

# Designed

for wholesome living



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— Launching —

**mahindra** IvyLush

2 & 3 BHK homes in Kharadi Annex



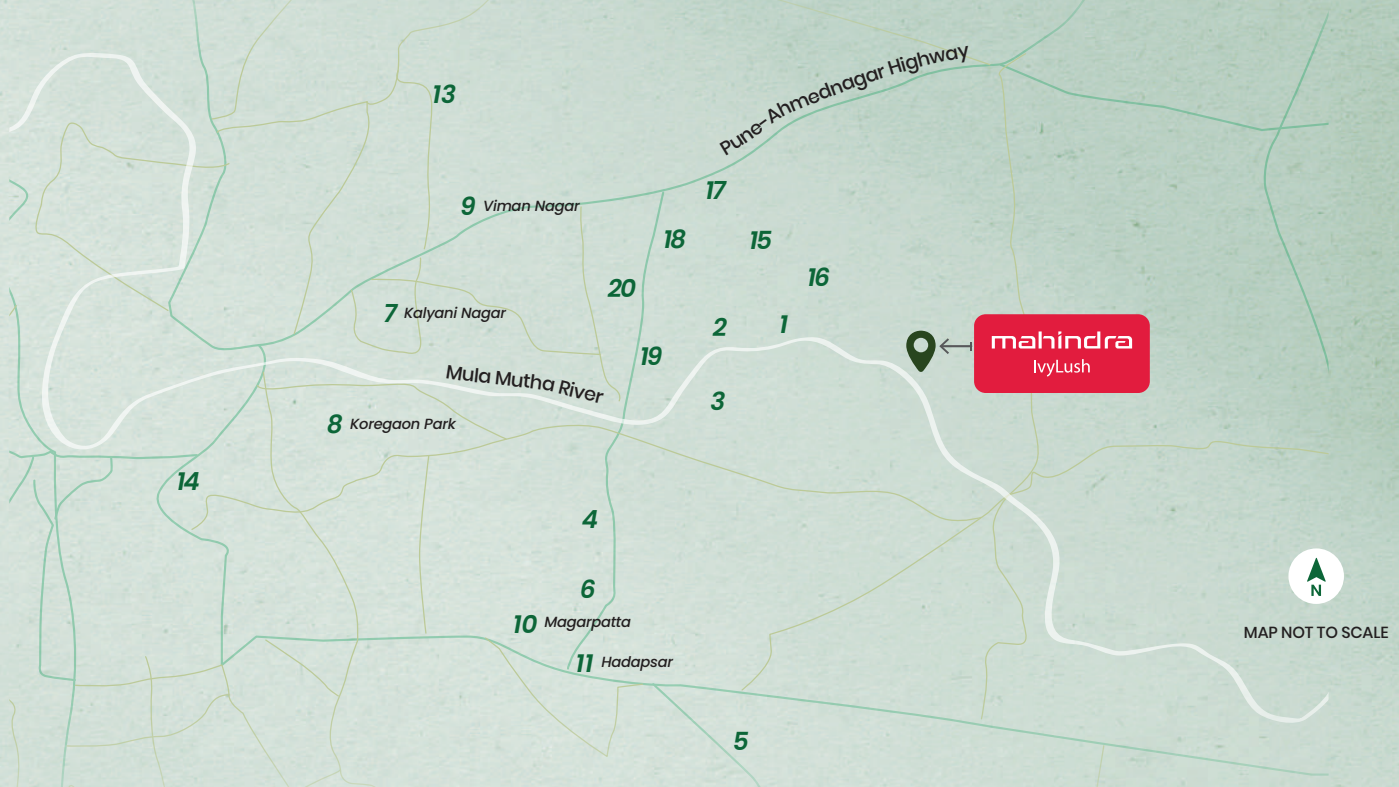
The Project "Mahindra IvyLush" is being developed by Mahindra Lifespace Developers Limited ("MLDL") in a phase-wise manner. The various phases have been registered with MahaREPA bearing registration numbers as follows: Tower A and Tower B - P52100055161, Tower E - P52100055162, valid upto: 31/12/2029, Tower C and Tower D - P52100076592, valid upto: 31/08/2030. More information is available at <https://maharera.maharashtra.gov.in>. Disclaimer: This communication is an artistic conceptualization for illustration and representation purpose only and does not purport to exactly replicate the Project. Common amenities shall be developed for use across all phases. For more information, please contact our sales office at Mahindra IvyLush (previously known as Mahindra Codename Crown), Kharadi Annex, Sector R-14 of integrated township, village Wagholi, Pune - 412 207 or visit [www.mahindralifespaces.com](http://www.mahindralifespaces.com). T&C apply.



