



**ENVISIONING**  
**A NEW VERSION**  
**OF A SMART CITY**





MAGNACITY







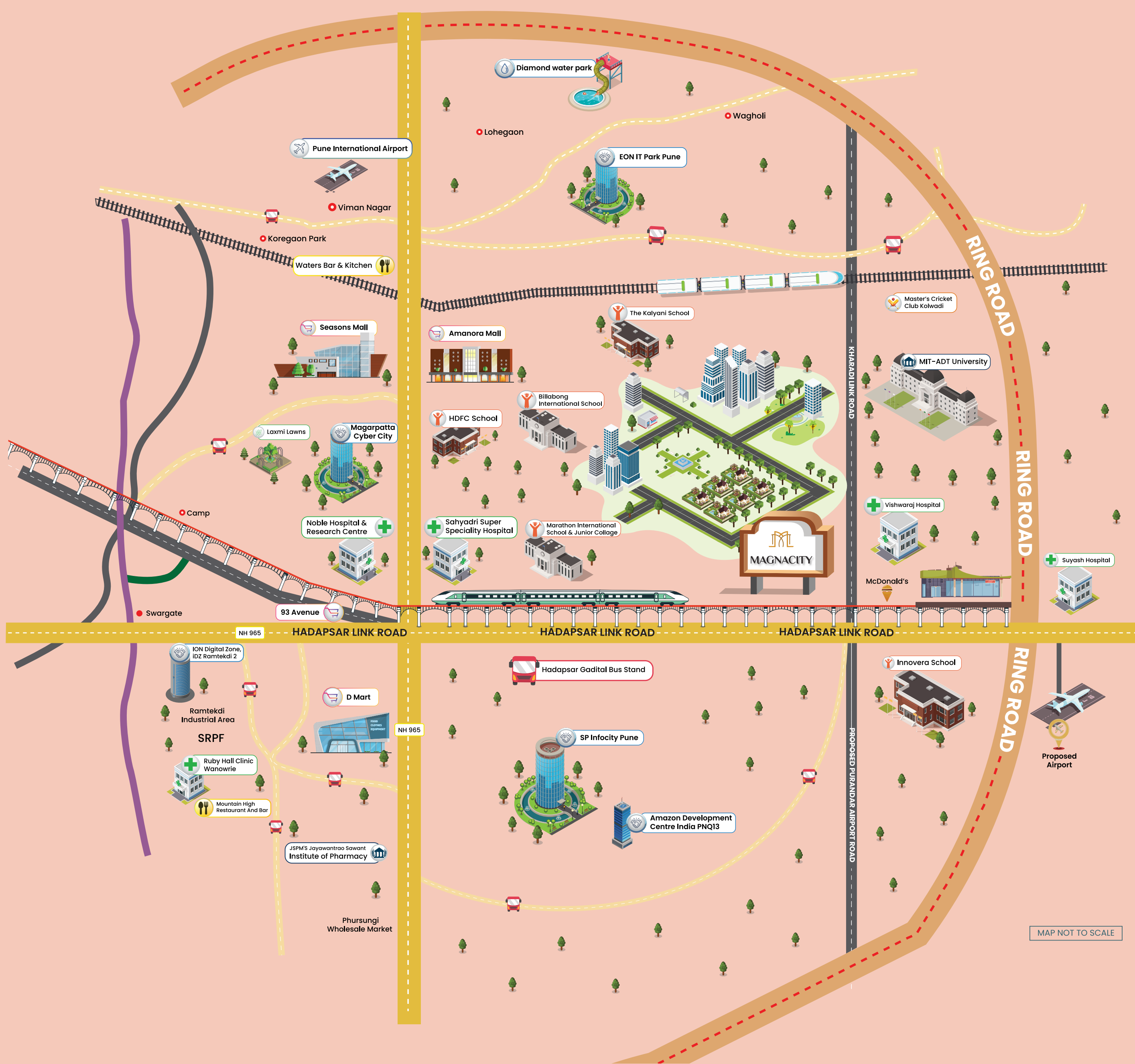
## INTELLIGENCE THAT IS REDEFINING **SMART** URBAN LIVING

When technology and design sensibilities join hands,  
an ecosystem takes shape that is guided by  
thoughtfulness.

Meticulously planned environments, revolving around  
occupants and driven by technology, have been  
emerging steadily. And it is now rising in East Pune.  
Welcome to Magnacity, a new and evolved version of a  
smart city. It is thoughtfully planned, mindful of your  
needs and cares for the planet too. Say hello to an  
ecosystem that is smart in every sense of the word.

# THE NEW NEXUS OF THE CITY

Take the path to prosperity through Hadapsar Link Road, the new mega growth corridor of East Pune. The area is undergoing a transformative evolution, driven by exceptional connectivity and infrastructure developments that will make it the epicentre of this thriving city.



