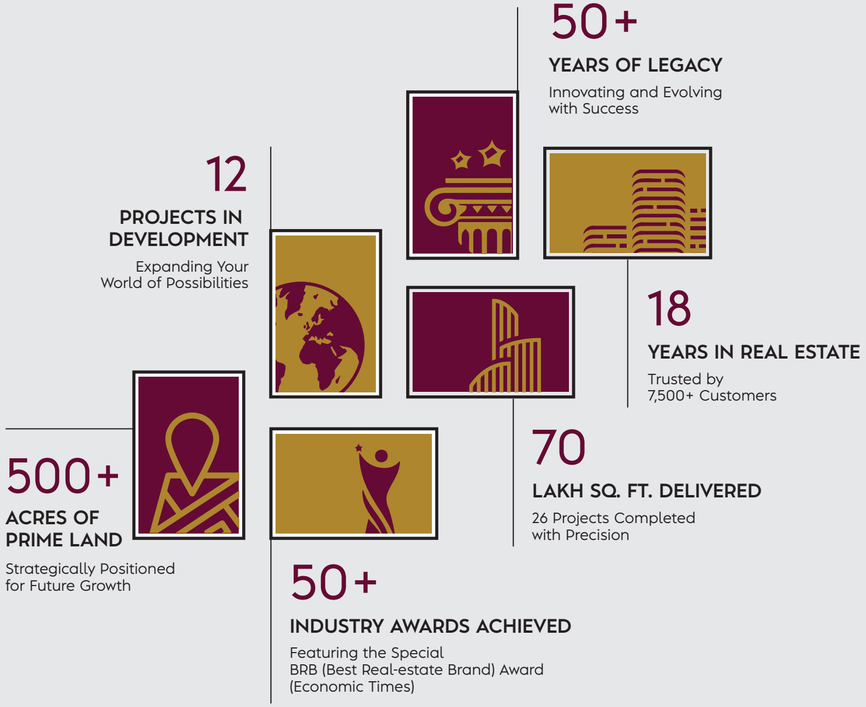
MAYFAIR
RIVER RESIDENCES
BY BURGUNDY

Upper Koregaon Park, Pune

BRAND HIGHLIGHTS



mantra®

THE MANTRA OF FINE LIVING

Over the last 18 years, Mantra has redefined real estate in Pune by delivering more than 70 lakh sq. ft. of thoughtfully designed spaces.

With a 500+ acre land bank and over 50+ prestigious awards, Mantra stands as a symbol of trust and industry leadership.

With a diverse portfolio of 26 completed projects and 12 ongoing developments in high-growth areas, Mantra ensures long-term value appreciation for buyers and investors alike.

As it expands into the luxury segment, Mantra continues to offer exclusive living experiences characterized by meticulous craftsmanship, modern amenities and prime locations. Milestones of the group legacy such as the launch of Puranchand & Sons in 1971 and expansion to Dubai in 2022 under the brand "The Gold of Modern Luxury" reflect the company's growth, with more new luxurious projects set to be unveiled in 2025, further solidifying its position as a leader in the industry.

BURGUNDY
mantra luxury line

WHERE THE TRIUMPHANT ONES CLAIM THEIR GLORY

Burgundy is not just a colour anymore; it's a canvas for personalized expression for those who live beyond the ordinary. It is a personal statement of abundance and sophistication, meticulously curated to enhance your quality of life.

At Burgundy, life transcends indulgence in luxury; it embodies an elevated philosophy - an artful way of thinking, being and living. This lifestyle isn't just about possessions; it's about curating extraordinary experiences. Waking up to panoramic views, surrounded by world-class amenities and elite wellness centers, creates moments designed to fulfil your deepest aspirations.

Exclusivity defines Burgundy, fostering a community of discerning individuals who share refined tastes. From designer homes to handpicked materials, every element reflects a commitment to excellence. The Burgundy lifestyle is a symphony of indulgence, comfort, and exclusivity.

With Burgundy, you embrace a lifestyle where luxury meets meaning and each day presents an opportunity to embark on a journey toward a fulfilling life.

A THING OF BEAUTY.
A JOY FOREVER.

