Disclamier: The information and the plans, specifications, design, layout, artistic renderings, images, structural details and other details as mentioned in this Brochure are only indicative and the customers are advised to check and re-verify the information and the plans, specifications, design, layout, artistic renderings, images and other details as mentioned in this Brochure from the website of RERA and/or from the office of the Developer. The depiction of towers and architectural features is purely conceptualize and is based on artist impression to illustrate the appearance of tower once it is completed. No warranty is given that the tower will comply to any degree of this artist's impression. Soft furnishing, furniture and gadgets are not part of the offering. While every reasonable care has been taken in providing the information in the brochure, company, its promoters, officers or its agents cannot be held responsible for any inaccuracies. Fixtures and furnishings, other interior shown including wall paneling and wall dressings shown in Computer Generated Image and photos are indicative only and constitute no legal offering.

## Project RERA Registration No. UPRERAPRJ3306



LIVING SPACES • WORK SPACES • COMMERCIAL SPACES

Corporate Off: Office No B-1/33, Third Floor, Tower B, The Corenthum, Sector 62, Noida- 201309 (U.P.) Telephone: 0120-4890000/ Fax: 0120-4890098/99, Email: luxury@mahagunindia.com

Site Off: Plot No- GH-01/A, Sector 78, Noida- 201301 (U.P.)

Website: www.mcollection.in



# Condominiums SECTOR 78, NOIDA

Step into the ultra-luxurious Condominiums that speak of luxury and indulgence. Live the royal life.

LAN

Hafeez Contractor design consultant

Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of the latent desire to stand- apart and be noticed. MAHAGUN understands that your home is your statement to the world and an announcement of who you are.

We believe that your home should be a reflection of your personality and individuality. A belief on which the villas, pent-houses, villaments, luxurious condominiums and floor of **'M Collection'** are based upon.

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All alluring combination of luxurious elegance, tailored to perfection for contemporary living, these are stately homes with flawless designs, graceful architecture and beautiful vistas that lend majesty and splendor to your lifestyle.

The ultimate definition of luxury- 'M Collection' homes from MAHAGUN Step into the ultra-luxurious condominiums that speak of luxury and indulgence. Live the royal life.

# THE M COLLECTION FROM MAHAGUN.

Imagine a magical world, a land where dreams come true. A land where you wake up in the morning, slip on your glass slippers, walk across the plush marble laid floor to step onto rolling green landscapes streching as far as horizon. The elegant homes with flawless design, graceful architecture and beautiful vistas from the M Collection of Mahagun outdoes even your imagination. The epitome of fine living, these homes lend a touch of allure and charm to your lifestyle.







# COLLECTION manninium



# **MAHAGUN** A NAME THAT PERFORMS

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LIVING SPACES • WORK SPACES • COMMERCIAL SPACES



Luxury Homes, Sec-78, Noida



# Layout Plan

1. Entry & Exit with Security cabin14. Seating Pitstop2. Entrance Plaza15. Party Lawn3. Drop off Court16. Water Feature With4. Club House Drop off17. Multipurpose/Act5. Palm Garden18. Seating Area6. Tree Lined Garden19. Totlot Area7. Swimming Pool20. Aromatic Garder8. Kid's Pool21. Half Basketball G9. Skating Rink22. Jogging Track10. Children's Play Park23. Cycling Track11. Toddler Play Area24. Reflexology Path12. Palm Island25. Healing Garden13. Youth Corner26. Tennis Court

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14. Seating Pitstop
15. Party Lawn
16. Water Feature With Sculpture
17. Multipurpose/Activity Garden With Water Body
18. Seating Area
19. Totlot Area
20. Aromatic Garden
21. Half Basketball Court
22. Jogging Track
23. Cycling Track
24. Reflexology Path
25. Healing Garden
26. Tennis Court



