



Villa at
Meadows

SECTOR - 150, NOIDA - EXPRESSWAY



COLLECTION



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Villas at

MAHAGUN
MEADOWS 
— LUXURY VILLAS —
SECTOR 150, EXPRESSWAY -NOIDA



Site Layout Summer Landscape

- | | |
|-----------------------------|--------------------------------|
| A. Entry/Exit Plaza | M. Balinese Sculpture Lake |
| B. Security Cabin | N. Lake Pavilion |
| C. Tower Drop Off | O. Chimes Court |
| D. Entry Area Water Feature | P. Plumeria Court |
| E. Sculpture/Column | Q. Zen Garden/Meditation Court |
| F. Multipurpose Court | R. Palm Court |
| H. Main Pool | S. Jogging Trail |
| I. Kid's Pool | T. Cycling Trail |
| J. Jacuzzi Pool | U. Nature Walk |
| K. Kid's Play Area | V. Basketball Court |
| L. Tot Lot | X. Yoga Pavilion |



The depiction of images of layout and features as mentioned above is 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.



- Live life king size with beautiful villas embellished with beautiful water features, adorned with an imposing sculpture crafted with impeccable detail.
- With a combination of contemporary modern architectural style, Meadows Villas are tailored for urban modern living and crafted to the new expression of life, work, and play.
- The state of the art main pool and jacuzzi is ideal for leisure and relaxation for the old and the young.
- A special Kid's pool situated in its proximity is designed keeping in mind their safety while they soak up the sun.
- We also provide children's play areas specially built with care to cater to their safety at all times.
- Our Zen Garden and Meditation Court are the easiest access to a stressbuster.
- Refresh your senses by taking a stroll around the beautiful Balinese Sculpture Lake.
- Take a stroll or simply awe at the beauty of the waters at Lake Pavilion.
- Kick start your mornings with a healthy start by either jogging in the jogger's park or cycling exclusively on the cycling track.
- With a basketball court like ours, you'll never have a boring day.
- A specially built Yoga Pavilion allows you to engage in a blissful journey towards inner peace.

Salient features

- Our luscious Pitch and Putt Golf Course is so spacious, it is ideal for the pro or the weekend golfer.
- A specially built state-of-the-art skating rink allows you to enjoy skating at any time of the year.
- The Club provides an excellent escape from daily life with family and friends alike in the beautifully designed lounge.
- The Meadows Villas provides an excellent library well stocked with books of all genres ranging from children's fictional books to autobiographies.
- A beautifully designed banquet hall perfect for hosting small or large occasions.
- A game of pool or table tennis is a great way to while away time in our specially built Billiards and Table Tennis room.
- We provide a professionally equipped gym and squash court not just to make you look good but also to make you feel good.
- With our state of the art steam and sauna room, allow yourself to detox in a way you have never done before.
- At The Meadows Villas, we ensure luxurious yet eco-friendly facilities that encourage a healthier living while preserving the environment at the same time.
- Every drop counts, which is why rain water harvesting pits and a dedicated water and sewage treatment plant have been set up ensuring no water goes to waste.
- Our dual plumbing system reduces water wastage by using treated water from the STP for flushing purposes. This way water is used to its maximum potential.

- Modern amenities such as solar water heater provisions have been installed to conserve energy and reduce electricity wastage.
- Solar energy is also harnessed to partially light the landscape reducing electricity wastage to a huge extent.
- The striking golf centric landscape has been designed by the architect, Haifeez Contractor. You can play while enjoying the beauty of the course, making your escape from reality even better.
- Every detail has been tended to in the landscape designed by architect Sanju Bose. His eye for detail and excellent spatial intelligence has resulted in a landscape that is not only surreal but also practical.
- To attract prosperity, peace and positive energy, this low density project complies with the timeless laws of Vastu.
- The project is certified as a green building by the IGBC's "Gold" standards which encourages a reduction in water usage and operating costs, hence being good to your health as well as your pockets.
- Open lawns and greenery constitute 70% of our land area with no surface parking.
- Your safety is our primary concern, which is why we have a safe and secure gated community along with CCTV surveillance.
- Situated amongst the city's most interesting skyscrapers and a fascinating skyline, The Meadows Villas allow you to embrace the serenity of the abundant greenery in and around the community.
- The strategic location in the heart of Noida allows easy access to arterial road networks to and fro from the National Capital which puts the city within easy reach.
- The Meadows Villas is a world-class community surrounded by the big names of education in its close proximity.



