

Savour
Exquisite living in
Maharashtra's
1st planned
smart city



Artist's impression

LAUNCHING NEW TOWER

at

mahindra Citadel

Exquisite 3 & 4 BHK homes in Pimpri

Relish elevated living in the multi-faceted suburb of Pimpri-Chinchwad

Pimpri is a quickly accelerating urban oasis in Pune where upscale living tastefully combines with lucrative investment potential. Over the last decade, Pimpri's real estate market has seen a steady growth.

Its well-designed neighbourhoods, cutting-edge amenities, and envy-inspiring green spaces have been drawing in homeowners with an appetite for sophisticated living. This, coupled with the strong presence of industries and IT parks, has created a favourable investment climate.



Images used for representation purpose



The **industrial area of Chakan** has established itself as an employment destination for the youth.



The IT industry in Hinjewadi and Talawade is driving residential demand by creating many work possibilities.



Ongoing infrastructure developments such as the Bus Rapid Transit System (BRTS) and the proposed **International Convention Centre** have given a boost to real estate development in the region.

Mahindra Citadel - A gourmet address



Keys:

- 01 - mahindra Citadel
- 02 - Old Mumbai Pune Highway
- 03 - Sant Tukaram Metro Stn
- 04 - PCMC Metro Stn
- 05 - Vallabh Nagar Bus Stn
- 06 - Pimpri Chinchwad Stn
- 07 - Military farm
- 08 - Bhosari Metro Stn
- 09 - Kasarwadi Metro Stn
- 10 - Kasarwadi Railway Stn

The Map depicts only select landmarks.

Connectivity

Old Mumbai-Pune Highway	0.0 km
Pimpri Railway Station	2.2 km
Nehru Nagar Road	2.2 km

Schools

Orchids The International School	3.8 km
GG International School	2.5 km
City International School	2.8 km

Colleges

Manmaghamal 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

Restaurants & Cinema

Barbeque Nation	4.1 km
Basilio Restaurant	2.5 km
PVR	4.1 km

Metro

Sant Tukaram Nagar Metro Station	0.0 km
Pimpri Metro Station	1.6 km
PCMC Metro Station	2.1 km

Hospitals

Yashwantrao Chavan Medical Hospital	2.0 km
Aditya Birla Memorial Hospital	5.3 km
CitiCare Hospital	2.3 km

Malls

Central Mall	2.4 km
City One Mall	4.1 km
Elpro City Square Mall	5.3 km

Recreation

A.P.J. Abdul Kalam Garden	1.8 km
PCMC Park	2.6 km
Annasaheb Magar Stadium	3.5 km

Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.

Imagine a home that is sautéed with **optimised design**,
seasoned with a **home automation** spice mix,
blended with a **gourmet address**,
served with an **array of fresh greens**,
and preserved with **sustainable practices**.

That's the
recipe of exquisite living at...



Relish exquisite living

These exquisite residences are meticulously crafted with versatile living spaces that offer unobstructed, panoramic views on all sides and ample space around the towers, creating an open and airy ambience.



Image for representational purposes only



Actual views from higher floors



Artist's impression

Tailor-made home features will make every nook more functional and give you seamless control over your living environment.



Smart door lock



Smart doorbell



Smart BLDC fans



Smart plugs



Storage spaces



Work-from-home nook



Walk-in wardrobes



Low-flow fixtures that helps conserve water



Heat-reflective SRI paint for cooler indoor environment



Cross-ventilation and adequate natural light

To pack the most flavor into our elevated life, live in a home that is exquisitely designed.



Living Room



Living Room Balcony



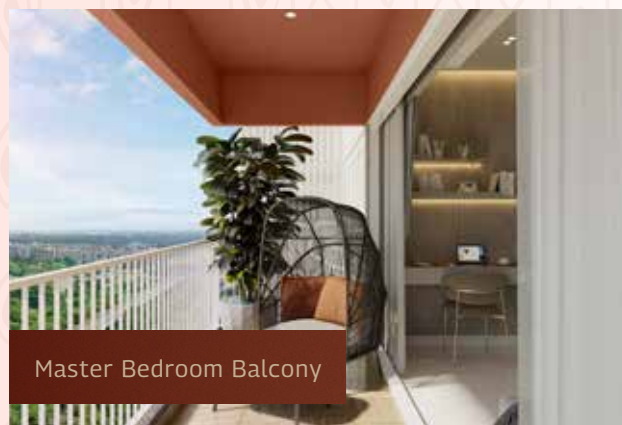
Living And Dining Room



Master Bedroom



Walk-In-Wardrobe



Master Bedroom Balcony

*Artist's Impression. Image for representation only
Any furniture, fixtures and white goods shown are not part of the offering.*

Amenities designed to help you pay attention to your mind and body, and bring you closer to your community.

Health and Fitness



Swimming Pool



Badminton Court



Multipurpose Sports Court



Health Loop



Cricket Net



Clubhouse Gym

Artist's impression, images used for representation purpose only.

