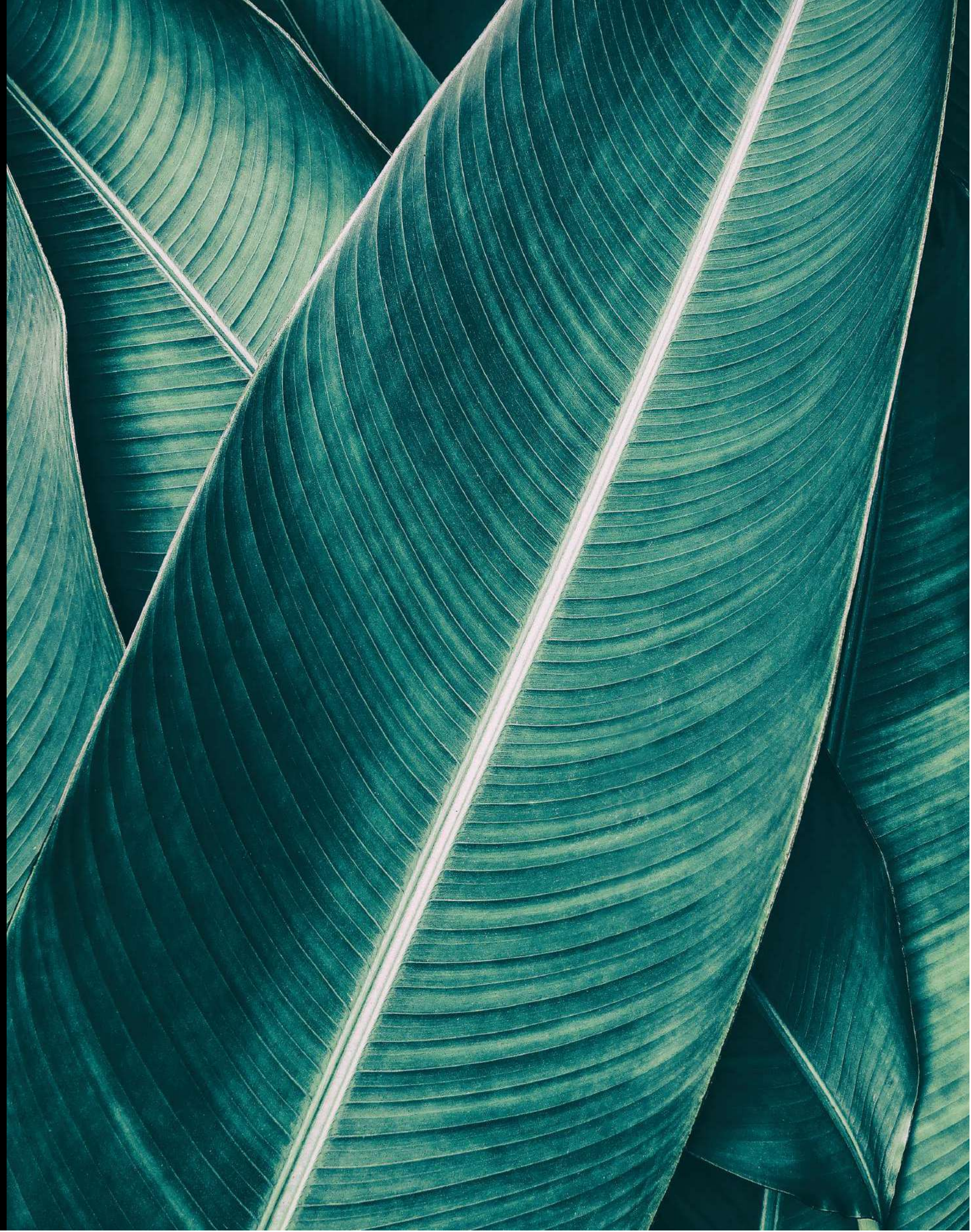


MAHAGUN
Manoralle

MADE FOR
YOUR SENSES


MAHAGUN
A NAME THAT PERFORMS


COLLECTION









FOREWORD

We always look forward to new challenges and attaining fresh heights to maintain the supremacy of Mahagun. Recognized for our innovative techniques and path breaking skills, we work in an environment that inspires confidence while emphasizing on safety & security.

Over the decades, Mahagun has crossed numerous milestones, logged hundreds of achievements and satisfied thousands of customers. But Mahagun doesn't believe in resting on its laurels.

For Mahagun, the quest for excellence doesn't end.
For Mahagun, it is just the beginning.



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Plumeria

PART - 1

THE VISION

To us, a building is a living, breathing structure. It has the ability to empower a community and grow within its fabric.

In the midst of skyscrapers, Manorialle is an oasis of nature and tranquility. Our vision is to create an address like no other, a haven of peace and beauty, in the heart of Noida Expressway.

We believe that your home is a reflection of who you truly are. This belief has been our driving force in creating Manorialle, a masterpiece in its own right.



Manorialle
amalgamates the spirit
of adventure with
modern day art form
and architecture. The
vision is crystal clear to
create the most luxurious
landmark ever in Noida.







AT MANORIALLE,
NOTHING EVER
BECOMES REAL
UNTIL IT IS
EXPERIENCED FOR
LUXURY.



Tulips

PART-II

THE GEOGRAPHY

Almost four decades ago, nobody imagined Noida would be as developed as it is today. Situated on the outskirts of Delhi, Noida was a rural area with many villages, poor connectivity and erratic electricity. With rising pollution in Delhi, the Government of India marked this land for industrial consumption. But what conceptualized as an industrial zone soon transformed into an affordable residential zone.

