

Living spaces now get redefined.



2-3 bedroom apartments

Eldeco presents Magnolia Park. Where happiness grows.

In times of cramped living spaces, there exists an oasis of healthy living. Eldeco presents Magnolia Park, conceptualized with unique HLS (Healthy Living Space) design to give you healthy livable homes. Whether it's the acres of greens inside and outside the complex, the meticulous planning or the thoughtfully designed features, everything at Eldeco Magnolia Park is designed for happiness forever.

Prime Location: Situated at the under-construction Eldeco Amantran complex, Magnolia Park has an advantageous location within Noida. Easily accessible, the area is under an advanced stage of development. The metro station is just 5 minutes away. All amenities like hospitals, schools, markets etc are in near vicinity.

Come choose a healthy life where happiness grows everyday.



Unique "Healthy Living Space" design creates a healthy living environment

- Spacious common areas with only 4 apartments on single floor
- Well designed building plan for maximum privacy
- Natural light and ventilation, both inside the apartment and in common areas.
- Green views

Features:

- Lavish Sports facilities-tennis, badminton, squash, cricket pitch, table tennis and much more
- Club with swimming pool, cards room, party hall and guest rooms
- Power back-up
- Electronic and manned security surveillance
- Computerised electricity billing
- Golf carts to ferry guests
- Under-construction complex



LOCATION MAP



Distance (approx.) :-

Golf Course	7.5 km
Sec-18, Atta Mkt.	10.0 km
Noida City Centre Metro Station	6.0 km
Fortis Hospital, Sec-62	7.0 km
DND Flyover	11.5 km
Nizamuddin Station	18.5 km
Kalindikunj	12.0 km

Legends:-

- - - Proposed Metro Lines
- Existing Metro Line
- M Existing Metro Stations
- Sectors
- Major Roads

