LUXURY ABOVE
GREENERY BELOW
BLISS ALL AROUND

Mahagun mezzaria

MAHAGUN
A NAME THAT PERFORMS

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(A Mahagun Group Company)
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mezzaria in italian
means mid air

LUXUR
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- Designed by internationally renowned architect Hafeez Contractor
- Certified Green Building conforming to 'Gold' standard
- Double Height Living rooms in each apartment with attached Double Height balcony
- Optimum utilization of Natural Daylight in each apartment with insulated roofs in each block, for energy conservation
- Solar powered lighting in Landscaped and Open Areas
- Assured tranquility and utmost privacy with only two apartments per floor in most of the blocks
- 3-4 Passenger Lifts and one Service Lift for each block
- Air Conditioned apartments, with energy efficient VRV / VRF system, excluding kitchen, toilet & S. Room
- Air Conditioned Entrance Halls with automatic Sensor lights in lobby areas
- Single Optic Fibre for integrated TV, Telecom and networking services
- Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture
- Hot water supply through Solar Water Heaters supplemented by Electric geysers installed outside kitchen and toilets
- Common Water Softening Plant, provision of Car Washing facility in basement on payment basis
- Wheel Chair ramps to cater to the needs of aged and those differently abled

an address as posh as the property itself

Mahagun Mezzaria is pure luxury in mid-air hanging over a ten acre plot of landscaped greens. Double height ceiling living rooms, VRV air-conditioning, green building concept and huge floor areas make this project a benchmark in modern living.

Another irresistible factor about Mahagun Mezzaria is its extremely low density of only two homes per floor in most of the blocks. And of course, the location of prime part of Noida is a premium too.

double height ceiling living room that speak double about the luxury

A living room is the heart of every home and truly showcases its master's inner self. Its also creates the first impression that your guests will harbor for a lifetime. So keeping this in mind, for the first time we present double height ceiling living room in each apartment, truly doubling the luxury of living in this stately home.

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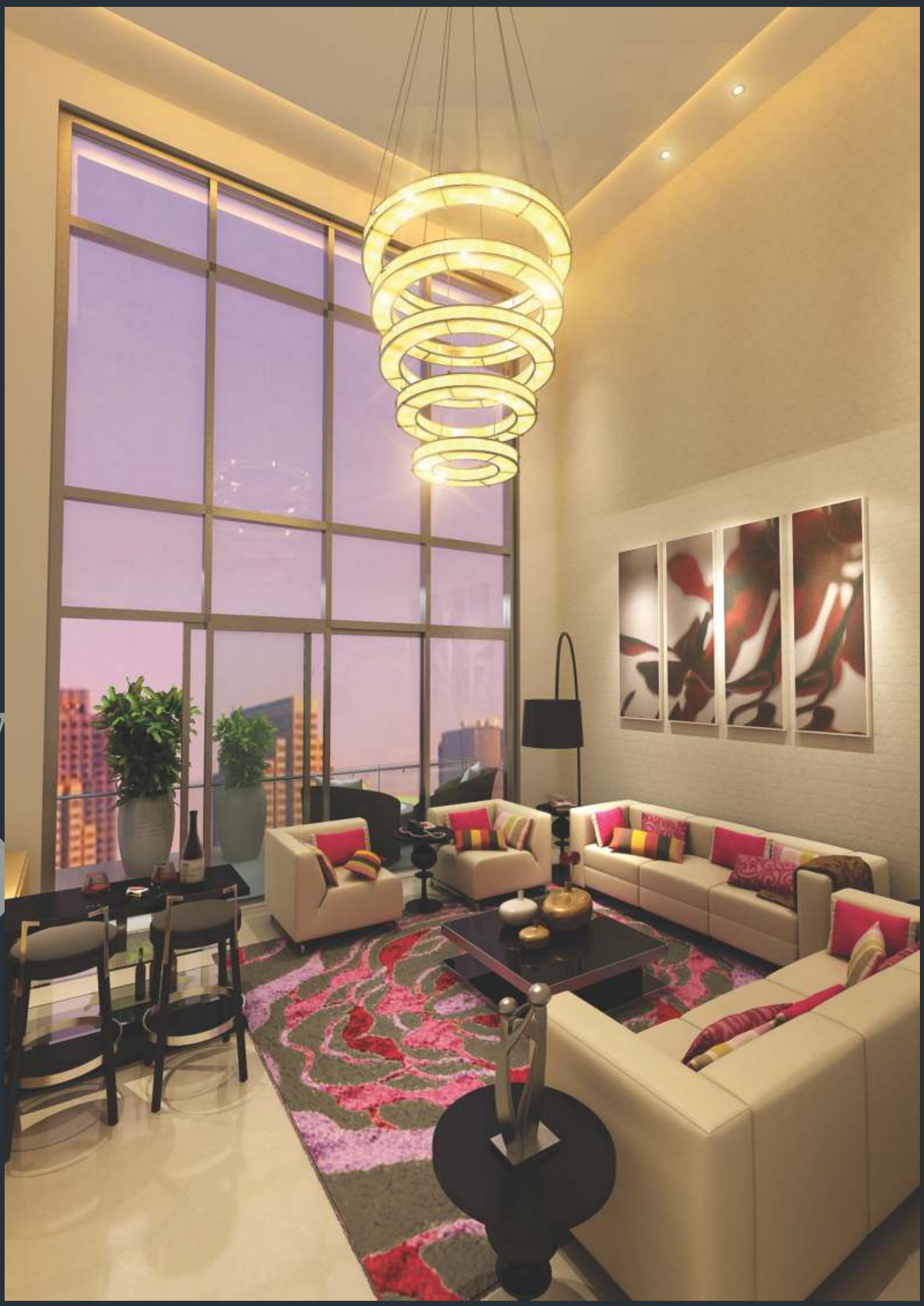

