

A large, ornate gold floral wreath with intricate scrollwork and leaf patterns, framing the central text.

**Condominiums and  
Villaments at Manorial**

SECTOR 128 NOIDA



COLLECTION

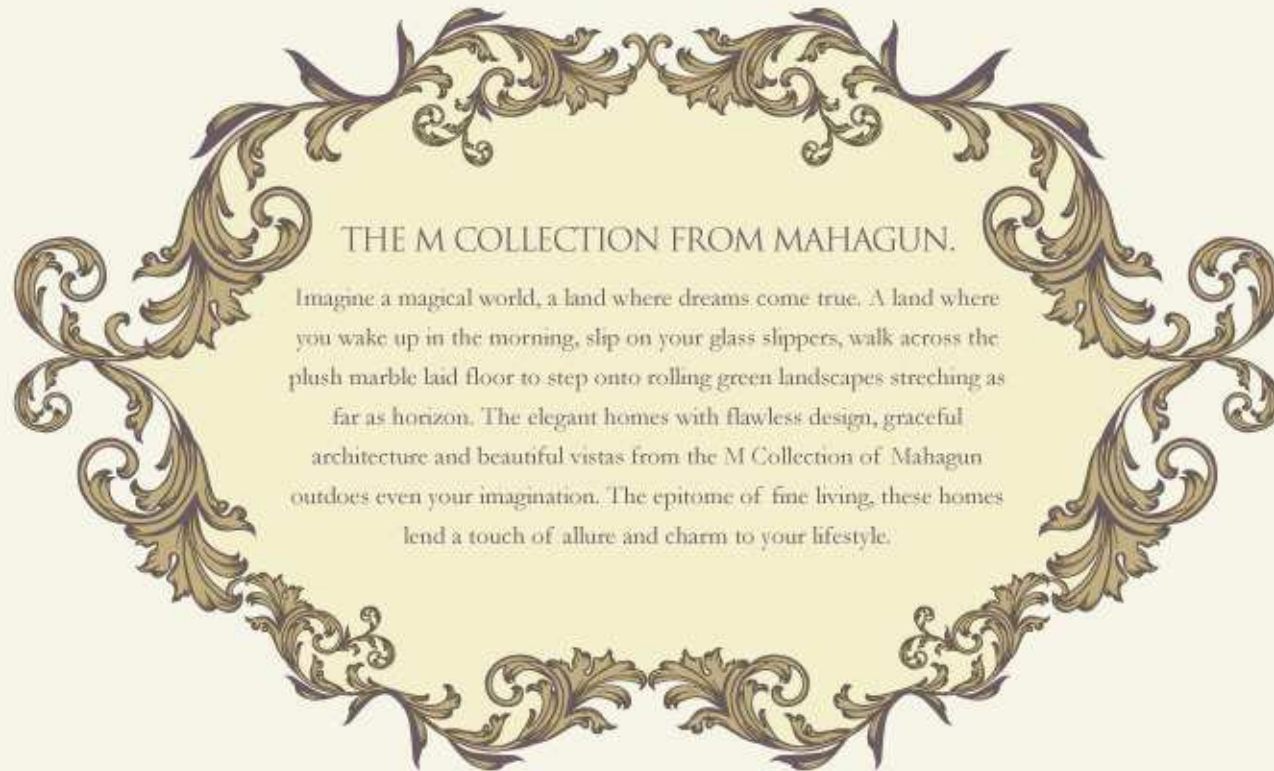


Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of the latent desire to stand-apart and be noticed. MAHAGUN understands that your home is your statement to the world and an announcement of who you are.

We believe that your home should be a reflection of your personality and individuality. A belief, 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 design, graceful architecture and beautiful vistas that lend majesty and splendour to your lifestyle.

The ultimate definition of luxury, 'M Collection' homes from  
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.



