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http://maharera.maharashtra.gov.in
mahindra Marina64
HOME of POSITIVE ENERGY
Artist impression for representational purpose only

AT MAHINDRA MARINA64, WE HAVEN'T JUST BUILT HOMES, WE'VE CREATED AN ECOSYSTEM DESIGNED TO BRING YOU BACK TO BALANCE.

Prime Location

- Well-connected, established neighbourhood
- High-quality social infrastructure
- A five-minute drive to key destinations: Infiniti Mall, Mindspace, and Goregaon Sports Club
- An upmarket school district and premium health facilities

Premium, Modern Homes

- Spacious homes – 2, 3 & 4 BHK residences
- Private decks with panoramic views
- Well-ventilated interiors with ample natural light

Unmatched Leisure and Wellness

~2 acres of recreation spaces for a like-minded community, including:

- Half Olympic-size pool
- Multipurpose court
- Amphitheatre
- Senior citizen nook
- Yoga zone

State-of-the-art 11,000 sq. ft. clubhouse featuring:

- Indoor gym
- Badminton court
- Indoor games room
- Kickboxing & Aerobics room
- Aerial yoga room
- Community hall

Eco-Conscious Living

- Net-zero energy development
- IGBC Gold pre-certified

YOUR HOME OF POSITIVE ENERGY, JUST 5 MINUTES AWAY FROM A NEIGHBOURHOOD THAT HAS IT ALL

Amidst Malad's vibrant cultural and economic hubs lies a neighbourhood radiating positivity, with top-tier education, healthcare, retail, and social spaces just five minutes away.

Healthcare Institutions

1. Lifeline Hospital ~1.2 km
2. Zenith Multispeciality Hospital ~1.3 km
3. Sun Hospital ~0.7 km

Educational Institutions

1. Ryan International School (Malad West) ~1.5 km
2. Dr. S. Radhakrishnan International School ~1.5 km
3. DG Khetan International School ~1.8 km
4. VIBGYOR Roots and Rise School ~1.7 km
5. Orchids International School ~1.3 km
6. Billabong High International School ~3.2 km

Retail

1. Infiniti Mall ~0.9 km
2. Inorbit Mall ~2 km
3. D Mart ~0.8 Km

Places of Attraction

1. Goregaon Sports Club ~1 km

Nearby IT/ Business Hubs

1. Mindspace Malad ~1.3 km
2. Infinity IT Park ~5.6 km

Railway / Metro Station:

1. Malad Railway Station ~1.4 km
2. Malad West Metro Station (Line 2A) ~0.5 km

Roads:

1. Western Express Highway ~2.5 km
2. New Link Road ~0.4 km
3. Swami Vivekananda Road (SV Road) ~0.8 km

Beaches

1. Marve Beach ~5.5 km
2. Manori Beach ~8.2 km

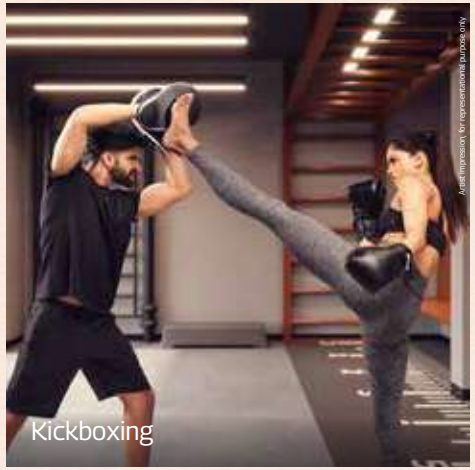
*Distances shown are approximate as per Google Maps

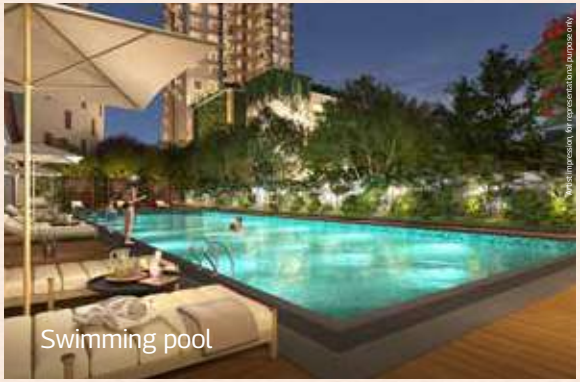
Artist impression, for representational purpose only

EVERYDAY HUBS OF POSITIVITY

Spread across 3.05 acres, Mahindra Marina64 offers dedicated recreational spaces, thoughtfully planned to encourage active lifestyles and everyday community connections.

