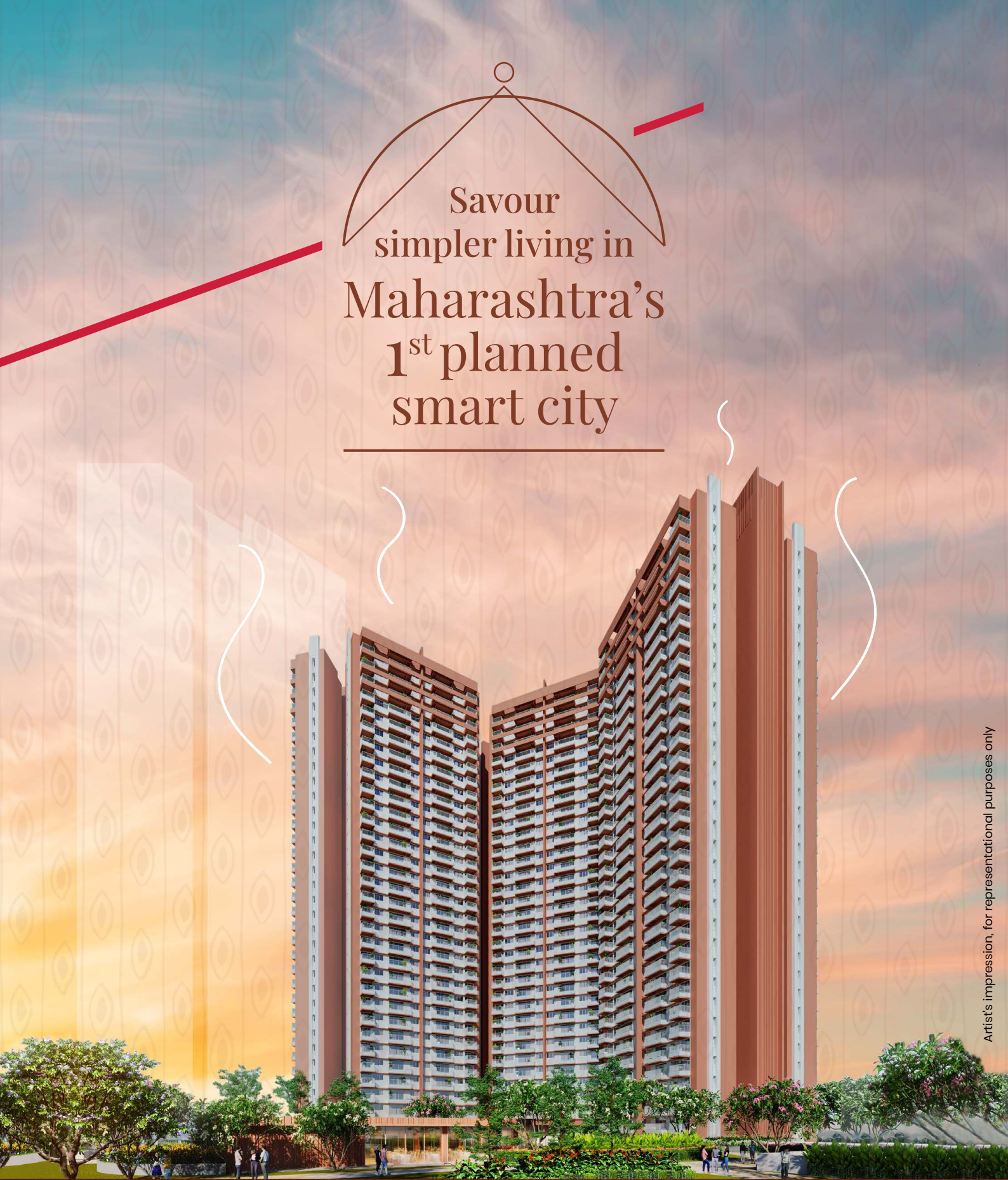




Savour
simpler living in
Maharashtra's
1st planned
smart city

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

Metro

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

Schools

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

Hospitals

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

Malls

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

Restaurants & Cinema

Barbeque Nation	4.1 km
Basilio Restaurant	2.5 km
PVR	4.1 km

