









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.



## 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.

# 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.



# THE GEOGRAPHY

Almost four decades ago, nobody imagined Noida would be as developed as it is today. Situated on the outskirts of Delhi, Noida was a rural area with many villages, poor connectivity and erratic electricity. With rising pollution in Delhi, the Government of India marked this land for industrial consumption. But what conceptualized as an industrial zone soon transformed into an affordable residential zone.

Many who visit Noida marvel at the planning of this city. Wide smooth roads, dedicated institutional areas and world-class infrastructure are just a few of the highlights.

With about 50% of green cover, Noida is Asia's First city where planning of 30 years is done in advance. With a host of major tourism and infrastructure projects, including Jewar Airport, Wildlife Night Safari & Sporting complexes in the offing; Noida holds all the potential to make a mark on the global map as a reputed international trade & residential destination.



- 15 minutes from Yamuna Expressway
- 10 minutes from Botanical Garden Metro Station
- 10 minutes from Kalindi Kunj
- 20 minutes from DND Flyover
- In close vicinity to Faridabad-Noida- Ghaziabad
- Close proximity to several running schools such as Jaypee School, Genesis Global School, Step By Step International School & Delhi Public School
- 2 km from Amity University
- Jaypee Hospital is nearby
- Close to the institutional area of Sector 132

PRIMELY LOCATED ON  
NOIDA - GREATER NOIDA EXPRESSWAY  
SECTOR 128



# LUXURY AT YOUR COMMAND

Enjoy a complete, sophisticated lifestyle that offers you the pleasures of shopping, entertainment and dining all at one place. Experience luxury within 10 minutes at DLF Mall of India, The Great India Place and several other shopping malls, multiplexes in close proximity.

ALL YOU NEED  
IS JUST AROUND  
THE CORNER





NEW DELHI RAILWAY STATION

RAJGHAT

CONNAUGHT PLACE

INDIA GATE

IGI AIRPORT

AIIMS HOSPITAL

LOTUS TEMPLE

OKHLA BIRD SANCTUARY

AMITY UNIVERSITY

HCL

IT HUB

DND FLYOVER

WORLDS OF WONDER

BOTANICAL GARDEN

GREATER NOIDA

SEZ NOIDA 1

GB UNIVERSITY

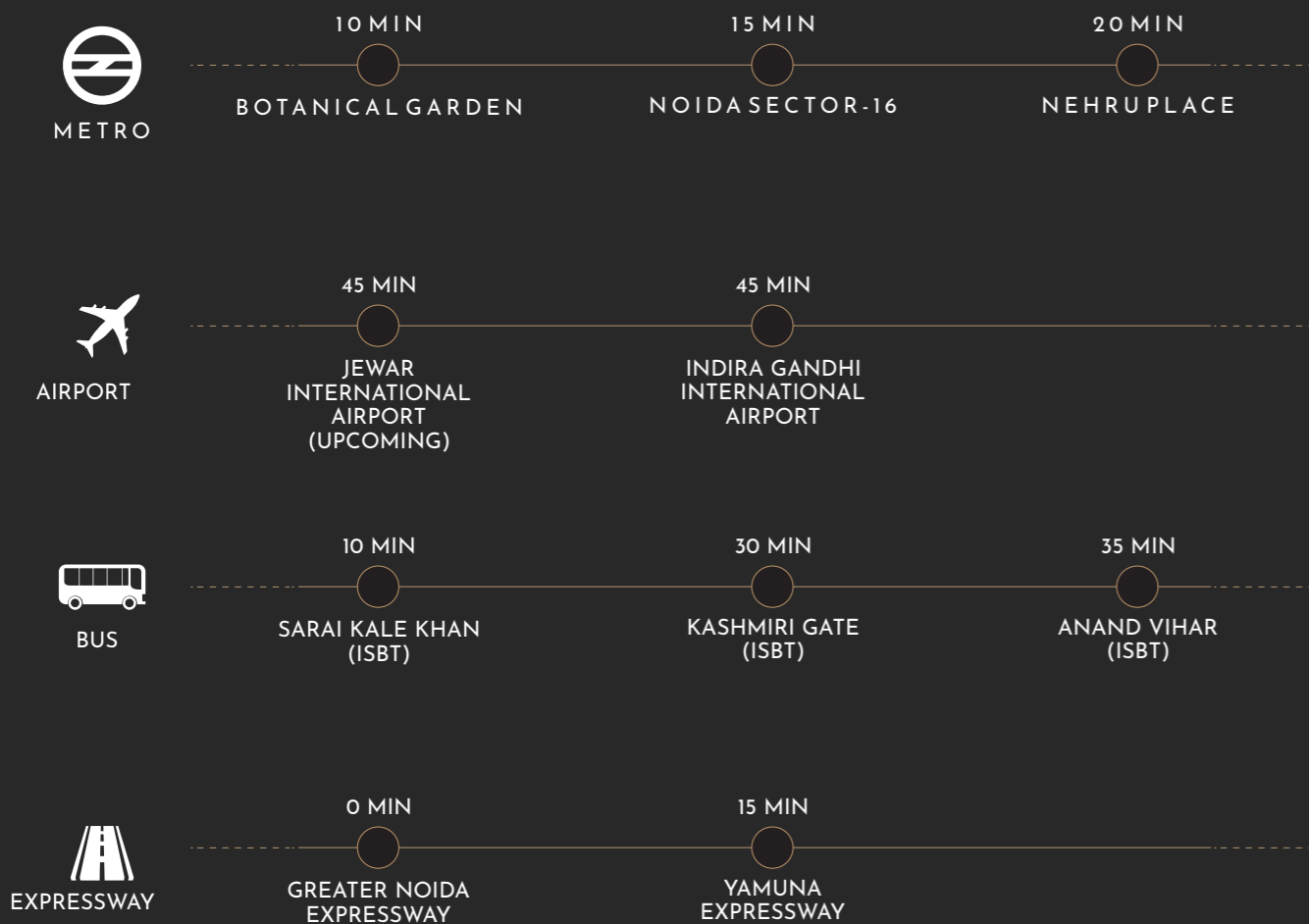
YAMUNA EXPRESSWAY





# UNPARALLELED TRANSPORT CONNECTIONS

The strategic location of Manorialle makes daily commute convenient with well-connected roadways like the Noida Expressway and DND Flyover. Noida is also well-laid with metro connectivity all across the town



# AT THE HEART OF NOIDA



The Indira Gandhi International Airport is approximately 45 minutes away from Manorialle. With the announcement of the Jewar International Airport in Greater Noida, there will soon be an international airport in the neighborhood.

# THE DESIGN

Manorialle is poised to be an architecture marvel. It possesses all the elements of a modern building design, carefully orchestrated to delight the senses.

Designed in Neo-Classical style, the grand entrance lobby is a statement in itself. Manorialle is an IGBC certified green building, conforming to Gold rating with eco-conscious designs.

The 40 story building stands out to redefine the Noida skyline. The panoramic view of surrounding Golf Course from our landscaped terraces and club is a sight to behold.

Functional philosophy of architecture is reflected through strong and bold building lines with interventions by greenery at each level.



Artistic Image

Artistic Image



# THE GRAND DESIGN OF THE LOBBY



The Manorialle lobby is a perfect mix of royalty and modernity. It has adapted the modern-day architecture while inheriting the traditional sense of royalty. The ambience is spacious and maintains an aura about it. The eco-friendly design allows natural sunlight and ventilation to provide a sense of discovery and amazement. The welcoming face of the 24/7 concierge greets you as you make your way in the discovery of Manorialle royalty.



# A BEAUTIFULLY CRAFTED SANCTUARY



Unwind yourself in the beautifully sculptured garden with meandering water channel and engaging outdoor space which could become a great respite after a long day of work. Magnificent amphitheater with 8 meters high stilt floor gives an uninterrupted view of the garden and the whole campus.



A GREEN AND SPORTY WAY OF  
LIFE THAT APPEALS TO THE  
FIVE SENSES



Artistic Image

# YOUR VERY OWN PRIVATE GARDEN



Customize your balcony in accordance with your taste. With the doors open, it will look like an extension of the main residence which will evolve with the seasons. you can dedicate this spacious balcony to your gardening skills or other hobbies.



Artistic Image

A PERFECT RETREAT  
IN THE LAP  
OF NATURE



Artistic Image

# THE MANORIALLE CLUB

Every resident will be a member of this exclusive Manorialle club.

It offers first-class facilities to its patrons. Roof-top infinity pool, sparkling banquets, gymnasium, spas and landscape terrace gardens are just few of the highlights.

It also caters to the sports enthusiasts with indoor badminton and squash courts. Club's Membership grants access to a range of glamorous spaces where one can exchange ideas and be entertained.





