



A warm glow of Positive Energy



Premium 2 & 3 BHK in Pimpri

LAUNCHING **SANCTUM**

AT

mahindra Citadel

HOME of POSITIVE ENERGY



Every Home of Positive Energy stand strong on five pillars

Spread across 9.66 acres, Mahindra Citadel is thoughtfully designed to offer a future-ready lifestyle where seamless connectivity meets community living. Here, abundant green spaces and a mindful way of life come together to create an experience that feels elevated and full of possibility.



Prime location

Abutting Sant Tukaram Metro Station, with Hinjewadi and MIDC within easy driving distance, ensuring effortless everyday connectivity



Thoughtful design

Terrace-style decks, serene military farm views, cross-ventilated layouts, abundant daylight and walk-in wardrobes, all crafted for elevated comfort



Community-driven living

49,900 sq ft of amenities and clubhouse spaces, including a half Olympic-size pool, an indoor community hall, two badminton courts and yoga and meditation areas



Expansive greenery

~3.85 acres of dedicated greens, creating a refreshing, open environment within the development



Sustainable living

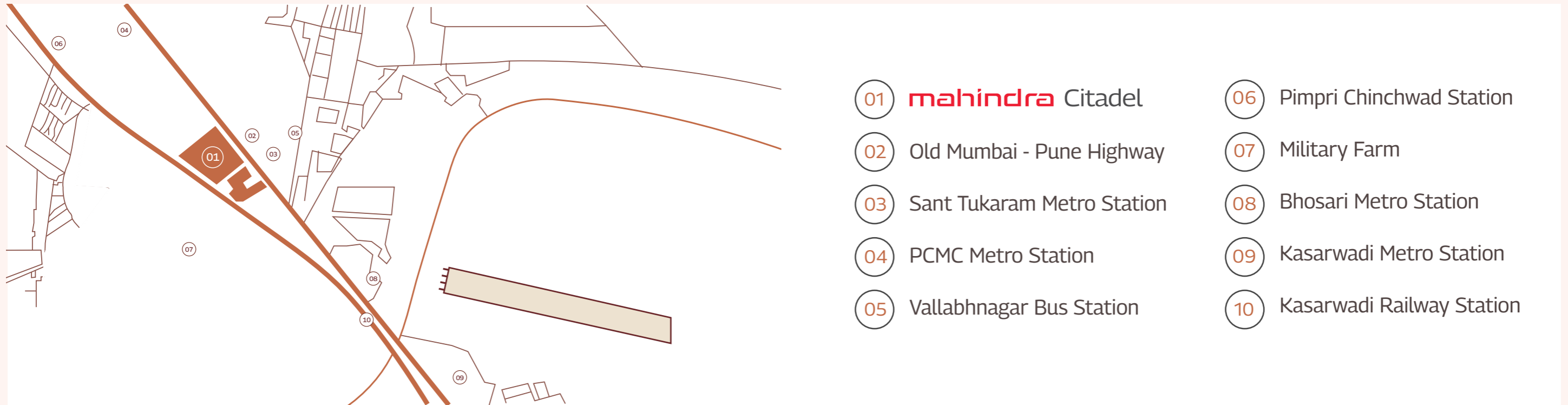
Pre-certified IGBC Development, built with eco-conscious principles for a future-ready lifestyle



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Positivity in every connection

Located minutes from Sant Tukaram Metro Station, Mahindra Citadel brings seamless connectivity to your doorstep. With Hinjewadi and key business hubs close by your commute feels lighter, your time feels fuller and your days move with greater ease and positive energy.



Connectivity

Old Mumbai-Pune Highway - 0.0 km
Sant Tukaram Metro Station - 200 m
Kasarwadi Railway Station - 1.4 km
Nashik Phata Bus Stand - 1.7 km

Colleges

Dr. D. Y. Patil Institute of Technology - 1.5 km
Dr. D. Y. Patil Medical College - 2.1 km
Manghanmal Udham College of Commerce - 2.1 km

IT parks

ICC Devi Gaurav Technology Park - 300 m
MIDC Maharashtra Industrial Development Corporation - 1.7 km
Hinjewadi IT Park - 10.2 km
Talwade IT Park - 13.6 km

Hospitals

Yashwantrao Chavan Memorial Hospital - 1.6 km
Citi Care Hospital - 2 km
Aditya Birla Memorial Hospital - 5.4 km

Schools

GG International School - 1.5 km
City International School - 2.3 km
ORCHIDS The International School - 3 km

Malls

City One Mall - 2.3 km
Elpro City Square Mall - 4 km
Phoenix Mall of the Millennium - 7.8 km

Seamlessly connected: Bringing every destination closer

PCMC – Nigdi metro line⁽¹⁾ -

The ongoing development of the Pune Metro Phase - 2 extends to Pimpri, connected to major business hubs, educational institutions and entertainment zones with ease.



