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Pune

### INTERIOR ARCHITECT

Metaphors, Pune

### STURCTURAL CONSULTANT

Satish Marathe Consulting  
Engineers, Pune

### 3D

Square One, Pune

### LEGAL ADVISOR

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Pune

### PMC CONSULTANT

R & J Consultants  
Pune

### MEP CONSULTANT

Conserve MEP Consultants  
& Engineers, Pune

### MEDIA & MARKETING

The Tribe Solutions  
Pune

### IGBC

Indian Green Building  
Council

### ECOLOGICAL CONSULTANT

(Vrukshamitra)  
Mr.Raghunath Dhole



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## CALL FOR BOOKINGS:

**+91 95455 30303**

Visit Us :



Maha RERA Registration No.:  
**P52100078454**  
<https://maharera.mahaonline.gov.in/>

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GM  
**Mahika**

2 & 3 BHK  
LUXURIOUS APARTMENTS

*Find your element*

Seek a meaningful connection to the elements of nature, combining the comfort of modern amenities, and the rich cultural energy of Karve Nagar and Pune.



Artistic Impression



# Aerial View

*a glimpse of the entrance & surroundings*

The breathtaking aerial view showcases the entrance gates, framed by lush greenery and spacious parking areas.

It provides a comprehensive perspective of the surrounding environment, emphasizing the thoughtfully designed layout and seamless access to all key amenities, offering a warm and inviting experience for every visitor.



