SEATER

TRELLIS

STAGE

PALM COURT

Artist's Impression



PLANNED TO MAXIMIZE SPACE

Thoughtfully designed layout plan of ORO AVENUE ensures natural light and ventilation to every home. Well-planned amenities, towers and wide roads, here every sq. inch have been planned precisely, to make you live the golden times, again.

LEGENDS

CIRCULAR PLAZA

- 1 Curved Seater
- 2 Skating Rink
- 3 Stage
- 4 Trellis
- 5 Therapeutic Walk
- 6 Aroma Garden

SPORTS COMPLEX

- 7 Mini Soccer Field
- 8 Basket Ball Court
- 9 Kids Adventure Park
- 10 Caretaker's Pavilion

CLUBHOUSE

- 11 Pool Deck
- 12 Children's Pool
- 13 Swimming Pool
- 14 Feature Wall / Stage
- 15 Party Lawn
- 16 Stepped Seater
- 17 Palm Court
- 18 Children's Park
- 19 Seating Nook
- 20 Cricket Practice Net
- 21 Shops At Lower Level

A woman with long dark hair, wearing a white sleeveless dress, stands with her back to the camera, pulling open dark, heavy curtains. The scene is backlit by a bright, warm light, likely the sun, creating a silhouette effect. Through the opening in the curtains, a lush green landscape with trees is visible under a clear sky. The overall mood is serene and hopeful.

LET YOUR MORNING BEGIN WITH BEAUTIFUL VIEW

At ORO AVENUE, every corner of your home appears modern and elegant. The flawless planning and the attention to detailing adds more finesse to your living. And when you look outside, the spectacular view enchants you every day.

HOMES DESIGNED WITH FINEST FITMENTS



LIVING ROOM

- Vitrified flooring tiles
- Gypsum-finished walls with OBD paint
- TV Point in Living room
- Powder coated aluminum sliding window with mosquito net
- All windows equipped with half grill
- Granite window sill



KITCHEN

- Vitrified flooring tiles
- Granite top kitchen platform with Stainless Steel Sink
- Ceramic dado tile two feet above counter
- Jaguar or equivalent CP fitting for kitchen
- Provision for water purifier & exhaust fan in kitchen
- Piped gas system
- Granite window sill
- Powder coated aluminum sliding window with mosquito net
- All windows equipped with half grill



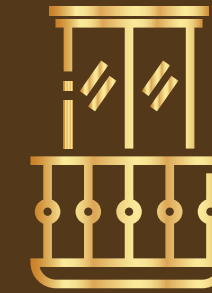
BEDROOMS

- Vitrified flooring tiles
- Powder coated aluminum sliding window with mosquito net
- All windows equipped with half grill
- Granite window sill



TOILETS

- Laminated door for washroom
- Granite window sill
- Anti-skid flooring for all washrooms
- Hand washbasin
- Jaguar or equivalent CP fitting for washrooms
- Water closet (Commode) in all washrooms
- Solar heated water in Master Bedroom toilet only
- Aluminum louvers/ fixed glass with provision for exhaust fan for washroom
- Granite frame for all washrooms & dry balcony doors
- Ceramic dado tiles up to window height for all washrooms



ATTACHED TERRACE / BALCONY

- MS safety railings for terrace
- Anti-skid ceramic flooring tile in terrace
- Powder Coated aluminum sliding door with mosquito net



ELECTRICAL

- Branded modular switches in entire apartment
- Concealed electrification with branded copper wiring

