

PRESENTING A UNIQUE CONCEPT FOR YOUR PERFECT HOME!

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**2/3 BHK + INFINITY ROOM.**



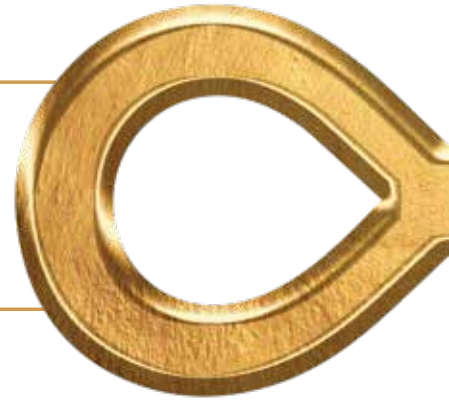
**PRE-LAUNCHING**

**CODENAME**

**INFINITY**

**UPPER KOREGAON PARK**

# 2/3 BHK + INFINITY ROOM. A HOME WITH INFINITE POSSIBILITIES & AN INFINITY ROOM TO EXPERIENCE THEM.



Mantra Properties welcomes you to Codename INFINITY. At Mantra Properties, we understand that a new home means a world of infinite happiness and joy, a place where one can start thinking of new possibilities. For some, it means a place to something which they always believed was an extension of them, their personality that they always wanted, it could be a space for work, socializing, learning, exercising or just a place for kids to play, but something that is within the safety of one's home.

This got us thinking to offer you a home that allows you to fulfil this desire at Mantra Properties. Presenting a very unique concept for your perfect home. 2/3 BHK homes with an INFINITY ROOM. The extra room that we provide in our unique home configurations enables you to create your own special space as per your choice. It can be a home office for you, an entertainment room for your family, a mischief room for your kids, a nostalgia room; a room for absolutely anything you want. It's one room with infinite possibilities, truly an INFINITY ROOM.



