









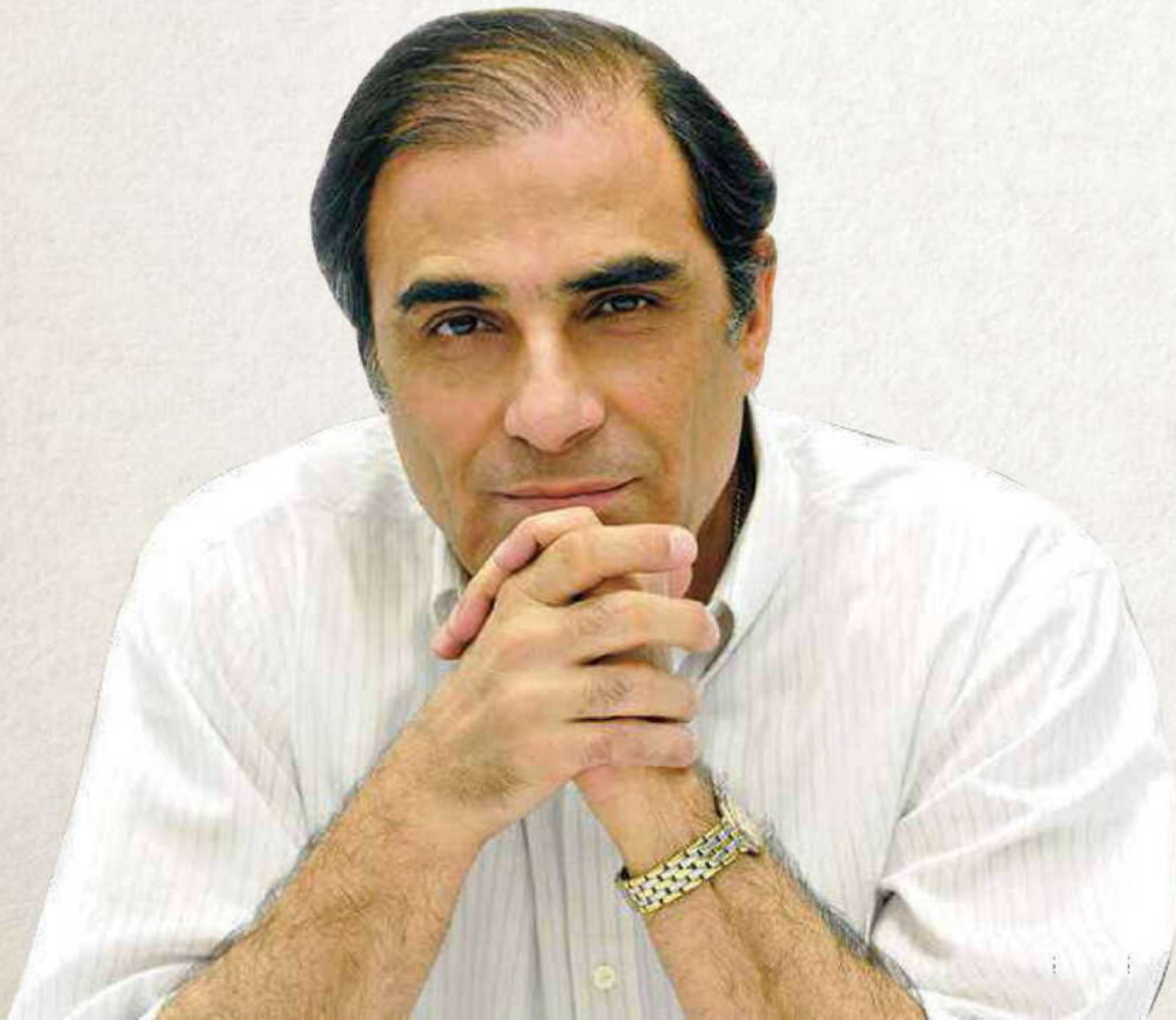
Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of the latent desire to stand- apart and be noticed. MAHAGUN understands that your home is your statement to the world and an announcement of who you are.

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.





Step into the ultra-luxurious  
Condominiums that speak of luxury and  
indulgence. Live the royal life.

Hafeez Contractor  
Design Consultant



M  
COLLECTION  
BY MAHAGUN

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.



# Location Map

MAHAGUN  
**Manorialle**  
Sector - 128, Expressway, Noida





# Site Plan



- |                                |                           |
|--------------------------------|---------------------------|
| 1. Drop off                    | 11. Fire Tender Path      |
| 2. Trellis Above Ramp          | 12. Amphitheater          |
| 3. Landscape Buffer            | 13. Water Feature         |
| 4. Artificial Berm             | 14. Kids Play Area        |
| 5. Decorative Planting         | 15. Lawn                  |
| 6. Pergola                     | 16. Seating               |
| 7. Tennis Court                | 17. Sculpture             |
| 8. Multi Purpose Play Lawn     | 18. Building Lobby Area   |
| 9. Landscape Berm and Planting | 19. Garden at Stilt Level |
| 10. Water Feature              |                           |

  
 MAHAGUN  
**Manorialle**  
 Sector - 128, Expressway, Noida







Come and experience  
the extravagant lifestyle  
at Manorialle



# Salient Features

- Manorialle is a sound investment on all counts. You experience premium luxury when you live in it, and you yield premium returns when you don't.
- 40 levels of unique architecture create an imposing structure that blends seamlessly into the illustrious neighborhood.
- The stunning views from your Condominium on your floor will set your pulse racing, while the extraordinary service will soothe your senses, and five elevators, (four passenger elevators & one service elevator) only at your service.
- This breathtaking community will be home to some of the most unseen marvels inspired by nature, with the utmost optimum utilization of natural light. Cleaner air, naturally cooler temperatures through insulated roofs at terrace level, eco-friendly interior features are just few of the many secrets.
- It's a masterpiece that isn't just architecturally accomplished. In fact, with 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 that is both endearing and sustainable.
- Manorialle Offers 180 degree vistas over the golf course, with uninterrupted views. The generous dimensions allow them to be for entertaining, or simply relaxing and enjoying the feeling of air and space.
- Close to the city, yet away from the bustle. At the heart of nature, and with nature at the heart. Enjoy for the first time ever in Wishtown, a complete landscaped garden at the stilt floor, with neither cars- nor floors.
- At Manorialle, you will find that there are plenty of theme and Aroma Gardens you can escape to every single morning, through your Jogging track.
- Your Condominium is a signature of ultimate luxury. The 18 hole and 9 hole Championship Golf course promises to present a distinct and memorable golfing experience. This spectacular Golf Course is designed by Graham Cooke Architects.
- In a place like no other, where the past meets the future, the spectacular amphitheater will evoke the memories of Rome and Greece.
- Enclosed somewhere within the acres of sun-kissed grass and rich flora are luxury homes, built to perfection. Picturesque aroma and theme gardens and tranquil water streams along the jogging track remain standard accessories.
- When the sun comes out, keep your cool by just ambling across the lawns, where you're in for a refreshing splash with a cluster of water features.
- Serviced luxury takes a whole new meaning at Mahagun Manorialle. Be it a personal chauffeur by your side or a five-star chef in your kitchen, the dedicated concierge desk will make it happen.
- Manorialle 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 are safe in the play areas.
- Even a relaxing moment in your infinity pool will be an inspiration.
- Glorious days, Dazzling nights! You are truly at the middle of it all, as you step onto your party lawn.
- Dedicated spaces for bicycles. It's all about living in harmony with nature in more ways than one.
- Take a dip in the infinity pool, and you'll feel like you're swimming on the top of the world. The vanishing edges merge the water with the sky and highlight the scenic surroundings. And the tranquil nature extends beyond the pools.
- Give your kids the day off. Your kids have a Kids Club, so you can go out knowing that your kids will have as good a time as you. And enjoy the best of family and city life in their play areas and swing gardens.
- Stretching the limits of design, love for the game will abound, far beyond the expected. Every level of skill will be honored. Every sense of occasion will be celebrated. Sporting legends bring their proven design expertise to breathe life into the stunning sports club, with multipurpose court, yet continue with, carom, card, billiards room, banquet hall, table tennis room, gym & spa, aerobics centre, library & children's play area.
- Your homes are equipped with pro- environment facilities like horticulture, rain water harvesting and many more eco- conscious innovations to ensure a healthy lifestyle for you and your loved ones.
- 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. Manorialle is close to some of the best names in education; just so you can see your kids get a great start. Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jaypee School, Amity University are a few of the many Educational institutes around your house.
- Just a short drive from the heart of the National Capital-Delhi, and yet feels like a world away. Take the Noida Expressway and find yourself at the gates of Manorialle within 25 minutes. The strategic location allows easy access to arterial road networks that put the city within easy reach.





# WHITEHALL PALACE & WESTMINSTER PALACE

## CONDOMINIUM - 1 (3 BHK)

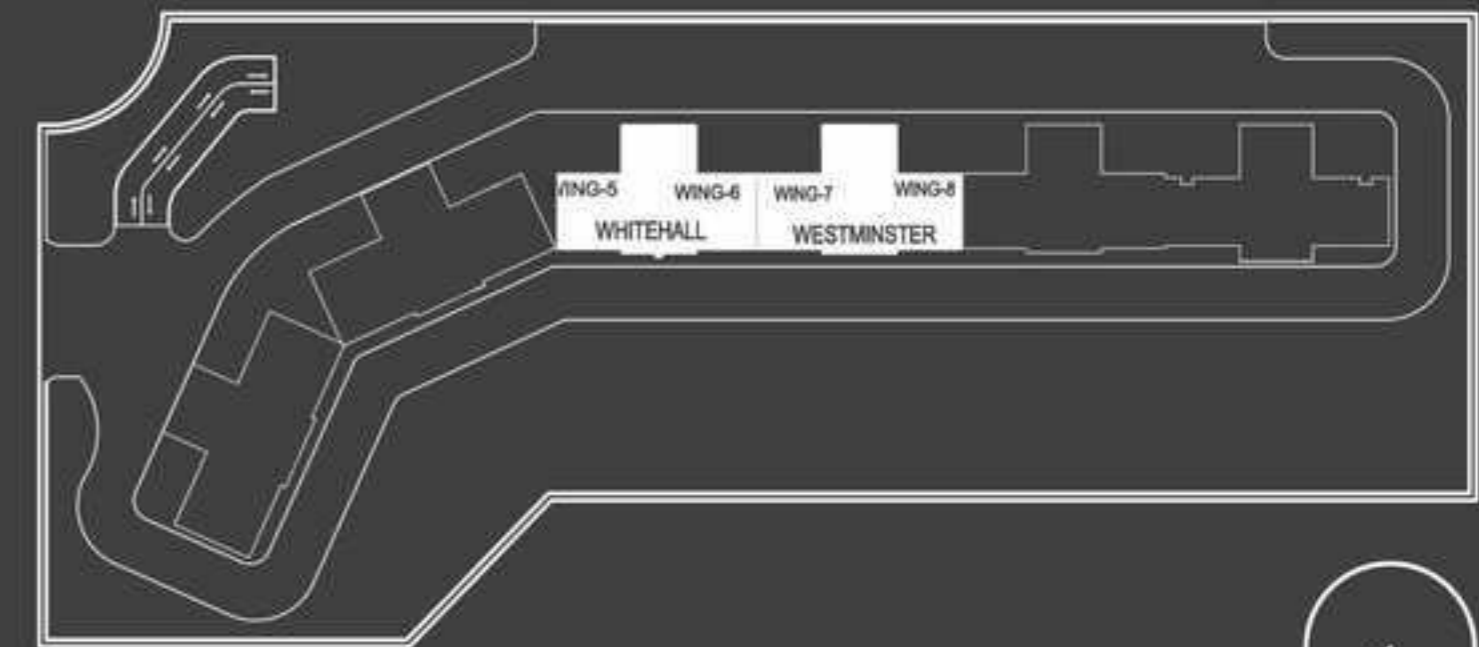
Super Area - 251 Sq. mtr./ 2700 Sq. ft.  
 Built-up Area - 180 Sq. mtr./ 1940 Sq. ft.  
 Carpet Area - 130 Sq. mtr./ 1401 Sq. ft.  
 Balcony Area - 32.9 Sq. mtr./ 355 Sq. ft.  
 Wing - 5 (Whitehall Palace) &  
 Floors - 1, 2, 5, 6, 9, 10, 14, 15, 18, 19  
 Wing - 6 (Whitehall Palace)  
 Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21  
 Wing - 7 (Westminster Palace)  
 Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21  
 Wing - 8 (Westminster Palace)  
 Floors - 1, 2, 5, 6, 9, 10, 14, 15, 18, 19

3 Bedrooms, 3 Toilets, 1 Powder Room, Dining - Family Lounge,  
 Living Room, Kitchen, Str Room With Toilet, Balconies

## CONDOMINIUM - 1 A (3 BHK)

Super Area - 265 Sq. mtr./ 2850 Sq. ft.  
 Built-up Area - 194 Sq. mtr./ 2090 Sq. ft.  
 Carpet Area - 130 Sq. mtr./ 1401 Sq. ft.  
 Balcony Area - 40.4 Sq. mtr./ 435 Sq. ft.  
 Wing - 5 (Whitehall Palace)  
 Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21  
 Wing - 6 (Whitehall Palace)  
 Floors - 2, 5, 6, 9, 10, 14, 15, 18, 19  
 Wing - 7 (Westminster Palace)  
 Floors - 2, 5, 6, 9, 10, 14, 15, 18, 19  
 Wing - 8 (Westminster Palace)  
 Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21

3 Bedrooms, 3 Toilets, 1 Powder Room, Dining- Family Lounge,  
 Living Room, Kitchen, Str Room With Toilet, Balconies



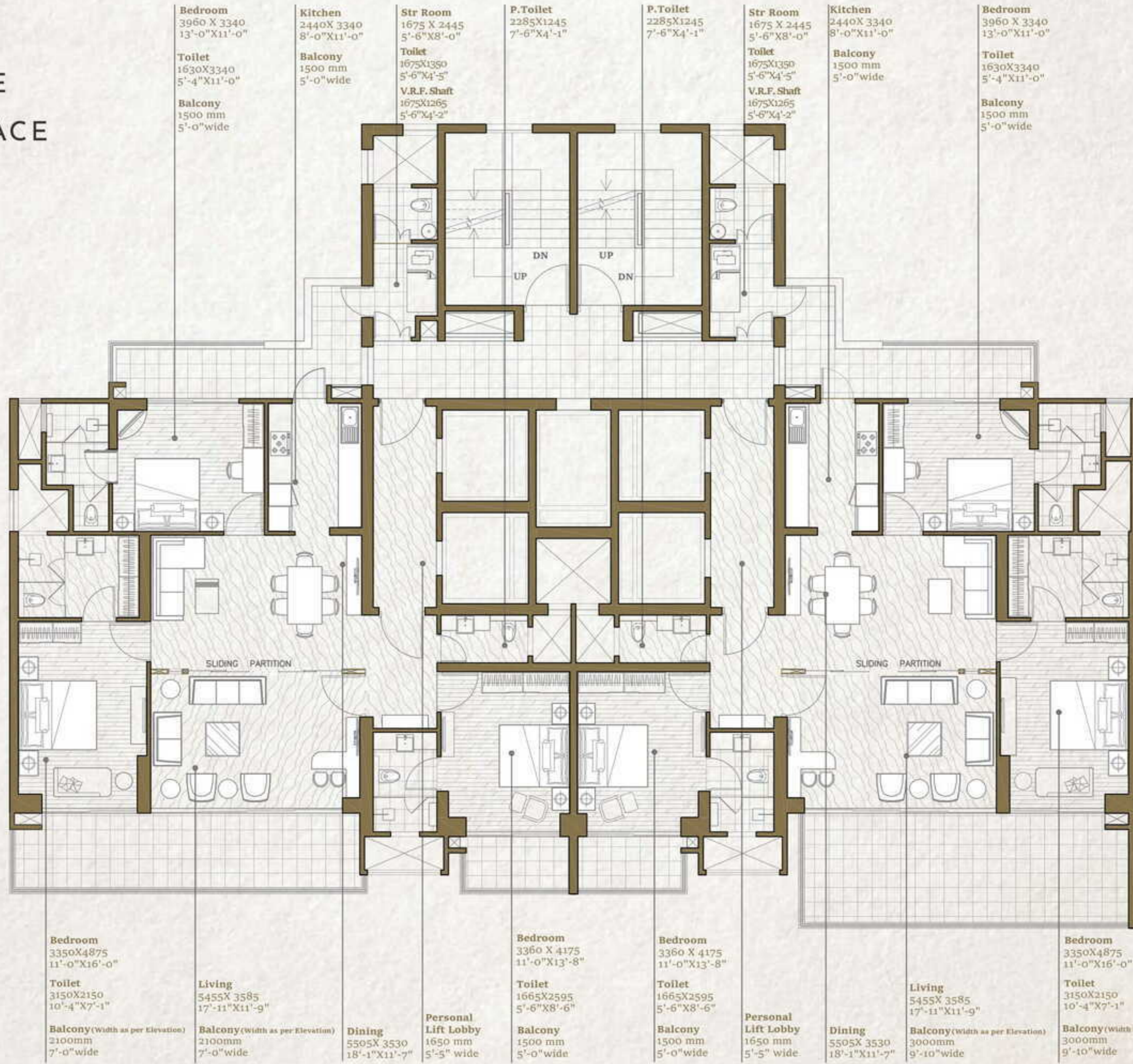
Key Plan

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 2. Due to Vastu reasons, thirteen floor shall be read as fourteen floor and thereafter, fourteen floor and above shall be read and start from fifteen floor so on till last floor.



# WHITEHALL PALACE & WESTMINSTER PALACE



**Bedroom**  
3960 X 3340  
13'-0" X 11'-0"  
**Toilet**  
1630 X 3340  
5'-4" X 11'-0"  
**Balcony**  
1500 mm  
5'-0" wide

**Kitchen**  
2440 X 3340  
8'-0" X 11'-0"  
**Balcony**  
1500 mm  
5'-0" wide

**Str Room**  
1675 X 2445  
5'-6" X 8'-0"  
**Toilet**  
1675 X 1350  
5'-6" X 4'-5"  
**V.R.F. Shaft**  
1675 X 1265  
5'-6" X 4'-2"

**P.Toilet**  
2285 X 1245  
7'-6" X 4'-1"

**P.Toilet**  
2285 X 1245  
7'-6" X 4'-1"

**Str Room**  
1675 X 2445  
5'-6" X 8'-0"  
**Toilet**  
1675 X 1350  
5'-6" X 4'-5"  
**V.R.F. Shaft**  
1675 X 1265  
5'-6" X 4'-2"

**Kitchen**  
2440 X 3340  
8'-0" X 11'-0"  
**Balcony**  
1500 mm  
5'-0" wide

**Bedroom**  
3960 X 3340  
13'-0" X 11'-0"  
**Toilet**  
1630 X 3340  
5'-4" X 11'-0"  
**Balcony**  
1500 mm  
5'-0" wide

**Bedroom**  
3350 X 4875  
11'-0" X 16'-0"  
**Toilet**  
3150 X 2150  
10'-4" X 7'-1"  
**Balcony (Width as per Elevation)**  
2100mm  
7'-0" wide

**Living**  
5455 X 3585  
17'-11" X 11'-9"  
**Balcony (Width as per Elevation)**  
2100mm  
7'-0" wide

**Dining**  
5505 X 3530  
18'-1" X 11'-7"  
**Personal Lift Lobby**  
1650 mm  
5'-5" wide

**Bedroom**  
3360 X 4175  
11'-0" X 13'-8"  
**Toilet**  
1665 X 2595  
5'-6" X 8'-6"  
**Balcony**  
1500 mm  
5'-0" wide

**Bedroom**  
3360 X 4175  
11'-0" X 13'-8"  
**Toilet**  
1665 X 2595  
5'-6" X 8'-6"  
**Balcony**  
1500 mm  
5'-0" wide

**Personal Lift Lobby**  
1650 mm  
5'-5" wide

**Living**  
5455 X 3585  
17'-11" X 11'-9"  
**Balcony (Width as per Elevation)**  
3000mm  
9'-10" wide

**Bedroom**  
3350 X 4875  
11'-0" X 16'-0"  
**Toilet**  
3150 X 2150  
10'-4" X 7'-1"  
**Balcony (Width as per Elevation)**  
3000mm  
9'-10" wide

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2. Due to Vastu reasons, thirteen floor shall be read as fourteen floor and thereafter, fourteen floor and above shall be read and start from fifteen floor so on till last floor.