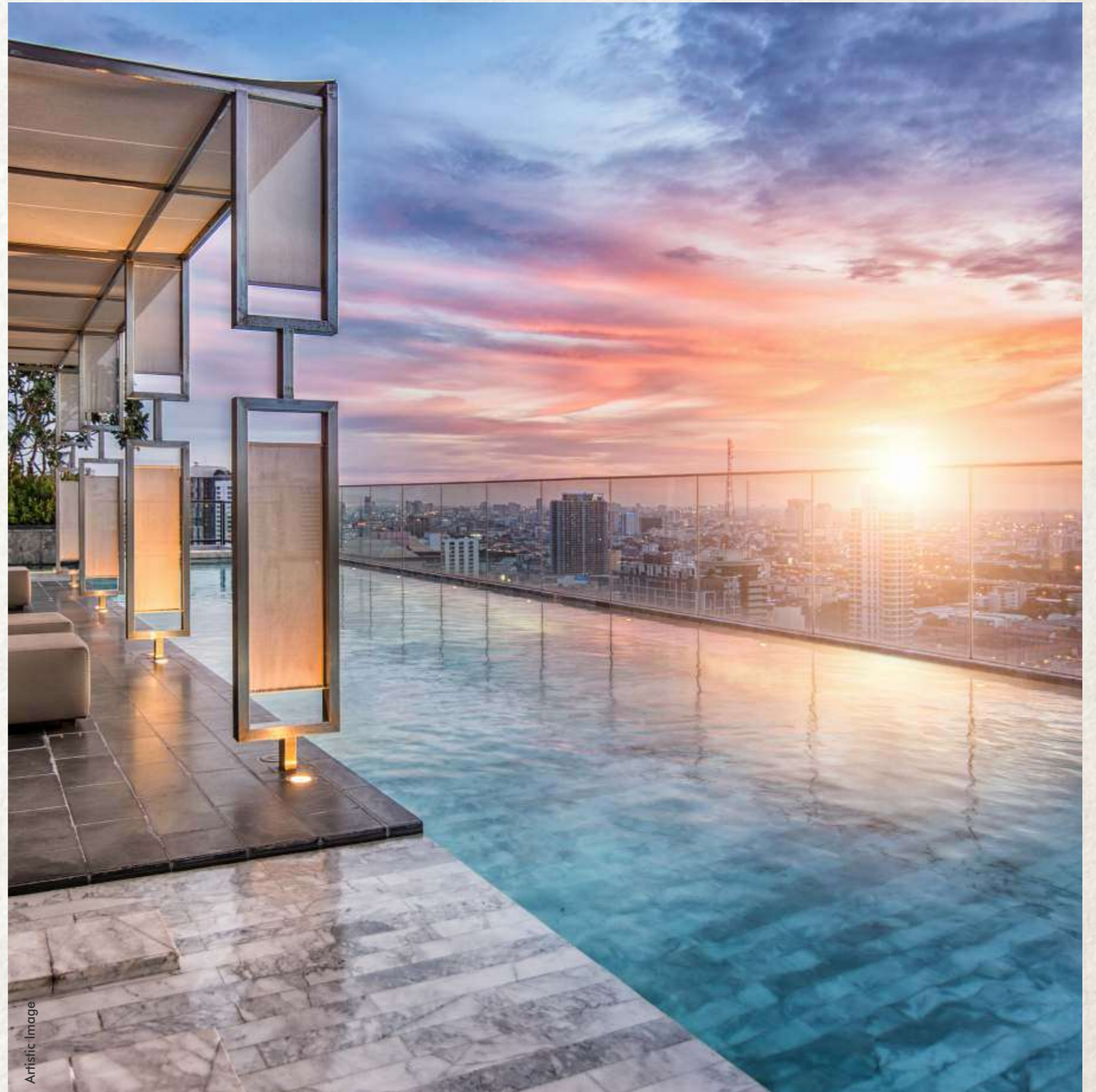




# INFINITY POOL 450 FEET ABOVE GROUND

The open-air pool at Manorialle is a treat for the seasoned and dedicated swimmers who like to revel and forget about everyday stresses with a dip of relaxation and tranquillity. The serene space surrounded by greenery is a heaven for nature lovers who can enjoy their spare time comfortably in the stunning blend of luxury and greenery.

A natural retreat to enchant the royal in you with an exquisite experience of luxury. Enhanced design of the pool helps you relax and revel like never before.





# MANORIALLE SKY LOUNGES

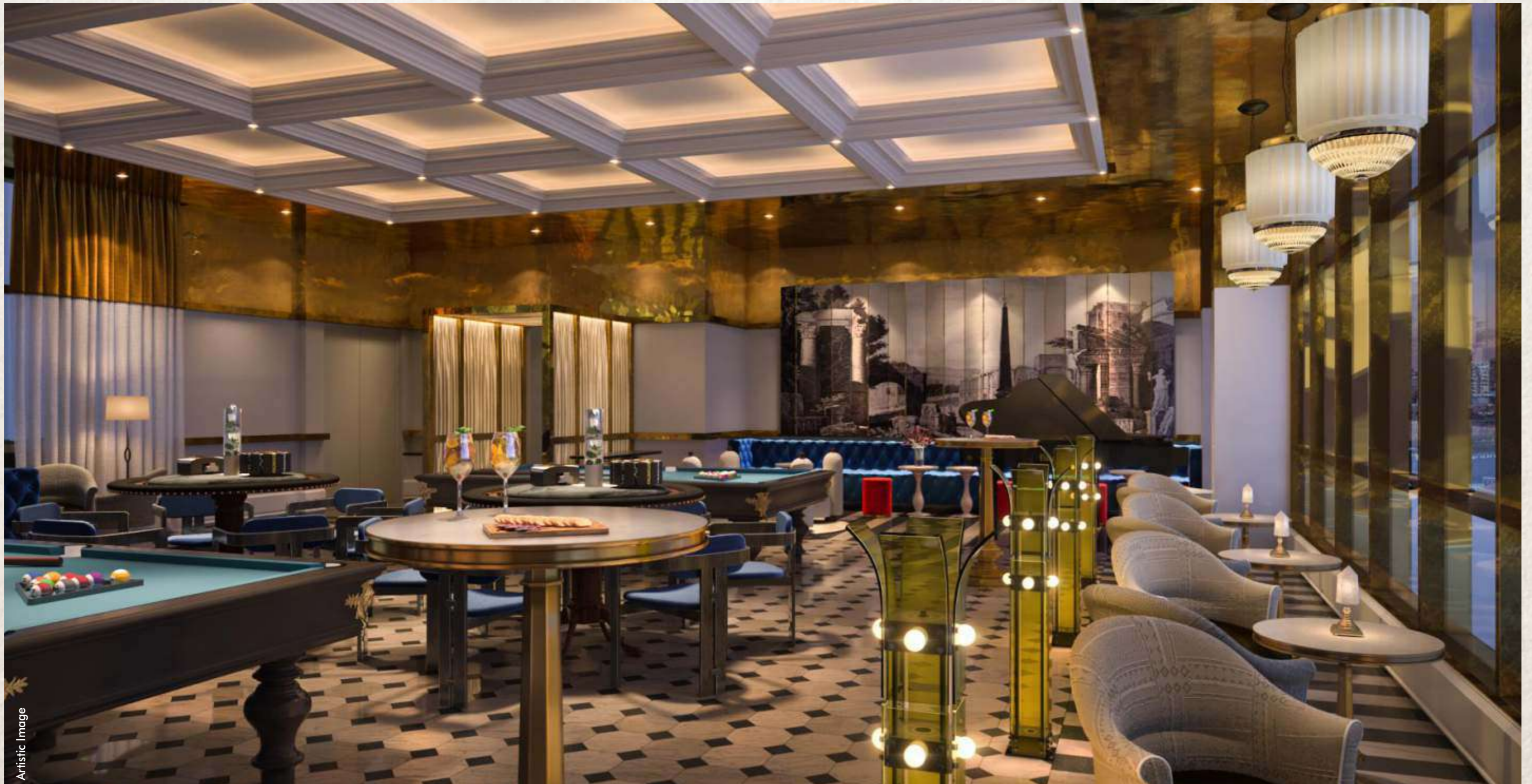
10 feet wide landscaped sprawling balconies are fit to be called sky lounges. The garden deck has the backdrop of amazing golf course view and is ideal to entertaining guests, meeting friends and for leisure activities.

Best place in the skies to enjoy a drink is here. Gaze out at the city, take a sip, and celebrate life, exclusively at Manorialle.



# LOUNGE BAR

Make happy-hours happier with our unique Restaurant and Bar. The palatial ambience is exclusively orchestrated mixologists for you to have an experience that'll make its way to your fond memories. Whether you're celebrating a significant milestone, looking for a venue for a get together or a place to ring in the new year, make every moment spent in the restaurant and every meal that you savour, an unforgettable experience.



# KEEP FIT YOURWAY

Move your body and lift your spirits with our high-end fitness centre that delivers all-out intensity work-out, restorative meditation and everything in between. Build muscles, learn new skills and improve your health in a supportive, fun-loving environment at the Manorialle gym.



# NATURAL FRAGRANCES

With the hectic lives we experience today, the stress often carries itself deep into our bodies, thus a need to unwind and indulge in a lavish beauty treatment is not just a luxury, but a necessity. You won't even have to jump through hoops to land one of these pampering experiences. Indulge in and go for a holistic healing at our spas for a more opulent way to rejuvenate, detoxify and to give yourself a blissful treat.



