

LAUNCHING

mantra[®]

MONARCH

B A L E W A D I

2 & 3 BHK APARTMENTS

**A ROYAL ABODE WITH
A PREMIUM LIFESTYLE!**





MANTRA MONARCH - PUNE'S BESTSELLER PROJECT

MANTRA MONARCH, KNOWN IN IT'S PRE-LAUNCH PHASE AS

CODENAME **KINGDOM**  **M**
B A L E W A D I

SHATTERED ALL REAL ESTATE RECORDS IN THE CURRENT MARKET!

200

KINGDOMS SOLD IN 2 DAYS!





HERE'S WHAT THE PROUD AND HAPPY KINGS SAID ABOUT THEIR ROYAL ABODES



The thing that I liked most about this project was the premium amenities that was being offered, like the infinity edge pool, spa, etc. At this price, nobody can match that.

I liked this project so much that I asked my friends to look at this project, and they also liked it. So finally 4 of us booked our flats at the same time. I am now looking forward to staying in this royal kingdom with my own family and friends.

It was a very good utilization of space in the construction. In the sample flat - the structure and the texture of the walls, use of accessories there - everything was of good quality. The sales person who attended to us also explained everything very nicely



What really appealed to me was the apartment's layout and the carpet area offered. Mantra Properties has not compromised on the location as well as the size of the apartment. There is no wastage of space and the size of the kitchen is very good, that's something every woman wants in her apartment. There are two balconies one from the drawing-room and the other from the bedroom but your privacy is never under question. Beside the flats are vastu compliant as well. It's the perfect first home!

After looking at the sample apartment we realised that our requirement for a spacious house was getting fulfilled, we could not see this kind of space in other projects and hence we decided to go with Mantra Codename: KINGDOM, Balewadi.



It's important for me to have places where I can relax and chill with cafes and pubs, so Balewadi High Street again 1.5 kms away from here, so it makes perfect sense for me to own a home at Codename: KINGDOM, Balewadi

I wanted to buy a home for my son who lives abroad.

When I came to know about Mantra Properties, I asked my elder son about it, who is in construction line. He told me Mantra is a very good group, and already they have 15 projects in Pune, so you can go ahead.

I am very much happy to select Mantra Properties.





LOCATION MAP

NOT TO SCALE

KEY DISTANCES

Hospitals:

Surya Mother & Child Care Super Speciality Hospital	8 mins
Jupiter Hospital	10 mins
Medipoint Hospital	17 mins
Ruby Hall Clinic	20 mins
Aditya Birla Memorial Hospital	25 mins

Travel:

Shivajinagar Railway Station	25 mins
Balewadi Bus Station	5 mins
Pune Airport	45 mins
Balewadi Stadium - Metro Station	3 mins
NICMAR - Metro Station	3 mins
Ram Nagar - Metro Station	5 mins
Laxmi Nagar - Metro Station	6 mins
Balewadi Phata - Metro Station	8 mins

Education:

NICMAR	5 mins
MITCON	5 mins
Rabindranath Tagore School of Excellence	6 mins
CM International School	6 mins
Vibgyor High School	12 mins
The Orchid School	14 mins
Symbiosis	24 mins

IT:

Amar Business Park	4 mins
Syngenta	5 mins
T Systems	5 mins
Cummins India	7 mins
Siemens	7 mins
Teerth	10 mins
Technospace	14 mins
VERITAS	14 mins
Tata Technologies	14 mins
Infosys	15 mins
Wipro	16 mins
IBM	20 mins
Honeywell	22 mins
TCS	24 mins
Quadron Business Park	25 mins

Hotels:

The Orchid Hotel	6 mins
Holiday Inn	8 mins
Sayaji Hotel	14 mins
Courtyard by Marriott	16 mins
Vivanta Pune	18 mins

Shopping & Restaurants:

DMart	6 mins	The Westend Mall	18 mins
Balewadi High Street	7 mins	Reliance SMART	18 mins
Proposed Phoenix Market City	14 mins	Natures Basket	18 mins
Star Bazaar	15 mins	Spot 18	22 mins
Xion Mall	16 mins	The Pavillion Mall	26 mins

PROPOSED 30 M WIDE DP ROAD



Artistic Impression

HINJEWADI



Artistic Impression

METICULOUSLY PLANNED FOR THE KING'S COMFORT

At Mantra, we believe in making homes that more than fit you, they must suit you. With this focus, we bring to you Mantra Monarch. A King deserves a location where everything is within his reach. At Mantra Monarch, the planning is meticulous, the Pune - Bengaluru Highway is at less than a minute's drive, with the new proposed 30m wide DP road that connects you to the highway, effortlessly.

Pune's biggest IT Hub - Hinjewadi is well connected and the proposed 30m wide DP road will create better access to Hinjewadi with adjoining roads.

