



Artist's impression.

# Tale of a childhood Lost and found

**Mahindra**<sup>®</sup> Nestalgia

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Artist's impression.

## A long time ago...

...in the city of Pune, greenery flourished, birds chirped, and squirrels scampered across the open grounds. But as the city grew, I have seen us grow apart from nature. The greenery I enjoyed has diminished into smaller pockets.

The childhood stories I share with my children are nothing more than wonderful tales of the past for them.

I want my kids to experience and enjoy the splendour of nature as I did. I want to reintroduce nature into our lives and find a way to bring back the good old days.

It is time to

## rethink the way we live.





## I miss the old days...

...when nature played a part in my upbringing. The feeling of calm and peace we got from the rustling of the leaves, the sound of the birds chirping, waves kissing our feet, and the breeze in our hair.

This innate connection we shared with nature has a name.

It is called Biophilia!

You must be wondering what this has to do with reintroducing nature into our lives, right? I did too. Until I discovered Biophilia-inspired homes.

Inspired by the natural elements, textures, patterns, shapes, and materials of nature, Biophilia-inspired homes are designed to help you relive the happy memories of childhood and

**rekindle your love for nature.**





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## But, how do biophilic homes benefit me?

I am sure you are asking yourself this.

Biophilia-inspired homes nurture you the same way Mother Nature does and have been proven to be calming and rejuvenating, enabling your well-being.



### Physical well-being

- Improves cardiac & respiratory functions
- Reduces hypertension
- Enhances eyesight



### Psychological well-being

- Increases attention span
- Helps in positive thinking
- Aids in managing stress and uplifting the mood



### Social well-being

- Improves interpersonal and emotional connections and creates stronger bonds
- Builds a sense of empathy

In short, Biophilia-inspired homes will help

**rejuvenate life with nature by your side.**





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## If given a chance...

...all of us would like to go back to the good old days when open spaces and greenery were not a luxury, they were a given.

Whenever I am out in nature, be it a leisurely walk or an adventurous trek, every step evokes a faint memory close to my heart and takes me back to my childhood as if I am reliving that moment!

How wonderful would it be to relive those happy moments every day? And how wonderful would it be when your home helps you share it with your kids?

What if your homes could

## revive the goodness of childhood?





Artist's impression.

# Welcome to...

...a place that brings you closer to nature, your loved ones and your memories.  
A place I proudly call home.

## Mahindra Nestalgia

Nestled in Pimpri is a portal to my childhood. Growing up in Pune, its culture and the serenity of nature have shaped my life. And I found a place that was designed to help me reconnect to that lost time and introduce my children to a childhood I continue to cherish.

At Mahindra Nestalgia, my family and I can reminisce the old happy days while

**crafting new memories.**





## **‘What’s a childhood that isn’t free, innocent and full of curiosity?’**

This was my father’s response to all our childhood antics! He let us be kids and explore the world unhindered. He built a home that nurtured our formative years with the same innocence, freedom, and curiosity.

Now, as a parent, I want my home to do the same for my children. While they enjoy the goodness of the modern world, I also want them to experience a childhood surrounded by nature.





Artist's impression



Dew Garden

## In my childhood...

...our imagination was enough to create a toy out of anything, and every little thing piqued our curiosity.

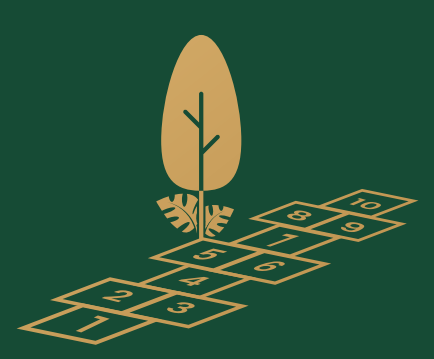
My home at Mahindra Nestalgia sparks that inventiveness through playgrounds filled with rustic play equipment and an open-grass lawn, all of which open possibilities to

**reignite the curiosity of childhood.**





Artist's impression.



## Hopscotch

### What if...

...we could see the world through an unbiased lens? As we grow older, we become more aware and feel constrained by the world around us.

