

Welcome to Mantra where luxury is an expression of grandeur, offering a lifestyle that transcends the ordinary.



THE NEW
MANTRA
OF
DESIGN

THE NEW
MANTRA
OF
OPULENCE

THE NEW
MANTRA
OF
ELEGANCE



Rare, bold, and timeless.

It is not a color, it's a statement

A reflection of those who stand apart and see beauty in the most exquisite of things.

It isn't just a place, it is an experience that enhances your life with everything extraordinary.

BURGUNDY mantra[®] luxury line

COMING SOON AT UPPER KOREGAON PARK



THE ENGINEERING BEHIND THE DESIGN

"The Materpiece by Burgundy" is a work of art, designed to be visually spectacular on the outside, and artistically appealing within. Breathe in the beauty of the Pune skyline, with an elevation that is bold and beautiful at the same time, strategically planned at the banks of holy river Mula-Mutha – the spine of Pune. It is unlike any other residential structure in the country.

The Masterpiece promises tranquility and greenery for those who wish to escape the urban chaos. Offering Pune's first terrace deck at the river bank with a view that is truly out of this world! The refreshing view of the scenic greens and holy river makes time stand still as you take in the beauty that envelopes your home.

The residences at "The Luxury Line" are engineered from the inside out rather than outside in. The design is intuitively planned ever so slightly to increase the perceived size of the interior spaces.



AT THE HEART OF THE CITY

Set in one of Pune's most prestigious neighborhoods, The Masterpiece by Burgundy offers effortless access to the city's most sought after locations. The neighborhood hosts some notable establishments such as renowned malls, commercial hubs, popular restaurants & eateries, medical & wellness centers & Much more...



AFFLUENT NEIGHBOURHOOD

Quick Access to Kalyani Nagar, Camp, KP



REAL ESTATE GROWTH CORRIDOR

Market infused with Grade - A Developers like Godrei Properties Ltd., Lodha Group, Kohinoor, Purvankara, Adani, Supreme



VICINITY TO EMPLOYMENT HUBS

Magarpatta City | Phursungi IT Park | Hadapsar Yerwada | Kharadi



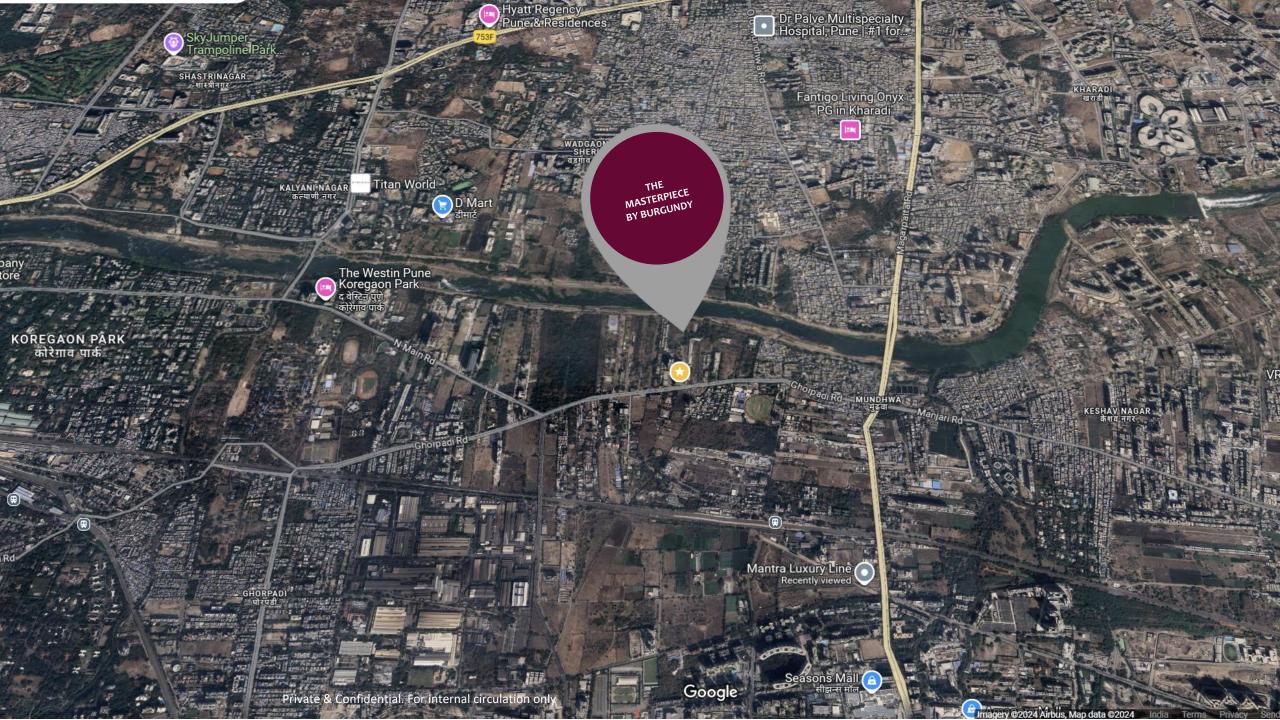
PUBLIC TRANSPORT

Railway Station | Airport **Bus Terminus**



SUPERIOR SOCIAL INFRA

Schools, Hospitals & Organized retail

















PLANNED AROUND THE NATURE

Landscaping and amenities planned around the philosophy of "more is less". The minimalist form of expression ensures multiple avenues for recreation without grossly altering the natural setting. Like they say, true art is knowing where to draw the line. And let the natural contours decide the landscape.









