

Rediscover your childhood memories at Pune's 1st Biophilia-inspired homes



Artist's impression, for representational purposes only.

— Launching —

Mahindra[®] **Nostalgia**

Nestled in the flourishing neighbourhood of Pimpri is a
portal to one's childhood memories.

Explore Mahindra Lifespaces' newest residential landmark.

Premium **2 & 3 BHK homes** in Pimpri

Redefining living in the multifaceted suburb of Pimpri-Chinchwad

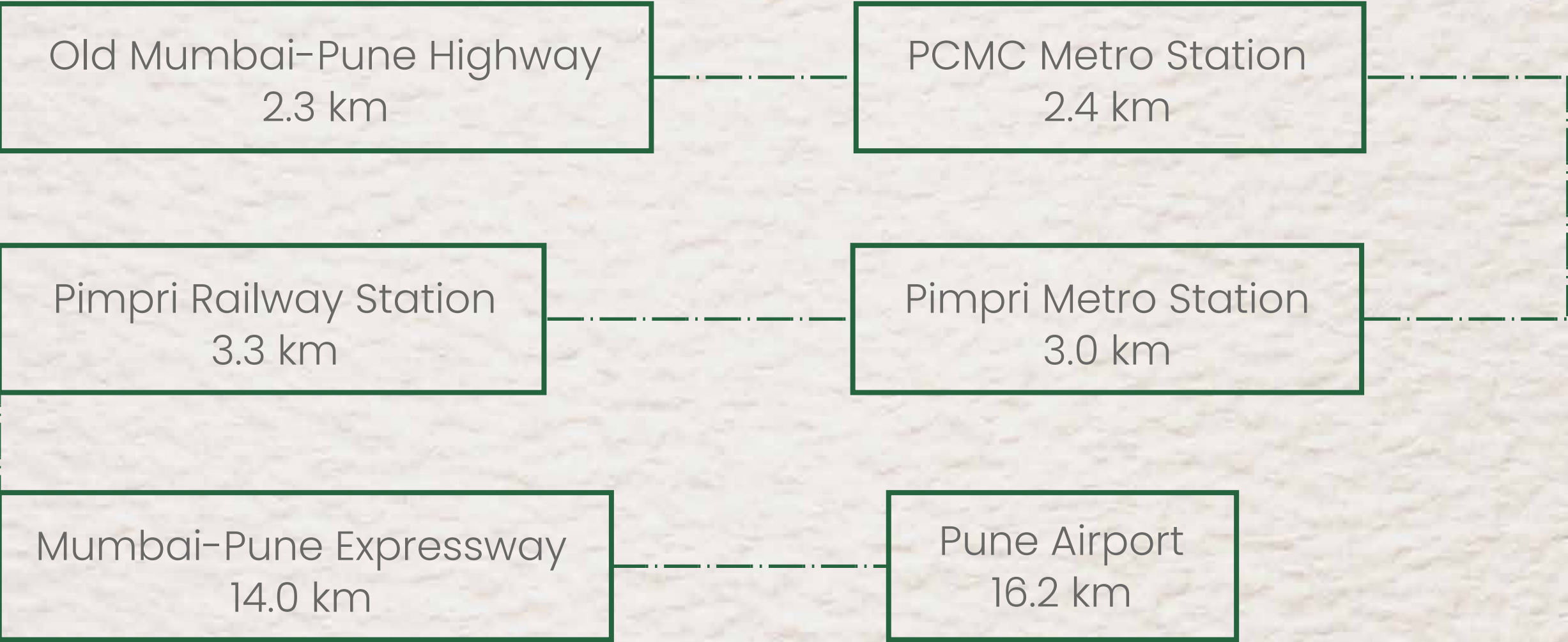
Pimpri-Chinchwad is a fine example of how the suburbs of every Indian city should be planned, built and maintained. The area has evolved holistically over the last two decades, providing a mix of cosmopolitan culture and a better lifestyle, that has continued to attract homebuyers. The area has emerged as one of the most vibrant real estate markets and is on its way to becoming a self-sustaining suburb to Pune.



The Pimpri-Chinchwad advantage

Easy connectivity

Pimpri-Chinchwad is well-connected to neighbouring localities.



Vibrant economic hub

The area is home to a rapidly developing industrial and commercial zone, as well as a plethora of IT hubs and MNCs.



