1 RESIDENCES
BY BURGUNDY



“

In the pursuit of perfection,
elegance finds its purest form,
crafted for those who embody the rarest of tastes.

”

Artistic Impression

mantra®

TRANSFORMING PUNE'S SKYLINE SINCE 2007

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.

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BURGUNDY
mantra luxury line

Where The Triumphant Ones Claim Their Glory

At Burgundy, life transcends indulgence in luxury; it embodies an elevated philosophy - an artful way of thinking, being, and living. It is a personal statement of abundance and sophistication, meticulously curated to enhance your quality of life.

The Burgundy lifestyle isn't just about possessions; it's about curating extraordinary experiences. Waking up to panoramic views, surrounded by world-class amenities and elite wellness centers, creates moments designed to fulfill your deepest aspirations.

Exclusivity defines Burgundy, fostering a community of discerning individuals who share refined tastes. From designer homes to handpicked materials, every element reflects a commitment to excellence.

Burgundy is more than a home; it’s a canvas for personalized expression for those who live beyond the ordinary. The Burgundy lifestyle is a symphony of indulgence, comfort, and exclusivity.

With Burgundy, you embrace a lifestyle where luxury meets meaning, and each day presents an opportunity to embark on a journey toward a fulfilling life.

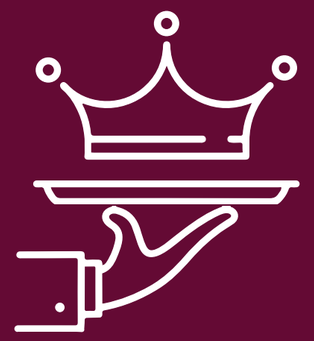
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Welcome to

1 RESIDENCES
BY BURGUNDY

Experience The Extraordinary

1 Residences epitomizes refined luxury, with three magnificent towers offering opulent details for discerning homebuyers seeking a perfect blend of sophistication and elevated style.





Pune is now styled
by Manish Malhotra
The Burgundy Way

Mantra’s expertise in creating exceptional living spaces converges with the unparalleled artistry of Manish Malhotra to deliver a signature project at 1 Residences. This unique collaboration highlights Mantra's legacy of quality and innovation, while Manish Malhotra, renowned for his iconic designs, brings his expert understanding of fashion and luxury into architectural brilliance.

Together, we have crafted a space that exude intricate glamour and refined allure. Every detail reflects the synergy between our excellence in development and Manish Malhotra’s visionary approach, creating a space that immerse residents in serenity, opulence, and sophistication.

Manish Malhotra’s
artistry, along with the chakra philosophy
at 1 Residences, harmonizes luxury with
mind, body, and soul.

Discover A Cosmic Truth

At 1 Residences, the landscape is inspired by the chakras, harmonizing energy to enhance well-being. Lush gardens, calming water features, and thoughtfully aligned pathways create a serene environment that blends nature and architecture. Each space fosters inner peace offering a sanctuary where balance and tranquility thrive.

Stock Image

The Design Of 1 Residences

At 1 Residences, the grand lobby showcases the unparalleled artistry of Manish Malhotra, where his glamorous touch is infused with timeless allure. Every detail reflects his signature elegance, setting the tone for refined luxury. This project is a testament to Mantra's vision of excellence, bringing together globally renowned names-Ganti & Associates for architectural design, Walter P Moore for quality and durability, and themed landscaping by Deep Roots, Singapore. Together, these international experts have created a masterpiece of opulence tailored to the most discerning connoisseurs.

Stock Image

Nature At Its Finest

1 Residences embraces the soothing grandeur of open spaces, with contoured landscapes that evoke timeless tranquility. Every detail is meticulously curated to enhance the serene atmosphere while offering captivating variety. The artistry lies in harmonizing refined design with the untamed beauty of nature, creating a sanctuary of opulent serenity. This perfect balance defines the essence of enlightened luxury, where peace and sophistication coexist in perfect harmony.

Stock Image

The many answers to a singular question.
'What makes you happy?'



