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An unparalleled lifestyle at an unimaginable price!





Eldeco Eternia is your answer to a home that has everything. Whether it's the kind of facilities and amenities that you were looking for in a home or the kind of advantages you wanted out of its location, with Eldeco Eternia you get to stretch the value of your money like no other place in Lucknow. It is a place that has been conceived keeping in mind all your necessities and luxuries. Every little detail has been looked into in order to create your living space a one of a kind heaven. Make way for this opportunity to live a life that others dream and aspire towards.





Unquestionably the best lifestyle that is unmistakably unique

Eldeco Eternia, a 7 acre township on Sitapur Road, Lucknow has the advantage of being the only one of its kind project in the area offering you one of the best lifestyles in Lucknow. With the comfort of schools, shopping complexes and hospitals near your home plus large portions dedicated to open and green areas, Eldeco Eternia will make your lifestyle the envy of everyone around you. It has everything that makes living a pleasure and every second here has so much to offer in recreation and leisure that life will truly be a celebration.





An unmatched best-in-its-class home unlike any other option

With over 230 apartments in Phase-1, that offer the best-in-the-class group housing, Eldeco Eternia brings you a selection of 2, 3 and 4 bedroom apartments which suit every need. Designed in a way that all your conveniences and luxuries are at an arms length, living at Eldeco Eternia will make your lifestyle more than better. Inspired by modern architecture, renowned architects have sculpted the building with clean and beautiful strokes. Over 79% open areas and 100% luxury were the main things kept in mind while conceptualizing the creation of this heaven on earth.

- Beautifully landscaped lush green environs
- World-class architecture with every apartment open on 3 sides
- Abundant natural light and well ventilated for fresh air
- Impressive entrance lobby in each block
- Specially allocated kids' play area and special zones for senior citizens
- Verdant green walking paths and musical jogging tracks
- Three lifts per block including a special freight elevator

Site Layout Plan





This is an artist impression. The perspective and colours shown above are for reference and can be revised.



Live life undisturbed in a location that is uncluttered yet well connected

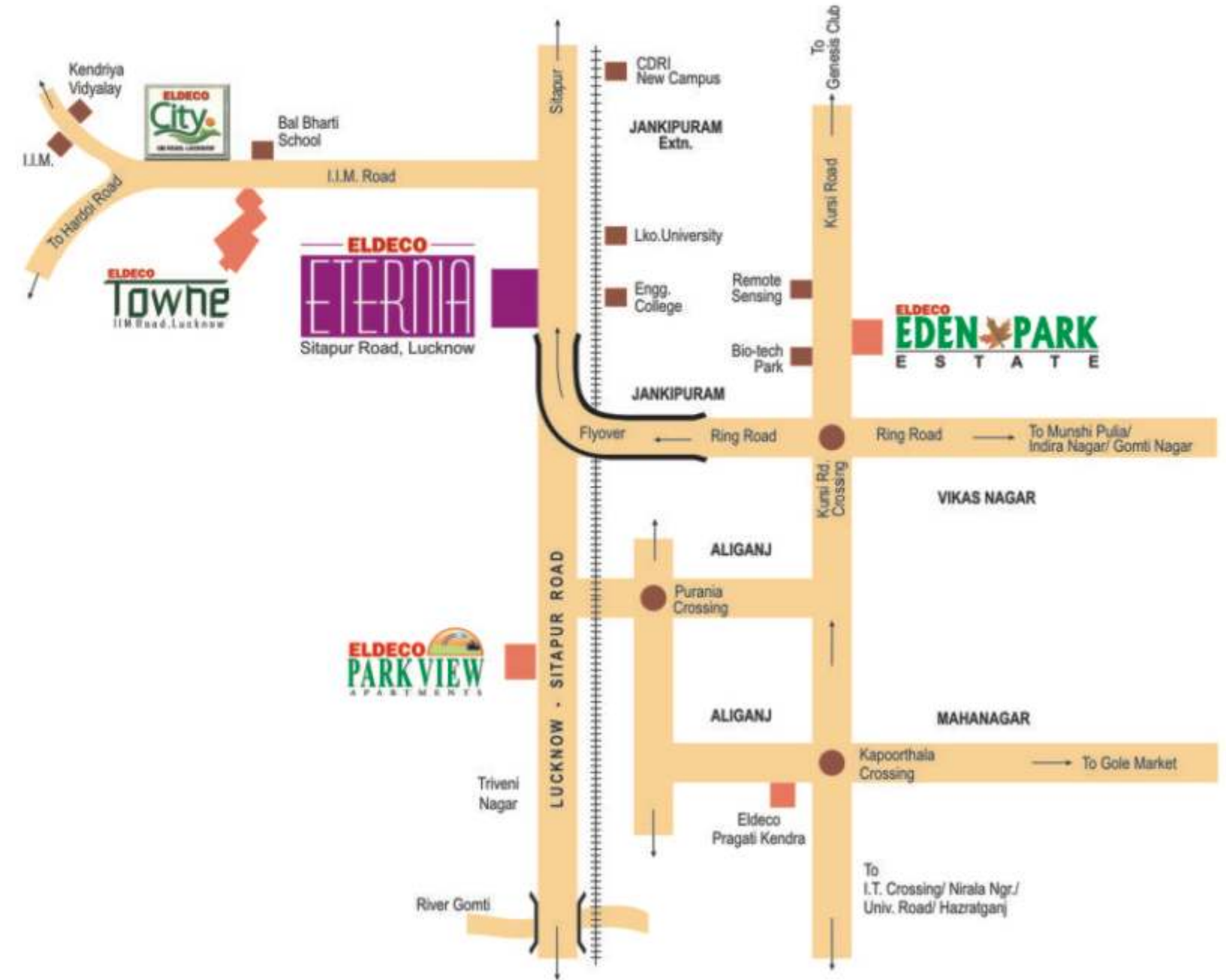
Strategically located on the main Sitapur Road, adjacent to posh localities like Jankipuram, Aliganj and Vikas Nagar, Eldeco Eternia has commercial areas like Ram Ram Bank, Kapoorthala and Purania Crossing in close vicinity. Every need and requirement for day-to-day living, including Schools and Hospitals are in close vicinity.

