

Expand your horizons

Explore a project crafted to inspire you!

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Please
turn over
for more
details



"Mahindra Vista Phase 1" registered MahaRERA No. P51800054671 and valid upto: 31/12/29. Details are available on <http://maharera.mahaonline.gov.in>.



Premium homes that awaken your vision sense

Launching 2, 3, 4 BHK homes in Kandivali (E)

mahindra Vista



A limitless vision

How do we experience life as we know it? Our senses – smell, touch, sound, sight, and taste – act as gateways to the world, and our mind helps us take in its beauty in the most unique ways. Our vision sense is most at play, receiving nearly 80% of the impressions from our surroundings.

However, our modern, fast-paced lifestyle has begun to fray our connection with our senses. To appreciate the many gifts of the world, it is essential that we not only reconnect with our senses but reinvigorate them to greater levels. Mahindra Vista aims to restore your visual connection to the inspiring beauty of the world around you – we aren't simply building homes but crafting inspiration. With a blend of contemporary lifestyle and natural beauty, our newest project offers a rich sensorial experience that helps you unwind and elevate your sense of being. Embrace the comfort and convenience that encourage you to reconnect with your senses and unlock your full potential!

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Cocooned and connected

Located at the junction of Akurli Road and the upcoming DP Road, your new abode offers you a vision for the future. Kandivali East is a thriving destination with a growing social infrastructure, further enhancing the convenience and comfort of everyday life. The area also helps you maintain a low-carbon footprint, with all the basic amenities located within walking distance.

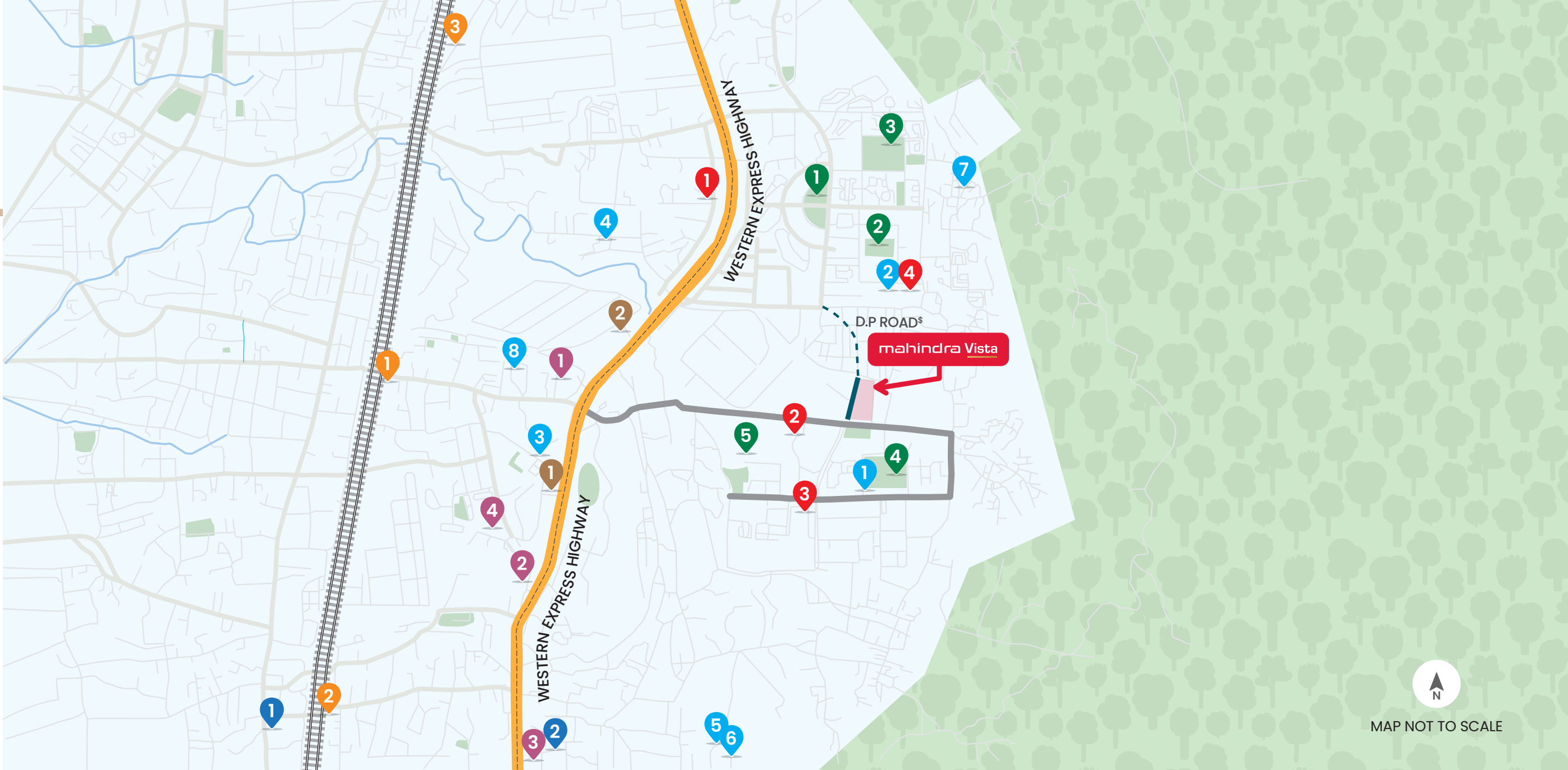
Mahindra Vista also offers easy connectivity to the city's metro, rail, and highway network while delivering panoramic views of the lush Sanjay Gandhi National Park.

