



*Crafting a life at home with nature*

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LAUNCHING

**mahindra Zen**

Bespoke 3 & 4 BHK homes  
at Manipal County Road  
off Hosur Road, Bengaluru

# *Homes That Recharge You Everyday*

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Bengaluru's fast-paced lifestyle  
can be an exciting roller coaster, but incredibly draining too.

You are pushed to put in long hours at work, while carrying the  
weight of family responsibilities and juggling the hustle non-stop.

But what if there was another way of living,  
one that could revitalise your mind, rejuvenate your body,  
and resonate within your spirit, everyday?

What if, by fostering a deeper connection with nature,  
you could aid your daily revival?

INTRODUCING

**mahindra Zen**

*Nature-crafted living*



Artist's impression, for representation only

*A meticulously-designed sanctuary of revival,  
where modern living meets the rejuvenating  
power of nature*



'Zen' living,  
powered by the  
elements of nature



228  
bespoke homes  
on 4.25 acres of land



Elegant and  
therapeutic  
living spaces



Proximity to  
Electronic City



Unobstructed  
views and  
complete privacy



Two towers,  
60 metres  
apart

# Life At Mahindra Zen



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



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

# Life At Mahindra Zen

## A Climate Responsive Home

A climate-resilient development that will result in long-term savings and is committed to 6 of 17 UN Sustainable Development Goals