*3D rendering of interior view of the flats. Artistic impression of developer's intent only. Subject to change. Furniture and fixtures shown are not part of the offering. The colour scheme & other features shown on the walls are part of the interior & not actual offering.

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architecture inspired by the famous western art deco design revolution

Art Deco is an eclectic artistic and design style that began in Paris in mid 1920s until the Second World War. It has influenced many art and design disciplines like architecture, industrial and interior design, fashion, painting, graphic arts and even films. Therefore one can easily assume that this functional, modern, elegant and purely decorative design form will be best suited for this modern marvel in the making.

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no vehicle on ground, just bliss all around

One of the main features of the project is its underground parking. This provision ensures that there will be no blemish in the grandly built landscape i.e. no cars will be parked on the ground. This measure also greatly improves the security of the cars and the breathtaking view of Mahagun Mezzaria.

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Luxury Homes, Sec-78, Noida

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LOCATION

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- 1 mins. drive from proposed Metro Station
- 3 mins. drive from FNG corridor
- 5 mins. drive from Sector-119 and Sector-120
- 5 mins. drive from Sector-32 Metro Station
- Located in the heart of Noida in Sector-78, within a fully inhabited locality, near Sector-50
- 10 mins. drive from NH-24
- 10 mins. drive from Fortis Hospital
- 20 mins. drive from Sector-18 Market

a luxury pad over an expansive green pad

This property is a Certified Green Building conforming to 'Gold' standard. The ground level is nothing short of an expansive green landscaped carpet. And all this in the perfect location of sector 78, Noida which is well planned, integrated, modern and is well connected to Delhi and the NCR through a network of wide roads. The greenery and the location of Mahagun Mezzaria are the two outdoor luxuries besides the luxurious comforts that the homes offer inside.