The well-established social infrastructure includes schools, hospitals, and retail-entertainment-dining options making Mahindra Vista an ideal destination choice for homebuyers.

The Thane Borivali Tunnel* and the Goregaon Mulund Link Road# enhance connectivity with the Eastern Express Highway. At the same time, the Coastal Road^ Project will drastically reduce your travel time to South Mumbai.

Mahindra Vista allows you to not only envision an ideal future but also the ability to create one!

Landmarks and upcoming projects are indicative and as per data available in the public domain | *Thane Borivali Tunnel: <https://bit.ly/3MNuRxf> | #Goregaon Mulund Link road – work progress: bit.ly/3oUAlis | ^Coastal road: bit.ly/3Ciyoi1 | DP road: bit.ly/43khtHS



SCHOOL

- 1. Lokhandwala Foundation School
- 2. Oxford International School
- 3. Children's Academy, Ashok Nagar, Kandivali
- 4. Cambridge School ICSE
- 5. Oberoi International School, JVLR Campus
- 6. Oberoi International School - OGC Campus
- 7. Chatrabhuj Narsee School
- 8. KES International School

METRO

- 1. Akurli Metro Station
- 2. Poisar Metro Station

MALL

- 1. Growel's 101 Mall
- 2. Malad Mall / Eastern Plaza
- 3. Oberoi Mall - Luxury Shopping Mall in Mumbai
- 4. Infiniti Mall

ROADS

- Western Express Highway
- Akurli Road
- D.P Road
- Proposed DP Road

HOSPITAL

- 1. Seven Star Multispeciality Hospital
- 2. DNA Multispeciality Hospital
- 3. Shreeji Hospital and Ozone Therapy Centre
- 4. Akurli Maternity Home

A GRADE HOTEL

- 1. Radisson Mumbai Goregaon
- 2. The Westin Mumbai Garden City

PARK+ENTERTAINMENT

- 1. Shaheed Bhagat Singh Park
- 2. Thakur Stadium MCGM Ground
- 3. Hindu Hrudhyasamrat Shri. Balasaheb Thacarey Dream Park
- 4. Foundation Ground
- 5. Lokhandwala Joggers Park

RAILWAY STATION

- 1. Kandivali Station
- 2. Malad Station
- 3. Borivali Station

Marquee project for an aspirational lifestyle

Our vision for the project is to be one with nature by seamlessly integrating the environment with contemporary design styles. The climate-responsive design aims to reduce the energy demand and deliver thermal comfort, critical for good health, while the 3.53-acre landscaped greens help you reconnect with nature; these elements together help build a better future for the coming generations.

Step into an environment that stimulates your senses, celebrates life, and preserves nature. After all, with a broad canvas, inspiration knows no bounds.

Project highlights



7.74 acres with a tower footprint of less than **12%**



1.92 acres of landscaped greens on Mother Earth



Signature-designed Colonnade with an infinity-edge pool on a **1.6-acre** landscaped podium



High street and Convenient retail at your doorstep



State-of-the-art **28,000 sq. ft.** biophilic-roof clubhouse



Efficient 2, 3, and 4 BHK premium residences with balconies



A vision to inspire

Mahindra Vista is the beautiful integration of modern convenience and natural elegance, with every element designed to spark innovation.

