



mantra[®] 

MISTARA

S U S H I L L S I D E

THE MANTRA OF BETTER LIVING



Site Address: Sus, Pune, Maharashtra - 411 021

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AN ODE TO "LIFE BY HILLSIDE"

Life by the hillside has its own rhythm.
Here, mornings arrive slowly
with mountain silhouettes turning gold
as the sun rises behind the ridges.

Through the year, the hills repaint themselves:
lush green in monsoon,
amber-edged in winter
and gently sunlit in summer.

Birdsong replaces alarms.
Butterflies replace noise.
The hillside becomes not just a view,
but a companion.

In this elevated world, life feels unhurried,
uncluttered
and unmistakably calm.

This is the life that Mistara brings you
a life by the hillside,
where nature writes new poetry
every day.



WHILE CLOSE TO NATURE, CONNECTED TO GROWTH TOO...

Sus is emerging as Pune's next prime hub, offering the perfect blend of connectivity, greenery and lifestyle. Nestled near Baner, Pashan and Balewadi, with easy access to the Mumbai-Pune Highway and Hinjewadi IT hub, Sus is rapidly becoming the preferred destination for those seeking modern, serene and well-connected living.

- Easy connectivity to schools, hospitals, shopping destinations
- Increasing property value potential due to upcoming infrastructure
- Views of Sahyadri hills, lush landscapes and natural surroundings

INTRODUCING
mantra[®]
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WELCOME TO MISTARA

Mistara is a master-planned residential community set along the gentle rise of the Sahyadri hills. To the south, east and west, the serene slopes embrace you on three sides, creating a natural sanctuary. Come home to a nature-infused lifestyle where architecture follows the hillside, breezes move freely and light flows effortlessly into every home.

It is crafted for those who want:

- The peace of elevation
- The convenience of prime access
- And the pride of living in a thoughtfully designed, emerging premium hub

Mistara is that shift - a shift into cleaner air, unfiltered light, quieter mornings and a pace that finally feels like your own.



LIFE LOOKS DIFFERENT FROM HERE

A view your mornings will thank you for.

Hillside living isn't just about elevation - it's about feeling the difference every day. **Here, you'll experience:**

- Quiet evenings untouched by the city's rush
- Stunning sunrise and sunset plays across the horizon
- A natural theatre of changing seasons

Mistara gives you what the city can't -
a private corner of calm, minutes away from everywhere.



A SPACE PLANNED AROUND YOU

Mistara is designed to preserve what the hillside gives you - openness, views and a deep sense of calm. But it goes further. Thoughtful planning and well-curated amenities create a lifestyle that feels effortless. Here, nature sets the mood and the amenities elevate it.

Highlights:

- A 2.45 acres of pure hillside charm that ensures every tower gets natural light & ventilation
- 2 elegantly rising towers with 28 floors, crafted to embrace panoramic hillside vistas
- Clusters planned to preserve privacy and reduce internal traffic
- Pathways, gardens and greens woven through the centre
- Thoughtful zoning of activity and quiet areas

This is not dense living.
This is designed living.



THE NEW FACE OF HILLSIDE LIVING



M C L U B

WHERE LIFE FEELS LIKE
A GENTLE ESCAPE.

At Mantra Mistara, amenities aren't just features - they're experiences.



GYMNASIUM

A fitness space refined for those who value both form and function. Thoughtfully designed interiors and high-end equipment ensure your wellness routine is nothing short of exceptional.



YOGA / ZUMBA

A serene, light-filled studio crafted for mindful movement and holistic wellness. From calming yoga sessions to energising Zumba routines, it's a space that elevates every breath and every beat.



MULTIPURPOSE COURT

Whether it's a quick game or a friendly competition, the multipurpose court is where everyday moments turn active. A vibrant space that keeps you moving, connecting and enjoying life outdoors.