# Nestled in the heart of Pune

Pune features as #1 in the Ministry of Housing and Urban Affairs' Ease of Living Index\* and Kharadi Annex, the well-established IT corridor within the city's Secondary Business District, has become one of its most self-sufficient suburbs.

The locale balances teeming green spaces along the river and world-class social infrastructure, including some of the city's best schools and top healthcare, entertainment, transport, and public facilities. These conveniences, coupled with the upcoming DP Road – providing seamless connectivity to the World Trade Centre, Integrated Flyover, and Metro Line – make it the ideal destination for your next home.



## Commercial spaces

- 1 EON Free Zone: ~3 km
- 2 World Trade Centre, Pune: ~4.1 km
- 3 Zensar Technologies: ~4.4 km
- 4 Infosys: ~25-30 km(dependent on the route taken)
- 5 Accenture: ~8.5 km
- 6 Barclays: ~3.7 km



## Social spaces

- 7 Kalyani Nagar: ~11.3 km
- 8 Koregaon Park: ~11.0 km
- 9 Viman Nagar: ~8.9 km
- 10 Magarpatta: ~9 km
- 11 Hadapsar: ~11 km



## Transport networks

- 12 Pune-Ahmednagar Highway: ~3-5 km
- 13 Pune International Airport: ~10 km
- 14 Pune Railway Station: ~15 km



## Educational institutions

- 15 Dhole Patil School For Excellence: ~2.5 km
- 16 EuroSchool Kharadi: ~3-4 km
- 17 Kothari International School: ~5 km



## Healthcare facilities

- 18 Rising Medicare Hospital: ~5 km
- 19 Manipal Hospital: ~6 km
- 20 Apollo Clinic: ~4-5 km

## 5 entries to site



\*Shortest distance as per Google maps as on Jan-25



# Township Lifestyle Benefits

Thoughtfully positioned within the township, Mahindra IvyLush allows access to township amenities and a like-minded community. From necessities to luxuries, the neighbourhood has it all.



Club



School



Crèche



Yoga and fitness centre



Spa



Police station



Health centre



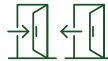
Bus stop



Fire station



Large landscaped zones



Strategic multiple entry and exit points



Multi-tier security systems



Well-planned internal driveways

\*Township amenities will be chargeable



Image for representational purposes only



Image for representational purposes only



Image for representational purposes only



Image for representational purposes only



Image for representational purposes only



Image for representational purposes only



Image for representational purposes only



# Introducing homes designed like no other

At Mahindra IvyLush, experience spacious homes and nature-inspired amenities curated for thoughtful indulgence and an elevated lifestyle.

The dynamic and future-ready Kharadi Annex neighbourhood completes the wholesome living experience.



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## A sprawling development



Located in Kharadi Annex,  
Pune's rising commercial hub



Self-sufficient neighbourhood,  
close to commercial & IT hubs



Lush ~5.4 acre development



Premium 2 and 3 BHK residences



Panoramic views of Pune Cityscape

## The best of contemporary comforts

## Thoughtfully designed homes



Walk-in wardrobe with 2 & 3 BHK



Senior-friendly square washrooms



Spacious square deck



Cross ventilated rooms



Homes with ample storage space for all  
your needs



Two premium clubhouses with biophilic roof



20+ state-of-the-art amenities



Panoramic views of the Mula Mutha River,  
Pune cityscape



# Master plan

A. Entry / Exit

B. Entry

C. Exit

D. Security cabin

E. Driveway

F. Tower drop-off

G. Services

## Ground level amenities

1. Adventure zone

2. Kids' play area

3. Cricket pitch

4. Garden

5. Outdoor gym

6. Pet park

7. Jogging track

8. Senior citizens' zone

9. Reflexology path

10. Camping area

11. Machan

## Podium level amenities

12. Activity deck

13. Yoga lawn

14. Party lawn with  
barbeque area

15. Seating area

16. Multi-purpose court

17. Toddlers play area

18. Floor painted games

19. Pool deck with cabanas

20. Club 1

- Swimming pool

- Kids' pool

- Jacuzzi

- Steam room

- Badminton courts

- Squash court

- Mini-theatre

- Multi-purpose hall

21. Club 2

- Hobby room

- Yoga room

- Guest room

- Indoor games room

- Gymnasium

- Kids' play area / Crèche





# Amenities designed to elevate every day





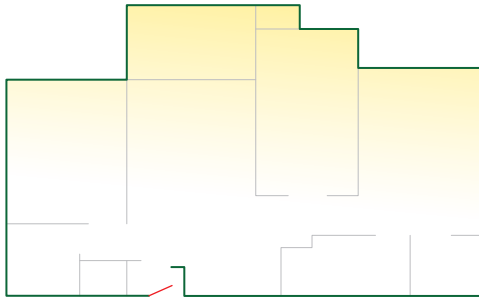
# 2 BHK Grande

RERA Carpet Area  
71.78 Sq.m. | 772.64 sq.ft.