# WESTMINSTER PALACE

## CONDOMINIUM - 1 B (3 BHK)

Super Area - 251 Sq. mtr./ 2700 Sq. ft.  
Built-up Area - 180 Sq. mtr./ 1940 Sq. ft.  
Carpet Area - 131.73 Sq. mtr./ 1418 Sq. ft.  
Balcony Area - 32.9 Sq. mtr./ 355 Sq. ft.

Wing - 7 (Westminster Palace)  
Floors - 24, 25, 28, 29, 32, 33, 36, 37  
Wing - 8 (Westminster Palace)  
Floors - 22, 23, 26, 27, 30, 31, 34, 35

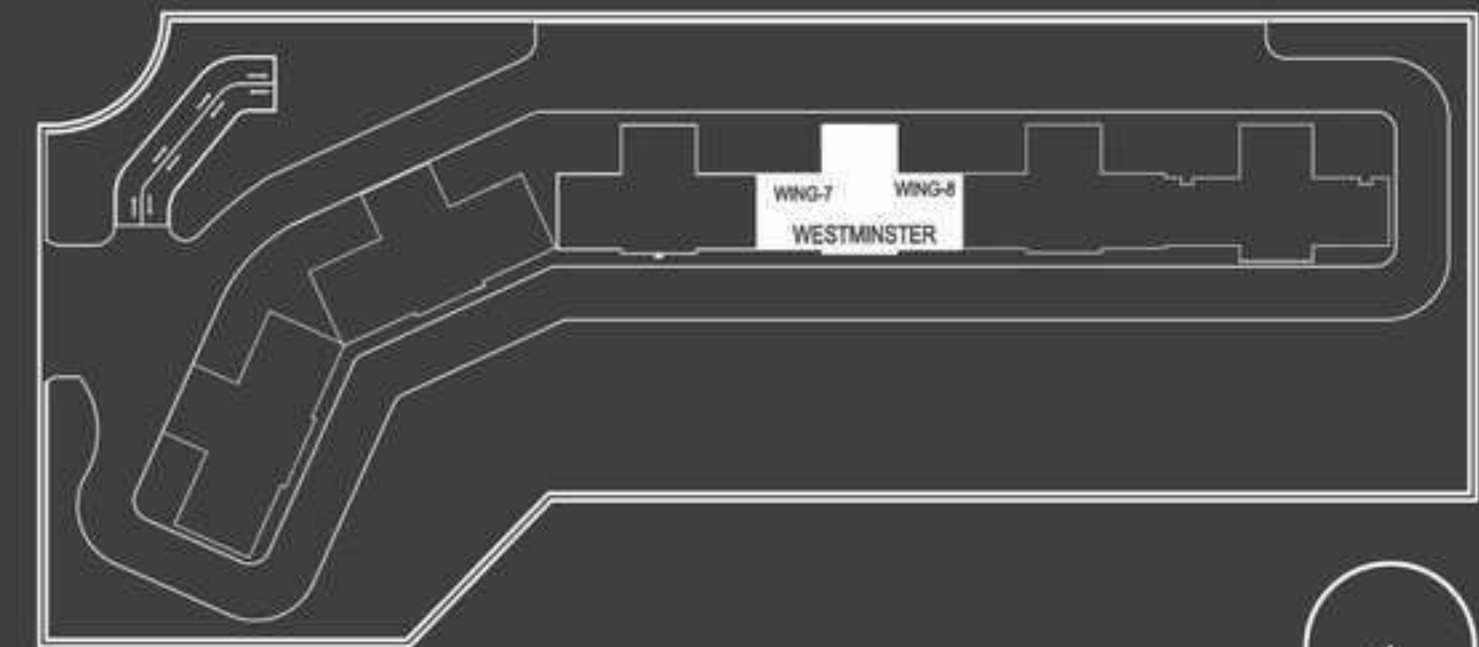
3 Bedrooms, 3 Toilets, Dining - Family Lounge,  
Living Room, Powder Room, Kitchen, Str Room With Toilet,  
Balconies

## CONDOMINIUM - 1 C (3 BHK)

Super Area - 265 Sq. mtr./ 2850 Sq. ft.  
Built-up Area - 194 Sq. mtr./ 2090 Sq. ft.  
Carpet Area - 131.73 Sq. mtr./ 1418 Sq. ft.  
Balcony Area - 40.4 Sq. mtr./ 435 Sq. ft.

Wing - 7 (Westminster Palace)  
Floors - 22, 23, 26, 27, 30, 31, 34, 35  
Wing - 8 (Westminster Palace)  
Floors - 24, 25, 28, 29, 32, 33, 36, 37

3 Bedrooms, 3 Toilets, Dining- Family Lounge,  
Living Room, Powder Room, Kitchen,  
Str Room With Toilet, Balconies



Key Plan

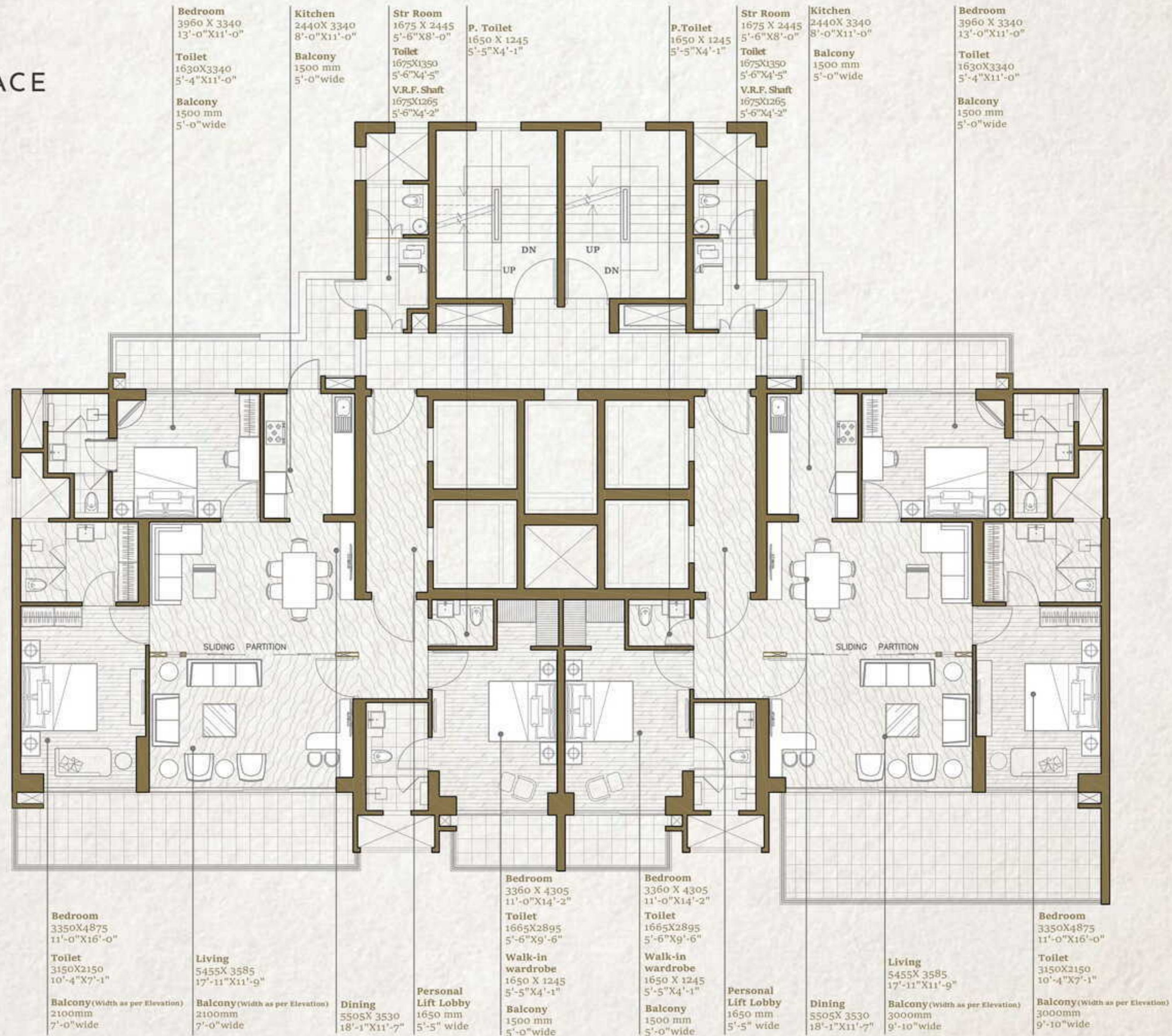
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WESTMINSTER PALACE



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# BRIDEWELL PALACE

## CONDOMINIUM - 2F (4 BHK)

Super Area - 322 Sq. mtr./ 3465 Sq. ft.  
Built-up Area - 250 Sq. mtr./ 2690 Sq. ft.  
Carpet Area - 175 Sq. mtr./ 1878 Sq. ft.  
Balcony Area - 44.7 Sq. mtr./ 481 Sq. ft.

Wing - 3 (Bridewell Palace)  
Floors -2, 5, 6, 9, 10, 14, 15, 18, 19

Wing - 4 (Bridewell Palace)  
Floors -3, 4, 7, 8, 11, 12, 16, 17, 20, 21

4 Bedrooms, 4 Toilets, 1 Powder Room, Dining- Family Lounge, Living Room, Kitchen, STR Room with Toilet, Balconies

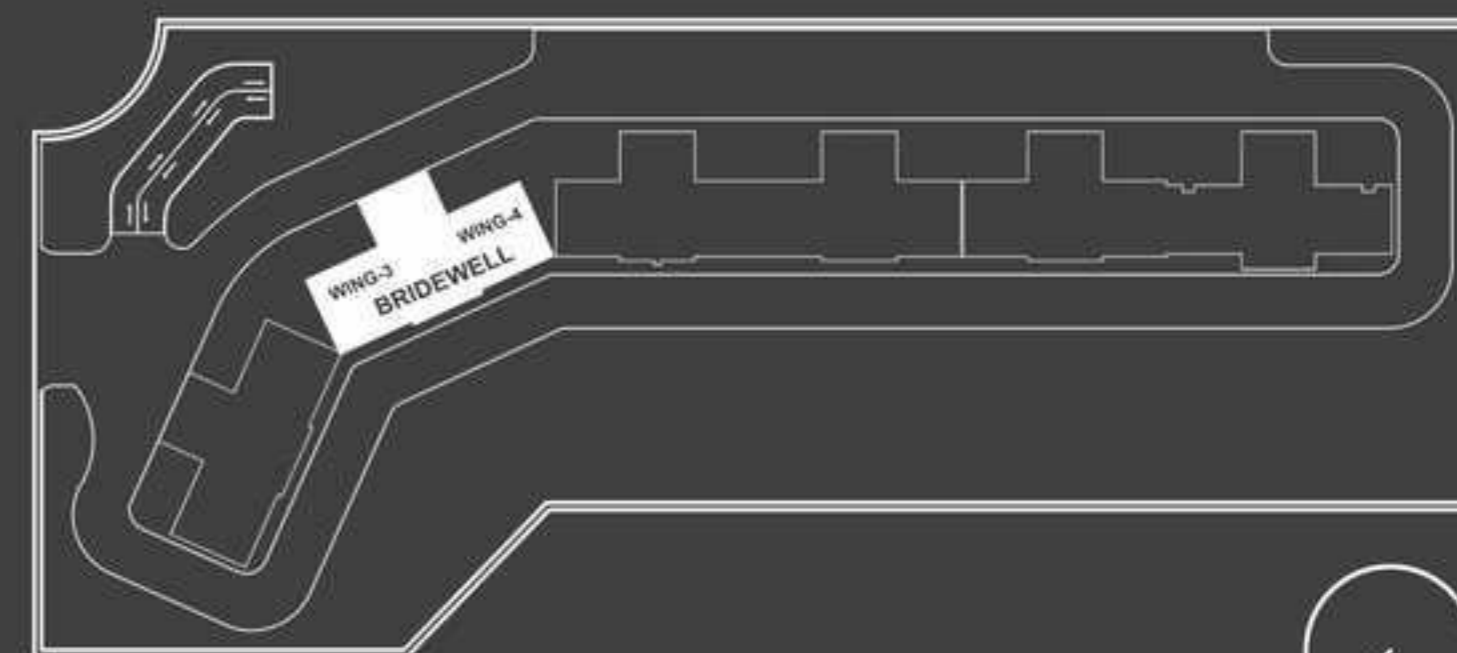
## CONDOMINIUM - 2G (4 BHK)

Super Area - 309 Sq. mtr./ 3325 Sq. ft.  
Built-up Area - 237 Sq. mtr./ 2550 Sq. ft.  
Carpet Area - 175 Sq. mtr./ 1878 Sq. ft.  
Balcony Area - 38 Sq. mtr./ 409 Sq. ft.

Wing - 4 (Bridewell Palace)  
Floors -1, 2, 5, 6, 9, 10, 14, 15, 18, 19

Wing - 3 (Bridewell Palace)  
Floors -3, 4, 7, 8, 11, 12, 16, 17, 20, 21

4 Bedrooms, 3 Toilets, 1 Powder Room, Dining- Family Lounge, Living Room, Kitchen, STR Room with Toilet, Balconies



Key Plan

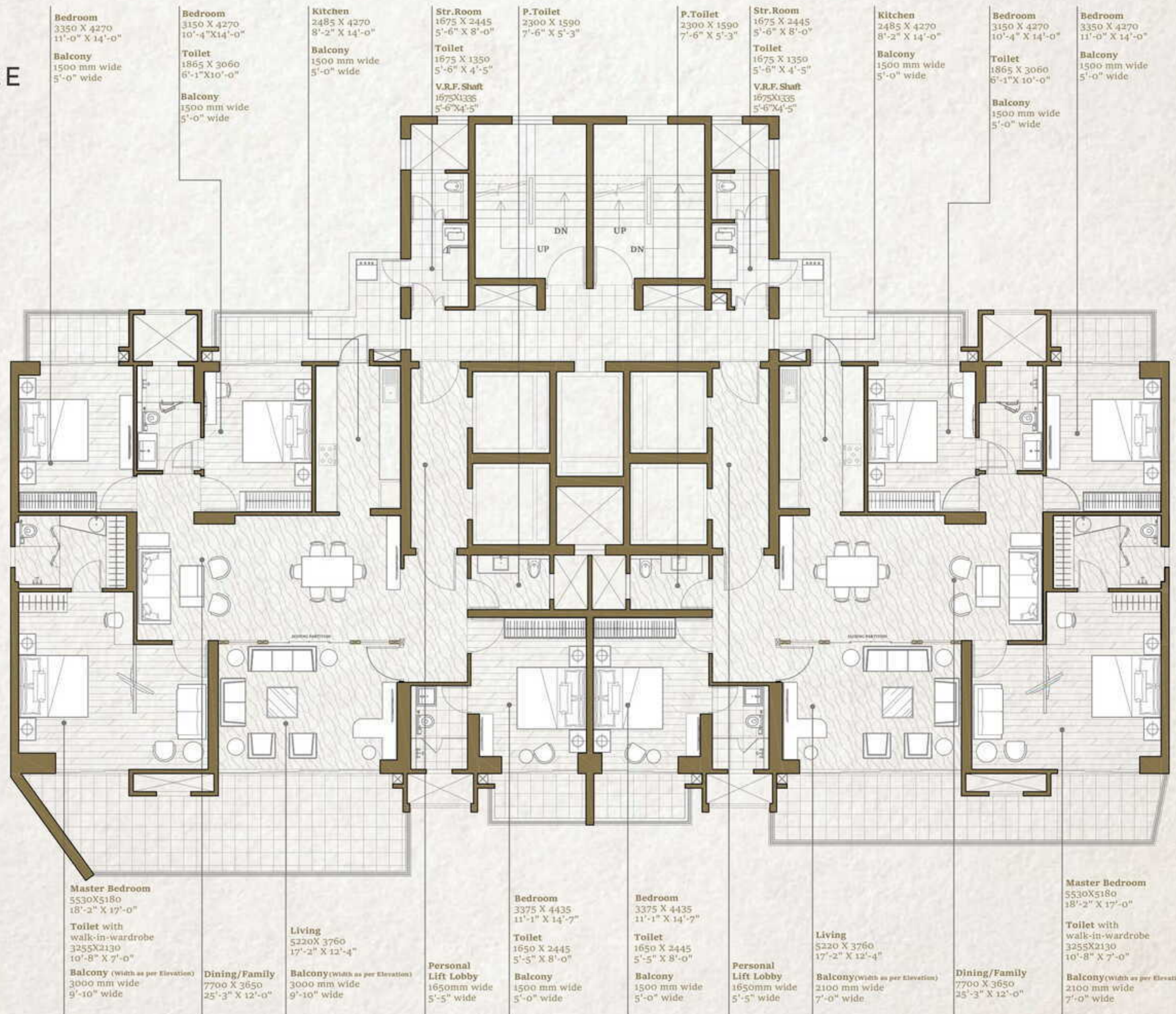
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BRIDEWELL PALACE



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## BRIDEWELL PALACE

### CONDOMINIUM - 2D (4 BHK)

Super Area - 322 Sq. mtr./ 3465 Sq. ft.  
Built-up Area - 250 Sq. mtr./ 2690 Sq. ft.  
Carpet Area - 176.04 Sq. mtr./ 1895 Sq. ft.  
Balcony Area - 44.7 Sq. mtr./ 481 Sq. ft.

