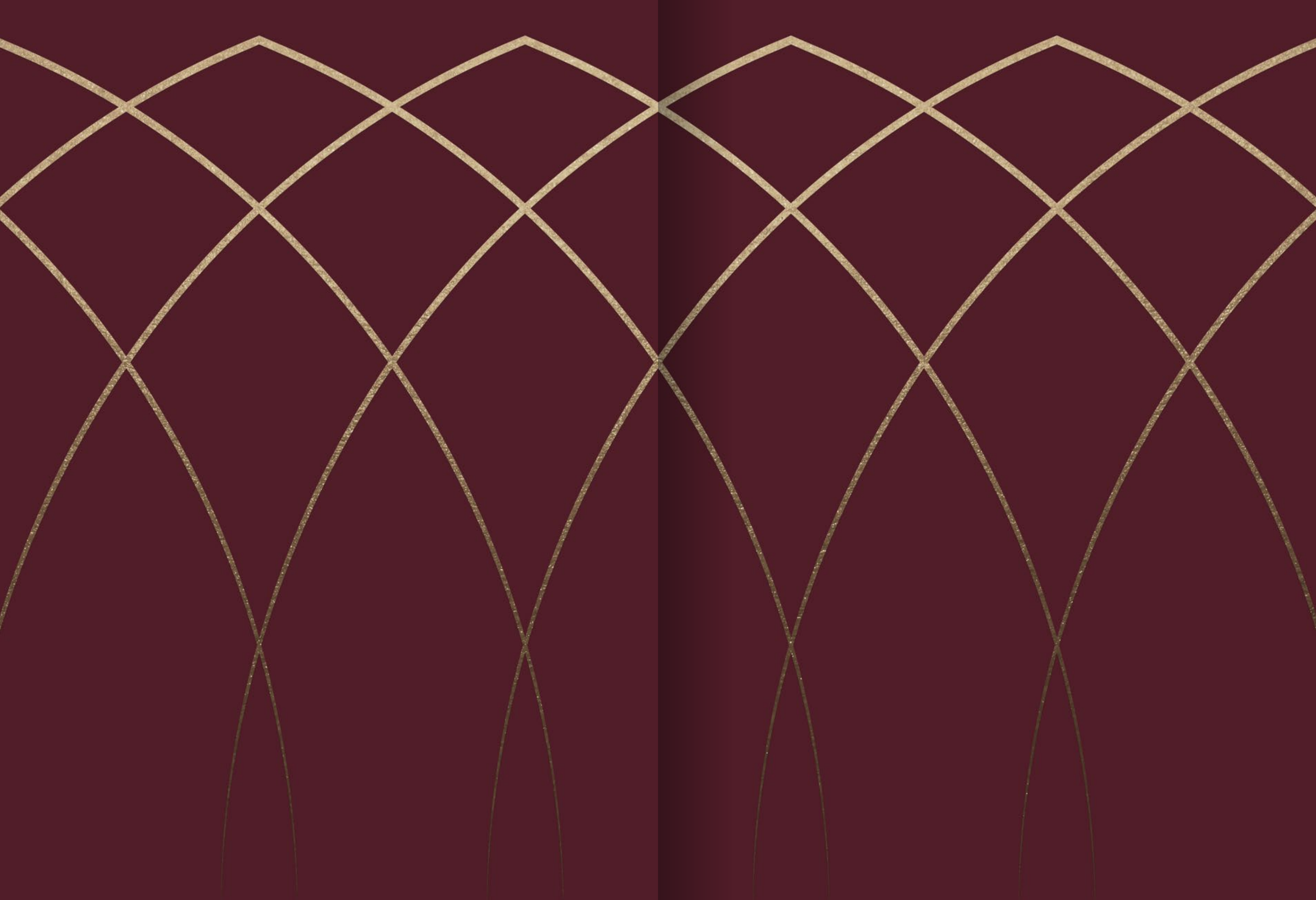




MAHAGUN
MEDALLEO





VISION



THE ICON THAT'S MAHAGUN

Mahagun Group is a conglomerate of companies operating in commercial, residential real estate and hospitality sectors. The **Group** is synonymous with transforming barren lands into brilliant masterpieces of architecture and style. It has successfully delivered a number of residential projects in the NCR in addition to the development of Commercial Real Estate like Shopping malls, Hotels, Cineplexes etc.

25+ years of legacy

15000 residences delivered

3300 residencial spaces being constructed

41.3 million sq. ft. of development portfolio

500+ working team members

A NAME THAT PERFORMS

Perched on the cusp of swift growth, Mahagun strives to translate the dreams and visions of its patrons into concrete realities. For us, the quest for excellence doesn't have an end; it is a continuous journey and process. We delve into the real estate intricacies with a distinctive approach to impart tailor-made real estate solutions.