Balcony  
6.31 Sq.m. | 67.92 sq.ft.

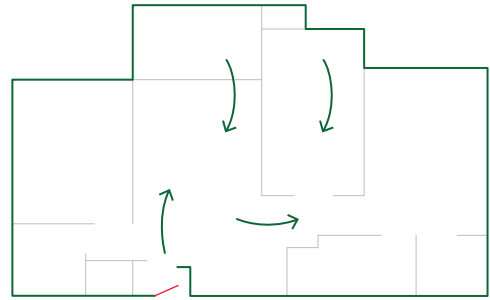
Utility  
2.45 Sq.m. | 26.37 sq.ft.

Aggregate Area<sup>^</sup>  
80.54 Sq.m. | 866.93 sq.ft.



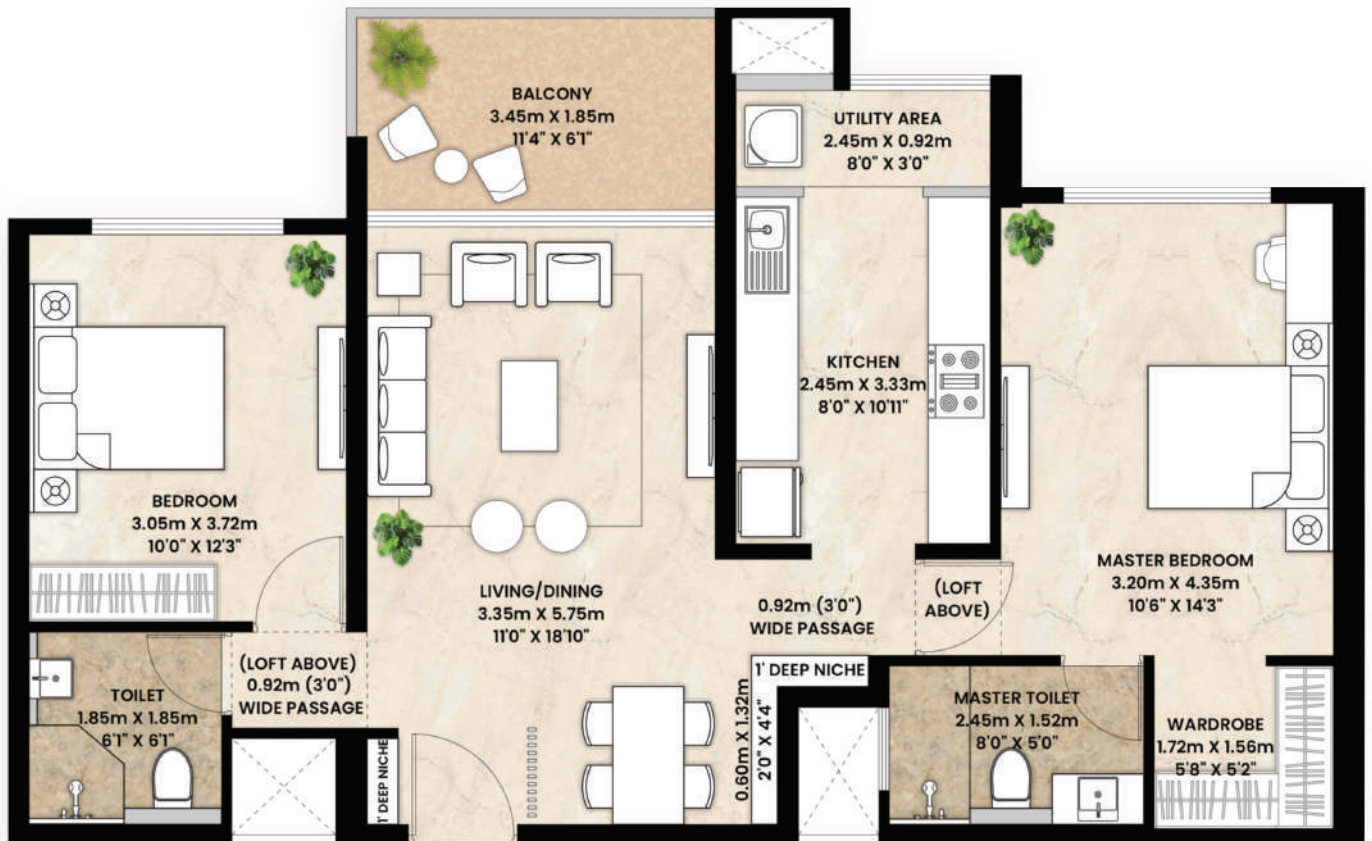
## Sunlight

The units are thoughtfully positioned to maximise natural lighting in every home



## Optimal cross-ventilation

Designed for breezy evenings and pleasant temperatures even in the summer



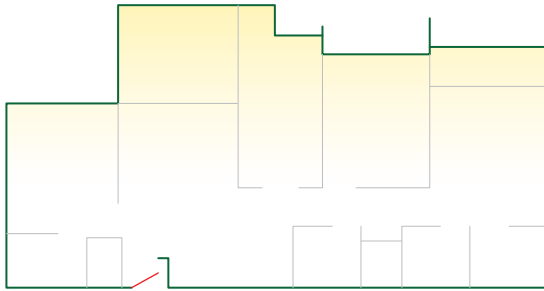
# 3 BHK Grande

RERA Carpet Area  
99.91 Sq.m. | 1075.43 sq.ft.

Balcony  
12.24 Sq.m. | 131.75 sq.ft.

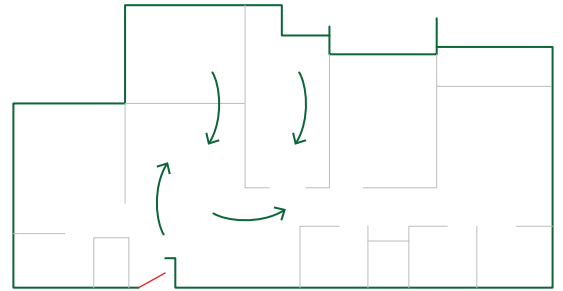
Utility  
2.79 Sq.m. | 30.03 sq.ft.

Aggregate Area<sup>^</sup>  
114.94 Sq.m. | 1237.21 sq.ft.



## Sunlight

The units are thoughtfully positioned to maximise natural lighting in every home



