

AN EXCLUSIVE LIFESTYLE.
FOR THE EXCLUSIVE YOU.

MARVILLA
BY BURGUNDY



Mantra is a leading real estate developer based in Pune, recognized for its innovative approach to premium residential and commercial projects. With over 17 years of experience, the brand has established a reputation for timely project delivery and a strong focus on quality. Its diverse portfolio includes 12 completed projects and 18 ongoing developments, showcasing a commitment to excellence across various real estate segments.

The company prioritizes continuous innovation and the creation of "smart living spaces" that are both aesthetically pleasing and resilient to market fluctuations. Strategically located in high-growth areas, Mantra's projects ensure long-term value appreciation for buyers and investors alike.

As Mantra carries forward its legacy of trust and quality, it is entering the luxury segment to offer exclusive living experiences characterized by meticulous craftsmanship, modern amenities, and prime locations. Following milestones such as the launch of Puranchand & Sons in 1971 and the expansion to Dubai in 2022, branded as "The Gold of Modern Luxury," Mantra is set to unveil new luxurious projects in 2024, further solidifying its position in the real estate sector.



PAINT THE LIFE BURGUNDY

BURGUNDY

mantra[®]luxury line

WHERE THE TRIUMPHANT ONES CLAIM THEIR GLORY

Burgundy elevates luxury living for connoisseurs of refined lifestyles. Each residence is a harmonious blend of elegance and comfort, surpassing traditional living.

Residents can expect a curated lifestyle enriched by personalized services, including concierge support, wellness programs, and community events that foster connections.

The Burgundy portfolio features handpicked projects in prime locations, ensuring an unparalleled living experience. Each home celebrates sophistication and craftsmanship, creating a sanctuary where every moment is a celebration of grandeur.

Burgundy redefines luxury, inviting you to experience a life of limitless extravagance.

An exclusive enclave within our expansive

7 - ACRE PROJECT

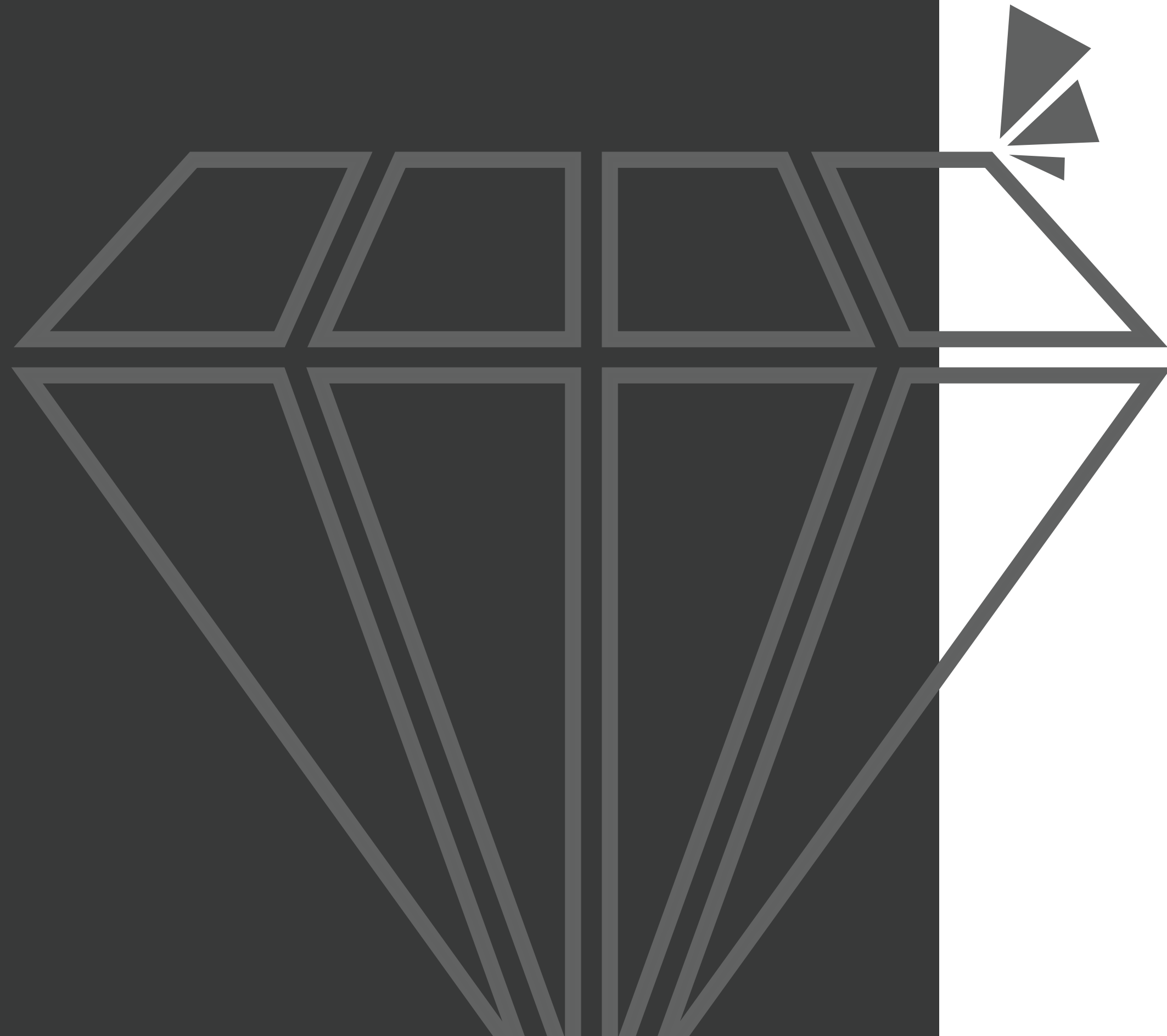
offering a distinct and luxurious living experience set
apart from the rest.