Our vision and mission, **ethicscentric** leadership and commendable teamwork **facilitate** us to deliver timely promises. A multitude of values has been embedded in the foundation of Mahagun. They include integrity, transparency, trust, commitment, truthfulness, building **relationship** and more.

Whether you are a first-time buyer or an investor with a diverse investment portfolio, you can find what you want in our unique property collections. We believe in achieving for now and planning for the future sustainably, aiming to impact different generations positively.

LIVE THE ROYAL
LIFE WITH

M
COLLECTION
BY MAHAGUN
LUXURY RESIDENCES

Comprises of
Condominiums | Villas
Penthouses | Villaments

The name that has brought the concept of luxury living to Noida. The name that has innumerable units to boast of and comprises of designer homes with unit sizes ranging from 2500 sq. ft. to 20000 sq.ft.

Masterpieces that inspire the achievers to never settle for less.

An amalgamation of a perfect location and immense luxury.

Embodiment of the ultimate quest for luxury.

Another gem is now coming and it's going to only take M Collection's name in luxury living to stunning new heights.



HELLO

Having a luxury home is not the only thing that excites new-age dreamers. They look for more. They look for experiences that surprises them and make them feel the exuberance.

The Mahagun Medalleo is an ode to these dreamers. As vision matches that of the new-age royalty. Every amenity and state-of-the-art facilities take the new-age palaces to the new level of awe.

I am most certain that you will cherish this opportunity of making your dream home with Mahagun Medalleo. It's a reward for your hard work and our reward is in your smile. This partnership of smiles and everlasting memories will only make us grow stronger.

Amit Jain

Amit Jain
Director





—≡≡≡ INTRODUCING ≡≡≡—

ULTRA PREMIUM
LOW-RISE
INDEPENDENT FLOORS



Another gem added to the new ages palaces for the new age royals (Medalleo).

The premium independent floors here offer a cutting edge way of life, encompassed by a rich green landscapes. Enjoy the good life with elite security and amenities. With the goal that you can genuinely savour the energetic extravagances of life, while building a heritage for your friends and family.

Exclusive 50 units for the privileged few.



*RENDERED IMAGE



GEOGRAPHY

AN ADDRESS THAT IS WORTHY OF NEW AGE ROYALTY

COVETED LOCATION

-  FULLY PAID LAND PARCEL
 -  CENTRALLY LOCATED IN SECTOR 107
 -  CONNECTED WITH NATIONAL HIGHWAYS AND THE EXPRESSWAYS
 -  FAST CONNECTIVITY TO AIRPORTS
 -  ROADS ON TWO SIDES OF THE PLOT
 -  ADJOINING COMMERCIAL CENTERS AND OFFICES
 -  EDUCATIONAL CENTERS NEARBY
 -  HEALTHCARE FACILITIES NEARBY
 -  GOLF COURSES NEARBY
- GOLF COURSE NEARBY



-  Mahagun Projects
-  Manthan Schools
-  M Collection Projects
-  Medalleo
-  Routes to Medalleo
-  Highways
-  Metro Aqua Line
-  Metro Blue Line
-  Metro Purple Line
-  Metro Pink Line
-  Metro Red Line

CONNECTIVITY

-  BUS | Noida City Center
6 km, 10 min
-  METRO | Sector 76, Noida
2.3 km, 5 min
-  AIRPORTS | International Airports
IGI 37 km, 45 min
Jewar 60 km, 30 min (upcoming)

ADDRESS

THATS WORTHY OF NEW-AGE ROYALTY



Mahagun Medalleo is located in well-established sector 107 of Noida – A central place of Noida.



Mahagun Medalleo has entries from **75mtr** wide and 45 mtr. wide roads.



Mahagun Medalleo has a mini retail plaza.



Mahagun Medalleo's area is **40000sq.** mtr. with 2 blocks of G+4 levels and 6 blocks of S+28 levels.



CONNECTIVITY

5 mins to Noida Expressway
10 mins to Kalindi Kunj
15 mins to DND
30 mins to Jewar Airport



EDUCATIONAL INSTITUTIONS

2 mins to Pathways School
10 mins to Amity University
10 mins to Lotus Valley International School
15 mins to Shiv Nadar School



LEISURE

5 mins to Starling Mall
7 mins to Noida Golf Course
10 mins to Worlds of Wonder
12 mins to Mall of India



HOSPITALS

10 mins to Jaypee Hospital
10 mins to Kailash Hospitals
15 mins to Apollo Hospital
20 mins to Fortis Hospital



DESIGN



*RENDERED IMAGE

DESIGN CONSULTANTS

Architect Hafeez Contractor

DESIGN CONSULTANT

When Mahagun envisioned a groundbreaking luxurious way of living, we got on board and with our 500 eminent team designed a royal paradise. Every space is thoughtfully built. The concept was to make the building bright and alluring, with strong colours and finishes. Wrapping building **envelope** with art deco features and elements.
<https://www.hafeezcontractor.com/>



