
ABOVE THE NOISE, BEYOND
THE ORDINARY.


WHERE EVERY VIEW FEELS
LIKE A DREAM.

LAUNCHING PHASE 2

DUET

2 BHK HOMES

DUET PHASE 2
HAS A LOT FOR YOU!

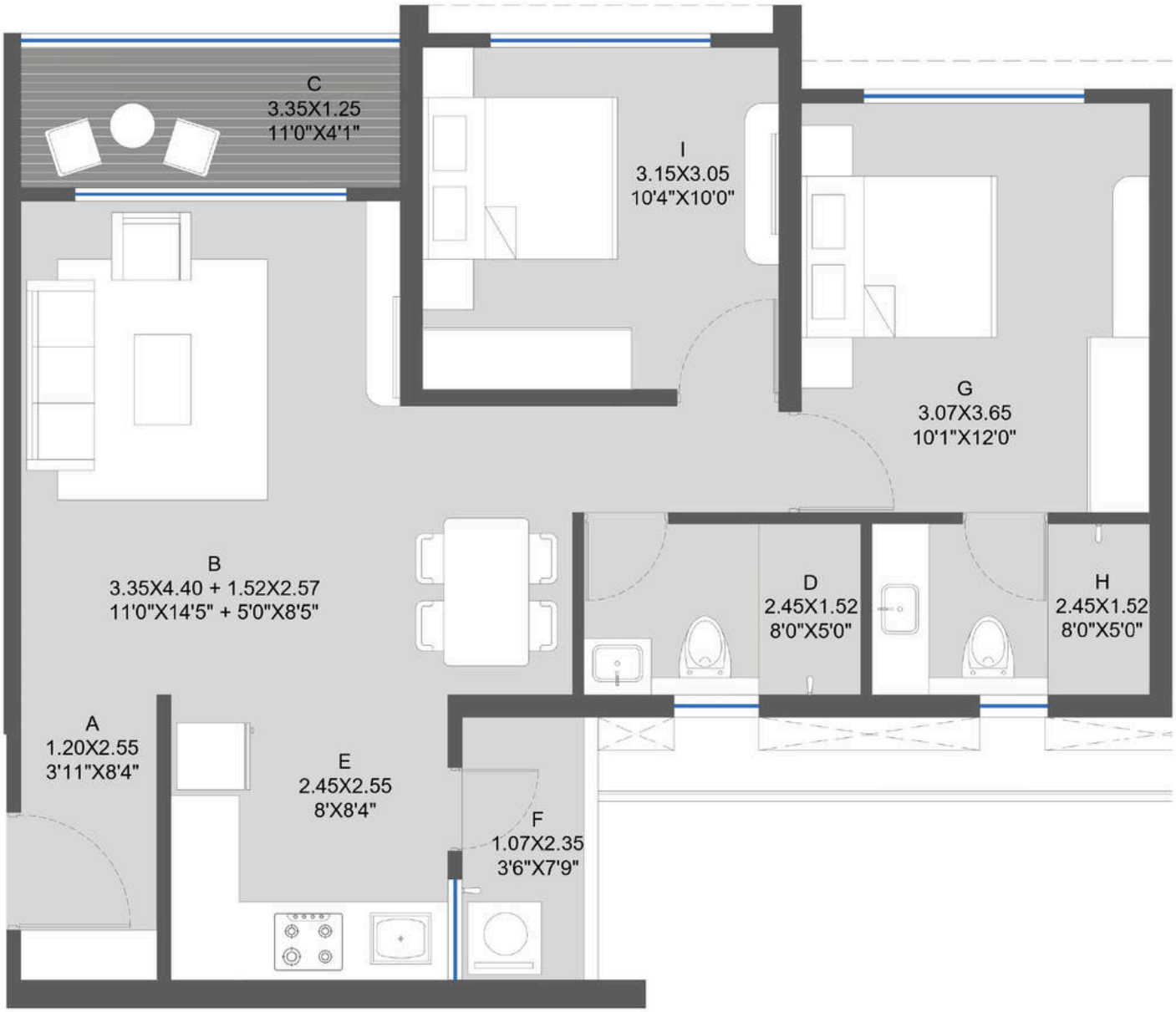
- Spacious 2 BHK Homes
- ~121M Tallest Towers
- ~5.69 Acres Area
- 34 Habitable Floors
- 30+ Amenities across the
  Podium, Ground Floor & Terrace
- Part of 400+ Acre Integrated Township



CHOOSE YOUR BEST OF TWO!

2 BHK ETERNA I 2 BHK INFINITE

At Duet, you can take your pick from our two distinct offerings. These warm and inviting spaces allow you to envision a bright future and achieve all your aspirations.