Expansive Living in the Heart of the City

The Premier Commercial Tower boasts a vibrant retail boulevard, featuring international shopping and dining experiences. Enjoy a curated selection of global brands and gourmet restaurants, elevating everyday living to new heights.

Artistic Impression

Life Made Better

Experience abundant open space and airflow that enhances your home's energy. Enjoy extensive green parks and pathways, inviting leisure activities and social interactions, leading you through open, lush areas as you enter.

Artistic impression

Designed for Serenity and Socializing

Discover the thoughtful spread of amenities at podium level spread across both covered and open spaces. The area provides a perfect blend of comfort and leisure, designed for relaxing social engagement.

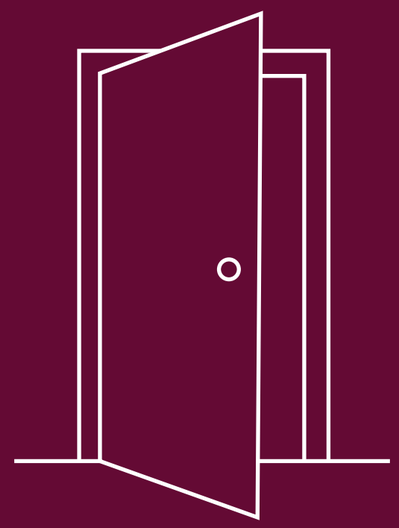
Artistic Impression

Masterpiece Amongst the Sky

Experience a skyline masterpiece, one of the tallest buildings redefining luxury living. Enjoy breathtaking views and unmatched sophistication.

Artistic Impression

Homes that echo Grandeur, Elegance,
and Distinction.



3 & 3 Bed Ultima Residences

Experience comfort and sophistication in our thoughtfully designed residences. With spacious living areas and refined finishes, each residence is crafted for your ultimate comfort.

Artistic Impression

4 & 4 Bed Ultima Residences

Elevate your lifestyle with our exclusive residences. Featuring generous spaces and premium design, each home is a testament to opulence and refinement.

Artistic Impression

Embrace a life of luxury in your Villasuites

Live lavishly, surrounded by lush greenery. Set in a prime location with vibrant podium gardens, these Villasuites blend luxury and nature for an unmatched living experience.

Stock Image

Exquisite luxury of the Pentaresidences

Experience the refined luxury of Pentaresidences, where panoramic views from one of the tallest towers offer breathtaking vistas and an unmatched sense of elevated living.

Stock Image



Entrance



Kids Room



Kitchen & Dining



Master Bedroom



Study Room



Master Toilet

Artistic Impression

Let your senses be pampered at the
Burgundy VIP Club, spread across 1 acre,
with lifetime services provided exclusively for you.



Artistic Impression

Luxury. Lavishness. Leisure.

