



*presents*

# A LIFE BEYOND EXTRAORDINARY.

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LAUNCHING



mantra<sup>®</sup>  
**MIRARI**

UPPER KOREGAON PARK

**LUXURY HOMES**

# Welcome to a life of pure luxury.

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Welcome to Mantra Mirari. Where luxury is in absolutely every experience. Where perfectly crafted larger-sized homes and multiple luxurious amenities make for unforgettable moments. Making a lasting impression on your guests without a single word. Where you begin living the life beyond extraordinary.





Artistic Impression

## Bigger, more spacious luxury homes.

Experience the luxury of space in spacious, masterfully crafted 3 & 4 BHK homes and 3 BHK sky villas that are well ventilated, naturally lit and thoughtfully designed with zero space wastage. Experience the true luxury of space in the life beyond extraordinary at Mantra Mirari.

# Luxury amenities spread over 1 acre+ podium.

At Mantra Mirari, we have planned the ultimate in relaxation and recreation for you with multiple luxury amenities loaded on **1 acre+ podium**, one of the largest ever. With such a plethora of luxurious indulgences, luxuriate in the life beyond extraordinary.





Artistic Impression

## Multiple resort-like luxury amenities.

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Experience resort-like lifestyle with a plethora of luxury amenities such as yoga / meditation area, spa, salon, jacuzzi, sauna, mini theatre, indoor game room, walking trail, etc., to highlight just a few. Come home to a permanent vacation beyond extraordinary at Mantra Mirari.

# Upper Koregaon Park. One of Pune's most luxurious locations.

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Upper Koregaon Park is located on the relatively greener eastern periphery of Pune, between the IT hubs of Kharadi and Hadapsar. Minimal travel time to workplaces like Magarpatta, Kharadi, Hadapsar, Viman Nagar, Kalyani Nagar and Koregaon Park, educational institutes, healthcare centres, as well as easy accessibility to Pune's best eateries, malls, cinema theatres and hotels, makes Upper Koregaon Park one of Pune's most luxurious locations.





PUNE INTERNATIONAL AIRPORT

WEIKFIELD IT CITI INFO PARK

BUSINESS BAY

MEDIPOINT HOSPITAL

VIMAN NAGAR

MANTRI BUSINESS PARK

PHOENIX MARKETCITY

WORLD TRADE CENTRE

EON IT PARK

CREATICITY

KHARADI

THE BISHOP'S SCHOOL

COLUMBIA HOSPITAL

CEREBRUM IT PARK



ANKUR MULTISPECIALITY HOSPITAL

CITY BAY

WESTIN

KOREGAON PARK

ST. JOSEPH CONVENT SCHOOL

ST. OSCAR CONVENT HIGH SCHOOL

ORBIS SCHOOL

INLAKS AND BUDHRANI HOSPITAL

5 min

PUNE RAILWAY STATION

RUBY HALL CLINIC

VIBGYOR SCHOOL

MARGARPATTA

AMANORA TOWN CENTRE

APOLLO JEHANGIR HOSPITAL

10 min

SEASONS MALL

LITTLE MILLENNIUM

SADHANA VIDYALAYA

BISHOP'S SCHOOL CAMP

15 min

## Location Map

# Reach everywhere in minutes.

Strike the perfect balance between work, personal and social life, with restaurants, malls, schools, educational institutes and work spaces just minutes away. Enjoy the life beyond extraordinary with more family time at Mantra Mirari.