## Optimal cross-ventilation

Designed for breezy evenings and pleasant temperatures even in the summer





# Master bedroom



# Living & dining







**Walk-in wardrobe**  
in the master bedroom



**Niche for Crockery Cabinet**  
next to dining table



Niche to keep  
**Cleaning Supplies**



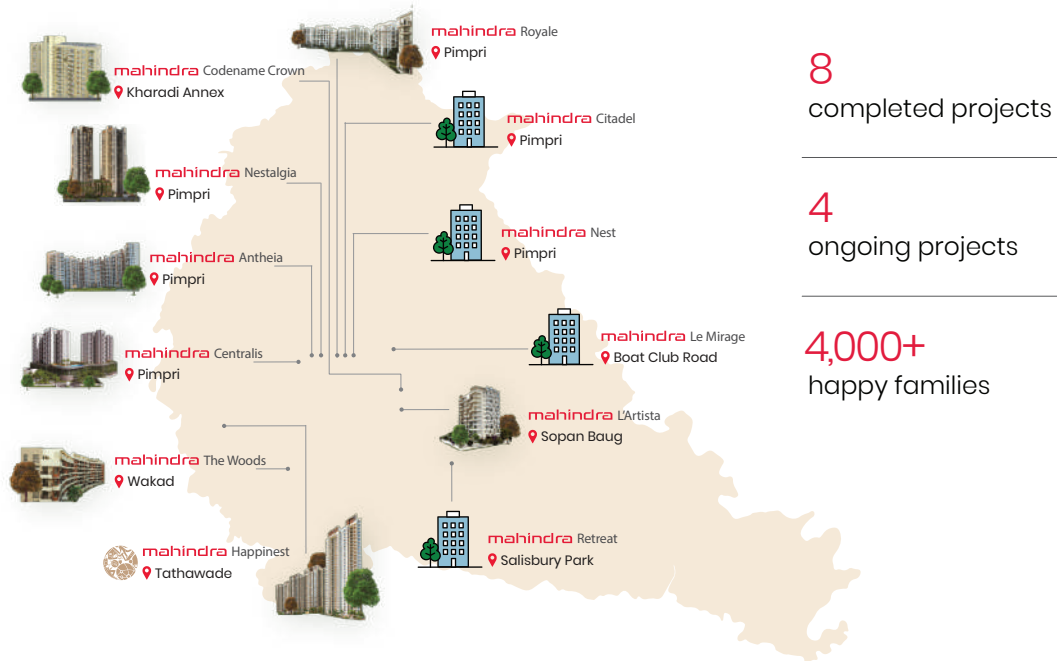
**Overhead Loft**



# Invest in a thoughtfully designed home



## Mahindra Lifespaces in Pune



# mahindra IvyLush

Visit our Sales Gallery:  
Mahindra IvyLush, Kharadi Annex, Sector R-14 of integrated township, village Wagholi, Pune – 412 207

2 & 3 BHK residences in Kharadi Annex  
4 km from World Trade Centre

Contact your relationship manager  
for more details



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