Pimpri Dairy Farm flyover⁽²⁾ -

The 565-metre flyover will decongest traffic by providing a direct link to Pune–Mumbai Road, while improving connectivity to Powerhouse Chowk and Sant Tukaram Metro Station.



Nashik Phata to Khed elevated corridor⁽³⁾ -

The proposed 30 km, eight-lane elevated corridor from Nashik Phata to Khed, along with six-lane road widening and service roads, will enable seamless, high-speed connectivity to key industrial hubs like Chakan and Bhosari.



Sources -










(1) <https://timesofindia.indiatimes.com/city/pune/pune-metro-phase-ii-pcmcnigdi-4-41-km-corridor-work-gains-pace/photostory/129863071.cms>

(2) <https://www.loksatta.com/pune/pimpri-dairy-farm-flyover-completion-deadline-april-end-railway-block-update-pune-print-news-ssb-93-5776697/>

(3) <https://www.news18.com/cities/pune/pune-nashik-travel-set-to-change-with-8-lane-single-pillar-elevated-corridor-check-details-ws-l-10004718.html>

Spaces designed for a more Positive life

Mahindra Citadel brings you wellness focused spaces that nourish your mind and body, inspiring connections that radiate positive energy.

-  *Swimming pool*
-  *Indoor community hall*
-  *Health loop*
-  *Badminton courts*
-  *Multi-purpose sports court*
-  *Pet park*
-  *Yoga & meditation area*
-  *Cricket net*
-  *Gym*



Indoor community hall

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Swimming pool



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Yoga & meditation area



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Health loop



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Gym



Artistic impression for representational purpose only

Cricket net



Artistic impression for representational purpose only



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Badminton courts

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Pet park



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Cinema lounge



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Multi-purpose sports court

Master plan



Ground level amenities

- 1 Entry/exit
- 2 Event zone
- 3 Community gathering spaces
- 4 Health loop
- 5 Kids' play area
- 6 Outdoor gym area
- 7 Cricket net
- 8 Reflexology path
- 9 Yoga/meditation area
- 10 Senior citizen area
- 11 Play house
- 12 Work pods
- 13 Play sandpits
- 14 Pet park

Podium level amenities

- 15 Swimming pool
- 16 Kids' pool
- 17 Party lawn
- 18 Seating nook
- 19 Multi-purpose sports court

Club house 01 (c1) amenities

- a Open air theatre
- b Pool room
- c Indoor community hall
- d Cinema lounge
- e Work café with library
- f Gym
- g Town hall
- h Indoor games room