5% of development-wide demand met through solar power



Low-flow fixtures that save water



High-SRI paint on the roofs for cooler interiors



Shading chajjas and fins for minimal heat gain



Low-VOC paint for healthier interiors



Water reused via rainwater harvesting and sewage treatment



Artist's impression, for representation only

# Life At Mahindra Zen

## Elegant Design & Ample Space

A low density development, with just 228 bespoke homes on 4.25 acres of land



Spacious home interiors



Privacy, with towers spaced 60 metres apart



Vaastu-compliant



Large decks with sit-outs



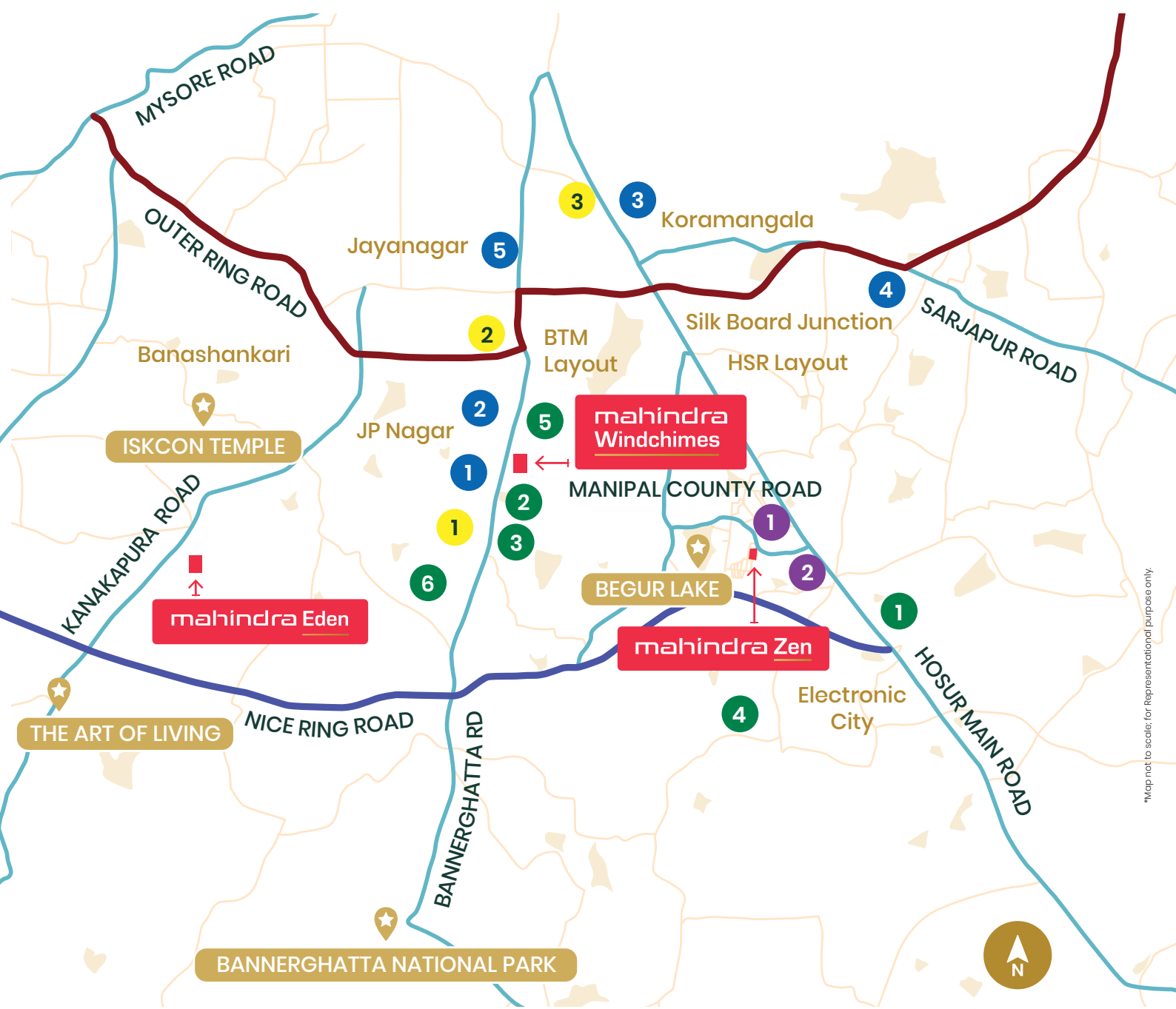
60%+ open space



Ample sunlight and cross ventilation



Artist's impression, for representation only



\*Map not to scale; for representational purpose only.



Shorter commutes



Top-notch schools



Neighbourhood facilities



Green spaces



Cultural richness



Vibrant nightlife

**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

**Upcoming Metro Stations**

- 1. Singasandra Metro Station - 2 km
- 2. Hosa Road Metro Station - 3 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

**Landmarks**

- 1. Begur Lake - 2.5 km
- 2. ISKCON Temple - 13 km
- 3. Bannerghatta National Park - 15 km
- 4. 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 Layout



Artist's impression, for representation only

## Legend

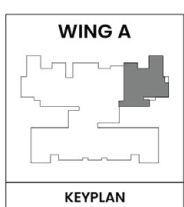
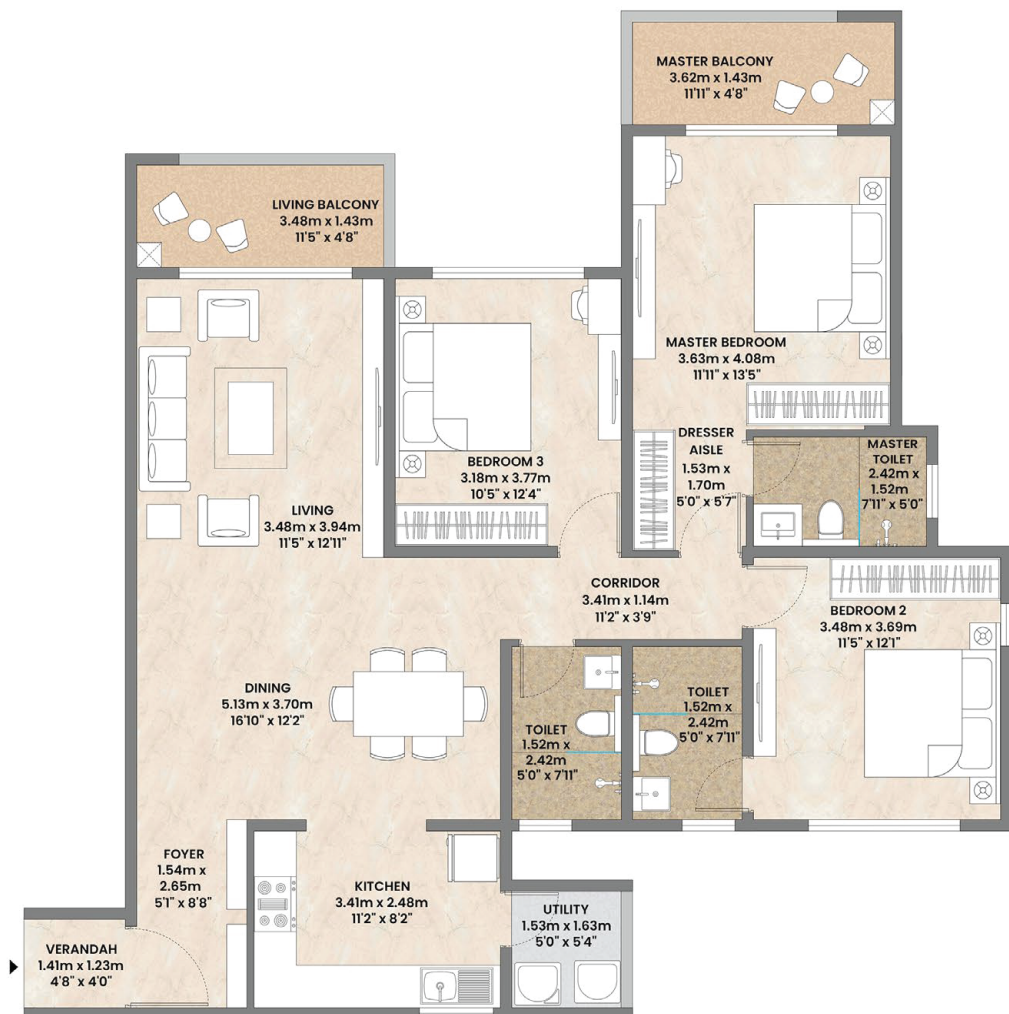
- |                                    |  |                           |
|------------------------------------|--|---------------------------|
| <b>A</b> Entry / Exit              | <b>7</b> Surya Namaskar Zone             | <b>19</b> Camping Zone    |
| <b>B</b> Driveway                  | <b>8</b> Zen-finity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



