

WELCOME TO YOUR HOME of POSITIVE ENERGY



**mahindra** Vista  
HOME of POSITIVE ENERGY

Launching Phase 2: 2, 3 & 4 BHK In Kandivali (E)

2 BHK  
60.69 sqm | 653 sq.ft.

3 BHK  
86.76 sqm | 934 sq.ft.

4 BHK  
150.83 sqm | 1,624 sq.ft.

Contact your relationship manager for more details

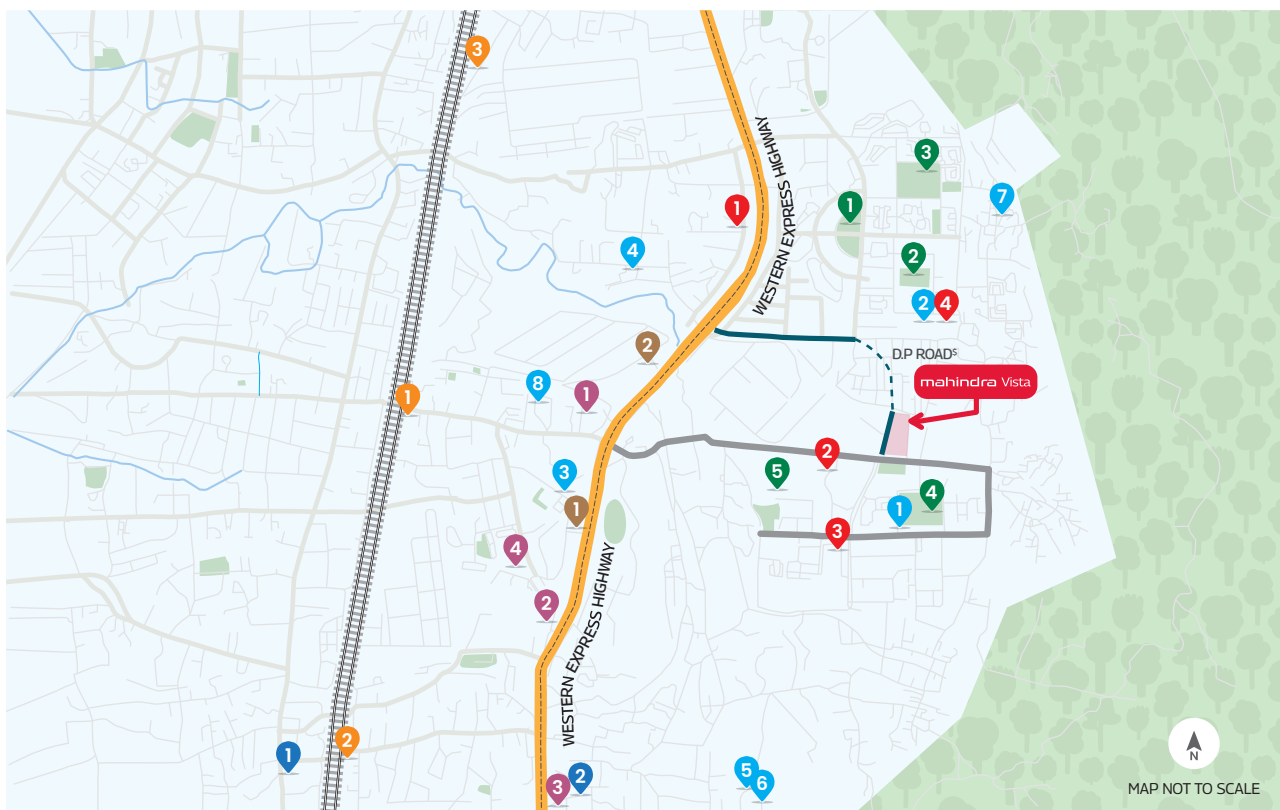


T&C apply, Mahindra Vista Phase 1 | Phase 2 is registered with MahaRERA bearing MahaRERA No. P51800054671 and valid upto: 31/12/29 | MahaRERA No. P51800079147 and valid upto: 31/12/30. The details are available on <http://maharera.maharashtra.gov.in>.

