



LOTUS ARENA II



Welcome to Lotus Greens

At Lotus Greens our mandate is simple - we're dedicated to creating a brighter tomorrow. Through our expertise, reliability and quality, we're building a legacy that will stand the test of time. A diversified Real Estate Group with significant business interests across Residential, Commercial, Hospitality and Education domains. Approximately 14 million sq. ft. of real estate space has been delivered under able leadership of the promoter with a current land bank of approx. 800 acres. By developing sustainable communities, we are working on enabling homes for 12000 families in the next 3 years, thereby enabling them to get the most out of the experiences life has to offer, secure in the knowledge that, with Lotus Greens, they have made a responsible choice.

We aim to create environments based on shared beliefs, between us and our customers, and between all the individuals who form the vibrant Lotus Greens communities.

EVERYDAY HARMONIOUS LIVING WITH SPORTS



LOTUS ARENA II

An architectural vision capturing a unique blend of contemporary living and an energized outdoor life.




Located in Sector 79-Noida, within the approx. 180 acres Sports City, Lotus Arena II offers the best of living spaces in the lap of the finest amenities, enabling a healthy and active life.

Spread over 7 acres, the development offers a variety of living arrangements in the form of 3 & 4 BHK apartments. The sporty character is accentuated by the ambient architecture, design and community of like-minded people. Registered for star rated GRIHA Green project is located right at the heart of the rapidly booming city. This provides all the advantages of a city life without taking away from any of the necessary serenity that the premises provide.

Step into Lotus Arena II and begin an exciting journey to a healthy body, mind and heart. Breathe deep and feel the lushness rinse your soul. Jog your way along carefully manicured tracks to the sporting club and indulge yourself in a game of tennis or basketball. Treat your eyes to ambient water cascades, fountains and a lovely landscape while your ears await the next burst of chirpy baloney.



CONVENIENT AND ACCESSIBLE LOCATION

-  Easy access to Delhi, Noida, Greater Noida, Ghaziabad and Faridabad. 10 minutes from Sector 18, Noida, 07 minutes from Mahamaya flyover
-  Airport and railway station via the DND flyway
-  07 minutes from Botanical Garden metro station

LOCATION MAP



LOTUS ARENA II

Sector 79, Noida

Legends

-  Road
-  Metro Already Operational
-  Metro Future Extension (With Proposed Metro Station)

Map not to scale

Parameter	Regular Group Housing in Noida	Sec 79, Sports City, Noida	Benefits
FAR	2.75 – 3.50	2	Less construction and more green spaces
Density	668 Person per Acre 29,677 families in approx. 200 Acre group housing sector	263 Person per Acre 11,673 families in approx. 200 Acre sector	Less load on infrastructure. Better quality of living
Average Size	Average unit size of 1,285 sq. ft. in group housing sectors	Average unit size of 1,865 sq. ft. in sports city	More upscale community and neighborhood
Ground Coverage	40%	Less than 30%	More open spaces
Sports Facilities	Limited to Badminton & Tennis Courts	Sports Academies, Cricket, Swimming and Multiple other Sports Infrastructure	Availability of state-of-the-art sports infrastructure to promote active lifestyle
Golf Course	Only in Select Projects	9-hole Golf Course	Premium project positioning
Green Areas	Limited Green Spaces	126 Acres of Sprawling Greens	Larger rejuvenating spaces
Club	A single 10,000 – 25,000 sft	Township Level: An Integrated Sports Club	Numerous sports options to choose from and wider community engagement opportunities
		Group Housing Level: An Independent State-of-the-Art Clubhouse	

Parameter	Regular Group Housing in Noida	Sec 79, Sports City, Noida	Benefits
Developer Background	Most developers have limited development track record	Delivered >16 million sq. ft. Land bank of 800 Acres Projects funded by FDI/ large financial institutes	Professional and transparent customer dealing. Promise of timely delivery with quality.
Green Building	Most projects do not have green building certification	Pioneer of Green Buildings in India. GRIHA 4 Star/ Indian Green Building Council Gold rated buildings	Sustainable development causing less damage to environment. Low energy and water consumption resulting in lower maintenance
Connectivity	Only few group housings are within walking distance of metro station	Bang opposite to metro station. Located between 75 M wide road connecting to Noida Expressway and 75 M wide FNG	Better connectivity with Delhi, Ghaziabad, Faridabad, Greater Noida and rest of Noida
Payment Plan	Most plans are Down Payment, Construction linked	Attractive payment plan of 20:20:30:30	Better ROI, Less initial exposure

