

WELCOME TO CHANDIVALI'S HIDDEN GEM.

Mahindra | alcove



ALCOVE – UNRAVELLING A SERENE AND PRISTINE WORLD.

Away from the humdrum and hustle-bustle of the urban jungle. Yet very much in the heart of the city. Nestled amidst lush green spaces, springing with a life of its own. There lies a place that Chandivali has guarded dearly and pristinely.

ALCOVE, a 'yet-to-be' discovered haven stands strong on the pillars of Good Connectivity, Serene Lifestyle and Active Childhood. This hidden gem hides within itself everything to make lives and lifestyles far more meaningful in every possible way.

Get delighted by tastefully and beautifully designed homes amidst the gentle rustle of leaves, perpetual dense greenery and melodious chirping of birds. Perhaps, a Tailorbird might even join you for that morning cup of tea. Enveloped in serenity, Alcove is a tranquil world within a universe. One that you can call your own, with your loved ones around you. Do nothing or do something, ALCOVE is buzzing with sounds of silence.

Come to the Calm!

A GREEN HAVEN LOCATED IN THE HEART OF THE CITY.

Even though ALCOVE nestles in its own private cocoon of exclusivity, it opens the wings of absolute connectivity for you. Get going wherever you want, and you will start arriving at your destination, faster than you think.

At ALCOVE, 'far away' are two words that you will never ever have to say.

Live close to



Saki Naka Metro Station,
Walking Distance - 0.8 km



JVLR - 2.3 km
Western Express Highway - 5.4 km
LBS Marg - 5.7 km



International Airport - 3.1 km
Domestic Airport - 6 km

DISCOVER THE SECRET TO STAYING WELL-CONNECTED.

CONNECTIVITY

Metro

Saki Naka Metro Station – 0.8 km
 Proposed underground Metro line at Marol Naka – 1.7 km

Major Roads

JVLR – 2.3 km
 Western Express Highway – 5.4 km
 LBS Marg – 5.7 km
 Eastern Express Highway – 7.5 km

Airport

International Airport – 3.1 km
 Domestic Airport – 6 km

CONVENIENCE

Hospitals

Balaji Hospital – 0.23 km
 Seven Hills Hospital – 2.7 km
 Hiranadani Hospital – 4.8 km

LIFESTYLE

Shopping

DMart – 1.8 km
 R City Mall – 4.8 km
 Haiko Supermarket – 3.5 km
 Reliance Trends – 4.3 km

Cinemas

Carnival Cinema – 3.1 km
 PVR – 4.1 km

Hotels

Holiday Inn – 0.85 km
 JW Marriott – 2.1 km
 The Lalit – 2.3 km
 The Leela – 2.3 km
 Renaissance – 3.7 km

Educational Institutes

Bombay Scottish School – 1.4 km
 Nahar International School – 2.4 km
 Hiranandani School – 3.0 km
 Poddar International School – 4.3 km
 IIT Bombay – 5.1 km

Office

Times Square Building – 1.1 km
 L&T Business Park – 2.3 km
 P&G – 3.9 km
 HUL – 4.1 km
 Seepz – 4.5 km



Source: Google Maps. Not to Scale
 *<https://www.mmrcl.com/en/project/project-route>

Disclaimer: The information has been taken from the internet. The map depicts only select landmarks and does not show all the surrounding of the project. Upcoming developments are indicative and are to be developed by appropriate authorities.



A WORLD OF TRANQUILITY HIDDEN AWAY FROM THE OUTSIDE WORLD.

A serene, welcoming lifestyle awaits you at ALCOVE. Away from the hustle and bustle of the frenetic city life. Where noise gets filtered and kept out, as sunlight radiates through the dense, Miyawaki forest. Where, you can simply retreat into your own special space and treat yourself to some much-needed silence. Right from the time you enter, you get carried away into a different realm, altogether.



Preserved Banyan tree



Miyawaki forest



Swimming pool



Outdoor exercise station



Reflexology path

All this and more, in the midst of the city itself, it does not get any better, does it?



Artist's Impression.



Image for representation purpose only.

Artist's Impression.



UNVEILING ACTIVE CHILDHOODS, READY TO GLITTER AND GROW.

ALCOVE is so very children -friendly. You won't need to hide the TV remote or your mobile phones. They themselves will forget about these 'difficult to put down' gadgets and will go for Nature's larger -than -life canvas. Your children will spend hours on end doing so many outdoorsy activities. While rock climbing strengthens their reflexes, the innovative tree house welcomes them into an imaginative world. Activities that prepare them to be young achievers.

Your kids' zone



Rock climbing wall



Tree house



Kids pool



Play area

Active childhood - the perfect vitamin for children...what could be better than that?



Image for representation purpose only.

Artist's Impression.

Artist's Impression.



A GEM OF AN ADDRESS DESIGNED AROUND YOU.

Lifestyle Amenities.