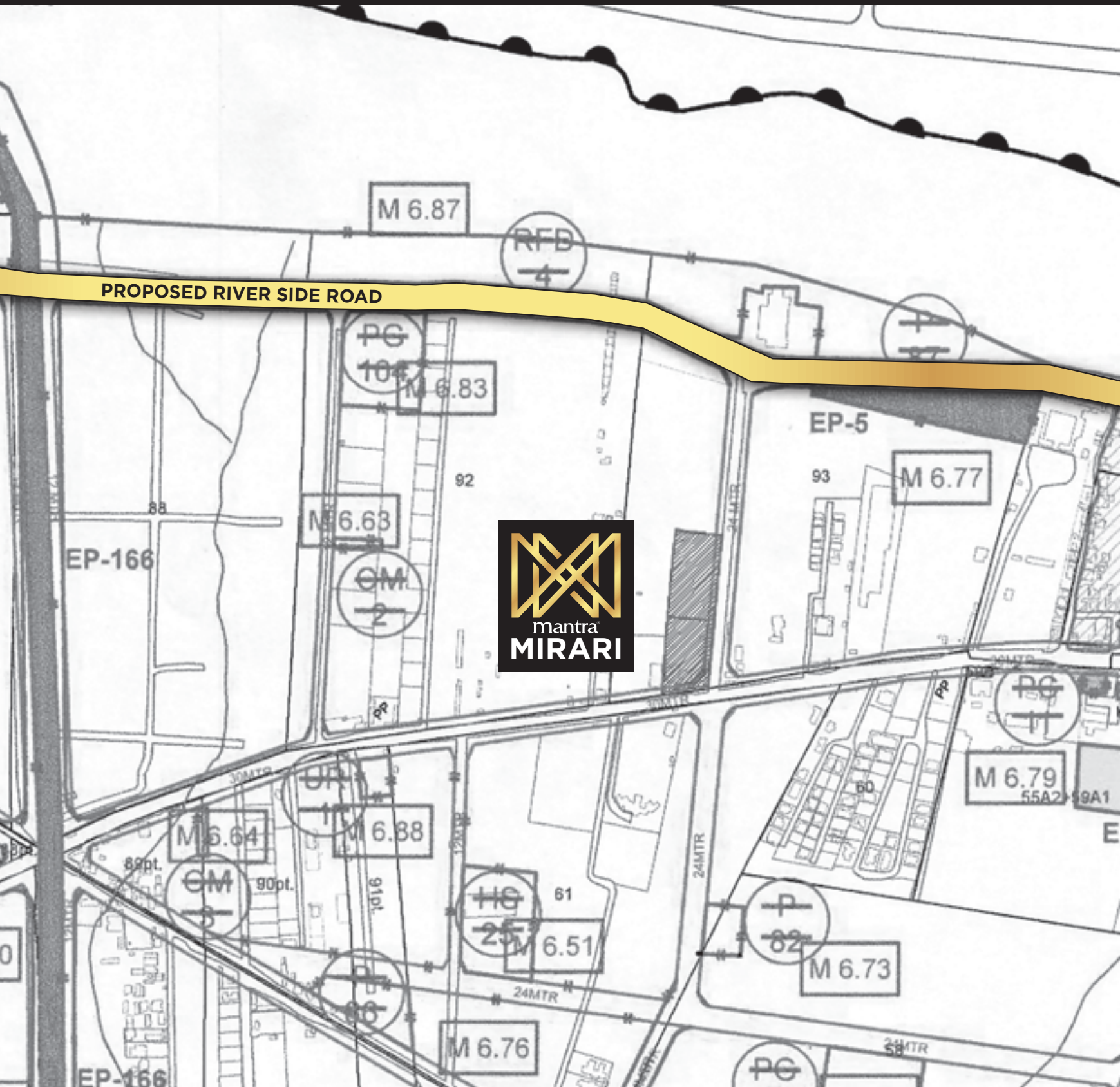
Artistic Impression

## KEY DISTANCES

<p><b>Entertainment:</b></p> <p>PVR, Amanora &amp; Cinepolis 10 mins</p> <p>Carnival Cinemas 10 mins</p> <p>PVR, Phoenix Market City 15 mins</p>	<p><b>Malls:</b></p> <p>Amanora 10 mins</p> <p>Seasons Mall 10 mins</p> <p>Creaticity 15 mins</p> <p>Phoenix Market City 15 mins</p>	<p><b>Hotels:</b></p> <p>Westin 5 mins</p> <p>Marriott Suits 5 mins</p> <p>Radisson Blu 10 mins</p> <p>Hyatt Regency 15 mins</p> <p>Conrad 15 mins</p>
<p><b>Hospitals:</b></p> <p>Ankur Multispeciality Hospital 5 mins</p> <p>Columbia Asia Hospital 5 mins</p> <p>Inlaks &amp; Budhrani Hospital 10 mins</p> <p>Jahangir Hospital 15 mins</p> <p>Ruby Hall Clinic 15 mins</p>	<p><b>Work-spaces:</b></p> <p>Magarpatta 10 mins</p> <p>Cerebrum IT Park, Kalyani Nagar 15 mins</p> <p>EON IT Park 15 mins</p> <p>World Trade Center 15 mins</p> <p>Business Bay 15 mins</p> <p>Weikfield IT Citi, Viman Nagar 15 mins</p> <p>Mantri Business Park, Viman Nagar 15 mins</p>	<p><b>Education:</b></p> <p>St. Joseph Convent School 5 mins</p> <p>Vibgyor, Magarpatta 5 mins</p> <p>Little Millennium 5 mins</p> <p>St. Oscar Convent High School 5 mins</p> <p>The Orbis School 10 mins</p> <p>Bishops School, Kalyani Nagar 10 mins</p> <p>Sadhana Vidyalaya 15 mins</p> <p>Bishops School Camp 15 mins</p>
<p><b>Parks:</b></p> <p>Joggers Park 5 mins</p>		

