



*Homes that harness nature's essence,
so you're always in your element*

The Juggling Act

You know that feeling when you wake up depleted,
but you immediately need to be in action mode?
Clearing out notifications that have flooded in overnight,
packing everyone's lunch bags, already feeling
your mind abuzz with anxious whispers

Wading through peak hour traffic into boardrooms and cubicles,
where screens replace sunshine, where deadlines never rest

Your energy wanes
as you yearn for a vacation, yet can't take time off,
as you try, but never make it to that yoga class,
as you miss your child's first smile,
as you strive to find your way

All put together, that's a lot of worries —
worries that you know like the back of your hands,
worries that you've come to expect,
worries that are a part of life, as you know it

*Your health and well-being put to the ultimate test
Where do you find the balance to be the
best version of yourself?*



*A place where you're always in your element,
where your body, mind, emotions, and energies feel restored
as you soar amidst the sights, sounds, and scents of nature*

A home that can be your gateway to a healthier, more wholesome life

*A home that sustains your body and soul
by evoking the healing energies of the five life-giving elements*

PRESENTING

mahindra Zen

Nature-crafted living



Artist's impression, for representation only

A Fountain Of Renewal

Compelling evidence from the fields of psychology, neuroscience, environmental science, and public health suggests that the key to remedying our overall well-being lies in revitalising our daily routines through nature.

*This way of living did not seem possible in a city,
until now.*

Mahindra Zen is that vibrant kaleidoscope where you can start your day wandering through a forest, embrace the harmony of nature and music intertwining, unwind with a cup of herbal tea while bird-watching in the evening, invite friends over for a relaxing barbeque under the stars.





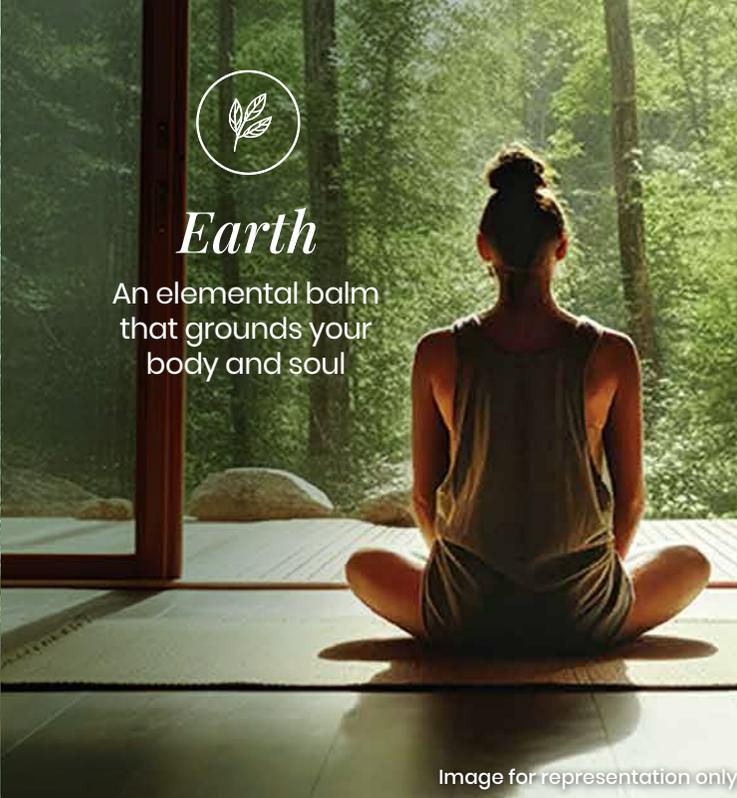
Incorporating the life-giving and life-affirming qualities of the five elements into Mahindra Zen, we present expertly-crafted homes that will sustain your mind, body, and soul.



