

Live smart, connected & unmatched

Presenting yet another landmark from Mahindra, in Pimpri.



LAUNCHING
— CODENAME —

QUAD

at

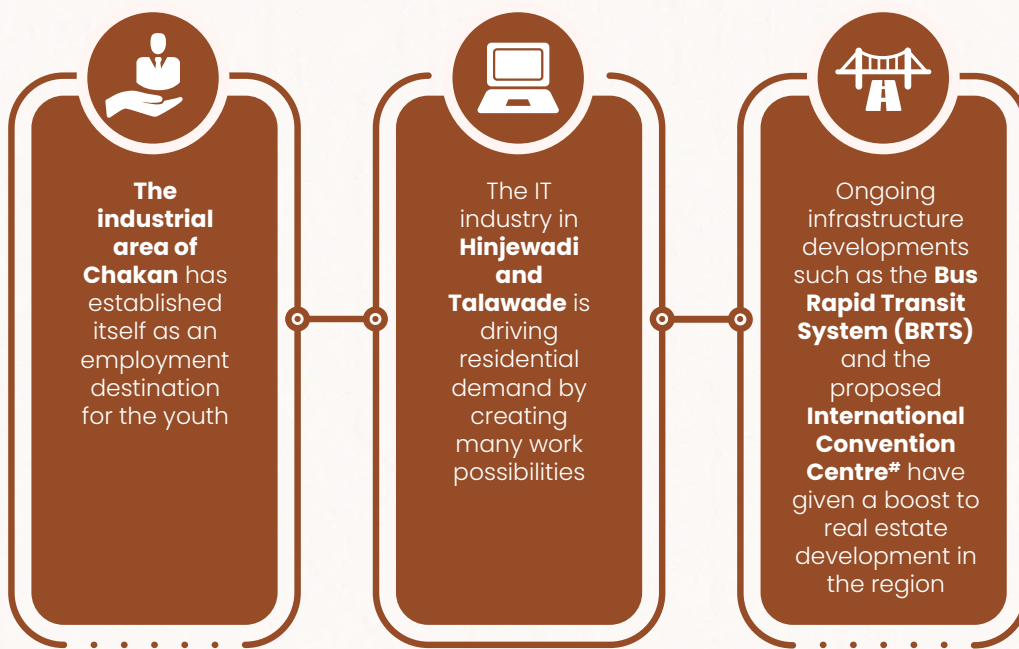
mahindra Citadel

The project "Codename QUAD" is registered with MahaRERA as "Mahindra Citadel Phase I" under MahaRERA no. P52100047656 and available on <https://maharera.mahaonline.gov.in>, valid up to 30.06.2028.

Redefining living in the multifaceted suburb of Pimpri

Pimpri is a fine example of how the suburbs of every Indian city should be planned, built and maintained. The area has evolved holistically over the last two decades, providing a mix of cosmopolitan culture and a better lifestyle, that has continued to attract homebuyers. The area has emerged as one of the most vibrant real estate markets and is on its way to becoming a self-sustaining suburb.

Crafting yet another residential landmark in Pimpri's burgeoning real estate market



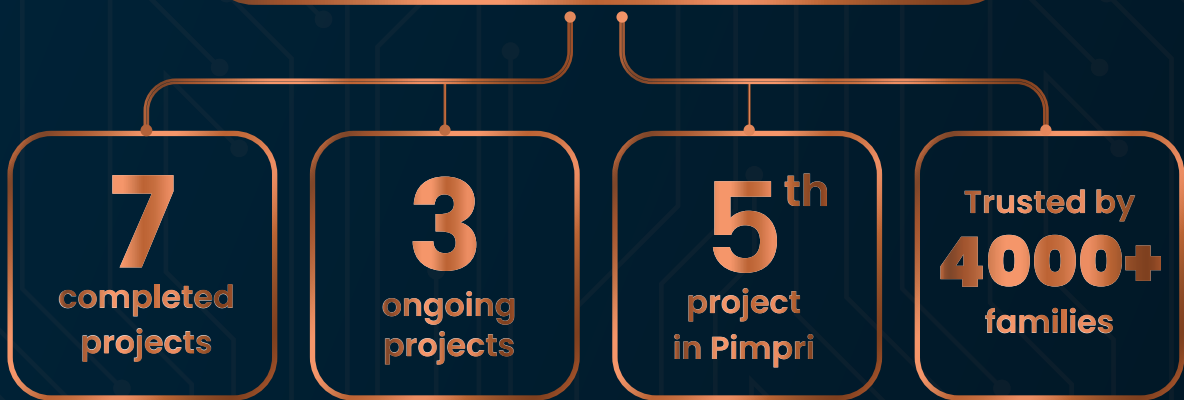
The micro-market has seen a **28%* increase in the weighted average price** over the past 10 years and promises further rise owing to the focused infrastructure development



The hallmark of trust & brilliance

Explore the new standard in urban living, backed by the trust of Mahindra Lifespaces. Over the years, our legacy of projects has contributed to creating megacities with the aim of crafting enriching living environments.