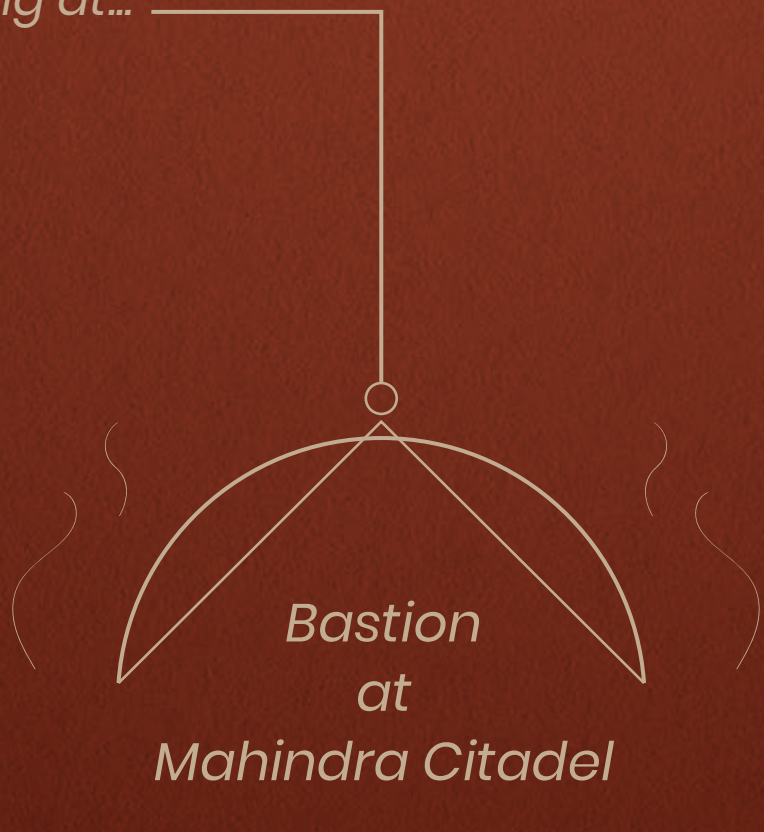
Recreation

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...

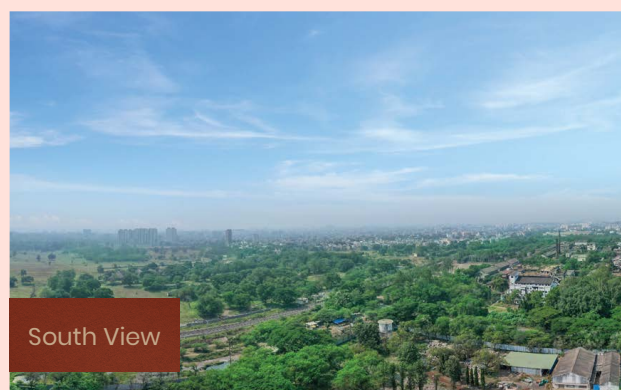


Crafting simpler living

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 plugs



Smart BLDC fans



Smart video doorbell



Storage spaces



Work-from-home nook



Walk-in wardrobes



Low-flow fixtures that helps conserve water



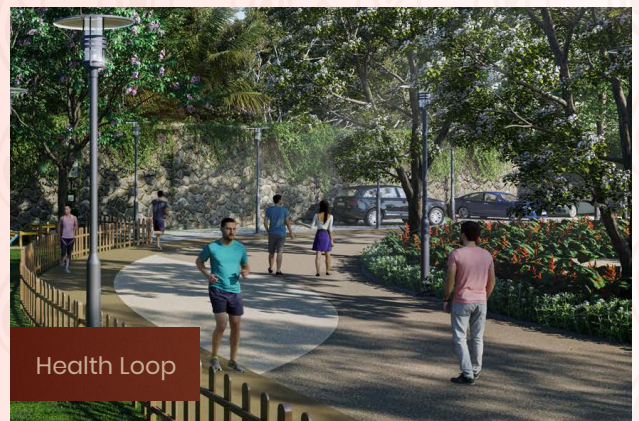
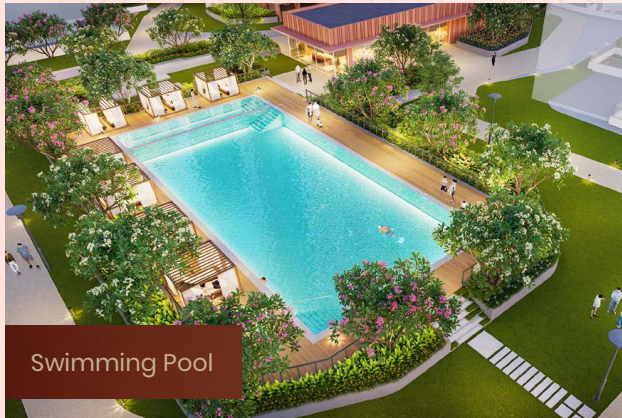
Heat-reflective SRI paint for cooler indoor environment