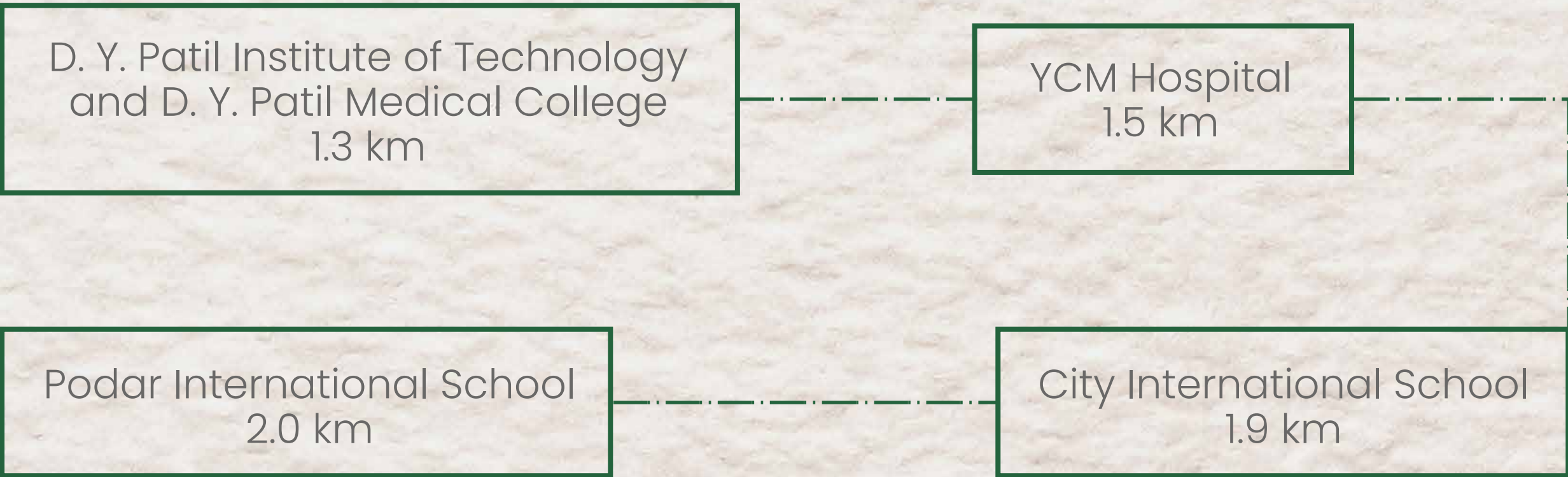
Conveniences within reach

With the ever-so-growing infrastructure, Pimpri-Chinchwad offers some of the best avenues for entertainment and shopping.



