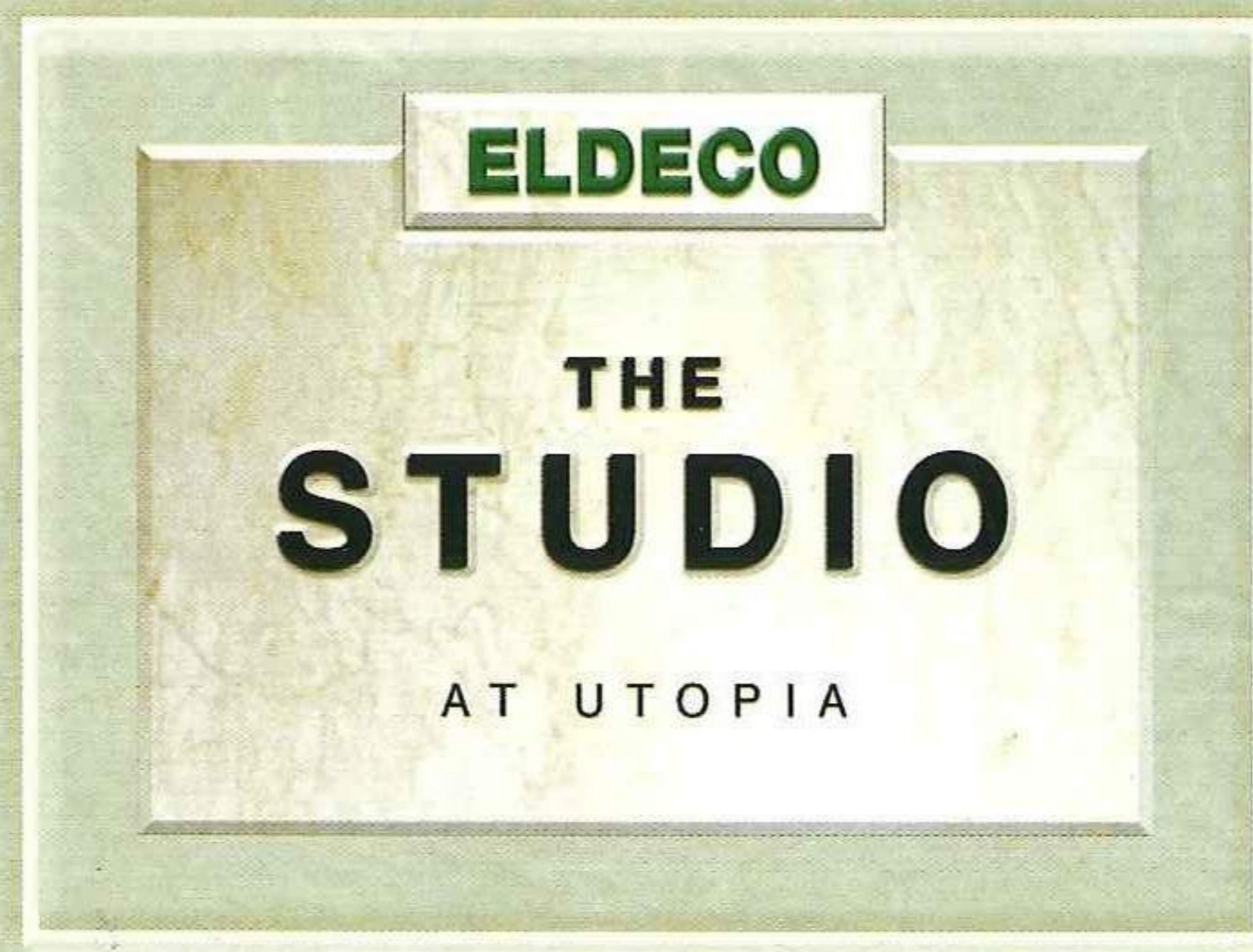


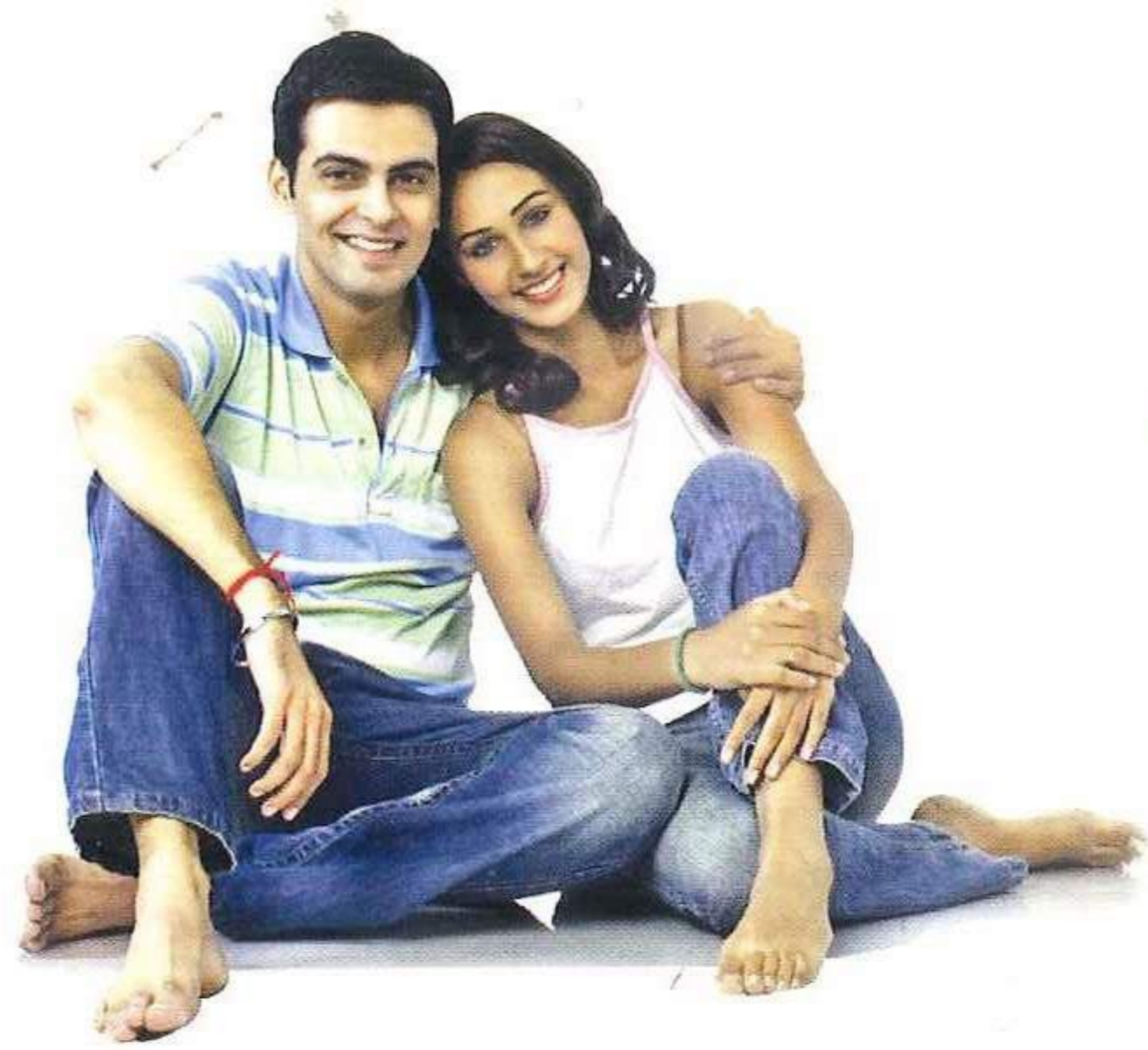
Admired in London.

Envied in Paris.

Aspired for in New York.