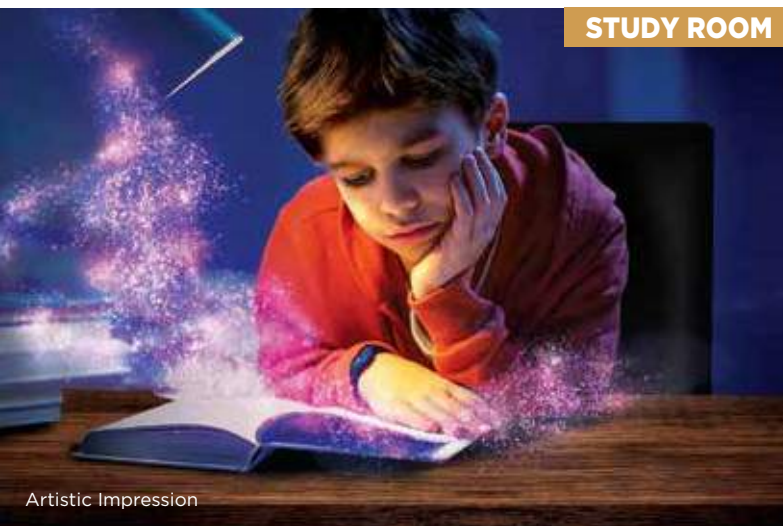
Artistic Impression

**HOME OFFICE**



Artistic Impression

**WALK-IN CLOSET**



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**STUDY ROOM**



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**SOCIAL ROOM**





# YOU CAN USE THE INFINITY ROOM IN INFINITE WAYS, TO CREATE YOUR SPECIAL SPACE!

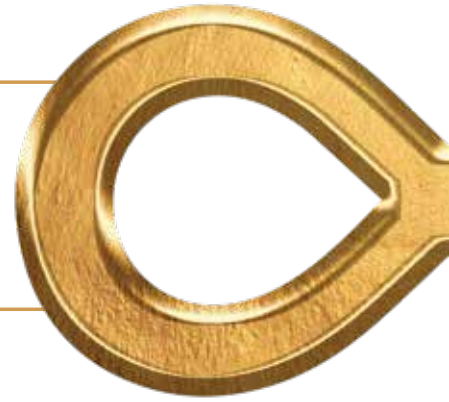


Artistic Impression



Artistic Impression

**YOU CAN USE THE INFINITY ROOM IN INFINITE WAYS, TO CREATE YOUR SPECIAL SPACE!**



**HOME THEATRE**

Artistic Impression



**HOBBY ROOM**

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## **UPPER KOREGAON PARK. THE HEARTBEAT OF THE PUNE REAL ESTATE MARKET.**

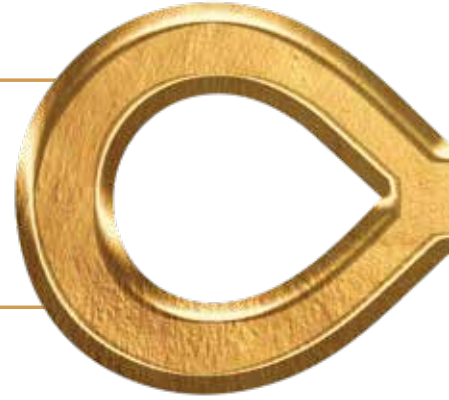
Upper Koregaon Park is in the centre of Pune's ever so buzzing life that keeps you close to the best places in Pune to spend time with your family. The accessibility to Pune's best eateries, malls, cinema theatres and hotels will leave you spoilt for choices when you choose to make Upper Koregaon Park your home.

Upper Koregaon Park is located on the relatively greener eastern periphery of Pune, between the IT hubs of Kharadi and Hadapsar. With minimal travel time to workplaces like Magarpatta, Kharadi, Hadapsar, Viman Nagar, Kalyani Nagar and Koregaon Park, educational institutes, healthcare centres and malls, the seamless connectivity ensures you spend less time travelling and more time with your loved ones.

Choose the heartbeat of Pune as your next address - Upper Koregaon Park. Get ready to experience the power of infinite possibilities!



# LOCATION MAP







# PERFECT WORK-LIFE BALANCE!

Strike the perfect balance between work, personal and social life, with restaurants, malls, schools, educational institutes and work spaces just minutes away.

## KEY DISTANCES

<b>Entertainment:</b> PVR, Amanora & Cinepolis 10 mins Carnival Cinemas 10 mins PVR, Phoenix Market City 15 mins	<b>Malls:</b> Amanora 10 mins Seasons Mall 10 mins Creaticity 15 mins Phoenix Market City 15 mins	<b>Hotels:</b> Westin 5 mins Marriott Suits 5 mins Radisson Blu 10 mins Hyatt Regency 15 mins Conrad 15 mins
<b>Hospitals:</b> Ankur Multispeciality Hospital 5 mins Columbia Asia Hospital 5 mins Inlaks & Budhrani Hospital 10 mins Jahangir Hospital 15 mins Ruby Hall Clinic 15 mins	<b>Work-spaces:</b> Magarpatta 10 mins Cerebrum IT Park, 15 mins Kalyani Nagar EON IT Park 15 mins World Trade Center 15 mins Business Bay 15 mins Weikfield IT Citi, 15 mins Viman Nagar Mantri Business Park, 15 mins Viman Nagar	<b>Education:</b> St. Joseph 5 mins Convent School Vibgyor, Magarpatta 5 mins Little Millennium 5 mins St. Oscar Convent 5 mins High School The Orbis School 10 mins Bishops School, 10 mins Kalyani Nagar Sadhana Vidyalaya 15 mins Bishops School Camp 15 mins
<b>Parks:</b> Joggers Park 5 mins		