Wing - 3 (Bridewell Palace)  
Floors - 22, 23, 26, 27, 30, 31, 34, 35  
Wing - 4 (Bridewell Palace)  
Floors - 24, 25, 28, 29, 32, 33

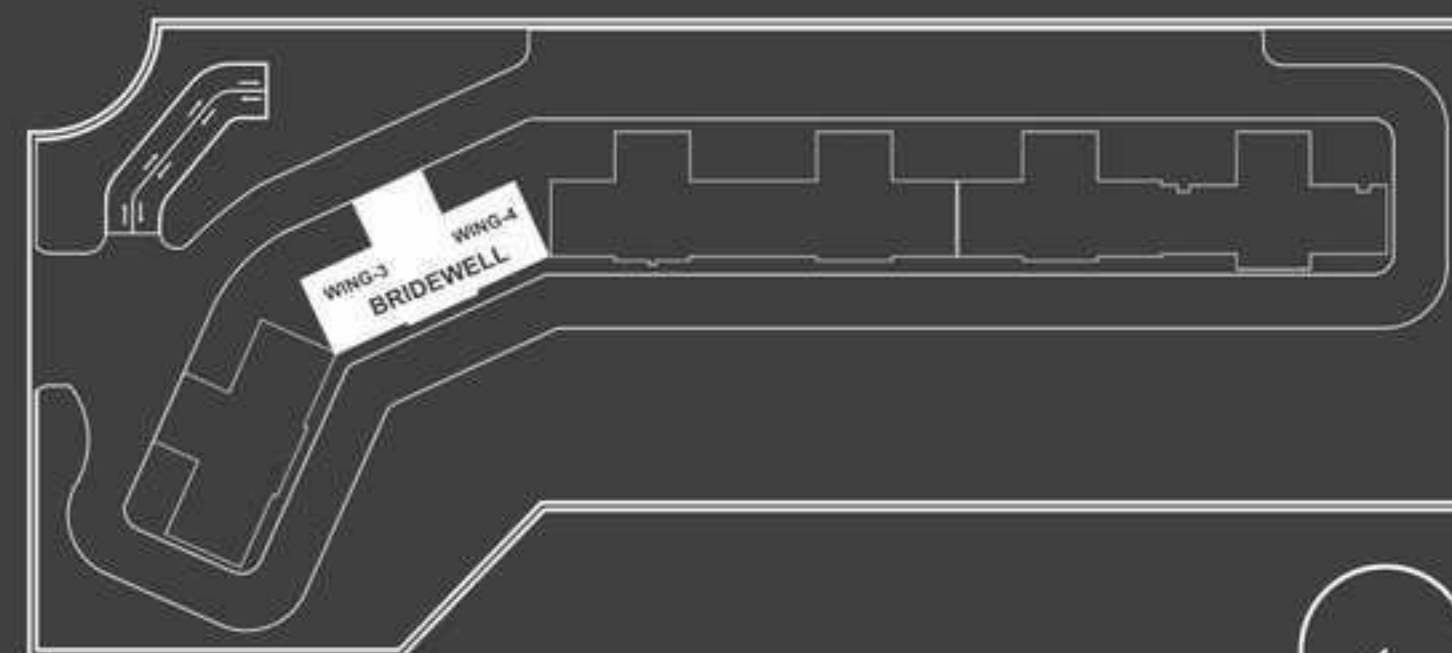
4 Bedrooms, 4 Toilets, Dining- Family Lounge,  
Living Room, Powder Room, Kitchen, STR Room with Toilet,  
Balconies

### CONDOMINIUM - 2E (4 BHK)

Super Area - 309 Sq. mtr./ 3325 Sq. ft.  
Built-up Area - 237 Sq. mtr./ 2550 Sq. ft.  
Carpet Area - 176.04 Sq. mtr./ 1895 Sq. ft.  
Balcony Area - 38 Sq. mtr./ 409 Sq. ft.

Wing - 4 (Bridewell Palace)  
Floors - 22, 23, 26, 27, 30, 31, 34, 35  
Wing - 3 Bridewell Palace)  
Floors - 24, 25, 28, 29, 32, 33

4 Bedrooms, 3 Toilets, Dining- Family Lounge,  
Living Room, Powder Room, Kitchen,  
STR Room with Toilet, Balconies



### Key Plan

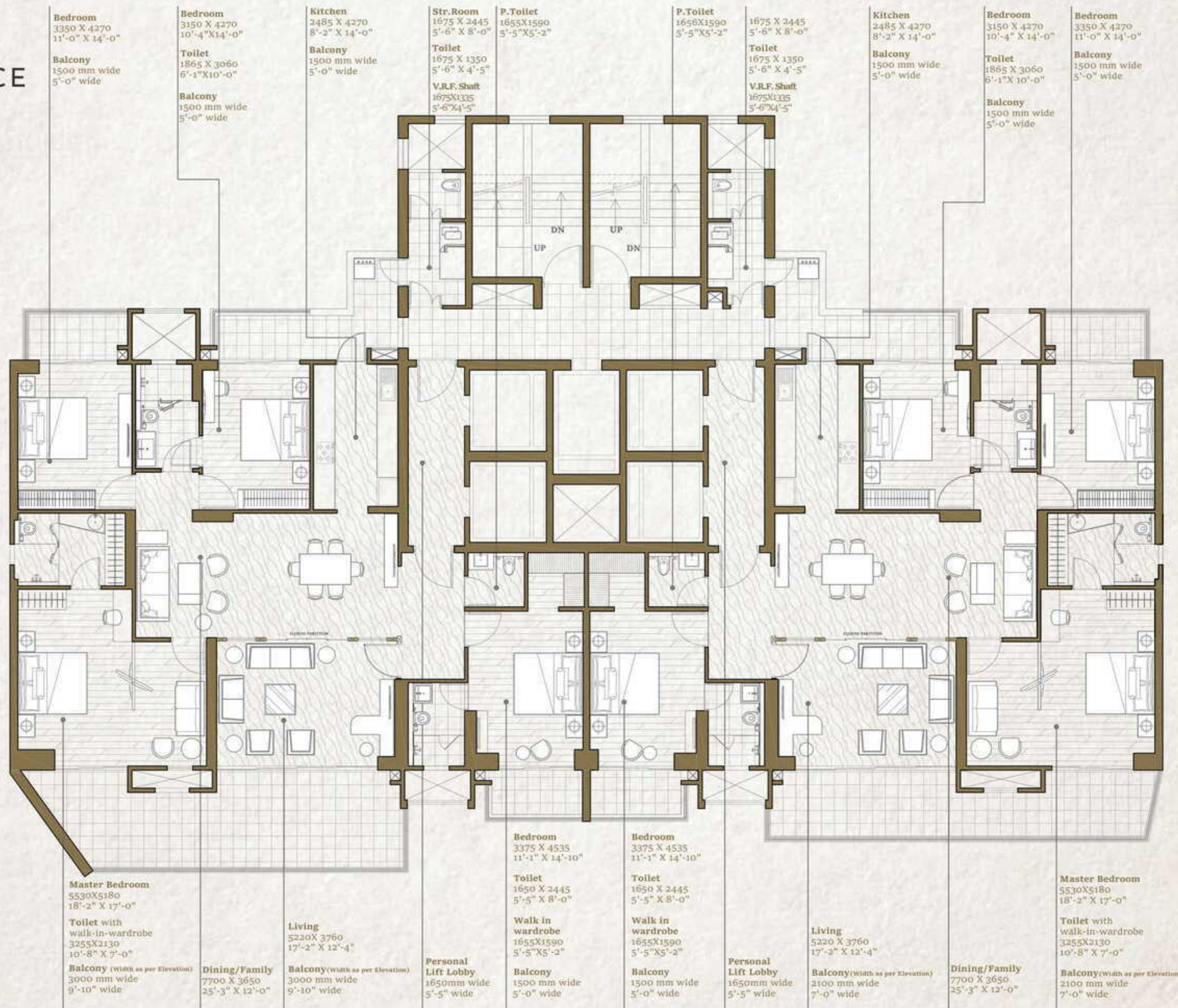
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BRIDEWELL PALACE



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# RICHMOND PALACE

## CONDOMINIUM - 2 C (4 BHK)

Super Area - 332 Sq. mtr./ 3575 Sq. ft.  
 Built-up Area - 259 Sq. mtr./ 2790 Sq. ft.  
 Carpet Area - 192 Sq. mtr./ 2071 Sq. ft.  
 Balcony Area - 38.09 Sq. mtr./ 410 Sq. ft.  
 Wing - 1 (Richmond Palace)  
 Floors - 1, 2, 5, 6, 9, 10, 14, 15, 18, 19

Super Area- 350.7 Sq.mtr./ 3775 Sq.ft.  
 Built-up Area - 269.41 Sq.mtr./ 2900 Sq.ft.  
 Carpet Area - 192.40 Sq. mtr./ 2071 Sq. ft.  
 Balcony Area - 48.95 Sq. mtr./ 527 Sq. ft.  
 Wing - 1 (Richmond Palace)  
 Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21

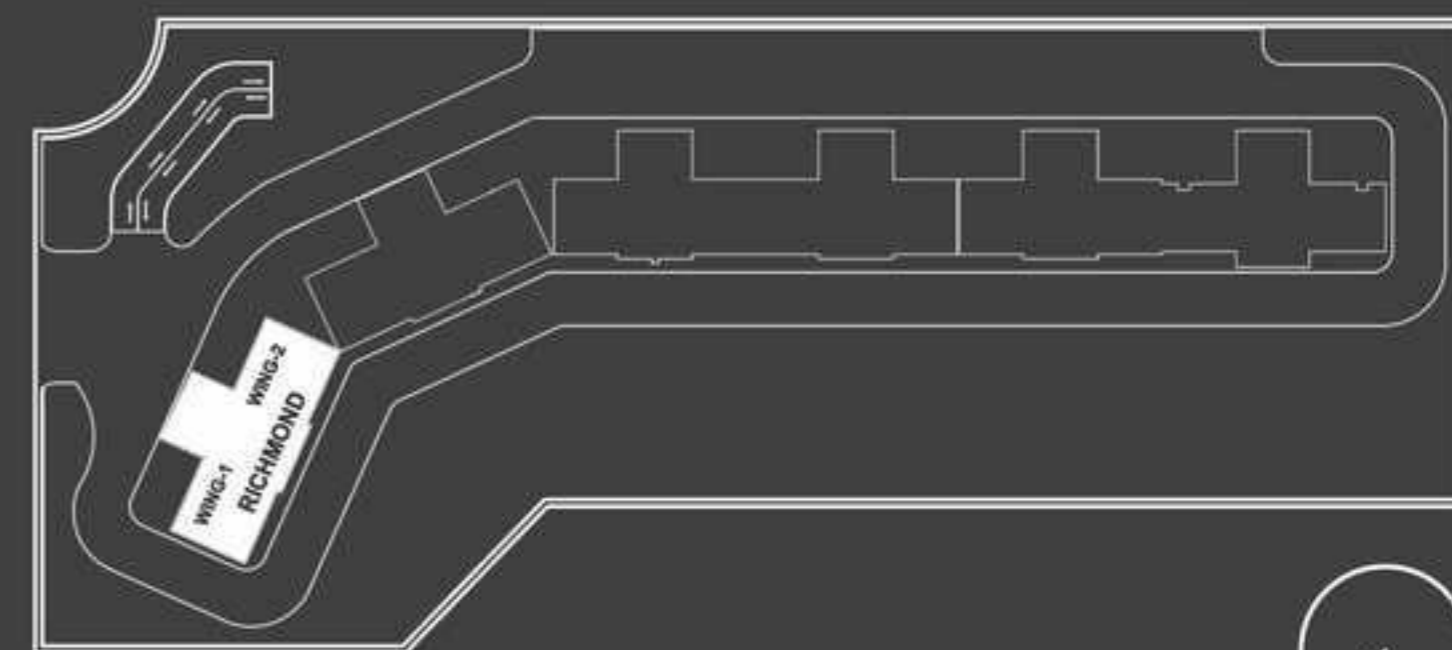
4 Bedrooms, 3 Toilets, 1 Powder Toilet, Dining / Family, Kitchen  
 Living room, STR Room with Toilet, Balconies

## CONDOMINIUM - 2 A (4 BHK)

Super Area - 322 Sq. mtr./ 3465 Sq. ft.  
 Built-up Area - 250 Sq. Mtr./ 2690 Sq. ft.  
 Carpet Area - 176.42 Sq. mtr./ 1899 Sq. ft.  
 Balcony Area - 45.33 Sq. mtr./ 488 Sq. ft.  
 Wing - 2 (Richmond Palace)  
 Floors - 1, 2, 5, 6, 9, 10, 14, 15, 18, 19

Super Area - 309 Sq. mtr./ 3325 Sq. ft.  
 Built-up Area - 237 Sq. Mtr./ 2550 Sq. ft.  
 Carpet Area - 176.42 Sq. mtr./ 1899 Sq. ft.  
 Balcony Area - 36.69 Sq. mtr./ 395 Sq. ft.  
 Wing - 2 (Richmond Palace)  
 Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21

4 Bedrooms, 3 Toilets, 1 Powder Toilet, Dining / Family, Kitchen  
 Living room, STR Room with Toilet, Balconies



Key Plan

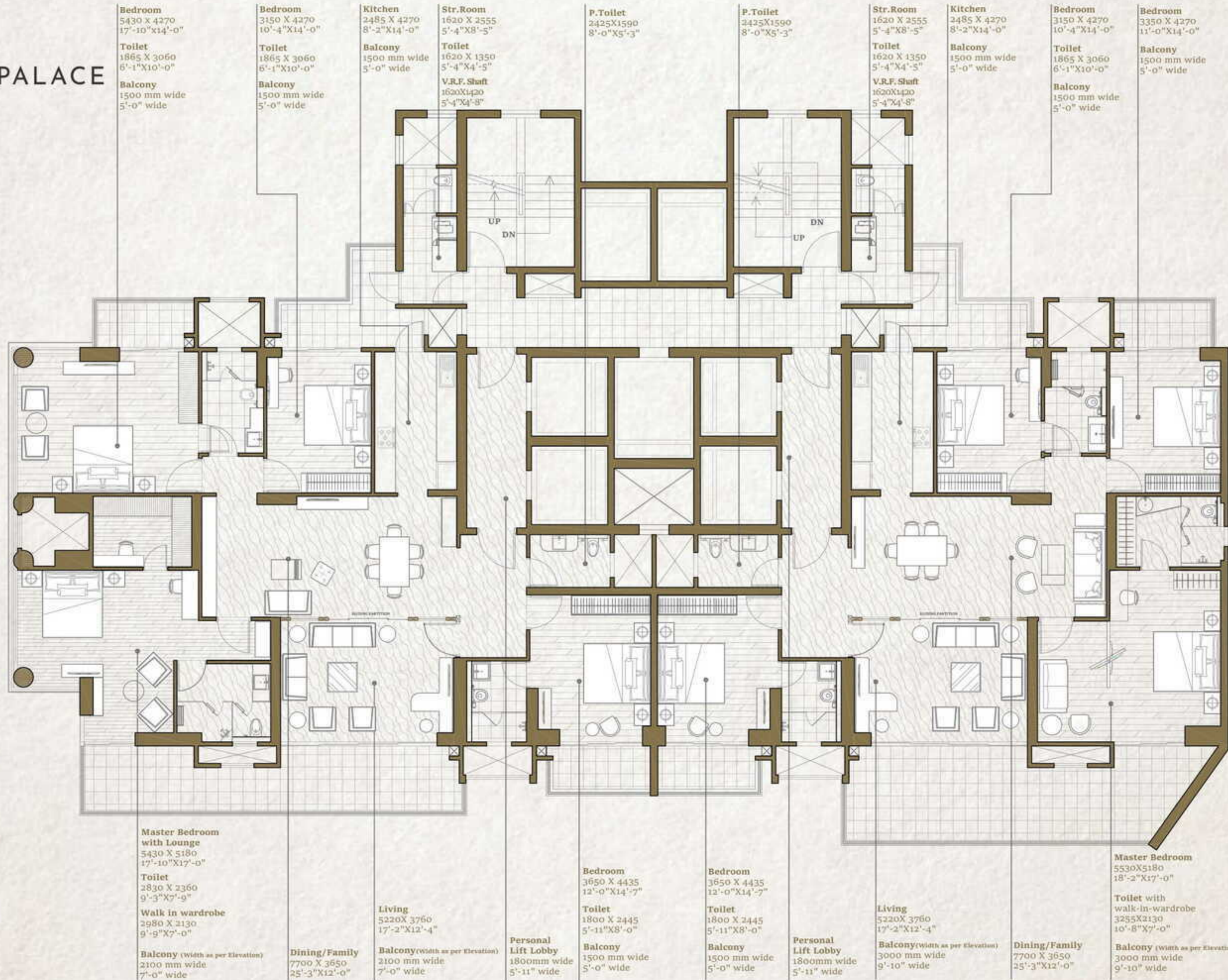
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RICHMOND PALACE



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# RICHMOND PALACE

## CONDOMINIUM - 2 (4 BHK)

Super Area - 332 Sq. mtr./ 3575 Sq. ft.  
 Built-up Area - 259 Sq. mtr./ 2790 Sq. ft.  
 Carpet Area - 194.35 Sq. mtr./ 2092 Sq. ft.  
 Balcony Area - 38.09 Sq. mtr./ 410 Sq. ft.  
 Wing - 1 (Richmond Palace)  
 Floors - 22, 23, 26, 27, 30, 31, 34, 35

Super Area- 350.7 Sq.mtr./ 3775 Sq.ft.  
 Built-up Area - 269.41 Sq.mtr./ 2900 Sq.ft.  
 Carpet Area - 194.35 Sq. mtr./ 2092 Sq. ft.  
 Balcony Area - 48.95 Sq. mtr./ 527 Sq. ft.  
 Wing - 1 (Richmond Palace)  
 Floors - 24, 25, 28, 29, 32, 33

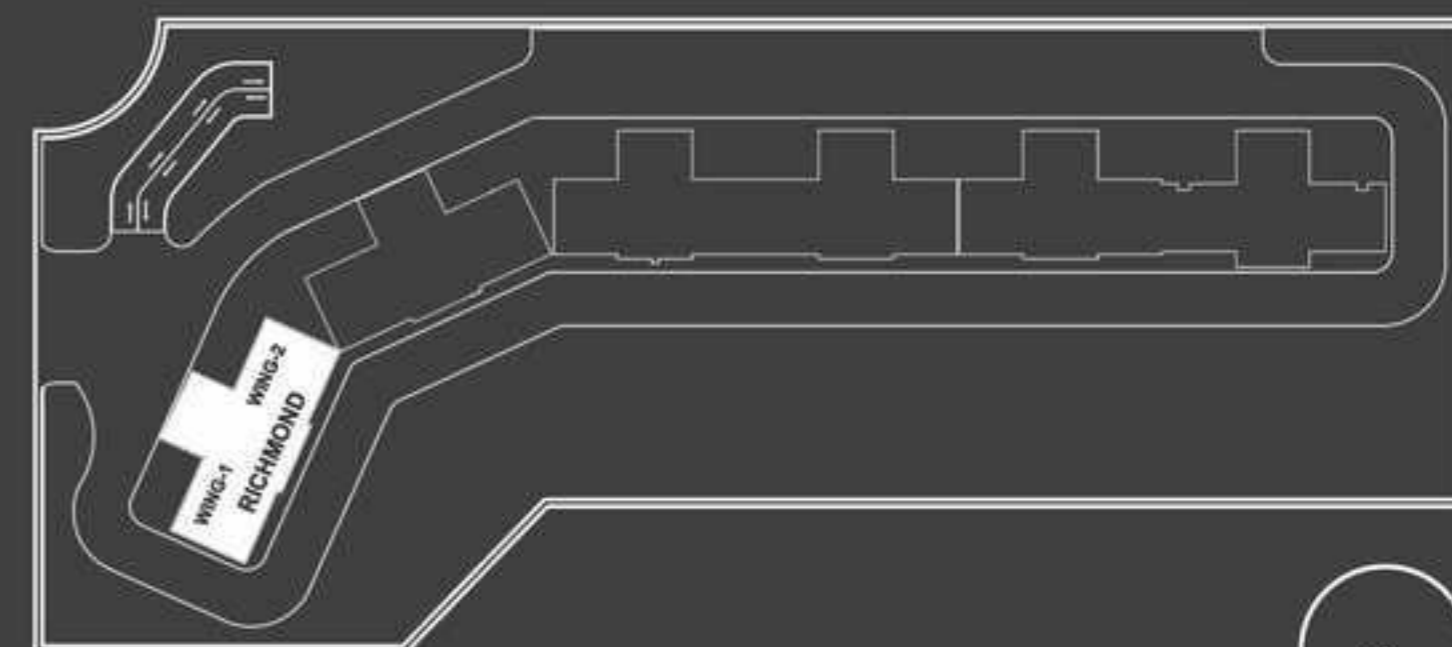
4 Bedrooms, 3 Toilets, Dining / Family, Kitchen  
 Living room, STR Room with Toilet, Balconies

