

Savour  
simpler living in  
Maharashtra's  
1<sup>st</sup> planned  
smart city

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Artist's impression

**LAUNCHING BASTION**  
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

\*Map not to scale

\*\*Shortest distance as per Google maps

## 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

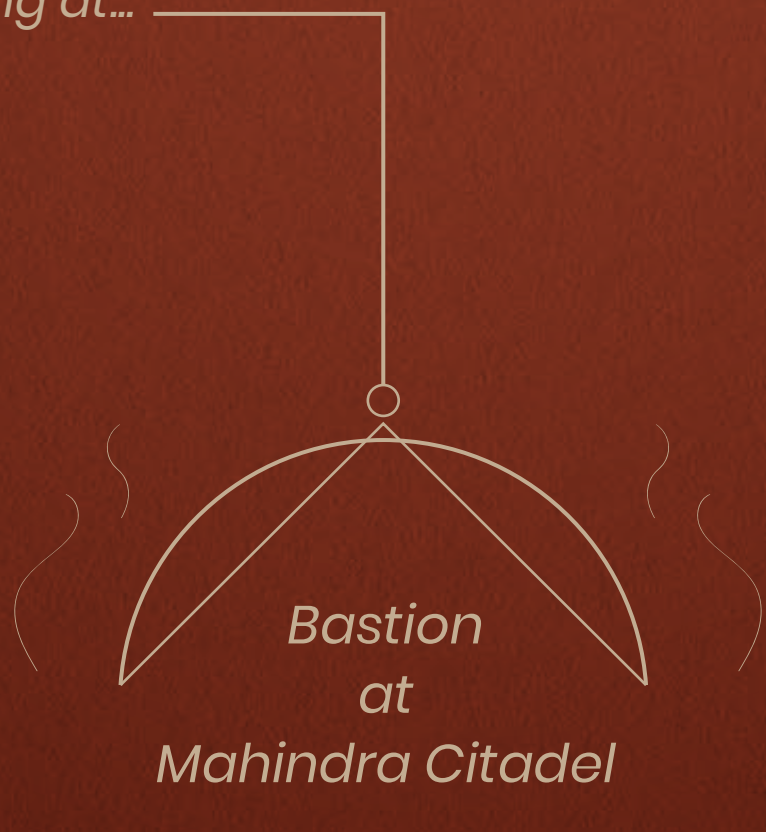
## Recreation

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

\* Shortest distance as per Google maps, as of October 2023.

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 simple living at...



# Crafting simpler 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



All 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

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

## Health and Fitness



*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



## Mindfulness



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 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

## 3 BHK VIVA

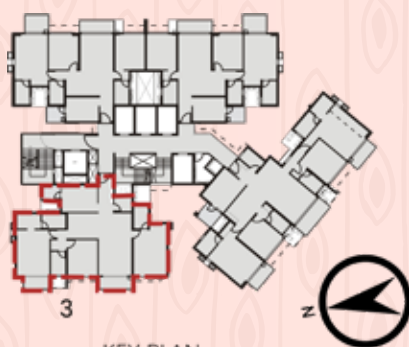
Area	Sq. m	Sq. ft
<b>Carpet</b>	95.84	1031.62
<b>Balcony</b>	8.87	95.47
<b>Balcony (Utility)</b>	2.91	31.32
<b>Aggregate</b>	107.62	1158.41



# Apartment layout

## 3 BHK ULTRA

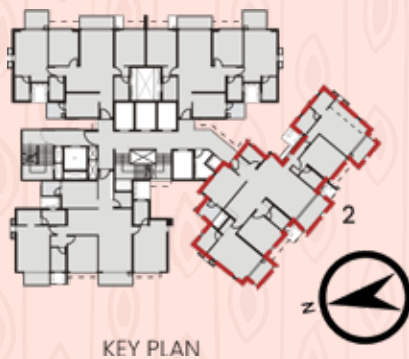
Area	Sq. m	Sq. ft
<b>Carpet</b>	117.35	1263.15
<b>Balcony</b>	7.74	83.31
<b>Balcony (Utility)</b>	2.85	30.67
<b>Aggregate</b>	127.94	1377.13



# Apartment layout

4 BHK

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



# Our robust Pune footprint

Mahindra Citadel is our 7<sup>th</sup> landmark in Pimpri and our 11<sup>th</sup> one in the city of Pune.