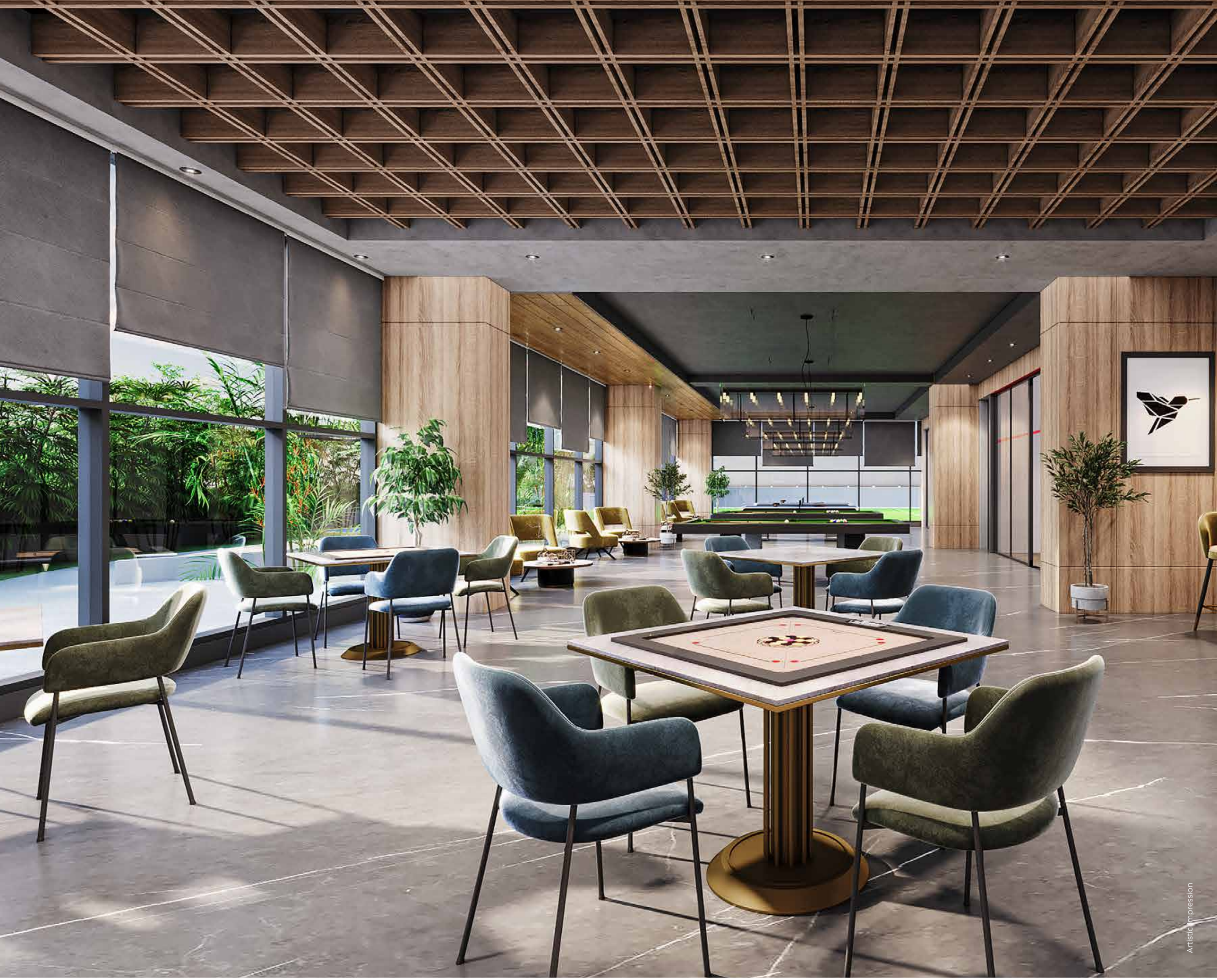
Artistic impression

Dive into a pool of luxury indulgences.



Artistic Impression

Experience peace in the bliss of sunlight.



A lively space for games and camaraderie.



Artistic Impression

Achieve triumph in a space built for champions.



Artistic Impression

Accomplish your fitness goals in style.



Artistic impression

An exclusive theater for timeless entertainment.



Artistic Impression

The perfect place that complements your events.

Grand lobbies that greet you in style.

Artistic impression

Layers of Security for Unmatched Safety

Our top-tier security system guarantees your safety and peace of mind. RFID access control limits entry to authorized residents, while CCTV surveillance keeps an eye on common areas. Each building features a building-level intercom for seamless communication with security. Access to lifts and lobbies is restricted to residents, and the automatic door phone enables easy visitor screening, enhancing your security at every level.





RFID



Automatic Door Phone



24x7 CCTV Surveillance



Secured Lift & lobbies



Digital Door Lock



Manned Security

Stock Images

Live Extraordinarily with 25+ Amenities
Designed for Everyone





Lounge



Restaurant & MCafe



Walking & Jogging Track



Outdoor Office & Meeting



Zen Garden



Senior Citizen Sitting

Stock Images



Squash Courts



Spa & Sauna



Kids Play Area



Basketball Court



Outdoor Gym



Cricket Practice Net

Stock Images

and many more...