- Amphitheater
- Multipurpose Court
- Party Lawn
- Meditation Zone
- Kids Play Area
- Outdoor Gym
- Library
- Multipurpose Hall
- Senior Citizen Nook
- Indoor Games Room





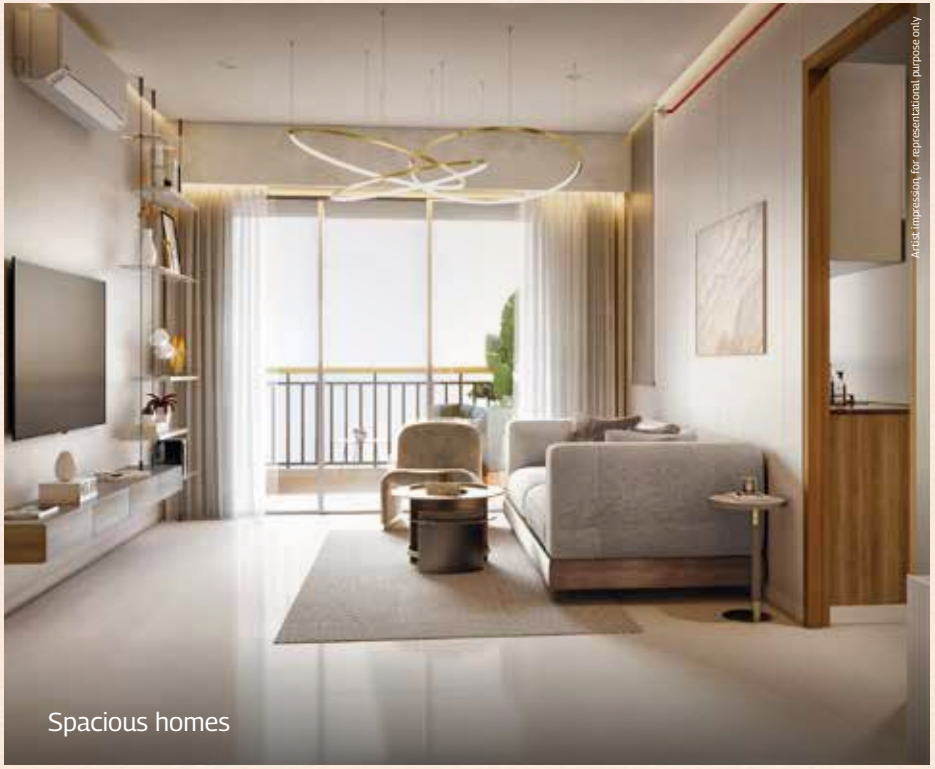
VIEWS THAT RADIATE POSITIVE ENERGY

With sweeping views of the Malad skyline, the 24,000 sq ft landscaped green community area, the main plot podium greens and the open recreational spaces, Mahindra Marina64 offers a rare vantage where calm, clarity, and a sense of uplift come standard.

ELEGANTLY DESIGNED

A RESIDENCE IMMERSED IN POSITIVE ENERGY

At Mahindra Marina64, each home is thoughtfully designed to reflect its residents' elegance. A generous 80+ m spacing between the two low density towers allows utmost privacy, natural light, and refreshing cross-ventilation that offer a pleasant and positive environment all day.

