



# Life

Vridhi Bhava

Where Life Comes Complete

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mantra<sup>®</sup>  
**MAGNUS**  
M U N D H W A

# Going Beyond The Ordinary

Modern, metropolitan life often involves a choice - between luxury & nature's enriching elements.

**What if you could have it all?**









# Elemental. Opulent. Exclusive.

## Life Vridhi Bhava

- Sheetal Vridhi Bhava
- Jal Vridhi Bhava
- Vaayu Vridhi Bhava
- Ujjwal Vridhi Bhava

## Unwind. Connect. Elevate.

- Ananda Vridhi Bhava
- Utsav Vridhi Bhava
- Samavesh Vridhi Bhava
- Swasthya Vridhi Bhava
- Vaibhav Vridhi Bhava





# Embrace The Elements

Sun-kissed homes whisper cool secrets, verdant spaces sprawl like breathing canvases with the breeze serenading an endless waltz. Life-nurturing water flows unceasingly, and the sun's invigorating power emboldens. Life Vridhi Bhava isn't contained. It flows freely, a synergic synthesis of the Earth, Sun, & sky. It's your sanctuary, your community, your home.

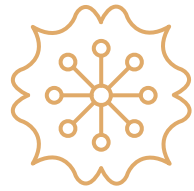
**Live Elemental.**

Welcome to Life Vridhi Bhava @

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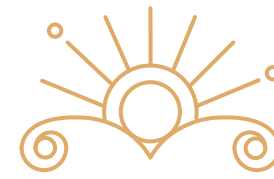
Sheetal



