

MAHAGUN

MARINA WALK

SHOPPER'S PARADISE. NATURE'S DELIGHT



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

FOREWORD

We always look forward to new challenges and attaining fresh heights to maintain the supremacy of Mahagun. Recognized for our innovative techniques and path breaking skills, we work in an environment that inspires confidence while emphasizing on safety and security.

Over the decades, Mahagun has crossed numerous milestones, logged hundreds of achievements and satisfied thousands of customers. With proven competencies in residential properties, shopping malls, retail, hospitality & leisure, Mahagun shapes new lifestyles with a focus on design excellence, build quality and timely delivery.

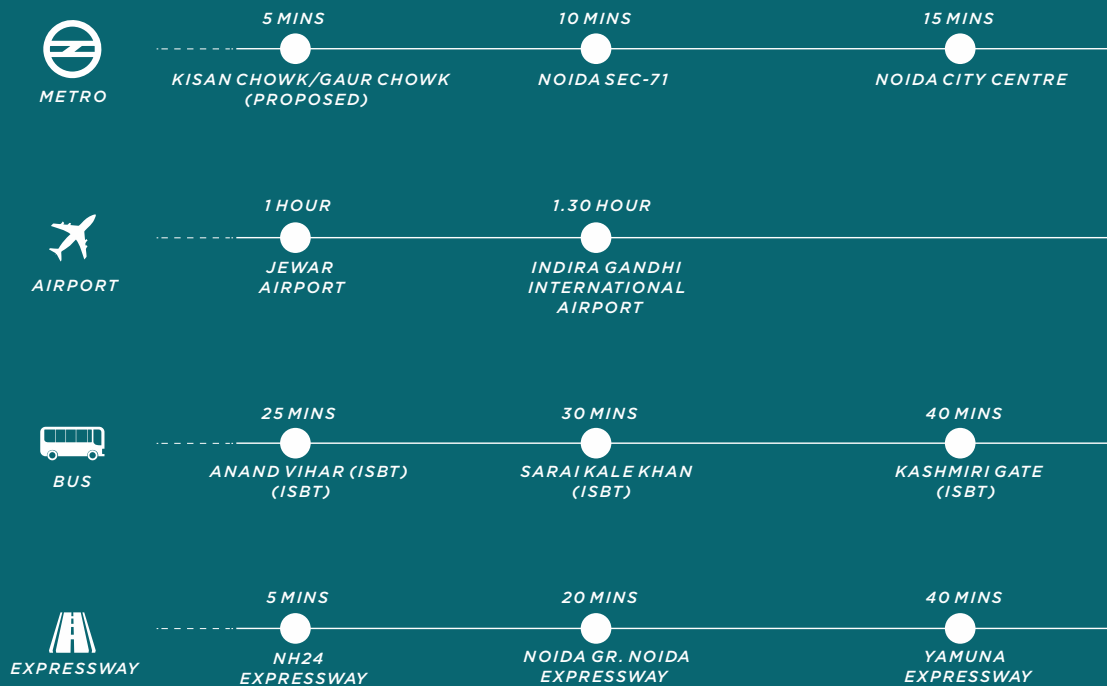
For Mahagun, the quest for excellence doesn't end.

For Mahagun, it is just the beginning.