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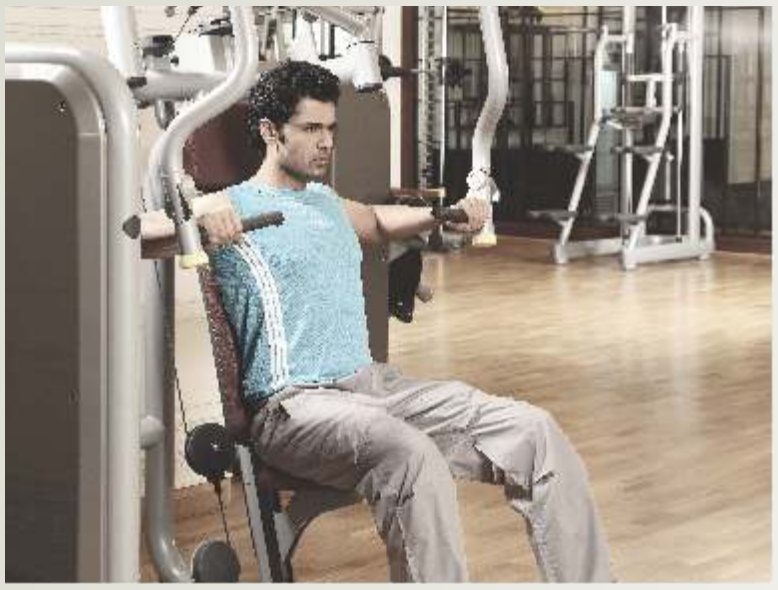
CLUB



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let luxury engulf you

Allow yourself to relax in the state-of-the-art club. An atmosphere of relaxation and comfort has been created to allow you to reduce stress, improve health and maintain wellness. It has all the leisure facilities like indoor and outdoor games, gym, jacuzzi, swimming pool and a restaurant so that not even a minute will go drab in this modern recreational zone.

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1sq.mtr. = 10.764 sq. ft.; 1acre = 4047sq.mtrs. (approx)

Tentative Plan of Clubhouse

SPECIFICATIONS

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luxe in specs too

LIVING/DINING/LOBBY/PASSAGE

Floors	Imported Marble
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint with limited False Ceiling.

BEDROOMS

Floor	Laminated wooden flooring
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint with limited False Ceiling.

KITCHEN

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area.
Floor	Anti-skid Tiles.
Ceiling	Acrylic Emulsion paint.
Counter	With Marble/Granite/Artificial Marble top.
Fittings/Fixtures	CP fittings of Kohler/Jaguar or equivalent, Single bowl SS Sink with additional SS Sink with drain board in utility balcony.
Wood Work	Modular Kitchen without chimney & hob.

BALCONY & UTILITY BALCONY

Floor	Ceramic Tiles.
Ceiling	Exterior paint.

TOILETS

Walls	Combination of Tiles, Acrylic Emulsion Paint & Mirror.
Floors	Anti-Skid Tiles/Marbel.
Ceiling	Acrylic Emulsion Paint.
Counters	With Marble/Granite/Synthetic stone top.
Fixture/Accessories	Glass Shower-partition in toilets (7'Ht), & Glass enclosure (7ft') for W.C. in Master Toilet.
Sanitary ware/CP fittings	Single Lever CP fittings of Kohler/Jagaur or equivalent make. Wash Basin, Floor mounted/ Wallhung WC of Parryware/ Hindware or Equivalent make.

PLUMBING CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.

FIRE FIGHTING SYSTEM Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms.

SERVANT & STORE ROOM

Floor	Grey Mosaic cast-in-situ flooring/Tiles/Terrazzo.
Walls & Ceiling	Oil bound Distemper.
Toilets	Ceramic Tile Flooring & Cladding, conventional CP Fittings.

DOORS

Internal Doors	8' high Polished Hard wood frame with Polished Moulded Skin shutters.
Entrance door	8'- high Polished Hard wood frame with Polished Designer door

EXTERNAL GLAZINGS

Windows/External Glazing	UPVC / Powder Coated Aluminum Glazing with reflective glass or clear glass & Aluminum/ UPVC Glazing with clear Frosted Glass in Kitchen, Toilets & Servant room.

ELECTRICAL FIXTURES/FITTINGS Modular switches of Crabtree/MK/Schneider or equivalent make with copper wiring, and ceiling light fixtures in Balconies.

POWER BACK-UP

100% DG Power back-up as mentioned below:

a) 2500 sq.ft.	Not exceeding 10 KVA per apartment.
b) 3020/3070 sq.ft.	Not exceeding 10 KVA per apartment.
c) 3430/3525 sq.ft.	Not exceeding 10 KVA per apartment.
d) 4425 sq.ft.	Not exceeding 15 KVA per apartment.

DG Capacity shall be at 70% of load factor & 70% over-all diversity for apartments as well as for common areas

SECURITY SYSTEM Secured Gated Community. CCTV in driveway of Parking Basements, Ground Floor & Basement Entrance Lobbies.