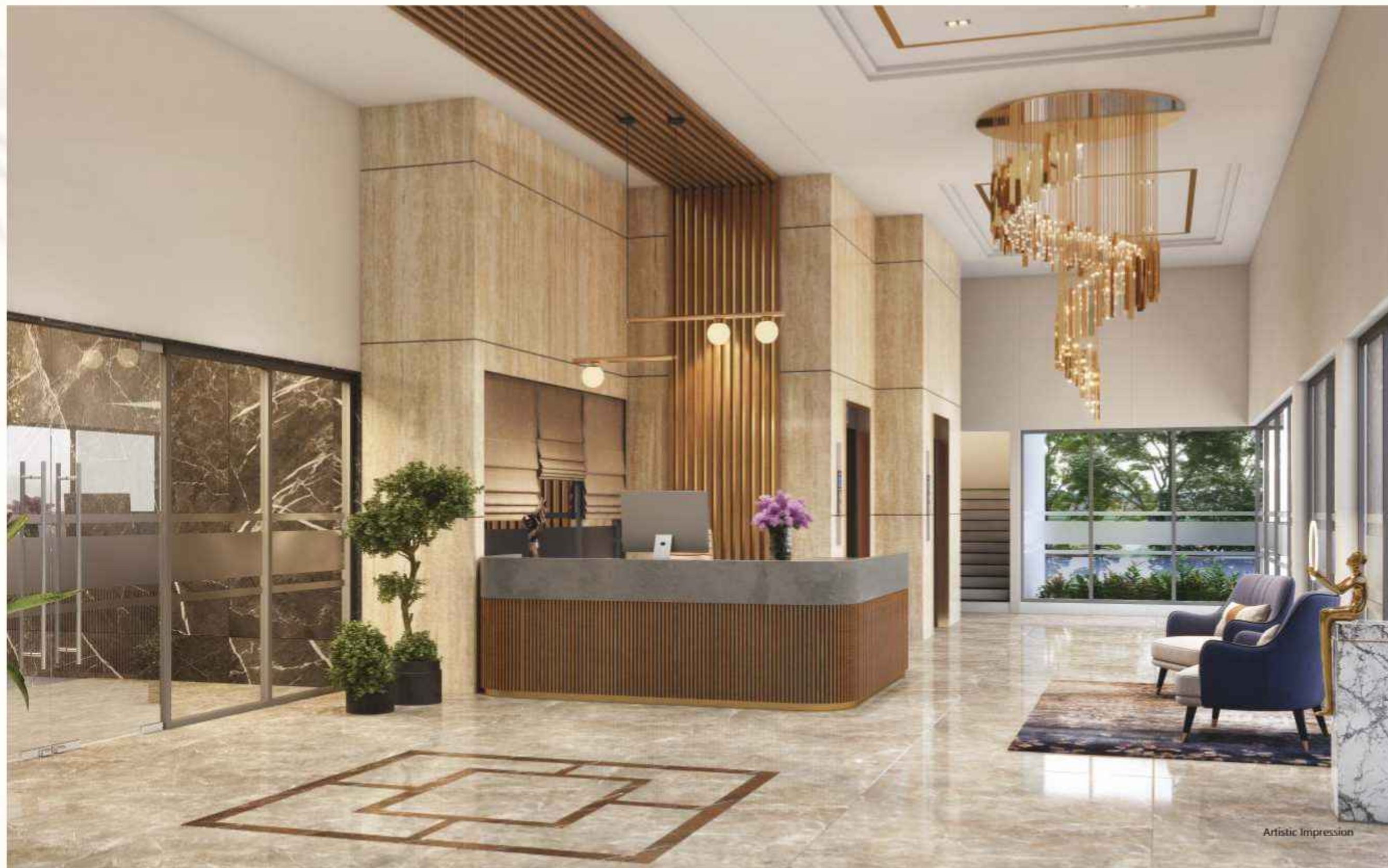
Artistic Impression



# Entrance Lobby

*where every visit feels warm and inviting*

It's bright, welcoming space, stylish decor, and comfortable atmosphere make it the perfect place. Every detail is carefully chosen to offer residents and visitors a warm, inviting experience.



Artistic Impression





# Oxygen Park

## A Breath of Fresh Life

At Mahika, nature thrives alongside its residents. For every family that calls Mahika home, a tree will be planted in our **Oxygen Park**, creating a lush green sanctuary with over 100 trees. This unique initiative not only enhances air quality but also nurtures a lasting connection between you and nature, making every breath a little fresher for generations to come. The park becomes more than just a green space—it's a living symbol of the community's commitment to sustainability and well-being. Families will witness the growth of these trees alongside their own memories, creating a shared legacy of environmental care and personal fulfilment for future generations.