Distances from Main Areas

- Railway Station : 9 kms.
- Hazratganj : 7 kms.
- Kapoorthala : 4 kms.
- Purania Crossing : 3 kms.



Location Plan



Note : This map is indicative. Not to scale.



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Exclusive Features

- Piped gas supply
- Power back-up in common areas and apartments
- RO system in every flat
- Safety reassured with 2-tier security system
- A swanky club & a swimming pool
- Fully equipped gym & indoor games
- Ample covered and open parking space
- 24 hour water supply
- Tree lined pathways
- Modern elevators
- Breathtaking flora & fauna





TYPE - A



4 Bedroom Unit

Super Area : 176.58 sq.mt. (1900 sq.ft.)

Accommodation :

4 Bedroom, Drg. Room, Living Room, Kitchen,
3 Toilet, Box, 2 Balconies



TYPE - B



3 Bedroom Unit

Super Area : 152.42 sq.mt. (1640 sq.ft.)

Accommodation :

3 Bedroom, Drg. Room, Living Room, Kitchen,
3 Toilet, Box, 2 Balconies



TYPE - C



3 Bedroom Unit

Super Area : 146.84 sq.mt. (1580 sq.ft.)

Accommodation :

3 Bedroom, Drg. Room, Living Room, Kitchen,
2 Toilet, Box, 2 Balconies



TYPE - D



2 Bedroom Unit

Super Area : 107.81 sq.mt. (1160 sq.ft.)

Accommodation :

2 Bedroom, Drg. Room, Dining Room, Kitchen,
2 Toilet, 2 Balconies



The Eldeco Group - Carving uncommon lifestyles of the future

Founded by Mr. S K Garg, 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, NCR of Delhi, Haryana, Punjab, Uttarakhand and Maharashtra. Carrying 34 years of expertise in construction and real estate development, Eldeco has delivered more than 175 projects spanning townships, hi-rise condominiums, townhouses, malls, office complexes and Industrial Parks (SEZs). In addition, 30 projects are in various stages of active execution. The aggregate constructed area stands at more than 20 million sq. ft. with more than 15000 satisfied customers. Currently Eldeco is developing integrated townships in Panipat, Sonapat, Ludhiana, Jhansi and Jalandhar. The unique 1200 acres state-of-the-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand and the 2500 acres Eldeco MIDC Growth City as Ultra Modern Multi Product special economic zone at Amravati, Maharashtra, mark Eldeco's entry into the Industrial Park space.

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



Eldeco Elegance
Vibhuti Khand, Gomti Nagar, Lucknow



Eldeco Park View
Adj. Aliganj, Sitapur Road, Lucknow



Eldeco Harmony Enclave
Udyan-I, Jail Road, Lucknow



Eldeco Greens
Gomti Nagar, Lucknow

Eldeco Empereur
New Hyderabad, Lucknow





ELDECO
ETERNA

Sitapur Road, Lucknow

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Premium Specifications

Location	Floor	Wall	Internal & External Door	Window	Ceiling	Other
Drawing Dining & Bedroom	Vitrified Tiles	Tile skirting & OBD	Hard wood frame with flush/skin moulded doors in high gloss paint finish.	Anodized aluminum composite glazed windows with security grills and wire mesh shutter.	OBD & POP Cornices	Entrance Door-Hardwood frame with decorative flush/skin moulded door in high gloss paint/polish finish.
Kitchen	Vitrified Tiles	2' high ceramic dado above counter & rest OBD	-do-	-do-	OBD	Granite or equivalent working top S.S. Sink with drain board, CP fitting with provision of hot & cold water supply R.O. system.
Toilets	Anti-skid Ceramic Tiles	7' high ceramic tiles & OBD	-do-	-do-	OBD	Washbasin with green marble counter/padestal, good quality C.P. Fittings, EWC, mirror, towel rod, soap dish, toilet tissues dispenser, health facet.
Balconies/Terraces	Anti-skid designer Ceramic Tiles	OBD/Exterior Cement Paint	-	-	OBD	-
Corridors/Lobby	Kota/Marble in granite polish	OBD	-	-	OBD	Lift fascia in attractive stone/tile cladding.
Main and fire staircase	Kota/Marble step and riser	OBD	-	-	OBD	M.S. with polished/painted hand rail.
Electrical	Copper Electrical wiring throughout in concealed conduit with light points, power points, T.V. and phone sockets with MCB. Moduler switches, without any fans & fixtures.					
Door & Window fitting - Anodized aluminum door & window fittings.						
Facade - Permanent finish/Textured paint						
Structure - Earthquake resistant structure. Combination of RCC frame with brick filler wall.						