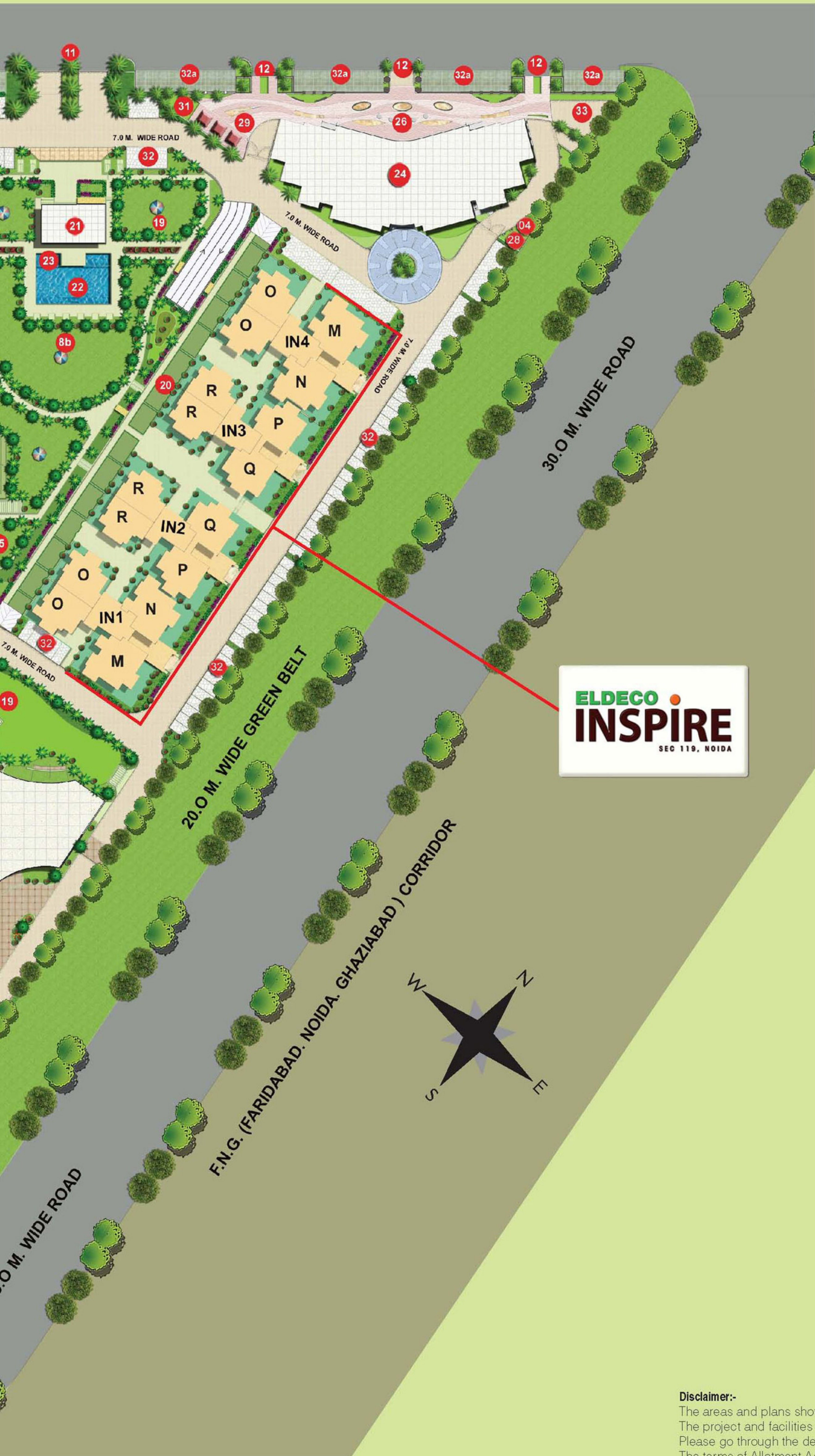


Note: Map Not to Scale

AT ELDECO MAGNOLIA PARK, CONVENIENCE AND ACCESSIBILITY ARE A PERFECT MATCH.

- ◆ Located in close proximity to the 130-metre wide Greater Noida road and the upcoming FNG (Faridabad-Noida-Ghaziabad) corridor. It will offer the best connectivity to NH 24, Greater Noida and Faridabad. It also has easy access to the upcoming Noida City Centre.
- ◆ Besides excellent connectivity by road, the project's proximity to the Metro link is an added advantage, reducing travel time between Delhi, Noida and Greater Noida.
- ◆ Parks and lush green surroundings a highlight of the project.
- ◆ Golf course within driving distance of 10-15 minutes.
- ◆ The commercial hub of Noida, Sector 18, is just a short drive away.
- ◆ Fortis Hospital at Sector 62, one of NCR's premium hospitals, is just five minutes away.
- ◆ Project has excellent potential for rental returns, as a number of software giants such as HCL and TCS have corporate offices closeby.





Legends:-

- 1 MAIN GATE
- 2 KIDS BUS WAITING AREA
- 3 PAVILION
- 4 DRINKING WATER STATION
- 5 SAND PIT FOR TODDLERS
- 6 KIDS SWINGS
- 7 KIDS ACTIVITY LAWN
- 8a DAKSHIN GREENS
- 8b UTTAR GREENS
- 9 BADMINTON COURT
- 10 HALF BASKETBALL COURT
- 11 GATE NO.2
- 12 COMMERCIAL ENTRY/EXIT
- 13 OPEN AIR THEATRE
- 14 PLAY AREA FOR KIDS
- 15 SPACE FOR TEMP KITCHEN
- 16 CLUB-1
- 17 SWIMMING POOL-1
- 18 KIDS POOL-1
- 19 PARTY LAWNS
- 20 FIRE TENDER PATH
- 21 CLUB-2
- 22 SWIMMING POOL-2
- 23 KIDS POOL-2
- 24 FUTURE DEVELOPMENT (MULTI STOREY TOWER)
- 25 GREEN LAWN
- 26 COMMERCIAL PLAZA
- 27 TENNIS COURT
- 28 PUBLIC TOILET
- 29 KIOSKS
- 30 STP/ESS AREA
- 31 KIDS PLAY
- 32 RESERVED PARKING
- 32a VISITOR'S PARKING
- 33 SERVICE YARD
- 34 VENTILATION CUTOUT/FIRE ESCAPE
- PRIVATE GREENS

