

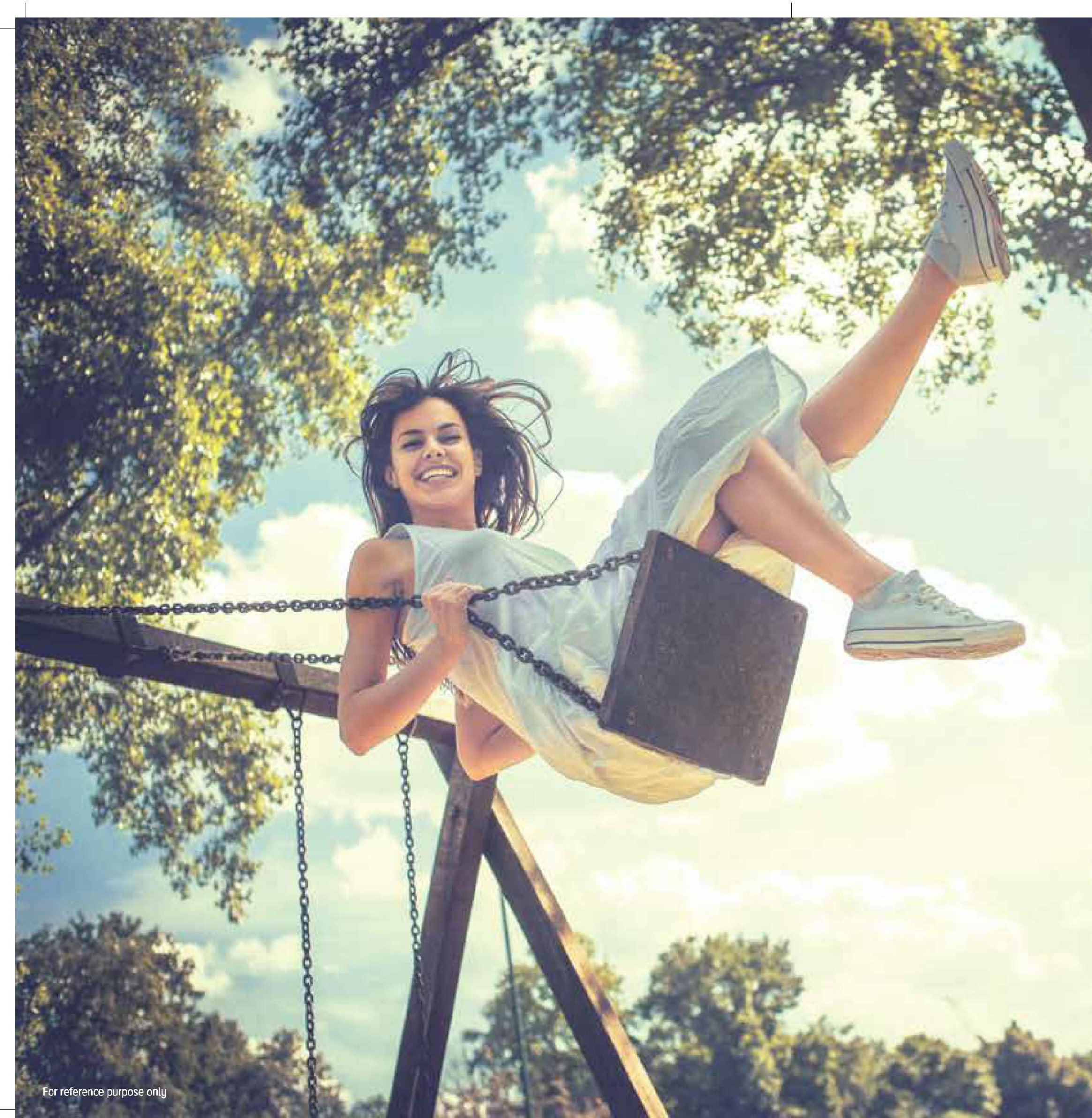
UNCOVER  
THE WORLD  
OF BLISSFUL  
REALITIES

Life  
REPUBLIC

By KOLTE-PATIL

A township near  
Hinjawadi, Pune





## AN EXPERIENCE THAT'S READY TO ENCHANT YOU

Your world is no more an imagination,  
but a reality. With ready infrastructure  
and exciting amenities, now you can  
experience its prestigious lifestyle  
whenever you wish.