This takes us away from enjoying the world without inhibitions. But my home offers spaces where even adults can become children once again. My home offers me the chance to

**reawaken the innocence of childhood.**





**Barefoot Park**

## **The one thing I miss the most...**

...about my childhood is how carefree we were. Just to feel the wind in my hair and the sand beneath my feet, with no worry in my head!

My home gives me exactly this, and better yet, it lets me and my children

**rediscover the freedom of childhood.**



Artist's impression, for representational purposes only.



## And then there's the biophilia-inspired clubhouse...

...which is designed to give us the feeling of being nestled in greenery.

Its biophilic architecture resembles a cave, with light filtering in naturally through the greenery surrounding it. My kids are awestruck by the fascinating play of the light and shadows in the main lobby, which is designed to spur curiosity and imagination. The earthy textures, fluid organic shapes and vibrant colours evoke a strong desire to reconnect with nature.

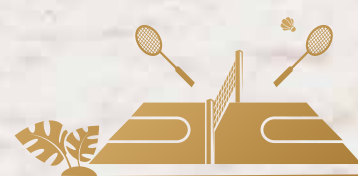
### There is much more offered at the clubhouse



Expansive Lush Green Podium



Serene Swimming Pool With a Kids' Play Pool



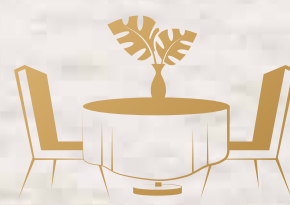
Indoor Badminton Court



Readers' Bay



Double-height Lobby



Celebration Hall



Cinema Lounge



Space for Crèche



Health Club







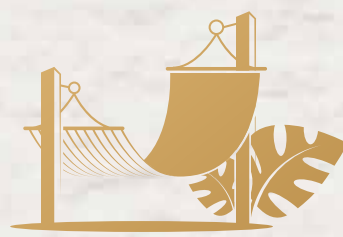
Artists: impression.

## And that is not it...!

I never have to push my children to go out and play...they have so much to do outdoors! And it is not just them, the entire family is out there bonding over the various biophilic avenues. My wife and I share some of the best childhood memories with our kids while making new ones daily.



Burma Bridge



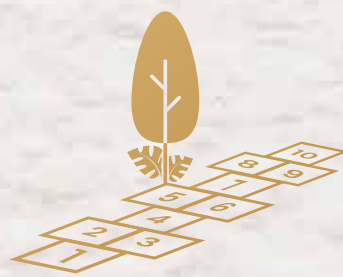
Hammock Garden



Elders Parklet



8-shaped Foot Chi



Hopscotch



Sun Dial



Rain Benches



Fur Park



Gupshup Adda





## But what about the homes, you ask...?

Let me give you a tour.

Welcome to our humble abode. Planned to keep us in touch with nature, in the best way possible. Each room is naturally well-lit, and you can feel the fresh breeze. With the wide decks, we are one with nature right from within our home. Best part? Work-from-home (WFH) is no longer a hassle. The master bedroom is designed to give me enough space for a WFH corner.

And of course, the smart design. I had only heard about efficient layout before but I actually witnessed it here. Our home is designed to make optimal use of the space, giving us additional areas like a wardrobe niche and storage spaces.

Come on in and see for yourself!



Artist's impression, for representational purposes only.



## This is the living & dining room..

...that is lit with adequate sunlight throughout the day and ventilated with fresh air always. But the best feature about this room is the laughter that fills it when my family and I enjoy our meals or binge-watch our favourite show!  
Who would not want that?

Artist's impression, for representational purposes only.







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## Here are the bedrooms..

...optimised for privacy and quiet. As we wake up, we are greeted by the chirping of birds and green views. We find our much-needed peace here, as we start our day with nature's embrace.

So much thought has been put into designing this space!



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## And for the most unique part of the bedroom...

...a bay window\*!

I sit here with a book, all cosied up every Sunday. It gives me amazing views of the greenery outside, welcoming nature into my home. This touch of biophilic architecture makes the entire home look and feel luxurious.

\*in select 3 BHK homes





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## As for the balcony...

...it makes for a great place to unwind together as a family. The square shape\* lets us have a panoramic view of the green expanse. I can spend time gazing into nature and be cocooned in the lap of greenery, right from my home - just like our childhood homes let us do with their large spaces.