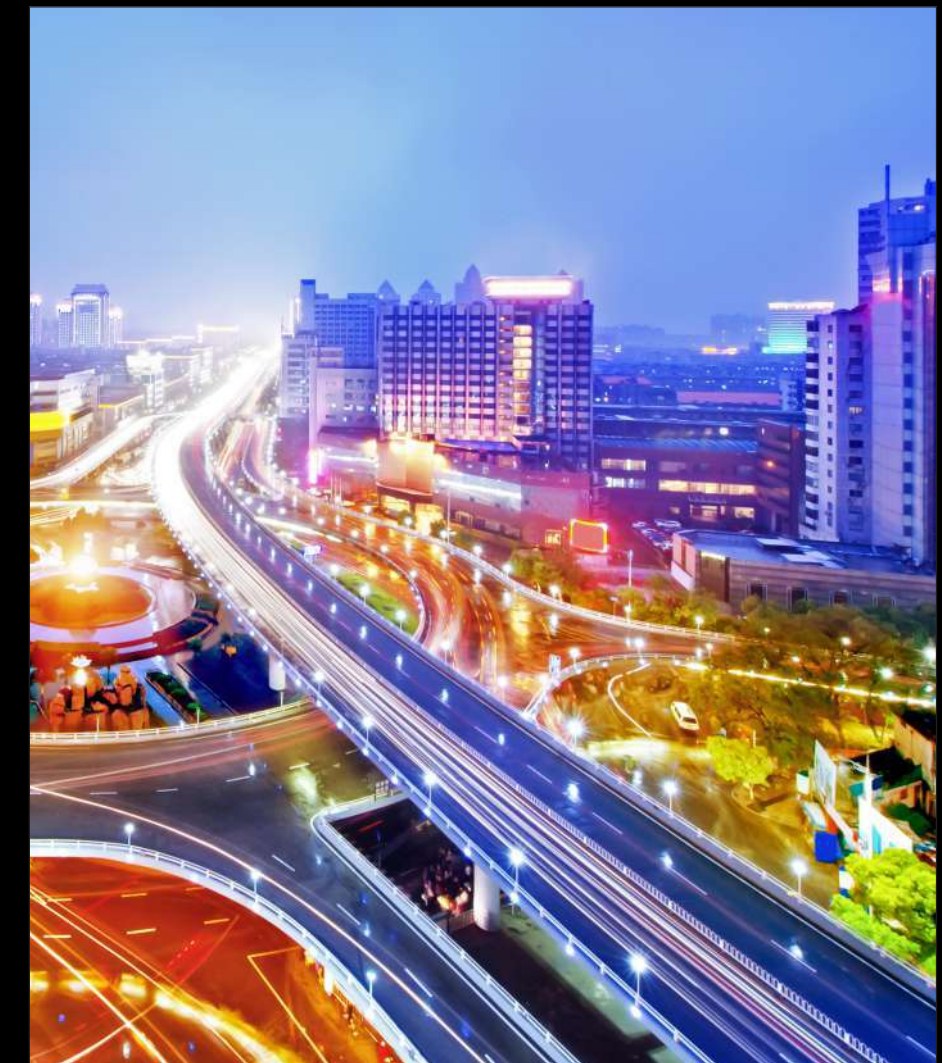
Many who visit Noida marvel at the planning of this city. Wide smooth roads, dedicated institutional areas and world-class infrastructure are just a few of the highlights.

With about 50% of green cover, Noida is Asia's First city where planning of 30 years is done in advance. With a host of major tourism and infrastructure projects, including Jewar Airport, Wildlife Night Safari & Sporting complexes in the offing; Noida holds all the potential to make a mark on the global map as a reputed international trade & residential destination.

PRIMELY LOCATED ON
NOIDA - GREATER NOIDA EXPRESSWAY
SECTOR 128



- 15 minutes from Yamuna Expressway
- 10 minutes from Botanical Garden Metro Station
- 10 minutes from Kalindi Kunj
- 20 minutes from DND Flyover

