





Step into the ultra-luxurious

Condominiums that speak of luxury and indulgence. Live the royal life.

Hafeez Contractor design consultant



Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of the latent desire to stand- apart and be noticed.

MAHAGUN understands that your home is your statement to the world and an announcement of who you are.

We believe that your home should be a reflection of your personality and individuality. A belief on which the villas, pent-houses, villaments, luxurious condominiums and floor of 'M Collection' are based upon.

All alluring combination of luxurious elegance, tailored to perfection for contemporary living, these are stately homes with flawless designs, graceful architecture and beautiful vistas that lend majesty and splendor to your lifestyle.

The ultimate definition of luxury- 'M Collection' homes from MAHAGUN
Step into the ultra-luxurious condominiums that speak of luxury and
indulgence. Live the royal life.

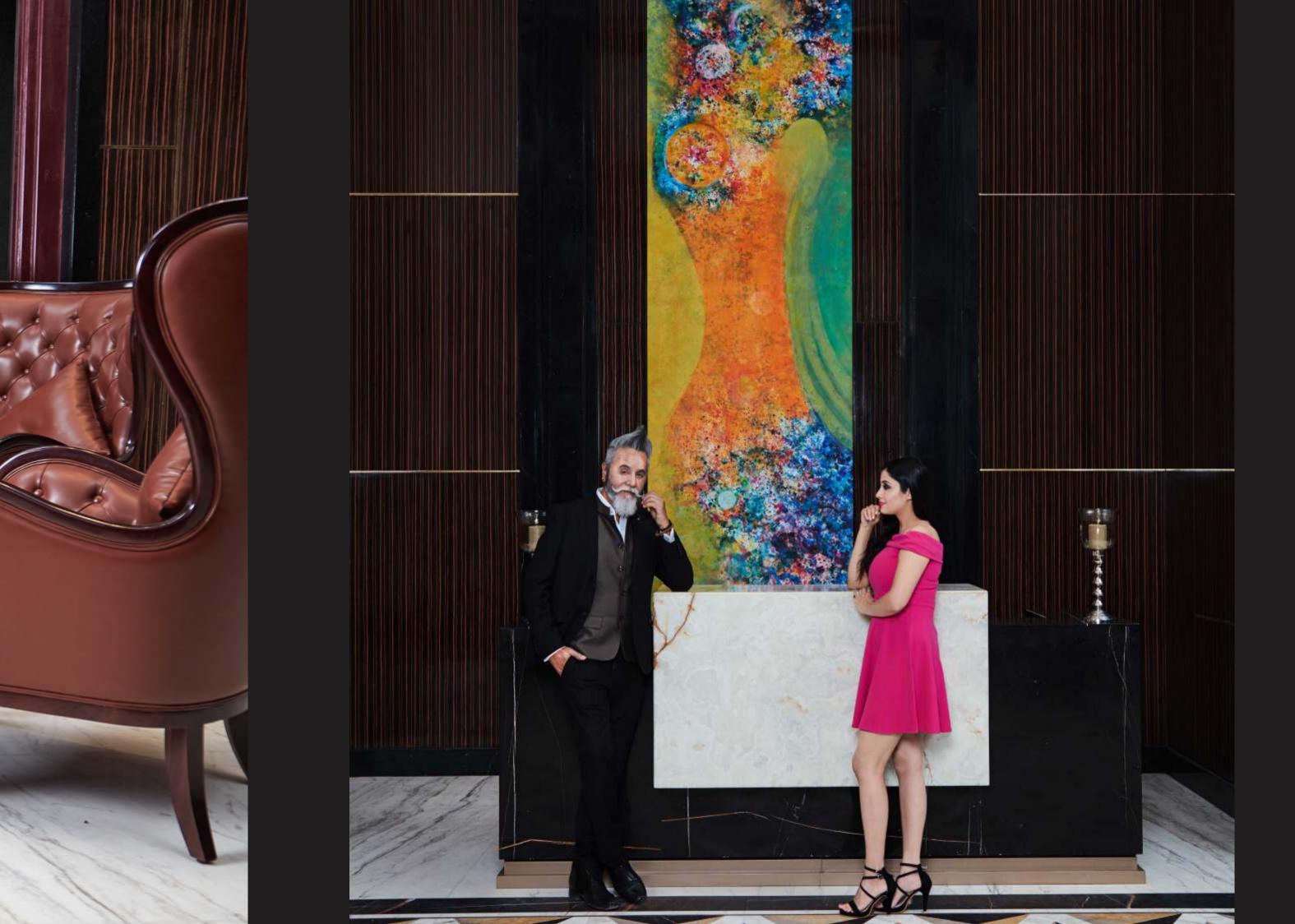
### THE M COLLECTION FROM MAHAGUN.

Imagine a magical world, a land where dreams come true. A land where you wake up in the morning, slip on your glass slippers, walk across the plush marble laid floor to step onto rolling green landscapes stretching as far as horizon. The elegant homes with flawless design, graceful architecture and beautiful vistas from the **M Collection** of **Mahagun** outdoes even your imagination. The epitome of fine living, these homes lend a touch of allure and charm to your lifestyle.

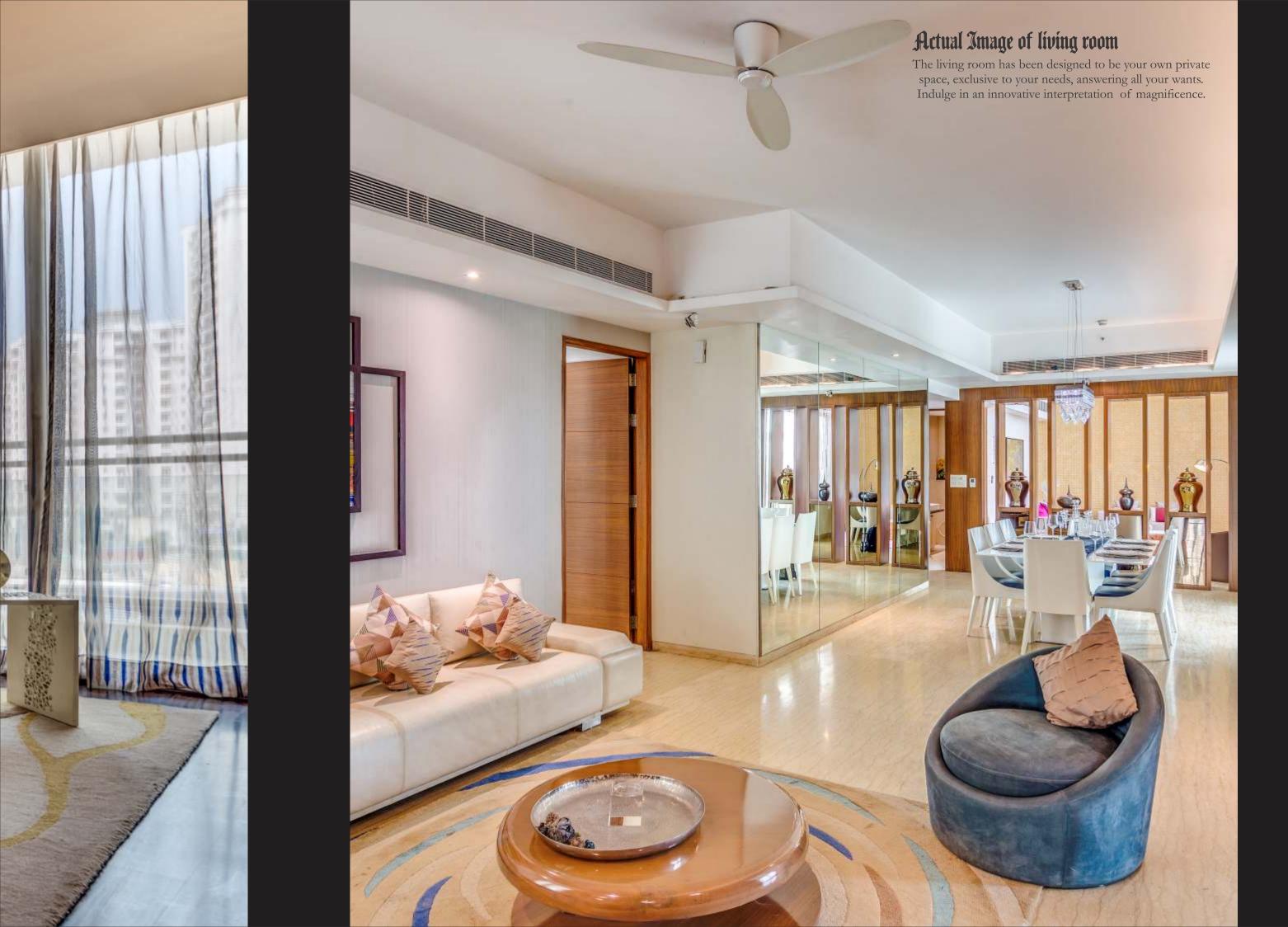
















## Salient features

- Leisurely walks and backyard barbeques under the stars. This is an everyday reality at Mezzaria. Mezzaria is where home is among trees and hedges, pathways and trails, brooks and streams. Each moment with your loved ones is nothing less than a celebration. It is where nature embraces you with open arms, and never let go.
- When you have a home in one of the luxury condominiums of Mezzaria, your world automatically looks beautiful and grand.
- 34 levels of distinctive architecture of the majestic tower is a sight in itself- spiraling skywards and dramatically different from every angle
- Mahagun's goal is to deliver developments, where the use of authentic materials are constant and there is considerable thought given to quality finish and shine from inception to completion. We offer a structure constructed using aluminum shuttering which betters strength and finish.
- Mezzaria is an IGBC certified green building, confirming to gold standards. At Mezzaria we offer energy efficient materials, air conditioning, lighting and controls. We also offer low-emission paints, landscaping irrigation system, solar water heating systems and separation of recyclable and non-recyclable refuse. Mezzaria has a carefully designed master plan and a road network system that reduces pollution along with dedicated spaces for bicycle. At Mezzaria, it's all about living in harmony with nature, in more ways than one.
- The stunning views from your Condominium is bound to set your pulse racing, while the extraordinary service will soothe your senses.
- There is a vast expanse of space outside your window and it won't take you long to appreciate the space in our rooms, and the imported marble floor that flows from one space into another, while the temperature remains controllable, room after room.
- At Mezzaria there is an intimate reflection of the urban chic lifestyle further enhanced by its double height living room with balcony, for ultimate luxury and a feel of a villa in a condominium. With your own private space that is exclusive to your needs and answering to all your wants, indulge in an innovative interpretation of magnificence.
- This breathtaking community will be home to some of the most unseen marvels inspired by nature, with optimum utilization of natural light. Cleaner air, naturally cooler temperatures through



