



MIHIR  
AMARA



L I V E

B E Y O N D

T

I



M

E


C O D E N A M E  
**TECHNO** *Lux*™

3 AND 2 BED PREMIUM RESIDENCES

— WAKAD | BALEWADI-ANNEXE —

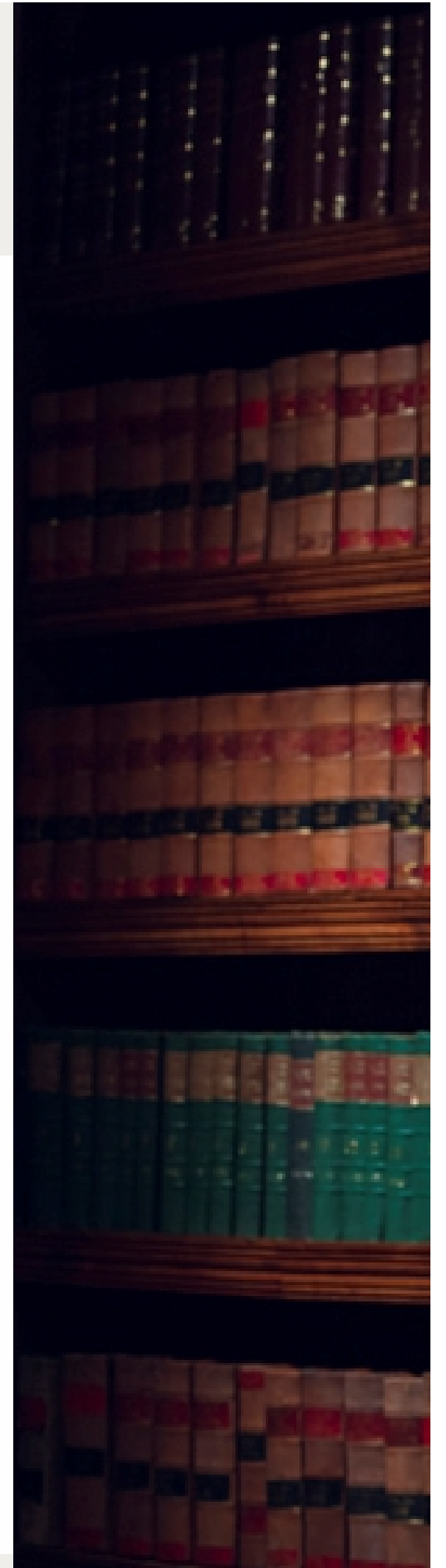


Fast-forward to a splendidly sophisticated lifestyle. Spaces at CODENAME TECHNOLux are crafted to meet evolving needs of the elite and tech-savvy class. Connoisseurs, who value the finer things in life, will appreciate the integration of smart technology into their everyday existence.



Standing on a robust foundation of intelligent automation, CODENAME TECHNOLux will transport you to the future. You will indeed experience a superior standard of living where convenience, security, and energy efficiency take centerstage. Whether it's your cozy home or the community areas, you will always do things the 'smart way'.