COLLECTION

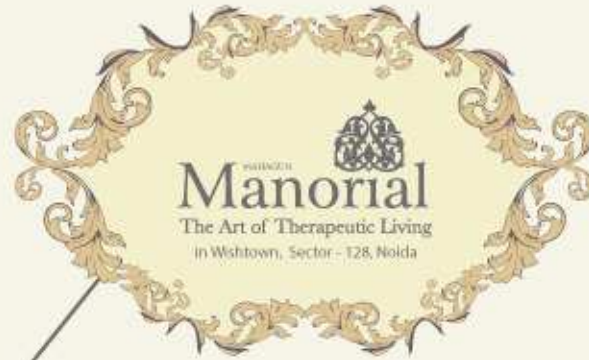


MAHAGUN  
**Manorial**

The Art of Therapeutic Living

in Wishtown, Sector - 128, Noida





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# Site Layout

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





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An ornate, symmetrical decorative border in a golden-brown color, featuring intricate scrollwork and floral motifs that frame the central text.

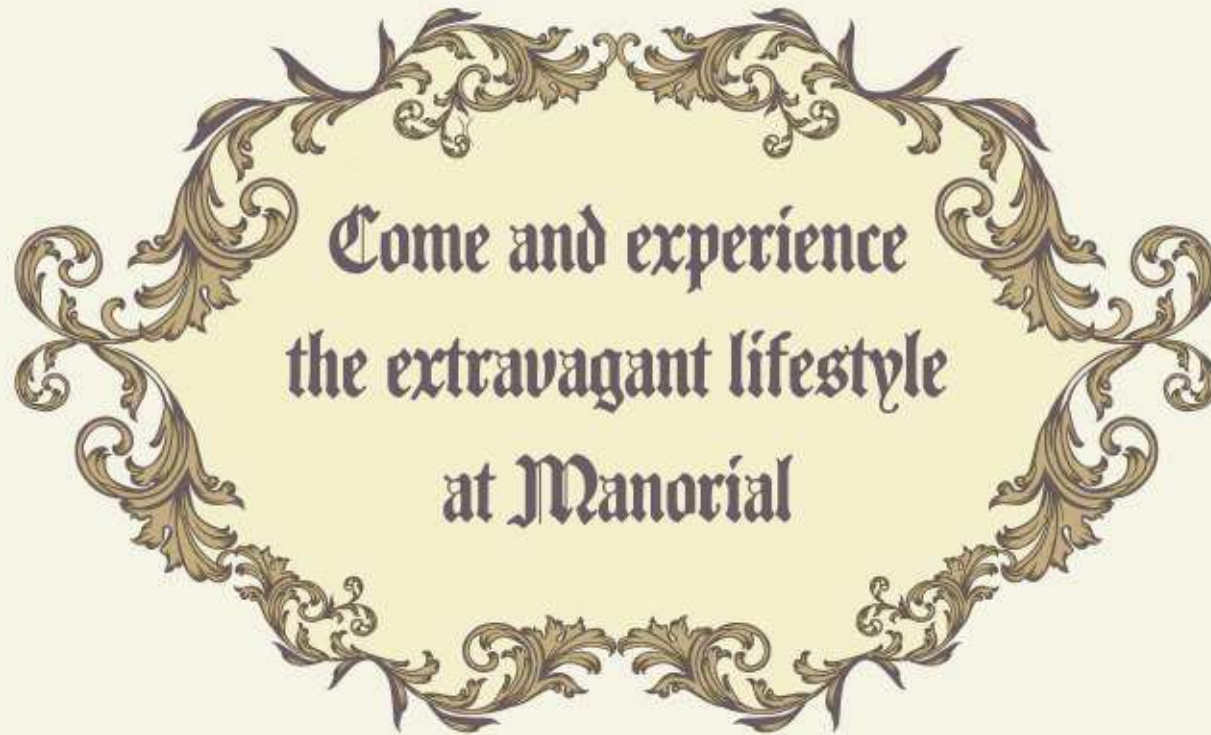
# Typical Layout

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Come and experience  
the extravagant lifestyle  
at Manorial