Times given are tentative and may vary as per traffic conditions



Artistic Impression



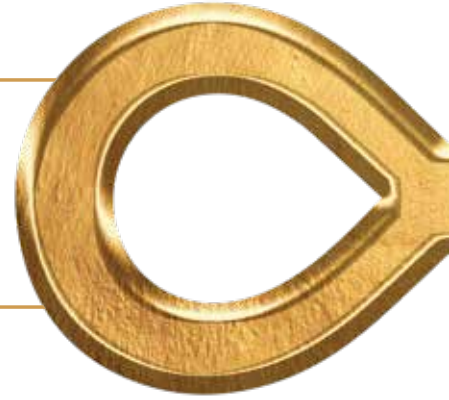
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# MULA-MUTHA RIVERFRONT DEVELOPMENT PLAN - JOY, CONNECTIVITY & RETURN ON INVESTMENT, TRULY INFINITE!

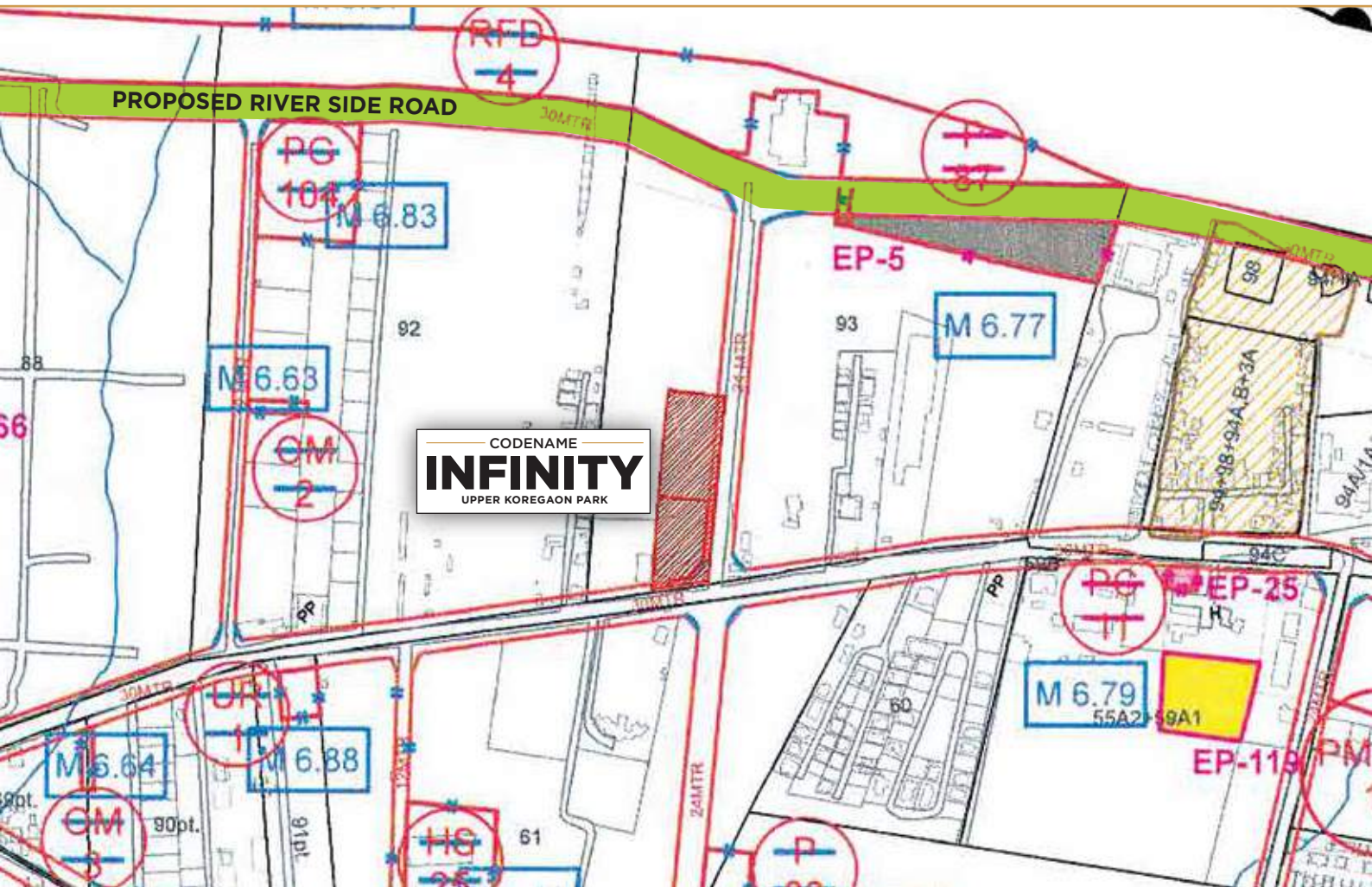


Pune River Rejuvenation Project aims in transforming Mula, Mutha and Mula-Mutha rivers, making them a valuable asset for the city. It accounts for the rivers' cultural importance and its potential to add to the green recreational spaces to the city, while mitigating the threat of flooding.

The Master Plan also intends to integrate other parallel relevant projects like infrastructure proposals undertaken by JICA. The Master Plan is phased prioritizing cleaning of the river, curbing outfalls and carrying out flood mitigation measures.

A riverfront designed with pedestrian trails, visitor facilities, spaces designated and designed for congregations, festivals and performances, and a **proposed riverside road**, that will greatly increase connectivity is being planned. This new, transformed riverfront would be a green space and a centre for social, cultural and recreational activities in the city. It also includes footpaths and walkways for walking, cycling, boating facility and setting up eateries, creating a beautiful public space that will infinitely enrich people's lives.

