

LIVE
limitless
LIVE

ELDECO
LATITUDE 27

At Eldeco City, IIM Road, Lucknow



Artistic Impression

EXPERIENCE LIMITLESS LIVING

*Live beyond the boundaries and explore a life enveloped in
serene views, where nature sings you a lullaby,
where you are greeted every day by the freshest hues.
A place where every corner is crafted with perfection.
A place giving you infinite heavenly experiences. Can't believe it?*

*Come and live it at Eldeco Latitude 27- a part of the inhabited
township of Eldeco City nestled in the heart of Lucknow.
It's a set of 5 towers with **2, 3 & 4 BHK** premium residences blessed
with fresh air and bright with natural light. It's a paradise
wrapped in abundance where you live a no-compromise life.*







GREENERY. LIMITLESS

There is no greater luxury than a chance to always be close to nature.

*Eldeco Latitude 27, a part of Eldeco City, is a 133 acres
haven adorned with lush green spaces, multiple parks
to make your morning walks more refreshing and evening strolls more relaxing.*

Here's your rendezvous where nature is an everyday affair!





Bird Eye View of Eldeco City





FITNESS. LIMITLESS

With a swimming pool, gymnasium, badminton court, open-air space for yoga, and a whole lot more, you can have a different fitness routine every day and enjoy all of them. With exceptional facilities in an invigorating environment, there will never be a dull day at Eldeco Latitude 27.







FUN. LIMITLESS

Give your little ones the active, carefree childhood you have always wanted for them.

A well-designated play area for sports and recreation and ample avenues for fun.

This place is a heaven for your child where joy is unlimited.





PRIVILEGES LIMITLESS



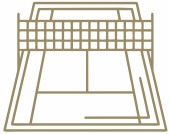
CLUB LATITUDE

It will become your favourite location to keep your body in shape, unwind, or play your favourite game with family and friends.



PARTY HALL

A private area set aside for hosting birthday celebrations, anniversaries, and other joyous occasions.



MULTIPURPOSE SPORTS COURT

Well-maintained courts to practise your game, hone your skills or try your hand at a new sport with family and neighbours to cheer up.



SWIMMING POOL

With your friends and family, take a leisurely swim in the morning or the evening, or host a poolside party for small festivities.*



**T&C Apply*

COMFORT. LIMITLESS

*Eldeco Latitude 27 is your luxury abode designed
to give you a lovely sense of space,
with the blessings of plentiful natural light and ventilation.
Only 4 apartments on each floor and 3 sides open,
you will be amazed by the expanse of living spaces
both indoors and around the property.*



Artistic Impression





Reference Image

CELEBRATIONS. LIMITLESS

Here life is full of colours & vibrancy.

*Eldeco Latitude 27 is your exquisite world rich in experiences that
it would take a lifetime to enjoy all of them.*

*From having quality time with your family to enjoying the company
of your neighbours at the clubhouse, here everyday is a celebration.*

SECURITY. LIMITLESS

Safety is always a top priority for us.

Eldeco Latitude 27 is a gated community designed to give you a secured life.

*With round-the-clock security and 24*7 CCTV surveillance,
it ensures a safe haven for your loved ones and peace of mind for
you so that you can leave all the worries behind and relish your life.*



ACCESSIBILITY. LIMITLESS

Eldeco Latitude 27 offers a unique opportunity to enjoy a lifestyle replete with exclusive luxuries coupled with seamless connectivity to every major hub in the city. Strategically located right at the entrance of Eldeco City, it brings you all you need for a holistic and complete life.