The lush green design of the project reflects peace and vibrance, making it seem like an extension of the Sanjay Gandhi National Park. Every amenity blends seamlessly into the landscapes, allowing you to enjoy court-side action or inspiring you to find your spiritual centre.





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Kids Zone

Kids play area | Skating park

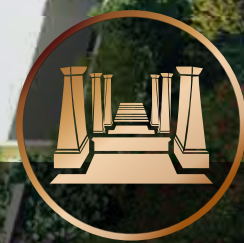


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Play and Health

Multipurpose sports court | Outdoor gym | Walking and cycling path | Yoga deck



Central Vista

Colonnade pathway with water features | Infinity-edge adults pool | Kids pool | Pool deck | Multipurpose lawn with sit-out areas

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Recharge Zone

Seasonal pond with a feature pavilion | Nature trail | Walking & cycling path | Kids play area



Kids Play Area ▲
Nature Trail ▲



Relaxation Zone

Multipurpose lawn with sit-out areas | Barbeque pavilion and picnic area | Pet park | Nature trail | Dense urban forest

Our vision for your leisure: Club Inspire

Nestled in the heart of Mahindra Vista, discover Club Inspire: a lavish ~28,000 sq. ft. biophilic-roof clubhouse equipped with modern amenities, designed to empower and inspire.

Your go-to gathering spot with loved ones or a personal getaway for self-improvement and relaxation!





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Multipurpose hall



Artist's impression, for representation only

Mini theatre



Image for representation only

Indoor kids play zone



Image for representation only

Table tennis room



Image for representation only

Business centre



Squash court



Guest rooms



Gym, pilates, and yoga



Badminton courts



Indoor games room

Premium homes with extra spaces

Be it the design of the buildings or homes on every floor, each element at Mahindra Vista is crafted to offer you the best space and comfort with maximum efficiency. Every home features a balcony with expansive views and ample natural light, helping you catch a breath of fresh air.

Our climate-responsive design allows for maximum air circulation and natural light within the house. The orientation of the buildings also enables better thermal comfort and reduced energy consumption across seasons, all while maintaining your privacy.

Step into a home at Mahindra Vista and witness how our vision of living is being brought to life!



Cross ventilation* for enhanced air circulation



Folding and sliding French windows in the living room balcony allowing uninterrupted open views.



Parallel platforms* in the kitchen with dedicated space for appliances

*not applicable for all units



Efficient layout with maximum personal space for usage



Re-imagined internal spaces with a walk-in wardrobe*



Planned cupboard niche and shoe rack space in all residences

Multi-tier security

To envision a secure future, it is important to be safe in the present. Mahindra Vista offers an advanced and comprehensive multi-tier security systems across the premises to create a safe space for you and your family.

At Mahindra Vista, experience peace of mind with a life of assured safety.