An artistic rendering of a modern villa complex at dusk. The image shows a row of villas with a unique architectural style, featuring large glass windows and balconies with lush greenery. The sky is a deep blue with soft clouds, and the villa's interior lights are glowing. In the foreground, there is a landscaped area with a gravel path, small trees, and a few people walking. A woman in a red dress is in the lower left, and a child is in the center. The overall atmosphere is serene and luxurious.

AN ABODE OF PRIVACY. PANACHE. PERFECTION.

Marvilla, an exquisite extension of the Burgundy lifestyle, redefines the essence of luxury living with 13 exclusive villas. Villas spread across 7 acres is a testament to astounding ambience and thoughtful design, offering a canvas for your personal expression. The modern design and timeless elegance creates a sanctuary where every detail is meticulously crafted for the discerning individual.



INDULGE IN THE LUXURY
YOU DESERVE



SERENE PATHWAYS

The Serene Pathways experience rejuvenates the spirit and encourages a slower pace of life, inviting you to disconnect from the hustle and reconnect with yourself in a tranquil natural setting. Whether you're seeking solitude, a peaceful stroll, or a moment of inspiration, these pathways offer the perfect escape.



URBAN STYLE
FRONT VIEW

Admire an urban-style front view that seamlessly blends modern design with refined elegance. The sleek architecture, clean lines, and thoughtfully crafted details create a striking first impression, embodying the sophistication and energy of contemporary city living.



M E D I T A T I O N
A R E A

Discover a sanctuary of peace within a thoughtfully designed meditation space, where tranquility surrounds you. Set away from the hustle and bustle, this serene environment invites you to unwind, center your mind, and embrace a sense of calm and inner balance. Whether you're seeking mindfulness or simply a moment of stillness, this dedicated space offers the perfect setting to rejuvenate your spirit.



VEHICLE - FREE OPEN SPACES

Expansive Vehicle-Free Zones allows you to immerse in the tranquility of vast, open spaces thoughtfully designed without the interference of vehicles. Enjoy uninterrupted moments of leisure, where nature and relaxation blend seamlessly for a truly serene experience.



BREATH TAKING VIEWS

Delight in panoramic views that fill you with awe and inspiration. Each moment spent gazing at the stunning scenery captivates your senses. Whether it's the vibrant colors of sunset or the serene beauty of nature, these breathtaking vistas create a perfect backdrop for relaxation and reflection.



DESIGNER MASTER SUITES

Indulge in luxurious master suites crafted for your ultimate pleasure, where every detail exudes sophistication and comfort. Thoughtfully designed with spacious layouts and premium finishes, these exquisite retreats provide a serene escape, creating the perfect blend for unwinding and recharging.



CONTEMPORARY KITCHEN DESIGNS

Discover modern living with contemporary kitchen designs that seamlessly blend functionality and aesthetics. Thoughtfully crafted with sleek lines and innovative features, these kitchens are perfect for culinary enthusiasts and casual cooking experiences.



SPACIOUS WINDOWS & SUNLIT CORNERS

Bask in bright, open spaces with spacious windows and sunlit corners that invite the outdoors in. These thoughtfully designed features create a harmonious blend of natural light and fresh air, transforming your living environment into a warm and inviting sanctuary.



ABUNDANT NATURAL SUNLIGHT

The abundant natural sunlight that fills your space with warmth and creates a vibrant atmosphere. The generous influx of light not only enhances the beauty of your surroundings but also uplifts your spirit, fostering a sense of tranquility and well-being.



EXPANSIVE TERRACE

Perfect for hosting gatherings or intimate get-togethers, our expansive terrace offers a stunning backdrop for unforgettable moments. Enjoy breathtaking sunsets as you relax with friends and family, creating cherished memories in a serene outdoor setting that embodies elegance and tranquility.



POLISHED FITTINGS

Elevate your home with stylish polished fittings that exude sophistication and add a luxe touch to every space. Meticulously crafted and thoughtfully selected, these exquisite details enhance your living experience, reflecting a commitment to quality and elegance.



PICTURESQUE PRIVATE GARDEN

Retreat to a picturesque private garden that elevates outdoor living to new heights. This serene oasis beckons you to unwind amidst lush greenery and vibrant blooms, providing the perfect escape from the everyday hustle and bustle.



LUXURIOUS ARRIVAL

Make a statement as you arrive through an impressive grand entrance, thoughtfully designed to evoke a sense of luxury and sophistication. From the moment you step in, the meticulously crafted architecture creates an aura of exclusivity, setting the perfect tone for the refined living experience that awaits you.



AMPLE PARKING SPACE

Benefit from spacious parking areas meticulously designed for ease and convenience, accommodating all your parking needs. Our thoughtfully laid-out facilities ensure hassle-free access, allowing you to navigate effortlessly and park with confidence.