Hinjawadi – Loni Kalbhor Metro Route (red line)(Source : <http://www.punezp.mkcl.org/user/pages/images/doc/DPReport2021vol2forUpload.pdf>)(Page-93)  
Purandar Airport (Source:<https://timesofindia.indiatimes.com/city/pune/fadnavis-promises-purandar-airport-work-will-start-soon/articalshow/62965186.cms>)  
High - speed Rail Line (Source : <https://www.hindustantimes.com/cities/pune-news/big-boost-for-city-as-pune-nashik-high-speed-rail-project-gets-centre-s-in-principle-approval-101675619401617.html>) Ring Road (Source: <https://www.pmrda.gov.in/index>)



## EXISTING INFRASTRUCTURE



IT Park



School



University & College



Hospital



Mall & Retail

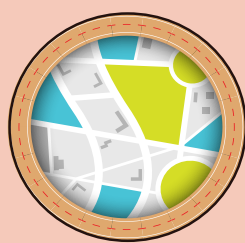
## AN INTEGRATED TOMORROW



Proposed Airport

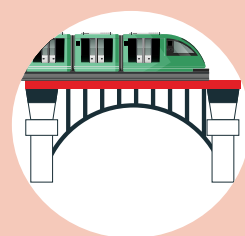


High Speed Railway



Ring Road

## UPCOMING METRO LINES



Hinjawadi-Loni Kalbhor



PCMC-Swargate



Vanaz-Ramwadi



Swargate-Pul Gate



# A FUTURE WHERE CONNECTIVITY GAINS MORE SPEED

East Pune will soon have access to multiple avenues of transportation which will enhance the region's connectivity. The city will come closer and the commutes will be faster than ever.

## INTERNATIONAL AIRPORTS

The Lohegaon International Airport and the upcoming International Airport are just 30-40 minutes\* away.

## RING ROAD

Proximity to the proposed 170 Km\* Ring Road.

## METRO LINE AND STATION

The upcoming Hadapsar Link Road metro station and the metro line will amplify mobility.

## HIGH-SPEED RAILWAY TRACK

Hyperconnectivity with proposed high-speed railway track to Nashik.

Image is for representation purpose only

\*Measured on google maps | Ring Road (Source: <https://www.pmrda.gov.in/index>)



# THE VISION OF A SMART PUNE

- **CONGESTION FREE**  
A robust Public Transport System
- **SEAMLESS CONNECTIVITY**  
East-West Pune corridor will enhance business and travel experiences
- **2,00,000 JOB OPPORTUNITIES**  
Creation of Central Business Districts
- **HUB OF TECHNOLOGY**  
Upcoming IT Parks will make East Pune an IT epicentre
- **URBAN NEXUS**  
A highly coveted youthful socio-economic hub in the making



Image is for representation purpose only





# MAGNACITY



## YOUR PORTAL TO FUTURISTIC LIVING

As you step into Magnacity, you are instantly transported into a world where inventive designs are visibly changing the way you live. Every corner, every structure is built with a sense of innovation and purpose. It is a departure from the ordinary. Buildings seem to breathe with a life of their own, adapting seamlessly to the needs of their inhabitants and the environment. Welcome to a world where technology and design converge harmoniously. Welcome to the forefront of smart living.