insulated roofs at terrace level, maximized architectural vastu, ecofriendly interior features are just few of the many marvels at Mezzaria

- It's a masterpiece that isn't just architecturally accomplished. But has a wide range of features like landscape irrigation systems backed by rain water harvesting. It's a way of life in perfect harmony with natural beauty
- Mezzaria condominiums offer uninterrupted views. The generous dimensions allow you to enjoy the feeling of air and space.
- At Mezzaria, you will find that there are plenty of Aroma Gardens where you can escape to every single morning. With a jogging track and approximately 80% open areas, you will experience, wonderful free flow of light and air across the property.
- Enclosed somewhere within the acres of sun-kissed grass and rich flora are these luxury homes, built to perfection. Picturesque aromatic theme gardens and interactive water fountains are some of the accessories.
- When the sun comes out, simply amble across the lawns and when you're in for a refreshing splash, get ready to be surprised by a cluster of water features.
- The Mezzaria Club brings together the luxuries of a five-star hotel
  with the homely comforts of family living. Imagine an early
  evening in the swimming pool with your wife as your kids safely
  play in the play areas.
- Long day? Long night? Welcome to the perfect tonic: Mezzaria's own lap of luxury, a residents-only spa and gym. Get a glow in the sauna or steam room. Linger on a heated lounger. A few lengths in the pool, a workout in the fitness room or a rejuvenating fizz in the Jacuzzi. The choice is yours.
- Imagine an early evening, with calm azure waters as your backdrop. Even a relaxing moment in the temperature control pool is an inspiration. At Mezzaria, you will find that there are plenty of secret spots you can escape to every single day.
- Glorious days, dazzling nights! You are truly in the middle of it all, as you step on to your own party lawn.
- Drawing inspiration from an ancient life system, the Ayurveda Centre is a sanctuary to restore mind, body and soul. Whether it's an energizing work out at a state-of-the-art health club or a calming spell at the relaxing Jacuzzi, you'll find it all at your door step.

- The kid's entertainment area provides hours of energetic fun for children of all ages with soft play centers, bouncy castles, swings and slides. So you can enjoy a little retail therapy or a quiet coffee while your kids keep themselves busy and entertained.
- Stretching the limits of design, love for the game will abound, far beyond the expected. Every level of skill will be honoured. Every sense of occasion will be celebrated. Sporting legends bring their proven design expertise to breathe life into the stunning sports club with multiple courts and yet continue with carom, card and the billiards room.
- The interior of every home is a luxury splattered fairy tale. Put the velvet drapes and you will be greeted by the tranquility of deep blue water. Look around and everything is spectacular.
- The powerful air conditioning will make your day as you come home after a long and tiring day from work.
- What is better than the feeling of peace and safety? Relax while your loved ones are taken care of by the 3 tier international standard security system, with CCTV, and Visual Colour entry system.
- A world-class community must be complemented by world-class educational institutions. Mezzaria houses some of the best names in education; just so you can see your kids get a great start. Manthan International School, Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jaypee School, Amity University are just a few of the many Educational institutes around your house.
- Just a short drive from the heart of the National Capital, and yet it feels like a world away. The strategic location in the heart of Noida allows easy access to the arterial road networks that put the city within easy reach.
- A location that is blooming with some of the city's most interesting skyscrapers and a fascinating skyline around the banks of the calm blue water. This is the most preferred address around.
- Mezzaria opens the door to a part of town that's ripe for discovery. You're so close to so much. A stone's throw away from the shopping malls, a heartbeat away from the hospitals and a whisper away from Noida's best-kept secrets, the expressway! Open the door