Club house 02 (c2) amenities

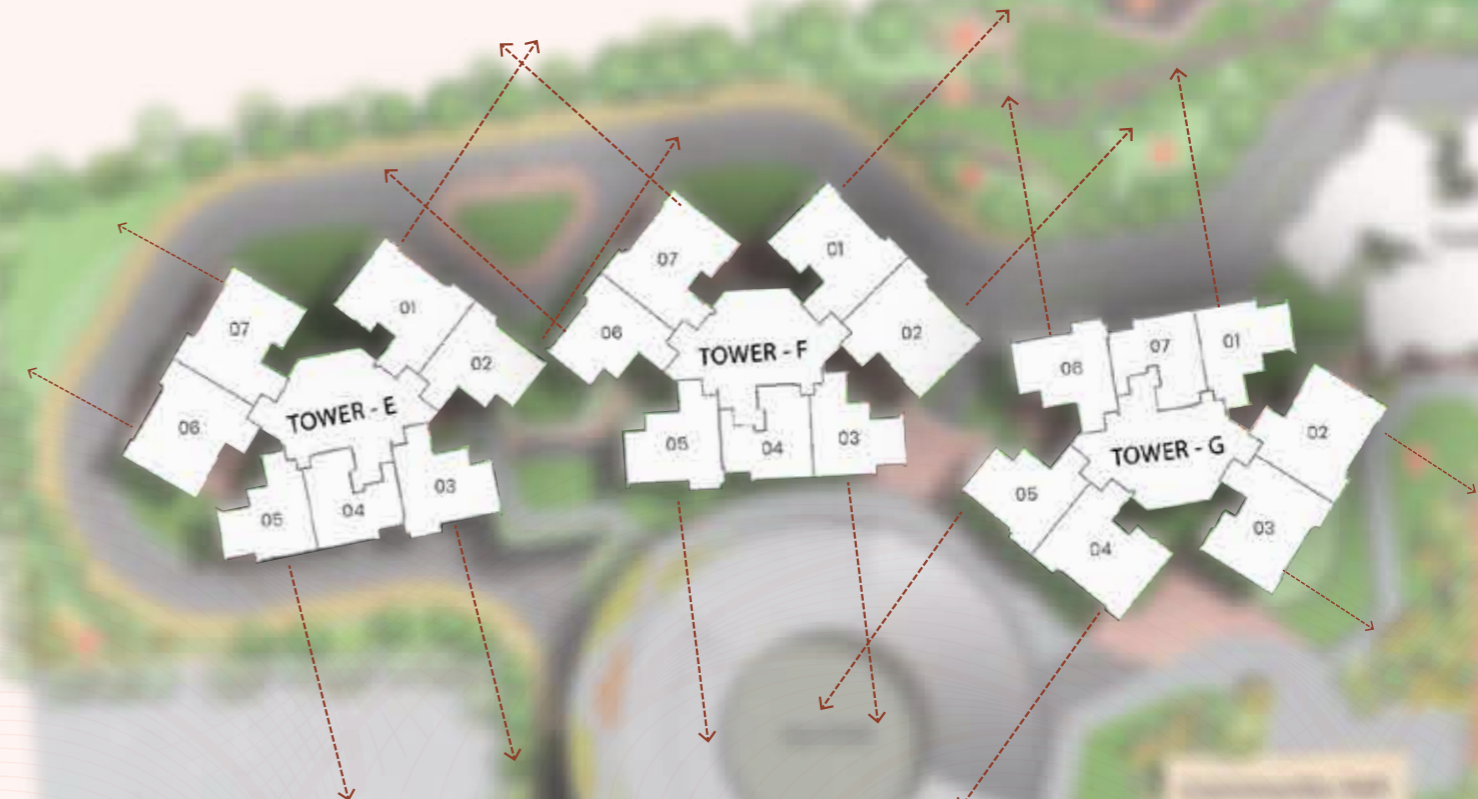
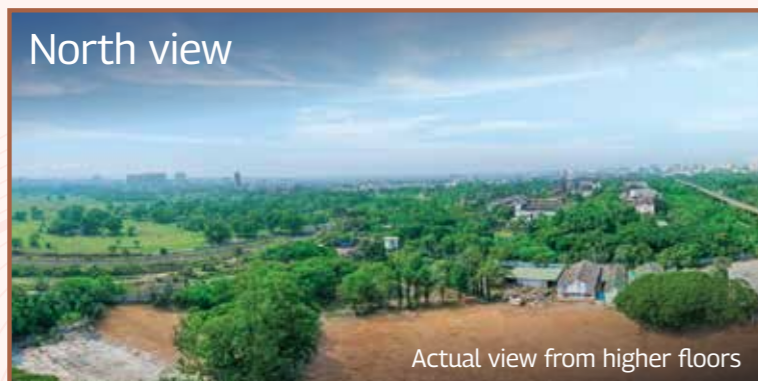
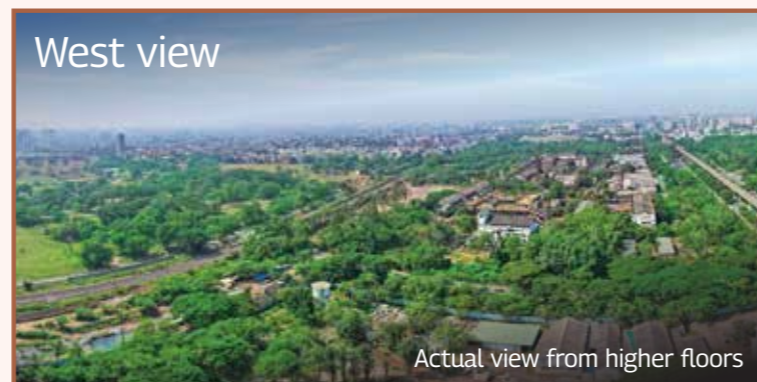
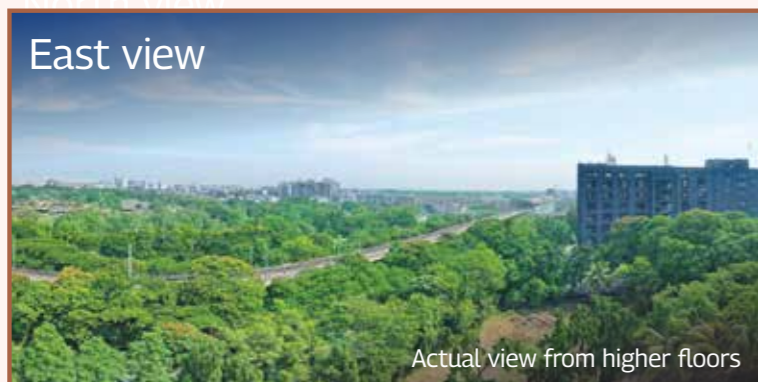
- a Indoor community hall
- b Badminton courts
- c Indoor kids-play area
- d Space for creche
- e Indoor games room
- f Gym
- g Tuition room
- h Guest rooms
- i Aerobics and dance room