Water

Flowing with versatility and adaptability

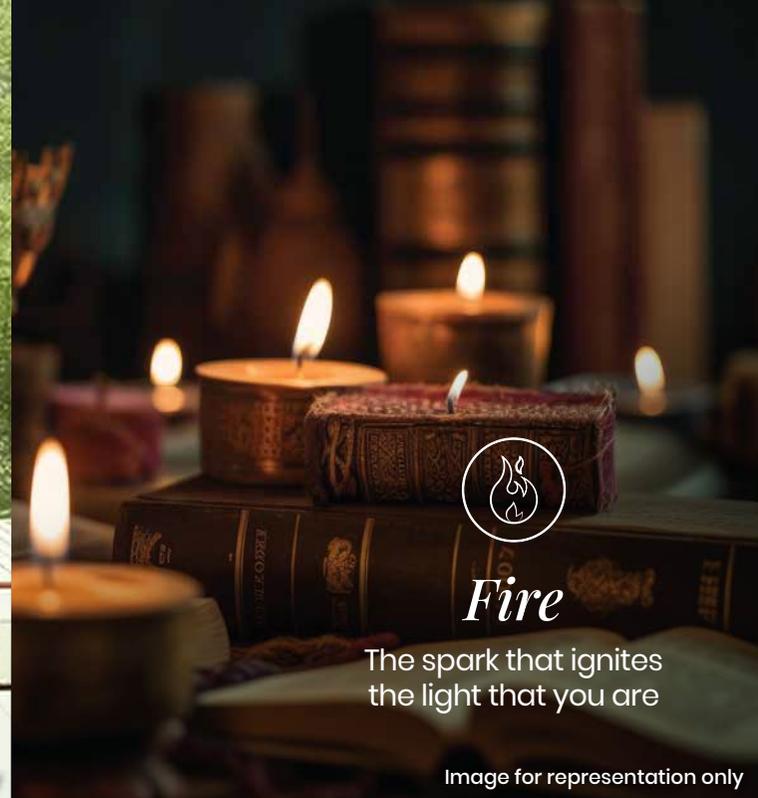
Image for representation only



Earth

An elemental balm that grounds your body and soul

Image for representation only



Fire

The spark that ignites the light that you are

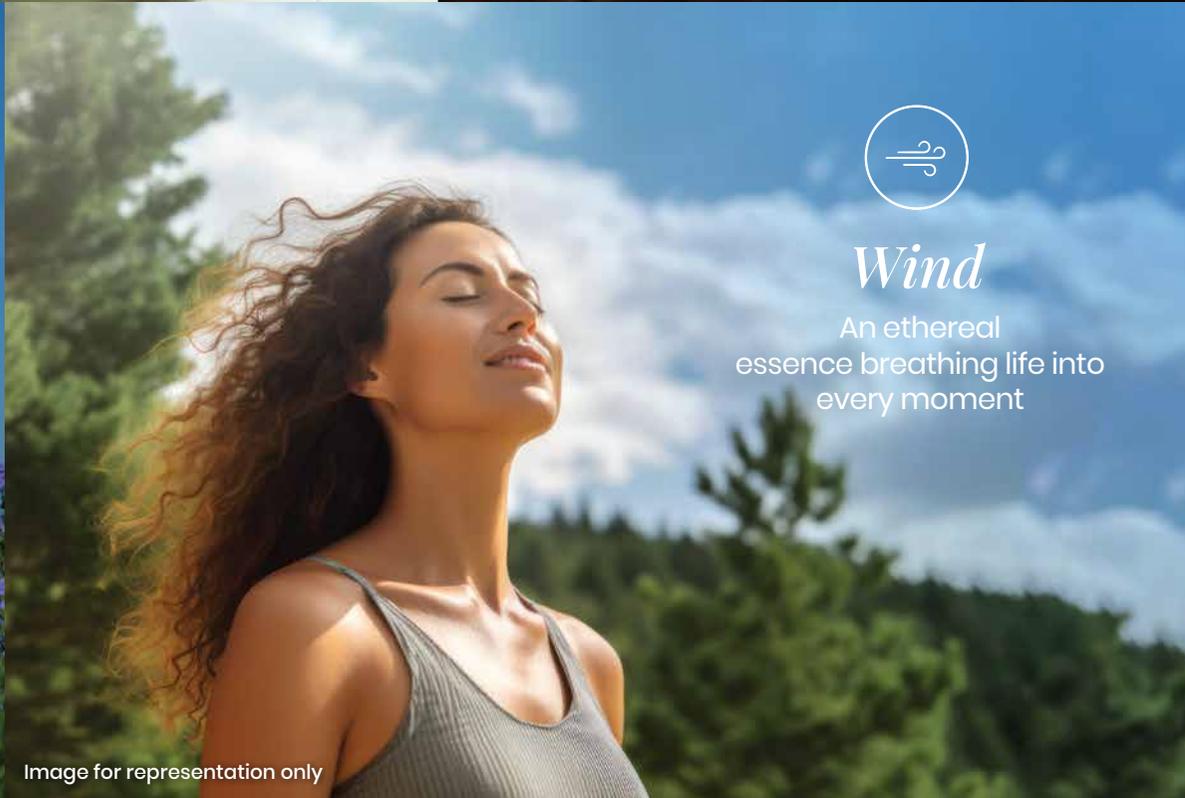
Image for representation only



Sky

Where the universe itself unfolds

Image for representation only



Wind

An ethereal essence breathing life into every moment

Image for representation only



Earth [pṛthvī]



Enhanced creativity | Improved attention
Increased mindfulness



Urban Forest

Image for representation only



Nature Trail

Image for representation only



Nature Corridor

Image for representation only



Zen-finity Walkway

Artist's impression, for representation only



Barefoot Walk

Image for representation only



Hugging Tree

Image for representation only



Fire ['ɛɡnɪ]

Better mood regulation | Improved mind-body balance
Enhanced energy levels



Barbeque Zone

Image for representation only



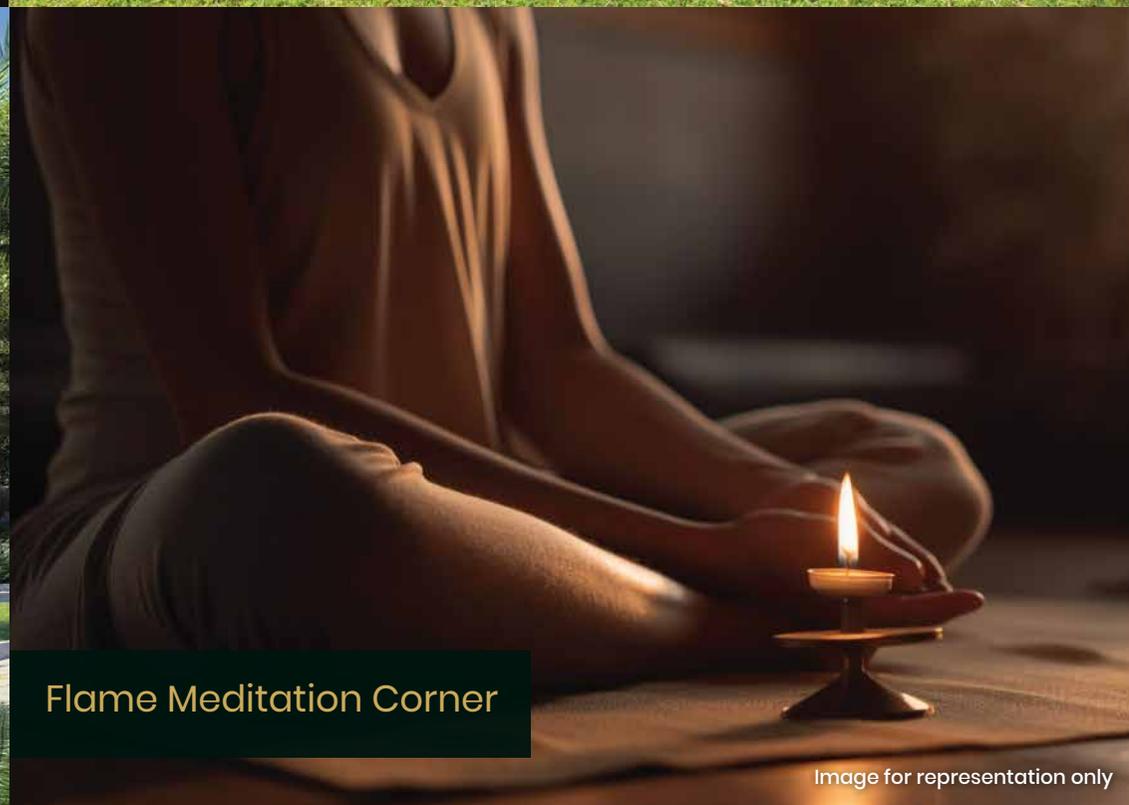
Camping Zone

Image for representation only



Solar-Powered Working Pod

Artist's impression, for representation only



Flame Meditation Corner

Image for representation only



Wind [vāyu]



Better sleep | Improved senses working together
Feelings of calmness & relaxation invoked