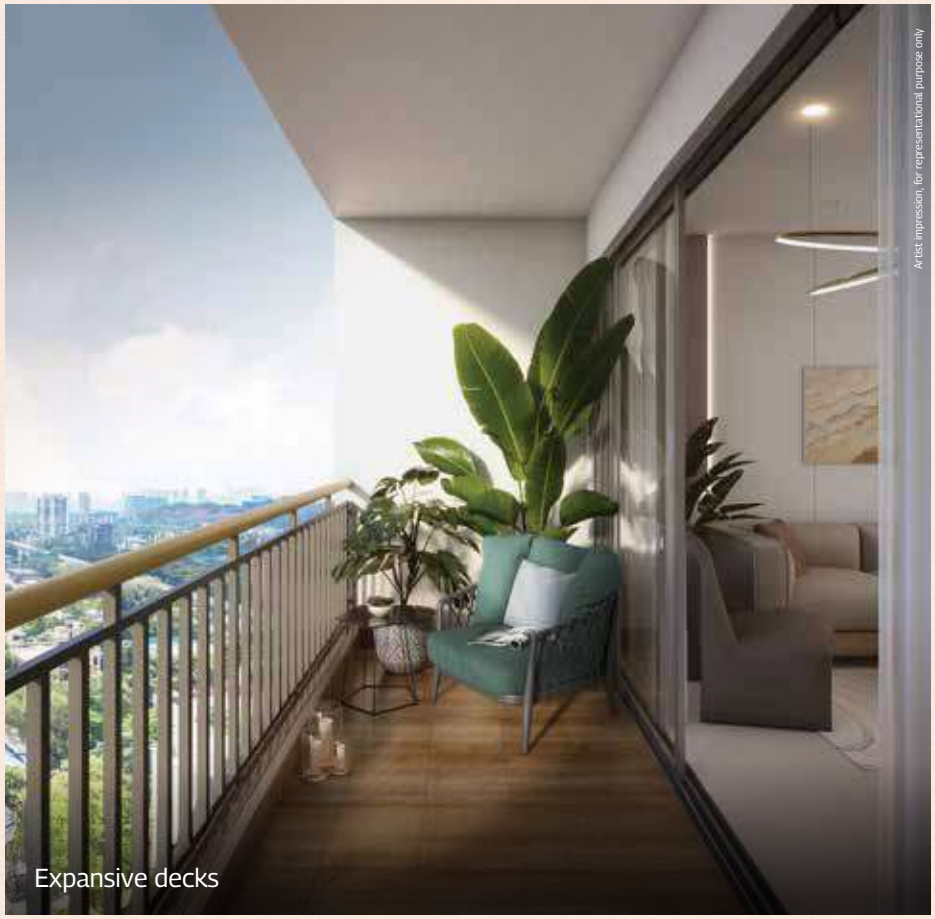


Spacious homes

Maximum privacy & open views

A POSITIVELY LIGHTER FOOTPRINT

At Mahindra Marina64, sustainability meets opulent living through climate-responsive design, conscious construction, and resource-efficient systems, all thoughtfully rooted in the principles of a circular economy.



Expansive decks

French windows allowing maximum sunlight & wind channelling

SUSTAINABLY POWERED

- Optimal building orientation to maximise sunlight and increase air circulation
- High-performance glass maximises sunlight with reduced heat gain
- Specialised (high SRI) paint reduces heat gain from roofs
- Energy-efficient equipment reduces power consumption
- Ideal window-to-wall ratio for better indoor temperature

WASTE MANAGEMENT INITIATIVES

- Reducing, reusing, and recycling waste during construction
- Procuring green products and materials
- Sustainable demolition

WATER CONSERVATION INITIATIVES

- 35% of water saved annually, reducing dependence on external water sources
- Low-flow water fixtures

MASTER PLAN

1. Multi-purpose Court
2. Amphitheatre
3. Podium Lawn
4. Kids' Play Area - 01
5. Senior Citizen Nook
6. Yoga Deck
7. Pet Park
8. Floral Garden
9. Outdoor Gymnasium - 01
10. Swimming Pool With Deck
11. Party Lawn
12. Outdoor Activity Area
13. Kids' Play Area - 02
14. Aerial Yoga Room
15. Outdoor Gymnasium - 02
16. Kids' Play Area - 03
17. Kickboxing & Aerobics Room
18. Clubhouse:
    - Multi-purpose Hall
    - Indoor Games Room
    - Gymnasium
    - Indoor Badminton Court

A Entry / Exit

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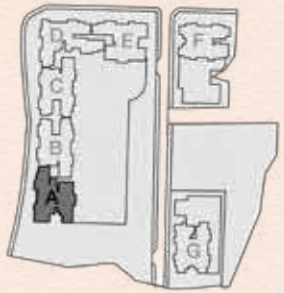
Plan not to scale