Jal

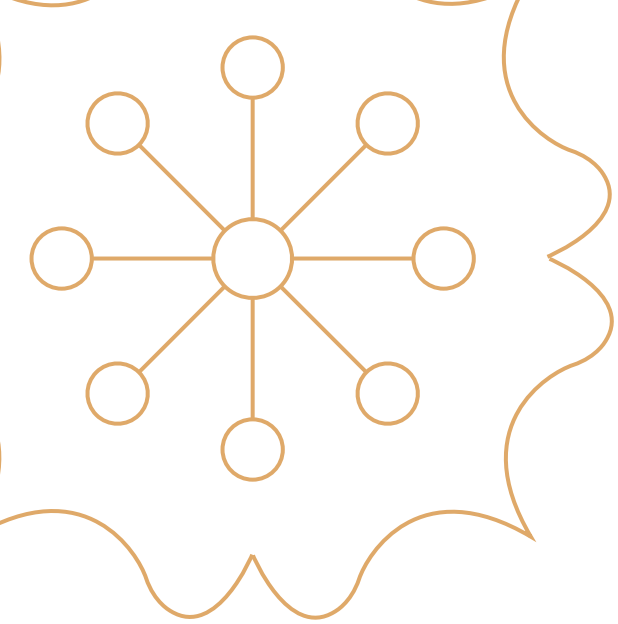


Vaayu



Ujjwal

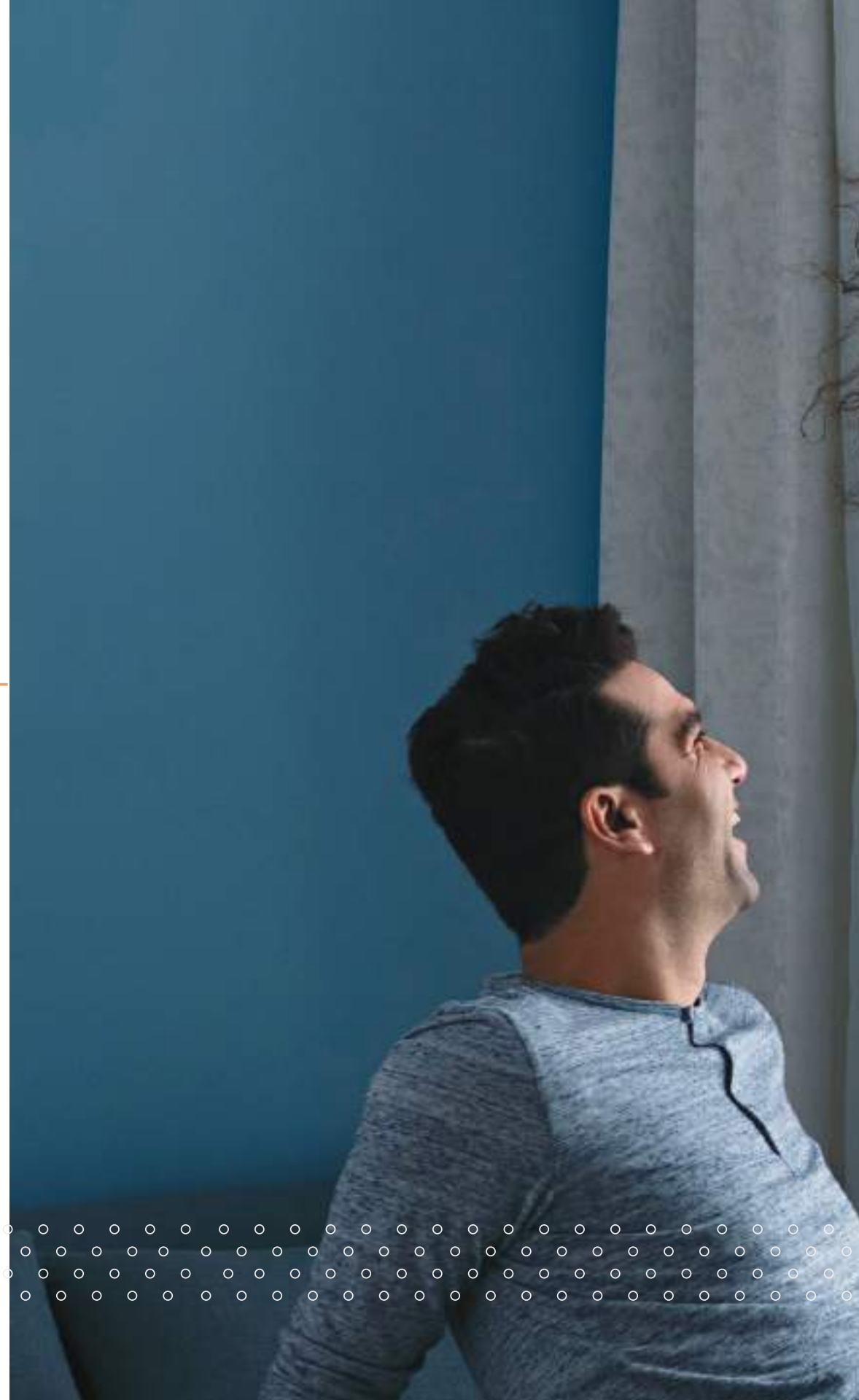




# Sheetal Vridhi Bhava

Our architectural heritage comprised homes crafted from clay, embracing its natural ability to maintain a refreshing coolness throughout the year. Today, most homes are erected using cement, inadvertently amplifying the indoor heat levels even after the sun sets.

At Mantra Magnus, we use materials designed to absorb heat, preserving a comfortable temperature within your abode. An ideal balance between wall surfaces and windows, complemented by an overhanging "Chajja," allows only gentle daylight to filter into your living spaces while guarding against scorching rays.













# Jal Vridhi Bhava

At Mantra Magnus, water isn't just a resource, it's a conversation we have with nature. Compliant with government norms and sourced through ethical channels, every drop whispers a promise of well-being. Premium fittings transform nature's bounty into a liquid poem, while a state-of-the-art treatment plant ensures each precious drop is cherished.





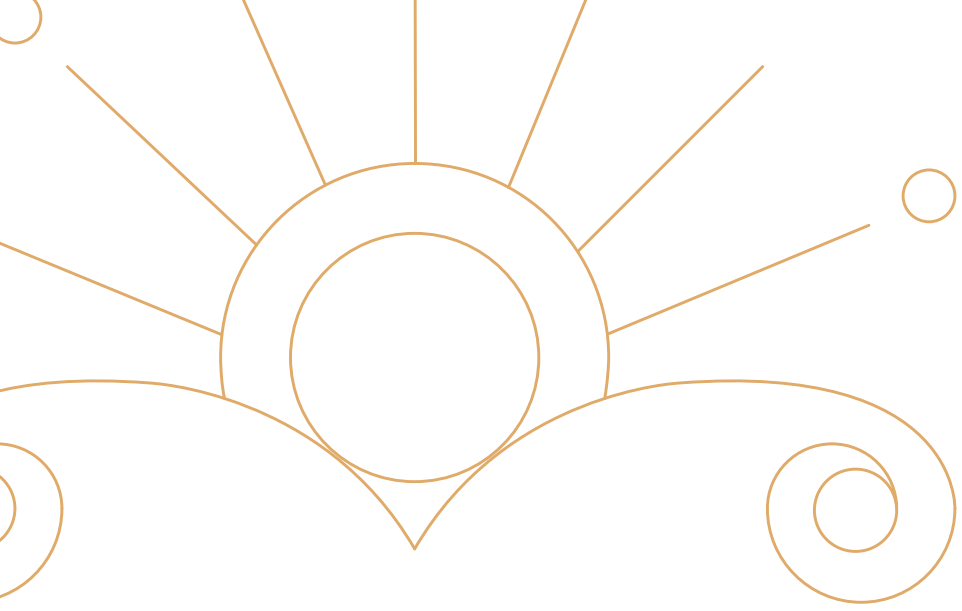
# Vaayu Vridhi Bhava

Feel the caress of the cool breeze on your skin, the taste of clean air on your tongue, breathe in the rejuvenating freshness. The traditional Aangan has always been the beating heart of Indian homes.

The NBC norms prescribe an ACH of 3-6 times for healthy living. Mantra Magnus provides an ACH of 12-14 times, carrying forward the legacy of our ancient wisdom, and weaving air into a harmony of health.