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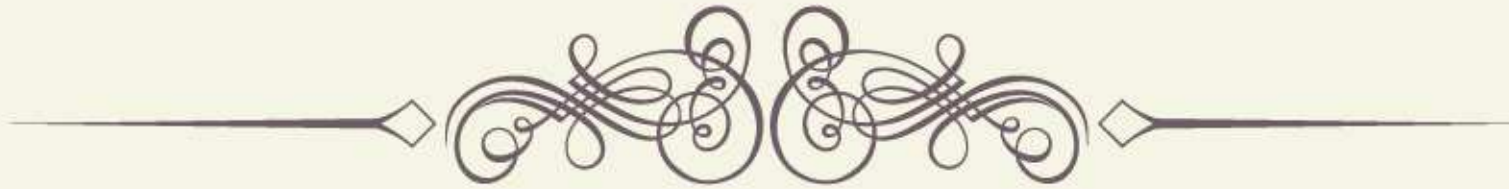




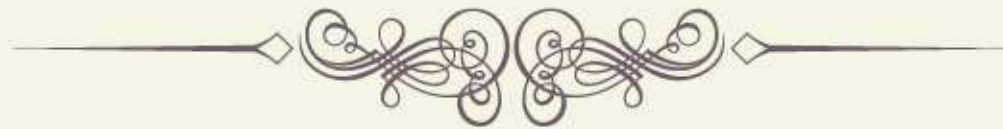
Expect nothing but

the best

Salient features



- Manorial 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 independent floor will set your pulse racing, while the extraordinary service will soothe your senses, and two elevators, 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.
- Manorial 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 Manorial, 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 Manorial. Be it a personal chauffeur by your side or a five-star chef in your kitchen; the dedicated concierge desk will make it happen.
- Manorial 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 infinite 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.
- For those pursuing a state of complete inner peace, the yoga enclave is the perfect retreat. It will feature the first of its kind dry and wet yoga ground. Designed like a lotus flower and inspired by natural elements, the yoga ground is an innovative mode of meditation.
- Drawing inspiration from an ancient life system, the Ayurveda Centre is a sanctuary to restore mind, body and soul. Whether it's an energizing work out at a State-of-the-art health club or a calming spell at the relaxing jacuzzi, you'll find it all at your door step.
- 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 and billiards room.
- 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. Manorial houses 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, and yet feels like a world away. Take the Noida Expressway and find yourself at the gates of Manorial within 25 minutes. The strategic location allows easy access to arterial road networks that put the city within easy reach.





### Floor Plan

Type: Condominium 1  
 Built Up Area: 1940 sq ft  
 Super Area: 2700 sq ft  
 Wing 8 (Westminster Palace)  
 Floors: 1, 2, 5, 6, 9, 10, 14, 15, 18, 19, 22,  
 23, 26, 27, 30, 31, 34  
 Wing 7 (Westminster Palace)  
 Floors: 3, 4, 7, 8, 11, 12, 16, 17, 20, 21, 24,  
 25, 28, 29, 32, 33

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

### Floor Plan

Type: Condominium 1 A  
 Built Up Area: 2090 sq ft  
 Super Area: 2850 sq ft  
 Wing 8 (Westminster Palace)  
 Floors: 1, 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34  
 Wing 7 (Westminster Palace)  
 Floors: 1, 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34

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



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## Floor Plan

Type: Condominium 2

Built Up Area: 2550 sq ft

Super Area: 3325 sq ft

Wing 3 (Bridewell Palace)

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

Wing 4 (Bridewell Palace)

Floors: 1, 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34

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

## Floor Plan

Type: Condominium 2 A

Built Up Area: 2690 sq ft

Super Area: 3465 sq ft

Wing 3 (Bridewell Palace)

Floors: 1, 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34

Wing 4 (Bridewell Palace)

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

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





# Floor Plan

Type: Condominium 3A

Built Up Area: 4950 sq ft

Super Area: 6250 sq ft

Wing 9 & 10 (Kensington Palace)

Floors: 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34

5 Bedrooms, 5 Bathrooms, 1 Powder Room, Formal Living Room, Formal Dining Room, Informal Lounge cum Dining Room, Kitchen with utility, Walk in Wardrobe, STR Room, STR Toilet, Balconies