# COCOON of POSITIVE ENERGY

Mahindra Vista, next to Sanjay Gandhi National Park at the junction of Akurli Road and the upcoming DP Road, radiates positive energy in vibrant Kandivali East. Surrounded by nature and a thriving social hub with top schools, hospitals, and lifestyle options, it offers unmatched convenience.

With seamless connectivity to metro, rail, and highways, plus upcoming projects like the Thane-Borivali Tunnel, Goregaon-Mulund Link Road, and Coastal Road, you can enjoy reduced travel time and a planet-positive lifestyle.



## SCHOOL

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

## MALL

1. Growel's 101 Mall
2. Eastern Plaza
3. Oberoi Mall
4. Infiniti Mall

## HOSPITAL

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

## PARK+ENTERTAINMENT

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

## METRO

1. Akurli Metro Station
2. Poisar Metro Station

## A GRADE HOTEL

1. Radisson
2. The Westin

## RAILWAY STATION

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

## ROADS

- Western Express Highway
- Akurli Road
- D.P Road
- Proposed DP Road<sup>5</sup>

Future project: The upcoming infrastructure like the Thane Borivali Tunnel\* and the Goregaon Mulund Link Road enhance connectivity with the Eastern Express Highway. At the same time, the Coastal Road<sup>^</sup> project will drastically reduce the travel time to South Mumbai.

# GREEN WONDERS of POSITIVE ENERGY

Mahindra Vista offers an aspirational lifestyle that blends nature with contemporary design. Its climate-responsive architecture ensures thermal comfort while reducing energy use, promoting health and well-being.

Spread across 3.53 acres of lush greenery, it's a sanctuary of positive energy where you can reconnect with nature, rejuvenate, and celebrate life—all while fostering sustainability for future generations.

## 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



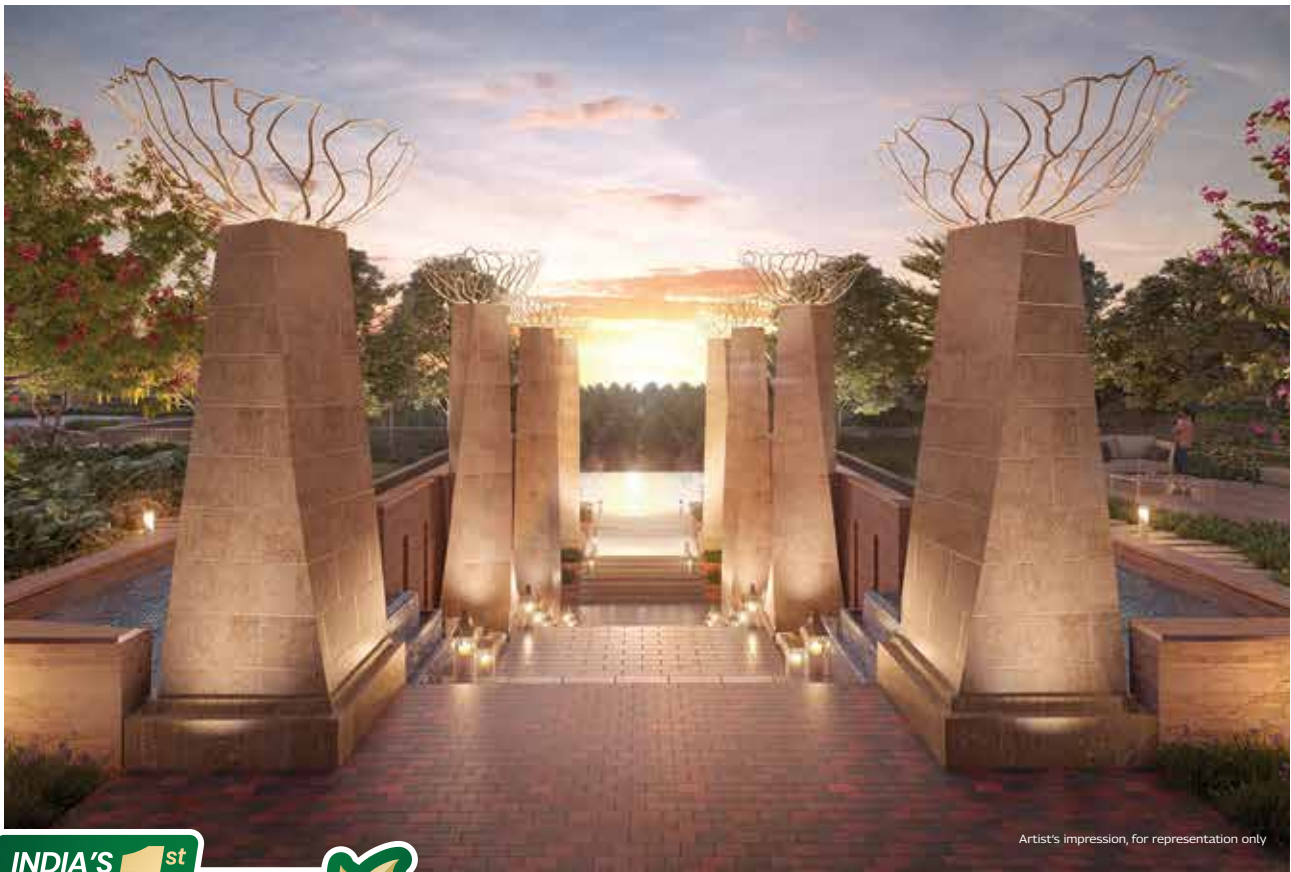
State-of-the-art **28,000 sq. ft.** biophilic-roof clubhouse



