



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

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# *The Juggling Act*

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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*



# *A Fountain Of Renewal*

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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]

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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]

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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]

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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*

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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 3.65 acres of land, Mahindra Zen is where exclusivity meets community.



## *Elegant Interiors*



Image for representation only

\*Volatile Organic Compounds

Low VOC wall and ceiling emulsion paint for better indoor AQI



Image for representation only

\*Solar Reflectance Index

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<sup>^</sup> windows

<sup>^</sup>Unplasticised polyvinyl chloride



## *Relaxing Bath Spaces*



Premium sanitary and CP\* fittings



Granite countertop in master bathroom



Water-efficient fixtures



## *Contemporary Kitchen*



Artist's impression, for representation only

Tiled backsplash



Image for representation only

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*



Grand entrance lobby



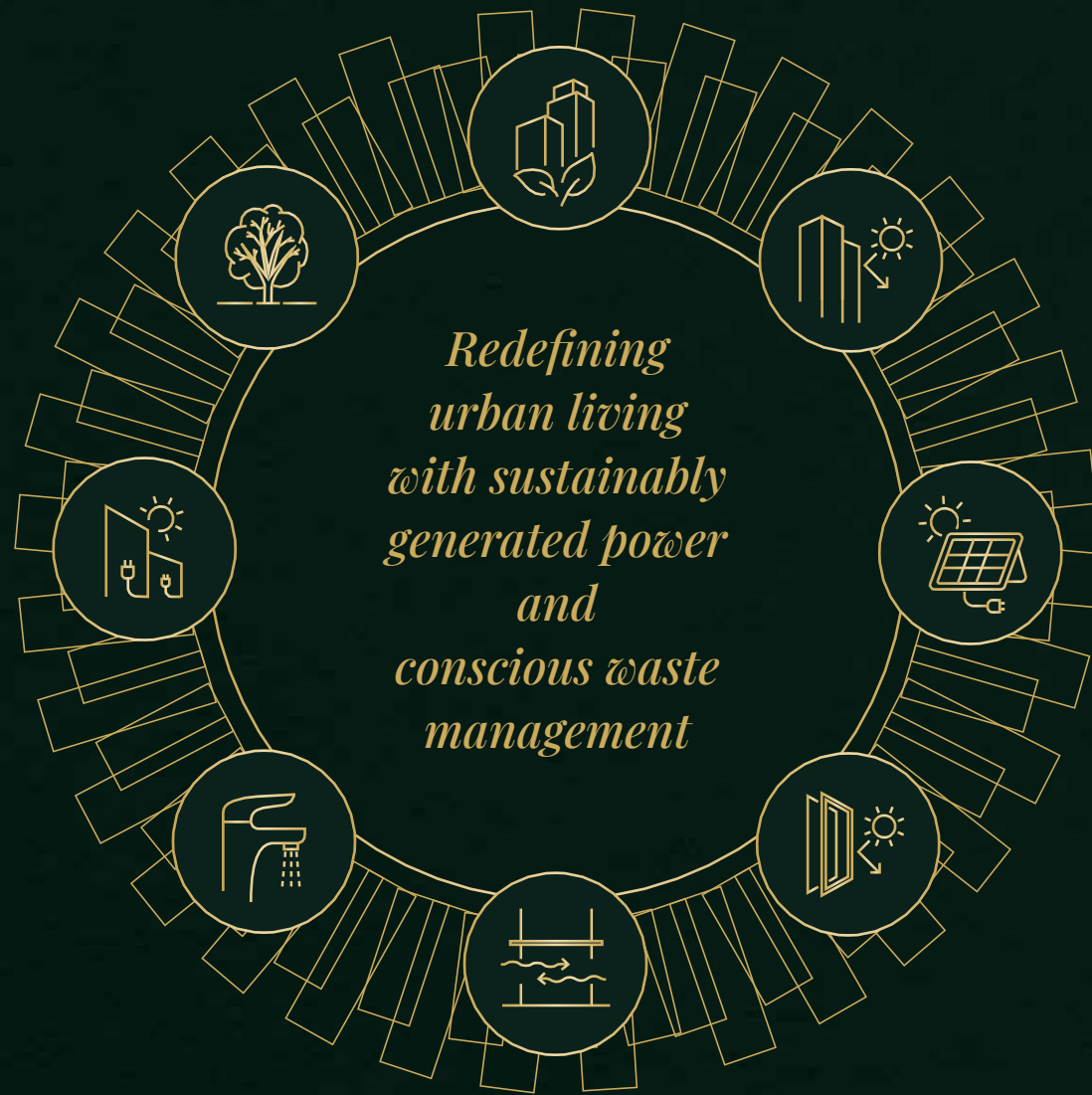
Power backup for key utility areas



Rainwater harvesting and  
sewage treatment plant (STP)