Plazas I Sit-outs I Amphitheatre I Yoga & meditation I Tree courts I Pavilions I Usable greens I Central lawn Play mounds I Pet zone I Party lawns I And Much More...

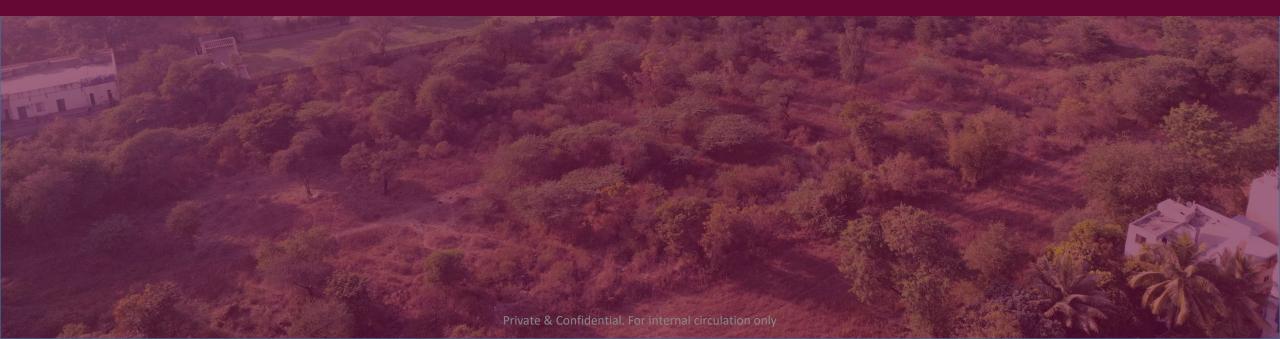


AN EXTRAORDINARY EXPERIENCE CURATED FOR FEW





PRODUCT OVERVIEW







2.5 ACRES OF LAND PARCEL

- At the heart of city, Upper Koregaon Park
- Integrated living with a diverse portfolio
 - Luxury Apartments
 - High-street retail at the ground level



EXCLUSIVE LIVING

- For people with finer taste in life
 - 2 Luxury Towers in Phase 1
 - Luxurious 3 & 4 Bed Residences



LUXURY MEETS TRANQUILITY

- Rooftop landscape soulfully designed raising a toast to nature's endurance
- Efficiently designed spacious apartments with just four units per floor
- Strategically being developed at the holy river bank



MASTERPIECE BY THE RIVERSIDE

- Endless city views and the bliss of solace in your own home
- One of the tallest towers
 - Overlooking river banks and city views
 - Amenities planned at the rooftop



PRODUCT HIGHLIGHTS









Everything is yours and yours alone

Wellness living for improved physical & mental well-being

Ample natural light & wind flow To maximize the nature living

Ample green parks & pathways for leisure & social interaction







BURGUNDY VIP CLUB

Welcome to the social and cultural hub of The Masterpiece by Burgundy – eat, play, socialize and do a lot more at **Burgundy VIP Club**. At Burgundy VIP Club, we have provision for restaurant, leisure, sports, and fitness facilities, designated areas for every age groups, and a host of other amenities.



BURGUNDY VIP CLUB: FEEL THE BEAUTY OF LUXURY WITH US

- Spread over 20,000 sft one of the largest roof-top with open and covered amenities
- Themed landscape for luxury living: with lifestyle and wellness amenities
- 15+ Luxurious amenities: for all age groups for mind, body and soul
- Designated areas for work & leisure
- Multiple avenues for large & small gatherings













CURATED LIFESTYLE FOR SELECT FEW







Private & Confidential. For internal circulation only









CURATED LIFESTYLE FOR SELECT FEW







Private & Confidential. For internal circulation only



AND MUCH MORE...



