

DUET

Life Republic, Near Hinjawadi

ALONE WE CAN
DO SO LITTLE;
TWOGETHER
WE CAN DO SO MUCH.



SMILES, WISHES, LIFESTYLES... YOUR COUPLE GOALS!

Everybody needs a life partner. But what truly makes this companionship engaging and lasting, is a partner in life! A happy place that lets you fulfil all your desires with the people you love. So, we at Life Republic have created Pune's first-of-its-kind homes for couple goals & to help you envision a fascinating life together. Presenting, 2 BHK homes for the two of you!

Launching

DUET

Life Republic, Near Hinjawadi

**2 BHK HOMES
SURROUNDED BY A 400+ACRE INTEGRATED TOWNSHIP**



Artist's Impression

2 BHK HOMES WITH MORE THAN FEW DELIGHTS!

~ 5.69 Acres

Launching 2 Towers

23 habitable floors

30+ Amenities across
3 Levels



Artist@Impression

OUR FIRST TWO, TO BEGIN A NEW!

LAUNCHING TOWERS D & E!

~ 89M Height

Expansive Views

Indoor Amenities

MASTER PLAN



LEGEND

- A. Feature wall and seating area
- B. Entry court from building
- C. Pool overflow cascading waterbody
- D. Extended shallow pool with spouts
- E. Services
- F. Residential Entry
- G. Residential Exit
- H. Retail Entry / Exit

GROUND AMENITIES PART A (PHASE 1)

- 1. Multi-sports court
- 2. Multipurpose Lawn
- 3. Pet park
- 4. Jogging track

PODIUM OUTDOOR AMENITIES PART A (PHASE 1)

- 5. Kids' Play Area
- 6. Toddlers Play Area
- 7. BBQ Area
- 8. Multipurpose Hall

PART B (SUBSEQUENT PHASES)

- 9. Party Lawn
- 10. Swimming Pool
- 11. Kids' Pool

- 12. Lounge Pool
- 13. Sunken Seating
- 14. Jacuzzi with Feature Canopy
- 15. Cabana in Shallow Pool
- 16. Stepped Lawn Seating
- 17. Seniors' Lawn
- 18. Reflexology Pathway
- 19. Pool Deck
- 20. Outdoor Shower Area
- 21. Outdoor Fitness Area
- 22. Outdoor Workstation with Pavilion
- 23. Lounge Deck
- 24. Skating Rink
- 25. Swing Pavilion
- 26. Seating Arena
- 27. Cricket Practice Net
- 28. Stargazing Deck with Telescope
- 29. Yoga Lawn

TERRACE AMENITIES PART A (PHASE 1) & PART B (SUBSEQUENT PHASES)

- 30. Multipurpose Lawn (Artificial)
- 31. Deck with Seating
- 32. 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.

YOUR RECREATION GOALS!

Let's take a look at all the amenities.



30 AMENITIES FOR 30 GOALS.

Divided across 3 levels, the amenities at Duet are designed to help you achieve all your couple goals. From rejuvenative experiences to athletic adventures, you can fulfill every shared desire and also get ideas to create new ones.

GROUND AMENITIES

PODIUM OUTDOOR AMENITIES

PODIUM INDOOR AMENITIES

TERRACE AMENITIES



Stock Image

FEEL THE BUTTERFLIES...

Relax your feet on the tingly green grass as you probably enjoy a small Sunday picnic with your beloved here. Experience the adrenaline rush take over your senses as you lounge in peace.



Artist's Impression

...OR BE ONE

Yes! This one's for all the social butterflies who are capable of turning a regular get-together into a big event of laughter and fun. From artistic performances to wedding ceremonies, this Multipurpose Lawn allows you to host people well!

Stage / Seating Area | Feature Wall | Loose Furniture



Artist's Impression

SETTLE IT OVER A GAME OF BALL!

Who is the most athletic among you? There is a definite way to settle this debate over a spirited game! We guarantee that this Multi - Sports Court will serve to be as dynamic as your confrontational match.



Artist's Impression

...OR RUN SIDE BY SIDE!

Before you part ways for the day, cash in a quick jog at our ~ 370 ft. Jogging Track. You can also take timely chatting breaks as you sit on the comfy seating areas that surround the track.

YOUR LEISURE GOALS!

Explore some aquatic delights!



Artist's Impression

DIVE TOGETHER!

Our expansive swimming pool welcomes you to relax and rejuvenate together. Try out different strokes, complete multiple laps, or unwind as you explore other poolside amenities with your significant other.

- ☐ Semi-Olympic Size Swimming Pool
- ☐ Water Cabanas
- ☐ Pool Deck
- ☐ Sunloungers

POOL & PAVILION

THE ULTIMATE PAIR!