- | | |
|--------------------------------|------------------------|
| 01 Entry/Exit | 16 Stepping Pads |
| 02 Security Cabin | 17 Party Deck |
| 03 Driveway | 18 Step Garden |
| 04 Sidewalk | 19 Rock Climbing Wall |
| 05 Drop-off | 20 Kids' Swimming Pool |
| 06 Signature Wall | 21 Adult Swimming Pool |
| 07 Outdoor Gym | 22 Pool Deck |
| 08 Basement Parking | 23 Miyawaki Forest |
| 09 Pixel Path | 24 Tree House |
| 10 Reflexology Path | 25 Clubhouse |
| 11 Sloping Recreational Ground | • Gym & Changing Rooms |
| 12 Seating Deck | • Yoga Room |
| 13 Tot Lot | • Indoor Games Room |
| 14 Kids' Play Area | • Recreation Hall |
| 15 Party Lawn | |

Net Plot Area - 2.01 acres (8,141.37 sq.mtrs.)

N
 Plan Not To Scale Proposed Future Development

Disclaimer: Artist impression of actual space amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed.



CELEBRATE WITHOUT AN OCCASION.

Party lawn to celebrate each day.



**FULL OF EXCITEMENT
NEVER A DULL MOMENT.**

Do it all at the Clubhouse.



Artist's Impression.

Image for representation purpose only.

**WHATEVER THE SEASON
CELEBRATE THE REASON.**

A recreational hall for all occasions.



**SWEAT IT OUT AS
FITNESS STAYS WITHIN.**

A Gym that likes your body
as much as you do.

**CLOSE YOUR EYES
AWAKEN YOUR
INNER SELF.**

Master the fine art at the yoga room.





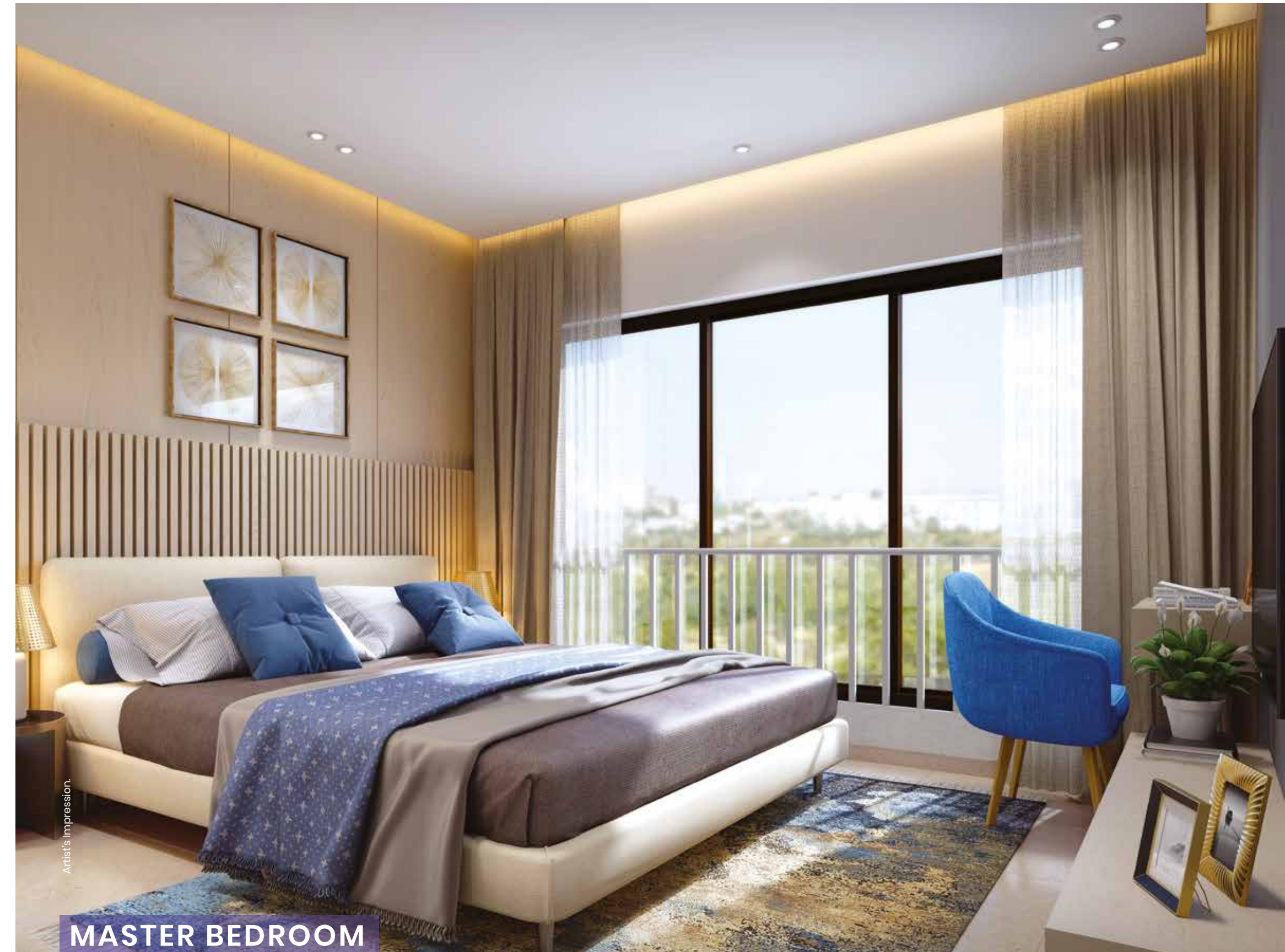
EMERGE AS A GAME CHANGER.