LET YOUR SENSES BE PAMPERED
AT THE BURGUNDY VIP CLUB



OUT DOOR CAFETERIA



LOUNGE



HOME THEATER



SPA



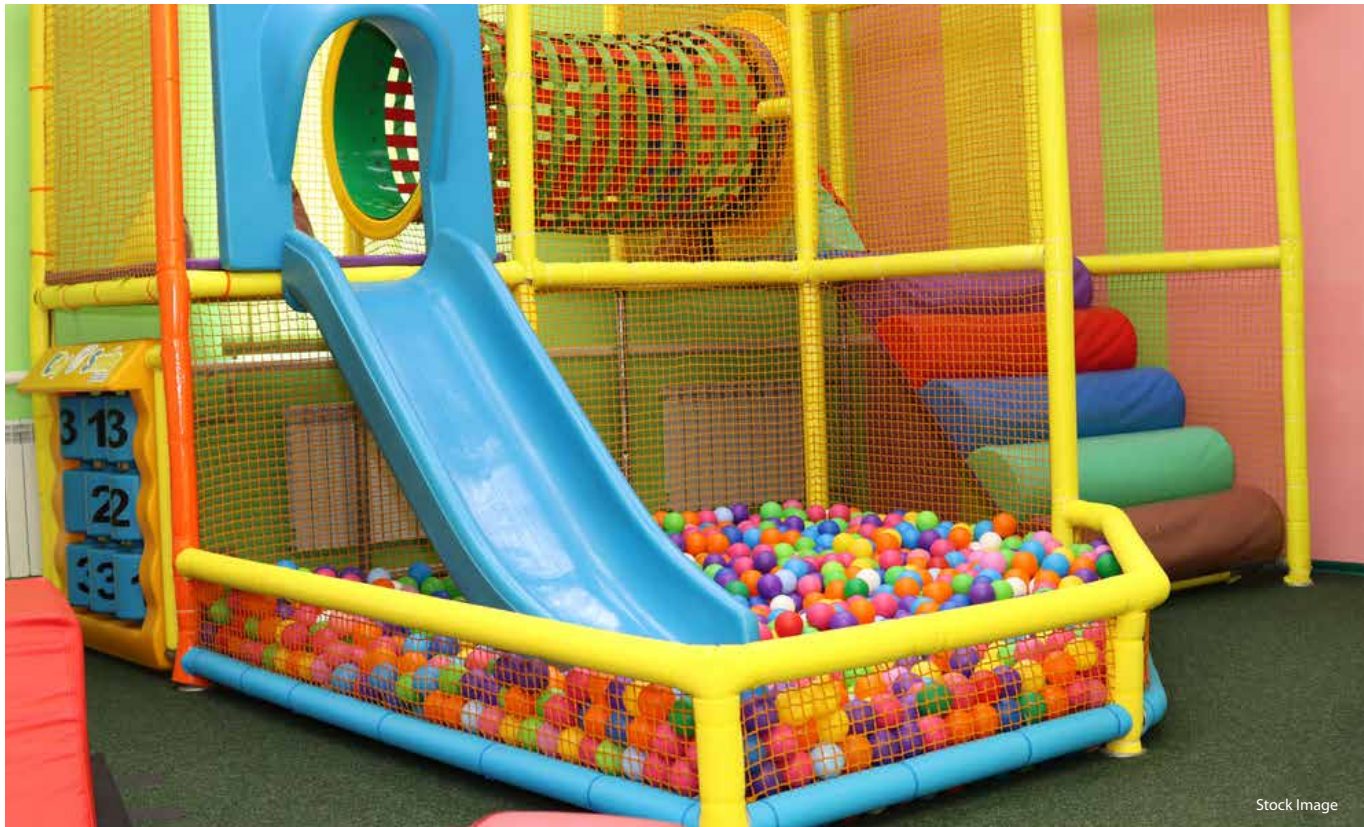
GOLF PUTTING



AMENITIES THAT ELEVATE
EVERYDAY LIVING



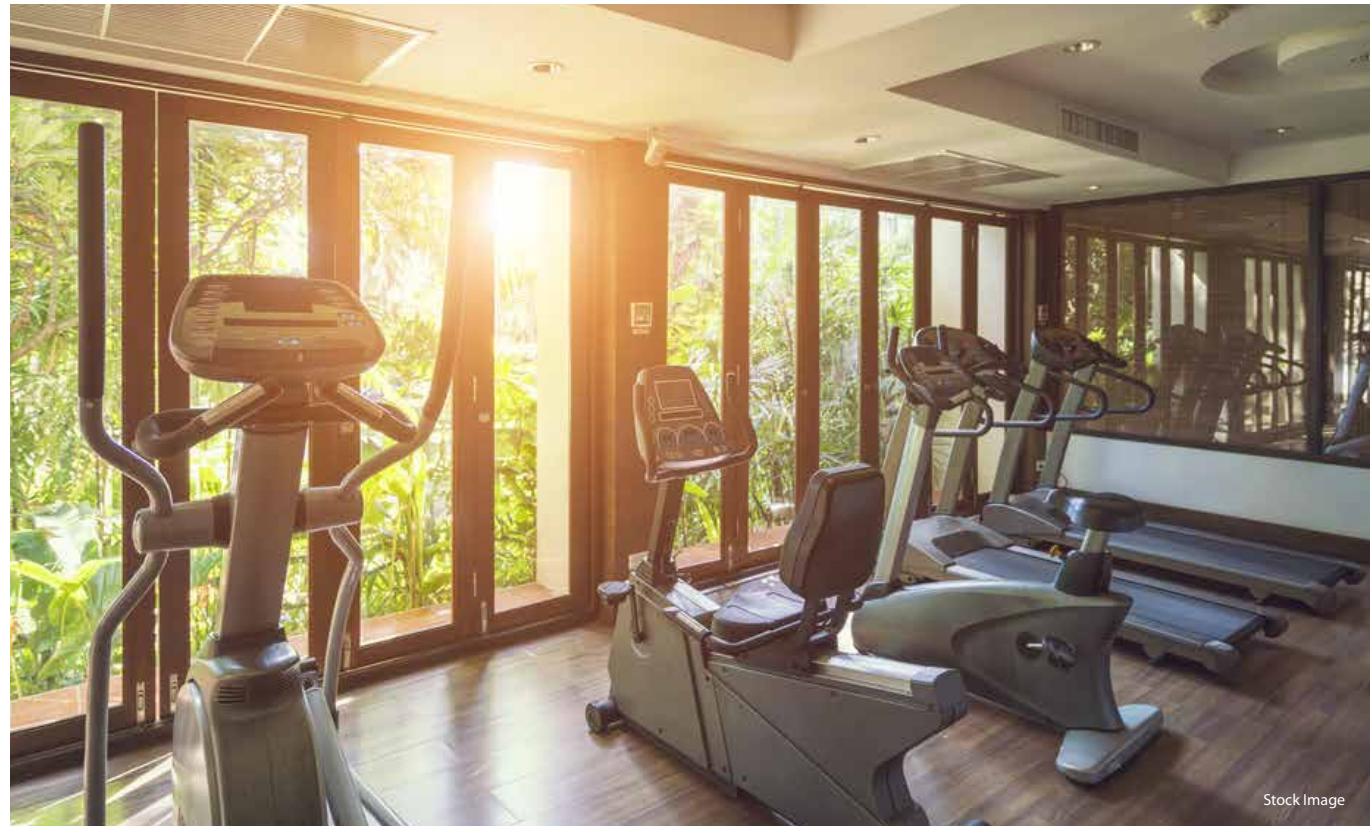
MULTIPURPOSE HALL



CHILDREN'S INDOOR PLAY ROOM



INDOOR GAMES



GYMNASIUM



CO-WORKING SPACE



PARTY LAWN



KIDS PLAY AREA



