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<http://maharera.maharashtra.gov.in>



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mahindra Marina64

HOME of POSITIVE ENERGY

You've done it all.

You've chased ambitions, achieved your goals, and carved out
your place in the world.

But while passion has earned you success, the hustle has left you
with no time to savour it.

To slow down.

To reconnect.

Now, it's time to discover an abode of mindful luxury.

One that celebrates where you are in life, not just how far you've come.

A home designed to restore balance, rekindle joy, and renew your spirit.

A place to nurture what matters, embrace the finer things, and find
energy in the everyday.

Presenting residences crafted for the community of Malad's most distinct





THE NEIGHBOURHOOD



THE VIEWS



THE RESIDENCES



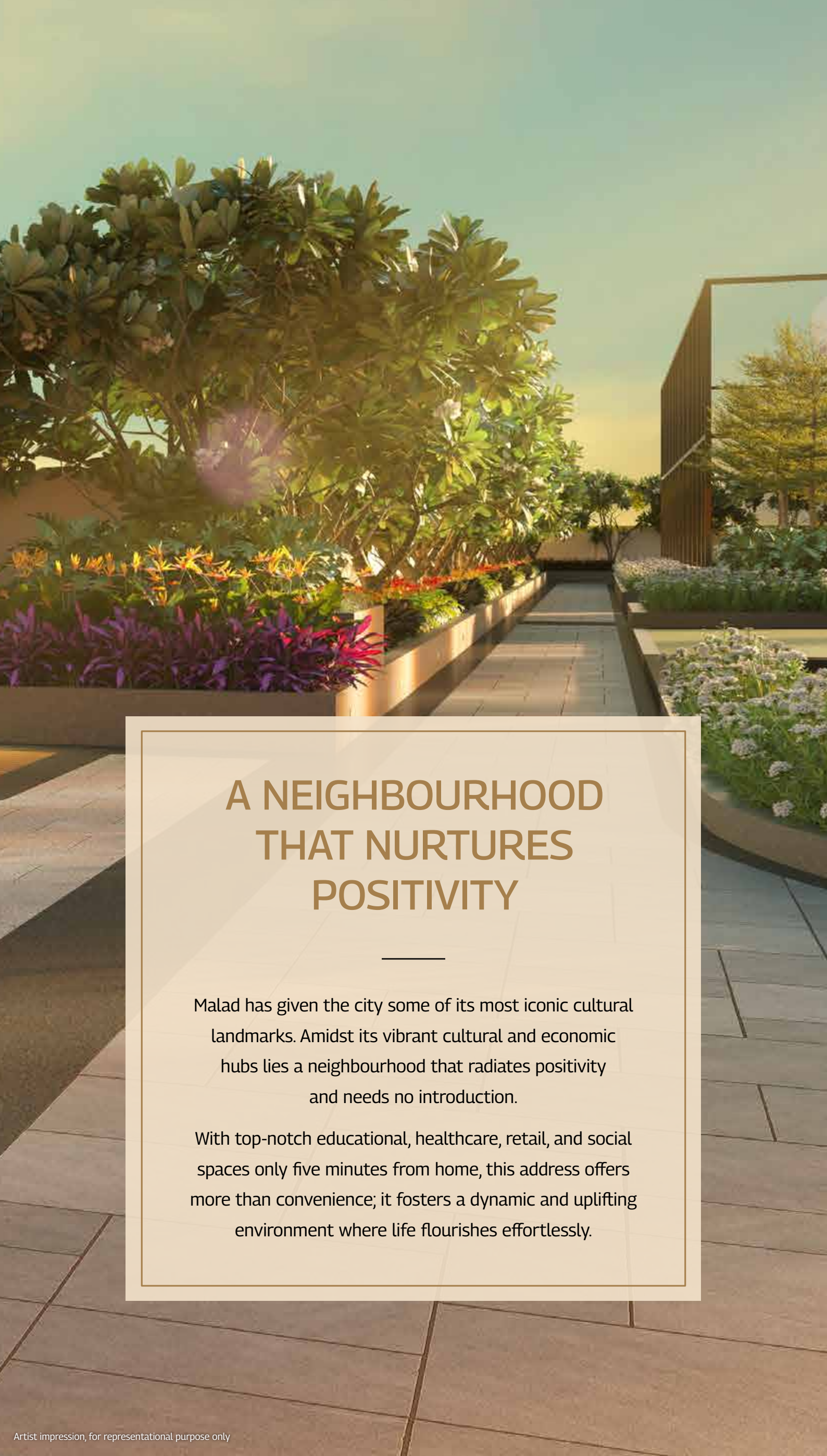
THE AMENITIES



AN ENVIRONMENT-FRIENDLY LIFE



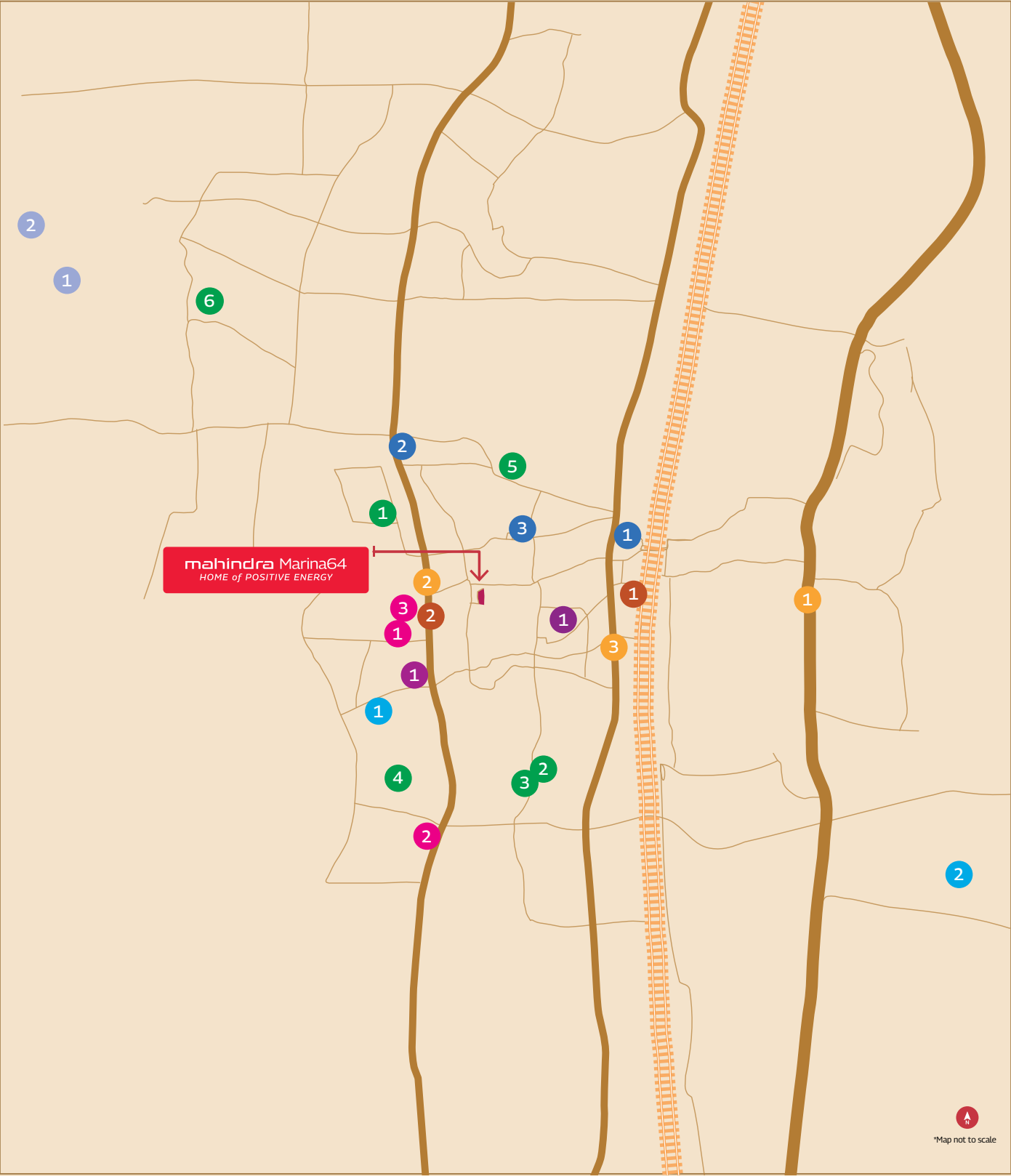
THE MAHINDRA LEGACY

The background image is a photograph of a modern rooftop garden. A paved walkway leads through a series of raised garden beds filled with various plants, including large green trees, purple flowers, and yellow daisies. In the background, a modern building with a glass facade is visible under a clear sky.