Amenities designed to help you pay attention to your mind and body, and bring you closer to your community.

Community spaces



Indoor Community Hall

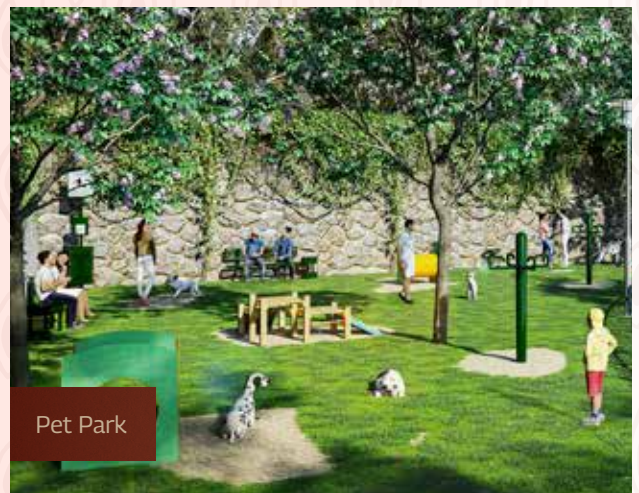


Senior Citizen Park

Mindfulness



Yoga & Meditation



Pet Park

Artist's impression, images used for representation purpose only.

Explore more with the Cinema Lounge, Aerobics and Dance Room, Reflexology Path, Outdoor Gym Area, Indoor Games Room, Indoor Kids-Play Area, Space for Creche and many more.

MASTER PLAN

Apartment type

RERA Carpet Area
Sq.m. Sq.ft.

3 BHK Viva	107.62	1158.41
3 BHK Ultra (Tower 1 and J)	127.94	1377.13
3 BHK Ultra (Tower K)	128.85	1386.93
4 BHK	154.72	1665.38



*Plan not to Scale. For representation purpose only.

LEGEND

Phase 1 - Beacon
Tower A, B, C & D

Phase 2 - Bastion
Tower I, J & K

Ground Level Amenities

- 01 Entry/Exit
- 02 Event Zone
- 03 Community Gathering Spaces
- 04 Health Loop
- 05 Kids' Play Area
- 06 Outdoor Gym Area
- 07 Cricket Net

- 08 Reflexology Path
- 09 Yoga/Meditation Area
- 10 Senior Citizen Area
- 11 Play House
- 12 Work Pods
- 13 Play Sandpits
- 14 Pet Park

Podium Level Amenities

- 15 Swimming Pool
- 16 Kids' Pool
- 17 Party Lawn
- 18 Seating Nook
- 19 Multipurpose Sports Court

Club House 01 (C1) Amenities

- a. Open Air Theatre
- b. Pool Room
- c. Indoor Community Hall
- d. Cinema Lounge
- e. Work café with Library
- f. Gym
- g. Town Hall
- h. Indoor Games Room

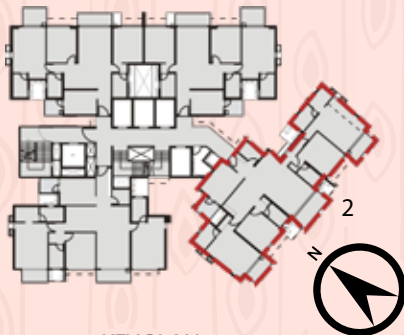
Club House 02 (C2) Amenities

- a. Indoor Community Hall
- b. Badminton Courts
- c. Indoor Kids-Play Area
- d. Space For Creche
- e. Indoor Games Room
- f. Gym
- g. Tuition Room
- h. Guest Rooms
- i. Aerobics and Dance Room

Apartment layout

4 BHK

Area	Sq. m	Sq. ft
Carpet	119.54	1286.72
Balcony (Enclosed)	18.58	199.99
Balcony	13.18	141.86
Balcony (Utility)	3.42	36.81
Aggregate	154.72	1665.38

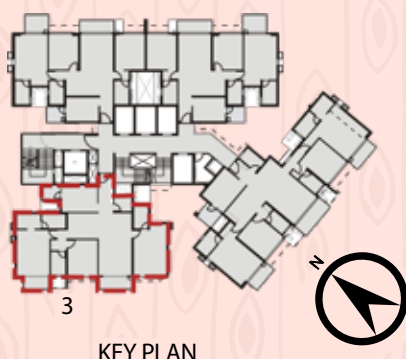


KEY PLAN

Apartment layout

3 BHK ULTRA

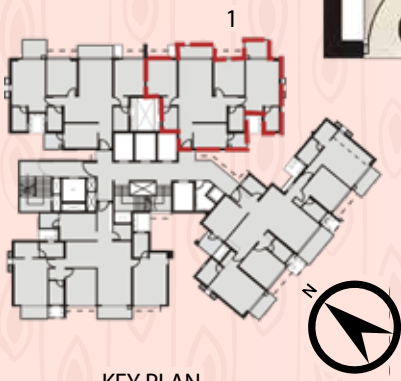
Area	Sq. m	Sq. ft
Carpet	117.35	1263.15
Balcony	7.74	83.31
Balcony (Utility)	2.85	30.67
Aggregate	127.94	1377.13