## CONDOMINIUM - 2 B (4 BHK)

Super Area - 322 Sq. mtr./ 3465 Sq. ft.  
 Built-up Area - 250 Sq. Mtr./ 2690 Sq. ft.  
 Carpet Area - 178.37 Sq. mtr./ 1920 Sq. ft.  
 Balcony Area - 45.33 Sq. mtr./ 488 Sq. ft.  
 Wing - 2 (Richmond Palace)  
 Floors - 22, 23, 26, 27, 30, 31, 34, 35

Super Area - 309 Sq. mtr./ 3325 Sq. ft.  
 Built-up Area - 237 Sq. Mtr./ 2550 Sq. ft.  
 Carpet Area - 178.37 Sq. mtr./ 1920 Sq. ft.  
 Balcony Area - 36.69 Sq. mtr./ 395 Sq. ft.  
 Wing - 2 (Richmond Palace)  
 Floors - 24, 25, 28, 29, 32, 33

4 Bedrooms, 3 Toilets, Dining / Family, Kitchen  
 Living room, STR Room with Toilet, Balconies



Key Plan

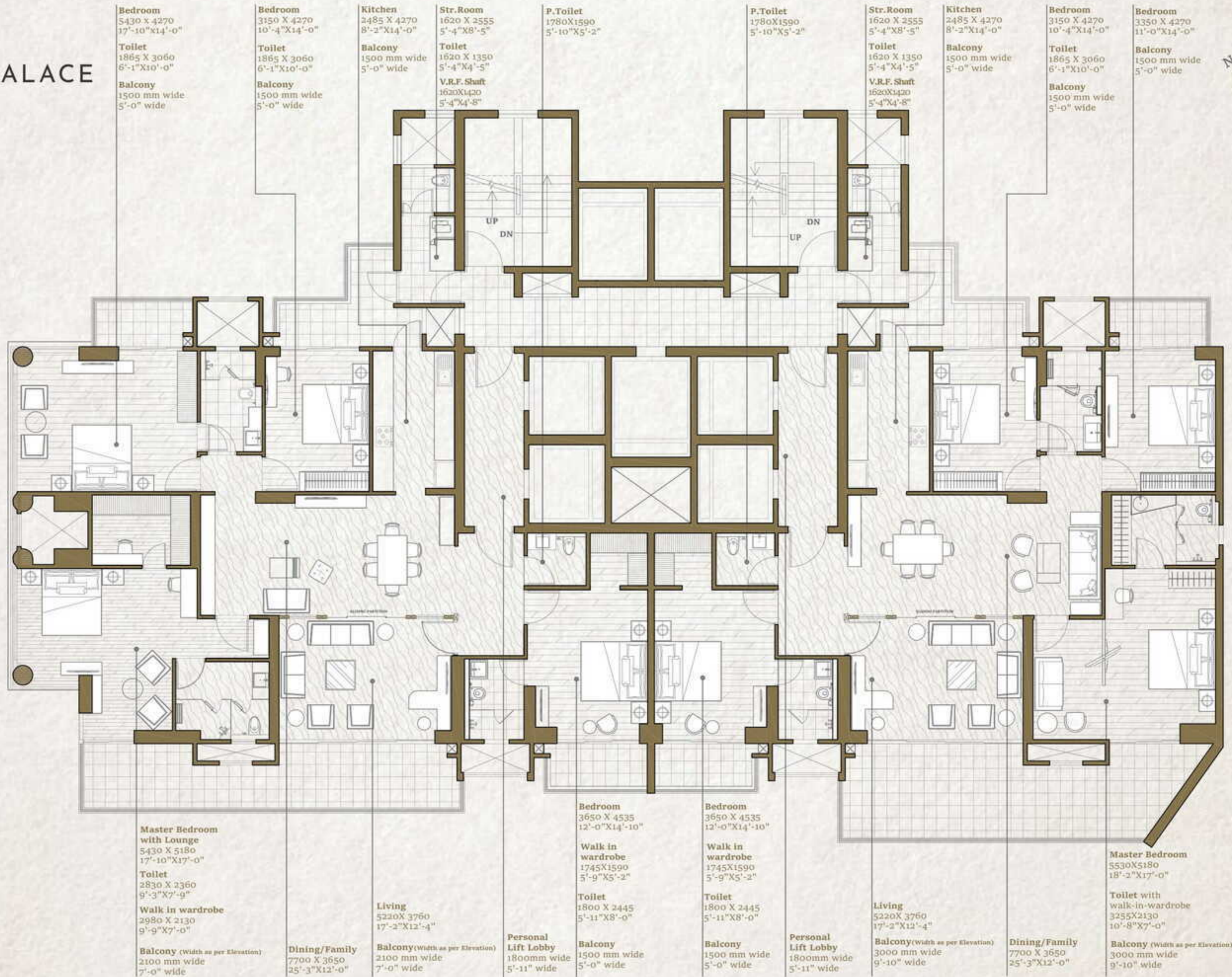
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**RICHMOND PALACE**



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# BUCKINGHAM PALACE

CONDOMINIUM - 3 (4 BHK)

Super Area - 581 Sq. mtr./ 6250 Sq. ft.

Built-up Area - 459 Sq. mtr./ 4950 Sq. ft.

Carpet Area - 328 Sq. mtr./ 3530 Sq. ft.

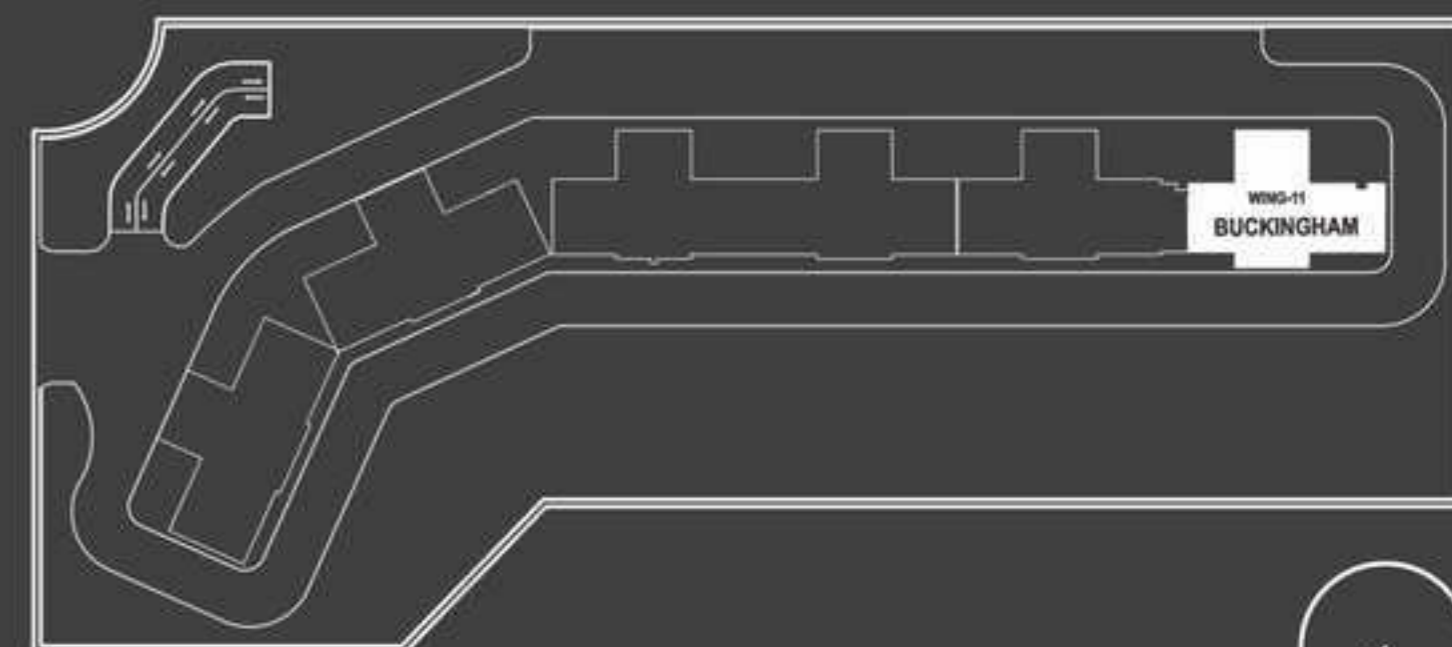
Balcony Area - 81.47 sq. mtr./ 877 sq. ft.

Wing-11 (Buckingham Palace)

Floors - 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, 39

5 Bedrooms, 5 Toilets, 1 Powder Toilet, Formal Living Room / Dining,

Family Lounge / Dining, Lounge / Guest Bedroom, Kitchen, utility, STR Room with Toilet, Balconies



Key Plan



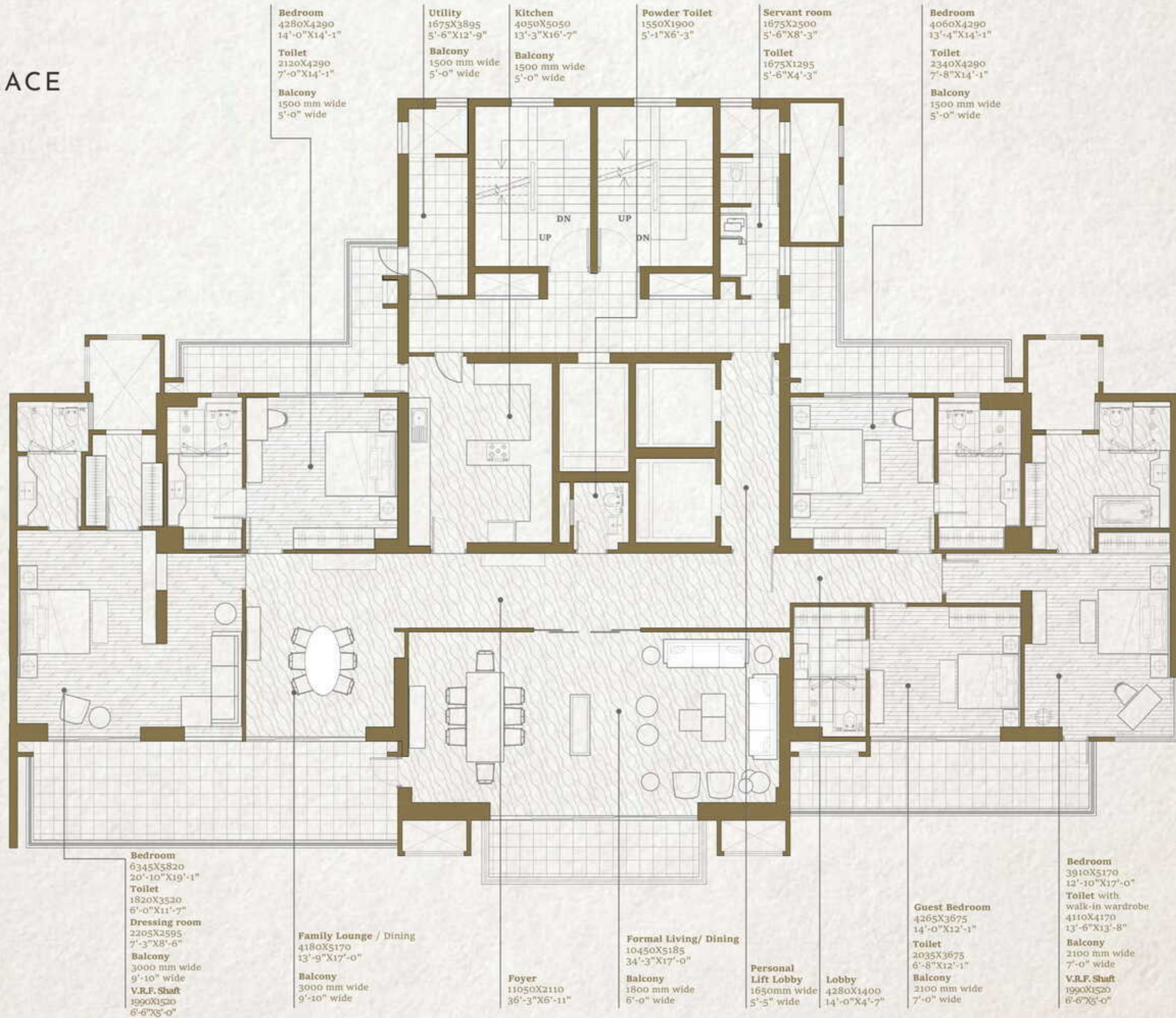
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# BUCKINGHAM PALACE

CONDOMINIUM - 3 (4 BHK)

Super Area - 581 Sq. mtr./ 6250 Sq. ft.

Built-up Area - 459 Sq. mtr./ 4950 Sq. ft.

Carpet Area - 328 Sq. mtr./ 3530 Sq. ft.

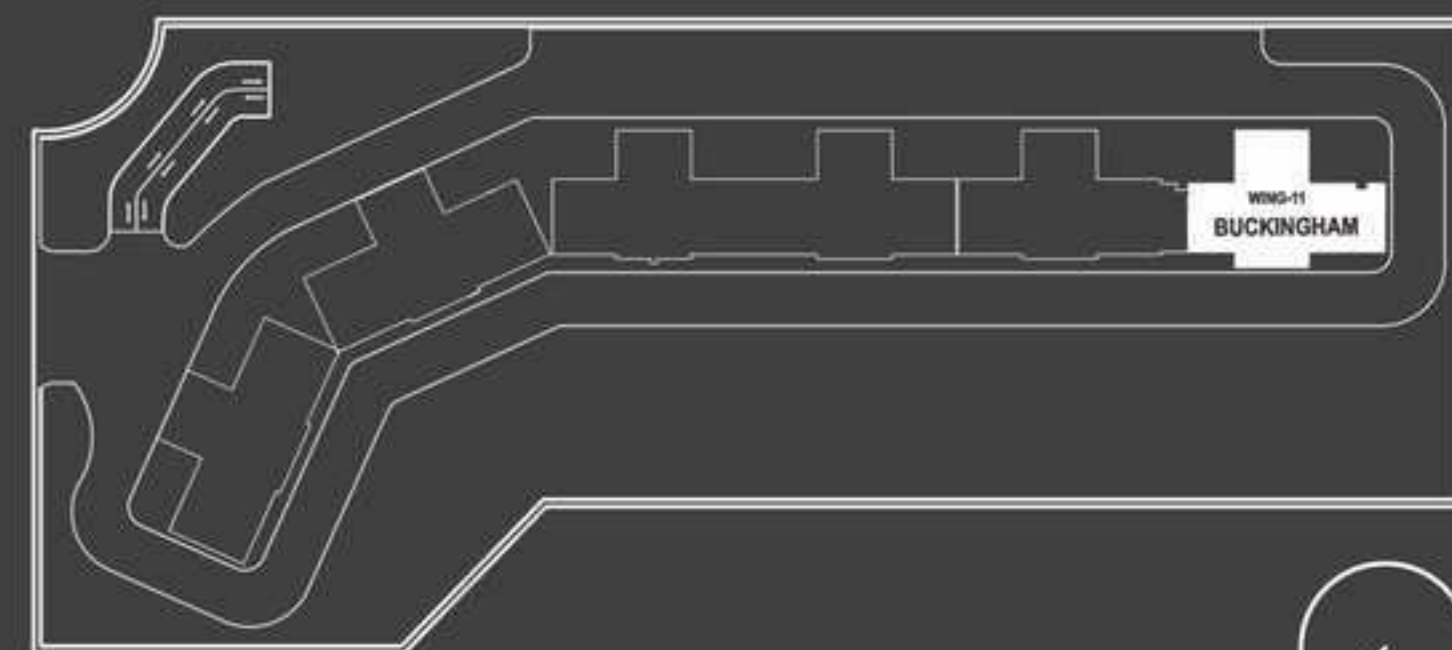
Balcony Area - 80.08 Sq. mtr./ 862 Sq. ft.

Wing-11 (Buckingham Palace)

Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21, 24, 25, 28, 29, 32, 33, 36, 37

5 Bedrooms, 5 Toilets, 1 Powder Toilet, Formal Living Room / Dining,

Family Lounge / Dining, Lounge / Guest Bedroom, Kitchen, utility, STR Room with Toilet, Balconies