Sharpen your minds with indoor games.



LIVING ROOM

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MASTER BEDROOM

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BEDROOM

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KITCHEN

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UNEARTH A GREEN TREASURE, AT THIS HIDDEN GEM.

Live at a residence, handcrafted to give back to the environment.

With green technologies and thoughtfully planned layouts,

Alcove is not just an economical home, but an eco-friendly one, for you and your family.

SUN-KISSED LIFE

- Over **75%** of living spaces bask in natural daylight
- **100%** Solar-powered common areas. Saves electricity worth almost 150 Hours annually of running a **500 kVA** DG setup
- **100%** Roof covered with high-reflective paint regulating indoor and outdoor temperature



GREEN-ENERGY POWER

- Passive architecture design which helps reduce the use of electricity due to the daylight and natural ventilation in more than **75%** of the habitable areas
- Saves electricity worth over **825** Hours annually of running a **500 kVA** DG setup
- Electric car charging provision



EASY ACCESS FOR ALL

- Thoughtfully designed to support the differently abled and senior citizens
- Recreational areas crafted to cater to one and all
- Preferred parking for the differently-abled



***IGBC Certification: Pre-certified Gold rated project .**

FRESH AIR EVERYWHERE

- Low VoC paint on the walls, which help improve the Indoor air quality
- Apartment design to facilitate cross ventilation
- Over **50** native species to create a Miyawaki forest that's known to:
 - Lower temperature in that area
 - Make the soil more nutritious
 - Reduce carbon
 - Work as a good noise and dust barrier
 - Act as an excellent filter for urban pollutants



THE LIQUID GOLD-WATER

- Over **2 Crore** litres saved annually by using low-flow fixtures, STP treated water and rainwater harvesting
- Recycling of more than **6 Crore** litres of water annually
- Rainwater will be harvested which can fulfill the water requirement of over **200 families**

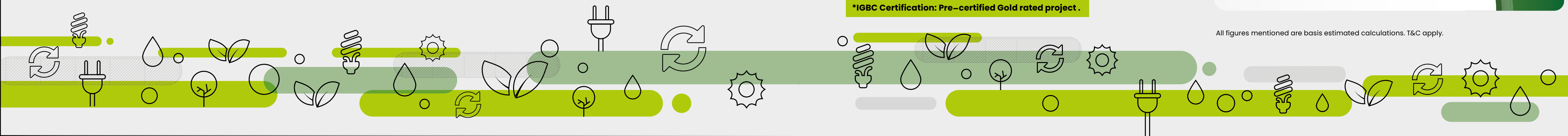


RECYCLING A FORTUNE

- When you live in ALCOVE, you also become a part of the community that recycles responsibly
- Generating over **60,000 kg** of compost and a value of ₹ **7 Lakhs** annually for the society



All figures mentioned are basis estimated calculations. T&C apply.