Times given are tentative and may vary as per traffic conditions





## Mula-Mutha Riverfront Development Plan: A return on investment, beyond extraordinary!

Pune River Rejuvenation Project aims in transforming Mula, Mutha and Mula-Mutha rivers. A riverfront designed with pedestrian trails, visitor facilities, spaces for congregations, festivals and performances, and a proposed riverside road, that will greatly increase connectivity is being planned. This new, transformed riverfront would be a green space and a centre for social, cultural and recreational activities in the city. It also includes footpaths and walkways for walking, cycling, boating facility and setting up eateries, creating a beautiful public space that will infinitely enrich people's lives.

This plan envisages improvement of river banks on both sides of the 44-km stretch passing through the city. This initiative will not only enhance connectivity and boost the development potential of the area, but will also result in investment appreciation beyond extraordinary.

# A luxury investment with holistic appreciation!

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With Mantra Mirari, Upper Koregaon Park, you don't just get the best neighbourhood of Koregaon Park in Pune, you also get access to the best schools, retail spaces, medical facilities, entertainment zones, commercial areas, and as well as the development of the Mula-Mutha Riverfront. With the huge development potential of the area in the future, Upper Koregaon Park does not just offer infinite lifestyle choices, but also financial, physical, emotional and social appreciation: holistic appreciation beyond extraordinary.





Artistic Impression

*View of a life  
beyond extraordinary.*

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# Super-spacious luxury homes, for a life beyond extraordinary.

Welcome to Mantra Mirari, where you can enjoy a luxurious lifestyle in large sized 3 & 4 BHK apartments and 3 BHK sky villas, the perfect location with excellent connectivity, 4 acres of magnificent spaces, 4 residential towers of 21 storeys efficiently designed for maximum light and ventilation, and an abundance of luxury amenities.

Mantra Mirari is constructed with the Mivan Formwork System, the latest innovation in construction technology that reduces wear and tear, ensuring better finishes, and faster and better quality construction.



Artistic Impression



Artistic Impression

# Multiple resort-like luxury amenities for a permanent vacation at home.

With an abundance of luxurious resort-like amenities all loaded on **1 acre+ podium**, enjoy a vacation beyond extraordinary with a resort-like life right at home, at Mantra Mirari.



