



THE POWER
CENTRE
FOR BUSINESS
TYCOONS



EVERY CITY HAS A **POWER CENTRE**,
A PLACE WHERE ALL BUSINESSES
WANT TO BE LOCATED.



IN NEW YORK, **MANHATTAN** IS
THE **POWER CENTRE.**

Artistic Impression



IN SHANGHAI, IT'S **LUJIAZUI.**

Artistic Impression

IN PUNE, THE **POWER CENTRE** IS
UPPER KOREGAON PARK.





**MANTRA
BUSINESS
CENTRE**

Upper Koregaon Park

THE POWER CENTRE FOR BUSINESS TYCOONS

Mantra Business Centre is not just another business address. It is a power centre for business tycoons to operate and flaunt their success. The offices here combine innovative, efficient, and collaborative spaces with multiple retail, dining and entertainment options. With modern architecture, superb connectivity, thoughtful comforts, and state-of-the-art conveniences, your productivity will rise and your business image will soar into the elite league at Mantra Business Centre. Come; belong to Pune's power centre for business.

THE POWER OF LOCATION.

Mantra Business Centre's biggest advantage is its central location of Upper Koregaon Park, located in a prime on-road area, between the prominent IT hubs of Kharadi and Hadapsar on one side and affluent Koregaon Park on the other. Minimal travel time to workplaces like Magarpatta, Kharadi, Hadapsar, Viman Nagar, Kalyani Nagar and Koregaon Park, educational institutes, as well as Pune's best eateries, malls and entertainment, makes Upper Koregaon Park one of Pune's most sought after commercial real estate locations.



THE POWER OF QUICK COMMUTES

Where everything is just minutes away

Entertainment:

PVR, Amanora	9 mins
Cinepolis	9 mins
Carnival Cinemas	12 mins
PVR, Phoenix Marketcity	18 mins

Employment Hubs:

Magarpatta	10 mins
Cerebrum IT Park, Kalyani Nagar	14 mins
EON IT Park	14 mins
World Trade Center	15 mins
Business Bay	16 mins
Weikfield IT Citi, Viman Nagar	17 mins
Mantri Business Park, Viman Nagar	17 mins
City Bay	20 mins

Hospitals:

Aditya Hospital	6 mins
Ankur Multispecialty Hospital	7 mins
Anup Nursing Home	18 mins
Om Hospital	8 mins
Vighneshwar Clinic	8 mins
Columbia Asia Hospital	9 mins
Shree Hospital	10 mins
Pushpai Child Care	10 mins
Sai Hospital	11 mins
Salunke Hospital	13 mins
Inlaks & Budhrani Hospital	13 mins

Malls:

Amanora	9 mins
Seasons Mall	9 mins
Creaticity	17 mins
Phoenix Marketcity	18 mins

Educational Institutions:

St. Joseph Convent School	3 mins
Little Millennium	7 mins
Savitribai Phule Balvikas Mandir	7 mins
St. Oscar Convent High School	8 mins
Sarathi Vidya Mandir	8 mins
The Orbis School	9 mins
Sadhana Vidyalaya	14 mins

