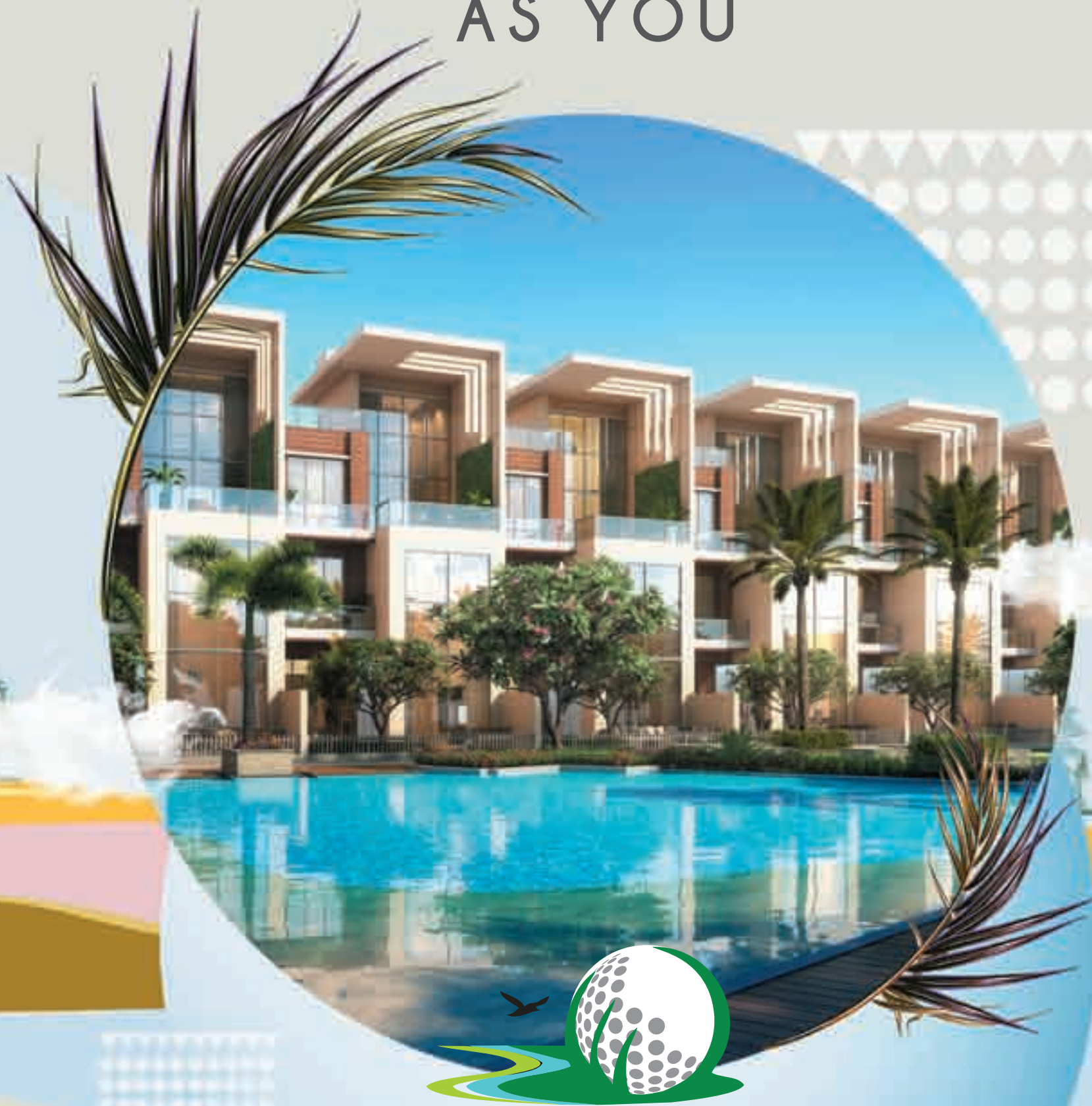


VILLAS
AS EXCLUSIVE
AS YOU

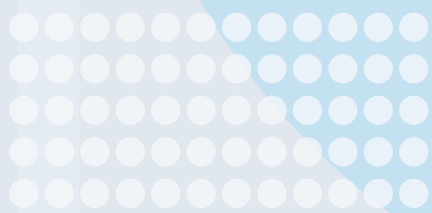


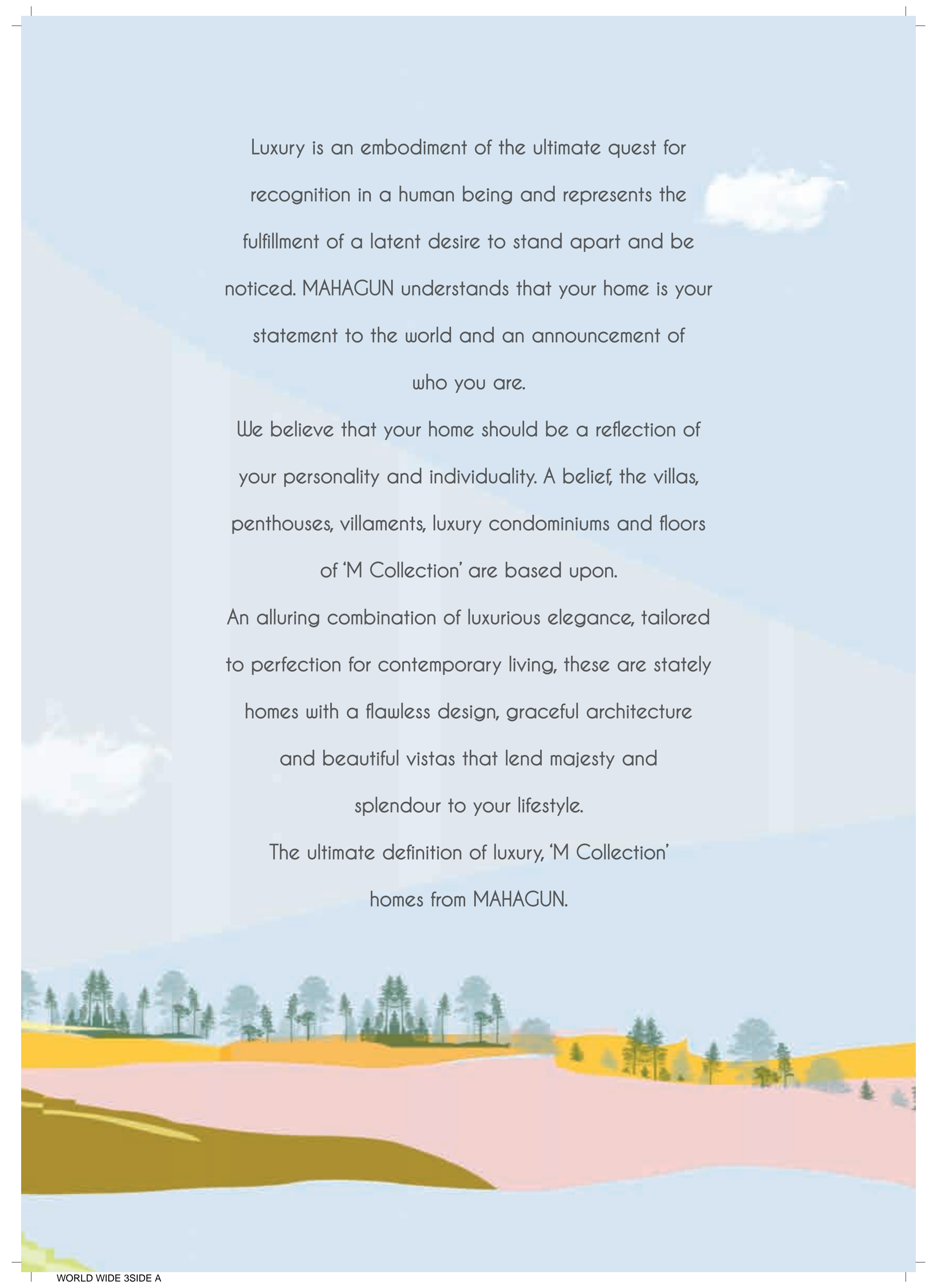
VILLAS AT MAHAGUN
MEADOWS
SECTOR 150, NOIDA EXPRESSWAY

Immerse your senses in Mahagun's ultra-luxurious villas,
with a golf course to maximise your experience of living spaces
especially designed for a select few. Come and experience
extravagant living at Meadows.

Hafeez

Hafeez Contractor
design consultant



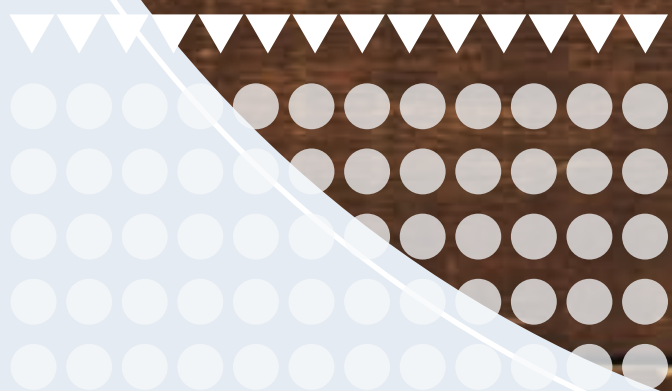


Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of a latent desire to stand apart and be noticed. MAHAGUN understands that your home is your statement to the world and an announcement of who you are.


We believe that your home should be a reflection of your personality and individuality. A belief, the villas, penthouses, villaments, luxury condominiums and floors of 'M Collection' are based upon.

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


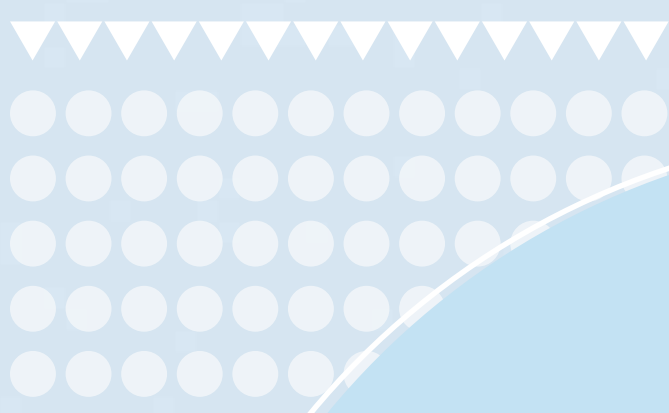
The ultimate definition of luxury, 'M Collection' homes from MAHAGUN.



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



COME AND
EXPERIENCE
THE EXTRAVAGANT
LIFESTYLE
AT MEADOWS.



GREEN BUILDING FOR HEALTHIER LIFESTYLE

These are luxurious homes which have minimal impact on the environment. With features like rain water harvesting, horticulture and many more eco-conscious innovations, these homes will ensure a healthy lifestyle for you and your loved ones.



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



Actual Image





GREET LIVING ROOM

A lavish living room with a height of 7.50 mtrs. is certain to make your guests feel like royalty upon arrival to your palace.



TWO MASTER BEDROOMS

Everybody deserves a luxurious space in your kingdom. Therefore, we have created 2 luxurious master bedrooms for the royal treatment that your family deserves.



Actual Image



STATE-OF-THE-ART MODULAR KITCHEN

The kitchen is the place where the culinary
magic happens. We have shaped it with
some of the most innovative designs,
so that every day cooking
becomes a delight.