# A HARMONIOUS WORLD, DESIGNED BY MAESTROS



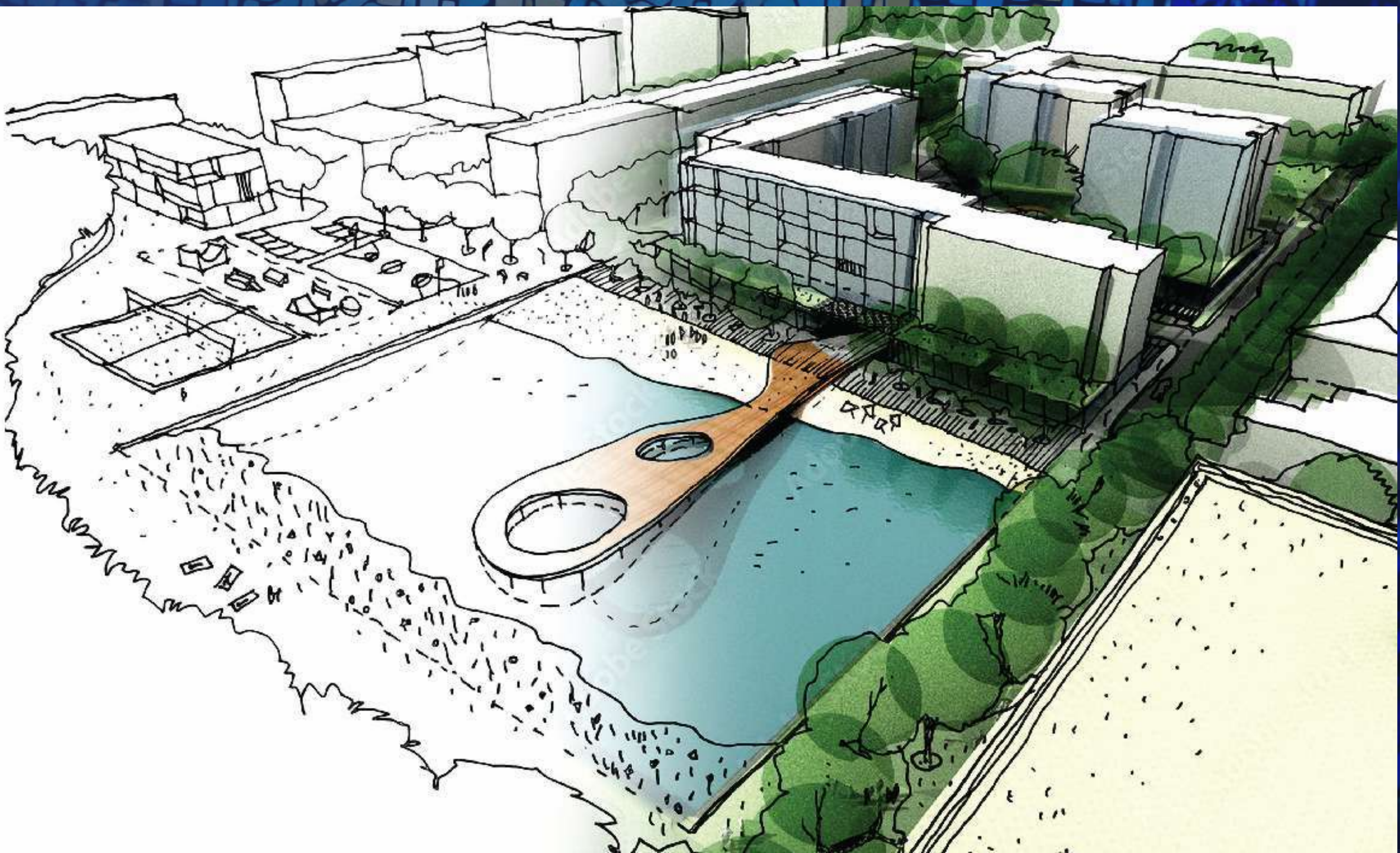
**Khareghat Architects**

## **Farhad. T. Khareghat, Principal Architect**

Based out of Mumbai, Farhad's architectural firm's unique approach has envisioned a self-contained city with its own school, hospital, offices and other conveniences. The design has allowed them to integrate the flora and fauna of the surrounding area into the city, so that there is a quiet harmony with nature.

The team has crafted the framework for a symbiotic relationship between the residents and their natural surroundings. From the functional apartments and colour schemes of the buildings to designing spaces where communities can interact and thrive, each aspect makes the city a place that fosters the physical, mental and social well-being of each resident.





## Element Design Studio, Singapore

A renowned name in the landscape design space, their projects in over 17 countries are testament to their expertise. The 150-acre city will be laid out through the use of simple yet refined and elegant materials. From hardscape treatments to decorative features, each element will craft a variety of settings and activities for residents.





## DBTA International, Singapore

Established in 1995 by the award-winning Japanese-Canadian Interior Designer, David Brian Tokiwa, DBTA develops concepts that focus on sustainability, innovation and cost-effective methods to craft projects in culturally diverse locations. Their vision for the Grand Clubhouse is developed as a lifestyle urban living concept that merges the finer aspects of social living with unique interior design details.



INTRODUCING  
**PUNE'S FIRST SMART CITY**  
WITH **A**RCHITECTURAL **I**NTELLIGENCE



Artificial Intelligence is transforming the way we navigate the virtual world. But in the real world, it's architecture that defines how we navigate it. Well planned spaces tailored for inhabitants are the future of smart urban living. And it has now emerged in East Pune. Welcome to a self-contained city that is guided by Architectural Intelligence - where each aspect is planned with you in mind. It's a manifestation of designs that are thoughtful, functional, sustainable, tech-driven, holistic and attentive to your needs.







A modern interior space, possibly a living room or office, with a large window overlooking a city at night. The room features a dark wooden coffee table, a white sofa, and a large screen displaying architectural drawings. The scene is dimly lit, with warm ambient lighting from the ceiling and the city lights visible through the window. Overlaid on the image are faint, glowing blue architectural drawings and wireframe models, suggesting a focus on design and technology.

**DISCOVER  
THE BRILLIANCE  
BEHIND A SMART  
CITY WITH  
ARCHITECTURAL  
INTELLIGENCE**





# Conscious Design

**Space is optimally used to improve efficiency and functionality inside and outside homes. This ensures zero space wastage and maximum ventilation in homes as well as expansive open spaces outside.**





# Digi Sphere

Embracing technology to elevate your lifestyle experiences with digital innovation enabled conveniences inside and outside homes.

- **Efficient lighting systems**
- **IoT enabled home devices**
- **Home automation features**





# Eco Enclave

- **Solar energy:** Dedicated solar farms on rooftops within the ecosystem that help in generating renewable energy for common community areas.
- **Resilient design:** Structures that adhere to stringent building codes to make them resilient against natural calamities.
- **Walk friendly:** Designated areas with restricted vehicle access to promote walking.