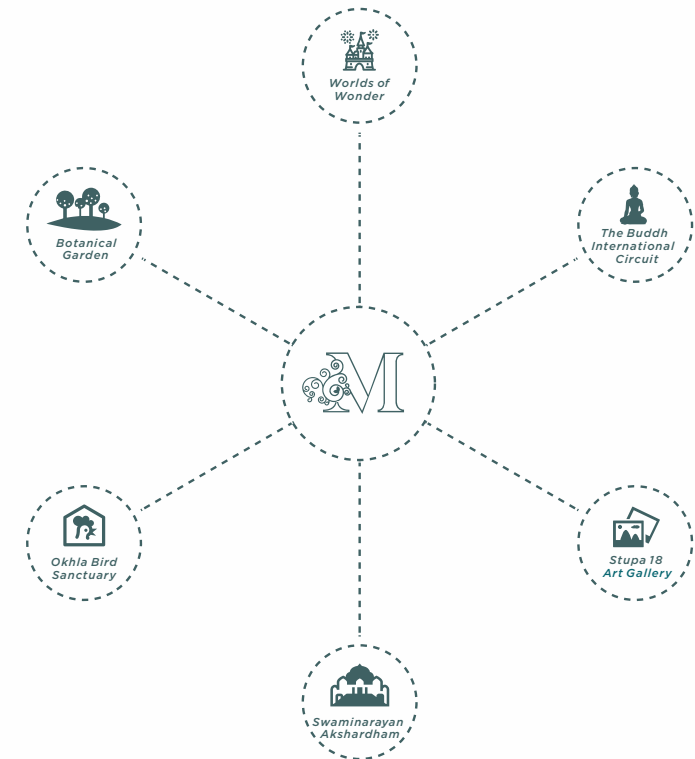


UNPARALLELED TRANSPORT CONNECTIONS

The strategic location of Marina Wwalk 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 GREATER NOIDA WEST



LOCATION ADVANTAGES



- Affordable homes
- Well planned infrastructure
- Modern/world class housing projects
- Accessibility
- Lucrative investment opportunities
- High density populated area.
- Connected to upcoming (NH-24) 12 lane expressway.
- Seamless connectivity from Ghaziabad, Noida, Greater Noida, Siddharth Vihar, Indirapuram & New Delhi.
- Connected to Noida City Centre by 130 meter wide 6 lane road.
- Metro connecting all parts of Greater Noida West with Noida & Greater Noida.
- Very close to the FNG corridor is also the originating point of eastern & western DFCs.
- One of the most well planned regions in the Delhi NCR with 25% of green area.
- Prominent hospitals, reputed schools & colleges, malls and shopping centers in close vicinity.
- Good rentals & high appreciation expected in near future.
- Mix of manufacturing, as well as IT industries provide excellent job opportunities.





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 Mahagun Presents
INDIA'S
FIRST
RETAIL PARK

- ✓ *Built Up Area of over 1.3 million sq. ft.*
- ✓ *A fusion of High Street and Mall shops with Retail GLA of approx. 6,00,000 sq. ft.*
- ✓ *Exclusive home & lifestyle format*
- ✓ *One of the largest multiplex*
- ✓ *Larger than life family entertainment centre and kids play zone*
- ✓ *Large plate hypermarket for everyone's daily needs*
- ✓ *Underground car parking space to accommodate approx. 1500 cars*
- ✓ *Impressive list of restaurants with epicurean cuisines*
- ✓ *Massive food court to take care of all palette needs*
- ✓ *Multi-level International fashion anchor stores*
- ✓ *Café's and lounges with open air seating*
- ✓ *Dedicated drop offs for mall, offices, hotel and banquet*
- ✓ *Luxury Hotel with approx 250 rooms, state of the art health club, spa and infinity swimming pool and more*
- ✓ *Premium office block with strata spaces designed to accommodate both multiple and single occupancy format providing co-working spaces as well*



Retail Spaces



Anchor Store



Hyper Market



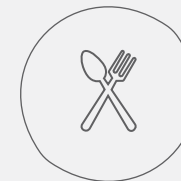
Multiplex



Entertainment Zone



5 Star Hotel



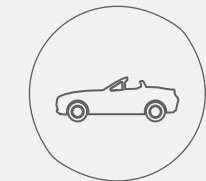
Restaurant
cum Bar



Food Court



Office Space



Multi-level
Parking



A PRIZED AMBLE

Marina Wwalk is designed to treat the architecture as a natural extension of the scenery, making for not just a soulful get-away from busy city life with a stunning view to the themed gardens all around, but also catering to the large appetite of consumers to experiment and the contemporary needs of our stakeholders amplifying the realm of luxury.

Our design offers a seamless interaction with nature and minimizes the barriers between the built structure and the landscape.



A GRAND PASTICHE

Luxury dominion nestled in lush greenery is what defines a perfect destination.

With a blend of latest architectural concepts and exquisitely landscaped gardens, the scenic beauty and the offerings of Marina Wwalk makes it the perfect emblem of luxury.

From 5 star restaurants to hypermarket for your daily needs, from entertainment centers to recreational spaces, from hotels to offices, Marina Wwalk adorns all your desires and needs, in an aesthetic fashion.