S U C C E S S   H A S  
A L W A Y S   F O L L O W E D  
Y O U   L I K E   A   S H A D O W



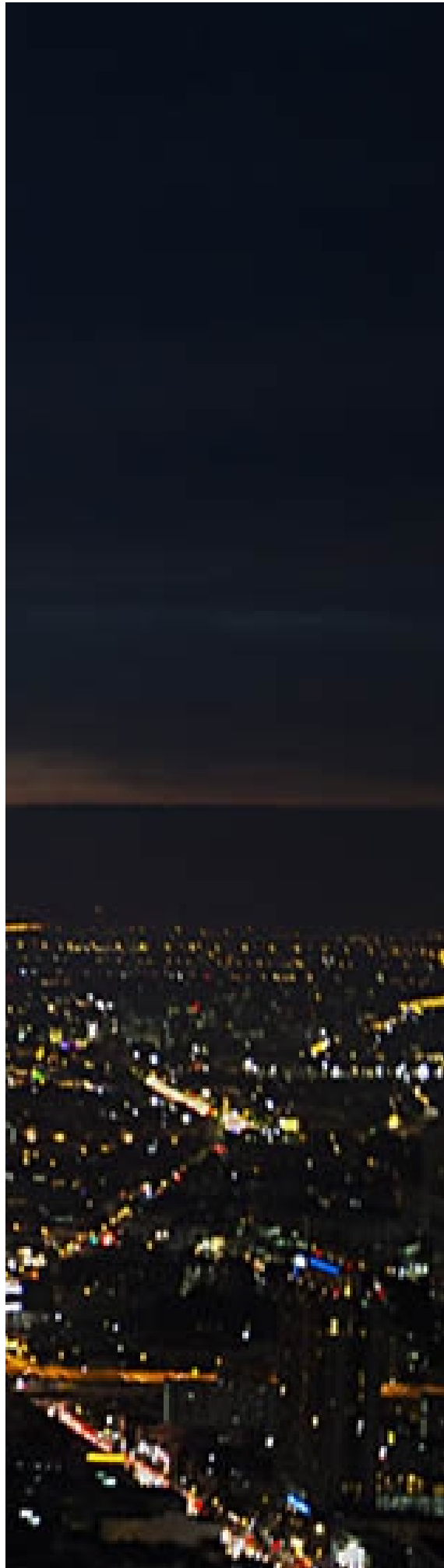


YOU ARE  
A JET SETTER



H A P P I L Y E X P L O R I N G  
T H E W O R L D





NOW IT'S TIME  
TO CROWN  
YOUR SUCCESS  
WITH THE VERY BEST!

I T ' S T I M E F O R

A L I F E B E Y O N D T I M E . . .