PLANS

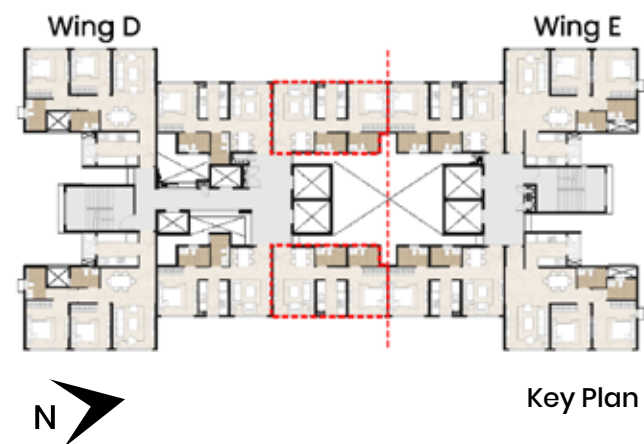
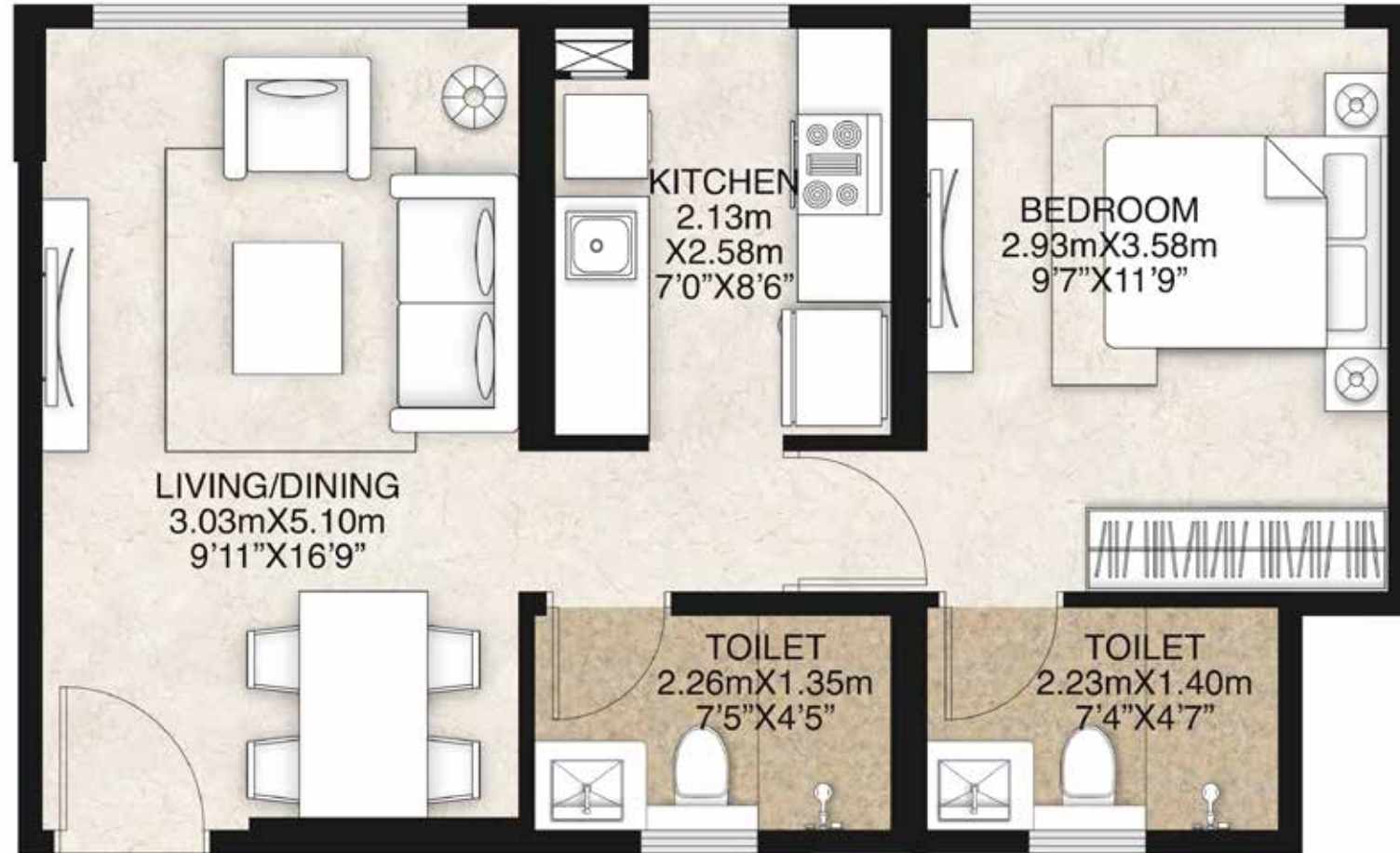
1 BHK