Disclaimer:-

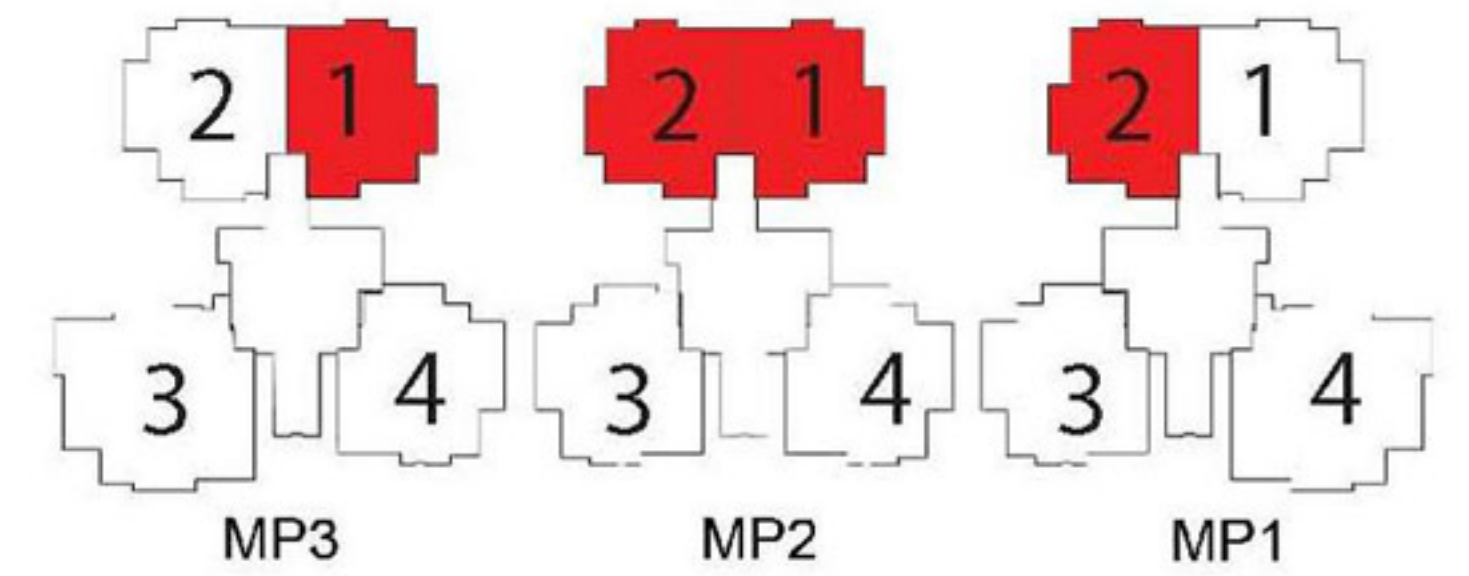
The areas and plans shown here are indicative and subject to change. The project and facilities will be developed in phase wise manner. Please go through the detailed terms of allotment before making a booking. The terms of Allotment Agreement shall have precedence over this Plan.