Boom barriers



RFID tags on cars



Visitor management through apps



Visitor vehicle logs



RFID access/
Biometric scanners



Video door phone



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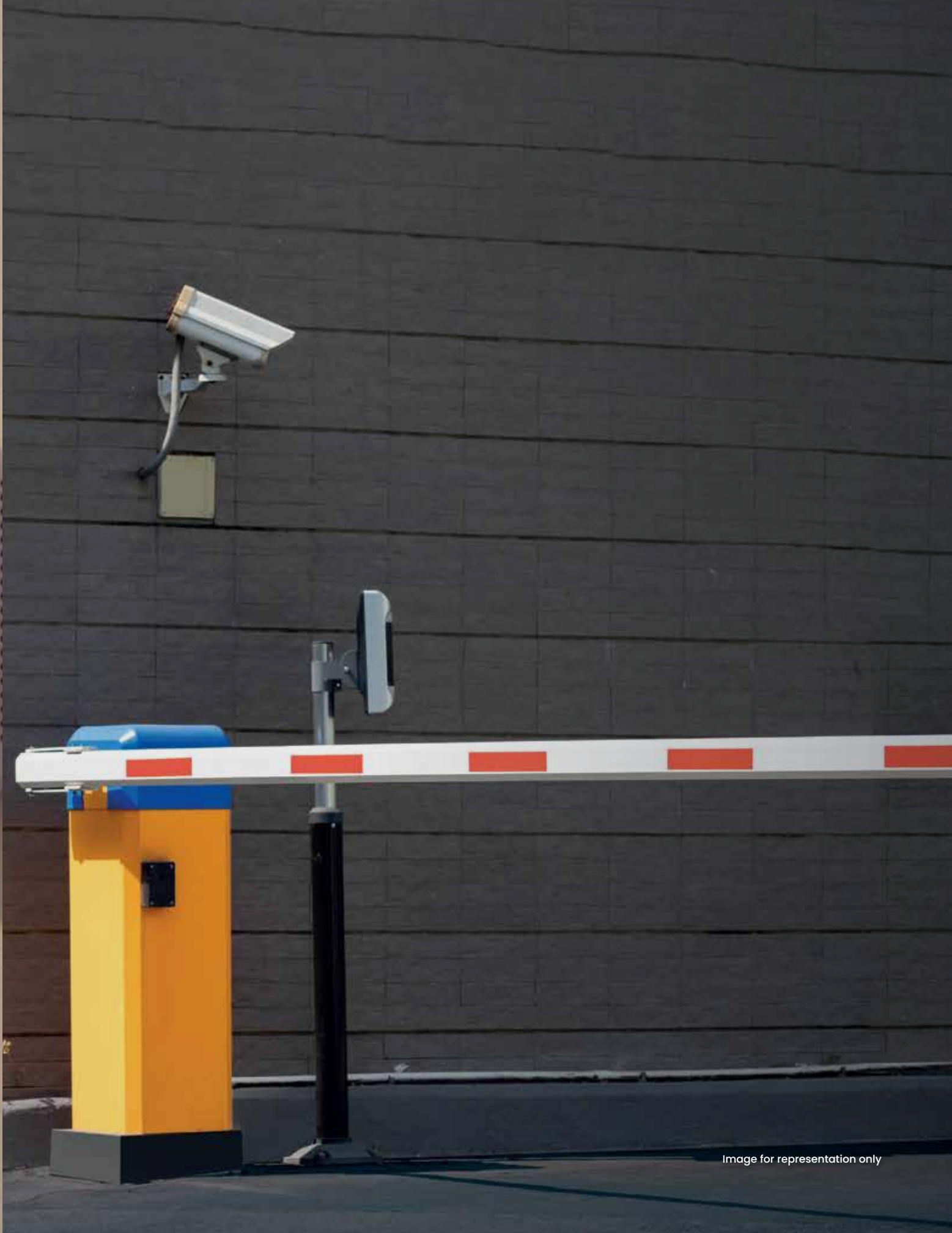


Image for representation only

Sustainable spaces, even for your car

The meticulous planning of Mahindra Vista provides easy access to the multi-level car park area from every tower at all levels. We also support your commitment to sustainability with an EV parking option!*

The seamless integration of the parking area into the design ensures a safe and nurturing vehicle-free podium and amenities space, engaging your visual senses in the beauty of things that really matter.



Inspired to inspire

This project is a milestone for Net Zero Living in India. As India's first Net Zero Waste + Energy homes, Mahindra Vista embraces sustainability and environment-friendly practices as foundational pillars for all our decisions.



India's first Net Zero Waste homes designed to reduce waste to landfill (during construction)

Through every step of the process, Mahindra Vista is and will remain conscious of reducing waste while preserving the environment. Here's how we've eliminated waste sent to landfills during the construction phase.

- * Sustainable demolition
- * Procuring green products & materials
- * Reducing, reusing, and recycling waste during construction

Mumbai's first Net Zero Energy homes powered by 100% renewable energy

Here, 100% of the energy used will come from renewable sources in addition to the demand reduction done through sustainable architecture.

- * Optimal building orientation to reduce heat gain
- * Ideal window to wall ratio for better indoor temperature
- * High-performance glass maximises sunlight and reduces heat gain
- * Specialised paint reduces heat gain from roofs
- * Energy efficient equipment reduce power consumption



Energy

13%* energy saved annually through passive methods such as climate-responsive design that offers natural light and ventilation