# Come and experience the extravagant lifestyle at Mezzaria

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- Leisurely walks and backyard barbeques under the stars. This is an everyday reality at Mezzaria. Mezzaria is where home is among trees and hedges, pathways and trails, brooks and streams. Each moment with your loved ones is nothing less than a celebration. It is where nature embraces you with open arms, and never lets go.
- When you have a home in one of the luxury condominiums of Mezzaria, your world automatically looks beautiful and grand.
- 34 levels of distinctive architecture of the majestic tower is a sight in itself- spiraling skywards and dramatically different from every angle
- Mahagun's goal is to deliver developments, where the use of authentic materials are constant, and there is considerable thought given to quality finish and shine from inception to completion. We offer a structure constructed using aluminum shuttering which betters strength and finish.
- Mezzaria is an IGBC certified green building, confirming to gold standards. At Mezzaria we offer energy efficient materials, air conditioning, lighting and controls. We also offer low-emission paints, landscaping irrigation, solar water heating systems and separation of recyclable and non-recyclable refuse. Mezzaria has a carefully designed master plan and a road network system that reduces pollution along with dedicated spaces for bicycle. At Mezzaria, it's all about living in harmony with nature, in more ways than one.
- The stunning views from your Condominium is bound to set your pulse racing, while the extraordinary service will soothe your senses.
- There is a vast expanse of space outside your window and it won't take you long to appreciate the space in our rooms, and the imported marble floor that flows from one space into another, while the temperature remains controllable, room after room.
- At Mezzaria there is an intimate reflection of the urban chic lifestyle further enhanced by its double height living room with balcony, for ultimate luxury and a feel of a villa in a condominium. With your own private space that is exclusive to your needs and answering to all your wants, indulge in an innovative interpretation of magnificence.
- This breathtaking community will be home to some of the most unseen marvels inspired by nature, with optimum utilization of

natural light. Cleaner air, naturally cooler temperatures through insulated roofs at terrace level, maximized architectural vastu, ecofriendly interior features are just few of the many marvels at Mezzaria

- It's a masterpiece that isn't just architecturally accomplished. But has a wide range of features like landscape irrigation systems backed by rain water harvesting. It's a way of life in perfect harmony with natural beauty
- At Mezzaria, you will find that there are plenty of Aroma Gardens where you can escape to every single morning. With a jogging track and approximately 80% open areas, you will experience, wonderful free flow of light and air across the property.
- of the accessories.
- cluster of water features.
- The Mezzaria Club brings together the luxuries of a five-star hotel with the homely comforts of family living. Imagine an early evening in the swimming pool with your wife as your kids safely play in the play areas.
- Long day? Long night? Welcome to the perfect tonic: Mezzaria's own lap of luxury, a residents-only spa and gym. Get a glow in the sauna or steam room. Linger on a heated lounger. A few lengths in the pool, a workout in the fitness room or a rejuvenating fizz in the Jacuzzi. The choice is yours.
- Glorious days, dazzling nights! You are truly in the middle of it all, as you step on to your own party lawn.
- Drawing inspiration from an ancient life system, the Ayurveda Centre is a sanctuary to restore mind, body and soul. Whether it's an energizing work out at a state-of-the-art health club or a calming

# Balient features

- Mezzaria condominiums offer uninterrupted views. The generous dimensions allow you to enjoy the feeling of air and space.
- Enclosed somewhere within the acres of sun-kissed grass and rich flora are these luxury homes, built to perfection. Picturesque aromatic theme gardens and interactive water fountains are some
- When the sun comes out, simply amble across the lawns and when you're in for a refreshing splash, get ready to be surprised by a

• Imagine an early evening, with calm azure waters as your backdrop. Even a relaxing moment in the temperature control pool is an inspiration. At Mezzaria, you will find that there are plenty of secret spots you can escape to every single day.

spell at the relaxing Jacuzzi, you'll find it all at your door step.