This plan envisages improvement of river banks on both sides of the 44-km stretch passing through the city. This initiative will not only enhance connectivity but will also boost the development potential of the area, and will also prove to be a great investment destination for investors seeking good appreciation.







## **INVEST IN THE POWER OF INFINITY TO REAP BENEFITS WITH THE POWER OF APPRECIATION!**

With Codename INFINITY, Upper Koregaon Park, you don't just get the best neighbourhood of Koregaon Park in Pune, you also get access to the best schools, retail spaces, medical facilities, entertainment zones, commercial areas, and above all the development of the Mula-Mutha Riverfront, which makes Upper Koregaon Park the arterial node of connectivity to reach anywhere in Pune.

With the huge development potential of the area in the future, Upper Koregaon Park just does not offer infinite lifestyle choices, but it stands true for the growth potential it has for your investment in the years to come.

So if fast appreciation is on your mind, we have all the reasons why you must make Codename INFINITY your perfect realty investment.



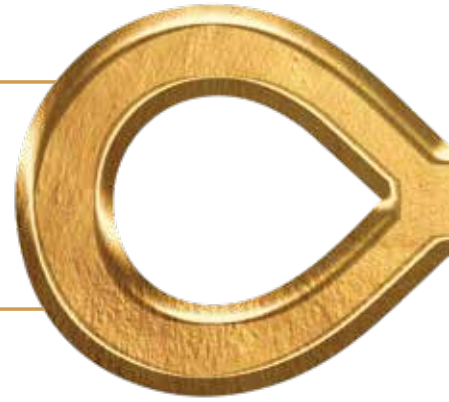
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# A BIRD'S EYE VIEW OF THE PROJECT, DESIGNED FOR YOU WITH INFINITE DETAIL.