Now in India





Presenting
Luxury Studio Apartments at Noida Expressway

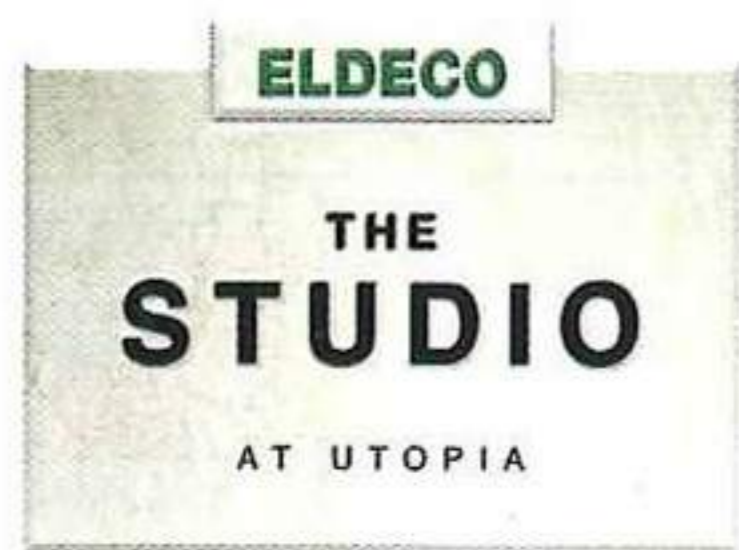
Internationally renowned studio apartment concept now comes to India. Located in Noida on the main Expressway with MNC's and large IT companies in its vicinity, The Studio is poised to become the preferred residence of corporate travellers, expatriates and NRI's. Situated inside the fully inhabited Utopia residential complex, it's an investment opportunity you can't afford to miss.

LIVE	OR	LEASE
Enjoy luxurious life of a private studio apartment		Excellent rental prospect through company lease



Actual Photograph

Master Plan



Legends

- 1 Club with Swimming Pool
- 2 Children's Play Area
- 3 Swimming Pool
- 4 Entry to The Studio
- 5 Entry to the Retail Area (Proposed)
- 6 Landscaped Plaza