09:00 AM

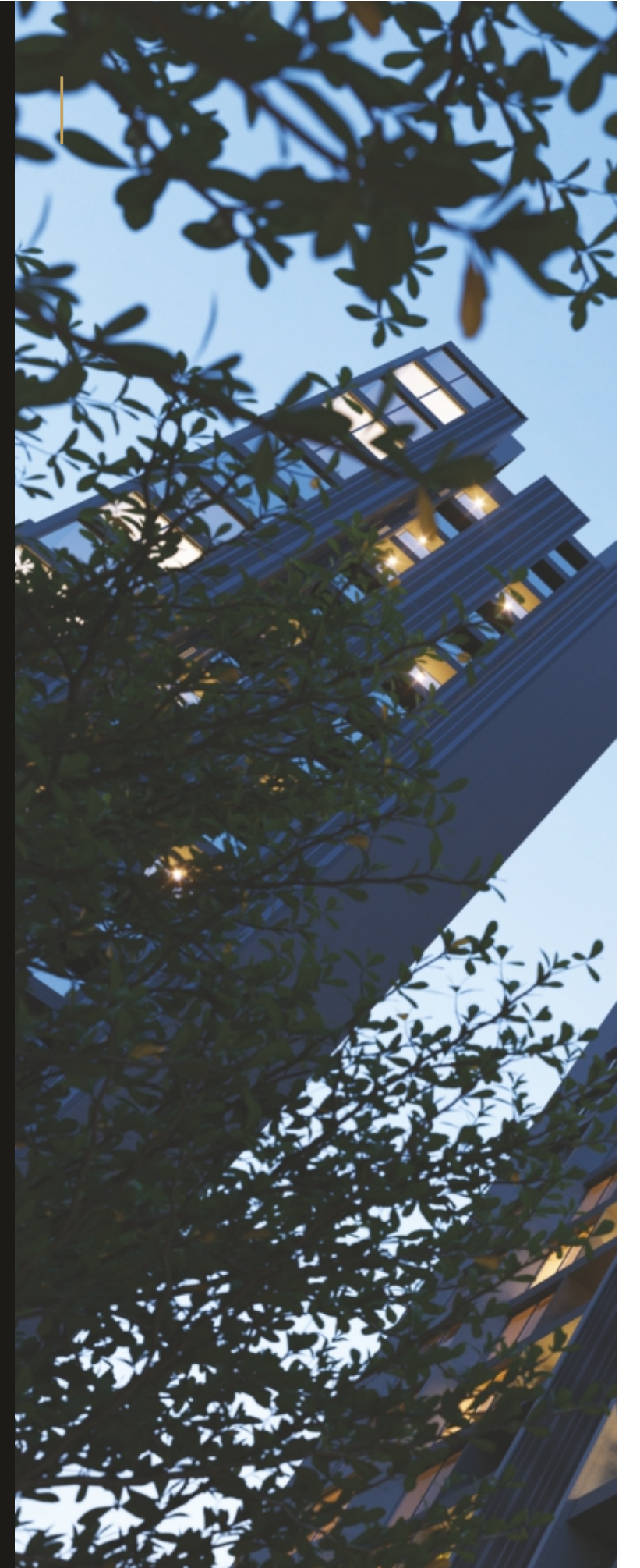


— MIHIR —  
A M A R A

# A M A R A

In the Sanskrit language, 'AMARA' means enduring or everlasting. The word embodies a zest for life; it epitomizes exuberance in every moment.

MIHIR AMARA encapsulates this essence, in both form and function. Crafted for discerning residents, it is a masterpiece that surpasses all presumed notions of refinement and sophistication.







07:00 PM



04:00 PM



# A ROYAL WELCOME!

Step in style into an exclusive world of opulence and grandeur.

TODDLER TOWN

Let your little champs have a jolly good time in  
the Kids' Play Park.

04:00 PM









---

## RELAX IN RESPLENDENCE

---

Indulge in moments of solitude in the exquisitely designed

Gazebos as you admire the landscaped beauty around you.

---

---

# THE EPITOME OF EXCLUSIVITY

---

Enjoy a refined lifestyle with cherry-picked amenities created for your leisure and wellness.

---







05:00 PM



06:30 PM



FITNESS FIRST

Shape up, stay fit, and pursue an active lifestyle.

LOUNGE IN LUXURY

Bask in the gentle breeze as you unwind on the pool deck after a hearty splash in the cool waters.



07:00 PM





07:30 PM



---

# ON TOP OF THE WORLD..!

---

Soak up the sunshine and indulge in banter with contemporaries in a serene and splendid setting.

---



V I B R A N T



S P A C E S



C R A F T E D





F O R     T H E     V I S I O N A R I E S





A SUPERB  
CONFLUENCE  
OF LUXURY AND  
TECHNOLOGY

A lavish home is only half the story. To qualify as a new-age residence, your space has to transcend the archetypal concepts of luxury and sophistication.

MIHIR AMARA proudly pioneers the concept of Digital Living in Pune. It overwhelms you with opulence and grandeur, while embellishing your everyday existence with innovative hi-tech features.

GRAND - 'N' - GRACEFUL

Crafted to be outstanding, spaces at MIHIR  
AMARA resonate with a fine blend of 'form'  
and 'function'.