LANDSCAPE ARCHITECTURE

This premium residential development is infused with an extensive variety of settings and activities to offer a resort-living environment. Through the use of simple, yet refined and elegant materials, we integrated the landscape and enhanced visually aesthetic treatment of contemporary style design components. Inspired by architectural patterning, design character is threaded throughout architectural features such as pavilions, screens and fencing.
<http://eodstudio.com/>

Gensler

INTERIOR DESIGNER

This premium residential development is infused with an extensive variety of settings and activities to offer a resort-living environment. Through the use of simple, yet refined and elegant materials, we integrated the landscape and enhanced visually aesthetic treatment of contemporary style design components. Inspired by architectural patterning, design character is threaded throughout architectural features such as pavilions, screens and fencing.
<http://eodstudio.com/>



DESIGN CONSULTANT

Structure vetted by the renowned IIT Roorkee Faculty. <https://www.iitr.ac.in/>

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INSPIRATION BEHIND DESIGN

Art Deco is a style of visual arts, architecture, and product design that first appeared in France in the 1910s and flourished in the United States and Europe during the 1920s and 1930s.

Through styling and design of the exterior and interior of anything from large structures to small objects, Art Deco has influenced buildings like the Empire State Building, Chrysler Building in New York and various **other** design marvels across different spheres.

STEP INTO THE LUXURY OF LOW RISE INDEPENDENT PREMIUM FLOORS.

Seek a higher degree of opulence with the rarest of floor designs in the vicinity. Crafted to indulge residents in an unparalleled and unmatched lifestyle, low-rise apartments keep our residents' spirits high with bigger spaces and clearer views. Designed with Art Deco as inspiration, new-age palaces create a residence that is quite extraordinary. Experience it and you'll know what sets these homes truly apart. Every unit per floor is served with two lifts.



*RENDERED IMAGE



DENSE FOREST TRAIL

RENDERED IMAGE

LANDSCAPE DESIGN THAT ARE COMMENDABLE OF THE PREMIUM LIFESTYLE



Landscape is unlike anything you've experienced before. The key components of hardscape and softscape are woven beautifully together allowing the landscape to absorb into the architecture.

The residential development is infused with an extensive variety of settings that enables resort-like living. What's more is the use of simple yet refined and elegant materials, that enhance the aesthetic appeal of contemporary design components.

Inspired by architectural patterning, design character is threaded throughout architectural features such as pavilions, screens and fencing.

CELEBRATION LAWN

Life should not only be lived; it should be celebrated together



*RENDERED IMAGE



SWIMMING POOL WITH DECK

Dive into the world of endless leisure.



RELAXING CABANA

Relax your majesty, you have earned it.



*RENDERED IMAGE



*RENDERED IMAGE

RELAXATION PAVILLION

Shut all the noise from outside while being inside the bamboo forest.



KIDS POOL & PLAY AREA

Nothing like watching your kids make splashes & play with friends.



*RENDERED IMAGE

SITE PLAN

This look will tell you where you can set your dreams. It will give you the perfect view to see what surrounds your new-age palace.

- | | |
|-------------------------|-----------------------|
| 1. Entry/Exit | 16. Giant Chess |
| 2. Retail Plaza | 17. Club Entry Plaza |
| 3. Tower Drop Off | 18. Open Pool |
| 4. Skating Rink | 19. Pool Deck |
| 5. Water Court | 20. Hydrotherapy |
| 6. Water Features | 21. Kids Pool |
| 7. Celebration Lawn | 22. Kids Water Play |
| 8. Interaction Pavilion | 23. Cricket Enclosure |
| 9. Relaxing Cabanas | 24. Amphitheatre |
| 10. Jogging Track | 25. Multisport Court |
| 11. Kids Play Area | 26. Tennis Court |
| 12. Trellis Path | 27. Pet Park |
| 13. Floor Games | 28. Forest Walk |
| 14. Forest Trail | 29. Interaction Area |
| 15. Meditation Pavilion | |



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CLUB



*RENDERED IMAGE

AN ESCAPE THAT'S DESIGNED FOR THE NEW-AGE ROYALS.

There's positivity in every step of new-age royals. And when you step into your clubhouse, you will feel rejuvenated and relaxed. The very reason the clubhouse is equipped with state-of-the-art facilities. Spread over an area of 50,000 sq.ft. and 5 levels, it will charge you up. A double-height lobby and a myriad of rejuvenating services make the club apart.

Our various facilities are combined under various services so that you can associate with them easily.

CLUB LOBBY

Waiting for the new-age royal is an experience in itself.



*ARTISTIC IMAGE



ARTISTIC IMAGE

WITH RICHNESS OF NEW-AGE
ROYALTY COMES WELLNESS.

There is beauty all around us at Mahagun Medalleo. But what's more important for a truly happy environment is wellness. And that's what we have strived for. Every element is centred around leisure and complete wellness for all your loved ones.