# Apartment Layout

## 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

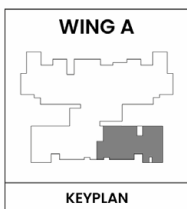
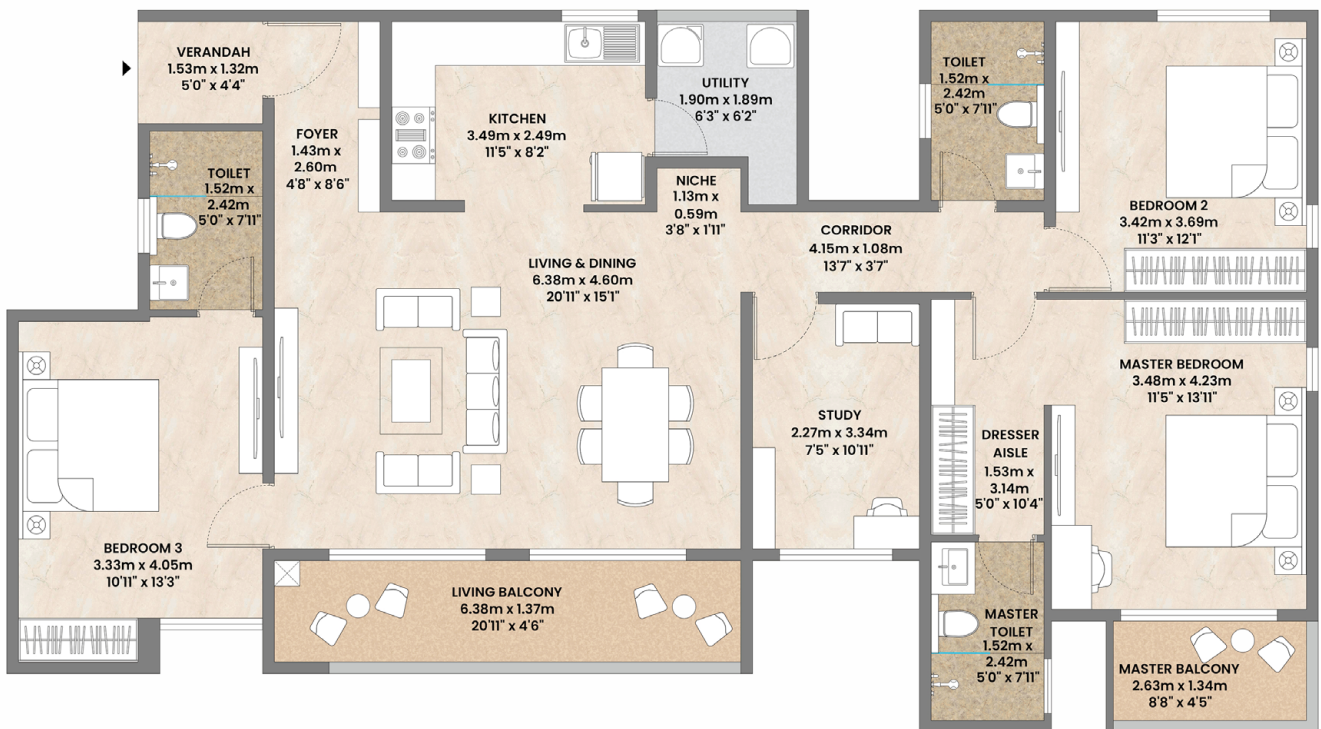