LAP POOL



KIDS POOL



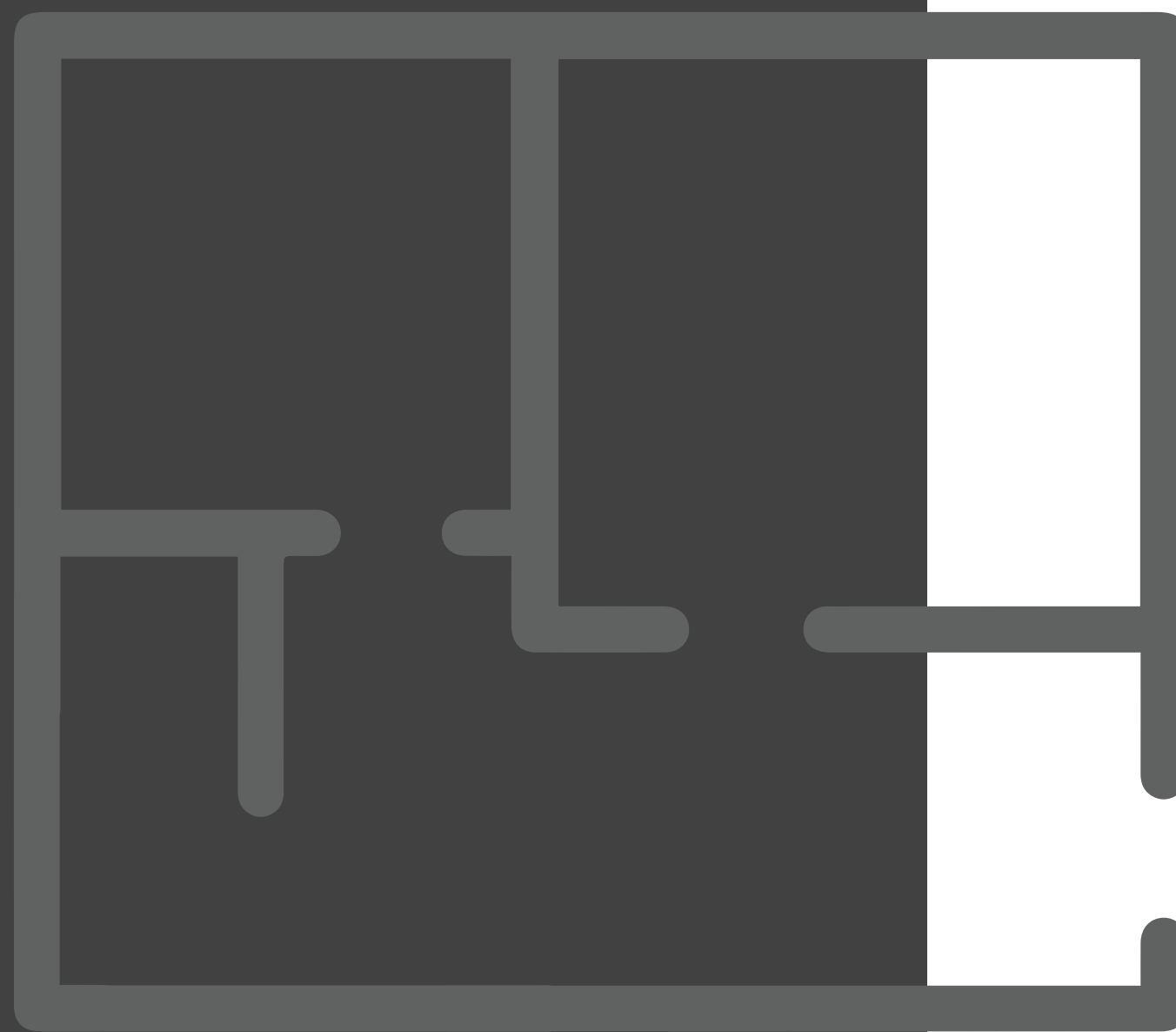
AMPHITHEATER



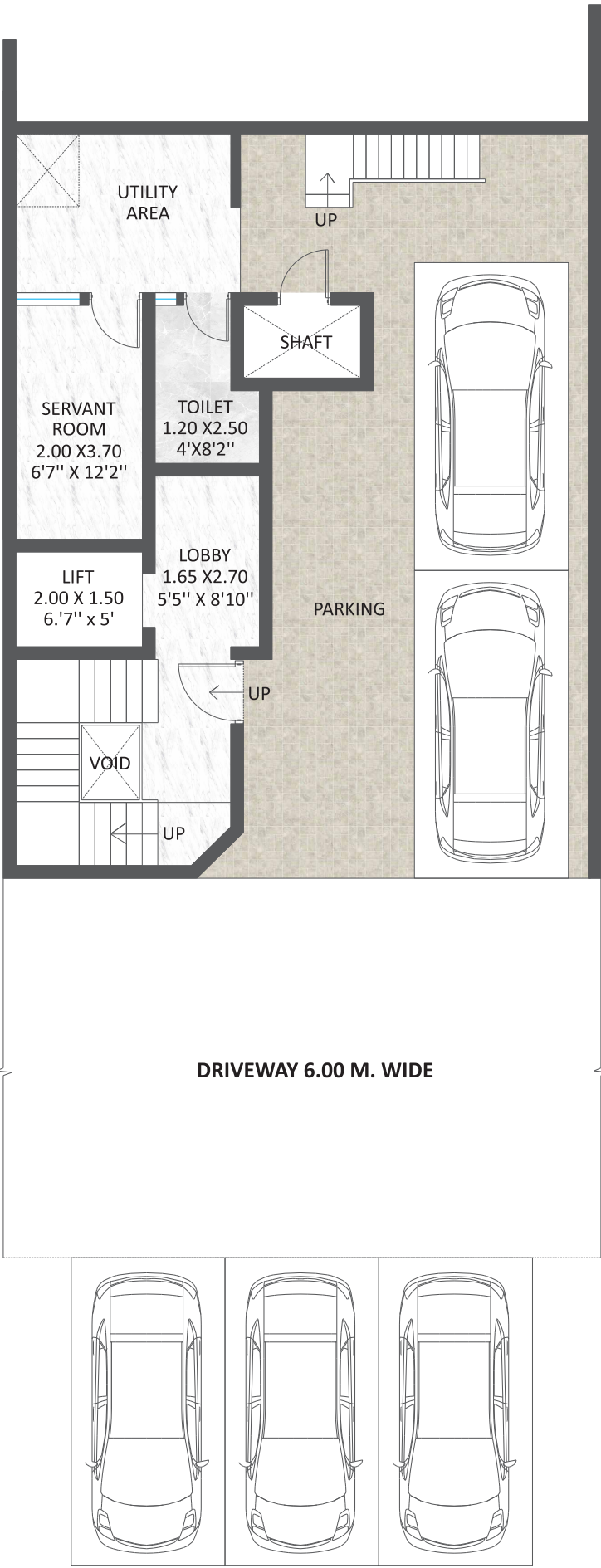
OUTDOOR GYM



MULTIPURPOSE COURT

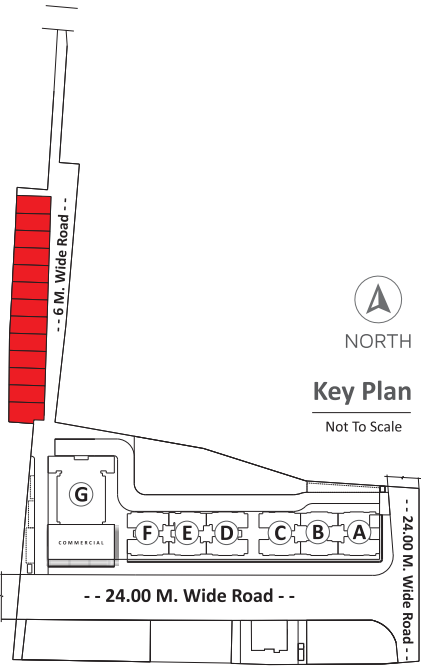


L A Y O U T S T H A T I N S P I R E
L U X U R Y



LOWER GROUND
FLOOR PLAN

Lower Ground Floor	Carpet + Utility Area		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.
	40.77	438.85	40.77	438.77

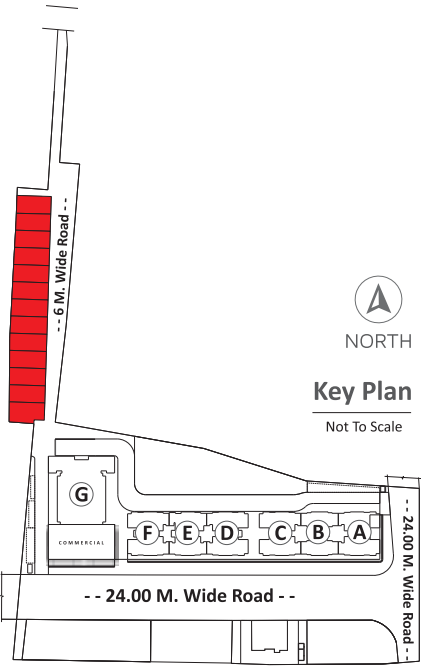


NOTE:
1.** Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm.
3. All the areas other than carpet area are mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. *Gross usable area = carpet area + balcony area + dry balcony area.
6. All dimensions mentioned are for unfinished surface & including enclosed balcony.