## Floor Plan

Type : Condominium 2B  
 Built Up Area : 2886 sqft  
 Super Area : 3715 sq ft  
 Wing 1 ( Richmond Palace)  
 Floors : 4, 12, 21, 29, 37

4 Bedroom, 4 Bathrooms, 1 Powder Room, Living Room,  
 Dinning - Family Lounge, Kitchen, STR Room, STR Toilet,  
 Balconies

## Floor Plan

Type : Condominium 2  
 Built Up Area : 2550 sqft  
 Super Area : 3325 sq ft  
 Wing 2 ( Richmond Palace)  
 Floors : 4, 12, 21, 29, 37

4 Bedroom, 4 Bathrooms, 1 Powder Room, Living Room,  
 Dinning - Family Lounge, Kitchen, STR Room, STR Toilet,  
 Balconies





## Floor Plan

Type : Condominium 2C

Built Up Area : 2790 sqft

Super Area : 3575 sq ft

Wing 1 (Richmond Palace)

Floors : 1, 2, 9, 10, 18, 19, 26, 27, 34, 35

4 Bedroom, 4 Bathrooms, 1 Powder Room, Living Room,  
Dinning - Family Lounge, Kitchen, STR Room, STR Toilet,  
Balconies

## Floor Plan

Type : Condominium 2A

Built Up Area : 2690 sqft

Super Area : 3465 sq ft

Wing 2 (Richmond Palace)

Floors : 1, 2, 9, 10, 18, 19, 26, 27, 34, 35

4 Bedroom, 4 Bathrooms, 1 Powder Room, Living Room,  
Dinning - Family Lounge, Kitchen, STR Room, STR Toilet,  
Balconies



## Floor Plan

Type : Condominium 2D  
 Built Up Area : 2900 sqft  
 Super Area : 3775 sq ft  
 Wing 1 ( Richmond Palace)  
 Floors : 3, 8, 11, 17, 20, 25, 28, 33, 36

4 Bedroom, 4 Bathrooms, 1 Powder Room, Living Room,  
 Dinning - Family Lounge, Kitchen, STR Room, STR Toilet,  
 Balconies

## Floor Plan

Type : Condominium 2  
 Built Up Area : 2550 sqft  
 Super Area : 3325 sq ft  
 Wing 2 ( Richmond Palace)  
 Floors : 3, 8, 11, 17, 20, 25, 28, 33, 36

4 Bedroom, 4 Bathrooms, 1 Powder Room, Living Room,  
 Dinning - Family Lounge, Kitchen, STR Room, STR Toilet,  
 Balconies





## Floor Plan

Type: Villament 1 Lower Floor

Built Up Area: 4125 sq ft

Super Area: 5900 sq ft

Wing 9 (Kensington Palace)

Floors: 1, 5, 9, 14

Wing 10 (Kensington Palace)

Floors: 3, 7, 11, 16

5 Bedrooms, 5 Bathrooms, 1 Powder Room, Living Room,  
Lounge cum Dining Room, Family Lounge, Kitchen, Pantry,  
STR Room, STR Toilet, Balconies



## Floor Plan

Type: Villament 1 Upper Floor

Built Up Area: 4125 sq ft

Super Area: 5900 sq ft

Wing 9 (Kensington Palace)

Floors: 2, 6, 10, 15

Wing 10 (Kensington Palace)

Floors: 4, 8, 12, 17

5 Bedrooms, 5 Bathrooms, 1 Powder Room, Living Room,  
Lounge cum Dining Room, Family Lounge, Kitchen, Pantry,  
STR Room, STR Toilet, Balconies





## Floor Plan

Type: Villament 1 A Lower Floor

Built Up Area: 4350 sq ft

Super Area: 6100 sq ft

Wing 9 (Kensington Palace)

Floors: 3, 7, 11, 16

Wing 10 (Kensington Palace)

Floors: 1, 5, 9, 14

5 Bedrooms, 5 Bathrooms, 1 Powder Room, Living Room, Lounge cum Dining Room, Family Lounge, Kitchen, Pantry, STR Room, STR Toilet, Balconies