The depiction of images of layout and features as mentioned above are based on artistic impression. The customer 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 architect's work (including slabing thickness).



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The depiction of images of layout and fixtures as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and fixtures as mentioned from the visuals of REEFA and/or from the office of the Developer 15q mtr = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



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 The dimensions are from the unfinished walls (including skirting thickness).

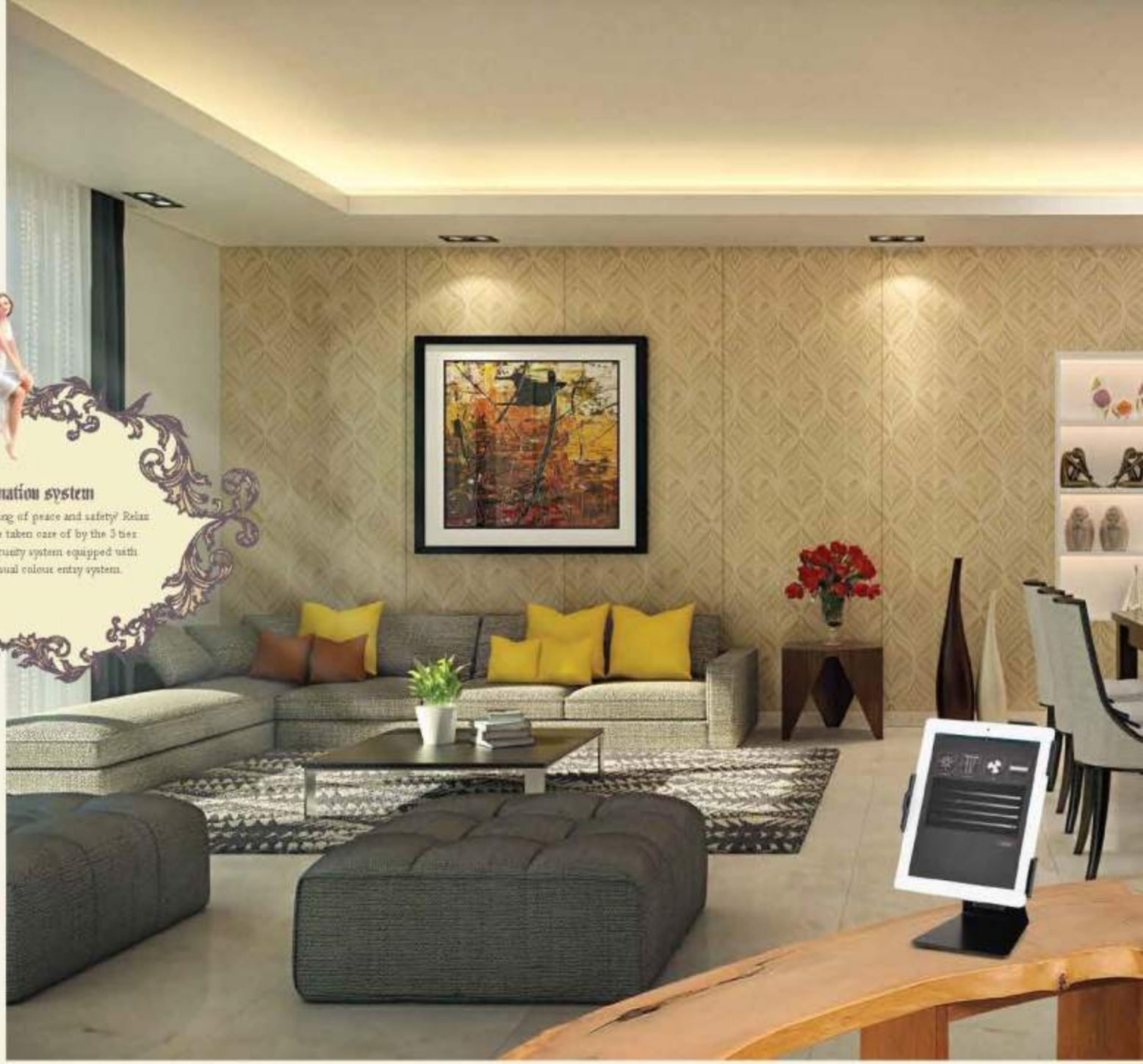


The depiction of images of layout and features as mentioned above are based on artist's impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of EXXA and/or from the office of the Developer. 35 sq. mtr. = 10.764 sq. ft. The dimensions are from the surface level walls (including skirting thickness).