SPA

Therapy that doesn't need a prescription. Please choose from our options for a memorable experience.



*ARTISTIC IMAGE



*ARTISTIC IMAGE

ALL-WEATHER SWIMMING POOL

Because swimming should be an year-round activity.



GYM

Work out like a new-age fitness freak.



*ARTISTIC IMAGE



*ARTISTIC IMAGE

SPORTS

Play the game that the new-age royals deserve like badminton and squash.



ENTERTAINMENT

We in India have a special appetite for entertainment.
Come and feel the exuberance of world-class entertainment facilities.



*ARTISTIC IMAGE



*ARTISTIC IMAGE

MINI THEATRE

Watch your favourites without going anywhere.



GAMING ZONE

All is fun and games for the new-age royals.



*ARTISTIC IMAGE



*ARTISTIC IMAGE

MEETINGS FROM HOME

The new-age royals love their work. So the business facilities at Mahagun Medalleo don't disappoint. Well-appointed areas facilitate the perfect working environment.





HOSPITALITY



WELCOME YOUR MAJESTY

Your New-Age Palace Awaits You!



*ARTISTIC IMAGE

Where blue blood resides, hospitality solutions should be world class. Experience world class hospitality right at your doorstep.

You will get a feeling that you are residing in a high end resort.



*ARTISTIC IMAGE

Dedicated hospitality team comprising of
hotel industry professionals.

This team will manage the facility
management and operations of the complex.



WORLD-CLASS SURVEILLANCE TO PROTECT YOUR LOVED ONES

- CCTV cameras at project entries and exits, tower entries, and basement entries
 - Constant 24/7 surveillance by guards
 - Parking of the cars protected by RFID Chips
 - Apps like MyGate to control the entry of visitors



INDEPENDENT LOW-RISE FLOORS



THEY CALL IT THE
LIVING ROOM. WE
CALL IT THE ROYAL
COURT.

This is where the new-age **royalty** will spend most of
their time. Where they will entertain one and all.

So it can't be anything but sheer extravagance.

That's what we have mastered at Mahagun
Medalleo.



DINING AREA

*ARTISTIC IMAGE

CONVERSATIONS START OVER
GREAT FOOD FOR NEW-AGE
ROYALTY



*ARTISTIC IMAGE

LIE DOWN AND DREAM LIKE NEW-AGE ROYALTY.

The bedrooms are where you feel a
new form of relaxation.

They are spacious and generous to imagination.



SKY DECK

*RENDERED IMAGE

LOOK FROM THE SKY DECK
AND ADMIRE YOUR KINGDOM



*ARTISTIC IMAGE

FOOD FOR THOUGHT FOR NEW-AGE ROYALS.

Making food is one thing. But making it an
experience is another.

Come and experience kitchens that are sure to
inspire new experiments in food and laughter.



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Ground Floor - 4 BHK – Type I

Entrance Foyer, 4 Bed Room with 4 Toilets, Powder Toilet, Living & Dining Room, Family Lounge, Study , Kitchen, Sky Deck Balcony, 1 STR with Toilet, and Balconies



Amber Palace Wing No.- 1, 2, 3

Coral Palace Wing No.- 8, 9, 10 (Mirror Image)

Super Area (ref.): 4160 sq.ft / 386.47 sq.mtr.
Built Up Area: 3066.44 sq.ft / 284.88 sq.mtr
Carpet Area: 2304.89 sq.ft. / 214.13 sq.mtr.
Balcony Area: 639.70 sq.ft. / 59.43 sq.mtr.

Typical Floor - 4 BHK – Type I

Entrance Foyer, 4 Bed Room with 4 Toilets, Powder Toilet, Living & Dining Room, Family Lounge, Study , Kitchen, Sky Deck Balcony, 1 STR With Toilet, and Balconies



Amber Palace Wing No.- 1, 2, 3

Coral Palace Wing No.- 8, 9, 10 (Mirror Image)

Super Area (Ref.): 4250 Sq.ft / 394.83 Sq.mtr.
Built Up Area: 3138.45 Sq.ft / 291.57 Sq.mtr
Carpet Area: 2374.43 Sq.ft. / 220.59 Sq.mtr.
Balcony Area: 639.70 Sq.ft. / 59.43 Sq.mtr.

The depiction of images of layout and features as mentioned above are based on artistic impression.The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr.= 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness). All dimensions are from the unfinished walls.

Type I Duplex Lower Lvl.

Entrance Foyer, 3 Bed Room with 3 Toilets, Home Theatre with Toilet, Dining, Family Lounge, Internal Stair Case, Pantry, Sky Deck Balcony, 1 STR with Toilet, Open Terrace and Balconies



Amber Palace Wing No.- 1, 2, 3

Coral Palace Wing No.- 8, 9, 10 (Mirror Image)

Super Area (ref.): 7450 sq.ft / 692.12 sq.mtr.
Built Up Area: 4867.15 sq.ft / 452.17 sq.mtr
Carpet Area: 3701.20 sq.ft. / 343.85 sq.mtr.
Balcony Area: 1033.67 sq.ft. / 96.03 sq.mtr.