*Local Markets, Schools,
Hospitals and easy
Transportation in the vicinity*

*Close to posh colonies like
Jankipuram, Aliganj, Kapurthala,
Mahanagar, etc*

*Well- connected to Sitapur and
Hardoi Roads and other
landmarks of the city*

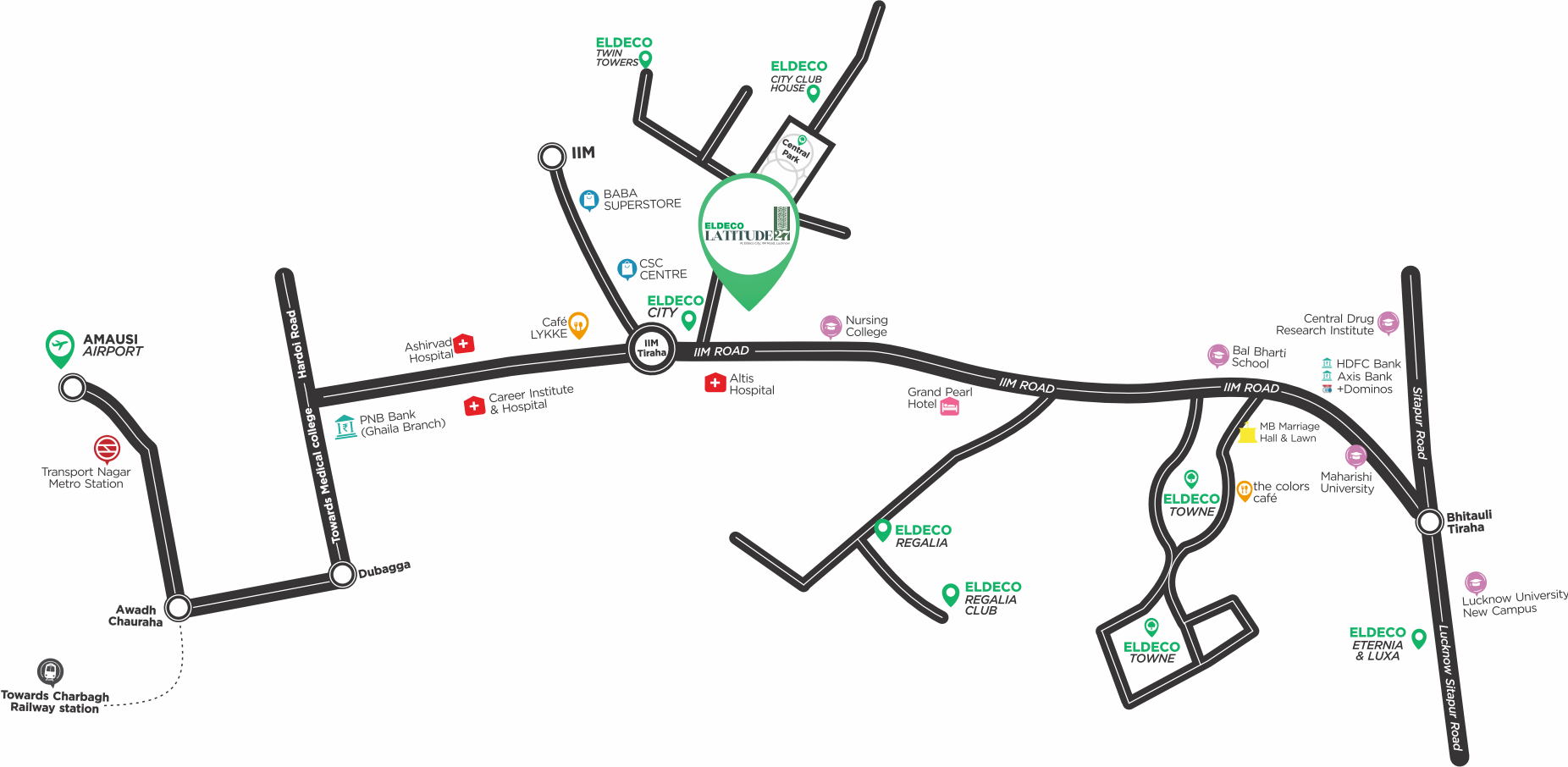
*10 mins drive from
the city's big shopping area
in Kapurthala*

*35 mins drive
from the Airport*

*25 mins drive
from Railway Station*

*Stone's throw away from the Indian Institute of Management,
Lucknow, and other educational institutes like Maharishi
Vidya Mandir, Central School, and Bal Bharti School*

LOCATION MAP



Amausi Airport 35^{MINS}

Charbagh Railway Station 35^{MINS}

Badshahnagar Railway Station 25^{MINS}

	Schools/Colleges/Institutes		Bank		Hotel		Metro		Railway station
	Restaurants & Café		Hospital		Mall/Store		Park		Expressway

Map Not To Scale

LEISURE LIMITLESS

(ELDECO CITY CLUB FEATURES)

Eldeco Latitude 27 brings you the opportunity to experience the epitome of extravagance at Eldeco City Club, a retreat designed for you to unwind and rejuvenate in style.



LIFESTYLE CLUB

It will be your favourite spot to make the body fit or relax the mind or indulge in your favourite game in the company of family & friends.



SPORTS COURTS

Well-maintained courts to practise your game, hone your skills or try your hand at a new sport with family and neighbours to cheer up.



SWIMMING POOL

Enjoy a refreshing dip in the morning or evening with your family and friends or throw a poolside party for little celebrations.*

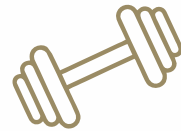


*T&C Apply



TABLE TENNIS

Enjoy the game on a relaxing weekend afternoon or Sunday evenings with your family, friends or neighbours and give yourself a really good workout!



GYM

Want to feel better, have more energy and add joy to your life? Just hit the gym for instant rejuvenation.



PARTY HALL*

An exclusive space reserved to host birthday parties, anniversaries and other special occasions of joy & togetherness.

