

THE STUDIO
AT UTOPIA

Floor Plan

Typical Unit
Super area 825 sq. ft.



Disclaimer:
• The area and plan shown here is subject to change.
• 1 sq ft = 0.0929 sq. m.
• 10.764 sq. ft. = 1 sq. m.
• All dimensions shown in feet inches are close approximation to metric dimensions.
• The above plan is indicative. Please check actual plan with marketing.

Specification

S.No	Location	Flooring	Walls	Internal Doors	External Doors	Ceiling	Others
1	Living/ Drawing	Vitrified Tiles	OBD	Hard wood Frame with flush shutter in teak finish	Aluminium/Powder Coated /Anodised/UPVCwith glazing	OBD	
2	Bedroom/s	Laminated Wooden Flooring	OBD	Hard wood Frame with flush shutter in teak finish	Aluminium/Powder Coated /Anodised/UPVCwith glazing	OBD	
3	Kitchen	Vitrified Tiles Ceramics	2'high ceramic tiles, dado above counter and balance with OBD		Aluminium/Powder Coated /Anodised/UPVCwith glazing	OBD	
4	Toilet	Superior Ceramics Tiles	Ceramics Tiles	Hard wood Frame with flush shutter in teak finish	Aluminium/Powder Coated /Anodised/UPVCwith glazing	OBD	Counter, wash Basin, English WC, Mirror, Good Quality CP fitting
5	Balcony	Ceramics Tiles	Ceramics Paint		Aluminium/Powder Coated /Anodised/UPVCwith glazing	White wash	

1. The above are subject to relevant clauses in this agreement.
Note: EIPR reserves the right to choose any one of the alternative material for execution out of the option given.

Prime location to your advantage

- Strategically located on the Expressway with the best connectivity to New Delhi, Greater Noida and the main City Center of Noida
- 10 minutes driving distance from the commercial hub of Noida, Sec-18 market
- Lush green surroundings with green belt and pollution-free area
- Golf Course within 10-15 minutes driving distance
- 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



Perfecting the art of building-The Eldeco Group



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 and the NCR of Delhi. More than 120 projects spanning townships, high-rise condominiums, townhouses, malls and office complexes have been delivered. The cumulative constructed area stands at a staggering 20 million sq.ft. Currently, apart from the towns mentioned above, Eldeco is developing integrated townships in Panipat, Sonapat, Ludhiana and Jalandhar. The unique 1200 acres state-of-the-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand and the 2500 acres special economic zone at Anravati, Maharashtra, mark Eldeco's entry into the industrial park space.

Eldeco's transparent and principle-driven business philosophy has been widely recognised. Its commitment to quality has earned Eldeco Infrastructure & Properties Ltd. the ISO 9001 certification and the distinction of being the first developer in North India to get the DR2 rating from ICRA (associate to Moody's in India). Eldeco stands firm in its commitment to 'creating value and cementing trust', and is heading towards ever-greater success.



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Admired in London.
Envied in Paris.
Aspired for in New York,
Now in India



Master Plan



Entry to the complex



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



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• 10.764 sq. ft. = 1 sq. m.
• 1.19 sq. yd. and 3.28 ft. = 1 m.
• 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.

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

Actual photographs of Utopia Club within the complex



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