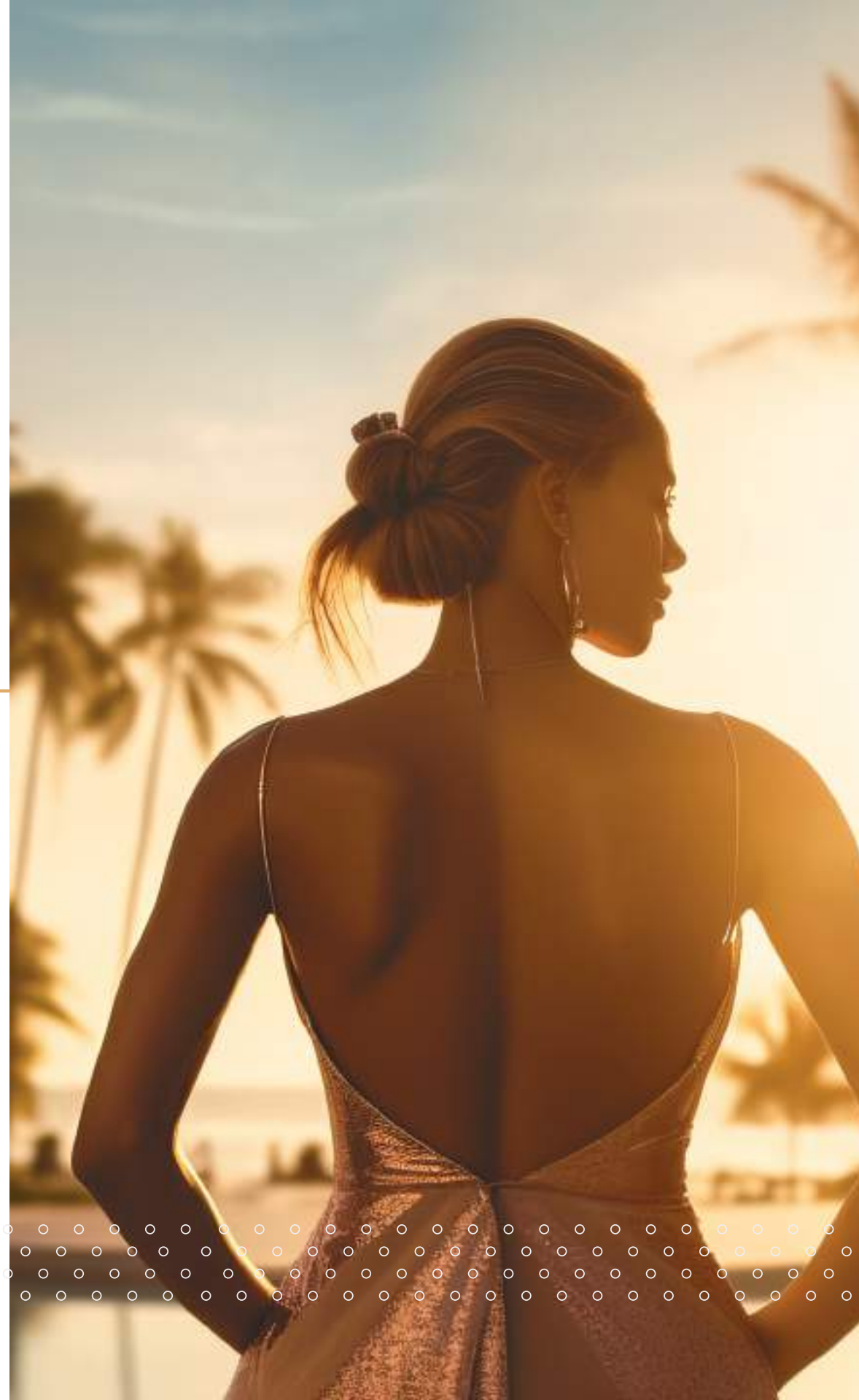


# Ujjwal Vridhi Bhava

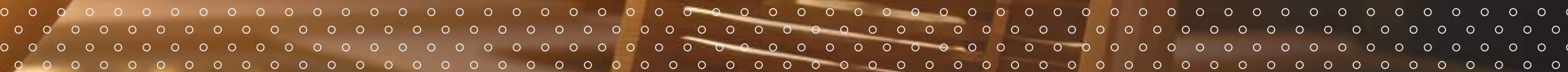
Luminous Flux or Lux is a measure of light and is measured in terms of lumen.

1 lumen = 1 candlestick.

NBC states a healthy dose of the lumen of 108 from sunrise to sunset. Within Mantra Magnus, taking into account the celestial phenomena of Uttarayan & Dakshinayan, the sun's radiance unfolds, bathing every home with a generous LUX between 180 to 300.







# Unwind. Connect. Elevate.

Beyond brick & mortar, is a haven where life transcends mere existence. Our premium amenities are not just add-ons; they are brushstrokes in the masterpiece of your life. They are the threads that weave your days with moments of quietude, playful connection, & exhilarating growth. They are the stage where you orchestrate a symphony of well-being, a testament to the art of living elemental.