Video Door-Phone and one intercom point in each apartment.

LIFT LOBBY

Lifts	Passenger and Service Elevators of Mitsubishi/OTIS or equivalent
Lift Lobby Floor	Combination of Granite/Marble/Tiles
Lift Lobby Walls	Combination of Granite/Acrylic Emulsion Paint on POP Punning/Textured Paint

STAIRCASES

Floor	Terrazzo/Mosaic Tiles/Marble/Kota Stone
Walls	Flat oil Paint

CLUB FACILITY Multi Purpose Hall with Banqueting Facility, Restaurant/ Coffee shop, Convenience Shop, Business Center, Children Play Area, Gymnasium with Modern Equipments, Unisex Saloon, Steam & Jacuzzi, Outdoor Swimming Pool with separate Kids Pool, Temperature Maintained Indoor Pool, Cards & Carrom Room, Billiard's Room, Table Tennis Room, Indoor Badminton Court (2 nos), Squash Court (2 nos), Lawn Tennis Court.

CONVERSION SCALE

1ft. 304.8 mm

Disclaimer: Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. 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 thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

FLOOR'xPLANS"

- 3 Bed Rooms
- 3 Toilets
- Living with Double Height
- Dining/Family Lounge
- Kitchen with Utility Balcony
- Servant Room with Toilet
- Balconies

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HIG - IB

3 BHK SMALL PLAN

UNIT NO- 1, 2, 16, 17, 20 AND 21 AT EVEN FLOORS
UNIT NO. 3, 4, 18, 19, 22 AND 23 AT ODD FLOORS

Built Up Area - 2030 sq. ft. (Approx)
Saleable Area - 2500 sq. ft. (Approx)

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- 3 Bed Rooms
- 3 Toilets
- Pooja Room
- Living with Double Height
- Dining Area
- Family Lounge
- Kitchen with Utility Balcony and Store
- Servant Room with Toilet
- Balconies

Floor Plans

HIG - IIA

3 BHK TYPICAL FLOOR PLAN

UNIT NO- 5 AND 7 AT ODD FLOORS
UNIT NO. 6 AND 8 AT EVEN FLOORS

Built Up Area - 2370 sq. ft. (Approx)
Saleable Area - 3020 sq. ft. (Approx)

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- 3 Bed Rooms
- 3 Toilets
- Pooja Room
- Living with Double Height
- Dining Area
- Family Lounge
- Kitchen with Utility Balcony and Store
- Servant Room with Toilet
- Balconies

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HIG - IIB

3 BHK TYPICAL FLOOR PLAN

UNIT NO- 5 AND 7 AT EVEN FLOORS
UNIT NO. 6 AND 8 AT ODD FLOORS

Built Up Area - 2420 sq. ft. (Approx)
Saleable Area - 3070 sq. ft. (Approx)

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- 4 Bed Rooms
- 4 Toilets
- Living with Double Height
- Dining Area
- Family Lounge
- Kitchen with Utility Balcony and Store
- Servant Room with Toilet
- Balconies

SHIG - IA

4 BHK TYPICAL FLOOR PLAN

UNIT NO- 9 AND 12 AT ODD FLOORS
UNIT NO- 10 AND 11 AT EVEN FLOORS

Built Up Area - 2800 sq. ft. (Approx)
Saleable Area - 3430 sq. ft. (Approx)

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- 4 Bed Rooms
- 4 Toilets
- Living with Double Height
- Dining Area
- Family Lounge
- Kitchen with Utility Balcony and Store
- Servant Room with Toilet
- Balconies

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SHIG - IB

4 BHK FLOOR PLAN

UNIT NO- 9 AND 12 AT EVEN FLOORS
UNIT NO- 10 AND 11 AT ODD FLOORS

Built Up Area - 2880 sq. ft. (Approx)
Saleable Area - 3525 sq. ft. (Approx)

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- 4 Bed Rooms
- 4 Toilets
- Living with Double Height
- Dining Area
- Family Lounge
- Kitchen with Utility Balcony
- Servant Room with Toilet
- Balconies
- Powder Room