Key Plan

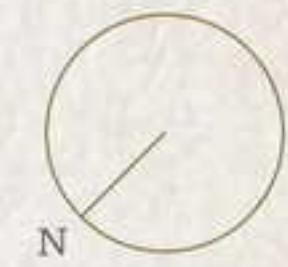
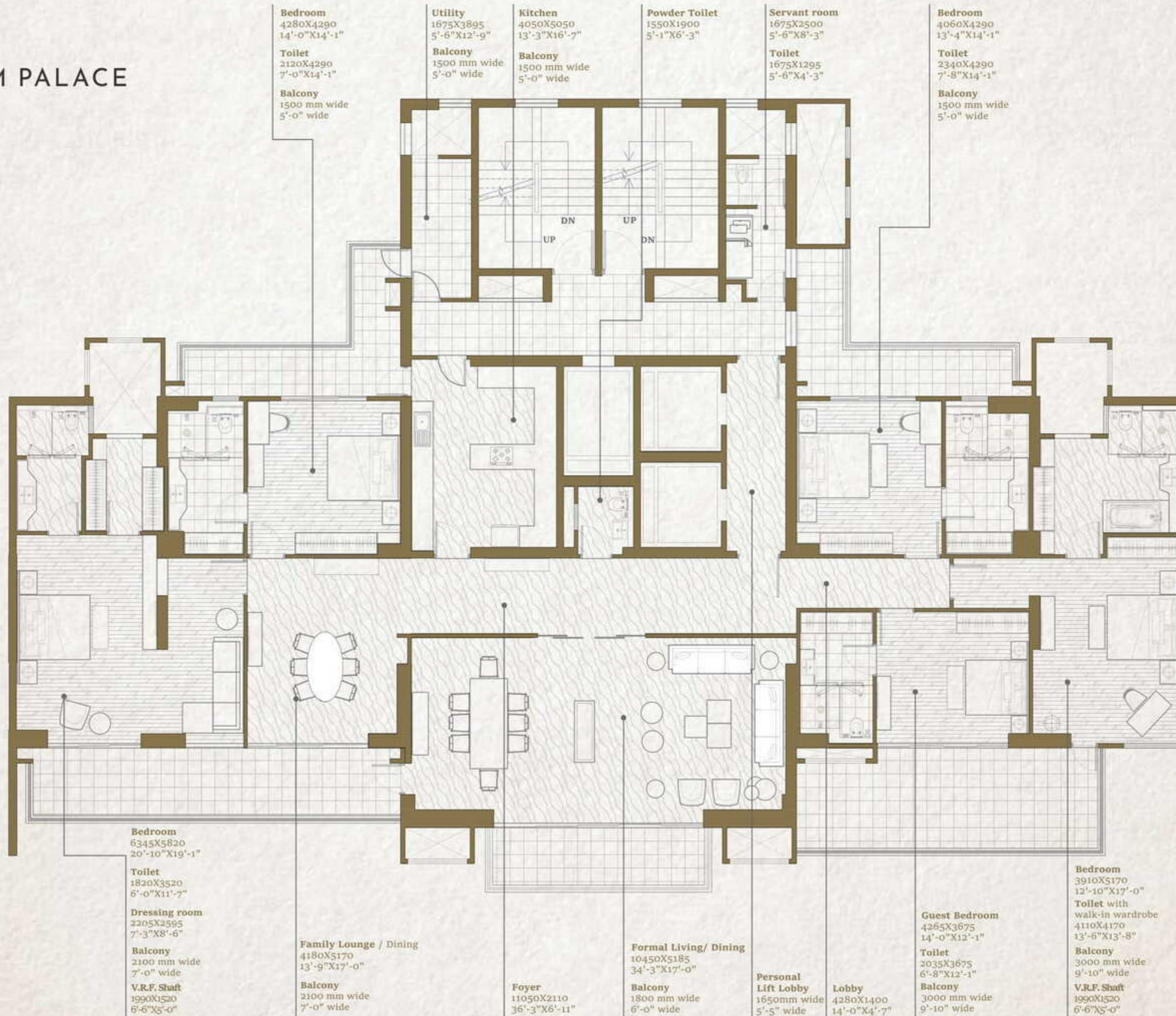
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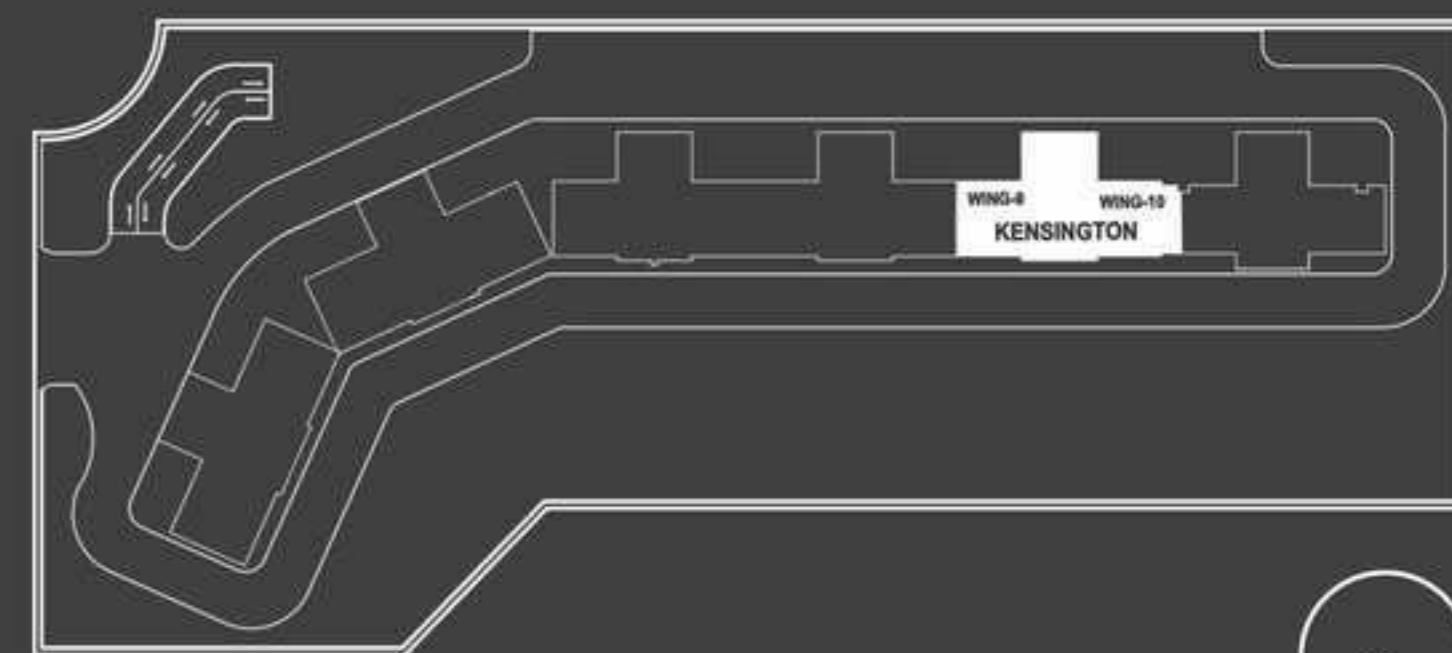


# KENSINGTON PALACE

## CONDOMINIUM - 3A (4 BHK)

Super Area - 581 Sq. mtr./ 6250 Sq. ft.  
Built-up Area - 459 Sq. mtr./ 4950 Sq. ft.  
Carpet Area - 328.47 Sq. mtr./ 3535 Sq. ft.  
Balcony Area - 86.02 Sq. mtr./ 926 Sq. ft.  
Wing - 9 & 10 (Kensington Palace)  
Floors - 18, 19, 22, 23, 26, 27, 30, 31, 34, 35

5 Bedrooms, 5 Toilets, 1 Powder Toilet, Formal Living Room / Dining  
Family Lounge / Dining, Lounge / Guest Bedroom, Kitchen, utility, STR Room with Toilet, Balconies



Key Plan

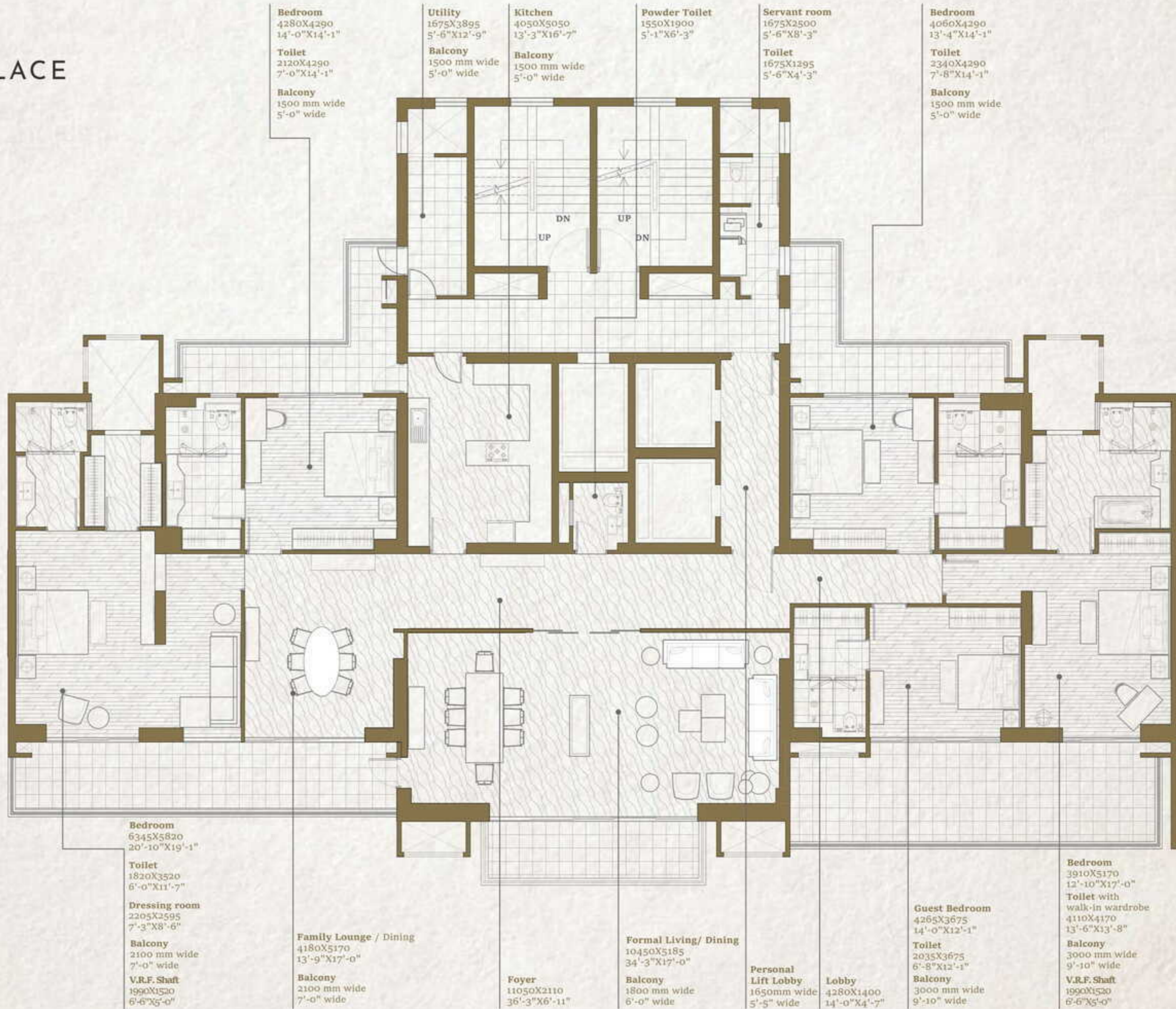
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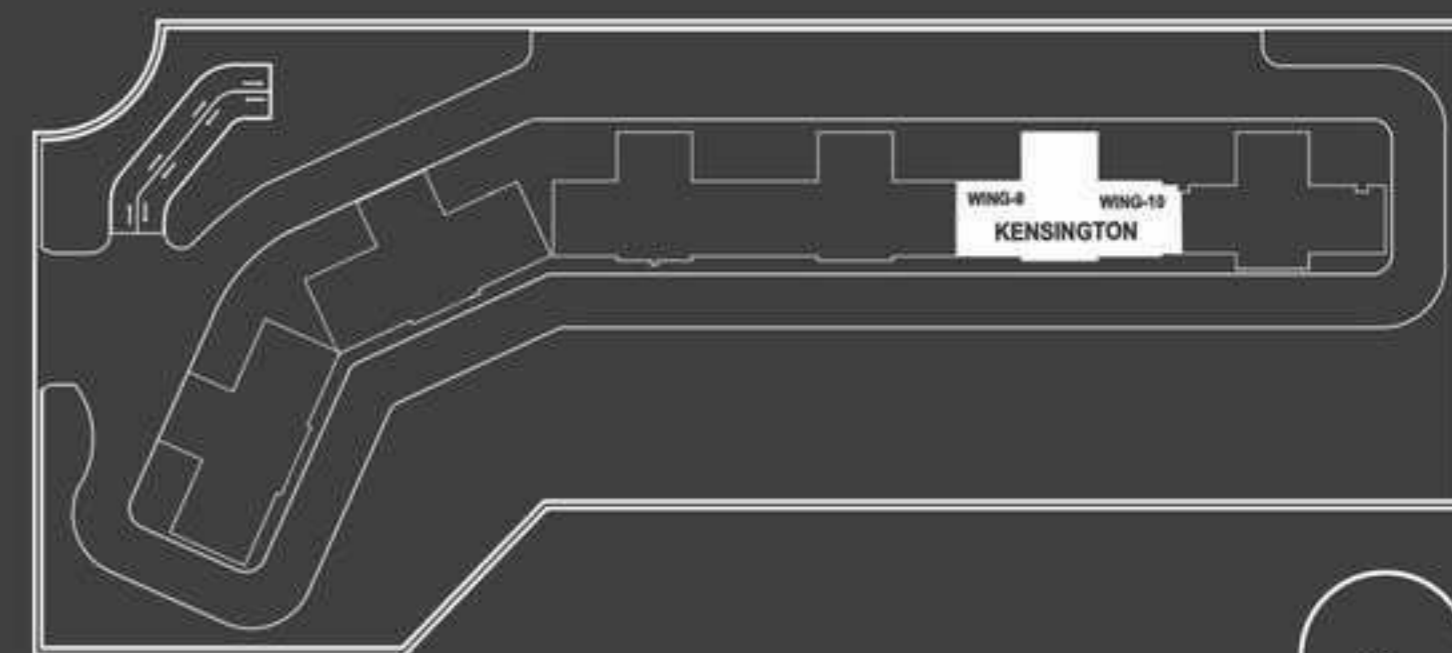


## KENSINGTON PALACE

### CONDOMINIUM - 3A (4 BHK)

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Carpet Area - 328.47 Sq. mtr./ 3535 Sq. ft.  
Balcony Area - 86.02 Sq. mtr./ 926 Sq. ft.  
Wing - 9 & 10 (Kensington Palace)  
Floors - 20, 21, 24, 25, 28, 29, 32, 33, 36, 37

5 Bedrooms, 5 Toilets, 1 Powder Toilet, Formal Living Room / Dining  
Family Lounge / Dining, Lounge / Guest Bedroom, Kitchen, utility, STR Room with Toilet, Balconies



Key Plan



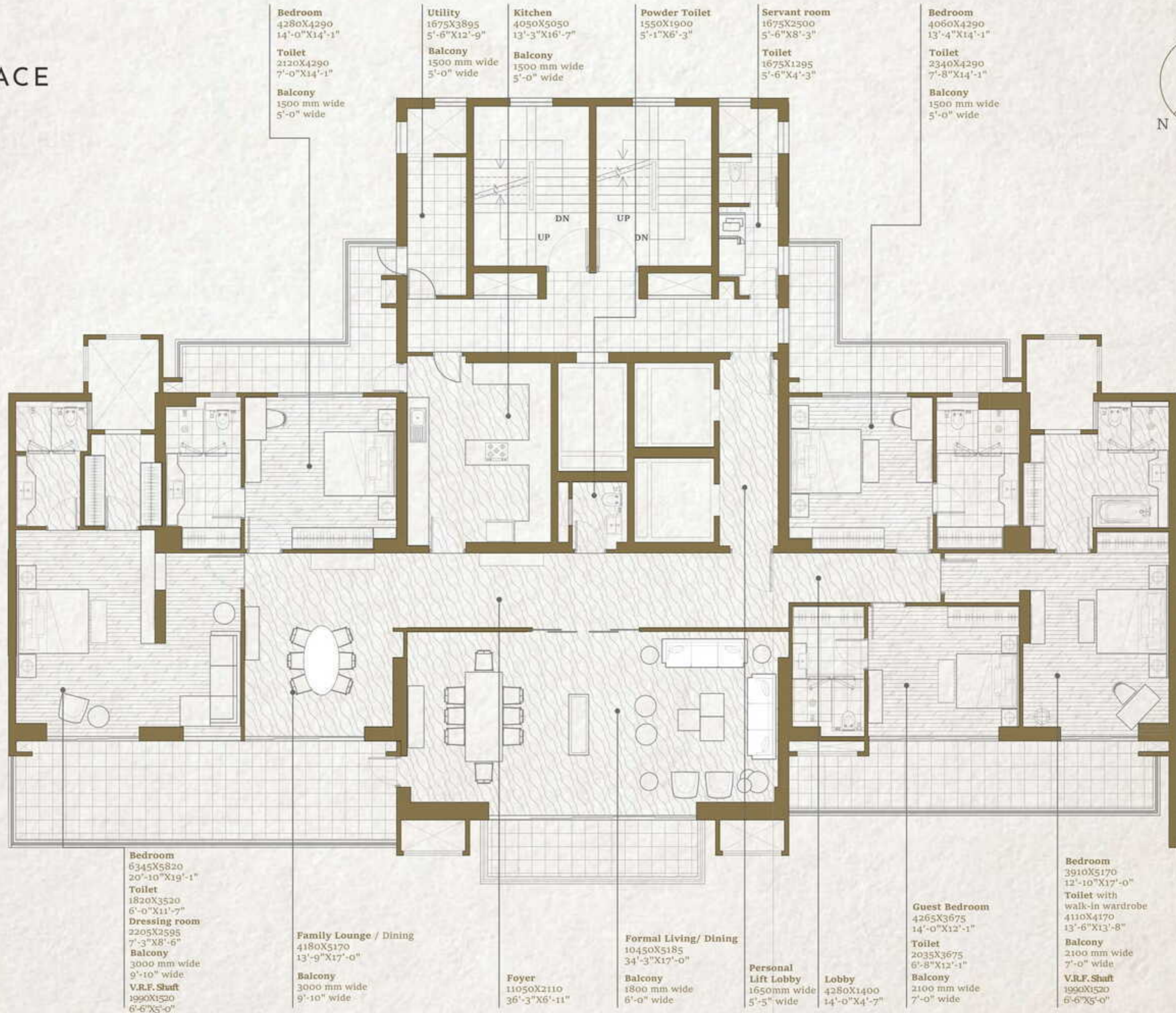
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# KENSINGTON PALACE

## LOWER FLOOR Villament 1 (5 BHK)

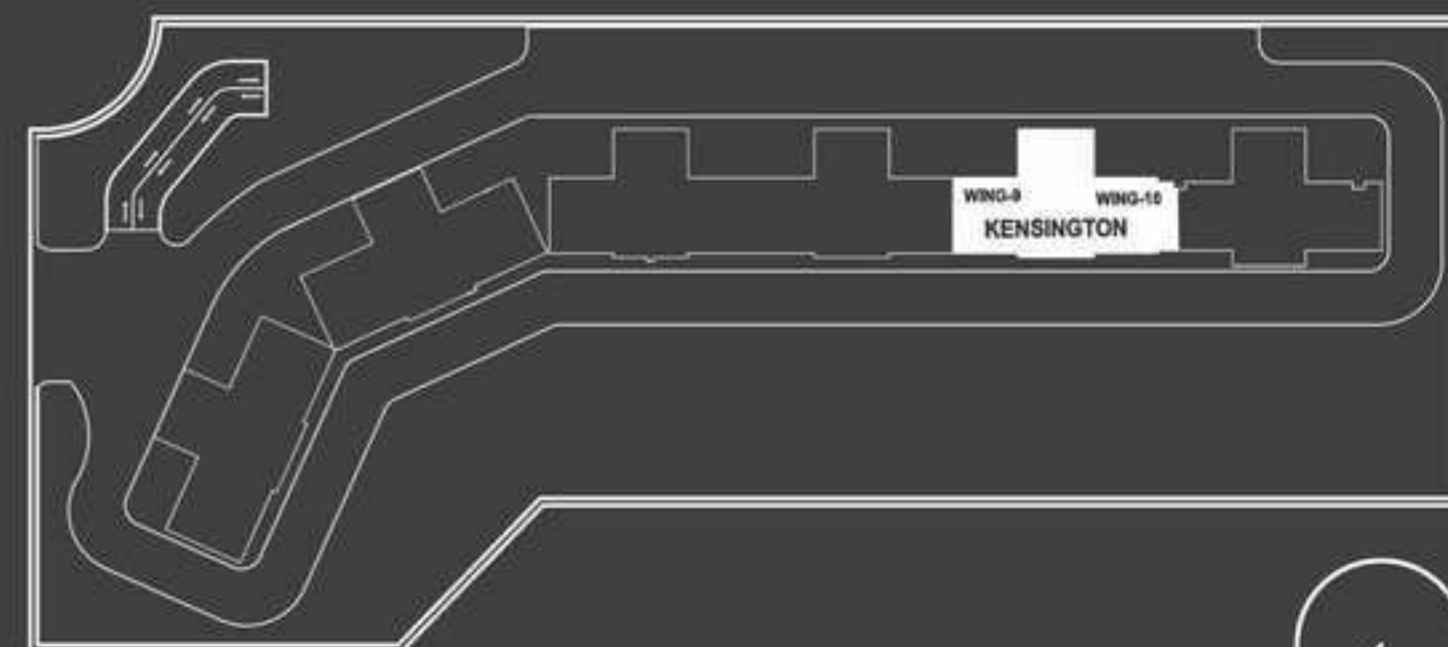
Super Area - 548 Sq. mtr./ 5900 Sq. ft.  
 Built-up Area - 396.20 Sq. m Mtr./ 4265 Sq. ft.  
 Carpet Area - 274 Sq. mtr./ 2948 Sq. ft.  
 Balcony Area - 69.21 Sq. mtr./ 745 Sq. ft.  
 Wing - 9 (Kensington Palace)  
 Floors - 1, 5, 9, 14  
 Wing: 10 (Kensington Palace)  
 Floors - 3, 7, 11, 16

5 Bedrooms, 5 Toilets, 1 Powder Room, Living Room, Lounge & Dining Room, Family Lounge, Kitchen, Pantry, STR Room, STR Toilet, Balconies