SITE LAYOUT

Making a perfect emblem of luxury, Marina Wwalk nestles the Retail dominion in the freshness of lush greenery. With an iconic and never seen before design concept, this unique one stop destination has taken a modern swing to cater the needs of the discerning, keeping the elements of nature close to its heart. Marina Wwalk offers high-end facilities and customized services, giving an experience of sheer fulfillment to visitors and investors alike.



LEGENDS

- | | | | | | |
|----|-----------------------|-----|-------------------------------------|-----|-------------------|
| 1. | VEHICULAR ENTRY | 8. | RESTAURANT | 15. | ALFRESCO |
| 2. | VEHICULAR EXIT | 9. | STEPS FROM DROP-OFF TO GROUND LEVEL | 16. | OASIS POND |
| 3. | PEDESTRIAN ENTRY/EXIT | 10. | ESCALATOR DOWN TO LOWER GROUND | 17. | FRONT GARDEN |
| 4. | HOTEL ENTRY | 11. | WATER FALL | 18. | HOTEL DROP-OFF |
| 5. | HOTEL EXIT | 12. | RETAIL DROP OFF | 19. | OFFICE TERRACE |
| 6. | RAMP IN | 13. | ESCALATOR UP | 20. | HOTEL ROOF CANOPY |
| 7. | RAMP OUT | 14. | ESCALATOR DOWN | 21. | BANQUET LAWN |

LOWER GROUND FLOOR

HYPERMARKET

Whether it is grocery, fruits or dairy our large plate hypermarket will be ready to cater to all kind of daily needs, so that our customers go back home with a valuable shopping experience. Our priority is to offer shoppers' satisfaction, quality and convenience.



GROUND & FIRST FLOOR

ANCHOR & INLINE STORES

We have the right space for your business. Strategic mix and placement of anchor and vanilla stores ensure successful business by bringing foot traffic your way. It makes all the difference when it comes to keeping your business profitable in today's retail environment.

SECOND FLOOR

ANCHOR, RESTAURANTS & INLINE STORES

Encased in a beautifully designed structure, our spaces for restaurants will add a new dimension to your fine dining brand. Offering an array of exclusive services it combines the charm of nature and design.



THIRDFLOOR

FUN ZONE & FOOD COURT

We are ready to redefine entertainment with our multi-specialty fun zone. With dedicated spaces for amusement rides, video game arcades, bowling, air shooting, or ice hockey, Marina Wwalk is built to pull crowd.

Our fully decked Food Court is made to be a gastronomic destination for shopaholics and foodies alike. Whether it is to recharge or to feast, our collection of heavy weight brands offer all that one can ask for and more.



FOURTH & FIFTH FLOOR

MULTIPLEX

One of the largest multiplex, is sure to leave everyone mesmerized. Giving special attention to customer convenience, we have decked up Marina Wwalk with all the luxurious amenities that could cross your mind.

EIGHTH TO SEVENTEENTH FLOOR

OFFICE SPACES

Making an excellent impression on visitors and clients is the penchant of any successful business. With premium office blocks and strata spaces designed to accommodate both multiple and single occupancy format to suit the need of exclusive businesses such as yours.

We also offer truly committed services to make your experience at Marina Wwalk unparalleled.