\*square-shaped balcony in select 3 BHK homes





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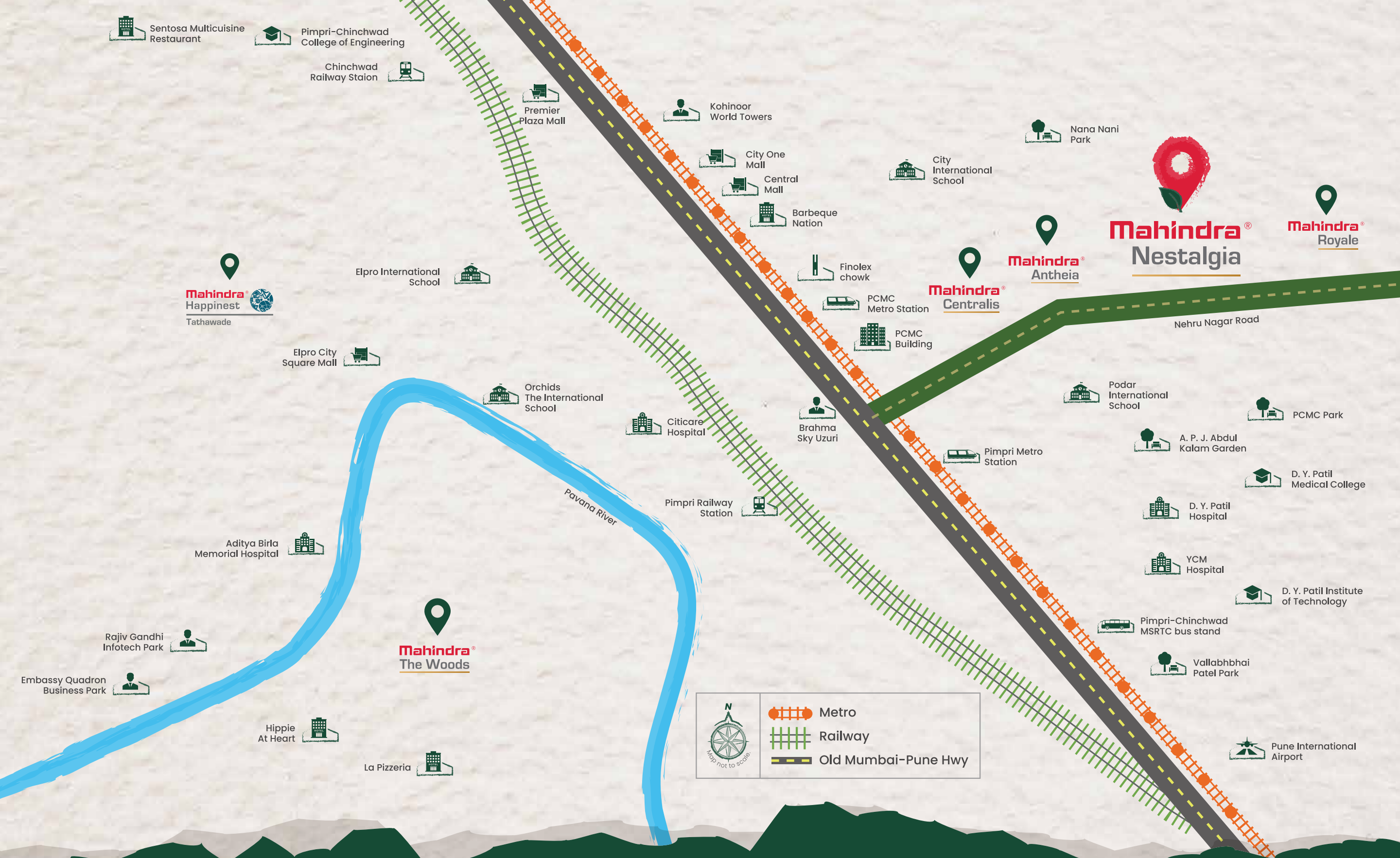
## And finally, let's see the terrace\*...

...it is reminiscent of the large verandas and rooftops of my childhood home. The open terrace lets us unwind, lie under the starry sky, ponder the wonders of nature, work in a refreshing environment or host a cosy get-together under the open sky. It gives me a space to reconnect with my hobby of gardening, which I could never do earlier.

