



LOW RISE LOW DENSITY DESIGN GIVES YOU BETTER LIVING SPACES

Eldeco now brings back the magic of living in low rise apartments that greet you with openness and greens. The magic of Eldeco Mystic Greens lies in the fact that only 380 exclusive spacious apartments are being built on 9 acres as against the potential of over 1000 apartments. The Low Rise Low Density design means no more fear of heights, less number of neighbours to share common spaces and facilities with, and a feeling of openness unlike any high rise complex.

S.No.	Measure Criteria	Eldeco Mystic Greens	Benefits at Eldeco Mystic Greens	Other developments in Noida/ Greater Noida*
1	Plot size in acres	9		9
2	Floor Area Ratio (FAR)	1.4	Only Low rise development	2.75
3	Total built-up Area (sq.ft) (approx.)	5,40,000 sq.ft	Open, less congested	11,00,000 sq.ft
4	Average flat size	1600 sq.ft	Spacious room sizes	1100 sq.ft
5	Format	G + 4 Stories	Low rise development	G + 15 Stories
6	No. of apartments (approx.)	380	Wide personal and common spaces	1000
7	No. of apartment per acre	44	Less number of people higher amenities per capita	110
8	Population assumption per apartment	4.5		4.5
9	Total project population	1782		4941

*Comparison only for illustrative purposes only. Intending purchasers are requested to confirm the information at their end



Site Off: Sec. Omicron I, Greater Noida, Noida Sales Off: Eldeco Utopia, Sec. 93 A, Expressway, Noida.
 Tel: 98186 86521, 9891906013, 0120 3195668
 Corp. & Communication Add: 201-212, 2nd Floor, Skyender Forum, Jasola District Centre, New Delhi-110025,
 Tel: 40655000/100, Fax: 40655111, Email: contact@eldecoproperties.com
 Website: www.eldeco group.com



The image above is an artist's impression. The perspective and colour scheme above are indicative and subject to change.

PRESENTING
ELDECO
MYSTIC GREENS

The Low Rise Paradise in Greater Noida

In today's urban world, full of tall high-rise buildings and dystrophic concrete jungle, Eldeco brings back the magic of living in low-rise apartments which greet you with openness and greens. All the apartments are well planned inside a low density nine-acre residential complex. It is uniquely designed with 100% spacious low-rise apartments. Which means - No more fear of heights, less number of

people in the complex, uncluttered common spaces, feel of openness unlike any other high-rise complex.

Walk into our low-rise paradise designed to make you get away from the stress of daily life, with a home that brings back boulevard living and life the way it was meant to be.



- Planned on 9 acres of prime land
- Each low-rise block (G+4) with 4 apartments on single floor
- Lift in each block for easy and comfortable access
- Landscaped greens with walkways
- Most houses facing green view
- Retail facility within the complex
- Ample basement/surface parking



MASTER PLANNING



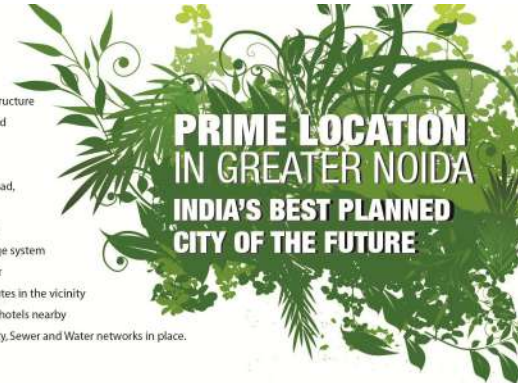
Legend

- | | |
|------------------------|---------------------|
| 1 Main Entrance | 8 Kiosk |
| 2 Guard Room | 9 Public Toilet |
| 3 Club at Ground Floor | 10 Private Lawn |
| 4 Swimming Pool | 11 Informal Sector |
| 5 Ventilation Shaft | 12 Reserved Parking |
| 6 Landscape Area | 13 Services |
| 7 Convenient Shopping | 14 Visitor Parking |



Disclaimer:
 * The overall Master Plan may vary because of statutory reasons in case required
 * The above plan is indicative, conceptual and subject to change
 * The project will be developed in phase wise manner
 * Please go through the detailed terms of allotment before making a booking
 * The terms of allotment agreement shall have precedence over the given Master Plan

- Situated in Greater Noida, with contemporary and comprehensive infrastructure
- Prime location on main 130 mtrs wide road
- Just 20 minutes away from Delhi via 6 lane Noida expressway
- 60-105 meter wide road network with broad, tree-lined avenues
- Up coming shopping malls in the vicinity
- Underground electric cabling and drainage system
- 25 percent of total area under green cover
- Reputed schools and management institutes in the vicinity
- Specialised hospitals and nursing homes, hotels nearby
- Fully developed area with Roads, Electricity, Sewer and Water networks in place.



PRIME LOCATION IN GREATER NOIDA INDIA'S BEST PLANNED CITY OF THE FUTURE



NOTE: This map is indicative. Not to the scale.

LUXURY FEATURES

- 2 to 3 Bedroom (+Study) apartments
- Spacious room sizes
- Efficient common areas
- Club house with Swimming Pool, Gymnasium and other sports facilities
- Power back up
- Manned and CCTV security
- Access Control for vehicles





Typical Ground Floor/First Floor Unit Plan

3 Bedroom + 3 Toilets+Store/Puja
Super Area: **1731 Sq. ft.**

Note:
•Some GF apartments have attached private lawns and courtyards. Please refer to price list.
• The above areas are indicative of a typical unit.
• Super area as mentioned may vary for different types and in different blocks. Please check actual areas of the unit booked with marketing at the time of purchase.



Typical Third Floor Unit plan

2+1 Bedroom + 3 Toilets + Store/Puja
Super Area: **1639 Sq. ft.**
Side Terrace: **73 Sq. ft.**

Note:
• The above areas are indicative of a typical unit.
• Super area as mentioned may vary for different types and in different blocks. Please check actual areas of the unit booked with marketing at the time of purchase.



Typical Second Floor Unit Plan

3 Bedroom + 3 Toilets + Store/Puja
Super Area: **1729 Sq. ft.**
Side Terrace: **25 Sq. ft.**

Note:
• The above areas are indicative of a typical unit.
• Super area as mentioned may vary for different types and in different blocks. Please check actual areas of the unit booked with marketing at the time of purchase.



Typical Fourth Floor unit Plan

2 Bedroom + 2 Toilets + Study + Powder room
Super Area: **1475 Sq. ft.**
Side Terrace: **130 Sq. ft.**
Roof Terrace: **1030 Sq. ft.**

Note:
• The above areas are indicative of a typical unit.
• Super area as mentioned may vary for different types and in different blocks. Please check actual areas of the unit booked with marketing at the time of purchase.

Disclaimer:
• The area and plan shown here is subject to change
• 1 sq.ft.=0.093 sq.mt, 10.764 sq.ft.=1.196 sq.yd, and 3.28 ft.= 1 mt.
• All dimensions shown in feet inches are close approximation to metric dimensions
• The dimensions and super area mentioned above may vary from unit to unit. Please check exact dimensions with the marketing team.



Disclaimer:
• The area and plan shown here is subject to change
• 1 sq.ft.=0.093 sq.mt, 10.764 sq.ft.=1.196 sq.yd, and 3.28 ft.= 1 mt.
• All dimensions shown in feet inches are close approximation to metric dimensions
• The dimensions and super area mentioned above may vary from unit to unit. Please check exact dimensions with the marketing team.