5% energy supplied through on-site renewable solar energy generation

16%* of the common area lighting demand met through on-site renewable sources

100% power supply from renewable energy



Water

53%* of water saved annually, thus reducing dependency on external water sources

Low-flow water fixtures



Ecosystem

~1,400+ trees at site

Dense urban forest

Local species of trees used to maintain the biodiversity

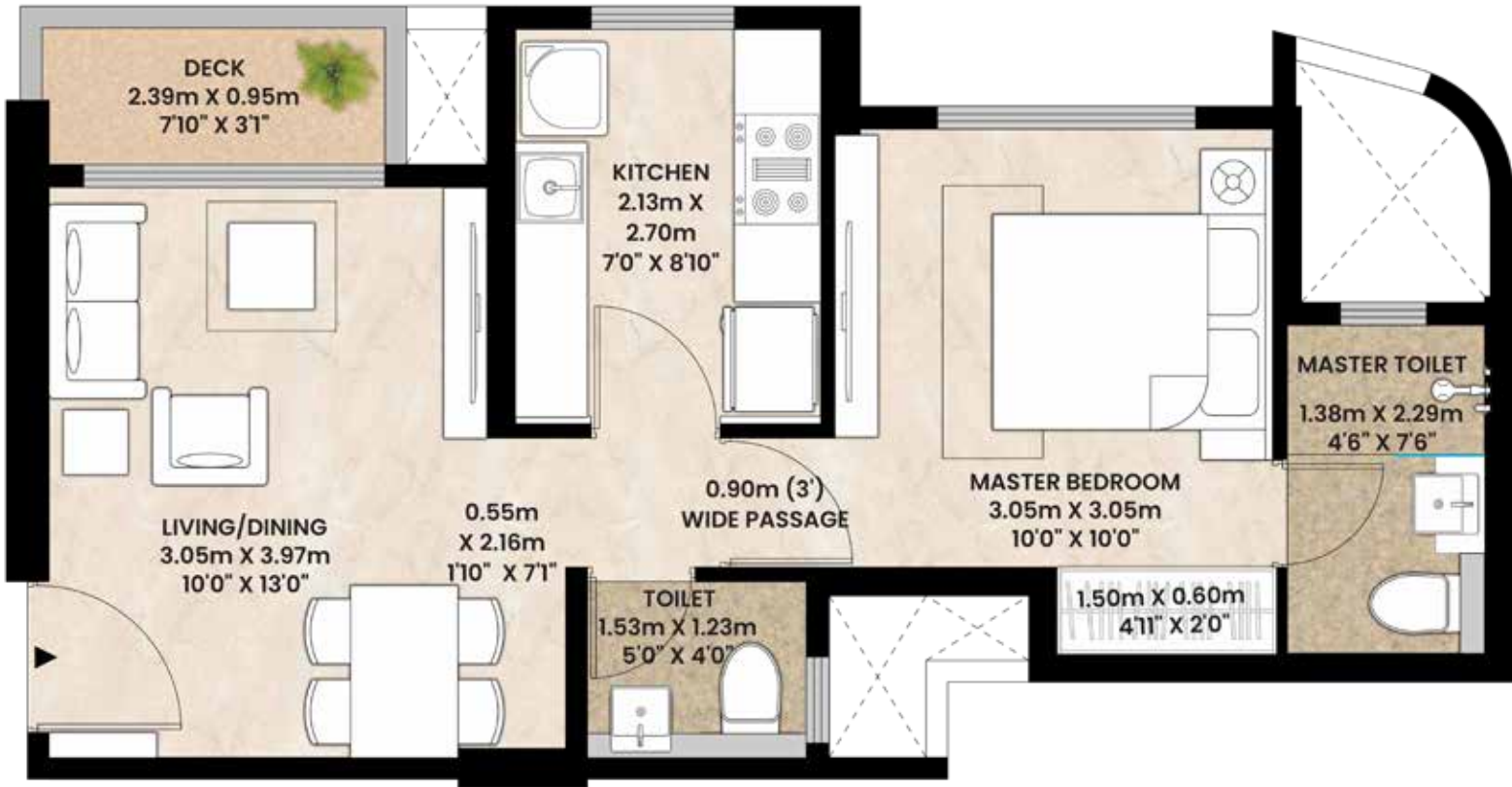
Plans and specifications

1. Entry-Exit
2. Security Gate
3. Podium Parking
4. Driveway
5. Dense Urban Forest
6. Pet Park
7. Multipurpose Lawn with Sit-out
8. Walking & Cycling Path
9. Nature Trail
10. Kids Play Area
11. Seasonal Pond with a Feature Pavilion
12. Barbeque Pavilion and Picnic Area
13. Outdoor Gym
14. Multipurpose Sports Court
15. Yoga Deck
16. Colonnade Pathway with Water Features
17. Adults Pool | Kids Pool | Pool Deck
18. Skating Park
19. Convenience & High Street Retail
20. Clubhouse:
 - a. Gym, Pilates, and Yoga
 - b. Multipurpose Hall
 - c. TT Room
 - d. Mini Theatre
 - e. Activity Room
 - f. Badminton Court
 - g. Squash Court
 - h. Indoor Games Room
 - i. Guest Room
 - j. Indoor Kids Play Zone