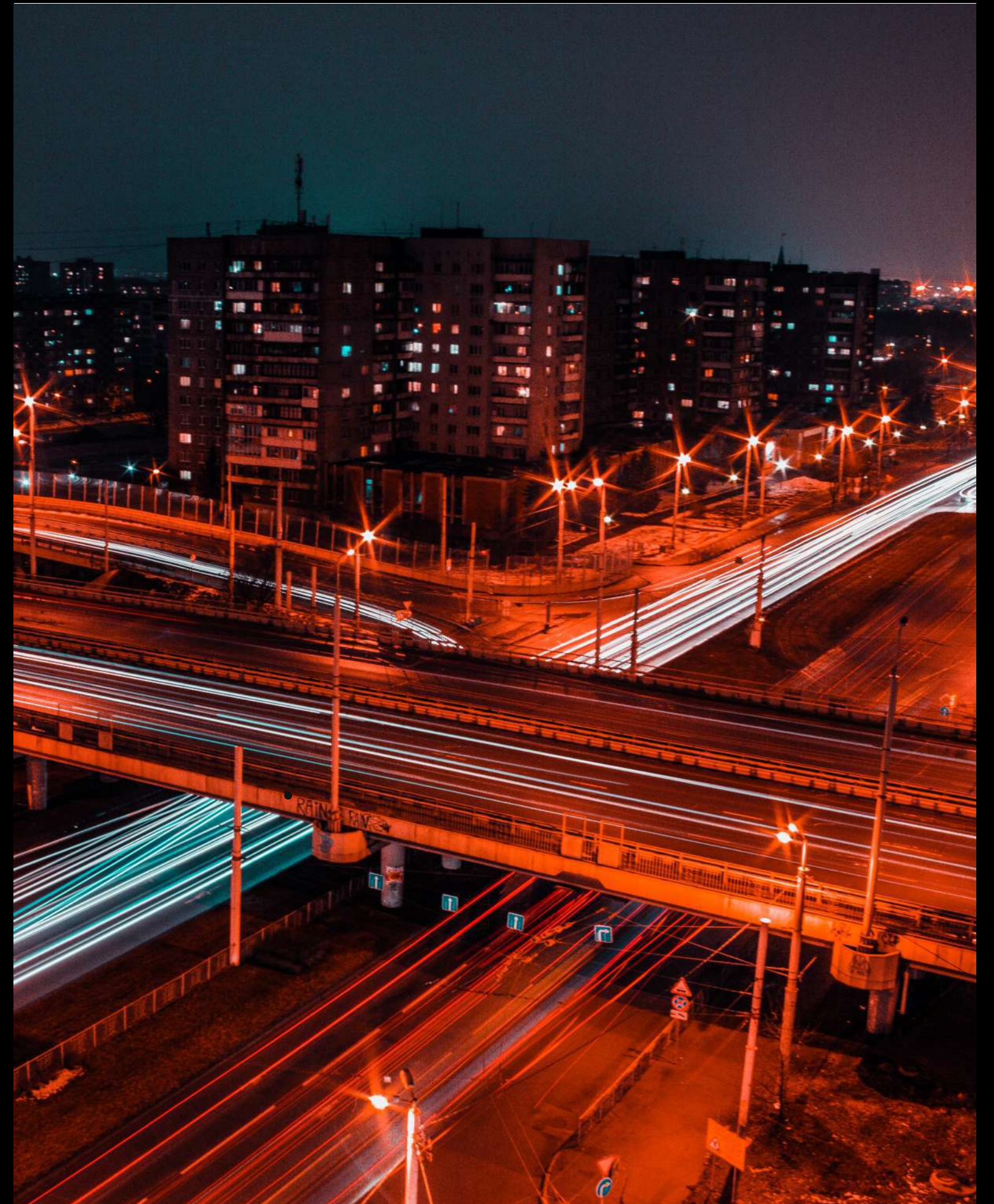




- In close vicinity to Faridabad-Noida- Ghaziabad
- Close proximity to several running schools such as Jaypee School, Genesis Global School, Step By Step International School & Delhi Public School
- 2 km from Amity University
- Jaypee Hospital is nearby
- Close to the institutional area of Sector 132



ALL YOU NEED
IS JUST AROUND
THE CORNER



LUXURY AT YOUR COMMAND

Enjoy a complete, sophisticated lifestyle that offers you the pleasures of shopping, entertainment and dining all at one place. Experience luxury within 10 minutes at DLF Mall of India, The Great India Place and several other shopping malls, multiplexes in close proximity.





UNPARALLELED TRANSPORT CONNECTIONS

The strategic location of Manorialle makes daily commute convenient with well-connected roadways like the Noida Expressway and DND Flyover. Noida is also well-laid with metro connectivity all across the town



AT THE HEART OF NOIDA



The Indira Gandhi International Airport is approximately 45 minutes away from Manorialle. With the announcement of the Jewar International Airport in Greater Noida, there will soon be an international airport in the neighborhood.



Bougainvillea

PART-III

THE DESIGN

Manorialle is poised to be an architecture marvel. It possesses all the elements of a modern building design, carefully orchestrated to delight the senses.

Designed in Neo-Classical style, the grand entrance lobby is a statement in itself. Manorialle is an IGBC certified green building, conforming to Gold rating with eco-conscious designs.

The 40 story building stands out to redefine the Noida skyline. The panoramic view of surrounding Golf Course from our landscaped terraces and club is a sight to behold.



Functional philosophy of architecture is reflected through strong and bold building lines with interventions by greenery at each level.