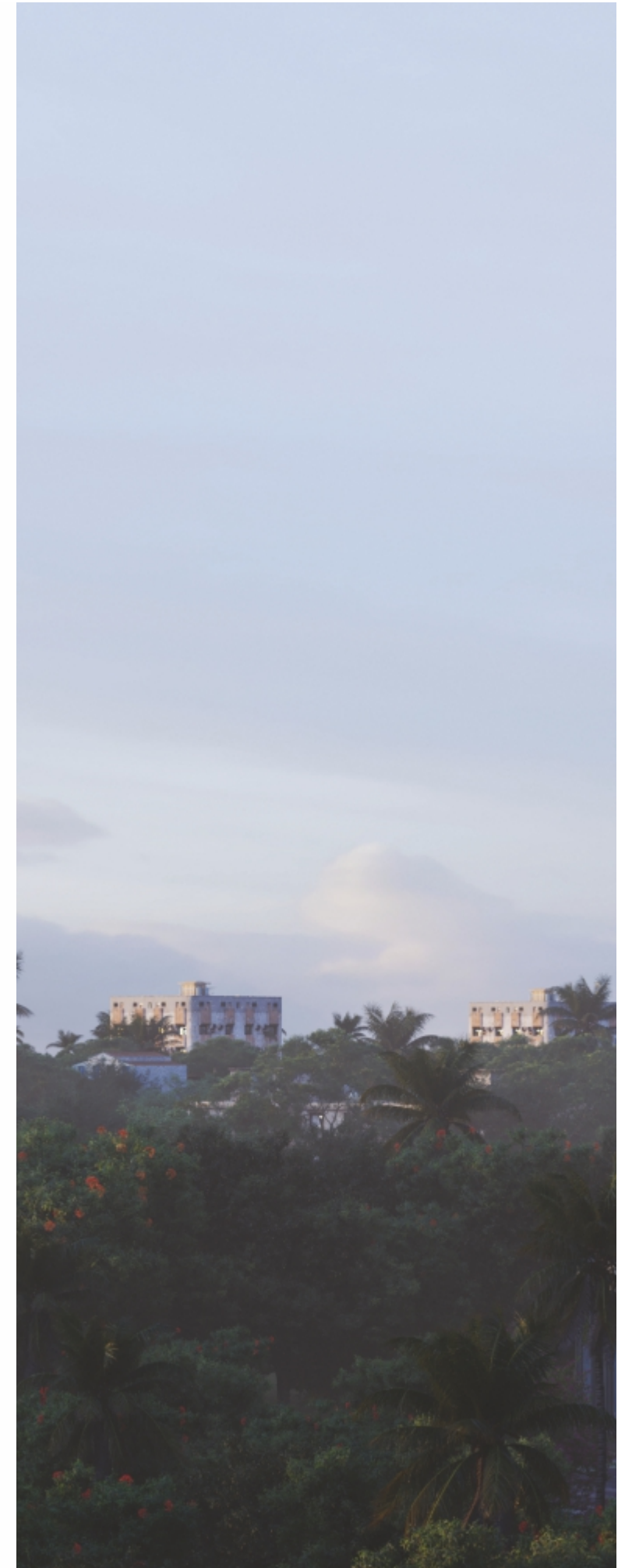
BE AT  
THE VANGUARD  
OF GRACEFUL  
LIVING

Homes at MIHIR AMARA stand out with their expansive layouts, contemporary design, and imitable craftsmanship. They create a stimulating space that balances a relaxing atmosphere with modern conveniences.

THE  
ULTIMATE  
URBAN  
OASIS

MIHIR AMARA is your lavish retreat ensconced in abundant greens. Landscaped with lush plantings and clipped grasslands, the charming outdoors bring you a resort living experience, where you enjoy a laid-back existence marked by solitude and serenity.

- 4 acres of handcrafted development
- 6 magnificent new-build towers
- More than 60% open space
- 3-side open residences
- 50+ lifestyle amenities
- IGBC - Pre-Certified Project







07:30 P M

A L I F E S T Y L E  
F I T F O R

THE TRENDSETTERS  
AND TRAILBLAZERS



A SPECTRUM  
OF SPLENDID  
COMMUNITY  
FEATURES

Indulgent living unfolds at **MIHIR AMARA**, which offers you a plethora of upgraded amenities. With spaces curated for your fitness, wellness, and leisure, you can pursue a healthy lifestyle, enjoy quality time, and experience vibrant community living.



Entrance Plaza



EV Charging Station



4-tier Security with Biometric Access



High-speed Wi-Fi in Common Areas



Anti-mosquito Machines in Common Areas



Spill Pool



Swimming Pool with Lounge Deck



Kids' Pool



Magnificent Clubhouse



Rooftop Arena with BBQ Grill, Sky Bar, and Outdoor Cinema



Butterfly Garden



Yoga Zones



Multiple Sports Amenities



Kids' Play Area



Lazy River



Well-equipped Gym



Indoor Games Arena





# LAYOUT PLAN

## A. GROUND

- A1. ENTRY PLAZA
- A2. ENTRY CANOPY
- A3. ENTRY FEATURE WALL WITH SIGNAGE
- A4. DRIVEWAY
- A5. DROP-OFF AREA
- A6. PARKING AREA
- A7. GANESH TEMPLE
- A8. THERAPEUTIC GARDEN
- A9. PARTY LAWN
- A10. POOL TERRACE
- A11. BUS PICK-UP/DROP-OFF POINT
- A12. TREE HOUSE
- A13. BRIDGEWALK
- A14. HALF BASKETBALL COURT