Type I Duplex Upper Lvl.

Entrance Foyer, 2 Bed Room with 2 Toilets, Living & Dining Room, Kitchen, Sky Deck Balcony, 1 STR with Toilet, Open Terrace and Balconies



Amber Palace Wing No.- 1, 2, 3

Coral Palace Wing No.- 8, 9, 10 (Mirror Image)

Super Area (ref.): 7450 sq.ft / 692.12 sq.mtr.
Built Up Area: 4867.15 sq.ft / 452.17 sq.mtr
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Balcony Area: 1033.67 sq.ft. / 96.03 sq.mtr.

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Ground Floor - 4 BHK – Type II

Entrance Foyer, 4 Bed Room with 4 Toilets, Living & Dining Room, Family Lounge, Study, Kitchen, Sky Deck Balcony, 1 STR With Toilet, and Balconies



Amber Palace Wing No.- 4, 5

Coral Palace Wing No.- 6, 7 (Mirror Image)

Super Area (ref.): 3710 sq.ft / 344.66 sq.mtr.

Built Up Area: 2685.72sq.ft / 249.51 sq.mtr

Carpet Area: 2025.89 sq.ft. / 188.21 sq.mtr.

Balcony Area: 557.04 sq.ft. / 51.75 sq.mtr.

Typical Floor - 4 BHK – Type II

Entrance Foyer, 4 Bed Room with 4 Toilets, Living & Dining Room, Family Lounge, Study, Kitchen, Sky Deck Balcony, 1 STR with Toilet, and Balconies



Amber Palce Wing No.- 4, 5

Coral Palace Wing No.- 6, 7 (Mirror Image)

Super Area (ref.): 3760 sq.ft / 349.31 sq.mtr.

Built Up Area: 2726.73 sq.ft / 253.32 sq.mtr

Carpet Area: 2067.87 sq.ft. / 192.11 sq.mtr.

Balcony Area: 557.04 sq.ft. / 51.75 sq.mtr.

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Type II - Duplex Lower Lvl.

Entrance Foyer, 3 Bed Room with 3 Toilets, Home Theatre with Toilet, Dining, Family Lounge, Internal Stair Case, Pantry, Sky Deck Balcony, 1 STR with Toilet, Open Terrace and Balconies



Amber Palace Wing No.- 4, 5

Coral Palace Wing No.- 6, 7 (Mirror Image)

Super Area (ref.): 7180 sq.ft / 667.04 sq.mtr.

Built Up Area: 4713.66 sq.ft / 437.91 sq.mtr

Carpet Area: 3483.12 sq.ft. / 323.59 sq.mtr.

Balcony Area: 1107.29 sq.ft. / 102.87 sq.mtr.

Type II - Duplex Upper Lvl.

Entrance Foyer, 2 Bed Room with 2 Toilets, Dining & Living Room, Internal Stair Case, Kitchen, Sky Deck, Balcony, 1 STR with Toilet, Open Terrace and Balconies



Amber Palce Wing No.- 4, 5

Coral Palace Wing No.- 6, 7 (Mirror Image)

Super Area (ref.): 7180 sq.ft / 667.04 sq.mtr.

Built Up Area: 4713.66 sq.ft / 437.91 sq.mtr

Carpet Area: 3483.12 sq.ft. / 323.59 sq.mtr.

Balcony Area: 1107.29 sq.ft. / 102.87 sq.mtr.

3 BHK

ENTRANCE FOYER, 3 BED ROOMS WITH 3 TOILETS, LIVING & DINING ROOM, KITCHEN, SKY DECK BALCONY, 1 STR WITH TOILET AND BALCONIES.

FLOOR PLANS

WING NO. - 29, 30, 33, 34

Super Area (ref.)

2500 Sq.ft. / 232.25 Sq.mtr.

Built Up Area

1787.68 Sq.ft. / 166.08 Sq.mtr.

Carpet Area

1313.63 Sq.ft. / 122.04 Sq.mtr.

Balcony Area

398.48 Sq.ft. / 37.02 Sq.mtr.



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1Sq mtr.= 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness). All dimensions are from the unfinished walls.

3 BHK

ENTRANCE FOYER, 3 BED ROOMS WITH 3 TOILETS, LIVING & DINING ROOM, KITCHEN, SKY DECK BALCONY, 1 STR WITH TOILET AND BALCONIES.