## Floor Plan

Type: Villament 1A Upper Floor

Built Up Area: 4350 sq ft

Super Area: 6100 sq ft

Wing 9 (Kensington Palace)

Floors: 4, 8, 12, 17

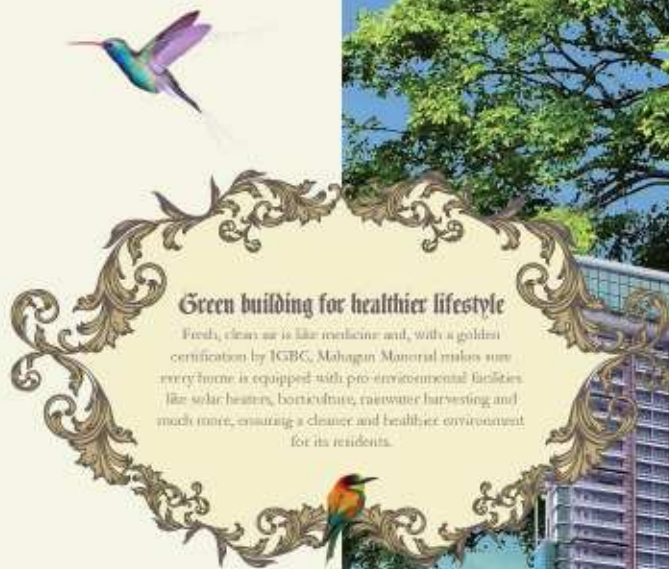
Wing 10 (Kensington Palace)

Floors: 2, 6, 10, 15

5 Bedrooms, 5 Bathrooms, 1 Powder Room, Living Room, Lounge cum Dining Room, Family Lounge, Kitchen, Pantry, STR Room, STR Toilet, Balconies







### Green building for healthier lifestyle

Fresh, clean air is like medicine and, with a golden certification by IGBC, Mahagan Manorial makes sure every home is equipped with pro-environmental facilities like solar heaters, biogas/culture, rainwater harvesting and much more, ensuring a cleaner and healthier environment for its residents.

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### **Lavish double height entrance lobby**

Walking into the double height entrance lobby laid with Italian marble with high speed elevators will surely sweep your guests off their feet.

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**Double height/Great living room**

Your living room is a reflection of your grand personality.  
Make a statement and leave your guests awestruck.



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### Two master bedrooms

Designed with aesthetic appeal, personalised with fluffy pillows, a cuttoped bed and a soft carpet that gives you a feeling of walking on velvet grass, the bedrooms are your private places where you can not only relax but a place where all your dreams will come true.

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### State-of-the-art modular kitchen

Kitchen is the heart of every home and our state-of-the-art modular kitchen serves all your cravings whenever you feel like it.



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**Luxurious lavish master wash room**  
Revitalize your senses in a bathroom here you can soak in a lavish tub or wash you're your stress in separate cubicles for the shower.

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### Grand balconies

The continuous rollments balconies offer wide vistas of the landscaped grounds, with uninterrupted view of the 18-hole golf course. The generous dimensions allow the influx of air and light which enhance the magic of the evenings and the peace of the mornings.



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### Hot and cold VRF

Often, we leave for work early in the morning and forget to adjust our thermostat. As a result, we come home to a house that is either too hot or too cold. To avoid this, every home in Manaral is equipped with the recognized VRF heating and cooling, an energy-efficient method of providing precise comfort control to indoor environments. The unsightly ducts are concealed in the ceiling with source finished wall mounted units.



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### Club

The Material Club features a gym, spa, pool, jacuzzi, along with state-of-the-art outdoor sports and recreational options.



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### Uninterrupted space for outdoor activities

Being outside is necessary for wellbeing and enjoyment of life. With green landscapes, pathways for children to play, recreational activities, a variety of different trees, shrubs and plants, you can cherish family time or hobbies in an absolute outdoor environment on ground.

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### 24 hrs concierge service

Service luxury takes a whole new meaning at the Maroonia. Be it a personal chauffeur by your side or a five-star chef in your kitchen, the dedicated concierge desk will make it happen.