# Integrated Living

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The all-encompassing ecosystem is a world where every facet of life intertwines seamlessly to promise a well-rounded lifestyle. Whether it is health, well-being, leisure or work, it offers avenues to meet all your needs. The school stands as a beacon of enlightenment for your children, the nearby hospital offers world-class healthcare services and the IT hubs eliminate the stress of everyday commute. Within the ecosystem, the fire station adds to your peace of mind, making it a world that truly cares for you.

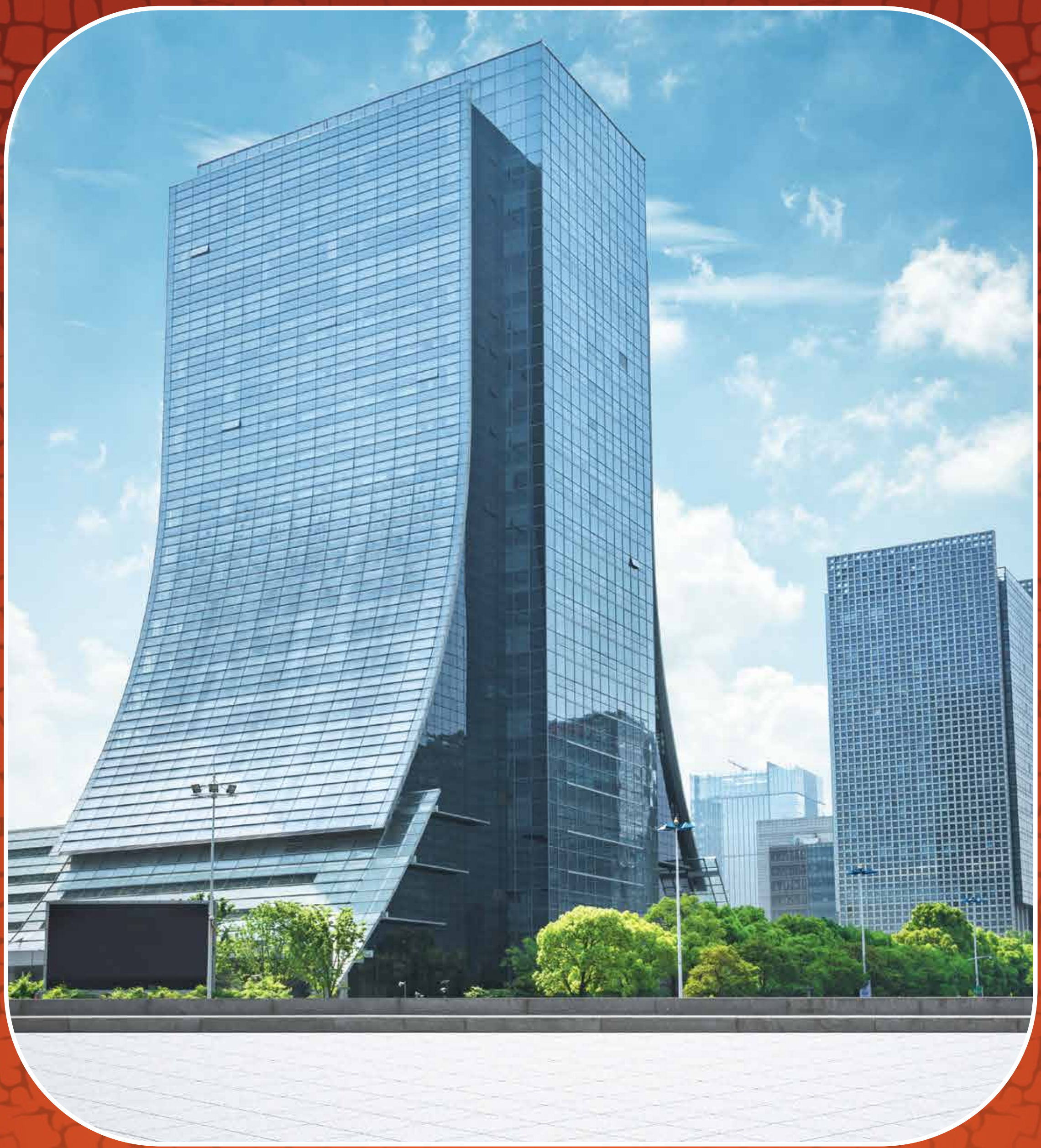




# REPUTED SCHOOLS

A school inside the ecosystem will pave the way towards a brighter future, enabling children to focus more as they travel less. It will provide a deeper sense of community, allowing parents to engage more with the institute and have a greater involvement in their child's overall development.





# IT PARKS

Living next door to offices will ensure the elimination of long, stressful commute. This would mean more time with the family and a step towards a balanced life.