Floor Plan

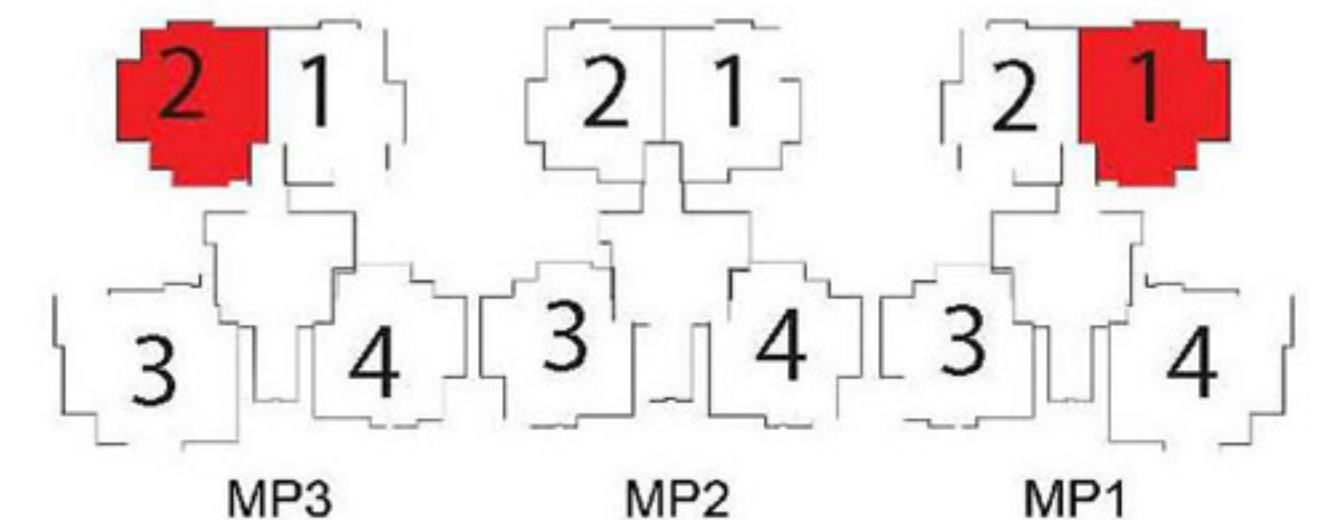
TYPE I

(2B + 2T + Study)
Super Area: 1420 Sq. ft.