- The kid's entertainment area provides hours of energetic fun for children of all ages with soft play centers, bouncy castles, swings and slides. So you can enjoy a little retail therapy or a quiet coffee while your kids keep themselves busy and entertained.
- Stretching the limits of design, love for the game will abound, far beyond the expected. Every level of skill will be honoured. Every sense of occasion will be celebrated. Sporting legends bring their proven design expertise to breathe life into the stunning sports club with multiple courts and yet continue with carom, card and the billiards room.
- The interior of every home is a luxury splattered fairy tale. Put the velvet drapes, and you will be greeted by the tranquility of deep blue waters. Look around, and everything is spectacular.
- The powerful air conditioning will make your day as you come home after a long and tiring day from work.
- What is better than the feeling of peace and safety? Relax while your loved ones are taken care of by the 3 tier international standard security system, with CCTV, and Visual Colour entry system.
- A world-class community must be complemented by world-class educational institutions. Mezzaria houses some of the best names in education; just so you can see your kids get a great start. Manthan international school, Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jaypee School, Amity University are just a few of the many Educational institutes around your house.
- Just a short drive from the heart of the National Capital, and yet it feels like a world away. The strategic location in the heart of Noida allows easy access to the arterial road networks that put the city within easy reach.
- A location that is blooming with some of the city's most interesting skyscrapers and a fascinating skyline around the banks of the calm blue waters. This is the most preferred address around.
- Mezzaria opens the door to a part of town that's ripe for discovery. You're so close to so much. A stone's throw away from the shopping malls, a heartbeat away from the hospitals and a whisper away from Noida's best-kept secrets, the expressway! Open the door.

Salient Features are indicative and are subject to change as decided by the company/ Architect or Competent Authority. Applicant/ Alottee shll not have any right to raise objection in this regard

# floor Plan

#### 4 BHK BIG FLOOR PLAN Type SHIG II A

Super Area: 411 sq. mtr./ 4425 sq. ft. approx Carpet Area: 238.5 sq. mtr./ 2567.32 sq. ft. approx Balcony Area: 67.4 sq. mtr./ 726 sq. ft. approx Unit: 14 and 15 from 1st to 33rd Floor (Odd Floors) 4 Bedrooms, 4 Toilets, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Powder Room, Balconies

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# 4 BHK BIG FLOOR PLAN

Type SHIG II B Super Area: 411 sq. mtr./ 4425 sq. ft. approx Carpet Area: 238.5 sq. mtr./ 2567.32 sq. ft. approx Balcony Area: 69.7 sq. mtr./ 751 sq. ft. approx Unit: 14 and 15 from 2nd to 32nd Floor (Even Floors) 4 Bedrooms, 4 Toilets, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Powder Room, Balconies

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# Floor Plan **4 BHK TYPICAL FLOOR PLAN**

Type SHIG I A Super Area: 318.6 sq. mtr./ 3430 sq. ft. approx Unit: 9 and 12 from 3rd to 29th Floor (Odd Floors) Carpet Area: 190.6sq. mtr./ 2052 sq. ft. approx Balcony Area: 40.4 sq. mtr./ 435 sq. ft. approx Unit: 10 and 11 from 2nd to 28th Floor (Even Floors) Carpet Area: 190.6 sq. mtr./ 2052 sq. ft. approx Balcony Area: 37.2 sq. mtr./ 401 sq. ft. approx 4 Bedrooms, 4 Toilets, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony and tore, Servant Room with Toilet, Balconies





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.



# floor Plan 4 BHK TYPICAL FLOOR PLAN Type SHIG I B

Super Area: 327.5 sq. mtr./ 3525 sq. ft. approx Unit: 9 and 12 from 2nd to 28th Floor (Even Floors) Carpet Area: 192 sq. mtr./ 2067 sq. ft. Balcony Area: 46.5 sq. mtr./ 500.5 sq. ft. Unit: 10 and 11 from 3rd to 29th Floor (Odd Floors) Carpet Area: 192 sq. mtr./ 2067 sq. ft. Balcony Area: 43.7 sq. mtr./ 471 sq. ft. 4 Bedrooms, 4 Toilets, Double height Living Room, Dini Room, Family Lounge, Kitchen with Utility Balcony Store, Servant Room with Toilet, Balcon

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# Floor Plan

#### **3 BHK TYPICAL FLOOR PLAN** Type HIG II A

Super Area: 280.5 sq. mtr./ 3020 sq. ft. approx Carpet Area: 164.5 sq. mtr./ 1771 sq. ft. approx Balcony Area: 34.2 sq. mtr./ 368.45 sq. ft. approx Unit: 5 and 7 from 3rd to 29th Floor (Odd Floors) Unit: 6 and 8 from 2nd to 28th Floor (Even Floors) 3 Bedrooms, 3 Toilets, Puja Room, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony and Store, Servant Room with Toilet, Balconies