# THE CONDOMINIUM

The private lift lobby is an extension of your home, giving your guests a privileged welcome. Meticulously planned interior spaces and high end specifications are the signs of an upbeat living. Consciously designed two side open residences allow ample light, view and the cross breeze.

**Mahagun Manorialle** offers high-end premium 3/4/5 BHK condominiums Limited edition "**Penthouse**" where each room is designated to offer space, comfort and stunning views.

An abundance of space inspires you to relax and unwind while the smashingly chic design elevates your mood every time you enter. Big sized sliding doors extend the room to a large balcony that doubles up as a party deck with a spectacular view of the golf course. Landscape terraces and neatly planned gardens bring the greenery into your room at each level.



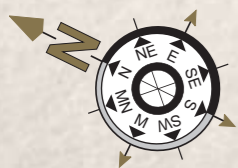




The finely appointed dining space plays a staggeringly vital role in bringing the loved ones together over meals. Note the impressive details as you enter the grand foyer and the welcoming vibe of the hall that'll amplify your greetings.

# Location Map

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



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



Artistic Image

Disclaimer: The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering

# 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.

CONDOMINIUM &  
PENTHOUSE PLANS

AT   
Manorialle

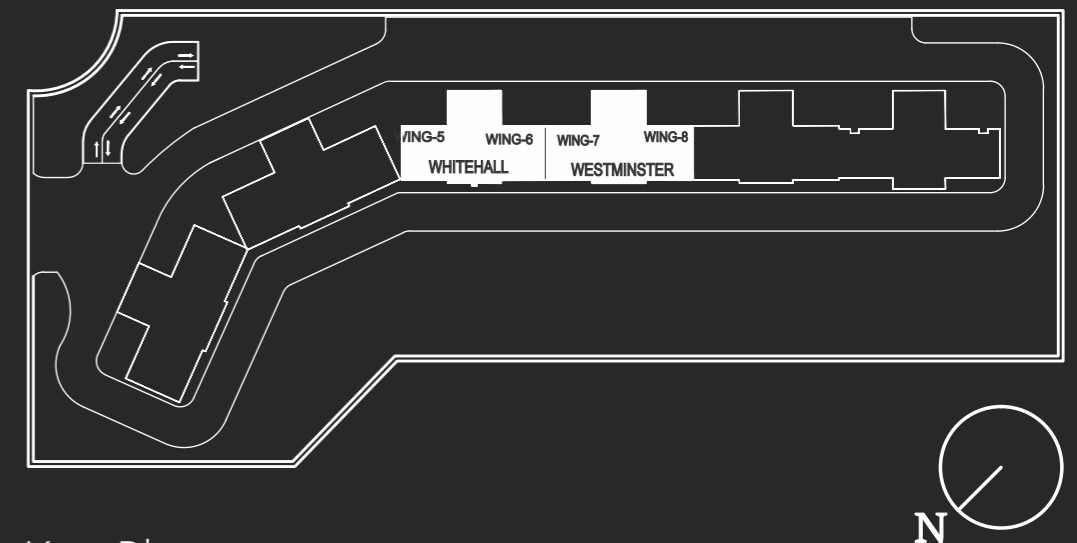


# WHITEHALL PALACE & WESTMINSTER PALACE

## 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



Key Plan

### Disclaimer:

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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



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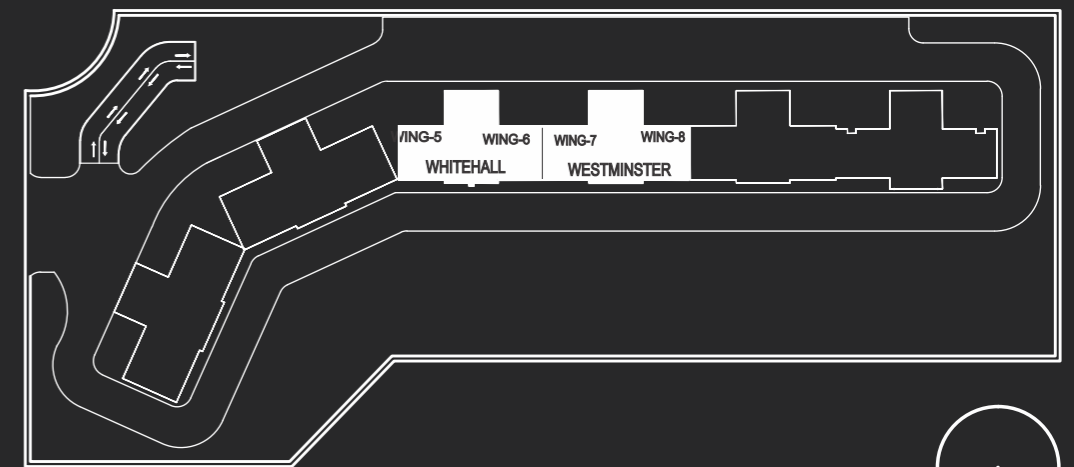


WHITEHALL PALACE  
&  
WESTMINSTER PALACE

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



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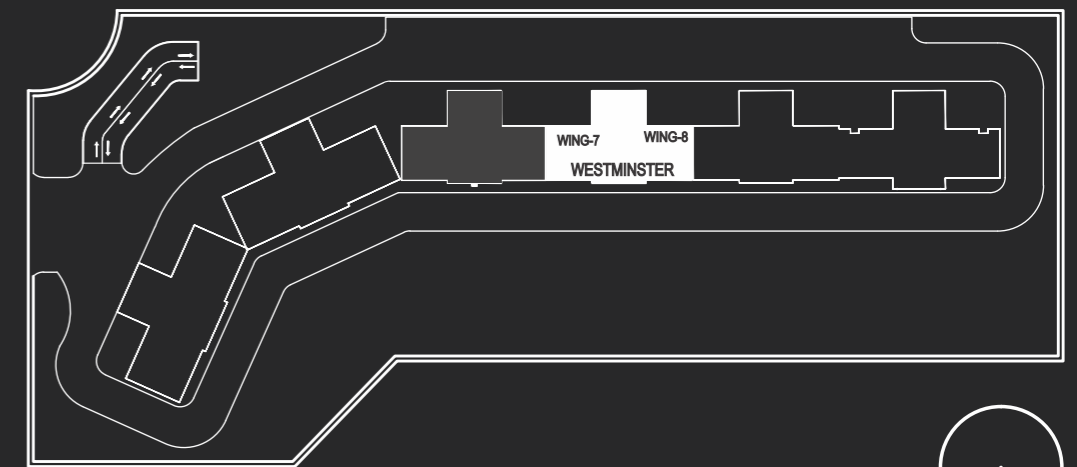
# WESTMINSTER PALACE

## 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



## Key Plan

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WESTMINSTER PALACE



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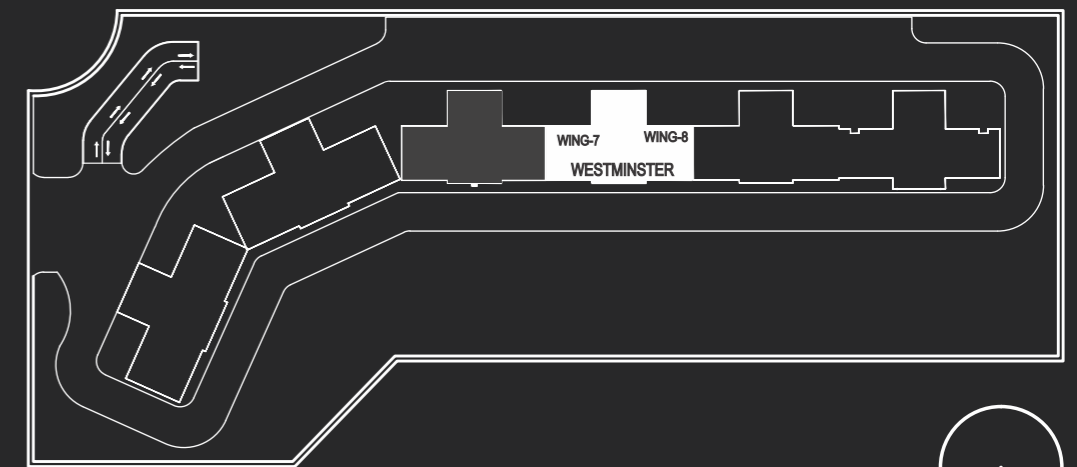
# WESTMINSTER PALACE

## 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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# RICHMOND PALACE & 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 - 2 (Richmond Palace)