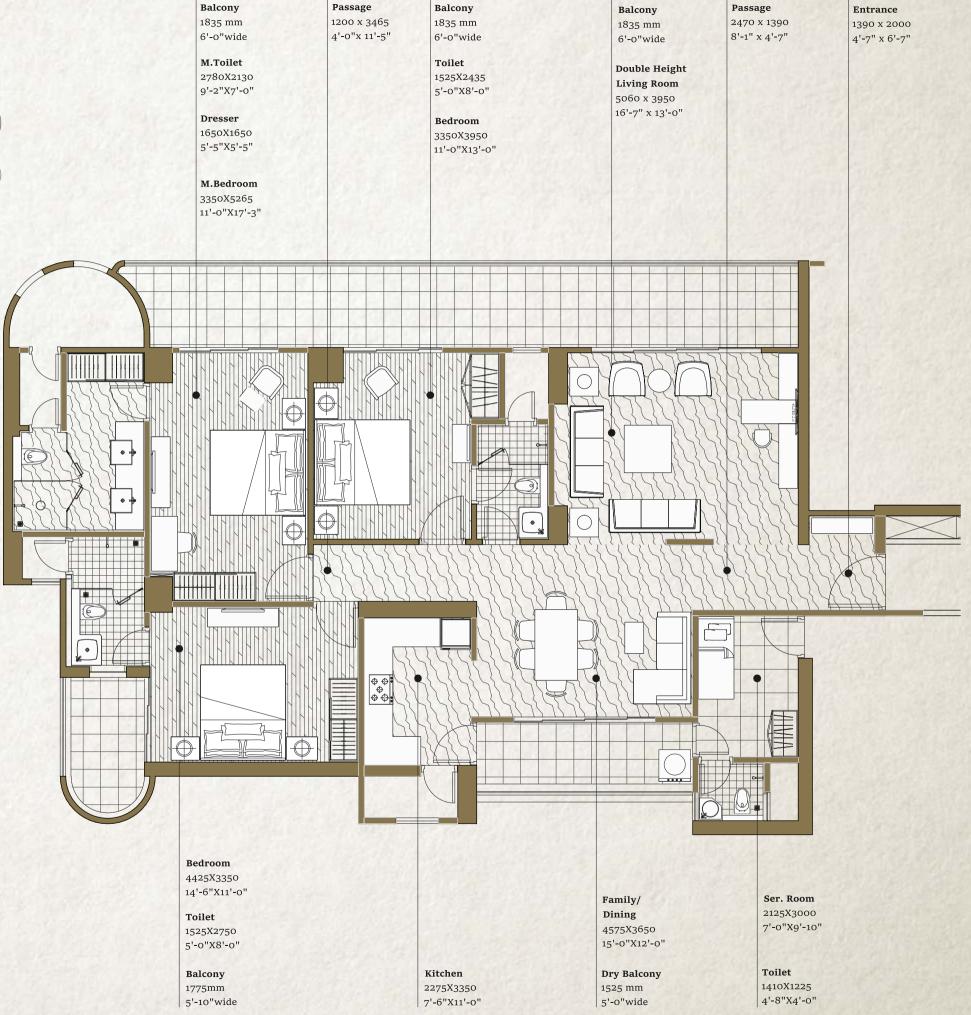


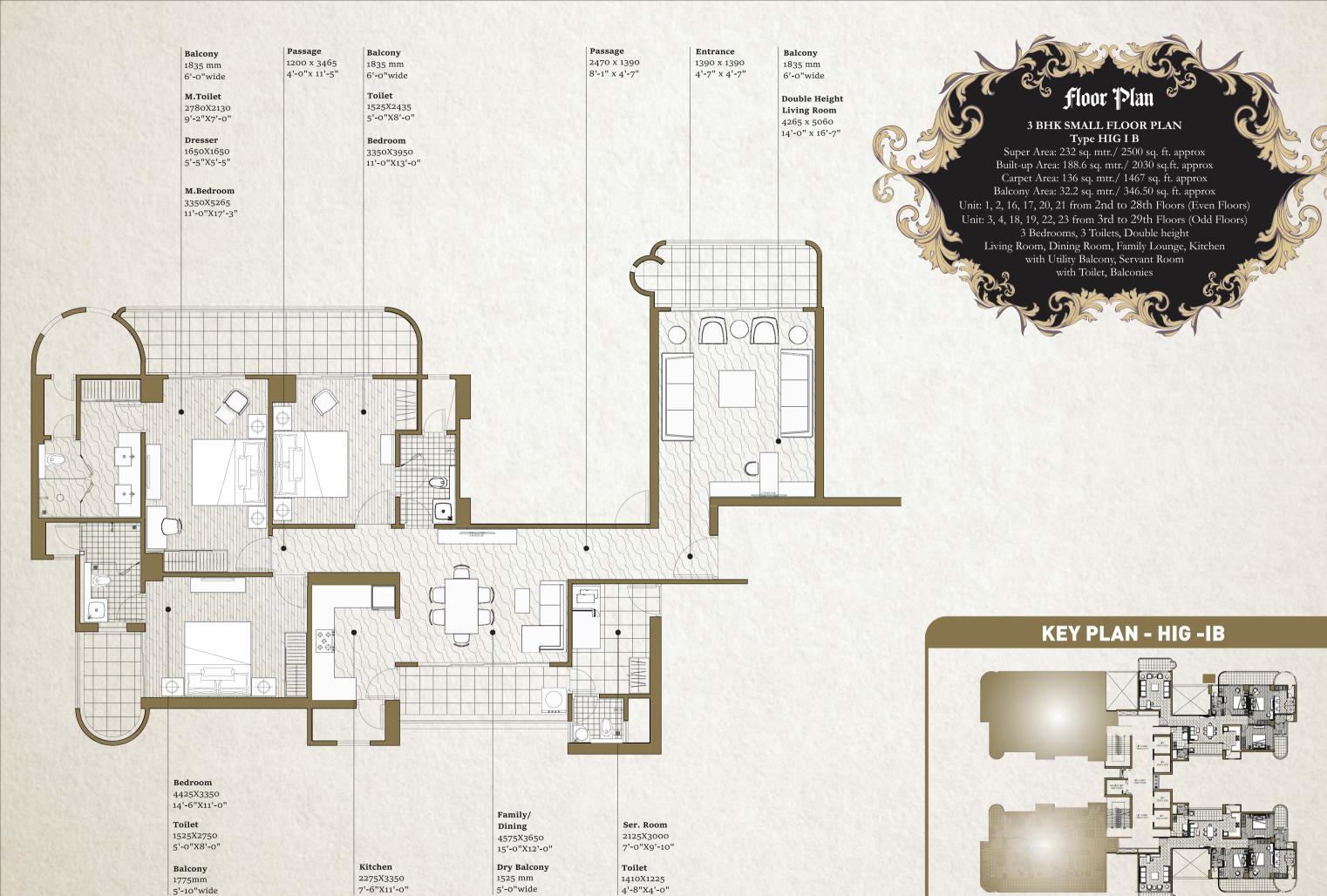
The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the Oeveloper. 1Sq mtr. = 10.764 sq. ft.



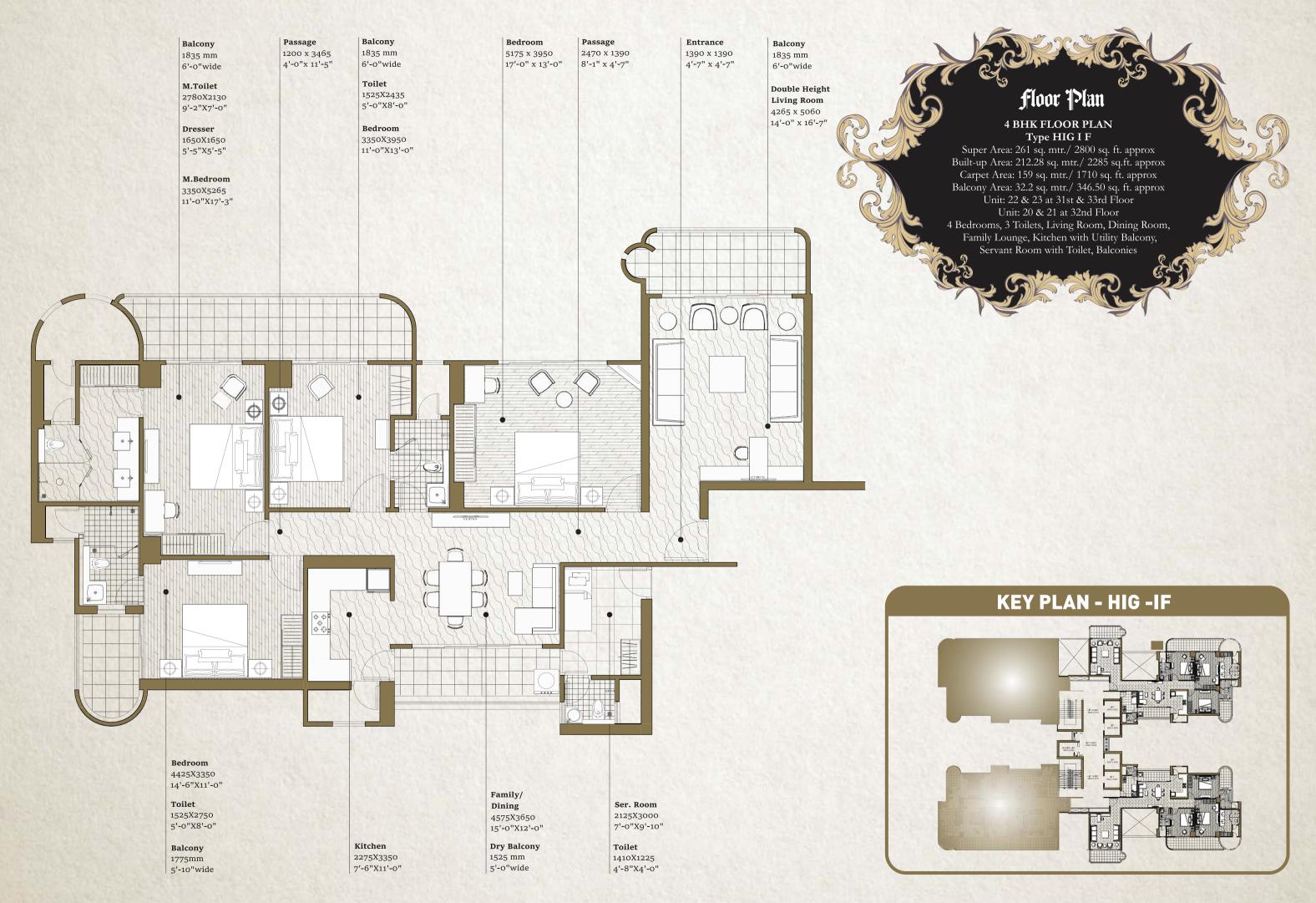
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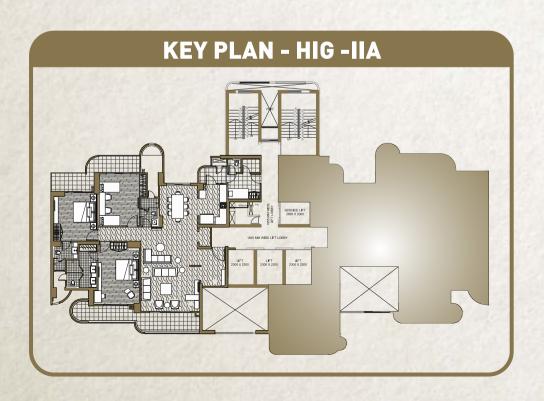