# floor Plan **3 BHK TYPICAL FLOOR PLAN** Type HIG II B

Super Area: 285 sq. mtr./ 3070 sq. ft. approx Carpet Area: 165.4 sq. mtr./ 1781 sq. ft. approx Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx Unit: 5 and 7 from 2nd to 28th Floor (Even Floors) Unit: 6 and 8 from 3rd to 29th Floor (Odd Floors) 3 Bedrooms, 3 Toilets, Puja Room, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony and Store, Servant Room with Toilet, Balconies

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# Floor Plan **3 BHK SMALL FLOOR PLAN**

Type HIG I A Super Area: 232 sq. mtr./ 2500 sq. ft. approx Carpet Area: 136.28 sq. mtr./ 1467 sq. ft. approx Balcony Area: 35 sq. mtr./ 377 sq. ft. approx Unit: 1, 2, 16, 17, 20, 21 from 3rd to 29th Floor (Odd Floors) Jnit: 3, 4, 18, 19, 22, 23 from 2nd to 28th Floor (Even Floors) 3 Bedrooms, 3 Toilets, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Balconies





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Super Area: 232 sq. mtr./ 2500 sq. ft. approx Carpet Area: 136.28 sq. mtr./ 1467 sq. ft. approx Balcony Area: 32.2 sq. mtr./ 346.50 sq. ft. approx Unit: 1, 2, 16, 17, 20, 21 from 2nd to 28th Floors (Even Floors) Unit: 3, 4, 18, 19, 22, 23 from 3rd to 29th Floors (Odd Floors) 3 Bedrooms, 3 Toilets, Double height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Balconies

Floor Plan

**3 BHK SMALL FLOOR PLAN** 

Type HIG I B

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# floor Plan 4 BHK LAYOUT PLAN Type SHIG I E Super Area: 350.7 sq. mtr./ 3775 sq. ft. approx

Unit: 9 & 12 at 31st and 33rd Floor Carpet Area: 216.2 sq. mtr./ 2328 sq. ft. approx Balcony Area: 40.4 sq. mtr./ 435 sq. ft. approx Unit: 10 & 11 at 32nd Floor Carpet Area: 216.2 sq. mtr./ 2328 sq. ft. approx

Balcony Area: 37.2 sq. mtr./ 401 sq. ft. approx Bedrooms, 4 Toilets, Living Room, Dining Room, Family unge, Media Room, Kitchen with Utility Balcony and ore, Servant Room with Toilet, Balconies



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floor Plan 4 BHK LAYOUT PLAN Type SHIG I F

Super Area: 355.35 sq. mtr./ 3825 sq. ft. approx Unit: 10 & 11 at 31st and 33rd Floor Carpet Area: 216.2 sq. mtr./ 2328 sq. ft. approx Balcony Area: 43.7 sq. mtr./ 471 sq. ft. approx Unit: 9 & 12 at 32nd Floor

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Carpet Area: 216.2 sq. mtr./ 2328 sq. ft. approx Balcony Area: 46.5 sq. mtr./ 500.5 sq. ft. approx 4 Bedrooms, 4 Toilets, Living Room, Dining Room, Famil ounge, Media Room, Kitchen with Utility Balcony ar Store, Servant Room with Toilet, Balconi

# floor Plan 4 BHK FLOOR PLAN

Type HIG II E Super Area: 313 sq. mtr./ 3370 sq. ft. approx Unit: 6 & 8 at 32nd Floor Carpet Area: 188.4 sq. mtr./ 2028 sq. ft. approx Balcony Area: 34.2 sq. mtr./ 368.45 sq. ft. approx Unit: 5 & 7 at 31st and 33rd Floor Carpet Area: 188.4 sq. mtr./ 2028 sq. ft. approx Balcony Area: 34.2 sq. mtr./ 368.45 sq. ft. approx lrooms, 3 Toilets, Living Room, Dining Room, Family ge, Puja Room, Kitchen with Utility Balco ant Room with Toilet Balconies