That was my home. Now let me introduce you to our neighbourhood which offers a vibrant lifestyle and convenience.

\*in select 3 BHK homes





## Schools

- City International School - 1.9 km
- Podar International School - 2 km
- Orchids The International School - 3.9 km
- Elpro International School - 5 km



## Colleges

- D. Y. Patil Institute of Technology - 1.3 km
- D. Y. Patil Medical College - 1.3 km
- Pimpri-Chinchwad College of Engineering - 7.7 km
- Symbiosis Skills & Professional University - 13.6 km



## Hospitals

- D. Y. Patil Hospital - 1.3 km
- YCM Hospital - 1.5 km
- Citicare Hospital - 2.8 km
- Aditya Birla Memorial Hospital - 6.8 km



## Metro

- Proposed Pimpri Metro Station - 1.2 km
- PCMC Metro Station - 1.4 km



## Terminals

- Pimpri Railway Station - 3.3 km
- Chinchwad Railway Station - 4.1 km
- Pune International Airport - 16.2 km



## Malls

- Premier Plaza Mall - 3.4 km
- City One Mall - 3.9 km
- Central Mall - 4 km
- Elpro City Square Mall - 5.8 km



## Restaurants

- Barbeque Nation - 3.9 km
- Sentosa Multicuisine Restaurant - 11.9 km
- Hippie At Heart - 14.2 km
- La Pizzeria - 14.4 km



## Recreation

- A. P. J. Abdul Kalam Garden - 1 km
- Nana Nani Park - 1.5 km
- Vallabhbhai Patel Park - 2 km
- PCMC Park - 2.5 km



## Connectivity

- Nehru Nagar Road - 10 m
- Old Mumbai-Pune Highway - 1 km
- Mumbai-Pune Expressway - 14 km



# Master Layout



Artist's Impression. Plan not to scale. For representational purposes only.

## Legend

- |    |                         |    |                        |
|----|-------------------------|----|------------------------|
| 01 | Entry / Exit            | 18 | Poolside Lounge        |
| 02 | Security Cabin          | 19 | Celebration Lawn       |
| 03 | Driveway                | 20 | Multiplay Court        |
| 04 | Burma Bridge            | 21 | Al Fresco Gym          |
| 05 | Hammock Garden          | 22 | Elders Parklet         |
| 06 | Koi Pond with Boat Seat | 23 | Indoor Badminton Court |
| 07 | Sun Dial                | 24 | Life-size Board Games  |
| 08 | Mum's Parklet           | 25 | Biophilic Work Shells  |
| 09 | 8-shaped Foot Chi       | 26 | Clubhouse              |
| 10 | Hopscotch               |    | • Grand Lobby          |
| 11 | Dew Garden              |    | • Space for Crèche     |
| 12 | Rain Benches            |    | • Celebration Hall     |
| 13 | Barefoot Park           |    | • Dry Pantry           |
| 14 | Playscape               |    | • Cinema Lounge        |
| 15 | Fur Park                |    | • Readers' Bay         |
| 16 | Swimming Pool           |    | • Health Club          |
| 17 | Kid's Play Pool         |    | • Gaming Den           |



# Nature is a part of the very foundation...

...at Mahindra Nestalgia. And I am not bragging because it is my home. Spend just a day here and you can experience the lifestyle it offers. And the memories. It bridges the past through nostalgia and the future through climate-responsive design. Open spaces, green cover, cross-ventilation - all thought-through in the design.



**A bidirectional facade allows for extended views and cross-ventilation**



**Climate-responsive design**



**40% open spaces**





## A home nestled in nature...

...and designed to make memories. With a large central green podium, we get to spend much time in nature. The clubhouse and other amenities housed within the development help us lead a convenient and healthy lifestyle.