LOWER GROUND FLOOR PLAN



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

GROUND FLOOR PLAN



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FIRST FLOOR PLAN



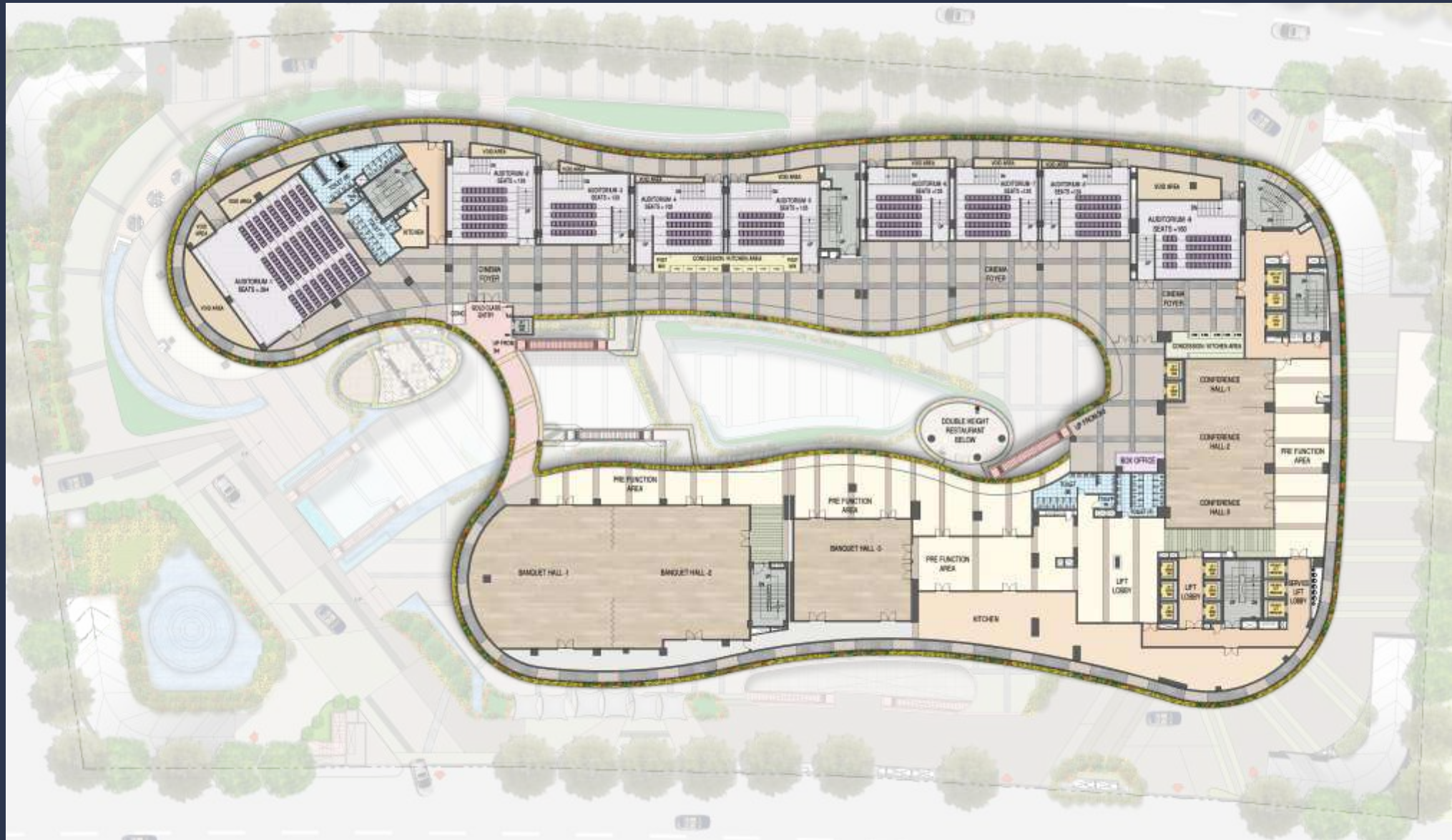
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SECOND FLOOR PLAN