2 BHK Eterna

Flat Carpet Area (Sq.m/Sq.ft.): 62.07 / 668.12

Balcony Area (Sq.m/Sq.ft.): 6.71 / 72.23

LIVING SPACE

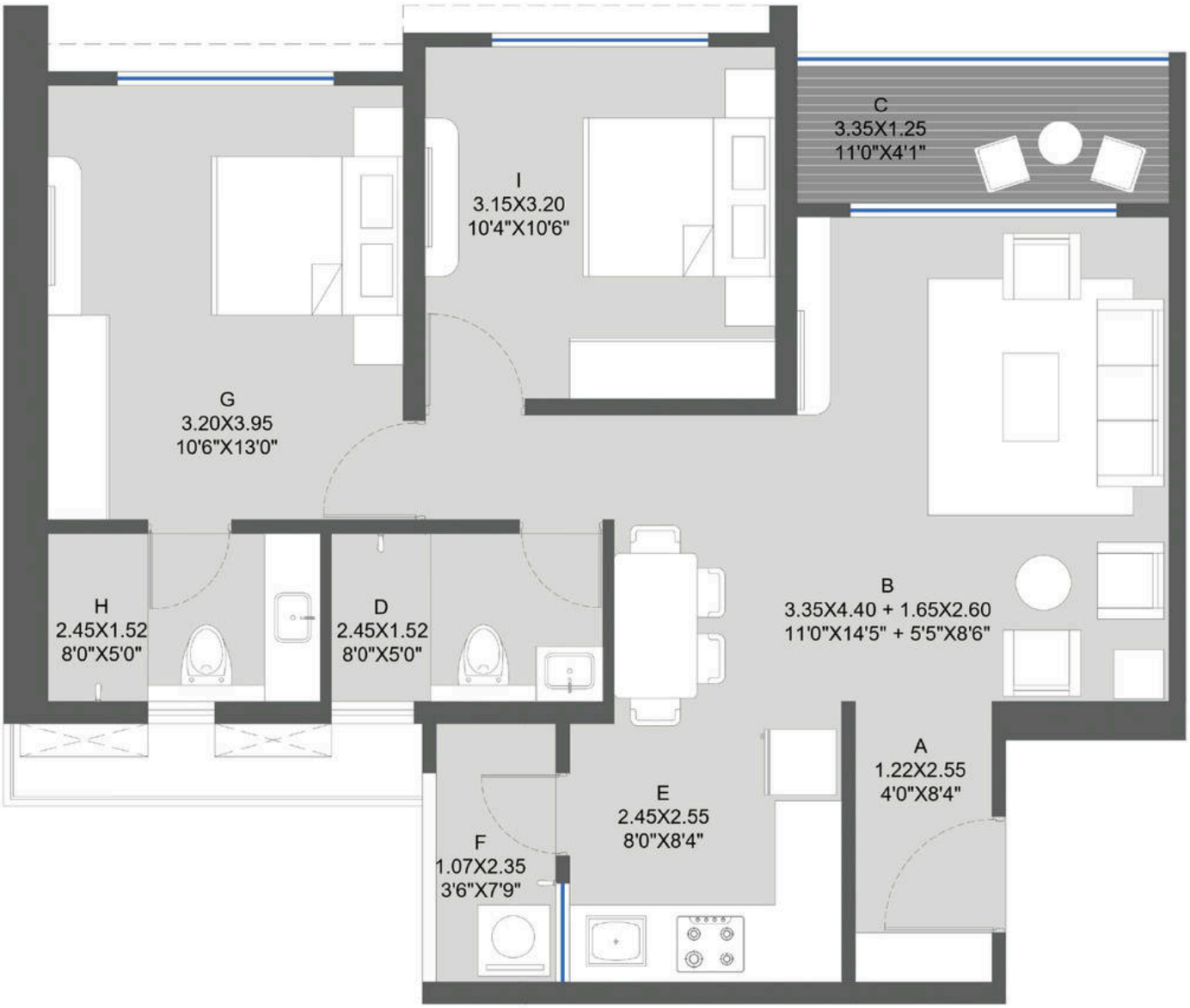
A. Entrance Lobby
B. Living + Dining
C. Balcony
D. Toilet

KITCHEN SPACE

E. Kitchen
F. Balcony

BEDROOMS

G. Master Bedroom
H. Toilet
I. Bedroom



2 BHK Infinite

Flat Carpet Area (Sq.m/Sq.ft.): 64.45 / 693.74

Balcony Area (Sq.m/Sq.ft.): 6.71 / 72.23

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



DESIGN FEATURES:

East West Entry
Entrance Foyer for Added Privacy
L-Shaped Living Dining
Living Room that extends into the Balcony
Large Windows for Natural Light

NOW, LET'S EXPLORE OUR

TWO LEVELS OF AMENITIES!