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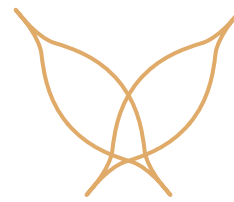
Ananda



Utsav



Samavesh



Swasthya



Vaibhav





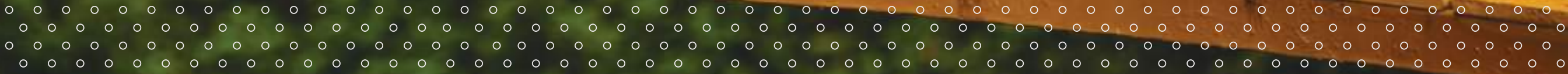
# Ananda Vridhi Bhava

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Dhyan Mandir for peaceful meditation retreats.  
Acupressure pathway for rejuvenating strolls.  
Abundant green & open spaces that embrace nature's bounty.  
Pool Deck that epitomizes serenity & peace.



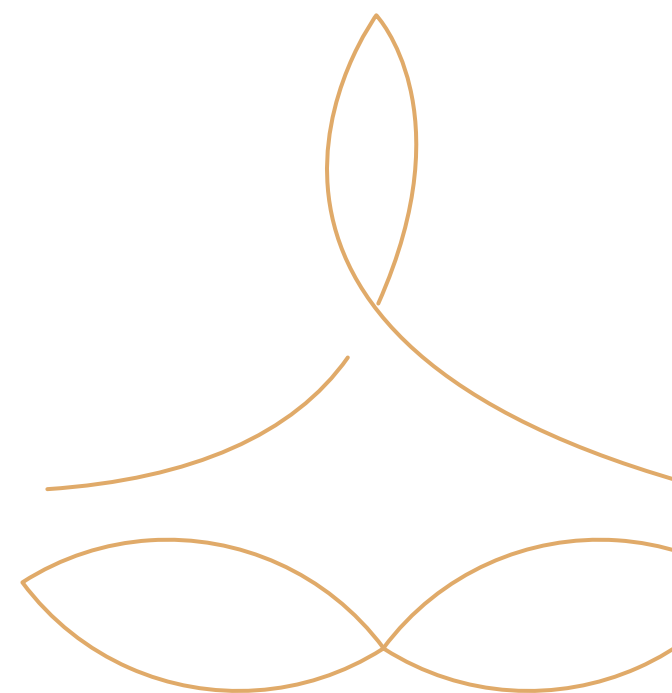








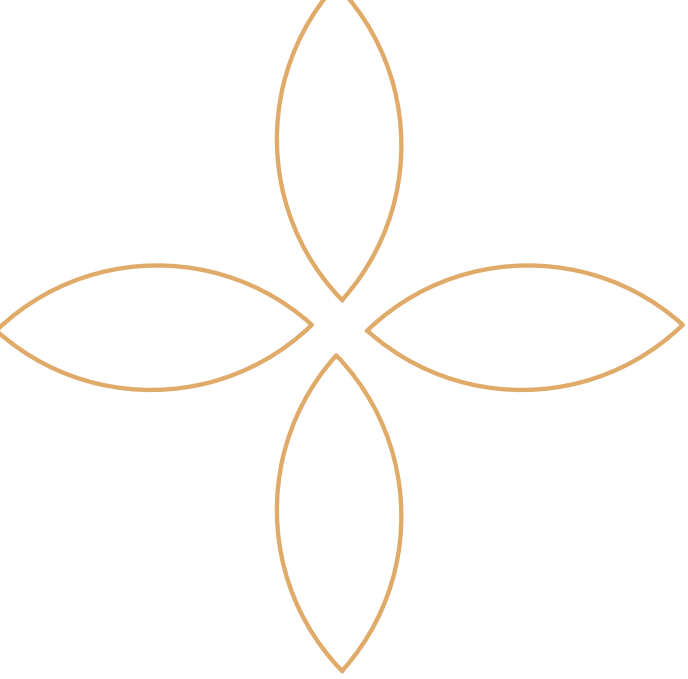




# Utsav Vridhi Bhava

- Expansive party lawns.
- Diverse dining experiences.
- Exclusive club facilities.
- Integrated retail arcade.





# Samavesh Vridhi Bhava

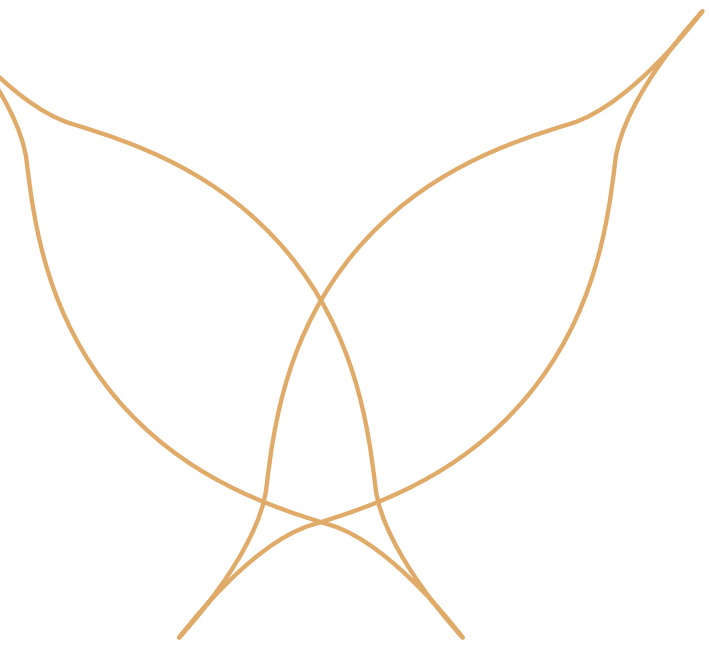
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Mini theatre for social entertainment.  
Guest rooms for extending impeccable hospitality.  
Co-working spaces for productive interactions.