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



**High street and Convenient retail** at your doorstep



Artist's impression, for representation only

# AN OASIS of POSITIVE ENERGY

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Artist's impression, for representation only

Infinity Pool



Artist's impression, for representation only

Kids Play Area | Skating

At Mahindra Vista, positive energy flows through every detail. Blending modern convenience with natural elegance, it's designed to elevate everyday life. Surrounded by lush greenery reflecting Sanjay Gandhi National Park's serenity, Vista inspires a life energized by nature and nurtured by thoughtful design—whether enjoying court-side thrills or finding your spiritual center.



Artist's impression, for representation only.

Multipurpose lawn with sit-out areas | Barbaque pavilion and picnic area | Pet Park | Nature trail | Dense Urban forest



Artist's impression, for representation only.

Seasonal pond with a feature pavilion | Nature Trail | Walking & Cycling path | Kids play area

# FRIENDLY GAMES of POSITIVE ENERGY

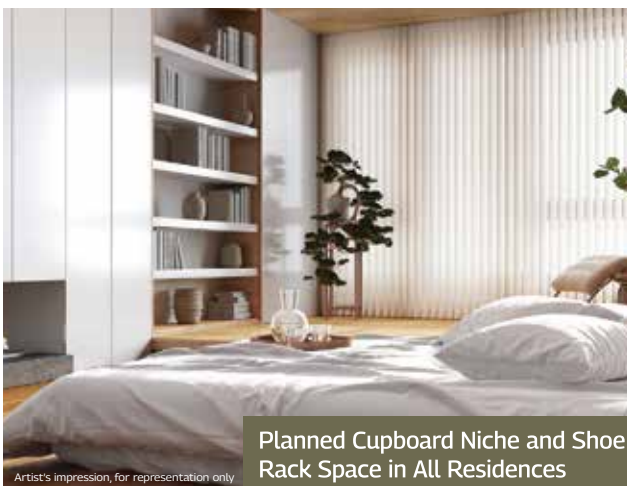
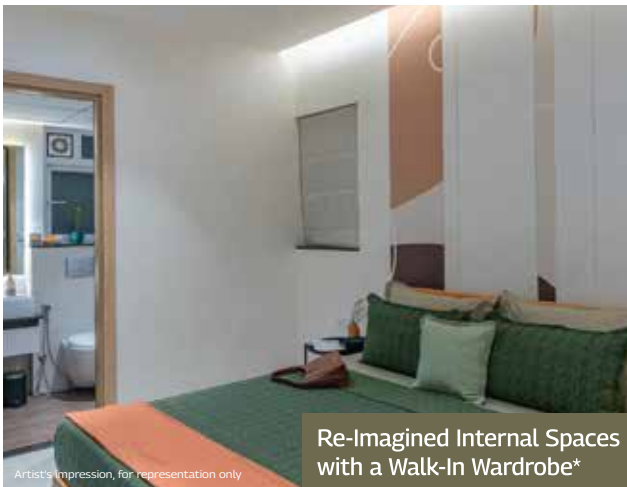
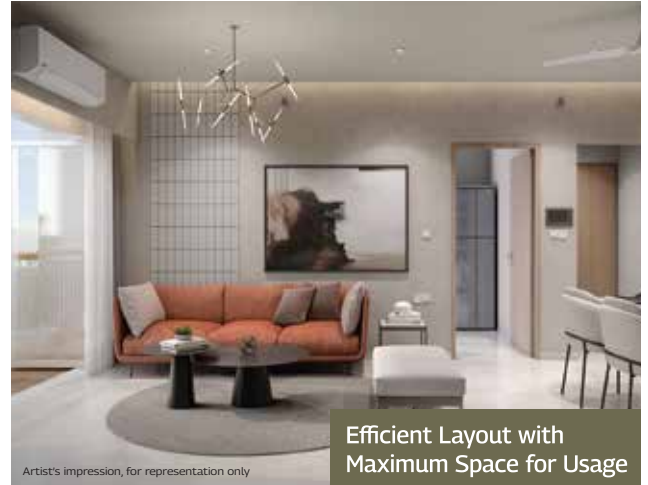
At the heart of Mahindra Vista lies a 28,000 sq. ft. clubhouse with a biophilic roof, designed to fill you with positive energy. From energising badminton games to peaceful meditation, it offers the perfect blend of action and tranquillity. A space for relaxation, self-improvement, and meaningful gatherings, it's your personal sanctuary of well-being.



# VASTNESS of POSITIVE ENERGY

Folding French windows in every balcony seamlessly expand your living room, filling your home with natural light and uplifting energy.

Open spaces invite fresh air, rejuvenating mind and body, while climate-responsive design ensures optimal air circulation and thermal comfort all year-round. Thoughtfully oriented for privacy and energy efficiency, every detail promotes well-being, creating a home where positive energy thrives.



\*Not applicable for all units

# 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 build-up on roofs
- Energy-efficient equipment reduces power consumption