**PROPOSED  
COMMERCIAL  
DEVELOPMENT**

**PROPOSED  
FUTURE  
DEVELOPMENT**





## THOUGHTFULLY DESIGNED HOMES, BUILT FOR A LIFE OF INFINITE POSSIBILITIES.

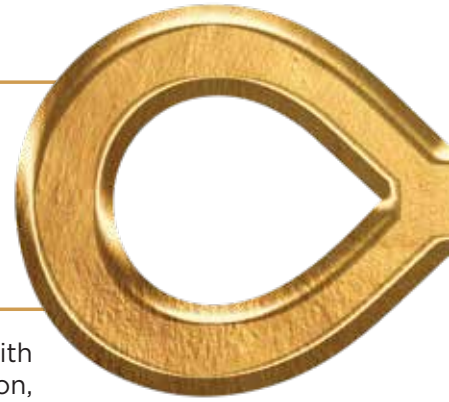
Welcome to Codename INFINITY, where you can enjoy a premium lifestyle, the perfect location with excellent connectivity, 1.2 acres of beautiful spaces, 2 residential towers of 21 storeys efficiently designed for maximum light and ventilation, and an abundance of amenities.

Codename INFINITY is constructed with the Mivan Formwork System, the latest innovation in construction technology that helps speedy, accurate and highly consistent casting of all parts of a concrete building. This reduces wear and tear, ensuring better finishes, and faster and better quality construction.












Our unique 2 / 3 BHK home designs with an Infinity Room will enable you to create your own special space as per your choice. Add to that, living a few minutes away from everything and Codename INFINITY ensures you enjoy a perfect life full of infinite possibilities.



# VIEWS, RECREATION & RELAXATION ON THE ROOF-TOP, AT CODENAME INFINITY - SKY'S THE LIMIT, LITERALLY.



At Codename INFINITY, we have planned a life of infinite options for you, with amenities such as a co-working space with library, party lawn, pavilion, swimming pool and a fully equipped clubhouse with gym, multipurpose hall, toddlers' play area, and indoor games on the roof-top, as well as integrated retail shops. With spectacular views by day and shimmering night skyline views at night from the rooftop, Codename INFINITY ensures all of life's little luxuries are right above you, offering you an infinite level of recreation.

-  **CO-WORKING AREA**
-  **OUTDOOR GYM**
-  **MEDITATION + REFLEXOLOGY COURT**
-  **TODDLERS' PLAY AREA**
-  **SWIMMING POOL + BABY POOL & DECK**
-  **YOGA DECK**
-  **PARTY LAWN**
-  **WALKWAY**
-  **INDOOR GAMES**
-  **INDOOR GYM**
-  **URBAN KATTA + ENTRY DECK**
-  **TREE COURT + SITTING AREA**
-  **MULTIPURPOSE HALL**
-  **LIBRARY**

**CO-WORKING AREA & LIBRARY**

**SWIMMING POOL**

**INDOOR GAMES**

**INDOOR GYM**

**PARTY LAWN**

**MULTIPURPOSE HALL**







Artistic Impression

**SWIMMING POOL + BABY POOL & DECK**



Artistic Impression

**PARTY LAWN**



Artistic Impression

**CO-WORKING AREA**



Artistic Impression

**TODDLERS' PLAY AREA**

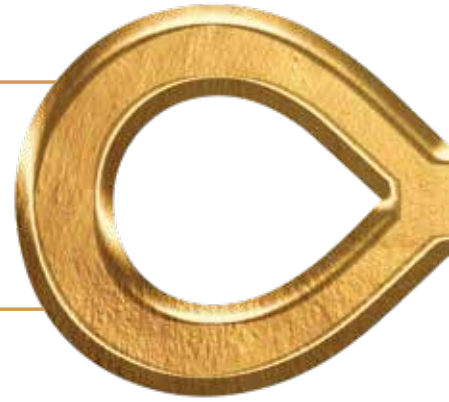


**MULTIPURPOSE HALL**

Artistic Impression



**YOUR PERFECT HOME WITH  
INFINITE POSSIBILITIES,  
BROUGHT TO LIFE FOR YOU.**



**2 BHK + INFINITY ROOM**



Artistic Impression

**3 BHK + INFINITY ROOM**



Artistic Impression





# BEST-IN-CLASS SPECIFICATIONS FOR A PERFECT LIFE IN YOUR PERFECT HOME.



## STRUCTURE

- RCC Structure Designed With Earthquake Resistant Frame



## MASONRY

- Shear Wall



## WALL FINISH

- Gypsum / POP Finish For Wall At Internal Side
- Sand Faced Texture Paint Plaster For Exterior Surface
- OBD Paint