Every Picasso needs Positive inspiration

Opening up to unobstructed panoramic views in every direction, your new home invites abundant natural light, fresh air and a lasting sense of calm into every space

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North view



Positively designed for a thoughtful life

With thoughtfully tailored features that enhance functionality in every corner, homes at Mahindra Citadel offer seamless comfort and intuitive control, creating interiors that adapt effortlessly to the way you live.



Terrace-style deck



Living & dining area



Master bedroom



Kids' bedroom



Guest bedroom



Spacious kitchen

2 BHK Premium



Tower: E	Units: 05	
Tower: F	Units: 03	
Area	Sq m	Sq ft
RERA carpet area	58.90	634.00
Sit-out	3.24	34.88
Enc. balcony	6.89	74.16
Total carpet	69.03	743.04

2 BHK Luxury



Tower: E	Units: 03	
Tower: F	Units: 05	
Tower: G	Units: 01	
Area	Sq m	Sq ft
RERA carpet area	59.79	643.58
Sit-out	7.90	85.04
Enc. balcony	10.22	110.01
Total carpet	77.91	838.63

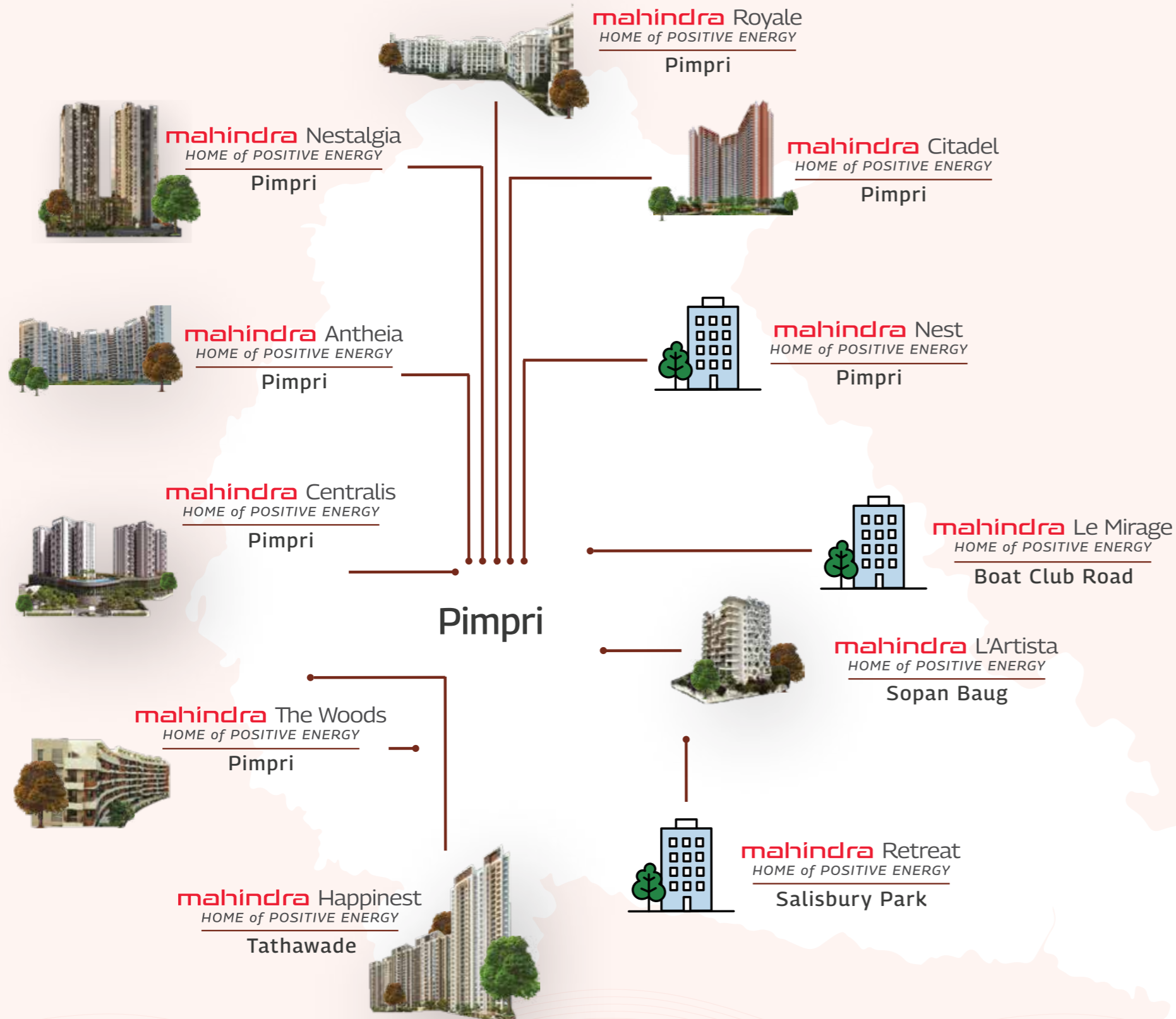
3 BHK Premium



Tower: E	Units: 01, 06, 07	
Tower: F	Units: 01, 02, 07	
Tower: G	Units: 04, 05	
Area	Sq m	Sq ft
RERA carpet area	94.12	1,013.11
Sit-out	7.55	81.27
Total carpet	101.67	1,094.38

Our robust Pune footprint

Marking our seventh landmark in Pimpri-Chinchwad and our eleventh in Pune, Mahindra Citadel is a testament to our commitment to shaping the city's evolving skyline.



8 Completed projects

4 Ongoing projects

7th Project in Pimpri

5,200+ Families trust us

Established in 1994, Mahindra Lifespaces brings the Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential

Residential

50 projects

Delivered & ongoing

23.74M sq ft

Completed development

21,000+

Satisfied customers

53.65M sq ft

Total development footprint

Industrial

Integrated Cities

Presence in Chennai & Jaipur

Industrial Clusters

Origins in Chennai & Ahmedabad

5,000+ acres

Development footprint

260 clients from

20+ countries

Homes by Mahindra Lifespaces are envisioned with signature designs, technology and environment-friendly features with the guiding philosophy of creating "Home of Positive Energy"

Building **green homes**
since 2014

9 Net Zero
developments across India

90+
ESG awards

mahindra Citadel

HOME of POSITIVE ENERGY

Customer experience center and project address

Mahindra Citadel, Mahindra Lifespace Developers Limited
CTS No. 4854, Sub-Plot A, Old Mumbai-Pune Highway
Pimpri-Chinchwad, Pune - 411018

Office address

Mahindra Towers, 4th floor
Dr. G. M. Bhosale Marg
Worli, Mumbai - 400018.

Gym

The project "Mahindra Citadel" is registered under MahaRERA no. PM1264042600425 and available on <https://maharera.mahaonline.gov.in>, valid up to 31/08/2031



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