Burgeoning social and civic infrastructure

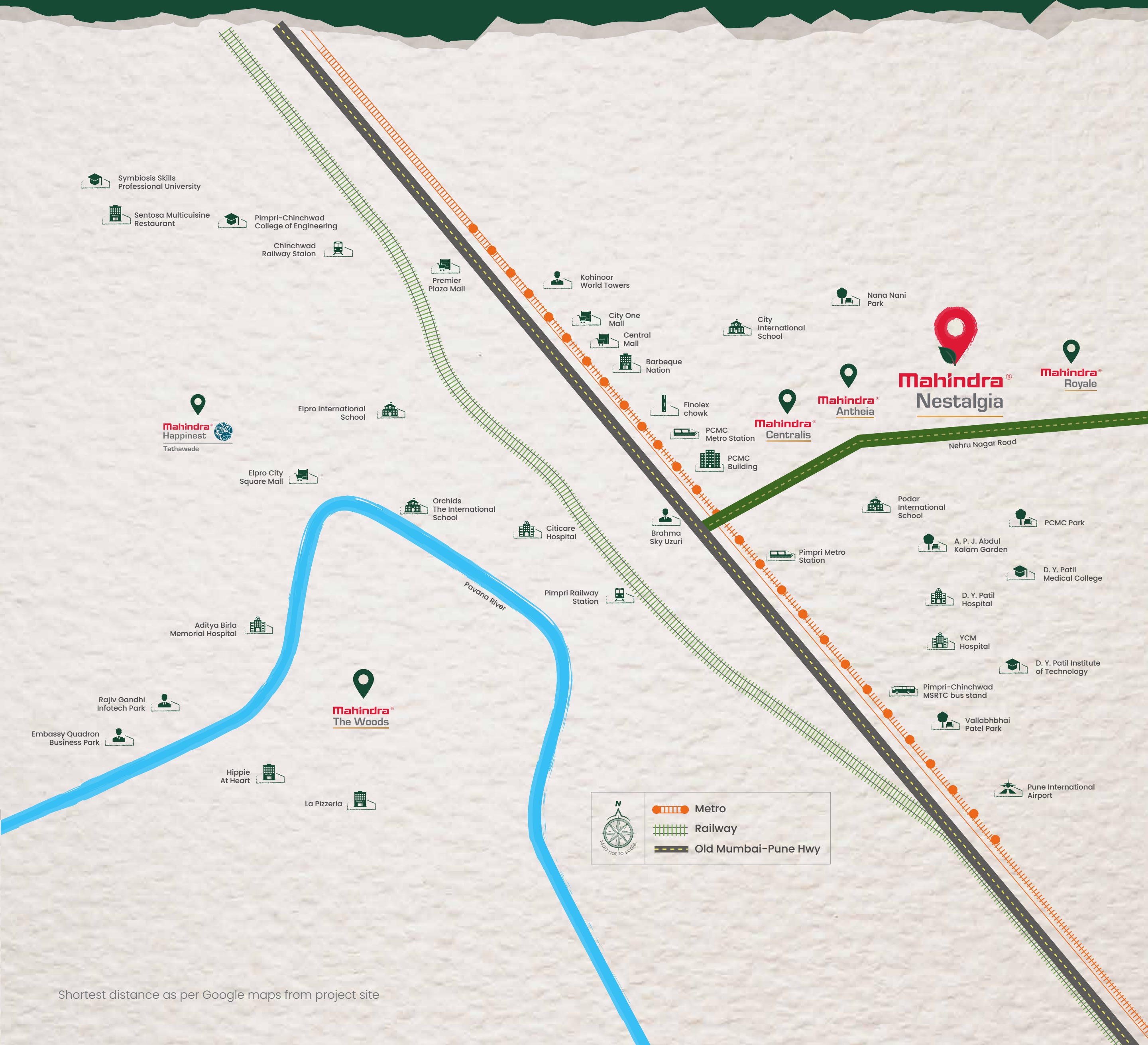
The booming IT and industrial sector has led to a rise in retail, hospitality, social, civic and residential development, attracting a multitude of home-buyers and investors



Crafting yet another residential landmark in Pimpri's burgeoning real estate market

- 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
- The micro-market has seen a 28%* increase in the weighted average price over the past 10 years and promises further rise owing to the focused infrastructure development

#Source: <https://www.hindustantimes.com/cities/pune-news/pmrda-plans-dpr-for-pune-international-convention-and-exhibition-centre-101645891102942.html>
*Data as per Prop Equity



Shortest distance as per Google maps from project site



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Biophilia – our way back to nature

The rustling of leaves, the wind in your hair, the waves kissing your feet – it feels great, right? That's because we've always shared a deep connection with nature.

This innate connection with nature is called biophilia. Inspired by nature, its natural elements, textures, patterns, shapes and materials, biophilia-inspired homes are designed to help you relive the happy memories of childhood and experience nostalgia.

Benefits of Biophilic homes



Physical well-being

- Improves cardiac and respiratory functioning
- Reduces hypertension
- Enhances eyesight



Psychological well-being

- Increases attention span
- Helps in positive thinking
- Aids in managing stress and uplifting mood



Social well-being

- Improves interpersonal and emotional connections, creating stronger bonds
- Builds a deeper sense of empathy



Spiritual well-being

- Instils a feeling of gratitude
- Increases insightfulness towards positive and negative aspects of life

Introducing Mahindra Nostalgia

Pune’s 1st Biophilia-inspired homes

Taking inspiration from nature, which was once abundant in the good old days, discover homes built with a biophilic architecture that promise to evoke fond childhood nostalgia.