Actual site photograph

## INTRODUCING TOWER "E" AT 3<sup>rd</sup> AVENUE

Home to a many happy families -3<sup>rd</sup> Avenue now extends last opportunity for you. Now we unveil to you tower 'E' of this exquisite address. Every nook and corner here is tucked with fresh air, refreshing trees and green landscapes. Also, unlimited recreational activities are ready to delight you.

- 1 & 2 BHK homes
- 21 Storey majestic towers
- Prominently located part of Life Republic Township
- Ready to experience amenities
- Adequate natural light and ventilation
- Vastu friendly homes
- Podium level parking
- Scenic views




## SPECTACULAR VIEWS ALL AROUND

Your window opens to 3 mesmerizing views.  
Lush green landscape, hill view and a blissful canal view,  
which one you'll prefer to view?



For reference purpose only





## WITH INFINITE RECREATIONAL CHOICES MAKE EVERY MOMENT WORTHWHILE

3<sup>rd</sup> Avenue is a tapestry of exciting experiences, unfolding many unforgettable moments for you. Chasing kids at the garden or playing carom inside the clubhouse, swimming or jogging on the track, every nook of 3<sup>rd</sup> Avenue has been designed to stimulate and enrich your life.

- Clubhouse
- Gymnasium
- Multipurpose hall with indoor games
- Swimming pool
- Kids pool
- Party lawn
- Barbeque area
- Senior citizen's area
- Angithi
- Flower garden
- Kids play area
- Toddler play area
- Multipurpose court
- Skating rink
- Tennis court
- Jogging track
- Seating area
- Cricket pitch
- Lawn
- Snakes and ladders, chess table



## YOUR EXCLUSIVE SPACE FOR FUN AND ENTERTAINMENT

Leisure should have its own time and place. Which is why we've crafted an exclusive clubhouse that allows you to engage in your favourite experience 24x7. It's a fully equipped clubhouse which doesn't fail to entertain you all the time.



Actual site photograph



WELL DESIGNED  
SWIMMING POOL  
FOR YOUR OPTIMUM  
REJUVENATION



Actual site photograph





Actual site photograph

## RELAXING AVENUES TO UNITE AND SOCIALIZE

Grand gazebo at 3<sup>rd</sup> Avenue sets an ideal ambience for long and engaging conversations. Now you can unite, socialize and spend quality time with your friends and family.



## A GREEN PARADISE DESIGNED TO ENSURE FRESH AND PURE AIR

Landscape garden at 3<sup>rd</sup> Avenue is a perfect place to relax and take a breath of fresh air. Once you step inside, you feel the sense of wellness and pure life. Wouldn't you wish to embrace this nature's delight?

- Serene and green complex with landscaping
- Barbeque area
- Party lawn
- Senior citizen park



Actual site photograph



## A FUNFILLED WORLD FOR YOUR LITTLE ONES

Let your kids explore a wide range of avenues to play, and create beautiful memories. The perfectly laid out kids play area creates a secure environment for your kids and ensures their optimum fun.



Actual site photograph





Actual site photograph

## WALKING AND JOGGING TRACK

Wide and neatly-paved jogging track at 3<sup>rd</sup> Avenue inspires you to take an extra lap every day. Green surroundings, fresh air and the fragrance of blossoming flowers, everything conspires to make your morning truly blissful.