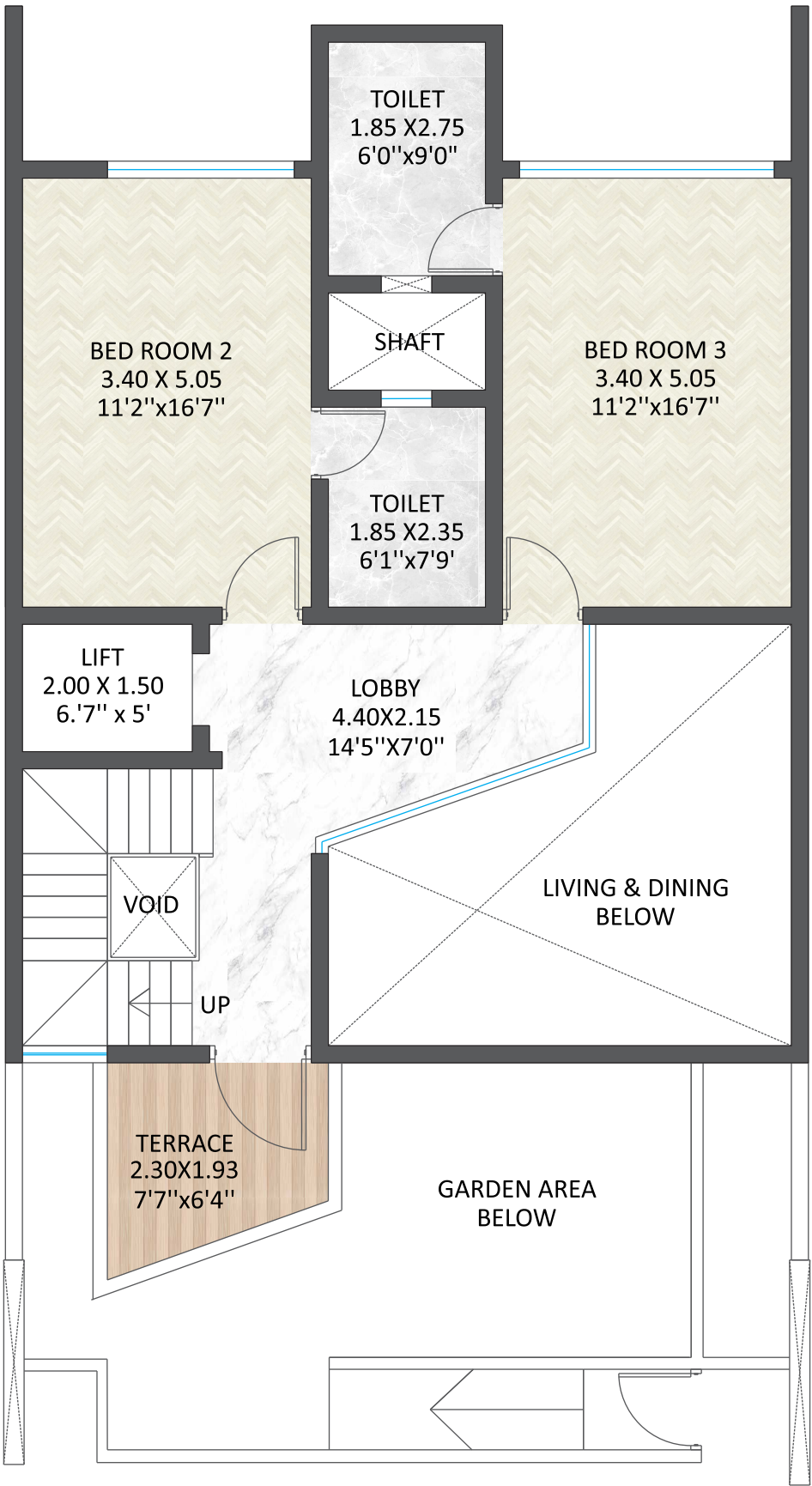


UPPER GROUND
FLOOR PLAN

Upper Ground Floor	Carpet + Utility Area		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.
	85.90	924.63	85.90	924.63

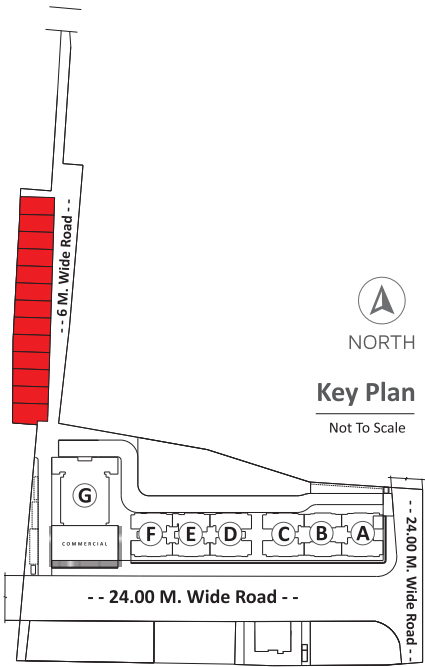


NOTE:
1.** Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm.
3. All the areas other than carpet area are mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. *Gross usable area = carpet area + balcony area + dry balcony area.
6. All dimensions mentioned are for unfinished surface & including enclosed balcony.