SHIG - IIA

4 BHK FLOOR PLAN

UNIT NO- 14 AND 15 AT ODD FLOORS

Built Up Area - 3650 sq. ft. (Approx)
Saleable Area - 4425 sq. ft. (Approx)

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1sq.mtr. = 10.764 sq. ft.; 1acre = 4047sq.mtrs. (approx)

- 4 Bed Rooms
- 4 Toilets
- Living with Double Height
- Dining Area
- Family Lounge
- Kitchen with Utility Balcony
- Servant Room with Toilet
- Balconies
- Powder Room

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SHIG - IIB

4 BHK FLOOR PLAN

UNIT NO- 14 AND 15 AT EVEN FLOORS

Built Up Area - 3650 sq. ft. (Approx)
Saleable Area - 4425 sq. ft. (Approx)

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Master Plan (Ground Level Plan)

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That a provision has been made in the layout plan for a future block proposed to be developed by the developer, in accordance with the applicable byelaws, in force at the time of such development, with the permission of the competent authority.

Master Plan (Typical Level Plan)

LEGENDS

1. ENTRY/EXIT W SECURITY CABIN
2. ENTRY WATER FEATURE
3. DROP OFF COURT
4. DROP OFF
5. COVERED HOT POOL (BELOW)
6. SUNKEN POOL AREA
7. MAIN POOL
8. KID'S POOL
9. OPEN AIR LOUNGE AREA
10. MULTI-ACTIVITY LAWN
11. TRELLIS SEATING
12. KIDSPLAY AREA
13. INTERACTIVE WATER FEATURE
14. STEPPED SEATING
15. LAWN W BANDING STRIPS
16. WALKWAY/JOGGING
17. SUNKEN TENNIS COURT
18. SKATING RINK
19. OUTDOOR FITNESS CORNER
20. ACCESS RAMP
21. INTERNAL DRIVEWAY
22. SECONDARY ENTRY/EXIT
23. MOUNDS LAWN
24. BOUNDARY PLANTING
25. FOCAL STAGE W/SCULPTURE
26. CLUB HOUSE BELOW

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Member of CREDAI

MAHAGUN

A NAME THAT PERFORMS

bringing dream homes to life

Mahagun Group is an enterprise of engineers and space planners, rich in experience and high on commitment. Mahagun develops residential flats, luxurious villas and mansions, premium apartments with two, three and four bedrooms, along with commercial and retail properties for sale. The outstanding success of the group can be attributed to the motto of the company- 'A Name That Performs'.

Mahagun has been relentlessly pursuing this principle, and it has paid off great dividends. Mahagun takes great pride in the fact that it has completed and handed over all its projects much before the scheduled dates. Be it Mahagun Mansion, Mahagun Morpheus or Mahagun Maestro, all the ventures have been instant sell-outs. Mahagun is also a part of the prestigious Crossings Township project, which is India's first global city. But the quest for uniqueness does not end there. Mahagun entered the retail segment with Mahagun Metro Mall, Vaishali, a mall that became a benchmark for malls in the country. This was followed by Mahagun Mosaic, Mahagun Moderne and Mahagunpuram I & II, that challenged the way the world looked at budget homes. Keeping up with its tradition to create modern marvels the company launched its range of luxurious residential complexes like Mahagun Maple, Mahagun Marvella and Mahagun Mywoods, making them a benchmark in modern living.

With an aim to bring the luxurious lifestyle of Dubai to India Mahagun launched its iconic project Mahagun Mascot. And now, the company is launching Mahagun Mezzaria it's most luxurious and ambitious project till date that will weave a new tale of lavishness for the city to behold. Also, on the anvil is a luxury hotel- Mahagun Sarovar Portico in Vaishali which will add to the Group's illustrious creation.

Over the years, Mahagun has been setting up new precedents aimed at providing full and complete disclosure of relevant information to the customer. In keeping with this tradition, the actual built up area (BUA) of each flat is indicated along with the super area (SBA) to provide complete transparency in the deal. By doing so, Mahagun has defined the path, to follow, for other players in the field in NCR region.