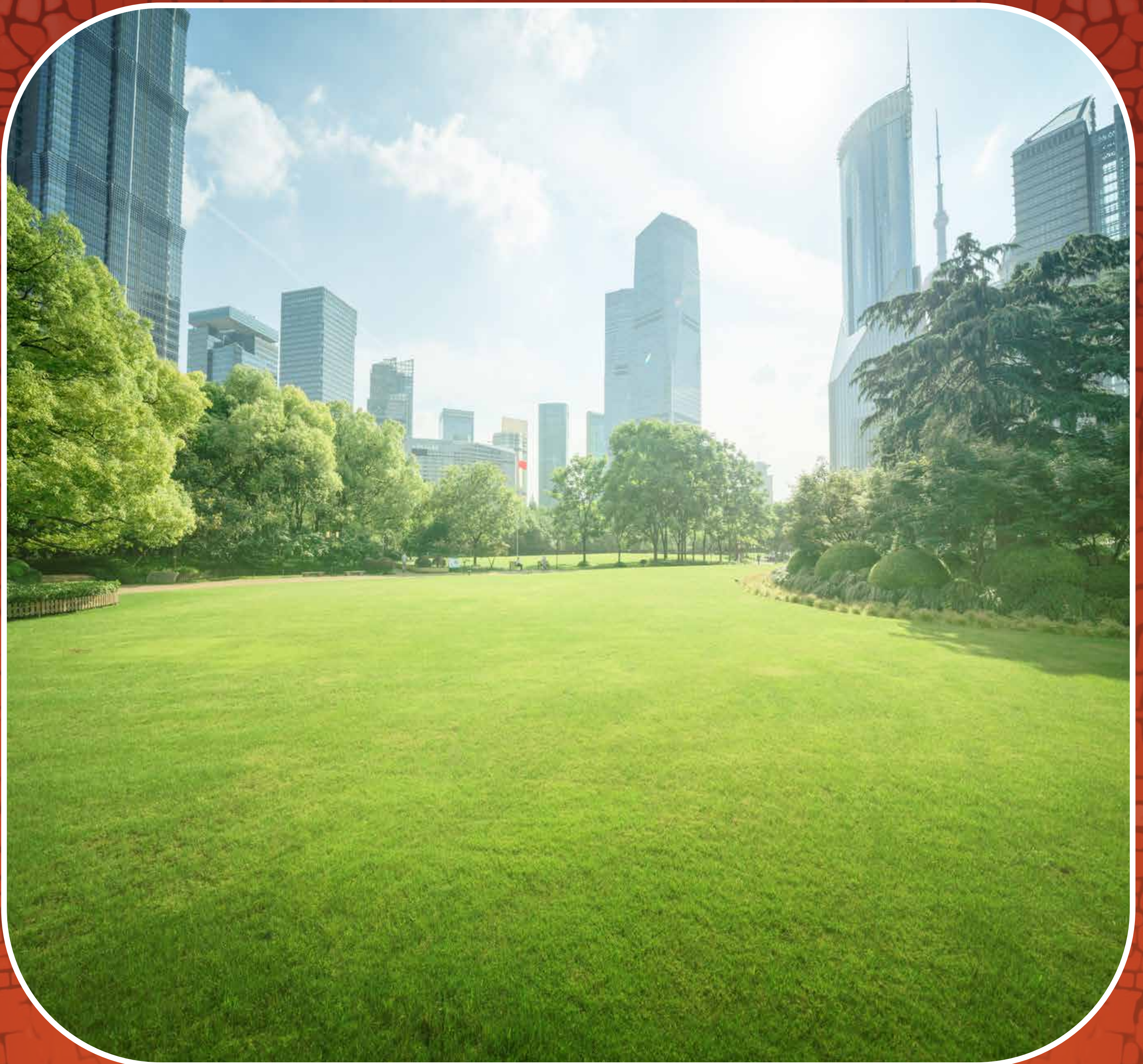




# HOSPITALS

Live with a sense of assurance, thanks to the hospital within the ecosystem. Your family's healthcare needs will be in good hands, ensuring your peace of mind is never compromised.





# CENTRAL GREENS

A breath of fresh air spread over acres of greenery, the Central Greens will encapsulate you and make you one with nature. Kick-start your day by indulging in lush greenery that offers freshness and serenity. Experience tranquillity at its best.





# GLOBAL HIGH STREET

Go on exciting shopping sprees, indulge in your favourite brands and take breaks at the hangout spots within the Global High Street. It is set to redefine your shopping experience in more ways than one.



# THE CENTREPIECE OF THE ECOSYSTEM: **THE GRAND CLUBHOUSE**

Step into a realm that is unparalleled. Where every detail has been meticulously crafted to cater to your desires. As you enter, the majestic ambiance envelops you, inviting you to indulge in the finest amenities and experiences. From lavish lounges and state-of-the-art fitness facilities to exquisite and vibrant social spaces, the Grand Clubhouse promises to be your haven of relaxation and recreation with 50+ amenities. Whether you seek rejuvenation or entertainment, this is the place to be.