## B. PODIUM 2

- B1. ROCK CLIMBING WALL
- B2. CRICKET PITCH 25.51M X 3.78M
- B3. ENTRY WALKWAY
- B4. SLAM DUNK COURT
- B5. SITTING PAVILION
- B6. SUPER TREE
- B7. MOUND PLAY AREA
- B8. TOT LOT
- B9. SAND PIT
- B10. MULTI-ACTIVITY PLAY SYSTEM

## C. PODIUM 3

- C1. OPEN LAWN
- C2. YOGA DECK
- C3. FITNESS CORNER
- C4. SENIORS CORNER
- C5. REFLEXOLOGY WALK
- C6. EVENT LAWN
- C7. WALKWAY

## D. 20<sup>TH</sup> FLOOR

- D1. VIEWING DECK
- D2. TRANQUIL GARDEN
- D3. GLAMPING DECK
- D4. ROOF TOP ALFRESCO
- D5. MINI BAR
- D6. STAR GAZING DECK
- D7. TEA LOUNGE
- D8. SKY LOUNGE/ SIT OUT
- D9. GAMING ARENA: SNOOKER, CHESS, FOOSEBALL
- D10. COFFEE DECK

## E. TERRACE FLOOR

- E1. PANTRY SERVING COUNTER
- E2. MULTI-PURPOSE EVENT PLAZA
- E3. YOGA DECK
- E4. TRANQUIL / MEDITATION CORNER
- E5. VIEWING DECK
- E6. STRAGAZING DECK
- E7. AEROBICS DECK
- E8. SENIORS' CITIZENS' OUTDOOR GYM
- E9. SKY BAR
- E10. ROOF TOP ALFRESCO
- E11. LOUNGE DECK
- E12. BBQ GRILL
- E13. SENIORS' SENIORS' CORNER
- E14. WORK FROM GARDEN DESKS / OUTDOOR WORKING AREA
- E15. OUTDOOR EVENTS / PUBLIC CONGREGATION / PARTY DECK
- E16. OUTDOOR CINEMA
- E17. COUNTER / SNACK BAR
- E18. KIDS' ZONE AND OUTDOOR LIBRARY
- E19. OUTDOOR CLASSROOM
- E20. READING / LOUNGING AREA
- E21. LIBRARY FOR ADULTS