An array of amenities

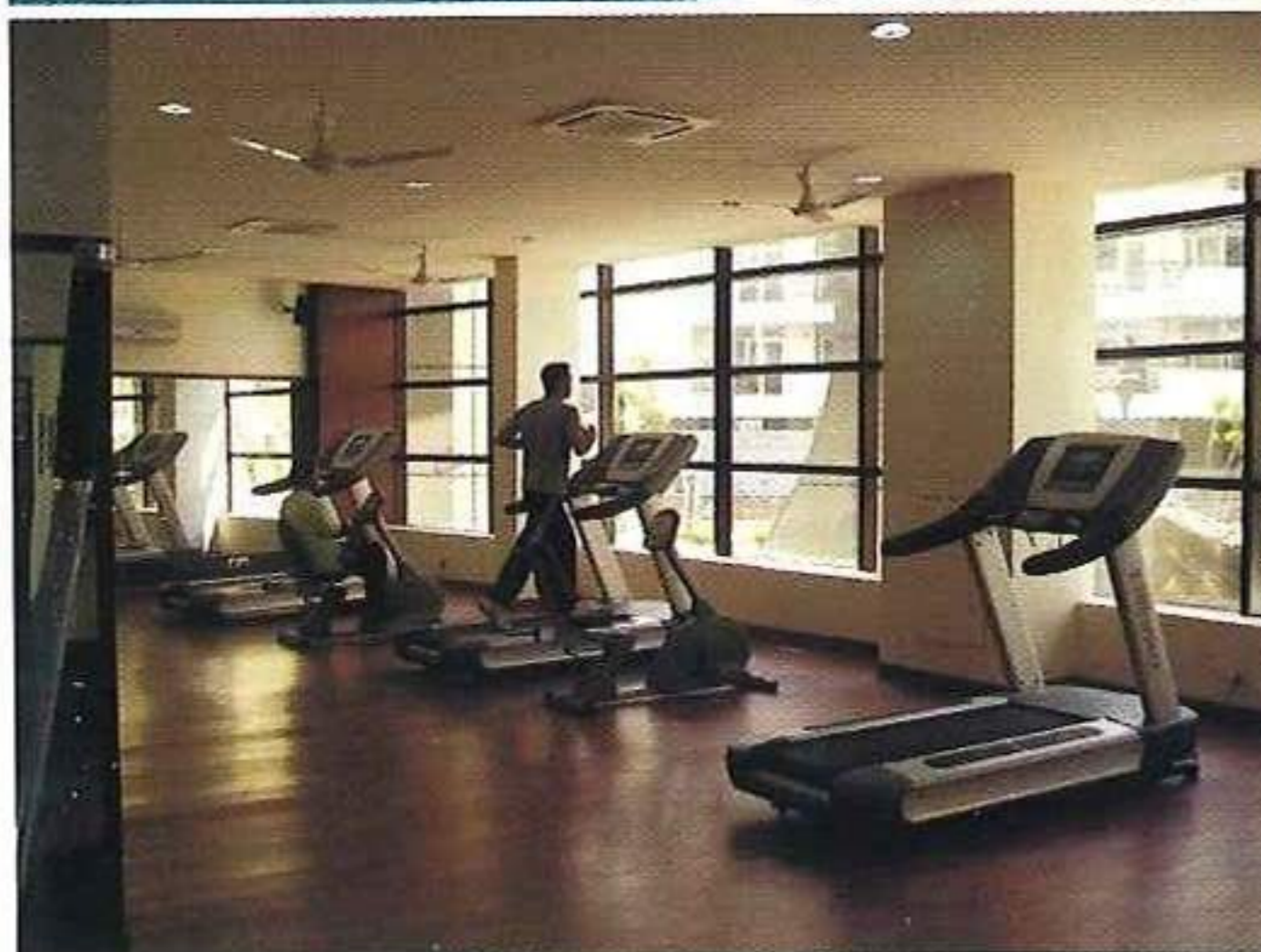
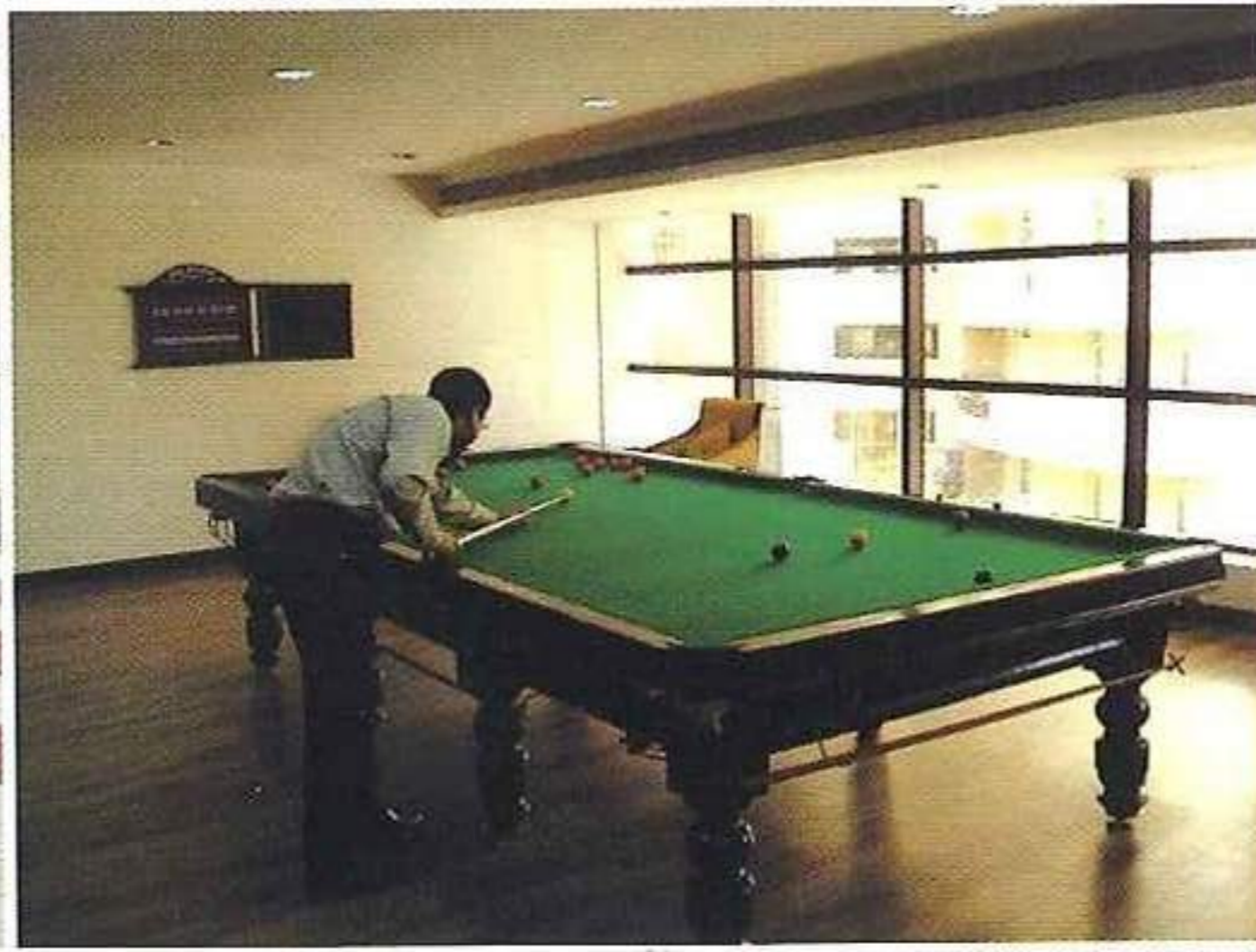
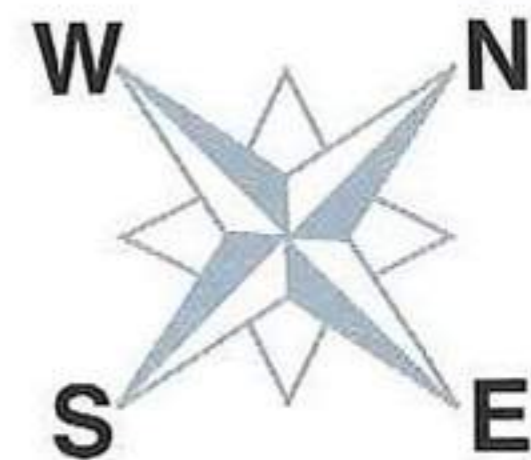
- Club House* within the complex with Swimming Pool, Lawn Tennis, Gymnasium, Banquet Hall, Guest Rooms, Sauna/Jacuzzi, Billiard and Table Tennis Room
- Retail space on ground floor
- 100% power backup
- Fully gated complex with 24x7 security