*Meditation Lawn*



*Walkway / Jogging Track*



*Open GYM*



*Seating*



GM  
**Mahika**

2 & 3 BHK  
LUXURIOUS APARTMENTS



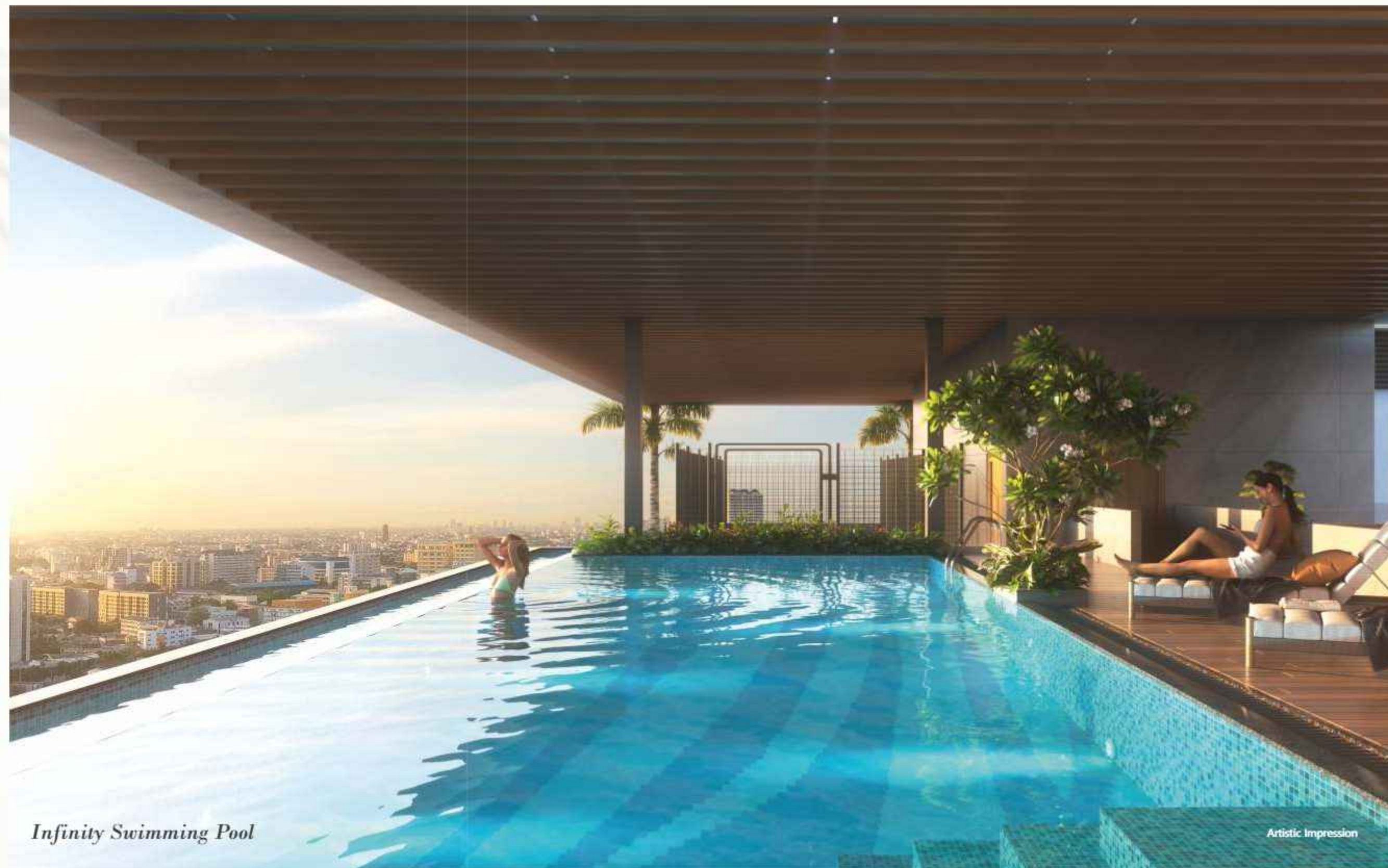
Artistic Impression



# Holistic Living

*for every generation Rooftop Amenities*

At Mahika, residents of all ages find amenities tailored to their needs, promoting a fulfilling and active lifestyle connected to nature. Children can play in spacious parks and access nearby sports academies for growth. Adults enjoy fitness and relaxation through morning jogs in green spaces, rooftop yoga with panoramic views, and community lounges for socializing. Seniors benefit from tranquil walks in the Oxygen Park and peaceful open spaces designed for serenity. Mahika seamlessly combines nature, wellness, and community, creating a harmonious living experience for everyone.



*Infinity Swimming Pool*

Artistic Impression





*Indoor Games: Play and Unwind*



*Yoga/Zumba Area: Balance Body and Mind*



*Jacuzzi: Soak in Serenity*



*Guest Room: Welcome with Warmth*



*Gym: Fitness Meets Comfort*



*Salon & Spa: Pamper and Rejuvenate*



*Creche: Safe and Secure for Little Ones*



*Outdoor Seating: Breathe, Relax, Unwind*





*Reading Area: A Book Lover's Haven*



*Cricket Pitch: Play Above it All*



*Working Pods: Focus with a View*



*Jogging Track: Run with a View*

# Rooftop amenities

## Life Elevated to New Heights

At Mahika, luxury reaches new heights with rooftop amenities designed to elevate your living experience. Enjoy panoramic views of the serene landscape as you relax in beautifully landscaped sky gardens, unwind in the rooftop lounges, or socialise with friends and family under the open sky. Beyond just a place for relaxation, Mahika's rooftop amenities foster community interaction and wellness. Whether it's a morning yoga session, an evening under the stars, or casual gatherings, the rooftop becomes a vibrant space where residents can connect, recharge, and rejuvenate—all while enjoying the fresh breeze and sweeping views of the surroundings.