UNIT TYPE	1 BHK	
AREA	SQ.MTS.	SQ.FT.
CARPET AREA	42.12	453.40

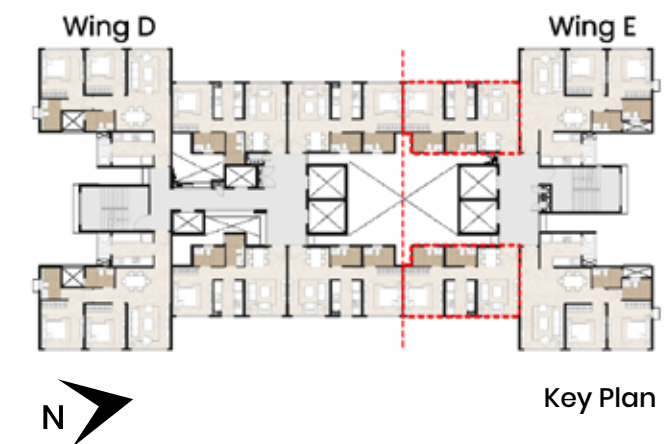


1 BHK TYPE 2



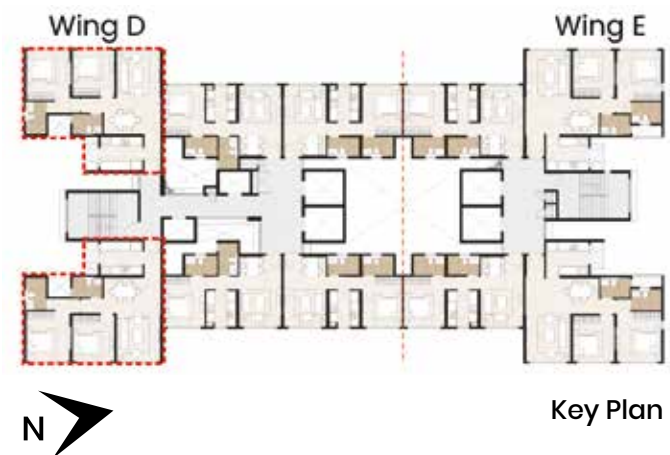
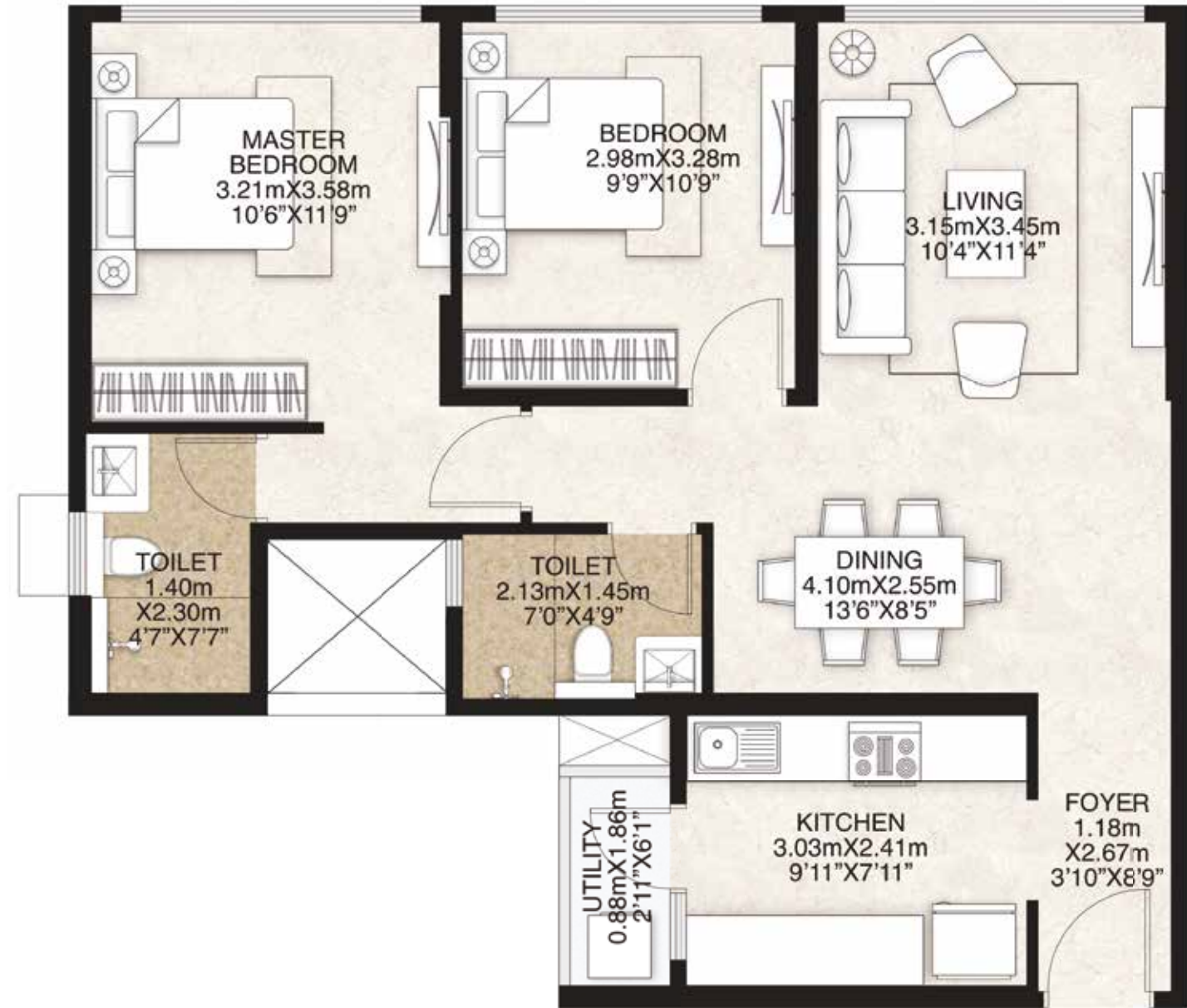
UNIT TYPE	1 BHK	
AREA	SQ.MTS.	SQ.FT.
CARPET AREA	42.66	459.19