**LIVE LARGE EVERY SINGLE DAY**

**50+**  
Amenities

## **Leisure**

- Exquisite Restaurant
- Upscale Lounge
- Invigorating Spa

## **Gaming Arena**

- Modern Indoor Court
- Multipurpose Court
- Elegant Billiards Table
- Sleek Carrom Board

## **Celebration & Entertainment**

- Grand Banquet Hall
- Mini Banquet Hall
- Spectacular Theatre

## **Convenience**

- Well-appointed Guest Suites
- Splendid Reception Area
- Well-maintained Restrooms





# THE GRAND CLUBHOUSE





# LEISURE



Exquisite Restaurant



# LEISURE



Upscale Lounge



# LEISURE



Invigorating Spa



# GAMING ARENA



Modern Indoor Court



Elegant Billiards Table



# GAMING ARENA



Multipurpose Court



Card Table



# CELEBRATION & ENTERTAINMENT



Banquet Halls



# CELEBRATION & ENTERTAINMENT



Banquet Halls



# CELEBRATION & ENTERTAINMENT



Mini Theatre



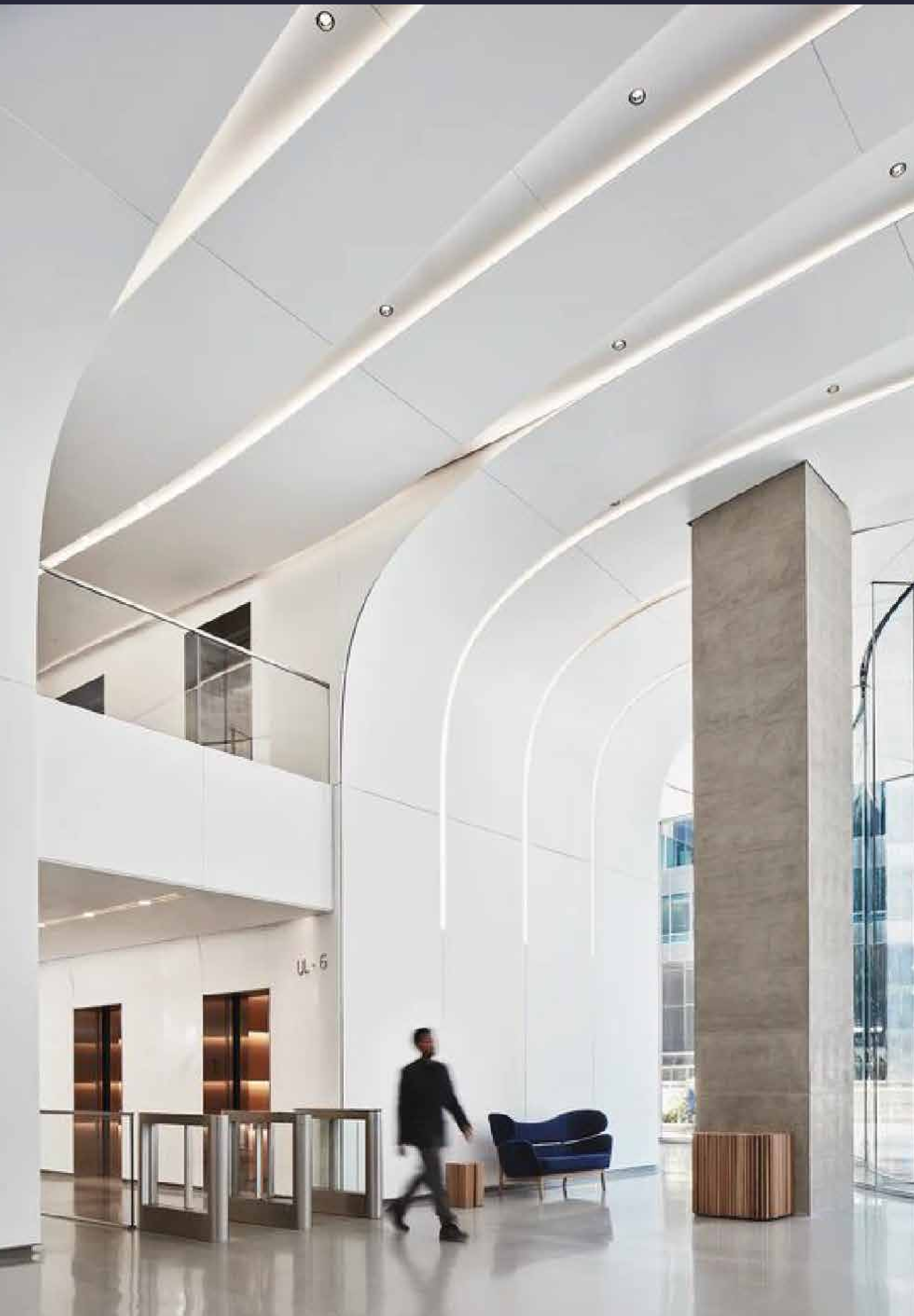
# CONVENIENCE



Well-appointed Guest Suites



# CONVENIENCE



Splendid Reception Area



# CONVENIENCE



Well-maintained Restrooms



# OUTDOOR AMENITIES



Swimming Pool with Lounges



# OUTDOOR AMENITIES



Tennis Court



# OUTDOOR AMENITIES



Yoga Lawn





## TAKE CONTROL OF YOUR SPACE

When you live in a home that is intelligent by design, everything is tailored to enhance your living experience. Technology is seamlessly integrated into your day-to-day life, giving you the ability to take charge of your comfort, convenience, security and well-being. An intelligent home makes everyday tasks simpler, giving you more time to focus on things that truly matter to you.