Apartment layout

3 BHK
VIVA

Area	Sq. m	Sq. ft
Carpet	95.84	1031.62
Balcony	8.87	95.47
Balcony (Utility)	2.91	31.32
Aggregate	107.62	1158.41



KEY PLAN



Our robust Pune footprint

8

Completed
Projects

4

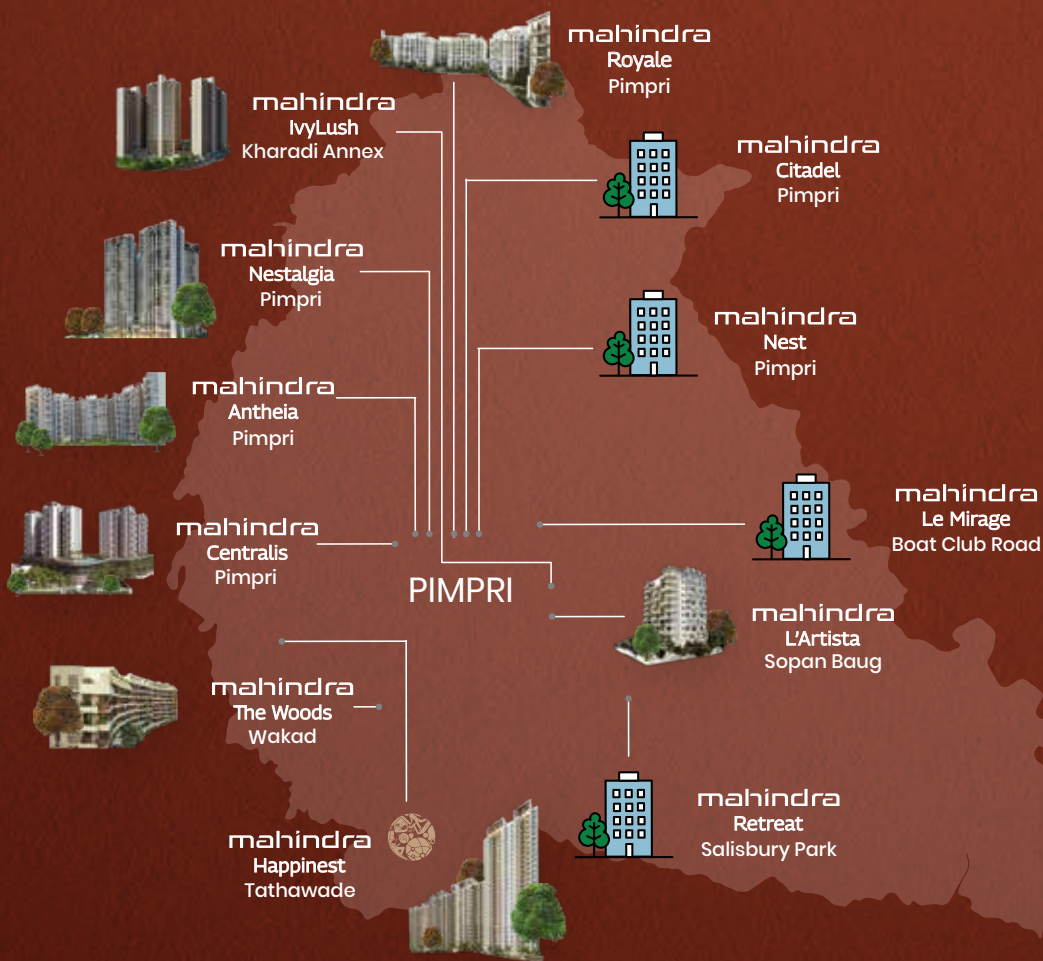
Ongoing
Projects

7th

Project
in Pimpri

4000+

Families
trust us



Mahindra Citadel – A distinctive edge



Unrivalled location
Prime & convenient



Open green views
Serene & unobstructed



**Promising
future investment**
Growing & lucrative



**Best-in-class
amenities**
Holistic & inclusive



Brand Mahindra
Trusted & reliable

mahindra Citadel

Customer experience center and project address:

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

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



The Project "Mahindra Citadel" is being developed by Mahindra Lifespace Developers Limited ("MLDL") in a phase-wise manner. The various phases have been registered with MahaRERA bearing registration numbers as follows: Bastion I - P52100053012, valid upto: 30/03/2030, Bastion J, K - P52100053150, valid upto: 30/06/2029. More information is available at <https://maharera.maharashtra.gov.in>

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