Mantra Monarch will be well connected with the metro rail. With the choice of choosing from 5 metro stations within reach and allows the King to move as per his preference.

The King's work life and social life will have absolute balance at Mantra Monarch, with the Balewadi High Street being in the neighbourhood. At the end of a long day if the King wishes to spend some time with his loved ones, he is just a few minutes away from the ever buzzing Balewadi - Baner road with the proposed 30m wide DP road.

Coming to Mantra Monarch will be a decision made easy for the King.

PROPOSED METRO STATION



Artistic Impression

BALEWADI HIGH STREET



Artistic Impression

PROXIMITY TO WORKPLACES



Artistic Impression



MANTRA MONARCH - WHERE REGULAR IS AMAZING

An ideal kingdom is rich with resources and should be within the reach of the King. Welcome to Mantra Monarch, Balewadi, planned exactly the way kings like it. Balewadi is located in the western part of Pune, it's a premium up-market residential and commercial locality. With Baner and Aundh in its neighbourhood, Balewadi is a location that has emerged as the rising star in the real estate market of Pune.

Mantra Monarch, Balewadi is about living life king-size, personal, professional or social.

A King is known for the life he leads. With Balewadi High Street in the neighbourhood, the King can choose as per his mood how he wants to spend his time. When he seeks some peace, he can sit by the riverfront to relax and rejuvenate.

Along with leisure comes a lot of responsibility towards his people and loved ones. Balewadi is surrounded by some of the best educational institutes in Pune. So to choose the right school or college for his children becomes very easy. Daily chores can be taken care of with D'Mart and other shopping facilities in the vicinity.

With speciality hospitals like Jupiter, he is never too far from the best medical facilities available in the city of Pune.

The new proposed **30m wide DP road connects Mantra Monarch** to the Pune - Bengaluru Highway in less than a minute's drive. The other end of the road makes it easy to drive to **Baner road** when he can stop in between to pick-up his favorite coffee from his favorite coffee shop at **Balewadi High Street**. Connectivity to major IT hubs like Hinjewadi is also taken care of due to the proximity to the highway.

The connectivity advantage doesn't just end there. With the new metro rail, Mantra Monarch is in the midst of **5 upcoming metro stations** within a distance of 1-3 kms, so the King can travel smoothly avoiding delays.

The connectivity gets enhanced with the **proposed 44 km Riverfront road and the proposed bridges to Wakad**, connecting Balewadi, Baner, Aundh and Wakad, and creating a whole new micro-city within Pune.

The King also understands the cultural importance of rivers and water bodies and its potential to add green spaces in his kingdom. The Pune Municipal Corporation Riverfront and river rejuvenation project aims at transforming Mula, Mutha and Mula-Mutha rivers making them a valuable asset for the city. The King deserves a comprehensive, imaginable, legible and resilient river edge enriched with pedestrian trails, visitor facilities, spaces designated and designed for congregation, festivals and performances. To soothe his mind, the riverfront is proposed to be developed as a green and recreational space that can transform the existing neglected waterfront into 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. This plan envisages improvement of river banks on both sides of the 44-km stretch passing through the city.

PROPOSED 44 KM RIVERFRONT ROAD





Artistic Impression



MANTRA MONARCH - WHERE REGULAR IS AMAZING

Another gem in the King's crown is that Balewadi, Baner and Aundh have been named as the first smart city of India. Balewadi will look at solving infrastructure issues faced by other cities in the country, making Balewadi a future-ready city. Enhancing the neighbourhood through beautification, cleaning and making it greener. 900 acres of land in and around Balewadi will be developed making it ready to take on any challenges in the future and will be ready to serve a population base of 40,000 to 1,60,000 people.

The smart city will bring a whole new range of offerings for the king to relish:

 26 Km Elevated BRT	 100% Electric Buses	 100% E-rickshaws	 27 Km Bicycle Track	 60 Km Footpath Redesign
 Multi-speciality Hospitals	 Waste Water Recycling	 Slum Free Area	 Riverfront Development	 Rain Water Harvesting
 Zero waste & garbage region	 Smart Parking	 Central Command & Contact Center	 Public Toilets	 Smart Street Lights
 WiFi Access & CCTV Camera	 Express Airport Service	 5 Emergency SWAT Teams	Balewadi is on the road to growth and prosperity and buying a home in Mantra Monarch would be the decision of a wise and smart king.	