TYPE J

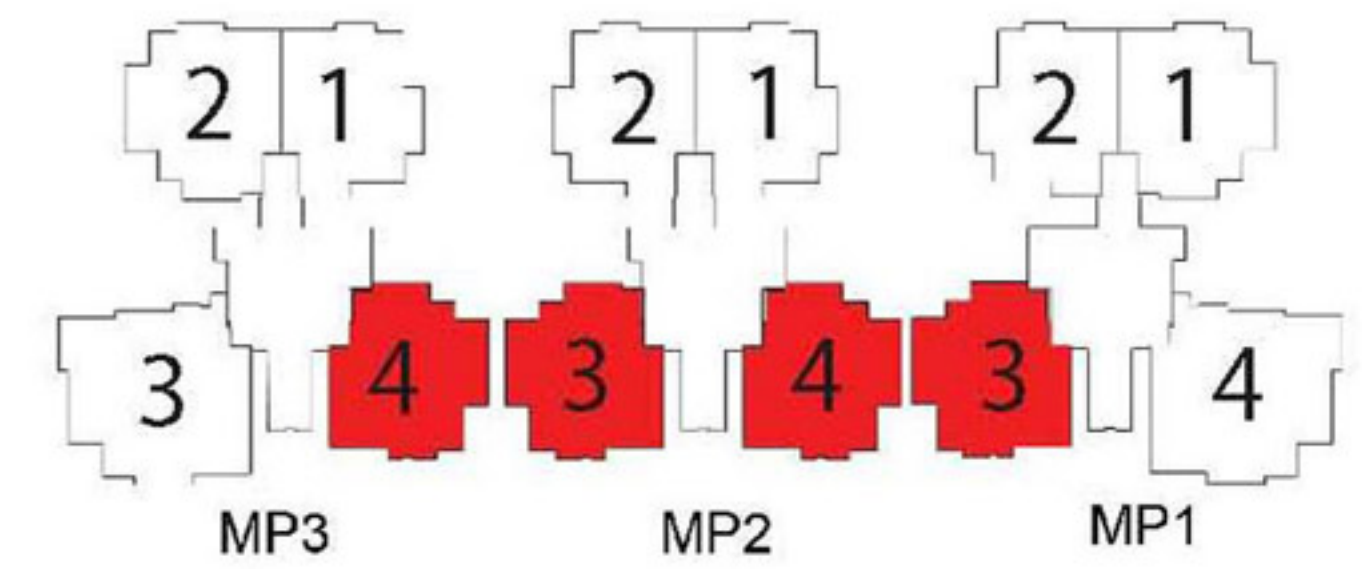
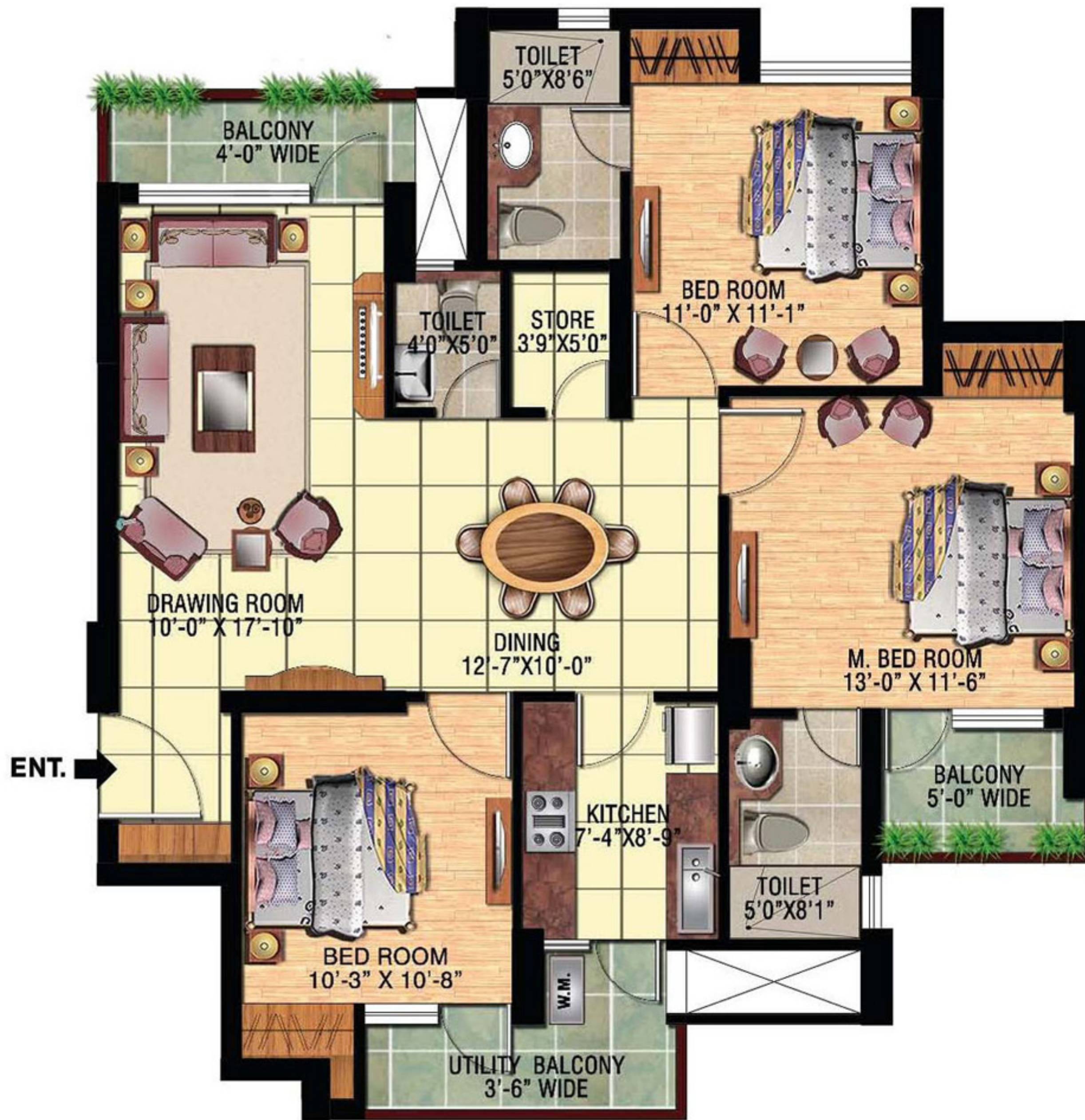
(3B + 3T + Store)
Super Area: 1535 Sq. ft.