TYPOLOGY LAYOUTS

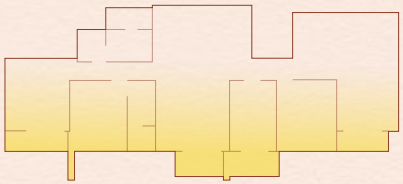
TOWER - A



KEY PLAN

TYPICAL FLOOR UNIT 01 - 4BHK

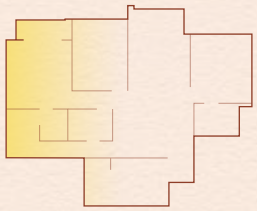
Area	sq.m	sq.ft
RERA Carpet Area	128.59	1384
Balcony 1 (Living Room)	3.06	33
Balcony 2(Bedroom)	3.09	33
Balcony 3(Bedroom)	2.38	26
Total Area	137.12	1476



Sunlight
The units are thoughtfully positioned to maximise natural lighting in every home

TYPICAL FLOOR UNIT 02 - 3BHK

Area	sq.m	sq.ft
RERA Carpet Area	92.48	995
Balcony 1(Living Room)	3.80	41
Balcony 2(Bedroom)	2.78	30
Total Area	99.06	1066



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N

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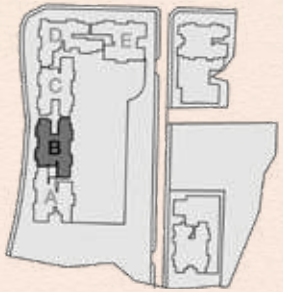
TYPOLOGY LAYOUTS

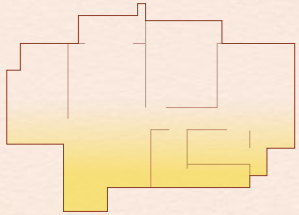
TOWER - B



KEY PLAN

TYPICAL FLOOR UNIT 01 - 2BHK

Area	sq.m	sq.ft
RERA Carpet Area	68.21	734
Balcony 1 (Living Room)	2.63	28
Total Area	70.84	763



Sunlight
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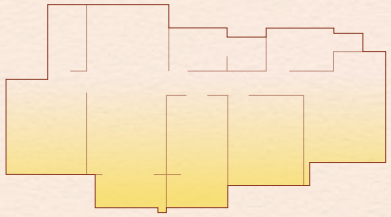
TYPICAL FLOOR UNIT 02 - 3BHK

Area	sq.m	sq.ft
RERA Carpet Area	86.97	936
Balcony 1 (Living Room)	3	32
Total Area	89.97	968



Sunlight
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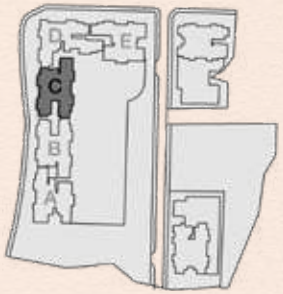
TYPOLOGY LAYOUTS

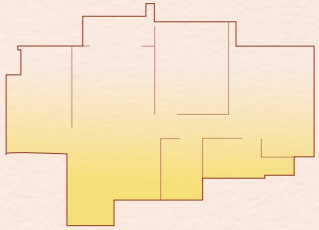
TOWER - C



KEY PLAN

TYPICAL FLOOR UNIT 01 - 2BHK

Area	sq.m	sq.ft
RERA Carpet Area	68.21	734
Balcony 1 (Living Room)	2.63	28
Total Area	70.84	763



Sunlight
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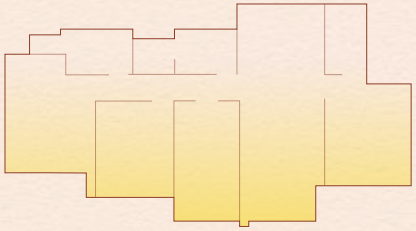
TYPICAL FLOOR UNIT 03 - 3BHK

Area	sq.m	sq.ft
RERA Carpet Area	86.97	936
Balcony 1 (Living Room)	3	32
Total Area	89.97	968