MULTIPURPOSE HALL

A versatile space crafted for every celebration and every milestone. From intimate gatherings to grand occasions, the multipurpose hall adapts beautifully to your moments.



INDOOR GAMES

Our indoor games arena turns everyday living into an experience worth looking forward to. A vibrant, well-curated space where families bond, friends gather and good times never depend on the weather.



SWIMMING POOL

A calm, shimmering expanse crafted to slow your day down. The pool becomes your private escape where every dip feels effortlessly elevated.



CO-WORKING SPACES

A refined, productivity-driven environment designed for focused work and seamless collaboration. A thoughtfully crafted setting that keeps you inspired, connected and performing at your best.



OBSERVATORY DECK

An elevated retreat designed to give you a vantage like no other. Stand above the pace of life and take in views that calm, inspire and completely transform your everyday.



AN ADDRESS THAT STANDS TALL IN EVERY SENSE

Mistara isn't just the tallest tower in Sus it's a rare luxury crafted around height, harmony and hillside living. Every home at Mistara is shaped by Mantra's design philosophy - simplicity, usability and natural balance.

Inside your home, you'll find:

- Naturally lit and cross-ventilated rooms
- Well-planned kitchen with utility
- Optimized storage pockets
- Privacy-oriented layout zoning
- Spacious balconies that frame the hillside

These are not just houses.

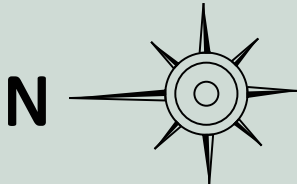
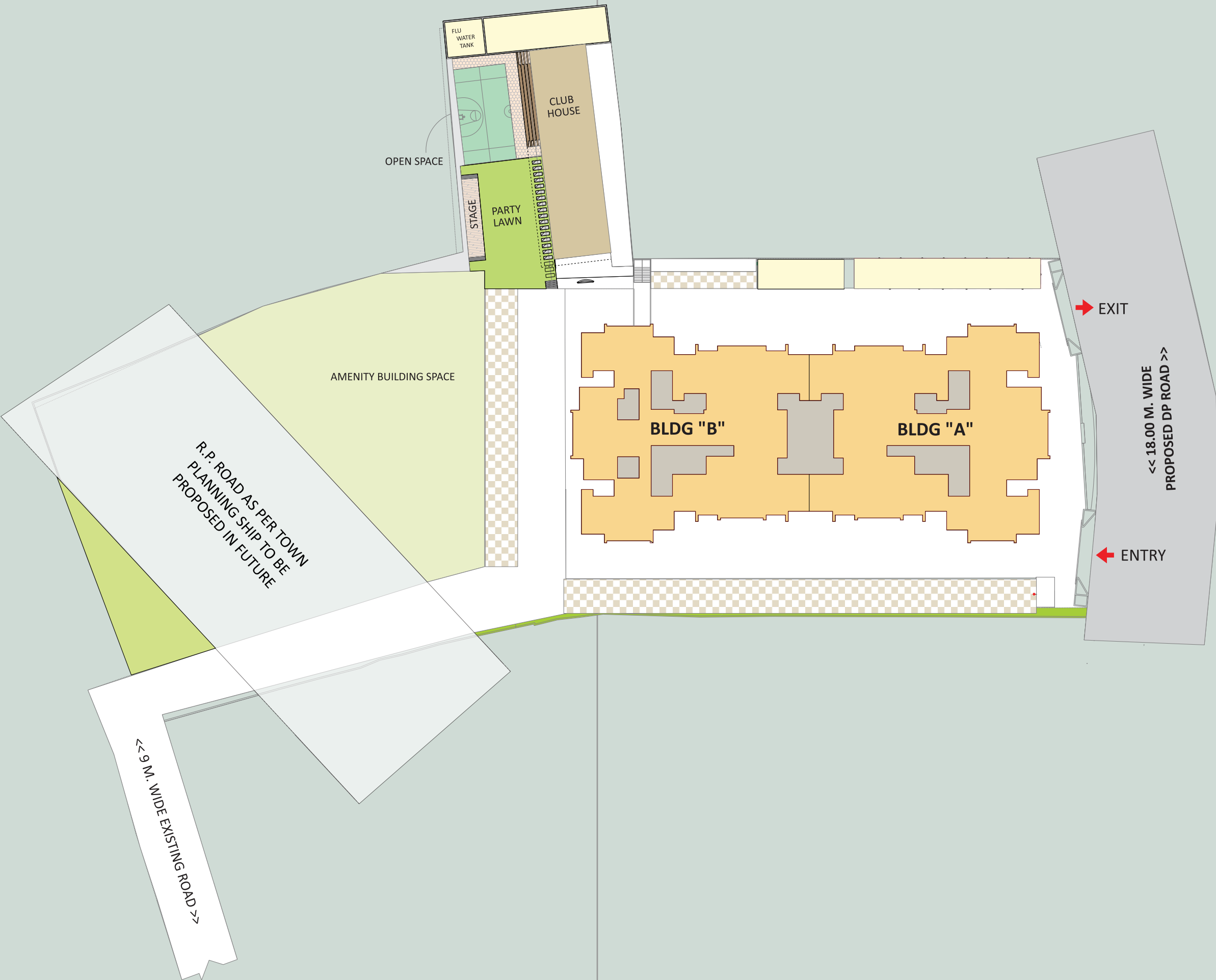
These are living spaces that work beautifully for modern families.