A PERFECT
COMBINATION OF
LIGHTING AND
DESIGN DEFINES
THE IMPECCABLY
ROYAL MANORIALLE
ENTRANCE



**Manorialle is an exploration of open
spaces that offer tranquility
and allure in equal measures**



THE GRAND DESIGN OF THE LOBBY

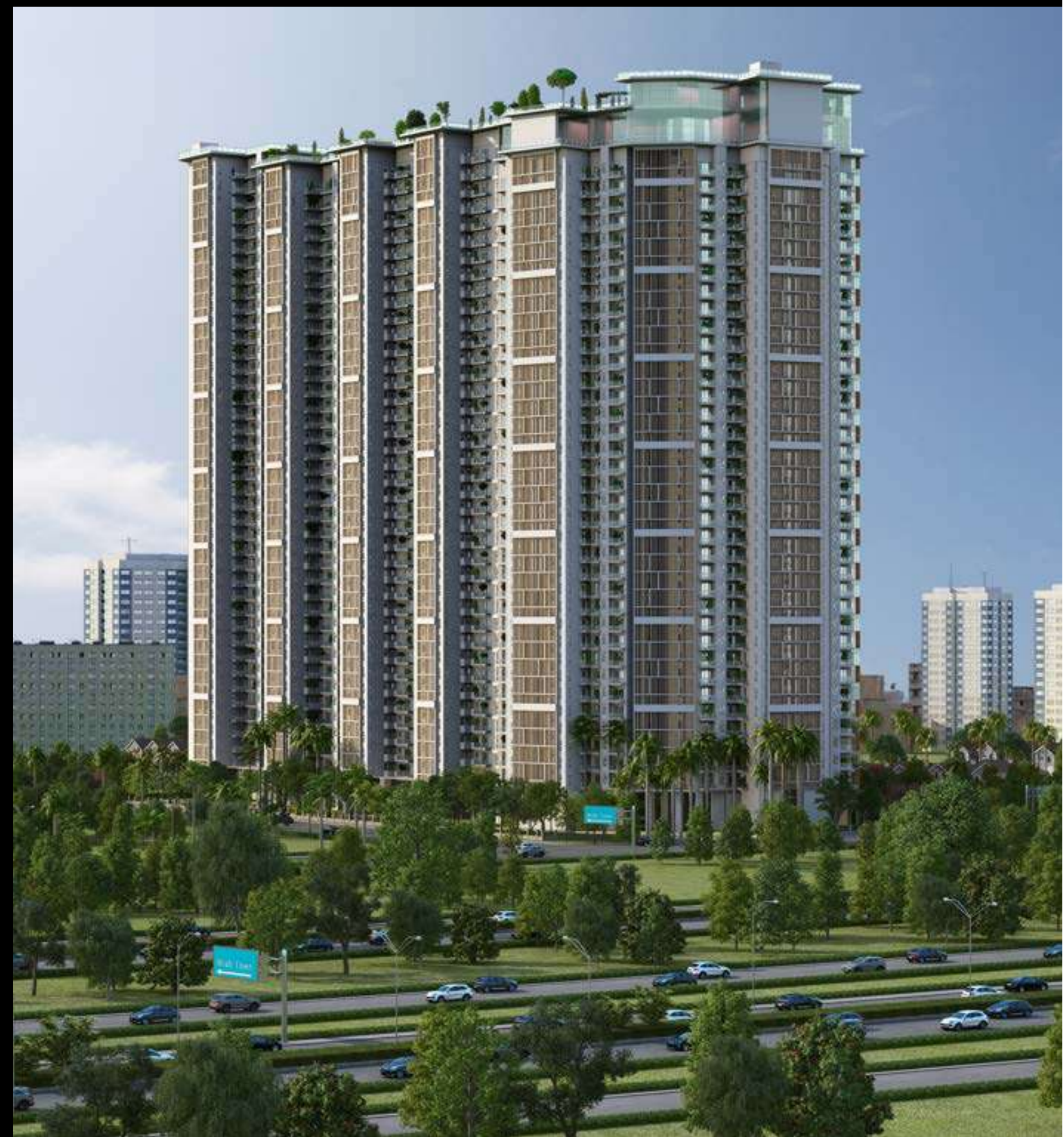


The Manorialle lobby is a perfect mix of royalty and modernity. It has adapted the modern-day architecture while inheriting the traditional sense of royalty. The ambience is spacious and maintains an aura about it. The eco-friendly design allows natural sunlight and ventilation to provide a sense of discovery and amazement. The welcoming face of the 24/7 concierge greets you as you make your way in the discovery of Manorialle royalty.





AN IMPECCABLE MATCH
FOR YOUR ROYAL TASTE
AND STYLE





A BEAUTIFULLY CRAFTED SANCTUARY



Unwind yourself in the beautifully sculptured garden with meandering water channel and engaging outdoor space which could become a great respite after a long day of work. Magnificent amphitheater with 8 meters high stilt floor gives an uninterrupted view of the garden and the whole campus.

**A GREEN AND SPORTY WAY OF
LIFE THAT APPEALS TO THE
FIVE SENSES**





YOUR VERY OWN PRIVATE GARDEN



Customize your balcony in accordance with your taste. With the doors open, it will look like an extension of the main residence which will evolve with the seasons. you can dedicate this spacious balcony to your gardening skills or other hobbies.

**A PERFECT RETREAT
IN THE LAP OF NATURE**





Daffodil

PART-IV

THE MANORIALLE CLUB

Every resident will be a member of this exclusive Manorialle club. It offers first-class facilities to its patrons. Roof-top infinity pool, sparkling banquets, gymnasium, spas and landscape terrace gardens are just few of the highlights.

It also caters to the sports enthusiasts with indoor badminton and squash courts. Club's Membership grants access to a range of glamorous spaces where one can exchange ideas and be entertained.

THE POOL



INFINITY POOL 450 FEET ABOVE GROUND

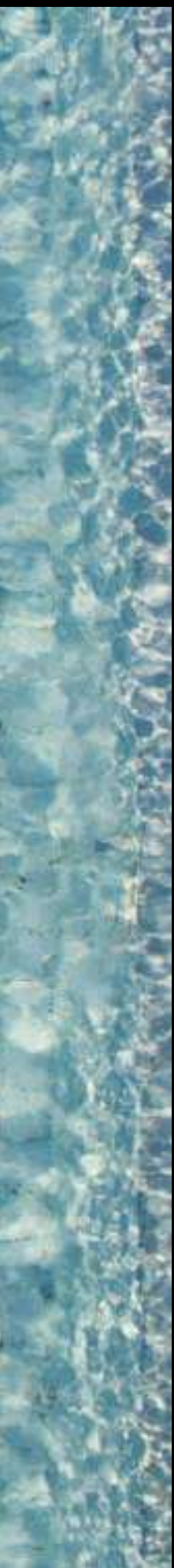
The open-air pool at Manorialle is a treat for the seasoned and dedicated swimmers who like to revel and forget about everyday stresses with a dip of relaxation and tranquillity. The serene space surrounded by greenery is a heaven for nature lovers who can enjoy their spare time comfortably in the stunning blend of luxury and greenery.