- Butterfly garden
- Cycling track





Actual site photograph

## STATE OF THE ART GYMNASIUM TO ACHIEVE YOUR FITNESS GOALS

State of the art gymnasium and fitness arenas at 3<sup>rd</sup> Avenue inspire residents to live healthy and fit life. Green surroundings, open spaces and active environment has been designed to lead vibrant and vigorous life.





## LEGEND

1. CLUBHOUSE
2. GYMNASIUM
3. MULTIPURPOSE HALL WITH INDOOR GAMES
4. SWIMMING POOL
5. KIDS POOL
6. POOL DECK
7. OPEN SHOWER
8. PARTY LAWN
9. BARBEQUE AREA
10. SENIOR CITIZEN'S AREA
11. ANGITHI
12. FLOWER GARDEN
13. KIDS PLAY AREA
14. TODDLER PLAY AREA
15. MULTIPURPOSE COURT
16. SKATING RINK
17. TENNIS COURT
18. JOGGING TRACK
19. SEATING AREA
20. CRICKET PITCH
21. DENSE PLANTATION
22. LAWN
23. SNAKES AND LADDERS, CHESS TABLE



## PLANNED AND ENGINEERED TO AWE-INSPIRING PRECISION

Each residence at 3<sup>rd</sup> Avenue is adorned by quality fitments, which creates an ambience of world class living. It's a home that truly describes your elegant lifestyle and sets you apart from the ordinary.





## SPECIFICATIONS

### LIVING ROOM

- Vitrified flooring tiles
- Gypsum-finished walls with OBD paint
- TV point in living room
- Powder coated aluminium sliding window with mosquito net
- All window with half grill
- Granite window sill

### KITCHEN

- Vitrified flooring tiles
- Granite top kitchen platform with stainless steel sink
- Ceramic dado tiles two feet above counter
- Jaguar / equivalent C.P. fitting for kitchen
- Provision for water purifier & exhaust fan in kitchen
- Piped gas system
- Granite window sill
- Powder coated aluminium sliding window with mosquito net
- All window with half grill

### ATTACHED TERRACE/ BALCONY

- MS safety railings for terrace
- Antiskid ceramic flooring tile in terrace
- Powder coated aluminium sliding door with mosquito net

### BEDROOMS

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

### WASHROOMS

- Granite frame for all washrooms and dry balcony doors
- Laminated door for washroom
- Granite window sill
- Aluminium louvers/ fixed glass with provision for exhaust fan for washroom
- Ceramic dado tiles upto lintel for all washrooms
- Hand washbasin
- Antiskid flooring for all washrooms
- Jaguar / equivalent C.P. fitting for washrooms
- Water closet (commode) in all washrooms
- Solar heated water in master bedroom toilet only

### OTHERS

- Intercom in every apartment
- Powder coated 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

### ELECTRICAL

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



**SECTOR - R3**  
BLDG. - E



**ODD FLOOR PLAN**  
(7TH & 17TH FLOOR PLAN)

**AREA STATEMENT**

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA —sqm				
			FLAT	ENCL. BAL.	OPEN BAL.	DRY BAL.	TERR.
E	2 BHK	701, 702, 705, 706, 707, 708, 711, 712 1701, 1702, 1705, 1706, 1707, 1708, 1711, 1712	58.16	8.13	0.00	2.73	10.71
	1 BHK	703, 704, 709, 1703, 1704, 1709	39.20	0.00	4.58	0.00	9.00





**SECTOR - R3**  
**BLDG. - E**



**EVEN FLOOR PLAN**  
(12TH FLOOR PLAN)

**AREA STATEMENT**

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA -sqm-				
			FLAT	ENCL. BAL.	OPEN BAL.	DRY BAL.	TERR.
E	2 BHK	1201, 1202, 1205, 1206, 1207, 1208, 1211, 1212	57.62	8.86	0.00	2.73	8.78
	1 BHK	1203, 1204, 1209	39.20	0.00	4.58	0.00	0.00