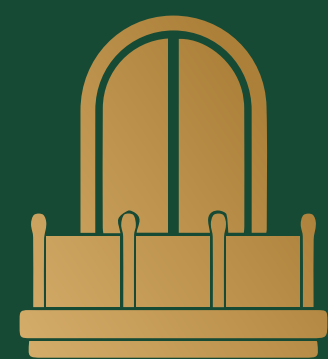
Pune’s first Biophilia-inspired homes



Curated to evoke nostalgia and childhood memories



Biophilia-inspired clubhouse



Premium homes with bay windows and large terrace*



Close to PCMC & Pimpri metro station



A bidirectional façade allowing extended views and cross-ventilation



Climate-responsive design



Pre-certified IGBC Gold rated project

Typology	Aggregate area sq.m (sq.ft)
2 BHK Spacia	67.89–70.09 (730.77 – 754.45)
3 BHK Grande	90.90 (978.45)
3 BHK Grande+	97.28 (1046.91)

*in select 3 BHK homes

Craft memories with nature by your side

If given a chance, all of us would like to go back to the good old days when open spaces and greenery were not a luxury, they were a given. We miss and long for the simplicity and authenticity of the days gone by. The elements of freedom, curiosity and innocence that are an integral part of childhood have inspired the amenities Mahindra Nestalgia has to offer.