Specifications

Living and Bedroom Area



External Wall Finish	:	Combination of texture paint / exterior emulsion
Internal Wall & ceiling	:	Oil Bound Distemper (OBD) / Acrylic Emulsion Paint
Living Room / Kitchen Flooring	:	Marble / Stone / Vitrified Tile
Bedroom Flooring	:	Laminated Wooden Flooring / Vitrified tiles
Internal doors	:	Hard wood door frame with flush shutter in teak finish/ paint /skin or Skin Moulded doors
External doors/windows	:	Powder Coated / Anodized Aluminum / UPVC with Aluminum / UPVC shutters and glazing
Hardware	:	Good quality handles and fittings
Electrical	:	Good quality modular switches and sockets, concealed copper wiring, copper piping and drain pipe in all rooms for AC installation. (Fittings like fans, geysers, ACs, light fixtures, appliances etc. not provided)

Kitchen



Wall	:	2 feet dado in Ceramic tiles above counter and rest Oil Bound Distemper (OBD) / Acrylic Emulsion Paint
Flooring	:	Marble / Stone / Vitrified Tile
Counter	:	Granite or equivalent counter
Fittings and Fixtures	:	Good quality C.P. Fittings, sink with drain board of stainless steel, Modular kitchen with RO, Chimney & Hob.

Toilets



Wall	:	Ceramic tiles up to false ceiling height
Flooring	:	Ceramic tile
Ceiling	:	False ceiling
Fittings & Fixtures	:	Good quality C.P. Fittings, English type WC and wash basin in white shade

Balcony \ verandah



Flooring	:	Ceramic tiles
Ceiling & Walls	:	Texture / External emulsion.
Railing	:	M S Railing

Common Staircase & corridor



Corridors / Lobby - Flooring	:	Tiles / Stone
Corridors / Lobby - Ceiling & Walls	:	Oil Bound Distemper (OBD) / Acrylic Emulsion Paint
Main & Fire Staircase	:	Tiles / Stone
Staircase Railing	:	M S Railing

Structure



Structure	:	RCC frame Structure. Building structural design is based on relevant IS code. RCC design is column & beam frame structure.
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Others



Power Back up	:	3 KVA Power backup in each 2 BHK & 2BHK + Study unit. 5 KVA Power backup in all 3BHK and above units.
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- Note:-**
1. Company reserves the right to consider any one of the alternative materials
 2. Natural stone, wherever used, is subject to natural variations in material characteristics including colour.
 3. Aggregate DG capacity to be provided shall be calculated on 50% diversity of all committed power backup load.

MASTER PLAN



LEGEND

- 01 Center One
- 02 North Three
- 03 North Two
- 04 North One
- 05 South One
- 06 Senior Citizen Seating
- 07 Multipurpose Sports Court
- 08 Kids Zone
- 09 Swimming Pool Below
- 10 Club
- 11 Entry/Exit
- 12 Services
- 13 Drop Off
- 14 Water Feature
- 15 Driveway
- 16 Parking
- 17 Basement Entry/Exit

DISCLAIMER:

- The plans shown here are subject to change as per norms.
- The project will be developed in a phase wise manner.
- 1 sq.ft=0.093 sq.mt. 10.764 sq.ft. 1,196 sq.yd. and 3.28 ft = 1 mt
- Please go through the detailed terms of allotment before making a booking

Choose an Eldeco home.

Live Better.

ELDECO

200+ PROJECTS DELIVERED | **35+** YEARS OF EXPERTISE | **20+** CITIES LEADERSHIP | **30,000+** SATISFIED CUSTOMERS

SCAN TO KNOW MORE  **9821355300**
Site Office: At Eldeco City, IIM Road, Mubarakpur, Lucknow
Website: www.eldecogroup.com

Eldeco Latitude 27 ("Project") is promoted by Eldeco Housing & Industries Limited ("Promoter") having CIN: L45202UP1985PLC099376 and registered office at Corporate Chamber - I, IInd Floor, Vibhuti Khand, Opposite Mandi Parishad, Gomti Nagar, Lucknow, Uttar Pradesh-226010, on a land admeasuring 14282.21 sq. mtr., situated at Lucknow, Uttar Pradesh ("Project Land"), pursuant to permit No. Group Housing/04164/LDA/BP/21-22/2562/01022022 dated 15/11/2022 valid upto 14/11/2027 granted by Lucknow Development Authority ("LDA"), the Project Land is comprising of land admeasuring 717 sq mtrs, falling under Khasra No. 314, 316 and 319 which has been leased by LDA to Eldeco City Limited (now merged into Promoter) vide Lease deed dated 27.06.2012, for an initial period of 30 years commencing from 27.06.2012, extendable after every 30 years with a maximum term upto 90 years. Further, the Promoter will as per the terms of the aforesaid lease deed get the renewal of lease from time to time. 1 Acre = 48.40 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr = 10.764 sq. ft.

All information, images and visuals or sketched including landscaping shown in this advertisement are only an architect's impression or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature.

Recipients/ viewers are advised to exercise their discretion in replying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently and take appropriate advice prior to concluding any decision for buying any apartment(s) in the Project.