Home automation system

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 equipped with CCTV camera and visual colour entry system.





Club

The state of the art Meadows club is equipped with the latest equipment. So be it the gym, spa, pool, jacuzzi or outdoor sports, the Meadows Club ensures you get only the world-class facilities.



Specifications

ARCHITECTURE

- Designed by Architect Hafeez Contractor, is a lifestyle defined by urban statement of modern architecture, with luxurious, world-class spaces, and spectacular outdoor spread across 7 acres.

STRUCTURE

- Earthquake Resistant RCC Framed Structure

LANDSCAPE

- Where your back garden is a 10,000 square meter park (approx). The stunning landscaped views, designed by S Bose Landscape Consultants, will set your pulse racing.

LIVING/PASSAGE/LIFT LOBBY/FAMILY LOUNGE/DINING ROOM

- Flooring - Superior quality Imported Marble
- Ceiling - Designer false ceiling
- Wall Paint - Plastic emulsion paint

INTERNAL STAIRCASE

- Flooring - Superior quality Imported Marble
- Railing - SS railing

KITCHEN/PANTRY

- Flooring - Superior quality Imported Marble
- Kitchen Platform - Superior quality engineered marble
- Wall - Superior quality engineered marble 2'-0" above kitchen counter, and - Plastic emulsion paint in balance areas
- Modular Kitchen - Modular kitchen with Chimney and Hob
- Fittings/Fixtures - SS sink, premium quality CP fitting of Kohler or equivalent

MASTER BEDROOM AT FIRST FLOOR & SECOND FLOOR

- Flooring - Engineered Wooden Flooring
- Ceiling - Designer False Ceiling
- Wall Paint - Plastic Emulsion Paint
- Built-in wardrobes in Dressing

BEDROOMS

- Flooring - Engineered Wooden Flooring
- Ceiling - Designer False Ceiling
- Wall Paint - Plastic Emulsion Paint

TOILETS

- Walls - Combination of Decorative tiles and Acrylic Emulsion Paint
- Flooring - Anti Skid vitrified tiles
- Sanitary ware - Master Bedroom Toilet - Chinaware of Kohler or equivalent, Bath tub, Shower cubical, Glass enclosure for WC in MB toilet
- Other toilets - Chinaware of Kohler or equivalent, Shower cubical
- Powder Toilet - Chinaware of Kohler or equivalent, flooring - Imported Marble
- Fittings & Fixtures - Imported CP fittings of Kohler or equivalent
- Counters - Superior quality granite stone

SERVANT ROOM/UTILITY

- Flooring - Ceramic tiles or equivalent
- Ceiling - Oil Bound Distemper
- Wall Paint - Oil Bound Distemper
- Toilets - Ceramic tiles flooring, basic CP fittings & Chinaware

BALCONY/TERRACES/VARANDAH

- Flooring - Anti Skid Vitrified Tiles
- Walls - Exterior grade Paint
- Parapet/Railing - SS railing with glass

DOORS & WINDOWS

- Main Entrance Door - 8'-0" high Polished Hardwood double rebate frame with Designer Flush Doors
- Internal Doors - 8'-0" high Polished Hardwood frame with Designer Flush Doors
- External Doors & Windows - UPVC Doors and Windows
- Utility/ St. Room Doors - Hardwood frame with Flush Door

LIFT

- Home Elevator (optional)

AIR CONDITIONING

- Air Conditioning of Living/Dining/Family Lounge/Master Bedrooms, Bedrooms, Multipurpose Hall by Energy efficient VRF system

PLUMBING

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

ELECTRICALS

- Modular Switches, Copper wiring with MCB's & Light fittings in False Ceiling only

POWER BACK UP

- 15 KVA DG Power back up

SECURITY SYSTEM

- 3 Tier Security Systems, Secured Gated Community & Video Doors Phones, limited Home Automation