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 Envidable Address*

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## *Why Manipal County Road is right for you*



Shorter commutes



Top-notch schools



Neighbourhood facilities



Green spaces



Cultural richness

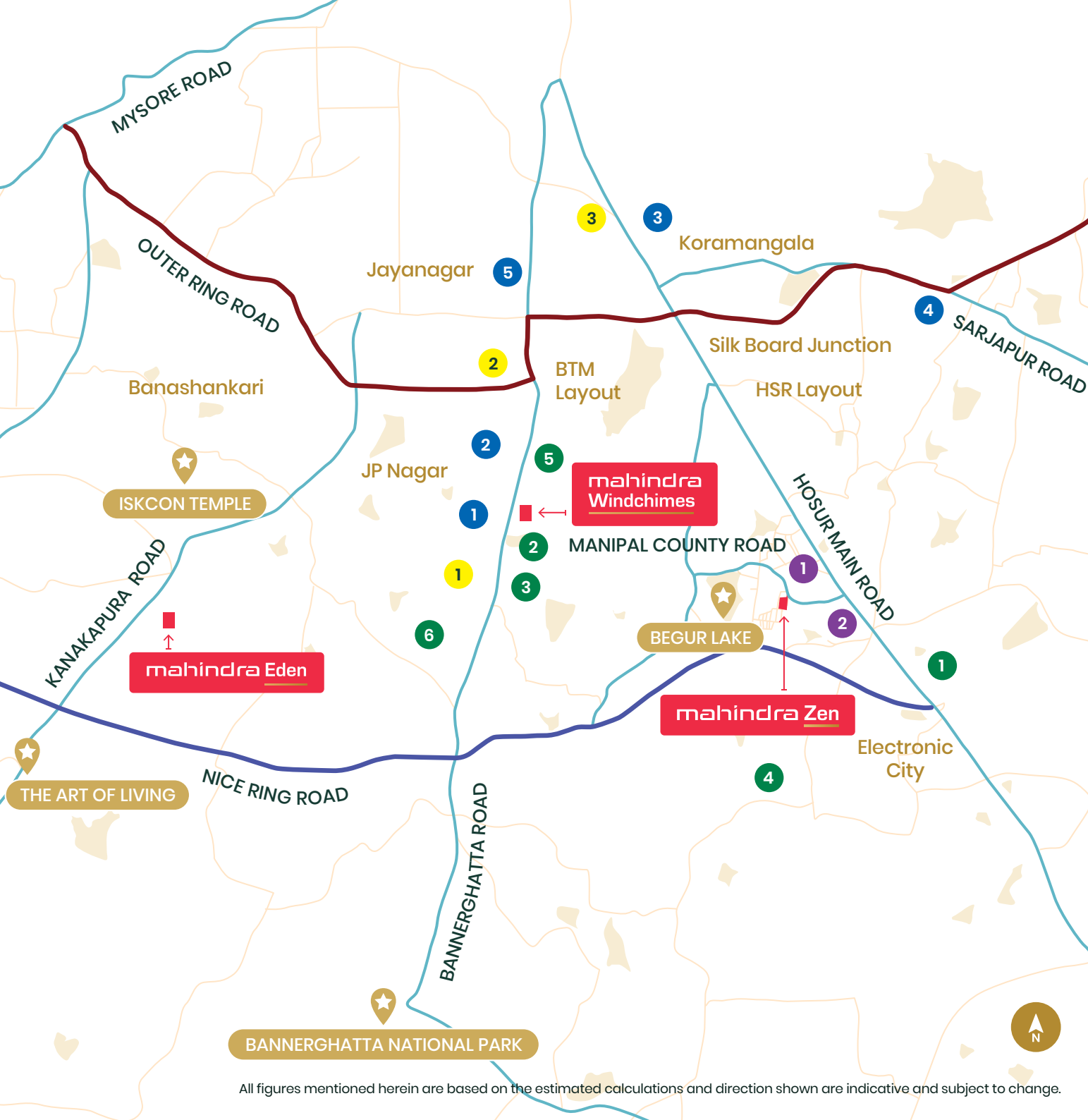


Vibrant nightlife

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. Hosur 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