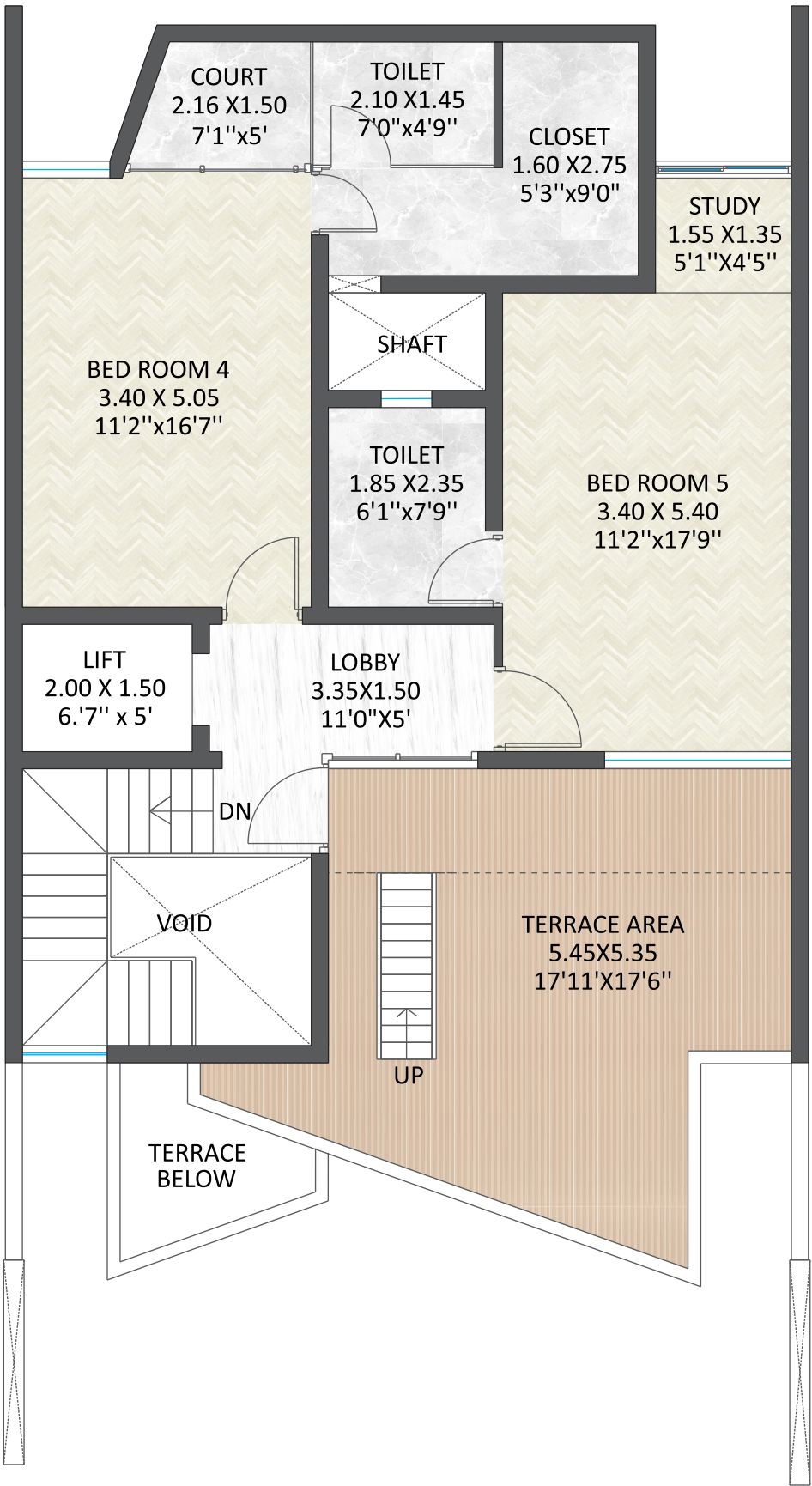


FIRST
FLOOR PLAN

First Floor	Carpet + Utility Area		Terrace Area		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
	59.22	637.44	4.44	47.79	63.66	685.24



NOTE:
1.** Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm.
3. All the areas other than carpet area are mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. *Gross usable area = carpet area + balcony area + dry balcony area.
6. All dimensions mentioned are for unfinished surface & including enclosed balcony.

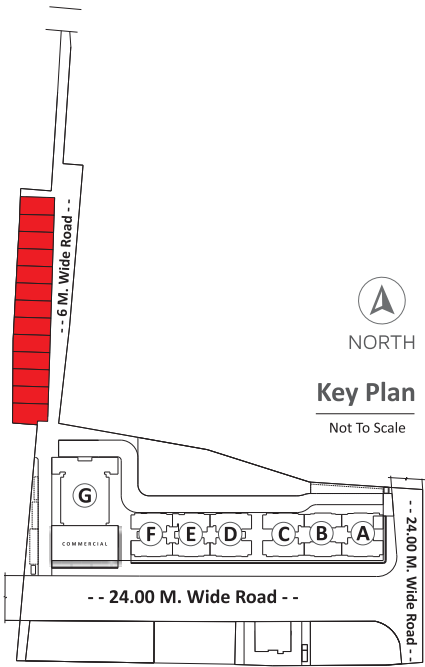


SECOND
FLOOR PLAN

Upper Ground Floor	Carpet + Utility Area		Terrace Area		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
	65.11	700.84	26.72	287.61	91.83	988.46