Symphony Garden

Image for representation only



Bell Chimes

Image for representation only



Water [jalá]



Enhanced cognitive functioning | Improved mobility

Better detoxification



Skylight Library

Artist's impression, for representation only



Aqua Fitness

Image for representation only



Swimming Pool

Artist's impression, for representation only



Sky [ākāsa]

Reduced anxiety | Enhanced immune function
Improved lung function



Meditation Corner

Artist's impression, for representation only



Surya Namaskar Zone

Image for representation only



*Holistic
Well-Being*



Multipurpose Sports Court

Artist's impression, for representation only



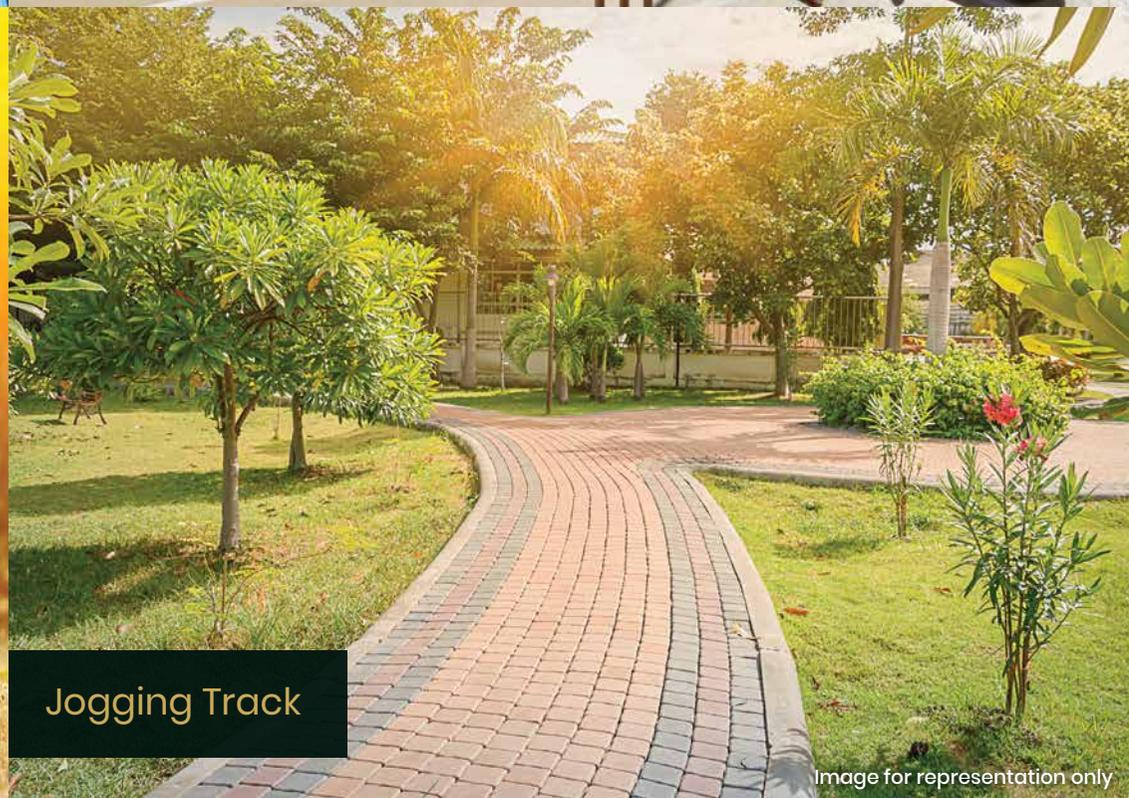
Cricket Pitch

Artist's impression, for representation only



Senior Citizens' Area

Image for representation only



Jogging Track

Image for representation only



Panorama Viewing Deck

Image for representation only



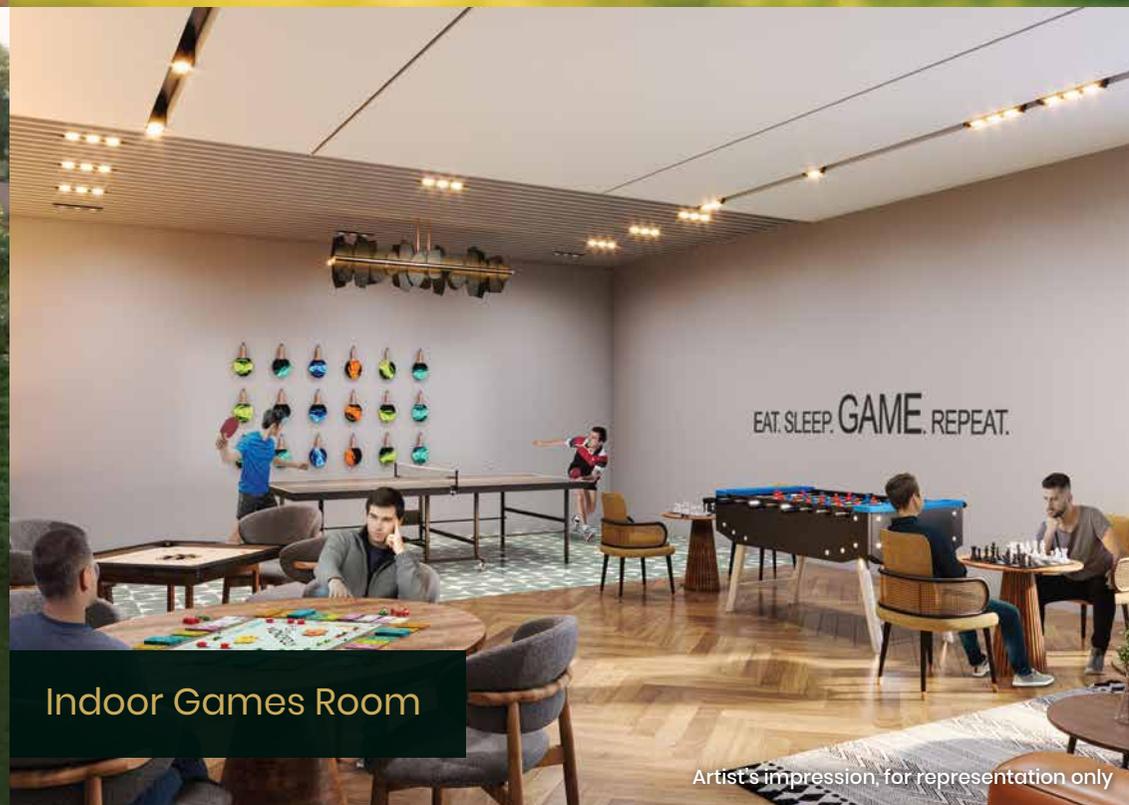
Pet Park