Mayfair River Residences, the second offering from Burgundy: Mantra Luxury Line,

redefines riverside living with timeless elegance, curating a lifestyle where every moment is a celebration

of luxury, tranquility and sophistication.



THE PINNACLE OF
LIFE BY THE RIVERSIDE!

Premium Retail Spaces I Luxurious 3 & 4 Bed Residences

3 Luxury Towers I 4 Units Per Floor I Rooftop Landscaping

Riverside Residences I Rooftop Amenities I One of the Tallest Towers



BURGUNDY VIP CLUB:
A HIGHER PLANE OF LIFESTYLE & LEISURE

Lounge & Library I MCafe

Outdoor Office I Meeting Spaces

Spa & Salon I Indoor Games Arena

Party Lawn & Many More...



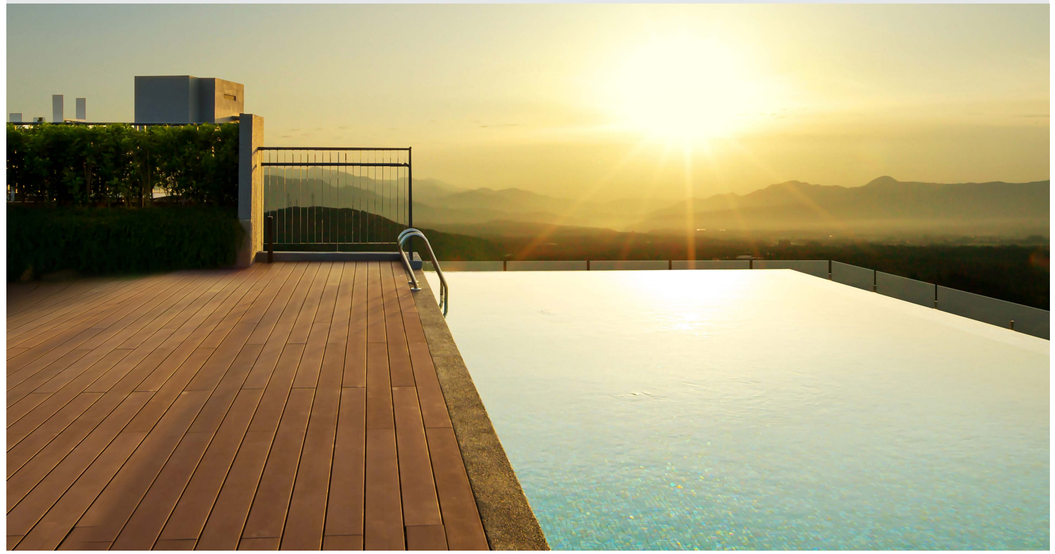
IT'S JUST ONE
GREAT AMENITY AFTER ANOTHER!

Infinity Pool I Kids Pool I Adventure Play Park

Pet's Park I Pilates/Zumba Studio I Gymnasium

Library I Senior Seating Court I Banquet Hall

Private Theatre I Amphitheater Seating Court



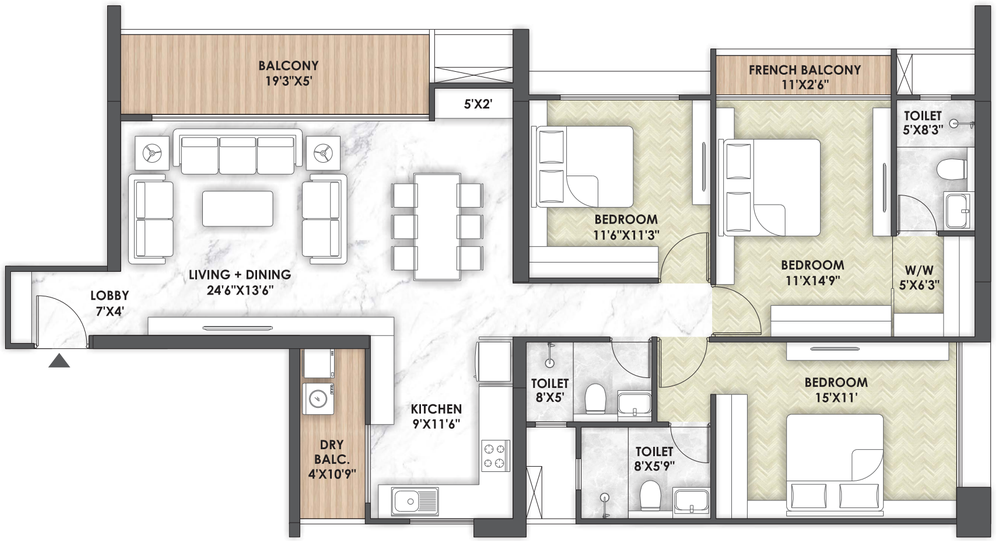
EVERY CONVENIENCE
IS TAKEN CARE OF!