Plan not to scale

# Apartment Layout

## 3 BHK Meadows

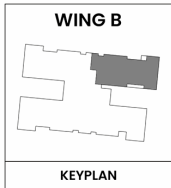
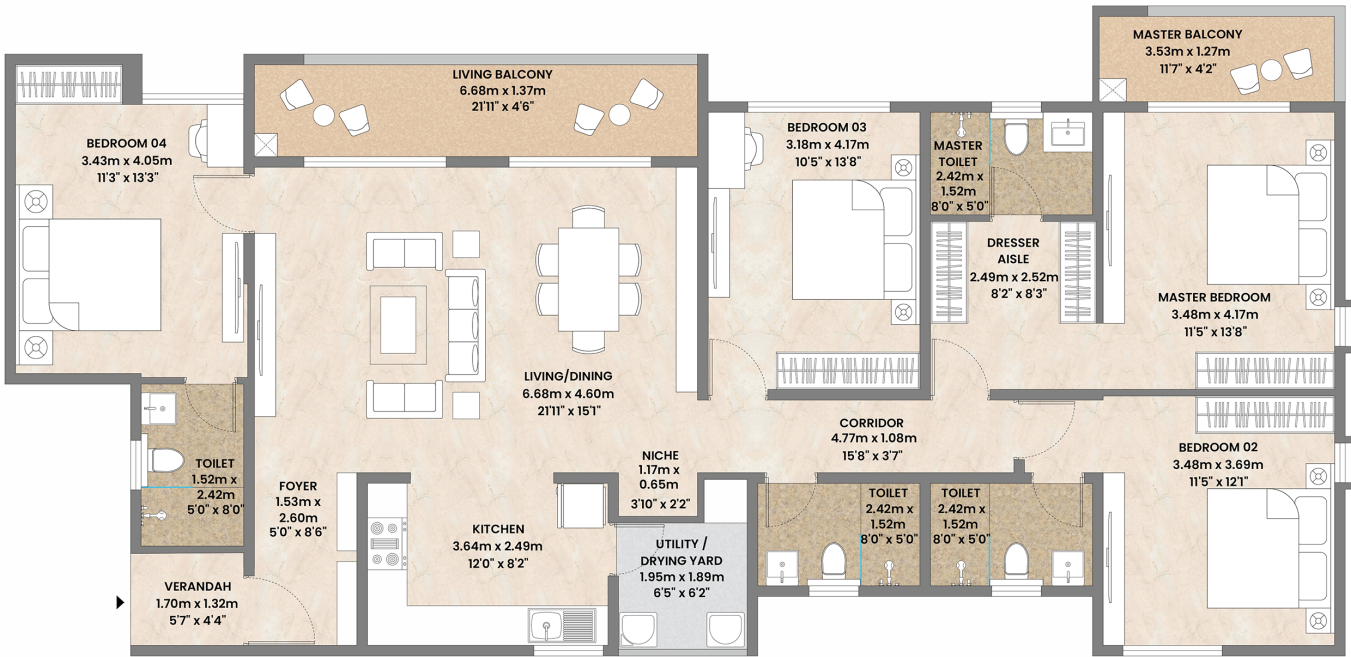
Area	Sq. m	Sq. ft
RERA	119.93	1,291
Enclosed-Balcony -Veranda-Utility	18.42	198
Aggregate	138.35	1,489
SBA	193.70	2,085



# Apartment Layout

## 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



# 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](http://www.mahindralifespaces.com)

This Project is registered under the provisions of RERA Act having Karnataka  
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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/>. This Project is being developed by Mahindra Lifespace Developers Limited ("MLDL") in a phased manner. Any furniture, fixtures and white goods shown are not part of the offering. Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. All figures mentioned are basis estimated calculations and direction shown are indicative and subject to change. For more information, please contact our sales office/team at Mahindra Zen, Mahindra Lifespace Developers Limited, Sy. 65 & 116/2, Singasandra village, Begur hobli, Bengaluru South - 560068. or visit [www.mahindralifespaces.com](http://www.mahindralifespaces.com) | Terms & Conditions apply.