Floors - 1, 2, 5, 6, 9, 10, 14, 15, 18, 19

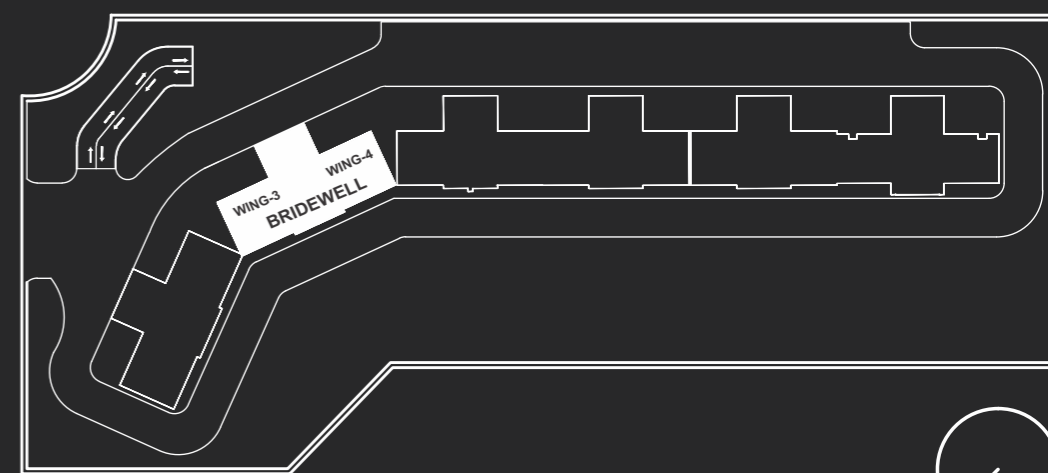
Wing - 3 (Bridewell Palace)

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



Key Plan

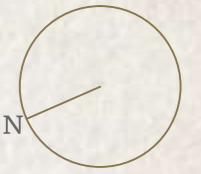
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BRIDEWELL PALACE



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# RICHMOND PALACE & BRIDEWELL PALACE

## 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 - 2 (Richmond Palace)

Floors - 3, 4, 7, 8, 11, 12, 16, 17, 20, 21

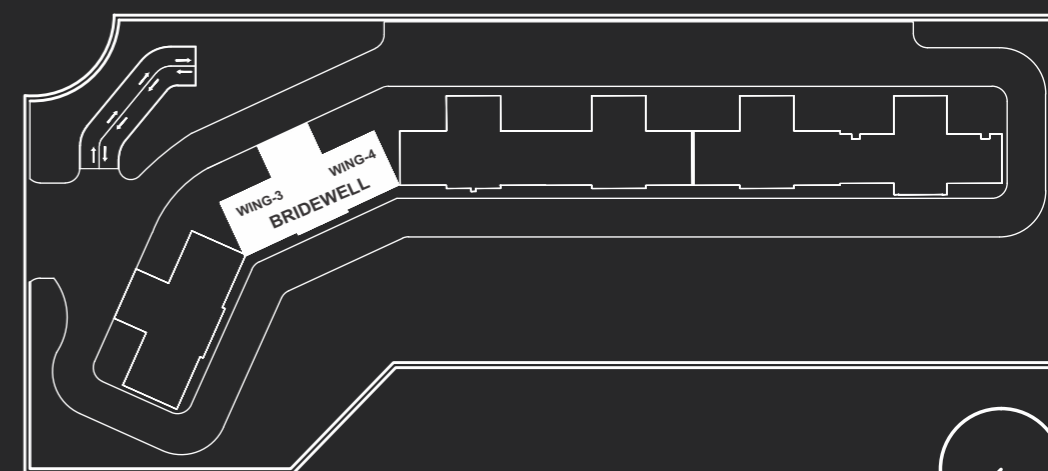
Wing - 4 (Bridewell Palace)

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

### Disclaimer:

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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.

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.

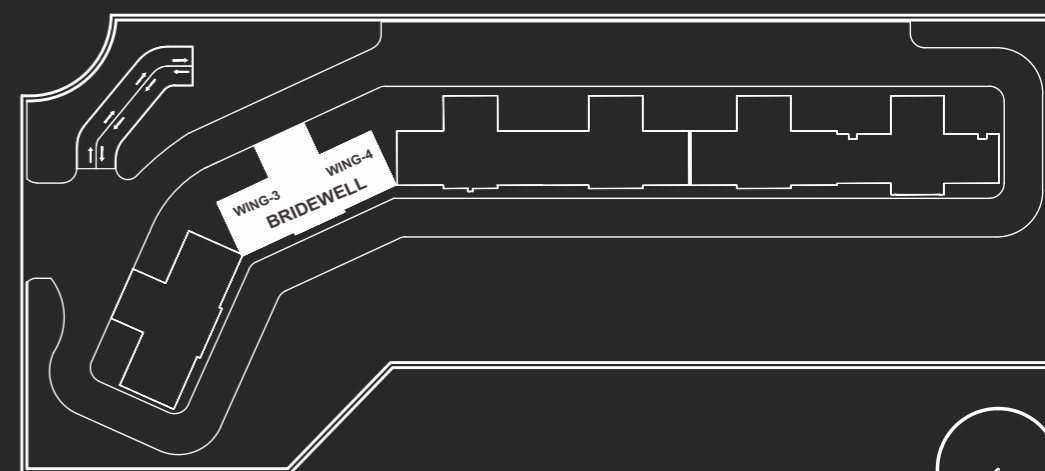
Wing - 3 (Bridewell Palace)

Floors - 22, 23, 26, 27, 30, 31, 34, 35

Wing - 4 (Bridewell Palace)

Floors - 24, 25, 28, 29, 32, 33

4 Bedrooms, 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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# BRIDEWELL PALACE

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.

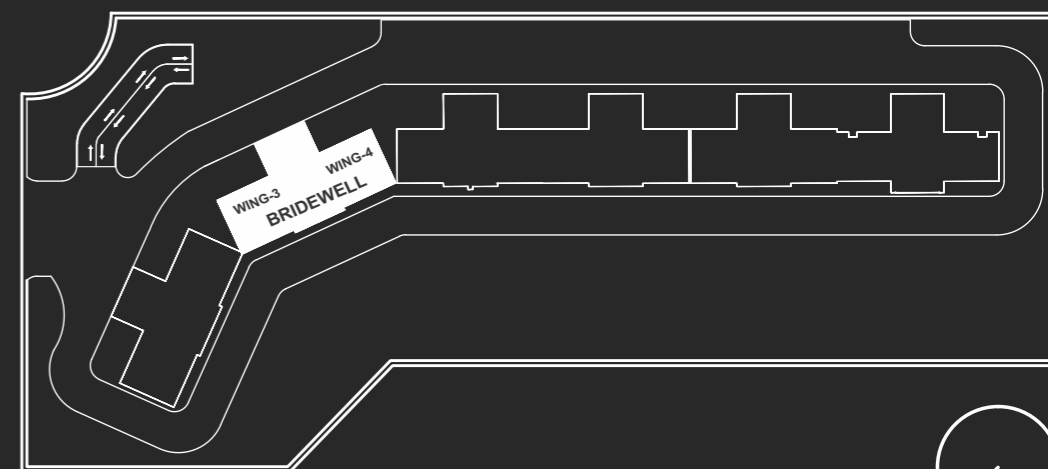
Wing - 4 (Bridewell Palace)

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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WHITEHALL PALACE  
&  
WESTMINSTER PALACE

SIMPLEX (4 BHK)

Super Area - 515.61 Sq. mtr./ 5550 Sq. ft.

Built-up Area - 402.27 Sq. mtr./ 4330 Sq. ft.

Carpet Area - 291.16 Sq. mtr./ 3134 Sq. ft.

Balcony Area - 74.23 Sq. mtr./ 799 Sq. ft.

Wing - 5, 6 (Whitehall Palace)

Floors - above 22 to 37

24, 25, 28, 29, 32, 33, 36, 37

(left side balcony 3000mm and Right side balcony 2100mm)

22, 23, 26, 27, 30, 31, 34, 35

(left side balcony 2100mm and Right side balcony 3000mm)

Wing - 7, 8 (Westminster Palace)

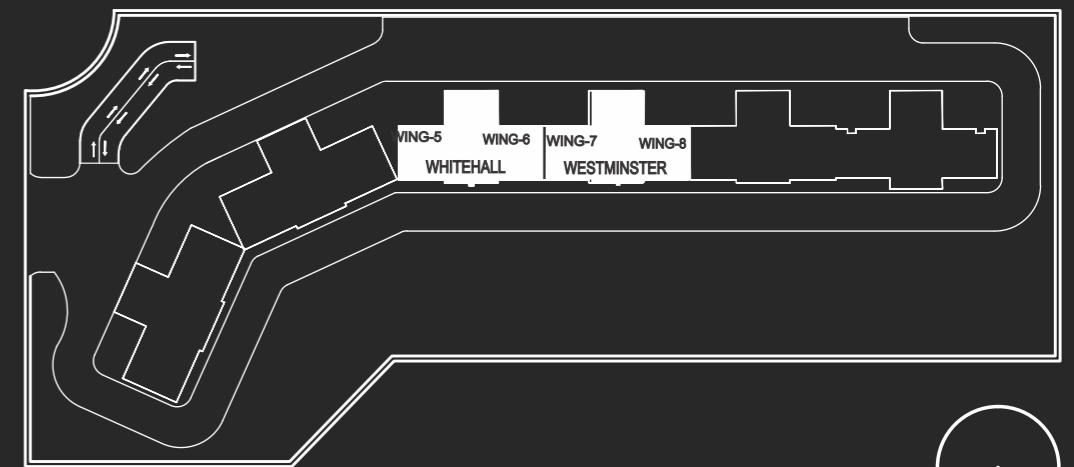
Floors - 34, 35,

(left side balcony 3000mm and Right 2100mm)

36, 37

(left side balcony 2100mm and Right 3000mm)

4 Bedrooms, 4 Toilets, 1 Powder Room, Media Room, Personal Lobby,  
Dining - Family Lounge, Living Room, Kitchen, Str Room With Toilet, Balconies



Key Plan

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WHITEHALL PALACE  
& WESTMINSTER PALACE



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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.