### Additional Amenities

Glass Railing for Balcony | Provision for Inverter | Digital Lock for Main Door





# Amenities Floor Plan

1. Yoga / Zumba Area

2. Gym

3. Indoor Games

4. Guest Room/s

5. Outdoor Party Area

6. Performance Deck

7. Multipurpose Hall

8. Kitchen

9. Creche

10. Jacuzzi

11. Salon & Spa







# *Rooftop Amenities*

1. Outdoor Seating

5. Shower Area

9. Spectators Seating

13. Librarian's Deck

2. Chit-Chat Area

6. Infinity Swimming Pool

10. Working Pod

14. Space For Changing Room

3. Jogging Track

7. Chit-Chat Katta

11. Reading Area

15. Sky Gazing Area

4. Feature Sculpture

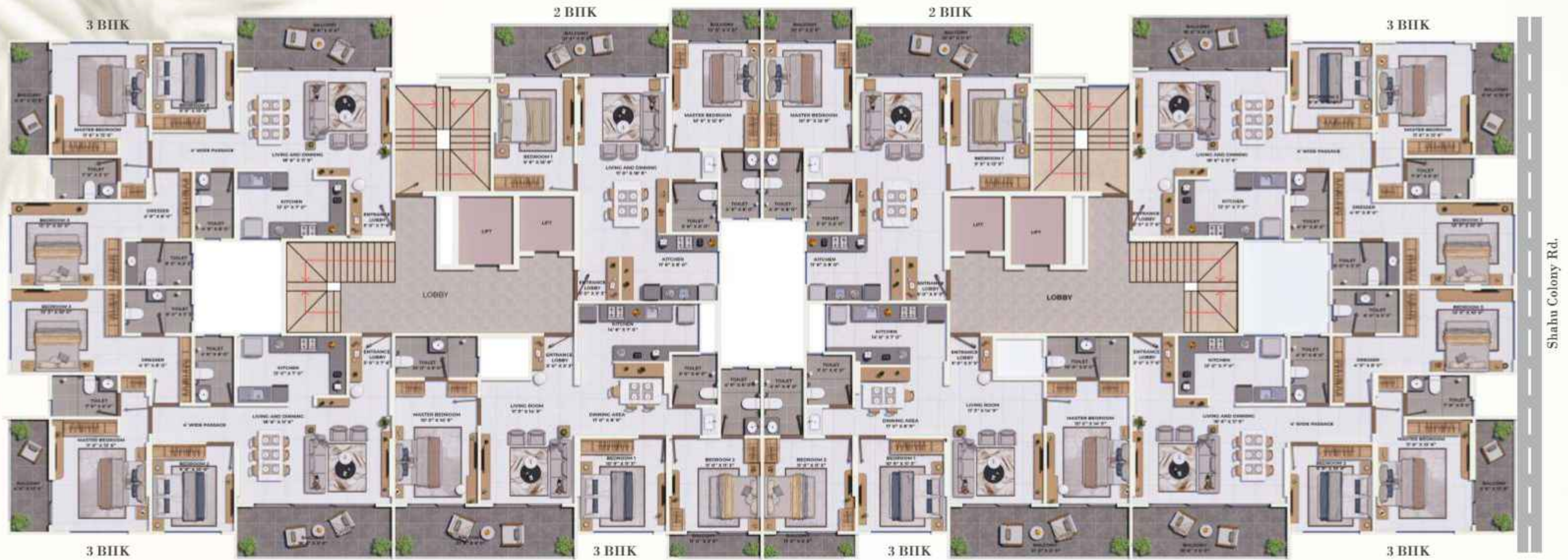
8. Cricket Pitch

12. Book Shelves

16. Deck







## Typical Floor Plan (1<sup>st</sup>-6<sup>th</sup> & 8<sup>th</sup>-11<sup>th</sup>)

Wing	Unit Type	Flat Number	Carpet Sq. Ft.	Terrace Sq. Ft.	Total Carpet Sq. Ft.
A	3 BHK	101 to 601	1060	172	1232
A	3 BHK	102 to 602	1060	172	1232
A	3 BHK	103 to 603	973	159	1132
A	2 BHK	104 to 604	739	158	897