A NEIGHBOURHOOD THAT NURTURES POSITIVITY

Malad has given the city some of its most iconic cultural landmarks. Amidst its vibrant cultural and economic hubs lies a neighbourhood that radiates positivity and needs no introduction.

With top-notch educational, healthcare, retail, and social spaces only five minutes from home, this address offers more than convenience; it fosters a dynamic and uplifting environment where life flourishes effortlessly.



● Healthcare Institutions

- 1. Lifeline Hospital ~1.2 km
- 2. Zenith Multispeciality Hospital ~1.3 km
- 3. Sun Hospital ~0.7 km

● Educational Institutions

- 1. Ryan International School (Malad West) ~1.5 km
- 2. Dr. S. Radhakrishnan International School ~1.5 km
- 3. DG Khetan International School ~1.8 km
- 4. VIBGYOR Roots and Rise School ~1.7 km
- 5. Orchids International School ~1.3 km
- 6. Billabong High International School ~3.2 km

● Retail

- 1. Infiniti Mall ~0.9 km
- 2. Inorbit Mall ~2 km
- 3. D Mart ~0.8 Km

● Places of Attraction

- 1. Goregaon Sports Club ~1 km

● Nearby IT/ Business Hubs

- 1. Mindspace Malad ~1.3 km
- 2. Infinity IT Park ~5.6 km

● Railway / Metro Station:

- 1. Malad Railway Station ~1.4 km
- 2. Malad West Metro Station (Line 2A) ~0.5 km

● Roads:

- 1. Western Express Highway ~2.5 km
- 2. New Link Road ~0.4 km
- 3. Swami Vivekananda Road (SV Road) ~0.8 km

● Beaches

- 1. Marve Beach ~5.5 km
- 2. Manori Beach ~8.2 km



EVERYDAY HUBS OF POSITIVITY

Mahindra Marina64 offers dedicated recreational spaces, thoughtfully planned to encourage active lifestyles and everyday community connections.

AN ELEVATED LIFESTYLE

With Mahindra Marina64, we're introducing some of life's finer indulgences into the vibrant Malad locale. Each amenity at the development is carefully crafted to holistically nurture your family's wellbeing by catering to their mental, physical, and social needs. This is a home where you can effortlessly settle into a life of enriching positivity.



LIFESTYLE AMENITIES



Kid's Play Area

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Multipurpose hall

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Swimming pool

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Amphitheatre

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A WHOLESOME, ACTIVE LIFE

When you crave a break from the daily hustle, simply head home to Mahindra Marina64 to feel energised once again. With an array of exclusive sports and fitness amenities close to the comfort of home, a boost of positivity is only a quick game away.



SPORTS AND FITNESS AMENITIES



Gym

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Meditation zone

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Outdoor Gymnasium

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Badminton court

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Multipurpose court

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Yoga Studio

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Kickboxing

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Aerial yoga

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A POSITIVELY LIGHTER FOOTPRINT

At Mahindra Marina64, sustainability meets opulent living. Every detail of the development is thoughtfully designed with the principles of a circular economy, ensuring minimal waste and mindful consumption. With climate-responsive design, conscious construction practices, and resource-efficient systems, the development is built to minimise your carbon footprint, allowing you to be a part of a brighter, more balanced future.



SUSTAINABLY POWERED

At Mahindra Marina64, 100% of the energy used will come from renewable sources, in addition to the reduction of demand through sustainable architecture.



Optimal building orientation to maximise sunlight and increase air circulation



Specialised paint reduces heat gain from roofs



Ideal window-to-wall ratio for better indoor temperature



Energy-efficient equipment reduces power consumption



High-performance glass maximises sunlight with reduced heat gain





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WASTE MANAGEMENT INITIATIVES

Through every step of the process, Mahindra Marina64 will remain conscious of reducing waste while preserving the environment. Here's how we've eliminated waste sent to landfills during the construction phase.



Reducing, reusing, and recycling waste during construction



Procuring green products and materials



Sustainable demolition

WATER CONSERVATION INITIATIVES



53% of water saved annually, reducing dependence on external water sources



Low-flow water fixtures



VIEWS THAT RADIATE POSITIVE ENERGY

With sweeping views of the Malad skyline, the 24,000 sq. ft. open for all landscaped green community area, Mahindra Marina64 offers a rare vantage where calm, clarity, and a sense of uplift come standard.