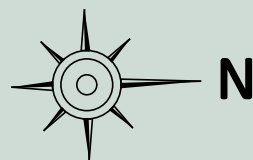
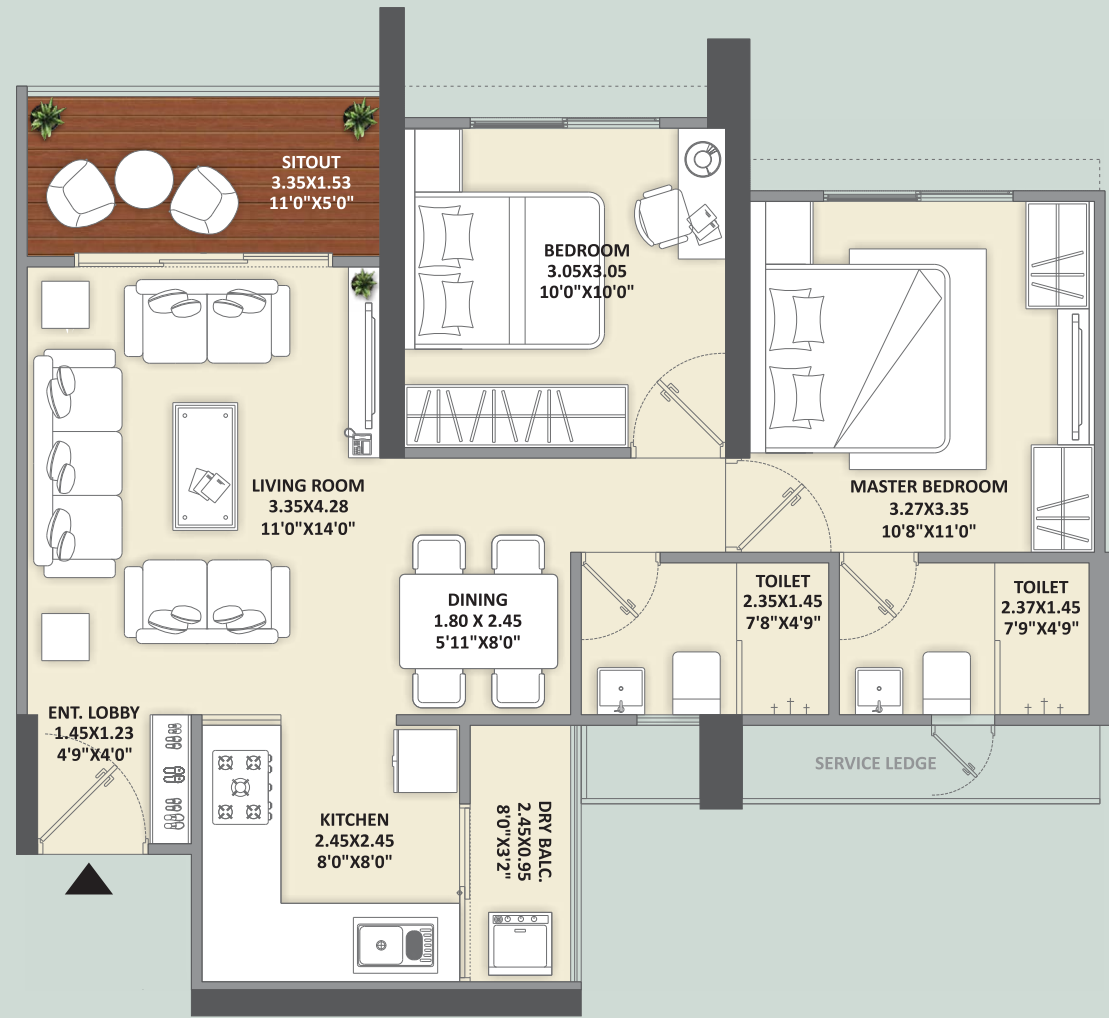
THOUGHTFULLY
ARRANGED
RESIDENCE SPACES