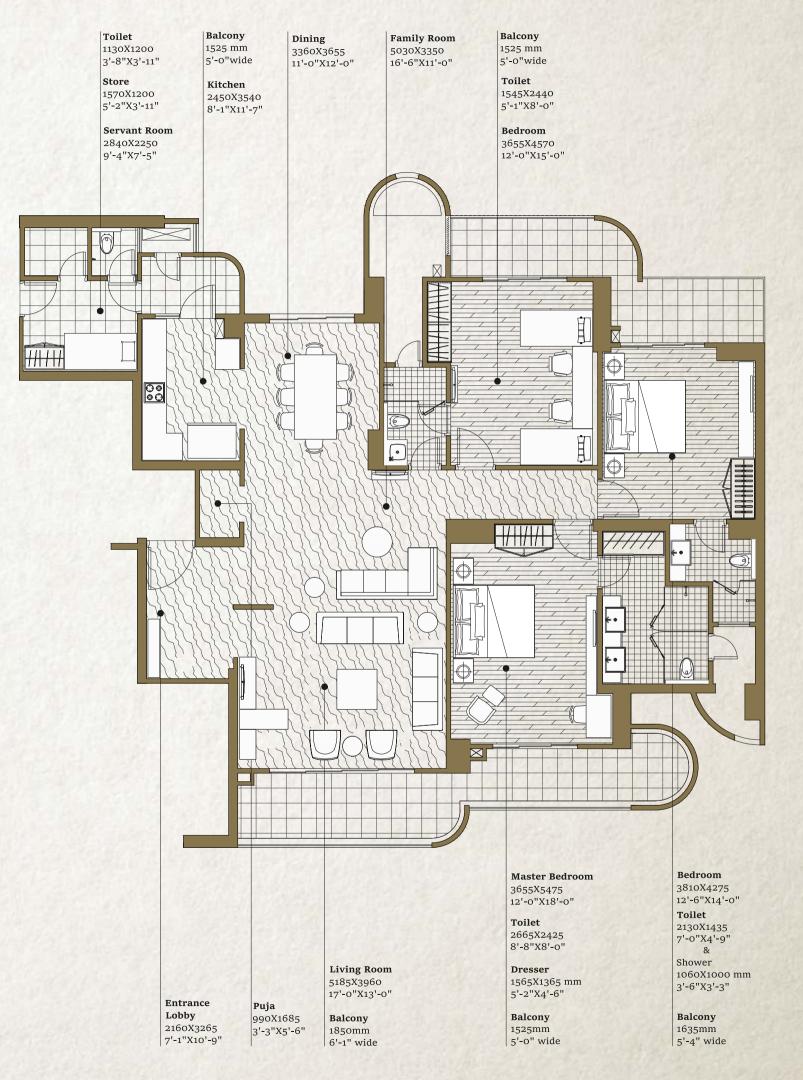


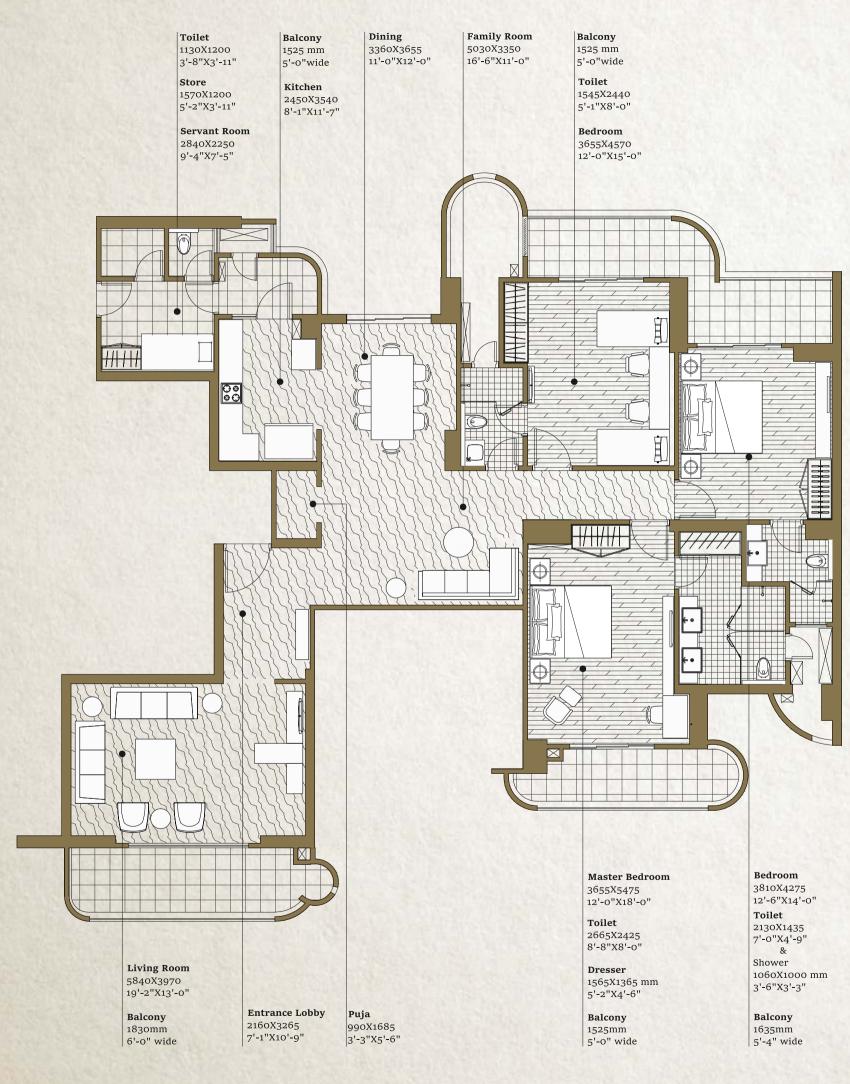




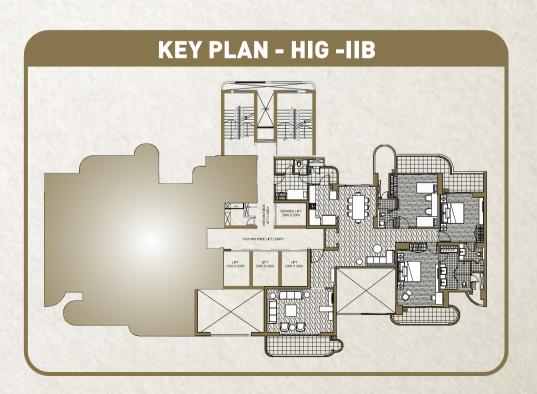




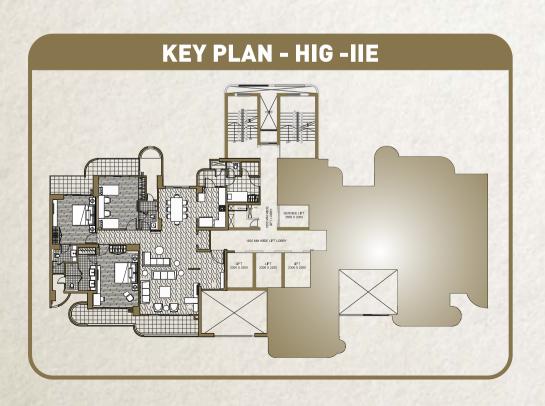


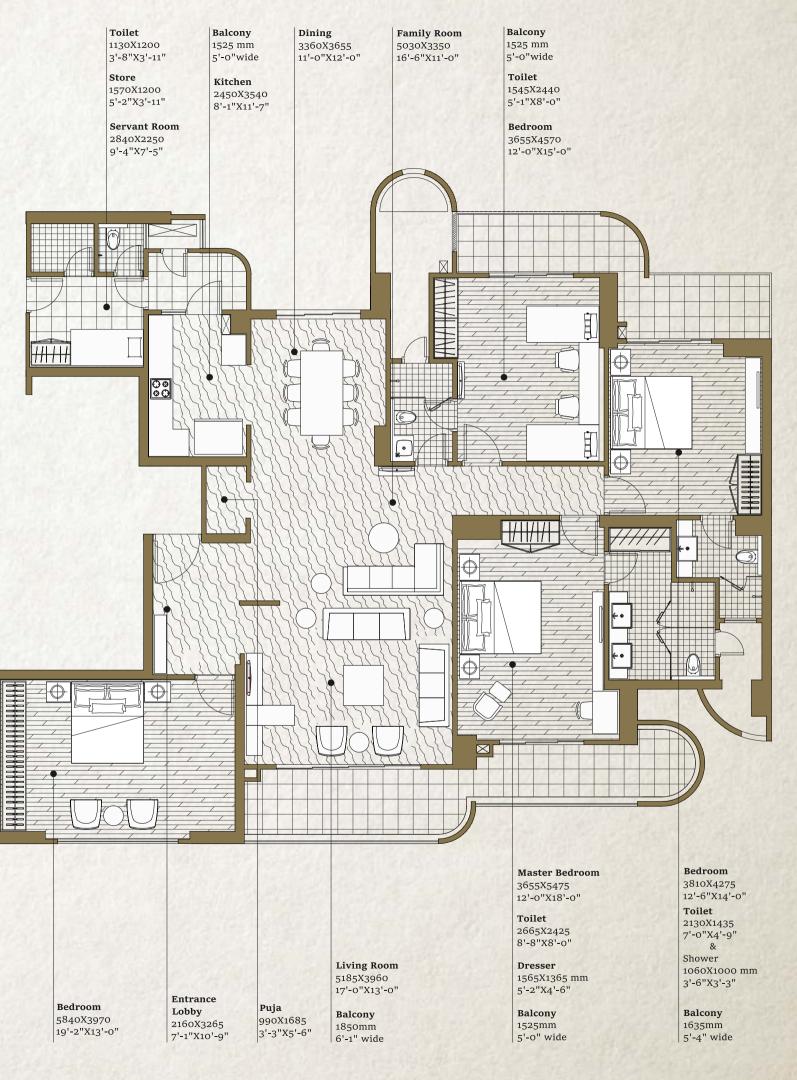


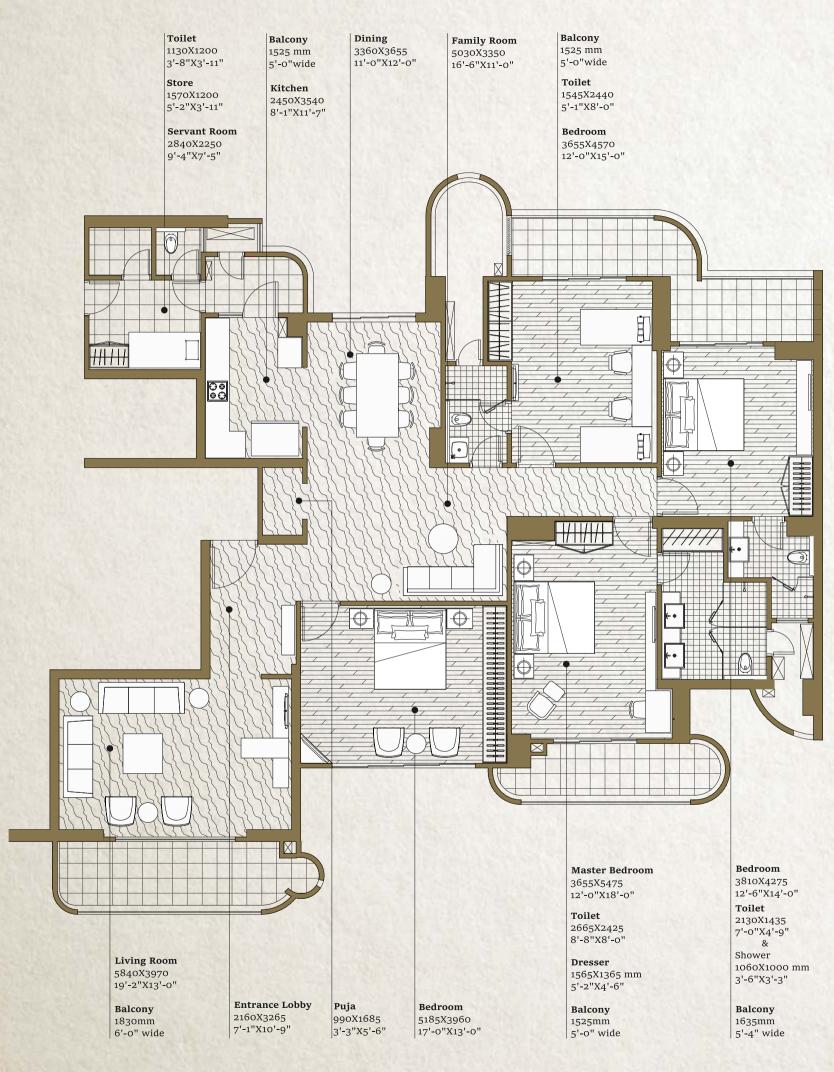




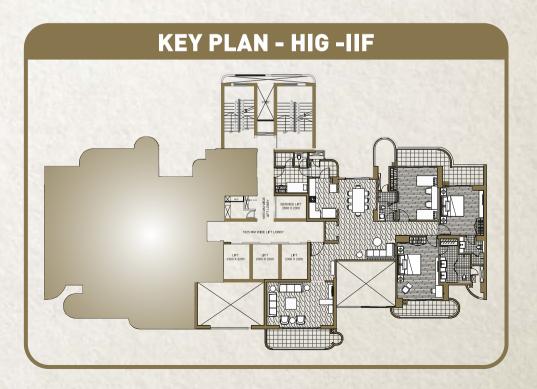




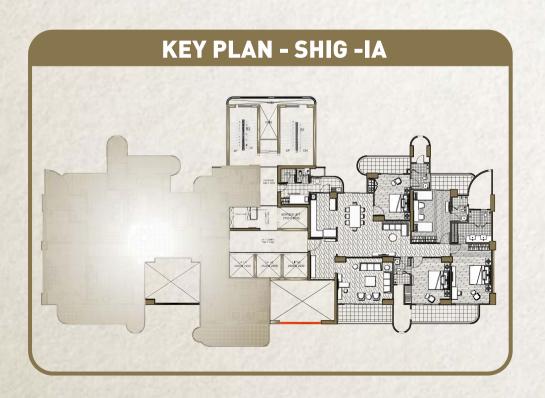


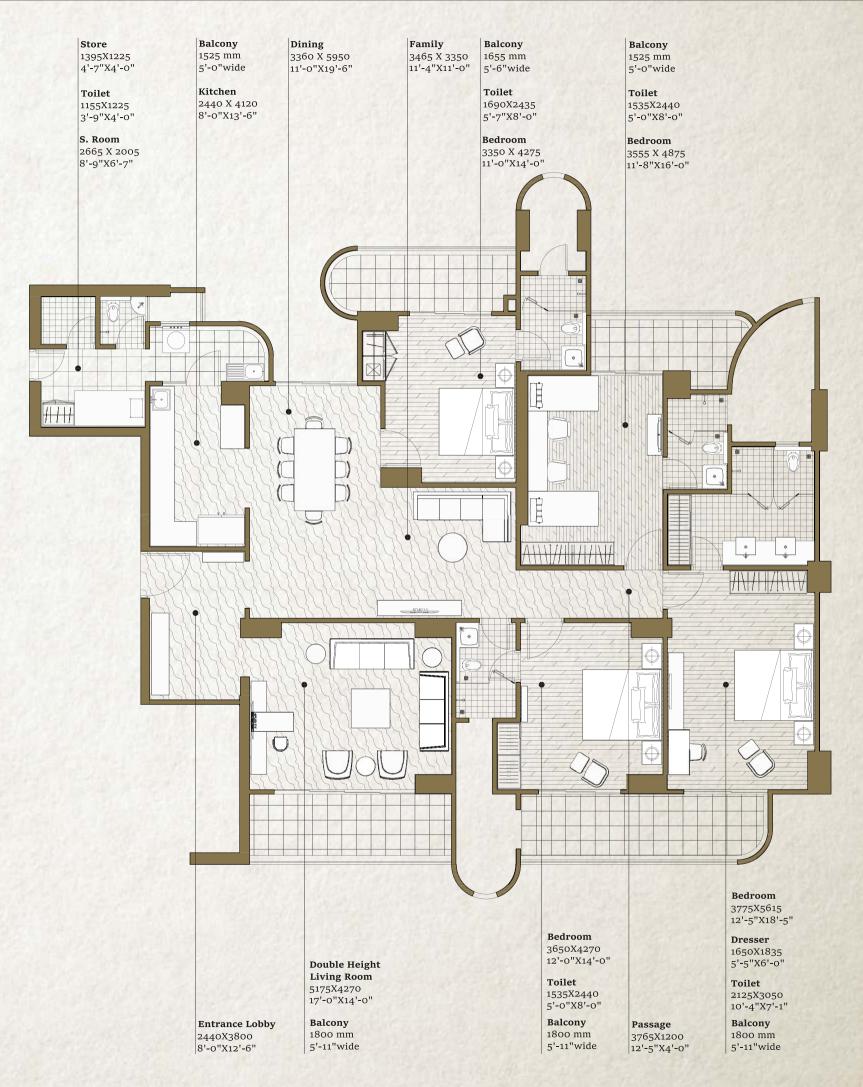






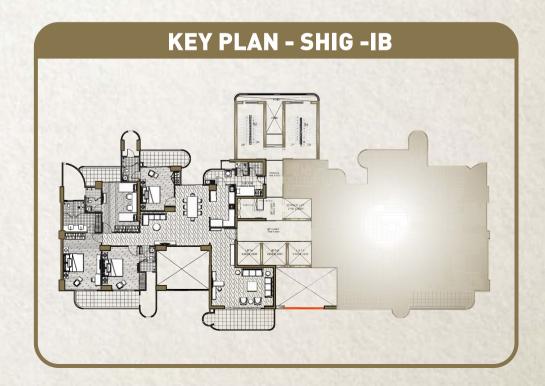




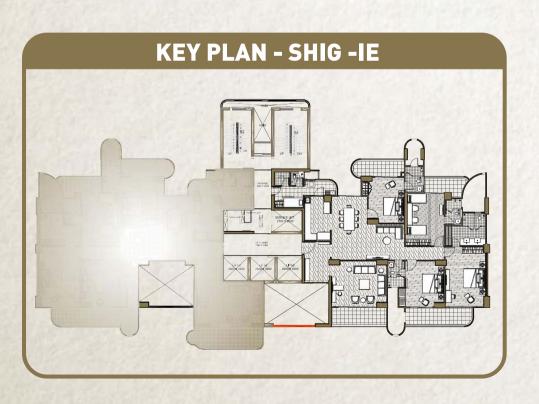