This is one of the landmarking amenities at Duet; a beautiful feature linear pavilion adjacent to the semi-olympic size swimming pool.



Combined with a BBQ area, this architectural brilliance will surely amp up your pool parties, also creating an opportunity for glistening pictures and scrumptious meals.



GET COSY!

Now, recreational experiences won't be limited to luxury vacations. Duet will help you indulge in elite experiences by bringing this privilege within reach. Come, engage in a sensory adventure as you and your partner lounge in our exclusive Lounge Pool.



JACUZZI

At Duet, your aquatic indulgences are not limited to the pool, but also include other feature-rich experiences such as this Jacuzzi with a Feature Canopy . So, if you are thinking of a home here, get ready for the exotic delights.

YOUR HAPPINESS GOALS!

Joyful avenues for you and your loved ones.



THE HOST-HOSTESS DUO!

Are you the ones always in charge of hosting the gala? Well, we've got you covered with the best mix of party spaces.



PARTY LAWN

This open-air space is ideal for all kinds of celebrations from birthdays and anniversaries to festive occasions and wedding ceremonies. Expansive views of the pool and unrestricted access to the pool deck elevates the beauty of this place, creating a memorable experience as compared to your regular banquet halls.



Artist's Impression

A MINI HAVEN FOR THE MINI YOU!

As parents, you always have high ambitions for your kids. You strive hard to give them a happy life and a comfortable lifestyle. This is one of the most fundamental couple goals and we second it. So, to help you achieve all the joy you have wished for your child, we have crafted a spacious and well-thought-out play area for your children.



COSMIC PLAY

Kids' Play Area with a solar system theme for encouraged learning.

Toddler's Zone with interactive and colourful shapes that aid cognitive growth.

Adventurous feature deck with net and climbing pegs that increase strength through tactile experiences.

Skating Rink that promotes physical development and body-mind connection.

Slides & Swings for perky enjoyment with little pals.



Artist's Impression

UTILITY MEETS BEAUTY

This expansive top view of the podium effortlessly showcases the blend of convenience and style indicating how every aspect of Duet has been designed to unite and create harmonious living.

YOUR RELAXATION GOALS!

All the places of peace.



OLD SCHOOL LOVE!

At Duet, we have not only created avenues for your loving bonds, but also for the bond between your parents! The Senior Lawn is a place where they can keep their eternal connection alive by spending quality time with each other and you!



WALK HAND IN HAND!

Unlike your usual strolls, a walk on the Reflexology Path offers multiple health benefits. While you spend quality time with your loved one, the uneven surface targets the acupressure points on your feet, improving overall blood circulation.



WHEN THE STARS ALIGN!

Time and again we forget to acknowledge the important role our better halves play in our life. This Seating Deck invites you to remind yourself of this virtue. Come, lose yourself in the company of each other as the shiny stars bear witness to your special moment.



PARTNER WITH NATURE!

Just like spending time with your loved one, enriches the bond amongst you, devoting some time to nature can give rise to another rewarding and everlasting relationship. This is where the Outdoor Seating comes of use, where you can reconnect with the serene outdoors.



TWO WAYS TO HEAL.

You and your partner can have two different ways of practising self-healing techniques. At Duet, we allow you to pick your peculiar style by offering peaceful spots for both Yoga & Meditation.



Stock Image

ONE FOR YOU. ONE FOR YOUR PARTNER!

Declutter your mind by sitting in a tranquil space filled with natural light and fresh air. Let the Yoga Lawn quiet your thoughts allowing you to become one with yourself.

YOUR FUN GOALS!

A destination for indoor delights.



POWER COUPLES GATHER!

Today, modern couples need contemporary work solutions. To help you juggle between house and work, Duet provides dedicated Meeting Area . This takes care of your professional needs within the realm of your home.



BE TWO NOT ONE!

Personal space is key to any healthy relationship. As important as it is to spend a relaxing time with your partner, some daily me-time is equally essential. In such cases, a dedicated space for Hobby Room gives you the time to fulfil all your personal aspirations.

Here, we also have a Reading room where you can reflect, introspect and build a true connection with yourself first.



BE THE FUN COUPLE!

Do you recognise yourself as a couple who actively enjoys different adventures together? Then get engaged in playful activities at our entertainment zone.



AV ROOM

For the movie buffs and cinemaheads!



SPACE FOR DIGITAL GAMES ROOM

For the spirited gamers!



Artist@Impression

INDOOR GAMES AREA

Share the same love for games? Then this Indoor Games Area is perfect for you! Equipped with multiple card and board games along with a Foosball Table and TT , this place unleashes the fun side of your relationship.

DON'T WORRY ABOUT YOUR KID!



As a working parent, ensuring your child's well-being while you're away is always a priority. Understanding this, we've included a dedicated crèche space within the campus—offering a secure and familiar environment for your little one, right at home.