# Swasthya Vridhi Bhava

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Versatile play court for a range of activities.

Zumba studio for rhythmic fitness.

Highly equipped gym.



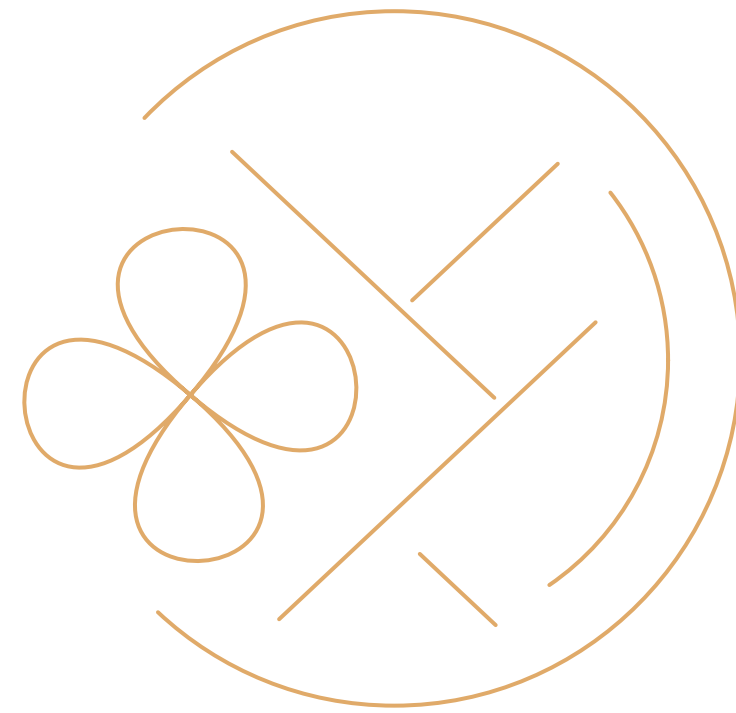












# Vaibhav Vridhi Bhava

Spacious homes that perfectly synthesize efficiency & design elegance.  
Exquisite landscaping enhances the ambiance.  
Luxurious lifestyle amenities that exemplify refined living.



# stay connected, live coveted.

In a world of fleeting trends & ephemeral connections, we present to you a sanctuary. A canvas for a life envied by many, yet achieved by a few. Every detail exudes an allure that whispers exclusivity. Step into a world where luxury is not just a boast, but a masterpiece woven into the fabric of your everyday.

- Strong connectivity to Pune international airport & railway station
- One of the top price appreciations in Pune
- Multiple residential options from multi-story apartments to row houses & independent homes
- Premium infrastructure development, ample lifestyle & shopping options
- Advantage of central proximity to major employment centers, reputed schools, hospitals & shopping malls
- Upcoming commercial hubs making it walk-to-work culture for HNI & Ultra HNIs - Google started its Pune operations in KP, with many more giants set to enter the region. Proximity to Kharadi SEZ & Magarpatta SEZ
- Major 5-star establishments like The Westin, JW Marriott Suites, Blue Diamond, O Hotel, Radisson etc. & other renowned F&B establishments make this a coveted lifestyle location
- Proximity to corporate giants like Poonawala Fincorp, MasterCard, HSBC & Bajaj Finserv & other retail hotspots

## KEY DISTANCES

Lotus Hospital - 5km  
Manipal Hospital - 1.4km

Amanora Mall - 2km  
Seasons Mall - 2km

Orchids School - 2km  
The Orbis School - 2km

# the location advantage



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5 min

10 min

15 min

20 min

PUNE INTERNATIONAL AIRPORT

BUSINESS BAY

MEDIPOINT HOSPITAL

WEIKFIELD IT CITI INFO PARK

PUNE NAGAR ROAD

VIMAN NAGAR

MANTRI BUSINESS PARK

PHOENIX MARKETCITY

WORLD TRADE CENTRE

KHARADI

EON IT PARK

YERWADA

KALYANI NAGAR

CEREBRUM IT PARK

MERIPLEX MALL

COLUMBIA HOSPITAL

KOREGAON PARK

INLAKS AND BUDHRANI HOSPITAL

HADAPSAR RAILWAY STATION

ORBIS SCHOOL

PUNE RAILWAY STATION

RUBY HALL CLINIC

VIBGYOR SCHOOL

MARGARPATTA

5 min

APOLLO JEHANGIR HOSPITAL

THE BISHOP'S SCHOOL

SEASONS MALL

AMANORA TOWN CENTRE

10 min

PUNE SOLAPUR ROAD

NOBLE HOSPITAL

LITTLE MILLENNIUM

15 min

LEXICON SCHOOL

CITY INTERNATIONAL SCHOOL

20 min

# Imagine. Indulge. Arrive.

Choose from an exquisite tableau of 2 & 3 BHK masterpieces, or soaring 3 BHK duplexes.  
3 towers are set to be launched with Phase 1, now unveiled.