Concierge Desk I Chef on Call I White Glove Services

Convenience Shopping I Driver on Call



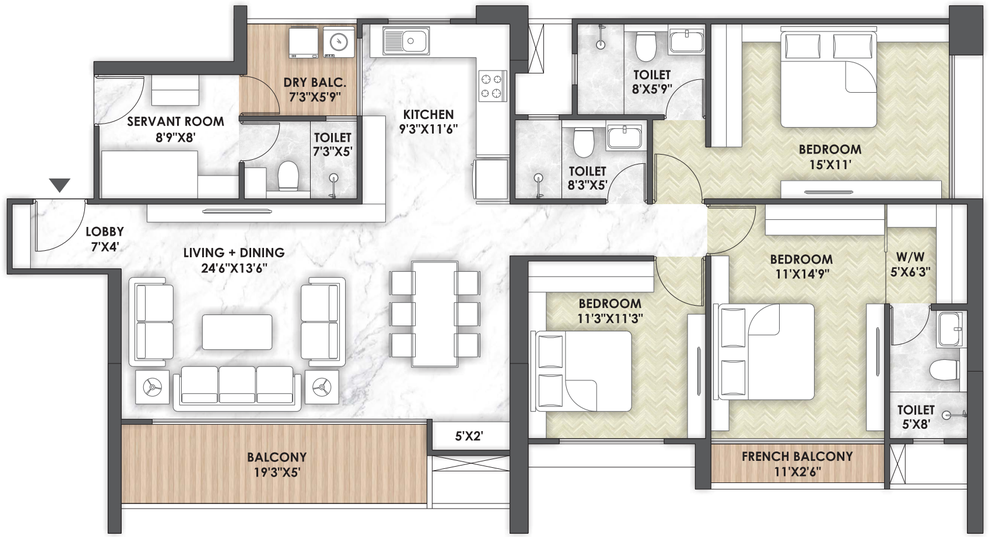
3 BHK | TYPICAL UNIT PLAN



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
3 BHK Ultima	113.77	1225	11.61	125	3.82	41	129.20	1391

Note: 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.

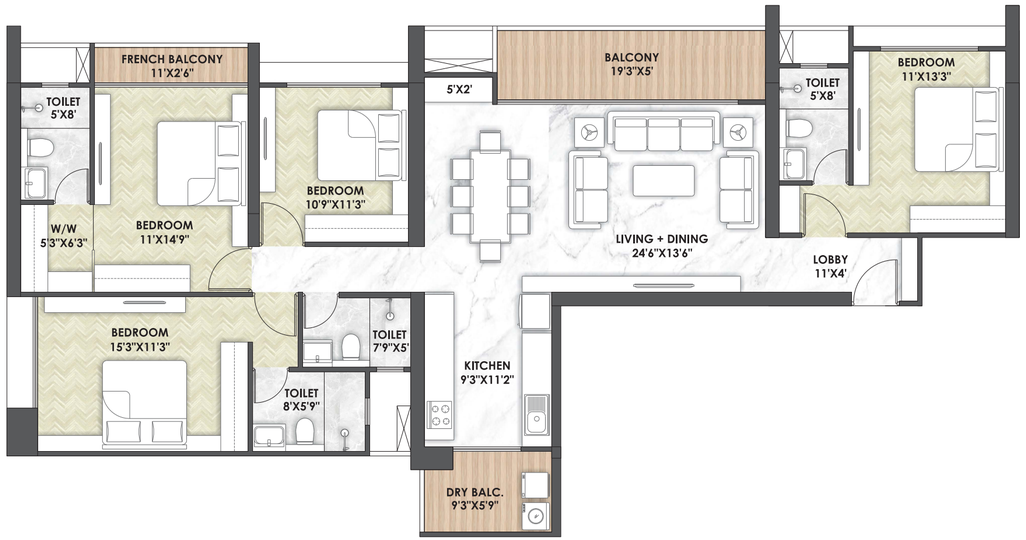
3 BHK ULTIMA | TYPICAL UNIT PLAN



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
3 BHK Ultima	123.90	1334	11.61	125	4.26	46	139.77	1504