## LOWER FLOOR Villament 1A (5 BHK)

Super Area - 567 Sq. mtr./ 6100 Sq. ft.  
 Built-up Area - 410.60 Sq. mtr./ 4420 Sq. ft.  
 Carpet Area - 273 Sq. mtr./ 2941 Sq. ft.  
 Balcony Area - 87.1 Sq. mtr./ 938 Sq. ft.  
 Wing - 9 (Kensington Palace)  
 Floors - 3, 7, 11, 16  
 Wing: 10 (Kensington Palace)  
 Floors - 5, 9, 14

5 Bedrooms, 5 Toilets, 1 Powder Room, Living Room, Lounge & Dining Room, Family Lounge, Kitchen, Pantry, STR Room, STR Toilet, Balconies



Key Plan

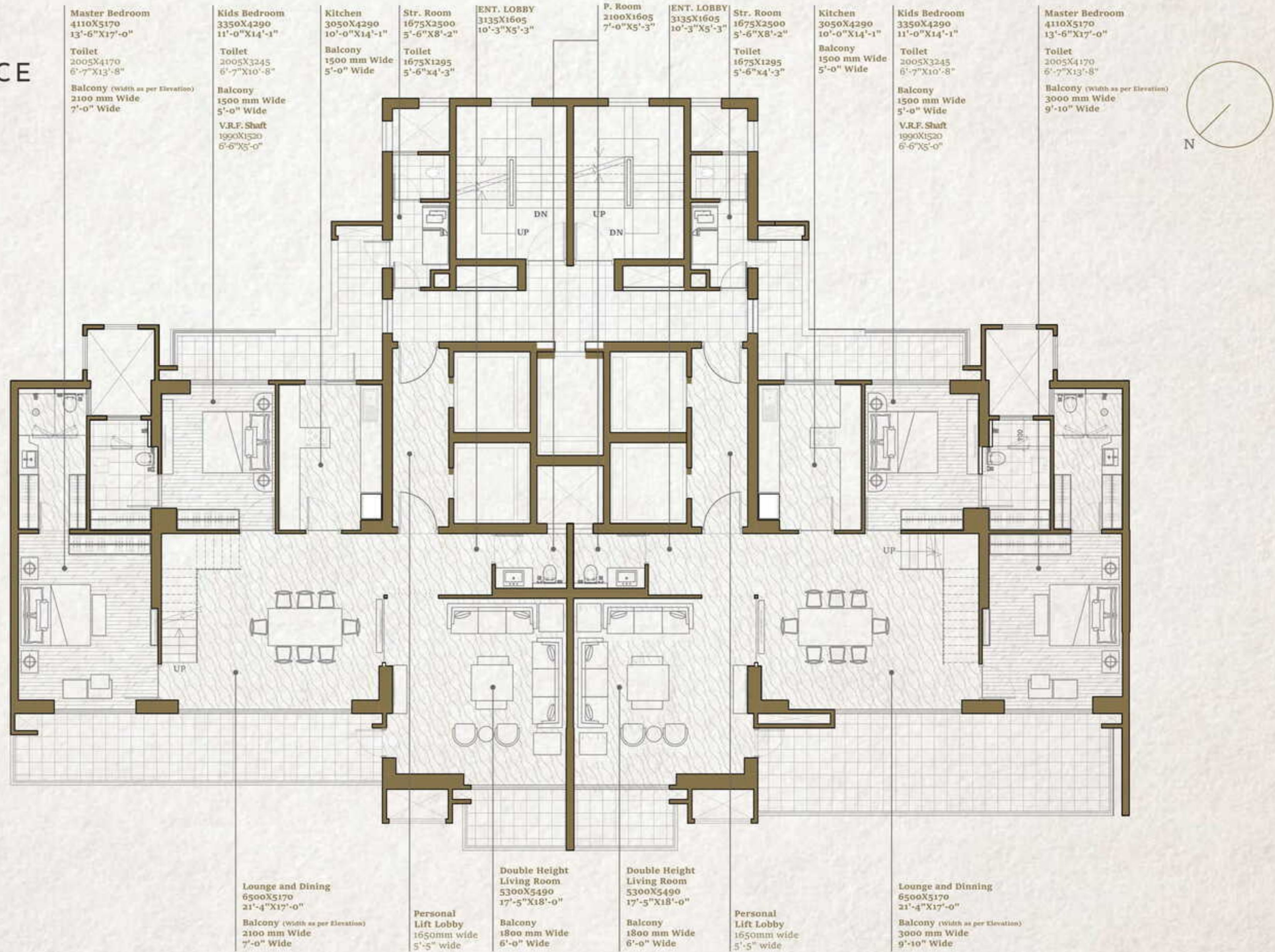
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## KENSINGTON PALACE

### UPPER FLOOR Villament 1 (5 BHK)

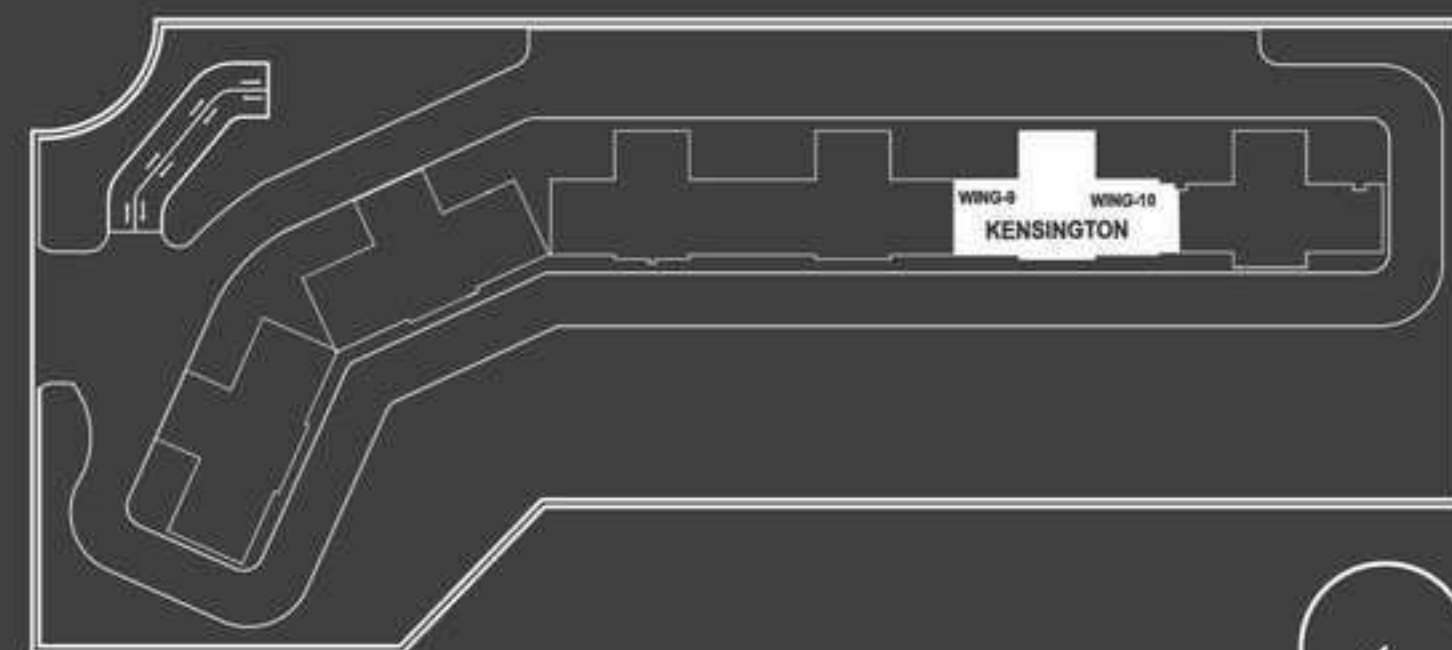
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Carpet Area - 274 Sq. mtr./ 2948 Sq. ft.  
Balcony Area - 69.21 Sq. mtr./ 745 Sq. ft.  
Wing - 9 (Kensington Palace)  
Floors - 2, 6, 10, 15  
Wing: 10 (Kensington Palace)  
Floors - 4, 8, 12, 17

5 Bedrooms, 5 Toilets, 1 Powder Room, Living Room,  
Lounge & Dining Room, Family Lounge, Kitchen,  
Pantry, STR Room, STR Toilet, Balconies

### UPPER FLOOR Villament 1A (5 BHK)

Super Area - 567 Sq. mtr./ 6100 Sq. ft.  
Built-up Area - 410.60 Sq. mtr./ 4420 Sq. ft.  
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Wing - 9 (Kensington Palace)  
Floors - 4, 8, 12, 17  
Wing: 10 (Kensington Palace)  
Floors - 6, 10, 15

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Lounge & Dining Room, Family Lounge, Kitchen,  
Pantry, STR Room, STR Toilet, Balconies



### Key Plan

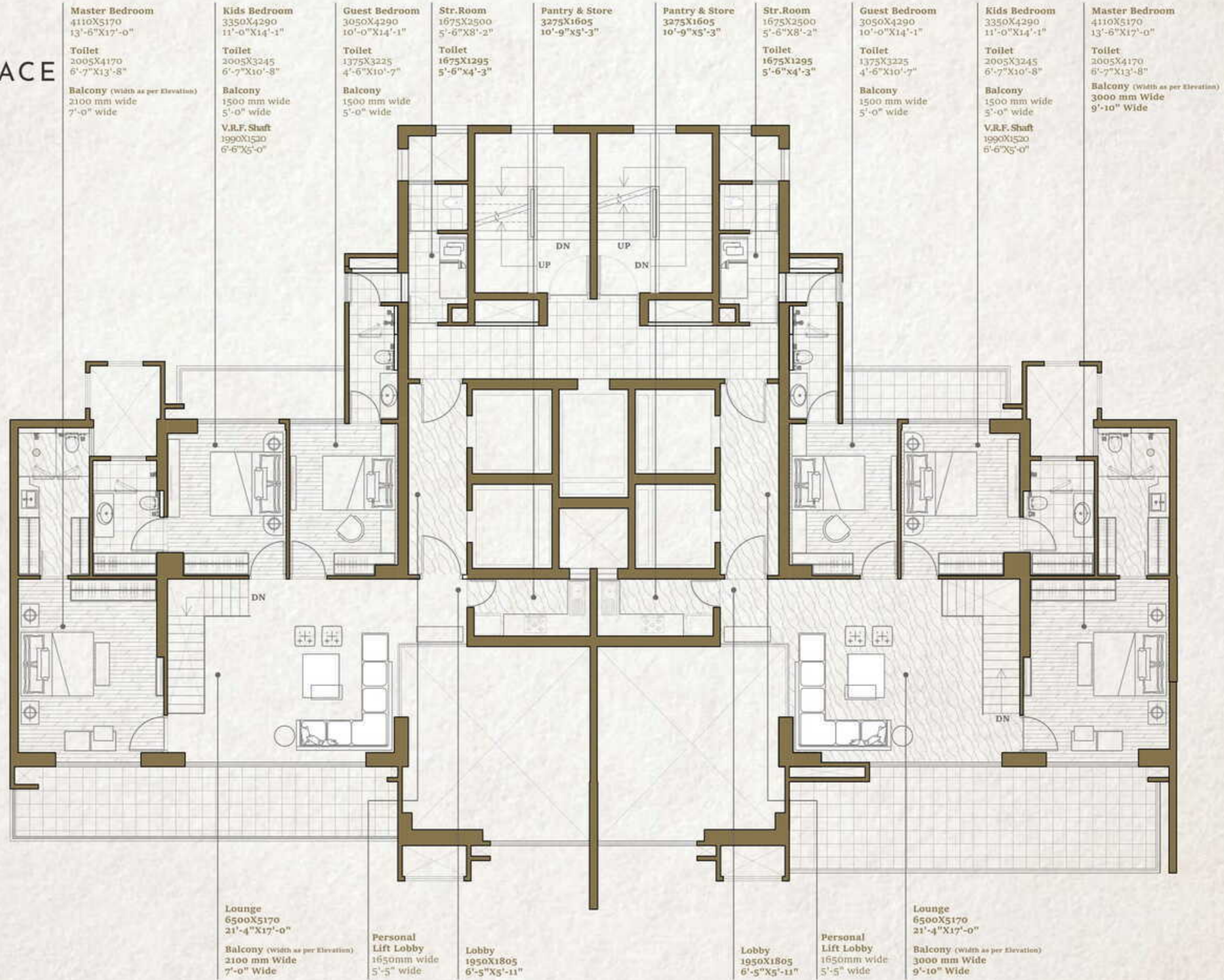
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# Specification

## ARCHITECTURE

An iconic landmark project in a unique setting, amidst serenity and peace, designed by Architect Hafeez Contractor. Structure is executed in Reinforced concrete frame on reinforced concrete piled foundation using Aluminium shuttering.

## BUILDING ENVELOPE

Texture paint on exterior with use of glass railing and full height glazed door windows, corner windows and GRC jaali pattern

## FLOOR TO FLOOR HEIGHTS

Entrance Hall and Lift Lobby (Ground Floor) is 8.0 mtrs in height. All the rooms and living space is 3.375 mtrs and Villaments will have double height living room with a height of 6.75 mtrs

## INTERIORS

All internal walls finished in acrylic emulsion paint with POP punning to get the richness and finesse. Toilets highlighted with large format tiles on walls. Master bathroom walls are decorated with synthetic marble.

## FLOORING

Large array Imported marble floor to all Living room, dining space, entrance foyer and kitchen with chamfered edged skirting with groove in each condominium. Warm and cozy laminated wooden flooring, around your bed, in all bedrooms, with similar skirting. Master toilet is decorated with synthetic marble floors and other toilets highlighted with large format anti skid tiles.

## CEILING

Suspended limited false ceiling finished in acrylic emulsion paint.

## HEATING & COOLING

Comfort cooling and reverse cooling provided by VRF Units to living areas and all bedrooms.

## KITCHEN

Bespoke kitchen counter top and splash back with acrylic mineral stone or granite. Dual tone, modular kitchen with featured chrome handles, soft close function and a laminated carcass. Abode stainless steel under mounted single sink bowl with feature mixer tap. Rectangular induction hob with integrated hood.

## LANDSCAPE

Landscaped private residents' balcony area designed by LSG Landscape Architect (U.S.) incorporating mixed zones, considered planting and feature lighting

## BATHROOMS

Fitted with white bath with chrome finish thermostatic trim with temperature control diverter in master bathroom. Chrome ceiling mounted or wall mounted head shower with retractable handheld shower and diverter in chrome. Frameless fixed glass shower screen adds to the elegance. White ceramic wall mounted WC with soft close and concealed cistern with discrete chrome flush plate. The WC is enclosed with glass screens in master washroom. White basin sits on marble or granite top with featured chrome basin mixer. Bespoke wall mounted mirror.

## PLUMBING

CPVC & UPVC pipes installed to supply water to toilets & Kitchen as well as vertical down takes

## DOOR FINISHES & IRONMONGERY

Majestic 8.0 ft high entrance door with veneered hardwood solid core fixed on hardwood frame with high quality door furniture. All other internal door, bedrooms and bathrooms, are 8.0 ft high in P.U. finish with feature handles fixed on polished hard wood door frames with chrome ironmongery.

## WINDOW SYSTEMS

External windows are glazed with reflective / clear glass housed with high quality system Aluminum. Majestic Glass partitions stand between your formal living room, and dining area, defining it with elegance and style.

## STR ROOM AND TOILET

Tile floor with Oil Bound distemper on walls, and conventional CP fittings in toilet. 7.0 ft high painted flush door shutter for STR room.

## WINTER BALCONIES

Winter balconies are accessed from the living room and bedrooms via glazed system Aluminum doors. Your bedroom extends into winter balconies with large format wooden look floor tiles for a feel of a wooden deck along the sky.

## ELECTRICAL

Energy efficient lighting fixtures in balconies. Modular high quality switches and sockets in each space where appropriate. TV points and telephone points for high speed broadband internet access and satellite TV is provided in living room and bedrooms. All 6 AMP lighting and 16 AMP Power circuits are on copper wiring. Smoke / Heat detectors fitted as per standard.

## POWER BACKUP

100% DG Power back-up as mentioned below 2500 sq. ft - 3000 sq. ft. Not to exceed 5 KVA per condominium 3001 sq. ft - 4000 sq. ft. Not to exceed 7.5 KVA per condominium 4001 sq. ft and above. Not to exceed 10 KVA per condominium. DG Capacity shall be at 85% of load factor & 50% over-all diversity for condominiums as well as common areas. Additional power back-up can be taken on payment basis.

## SECURITY & PEACE OF MIND

24 hour three tier security systems. Main entrance gate secured with full CCTV coverage and intercom facility. Entrance lobbies at ground floor and basements, driveways are further secured. Visual colour entry system and intercom and multi point locking system for front entrance doors provide each apartment full proof security and total peace of mind for residents.

## ENTRANCE LOBBIES

Double height entrance lobby amicably designed with welcome lounge and decked up with imported marble and luxury furniture. Wall cladding with an elegant combination of granite, tile, marble, inlay pattern as per design.

## ELEVATORS & LIFT LOBBY

Four high speed passenger elevators with L.M.S. systems and one service lift exclusively for your condominium or villament, and serve all residential floors and parking levels. Separate elevators for Club and Swimming pool. Typical floor lift lobbies decorated with tiles to welcome your guests.

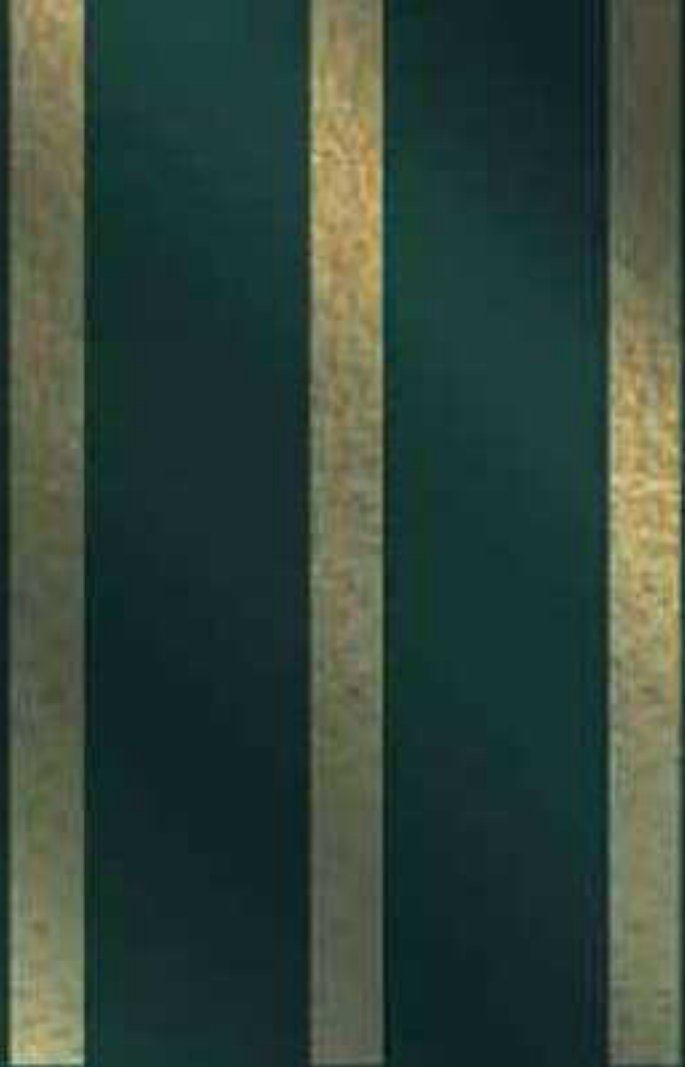
## PARKING

Ample covered parking spaces available for residents.