Stock image for representation only



### 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

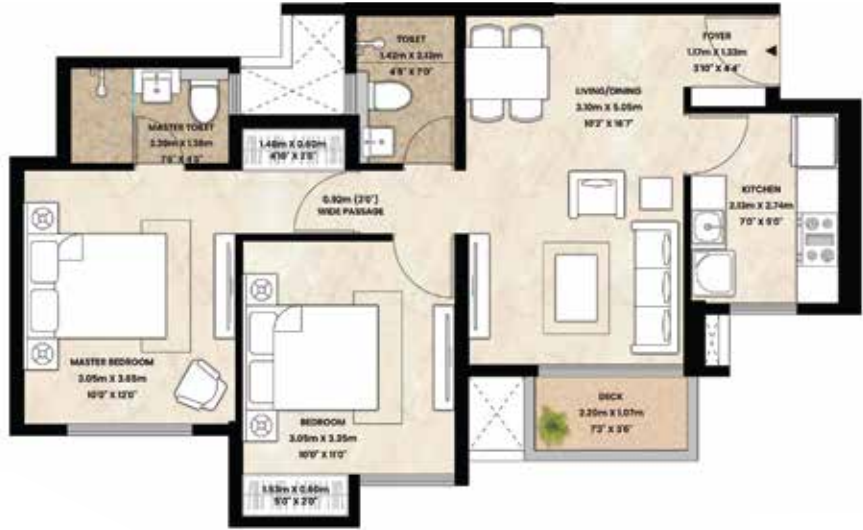
Dense urban forest

Local species of trees used to maintain the biodiversity



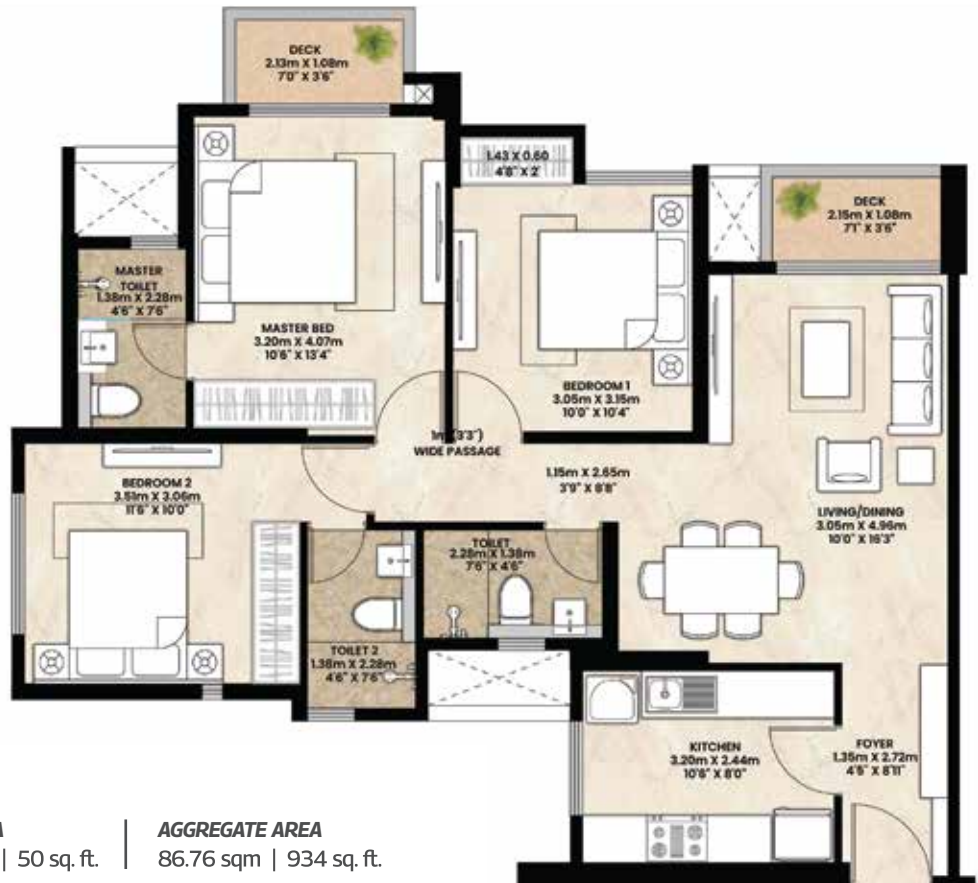
# PREMIUM HOMES

## 2 BHK B



**RERA CARPET AREA** | 58.35 sqm | 628 sq. ft. | **EBVT AREA** | 2.34 sqm | 25 sq. ft. | **AGGREGATE AREA** | 60.69 sqm | 653 sq. ft.

## 3 BHK A



**RERA CARPET AREA** | 82.15 sqm | 884 sq. ft. | **EBVT AREA** | 4.61 sqm | 50 sq. ft. | **AGGREGATE AREA** | 86.76 sqm | 934 sq. ft.

# PREMIUM HOMES

4 BHK



**RERA CARPET AREA**  
134.71 sqm | 1,450 sq. ft.

**EBVT AREA**  
13.19 sqm | 142 sq. ft.

**UTILITY AREA**  
2.93 sqm | 32 sq. ft.

**AGGREGATE AREA**  
150.83 sqm | 1,624 sq. ft.

*Breathtaking*  
**PANORAMA DAY VIEW**



# *Breathtaking PANORAMA NIGHT VIEW*



Shot at location



Shot at location

Artist's impression, for representation only

## About Mahindra Lifespace Developers Ltd.

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](http://www.mahindralifespaces.com)

## About Mahindra

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](http://www.mahindra.com) / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>



### Launching Phase 2: 2, 3 & 4 BHK In Kandivali (E)

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📍 Site office  
Mahindra Vista Phase 2, Off. Western Express highway  
Akurli Road, Kandivali East, Mumbai - 400101

🌐 [mahindralifespaces.com](http://mahindralifespaces.com)



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