Image for representation only



Kids' Play Area

Artist's impression, for representation only



Indoor Games Room

Artist's impression, for representation only



Massage Room

Artist's impression, for representation only



Badminton Court

Artist's impression, for representation only



Kids' Activity Room

Artist's impression, for representation only



Indoor Gym

Artist's impression, for representation only

*A
Life-Affirming
Oasis Awaits*



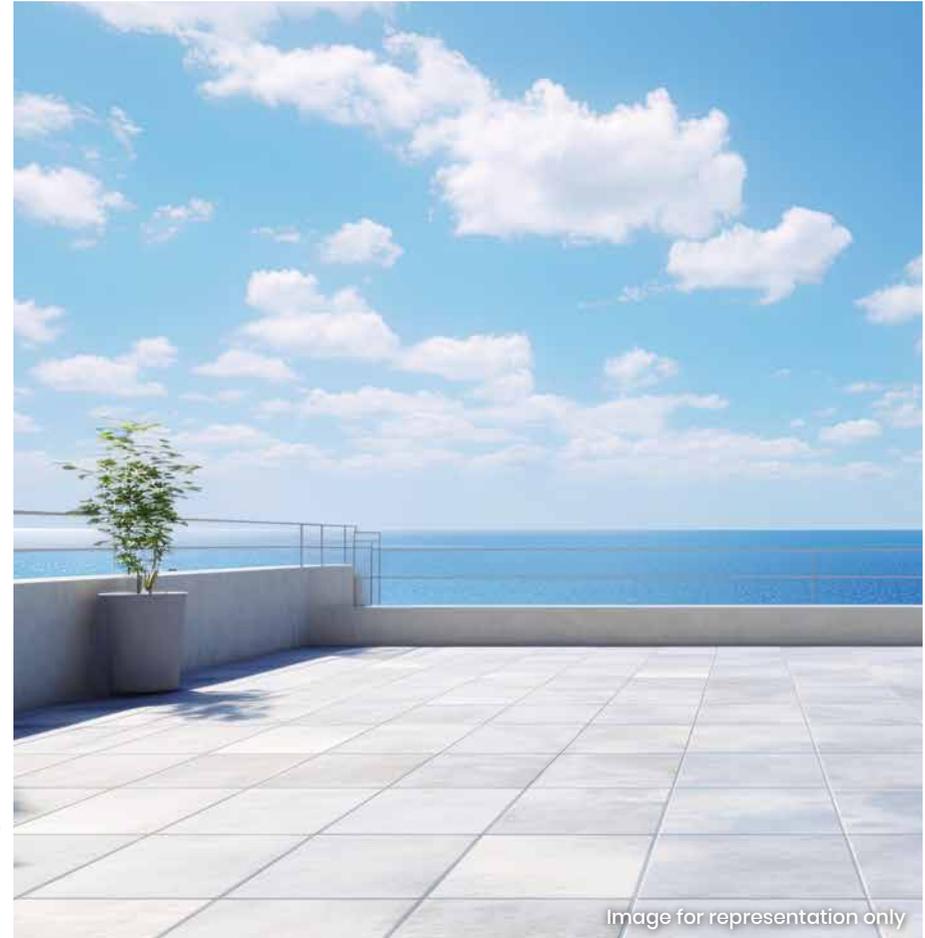
Step into Mahindra Zen, and you will be in an exclusive development harmoniously integrated with 60% open areas, within which lie 40% lush green spaces. You will relish unhindered vistas and utmost privacy in these two towers, spaced approximately 60 metres apart. Your personal oasis has been constructed with meticulous care to ensure the area's diverse ecosystem remains well-preserved. And with just 228 bespoke homes spread across 4.25 acres of land, Mahindra Zen is where exclusivity meets community.