Note: 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.

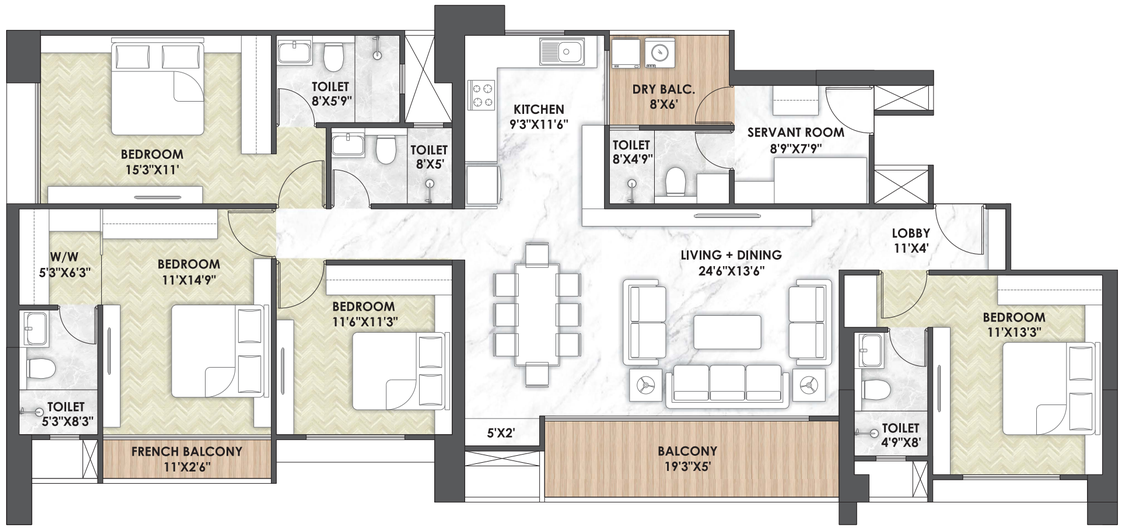
4 BHK | TYPICAL UNIT PLAN



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
4 BHK Ultima	134.96	1453	11.61	125	4.72	51	151.29	1628

Note: 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.

4 BHK ULTIMA | TYPICAL UNIT PLAN



Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
4 BHK Ultima	146.38	1576	11.61	125	4.32	47	162.31	1747

Note: 1. Carpet area is calculated according to RERA Norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. Gross usable area = Carpet area + Balcony area + Dry balcony area.6. All dimensions mentioned are for unfurnished surface & including enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet dimensions are including ledge wall if any.

YOU ARE AT THE CENTER OF EVERYTHING!

Seasons Mall - 5 mins I Phoenix Market City - 20 mins I KOPA Mall - 10 mins

Cerebrum IT Park - 15 mins I EON IT Park - 15 mins I World Trade Center - 15 mins

Magarpatta - 5 mins I Westin - 10 mins I Radisson Blu - 15 mins

Novotel Hotel - 15 Min I Conrad Pune - 15 Min I Hyatt Hotel - 15 Min I Bishops School - 15 mins

Vibgyor School - 10 mins I HDFC School - 10 mins I Pune Airport - 20 mins

LOCATION MAP



Map not to scale.

BURGUNDY

mantra luxury line

Mayfair River Residences - Sr. No. 93, Upper Koregaon Park, Mundhwa, Pune, Maharashtra - 411 036

| www.mantraproperties.in/mantra-burgundy

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MahaRERA Project Registration No | Website: maharera.mahaonline.gov.in

JV Partner - RAJPAL LANDMARKS™