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**Property portfolio management services**

At Mahagon, we understand that property is a valuable resource, needing daily attention. And, to take care of all your property related needs we offer 'The property portfolio management' for all residents and non-residents, where we conduct asset allocation and asset selection by understanding the market dynamics and by being experts in real estate property fundamentals.



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**Build your home the way you want**

We offer you a beautifully crafted bareshell and the freedom to create the rest of the space as you desire.

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# Club

1. Green Corner with Trellis
2. Meditation Area
3. Palm Groove
4. Party Lawn
5. Surface Fountain Feature
6. Private Seating Area
7. Swimming Pool with Infinity Edge
8. Jacuzzi Area
9. Children's Pool
10. Private Barbeque and bar area
11. Raised deck area / Golf View Corner
12. Green Buffer
13. Trellis
14. Corner Seating Area
15. Palm Groove with Temporary seating arrangement

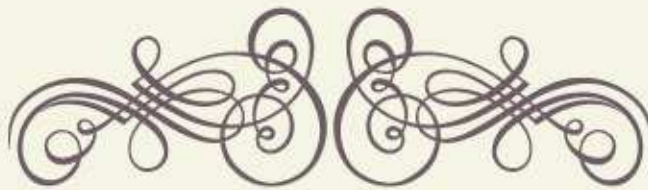


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**Elegance and beauty  
in every detail  
Specifications**



#### ARCHITECTURE

- An iconic landmark project in a unique setting, amidst serenity and peace, designed by Architect Hafeez Contractor

#### LANDSCAPE

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

#### INTERIOR FINISHES

- Walls finished in acrylic emulsion paint with POP punning for a rich smooth look
- Large format Imported Marble Floor to all Living- Dining and entrance foyer areas inside your condominium
- Chamfered-edged imported marble skirting to all Living- Dining and entrance foyer areas inside your condominium
- Warm and cozy laminated wooden flooring around your bed, in all bedrooms, with similar skirting
- Limited False ceiling, with acrylic emulsion paint in all Living areas with recessed ceiling lights

#### HEATING & COOLING

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

#### KITCHEN

- Bespoke kitchen counter top with acrylic mineral stone or granite
- Reflective splash back with glossy tiles up to 2ft above counter
- Two tone, white and graphite, 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 above
- Full Body Vitrified tile floor and acrylic emulsion painted walls and ceiling

#### FLOOR TO FLOOR HEIGHTS

- Entrance Hall: 7Mtrs
- Lift Lobby Ground Floor: 7 Mtrs
- Living Room: 3.3 Mtrs
- Bedroom: 3.3 Mtrs
- Bathrooms and Kitchen: 3.3 Mtrs
- Villaments living room: 6.6 Mtrs

#### BATHROOMS

- Frameless fixed screen for baths
- Large format tiling on all walls, combined with acrylic emulsion paint
- Etched feature mirror above basin
- Chrome ceiling/wall mounted shower head
- Chrome retractable hand held shower
- Chrome diverter in shower area
- Enhance the complete bathing experience in your private master bathroom, with chrome thermostatic trim with temperature control diverter
- White Wall hung WC with soft close function, concealed cistern and discrete chrome dual flush plate
- Enclosed Water Closet, with glass screens, that enhances the look of the master toilets
- Ceramic Wash basin sits on a marble / granite plinth with featured chrome basin mixer
- Large Format Anti- skid tiles on floor

#### PLUMBING

- CPVC & UPVC piping for water supply inside the toilet & Kitchen & Vertical Down takes

#### DOOR FINISHES & IRONMONGERY

- Majestic 8ft high entrance door with veneered hardwood solid core, with hardwood frame and high quality door furniture, including cylinder night latch and spy hole
- 8ft high polished hard wood door frames for all bedrooms and bathrooms and Polished Veneer internal doors with feature handles
- Chrome ironmongery
- 7ft high painted flush door shutter for STR room
- External windows, Glazing with high quality UPVC/ Powder coated Aluminum frame, and reflective/clear glass
- 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