Artistic Impression



AN ADDRESS CREATED SPECIALLY FOR THE KINGS

The minute the King steps into Mantra Monarch, he will feel the whiff of royalty around him. The spacious 2 & 3 BHK apartments with a plethora of amenities and surroundings to speak about. The proximity to the highway gives more time to be spent with his loved ones. The Balewadi High Street and Baner Road connectivity gives the King a lifestyle that only the best of Pune offers. This buzzing lifestyle is balanced by the serenity of the riverfront near Mantra Monarch, Balewadi. All this makes Mantra Monarch an address that only a few deserve.

mantra[®]
MONARCH
 BALEWADI
 2 & 3 BHK APARTMENTS

SPACIOUS LIVING ROOM



Artistic Impression

WELL SIZED KITCHEN



Artistic Impression

CHILDREN'S BEDROOM



Artistic Impression

INFINITY EDGE POOL



Artistic Impression

FULLY EQUIPPED GYM



Artistic Impression

YOGA AREA



Artistic Impression



AMENITIES FOR A ROYAL VACATION AT HOME



SWIMMING POOL



KIDS POOL



CLUBHOUSE / MULTIPURPOSE HALL



GYMNASIUM



YOGA AREA



CHILDRENS PLAY AREA



MULTIPURPOSE COURT



ENTRANCE GATE



CRÈCHE



INDOOR GAMES



CO-WORKING AREA



PARTY LAWN



BUS DROP-OFF POINT

Mantra Monarch includes all the amenities befitting the King and more. Enough to ensure that your home feels like a royal vacation!



SAUNA ROOM



STEAM ROOM



BARBEQUE AREA



SOCIETY OFFICE ROOM



LOADING TROLLEYS AT LOBBY LEVEL - 2 PER BUILDING



SHOPPING CARTS AT LOBBY LEVEL - 3 PER BUILDING



RAMPS IN LOBBY FOR SENIOR CITIZENS & SPECIALLY ABLED



ORGANIC WASTE CONVERTER



INTERCOM FACILITY BETWEEN APARTMENT - LOBBY - SECURITY GATE



ACCESS CONTROL LOBBY FOR SECURITY

SAUNA / STEAM ROOM



Artistic Impression

INDOOR GAMES



Artistic Impression

CO-WORKING AREA



Artistic Impression

CHILDRENS PLAY AREA



Artistic Impression

CRÈCHE



Artistic Impression

SHOPPING CARTS AT LOBBY LEVEL



Artistic Impression

PARTY LAWN



Artistic Impression

ACCESS CONTROL LOBBY FOR SECURITY



Artistic Impression



SPECIFICATIONS BEFITTING A ROYAL HOME



STRUCTURE

- RCC Structure Designed With Earthquake Resistant Frame



MASONRY

- Fly Ash Bricks / AAC Blocks Masonry Work



WALL FINISH

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



ELECTRIFICATION

- Concealed Internal Electrical Wiring - Finolex / Polycab / Havells Equivalent
- Modular Switches - Legrand Or Equivalent
- Switch Gears - Legrand / ABB 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 TV & Telephone Points In Living & All Bedrooms



KITCHEN

- Steel Grey 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 - Cera Or Equivalent
- Designer Dado Wall Tiles Upto Lintel Level
- Provision For Electric Geyser
- Provision For Exhaust Fan

All the elements that go into the crafting of Mantra Monarch are to the highest standards as expected from a royal home.



FLOORING

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



DOORS & WINDOWS

- Main Door: Modular Laminated Wooden Door Frames And Wooden Shutter With Europa Or Equivalent Safety Locks
- 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
- MS Grills For Safety And Security
- Natural Stone Window Sill
- Door Hardware - Cylindrical Lock- Yale Or Equivalent



UTILITIES

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



SECURITY

- CCTV Cameras For Security
- Security Cabin
- Boom Barriers



BALCONY RAILING

- SS Railing With Glass



ELEVATORS

- 8 Passenger Lifts - Johnson Or Equivalent



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

66

LAKH SQ. FT.
UNDER
CONSTRUCTION

15+

PROJECTS
UNDER
DEVELOPMENT

13

YEARS
IN REALTY
EXCELLENCE

ONGOING PROJECTS

Grandstand Trinity - Kothrud | 99 Riverfront - Baner | Mantra Insignia - Keshavnagar, Mundhwa
29 Gold Coast - Tingre Nagar | Mantra Moments - Moshi | Mantra Parkview - Dhayari
Mantra Essence - Undri | Mantra 24 West - Gahunje | 7 hills - Kirkitwadi
Mantra Essence Bungalow Plots - Undri | Mantra City 360 - Talegaon
Mantra Residency - Nighoje, Chakan | Mantra Magic - Moshi Annex, Chimbli
Mantra Divine - Wadebolai, Wagholi Annex | Mantra Codename: MADE FOR ME, Dhanori

UPCOMING PROJECTS

Akurdi | Balewadi | Koregaon Park Annex



MANTRA MONARCH
MAHA RERA No.:
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<http://maharera/mahaonline.gov.in>

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