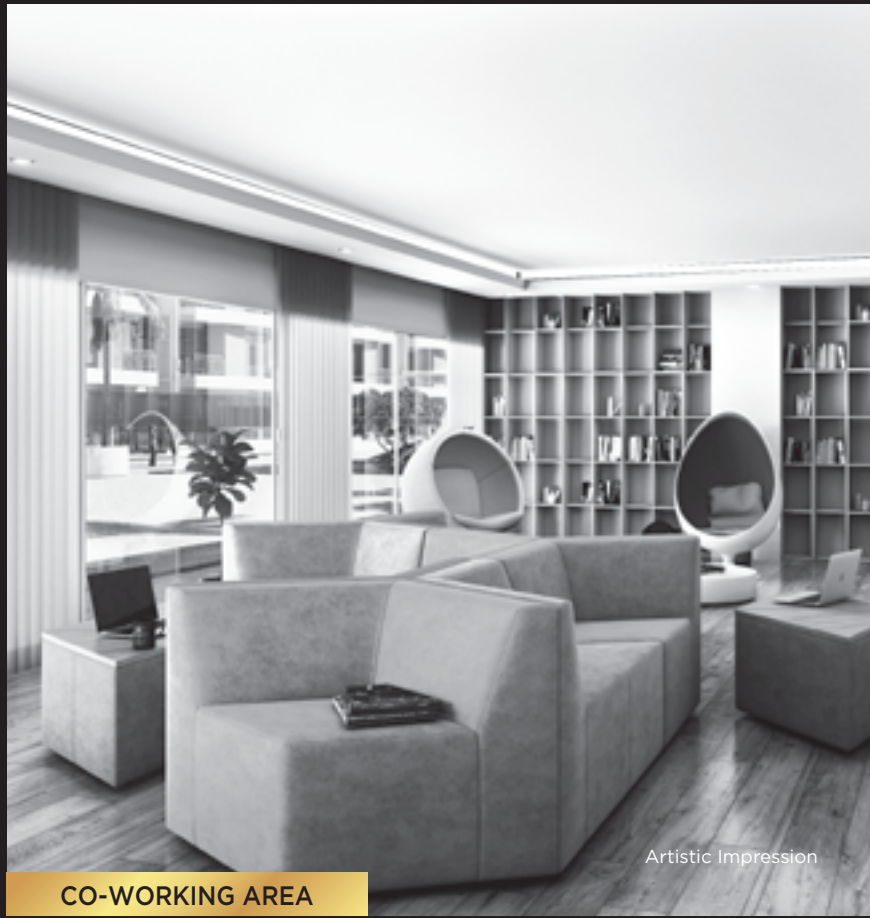
Artistic Impression

- |   |                        |   |  |
|---|------------------------|---|--|
|  S1    | STUDIO 1               |  | SWIMMING POOL                            |
|  S2    | STUDIO 2               |  | SPA                                      |
|  S3    | STUDIO 3               |  | SALON                                    |
|        | CHILDREN'S PLAY AREA   |  | SAUNA                                    |
|  A B C | CRÈCHE                 |  | JACUZZI                                  |
|        | INDOOR KIDS PLAY ZONE  |  | WALKING TRAIL                            |
|        | CO-WORKING SPACE       |  | MINI THEATRE                             |
|        | OUTDOOR GYM            |  | INDOOR GAME ROOM                         |
|        | INDOOR GYM             |  | MULTIPURPOSE HALL                        |
|        | PARTY LAWN             |  | SEATING COURT                            |
|        | BADMINTON COURT        |  | SENIOR CITIZEN SEATING                   |
|        | SQUASH COURT           |  | EV CHARGING STATIONS<br>IN EVERY PARKING |
|        | YOGA / MEDITATION AREA |   |  |



Artistic Impression

**PARTY LAWN**



Artistic Impression

**CO-WORKING AREA**



Artistic Impression

**CHILDREN'S PLAY AREA**



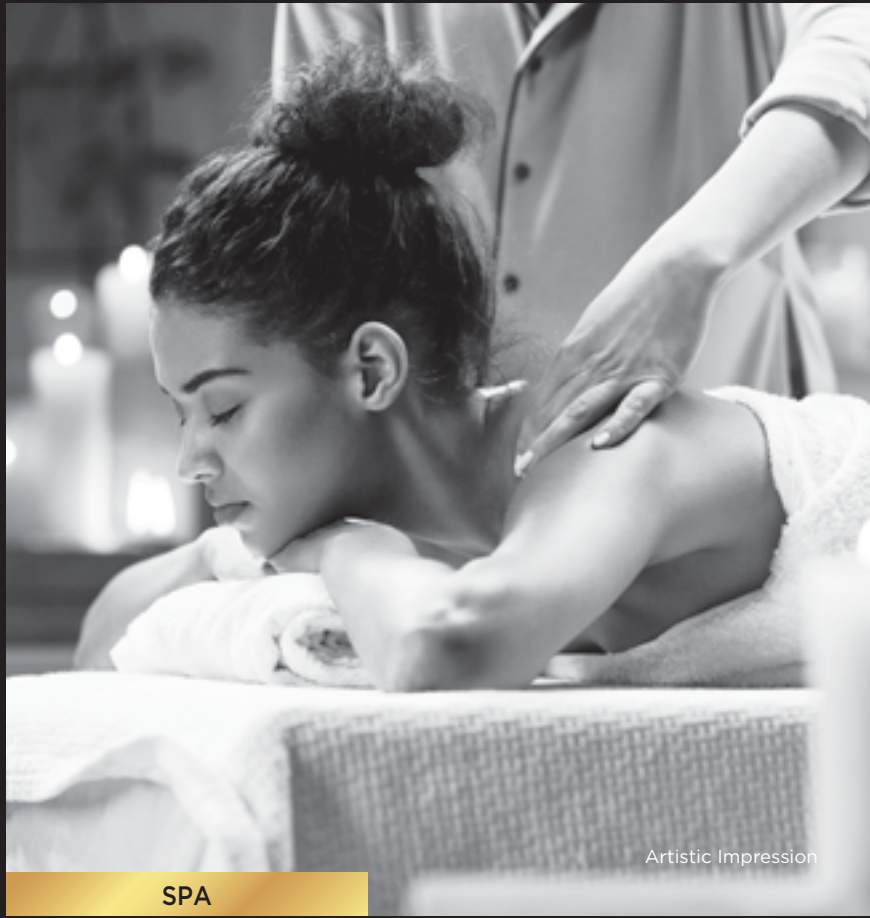
Artistic Impression

**MULTIPURPOSE HALL**



Artistic Impression

SALON



Artistic Impression

SPA



Artistic Impression

SAUNA



Artistic Impression

MINI THEATRE

Your luxury home beyond extraordinary,  
brought to life for you.