# KENSINGTON PALACE

## CONDOMINIUM - 3A (5 BHK SIMPLEX)

Super Area - 566.7 Sq. mtr./ 6100 Sq. ft.

Built-up Area - 453.36 Sq. mtr./ 4880 Sq. ft.

Carpet Area - 324.04 Sq. mtr./ 3488 Sq. ft.

Balcony Area - 76.49 Sq. mtr./ 823.44 Sq. ft.

Wing - 9 & 10 (Kensington Palace)

3, 4, 7, 8, 11, 12

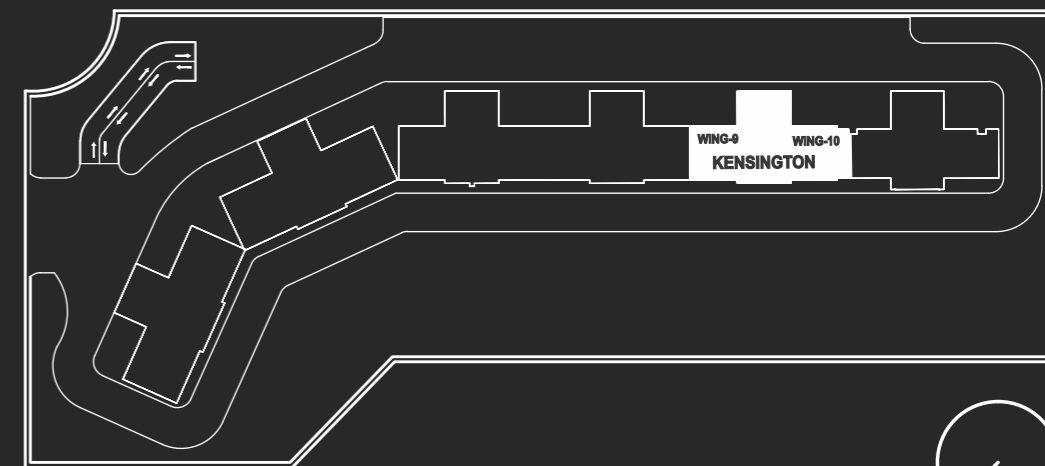
Left side balcony 3000mm and right side balcony 2100mm

1, 2, 5, 6, 14, 15

left side balcony 2100mm and right side balcony 3000mm

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



Balcony As per Elevation

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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.



# KENSINGTON PALACE

## CONDOMINIUM - 3A (5 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)

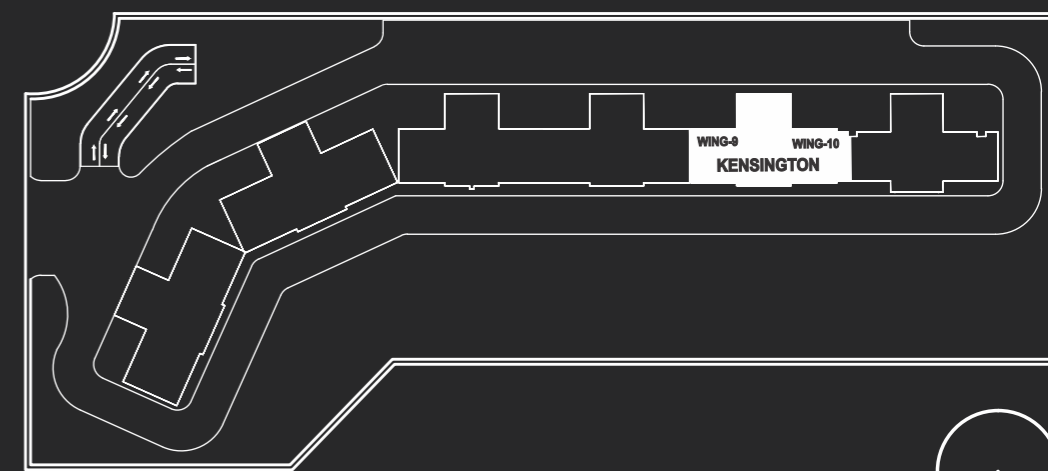
Floors - 18, 19, 22, 23, 26, 27, 30, 31, 34, 35

(Balcony left 2100mm and Right 3000mm from Gardenside)

Floors - 20, 21, 24, 25, 28, 29, 32, 33, 36, 37

(Balcony left 3000mm and Right 2100mm from Gardenside)

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



Balcony As per Elevation

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# BUCKINGHAM PALACE

## CONDOMINIUM - 3 (5 BHK)

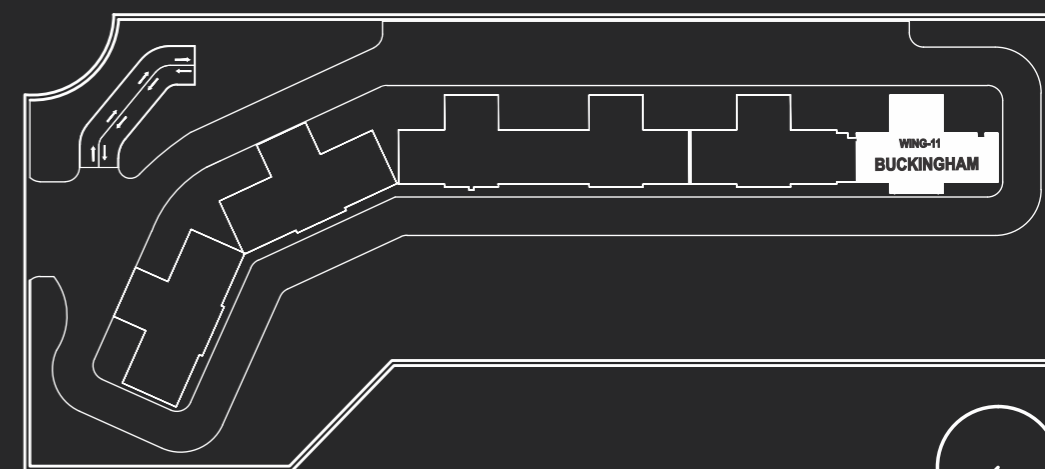
Super Area - 581 Sq. mtr./ 6250 Sq. ft.  
 Built-up Area - 459 Sq. mtr./ 4950 Sq. ft.  
 Carpet Area - 328 Sq. mtr./ 3530 Sq. ft.  
 Balcony Area - 81.47 sq. mtr./ 877 sq. ft.  
 Wing-11 (Buckingham Palace)  
 Floors - 2, 5, 6, 9, 10, 14, 15, 18, 19, 22, 23, 26,  
 27, 30, 31, 34, 35, 38, 39  
 (Balcony left 3000mm and Right 2100mm  
 from Gardenside)

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

## CONDOMINIUM - 3 (5 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  
 (Balcony left 2100mm and Right 3000mm from Gardenside)

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



Balcony As per Elevation

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# WHITEHALL PALACE & WESTMINSTER PALACE

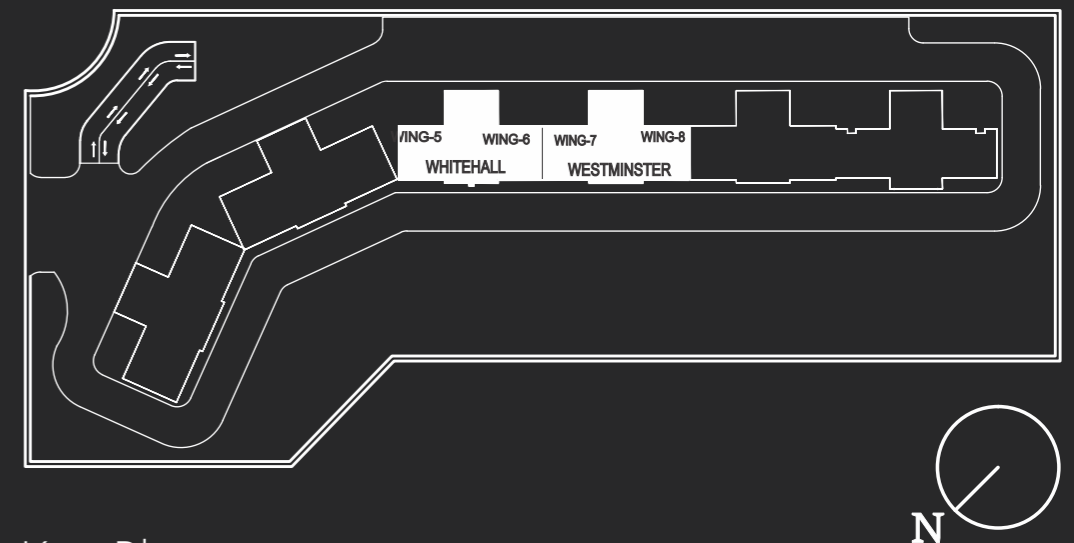
## PENTHOUSE - 1 (5 BHK)