A modern kitchen interior featuring white cabinetry, a granite countertop, and a large window. A washing machine is integrated into the cabinetry. A potted plant is visible on the right side of the frame.

A RESIDENCE IMMERSED IN POSITIVE ENERGY

At Mahindra Marina64, each home is thoughtfully designed to reflect its residents' elegance. A generous 85M spacing between towers allows utmost privacy, natural light, and refreshing cross ventilation that offer a pleasant and positive environment all day.

ELEGANTLY DESIGNED



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French Windows



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Well Ventilated Rooms



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Spacious Living

MASTER PLAN



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1 Multi-purpose Court

2 Amphitheatre

3 Podium Lawn

4 Kids' Play Area - 01

5 Senior Citizen Nook

6 Yoga Deck

7 Pet Park

8 Floral Garden

9 Outdoor Gymnasium - 01

10 Swimming Pool With Deck

11 Party Lawn

12 Outdoor Activity Area

13 Kids' Play Area - 02

14 Aerial Yoga Room

15 Outdoor Gymnasium - 02

16 Kids' Play Area - 03

17 Kickboxing & Aerobics Room

18 Clubhouse:

- Multi-purpose Hall

- Indoor Games Room

- Gymnasium

- Indoor Badminton Court

A Entry / Exit



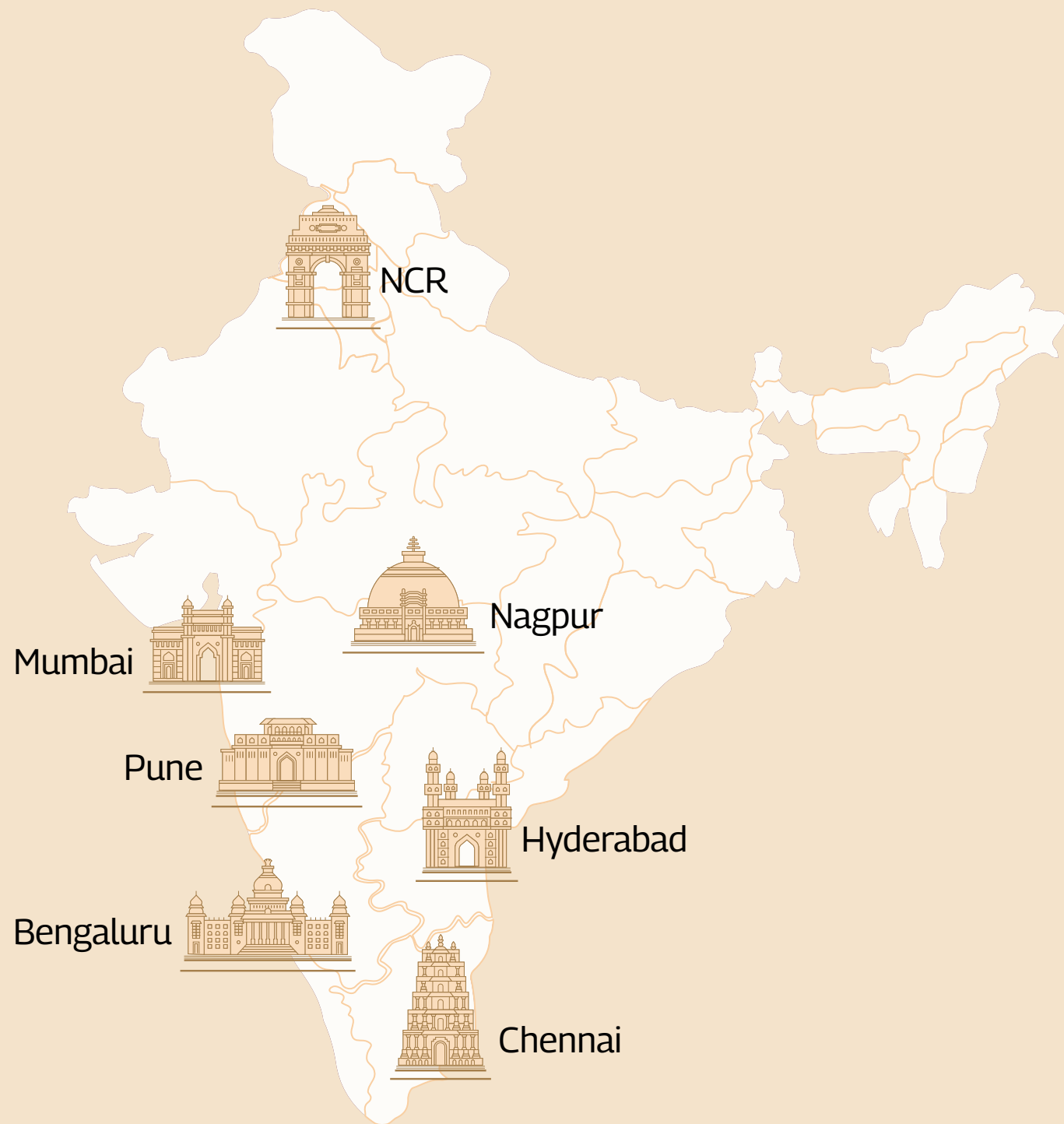
Plan not to scale

SPECIFICATIONS:

FLOOR FINISHES	
• Living Room, Dining Room, Bedrooms and Kitchen • Balcony, Utility and Toilets	• Vitrified Tiles • Ceramic Tiles
WALL FINISHES	
• External Walls • Balcony and Utility • Living Room, Dining Room, Bedrooms and Kitchen • Dado for Toilets (up to door height)	• Exterior grade acrylic texture paint. • Exterior grade emulsion paint. • Gypsum plaster & acrylic emulsion paint • Ceramic tiles dado
CEILING FINISHES	
• Balcony and Utility • Living Room, Dining Room, Bedrooms and Kitchen • All Toilets	• Exterior grade emulsion paint • Putty with OBD paint • Ceiling of master toilet & Common toilet: 2'x2' moisture resistant false ceiling
CP & SANITARY FITTINGS	
• WC, Wash Basin and Bib Tap • Kitchen Sink	• Jaquar or equivalent. • Futura or equivalent stainless-steel sink
DOORS & WINDOWS	
• All Doors • Window	• Main door – 1 hour fire rated, 45 mm thick solid core door. • Bedroom door – Engineered pre-hung premium quality door. • Toilet door - Engineered pre-hung premium quality door. • Living/Bedroom/Kitchen/Toilet • UPVC/ Aluminium (Powder-coated/Anodised) Windows