FLOOR PLANS

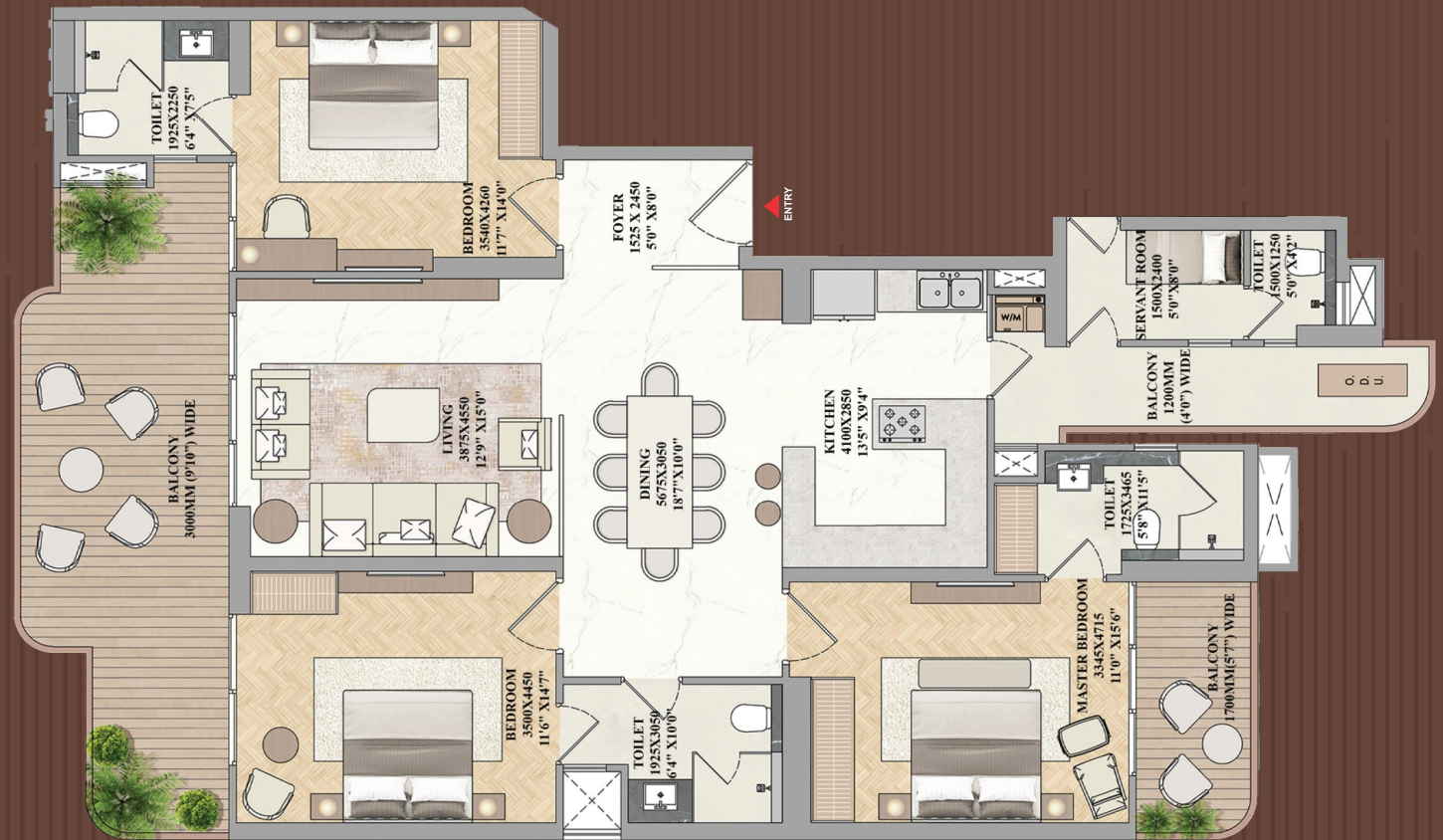
WING NO. - 28, 31, 32, 35

Super Area (ref.)
2575 Sq.ft. / 239.22 Sq.mtr.

Built Up Area
1847.21 Sq.ft. / 171.61 Sq.mtr.

Carpet Area
1345.39 Sq.ft. / 124.99 Sq.mtr.

Balcony Area
413.66 Sq.ft. / 38.43 Sq.mtr.



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Rera No.: UPRERAPRJ125561 | www.up-rera.in/projects

4 BHK - TYPE I

ENTRANCE FOYER, 4 BED ROOM WITH 4 TOILETS, LIVING & DINING ROOM, KITCHEN, SKY DECK BALCONY, 1 STR WITH TOILET AND BALCONIES.

FLOOR PLANS

WING NO. - 12, 14

Super Area (ref.)
2970 Sq.ft. / 275.92 Sq.Mtr.

Built Up Area
2304.57 Sq.ft. / 214.10 Sq.Mtr.

Carpet Area
1678.10 Sq.ft. / 155.90 Sq.Mtr.

Balcony Area
534.10 Sq.ft. / 49.61 Sq.Mtr.