3 B H K  
L U X E





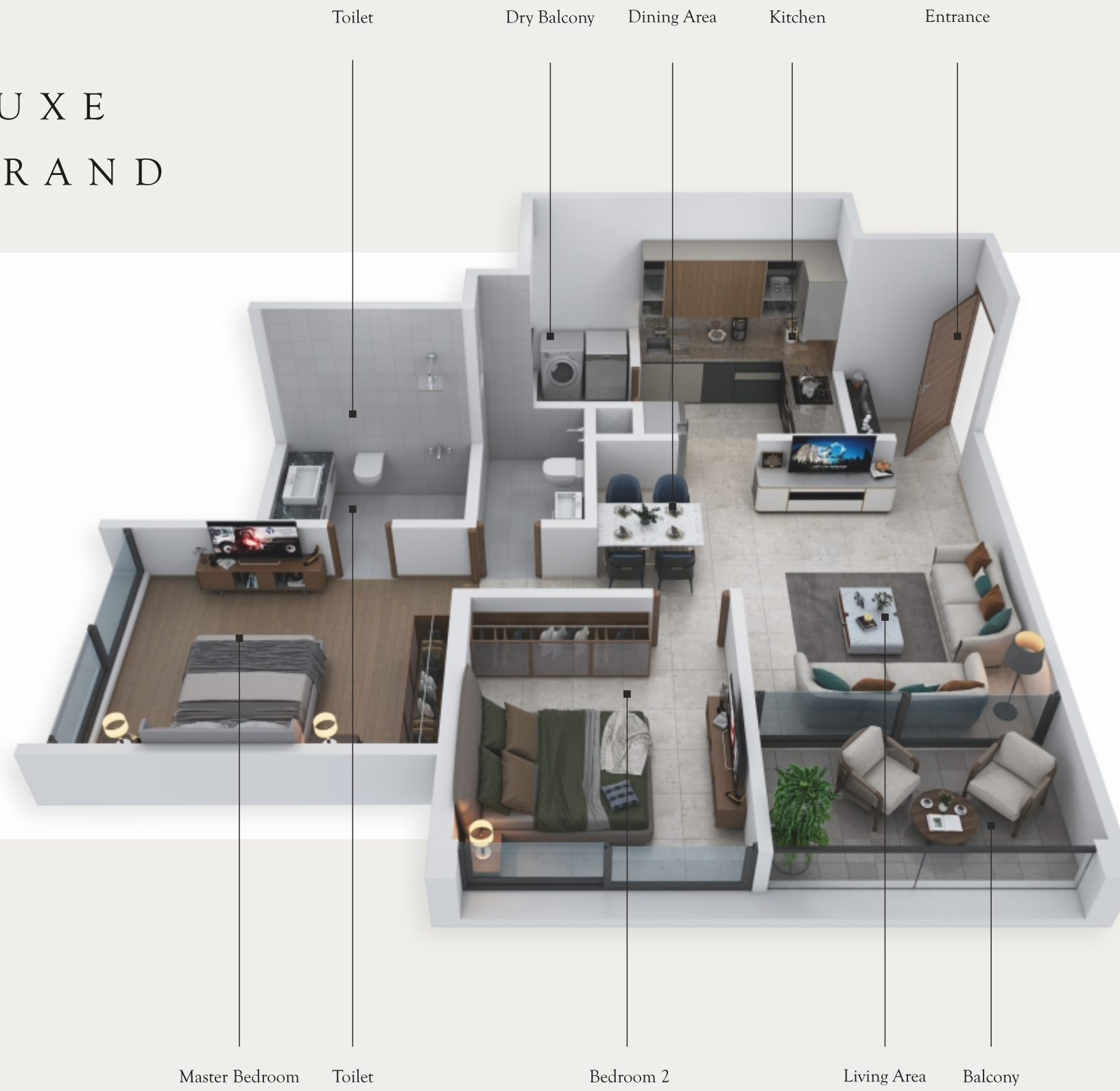
3 B H K  
G R A N D



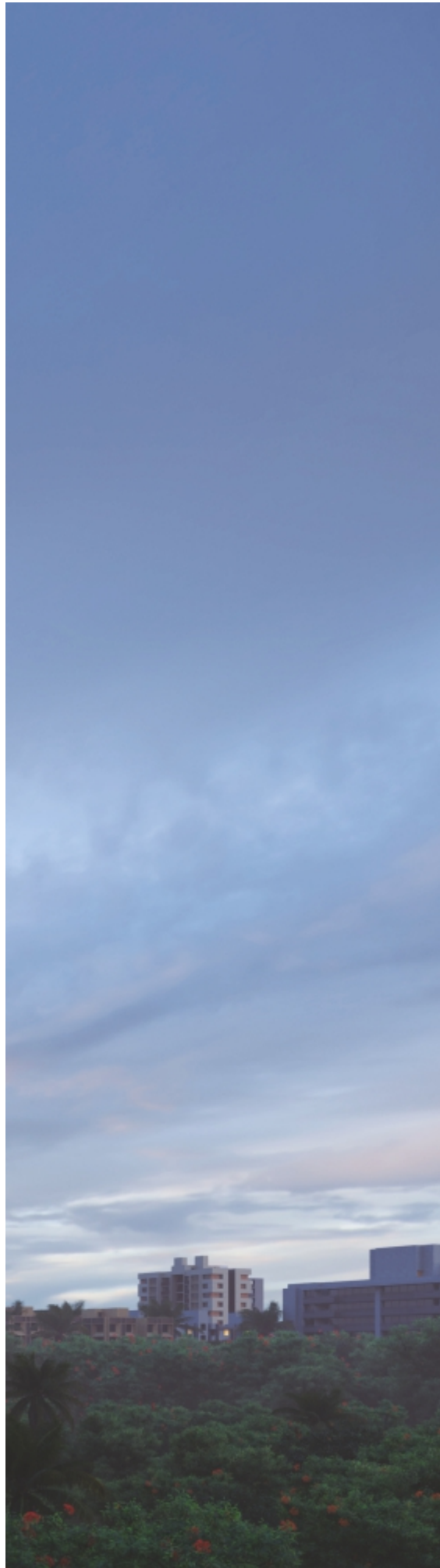
3 B H K  
S M A R T



2 B H K L U X E  
2 B H K G R A N D



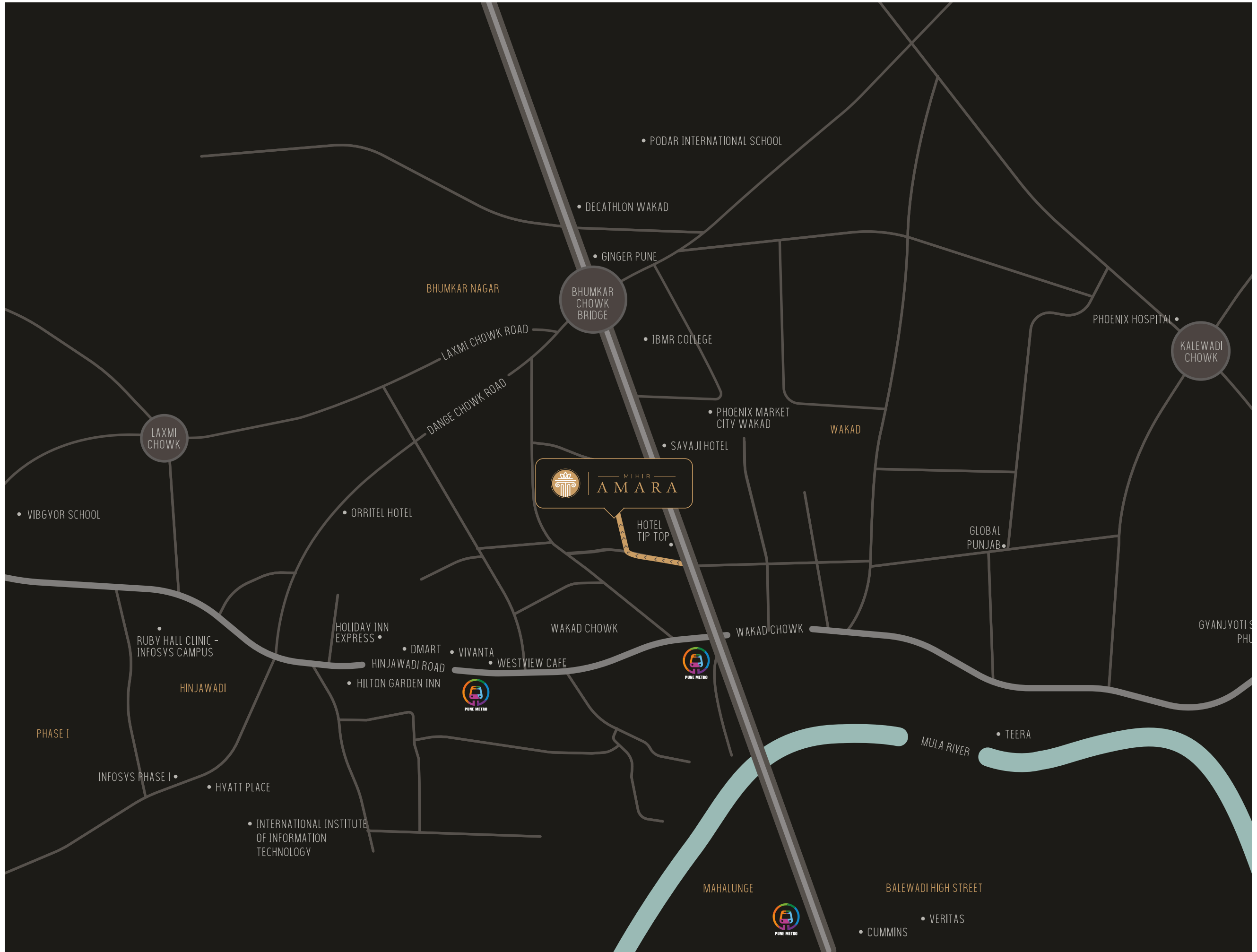




WAKAD: WHERE  
GOOD CONNECTIVITY  
MEETS COSMOPOLITAN  
CHARM

Enjoy easy access to all the hotspots that are close to your heart. From designer boutiques to plush eateries and uptown clubs to swanky multiplexes, you can drive down to your chosen destination, just within a few minutes.