# INTELLIGENT ON THE INSIDE



## Ergonomically Designed:

Step into an abode where form seamlessly meets function, offering unparalleled comfort and convenience.



# INTELLIGENT ON THE INSIDE



## Design Thoughtfulness:

Every inch of space is maximised for optimal functionality and comfort. The excellent ventilation ensures a fresh atmosphere throughout, promoting a healthier living environment.

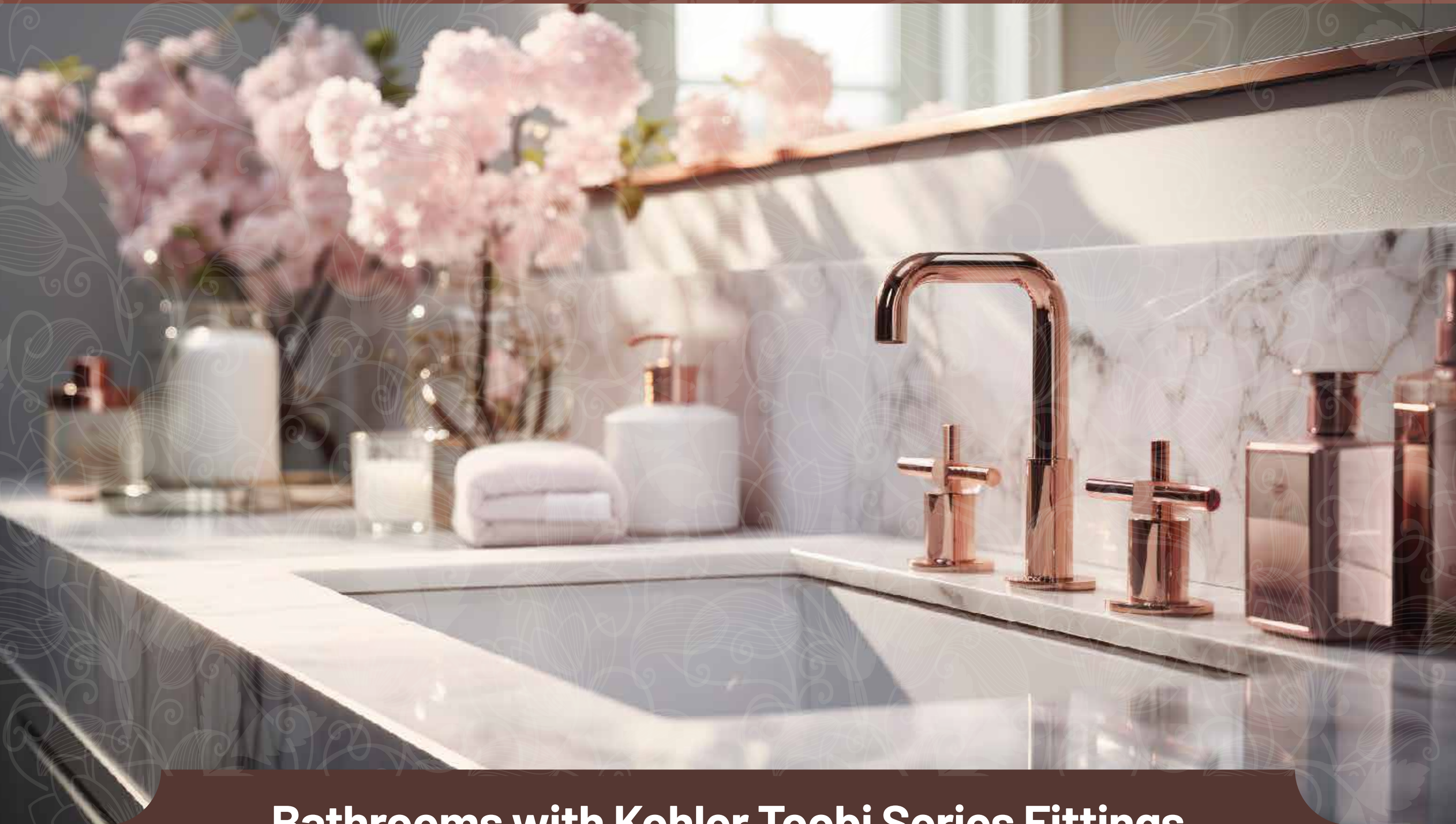


## A hand is shown interacting with a futuristic, glowing blue digital interface. The interface features various icons representing smart home and IoT concepts, including a lightbulb, a padlock, a house with a Wi-Fi signal, a cloud with up/down arrows, a group of people, a house with a Wi-Fi signal, a smartphone with a gear, a temperature gauge showing 24°C, a car, and a house with a Wi-Fi signal. The background is a blurred image of a person holding a smartphone.