#### WINTER BALCONIES

- Openable winter balconies
- Dual access to winter balconies, from the living room and bedrooms via glazed UPVC or powder coated aluminium 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

- Telephone data points in living area and bedrooms
- Energy efficient surface mounted down lights in balconies
- Modular high quality switch plates from Crabtree/Mk/Schneider/Le Grand or equivalent
- Provision for table and floor lamps to be connected to a 5AMP Lighting Circuit
- 5 AMP lighting and 16 AMP Power circuits, on copper wiring

#### POWER BACKUP

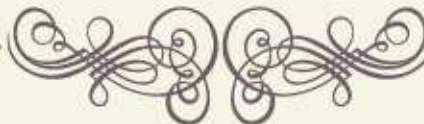
- 100% DG Power back-up as mentioned below
- 2500 sq. ft. - 3000 sq. ft. Not to exceed 5 KVA per condominium
- 3001 sq. ft. - 4000 sq. ft. Not to exceed 7.5 KVA per condominium
- 4001 sq. ft and above Not to exceed 10 KVA per condominium
- DG Capacity shall be at 85% of load factor & 50% over-all diversity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

#### SECURITY & PEACE OF MIND

- Secured Gated Community
- CCTV in driveway of Parking Basements, Ground Floor & Basement Entrance Lobbies
- Visual Colour Entry system and one intercom point in each condominium
- Multi point locking for front entrance doors
- Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms

#### LIFTS AND LOBBIES

- Two High Speed Passenger Lifts from Mitsubishi/Otis exclusively for your condominium/Villament, all residential floors and the basement car park
- One Service Lift for all residential floors and the basement car park
- Walls decked up with an elegant combination of Granite, Tile, Marble, Acrylic emulsion paint on POP punning and Texture paints
- Typical floor lift lobbies decorated with tiles to welcome your guests
- Double height entrance lobby of the tower, decked up with imported marble and luxury furniture, welcomes you with open arms

