



**Z E N**  
E S T A T E

QUIET THE MIND, AND THE SOUL WILL SPEAK

-BUDDHA

## The Design Philosophy

Zen Estate believes in providing homes that help a family live a balanced, peaceful life. Zen Estate is an address that comes with amenities and an atmosphere to help deal with day-to-day stress. Surrounded by an evergreen tree cover and situated along a river bank this leads to reduced pollution levels and creates a sense of calmness. Security measures at the project and the well-connected location further bring in a sense of tranquility.



**DESIGNED TO DELIVER  
A WORLD OF WELLNESS.**

IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY.







Connected to the city, disconnected from its din.

Close to conveniences, far away from chaos.

More room to stretch, miles away from stress.

A leafy neighbourhood, with amenities equally good.

A community that's warm, in a gated estate that's calm.

If you ever had to find the perfect balance, here it is.

Zen Estate. Come, experience the zenshine life.





IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY.

## Kharadi. The well-connected suburb of Eastern Pune.

It's not everyday that you come across a location that offers the best of all worlds. Where everything just works and works beautifully for a homebuyer. Imagine having the finest connectivity, the most enviable social infrastructure and a cosmopolitan neighbourhood at a price that will seem just too good to be true.


That's Kharadi for you.

Eastern Pune's shining suburb and home to its finest lifestyle project – **Zen Estate.**

Kharadi's finest address for peaceful living.








## River on one side. A stream of lifestyle experiences on the other.

With a free-flowing river on one side along with a blanket of greenery, Zen Estate is unlike any other project. It offers excellent connectivity to places of work and IT parks in the immediate vicinity, taking the stress out of everyday commute and making travel a breezy and peaceful experience. Besides, the project is thoughtfully planned to ensure that residents experience nature's bounty as well as partake in a world of immersive lifestyle experiences.

The luxury residences here are designed to deliver ample privacy and give you the luxury of space. The best-in-class fittings give every home a fine finish. This means that the worry lines from your forehead will vanish the moment you step into your abode and the monotony of routine life will be replaced by a plethora of peaceful experiences.



An artistic rendering of a modern residential complex. In the foreground, a swimming pool with a curved edge and a small waterfall feature is visible. Two children are playing in the water. To the left, a clubhouse building with a flat roof and large windows is partially visible. The clubhouse has a balcony with a yellow railing and potted plants. In the background, a tall, modern apartment building with many balconies and large windows rises into the sky. A large palm tree stands in the center of the scene. The overall atmosphere is bright and sunny, suggesting a warm climate.

## An oasis of calm amidst a bustling neighbourhood.

Life at Zen Estate will teleport you into a zen state of mind. With special attention to detail, the project will deliver spa-themed experiences letting residents sit back, relax and feel rejuvenated.

Step out of the project only to be welcomed by world-class social infrastructure with a multitude of shopping, dining, entertainment and commuting options. And the proximity to premier educational institutions and quality healthcare facilities will make living here extremely peaceful.





IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY.

## Built with best-in-class sustainable practices.

The promise of a peaceful life at Zen Estate is not limited to the residents alone, but it also extends to the environment. As an IGBC pre-certified **PLATINIUM** project, Zen Estate is a gated community that will be developed as an inclusive green habitat.

At Zen Estate, several sustainable components will be employed in the construction and design; like prudent usage of recycled construction materials, recycling facilities, rainwater harvesting, reutilisation of wastewater and smart energy conservation methods to name a few.







# Green features of Zen Estate.

## Topsoil Preservation: We do not spoil the soil

Soil takes more than 100 years to form and we’re committed to protecting it. Zen Estate has been created while preserving the topsoil present on the site; and the same will be reused during landscaping.

## Reduction of Urban Heat Island Effect: Cooling of microclimate

Top floor flats normally heat up during the day due to heat gain from roofs. At Zen Estate we have included cool roofs to keep the temperatures of the overall building low. Provision of shade for pathways and parking areas helps to keep the microclimate cool.

## Electric Car Charging: A foot forward to reduce carbon footprint

Provision of electric car charging will help to spread awareness regarding use of battery-operated vehicles. A small step to contribute towards reduction in carbon emissions.

## Rainwater Harvesting: Making water everybody’s business

Water conservation is critical in today’s time. At Zen Estate we’ve planned an efficient rainwater harvesting system, in turn helping to replenish the water table in the area.

## Low Flow Plumbing Fittings: Smooth and saving-oriented water flow

At Zen Estate we have provided low-flow plumbing fittings to reduce the water consumption per flat. Because water is precious and every drop counts.