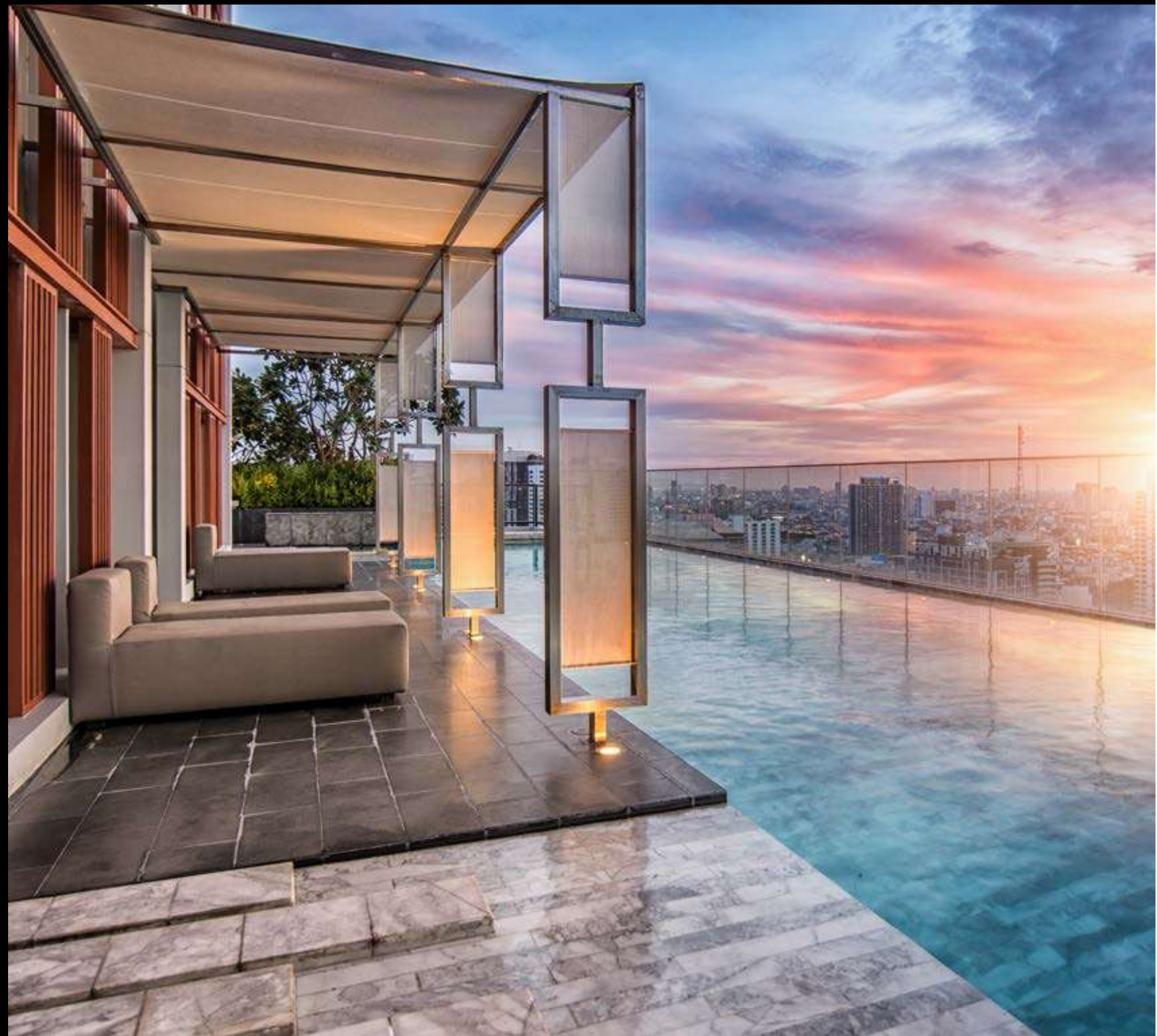
**CONTEMPORARY POOL DESIGN
SETTING A NEW STANDARD IN
LUXURY**







A natural retreat to enchant the royal in you with an exquisite experience of luxury. Enhanced design of the pool helps you relax and revel like never before.



A VIEW
THAT SPEAKS
TO THE ROYAL
IN YOU



THE LOUNGE



MANORIALLE SKY LOUNGES

10 feet wide landscaped sprawling balconies are fit to be called sky lounges. The garden deck has the backdrop of amazing golf course view and is ideal to entertaining guests, meeting friends and for leisure activities.





AN AMBIENCE IN THE SKY THAT
ELEVATES YOUR SENSES



Best place in the skies to enjoy a
drink is here. Gaze out at the city,
take a sip, and celebrate life,
exclusively at Manorialle.