Welcome to your abode of luxury.









## 2 BHK | TYPICAL UNIT PLAN

### Life Vridhi Bhava

Large windows provide panoramic views of the outdoors.

Unit orientation in alignment with Uttarayan & Dakshinayan harnesses natural energy.

ACH of 12-14 times for better ventilation.

An optimum wall-to-window ratio with a "chajja" ensures only light passes in your home, & not the sun's heat.

Seamless experience in Living Room, Kitchen & Dining Areas.

Attached Dry Balcony with provision for a washing machine for easy utility.

Vitrified tiles across the apartment unit.

Anti-skid ceramic tiles for bathrooms & terraces.



Flat Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
2 Bhk	67.28	724	5.29	57	3.64	39	76.21	820

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) Room/ toilet dimensions are including ledge wall if any



# 3 BHK | TYPICAL UNIT PLAN

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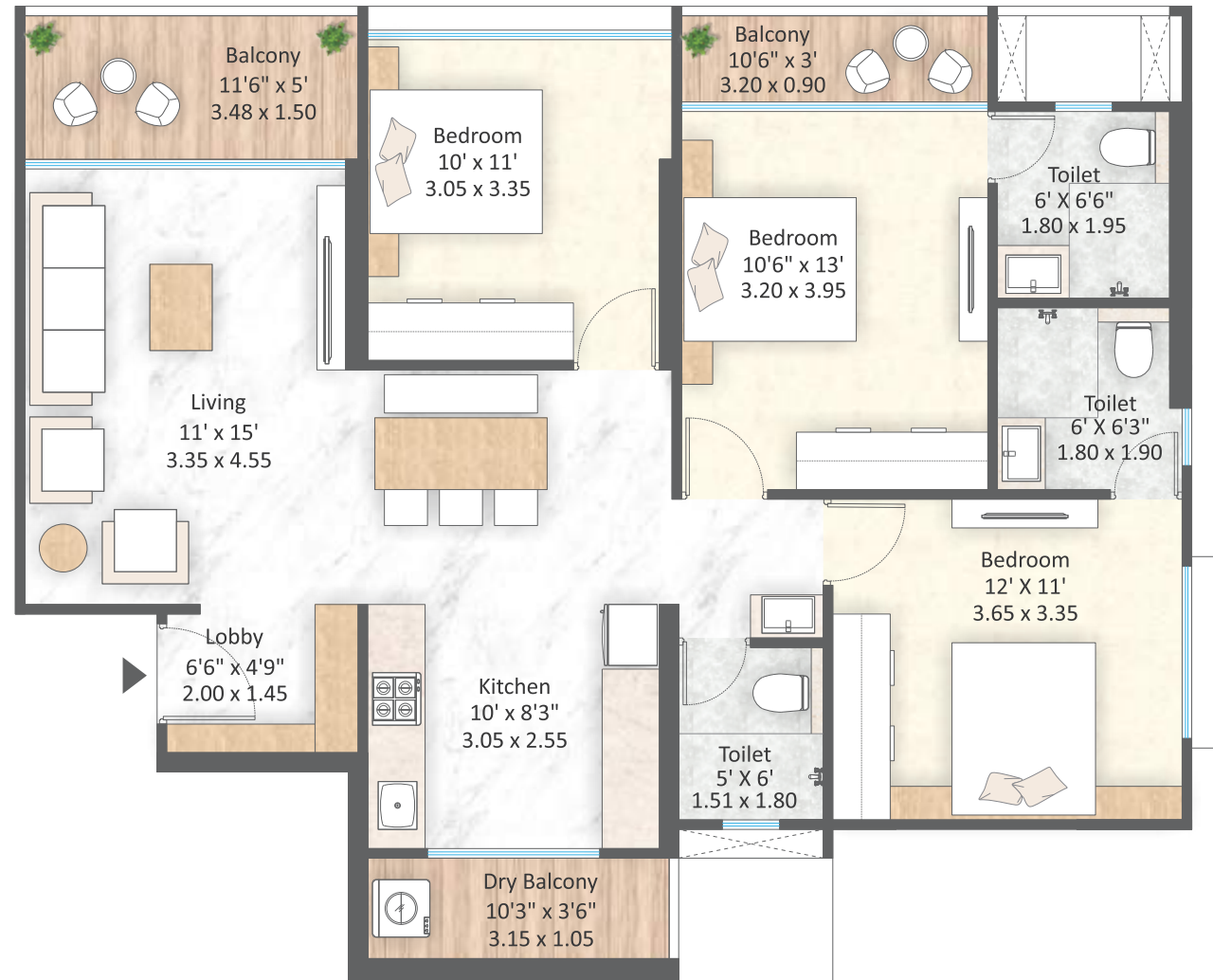
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	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
3 Bhk	86.63	932	8.09	87	3.30	36	98.02	1055