The tech-enabled homes redefine modern living, offering convenience, connectivity and energy efficiency at your fingertips.



# REINVIGORATE IN STYLE

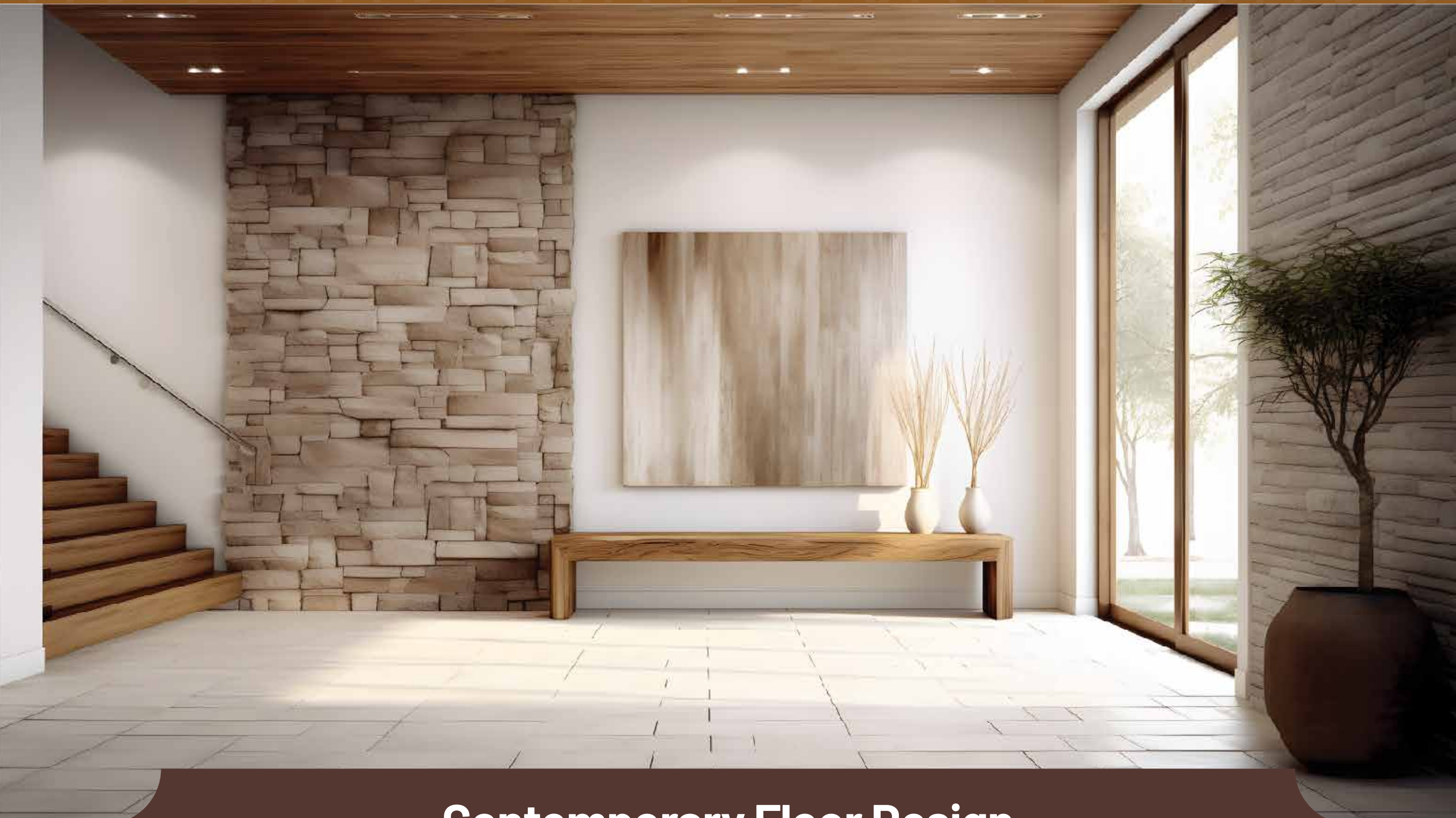


## Bathrooms with Kohler Toobi Series Fittings

Immerse yourself in the finesse of the Kohler Toobi Series, which artistically blends into your beautifully laid bathroom space. Switch off from the outside world and get drenched in a calming aura, the minute you step in.



# MAKE EVERY STEP A GRAND ONE



## Contemporary Floor Design

The aesthetically laid floor design adds a new dimension to your home. It is inviting, sleek and illuminates your space effortlessly. Every step you take will be a reminder of the detailing that has gone into creating an atmosphere of magnificence. One thing's for sure - your guests will be floored by its elegance.





# WHERE A LEGACY ENVISIONS A NEW TOMORROW



**57+ years**  
of Legacy



**40,000+**  
Happy Families



**35 Million+ sq. ft.**  
of Development



**135 projects**  
Delivered





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