Actual Image





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LUXURIOUS LAVISH MASTER WASHROOM

Indulgence is what defines our luxurious washrooms.
Crafted with regal stone and contemporary faucets,
you can completely immerse your senses in.



PRIVATE POOLS

Say goodbye to long queues in the changing room or interruptions while you are swimming your laps as our homes have special private pools for you and your family.



Actual Image

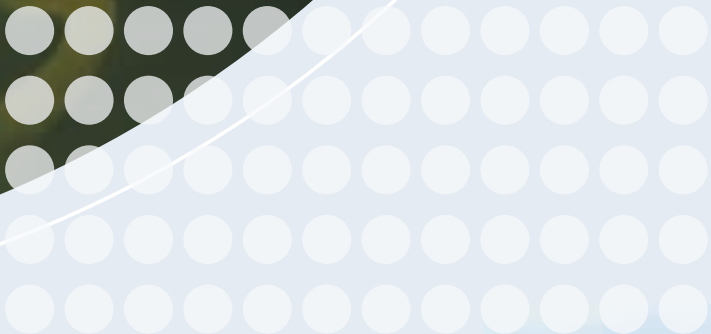




Actual Image



Actual Image





HOT AND COLD VRF

An air conditioning system that will adapt for you. Be it sweltering hot summer afternoons or freezing winter nights, stay comfortable with the Hot & Cold VRF air conditioning system.



Actual Image



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CLUB

The state of the art Meadows club is equipped with the latest equipment. So be it the gym, spa, pool, jacuzzi or outdoor sports, the Meadows Club ensures you get only the world-class facilities.





UNINTERRUPTED SPACE FOR OUTDOOR ACTIVITIES

Meadows has exclusive space for outdoor activities with ultra-modern structures and landscape. Along with indoor sports, you can also indulge in outdoor activities with spectacular rock gardens, box cricket pitch and signature bike mania.





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BUILD YOUR HOME THE WAY YOU WANT

We believe that every home has a different style and character. Therefore, we have beautifully crafted bare shell structures that give you the freedom to create your own signature style.

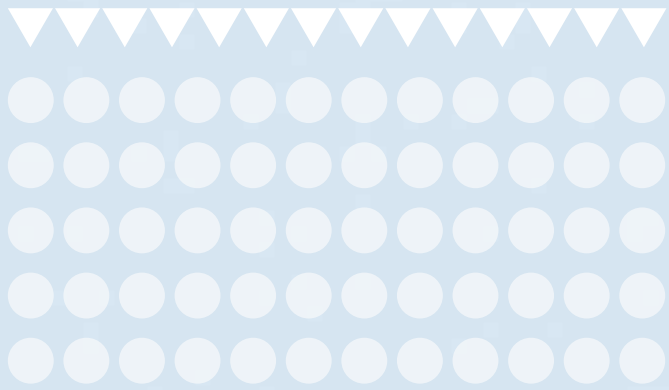


Actual Image



HAVE YOUR HOME, YOUR WAY

Mahagun now lets you design the home of your dreams.
Choose from a range of presets according to your tastes
and move into a home you can truly call yours.



SITE LAYOUT

Types of Unit

VILLA

464.5 sq. mtr./
5000 sq. ft.
(5 BHK, 5 Toilets,
2 STR rooms
with toilets)



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SITE LAYOUT

SUMMER LANDSCAPE

- | | |
|-----------------------------|--------------------------------|
| A. Entry/Exit Plaza | K. Lake Pavilion |
| B. Security Cabin | L. Chorisia Court |
| C. Tower Drop Off | M. Zen Garden/Meditation Court |
| D. Entry Area Water Feature | N. Palm Court |
| E. Multipurpose Court | O. Jogging Trail |
| F. Main Pool | P. Cycling Trail |
| G. Kid's Pool | Q. Nature Walk |
| H. Jacuzzi Pool | R. Basketball Court |
| I. Kid's Play Area | S. Yoga Pavilion |
| J. Green | ✦ Badminton court in Basement |

SITE LAYOUT

WINTER LANDSCAPE

- | | |
|-----------------------------|--------------------------------|
| A. Entry/Exit Plaza | K. Skating Rink |
| B. Security Cabin | L. Chorisia Court |
| C. Tower Drop Off | M. Zen Garden/Meditation Court |
| D. Entry Area Water Feature | N. Palm Court |
| E. Multipurpose Court | O. Jogging Trail |
| F. Main Pool | P. Cycling Trail |
| G. Kid's Pool | Q. Nature Walk |
| H. Jacuzzi Pool | R. Basketball Court |
| I. Kid's Play Area | S. Yoga Pavilion |
| J. Green | ✦ Badminton court in Basement |





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Actual Image



THE EXCLUSIVE YET INCLUSIVE VILLAS

Ever dreamt of owning an exclusive villa within a golf course? Mahagun presents independent villas right at the heart of Noida. With security round the clock and a stunning clubhouse, why be anywhere else.

SALIENT FEATURES

- Live life king size with beautiful villas embellished with beautiful water features, adorned with an imposing sculpture crafted with impeccable detail.
- With a combination of contemporary modern architectural style, Meadows Villas are tailored for urban modern living and crafted to the new expression of life, work and play.
- The state of the art main pool and jacuzzi is ideal for leisure and relaxation for the old and the young.
- A special Kid's pool situated in its proximity is designed keeping in mind their safety while they soak up the sun.
- We also provide children's play areas specially built with care to cater to their safety at all times.
- Our Zen Garden and Meditation Court are the easiest access to a stressbuster.
- Refresh your senses by taking a stroll around the beautiful Balinese Sculpture Lake.
- Take a stroll or simply awe at the beauty of the waters at Lake Pavilion.
- Kick start your mornings with a healthy start by either jogging in the jogger's park or cycling exclusively on the cycling track.
- With a basketball court like ours, you'll never have a boring day.
- A specially built Yoga Pavilion allows you to engage in a blissful journey towards inner peace.
- Our luscious Pitch and Putt Golf Course is so spacious, it is ideal for the pro or the weekend golfer.
- A specially built state-of-the-art skating rink allows you to enjoy skating.
- The Club provides an excellent escape from daily life with family and friends alike in the beautifully designed lounge.
- The Meadows Villas provides an excellent library well stocked with books of all genres ranging from children's fictional books to autobiographies.
- A beautifully designed banquet hall perfect for hosting small or large occasions.