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4 BHK - TYPE I

ENTRANCE FOYER, 4 BED ROOM WITH 4 TOILETS, LIVING & DINING ROOM, KITCHEN, SKY DECK BALCONY, 1 STR WITH TOILET AND BALCONIES.

FLOOR PLANS

WING NO. - 11, 15

Super Area (ref.)
3000 Sq.ft. / 278.70 Sq.mtr.

Built Up Area
2334.06 Sq.ft. / 216.84 Sq.mtr.

Carpet Area
1685.96 Sq.ft. / 156.63 Sq.mtr.

Balcony Area
544.12 Sq.ft. / 50.55 Sq.mtr.



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1 Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness). All dimensions are from the unfinished walls.

4 BHK - TYPE-II

ENTRANCE FOYER, 4 BED ROOMS WITH 4 TOILETS, POWDER ROOM, LIVING & DINING ROOM, FAMILY LOUNGE, KITCHEN, SKY DECK BALCONY, 1 STR WITH TOILET AND BALCONIES.

FLOOR PLANS

WING NO. - 25, 26

Super Area (ref.)

3550 Sq.ft. / 329.80 Sq.mtr.

Built Up Area

2802.83 Sq.ft. / 260.39 Sq.mtr.

Carpet Area

2159.90 Sq.ft. / 200.66 Sq.mtr.

Balcony Area

567.37 Sq.ft. / 52.71 Sq.mtr.



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Rera No.: UPRERAPRJ125561 | www.up-rera.in/projects

4 BHK - TYPE-II

ENTRANCE FOYER, 4 BED ROOMS WITH 4 TOILETS, POWDER ROOM, LIVING & DINING ROOM, FAMILY LOUNGE, KITCHEN, SKY DECK BALCONY, 1 STR WITH TOILET AND BALCONIES.

FLOOR PLANS

WING NO. - 24, 27

Super Area (ref.)
3720 Sq.ft. / 345.59 Sq.mtr.

Built Up Area
2948.36 Sq.ft. / 273.91 Sq.mtr.

Carpet Area
2201.66 Sq.ft. / 204.54 Sq.mtr.

Balcony Area
655.85 Sq.ft. / 60.93 Sq.mtr.



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1Sq mtr.= 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness). All dimensions are from the unfinished walls.

ICONIC CLUB RESIDENCES 4BHK – TYPE III

ENTRANCE FOYER, 4 BED ROOMS WITH 4 TOILETS, POWDER ROOM, LIVING & DINING ROOM, FAMILY LOUNGE, STUDY ROOM, KITCHEN, 2 SKY DECK BALCONIES, 1 STR WITH TOILET.

FLOOR PLANS



WING NO. - 17, 18

Super Area (ref.)
4650 Sq.ft. / 431.99 Sq.mtr.

Built Up Area
3510 Sq.ft. / 326.09 Sq.mtr.

Carpet Area
2490 Sq.ft. / 231.39 Sq.mtr.

Balcony Area
915 Sq.ft. / 84.95 Sq.mtr.

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1Sq mtr.= 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness). All dimensions are from the unfinished walls.

ICONIC CLUB RESIDENCES 4BHK – TYPE III

ENTRANCE FOYER, 4 BED ROOMS WITH 4 TOILETS, POWDER ROOM, LIVING & DINING ROOM, FAMILY LOUNGE, STUDY ROOM, KITCHEN, 2 SKY DECK BALCONIES, 1 STR WITH TOILET.

FLOOR PLANS

WING NO. - 16, 19

Super Area (ref.)

4775 Sq.ft. / 443.60 Sq.mtr.

Built Up Area

3621 Sq.ft. / 336.43 Sq.mtr.

Carpet Area

2500 Sq.ft. / 232.25 Sq.mtr.

Balcony Area

985 Sq.ft. / 91.54 Sq.mtr.



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1Sq mtr.= 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness). All dimensions are from the unfinished walls.

GOLD CERTIFICATE



THOUGHTFULLY CURATED. SUSTAINABLY ACCREDITED.

- Use of treated water for flushing and irrigation for water balancing.
- Energy efficient / solar lights in public areas.
- Use of environment friendly construction materials as per gold standards.
- Handicap toilets in ground floor public areas.
- Provision of EV charging point in basement.
- Forest area for cleaner air.
- Ground floor lobby with provision of pm 2.5 level controller.
- Water efficient plumbing fixtures.
- High performance glazing/ DGU for reducing heat load for AC.
- Alternate water heating system :- solar heater/ heat pump.
- Segregation of dry & wet garbage.
- Organic waste management system post occupancy.
- Sleek two unit core design for maximum light & cross ventilation.
- Facilities for physical well being.