## ELECTRIFICATION

- Concealed Internal Electrical Wiring - Finolex / Polycab / Havells Equivalent
- Modular Switches - Legrand Or Equivalent
- Switchgears - Legrand Or Equivalent Make
- Power Points For Refrigerator / Microwave & Other Gadgets In Kitchen
- Power Point For Washing Machine In Dry Balcony
- Geyser Points In All Toilets
- Provision For AC Points In All Bedrooms
- Provision For TV & Telephone Points In Living & All Bedrooms



## DOORS & WINDOWS

- Main Door: Modular Laminated Wooden Door Frames And Wooden Shutter With Digital Lock
- Internal Room Doors: Flush Doors With Laminate And Wooden Frames
- Bathroom Doors: Flush Doors With Laminate And Granite Frames
- Three Track Powder Coated Aluminum Sliding Windows With Mosquito Nets
- MS Grills For Safety And Security
- Natural Stone Window Sill
- Door Hardware - Cylindrical Lock - Yale Or Equivalent



## KITCHEN

- Pearl Black Granite Kitchen Platform With SS Sink
- Dado Up To 2' Height
- Provision For Washing Machine In Dry Balcony



## BATHROOMS

- Concealed Plumbing
- Premium ISI Mark C.P. Fittings - Jaquar Or Equivalent
- Premium Sanitary Fittings - Floor / Wall Mounted - Jaquar / Cera Or Equivalent
- Designer Dado Wall Tiles Upto Lintel Level
- Provision For Electric Geyser
- Provision For Exhaust Fan



## FLOORING

- 24" X 24" Vitrified Tiles Across The Apartment Unit
- Anti-skid Ceramic Tiles For Bathroom And Terraces



## BALCONY RAILING

- SS With Glass Railing Fittings As Per The Requirement



## ELEVATORS

- 8 & 13 Passenger Lifts - Johnson Or Equivalent



## UTILITIES

- Sewage Treatment Plant
- Rainwater Harvesting
- Underground And Overhead Tanks For Water Storage
- Firefighting System
- 100% Power Back Up For Common Areas And Lift



## SECURITY

- CCTV Cameras For Security
- Security Cabin
- Boom Barriers





## WE MAKE BRILLIANCE HAPPEN.

Mantra Properties has expanded rapidly across Pune. Since inception in 2007, we've always strived to provide the best value to our customers by carefully listening to their needs.

Our intelligent design and emphasis on quality, transparency and delivery have enabled us to gain the customer's as well as the market's trust. We are proud to hold under our belt:



### ONGOING PROJECTS

Mantra Monarch - Balewadi | 99 Riverfront - Baner | Mantra Insignia - Keshavnagar, Mundhwa  
Mantra Montana - Dhanori | Mantra Parkview - Dhayari  
Mantra Essence - Undri | Mantra Essence Bungalow Plots - Undri | 7 Hills - Kirkatwadi  
Mantra Moments - Moshi | Mantra 24 West - Gahunje | Grandstand Trinity - Kothrud  
Mantra City 360 - Talegaon | Mantra Residency - Nigoje, Chakan  
Mantra Magic - Moshi Annex, Chimbli | Mantra Divine - Wadebolai, Wagholi Annex

### UPCOMING PROJECTS

Akurdi | Balewadi | Codename WONDERLAND

[mantraproperties.in](http://mantraproperties.in)

For more information, please call **020 6726 4763**

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**MANTRA CODENAME INFINITY -**  
**MAHA RERA No.: P52100030037**  
<http://maharera/mahaonline.gov.in>

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