## Wastewater Treatment and Reuse: Recycling the liquid of life

Zen Estate has a water treatment plant which will reuse water for flushing and landscaping purposes. Imagine lower water bills and saving the elixir of life!

## Use of Renewable Energy: Harness the power of the sun

The sun is the best source of renewable energy and at Zen Estate we’ve planned to utilise it. Solar water heaters will help to reduce energy consumption and enormous power bills.

## Organic Waste Treatment: Give back to the Earth

Organic waste will be treated at Zen Estate using an organic waste composter. The manure formed in this composter will be reused for landscaping; thus giving back to nature.







ARTISTIC IMPRESSION

# Architecture & Landscape Design

## Protected Green Interiors: Healthy homes are happy homes

Human health and environment join hands in this one. The project will make use of green healthy interior finishes like FSC certified wood, low VOC paints, varnishes etc. This will help the interiors to be free of carcinogenic compounds and will be a step towards sustainable living spaces.

## Provision of a Healthy Abode: Caring for your smiles

Every home at Zen Estate has been designed to allow more daylight and fresh air ventilation. Because a home with happier people is more productive and efficient.

## User-friendly Premises: We celebrate diversity

Zen Estate has been designed to be friendly towards senior citizens, toddlers and differently abled persons. After all, an inclusive community is formed by joining hands and minds.

## Landscaped Areas: Getting into the green scene

Green spaces have been provided at Zen Estate to conserve nature. Green zones also improve storm-water management by reducing runoff, conserving energy, mitigating the urban heat island and providing bio-diversity.







IMAGE IS FOR REPRESENTATIONAL PURPOSE ONLY.

## You invest in the home. The peace of mind comes free.

If living at Zen Estate comes with the promise of peace, investing in a home here will equally assure you of total peace of mind. With Kharadi growing as eastern Pune's preferred destination, this suburb has witnessed phenomenal and consistent growth over the years, yielding attractive return on investment.

Besides, Zen Estate is brought to you by two of Pune's most respected and reputed real estate developers – Mahalaxmi Group and Kohinoor Group, names synonymous with quality construction, trust, and complete transparency. Which means your investment will not only be in safe hands, but also fetch better appreciation.







ARTISTIC IMPRESSION

## Amenities for a relaxed lifestyle.

Main Entrance with Feature Wall

Walkway / Jogging Track

Clubhouse

Swimming Pool

Baby Pool

Poolside Deck with Pergola

Changing Room

Senior Citizens' Sit-out

Buffet Area

Party Lawn

Stage

Multipurpose Play Court


Amphitheatre

Open Gym

Play Area with Rubber Flooring





A modern bedroom interior featuring a large bed with a white duvet and dark blue blanket. The headboard is made of vertical wooden slats. The wall behind the bed is covered in a textured, light-colored material. To the left, there is a wooden bench with a bicycle and a stack of books. A small table with a lamp and a vase of flowers is next to the bed. On the right, there is a glass-enclosed area, possibly a closet or a bathroom. The overall atmosphere is calm and minimalist.


Calmness is not just  
a state of mind.  
Here it's also your  
personal environment.





Everyday relaxation  
is the new luxury.



A modern kitchen with white cabinetry, a marble backsplash, and a built-in washing machine. The kitchen features a large island with a white countertop and a built-in washing machine. The backsplash is made of white marble with grey veining. The upper cabinets are white with a glass front. The lower cabinets are white with a solid front. The countertop is white and has a built-in washing machine. The floor is made of light-colored tiles. The lighting is warm and comes from under-cabinet lights and a pendant light. The overall style is modern and clean.

Fresh delicacies come from  
chefs who are refreshed.  
Every moment.





Achieve inner peace over daily family dinners.



# Obsessed with quality inside out.

## STRUCTURE & BLOCKWORK

- RCC (Reinforced Cement Concrete) structure with 125mm AAC (Autoclaved Aerated Concrete) blocks
- Birla Super Shakti, Ambuja, Vasodatta / equivalent type cement
- Fe 500 steel

## PAINTING & FINISHING

- Interior Home Walls:
  - Internal wall with Gypsum finish of Gyproc / Buildcon / equivalent
  - Dulux / Asian paint / Nerolac /equivalent for walls and ceiling
- Other Interior Walls:
  - Internal plastering with Gypsum finish of Gyproc / Buildcon / equivalent
  - Dulux/ Asian paint / Nerolac / equivalent textured paint / equivalent with scratch finish near lift lobbies
  - Textured paint with scratch finish texture
- External Walls:
  - External plaster with double coat, sand-faced plaster with chicken mesh
  - Dulux textured paint and Dulux Weather Shield / equivalent for all exterior walls