KEY PLAN



UNIT PLAN
2BHK - OPTIMA

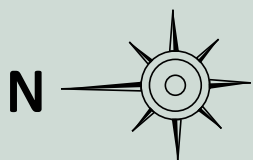
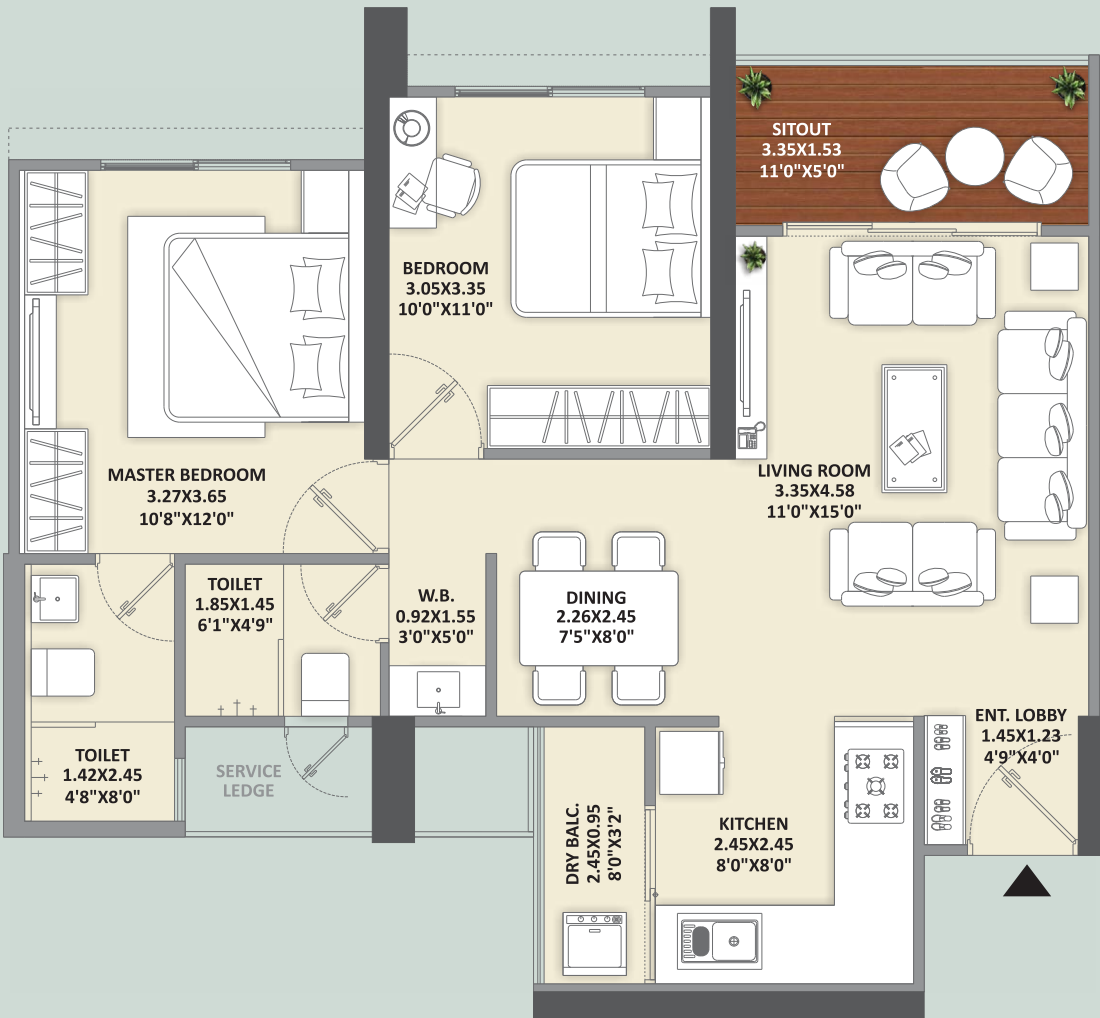