# floor Plan 4 BHK FLOOR PLAN Type HIG II F

Super Area: 313 sq. mtr./ 3370 sq. ft. approx Unit: 6 & 8 at 31st and 33rd Floor Carpet Area: 188.4 sq. mtr./ 2028 sq. ft. approx Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx Unit: 5 & 7 at 32nd Floor

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Carpet Area: 188.4 sq. mtr./ 2028 sq. ft. approx Balcony Area: 34.6 sq. mtr./ 373 sq. ft. approx 4 Bedrooms, 3 Toilets, Living Room, Dining Room, Famil ounge, Puja Room, Kitchen with Utility Balcon Servant Room with Toilet, Balconies

# floor Plan

#### **4 BHK FLOOR PLAN** Type HIG I E

Super Area: 260 sq. mtr./ 2800 sq. ft. approx Carpet Area: 158.8 sq. mtr./ 1710 sq. ft. approx Balcony Area: 35 sq. mtr./ 377 sq. ft. approx Unit: 20 & 21 at 31st & 33rd Floor Unit: 22nd & 23rd Floor ooms, 3 Toilets, Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Balconies





#### Carpet Area: 158.8 sq. mtr./ 1710 sq. ft. approx Balcony Area: 32.2 sq. mtr./ 346.50 sq. ft. approx

Unit: 20 & 21 at 32nd Floor Bedrooms, 3 Toilets, Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Balconies

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# Floor Plan

#### **3 BHK FLOOR PLAN** Type PENTHOUSE

Super Area:322.8 sq. mtr. / 3475 sq.ft. approx Carpet Area: 180.9 sq.mtr / 1948 sq.ft. approx Balcony Area: 53.4 sq. mtr. / 575 sq.ft. approx Usable Terrace: 120.7 sq. mtr/ 1300 sq.ft. approx Unit: 5, 6, 7 & 8 at 34th Floor 3 Bedrooms, 3 Toilets, Double Height Living Room, Dining Room, Family Lounge, Puja Room, Kitchen with Utility Balcony, Servant Room with Toilet, Terrace and Balconies

TERRACE KEY PLAN





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 office of the Developer. 1Sq mtr. = 10.764 sq. ft.



## floor Plan 4 BHK FLOOR PLAN Type PENTHOUSE

Super Area:371.6 sq. mtr. / 4000 sq.ft. approx Carpet Area: 201.7 sq.mtr / 2172 sq.ft. approx Usable Terrace: 134.7 sq. mtr/ 1450 sq.ft. approx Unit: 9 & 12 at 34th Floor Balcony Area: 70.97 sq.mtr / 764 sq.ft. approx

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Unit: 10 & 11 at 34th Floor Balcony Area: 65.8 sq. mtr. / 708.5, sq.ft. approx 4 Bedroom, 4 Toilets, Double Height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet,

# TERRACE KEY PLAN



# floor Plan

#### **4 BHK FLOOR PLAN** Type PENTHOUSE

Super Area: 427 sq. mtr. / 4600 sq.ft. approx Carpet Area: 250.7 sq.mtr. / 2698.72 sq.ft. approx Balcony Area: 69.8 sq. mtr / 751 sq.ft. approx Usable Terrace: 213.6 sq. mtr. / 2300 sq.ft. approx Unit: 14 & 15 at 34th Floor 4Bedroom, 4 Toilets, Double Height Living Room, Dining Room, Family Lounge, Kitchen with Utility Balcony, Servant Room with Toilet, Powder Toilet Terrace and Balconies

TERRACE KEY PLAN









## floor Plan 4 BHK FLOOR PLAN Type PENTHOUSE

Super Area: 557.4 sq. mtr. / 6000 sq.ft. approx Carpet Area: 354.2 sq. mtr. / 3813 sq.ft. approx Balcony Area: 84.5 sq.mtr. / 909.45 sq.ft. approx Usable Terrace: 232.25 sq. mtr / 2500 sq. ft approx Unit 1, 2, 16 & 17 at 31st Floor (Tower CATANIA & VALENCIA) Unit: 201 & 21 at 34th Floor (Tower FERRARA)