Super Area - 929 Sq. mtr./ 10000 Sq. ft.  
Built-up Area - 1727.33 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)  
Floors - 38

Wing - 7 & 8 (Westminster Palace)  
Floors - 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



Key Plan

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LOWER FLOOR

WHITEHALL PALACE  
&  
WESTMINSTER PALACE



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# WHITEHALL PALACE & WESTMINSTER PALACE

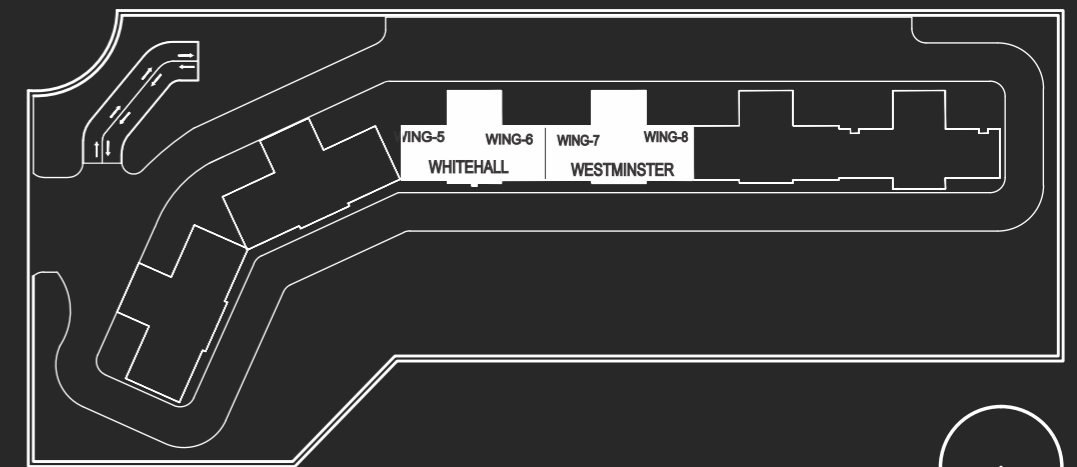
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Wing - 5 & 6(Whitehall Palace)  
Floors - 38

Wing - 7 & 8 (Westminster Palace)  
Floors - 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



Key Plan

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UPPER FLOOR

WHITEHALL PALACE  
&  
WESTMINSTER PALACE



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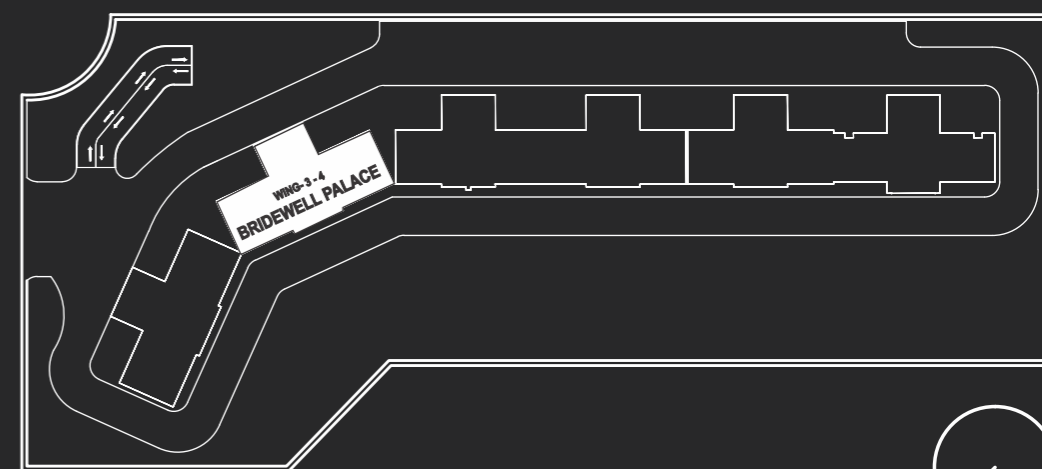
# BRIDEWELL PALACE

## PENTHOUSE III (5 BHK TOWER-II)

Super Area - 1182.65 Sq. mtr./ 12000 Sq. ft.  
Built-up Area - 863.51 Sq. mtr./ 9294.82 Sq. ft.  
Carpet Area - 616.43 Sq. mtr./ 6635.25 Sq. ft.  
Balcony Area - 113.09 Sq. mtr./ 1217.30 Sq. ft.  
Terrace Area - 70.86 Sq.Mtr./762.74 Sq.ft.

Wing - 3 & 4 (Bridewell Palace)  
Floors - 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



Key Plan

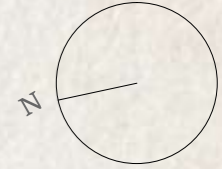
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LOWER FLOOR

BRIDEWELL PALACE



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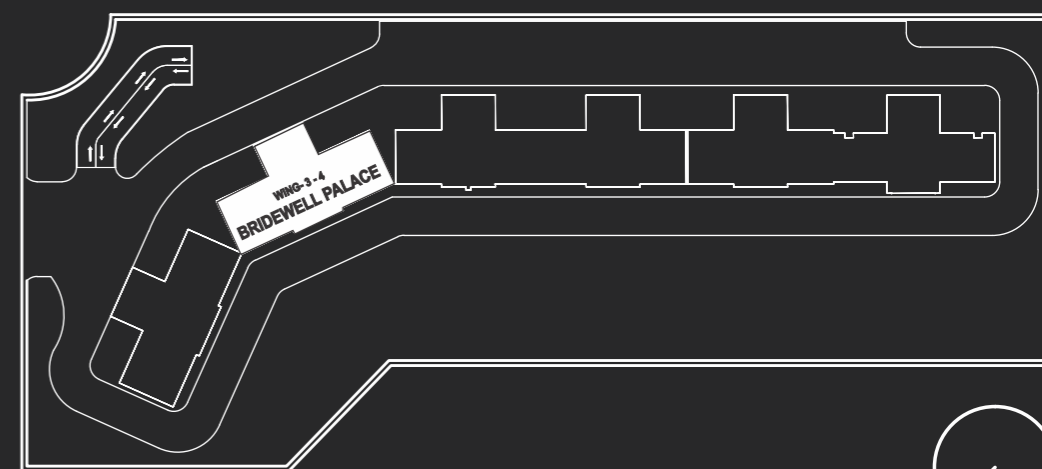
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Wing - 3 & 4 (Bridewell Palace)  
Floors - 37

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



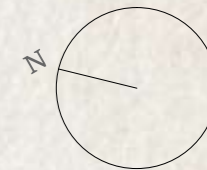
Key Plan

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UPPER FLOOR

BRIDEWELL PALACE



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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.



# RICHMOND PALACE

## PENTHOUSE II (5 BHK)

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./ 9730 Sq. ft.

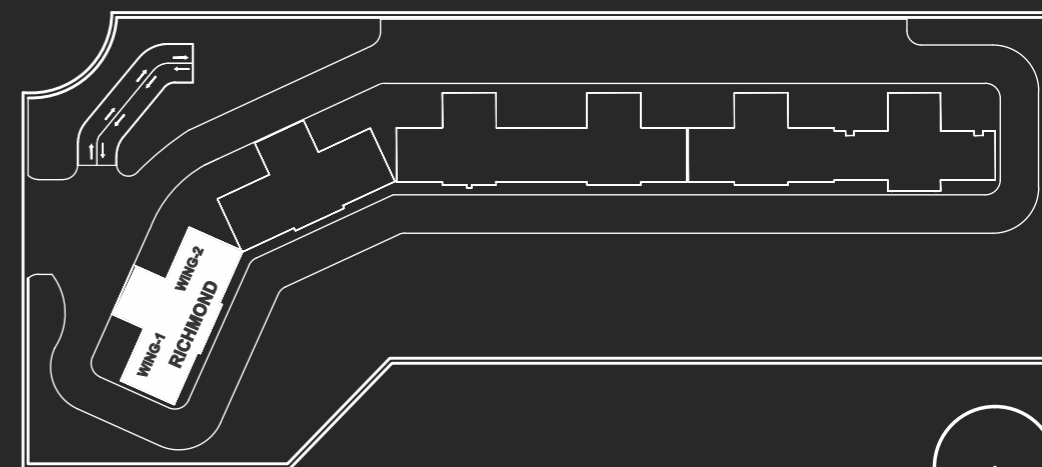
Balcony Area - 93.27 Sq. mtr./ 1004 Sq. ft.

Terrace Area - 92.62 Sq.Mtr./997 Sq.ft.

Wing - 1 & 2 (Richmond Palace)

Floors - 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



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.