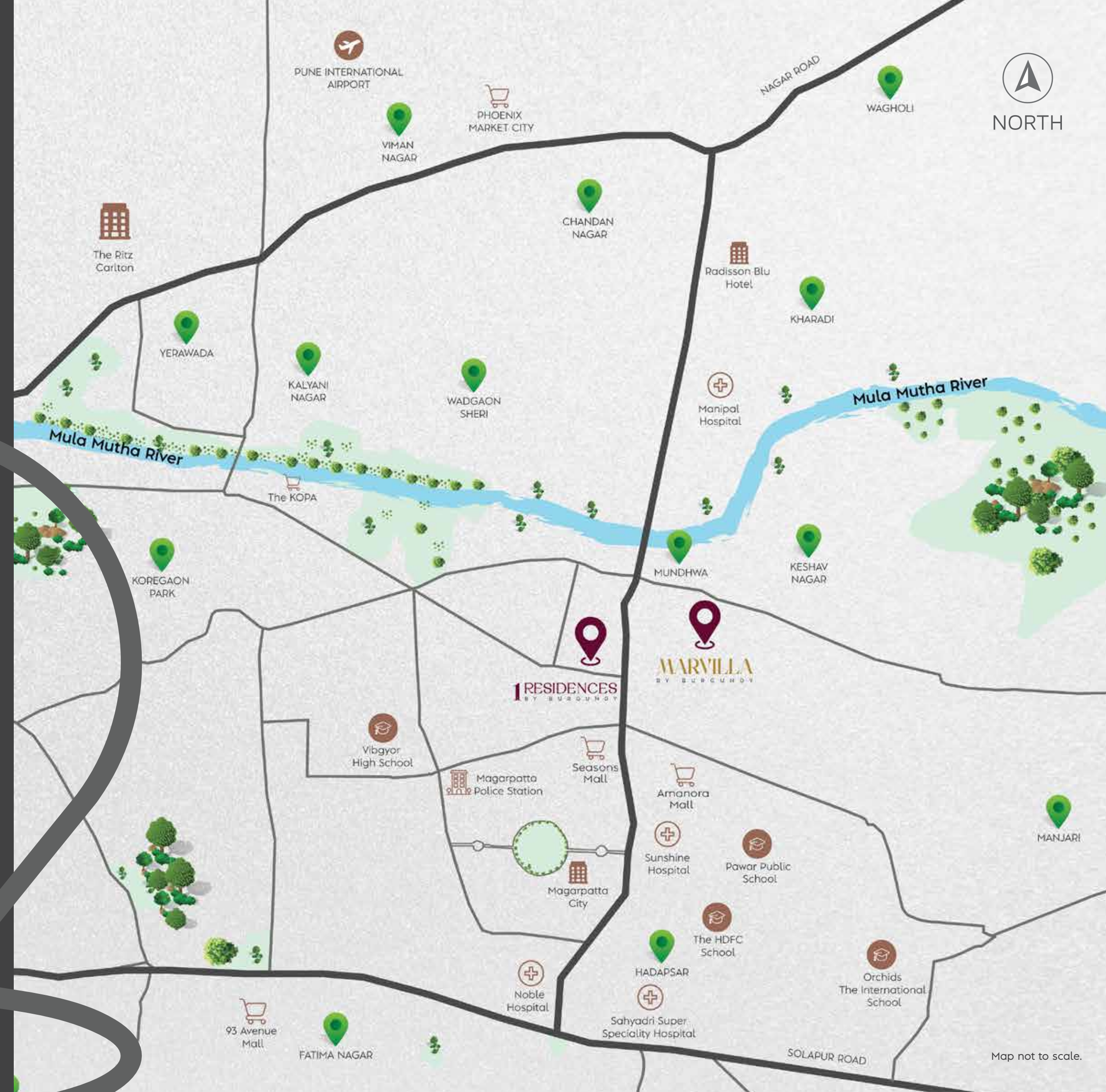
TOTAL AREA

Total Area	Carpet + Utility Area		Terrace Area		*Gross Usable Area	
	sq.m	sq.ft.	sq.m	sq.ft.	sq.m	sq.ft.
	251.00	2701.76	31.16	335.41	282.16	3037.17



NOTE:
1.** Carpet area is calculated according to rera norms (excluding plaster thickness & including cupboard area). 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm.
3. All the areas other than carpet area are mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only. 5. *Gross usable area = carpet area + balcony area + dry balcony area.
6. All dimensions mentioned are for unfinished surface & including enclosed balcony.

LOCATION, LUXURY AND
LIMITLESS POSSIBILITIES.



BURGUNDY EXQUISITE COLLECTION

1 RESIDENCES BY BURGUNDY

3 & 4 BHKs at Magarpatta Road

PART OF 10-ACRE PROJECT

3 Luxury Towers | 25+ Amenities | 37 Floors

MahaRERA No.



P52100066482



Artistic Impression

BURGUNDY
mantra[®] l u x u r y l i n e



Disclaimer: The designs, images, specifications and other details are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only. We reserve the right to modify / amend / alter any of the aforesaid in the best interest of the development and as per RERA regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This printed material inter alia images, contents therein are for representative purpose only. Any party desirous / interested in the project needs to enter into an Agreement to Sale. *T&C apply.

The RERA registered project having Rera Registration no P52100054742 is registered with maharera under Name Mantra Magnus Phase 6. The project is marketed with name Marvilla By Burgundy however the allottees are requested to note the above and access RERA approved data for the same using the QR code as affixed.

 MahaRERA Project Registration No.: P52100054742 | Website: maharera.mahaonline.gov.in