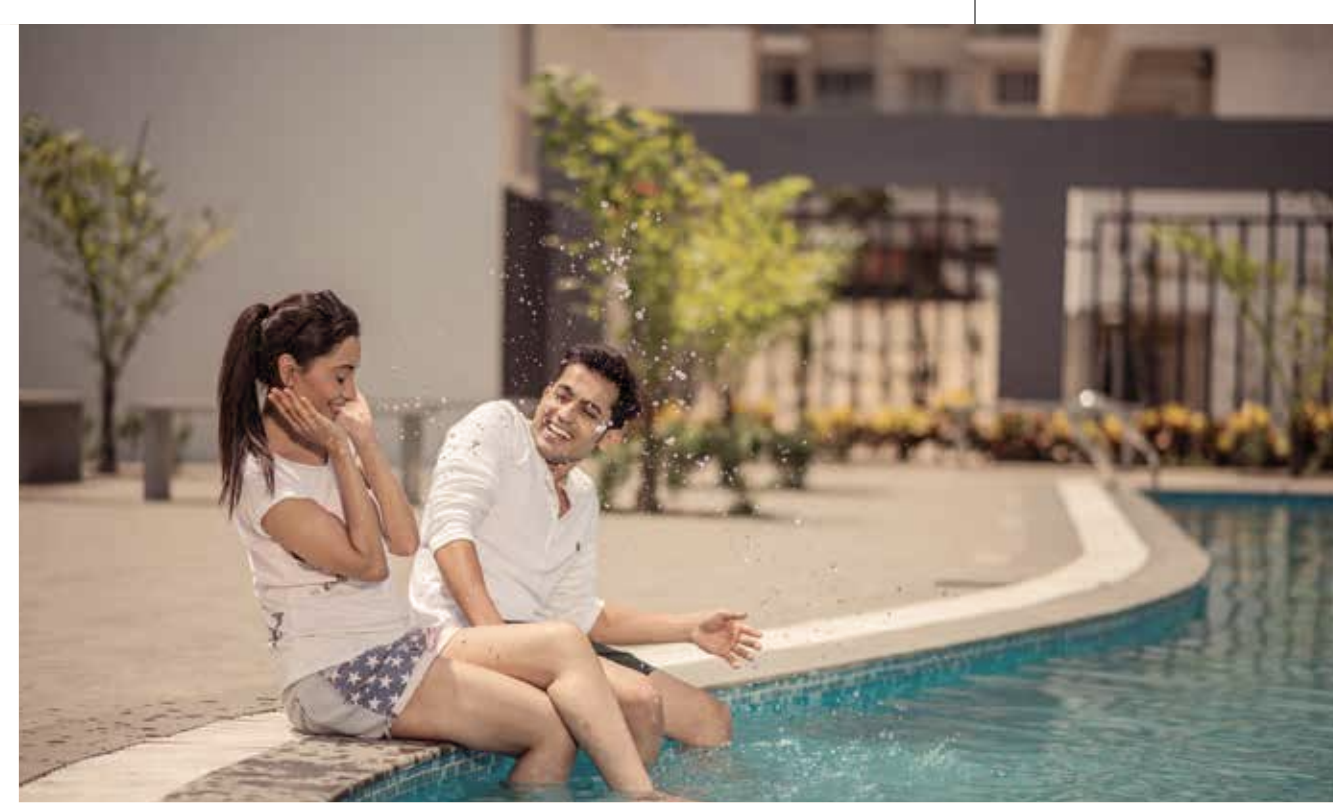
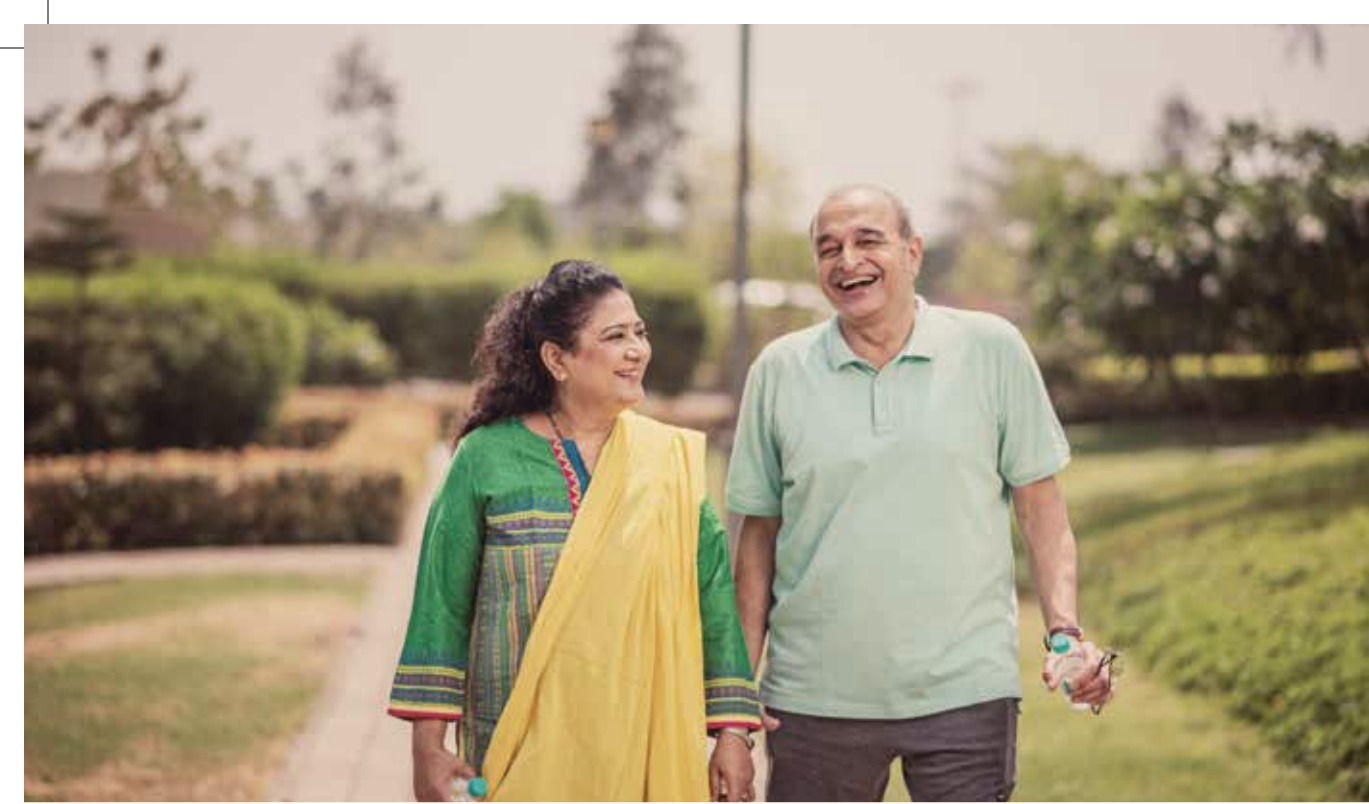
OTHER