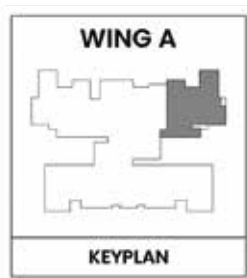
- A** Entry / Exit
- B** Driveway
- C** Drop-off
- D** Way to Basement Parking
- E** Services
- F** Bus Stop
- 1** Cricket Pitch
- 2** Multipurpose Sports Court
- 3** Nature Trail
- 4** Senior Citizens' Area
- 5** Kids' Play Area
- 6** Symphony Garden
- 7** Surya Namaskar Zone
- 8** Zen-finity Walkway
- 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

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## 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  |



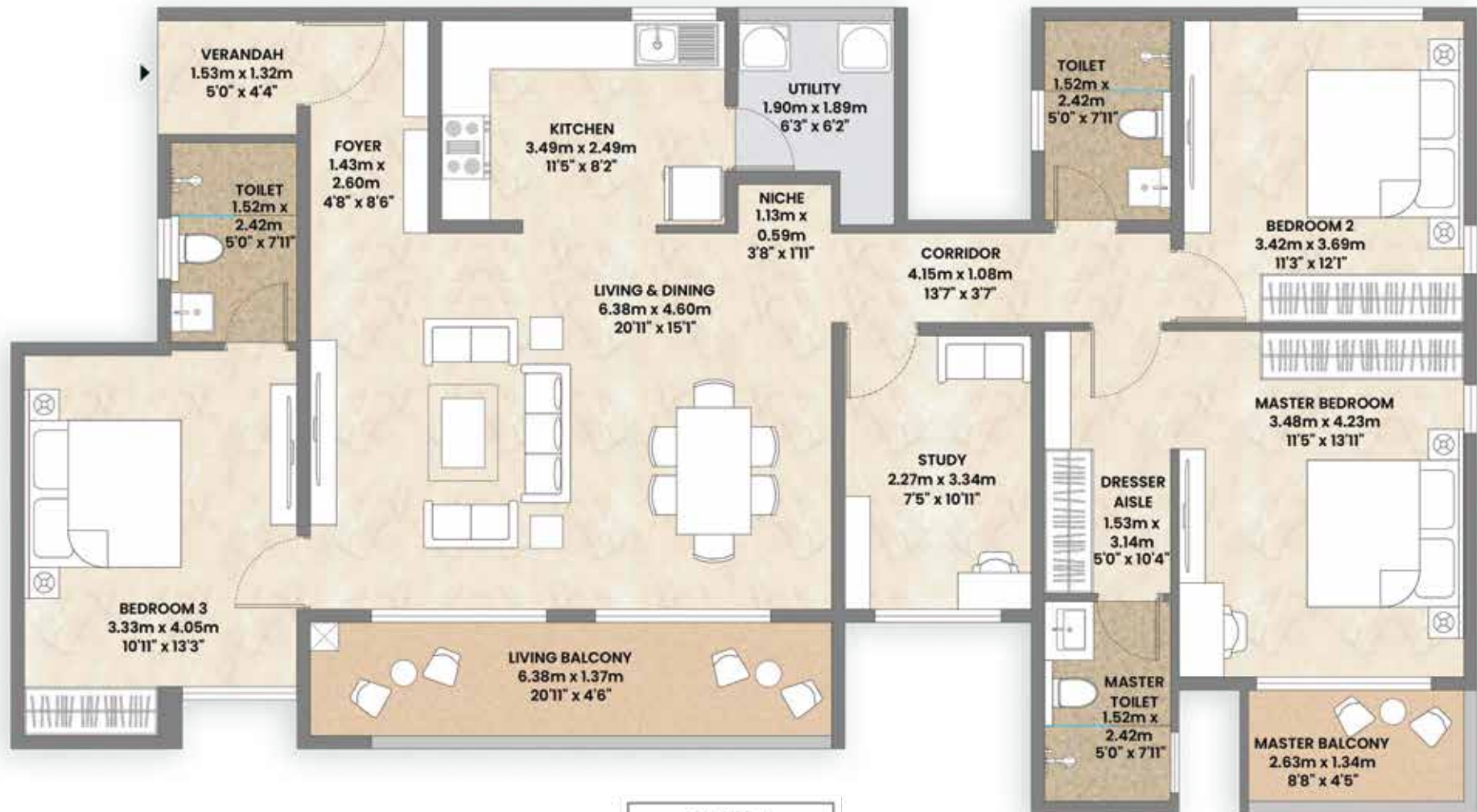
Plan not to scale

# *Apartment Layouts*

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## 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  |