Sunlight
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N

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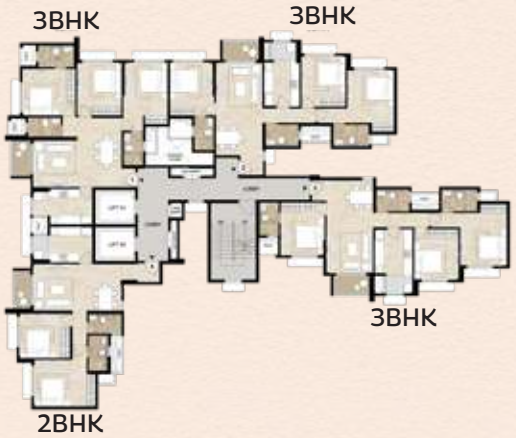
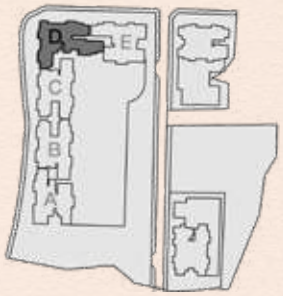
TYPOLOGY LAYOUTS

TOWER - D

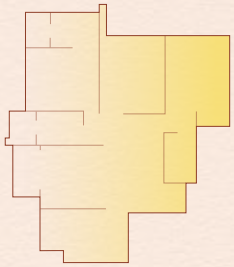




KEY PLAN

TYPICAL FLOOR UNIT 01 - 3BHK

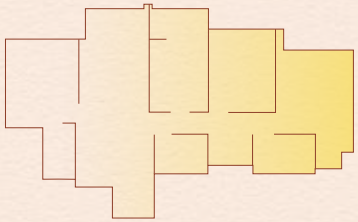
Area	sq.m	sq.ft
RERA Carpet Area	86.76	934
Balcony 1 (Living Room)	3	32
Total Area	89.76	966



Sunlight
The units are thoughtfully positioned to maximise natural lighting in every home

TYPICAL FLOOR UNIT 02 - 3BHK

Area	sq.m	sq.ft
RERA Carpet Area	86.7	933
Balcony 1 (Living Room)	3.06	33
Total Area	89.76	966



Sunlight
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N

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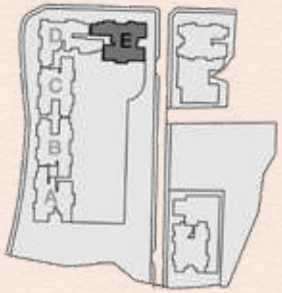
TYPOLOGY LAYOUTS

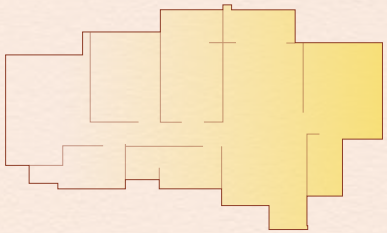
TOWER - E



KEY PLAN

TYPICAL FLOOR UNIT 01 - 3BHK

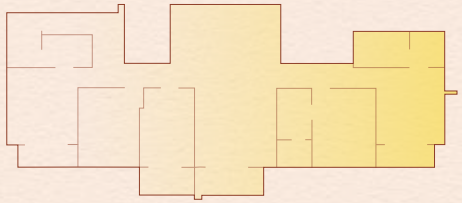
Area	sq.m	sq.ft
RERA Carpet Area	86.56	932
Balcony 1 (Living Room)	3.06	33
Total Area	89.62	965



Sunlight
The units are thoughtfully positioned to maximise natural lighting in every home

TYPICAL FLOOR UNIT 03 - 4BHK

Area	sq.m	sq.ft
RERA Carpet Area	128.76	1386
Balcony 1 (Living Room)	3.55	38
Balcony 2(Bedroom)	2.37	26
Balcony 3(Bedroom)	2.37	26
Total Area	137.05	1475



Sunlight
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N

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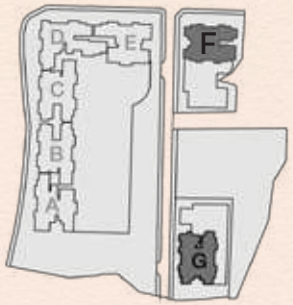
TYPOLOGY LAYOUTS