- Intercom in every apartment
- Powder coated high speed passenger and service elevators with generator back-up for each building
- Texture paint for external wall
- Internal OBD Paint in all rooms
- Earthquake resistant structure confirming to IS code

JOY OF SHOPPING AT YOUR DOORSTEP

Shopping is fun, we just made it more exciting with incredible retail spaces to store your daily needs. With stores at your doorstep, get an effortless shopping experience.





WESTERN PUNE'S MOST ASPIRATIONAL TOWNSHIP SPREAD ACROSS HUNDREDS OF ACRES

Life Republic, a township spread across 151.12 Hectares (373 acres) of undulating greens, designed to achieve one single objective: a meaningful way of life for the like minded community. Life Republic is a community being built around the core values of creativity, sensitivity and sustainability.

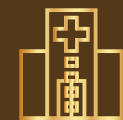
- A self-sustainable living with everything you may need within its expanse
- Building a sensitive community with the touch of art and culture
- Nature's abundance everywhere you go
- Home to more than 2000 families
- Community to rise by thousands more
- Multi-level security
- The 5 acre entrance boulevard, a global school, state of the art fire station already functional
- 150 ft. wide Internal spine roads

A LOCATION OF GOLDEN OPPORTUNITIES



SCHOOLS

Anisha Global School | Mercedes Benz International School
Pawar Public School | VIBGYOR High School | Alard Public School



HOSPITALS

Aditya Birla Memorial Hospital | Medipoint | Ruby Hall Clinic | Lifepoint Hospital