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Unit details – 1 BHK



1 BHK

Area	Sqm	Sq.ft.
RERA Carpet Area	37.91	408
EBVT Area	2.26	24
Aggregate Area	40.17	432

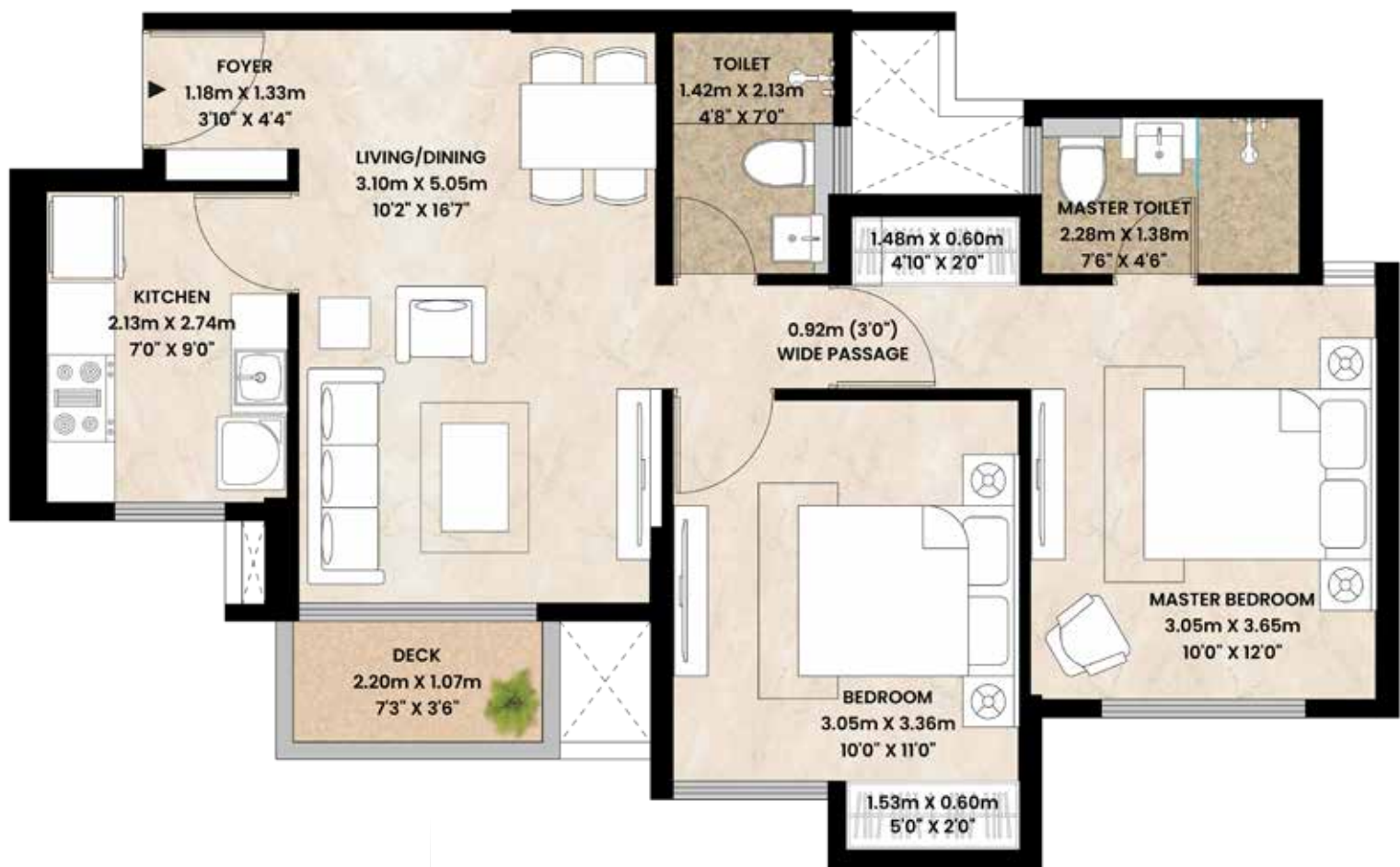
Unit details – 2 BHK A



2 BHK A

Area	Sqm	Sq.ft.
RERA Carpet Area	53.36	574
EBVT Area	2.36	26
Aggregate Area	55.72	600