Wing	Unit Type	Flat Number	Carpet Sq. Ft.	Terrace Sq. Ft.	Total Carpet Sq. Ft.
A	3 BHK	801 to 1101	1060	172	1232
A	3 BHK	802 to 1102	1060	172	1232
A	3 BHK	803 to 1103	973	159	1132
A	2 BHK	804 to 1104	739	158	897

Wing	Unit Type	Flat Number	Carpet Sq. Ft.	Terrace Sq. Ft.	Total Carpet Sq. Ft.
B	3 BHK	101 to 601	1060	172	1232
B	2 BHK	102 to 602	739	158	897
B	3 BHK	103 to 603	973	159	1132
B	3 BHK	104 to 604	1060	172	1232

Wing	Unit Type	Flat Number	Carpet Sq. Ft.	Terrace Sq. Ft.	Total Carpet Sq. Ft.
B	3 BHK	801 to 1101	1060	172	1232
B	2 BHK	802 to 1102	739	158	897
B	3 BHK	803 to 1103	973	159	1132
B	3 BHK	804 to 1104	1060	172	1232







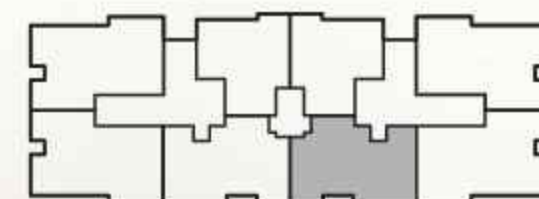
Artistic Impression



**3**  
BHK

A Wing

Type	Carpent Area
3 BHK TYPE 2	SQ. FT 1132







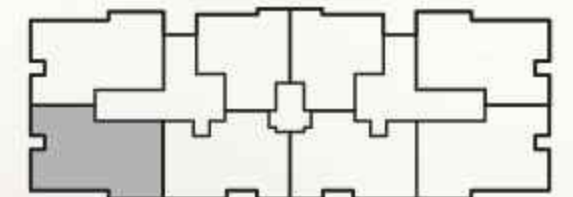
Artistic Impression



**3**  
BHK

B Wing

Type	Carpet Area
3 BHK TYPE 1	SQ. FT 1232





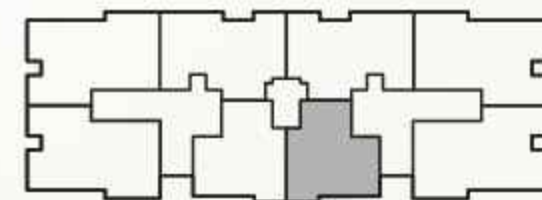


Artistic Impression

**2**  
BHK

B Wing

Type	Carpet Area
2 BHK	SQ. FT
	897





# Specifications



## RCC STRUCTURE

- Earthquake resistant seismic zone structural RCC frame.



## KITCHEN

- Granite Top for Platform with S.S. Sink
- Designer Dado Tiles Up-to Lintel Level Above Kitchen Platform.



## LIFT

- Premium Quality lift with Power Back-up.
- Two High Speed Elevators for each wing.



## SANITARY & PLUMBING

- Concealed Plumbing.
- Chromium Plated Standard CP Fittings.
- Hot & Cold Mixers for Bathrooms & Basins.



## PLASTER

- Sand Faced External Plaster.
- Gypsum Finish Internal Plaster.