Toddlers' Play Area | Toy Storage | Pantry

YOUR REJUVENATION GOALS!

Experience respite and relief.



Artist's Impression

INDULGE IN A GOOD BONDING EXERCISE!

Study shows that couples who exercise together enjoy a happier relationship due to positive energy and improved mood. So, we have designed a state-of-the-art gym that lets you accomplish your couple goals through fitness.



WARM-UP AREAS

Spacious and Well-ventilated

SPECIAL WEIGHTS SECTION

With Benches and Multi-flexer Machine

EXCLUSIVE CARDIO ZONE

Equipped with Cardio Cycle, Treadmill and Jog Cycle



Artist's Impression

YOGA/ZUMBA ROOM

For those who believe in cardiovascular fitness routines, some areas have been dedicated to body movement activities such as Zumba, Aerobics, Yoga and more.



Stock Image

STEAM ROOM

A good steam relaxes your muscles post a heavy workout. Make the most of this rare delight by taking in the hot waves and feel rejuvenated.

YOUR SPACE GOALS!

Open the door to your home.



East-West Entry | Ample Natural Light & Ventilation | Living Room that Extends into the Balcony



2 BHK ETERNA

If comfort is your zone, this home is perfect for you. Feel the love and belongingness blossom in this adorable abode where each aspect is designed to bring you closer. Here, every corner transforms a shared experience into a happy memory.