## FLOORING

- 800mm x 800mm vitrified flooring
- Anti-skid flooring for bathroom and attached terraces

## WATERPROOFING

- Brickbat & chemical waterproofing for attached terraces
- Chemical waterproofing in toilets

## DOORS

- Main Door:
  - Century / Greenlam / equivalent main door with ply frame
  - Yale / equivalent biometric lock
- Bedroom Doors:
  - Bedroom door with plywood frame with laminate
  - Europa / equivalent cylindrical lock
- Toilet & Balcony Doors:
  - Laminated door and door frame with granite
  - Europa / equivalent cylindrical lock
- Balcony:
  - Folding doors for better ventilation

## WINDOWS

- 3-track powder-coated aluminium windows with mosquito net
- Granite sill for windows

## RAILING

- 1200mm high glass railing with SS grab bar

## KITCHEN

- Franke / Nirali / equivalent kitchen sink
- Kajaria / Nitco / equivalent make 300mm x 600mm tiles for kitchen walls

- Jaquar Aria Series / equivalent tap fittings
- Granite kitchen otta

## TOILETS

- Kajaria / Nitco / equivalent make 300mm x 300mm satin-finish for toilet flooring
- Kajaria / Nitco / equivalent make 300mm x 600mm digital tiles for toilet walls
- Jaquar / equivalent basins & WC
- Jaquar Aria series / equivalent tap fittings
- Slung plumbing
- Glass partition in bath of master bedroom
- Single lever diverter for hot and cold water in the bathroom
- Provision for exhaust fan
- Solar water heating supply in master bedroom

## ELECTRIFICATION & CABLING

- Polycab / Finolex / concealed wiring
- Schneider Vivace series / Legrand Myline
- Provision for inverter and exhaust fan
- Adequate electrical points
- TV & Telephone points in living room and TV points in the master bedroom
- AC point in master bedroom

## LIFTS

- Kone / Schindler / Thyssenkrupp / equivalent lifts
- Automatic standard make lift with power back up

## SECURITY

- CCTV monitoring in common areas
- Fire alarm & fire-fighting system
- Boom barrier at each entry and exit
- Video door phone in each home

## COMMON FEATURES

- 1 drivers' toilet to be provided in each building
- Kirloskar / equivalent genset back-up system
- Osram / equivalent LED-based fittings for common area lights
- Attractive entrance lobbies

## ENVIRONMENTAL FEATURES

- Rainwater harvesting
- STP recycled water for flushing
- Organic waste converter
- Water treatment plant
- Fruit bearing trees
- Drip irrigation system in landscaped green areas
- Underground water tank with softened and conditioned water treatment