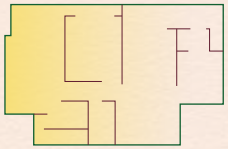
TOWER - F



KEY PLAN

Unit - 01 - 2BHK extra LUXURY - A

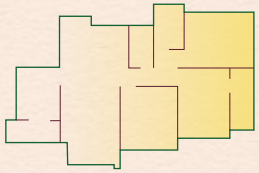
Area	sq.m	sq.ft
RERA Carpet Area	69.44	747.45
Balcony 1 (Living Room)	13.05	140.47
Total Area	82.49	887.92



Sunlight
The units are thoughtfully positioned to maximise natural lighting in every home

Unit - 03 - 3BHK - DELUXE

Area	sq.m	sq.ft
RERA Carpet Area	86.91	935.50
Balcony 1 (Living Room)	3.20	34.44
Total Area	90.11	969.94



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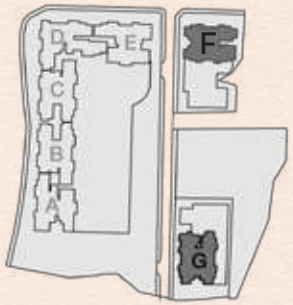
TYPOLOGY LAYOUTS

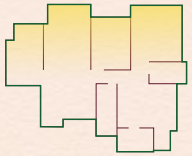
TOWER - G



KEY PLAN

Unit - 02 - 3BHK - DELUXE

Area	sq.m	sq.ft
RERA Carpet Area	86.73	933.56
Balcony 1 (Living Room)	3.20	34.44
Total Area	89.93	968



Sunlight
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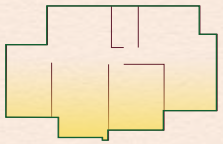
Unit - 03 - 2BHK - LUXURY - A

Area	sq.m	sq.ft
RERA Carpet Area	67.75	729.26
Balcony 1 (Living Room)	2.68	28.85
Total Area	70.43	758.11



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Artist impression, for representational purpose only

SPECIFICATIONS:

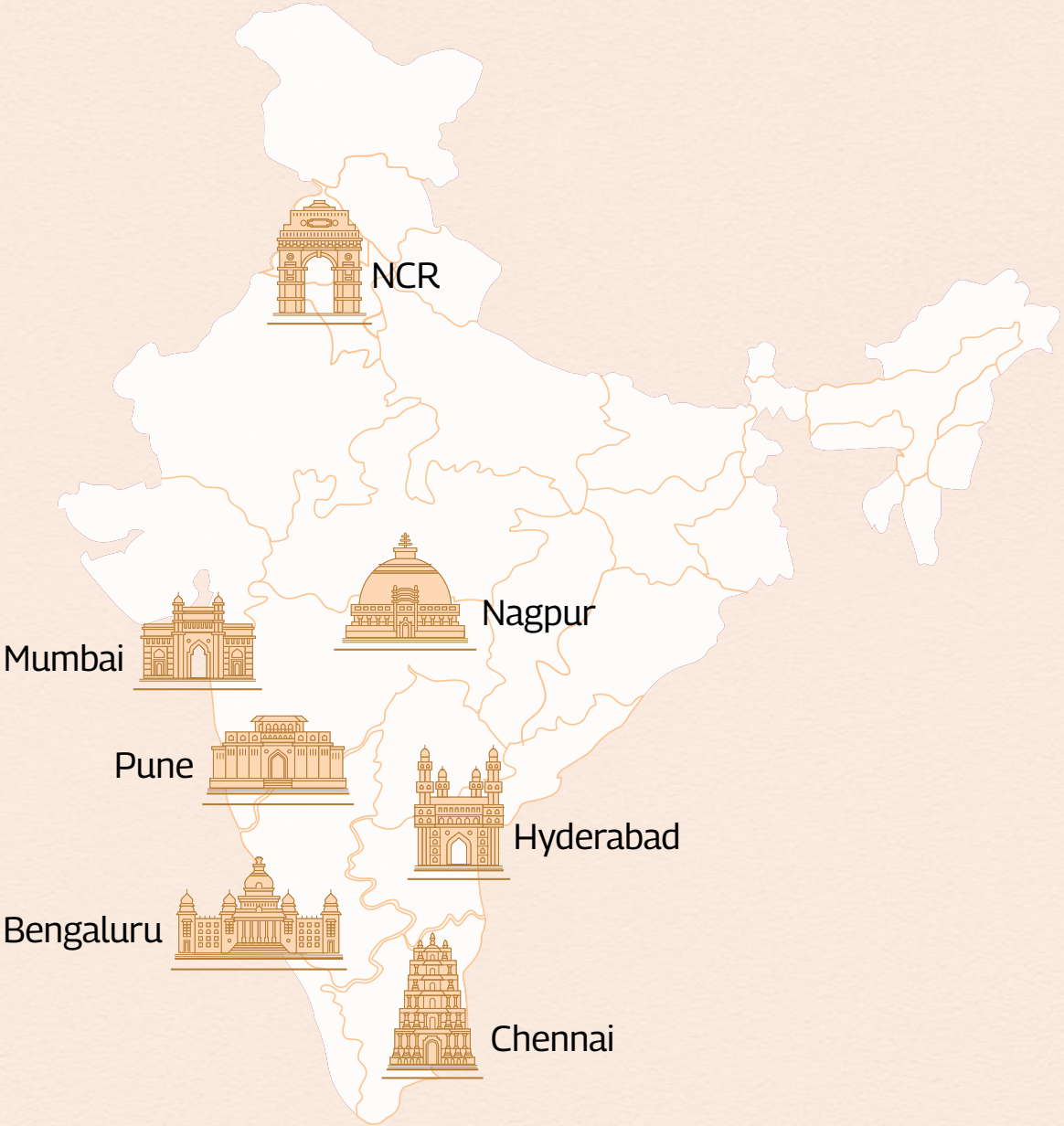
FLOOR FINISHES	
• Living Room, Dining Room, Bedrooms and Kitchen • Balcony, Utility and Toilets	• Vitrified Tiles • Ceramic Tiles
WALL FINISHES	
• External Walls • Balcony and Utility • Living Room, Dining Room, Bedrooms and Kitchen • Dado for Toilets	• Exterior grade acrylic texture paint. • Exterior grade emulsion paint. • Gypsum plaster & acrylic emulsion paint • Ceramic tiles dado
CEILING FINISHES	
• Balcony and Utility • Living Room, Dining Room, Bedrooms and Kitchen • All Toilets	• Exterior grade emulsion paint • Putty with OBD paint • Ceiling of master toilet & Common toilet: 2'x2' moisture resistant false ceiling
CP & SANITARY FITTINGS	
• WC, Wash Basin and Bib Tap • Kitchen Sink	• Jaquar or equivalent. • Futura or equivalent stainless-steel sink
DOORS & WINDOWS	
• All Doors • Window	• Main door – 1 hour fire rated, 45 mm thick solid core door. • Bedroom door – Engineered pre-hung premium quality door. • Toilet door - Engineered pre-hung premium quality door. • Living/Bedroom/Kitchen/Toilet • UPVC/ Aluminium (Powder-coated/Anodised) Windows

MAHINDRA LEGACY

Our India presence

Our development footprint spans **53.30 million sq. ft.** of completed,
ongoing, and forthcoming residential projects across **7 Indian cities.**

5,000 acres of ongoing and forthcoming projects are under development
and management at present, in our integrated cities, developments, and
industrial clusters spread across four locations.



MAHINDRA LIFESPACE DEVELOPERS LTD.

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

DEVELOPMENT PORTFOLIO

- Premium 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

- Became 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)
- Building a 100% green portfolio since 2014; steering towards carbon neutrality by 2040
- Championing research on green buildings tailored to India-specific climatic conditions
- Recipient of over 80 awards for ESG initiatives

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mahindra Marina64

HOME of POSITIVE ENERGY

Office and site address

Mahindra Marina64, Navy Nagar Road, Malad West, Mumbai - 400064

www.mahindralifespaces.com

The Project is registered with MahaRERA as "Mahindra Marina64 – Phase 1, Phase 2 and Phase 3" bearing Registration no. PR1181012500087, PR1181012500523 and PR1182022502265 valid upto 31/12/2029 available on http://maharera.mahaonline.gov.in. This Project is a phase of a larger Society Redevelopment Project undertaken by Mahindra Lifespace Developers Limited. The information contained herein is indicative of the kind of development that is proposed. All specifications of the Project will be as per the agreement for sale to be executed between the parties. Buyer Discretion advised. T&C Apply.