Unit details – 2 BHK B



2 BHK B

Area	Sqm	Sq.ft.
RERA Carpet Area	58.35	628
EBVT Area	2.34	25
Aggregate Area	60.69	653

Unit details – 2 BHK C



2 BHK C

Area	Sqm	Sq.ft.
RERA Carpet Area	66.85	720
EBVT Area	4.59	49
Aggregate Area	71.44	769

Unit details – 2 BHK D



2 BHK D

Area	Sqm	Sq.ft.
RERA Carpet Area	67.18	723
EBVT Area	4.16	50
Aggregate Area	71.79	773

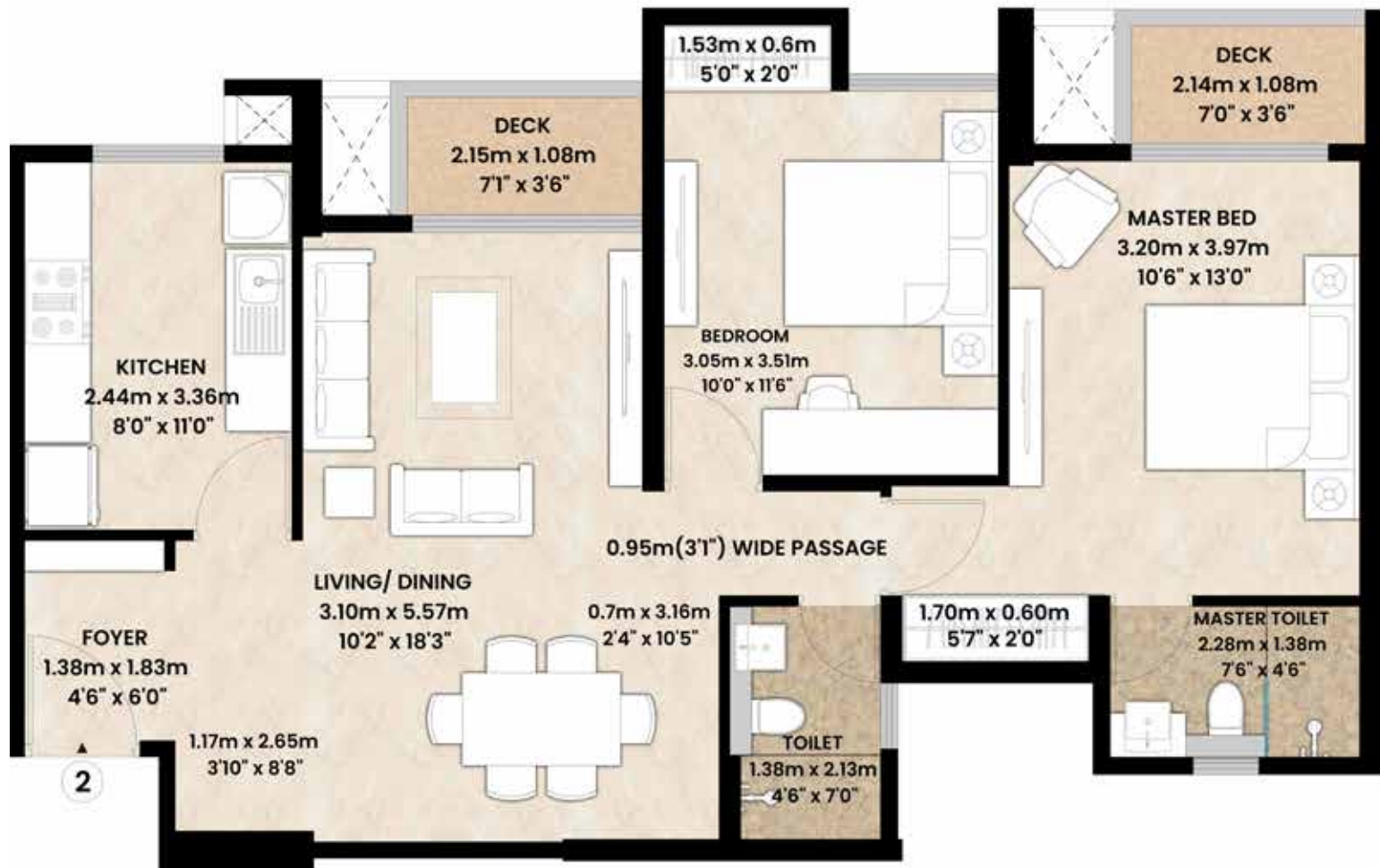
Unit details – 2 BHK E



2 BHK E

Area	Sqm	Sq.ft.
RERA Carpet Area	70.29	757
EBVT Area	4.61	59
Aggregate Area	74.9	806

Unit details – 2 BHK F



2 BHK F

Area	Sqm	Sq.ft.
RERA Carpet Area	70.90	763
EBVT Area	4.61	49
Aggregate Area	75.51	812

Unit details – 3 BHK A



3 BHK A

Area	Sqm	Sq.ft.
RERA Carpet Area	82.15	884
EBVT Area	4.61	50
Aggregate Area	86.76	934

Unit details – 3 BHK B



3 BHK B

Area	Sqm	Sq.ft.
RERA Carpet Area	93.25	1004
EBVT Area	5.35	57
Aggregate Area	98.6	1061

Unit details – 4 BHK



4 BHK

Area	Sqm	Sq.ft.
RERA Carpet Area	134.71	1450
EBVT Area	13.19	142
Utility Area	2.93	32
Aggregate Area	150.83	1624

Our Legacy

Mahindra Lifespaces

Established in 1994, Mahindra Lifespace Developers Ltd. ('Mahindra Lifespaces') brings the Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems. The Company's development footprint spans 35.06 million sq. ft. of completed, ongoing and forthcoming residential projects across seven Indian cities; and over 5000 acres of ongoing and forthcoming projects under development / management at its integrated developments / industrial clusters across four locations.

Mahindra Lifespaces' development portfolio comprises premium residential projects; value homes under the 'Mahindra Happinest®' brand; and integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands respectively. The Company leverages innovation, thoughtful design, and a deep commitment to sustainability to craft quality life and business growth.

The first real estate company in India to have committed to the global Science Based Targets initiative (SBTi), all Mahindra Lifespaces' projects are certified environment friendly. With a 100% Green portfolio since 2014, the Company is working towards carbon neutrality by 2040 and actively supports research on green buildings tailored to climatic conditions in India. Mahindra Lifespaces® is the recipient of over 90 awards for its projects and ESG initiatives.