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



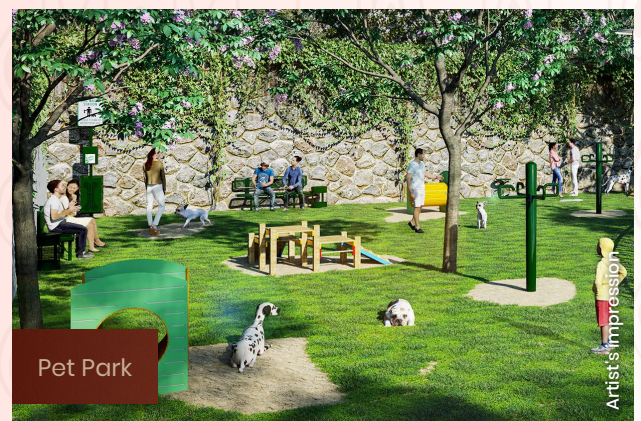
Artist's impression, Images used for representation purpose only.

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



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

*Plan not to Scale. For representation purpose only.

Apartment layout

3 BHK VIVA

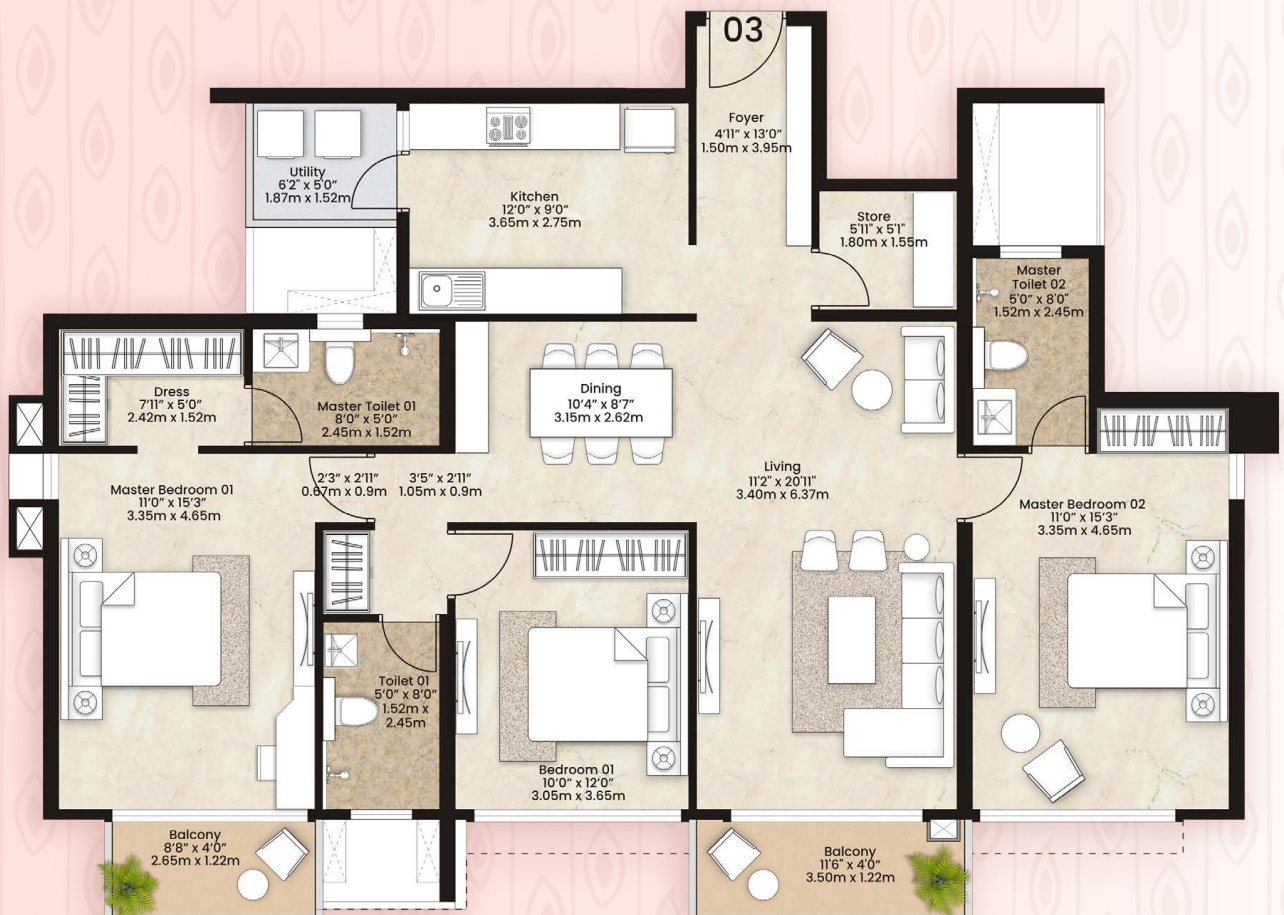
Area	Sq. m	Sq. ft
Carpet	95.84	1031.62
Balcony	8.87	95.47
Balcony (Utility)	2.91	31.32
Aggregate	107.62	1158.41