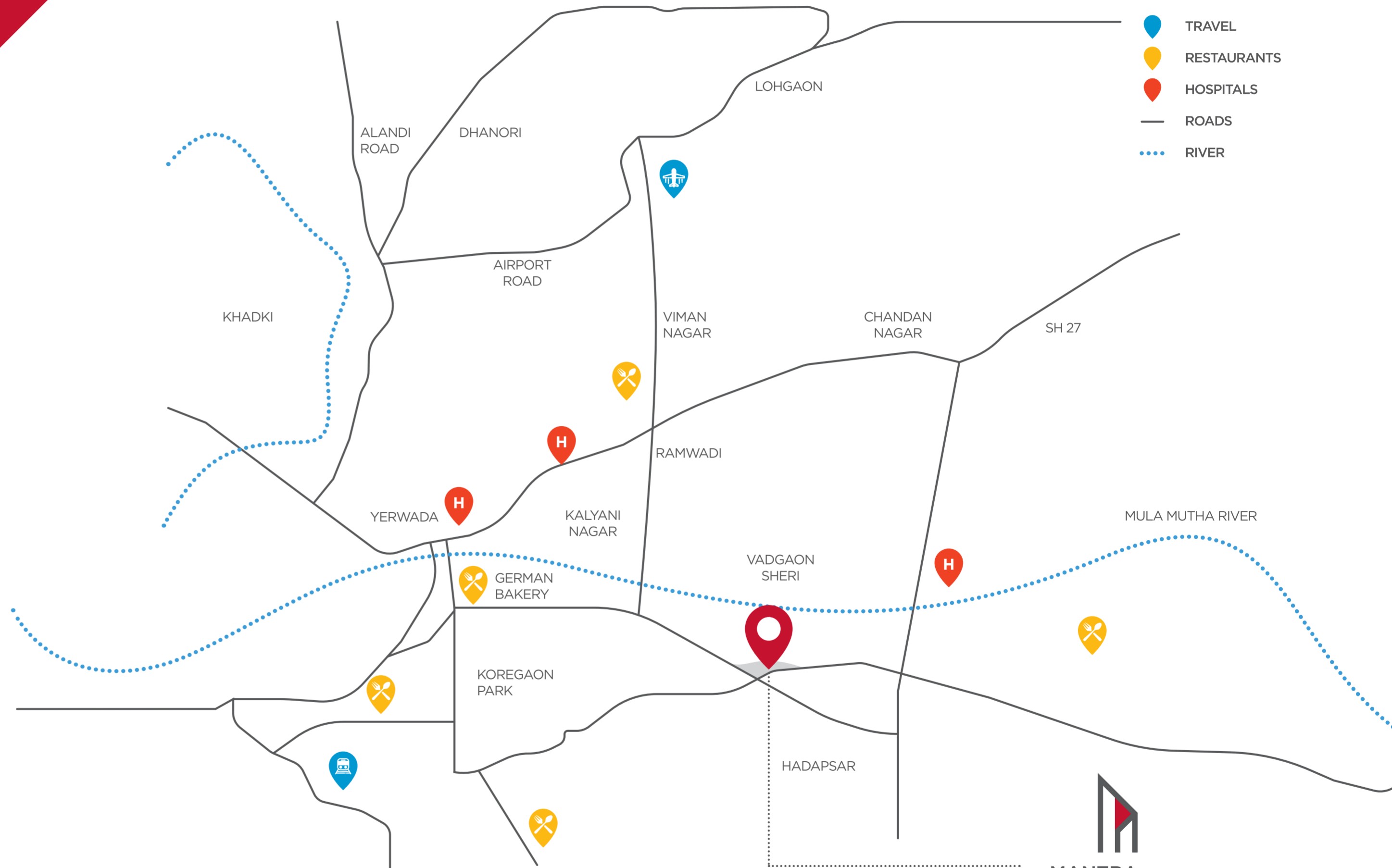
Hotels:

Westin	5 mins
Marriott Suits	6 mins
Radisson Blu	11 mins
Hyatt Regency	15 mins
Conrad	18 mins

Parks:

Joggers Park	14 mins
--------------	---------

Times given are tentative and may vary as per traffic conditions



MANTRA BUSINESS CENTRE
Upper Koregaon Park

THE POWER OF OFFICE SPACES THAT MATCH YOUR VISION.