- A game of pool or table tennis is a great way to while away time in our specially built Billiards and Table Tennis room.
- We provide a professionally equipped gym and squash court not just to make you look good but also to make you feel good.
- With our state of the art steam and sauna room, allow yourself to detox in a way you have never done before.
- At The Meadows Villas, we ensure luxurious yet eco-friendly facilities that encourage a healthier living while preserving the environment at the same time.
- Every drop counts; which is why rain water harvesting pits and a dedicated water and sewage treatment plant have been set up ensuring no water goes to waste.
- Our dual plumbing system reduces water wastage by using treated water from the STP for flushing purposes. This way water is used to its maximum potential.
- Modern amenities such as solar water heater provisions have been installed to conserve energy and reduce electricity wastage.
- Solar energy is also harnessed to partially light the landscape reducing electricity wastage to a huge extent.
- The striking golf centric landscape has been designed by the architect, Hafeez Contractor. You can play while enjoying the beauty of the course, making your escape from reality even better.
- Every detail has been tended to in the landscape designed by architect Sanju Bose. His eye for detail and excellent spatial intelligence has resulted in a landscape that is not only surreal but also practical.
- To attract prosperity, peace and positive energy, this low density project complies with the timeless laws of Vaastu.
- The project is certified as a green building by the IGBC's "Gold" standards which encourages a reduction in water usage and operating costs, hence being good to your health as well as your pockets.
- Open lawns and greenery constitute 70% of our land area with no surface parking.
- Your safety is our primary concern, which is why we have a safe and secure gated community along with CCTV surveillance.
- Situated amongst the city's most interesting skyscrapers and a fascinating skyline, The Meadows Villas allows you to embrace the serenity of the abundant greenery in and around the community.
- The strategic location in the heart of Noida allows easy access to arterial road networks to and fro from the National Capital which puts the city within easy reach.
- The Meadows Villas is a world-class community surrounded by the big names of education in its close proximity.

FLOOR PLAN

VILLA DETAILS

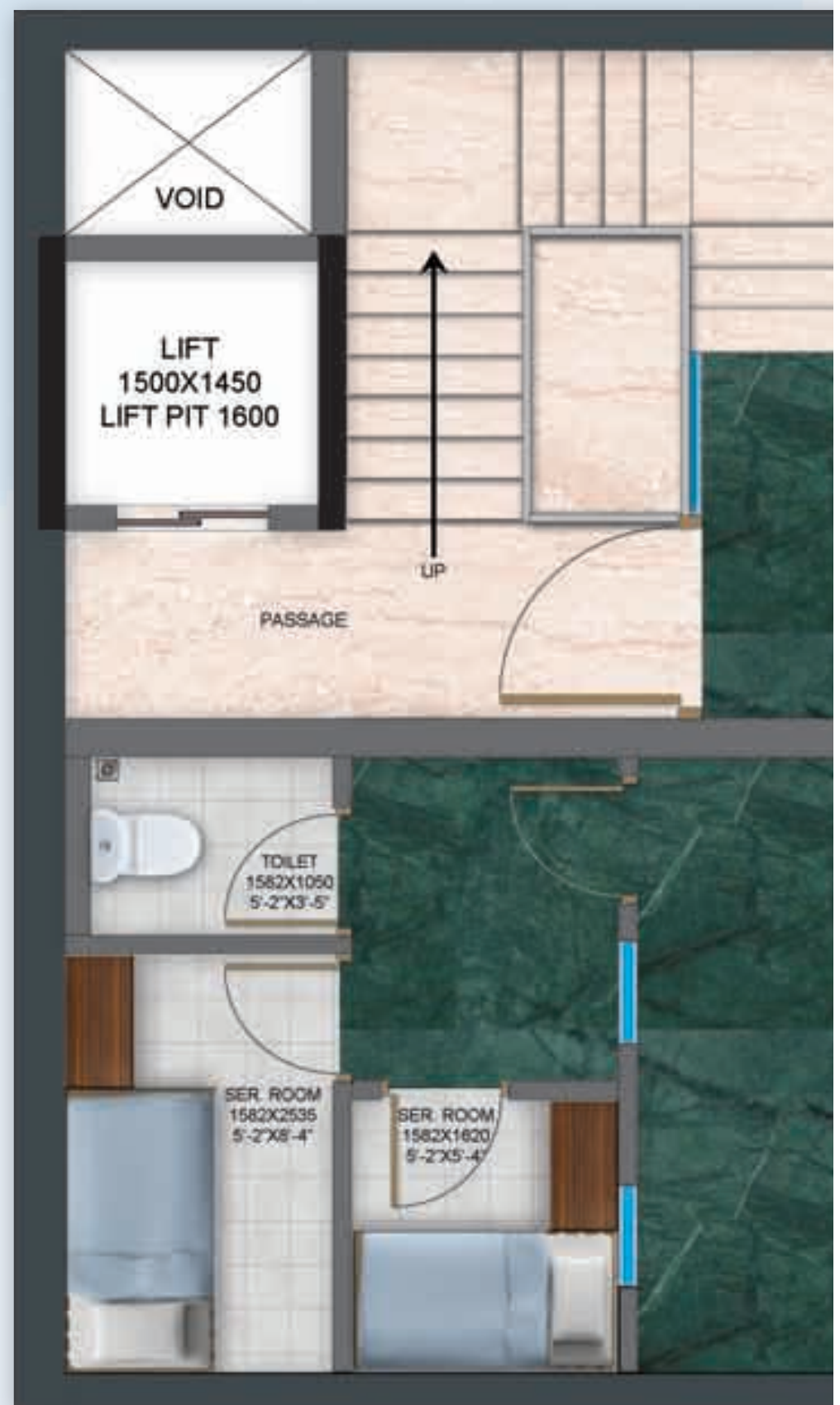
Super Area - 464.5 sq. mtr/ 5000 sq. ft.