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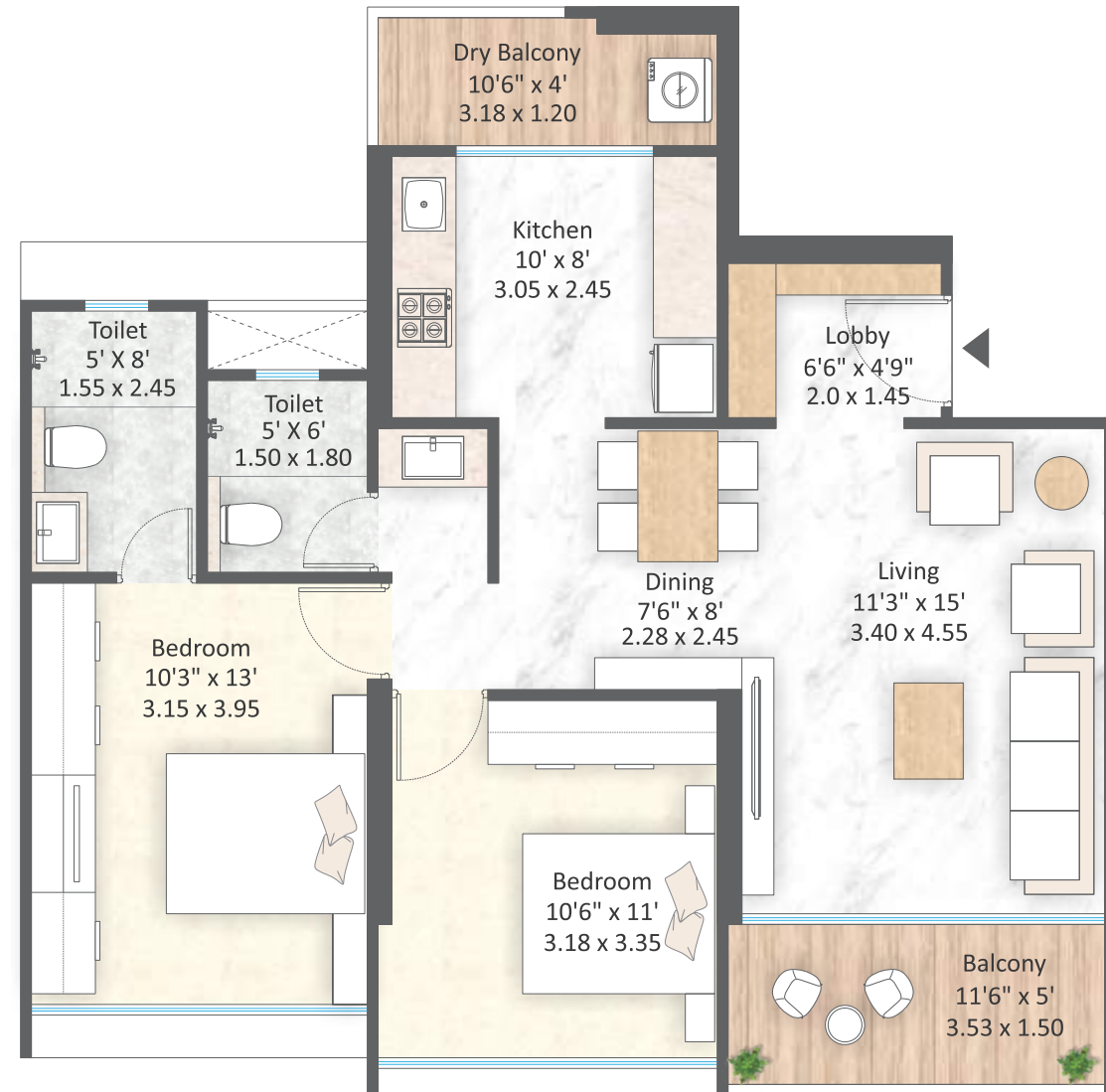
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## 3 BHK DUPLEX

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Flat Type	**Carpet		Open Balc.		Dry Balc.		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
3 Bhk Duplex	96.36	1037	7.96	86	3.44	37	107.76	1160