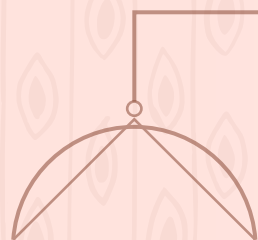
Apartment layout

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

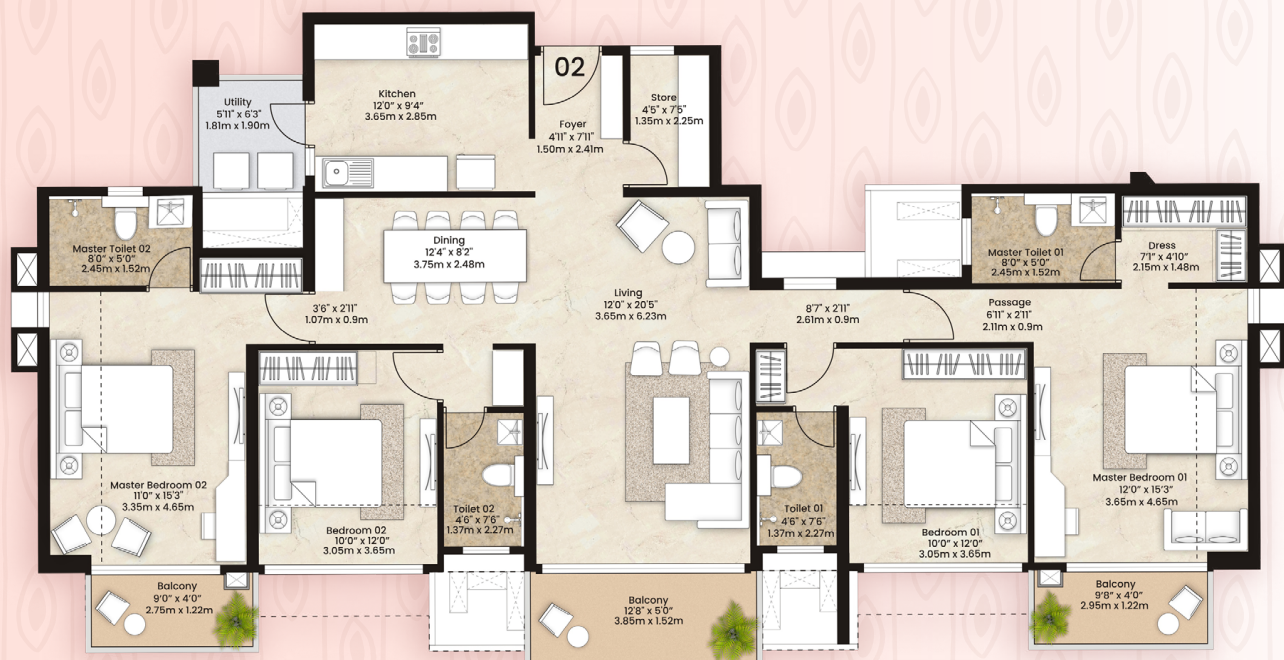


Apartment layout



4 BHK

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



Our robust Pune footprint

*Mahindra Citadel is our 7th landmark
in Pimpri and our 11th one in the city of Pune.*

8

Completed
Projects

3