LOWER FLOOR

RICHMOND PALACE



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# RICHMOND PALACE

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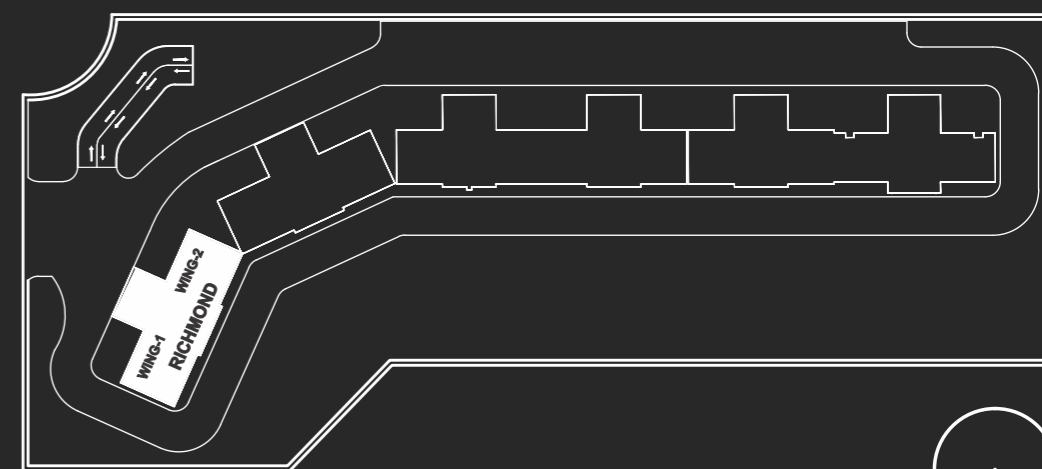
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Wing - 1 & 2 (Richmond Palace)

Floors - 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



Key Plan

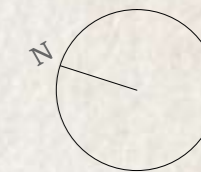
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2. Due to Vastu reasons, thirteen floor shall be read as fourteen floor and thereafter, fourteen floor and above shall be read and start from fifteen floor so on till last floor.

UPPER FLOOR

RICHMOND PALACE



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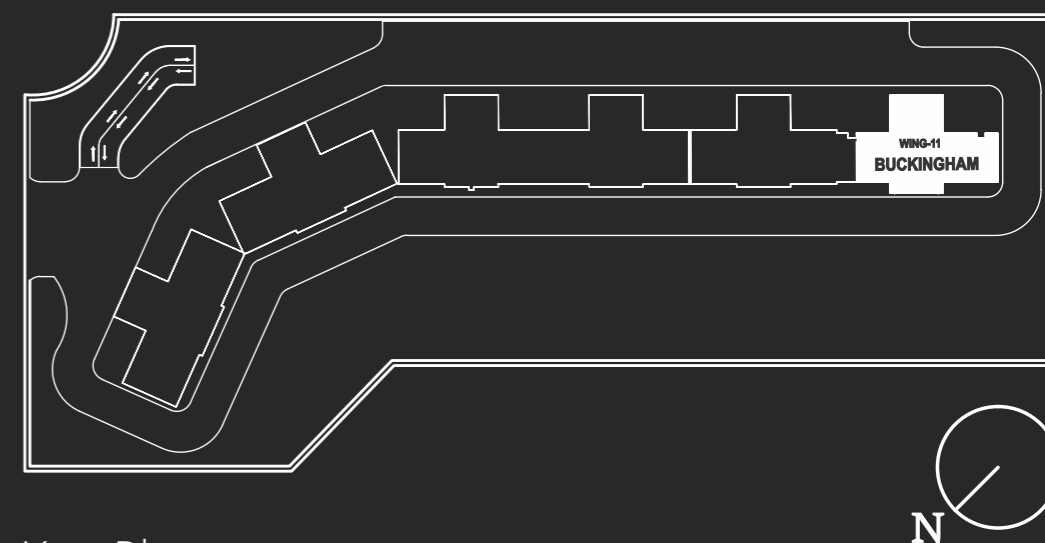


# BUCKINGHAM PALACE

## PENTHOUSE - IV (Triplex 5 BHK)

Super Area - 1858.04 Sq. mtr./ 20000 Sq. ft.  
Built-up Area - 1359.93 Sq. mtr./ 14638.28 Sq. ft.  
Carpet Area - 991.11 Sq. mtr./ 10668.30 Sq. ft.  
Balcony Area - 152.10 Sq. mtr./ 1637.20 Sq. ft.  
Terrace Area - 316.01 Sq.mtr./3401.53 Sq.ft.  
Verandah Area - 27.67 Sq.mtr./298.0 Sq.ft.

Wing - 11 (Buckingham Palace)  
Floor - 37



Key Plan

### Disclaimer:

1. 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. 1 Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness). All Dimension are from the unfinished walls.
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.

BUCKINGHAM PALACE



37TH FLOOR (GUEST FLOOR)

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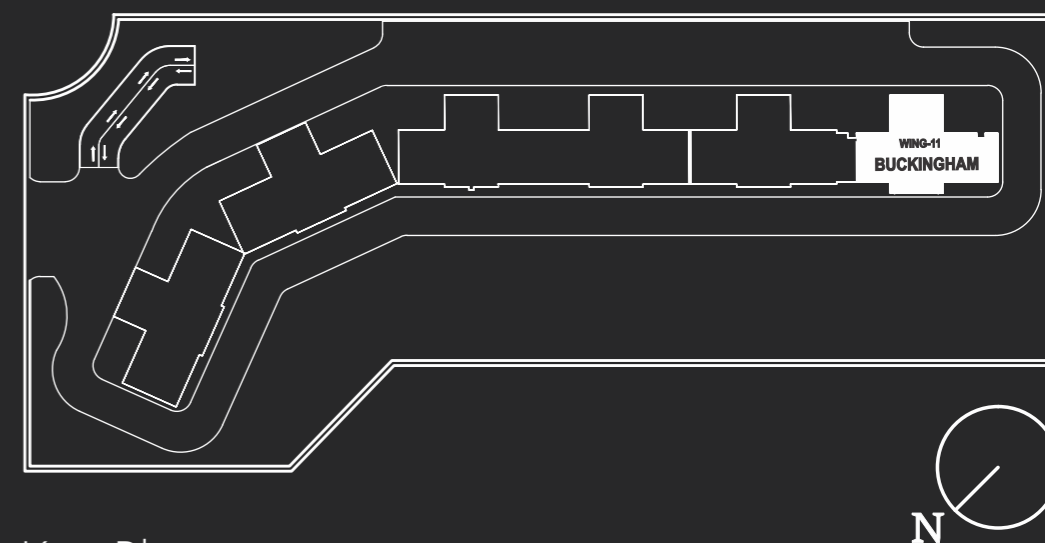
# BUCKINGHAM PALACE

## PENTHOUSE - IV (Triplex 5 BHK)

Super Area - 1858.04 Sq. mtr./ 20000 Sq. ft.  
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Verandah Area - 27.67 Sq.mtr./298.0 Sq.ft.

Wing - 11 (Buckingham Palace)

Floor - 38



Key Plan

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BUCKINGHAM PALACE



36TH FLOOR

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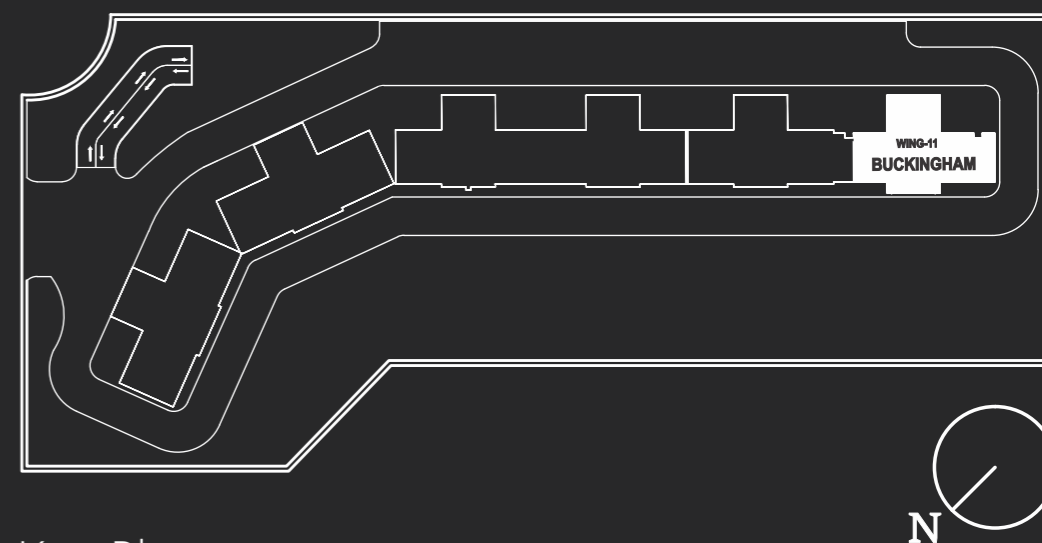


# BUCKINGHAM PALACE

## PENTHOUSE - IV (Triplex 5 BHK)

Super Area - 1858.04 Sq. mtr./ 20000 Sq. ft.  
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Terrace Area - 316.01 Sq.mtr./3401.53 Sq.ft.  
Verandah Area - 27.67 Sq.mtr./298.0 Sq.ft.