## Building

- Earthquake-resistant framed RCC structure
- Heat-reflective paint on the terrace
- External paint - Exterior grade acrylic weather shield
- OWC & solid waste management
- Rainwater harvesting
- Compliant to IGBC standards
- Sewage treatment plant



## Doors / Windows

- Pre-hung main door, bedroom doors and toilet doors
- Aluminium/uPVC/MS powder-coated sliding glass windows



## Plumbing

- Underslung piping
- Gravity system for water supply
- uPVC & C-PVC pipes in toilets
- PVC-SWR drainage piping



## Electrical

- Electrical wiring & fittings
- Emergency lights in common areas
- Energy-efficient LED lights in common areas
- Provision of sleeves and electrical points for air conditioner



## Flooring

- Vitrified tiles on the main entrance lobby
- Vitrified tiles on typical floor lobbies
- Living, dining, bedrooms & kitchen - vitrified tiles
- Apartment terrace/balcony - Ceramic tiles
- Bathrooms & utility area - Anti-skid ceramic tiles



## Safety features

- Painted MS railing
- RCC wall railing in the refuge area
- Firefighting system as per CFO NOC
- CCTV on entrance & exit gates



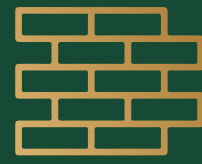
## Kitchen

- Granite platform
- Exhaust fan provision
- Single bowl sink with drainboard
- Wall-mounted tap
- Provision for water purifier



## Bathrooms

- Granite basin counter in the master bathroom
- Wall-mounted basin in common washroom
- Provision for exhaust fans
- Mirror in master & common bathroom
- Glass partition in the master bathroom
- Provision for water heater in master & common bathroom
- Premium chrome plated fittings & sanitaryware



## Dado & walls

- Kitchen - Ceramic tiles up to 2 ft.
- Bathroom - Ceramic tiles up to false ceiling height
- Acrylic paint on walls in the main entrance lobby
- Gypsum plaster & acrylic distemper paint on walls in typical floor lobbies
- Granite for lift jambs
- Acrylic distemper paint on all walls and ceilings
- Internal walls: Living, dining, bedrooms & kitchen - acrylic paint or equivalent
- Apartment ceiling except toilets: Water - based acrylic distemper or equivalent



## Special feature

- Video door phone with intercom facility
- Inverter wiring provision
- Solar water heater
- Solar PV
- DG power backup for common areas (amenities)



# Weaving nature into the present and future

Mahindra Nestalgia is a pre-certified IGBC Gold-rated project, built using biophilic architecture - which means it not only induces nostalgia of the past but also sustains the environment for the future.