The Grandeur from Above



Artistic Impression

Specifications crafted for
those who demand perfection



Structure

- RCC structure designed with an earthquake-resistant frame

Masonry

- AAC Blocks Masonry Work / Shear Wall

Wall Finish

- Texture paint for the exterior surface
- Emulsion paint on interior walls

Electrification

- Concealed internal electrical wiring – Finolex / Polycab / Havells equivalent
- Smart switches – Legrand or equivalent make
- Switchgear – Legrand or equivalent make
- Power points for refrigerator, microwave, and other gadgets in the kitchen
- Powerpoint for washing machine on the dry balcony
- Geyser points in all toilets
- Provision for AC points in all rooms
- Provision for TV and telephone points in all rooms

Kitchen

- Provision for a washing machine on the dry balcony

Bathrooms

- Concealed plumbing
- Premium ISI mark C.P. fittings – Kohler or equivalent
- Premium sanitary fittings – Floor/wall mounted – Kohler or equivalent
- Designer dado wall tiles up to lintel level
- Provision for electric geyser
- Provision for exhaust fan

Flooring

- 1.2 M x 1.8 M vitrified tiles across the apartment unit
- Anti-skid ceramic tiles for bathrooms and terraces
- Engineered wood flooring for the master bedroom

Doors & Windows

- Main door - Flush door shutter with digital door lock (Yale or equivalent)
- Internal room doors - Flush doors with laminate
- Bathroom doors - Flush doors with laminate
- Three-track powder-coated aluminum sliding windows with mosquito nets
- Natural stone window sill

Utilities

- Sewage treatment plant
- Rainwater harvesting
- Underground and overhead tanks for water storage
- Firefighting system
- 100% power backup for common areas and lifts

Security

- CCTV cameras for security
- Security cabin
- Access cards

Balcony Railing

- SS railing with glass as per the requirement

Elevators

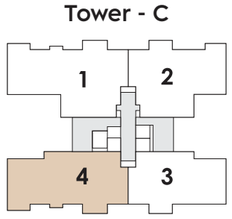
- 13-passenger lifts – Kone or equivalent make