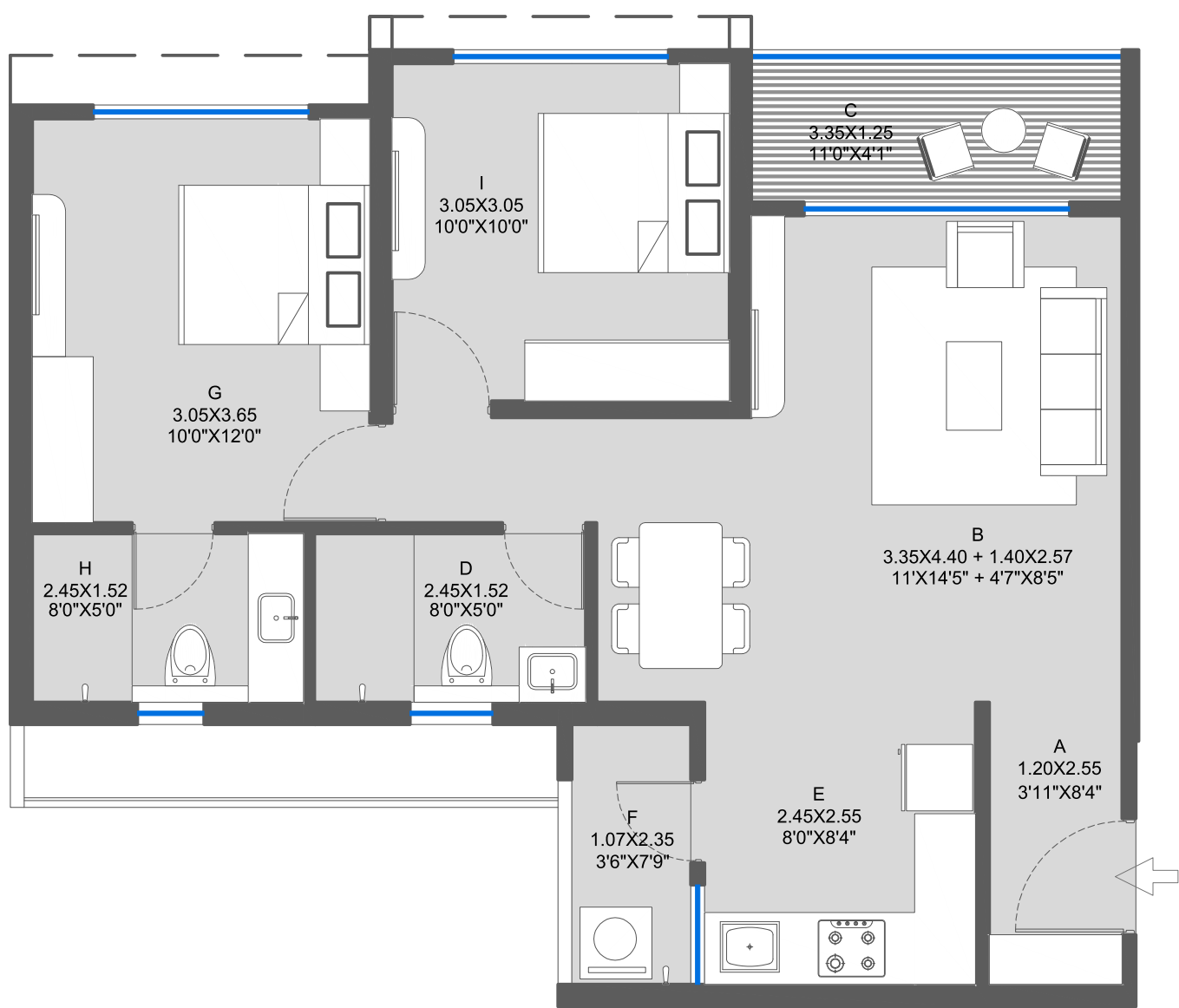
2 BHK INFINITE

If upgrade is the plan, then this home is a delightful choice! This grand space gives you the opportunity to embark on new beginnings and paint a bright future for your family.

2 BHK ETERNA

Flat Carpet Area (Sq.m./Sq.ft) : 61.36 / 660.47

Balcony Area (Sq.m./Sq.ft) : 6.71 / 72.22



LIVING SPACE

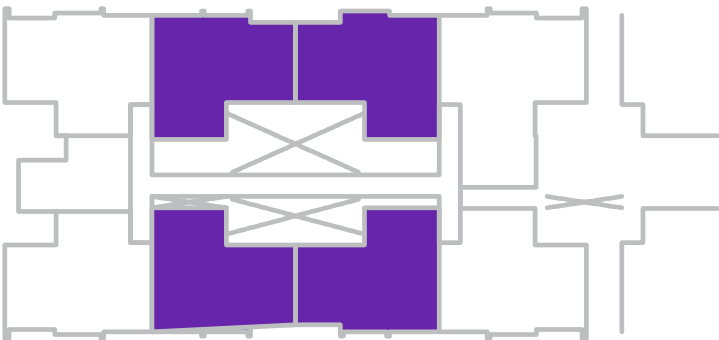
- A. Entrance Lobby
- B. Living + Dining
- C. Balcony
- D. Toilet