Carpet Area - 332.9 sq. mtr./ 3583.84 sq. ft.

Balcony Area - 17.25 sq. mtr./ 185.78 sq. ft.

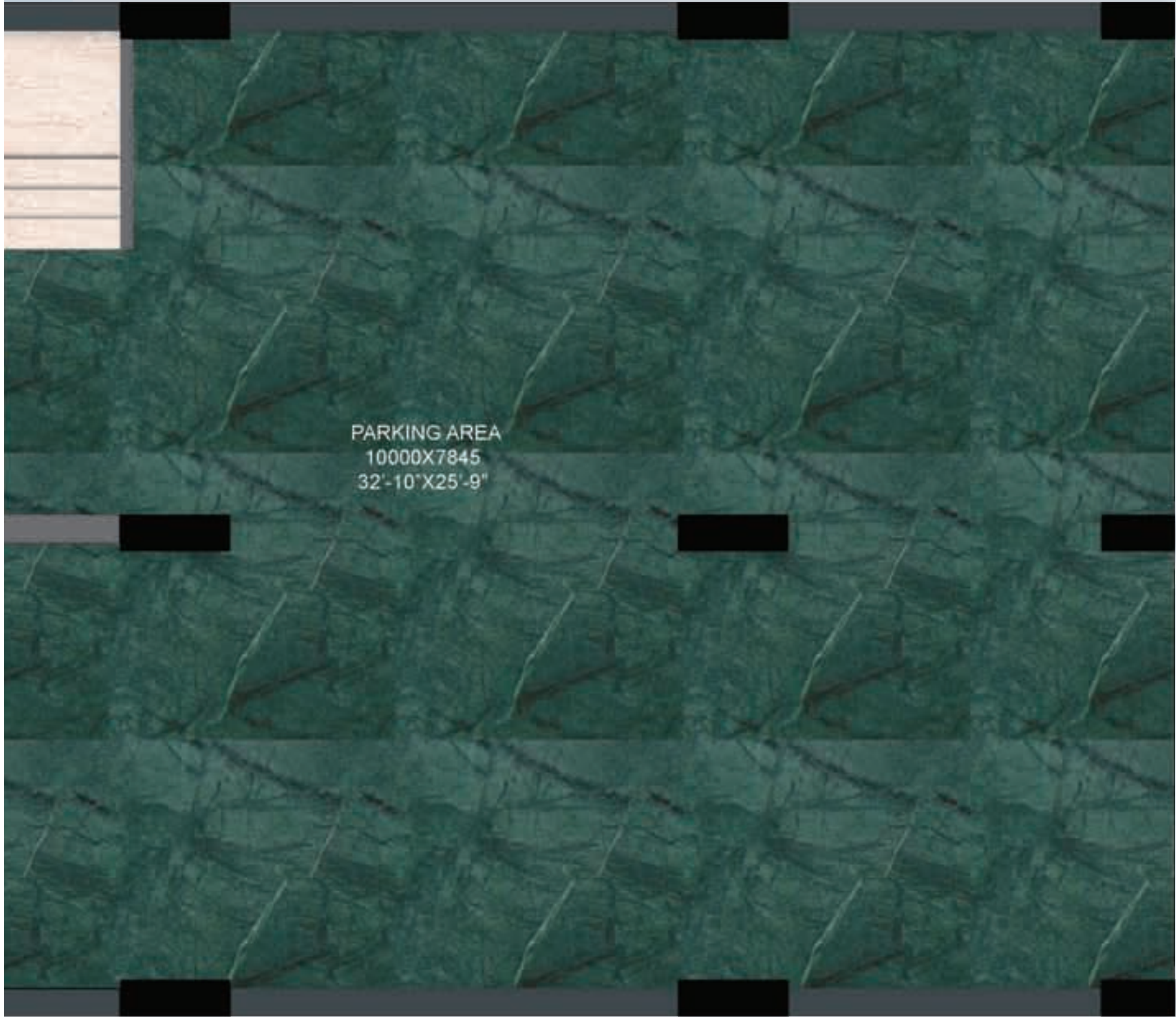
Terrace Area - 21.58 sq. mtr./ 232.30 sq. ft.