Discover Typical Unit Plans Designed
for Modern Living

3 BHK | Typical Unit Plan



Tower - C



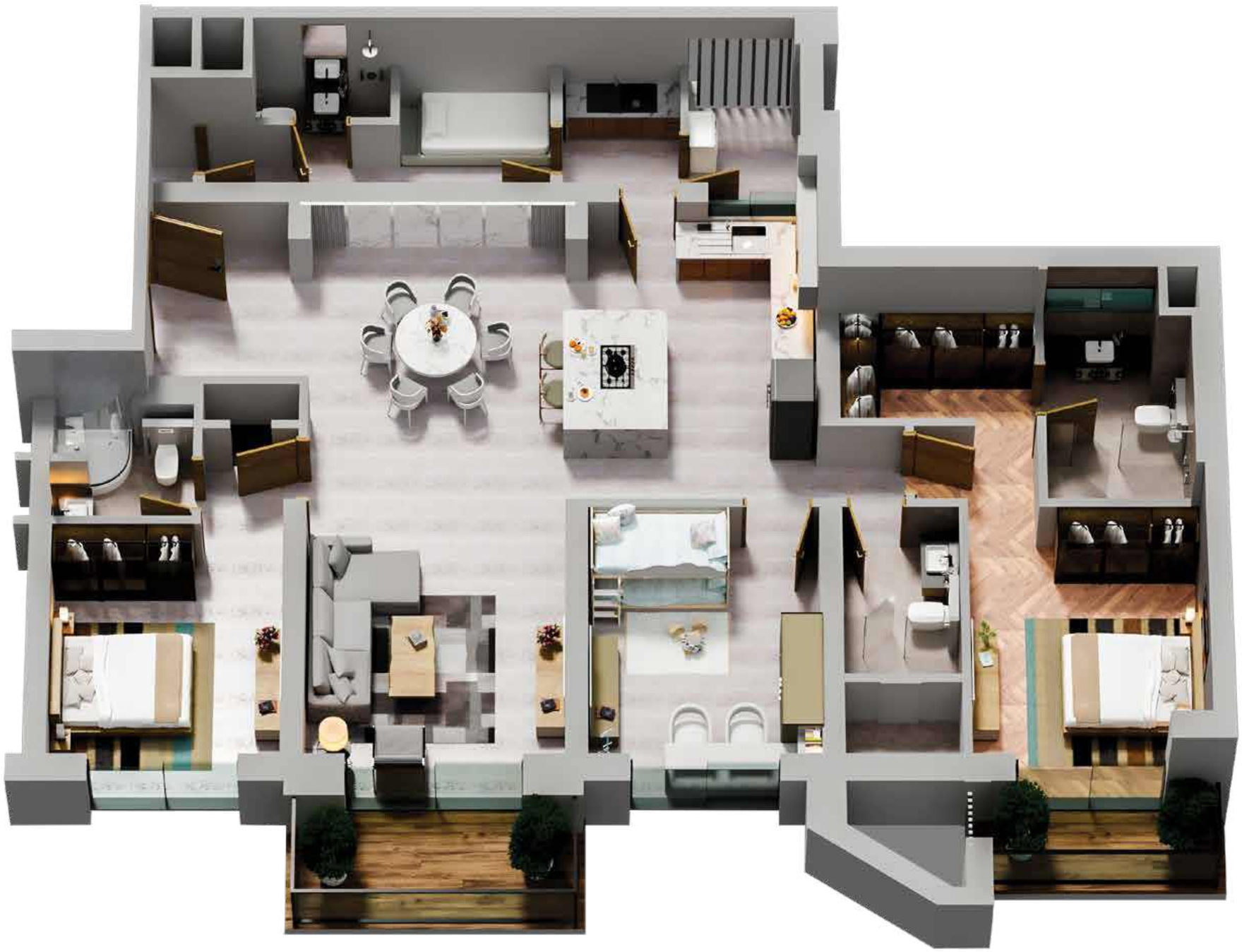
Key Plan - C

Unit Type	**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	125.61	1352.07	8.63	92.89	1.79	19.27	136.03	1464.23

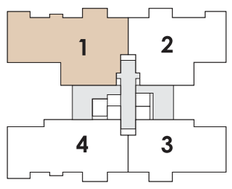
NORTH

Note : 1. Carpet Area is calculated according to RERA norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area 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 dimensiuons mentioned are for unfurnished surface & encluding enclosed balcony. 7. The elevation features, walls, elevation boxing, window sizes & window location are indicative & may vary as per construction techniques & RCC design. 8. It is assumed that skirting line is matched with plaster line. 9. Toilet Dimensions are including ledge wall if any.

3 BHK Ultima | Typical Unit Plan



Tower - C



Key Plan - C

Unit Type	**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 Ultima	145.41	1565.14	8.63	92.89	3.97	38.43	157.61	1696.46

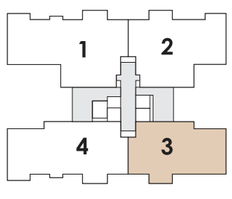
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4 BHK | Typical Unit Plan



Tower - C



Key Plan - C

Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
4 BHK	161.66	1740.15	9.36	100.75	3.03	32.61	174.05	1873.52

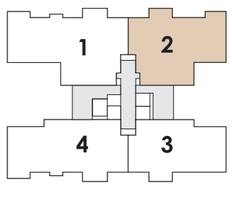
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4 BHK Ultima | Typical Unit Plan



Tower - C



Key Plan - C

Unit Type	**Carpet		Open Balcony		Dry Balcony		**Gross Usable Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
4 BHK Ultima	180.60	1944.02	9.36	100.75	3.97	42.73	193.93	2087.51

NORTH

Note : 1. Carpet Area is calculated according to RERA norms, may vary as per subsequent amendment in the rules. (excluding plaster thickness & including cupboard area) 2. Plaster thickness is considered as internal plaster 10mm & external plaster 20mm. 3. All areas other than carpet area mentioned are for illustration purpose only. 4. Sale of apartment is on carpet area only.
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There Is Nowhere Else You Would Rather Be

Magarpatta road is not merely adjacent to the city's IT corridor; it is in the vibrant heart of the city. Home to leading IT companies and premier commercial developments, it offers unparalleled convenience for professionals. This locale masterfully blends world-class infrastructure with lush greenery, creating an exquisite balance between work and leisure. With exceptional dining, shopping, and entertainment options, along with top-tier healthcare and renowned educational institutions, Magarpatta road stands as the epitome of luxury living, ideal for both career and family life.