BEDROOMS

- G. Master Bedroom
- H. Toilet
- I. Bedroom

KITCHEN SPACE

- E. Kitchen
- F. Balcony

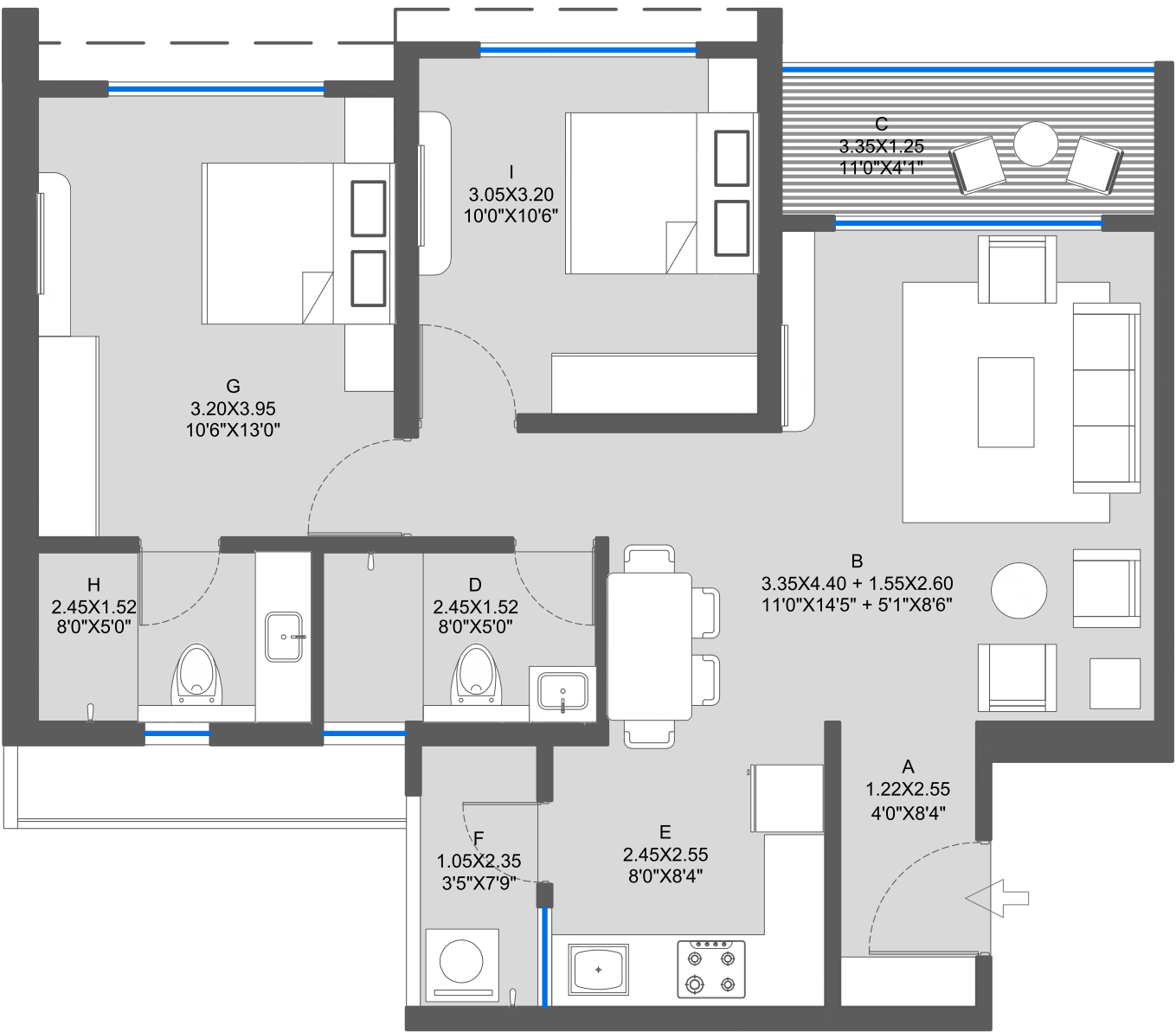


1. All Dimensions Are In MeterUnless Otherwise Specified.
2. Dimensions & Areas Additionally Mentioned in Feet Inches & Square Feet Are Only For Customer's Understanding. Kindly Do Not Refer The Same For Any RERA Related Reference.

2 BHK INFINITE

Flat Carpet Area (Sq.m./Sq.ft) : 63.85 / 687.28

Balcony Area (Sq.m./Sq.ft) : 6.65 / 71.58



LIVING SPACE

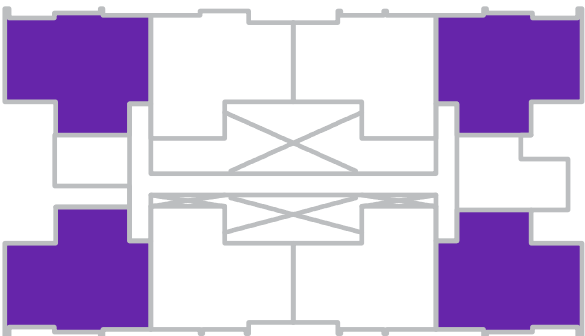
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SPECIFICATIONS



LIVING ROOM

Marble Finish Vitrified Flooring Tiles (1200 x 600 mm)

Gypsum-Finished Walls With Semi Acrylic Paint

Tv Point in Living Room

Upvc Sliding Window (White) with Mosquito Net

Laminated Main door

Provision of Electrical Points and Sleeves for Ac

Granite Window sill



ATTACHED TERRACE / BALCONY

SS + Glass Railings for Balcony

Anti Skid Wooden Finish Flooring Tile (600 x 600 mm)

Upvc Sliding Door (White) with Mosquito Net

Usb Point (C-Port) for Charging Provided



KITCHEN

Marble Finish Vitrified Flooring Tiles (1200 X 600 mm)

Granite Top L-Shaped Kitchen Platform with Stainless Steel Sink

Designer Ceramic Dado Tile 2' Above Counter (300 X 600 mm)

Provision for Exhaust Fan

Jaquar or Equivalent Cp Fitting

Provision for Water Purifier

Provision for Gas Pipeline*

Upvc Sliding Window (White) with Mosquito Net

Granite Window Sill



BEDROOMS

Marble Finish Vitrified Flooring Tiles (1200 x 600 mm)

Provision of Electrical Points and Sleeves For AC

Upvc Sliding Window (White) with Mosquito Net

Granite Window Sill



TOILETS

- Antiskid Flooring (600 X 600 MM)
- Laminated Door Shutter & WPC Frame
- Jaquar or Equivalent Make Sanitary Ware
- Jaquar or Equivalent Make CP Fitting
- Counter Top Wash Basin with Vitrified Platform
- UPVC Openable Window with Provision for Exhaust Fan
- Vitrified Window Sill



ELECTRICAL

- Branded Modular Switches in Entire Apartment



OTHERS

- Elevators with Generator Back-Up for Each Building
- Texture Paint for External Wall
- Gypsum-Finished Walls with Semi Acrylic Paint
- Earthquake Resistant Structure Confirming to IS Code
- Digital Lock for Main Door
- Stand Alone Video Door Phone In Each Flat

YOUR TOWNSHIP GOALS!

Where life awaits.