Entrance Lobby, Double Height Living Room,
Dining Room, 3 Family Lounge, Powder Room,
Puja Room, 5 Bedrooms, 5 Toilets, Kitchen,
2 STR Room with toilet, Pantry, Store,
Terrace & Balconies



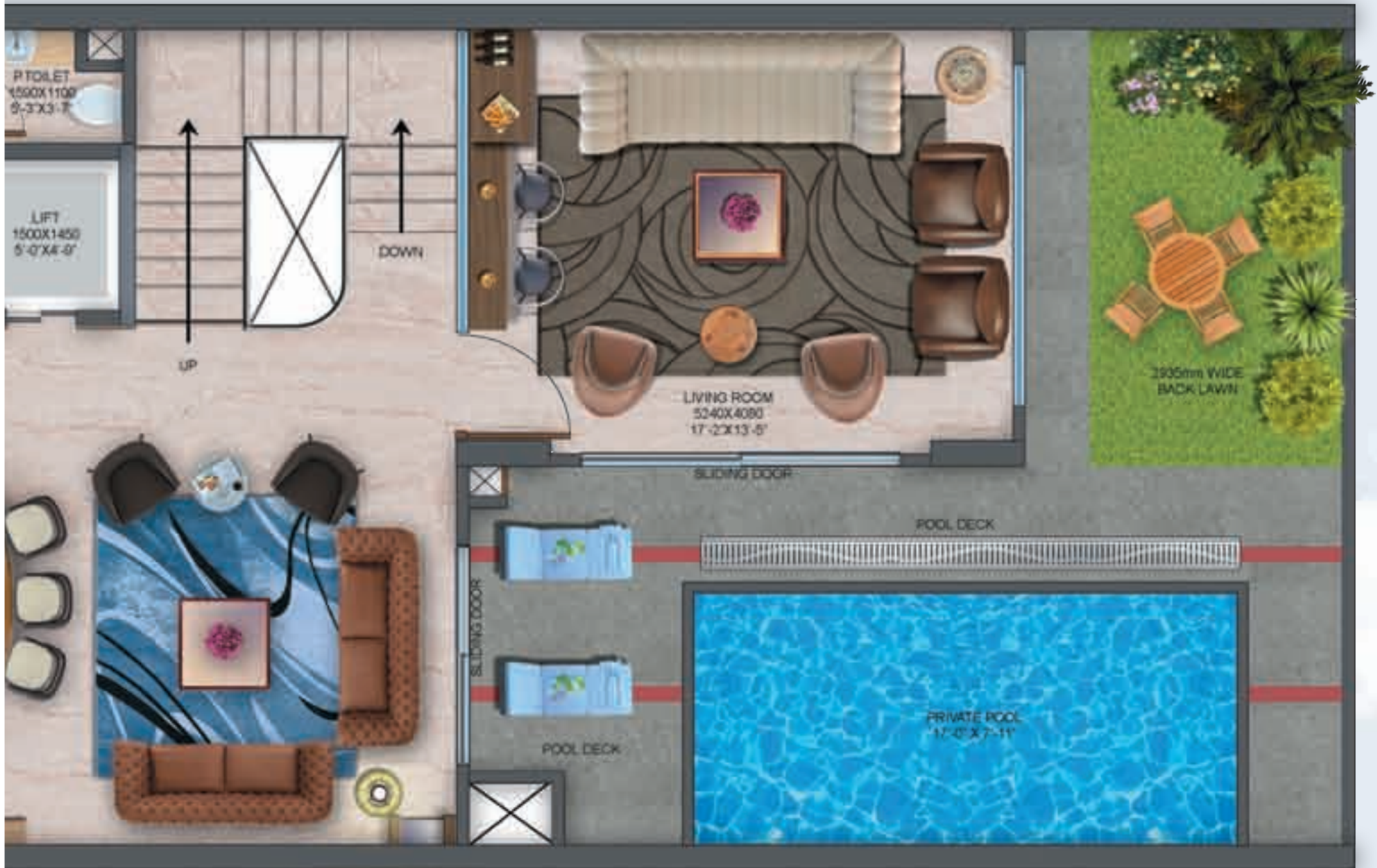
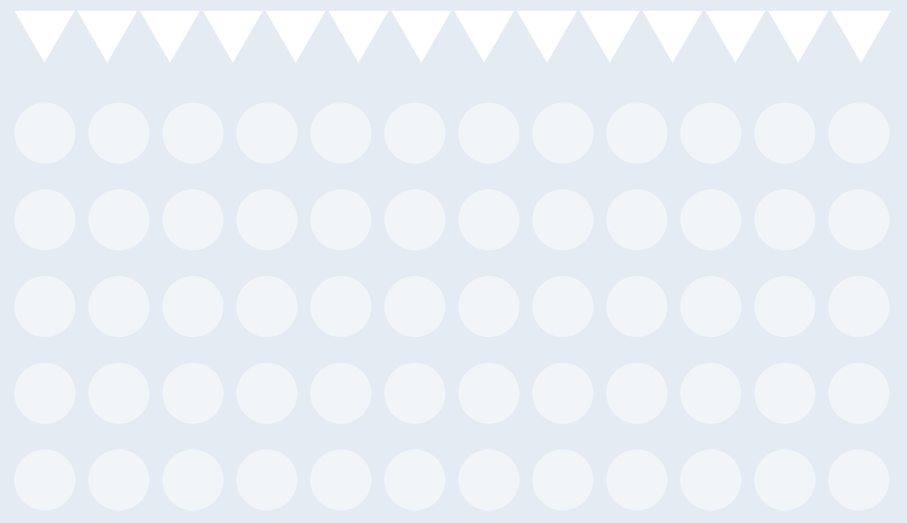
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BASEMENT PLAN