Elegant Interiors



Low VOC wall and ceiling emulsion paint for better indoor AQI



High SRI roof paint for lower indoor temperatures



Elegant Interiors



Image for representation only

Laminated finish doors with hardwood frame



Image for representation only

Rooms harnessing natural cross-ventilation



Image for representation only

High-performance glazing uPVC[^] windows

[^]Unplasticised polyvinyl chloride



Relaxing Bath Spaces



Image for representation only

* chrome-plated

Premium sanitary and CP* fittings



Image for representation only

Granite countertop in master bathroom



Image for representation only

Water-efficient fixtures



Contemporary Kitchen



Tiled backsplash



Attached utility space



Contemporary Kitchen



Artist's impression, for representation only

Vitrified flooring



Artist's impression, for representation only

Stainless steel sink and drainboard*

* Will be provided as loose item



Modern Safety Standards



Seismic-resistant structure



24-hour surveillance by CCTV covering designated common areas



Modern Safety Standards



Secure fire fighting systems



Provision for Video Door Phone



Kitchen equipped with smoke detector



Public address system on ground level



Architectural Finesse



Image for representation only

Grand entrance lobby



Image for representation only

Power backup for key utility areas



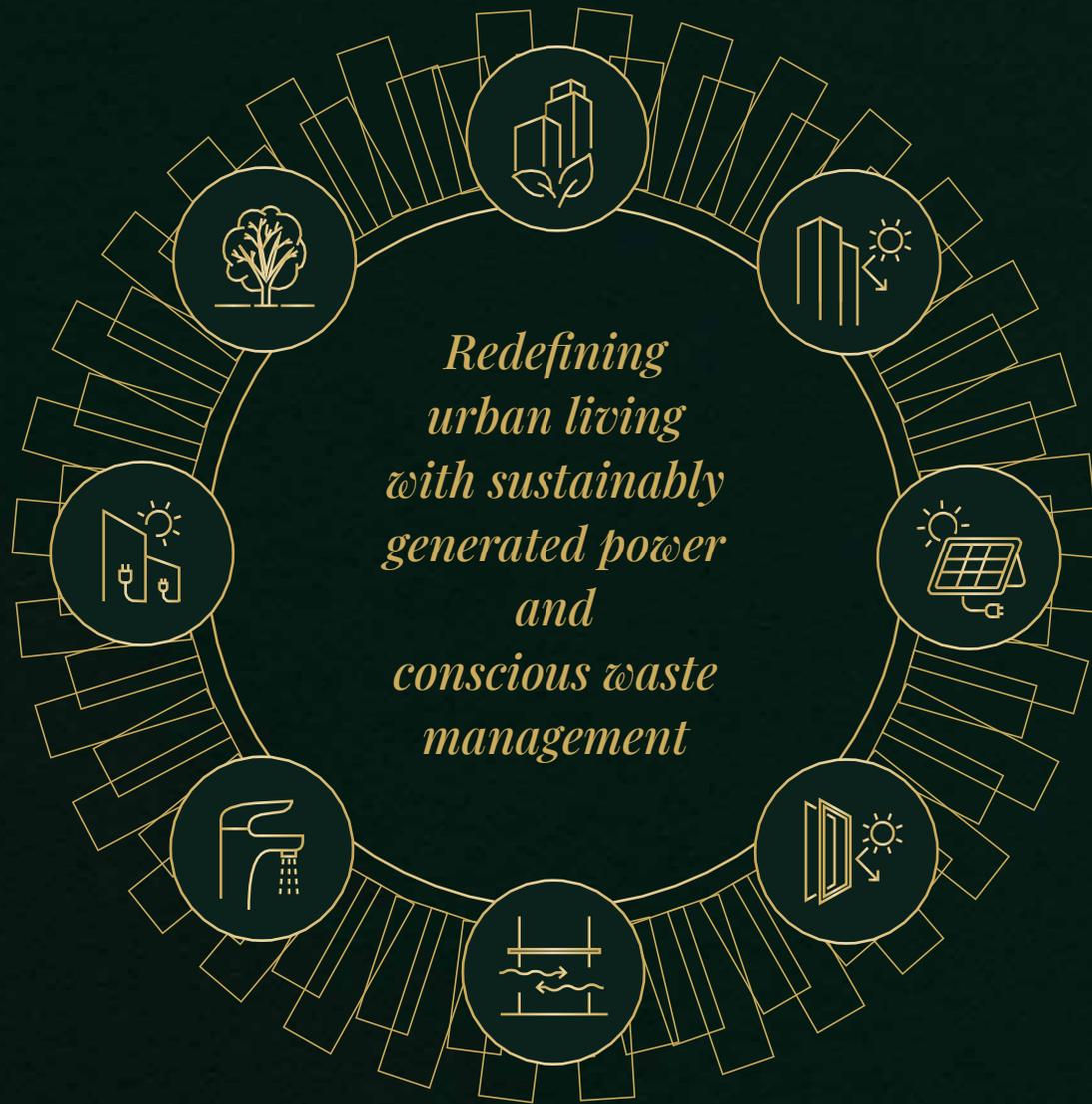
Image for representation only

Rainwater harvesting and sewage treatment plant (STP)



Image for representation only

High-speed elevators





*With its commitment to
the environment,
Mahindra Zen helps
manage waste, and save
and generate energy.*

Net Zero Waste



construction and
demolition
waste diverted
from landfills



organic waste
composted
on-site



sewage
water
treated



treated water
reused at the
development

Net Zero Energy



common area energy
demand met through
on-site renewable
energy integration



energy savings
excluding the
on-site renewable
energy generation



regularly occupied
spaces receive
cross-ventilation

With every step you take at Mahindra Zen's Net Zero homes, you will contribute to leaving a lighter footprint on the planet

*Total water savings**



3.7 crore litres

Sparing
~3,701 tankers
of water

*Total energy savings**



478.14 megawatt-hour

Powering
~52 homes

*Total waste diverted**



2.43 lakh kg

~56 trucks
of waste
prevented

*All figures mentioned are approximate and/or based on the estimated annual calculations.

In-focus: Sustainability At Mahindra Zen



Low-VOC eco-friendly paint

Paint that improves indoor air quality, ensuring a healthier living environment for you and your family



High-SRI, high albedo terrace paint

Specially-designed paint that keeps your home cooler, enhancing comfort and energy efficiency



Solar-powered development

An efficient renewable energy system, with upto 85% common area lighting loads met through solar panels on-site



Shading chajjas and fins for minimal heat gain

Shading on the glass facade minimises heat gain, contributing to a more comfortable indoor temperature

In-focus: Sustainability At Mahindra Zen



Ample sunlight and ventilation

Enjoy cross ventilation and abundant natural daylight, fostering a refreshing and energy-saving atmosphere



Low-flow sanitaryware

Aerators and dual-flush fixtures help conserve resources while maintaining convenience and functionality



IGBC pre-certified platinum Net Zero Energy building

The highest certification level for an energy-efficient and sustainable building design