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4 Bedrooms, 4 Toilets, Double Heights Living Room Dining Room, Family Lounge, Media Room, Puja Roo nen with Utility Balcony, Servant Room v

## TERRACE KEY PLAN



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# Green building for healthier lifestyle

Mezzaria makes sure every resident lives in a clean and hygienic environment which is why features like separation of recyclable and non-recyclable refuse, carefully designed master plan for day light & ventilization and road network systems have been made to reduce pollution. There are also dedicated spaces for bicycles to minimize traffic. The natural like low VOC pains and refrigent in Aircon adds to reduce air quality index.

The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

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# Lavish double height entrance lobby

Allow your guests to feel at the heights of luxury when they enter through the lavish double height entrance lobby.

The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

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# Double Height living room

The living room has been designed to be your own private space, exclusive to your needs, answering all your wants. Indulge in an innovative interpretation of magnificence.

The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

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# 2 master bedrooms

The two master bedrooms are a signature of ultimate luxury. This is where you can sit back and relax, or curl up with your favourite book.

The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

# State of the art modular kitchen

Designed to satisfy your hunger at any time of the day, the kitchen is cosy yet spacious and a wonderful place for the family to cook and spend time.

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The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

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# Luxurious lavish master wash room

The unique points of the bathroom are apparent in the wall tiles and beautifully sculptured hand basin.

The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

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# Elub plan

Badminton Court, Table Tennis, Squash Court, Carrom Room, Children Play Area, Swimming Pool, Kids Pool, Jacuzzi, Covered Hot Pool, Gymnasium, Ladies Toilet, Gents Toilet, Locker Room, Steam Room, Salon, Restaurant, Banquet, Reception Cum Waiting Lounge, Conference, Shops

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## ARCHITECTURE

• Designed by Architect Hafeez Contractor, an opulent lifestyles, world-class • Frameless fixed screen for baths spaces, and spectacular outdoor living, spring to life across 10 acres of luxury - The Mezzaria- an address as posh as the property itself

## LANDSCAPE

• Where your back garden is a 17,000 square meter park(approx). The stunning landscaped views, designed by Singapore based Architects, Taib Landscape Studio, will set your pulse racing.

## INTERIOR FINISHES

- All apartment walls finished in acrylic emulsion paint, over POP punning for Ceramic Wash basin sits on granite plinth with featured chrome basin mixer a rich smooth look
- The large format imported marble flooring will start with the entrance fover and move on to the living- dining- lounge areas.
- the bedrooms.
- Limited False ceiling, with acrylic emulsion paint in all living areas of your 8ft high polished hard wood door frames for all bedrooms and bathrooms Fire Fighting System with sprinklers, smoke detection system etc. as per condominium, enhances the element of luxury.

## HEATING & COOLING

• Energy efficient Variable Refrigerant Flow provides precise comfort control to indoor environments, in both summers and winters

## KITCHEN

- Bespoke kitchen counter top with premium quality granite
- Tiled splash back with up to 2ft above counter
- Modular kitchen with featured aluminium profile handles, soft close function Your bedroom extends into winter balconies with large format anti-skid and a laminated carcass
- Abode Stainless steel under mounted sink with drainboard and mixer tap
- The large format imported marble flooring and acrylic emulsion painted walls and ceiling.

## FLOOR TO FLOOR HEIGHTS

- Entrance Hall: 7.2 Mtrs
- Living Room: 6.7 Mtrs
- Bedroom: 3.35 Mtrs
- Bathrooms and Kitchen: 3.35 Mtrs

## BATHROOMS

- Large format tiling on all walls, combined with acrylic emulsion paint
- Etched feature mirror above basin
- Chrome plated ceiling/wall mounted shower head
- Chrome plated retractable hand held shower • Chrome plated diverter in shower area
- White Wall hung WC with soft close function, concealed cistern and discrete chrome dual flush plate
- Enclosed Water Closet, with glass screens, that enhances the look of the master toilets
- Large Format Anti- skid tiles on floor