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3 BHK SKY VILLA



Artistic Impression



4 BHK



Artistic Impression

Your luxury home beyond extraordinary,  
brought to life for you.

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# Best-in-class specifications for a luxury home beyond extraordinary.



## STRUCTURE

- RCC Structure Designed With Earthquake Resistant Frame



## MASONRY

- AAC Blocks Masonry Work / Shear Wall



## WALL FINISH

- Paint Finish For Wall At Internal Side
- Sand Faced Plaster / Texture Paint Plaster For Exterior Surface
- OBD Paint



## ELECTRIFICATION

- Concealed Internal Electrical Wiring - Finolex / Polycab / Havells Equivalent
- Modular Switches - Legrand Or Equivalent
- Switchgears - Legrand Or Equivalent Make
- Power Points For Refrigerator / Microwave & Other Gadgets In Kitchen
- Power Point For Washing Machine In Dry Balcony
- Geyser Points In All Toilets
- Provision For AC Points In All Bedrooms
- Provision For TV & Telephone Points In Living & All Bedrooms



## DOORS & WINDOWS

- Main Door: Modular Laminated Wooden Door Frames And Wooden Shutter With Digital Lock
- Internal Room Doors: Flush Doors With Laminate And Wooden Frames
- Bathroom Doors: Flush Doors With Laminate And Granite Frames
- Three Track Powder Coated Aluminum Sliding Windows With Mosquito Nets
- Natural Stone Window Sill
- Door Hardware - Cylindrical Lock - Yale Or Equivalent



## KITCHEN

- Pearl Black Granite Kitchen Platform With SS Sink
- Dado Up To 2' Height
- Provision For Washing Machine In Dry Balcony



## BATHROOMS

- Concealed Plumbing
- Premium ISI Mark C.P. Fittings - Jaquar Or Equivalent
- Premium Sanitary Fittings - Floor / Wall Mounted - Jaquar / Cera Or Equivalent
- Designer Dado Wall Tiles Upto Lintel Level
- Provision For Electric Geyser
- Provision For Exhaust Fan



## FLOORING

- 24" X 48" Vitrified Tiles Across The Apartment Unit
- Anti-skid Ceramic Tiles For Bathroom And Terraces



## BALCONY RAILING

- SS With Glass Railing Fittings As Per The Requirement



## ELEVATORS

- 8 & 13 Passenger Lifts - Johnson Or Equivalent



## UTILITIES

- Sewage Treatment Plant
- Rainwater Harvesting
- Underground And Overhead Tanks For Water Storage
- Firefighting System
- 100% Power Back Up For Common Areas And Lift



## SECURITY

- CCTV Cameras For Security
- Security Cabin
- Boom Barriers



## We make brilliance happen.

Mantra Properties has expanded rapidly across Pune. Since inception in 2007, we've always strived to provide the best value to our customers by carefully listening to their needs. Our intelligent design and emphasis on quality, transparency and delivery have enabled us to gain the customer's as well as the market's trust. We are proud to hold under our belt:

**11**  
**DELIVERED**  
**PROJECTS**  
IN PUNE & PCMC

**77**  
**LAKH SQ. FT.**  
UNDER  
CONSTRUCTION

**17**  
**PROJECTS**  
UNDER  
DEVELOPMENT

**14**  
**YEARS**  
IN REALTY  
EXCELLENCE

### ONGOING PROJECTS

Mantra Monarch - Balewadi | 99 Riverfront - Baner  
Mantra Insignia - Keshavnagar, Mundhwa  
Mantra Codename Wonderland - Keshavnagar, Mundhwa  
Mantra 29 Gold Coast - Tingre Nagar  
Mantra Codename Benchmark - Akurdi  
Mantra Montana - Dhanori | Mantra Parkview - Dhayari  
Mantra Essence - Undri | Mantra Essence Bungalow Plots  
- Undri | 7 Hills - Kirkatwadi | Mantra Moments - Moshi  
Mantra 24 West - Gahunje | Grandstand Trinity - Kothrud  
Mantra City 360 - Talegaon | Mantra Residency -  
Nighoje, Chakan | Mantra Magic - Moshi Annex, Chimbli  
Mantra Divine - Wadebolai, Wagholi Annex

### UPCOMING PROJECTS

Balewadi



**JV PARTNER - KACHARE FAMILY**



**MANTRA MIRARI - MAHA RERA**  
**No.: P52100030037, P52100032842**  
<http://maharera/mahaonline.gov.in>

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