LEGEND

A. Feature wall and seating area
B. Mound planting
C. Entry court from building
D. Pool overflow cascading waterbody
E. Extended shallow pool with spouts
F. Services
G. Residential Entry
H. Residential Exit
I. Rentail 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 (PHASE 2)

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 (PHASE 2)

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 (Phase 2) 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.

OUTDOOR AMENITIES

A world of 30+ lifestyle amenities, offer indulgences for different moods; ones for serenity and ones for activity too!





SEMI OLYMPIC SIZE SWIMMING POOL WITH EXCLUSIVE POOLSIDE AMENITIES.



PLUSH BBQ COUNTER UNDER THE GRAND FEATURE PAVILION.



COLOURFUL AND DYNAMIC MULTI-SPORTS COURT FOR FUTURE ATHLETES.



VIBRANT, IMAGINATIVE AND SAFE KIDS' PLAY AREA.



Artist's impression

A SPACIOUS PARTY LAWN OPEN TO THE SKY.

INDOOR AMENITIES

Adding a sense of warmth and safety with their indoor ambience, these amenities are ones for me-time and ones for we-time too!





A PLEASANT AND ENCLOSED YOGA/ZUMBA ROOM.



DEDICATED GYMNASIUM WITH EQUIPMENT FOR WEIGHT TRAINING AND CARDIO.



Artist's impression

INDOOR GAMES AREA WITH MULTIPLE OPTIONS FOR RECREATION.



DIGITAL
GAMING ZONE WITH
A SEPARATE VR ROOM.

DOES THE DUET END HERE?

Well, not really! Let's walk through the 400+ acres destination that comes with a 2 BHK here!

DISCOVER LIFE AT

Life REPUBLIC

By KOLTE-PATIL

An expansive, well-planned township that redefines urban living with an ecosystem that promotes a fulfilling lifestyle. From world-class infrastructure to green landscapes, everything you need is thoughtfully integrated to make life effortless and enriching.



WHY TOWNSHIP LIVING?

Booking a home in a township offers several benefits that directly impact the quality of life.

Township Living		Standalone Project
Integrated amenities such as clinics, schools, shops, etc.	Convenience	Limited facilities that often require long travel.
Enhanced security with gated community benefits and continuous digital surveillance.	Safety	Basic security features that depend on the resources of residents.
Energy-efficient systems such as solar panels, rainwater harvesting, etc.	Sustainability	May lack focus on eco-friendly designs or infrastructure.
High-quality, clean, organised and planned infrastructure.	Infrastructure	Depends on the location and frequency of development.
More open spaces and amenities for all age groups.	Holistic Living	Rooftop amenities or completely void of recreational and wellness zones.
A multitude of like-minded people with activities that foster a sense of belonging.	Community	Smaller communities or less opportunities for interaction.
Continuous upgrades, development and scalability. Likely to appreciate in value.	Future	Less likely to expand or evolve due to restricted land size.

FACILITIES AROUND THE TOWNSHIP:

SCHOOLS

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

SHOPPING MALLS

- 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 & HIGHSTREET

- D-Mart
- Smart Bazaar
- Decathlon
- Balewadi Highstreet
- Croma

COLLEGES

- NICMAR
- Bharti Vidyapith
- DY Patil
- Indira Institute of Management
- JSPM
- Alard College
- IIMS

HOSPITALS

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

IT PARKS

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



LANDMARKING INFRASTRUCTURE:

- Phoenix Mall Of The Millennium **~21 Mins.**
- Balewadi Stadium **~22 Mins.**
- DY Patil University **~18 Mins.**
- Indira Institute Of Management **~13 Mins.**



UNEXPLORED LANDSCAPES

~5 Acres Entrance Boulevard that gives you a grand welcome to this magnanimous township.



Actual Image

UNTOUCHED GREENERY

~3.5 Acres Urban Park coupled by a jogging track and lush green spaces.



UNCONVENTIONAL INFRASTRUCTURE

~24M Internal Spine Road along with excellent peripheral and outdoor connectivity to the city's finest destinations.



UNMATCHED CONVENIENCES

20+ Township Amenities including
the Crimson Anisha Global School,
a fire station, healthcare facilities and more!



UNDIVIDED COMMUNITY

A thriving community of **30,000+ Residents** celebrating life together!

ARE YOU READY
TO SING YOUR

DUET

Then, book your 2 BHK home in a

400+ acres integrated township, where

unforgettable views and an unbelievable

lifestyle awaits!

PM1261012500469
maharera.maharashtra.gov.in

Life
REPUBLIC
By KOLTE-PATIL
NEAR HINJAWADI, PUNE

विश्वासाचे प्रतिक
KOLTE • PATIL
Creation, not Construction.

Thriving Community

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

www.liferepublic.in

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 area dimensions to be referred as per the measurements outlined in the 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.