- LEGEND
- PLOT TYPE A
 - PLOT TYPE B
 - PLOT TYPE C



LOTUS ARENA II

MASTER PLAN



LOTUS ARENA II



LANDSCAPE FEATURES LEGEND

- | | | |
|----------------------------|---------------------------|------------------------------------|
| 01 Entrance | 09 Driveway | 17 Sandpit for Kids' Play |
| 2 Exit | 10 Recreation Garden | 18 Firepath |
| 3 Ramp to Basement | 11 Central Deck | 19 Landscaped integrated with Lawn |
| 4 Surface Parking | 12 Clubhouse | 20 Landscaped Deck |
| 5 Highlighted Entry Paving | 13 Drop-off for Clubhouse | 21 Senior Citizen's Corner |
| 6 Drop-off for Towers | 14 Swimming Pool | 22 Seating Area |
| 7 Multipurpose Open Lawn | 15 Kid's Pool | 23 Guardhouse |
| 8 Badminton Courts | 16 Children's Park | 24 Half Basketball Court |

Layouts / areas / information contained or mentioned herein are indicative and subject to change as may be required by the authorities / developers and cannot form part of any offer or contract. 1 Sq. Mtr. = 10.764 Sq. Ft.



WORLD-CLASS FACILITIES

- Residential towers with well-defined drop-off areas
- Social Club with Swimming Pool, Gymnasium and other recreation facilities
- Tennis, Badminton and Basketball Courts
- Kids Play Area
- Jogging Track
- Table Tennis & Card Room
- System operated street lights to conserve energy
- Library
- Insulated roofs for reduced heat ingress
- 100% Natural light
- Landscaping with pergolas, clusters courts, sculptures, water bodies etc.

3 BHK + 2 TOILET

Super Area 1562 sq.ft. (145.11 sq.mtr.)

Carpet Area - 942.3 sq.ft. (87.53 sq.mtr.)

Exclusive Balconies - 175.3 sq.ft. (16.29 sq.mtr.)

3 BHK + 3 TOILET + STUDY/FAMILY + SERVANT

Super Area 2045 sq.ft. (189.98 sq.mtr.)

Carpet Area - 1271.7 sq.ft. (118.14 sq.mtr.)

Exclusive Balconies - 221.5 sq.ft. (20.58 sq.mtr.)

3 BHK + 3 TOILET + SERVANT

Super Area 1870 sq.ft. (173.72 sq.mtr.)

Carpet Area - 1114.6 sq.ft. (103.55 sq.mtr.)

Exclusive Balconies - 240.3 sq.ft. (22.32 sq.mtr.)

4 BHK + 4 TOILET + FAMILY ROOM + SERVANT

Super Area 2465 sq.ft. (229.00 sq.mtr.)

Carpet Area - 1587.0 sq.ft. (147.43 sq.mtr.)

Exclusive Balconies 206.8 sq.ft. (19.21 sq.mtr.)