M  
COLLECTION  
BY MAHAGUN





LIMITED EDITION  
PENTHOUSES

AT   
Manorialle





# M COLLECTION BY 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.



# OUR MARVELS

## MARVELLA

## MIRABELLA VILLA



Actual Image

Experience an extravagant lifestyle Mahagon offers at Marvella condominium. Designed with a high lifestyle quotient, this opulent tower presents an awe-inspiring architecture and proves to be a perfect reflection of your success. The tower is dedicated to spectacular 5 BHK Condominiums.

Size: upto 6000 sq. ft.

Location: Sector 78, Noida



Artistic Image

Ancient architecture was certainly eye pleasing but destitute of modern luxury. Mirabella Villas create an urban statement by blending classic Roman architecture with modern comforts. Our inspiration of the classic Roman architecture has been beautifully implemented by architect Hafeez Contractor who has given it a Neo-Classical twist.

Size: upto 6750 Sq.ft.

Location: Sector 79, Noida

# M-COLLECTION



# OUR MARVELS

## MEADOWS VILLA



Artistic Image

Mahagun brings you the latest residential project-Mahagun Meadows. It is an alluring combination of contemporary modern architectural style and Sky Villas, tailored for an uber modern living. Here, you will find homes arranged in a way that there are only two to four apartments per floor. Access to natural light, proper ventilation and exceptional details play a major role in defining living spaces that are modern in design, spacious and welcoming.

Size: 5000 Sq.ft.

Location: Sector 150, Noida

## MEZZARIA



Actual Image

Mahagun Mezzaria is a creation of architecture in art deco design form – modern, functional and elegant. Double height living rooms & attached double height balcony make it a benchmark in modern living. Besides being a low-density housing project, the 3, 4 & 5 BHK units come with centralized VRF (Hot & cold) system, and other amenities like energy efficient panels, 24x7 concierge, exquisite club house with temperature controlled pool and much more. The project has also received a 5 Star NCR rating by Care Real Estate.

Size: 6750 Sq.ft.

Location: Sector 78, Noida

# M-COLLECTION



# M A N O R I A L L E



Artistic Image

Mahagun Manorialle proffers high-end premium 3/4/5 bhk condominiums with 4 units of exclusive penthouses starting from 10,000 sq. ft. This newly launched residential project is strategically located at Noida Expressway, keeping you connected with the major amenities Noida has to offer. State-of-the-art rooftop club offers not only a breathtaking panoramic view but also houses a luxurious infinity pool. With one condominium per floor and a private lift lobby, we deck up your living space with luxury without cluttering. Not only would you wake up every day to a splendid golf course view, but you also have your worries taken care of by our round-the-clock concierge services.

Size: upto 20,000 sq.ft.

Location: Sector 128, Noida

# M-COLLECTION



# A STATELY MANSION FOR THE RARE FEW





YOUR CROWN  
IN THE SKY



INTRODUCING

LIMITED EDITION  
PENTHOUSES

AT   
Manorialle



# FINELY CURATED BY PEOPLE AS DISTINGUISHED AS YOU



## *The* DESIGN

Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, and the man himself needs no introduction. Mahagun Manorialle has been conceptualized, designed and executed by Hafeez Contractor.

Mahagun Manorialle is an integrated High Rise development from Mahagun. Located in sector 128 Wishtown Noida, Mahagun Manorialle is extremely well connected and is located at a very prime location of Noida, The project is visible from Yamuna Expressway and offers premium luxurious views from the approach road.

The project offers beautiful 180 degree views of the golf course. The finesse and lightness of the façade, as well as its materiality, contribute to the simple yet dense program on the site. The architecture responds subtly to its urban context, the city lights, the different seasons and their colors, and the interior life of the residence. The plan allows optimum utilization of natural light and naturally cooler temperatures through insulated roofs at terrace level. Double height living room, 2 master bedrooms, luxurious washrooms and grand balconies are few highlights.

A complete landscaped garden at the stilt floor, with neither cars-nor floors. The clubhouse also offers a wide range of amenities for the community to enjoy including a gym, spa, pool, jacuzzi, along with the art of outdoor sports and recreational options.

## *The* LANDSCAPE

### LSG AND GSA

LSG Landscape Architecture from USA and Green Space Alliance (GSA) collaboratively working on Mahagun project. We believe in place making that is smart, sustainable, creative, and transformational. Our design approach embraces the notion that we can say something new while maintaining a dialogue with the past. Whether we are seeking to enliven, guide, heal, educate, or inspire, our goal is to create an engaging sense of place in which to live, work and play.





# AN ADDRESS RESERVED FOR THE PRIVILEGED FEW

## At The HEART OF NOIDA

 GREAT INDIA PALACE	 WORLDS OF WONDER	 STUPA & ART GALLERY	 BOTANICAL GARDEN
 THE BUDDH INTERNATIONAL CIRCUIT	 MAHAGUN Manorialle		 OKHLA BIRD SANCTUARY
 ATTA MARKET	 SWAMINARAYAN AKSHARDHAM	 MALL OF NOIDA	 ISKCON

## Unparalleled TRANSPORT CONNECTIONS





*Herald your arrival*

# INTO OPULENCE

It doesn't take long for the innate sophistication and beauty of penthouses to reveal itself to visitors. The lobby is your first port of call to experience breathtaking aesthetics and seamless comfort. That's when you realize that simply being here is a privilege, in its own right.

The warmth and care accorded to you here become a harbinger of the impeccable service available to residents here. It sets the perfect stage for the wonders to come, and it is brought alive by a combined palette of crystal, glass and metallics, set against an eye-catching neutral canvas.



Artistic Image

Artistic Image



*Your Space Of*

# ELEGANCE AND PLEASURE



The neoclassical rendition of the architecture reflects on the sombre and vibrant spirit of the homeowners. Mirroring the power and prestige of royalty in the day's past, it is a semblance of majesty. The classic interior decor of exotic origin completes the artistic integrity of the living room, focusing on the spectacular views of sunrise and sunsets.





Artistic Image

Comfort and beauty are two things that come to mind when the word “bedroom” appears. Manorialle Limited edition penthouses understands this and brings it to you.

*Your Space of*  
**PEACE AND  
REPOSE**



*Kids*

# PARADISE

Children are the future. So, do they deserve anything less than the best? Manorialle presents the most colorful and exciting space for your little ones to call their own



Artistic Image





Artistic Image

Good food is what makes a good life. Indulge in your culinary endeavors in the most well-equipped food preparation facility. Stocked with state-of-the-art Italian cooking implements, every gastronomical journey is guaranteed to be a delight here.

*Your Space to*  
**RELISH**

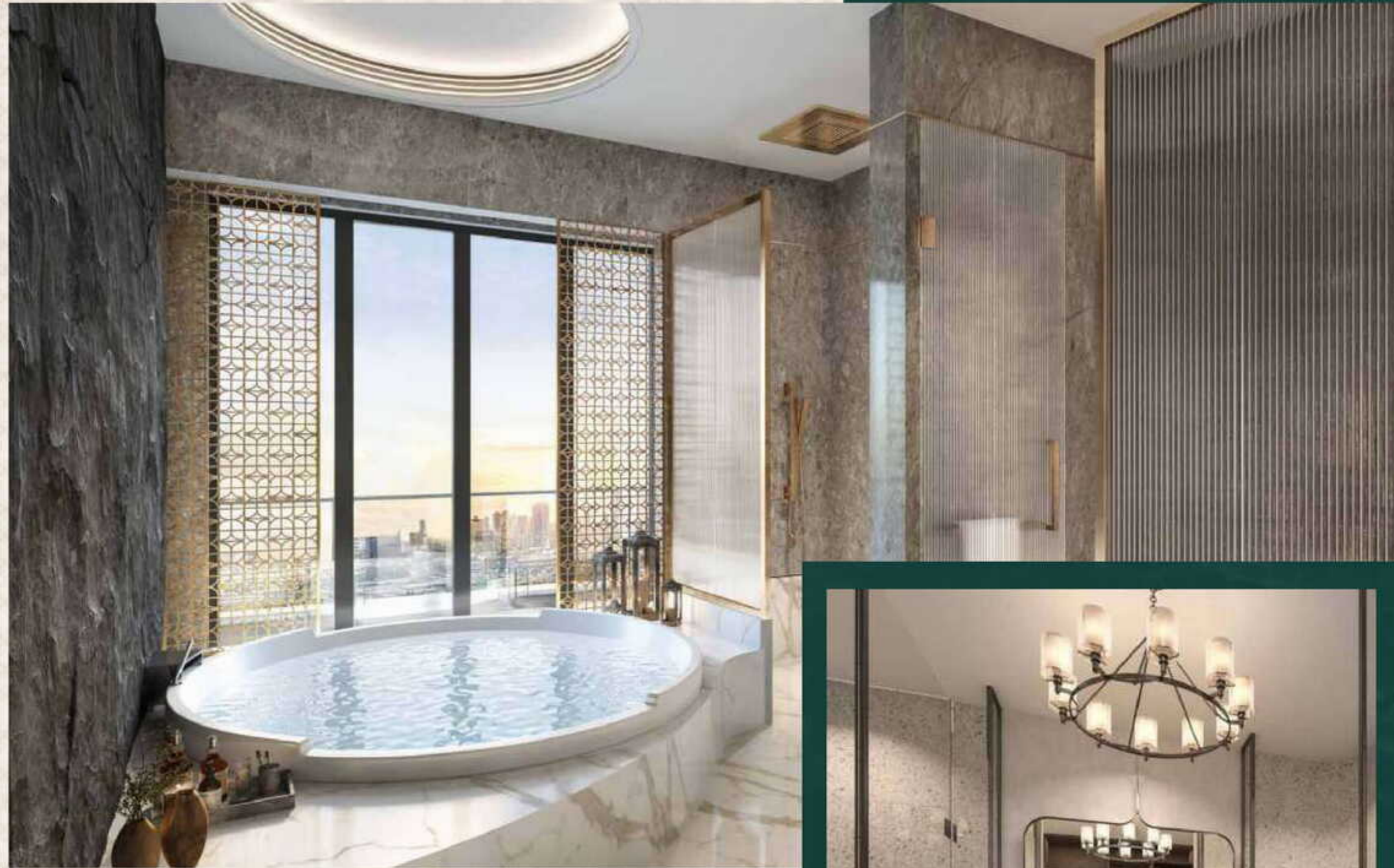


*Retreat into your*

# PRIVATE SANCTUARY

At its core, Manorialle is a combination of enhanced refinement and intuitive comfort. It's a philosophy best borne out by the grandeur of our washroom design, where an air of splendour pervades your daily routine, and makes this intimate space a shining symbol of personal privilege.

With vibrant faucets finished in French Gold, in sharp contrast with the black chinaware, and finesse apparent on every surface, the washroom is your perfect refuge from the outside world, soothing and inviting enough to help reset your mood and discover the higher joys of pampering your senses.



Artistic Image

*Indulges to*

# SOOTHE YOUR SENSES

Nothing quite signifies the sheer wealth of experiences and indulgences available at Manorialle better than the family spa. What once used to be an activity by appointment- only is now an in-house service, where you and your family can drop by for a relaxing and rejuvenating spa session. The spa is a space with its own soothing aura, borne out of the subtle design cues, the pleasant aroma-infused ambience, and the peace you've longed for. Whatever the stress or worry you wish to exorcise, the spa will help cleanse your mind and body.



Artistic Image



*Decked out for*

# LEISURE

A huge balcony right next to your bedroom adds to the charm and is the perfect relaxing spot for your morning coffee or an evening read. A wonderful place to congregate and relax.



Artistic Image

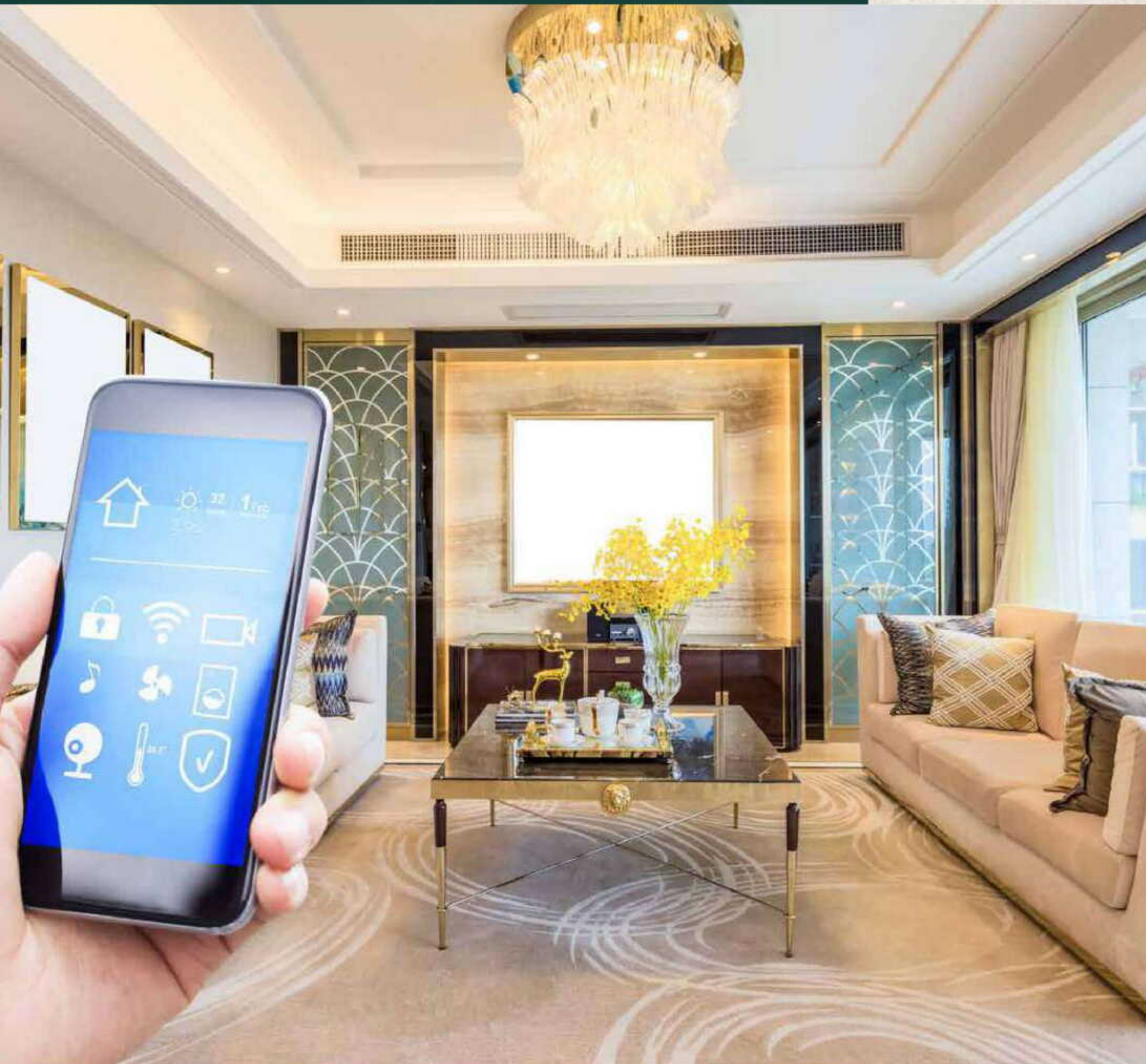


*Your life at*  
**THE TOP**

The gorgeous rooftop terrace, which we call the Sky Lounge, is truly the piece de resistance of life at penthouses. Beautifully landscaped to create a quaint open air refuge, this is where some of the most magnificent and lasting memories will be made and celebrated. And even in those quieter moments, when our special residents of Manorialle may desire a moment to fit their perspectives with the world-class sights and sounds that surround them, the infinity pool will serve as a perfect escape, where the mornings are always mesmerizing and evenings always ethereal.







*Your Wish,*

## ON YOUR COMMAND

For the denizens of the 21st century, there are certain conveniences that define lifestyle trends for years to come. Home automation is one of them. At Manorialle, it provides an intuitive home management experience, seamlessly translating voice commands into instant actions. And while it takes away the tedium of domestic processes, it also makes it more efficient. A smart home blends in these home management processes to the overarching structure of life, so that your life isn't just automated, but also autonomous in the way that basic security and energy management systems acquire a mind of their own and function through varied cues and touchpoints.



# A UNLIMITED LIFE FOR A LIMITED FEW



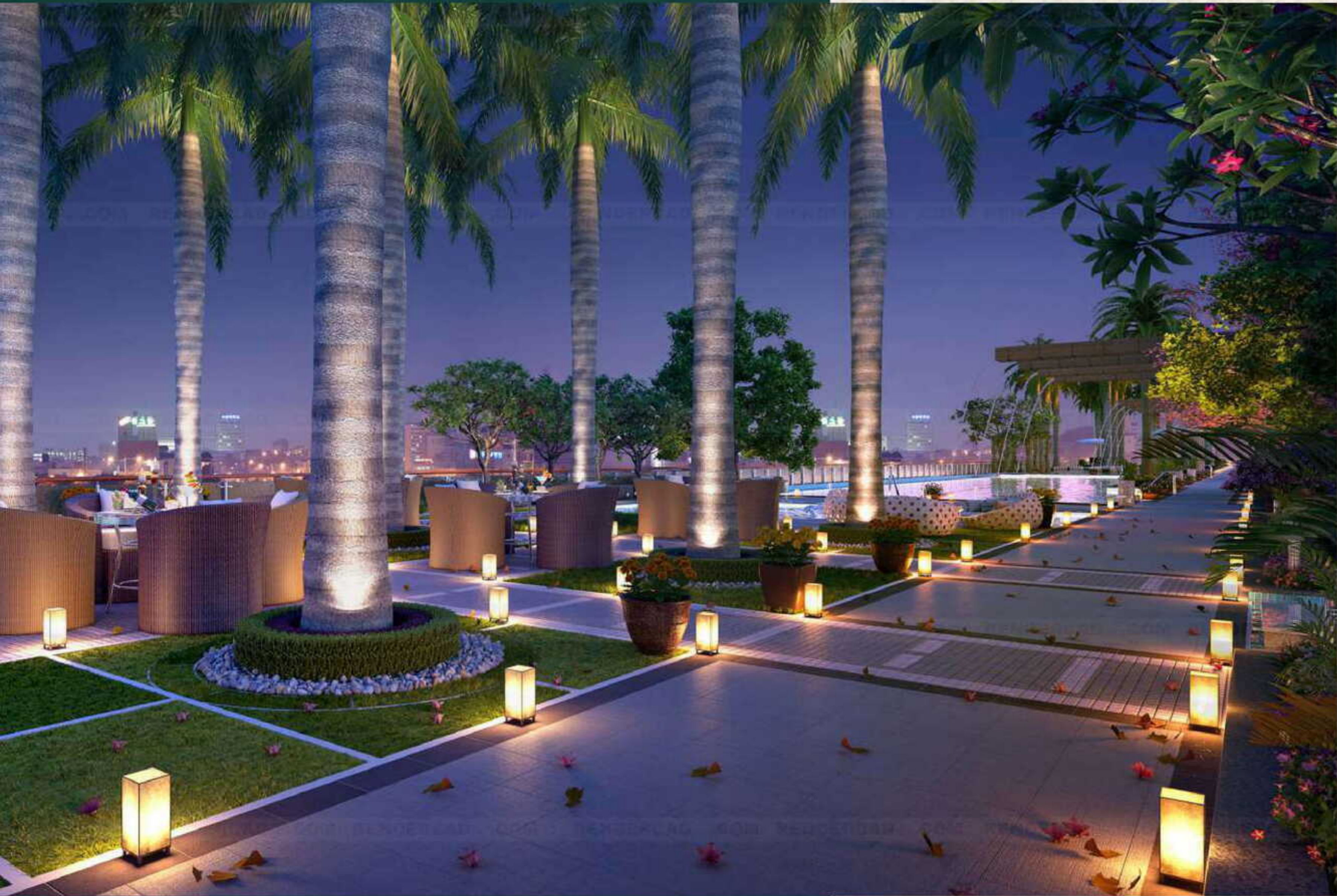
Artistic Image

*Indulge*

## CLOSE TO THE STARS

The gorgeous rooftop terrace, which we call the Sky Lounge, is truly the piece de resistance of life at penthouses. Beautifully landscaped to create a quaint open air refuge, this is where some of the most magnificent and lasting memories will be made and celebrated. And even in those quieter moments, when our special residents of Manorialle may desire a moment to fit their perspectives with the world-class sights and sounds that surround them, the infinity pool will serve as a perfect escape, where the mornings are always mesmerizing and evenings always ethereal.