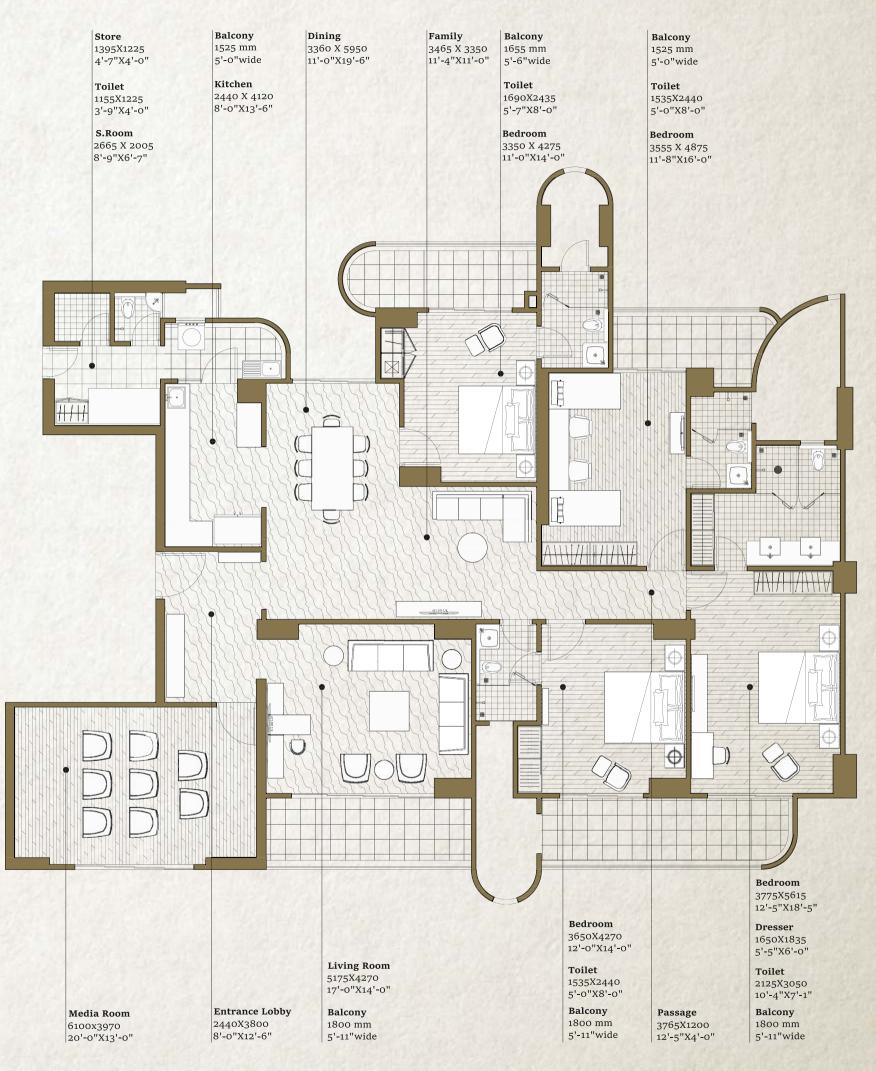






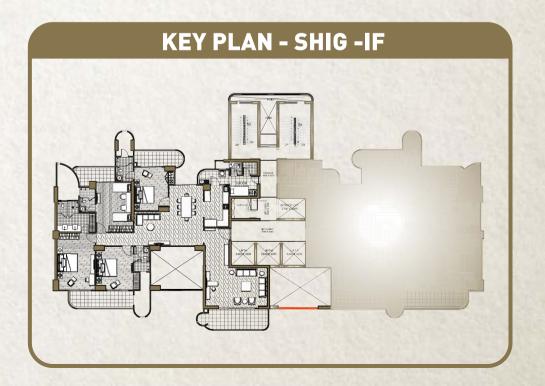


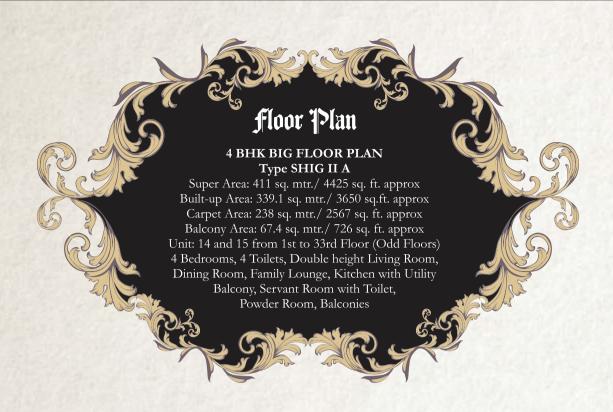


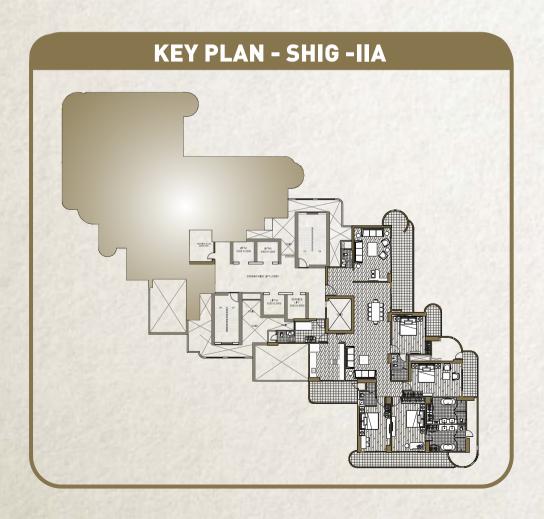


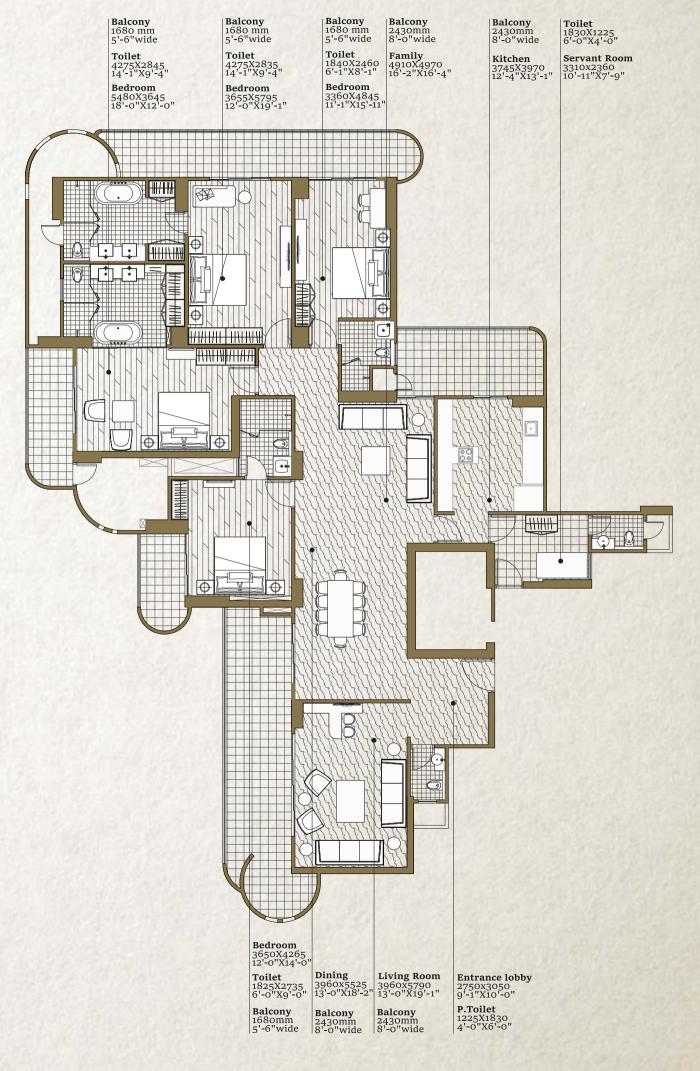


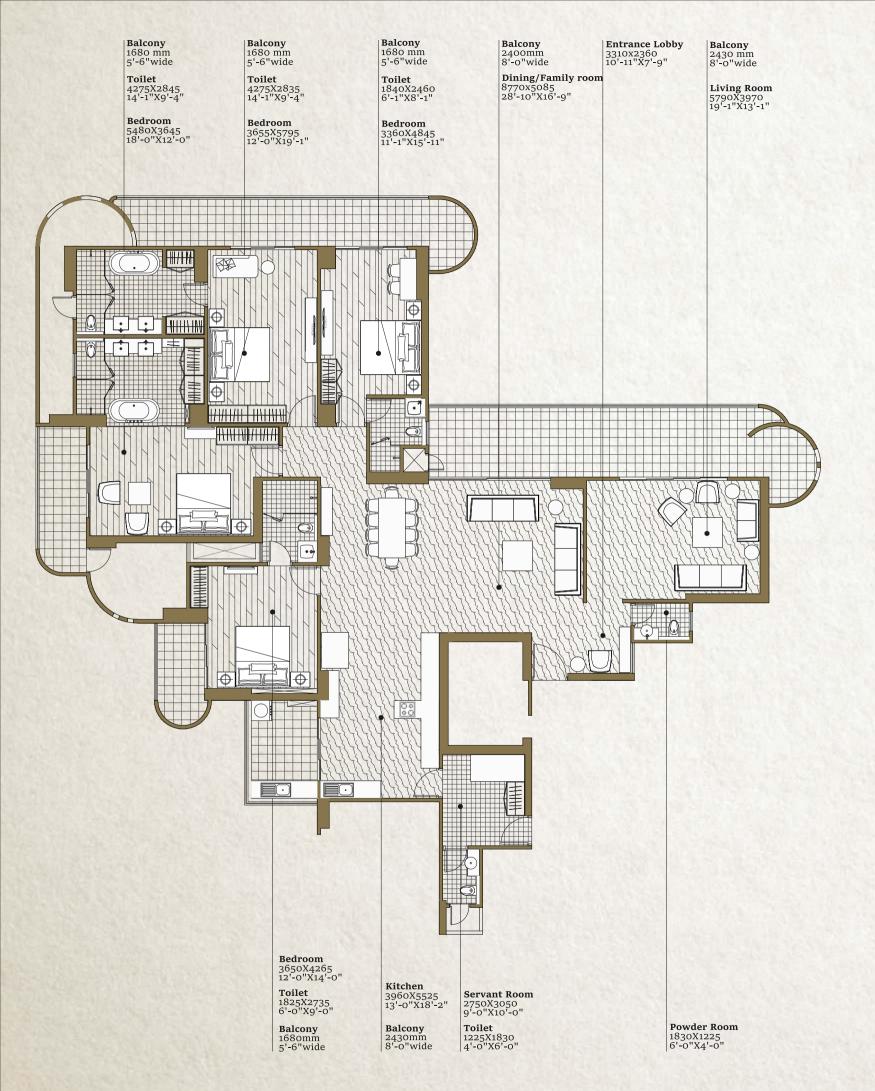




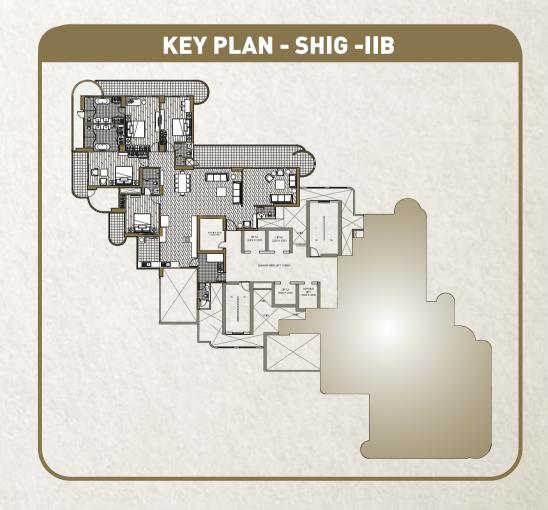




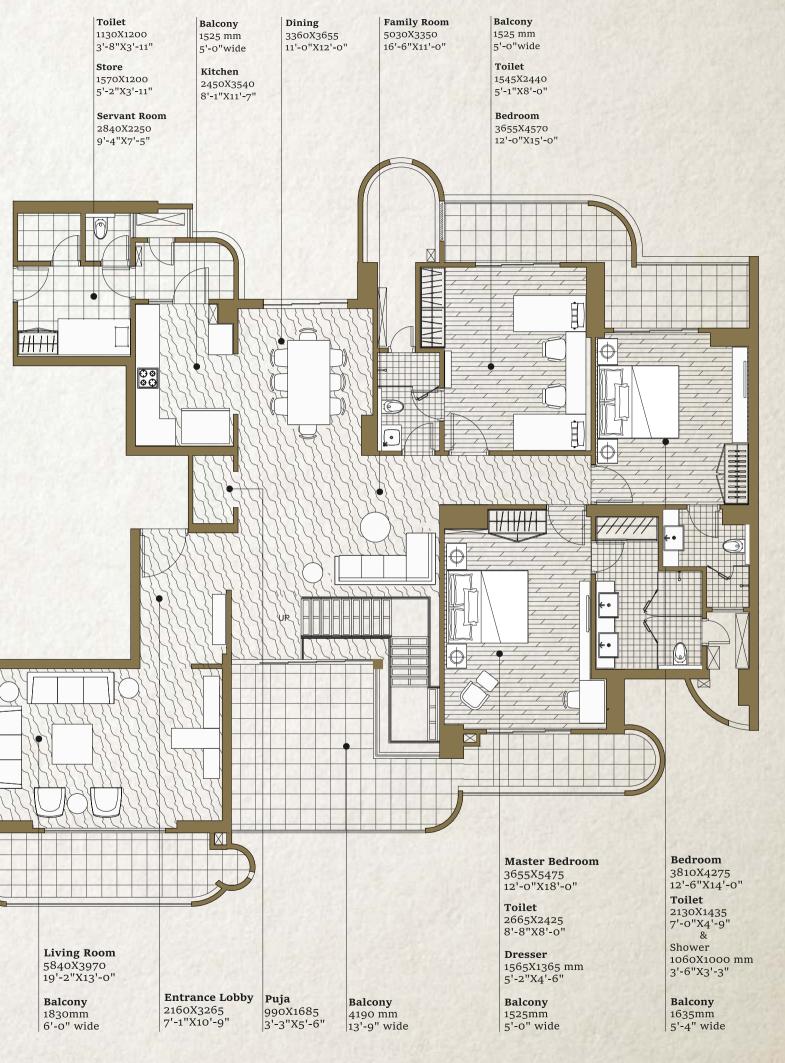








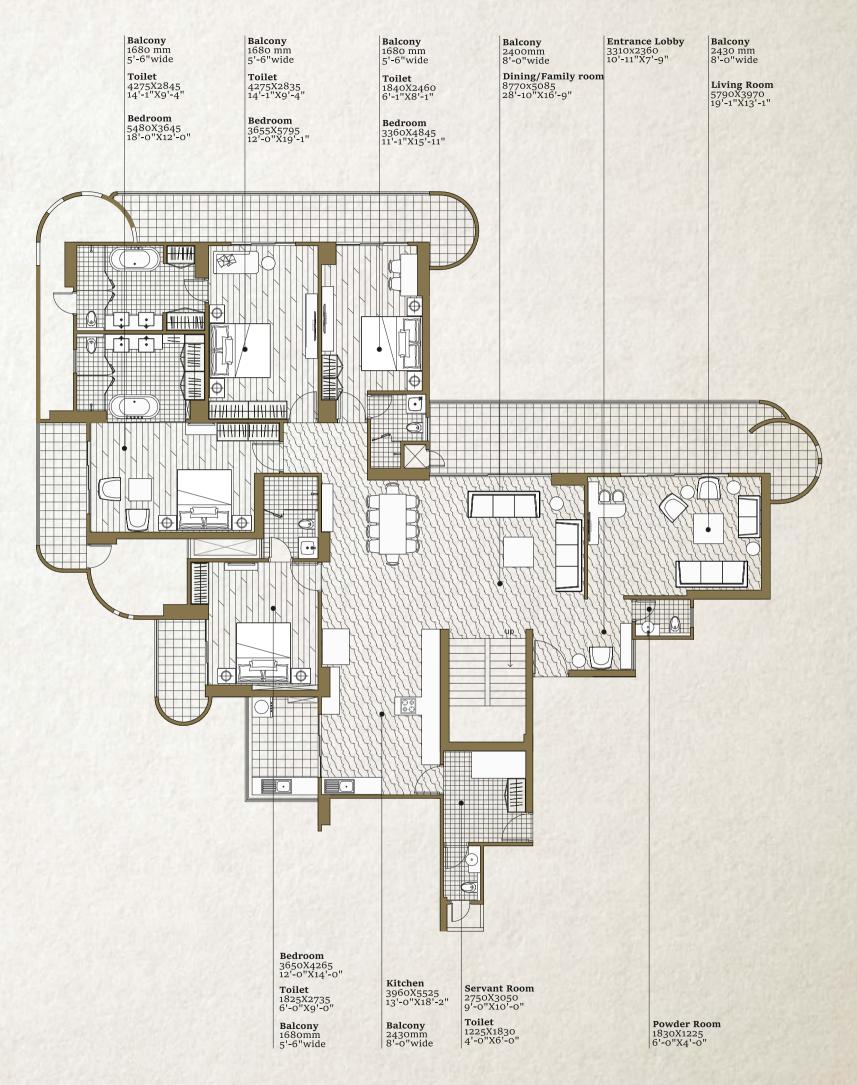




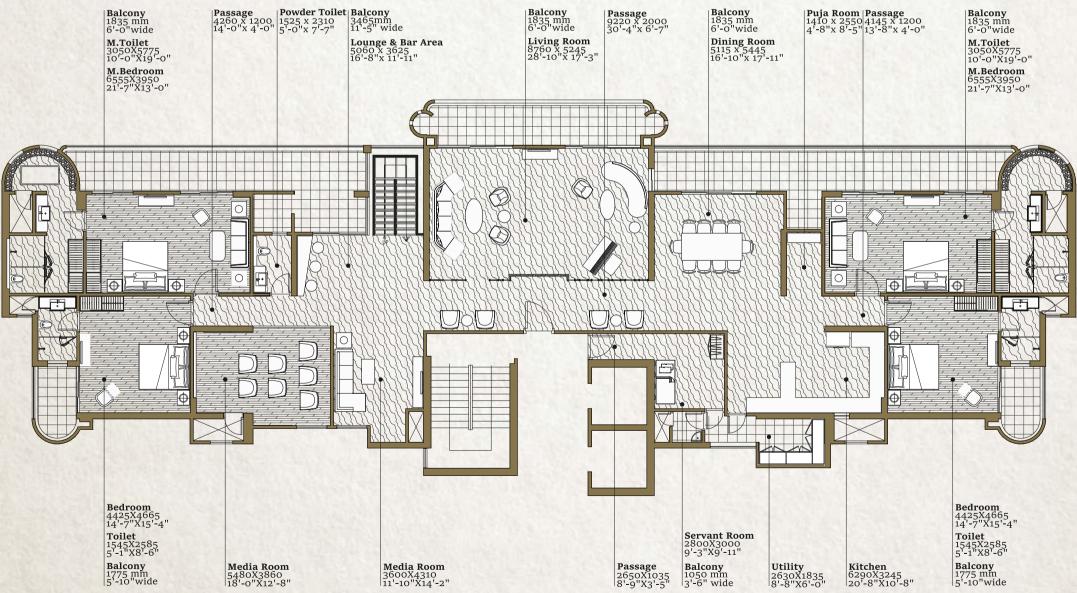


















# Specifications

#### **ARCHITECTURE**

 Designed by Architect Hafeez Contractor, an opulent lifestyle, world-class space and spectacular outdoor living, spring to life across 10 acres of luxury - The Mezzaria- an address as posh as the property itself

#### LANDSCAPE

• Where your back garden is a 17,000 square meter park (approx). The stunning landscape designed by Singapore based Architect - Taib Landscape Studio, will set your pulse racing.

#### **INTERIOR FINISHES**

- All apartment walls finished in acrylic emulsion paint, over POP punning for a rich smooth look.
- The large format imported marble flooring will start with the entrance foyer and move on to the living- dining- lounge areas.
- Warm and cozy laminated wooden flooring will add to your comfort in all the bedrooms.
- Limited False ceiling with acrylic emulsion paint in all living areas of your condominium, enhances the element of luxury.