Rediscover freedom



Health Club



Swimming Pool



Barefoot Park



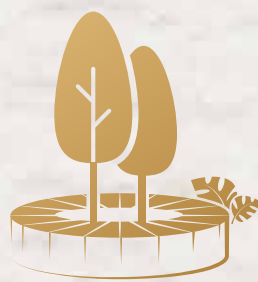
Playscape



Burma Bridge



Hammock Garden



Elders Parklet



Fur Park

Reignite curiosity



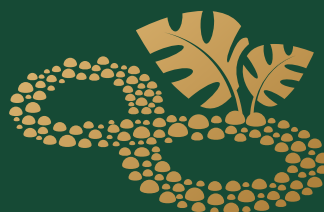
Readers' Bay



Dew Garden



Koi Pond with Boat Seat



8-shaped Foot Chi



Sun Dial



Gupshup Adda

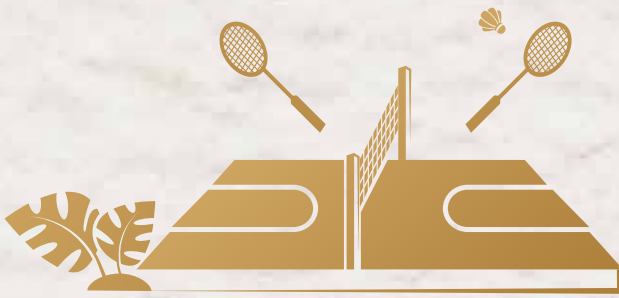


Rain Benches

Reawaken innocence



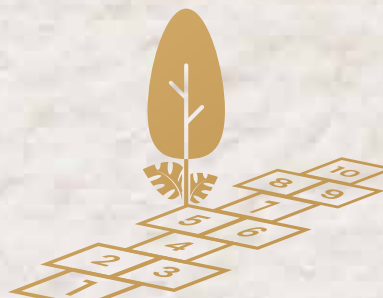
Space for Crèche



Indoor Badminton Court



Kids' Play Pool

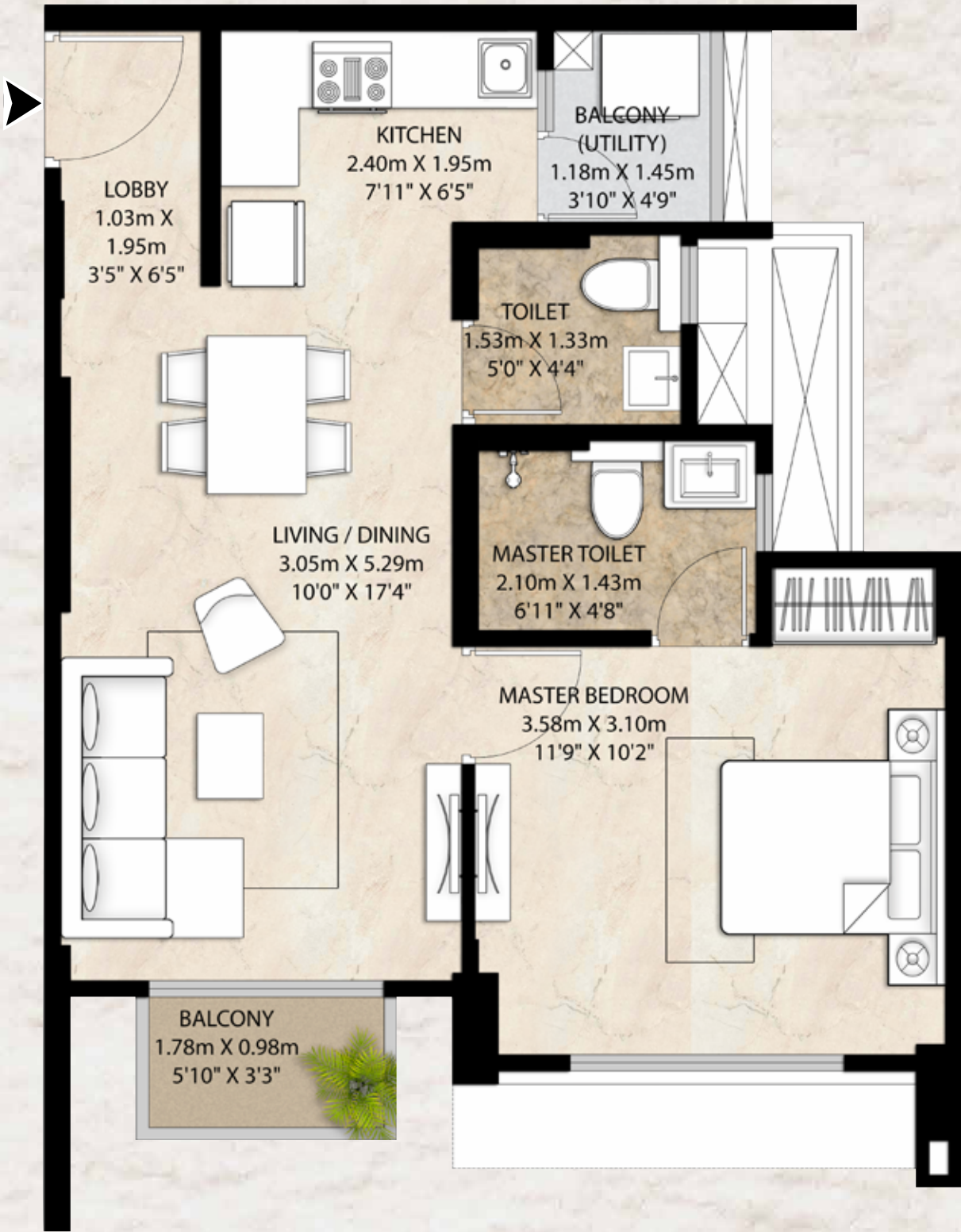
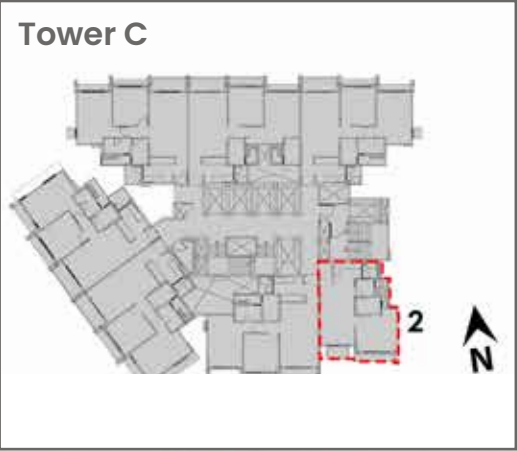


Hopscotch

Unit Plans

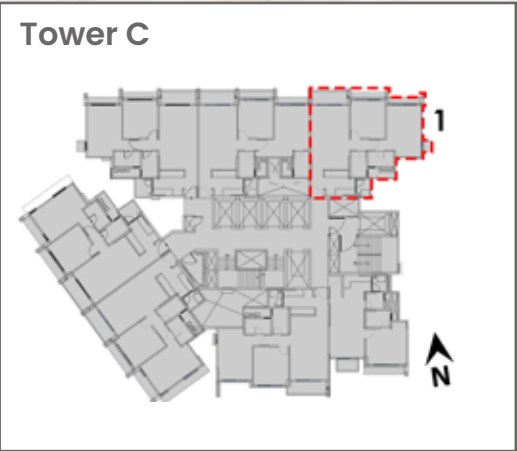
1 BHK Prime

Area	Sq.m	Sq.ft
Carpet	42.01	452.20
Balcony	1.74	18.73
Balcony (Utility)	1.9	20.45
Aggregate	45.65	491.38