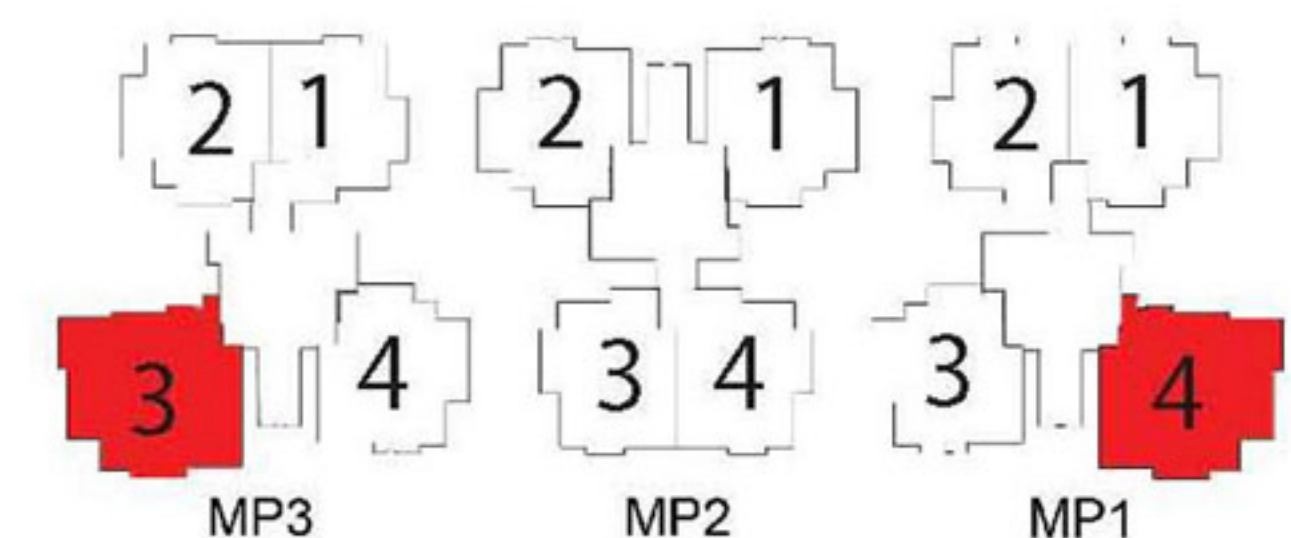
Disclaimer:

- The areas and plans shown here are subject to change
- 1 Sq. ft. = 0.09290304 sq. mt. 10.764 sq. ft. = 1 sq.mt. = 1.196 sq. yd. and 3.28 ft. = 1 mt
- All dimensions shown in feet inches are close approximation to metric dimensions
- The above plan are indicative. Please check actual plans with marketing.

TYPE K
 (3B + 3T+Store)
 Super Area: 1500 Sq. ft.



TYPE L
 (3B + 4T
 + Servant room)
 Super Area: 1970 Sq. ft.



Perfecting the art of building- The Eldeco Group



Eldeco Inspire,
Sector 119, Noida



Eldeco Amantran
Sector 119, Noida



Eldeco Mystic Greens
Sec. Omicron, Greater Noida



Eldeco Eden Park
Neemrana



Eldeco Hillside
Neemrana



Eldeco Green Meadows
Sec. Pi, Greater Noida

The Eldeco Group has been at the forefront of Real Estate development in North India since 1975. The group is synonymous with timely and quality delivery in a number of cities like Lucknow, Kanpur, Agra, Noida, Greater Noida and other parts of NCR of Delhi. Carrying more than 35 years of expertise in construction and real estate development, Eldeco has delivered more than 200 projects spanning townships, high-rise condominiums, industrial estates, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate delivered area stands at more than 40 million sq.ft with more than 25000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing projects in Panipat, Sonapat, Ludhiana, Jhansi, Neemrana and Jalandhar. The unique 1200 acres state-of-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand is Eldeco's flagship project in the industrial sector.

Eldeco's transparent and principle driven business philosophy has been widely recognized. The group's business activities rest on the principle of high quality, superior construction technology and high consumer satisfaction. Eldeco stands firm in its commitment to 'creating value and cementing trust' and is headed towards ever-greater success.



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