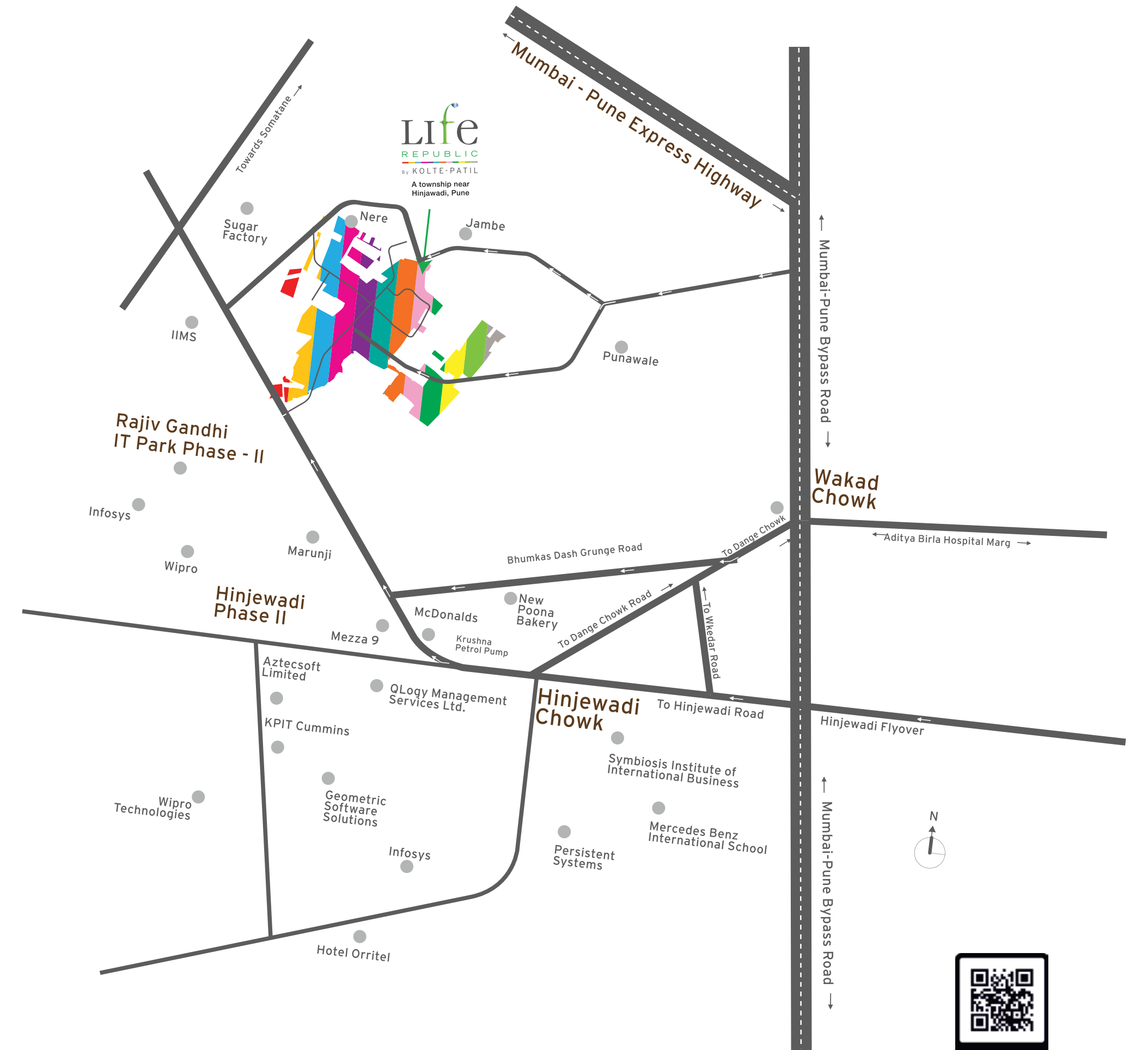
ENTERTAINMENT AND SPORTS

Xion Esquare | Westend Mall | Pubs & Restaurants
MCA Stadium | Shree Chatrapati Shivaji Sports Complex, Balewadi



CONNECTIVITY

Well connected to Pune Mumbai Expressway
Multiple connectivity from Rajiv Gandhi IT Park & PCMC
Upcoming Pune Metro Connecting Hinjawadi to Shivaji Nagar
Upcoming Mahalunge - Hinjawadi IT PARK Bridge on Mula River Connecting Baner & Balewadi
Upcoming 110m wide ring road to link PMC to Major Highways



ROAD NETWORK SHOWN IS SCHEMATIC FOR LOCATION MAP



INNOVATIVE BY NATURE, POISED FOR THE FUTURE

Kolte-Patil, a name that's eminent in Pune, for its 2 decades of sheer excellence in developing landmark destinations. Guided by the profound philosophy "Creation, not construction", Kolte-Patil has developed over 2 cr sq.ft. of land across Pune & Bengaluru.

Headed by a team of visionaries and dynamic leaders, Kolte-Patil has till date built projects in multiple segments such as residential, commercial, retail, IT parks and integrated townships. The long standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof.



OVER 2
DECADES OF
REAL ESTATE
EXPERTISE



DEVELOPED
OVER 2 CRORE
SQ.FT. OF SPACES



PUNE'S MOST
TRUSTED
AND REPUTED
DEVELOPER



WINNER OF SEVERAL
REAL ESTATE
AWARDS



AWARDED AS
PROMISING BRAND
OF 2018 BY
THE ECONOMIC TIMES



A township near
Hinjawadi, Pune

Kolte-Patil Developers Ltd.

Site Office: Life Republic, Survey No. 74, Marunji, Hinjawadi-Marunji-Kasarsai Road, Taluka Mulshi, Pune - 411057

Corporate Office: 2nd Floor, City Point, Dhole Patil Road, Pune - 411001

Mumbai Office: 501, 502, 5th floor, The Capital, Plot No.C70, G-Block, Bandra – Kurla Complex, Bandra(East), Mumbai - 400051

FOR MORE INFORMATION CALL: 1800-266-6654

The project has been registered via **MahaRERA registration number: P52100017116** as **ORO AVENUE Sector R9** and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: All art renderings contained in this brochure are an artist's impression only and the same should not be considered to be final image view of the final project. Since the project is under evaluation there is a possibility that there may be certain changes in the project as presented in this advertisement. Every interested purchaser should take note of this express representation.

Kindly visit our website for the complete disclaimer.