2 BHK Spacia

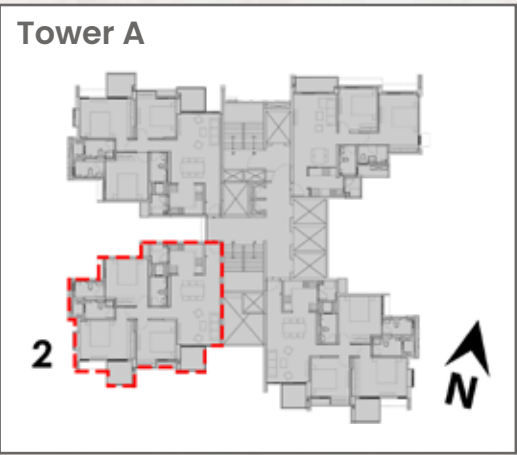
Area	Sq.m	Sq.ft
Carpet	62.33	670.92
Balcony	3.53	38.00
Balcony (Utility)	2.03	21.85
Aggregate	67.89	730.77



Unit Plans

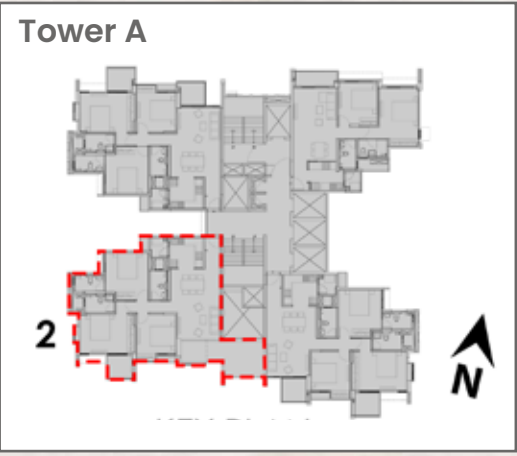
3 BHK Grande

Area	Sq.m	Sq.ft
Carpet	81.45	876.73
Balcony	3.55	38.21
Balcony (Utility)	2.27	24.43
Terrace	3.63	39.07
Aggregate	90.90	978.45



3 BHK Grande+

Area	Sq.m	Sq.ft
Carpet	81.11	873.07
Balcony	3.30	35.52
Balcony (Utility)	2.27	24.43
Terrace	10.58	113.88
Aggregate	97.26	1046.91



Our Presence In Pune

3900+
happy families.

4.5+ million sq.ft
of completed, ongoing and
forthcoming developments.

9 successfully
completed and
ongoing developments.

Mahindra Lifespace Developers Ltd. ('Mahindra Lifespaces')

Established in 1994, Mahindra Lifespaces brings Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems.



Development Footprint

2.6+ million sq. m. of completed, ongoing and forthcoming residential projects across **7 Indian cities**; and over **5000 acres** of ongoing and forthcoming projects across four locations.



Development Portfolio

- Premium and luxury residential projects
- Value homes under the 'Mahindra Happinest' brand
- Integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands



Accolades

- India's first real estate company to launch a Net Zero Energy Residential project
- First real estate company in India to have committed to the global Science Based Targets initiative (SBTi)
- With 100% Green portfolio since 2013, the company is working towards carbon neutrality by 2040
- Actively supports research on green buildings tailored to climatic conditions in India
- Recipient of over **80 awards** for its projects and ESG initiatives

Learn more about Mahindra Lifespaces® at www.mahindralifespaces.com



Mahindra[®] Nestalgia

Crafting Memories at



Premium **2 & 3 BHK homes** in Pimpri

Site address

Mahindra Lifespace Developers Limited,
Nehru Nagar Bhosari Road, Kharalwadi, Pimpri Colony,
Pimpri-Chinchwad, Maharashtra – 411018.

Office address

Mahindra Towers, 5th floor, Dr. G. M. Bhosale Marg,
Worli, Mumbai – 400018.

MahaRERA reg. no. P52100045784. More information is available at <https://maharera.mahaonline.gov.in>. *T&C apply.

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