8

Completed  
Projects

3

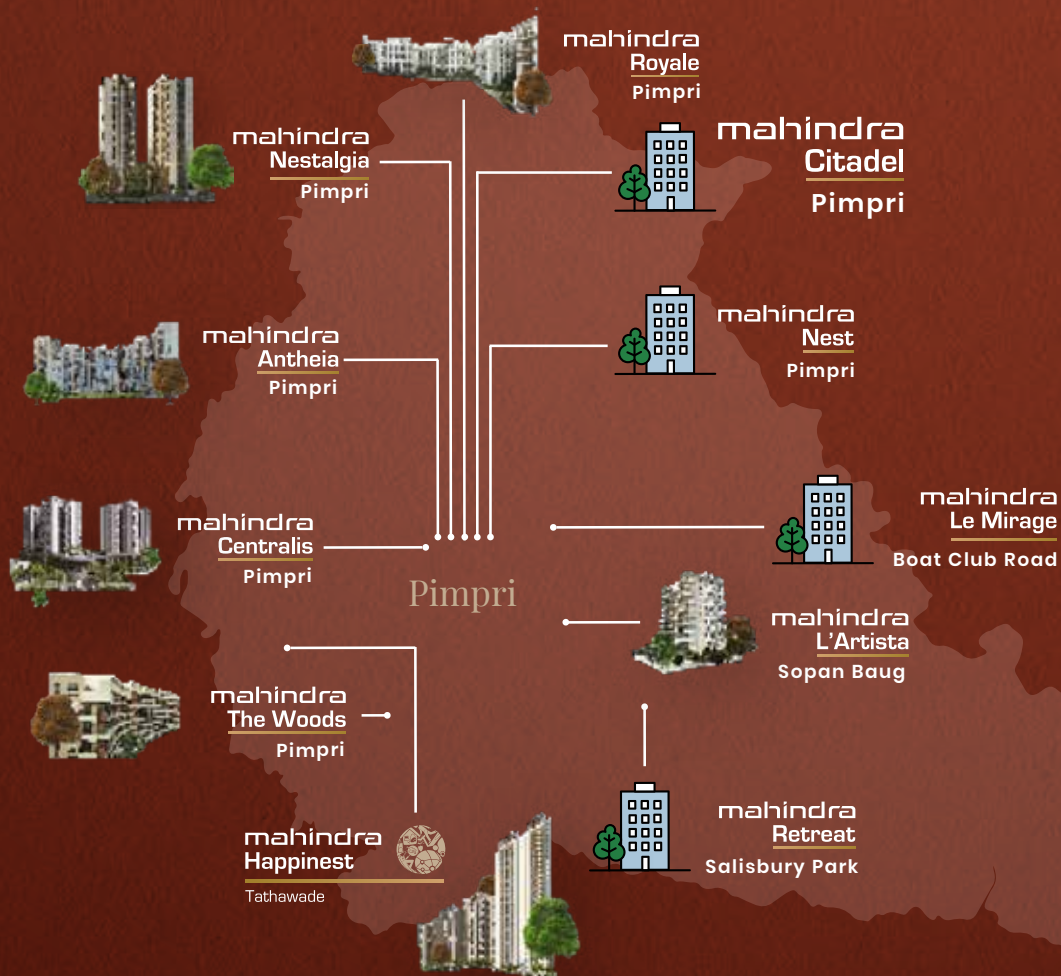
Ongoing  
Projects

7<sup>th</sup>

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*

*Crafting simpler living at*

## **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

### **Office address**

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



**India's 1<sup>st</sup> home-buying experience  
on the Metaverse**



Phase 1



Bastion J, K



Bastion I

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: Phase 1 – P52100047656, valid upto: 30/06/2028, Bastion J, K – P52100053150, valid upto: 30/06/2029, Bastion I – P52100053012, valid upto: 30/03/2030. More information is available at <https://maharera.mahaonline.gov.in>.

Disclaimer: This communication is an artistic conceptualization for illustration and representation purpose only. The information contained in this communication is only indicative of the kind of development that is proposed in the Project and is subject to change with requisite approvals. MLDL reserves the right to make any changes or alterations. T&C apply.