#### **HEATING & COOLING**

• Energy efficient Variable Refrigerant Flow provides precise comfort to indoor environments, in both summers and winters

#### **KITCHEN**

- Bespoke kitchen counter top with premium quality granite
- Tiled splash back up to 2ft above counter
- Modular kitchen with featured aluminium profile handles, soft close function and a laminated carcass
- · Abode Stainless steel under mounted sink with drainboard and mixer tap
- The large format imported marble flooring and acrylic emulsion painted walls and ceiling.

#### FLOOR TO FLOOR HEIGHTS

- Entrance Hall: 7.2 Mtrs
- Living Room: 6.7 Mtrs
- Bedroom: 3.35 Mtrs
- Bathrooms and Kitchen: 3.35 Mtrs

#### BATHROOMS

- Frameless fixed screen for bath
- Large format tiling on all walls, combined with acrylic emulsion paint

- Etched feature mirror above basin
- Chrome plated ceiling/wall mounted shower head
- Chrome plated retractable hand held shower
- Chrome plated diverter in shower
- White Wall hung WC with soft close function, concealed cistern and discrete chrome dual flush plate
- Enclosed Water Closet with glass screens, that enhances the look of the master toilets
- Ceramic Wash basin sits on granite plinth with feature chrome basin mixer
- Large Format Anti- skid tiles on floor

#### **DOOR FINISHES & IRONMONGERY**

- Majestic 8ft high designer entrance door with polished veneer, hardwood frame and high quality lock & door fittings.
- 8ft high polished hard wood door frames for all bedrooms and bathrooms and Polished veneer flush door shutter and feature handles
- SS brushed finish ironmongery
- 7ft high painted flush door shutter for STR room
- External windows, Glazing with high quality UPVC and reflective glass

#### WINTER BALCONIES

- All balconies accessed via opening or sliding glazed doors
- Multiple access to winter balconies, from the living room and bedrooms via glazed UPVC doors
- Your bedroom extends into winter balconies with large format anti-skid floor tiles
- Frameless structural glass railing, with bespoke MS Painted balustrade and handrails.

#### **PLUMBING**

• CPVC & UPVC piping for water supply inside the toilet, Kitchen & Vertical Down takes

#### ELECTRICAL

- Telephone data points in living area and bedrooms
- Energy efficient surface mounted down lights in balconies
- Modular high quality switch plates from Le Grand or equivalent
- Provision for table and floor lamps
- 5 AMP lighting and 16 AMP Power circuits, on copper wiring

#### **POWER BACKUP**

• 100% DG Power back-up as mentioned below

- 2500 sq ft to 4000 sq ft : not exceeding 10KVA per apartment
- Above 4001 sq ft: not exceeding 15KVA per apartment
- DG capacity shall be at 70% of load factor & 70% overall diversity for apartment as well as for common areas

#### **SECURITY & PEACE OF MIND**

- Secured Gated Community
- CCTV in driveway of parking basements, ground floor & basement entrance lobbies, lifts, Club & external periphery.
- Video Door Phone
- Fire Fighting System with sprinklers, smoke detection system etc. as per standard.

#### LIFTS AND LOBBIES

- Three to four High Speed Passenger Lifts from Otis for all residential floors and the basement car park
- 1 Service Lift for all residential floors and the basement car park
- Walls decked up with an elegant combination of Granite, Tile, Acrylic emulsion paint on POP punning
- Typical floor lift lobbies decorated with large format tiles to welcome your guests
- Double height entrance lobby of the tower, decked up with large format imported marble and luxury furniture, welcomes you with open arms.

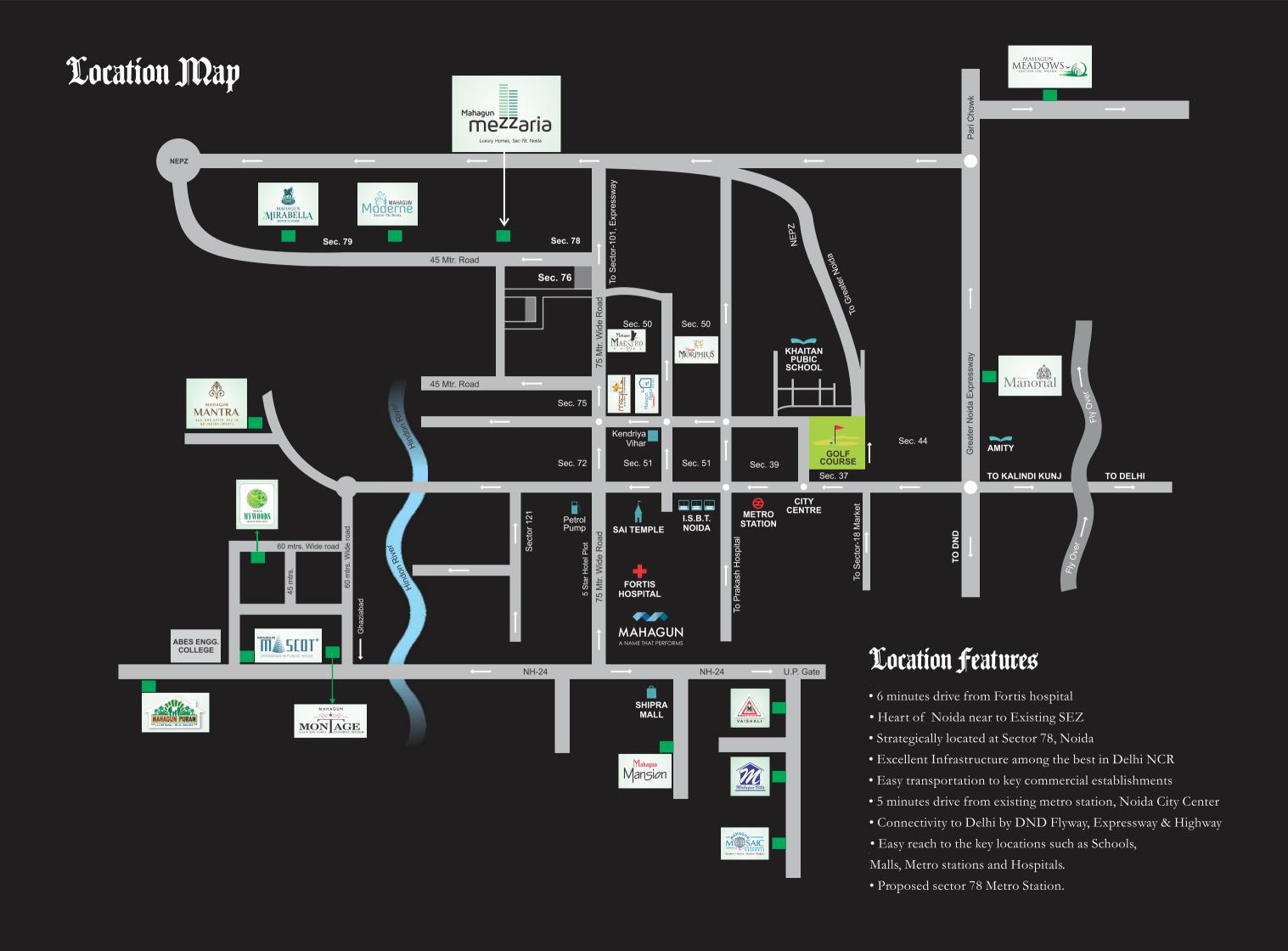
#### STR ROOM AND TOILET

• Tile floor with Oil Bound distemper on walls, and conventional CP fittings in toilet.



## CARVING TRUST WITH EACH BRICK

Mahagun group is a conglomerate of companies operating in commercial, residential real estate and hospitality sectors. The group is synonymous with transforming barren lands into brilliant masterpieces of architecture and style. It has successfully delivered a number of residential projects in the NCR in addition to the development of Commercial Real Estate like Shopping malls, Hotels, Cineplexes etc. However, the development of residential real estate continues to be the core focus area for the group. It has already delivered approx 15.76 million sq. ft. of residential space covering about 11500 units and projects involving development of approx. 11.57 million sq. ft. covering about 7500 approx. units are currently under execution. Absolute transparency in dealings, coupled with the highest standards and quality and timely delivery, continue to be the cornerstone of operations of the group. The group employs latest technology and techniques to cut down cost and to ensure development with sustainability by using 'Green building' techniques and through optimum usage of natural resources like water, air and natural light to cut down carbon foot print of its projects. In addition to catering to the requirements of the mid-market segment, the group has also ventured into user luxury housing segment with the recent launch of its signature brand 'M Collection'. Guided by absolute commitment, customer focus, innovation and professional expertise gained over the years, Mahagun endeavors to emerge as one of the key players in real estate construction and development, expanding its footprints to other geographical areas of the country, simultaneously diversifying its business interests.



## ONGOING PROJECTS













## DELIVERED PROJECTS



























### VISIT US M COLLECTION LOUNGE

Corporate Off: Office No B-1/33, Third Floor, Tower B, The Corenthum, Sector 62, Noida- 201309 (U.P.) Telephone: 0120-4890000/ Fax: 0120-4890098/99, Email: luxury@mahagunindia.com

#### MAHAGUN INDIA PVT. LTD.

Site Off: Plot No- GH-01/A, Sector 78, Noida- 201301 (U.P.) Website: www.mcollection.in

#### Project RERA Registration No. UPRERAPRJ3306

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