**SECTOR - R3**  
**BLDG. - E**

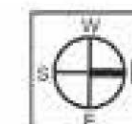


**TYPICAL EVEN FLOOR PLAN**  
(2ND, 4TH, 6TH, 8TH, 10TH, 14TH, 16TH, 18TH & 20TH FLOOR PLAN)

**AREA STATEMENT**

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --sqm				
			FLAT	ENCL. BAL.	OPEN BAL.	DRY BAL.	TERR.
E	1 BHK	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003	39.29	0.00	4.58	0.00	0.00
		204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004					
		209, 409, 609, 809, 1009, 1409, 1609, 1809, 2009					
		210, 410, 610, 810, 1010, 1410, 1610, 1810, 2010					

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --sqm				
			FLAT	ENCL. BAL.	OPEN BAL.	DRY BAL.	TERR.
E	2 BHK	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005	57.62	8.96	0.00	2.73	8.78
		206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006					
		207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007					
		208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008					
		211, 411, 611, 811, 1011, 1411, 1611, 1811, 2011					
		212, 412, 612, 812, 1012, 1412, 1612, 1812, 2012					





**SECTOR - R3**  
BLDG. - E



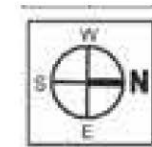
**TYPICAL ODD FLOOR PLAN**

(1ST, 3RD, 5TH, 9TH, 11TH, 13TH, 15TH, 19TH & 21TH FLOOR PLAN)