AREA STATEMENT

TYPE	CARPET AREA	DRY BALCONY AREA	SITOUT AREA	TOTAL CARPET AREA	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
2BHK OPTIMA	58.87	2.33	5.11	66.31	713.76

- Note:
1. Carpet Area is calculated according to RERA norms, may vary as per subsequent amendment in the
 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 dimensions mentioned are for unfurnished surface & enclosing 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. Room/ Toilet Dimensions are including ledge wall if any

UNIT PLAN
2BHK - ULTIMA



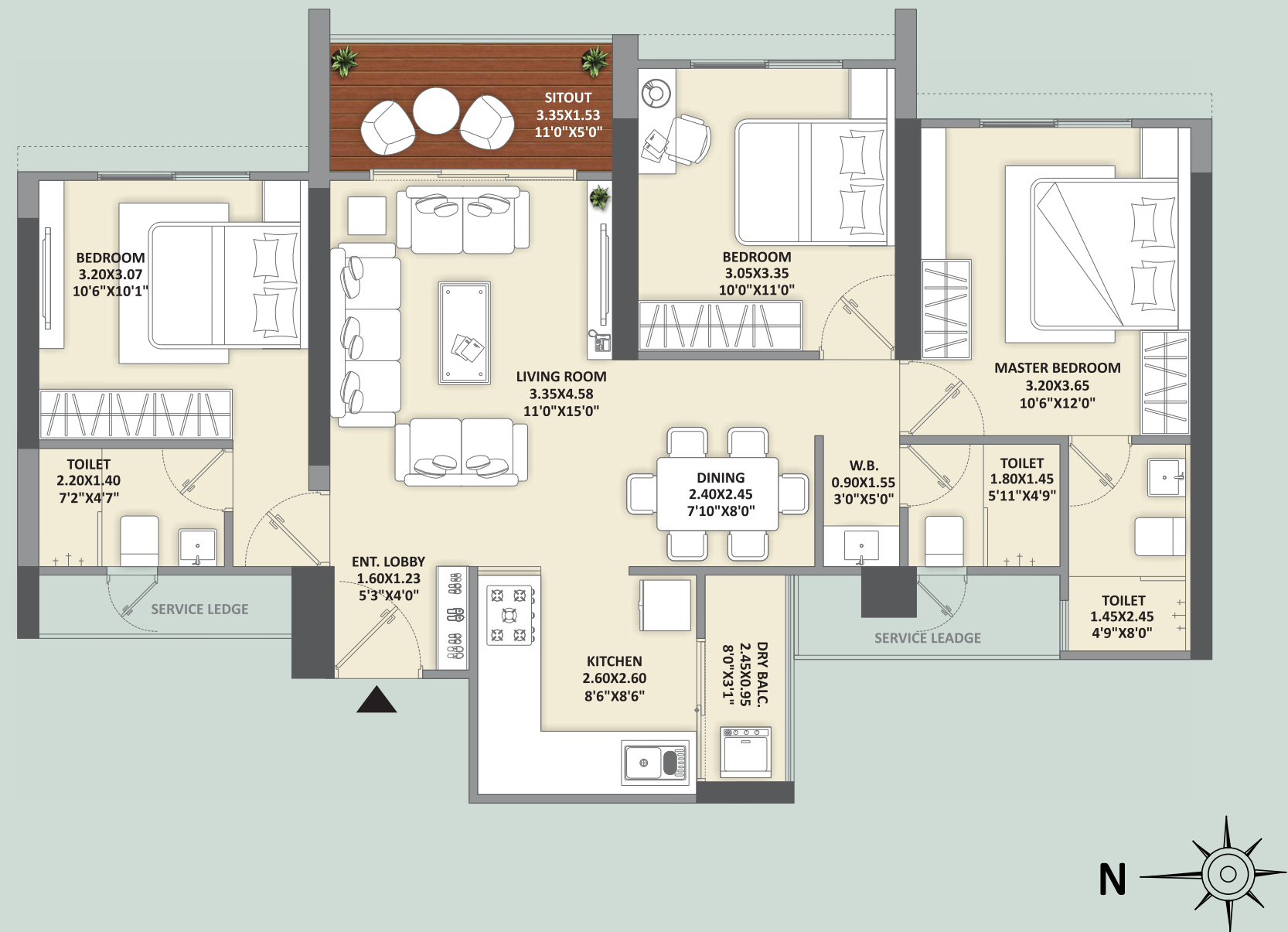
AREA STATEMENT

TYPE	CARPET AREA	DRY BALCONY AREA	SITOUT AREA	TOTAL CARPET AREA	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
2BHK ULTIMA	63.30	2.33	5.11	70.74	761.45

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UNIT PLAN

3BHK - PREMIUM



AREA STATEMENT

TYPE	CARPET AREA	DRY BALCONY AREA	SITOUT AREA	TOTAL CARPET AREA	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK PREMIUM	80.15	2.59	5.11	87.85	945.62

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 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 unfurnished surface & including 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. Room/ Toilet Dimensions are including ledge wall if any



CONNECTED TO EVERY CONVENIENCE

*Map not to scale.





THE MANTRA OF FINE LIVING

Over the last 18 years, Mantra has redefined real estate in Pune by delivering more than 70 lakh sq. ft. of thoughtfully designed spaces.

With a 500+ acre land bank and over 50+ prestigious awards, Mantra stands as a symbol of trust and industry leadership. With a diverse portfolio of 26 completed projects and 12 ongoing developments in high-growth areas, Mantra ensures long-term value appreciation for buyers and investors alike.

As it expands into the luxury segment, Mantra continues to offer exclusive living experiences characterized by meticulous craftsmanship, modern amenities and prime locations. Milestones of the group legacy such as the launch of Puranchand & Sons in 1971 and expansion to Dubai in 2022 under the brand "The Gold of Modern Luxury" reflect the company's growth, with more new luxurious projects set to be unveiled in 2025, further solidifying its position as a leader in the industry.



AN ADDRESS THAT STAYS WITH YOU LONG
AFTER YOU LEAVE THE PAGE.