## DOOR FINISHES & IRONMONGERY

- Warm and cozy laminated wooden flooring will add to your comfort in all Majestic 8ft high entrance door with polished veneered designer door, with hardwood frame and high quality locks & door fittings.
  - and Polished veneer flush door shutter and feature handles
  - SS brushed finish ironmongery
  - 7ft high painted flush door shutter for STR room • External windows, Glazing with high quality UPVC and reflective glass

## WINTER BALCONIES

- All balconies accessed via opening or sliding glazed doors
- glazed UPVC doors
- floor tiles
- Frameless structural glass railing, with bespoke MS Painted balustrade and handrails

#### PLUMBING

• CPVC & UPVC piping for water supply inside the toilet & Kitchen & Vertical Down takes

## ELECTRICAL

- Telephone data points in living area and bedrooms • Energy efficient surface mounted down lights in balconies

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.

# Specifications

• Multiple access to winter balconies, from the living room and bedrooms via Acrylic emulsion paint on POP punning

- Modular high quality switch plates from Le Grand or equivalent
- Provision for table and floor lamps to be connected to a 5AMP Lighting circuit
- 5 AMP lighting and 16 AMP Power circuits, on copper wiring

## POWER BACKUP

- 100% DG Power back-up as mentioned below
- 2500 sq ft to 4000 sq ft : not exceeding 10KVA per apartment
- Above 4001 sq ft: not exceeding 15KVA per apartment
- DG capacity shall be at 70% of load factor & 70% overall diversity for apartment as well as for common areas

## SECURITY & PEACE OF MIND

- Secured Gated Community
- CCTV in driveway of parking basements, ground floor & basement entrance lobbies, lifts, Club & external periphery.
- Video Door Phone
- standard.

## LIFTS AND LOBBIES

- Three to four High Speed Passenger Lifts from Otis for all residential floors and the basement car park
- One Service Lift for all residential floors and the basement car park
- Walls decked up with an elegant combination of Granite, Tile,
- Typical floor lift lobbies decorated with large format tiles to welcome your
- Double height entrance lobby of the tower, decked up with large format imported marble and luxury furniture, welcomes you with open arms.