*Club House is a common facility for Eldeco Utopia complex.



Entry to the complex

ELDECO
THE KLASSÉ
AT UTOPIA



Disclaimer:

- All areas and plans shown here are subject to change
- 1 sq.ft. = 0.093 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 is an artist impression of the Master Plan. The areas and locations shown in the plan are indicative and can be revised
- The above layout/location of facilities may be amended without objection from the allottees
- The shown floor plans are indicative. Please check actual plans with marketing

Actual photographs of Utopia Club within the complex

ELDECO

THE STUDIO

AT UTOPIA

Floor Plan

Typical Unit
Super area: 825 sq. ft.

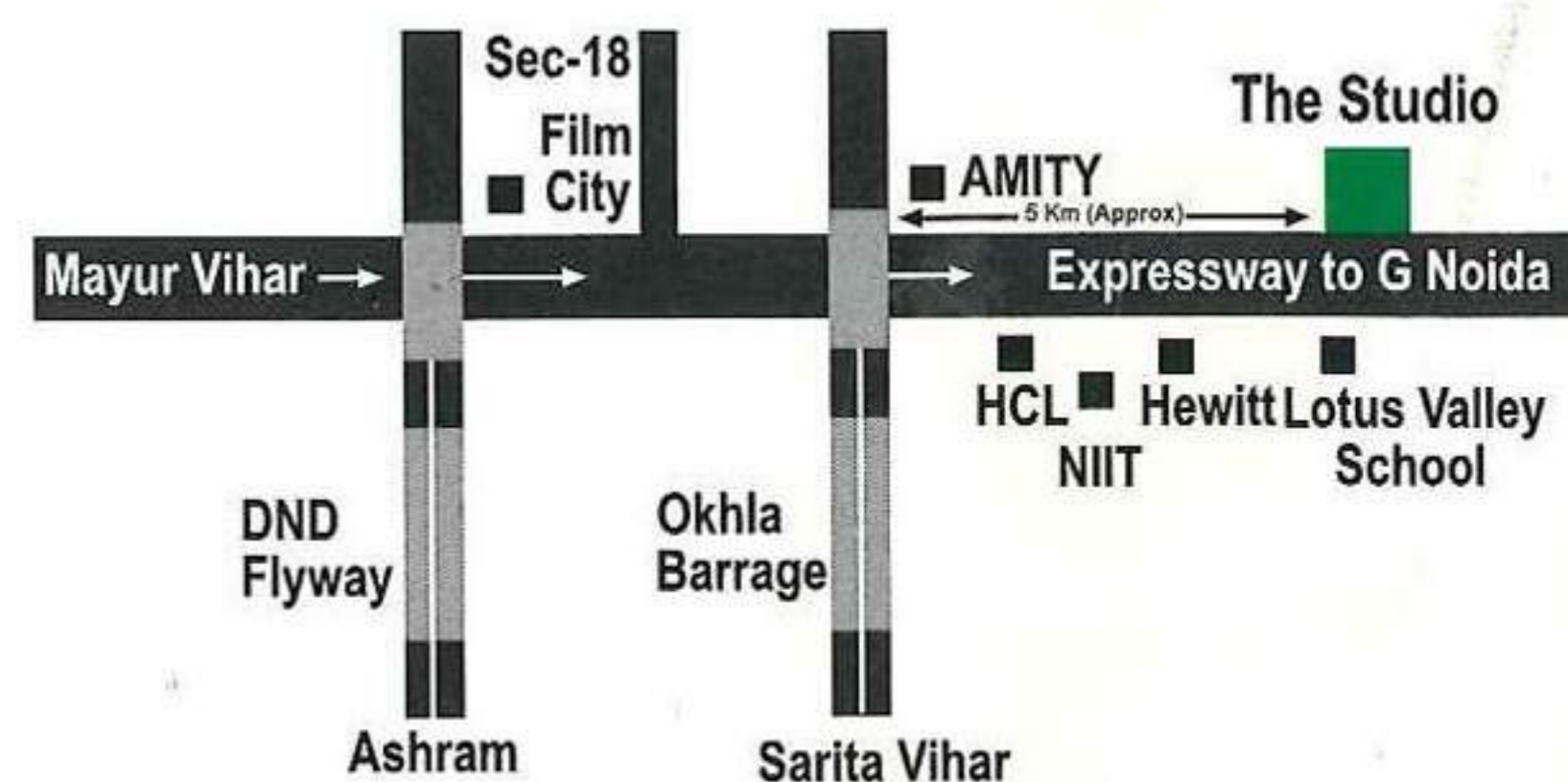


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- All dimensions shown in feet inches are close approximation to metric dimensions
- The above plan is indicative. Please check actual plan with marketing

Prime location to your advantage

- Strategically located on the Nodia to Greater Nodia
- 10 minutes driving distance from Sec-18 market
- Community Center and School in the immediate vicinity
- 5-10 minutes driving distance from the nearest Metro Station
- A number of software establishments in the surrounding sectors, which will have a positive impact on the rental returns once the project is ready for occupation





Eldeco Magnolia Park
Sectot 119, Noida



Eldeco Mystic Greens
Sector Omicron, Greater Noida



Eldeco Olympia
Sec 93A, Nodia



Eldeco Eden Park
Neemrana, Rajasthan



Eldeco County
Sector 19, G.T. Karnal Road, Sonapat



Eldeco Estate One
Sec 40, G.T. Karnal Road, Panipat

Perfecting the art of building

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, 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, townhouses, 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.



Corp. & Communication Add: 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-110025, **Tel.:** 40655000/100, **Fax:** 40655111.

Site off: Eldeco Utopia, Sec 93A, Expressway, Noida-201304 **Tel.:** (0120) 4218871

E-mail: contact@eldecoproperties.com **Website:** www.eldecogroup.com