

# SPECIFICATIONS

S.N.	Location	Flooring	Walls	Internal Doors	External Doors & Window	Ceiling	Others
1	Living/Dining	Vitrified Tiles	OBD	Hardwood Frame with flush shutter in teak finish/skin moulded doors	Aluminium-Powder Coated/Anodized with Glazing	OBD	
2	Bedrooms	Laminated Wooden Flooring	Wooden Skirting & OBD	Hardwood Frame with flush shutter in teak finish/skin moulded doors	Aluminium-Powder Coated/Anodized with Glazing	OBD	
3	Kitchen	Ceramics Tiles/Vitrified Tiles	2" high dado in ceramics tiles above counter & rest OBD	Hardwood Frame with flush shutter in teak finish/skin moulded doors	Aluminium Powder Coated/Anodized with Glazing	OBD	Granite/Marble or equivalent counter without woodwork, single bowl SS Sink or equivalent
5	Toilets	Ceramics Tiles	Designer ceramics tiles upto 7" high	Hardwood Frame with flush shutter in teak finish/skin moulded doors	Aluminium-Powder Coated/Anodized with Glazing	White Wash	Granite/Marble/ Designer washbasin, EDC, mirror & good quality CP fitting
6	Study/Servant Room	Ceramics/Vitrified Tiles	OBD	Hardwood Frame with flush shutter in teak finish/skin moulded doors	Aluminium-Powder Coated/Anodized with Glazing	White Wash	
7	Balconies/Terraces	Ceramics Tiles	Cement Paint		Aluminium-Powder Coated/Anodized with Glazing	White Wash	
8	Corridors/Lobby	Kota Marble/Tiles in granite polish	OBD			White Wash	Lift fascia in stone tile cladding
9	Internal Staircase	Marble/Kota Tiles	Stone			M.S. grill	with hand rail
10	Main & fire Staircase	Marble/Kota Stone Tiles					M.S grill with hand rail



Site Off: Sec. Omicron, Greater Noida, Noida Sales Off: Eldeco Utopia, Sec. 93 A, Expressway, Noida.  
 Tel.: 98186 86521, 98103 88620, 9120 4218871/72  
 Corp. & Regd Office: 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-110025.  
 Tel.: 40655000/100, Fax: 40655111, Email: contact@eldecoproperties.com  
 Website: www.eldecogroup.com



# THE MAGIC OF LOW RISE HOMES IS BACK



2/3 Bedroom Low Rise Apartments



## PRESENTING ELDECO MYSTIC GREENS

### The Low Rise Paradise in Greater Noida

In today's urban world, full of tall high-rise buildings and claustrophobic concrete jungle, Eldeco brings back the magic of living in low-rise apartments which greet you with openness and greens. All the apartments are well planned inside a low density nine acres residential complex. It is uniquely designed with 100% spacious, low rise apartments. Which means - No more fear



of heights, less number of people in the complex, uncluttered common spaces, feel of openness unlike any other high-rise complex. Walk into our low rise paradise designed to make you get away from the stress of daily life, with a home that brings back boulevard living and life the way it was meant to be.

- Planned on 9 acres of prime land
- Each low-rise block (G+4) with 4 apartments on single floor
- Lift in each block for easy and comfortable access
- Landscaped greens with walkways
- Most houses facing green view
- Retail facility within the complex
- Ample basement/surface parking

## MASTER PLANNING



- Legend**
- 1 Main entrance
  - 2 Lawn tennis court
  - 3 Badminton court
  - 4 Children park
  - 5 Kiosk
  - 6 Convenient Shopping
  - 7 Landscaping green
  - 8 Basketball court
  - 9 Swimming pool
  - 10 Club at ground floor
  - 11 Parking
  - 12 Future planning

**Disclaimer:**  
 • The area and plan shown here are indicative and subject to change  
 • The location and provision of facilities depicted may be changed.

Situated in Greater Noida, with contemporary and comprehensive infrastructure

- Prime location on main 130 mtrs wide road
- Just 20 minutes away from Delhi via 6 lane Noida expressway
- 60-105 meter wide road network with broad, tree-lined avenues
- Up coming shopping malls in the vicinity
- Underground electric cabling and drainage system
- 25 percent of total area under green cover
- Reputed schools and management institutes in the vicinity
- Specialised hospitals and nursing homes, hotels nearby
- Fully developed area with Roads, Electricity, Sewer and Water networks in place.

## PRIME LOCATION IN GREATER NOIDA INDIA'S BEST PLANNED CITY OF THE FUTURE



## LUXURY FEATURES

- 2 to 3 Bedroom (+Study) apartments
- Spacious room sizes
- Spacious common areas
- Club house with Swimming Pool, Gymnasium and other sports facilities
- Power back up
- Manned and CCTV security
- Access Control for vehicles

## ELDECO MYSTIC GREENS FLOOR PLANS



**Third Floor**  
 2+1 Bedroom + 3 Toilets + Store/Puja  
 Super Area: 1535 Sq. ft.  
 Side Terrace: 140 Sq. ft.

**Disclaimer:**  
 • The area and plan shown here is subject to change  
 • 1 sq. ft. = 0.093 sq. mt. 10.764 sq. ft. = 1.196 sq. yd. and 3.28 ft. = 1 mt.  
 • All dimensions shown in feet inches are close approximation to metric dimensions  
 • The dimensions and super area mentioned above may vary from unit to unit. Please check exact dimensions with the marketing team.

## ELDECO MYSTIC GREENS FLOOR PLANS



**Fourth Floor**  
 2 Bedroom + 2 Toilets + Study + Powder room  
 Super Area: 1345 Sq. ft.  
 Side Terrace: 105 Sq. ft.  
 Roof Terrace: 1020 Sq. ft.

**LOW RISE LOW DENSITY DESIGN GIVES YOU BETTER LIVING SPACES**  
 Eldeco now brings back the magic of living in low rise apartments that greet you with openness and greens. The magic of Eldeco Mystic Greens lies in the fact that only 380 exclusive spacious apartments are being built on 9 acres as against the potential of over 1000 apartments. The Low Rise Low Density design means no more fear of heights, less number of neighbours to share common spaces and facilities with, and a feeling of openness unlike any high rise complex.

S.No.	Measure Criteria	Eldeco Mystic Greens	Benefits at Eldeco Mystic Greens	Other developments in Noida/Greater Noida*
1	Plot size in acres	9		9
2	Total Area Ratio (FAR)	1.4	Only Low rise development	2.75
3	Total built-up Area (sq.ft) (approx.)	5,40,000 sq.ft	Open, less congested	11,00,000 sq.ft
4	Average flat size	1600 sq.ft	Spacious room sizes	1100 sq ft
5	Format	G + 4 Stories	Low rise development	G + 15 Stories
6	No. of Apartments (approx.)	380	Wide personal and common spaces	1000
7	No. of apartment per acre	44		110
8	Population assumption per apartment	4.5	Less number of people higher amenities	4.5
9	Total project population	1782		4941

\*Comparison only for illustrative purposes only. Intending purchasers are requested to confirm the information at their end