SPECIFICATIONS



FLOORING

Living	:	Large array imported marble floor
Dining	:	Large array imported marble floor
Kitchen	:	Large array imported marble floor
All Bedrooms	:	Warm and cozy engineered wooden flooring
Balconies	:	Wood look tiles for feel of a wooden deck along the sky

INTERNAL EXTERNAL FINISHES

Bathroom Walls	:	Designer vitrified/ ceramic tiles
Internal Walls	:	Internal walls finished in plastic emulsion paint with gypsum punning to get the smooth and rich finish
External Walls	:	Elegant permanent finish with high quality exterior grade paint
Bedrooms and		
Living Room Façade	:	Double glazed external windows with energy efficient/clear glass housed with high quality system aluminum
Kitchen and Bathrooms	:	External aluminium glazed windows with clear/ frosted glass

DRESS & TOILET

Internal Piping	:	CPVC & UPVC pipes installed to supply water to toilets & kitchen as well as vertical down takes
Fittings And Fixtures	:	Chrome finish CP fittings with ceiling mounted or wall mounted head shower with retractable handheld shower and diverter in all other bathrooms
Shower Partion	:	Frameless fixed glass shower screen with S.S fittings as shown in plans
W.C. Enclosure	:	Enclosure with glass screen as per plans
Cabinates	:	Wardrobes in dress areas inside the bathroom as per plan
Mirror	:	Bespoke design wall mounted mirror above basin

KITCHEN

Counter	:	Bespoke kitchen countertop and splash back with acrylic mineral stone or granite. Abode stainless steel double sink bowl with feature mixer tap
Wall Finish	:	Internal walls finished in plastic emulsion paint with gypsum punning to get the smooth and rich finish
Woodwork	:	Modular kitchen with featured chrome handles, soft close function and a laminated carcass
Features	:	Rectangular cooking range hob with hood, and provision for breakfast counter

SERVANT ROOM AND BATHROOM

Finishing	:	Anti-skid ceramic tiles on floor with oil bound distemper on walls with 7.0 ft high painted flush door shutters. External aluminum glazed windows with clear/ frosted glass
Bathrooms	:	Conventional C.P fittings & European style white colour chinaware. External aluminum glazing windows with clear/ frosted glass

LIFTS & LOBBIES

Ground & Typical Floor Lobby	:	Ground & Typical floor lobbies decorated with large format vitified tiles to welcome your guests
Basement Lobby	:	Lift lobbies decorated with large format vitified tiles/stone and guarded with CCTV security systems

ELECTRICAL

Wiring	:	Fire resistant copper wiring in concealed PVC conduits
Switches	:	Modular high quality switches and sockets
Light Fixtures	:	Energy efficient light fixture in balcony
TV Points	:	Provision is provided in living rooms, family lounge and bedrooms as shown in plans
Tel. Points	:	Provision for high speed broadband Internet access and satellite
External	:	Energy efficient / solar lights in common area

FIRE FIGHTING & PIPED GAS

Fire Fighting and		
Detection System	:	Heat Sensitive Sprinklers And Smoke/ Heat Detectors alarms with addressable fire detection system installed as per standards
Piped Gas	:	IGL gas pipeline provision till kitchen

JOINERY

Main Entry Door	:	Majestic 8.0 ft high fire rated entrance door with safety lock & feature handle, fixed on hardwood frame with high quality door finish
Internal Rooms and		
Bathroom Doors	:	8.0 ft high doors with feature handles fixed on hard wood door frames with quality finish

RAILING

Balcony	:	Combination of toughened Glass and designer. Grills as per Deco
Staircase	:	Aesthetically designed mild steel railing for safety & durability

AIR CONDITIONING

VRV/VRF ACS	:	Energy efficient Variable Refrigerant Flow provides precise comfort cooling to indoor environment. With provision for indoor air quality improvement system
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POWER BACKUP	:	DG power backup for unit size from 3000 to 4500 sq. ft. not to exceed 12.5 KVA, for unit size of 4501 sq. ft. and above, not to exceed 15 KVA. DG capacity shall be at 85% of load factor & 50% overall diversity for units as well as common areas.
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SECURITY & PEACE OF MIND

Security Systems	:	24x7 hightech security systems consisting of perimeter security and main entrance gate secured with full CCTV coverage and intercom facility. Entrance lobbies at ground floor with CCTV & guard for assistance. Basements, driveways are further secured with CCTV cameras. Visual control entry system and intercom for front entrance doors provided in each apartment to provide full proof security and total peace of mind for residents.
Home Automation System	:	Provision for Home Automation to control selected appliances integrated with in-house security.
Parking	:	Ample covered parking spaces available for residents with dedicated visitors car park.

*Disclaimer: The colour & design of the tiles are subject to availability at the time of construction. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. The extent/number/variety of the equipment/appliances and their make/brand are subject to availability at the time of construction.

ONGOING PROJECTS



DELIVERED PROJECTS



DISCLAIMERS

Site Plan

Disclaimer: The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr. = 10.764 sq. ft.

Salient Features

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Unit Plans

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Specification

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Visit Us

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SCAN THE CODE



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