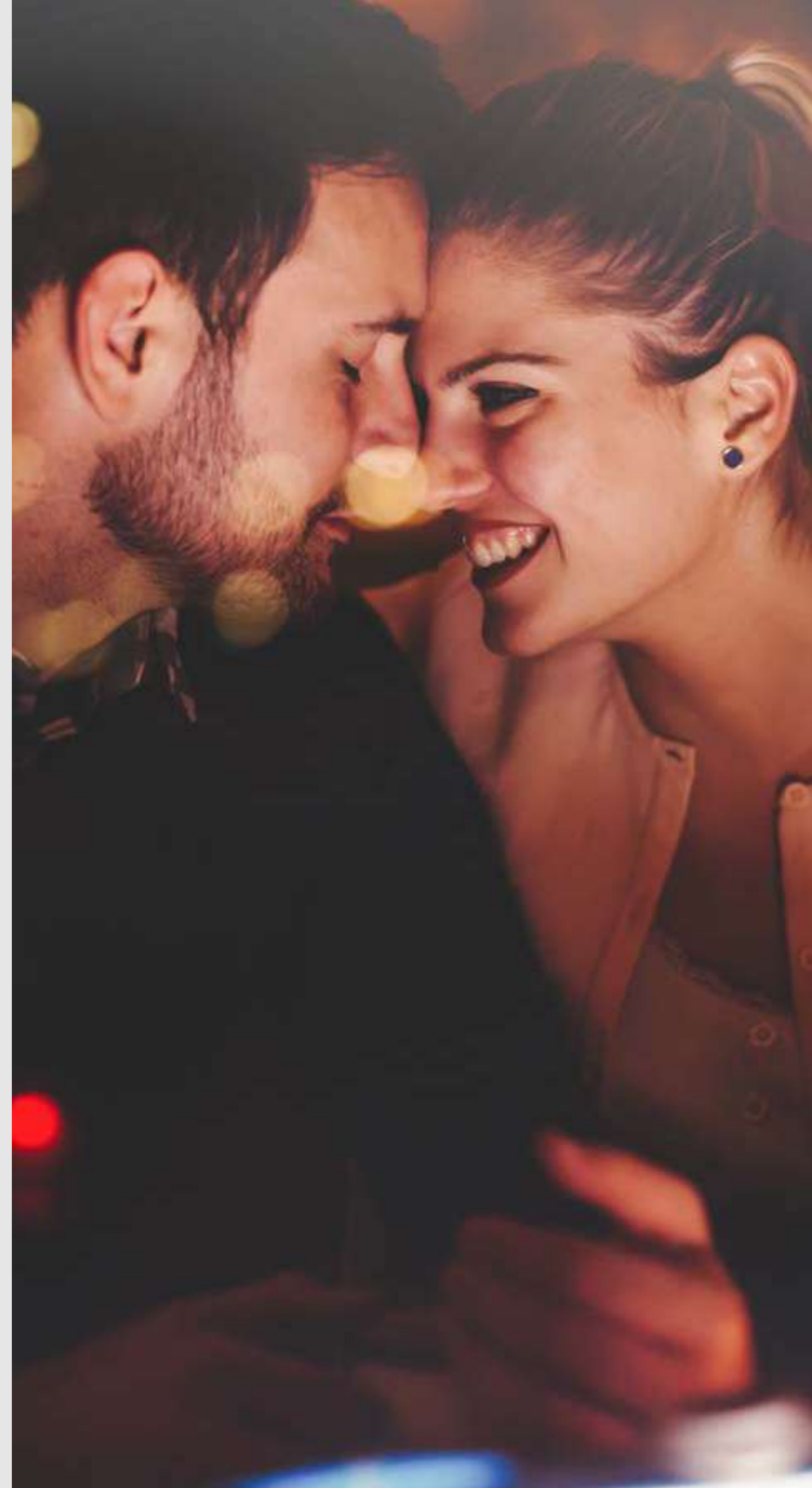


THE OBSERVATION DECK



LOUNGE BAR

Make happy-hours happier with our unique Restaurant and Bar. The palatial ambience is exclusively orchestrated mixologists for you to have an experience that'll make its way to your fond memories.







Whether you're celebrating a significant milestone, looking for a venue for a get together or a place to ring in the new year, make every moment spent in the restaurant and every meal that you savour, an unforgettable experience.