## 2 BHK CUT SECTION

Carpet Area: 740 sq.ft. onwards



## 3 BHK CUT SECTION

Carpet Area: 1026 sq.ft. onwards

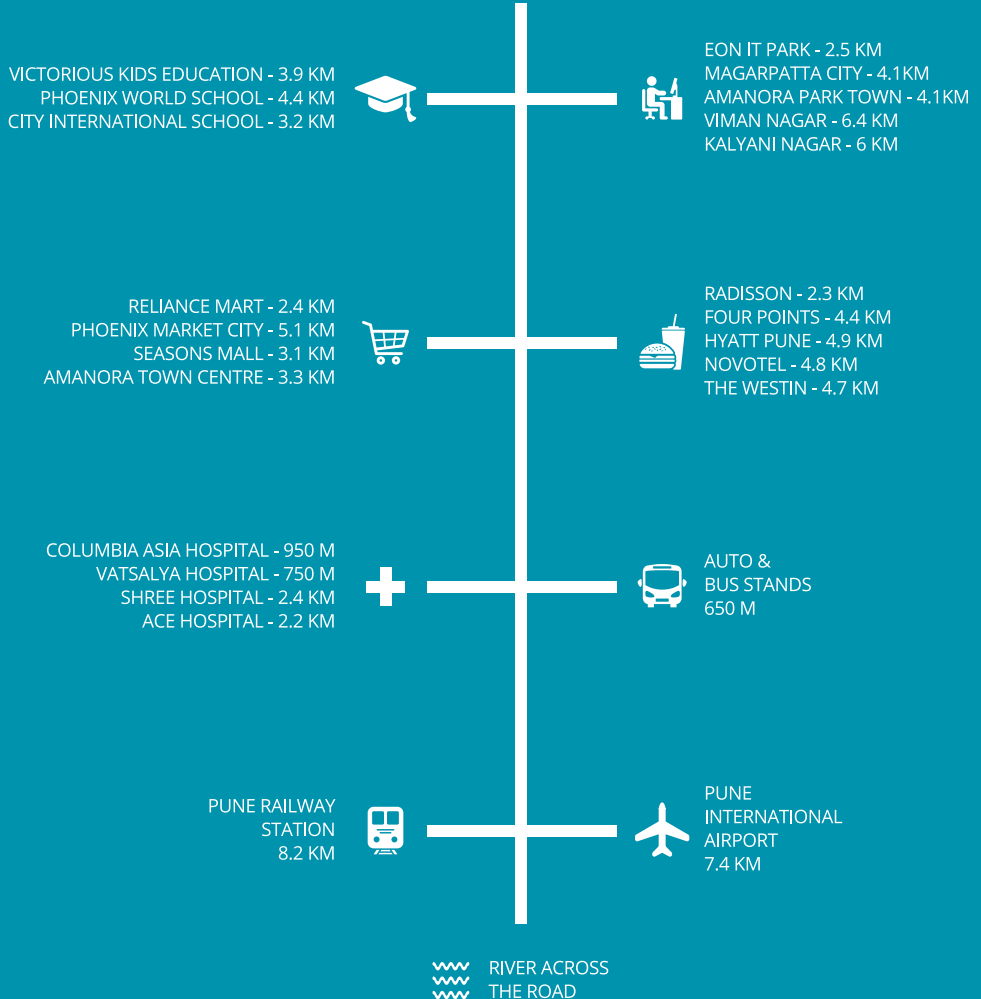






MAP NOT IN ACTUAL SCALE  
MAHALAXMI GROUP  
OTHER PROJECTS

A location that's  
well connected.  
And how.







A layout that breathes  
peace into living.

## Master Plan

- 1 Main Entrance With Feature Wall
- 2 Open Gym
- 3 Multipurpose Play Court
- 4 Pavillion Seating
- 5 Party Lawn
- 6 Sculpture
- 7 Lily Pond
- 8 Clubhouse
  - Multipurpose Hall
  - Pantry With Storage
  - Gymnasium
  - Yoga Meditation Deck
- 9 Swimming Pool
- 10 Baby Pool
- 11 Pool-side Deck With Pergola Seating
- 12 Play Area With Rubber Flooring
- 13 Mother's Den
- 14 Outdoor Washing Area
- 15 Senior Citizens' Sit-out
- 16 Walk-way Cum Jogging Track
- 17 Buffet Area
- 18 Stage
- 19 Chit-chat Corner
- I Inclusive Housing





Mahalaxmi Group is a leading manufacturer and exporter of all kinds of steel material since 2001, supplying materials all over Maharashtra. The group's motto is to achieve perfection by serving customers with products of consistent quality, which meet their needs through efficient delivery. Mahalaxmi Group is involved in the construction business in Pune East since 2010.

### VISION

To create residential and commercial spaces that are a benchmark of quality, trust, transparency, and professional service.

### MISSION

- To make Mahalaxmi Group the preferred choice for customers, vendors, and partners
- To deliver on the highest levels of commitment and focus on delighting all internal and external stakeholders
- To build a work culture based on the best practices of traditional values and a futuristic outlook



At Kohinoor, everything revolves around customer happiness. Every single thing. Which is why, everything that it builds comes with the promise of Sada Sukhi Raho: the timeless blessing in India. This promise means that Kohinoor stays with its customers at every touch-point and every step of the customer journey; right from assistance in the sales procedures to ensuring easy paperwork to transparent dealings to offering maintenance assurance on its residential projects\*.

Pillared on the values of integrity, trust and transparency, Kohinoor is a name synonymous with quality construction since three decades. The group has earned a niche for designing and developing residential and commercial real estate of international standards; real estate that goes much beyond fulfilling the needs of its customers and delivers a lifetime of delight.





## CREDITS

### DESIGN ARCHITECT

Cubix Architects Associates

### LANDSCAPE DESIGN

Mahesh & Vaishali Chinchalkar

### STRUCTURAL DESIGN

Gensys

### MEP CONSULTANT

Siddhivinayak MEP Consultants

### PROJECT MANAGEMENT CONSULTANCY

Planedge

### GREEN BUILDING CONSULTANT

VK:e Environmental

### LEGAL ADVISOR

Sudhakar Kale & Associates

### 3D WALKTHROUGH

Square One

### MARKETING & SALES CONSULTANT

Seagull Advertising



**Z E N**  
E S T A T E

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#### PROJECT BY



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**JV PARTNER - KODRE FAMILY**

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#### SITE ADDRESS

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