An Enviably Address

Why Manipal County Road is right for you



Shorter commutes



Top-notch schools



Neighbourhood facilities



Green spaces



Cultural richness

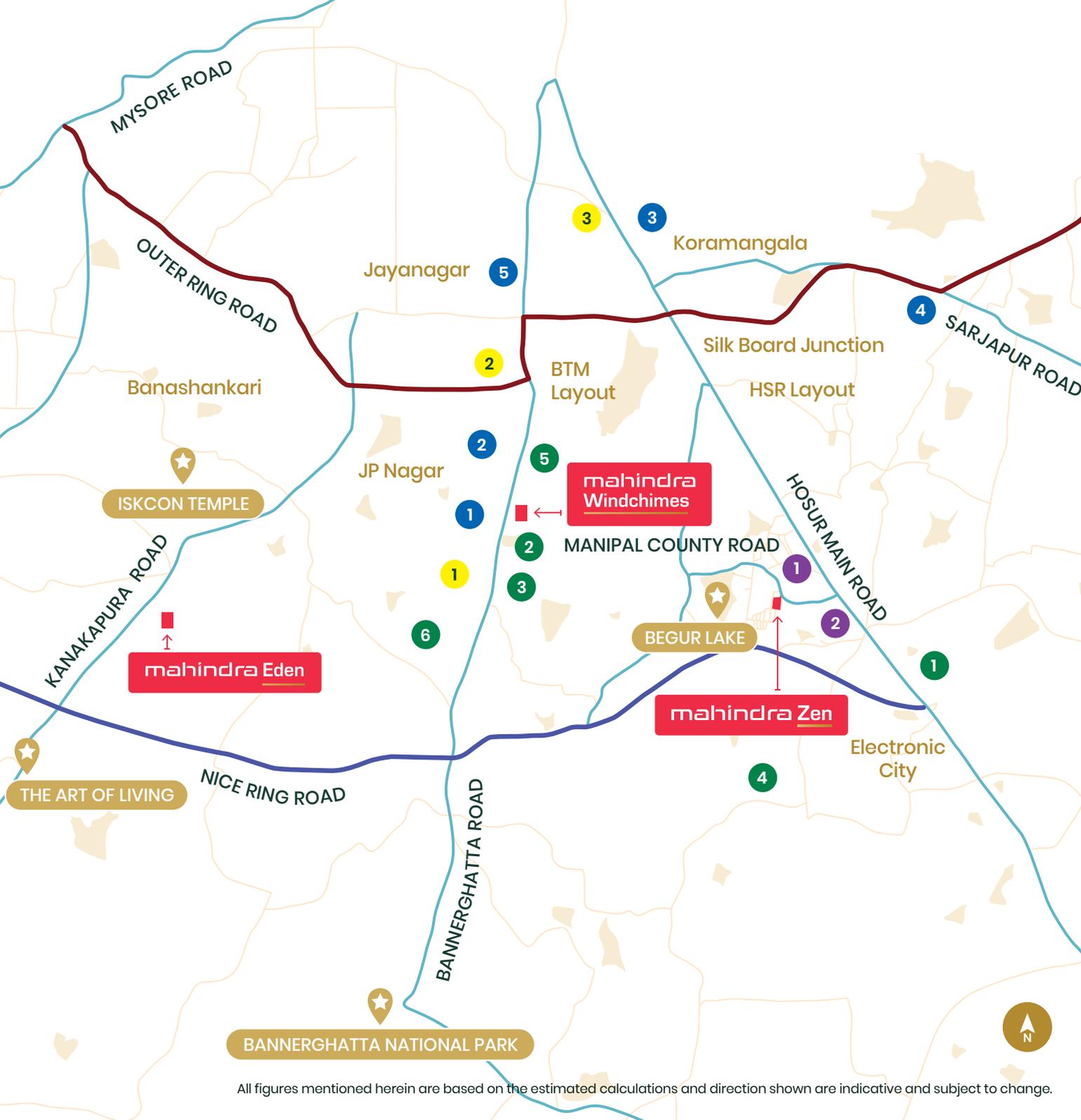


Vibrant nightlife

Mahindra Zen sits in Singasandra on the southern fringes of Bengaluru, a residential destination ideal for those looking to live a life that transitions seamlessly from AM to PM.

Its strategic proximity to business parks in major IT hubs like Electronic City will shorten your daily commute, ensuring you spend less time in traffic and more time doing what you love.

Your family's every need is simplified by the presence of reputed educational institutions, shopping centres, supermarkets, entertainment centres, and restaurants in the vicinity. And with Bengaluru's vibrant nightlife within easy reach, you can enjoy your evenings to the fullest.



- Hospitals**
 1. Fortis Hospital – 7 km
 2. Apollo Hospital – 7 km
 3. St. John's Hospital – 9 km
 4. Manipal Hospital – 10 km
 5. Jayadeva Hospital – 10 km

- Malls**
 1. Royal Meenakshi Mall – 6 km
 2. Vega City Mall – 8 km
 3. Nexus Mall – 10 km

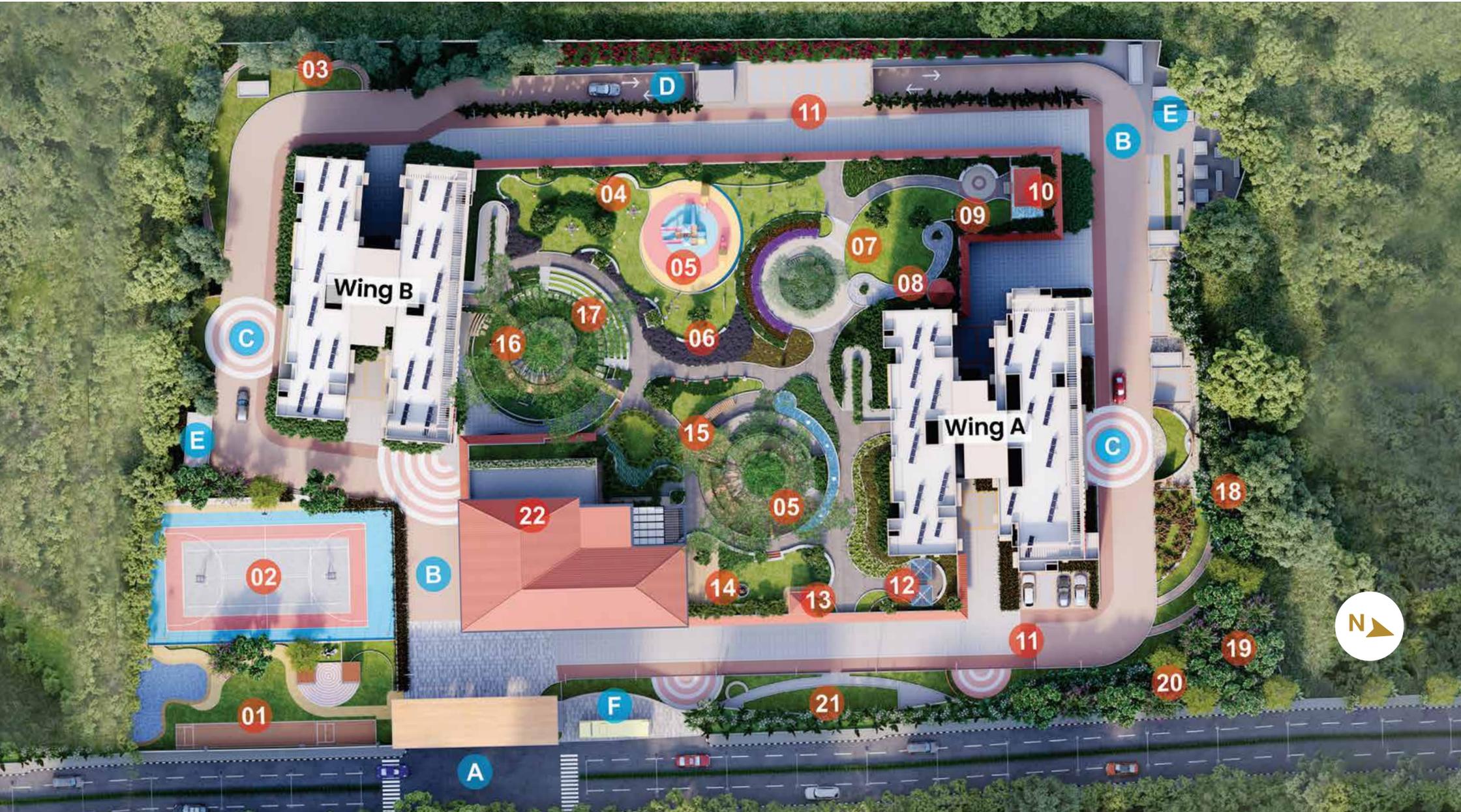
- Educational Institutions**
 1. PES University – 4 km
 2. BGS National Public School – 7 km
 3. Christ University – 7 km
 4. Delhi Public School – 7 km
 5. IIM Bangalore – 8 km
 6. Loyala College – 8 km