Best of Amenities

Planned Infrastructure

Affordable Pricing

Great Location

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DELIVERED PROJECTS

Mahagun Maestro Noida

Mahagun Morpheus Noida

Mahagun Maple Sec-50, NOIDA 2/3/4/5 BR APARTMENTS

Mahagun Manor Noida

Mahagun Villa

Mahagun Mansion

Mahagun Mosaic Vaishali Modern Homes. Modest Budget.

ON GOING PROJECTS

Mahagun Mascot Crossings Republik, NH-24

Mahagun Puram 1,2,3 BR Homes • NH-24, Delhi NCR

Mahagun Mywoods Greater Noida West

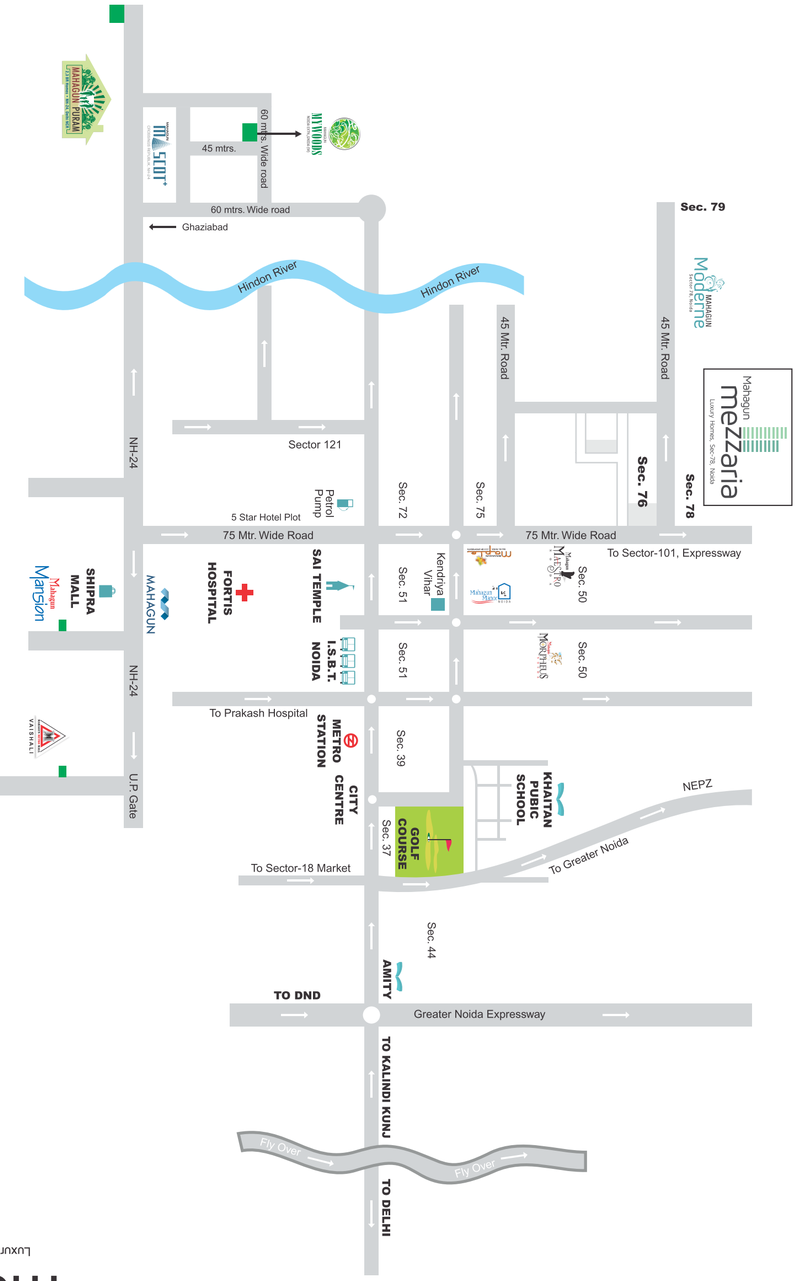
Mahagun Mezzaria Luxury Homes, Sec-78, Noida

Mahagun Moderne Sector 78, Noida

Mahagun Mirabella Sector 79 Noida

Mahagun Mantra-1 2&3, BHK Aptts. Sec.10 Gr. Noida (West)

Mahagun Meadows Sector 150, Noida



MAP NOT TO SCALE

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Location Plan

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