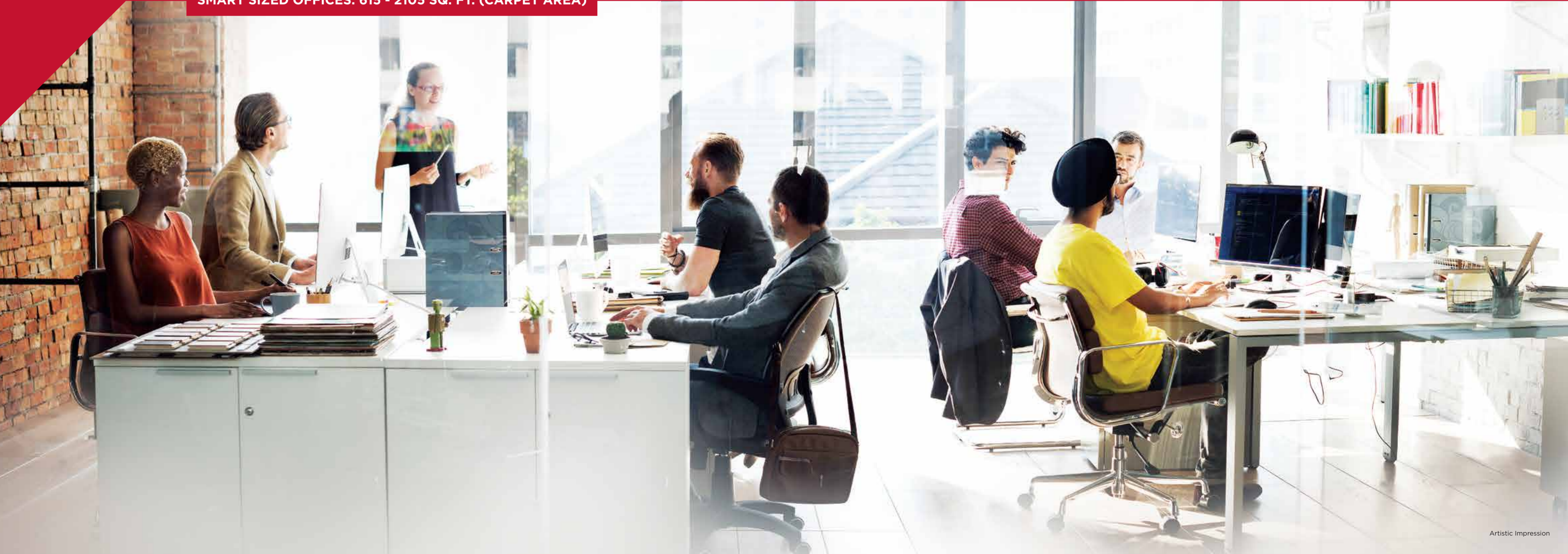
Growing businesses and corporate offices do not just need space; they need the right space that will enable them to grow in scale and image. With precise planning, functional design, state-of-the-art offerings and convenience all packed into one, Mantra Business Centre is your gateway to assured success.





Artistic Impression

SMART SIZED OFFICES: 615 - 2105 SQ. FT. (CARPET AREA)



Artistic Impression

THE POWER OF THE VERY BEST OF RETAIL SPACES.

Internationally designed retail spaces offer great visibility to your brand. Open, well-planned spaces with end-to-end glass-front displays help increase footfall and generate great business. With a huge customer base with large spending power guaranteed, take your brand to the next level at Mantra Business Centre.





PERFECT RETAIL SPACES: 819 - 1976 SQ. FT. (CARPET AREA)

THE POWER OF CONNECTIVITY.

Mantra Business Centre offers superior connectivity to Pune Airport as well as Pune Railway Station. Various hospitals, entertainment hubs and retail landmarks are also within close proximity, thanks to a well-developed network of arterial roads and the upcoming Pune Metro.



6 KM

Pune
International
Airport



5.5 KM

Pune
Railway
Station



3 KM

Nearest
Metro Station
(Kalyani Nagar)



4 KM

Nearest
Hospital
(Aditya Hospital)



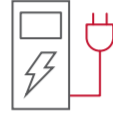




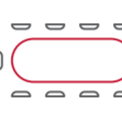
4 KM

Nearest
Mall
(Amanora Mall)



THE POWER OF CONVENIENCE.

What happens when work becomes fun? You get spectacular performance from your employees. That's the power of convenience. Convenience at the workplace leads to efficient business strategies and excellent teamwork. At Mantra Business Centre, we provide you with an ecosystem that makes work so much more enjoyable.

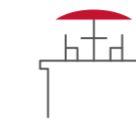
 EV Charging Stations	 Multilevel Car Park	 100% Power Backup For All Offices
 High Speed Elevators For Quicker Vertical Access	 Multilevel Access Control Security	 State-of-the-art Conference Rooms For Big Idea Discussions

THE POWER OF COMFORT.

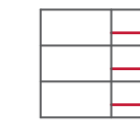
At Mantra Business Centre, we truly believe in a work culture that creates a happy mindset first, in order to maximise productivity. The power of comfort is at the root of exclusively planned and designed spaces that help the mind rejuvenate and energise, thus enabling you and your employees to outperform.



Cafeterias To Help You Relax And Rejuvenate



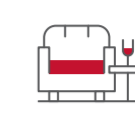
Rooftop Spaces Designed For Evening Getaways



Open Spaces On Every Floor To Unwind



Well-designed Lobby For A Warm Welcome



Dedicated Lounge Areas To Greet Special Guests

THE POWER OF A SUPERLATIVE EXPERIENCE.