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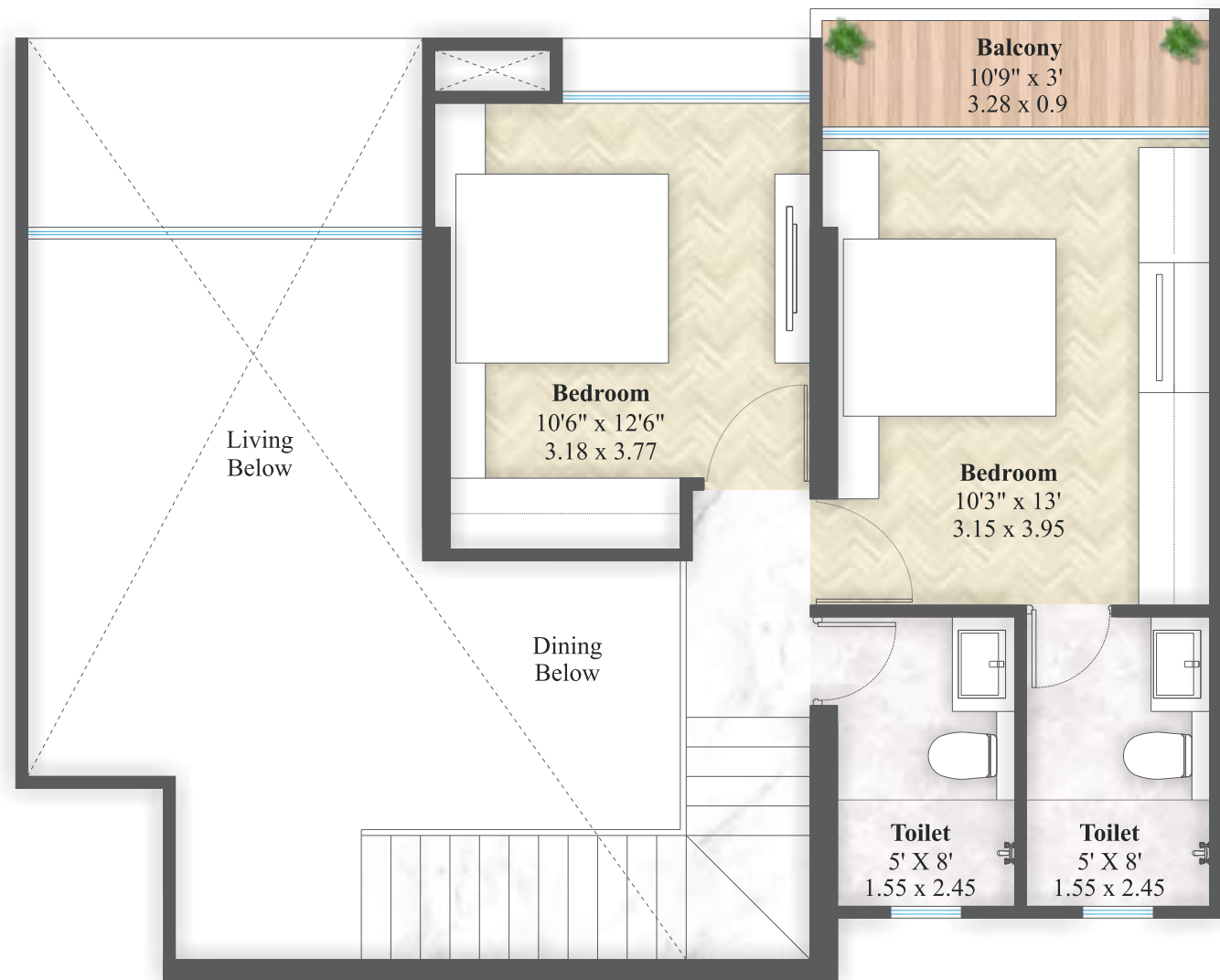
# TYPICAL UNIT PLAN

Seamless experience in Living Room, Kitchen & Dining Areas.

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mastering the art  
of opulence @

mantra<sup>®</sup>  
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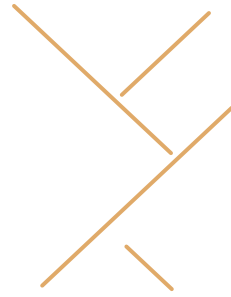


## Luxury of Space

Spacious homes

Efficiently designed with  
minimum wastage & common  
walls

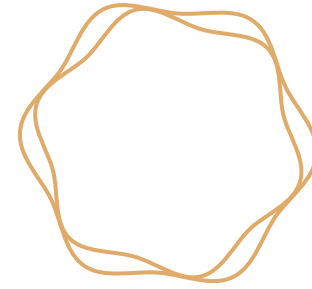
Four-To-A-Core : 4 apartments  
per floor



## Luxury of Location

At the main road at upmarket  
Mundhwa

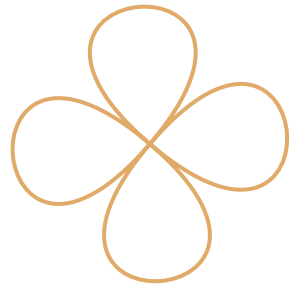
Minutes away from all major  
focal points



## Luxury of Integrated Living

High-street retail at the ground  
level & premium residences





## Luxury of Services & Amenities

Amenities to cater across  
generations

Luxury which caters to all

Family centric living



## Luxury in Every Detail

Premium specifications

Luxurious clubhouse equipped  
with all modern amenities &  
features



## Luxury of Neighborhood

Like-minded community living





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[maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

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