## STR ROOM AND TOILET

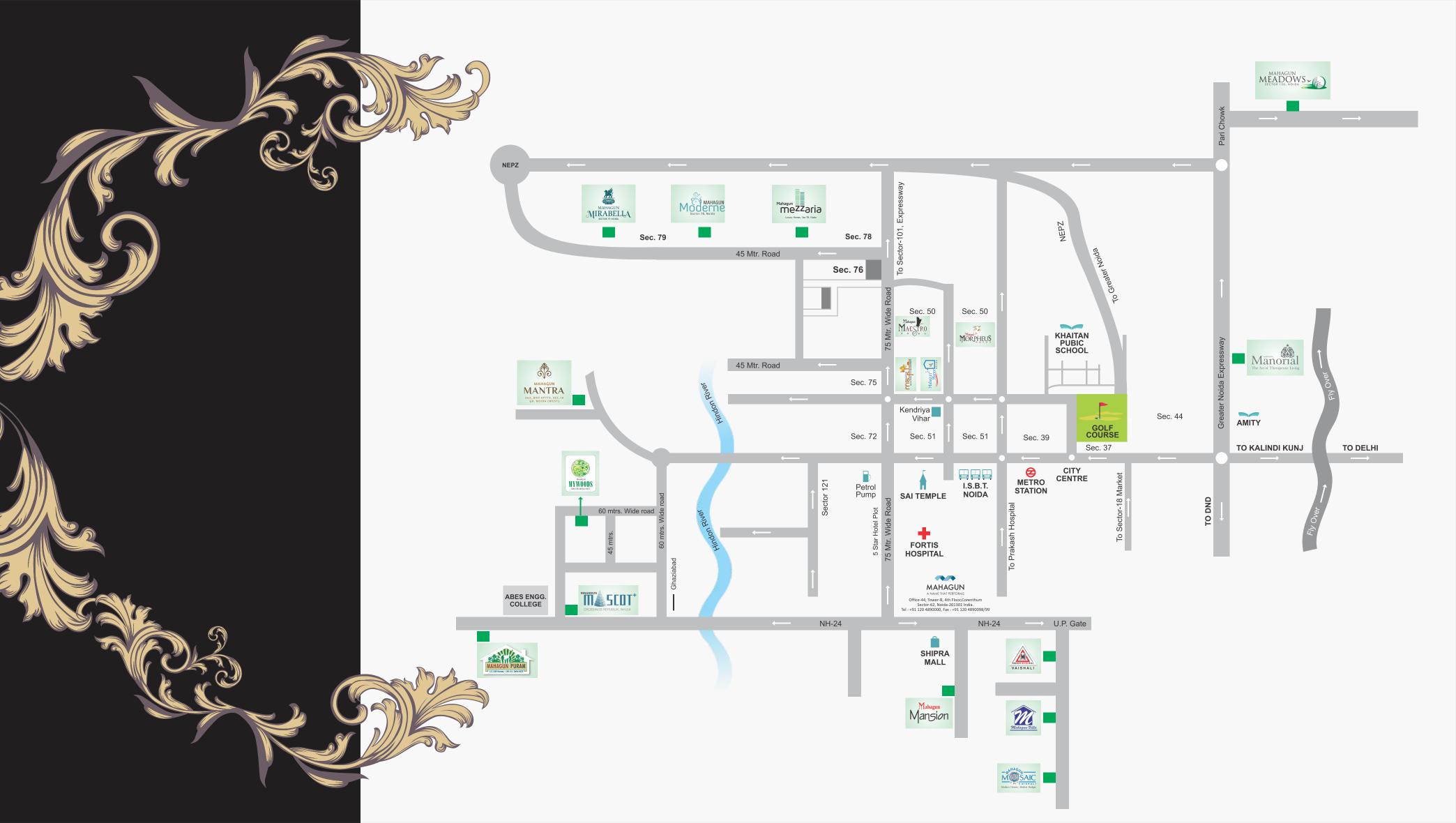
• Tile floor with Oil Bound distemper on walls, and conventional CP fittings in toilet.

# **Location** Features

6 minutes drive from Fortis hospital
Heart of Noida near to Existing SEZ
Strategically located at Sector 78, Noida
Excellent Infrastructure among the best in Delhi NCR
Easy transportation to key commercial establishments
5 minutes drive from existing metro station, Noida City Center
Connectivity to Delhi by DND Flyway, Expressway & Highway
Easy reach to the key locations such as Schools, Malls, Metro stations and Hospitals.
Proposed sector 78 Metro Station.

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# Our Vision

When you think of luxurious living spaces based on creativity and backed by trust and reliability, you think of 'MAHAGUN'. Where every project evokes imagination and every building instills a sense of pride. Where every home is crafted to shower serenity, tranquility, love and affection. We are 'MAHAGUN' - A Name That Performs.

# A Name That Performs

MAHAGUN - An enterprise of engineers and space planners, rich in experience and high on commitment. The group has already delivered a bouquet of real estate products, ranging from malls and multiplexes, hotels and premium quality condominiums and apartments. By re-defining the way the world looks at budget homes as well as luxury, MAHAGUN has created new frontiers in real estate development. After successful delivery of icons like 'Morpheus', 'Maestro', 'Mosaic', 'Maple', Mascot' and 'Mahagunpuram' projects, catering to different market segments, **MAHAGUN** is in the process of creating marvels in luxury housing like 'Moderne', Mirabella', Mezzaria' and Meadows', to be at par with the standards of luxury living spaces world-wide.

**MAHAGUN** has been at the forefront of setting new benchmarks in transparency and customer focus. Full disclosure of built-up-area as well as super built-up-area of each flat, have been the hallmark of our delings - a practice which has now been replicated by other builders in the region of our operations. We at **MAHAGUN**, endeavour to provide value to our customers through innovative uses of technology, innovative concepts and value engineering.

MAHAGUN, defines the path, to be followed by other

real-estate developers in NCR region.