## DOORS & FRAMES

- Front & Back Side Veneer finish main Door with Digital Lock.
- Plywood laminated door frame.
- Waterproof flush door with both side laminates finish.
- Sliding Door for all Balconies.



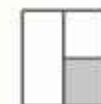
## FLOORING & DADO

- 800 x 1600 Tiles for Entire Flat
- 2"x 2" Antiskid Tiles Flooring for Attached Terraces
- Ceramic Tiles Flooring with Glazed Tile Dado upto Lintel Height for Dry Balconies
- Ceramic Tile Flooring with Designer Glazed Tile Dado Up-to Lintel Level for all attach Toilet & Bathroom



## PAINT

- Good Quality Acrylic Paint for Exteriors Walls.
- Good Quality Oil Bond Distemper for Internal Walls.



## WINDOWS

- Powder Coated Aluminum Windows with Clear Glass and mosquito net.
- M.S. Safety Grills for windows Sill for Windows.



## ELECTRIFICATION

- Concealed Electric Copper Wiring.
- TV Points in Living Room & Master Bedroom.
- Miniature Circuit Breakers with Distribution Board for Safety.
- Exhaust Fan in Kitchen and all Toilets

# A Location

## Where All Elements Come Together

Mahika's strategic location near Cummins College in Karve Nagar offers an unmatched advantage in terms of convenience, connectivity, and lifestyle. Positioned in one of Pune's most sought-after neighbourhood, Mahika ensures that residents are close to everything they need, whether it's educational institutions, shopping, healthcare, restaurants or entertainment.

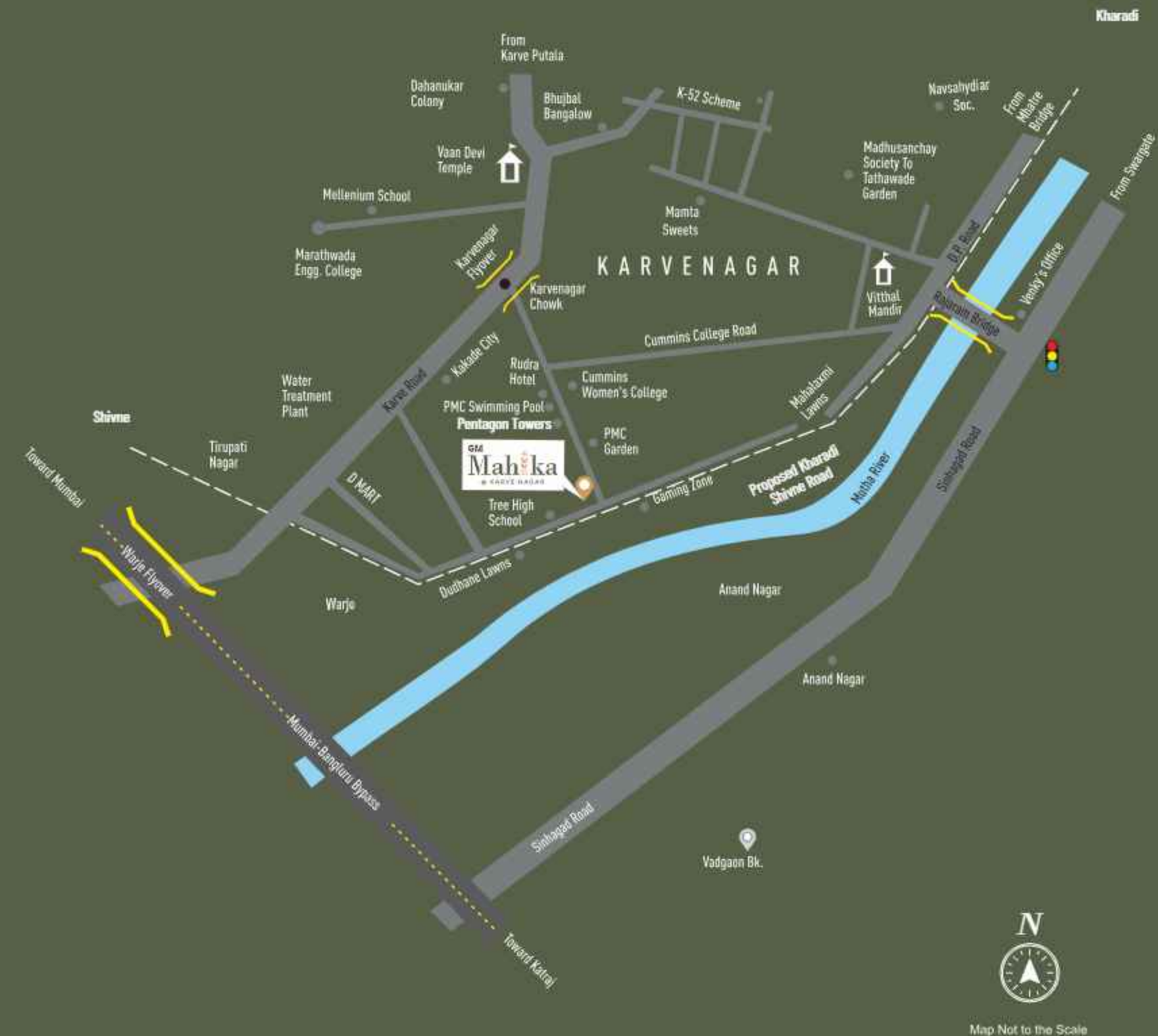
Located near renowned sports academies, Mahika is the perfect home for families focused on their children's all round growth and development