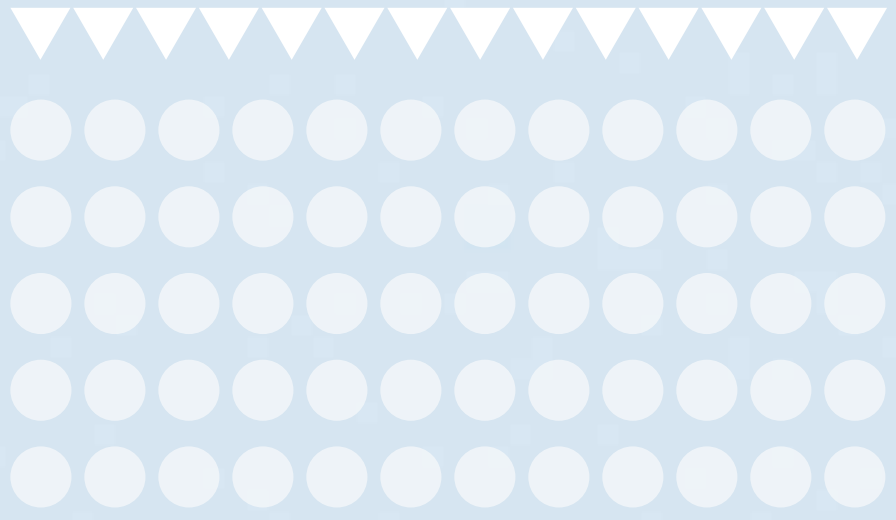
GROUND FLOOR PLAN



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FIRST FLOOR PLAN



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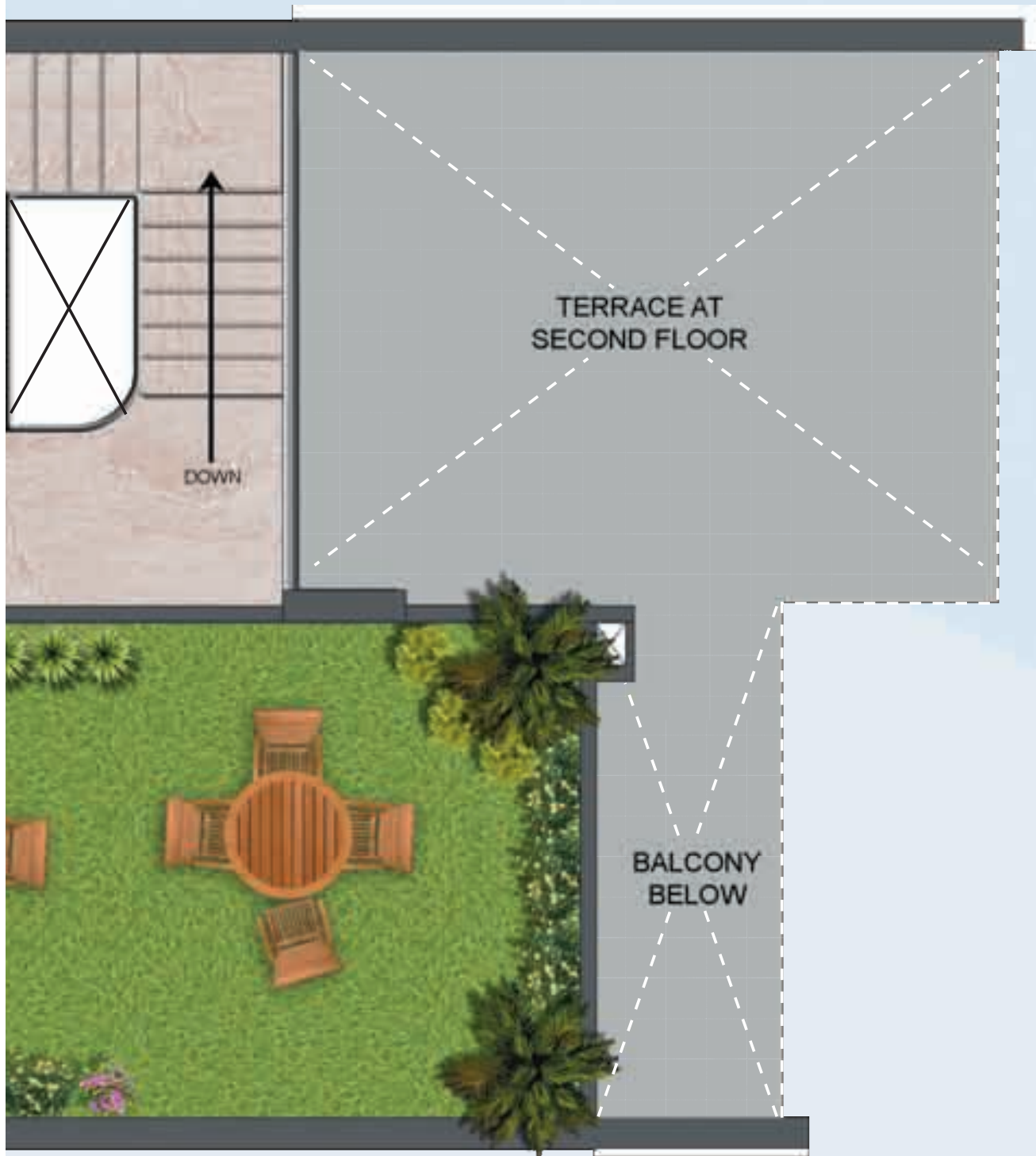
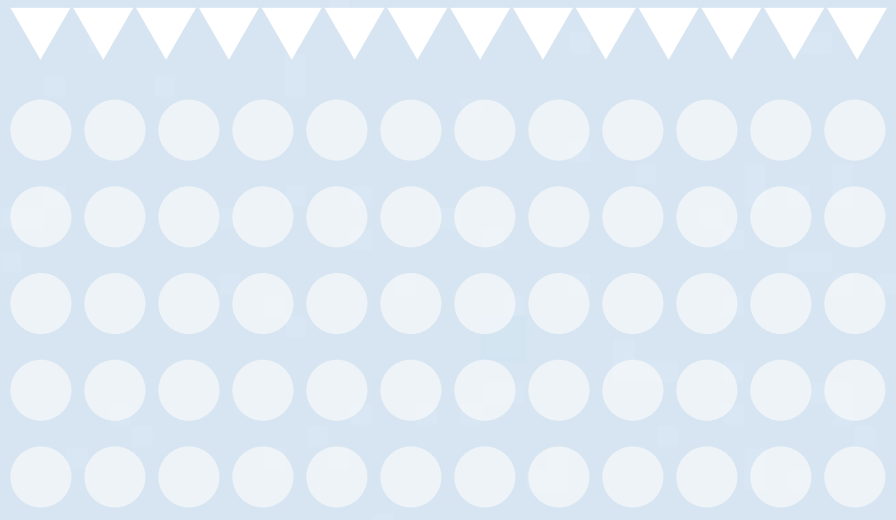
SECOND FLOOR PLAN



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TERRACE FLOOR PLAN



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CLUB PLAN

A Large and luxurious State-of-the-art Clubhouse has been planned with Squash, Billiards, Gymnasium, Swimming Pool, Spa and a large banquet hall to fulfill your family's entertainment needs. For the outdoors, a jogging trail, a cycling track, multipurpose courts, yoga pavilion & children's play area have been specially provided.