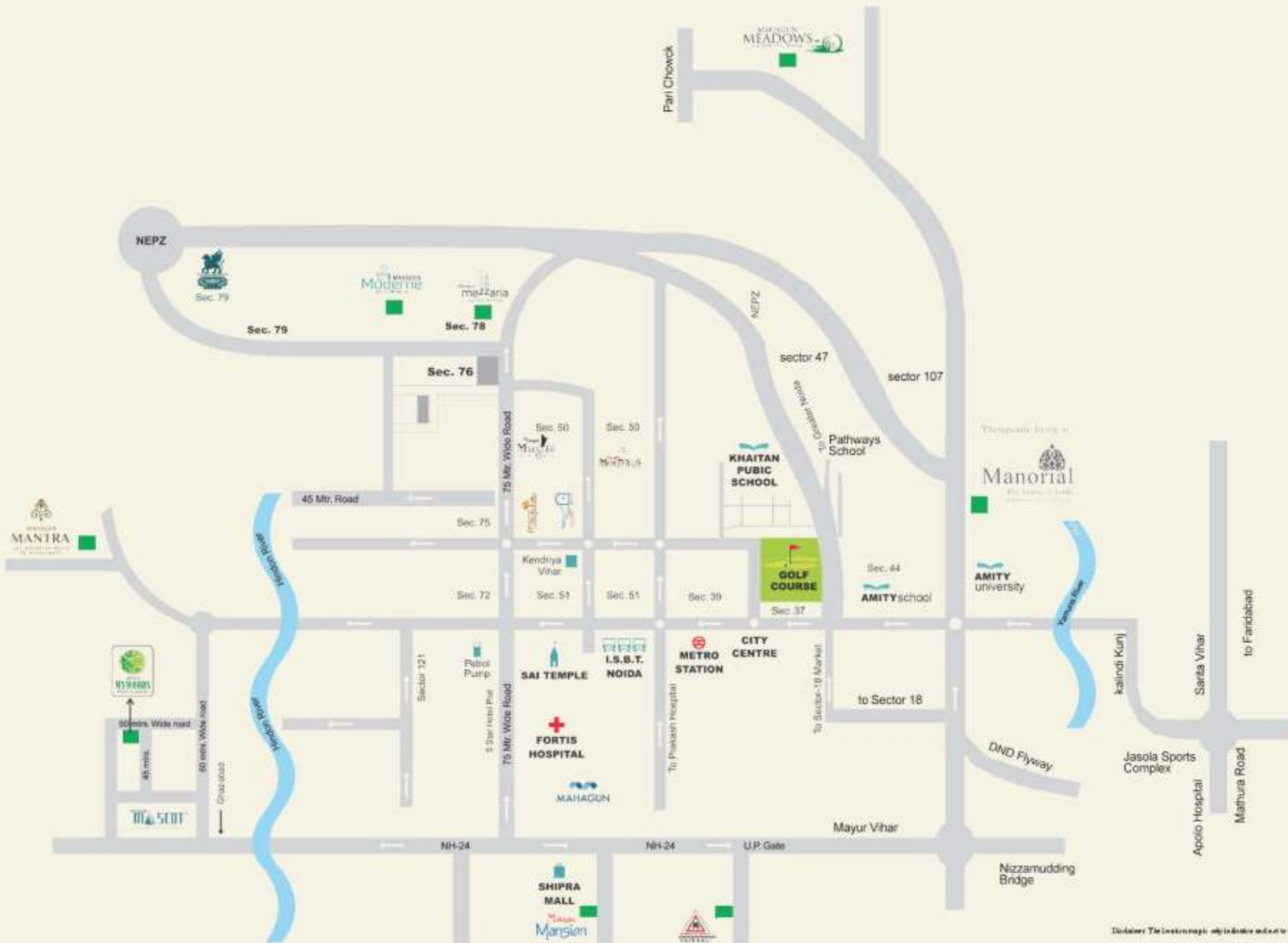
E-TECHNOLOGY / COMMUNICATION

- Fibre to home Optic Network for TV, Internet and Data Communication



Location features

- Proposed metro corridor of Dwarka - Greater Noida route
- Close proximity to educational institutions such as Amity University, Gautam Buddha University.
- Swift access to place like Kalindi Kunj and DND flyway.
- Best commutation to schools, colleges, malls, markets, hotels and restaurants.
 - 20 minutes away from DND Flyway.
 - 20 minutes away from Sector 18.
 - 15 minutes away from Mahapuri Manorial.



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

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Project RERA Registration No.
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