1 BHK TYPE 2A



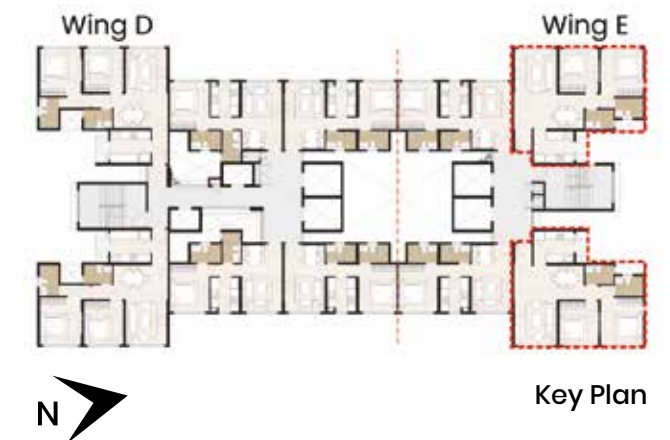
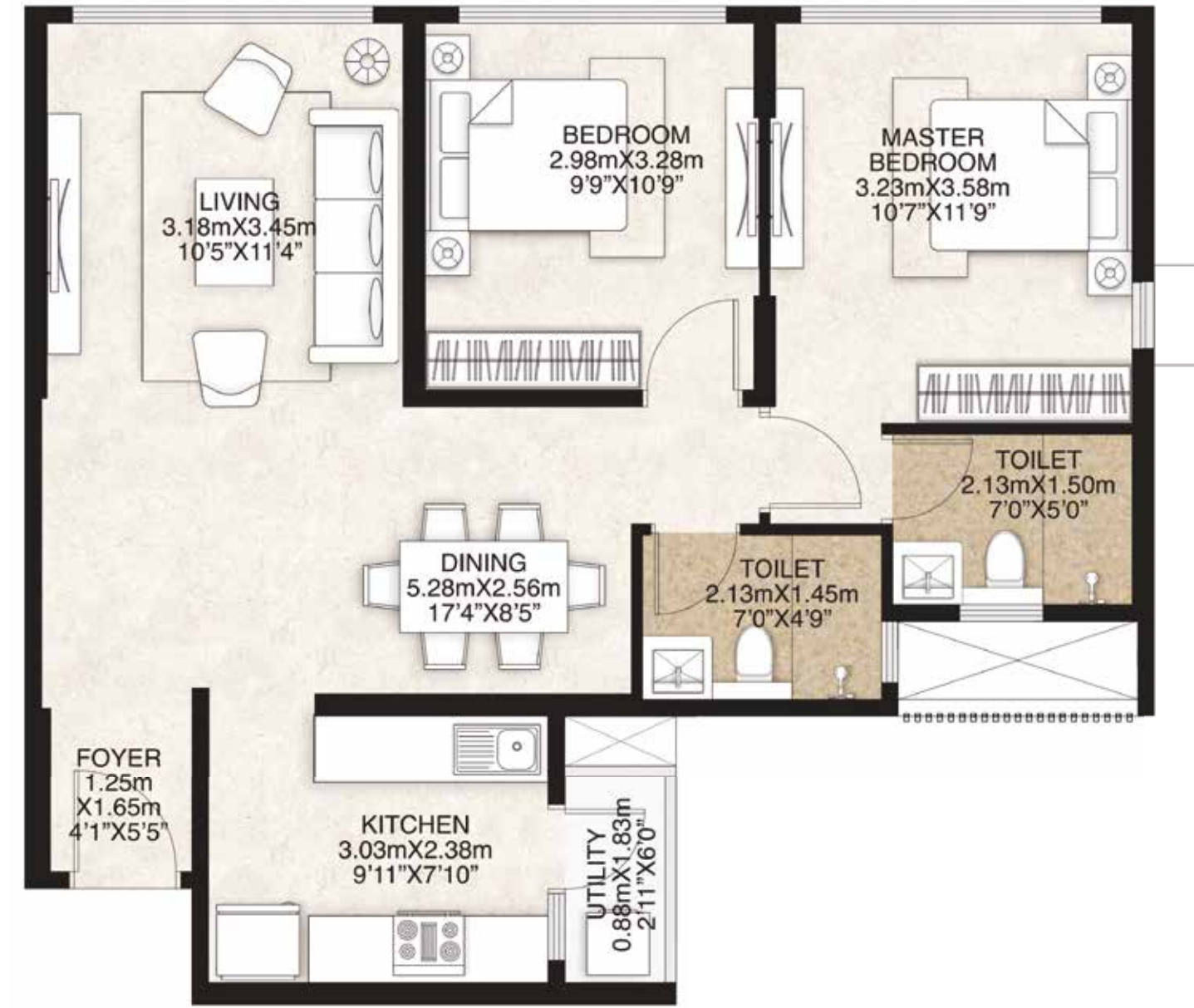
UNIT TYPE	1 BHK	
AREA	SQ.MTS.	SQ.FT.
CARPET AREA	42.20	454.24