Our strong footprint in Pune



Beat the Queue to an exclusive lifestyle

Presenting Codename QUAD at Mahindra Citadel, a new haven designed for a premium lifestyle, right at the center of connectivity.

Experience convenience designed for refined living in a premium location with access to Pimpri's best schools, malls, business centers, hospitals, and other hotspots.


With Codename QUAD, the first phase of the development at Mahindra Citadel, you can completely immerse yourself in the essence of an upscale lifestyle.

Codename QUAD offers 2 & 3 BHK homes with a cutting-edge lifestyle and premium finishes, right in the heart of Pimpri.

— C O D E N A M E — QUAD





Prime location
right on Old Mumbai
- Pune Highway


Urban forest-
themed
development


Metro station
at doorstep


Mesmerizing
city and
green views


Well-defined
lush green
landscape spaces

A treasure trove of experiences placed in a strategic location

Sitting across a prime vantage point, Codename QUAD provides seamless connectivity to all the major destinations of Pimpri. The current and future infrastructure around Pimpri ensures a convenient lifestyle and brings a plethora of opportunities to your doorstep.



CONNECTIVITY	DISTANCE
Old Mumbai-Pune Highway	0.0 Km
Pimpri Railway Station	2.2 Km
Nehru Nagar Road	2.2 Km

METRO	DISTANCE
Sant Tukaram Nagar Metro Station	0.0 Km
Pimpri Metro Station	1.6 Km
PCMC Metro Station	2.1 Km



SCHOOLS	DISTANCE
Orchids The International School	3.8 Km
GG International School	2.5 Km
City International School	2.8 Km



HOSPITALS	DISTANCE
Yashwatrao Chavan Medical Hospital	2.0 Km
Aditya Birla Memorial Hospital	5.3 Km
CitiCare Hospital	2.3 Km



COLLEGES	DISTANCE
Manghanmal Udhamam College Of Commerce	1.7 Km
D. Y. Patil Institute of Technology	1.3 Km
D. Y. Patil Medical College, Hospital & Research Centre	2.1 Km



MALLS	DISTANCE
Central Mall	2.4 Km
City One Mall	4.1 Km
Elpro City Square Mall	5.3 Km



RESTAURANTS & CINEMAS	DISTANCE
Barbeque Nation	4.1 Km
Basilio Restaurant	2.5 Km
PVR	4.1 Km



RECREATION	DISTANCE
A.P.J Abdul Kalam Garden	1.8 Km
PCMC Park	2.6 Km
Annasaheb Magar Stadium	3.5 Km

Master layout

Map not to Scale. For representation purpose only.



Apartment sizes		
Apartment Type	Aggregate Area (Sq. m)	Aggregate Area (Sq. ft)
2 BHK Pro	67.91	730.77
3 BHK	90.93	978.45
3 BHK Pro	97.29	1046.91
3 BHK Max	114.52	1232

Live an unmatched lifestyle with quality amenities



Indoor badminton courts



Multipurpose sports court



Jogging track



Cricket nets



Health club



Indoor kids playzone



Swimming pool and kids pool



Celebration hall



Open air lounge



Pet pawklet

Explore more with the Celebration lawn, Work pods, Rec club, Cinema lounge, Guest rooms and Elders park

Unit Plans

2 BHK PRO

Area	Sq.m	Sq.ft
Carpet	59.70	642.61
Balcony	3.53	38.00
Balcony (Enclosed)	2.63	28.31
Balcony (Utility)	2.03	21.85
Aggregate	67.89	730.77



3 BHK

Area	Sq.m	Sq.ft
Carpet	81.45	876.73
Balcony	7.18	77.29
Balcony (Utility)	2.27	24.43
Aggregate	90.90	978.45



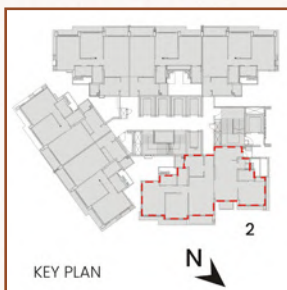
3 BHK PRO

Area	Sq.m	Sq.ft
Carpet	81.11	873.07
Balcony	3.30	35.52
Balcony (Utility)	2.27	24.43
Terrace	10.58	113.88
Aggregate	97.26	1046.91



3 BHK MAX

Area	Sq.m	Sq.ft
Carpet	104.97	1129.90
Balcony	5.63	60.60
Balcony (Utility)	3.88	41.76
Aggregate	114.48	1232.26



Make your dream lifestyle a living reality

At Codename QUAD, you'll find a perfect mélange of smart lifestyle and unparalleled connectivity, backed by the trust of Mahindra Lifespaces.

Enjoy the company of like-minded neighbours, as well as a safe and secure environment, at an address that is truly class-apart.