T1, T2, T4, T5, T6

3 BHK + 2 TOILET

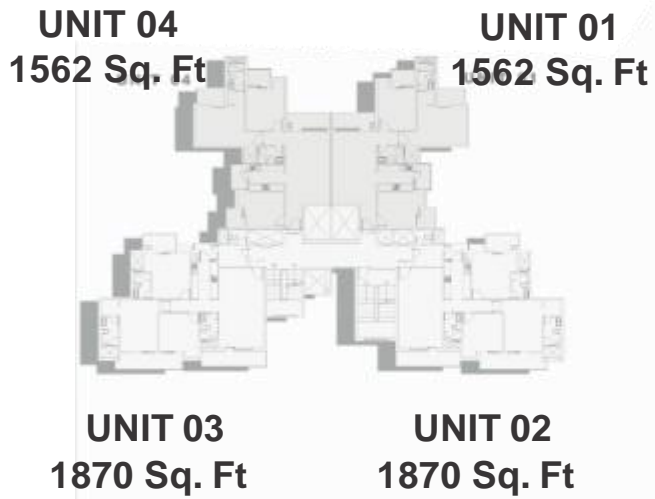
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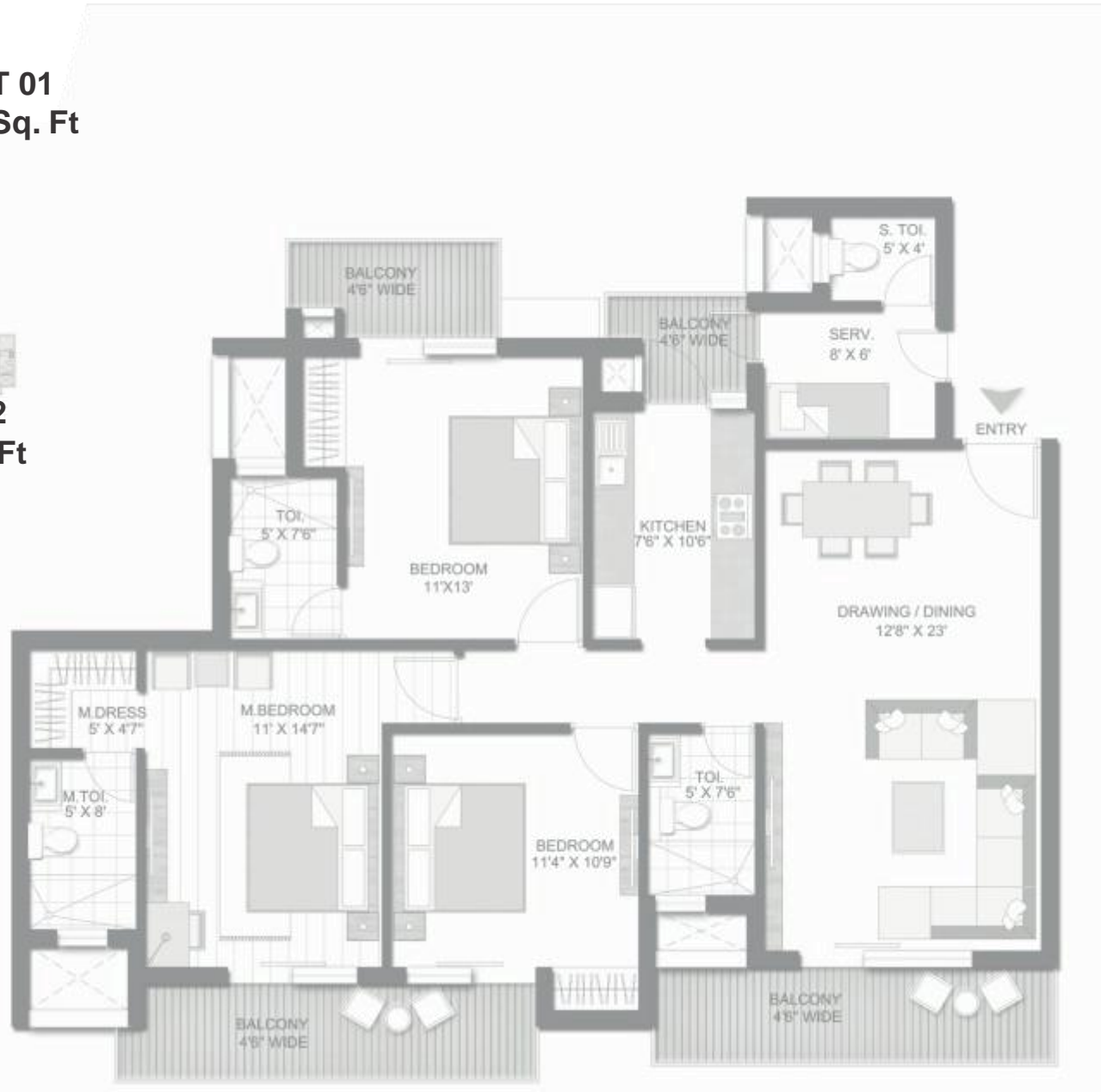
LOTUS ARENA II

UNIT 04
1562 Sq. Ft

UNIT 01
1562 Sq. Ft

UNIT 03
1870 Sq. Ft

UNIT 02
1870 Sq. Ft



T3

3 BHK + 3 TOILET + STUDY/FAMILY + SERVANT

Super Area 2045 sq.ft. (189.98 sq.mtr.)

Carpet Area - 1271.7sq.ft. (118.14sq.mtr.)

Exclusive Balconies - 221.5 sq.ft. (20.58 sq.mtr.)



LOTUS ARENA II

UNIT 01
2486 Sq. Ft

UNIT 02
2046 Sq. Ft

UNIT 03
2486 Sq. Ft

UNIT 04
2046 Sq. Ft



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LOTUS ARENA II

UNIT 02
2046 Sq. Ft

UNIT 01
2486 Sq. Ft

UNIT 03
2486 Sq. Ft

UNIT 04
2046 Sq. Ft



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SPECIFICATIONS

LIVING / DINING

Flooring: Wall: Vitrifified Tiles
Ceiling: Door: Oil Bound Distemper Oil Bound
Windows: Distemper
Main Entrance Door - VeneerFinish UPVC/
Aluminium Glazing

MASTER BEDROOM

Flooring: Laminated Wooden Flooring Oil
Wall: Ceiling: Bound Distemper
Door: Oil Bound Distemper Skin
Windows: Doors
UPVC / Aluminium Glazing

BEDROOMS

Flooring: Wall: Vitrifified Tiles
Ceiling: Door: Oil Bound Distemper Oil
Windows: Bound Distemper Skin Doors
UPVC / Aluminium Glazing

KITCHEN

Flooring: Vitrifified Tiles
Wall: Oil Bound Distemper with 2 ft. high tile Dado in
front of counter
Counter: Stone counter with SS Sink Oil Bound
Ceiling: Distemper
Windows: UPVC / Aluminium Glazing

BATHROOMS

Flooring: Wall: Antiskid Ceramic Tiles Designer
Fittings & Fixtures: Ceramic Tiles Branded Bathroom
Ceiling: Fittings
Door: Painted Moisture Resistant Board Skin
Doors

Balcony

Flooring: Matt Finish Ceramic Tiles External
Wall: Weatherproof Paint Oil Bound
Ceiling: Distemper
Railing: MS Railing
Door: UPVC / Aluminium Glazing

THANK YOU

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