2 BHK E1



UNIT TYPE	2 BHK	
AREA	SQ.MTS.	SQ.FT.
CARPET AREA	67.37	725.17
UTILITY AREA	1.77	19.05
TOTAL CARPET AREA	69.14	744.22

2 BHK E2



UNIT TYPE	2 BHK	
AREA	SQ.MTS.	SQ.FT.
CARPET AREA	67.68	728.51
UTILITY AREA	1.74	18.73
TOTAL CARPET AREA	69.42	747.24

WING D - TYPICAL FLOOR PLAN

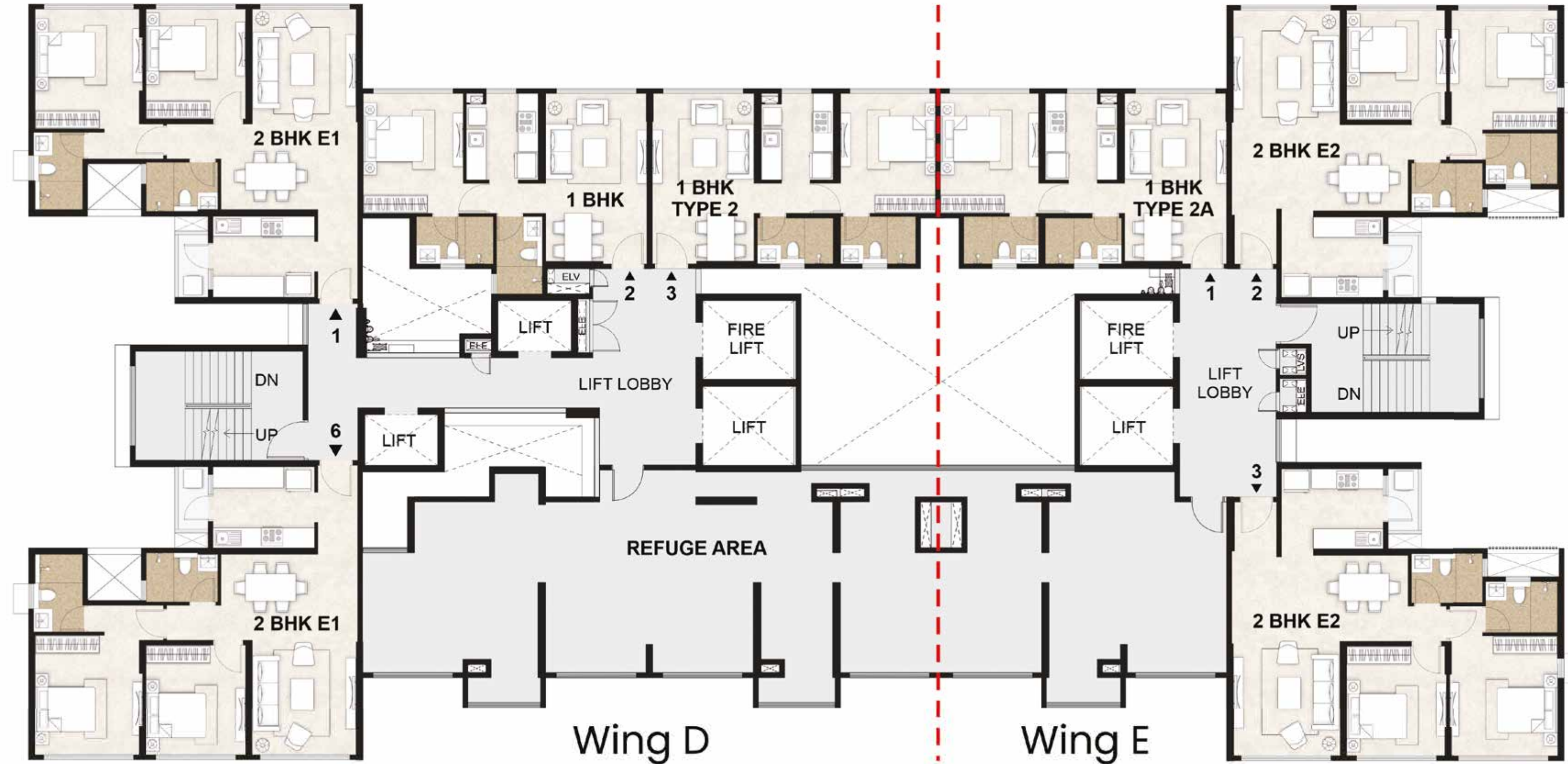
WING E - TYPICAL FLOOR PLAN



Key Plan

WING D - 6TH FLOOR PLAN (REFUGE AREA)

WING E - 6TH FLOOR PLAN (REFUGE AREA)



WING D - 13TH FLOOR PLAN (REFUGE AREA)

WING E - 13TH FLOOR PLAN (REFUGE AREA)



TOWER ‘D’ & ‘E’ AMENITIES & SPECIFICATIONS

SPECIFICATIONS		MATERIAL
Floor finishes	Living, Dining, Bedrooms Kitchen Bathrooms Passage/ Lift Lobby Balcony/ Utility	Vitrified tiles Vitrified Tiles (Anti-skid) Flooring – Vitrified Tiles / Ceramic Tiles (Anti-skid) Vitrified Tiles Ceramic Tiles (Anti-skid)
Wall & Ceiling Finishes	External walls, Corridor, Balcony & Utility Internal Walls In Living/Dining/Bedrooms Internal Walls In Kitchen Toilets Remaining Areas of Toilets Balcony/Utility Walls Ceiling In Living/Dining/Bedrooms/Kitchen Ceiling In Toilet Balcony / Utility Ceiling	Exterior grade paint Gypsum plaster with water-based Acrylic Emulsion or equivalent Gypsum plaster with water-based Acrylic Emulsion or equivalent Kitchen Dado: Ceramic Tiles up to 600 mm height above Kitchen Platform Dado for Toilets: Ceramic Tiles up to door height Water-based Acrylic Distemper or equivalent Exterior grade paint Putty with water-based Acrylic Emulsion or equivalent Moisture resistant False Ceiling or equivalent Exterior Grade Paint
Sanitary and CP fittings	WC Cistern Wash basin Kitchen sink Bib Tap For Plumbing Exhaust Fan Geyser Water Supply for Washing Machine	Premium Quality EWC with Cistern & Health Faucet Premium Quality concealed PVC cistern Premium Quality Ceramic Wash Basin with Fixtures In 2 BHK Apt.- Single Bowl with Single Drain Board SS Sink In 1 BHK Apt.- Only Single Bowl SS Sink Premium quality CP fittings Premium quality UPVC / CPVC pipes in internal plumbing works Provision & Installation Provision for wiring and plumbing only. No geyser unit will be provided Provision for wiring and plumbing
M&E works	Concealed electrical wiring with points	
Others	RCC structure and Internal walls constructed using CLC /AAC Blocks Granite Platform in the Kitchen	
Doors & Windows & Railings	Main Door – Standard Pre Hung FRD Door Bedroom & Bathroom Doors – Standard Pre Hung-Door Windows – Aluminium windows	