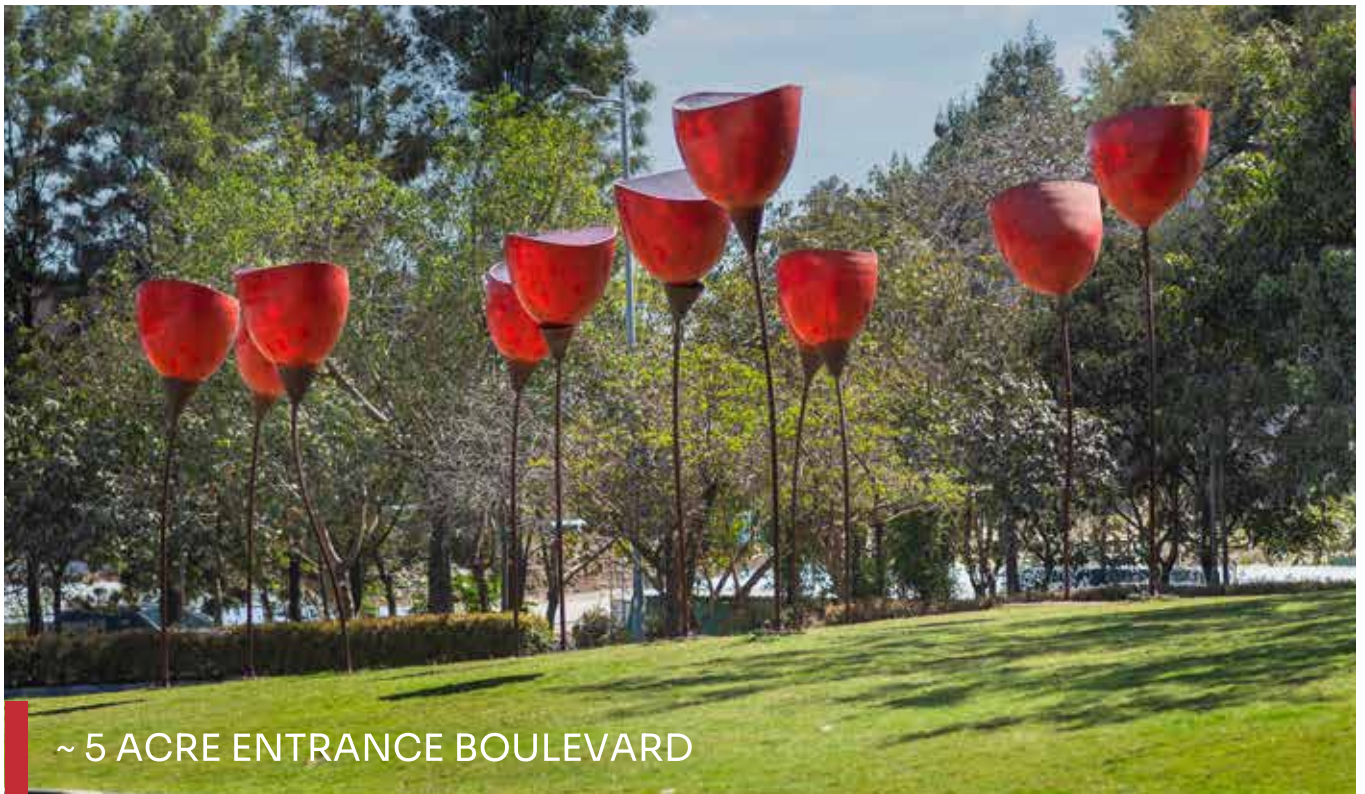
By KOLTE-PATIL

NEAR HINJAWADI, PUNE

Welcome to one of Pune's biggest townships,
nestled near Hinjawadi.

With all modern facilities and infrastructure, Life Republic is a 400+ acre integrated township providing all urban delights under one gated community. From apartments to rowhouses, it also offers diverse residential choices to families seeking to settle down here. As the township evolves, it promises a glorious future for its thriving community of over 30,000+ residents. We at Kolte Patil Developers' pride ourselves over this creation, as it becomes a modern sanctuary for all of Pune.

TOWNSHIP HIGHLIGHTS!