WHERE EVERY DESIRE AND CONVENIENCE IS TAKEN CARE OF













THE SCIENCE BEHIND THE DESIGN



WING A

Series 1 4 BHK



Series 2 3 BHK

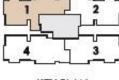
Series 3
3 BHK ULTIMA

Series 4 4 BHK ULTIMA

4 BHK





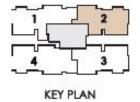




3 BHK







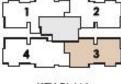


Flat Type	Rera Carpet		Open Balcony		Dry Balcony		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
3 BHK	113.77	1225	11.61	125	3.82	41	129.20	1391

3 BHK ULTIMA





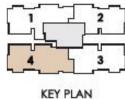




4 BHK ULTIMA









Flat Type	Rera Carpet		Open Balcony		Dry Balcony		*Gross Usable Area	
	sq.m	sq.ff.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ff.
4.5 BHK	146.38	1576	11.61	125	4.32	47	162.31	1747



Series 1 3 BHK

WING B



Series 2 3 BHK

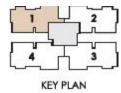
Series 3 3 BHK ULTIMA

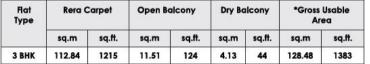
Series 4 3 BHK ULTIMA

3 BHK



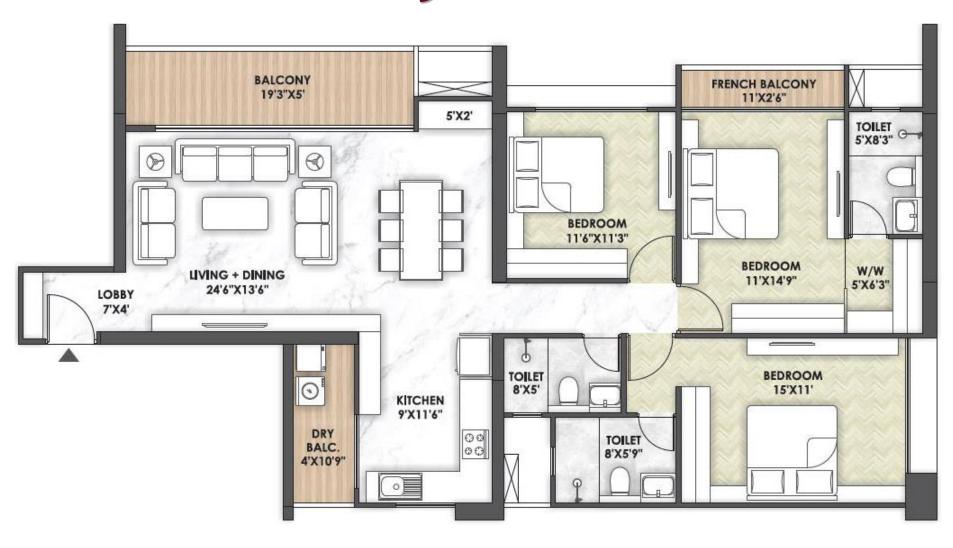


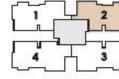




3 BHK







KEY PLAN

Flat Type	Rera Carpet		Open Balcony		Dry Balcony		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
3 BHK	112.84	1215	11.51	124	4.13	44	128.48	1383

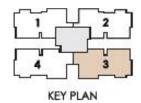
3 BHK ULTIMA







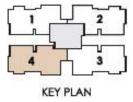




3 BHK ULTIMA











TRANSCEND THE LIMITS AND LIVE UNINHIBITED



Kitchen

Provision for washing machine in dry balcony



Bathrooms

Concealed plumbing I Premium ISI Mark CP Fittings - Kohler or Equivalent I Premium Sanitary Fittings - Floor / Wall mounted - Kohler / equivalent I Designer Dado wall tiles up to lintel level I Provision for Electric geyser I Provision for exhaust fan

Flooring

1.2 M x 1.8 M Vitrified Tiles across the apartment unit I Anti-Skid ceramic tiles for bathroom & terraces

Doors & Windows

Main door: Flush Door Shutter with Digtial Door Lock Yale / Equivalent I Internal room doors: Flush doors with laminate I Bathroom doors: Flush doors with laminate I Three Track Powder Coated Aluminum Sliding Windows with mosquito nets

Balcony Railing

SS railing with Glass as per the requirement

Structure

RCC structure designed with earthquake resistant frame

Masonry

AAC Blocks Masonry Work / Shear wall

Wall Finish

Texture Paint for Exterior Surface I Emulsion Paint on interior walls

Electrification

Concealed internal Electrical wiring – Havells or equivalent I Switches - Legrand or equivalent I Switch gears – Legrand or equivalent I Power points for refrigerator / Microwave & other gadgets in kitchen I Power point for washing machine in dry balcony I Geyser points in all toilets I Provision for AC points in all rooms I Provision for TV & Telephone points in all rooms

Utilities

Sewage treatment plant I Rainwater harvesting I Underground and overhead tanks for water storage I Firefighting system I 100% power back up for Common Areas & Lift

Private & Confidential. F

COMMON PROJECT SPECIFICATIONS



LIMITED PERIOD INAUGURAL BENEFITS

VALID FOR FIRST 100 CUSTOMERS ONLY



LIMITED PERIOD ALL INCLUSIVE PRICING

FOR FIRST 100 BOOKINGS

3 BHK STARTS AT

₹ 2.10 CRORES

3 BHK ULTIMA STARTS AT

₹ 2.30 CRORES

4 BHK STARTS AT

₹ 2.50 CRORES

4.5 BHK STARTS AT

₹ 2.75 CRORES



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