AMENITIES IN THE BUILDING

List of Amenities and Specifications	Description	Stage wise time schedule of completion
Entrance lobbies	Separate entrance lobby for Wing 'D' & 'E'	Same as possession date of Apartment
Lift Lobbies	Lift Lobbies on each floor for Wing 'D' & 'E'	Same as possession date of Apartment
Elevators	Separate elevators for Wing 'D' & 'E'	Same as possession date of Apartment
DG power backup for common areas (amenities)	For corridors and elevators	Same as possession date of Apartment
Meter Room	Separate for Wing 'D' & 'E'	Same as possession date of Apartment
Video Door Phone System	Provided in the living room	Same as possession date of Apartment

EXTERNAL AMENITIES IN THE PROJECT

List of Common Amenities and Specifications for the said Larger Land	Description	Stage wise time schedule of completion
Club house	Located in the common RG Area with Swimming Pool, GYM, Recreation Hall, Indoor games area	Completion date along with future development of other phases to be developed on larger property
Recreational Open Space	Recreational open space with kids play area	Completion date along with future development of other phases to be developed on larger property
Sewage Treatment Plant	Common for all blocks/ Wings	Completion date along with future development of other phases to be developed on larger property
Rainwater harvesting	Common for all blocks/ Wings	Completion date along with future development of other phases to be developed on larger property
Substation	Common for all wings on the Larger Property and located in Wing 'A'	Completion date along with future development of other phases to be developed on larger property
Society Office	Common for all wings on the Larger Property and located in Wing 'B'	Completion date along with future development of other phases to be developed on larger property
OWC & Solid waste management	Common for all wings on the Larger Property and located in Wing 'B'	Completion date along with future development of other phases to be developed on larger property
Landscaping/ Street Lighting	Common for all wings on the larger property	Completion date along with future development of other phases to be developed on larger property
Solar PV for common area lightning	Solar for electrification of common areas of all wings	Completion date along with future development of other phases to be developed on larger property

STRUCTURAL AND DESIGN STANDARDS OF THE PROJECT

- Structural standard design – As per National Building Codes of India and relevant codes & regulations
- RCC construction with Aluminium form work/ conventional. Internal walls of CLC/AAC blocks
- Fire protection and fire safety requirements as per CFO NOC
- Compliance of IGBC rating requirements
- Use of energy efficient LED lights in common areas
- Solar PV for common area lighting

Terms & Condition Apply.

ONGOING PROJECTS IN MUMBAI & MMR.



Roots, Kandivali East



Vicino, Andheri East



Happinest, Palghar



Happinest, Boisar



Happinest, Kalyan

Artist's Impressions.

COMPLETED PROJECTS IN MUMBAI.



Eminente, Goregoan



Splendour, Bhandup



GE Gardens, Kanjurmarg



Mahindra Gardens, Goregoan

Actual Images.

THE MAHINDRA LEGACY.

MAHINDRA GROUP -
USD 19.4 BILLION
FEDERATION OF COMPANIES



WORLD'S LARGEST
TRACTOR COMPANY
BY VOLUME



LEADERSHIP POSITION IN INDIA



UTILITY
VEHICLES



INFORMATION
TECHNOLOGY



FINANCIAL
SERVICES



VACATION
OWNERSHIP

STRONG PRESENCE ACROSS VERTICALS



AGRI-
BUSINESS



COMMERCIAL
VEHICLES



PARTNERS



LOGISTICS



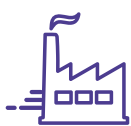
REAL
ESTATE



AEROSPACE



ENERGY



INDUSTRIAL
EQUIPMENT



DEFENCE



TWO
WHEELERS



AFTER
MARKET



FARM
EQUIPMENTS

OVER 250,000

EMPLOYEES ACROSS 100 COUNTRIES
11 SECTORS | 22 INDUSTRIES | 150+ COMPANIES



MAHINDRA LIFESPACES. ACROSS THE NATION.



COMPANY'S DEVELOPMENT FOOTPRINT SPANS **25.7 MN. SQ. FT.**
(2.4 MN. SQ. M.) OF COMPLETED, ONGOING AND
FORTHCOMING RESIDENTIAL PROJECTS ACROSS 7 INDIAN CITIES


20.23 MN. SQ. M. (5000 ACRES) OF ONGOING AND
FORTHCOMING PROJECTS UNDER DEVELOPMENT/MANAGEMENT AT ITS
INTEGRATED DEVELOPMENTS/INDUSTRIAL CLUSTERS ACROSS 4 LOCATIONS.



WORLD-CLASS BUSINESS DESTINATIONS.

Mahindra World City & ORIGINS offer world-class industrial infrastructure and environment that nurture business growth. These Integrated Cities and Industrial Clusters are located at Chennai, Jaipur and Ahmedabad.

-  Dedicated power substations
-  Assured water supply
-  Modern waste management networks
-  33% green spaces
-  Professional operations and maintenance services
-  Road and pedestrian networks
-  24x7 security for common areas



Site Office:

Mahindra ALCOVE, Off Saki Vihar Road,
Opposite Saki Vihar Complex, (Gate No. 1),
Chandivali, Andheri East, Mumbai 400 072.

Registered Office:

Mahindra Lifespace Developers Ltd.,
5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg,
Worli, Mumbai 400 018.

 **992-024-4244**  **mahindralifespaces.com**

MAHARERA Reg. No. : P51800028352 available at <https://maharera.mahaonline.gov.in>

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