Artistic Impression

Location Map

NORTH

PUNE INTERNATIONAL AIRPORT

PHOENIX MARKET CITY

WAGHOLI

VIMAN NAGAR

Sahyadri Super Speciality Hospital

CHANDAN NAGAR

The Ritz Carlton

KHARADI

YERAWADA

KALYANI NAGAR

WADGAON SHERI

Manipal Hospital

Mula Mutha River

Mula Mutha River

The KOPA

KOREGAON PARK

MUNDHWA

Itsy By Treebo Opal Suites

1 RESIDENCES BY BURGUNDY

Vibgyor High School

Magarpatta Police Station

Seasons Mall

Amanora Mall

MANJARI

Sunshine Hospital

Pawar Public School

Mgarapatta City

The HDFC School

Orchids The International School

Noble Hospital

HADAPSAR

93 Avenue Mall

FATIMA NAGAR

SWARGATE

THE LEXICON SCHOOL

KONDHWA

PHURSUNGI

BHEKRAI NAGAR

Map not to scale.

Excellence
At The Cutting Edge



Structuring Architectural Brilliance

Ganti & Associates Inc. USA

Shekar Ganti, a founding partner of Ganti & Associates in Los Angeles, California, is a LEED Accredited Architect with over 30 years of global architectural design experience. Practicing in the U.S. since 1994, he has contributed to award-winning projects as a Senior Designer at Richard Meier & Partners. Shekar is a proud member of the American Institute of Architects (AIA) and a fellow of the Indian Institute of Architects (IIA). Ganti & Associates Inc. brings their innovative approach to 1 Residences, seamlessly integrating architecture, interiors, and lighting to create a contemporary design. With cutting-edge aesthetics and sustainable practices, this collaboration establishes a living environment that embodies modern elegance and holistic sophistication, setting new benchmarks in architectural excellence.

GA Design Consultants LLP
Architecture . Lighting . Planning

Stock Image

Landscapes That Nurture Deeper Roots

Deeproots Design and Living Products Pte Ltd

In collaboration with Deeproots, Singapore, 1 Residences features expansive landscaping that celebrates and integrates nature. Deeproots' "deep-rooted" approach creates mindful spaces that connect with nature, promoting wellness and happiness. Their commitment to vibrant, human-centric, and biophilic landscapes enhances every exterior and interior space, fostering increased productivity and a harmonious living environment. This partnership ensures that 1 Residences not only embraces but thrives within its lush, nature-inspired surroundings.

Deeproots Design®

Stock Image

Forging the Future

Walter P Moore

Partnering with leading structural engineers, 1 Residences benefits from their expertise in crafting iconic projects that shape industries and societies. As collaborators in innovation, they overcome challenges to build magnificent structures that enhance the way we live, work, and play. Their commitment to creating essential, forward-thinking projects ensures a built environment that supports and elevates modern life.

Stock image

Transforming Future Vision

Qubit India

In association with Qubit India, 1 Residences integrates cutting-edge 3D visualization, global illumination lighting systems, and multimedia presentations. Their expertise in Virtual Reality creates immersive and dynamic experiences, ensuring that every aspect of the project is showcased with unparalleled clarity and sophistication.

Stock Image

“

In a world touched by the extraordinary,
elegance is not a choice
It is a legacy destined for the discerning few.

”



Artistic Impression

BURGUNDY

mantra® luxury line

For more information: 91726 07666 | www.mantraproperties.in/mantra-burgundy

Manish Malhotra's style expertise is focused exclusively on styling the common areas, i.e. the clubhouse and tower lobbies within the project. This collaboration does not cover individual residential units.

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 P52100066482 is registered with maharera under Name Mantra Phase 1. The project is marketed with name 1 Residences 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.: P52100066482 | Website: maharera.mahaonline.gov.in