With its proximity to Kothrud, Warje, and Chandni Chowk, Mahika offers easy access to Pune's major hubs, making commuting a breeze. The area is home to some of the finest restaurants. Residents also have convenient access to premium healthcare facilities just minutes away.



# Key Distances

- Deccan Gymkhana... 5.8 KM
- Bangalore-Mumbai Bypass... 1.9 KM
- SNDT Metro Station... 3.8KM
- Sinhagad Raod... 2.1 KM
- Kothrud... 3.6 KM
- Mhatre Bridge... 4.2 KM
- Swargate... 6.7 KM
- Schools & Colleges... within 1 KM
- Sports Academies... within 1 KM
- Shopping Malls / Dmart... 1.5 KM
- Hospital... 2 KM
- Touching **Proposed Kharadi Shivne Road**





# Beyond Homes

*Discover the Visionary Essence of our Group*

At GM Developers, we believe that building homes is not just about construction—it's about crafting trust & creating futures. As a family-owned business with two generations of legacy, we take pride in delivering on our promise to create enduring spaces where families thrive. From our humble beginnings, we have grown through dedication to quality, innovation, and a deep understanding of our clients' dreams. Every project we undertake is a reflection of our commitment to integrity, transparency, and excellence.



**GM  
DEVELOPERS**  
Crafting Trust, Building Future

## Completed Projects



• **GM MORYA Apartments,**  
Katraj, Residential Project  
1 & 2 BHK



• **COSTA BLANCA,** Baner  
Residential Project  
2 BHK



• **SOLITAIRE,** Laxmi Road  
Commercial Project

• **AMRUT KALASH**  
Bharti Vidyapeeth,  
Ambegaon Budruk  
1 & 2 BHK

• **GAGAN AKANKSHA,**  
Uralikanchan  
Residential Project  
1 & 2 BHK

• **URALIKANCHAN**  
Plotting Scheme

## Ongoing Projects



• **GM KALASH,** Katraj  
(Ready Possession  
Residential Project) 2 BHK

• **GM RANAWAT Ventures,**  
Lullanagar  
3 & 4 BHK Luxurious Homes

## Upcoming Projects

• **Balewadi** • **Wadmukhwadi** • **Karvenagar** • **Mhalunge** • **Chakan**



**25+**  
Years of  
Experience

**1000+**  
Happy  
Families