Wing - 11 (Buckingham Palace)  
Floors - 39



Key Plan

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BUCKINGHAM PALACE



39TH FLOOR

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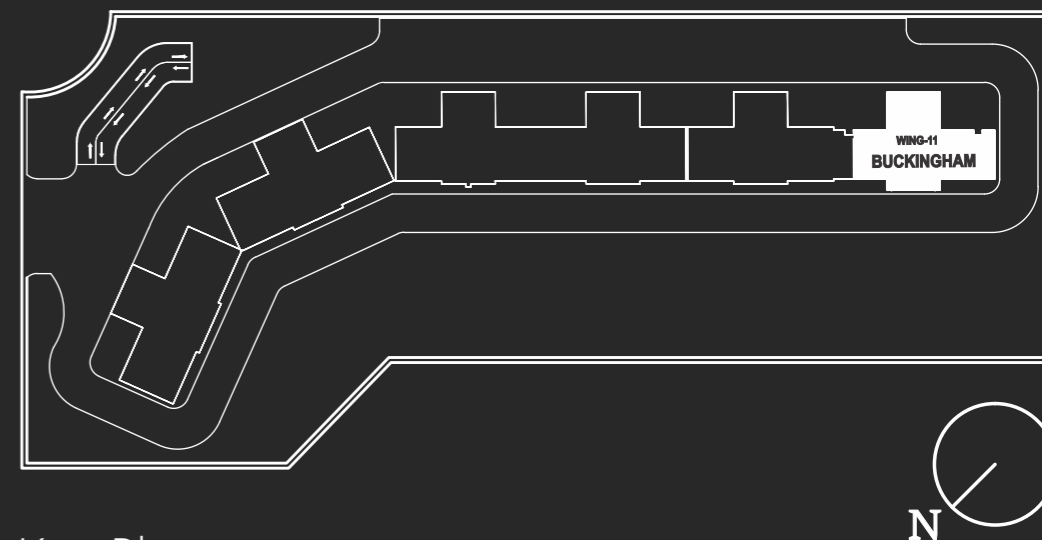


# BUCKINGHAM PALACE

## PENTHOUSE - IV (Triplex 5 BHK)

Super Area - 1858.04 Sq. mtr./ 20000 Sq. ft.  
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Verandah Area - 27.67 Sq.mtr./298.0 Sq.ft.

Wing - 11 (Buckingham Palace)  
Floor - 40/Terrace



Key Plan

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TERRACE FLOOR

BUCKINGHAM PALACE



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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.

# 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 outdoor Unit, without ducting & indoor units.

## 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 Polished veneer 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.

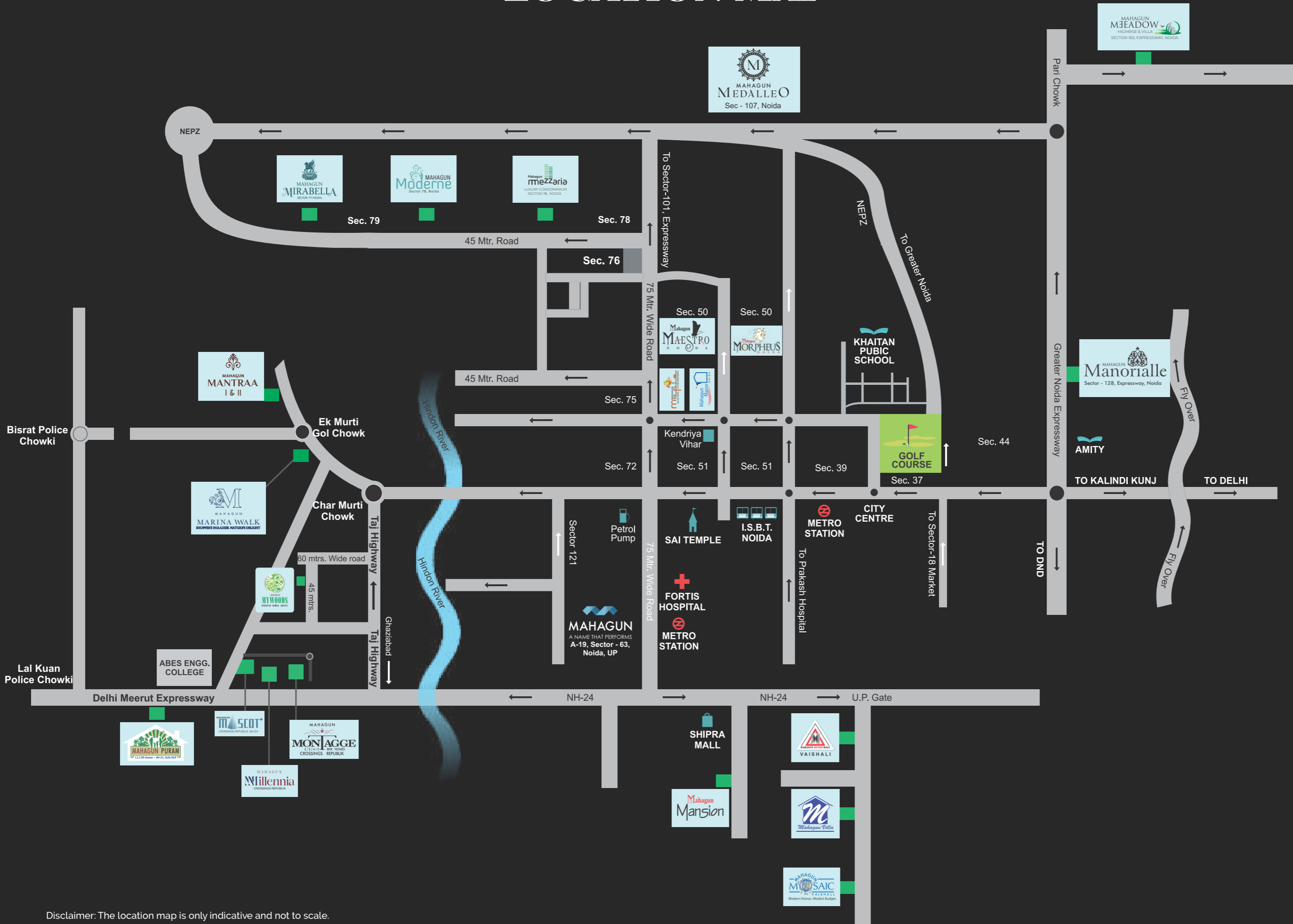
## ELEVATORS & LIFT LOBBY

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.

# LOCATION MAP




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

## ONGOING PROJECTS



MAHAGUN  
**MEDALLEO**  
Sec - 107, Noida




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



MAHAGUN  
**MONTAGGE**  
2/3/4/5 BHK HOMES  
CROSSINGS REPUBLIK



MAHAGUN  
**MARINA WALK**  
Greater Noida (West)



MAHAGUN  
**MYWOODS**  
Sector-16 C  
Greater Noida (West)




MAHAGUN  
**Millennia**  
CROSSINGS REPUBLIK  
DUNDAHERA, GHAZIABAD

## DELIVERED PROJECTS



Mahagun  
**MORPHEUS**  
NOIDA  
Sector-50, Noida



**Park Plaza**  
SHAHDARA-DELHI



MAHAGUN METRO MALL  
**VAISHALI**  
GHAZIABAD



MAHAGUN  
**SAROVAR PORTICO**  
vaishali, ghaziabad  
A SAROVAR HOTEL  
Vaishali, Ghaziabad



**Marvella**  
Sector-78, Noida



MAHAGUN  
**Moderne**  
Sector-78, Noida



Mahagun  
**Mansion**  
Indirapuram, Ghaziabad



**Mahagun Villa**  
Vaishali, Ghaziabad



Mahagun  
**MAESTRO**  
NOIDA  
Sector-50, Noida



MAHAGUN  
**JESTIC**  
Crossings Republik, NH-24



MAHAGUN  
**SCOT+**  
Crossings Republik, NH-24




Mahagun  
**Manor**  
NOIDA  
Sector-50, Noida




MAHAGUN  
**MO SAIC**  
Modern Homes. Modest Budget.  
Vaishali, Ghaziabad



MAHAGUN  
**Maple**  
2/3/4 BR APARTMENTS  
Sector-50, Noida



MAHAGUN  
**PURAM**  
1,2,3 BR Homes • NH-24, Delhi NCR  
NH-24, Delhi NCR



MAHAGUN  
**MYWOODS**  
Sector-16 C  
Greater Noida (West)



MAHAGUN  
**MIRABELLA**  
Sector-79, Noida



Mahagun  
**mezzaria**  
LUXURY CONDOMINIUM  
SECTOR-78, NOIDA



MAHAGUN  
**MANTRAA**  
SECTOR-10,  
GREATER NOIDA (WEST)



MAHAGUN  
**MEEADOW**  
HIGHRISE & VILLA  
SECTOR-150,  
EXPRESSWAY, 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

**MAHAGUN INDIA PVT. LTD.**

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

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

**Telephone: 0120-4839900/ Email: [luxury@mahagunindia.com](mailto:luxury@mahagunindia.com)**

**Website: [www.mahagunmanorialle.in](http://www.mahagunmanorialle.in),  
[www.mahagunindia.com](http://www.mahagunindia.com)**

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.

M  
COLLECTION  
BY MAHAGUN  
LUXURY RESIDENCES