Premier academic institutes and multispecialty healthcare centers are also located in the vicinity. Proximity to the Mumbai-Pune Highway, the Hinjewadi IT Park, hi-end business centers, banqueting facilities, and luxury hotels is a great advantage too.



• PODAR INTERNATIONAL SCHOOL

• DECATHLON WAKAD

• GINGER PUNE

BHUMKAR CHOWK BRIDGE

BHUMKAR NAGAR

• IBMR COLLEGE

LAXMI CHOWK ROAD

DANGE CHOWK ROAD

PHOENIX HOSPITAL

KALEWADI CHOWK

• PHOENIX MARKET CITY WAKAD

WAKAD

• SAYAJI HOTEL

MIHIR AMARA

HOTEL TIP TOP

GLOBAL PUNJAB

LAXMI CHOWK

• VIBGVOR SCHOOL

• ORRITEL HOTEL

RUBY HALL CLINIC - INFOSYS CAMPUS

HOLIDAY INN EXPRESS

WAKAD CHOWK

WAKAD CHOWK

GVANJYOTI S PHU

• DMART

• VIVANTA

• WESTVIEW CAFE



HINJAWADI ROAD

• HILTON GARDEN INN



HINJAWADI

PHASE I

INFOSYS PHASE I

• HVATT PLACE

• INTERNATIONAL INSTITUTE OF INFORMATION TECHNOLOGY

MULA RIVER

• TEERA

MAHALUNGE

BALEWADI HIGH STREET



• CUMMINS

• VERITAS

VOTI SAVITRIBAI •  
PHULE UDYAN

LIVE CLOSER TO  
EVERYDAY CONVENIENCES

### SCHOOLS & COLLEGES

Vibgyor School, Wakad	10 min
Podar Jumbo Kids	5 min
EuroSchool Wakad	7 min
IBMR College	5 min
Indira College	7 min

### HOSPITALS

Lifepoint Multispecialty Hospital	2 min
Shatayu Hospital	10 min
Ruby Hall Clinic, Hinjewadi	7 min

### IT PARKS

Rajiv Gandhi Infotech Park	10 min
Wipro Technologies Ltd.	12 min
Infosys	12 min
Panchshil Tech Park, Balewadi	12 min
Veritas	7 min
Cummins	7 min

### HOTELS & RESTAURANTS

Hotel Tip Top International	1 min
Sayaji	5 min
Courtyard by Marriott	5 min
Hyatt Place	10 min
Vivanta	5 min

### SHOPPING

Phoenix Market City, Wakad	5 min
Vision One	5 min
Decathlon	5 min
Dorabjee, Balewadi	7 min
Xion Mall	5 min
DMart, Hinjewadi	5 min
DMart, Baner	5 min

LIVE  
BEYOND  
TIME



CRAFTING  
ICONIC LANDMARKS,  
SINCE 2000



The MIHIR Group has emerged as a niche market player, delivering premium projects at prime locations in and around Pune. Each of our properties is an architectural masterpiece, winning the hearts and minds of discerning property buyers.

With MIHIR AMARA, we take ahead our proud legacy. Once again, we live up to the exacting expectations of well-heeled property buyers, who appreciate finesse and sophistication in every creation.

22 YEARS | 1 MILLION SQ.FT. DEVELOPED | 5 MILLION SQ.FT. ONGOING DEVELOPMENT



## CREDITS

Architect  
Amit Bhat

RCC Consultant  
Satish Marathe Consultants

Liaisoning Architect  
Bugade and Patil Associates

Landscape Consultant  
Site Concepts Singapore

MEP Consultant  
Advantech Solutions

RERA Consultant  
Pushkar Baldota

Site Address: Shankar Kalat Nagar, Wakad, Pune - 411057

Corporate Office Address: 1, Amogh Apartments, Lane, No. 15, Prabhat Rd., Pune - 411004

P: +91 98999 56284 E: info@mihirgroup.com W: www.mihirgroup.com



MahaRERA Registration No.: P52100033531  
<http://maharera.mahaonline.gov.in>

This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and stock images for illustrative purpose and no warranty is expressly or impliedly given that completed development will comply in any degree with such artist's impression as depicted. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.