- Upcoming Metro Stations**
 1. Singasandra Metro Station – 2 km
 2. Hosa Road Metro Station – 3 km

- Landmarks**
 - Begur Lake – 2.5 km
 - ISKCON Temple – 13 km
 - Bannerghatta National Park – 15 km
 - The Art Of Living – 24 km

All figures mentioned herein are based on the estimated calculations and direction shown are indicative and subject to change.

Master Plan



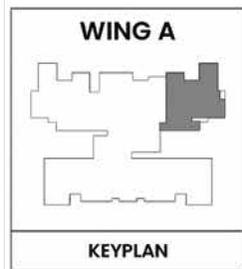
Legend

- A** Entry / Exit
- B** Driveway
- C** Drop-off
- D** Way to Basement Parking
- E** Services
- F** Bus Stop
- 1** Cricket Pitch
- 2** Multipurpose Sports Court
- 3** Nature Trail
- 4** Senior Citizens' Area
- 5** Kids' Play Area
- 6** Symphony Garden
- 7** Surya Namaskar Zone
- 8** Zen-finity Walkway
- 9** Contemplation Zone
- 10** Meditation Corner
- 11** Jogging Track
- 12** Solar Powered Working Pods
- 13** Serenity Bistro
- 14** Barbecue Zone
- 15** Panorama Viewing Deck
- 16** Barefoot Walk and Hugging Tree
- 17** Restorative Seating
- 18** Nature Corridor
- 19** Camping Zone
- 20** Urban Forest
- 21** Pet Park
- 22** Clubhouse
 - Flame Meditation Corner
 - Massage Room
 - Skylight Library
 - Aqua Fitness
 - Swimming Pool
 - Badminton Court
 - Indoor Games Room
 - Kids' Activity Room
 - Party Hall
 - Indoor Gym

Apartment Layouts

3 BHK Park

Area	Sq. m	Sq. ft
RERA	110.07	1,185
Enclosed Balcony-Veranda-Utility	14.15	152
Aggregate	124.22	1,337
SBA	173.91	1,872

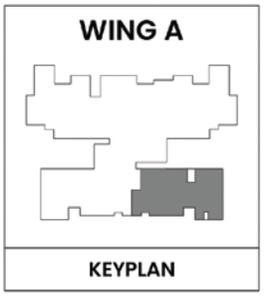
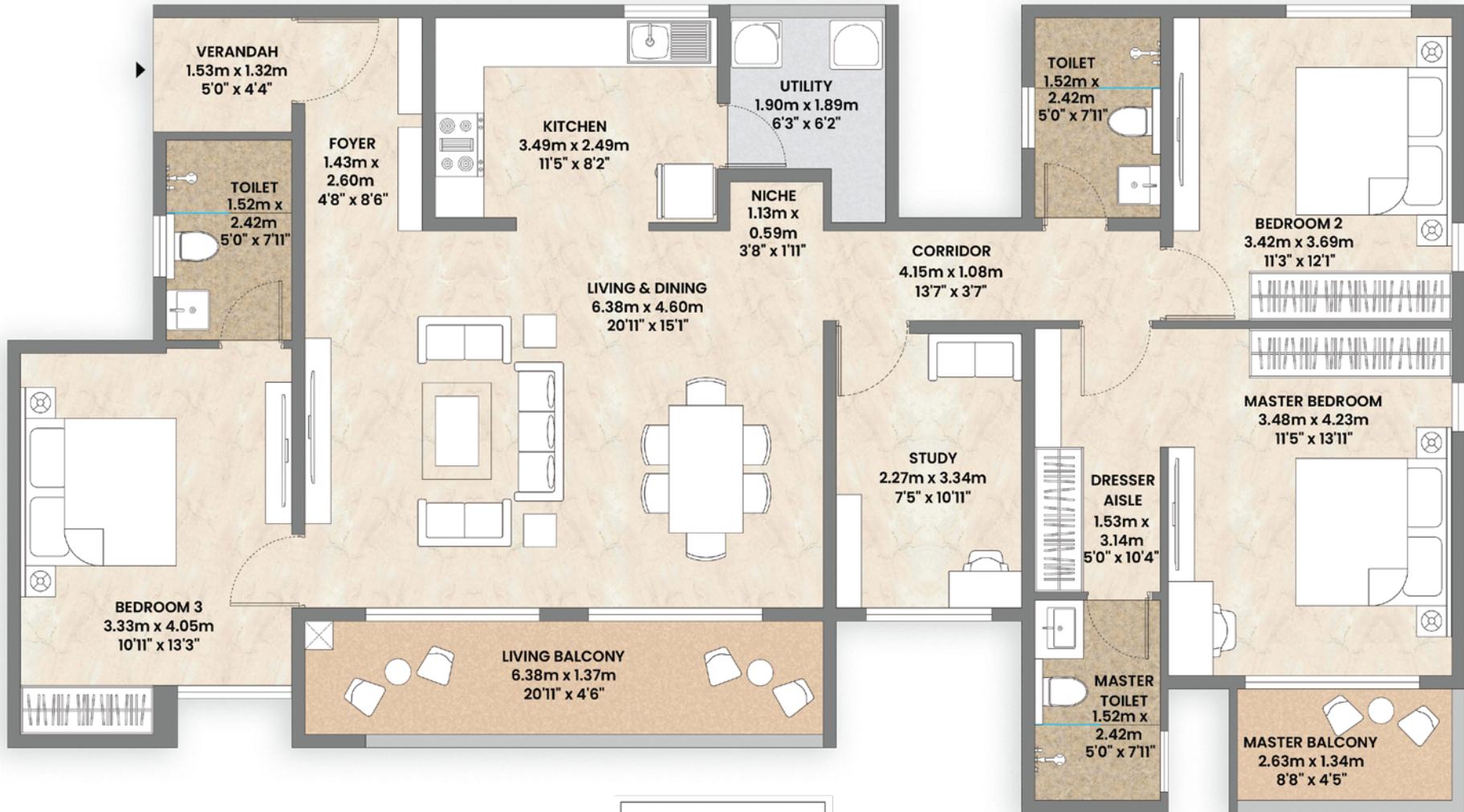