MAHINDRA LEGACY

Our India presence



Our development footprint spans **34.46 million sq. ft.** of completed, ongoing, and forthcoming residential projects across **7 Indian cities.**

5,000 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.

OUR LUXURY PORTFOLIO

mahindra Luminare
HOME of POSITIVE ENERGY



All corner homes

mahindra Windchimes
HOME of POSITIVE ENERGY



Over 80% open spaces

mahindra Aquality
HOME of POSITIVE ENERGY



16 families per acre

mahindra L'Artista
HOME of POSITIVE ENERGY



Only two apartments per floor

mahindra Eden
HOME of POSITIVE ENERGY



India's first Net-Zero Homes

mahindra Citadel
HOME of POSITIVE ENERGY



Smart homes that simplify living



MAHINDRA LIFESPACE DEVELOPERS LTD.

Established in 1994, Mahindra Lifespaces brings Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry by driving residential communities and enabling business ecosystems.

DEVELOPMENT PORTFOLIO

- Premium residential projects
- Value homes under the 'Mahindra Happinest®' brand
- Integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands

ACCOLADES

- Became India's first real estate company to launch a Net Zero Energy Residential project
- First real estate company in India to have committed to the global Science Based Targets initiative (SBTi)
- Building a 100% green portfolio since 2014; steering towards carbon neutrality by 2040
- Championing research on green buildings tailored to India-specific climatic conditions
- Recipient of over 80 awards for ESG initiatives



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HOME of POSITIVE ENERGY

Office and site address

Mahindra Marina64, Navy Nagar Road, Malad West, Mumbai - 400064



www.mahindralifespaces.com



Project "Mahindra Marina64" is a society redevelopment project undertaken by Mahindra Litespace Developers Limited. This Project is registered with MahaRERA in phase wise manner: "Mahindra Marina64 - Phase 1" bearing Registration no. PR1181012500087, "Mahindra Marina64 - Phase 2" bearing Registration no. PR1181012500523 and "Mahindra Marina64 - Phase 3" bearing Registration no. PR1182022502265. The details of the said projects are available on <http://maharera.maharashtra.gov.in>. The information contained herein is indicative of the kind of development that is proposed. All specifications of the Project will be as per the agreement for sale to be executed between the parties. Buyer Discretion advised. T&C Apply.