With connectivity, convenience and comfort packed into one superb workspace, Mantra Business Centre is destined to help your business grow. An exquisitely designed reception and lobby, planned cafes, lounges and fine dining all come together to offer a superlative experience to your clients and employees, adding that extra edge to maximise productivity.

THE POWER OF A RELAXING ATMOSPHERE.

Unwind at the rooftop lounge. Dine in luxury after a hard day's work and get recharged to perform more effectively the next day.



THE POWER OF APPRECIATION.

Unlike other nearby business areas like Kharadi or Magarpatta, which are completely saturated, there is a lot of open space for further development in Upper Koregaon Park, which will lead to your investment appreciating quickly. The returns will skyrocket even higher due to the bridges, flyovers, road widening and other infrastructure that are planned in the area around Mantra Business Centre.



THE POWER OF UNPARALLELED GROWTH.

Mantra Business Centre - MBC is a vision that will create a lasting impression. A new addition to the business landscape of Pune, with many more scheduled to come up in the most sought-after locations for business, Mantra Business Centre is an ode to the entrepreneurial spirit of our wonderful city. It's a success story that is going to only grow bigger with time.





OFFICES

- Structure - RCC Structure Designed With Earthquake Resistant Frame
- Masonry - AAC Block
- Wall Finish - Gypsum I POP Finish For Wall On Internal Side
- Texture Paint For Exterior Surface And Façade Glazing
- Electrification - Concealed Internal Electrical Wiring - Finolex I Polycab I Havells Equivalent
- Modular Switches - Legrand Or Equivalent
- Provision For AC Points In All Shops
- Bathrooms - Concealed Plumbing
- Premium ISI Mark C.P. Fittings - Jaquar Or Equivalent
- Premium Sanitary Fittings - Floor I Wallmounted : Jaquar I Cera Or Equivalent
- Designer Dado Wall Tiles Up To False Ceiling
- Flooring - Warmshell Offices
- Doors & Windows - Main Door : Modular Laminated Wooden Door Frames & Wooden Shutter With Digital Lock
- Bathroom Doors : Flush Doors With Laminate & Granite Frames
- Three Track Powder Coated Euro I Equivalent Section Aluminium Sliding Windows With Mosquito Nets For Balconies
- Door Hardware - Cylindrical Lock : Yale Or Equivalent
- Utilities - Rainwater Harvesting
- Underground And Overhead Tanks For Water Storage
- Firefighting System
- Common Access Control Reception And Lobby On Ground Floor
- 100% Power Backup For Common Areas And Lifts
- Security - CCTV Cameras For Common Area
- Security Cabin
- Boom Barriers
- Balcony Railings - SS With Glass Railing Fittings As Per The Requirement
- Elevators - 4 Passenger Lifts - Johnson Or Equivalent

RETAIL

- Structure - RCC Structure Designed With Earthquake Resistant Frame
- Masonry - AAC Block
- Wall Finish - Gypsum I POP Finish For Wall On Internal Side
- Texture Paint For Exterior Surface And Façade Glazing
- Electrification - Concealed Internal Electrical Wiring - Finolex I Polycab I Havells Equivalent
- Modular Switches - Legrand Or Equivalent
- Provision For AC Points In All Shops
- Bathrooms - Concealed Plumbing
- Premium ISI Mark C.P. Fittings - Jaquar Or Equivalent
- Premium Sanitary Fittings - Floor I Wallmounted : Jaquar I Cera Or Equivalent
- Designer Dado Wall Tiles Up To Ceiling
- Flooring - Vitrified Tiles
- Doors & Windows - MS Shutter For Shop I Showroom
- Bathroom Doors : Flush Doors With Laminate & Granite Frames
- Door Hardware - Cylindrical Lock : Yale Or Equivalent
- Utilities - Rainwater Harvesting
- Underground And Overhead Tanks For Water Storage
- Firefighting System
- Common Access Control Reception And Lobby On Ground Floor
- 100% Power Backup For Common Areas And Lifts
- Security - CCTV Cameras For Common Area
- Security Cabin
- Boom Barriers



**THE POWER CENTRE
FOR BUSINESS TYCOONS**



MANTRA BUSINESS CENTRE

Upper Koregaon Park



MANTRA BUSINESS CENTRE:
MAHA RERA No.: P52100030995
<https://maharera.mahaonline.gov.in/>

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.