Plan not to scale

Apartment Layouts

3 BHK Meadows

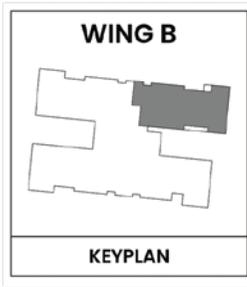
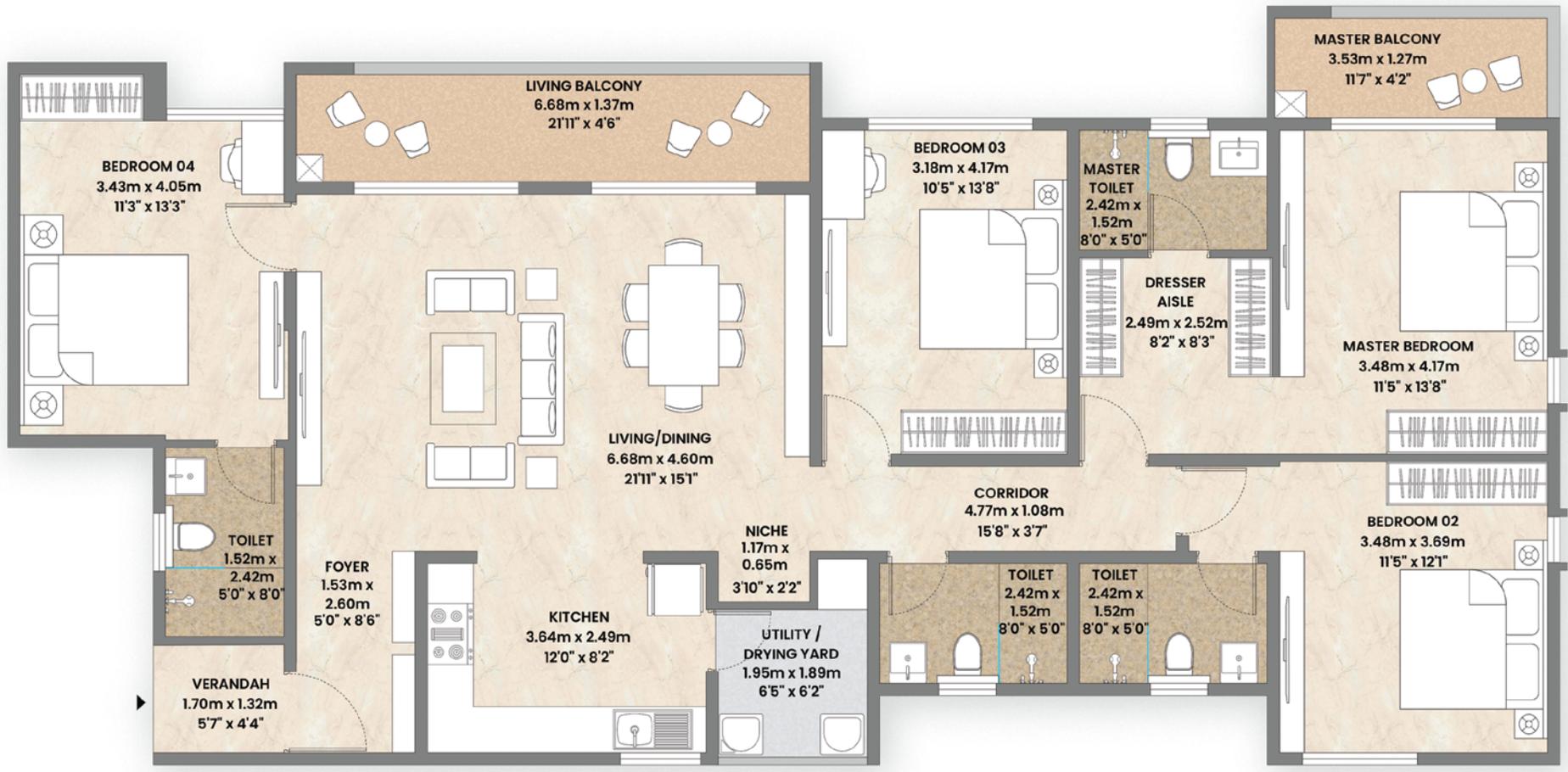
Area	Sq. m	Sq. ft
RERA	119.93	1,291
Enclosed Balcony-Veranda-Utility	18.42	198
Aggregate	138.35	1,489
SBA	193.70	2,085



Apartment Layouts

4 BHK Meadows

Area	Sq. m	Sq. ft
RERA	136.95	1,474
Enclosed Balcony-Veranda-Utility	19.86	214
Aggregate	156.81	1688
SBA	219.53	2,363



Plan not to scale

Our India Presence



Our development footprint spans
34.46 million sq. ft.
of completed, ongoing, and
forthcoming residential projects across
7 Indian cities.

5,000 acres of ongoing and
forthcoming projects are under development
and management at present, in our Integrated
Cities developments and Industrial Clusters
spread across four locations.

Our Luxury Portfolio

mahindra Luminare



All corner homes

mahindra Windchimes



Over 80% open spaces

mahindra Aqualily



16 families per acre

mahindra L'Artista



Only 2 apartments per floor

mahindra Eden



India's first Net-Zero Homes

mahindra Citadel



Smart homes that simplify living

The Mahindra Legacy

Mahindra Lifespace Developers Ltd.

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

Development Portfolio

- Premium 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

- Became 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)
- Building a 100% green portfolio since 2014; steering towards carbon neutrality by 2040
- Championing research on green buildings tailored to India-specific climatic conditions
- Recipient of over 80 awards for ESG initiatives

mahindra Zen

Nature-crafted living

Bespoke 3 & 4 BHK homes

Office and Site address

Mahindra Zen, Manipal County Road, Singasandra, Off Hosur Road, Bengaluru, Karnataka 560068

 www.mahindralifespaces.com

This Project is registered under the provisions of RERA Act having Karnataka RERA registration no. PRM/KA/RERA/1251/310/PR/210324/006712 dated 21/03/2023 valid upto 31/12/2028 available on <http://rera.karnataka.gov.in/>.

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