Once-in-a-lifetime price advantage

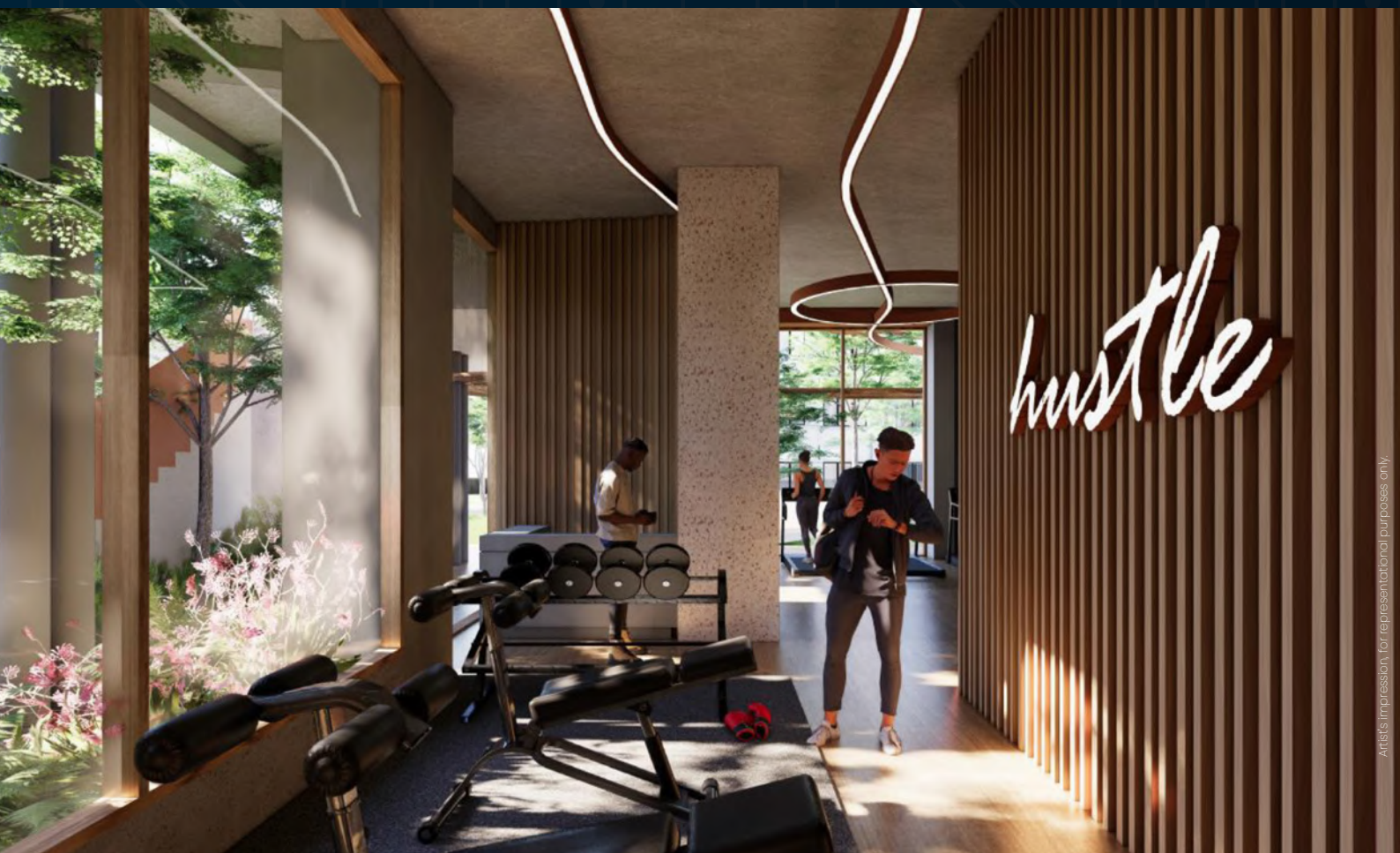
Best-in-class amenities

Unmatched location

Spacious 2 & 3 BHK apartments

Mesmerizing city and green views

Ultra-modern clubhouse



Mahindra Lifespace Developers Ltd.

Established in 1994, Mahindra Lifespaces brings Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems.



Development Footprint

32.14 million sq. ft. of completed, ongoing and forthcoming residential projects across **7 Indian cities**; and over **5000 acres** of ongoing and forthcoming projects across four locations



Development Portfolio

- Premium and luxury residential projects
- Value homes under the 'Mahindra Happinest' brand
- Integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands



Accolades

- India's first real estate company to launch a Net Zero Energy Residential project
- First real estate company in India to have committed to the global Science Based Targets initiative (SBTi)
- With 100% Green portfolio since 2014, the company is working towards carbon neutrality by 2040
- Actively supports research on green buildings tailored to climatic conditions in India
- Recipient of over **80 awards** for its projects and ESG initiatives

mahindra Citadel

2 & 3 BHK homes in Pimpri



Site address

Mahindra Citadel, Mahindra Lifespace Developers Limited
CTS No. 4854, Sub-Plot A, Old Mumbai-Pune Highway,
Pimpri-Chinchwad, Pune - 411018

Office address

Mahindra Towers, 5th floor, Dr. G. M. Bhosale Marg,
Worli, Mumbai - 400018.

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