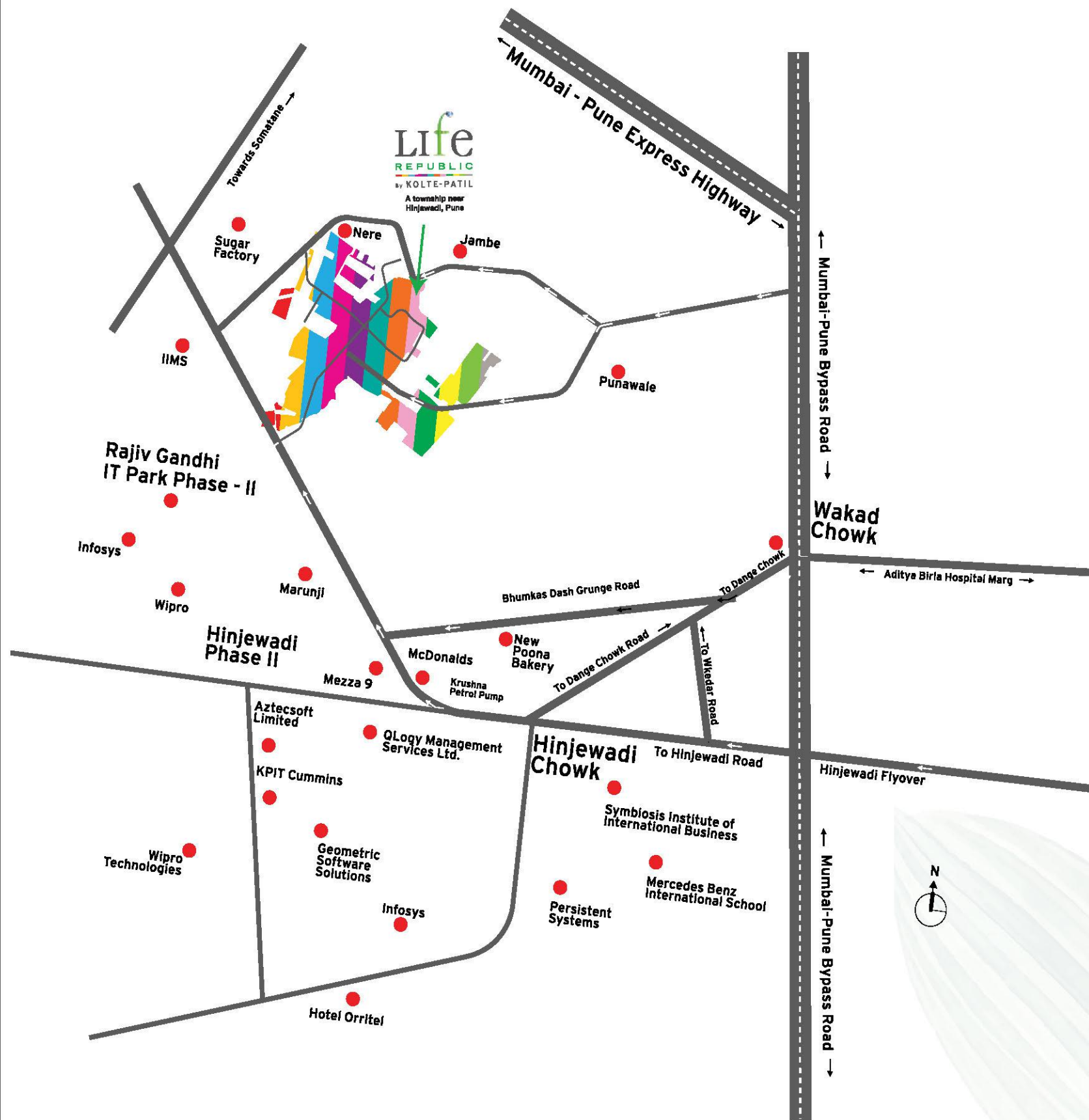
**AREA STATEMENT**

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA —sqm				
			FLAT	ENCL. BAL.	OPEN BAL.	DRY BAL.	TERR.
E	1 BHK	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103	35.20	0.00	4.58	0.00	0.00
		104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104					
		109, 309, 509, 909, 1109, 1309, 1509, 1909, 2109					
		110, 310, 510, 910, 1110, 1310, 1510, 1910, 2110					

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA —sqm				
			FLAT	ENCL. BAL.	OPEN BAL.	DRY BAL.	TERR.
E	2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	58.16	6.13	0.00	2.73	10.71
		102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102					
		105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105					
		106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106					
		107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107					
		108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108					
		111, 311, 511, 911, 1111, 1311, 1511, 1911, 2111					
		112, 312, 512, 912, 1112, 1312, 1512, 1912, 2112					







ROAD NETWORK SHOWN IS SCHEMATIC

## LIVE CLOSE TO YOUR EVERY WISH

### 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

- Xion Esquare
- Westend Mall
- Pubs & Restaurants

### Sports

- MCA Stadium
- Shree Chatrapati Shivaji Sports Complex, Balewadi

### Connectivity

- Well connected to Mumbai Pune Expressway
- Multiple connectivity from Rajiv Gandhi IT Park Phase 1, 2 & PCMC
- Upcoming Pune Metro Connecting Hinjawadi to Shivaji Nagar
- Upcoming 110m wide ring road to link PMC to Major Highway





## WESTERN PUNE'S FINEST TOWNSHIP

- Pune's finest township spread across 373 acres
- Home to more than 8000+ happy residents
- Independent walkways & cycling tracks all across the township
- Fully functional Global School for quality education
- State-of-the-art fire station & water treatment plant
- 150 feet ft. wide spine roads spread across the complete township
- Provision of restaurants, food truck zones and convenience shops within premises



Actual site photographs





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.

The project has been registered via MahaRERA registration number: P52100016987 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: All art renderings, illustrations, photographs and pictures contained in this advertisement are an artist's impression only and the same should not be considered to be the 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.



**Life**  
**REPUBLIC**  
by KOLTE-PATIL  
A township near  
Hinjawadi, Pune



Site Address: Kolte-Patil I-Ven Townships (Pune) Ltd., Survey No. 74, Marunji,  
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