## 40%

green cover within the development creates a more pleasant climate

## 90%

waste diversion away from landfill

## 64%

reduced dependency on municipal water through use of water saving features

## >100

parking spaces are equipped with an electric charging facility

## >75%

of the habitable areas receive adequate daylight

## 100%

of the habitable areas receive adequate ventilation

Consciously designed for differently-abled and senior citizens



# The Mahindra Legacy

Pioneer in Building Sustainable cities



World's Largest Tractor Company by volume



## Leadership position in India



Utility & electric vehicles



Information technology



Financial services



Vacation ownership

## Strong presence across verticals



Agri-business



Commercial vehicles



Partners



Logistics



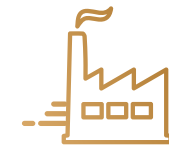
Real estate



Aerospace



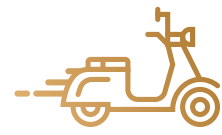
Energy



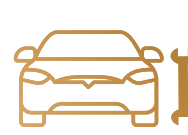
Industrial equipment



Defence



Two wheelers



After market



Farm equipments

## Over 260,000 employees across 100 countries

11 Sectors | 22 Industries | 150+ Companies



## Our Presence In Pune

**3900+**  
happy families

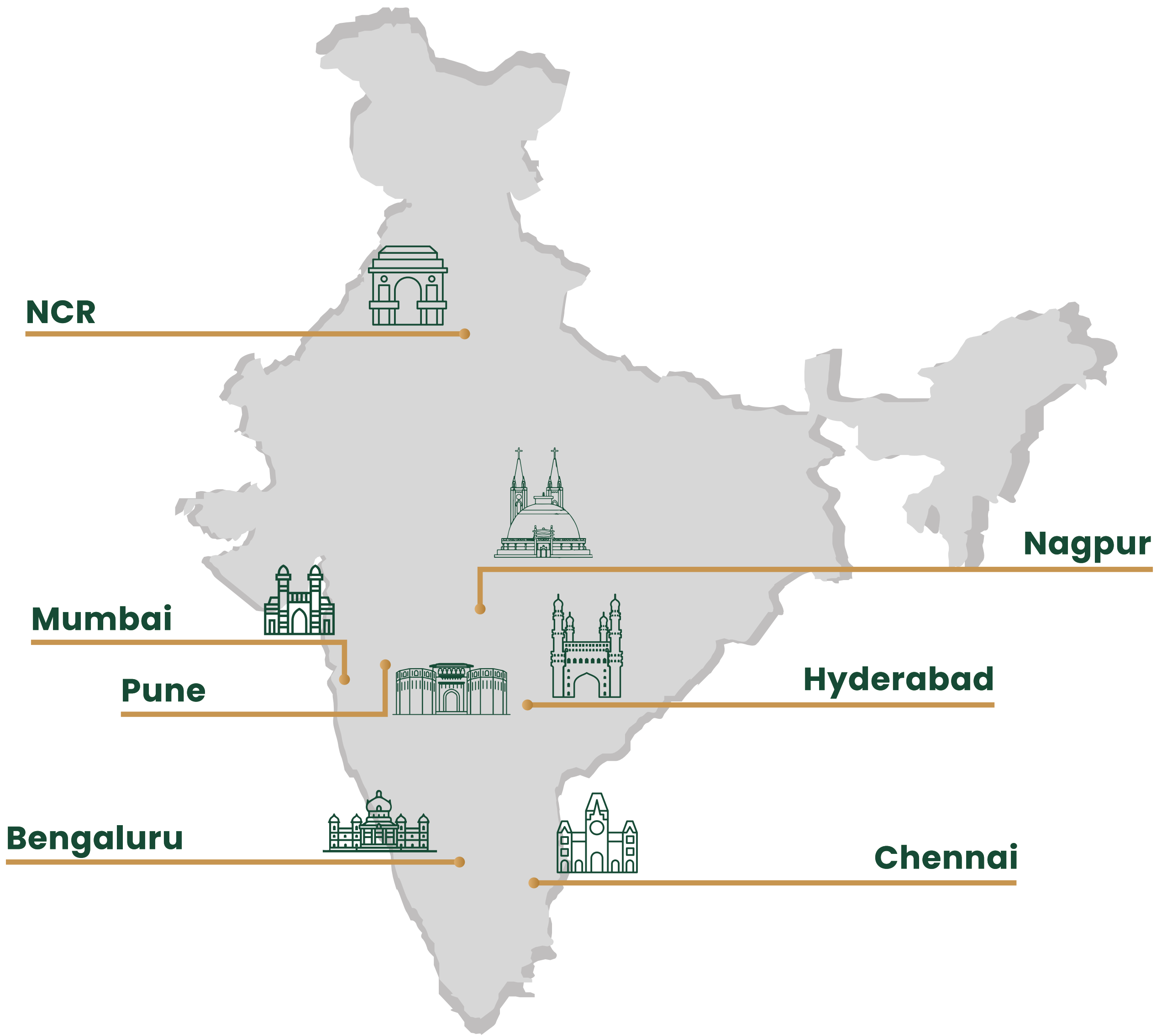
**5+** million sq. ft.  
of completed, ongoing and  
forthcoming developments

**9** successfully  
completed and  
ongoing developments



# Mahindra Lifespaces.

Across the nation.



Our development footprint spans **2.6+ million sq. m.** of completed, ongoing and forthcoming residential projects across 7 Indian cities.

**5000 acres** of ongoing and forthcoming projects are under development and management at present, in our Integrated Cities developments and Industrial Clusters spread across four locations.





Artist's impression, for representational purposes only.

## Now that you know my story...

...why not experience it yourself?

It is always special when we share our cherished memories with our children and see how they are living them too.





**Discover Mahindra Nostalgia.**

**Crafting Memories at**



Premium **2&3 BHK** Homes in Pimpri

### **Site address**

Nehru Nagar Bhosari Road, Kharalwadi, Pimpri Colony,  
Pimpri-Chinchwad, Maharashtra – 411018.

### **Office address**

Mahindra Towers, 5th floor, Dr. G. M. Bhosale Marg,  
Worli, Mumbai – 400018.

MahaRERA reg. no. P52100045784. More information is available at <https://maharera.mahaonline.gov.in>. \*T&C apply.

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