~ 5 ACRE ENTRANCE BOULEVARD



~ 24M INTERNAL SPINE ROAD



20+ TOWNSHIP AMENITIES



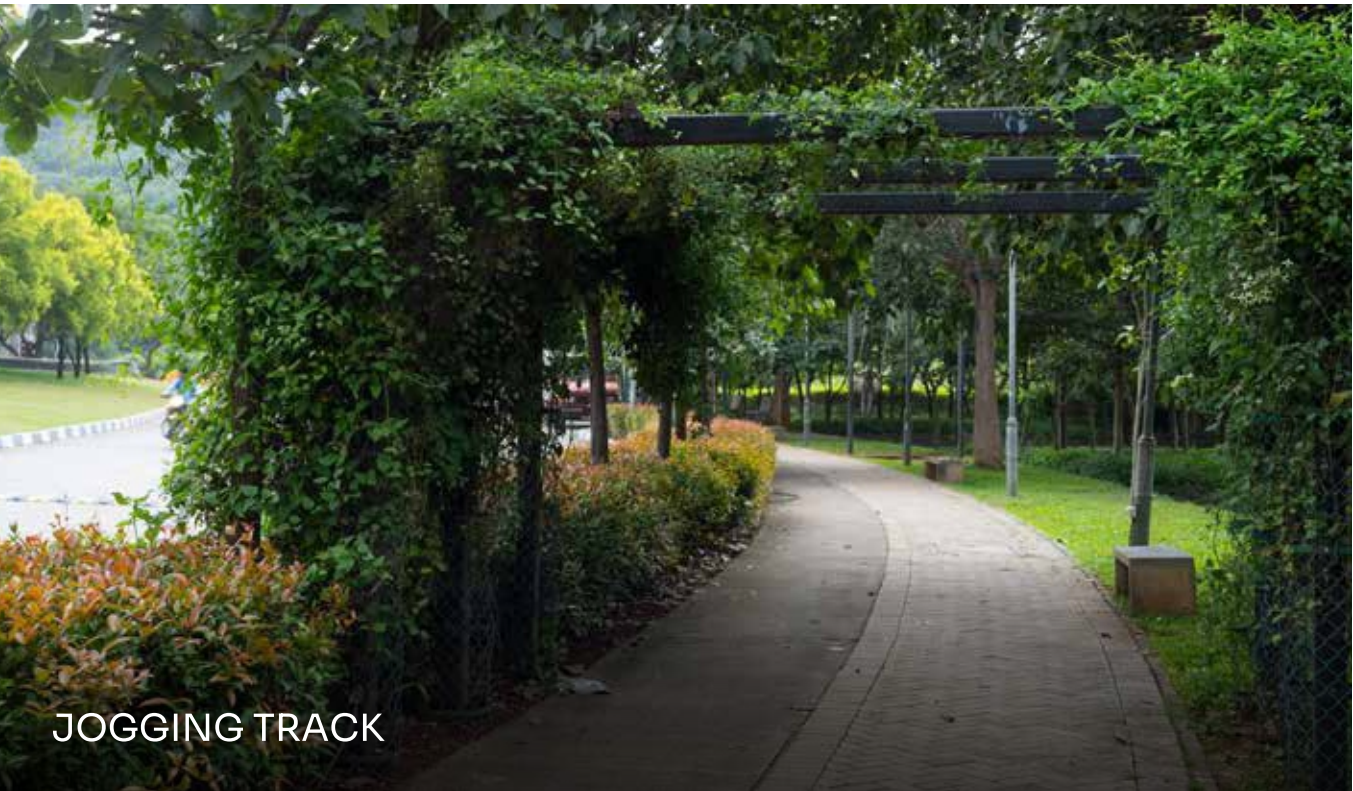
400+ ACRE INTEGRATED TOWNSHIP



~ 3.5 ACRE URBAN PARK



30,000+ RESIDENTS



TOWNSHIP AMENITIES

GREENERY



~ 3.5 Acre of Urban Park



~ 5 Acre of Entrance Boulevard



Green Landscape 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



Health Care Apollo Clinic



Police Station



Pharmacy



Bus Stops



Organic Waste Compost



Essential Shopping



Water Treatment Plant

Certain facilities are subject to change*

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

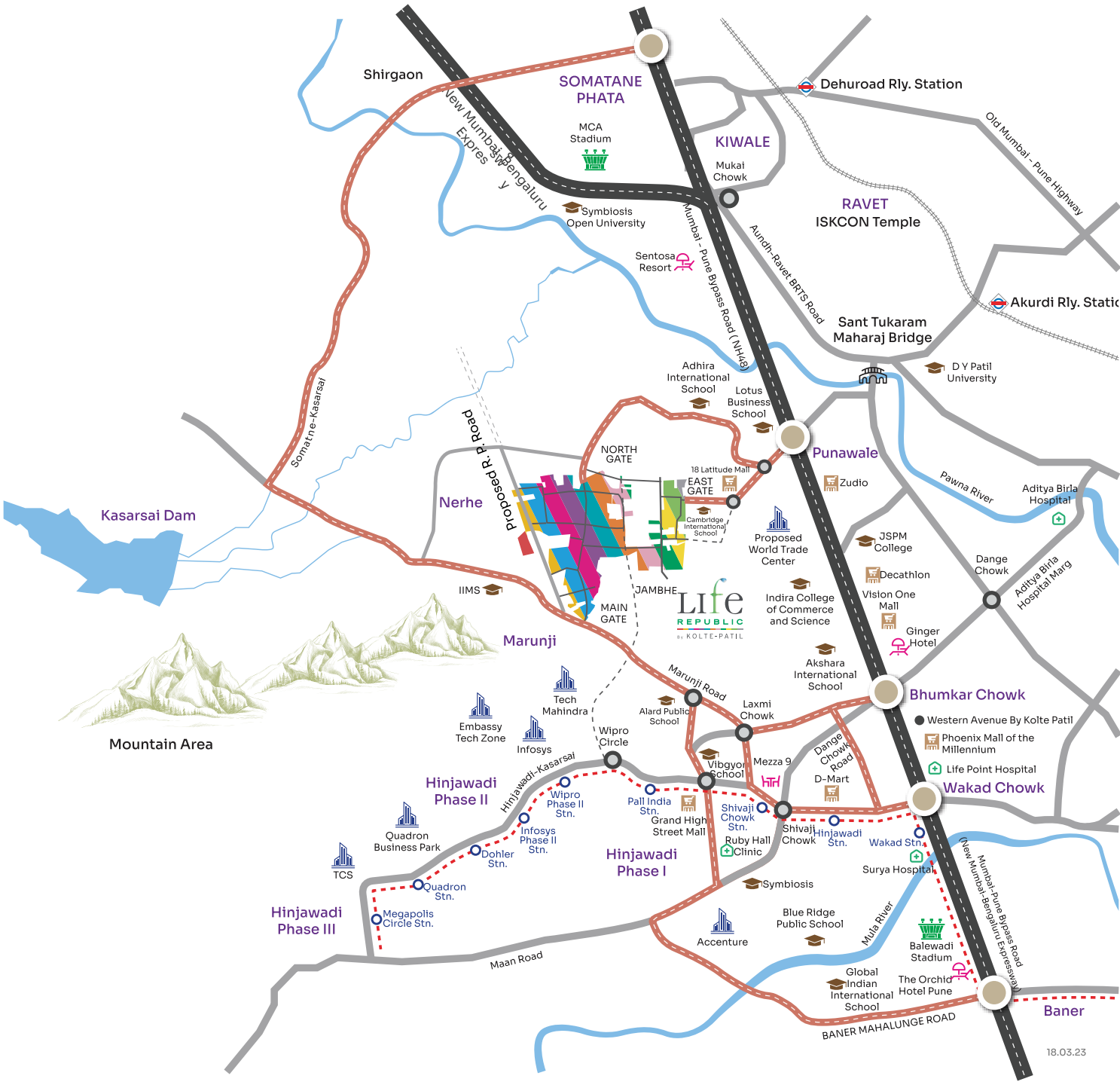
- 📍 Apollo Clinic
- 📍 Aditya Birla Hospital
- 📍 Surya Mother and Child
Super speciality Hopsital
- 📍 Life Point
- 📍 Sahyadri Hospital

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
-  Junctions Connecting Life Republic
-  Railway Station
-  Future Roads





Creation, not Construction.

Kolte Patil Developers Ltd. is Pune's first NSE & BSE listed Real Estate Brand with creation of landmark masterpieces across prime localities of Pune, Mumbai & Bengaluru, what drives us is our motto "Creation, not Construction! 50+ Completed projects, a wide range of residential, retail & commercial developments and over 28 million sq. ft. of quality construction exemplify people's unshakable trust in us. Constant AA- Crisil Rating on our projects indicates our penchant for the topmost quality. For the last 30 glorious years, what we have been striving hard for is best-in-class creations reflecting unmatched greatness. And what humbles us is the fact that with greatness comes great responsibility too.

THE
CREATORS
OF YOUR
COUPLE
GOALS!

TOWNSHIP AMENITIES

GREENERY



~ 3.5 Acre of Urban Park



~ 5 Acre of Entrance Boulevard



Green Landscape across township

AMENITIES



Yoga Pavilion



Swings



Outdoor Seatings



Jogging Track



Outdoor Gym



Electric Bicycle Stand



Acupressure Pathway



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~ 24M Internal Spine Road



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Fire Station



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Bus Stops



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Essential Shopping



Water Treatment Plant

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Thriving Community



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

This project has been registered under MahaRERA Registration
number: P52100079424 as Life Republic Sector R34/34th
Avenue - Duet/Phase - I and is available on the websites
<https://maharera.mahaonline.gov.in> under registered Project.

Disclaimer: All art renderings, illustrations, photographs and pictures contained in this brochure are an artist's impression only and the same should not be considered as the final view of the final project. Standard kitchen platform along with sink will be provided. Rest of the furniture and kitchen appliances are only for representation purpose. Unit areas shall be referred to as outlined in RERA application. Any discrepancies between the sanctioned dimensions and actual dimensions shall necessitate revisions as per RERA guidelines. 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. For more information on future developments please refer to agreement for sale. *T&C Apply