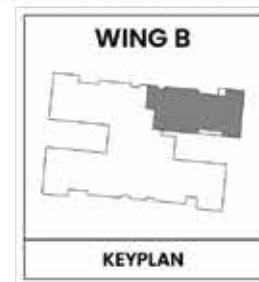
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# *Apartment Layouts*

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## 4 BHK Meadows

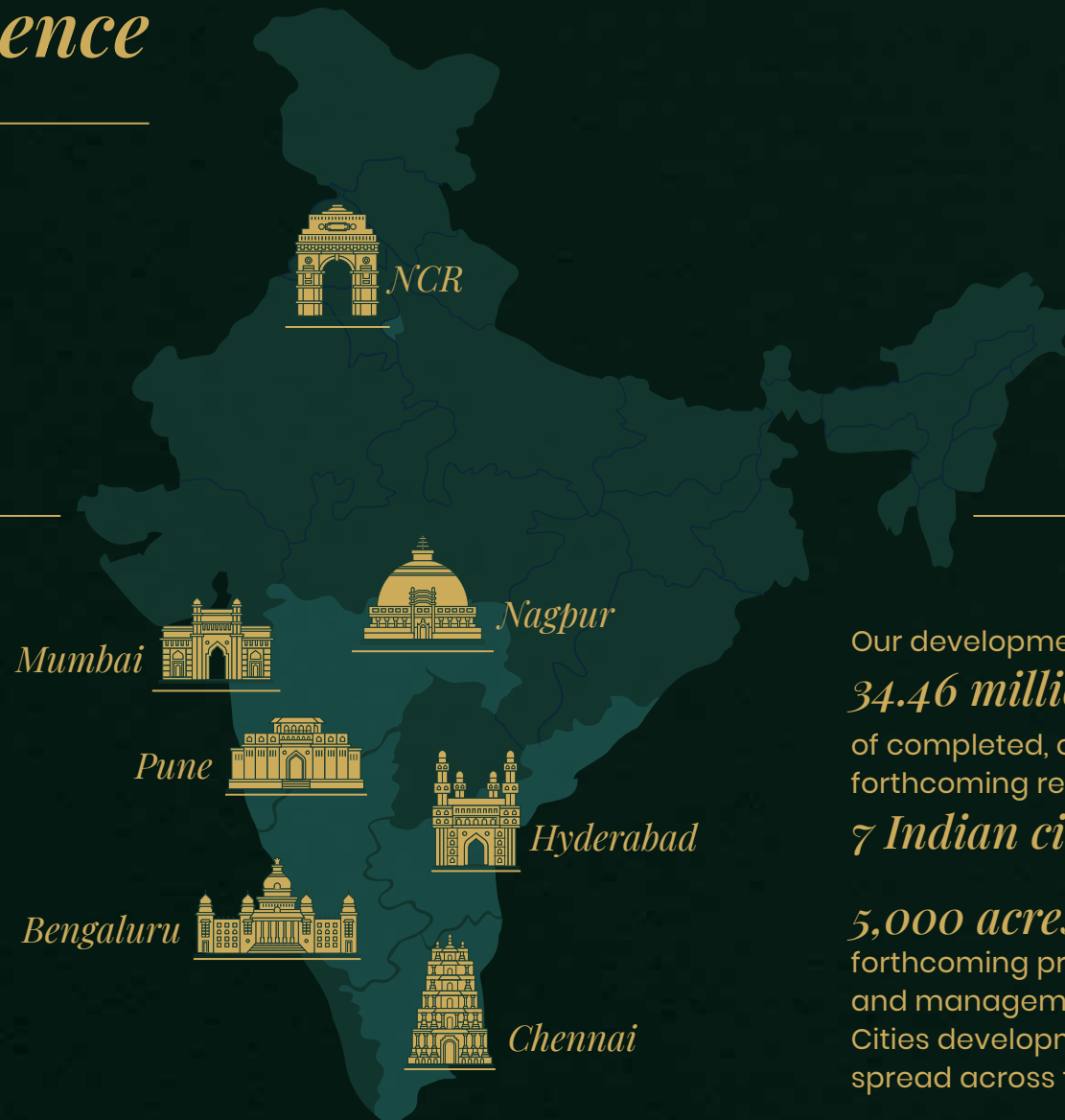
| Area                             | Sq. m  | Sq. ft |
|----------------------------------|--------|--------|
| RERA                             | 136.95 | 1,474  |
| Enclosed Balcony-Veranda-Utility | 19.86  | 214    |
| Aggregate                        | 156.81 | 1688   |
| SBA                    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



Plan not to scale

# *Our India Presence*

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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*

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## **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*

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## *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](http://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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