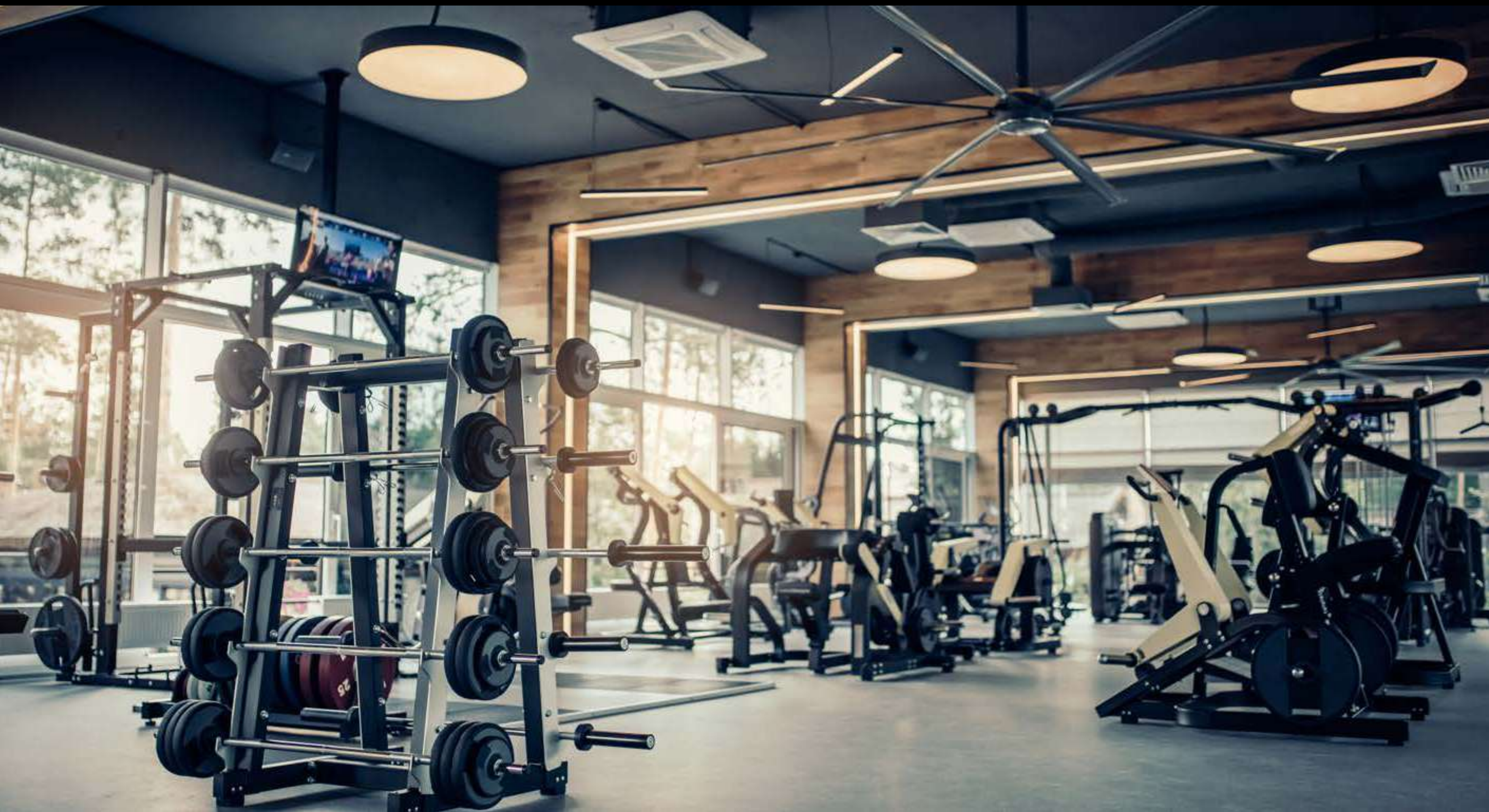
THE GYM



KEEP FIT YOURWAY

Move your body and lift your spirits with our high-end fitness centre that delivers all-out intensity work-out, restorative meditation and everything in between. Build muscles, learn new skills and improve your health in a supportive, fun-loving environment at the Manorialle gym.








NATURAL FRAGRANCES

With the hectic lives we experience today, the stress often carries itself deep into our bodies, thus a need to unwind and indulge in a lavish beauty treatment is not just a luxury, but a necessity. You won't even have to jump through hoops to land one of these pampering experiences. Indulge in and go for a holistic healing at our spas for a more opulent way to rejuvenate, detoxify and to give yourself a blissful treat.





Whether you need to de-stress
or pump up, you'll find the space
and the equipment you need to
do it right. From our fitness
trainers to our well-equipped
studios, here, every space is
designed to inspire and energize.



Oriental Lilies

PART-V

THE CONDOMINIUM

The private lift lobby is an extension of your home, giving your guests a privileged welcome. Meticulously planned interior spaces and high end specifications are the signs of an upbeat living. Consciously designed two side open residences allow ample light, view and the cross breeze.

Mahagun Manorialle offers high-end premium 3/4/5 BHK condominiums where each room is designated to offer space, comfort and stunning views.

An abundance of space inspires you to relax and unwind while the smashingly chic design elevates your mood every time you enter.



Your balcony is your canvas to bring alive your love for nature. Paint the ambience green and bring home the freshness to revel in. Level up the game of decor with your pick of plants and flowers for a never-seen-before escape within your own home.





Big sized sliding doors extend the room to a large balcony that doubles up as a party deck with a spectacular view of the golf course. Landscape terraces and neatly planned gardens bring the greenery into your room at each level.





The finely appointed dining space plays a staggeringly vital role in bringing the loved ones together over meals.

Note the impressive details as you enter the grand foyer and the welcoming vibe of the hall that'll amplify your greetings.



A sleek, Professionally designed modular and completely functional kitchen with designated space for every utility.





Abundance of space inspires you to relax
and unwind, while the smashingly
chic design elevates your mood,
every time you enter.





The modern bathroom design is simply defined by its look. Straight lines, uncluttered counter spaces and geometric shapes dominate the space.





Create your very own sanctuary
at home where you can leave the
stresses of everyday life behind.
Prepare to step in for an
invigorating experience that'll be
personalized for your taste.













Jasmine

PART-VI

THE TEAM

Manorialle is a collaboration of design centric developers - Mahagun, and world acclaimed architect- Hafeez Contractor. Some of the leading consultants in the industry, like LSG for landscaping, AECOM for building services, and Ms. Pinky Pandit, Mr. Khozema Chitalwala and Mr. Kamalendu Gupta for interior designing came together to realize the vision of creating a new benchmark of luxury.

The brief was to push the limits and pursue new ideas to create an iconic insignia of luxury in contemporary building design.



M Collection, the luxury brand by Mahagun offers a bouquet of luxury and ultra luxury homes available as Condominiums, Villas, Penthouses and Villaments.

The collection presently has about 800 units, comprising of designer homes with unit sizes ranging from 2500sq.ft to 6750sq.ft. Tailored to perfection for contemporary living, M collection offers stately homes with a flawless design, graceful architecture and beautiful vistas that are meant to lend splendor to the home owner's lifestyle.

MARVELLA



Experience an extravagant lifestyle Mahagun offers at Marvella condominium. Designed with a high lifestyle quotient, this opulent tower presents an awe-inspiring architecture and proves to be a perfect reflection of your success. The tower is dedicated to spectacular 5 BHK Condominiums.

- Size: 5600sq.ft to 6000sq.ft.
- Location: Sector 78, Noida

MIRABELLA VILLA



Ancient architecture was certainly eye pleasing but destitute of modern luxury. Mirabella Villas create an urban statement by blending classic Roman architecture with modern comforts. Our inspiration of the classic Roman architecture has been beautifully implemented by architect Hafeez Contractor who has given it a Neo-Classical twist.

- Size: 6750 Sq.ft.
- Location: Sector 79, Noida

MEADOWS VILLA



Mahagun brings you the latest residential project-Mahagun Meadows. It is an alluring combination of contemporary modern architectural style and Sky Villas, tailored for an uber modern living. Here, you will find homes arranged in a way that there are only two to four apartments per floor. Access to natural light, proper ventilation and exceptional details play a major role in defining living spaces that are modern in design, spacious and welcoming.