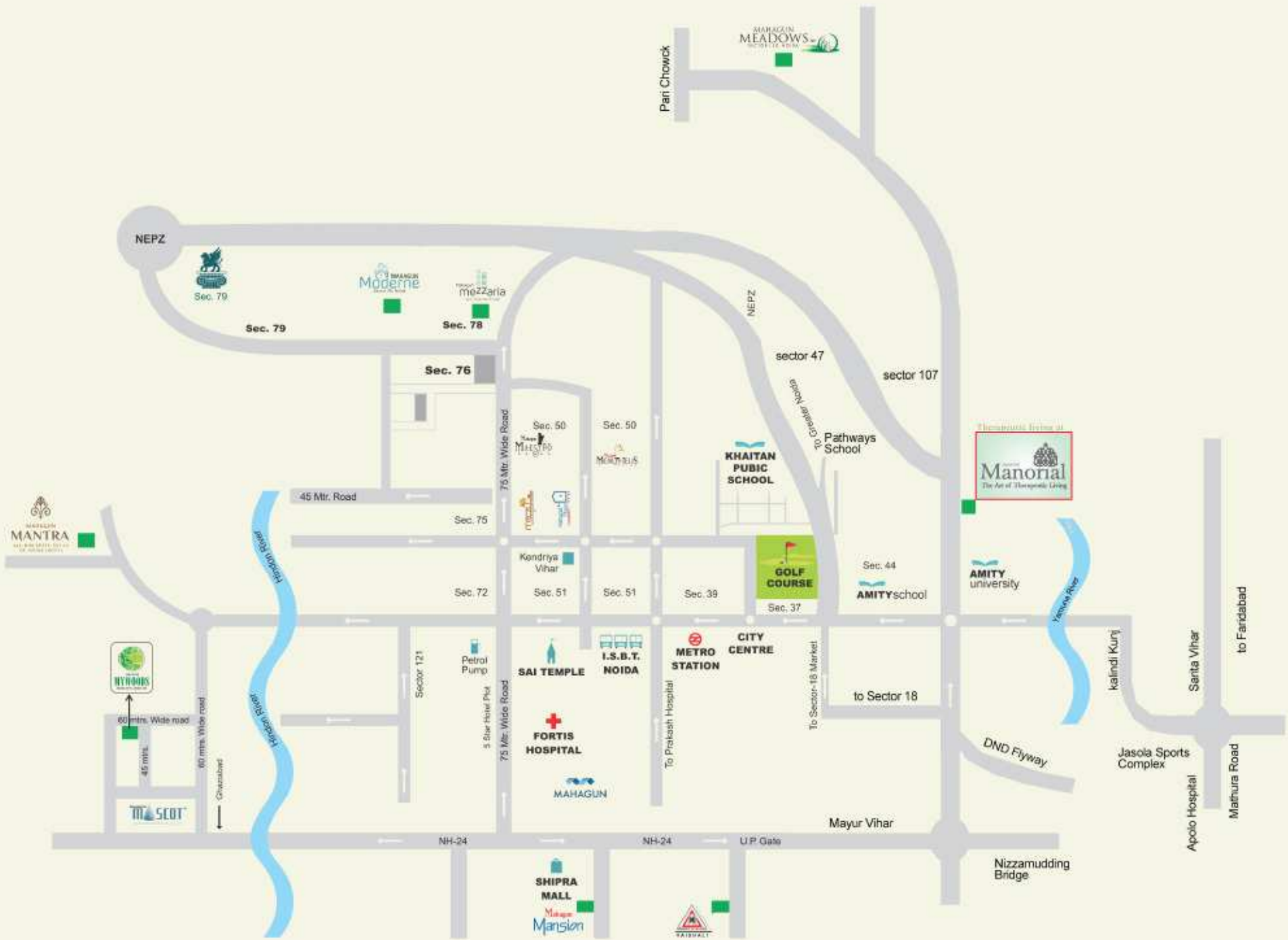




A decorative, ornate border in a golden-brown color, featuring intricate scrollwork and floral motifs, framing the central text.

## Location features

- 5 minutes drive from Jaypee hospital
- Heart of Noida on Express way
- Strategically located at Sector 128, Noida
- Excellent Infrastructure best in Delhi NCR
- Easy transportation to key commercial establishments
  - 10 minutes drive from existing metro station
  - Connectivity to Delhi by DND Flyway & Highway
- Easy reach to the key locations such as Schools, Malls and Hospitals







## Our Vision

When you think of luxurious living spaces based on creativity and backed by trust and reliability, you think of 'MAHAGUN'. Where every project evokes imagination and every building instills a sense of pride. Where every home is crafted to shower serenity, tranquility, love and affection.

We are 'MAHAGUN' – A Name That Performs.

An ornate, symmetrical decorative border in a golden-brown color, featuring intricate scrollwork and floral motifs that frame the central text.

## A Name That Performs

MAHAGUN – An enterprise of engineers and space planners, rich in experience and high on commitment. The group has already delivered a bouquet of real estate products, ranging from malls and multiplexes, hotels and premium quality condominiums and apartments.

By re-defining the way the world looks at budget homes as well as luxury, MAHAGUN has created new frontiers in real estate development. After successful delivery of icons like 'Morpheus', 'Maestro', 'Mosaic', 'Maple', 'Mascot' and 'Mahagunpuram' projects, catering to different market segments, MAHAGUN is in the process of creating marvels in luxury housing like 'Moderne', 'Mirabella', 'Mezzaria' and 'Meadows', to be at par with the standards of luxury living spaces world-wide.

MAHAGUN has been at the forefront of setting new benchmarks in transparency and customer focus.

Full disclosure of built-up-area as well as super built-up-area of each flat, have been the hallmark of our dealings – a practice which has now been replicated by other builders in the region of our operations.

We at MAHAGUN, endeavour to provide value to our customers through innovative uses of technology, innovative concepts and value engineering.

MAHAGUN, defines the path, to be followed by other real-estate developers in NCR region.





# MAHAGUN

A NAME THAT PERFORMS

LIVING SPACES • WORK SPACES • COMMERCIAL SPACES

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