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MAKE WAY FOR ROYALT SPECIFICATIONS

ARCHITECTURE

- Designed by Architect Hafeez Contractor, is a lifestyle defined by urban statement of modern architecture, with luxurious, world-class spaces, and spectacular outdoor spread across 7 acres.

STRUCTURE

- Earthquake Resistant RCC Framed Structure

LANDSCAPE

- Where your back garden is a 10,000 square meter park (approx). The stunning landscaped views, designed by S Bose Landscape Consultants, will set your pulse racing.

LIVING/PASSAGE/LIFT LOBBY/FAMILY LOUNGE/DINING ROOM

- Flooring - Superior quality Imported Marble
- Ceiling - Designer false ceiling
- Wall Paint - Plastic emulsion paint

INTERNAL STAIRCASE

- Flooring - Superior quality Imported Marble
- Railing - SS railing

KITCHEN/PANTRY

- Flooring - Superior quality Imported Marble
- Kitchen Platform - Superior quality engineered marble
- Wall - Superior quality engineered marble 2'-0" above kitchen counter, and Plastic emulsion paint in balance areas
- Modular Kitchen - Modular kitchen with Chimney and Hob
- Fittings/Fixtures - SS sink, premium quality CP fitting of Kohler or equivalent

MASTER BEDROOM AT FIRST FLOOR & SECOND FLOOR

- Flooring - Engineered Wooden Flooring
- Ceiling - Designer False Ceiling
- Wall Paint - Plastic Emulsion Paint
- Built-in wardrobes in Dressing

BEDROOMS

- Flooring - Engineered Wooden Flooring
- Ceiling - Designer False Ceiling
- Wall Paint - Plastic Emulsion Paint

TOILETS

- Walls - Combination of Decorative tiles and Acrylic Emulsion Paint
- Flooring - Anti Skid vitrified tiles
- Sanitary ware - Master Bedroom Toilet - Chinaware of Kohler or equivalent, Bathtub, Shower cubical, Glass enclosure for WC in MB toilet
- Other toilets - Chinaware of Kohler or equivalent, Shower cubical
- Powder Toilet - Chinaware of Kohler or equivalent, flooring-Imported Marble
- Fittings & Fixtures - Imported CP fittings of Kohler or equivalent
- Counter - Superior quality granite stone

SERVANT ROOM/UTILITY

- Flooring -Ceramic tiles or equivalent
- Ceiling -Oil Bound Distemper
- Wall Paint -Oil Bound Distemper
- Toilets -Ceramic tiles flooring, basic CP fittings & Chinaware

BALCONY/TERRACES/VARANDAH

- Flooring -Anti Skid Vitrified Tiles
- Walls -Exterior grade Paint
- Parapet/Railing - SS railing with glass

DOORS & WINDOWS

- Main Entrance Door - 8'-0" high Polished Hardwood double rebate frame with Designer Flush Doors
- Internal Doors - 8'-0" high Polished Hardwood frame with Designer Flush Doors
- External Doors & Windows - UPVC Doors and Windows
- Utility/ St. Room Doors - Hardwood frame with Flush Doors

LIFT

- Home Elevator (optional)

AIR CONDITIONING

- Air Conditioning of Living/Dining/Family Lounge/Master Bedrooms, Bedrooms, Multipurpose Hall by Energy efficient VRF system

PLUMBING

- CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes

ELECTRICALS

- Modular Switches, Copper wiring with MCB's & Light fittings in False Ceiling only

POWER BACK UP

- 15 KVA DG Power back up

SECURITY SYSTEM

- 3 Tier Security Systems, Secured Gated Community & Video Doors Phones, limited Home Automation

E-TECHNOLOGY / COMMUNICATION

- Fibre to home Optic Network for TV, Internet and Data Communication

Disclaimer: Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

LOCATION FEATURES

- Proposed metro corridor of Dwarka - Greater Noida route.
- Close proximity to educational institutions such as Amity University, Gautam Buddha University.
- Swift access to place like Kalindi Kunj and DND flyway.
- Best communtation to schools, colleges, malls, markets, hotels and restaurants.
- 20 minutes away from DND Flyway.
- 20 minutes away from Sector 18.
- 15 minutes away from Mahagun Manorial.

Disclaimer: The location map is only indicative and not to scale.



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 'Manorial', '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 dealings – 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.



Our Other M collection Projects:

**Penthouses at
MAHAGUN
Moderne**
Sector-78, Noida


**MAHAGUN
MIRABELLA**
Sector-79, Noida

**Marvella**
Lavish condominiums
Sector-78, Noida


Manorial
Condominiums | Villaments
Sector 128, Expressway, Noida


mezzaria
Luxurious condominiums
Sector-78, Noida

Project RERA Registration No.

UPRERAPRJ1670

www.up-rera.in



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

LOGIX HEIGHTS PVT.LTD.

Meadows Site Address: Plot No- SC-01/A-3, Sector - 150, Noida- 201301 (U.P.)

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COLLECTION