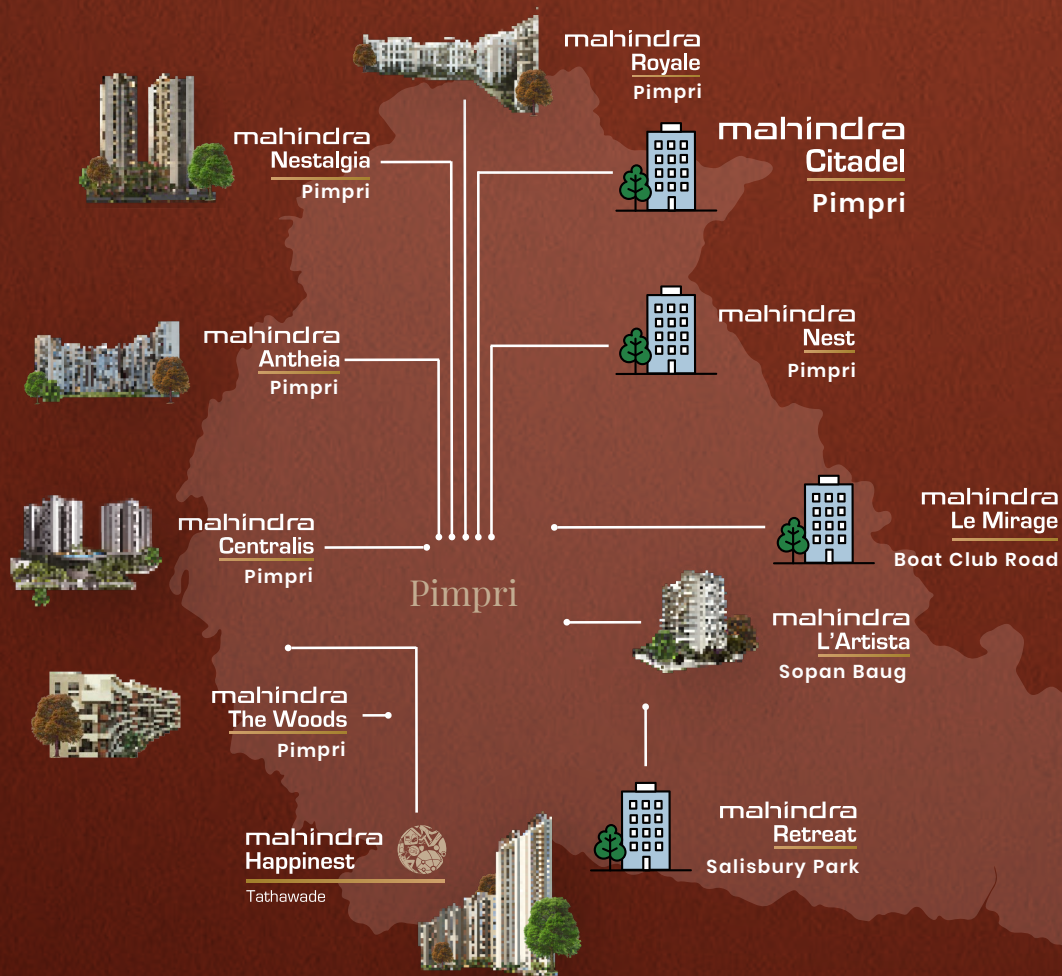
Ongoing
Projects

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

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 1st home-buying experience
on the Metaverse**



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 Maharashtra 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.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.