Artistic Image

*Your life at*  
**THE  
TOP**



# SITE PLAN



- |                                |                           |
|--------------------------------|---------------------------|
| 1. Drop off                    | 11. Fire Tender Path      |
| 2. Trellis Above Ramp          | 12. Amphitheater          |
| 3. Landscape Buffer            | 13. Water Feature         |
| 4. Artificial Berm             | 14. Kids Play Area        |
| 5. Decorative Planting         | 15. Lawn                  |
| 6. Pergola                     | 16. Seating               |
| 7. Tennis Court                | 17. Sculpture             |
| 8. Multi Purpose Play Lawn     | 18. Building Lobby Area   |
| 9. Landscape Berm and Planting | 19. Garden at Stilt Level |
| 10. Water Feature              |                           |





# WHITEHALL PALACE & WESTMINSTER PALACE

LOWER FLOOR

**Super Area** - 929 Sq. Mtr./ 10000 Sq. Ft.  
**Built Up Area** - 727.33 Sq. Mtr./ 7829 Sq. Ft.  
**Carpet Area** - 516.53 Sq. Mtr./ 5560 Sq. Ft.  
**Balcony Area** - 104.80 Sq. Mtr./ 1128 Sq. Ft.  
**Terrace Area** - 45.90 Sq. Mtr./ 494 Sq. Ft.

**Wing - 5 & 6 (Whitehall Palace)**  
**Floor - 38**

**Wing - 7 & 8 (Westminster Palace)**  
**Floor - 38**

5 Bedrooms, 5 Toilets, Puja Room, Powder Room, Living (Double Height), Dining, Family Spa, Den, Kitchen, Utility, Pantry, Store, St Rooms with Toilets, Balconies, Double Height Terrace, Internal Lift



**Disclaimer:** 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 office of the Developer. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



# WHITEHALL PALACE & WESTMINSTER PALACE

UPPER FLOOR

**Super Area** - 929 Sq. Mtr./ 10000 Sq. Ft.  
**Built Up Area** - 727.33 Sq. Mtr./ 7829 Sq. Ft.  
**Carpet Area** - 516.53 Sq. Mtr./ 5560 Sq. Ft.  
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# KENSINGTON PALACE & BUCKINGHAM PALACE

## LOWER FLOOR

**Super Area** - 1021.92 Sq. Mtr./ 11000 Sq. Ft.  
**Built Up Area** - 796.45 Sq. Mtr./ 8573 Sq. Ft.  
**Carpet Area** - 541.90 Sq. Mtr./ 5833 Sq. Ft.  
**Balcony Area** - 89.93 Sq. Mtr./ 968 Sq. Ft.  
**Terrace Area** - 70.32 Sq. Mtr./ 757 Sq. Ft.

**Wing** - 9 & 10 (Kensington Palace)  
**Floor** - 38

**Wing** - 11 (Buckingham Palace)  
**Floor** - 38

5 Bedrooms, 5 Toilets, 2 Powder Room, Living (Double Height), Dining, Family Spa, Family Lounge, Kitchen, Utility, Pantry, 3 Stores, St Rooms with Toilets, Balconies, Double Height Terrace, Internal Lift



**Disclaimer:** 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 office of the Developer. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



# KENSINGTON PALACE & BUCKINGHAM PALACE

UPPER FLOOR

**Super Area** - 1021.92 Sq. Mtr./ 11000 Sq. Ft.  
**Built Up Area** - 796.45 Sq. Mtr./ 8573 Sq. Ft.  
**Carpet Area** - 541.90 Sq. Mtr./ 5833 Sq. Ft.  
**Balcony Area** - 89.93 Sq. Mtr./ 968 Sq. Ft.  
**Terrace Area** - 70.32 Sq. Mtr./ 757 Sq. Ft.

**Wing - 9 & 10 (Kensington Palace)**  
**Floor - 39**

**Wing - 11 (Buckingham Palace)**  
**Floor - 39**

5 Bedrooms, 5 Toilets, 2 Powder Room,  
 Living (Double Height), Dining, Family Spa,  
 Family Lounge, Kitchen, Utility, Pantry,  
 3 Stores, St Rooms with Toilets, Balconies,  
 Double Height Terrace, Internal Lift



**Disclaimer:** 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 office of the Developer. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



# RICHMOND PALACE

## LOWER FLOOR

**Super Area** - 1161.27 Sq. Mtr./ 12500 Sq. Ft.  
**Built Up Area** - 895.12 Sq. Mtr./ 9635 Sq. Ft.  
**Carpet Area** - 625.23 Sq. Mtr./ 6730 Sq. Ft.  
**Balcony Area** - 93.27 Sq. Mtr./ 1004 Sq. Ft.  
**Terrace Area** - 92.62 Sq. Mtr./ 997 Sq. Ft.

**Wing** - 1 & 2 (Richmond Palace)  
**Floor** - 37

5 Bedrooms, 5 Toilets, Powder Room, Living (Double Height), Dining, Family Spa, Den, Kitchen, Utility, Pantry, 2 Stores, St Rooms with Toilet, Balconies, Double Height Terrace, Internal Lift





# RICHMOND PALACE

## UPPER FLOOR

**Super Area** - 1161.27 Sq. Mtr./ 12500 Sq. Ft.  
**Built Up Area** - 895.12 Sq. Mtr./ 9635 Sq. Ft.  
**Carpet Area** - 625.23 Sq. Mtr./ 6730 Sq. Ft.  
**Balcony Area** - 93.27 Sq. Mtr./ 1004 Sq. Ft.  
**Terrace Area** - 92.62 Sq. Mtr./ 997 Sq. Ft.

**Wing - 1 & 2 (Richmond Palace)**  
**Floor - 38**

5 Bedrooms, 5 Toilets, Powder Room, Living (Double Height), Dining, Family Spa, Den, Kitchen, Utility, Pantry, 2 Stores, St Rooms with Toilet, Balconies, Double Height Terrace, Internal Lift



**Disclaimer:** 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 office of the Developer. 15sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



# BUCKINGHAM PALACE

## LOWER FLOOR

**Super Area** - 1858.06 Sq. Mtr./ 20000 Sq. Ft.  
**Built Up Area** - 1359.91 Sq. Mtr./ 14638 Sq. Ft.  
**Carpet Area** - 991.08 Sq. Mtr./ 10668 Sq. Ft.  
**Balcony Area** - 178.55 Sq. Mtr./ 1922 Sq. Ft.  
**Terrace Area** - 287.99 Sq. Mtr./ 3100 Sq. Ft.

**Wing** - 11 (Buckingham Palace)  
**Floor** - 37

5 bedrooms, 5 toilets with walk in closets, 1 living room (double height), 1 living room (single height), dining, bar, Office, PA's room, home theatre, puja room, 3 powder rooms, 2 pantries, utility, 2 store rooms, 3 servant rooms with toilet.



**Disclaimer:** 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 office of the Developer. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



# BUCKINGHAM PALACE

UPPER FLOOR

**Super Area** - 1858.06 Sq. Mtr./ 20000 Sq. Ft.  
**Built Up Area** - 1359.91 Sq. Mtr./ 14638 Sq. Ft.  
**Carpet Area** - 991.08 Sq. Mtr./ 10668 Sq. Ft.  
**Balcony Area** - 178.55 Sq. Mtr./ 1922 Sq. Ft.  
**Terrace Area** - 287.99 Sq. Mtr./ 3100 Sq. Ft.

**Wing** - 11 (Buckingham Palace)  
**Floor** - 38

5 bedrooms , 5 toilets with walk in closets, 1 living room (double height), 1 living room (single height), dining, bar, Office, PA's room, home theatre, puja room, 3 powder rooms , 2 pantries, utility, 2 store rooms, 3 servant rooms with toilet .



**Disclaimer:** 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 office of the Developer. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



# BUCKINGHAM PALACE

## SECOND UPPER FLOOR

**Super Area** - 1858.06 Sq. Mtr./ 20000 Sq. Ft.  
**Built Up Area** - 1359.91 Sq. Mtr./ 14638 Sq. Ft.  
**Carpet Area** - 991.08 Sq. Mtr./ 10668 Sq. Ft.  
**Balcony Area** - 178.55 Sq. Mtr./ 1922 Sq. Ft.  
**Terrace Area** - 287.99 Sq. Mtr./ 3100 Sq. Ft.

**Wing** - 11 (Buckingham Palace)  
**Floor** - 39

5 bedrooms , 5 toilets with walk in closets, 1 living room (double height), 1 living room (single height), dining, bar, Office, PA's room, home theatre, puja room, 3 powder rooms , 2 pantries, utility, 2 store rooms, 3 servant rooms with toilet .





# SPECIFICATIONS

## Specifications For Manorialle (Bare Shell)-Mahagun Manorialle

Certified Green Building Conforming To 'Gold' Standard. Optimum Utilization Of Natural Daylight In Each Apartment With Insulated Roofs In Each Block For Energy Conservation. Solar Powered Lighting In Lanscaped And Open Area. Assured Tranquility And Utmost Privacy With Only Two Apartments Per Floor. Passenger Lifts And Services Lift For Each Block. Air Conditioned Entrance Halls. Single Optical Fibre For Integrated Tv, Telecon And Networking Services. Rain Water Harvesting System To Recharge Aquifer, And Use Of Treated Water From Stp For Flushing And Horticulture. Partial Hot Water Supply Through Solar Water Heater. Common Water Softening Plant. Wheel Chair Ramps To Cater To The Need Of Aged And Thoes Different Abled.

Architecture	An Iconic Landmark Project In A Unique Setting, Amidst Serenity And Peace, Designed By Architect Hafeez Contractor And Earthquake Resistance Rcc Framed Structure.	
Landscape	Landscape Private Residents' Balcony Area Designed By Lsg Landscape Architect (U.s.) Incorporating Mixed Zones, Considered Planting And Feature Lighting.	
Interior Finishes (Living/ Dining/Lobby/Passage/ Bedrooms/Kitchen/Toilets/ Utility/S.room/Balconies)	Flooring	Bare Concrete
	Wall	Rough Unplastered And Unpainted
	Ceiling	Rough Unplastered and Unpainted
Heating And Cooling	Not To Be Provided.	
Kitchen	Vertical Stacks For Water Supply And Drainage Will Be Provided In The Shafts With Connecting Points Provided In The Kitchen. Internal Piping For Water Supply And Drainage Will Not Be Provided. Counters, Fittings And Accessories In The Kitchen Will Not Be Provided.	
Floor To Floor Hights		
	Entrance Hall	8 Mtrs
	Lift Lobby Ground Floor	8 Mtrs
	Living Room	3.375 Mtrs
	Bedroom	3.375 Mtrs
	Bathrooms And Kitchen	3.375 Mtrs
	Villaments Living Room	6.75 Mtrs
Bathrooms	Vertical Stacks For Water Supply And Drainage Will Be Provided In The Shafts With Connecting Points Provided In The Toilets. Internal Piping For Water Supply And Drainage Will Not Be Provided. Counters, Sanitary Fixtures, Fittings And Accessories In The Toilet Will Not Be Provided.	
Plumbing	Cpvc And Upvc Piping For Water Supply Upto Toilets And Kitchen And Vertical Down Takes.	

Door Finishes & Ironmongery	Internal Door	No Internal Door Frames And Door Shutters Will Be Provided
	External Door	Commercial Flush Door
	External Wndows	External Wndows, Glazing With High Quality Upvc /Powder Coated Aluminum Frame And Reflective/ Clear Glass
Winter Balconies	Openable Winter Balconies.	
	Dual Access To Winter Balconies, From The Living Room And Bedrooms Via Glazed Upvc	
Electrical	Electrical Conduit & Wiring Upto Main Distribution Board Shall Be Provided. Pvc Conduits Internal Wiring, Switches And Sockets Will Not Be Provided.	
Power Back-Up	100% Dg Power Back Up As Mentioned Below:	
	2500 Sq. Ft.-3000 Sq. Ft.	Not To Exceed 5 Kva Per Condominium
	3001 Sq. Ft.-4000 Sq. Ft.	Not To Exceed 7.5 Kva Per Condominium
	4001 Sq. Ft. And Above	Not To Exceed 10 Kva Per Condominium
	Dg Capacity Shall Be At 85 % Of Load Factor & 50 % Over-All Diversity For Condominiums As Well As Common Areas.	
Security & Peace Of Mind	Secured Gated Community. Cctv In Driveway Of Parking Basements, Ground Floor, Basement Entrance Lobbies And One Intercom Point In Each Condominium.	
Fire Fighting System	Fire Fighting System With Sprinklers,Smoke Detection System Etc. As Per Nbc Norms.	
Lifts And Lobbies	Lifts	High Speed Passenger Lifts Exclusively For Your Condominium/Villament, All Residential Floors And Basement Car Park One Service Lift For All Residential Floors And Basement Car Park
	Lift Lobby Floor	Combination Of Granite/Marble/Tiles
	Lift Lobby Wall	Combination Of Granite/Acrylic Emulsion Paint On Pop Punning/Textured Paint.
Staircases	Floor	Granite/Marble
	Walls	Oil Bound Distemper
Club Facility	Multi Purpose Hall With Kitchen, Cafe, Gymnasium With Modern Equipment, Separate Male And Female Changing Room, Swimming Pool With Sparate Kids Pool, Cards & Carrom Room, Billiard's Room,Table Tennis Room,Indoor Badminton Court, Squash Court, Lawn Tennis Court.	
Conversion Scale		
Disclaimer: Colour & Design Of Tiles Can Be Changed Without Prior Notice. All Products Such As Marble/Granite/Wood/Tiles Have Inherent Characteristicsif Slight Variations In Texture Colour And Grain Variation And Cracks And Behaviour. Specifications Are Indicative And Are Subject To Change As Decided By The Company/Architect Or Competent Authority. Marginal Variations May Be Necessary During Construction. The Extent/Number/Variety Of The Equipments/Appliances And Their Make/Brand There Of Are Tentative And Laible To Change Of Sole Discretion Of The Company. Applicant/Allottee Shall Not Have Any Right To Raise Objection In This Regard.		

**Disclaimer:** The colour & design of the tiles are subject to availability at the time of construction. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. The extent/number/variety of the equipment/appliances and their make/brand are subject to availability at the time of construction.





# MAHAGUN

A NAME THAT PERFORMS

We always strive to create something new and attaining fresh heights to maintain the supremacy of our quality work. Having been recognised for our innovative techniques and path breaking skills, we inspire and emphasise on customer satisfaction. Over the decades, we have crossed numerous milestones, received hundreds of achievements and catered to thousands of customers.

With proven competencies in residential properties, shopping malls, retail, hospitality & leisure and commercial space, we shape new lifestyles with a focus on designing excellence, building quality and timely delivery.

For us, the quest for excellence doesn't end because ours is the passion to celebrate life that goes beyond just building the structures. It goes to creating special moments with a mix of premium brands, technology, services and experience.





# LOCATION MAP



Disclaimer: The location map is only indicative and not to scale.



## ONGOING PROJECTS

 Mahagun <b>mezzaria</b> LUXURY CONDOMINIUM SECTOR-78, NOIDA	 MAHAGUN <b>MEADOW</b> HIGHRISE & VILLA SECTOR-150, EXPRESSWAY, NOIDA	 MAHAGUN <b>MONTAGGE</b> 2/3/4/5 BHK HOMES CROSSINGS REPUBLIK	 MAHAGUN <b>MARINA WALK</b>
 MAHAGUN <b>MANTRAA</b> SECTOR-10, GREATER NOIDA (WEST)	 MAHAGUN <b>MYWOODS</b> Sector-16 C Greater Noida (West)	 MAHAGUN <b>Millennia</b> CROSSINGS REPUBLIK	 MAHAGUN <b>SUITES &amp; STUDIO</b>

## DELIVERED PROJECTS

 Mahagun <b>MORPHEUS</b> NOIDA Sector-50, Noida	 <b>Park Plaza</b> SHAHDARA-DELHI	 MAHAGUN METRO MALL <b>VAISHALI</b> GHAZIABAD	 MAHAGUN <b>SAROVAR PORTICO</b> Vaishali, Ghaziabad A SAROVAR HOTEL	 <b>Marvella</b> Sector-78, Noida	 MAHAGUN <b>Moderne</b> Sector-78, Noida
 <b>Mahagun Villa</b> Vaishali, Ghaziabad	 Mahagun <b>MAESTRO</b> NOIDA Sector-50, Noida	 MAHAGUN <b>JESTIC</b> Crossings Republik, NH-24	 MAHAGUN <b>SCOT+</b> Crossings Republik, NH-24	 Mahagun <b>Manor</b> NOIDA Sector-50, Noida	 MAHAGUN <b>MOSAIC</b> Modern Homes. Modest Budget. Vaishali, Ghaziabad
 Mahagun <b>Mansion</b> Indirapuram, Ghaziabad	 MAHAGUN <b>MAPLE</b> 2/3/4 BHK APARTMENTS Sector-50, Noida	 MAHAGUN <b>PURAM</b> 1,2,3 BHK Homes - 85-114 Delhi NCR NH-24, Delhi NCR	 MAHAGUN <b>MYWOODS</b> Sector-16 C Greater Noida (West)	 MAHAGUN <b>MIRABELLA</b> Sector-79, Noida	 Mahagun <b>mezzaria</b> LUXURY CONDOMINIUM SECTOR-78, NOIDA



## 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.

### VISIT US

#### M COLLECTION LOUNGE

Corporate Off: Office No A-19, Sector 63, Noida- 201301 (U.P.)

#### MAHAGUN INDIA PVT. LTD.

Site Off: Cluster B-9B, Wishtown, Sector 128, Noida- 201304 (U.P.)

Website: [www.mcollection.in](http://www.mcollection.in)

Disclaimer: The information and the plans, specifications, design, layout, artistic renderings, images, structural details and other details as mentioned in this Brochure are only indicative and the customers are advised to check and re-verify the information and the plans, specifications, design, layout, artistic renderings, images and other details as mentioned in this Brochure from the website of RERA and/or from the office of the Developer. The depiction of towers and architectural features is purely conceptualize and is based on artist impression to illustrate the appearance of tower once it is completed. No warranty is given that the tower will comply to any degree of this artist's impression. Soft furnishing, furniture and gadgets are not part of the offering. While every reasonable care has been taken in providing the information in the brochure, company, its promoters, officers or its agents cannot be held responsible for any inaccuracies. Fixtures and furnishings, other interior shown including wall paneling and wall dressings shown in Computer Generated Image and photos are indicative only and constitute no legal offering.