Learn more about Mahindra Lifespaces® at www.mahindralifespaces.com



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About Mahindra Group

Founded in 1945, the Mahindra Group is one of the largest and most admired multinational federation of companies with 260,000 employees in over 100 countries. It enjoys a leadership position in farm equipment, utility vehicles, information technology and financial services in India and is the world's largest tractor company by volume. It has a strong presence in renewable energy, agriculture, logistics, hospitality and real estate. The Mahindra Group has a clear focus on leading ESG globally, enabling rural prosperity and enhancing urban living, with a goal to drive positive change in the lives of communities and stakeholders to enable them to Rise.

Learn more about Mahindra on www.mahindra.com / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>



Launching 2, 3, 4 BHK in Kandivali (E)

mahindra Vista



SITE OFFICE

Mahindra Vista Phase 1, Off. Western Express Highway
Akurli Road, Kandivali East, Mumbai – 400101



[mahindralifespaces.com](https://www.mahindralifespaces.com)



*T&C apply. The project "Mahindra Vista Phase 1" is registered with MahaRERA bearing MAHARERA No. P51800054671 and valid upto: 31/12/29. The details are available on <http://maharera.mahaonline.gov.in>. The project is being developed by Mahindra Lifespace Developers Limited in a phase-wise manner. The images shown here are Artist's impressions and stock images for representative purposes only. The Project is mortgaged with Bajaj Housing Finance Limited. No objection certificate/ permission of Bank will be provided for sale of premises in the Project. For more information, please visit <https://www.mahindralifespaces.com> or contact our sales office at Mahindra Vista, Akurli Road (Off. Western Express Highway), Kandivali East, Mumbai – 400 101.