- Size: 5000 Sq.ft.
- Location: Sector 150, Noida

MEZZARIA



Mahagun Mezzaria is a creation of architecture in art deco design form – modern, functional and elegant. Double height living rooms & attached double height balcony make it a benchmark in modern living. Besides being a low-density housing project, the 3, 4 AND 5 BHK units come with centralized VRF (Hot & cold) system, and other amenities like energy efficient panels, 24x7 concierge, exquisite club house with temperature controlled pool and much more. The project has also received a 5 Star NCR rating by Care Real Estate.

- Size: 2500-6000 Sq.ft.
- Location: Sector 78, Noida

MANORIALLE



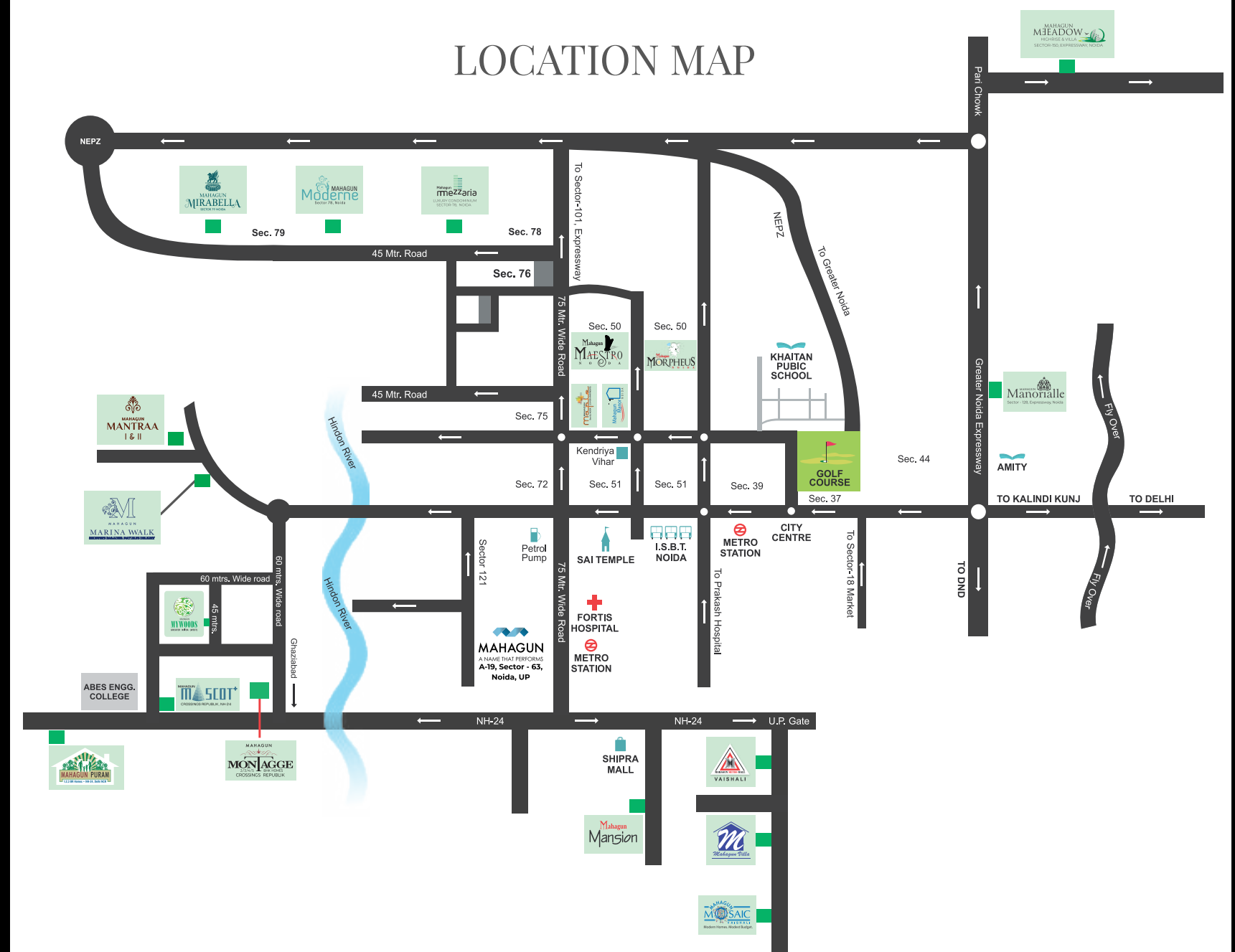
Mahagun Manorialle proffers high end premium 3/4/5 bhk condominiums. This newly launched residential project is strategically located at Noida Expressway, keeping you connected with the major amenities Noida has to offer. State of the art rooftop club offers not only a breathtaking panoramic view, but also houses a luxurious infinity pool. With one condominium per floor and a private balcony, we deck up your living space with luxury without cluttering. Not only would you wake up every day to a splendid golf course view, you also have your worries taken care of by our round-the-clock concierge services.

- Size: 2700 Sq.ft-6250 Sq.ft.
- Location: Sector 128, Noida

Manorialle is located in the heart of Noida, that holds all the potential to make a mark on the global map as a reputed residential destination

To those who visit Manorialle are in complete awe of the many locational advantages that this premium property has to offer. Manorialle is not only located on the sought after DND Flyover but also has a metro station, bus stand, hospital,

schools and markets, all in its close vicinity. Amidst the advancement, one also is privy to the breathtaking views of a vast golf course, all from the wondrous locale of Manorialle.



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

Site Office:
Cluster B-9B, Sector 128, Wishtown, Noida, U.P.

Corporate Office:
A-19, Sector 63, Noida- 201301 (U.P.)

Telephone: 0120-4839900

Email: luxury@mahagunindia.com

www.mcollection.in

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