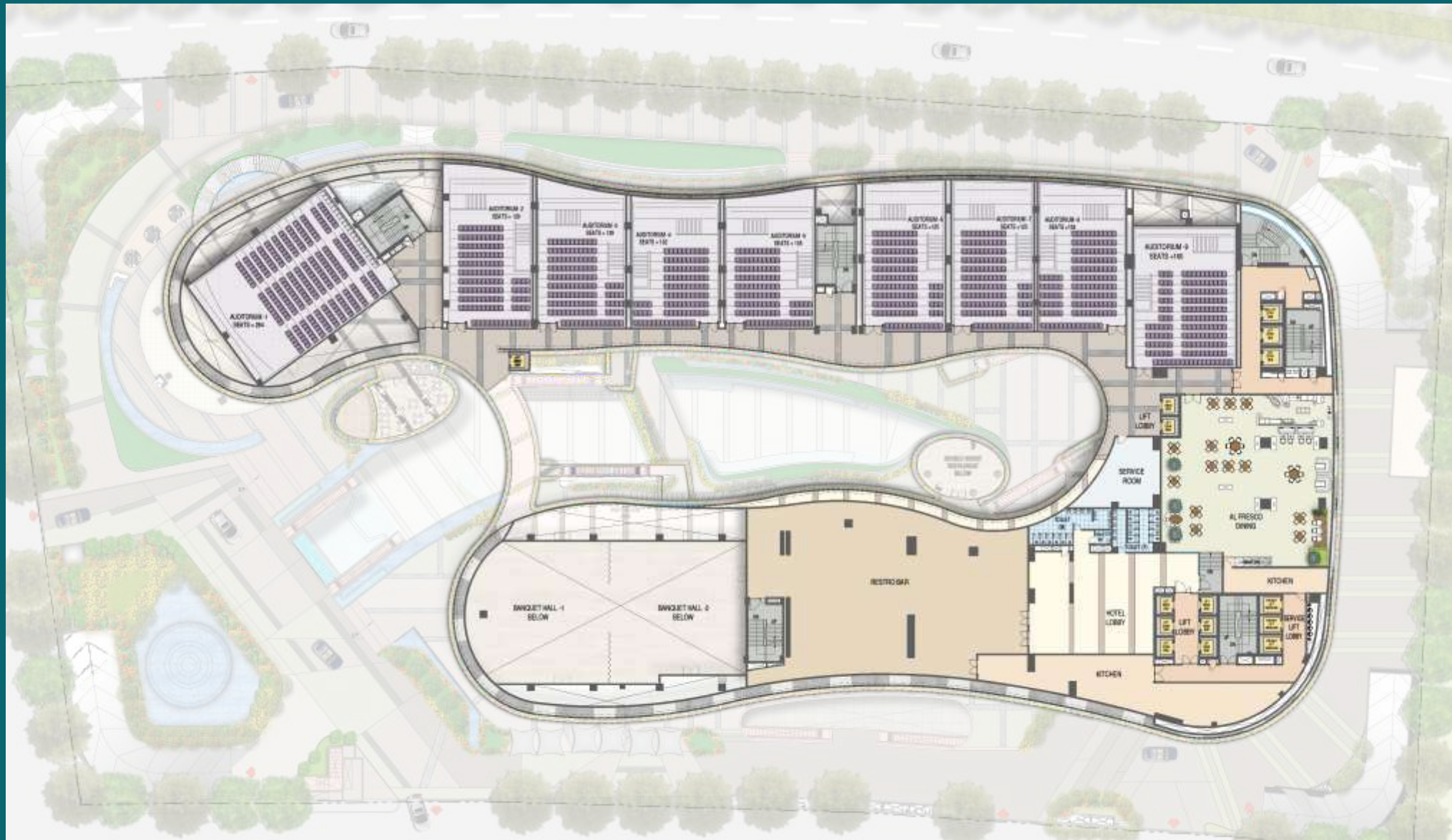
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FOURTH FLOOR PLAN



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FIFTH FLOOR PLAN



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HOTEL

An iconic insignia of luxury is the Hotel on the top floor. With approx 250 rooms spread over 11 floors, we offer a truly regal and soulful experience to all those who step in.

The palatial ambiance is exclusively orchestrated with state of the art health club, spa, and a swimming pool to make even weekdays look like weekends.



MAHAGUN METRO MALL & MAHAGUN MYWOODS MART

Vaishali, Ghaziabad and Mahagun Mywoods Mart at Gr. Noida West are examples of the marvels created by Mahagun in the past. They are a paradise for shoppers with plenty of fashion, food, leisure and entertainment options.

With their magnificent ambiance and varied offerings, they boast of being the most frequently visited shopping centres in the vicinity.

These landmarks have not only defined their neighbourhood but have also yielded very high returns for the investors and stakeholders. With rich experience of managing these centres and having existing business relationship with top retail brands, Mahagun is yet again poised to deliver an out of the world project with a never seen before concept and design.

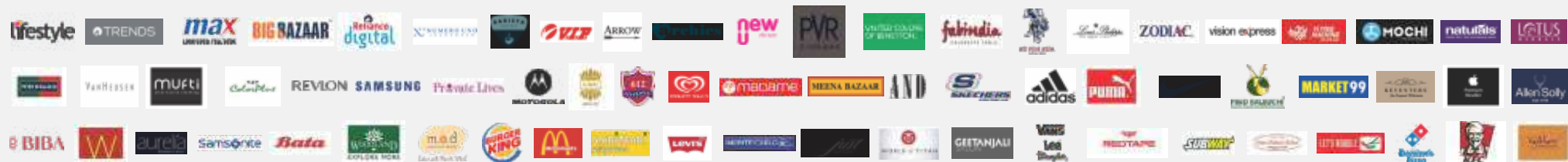


Mahagun Metro Mall

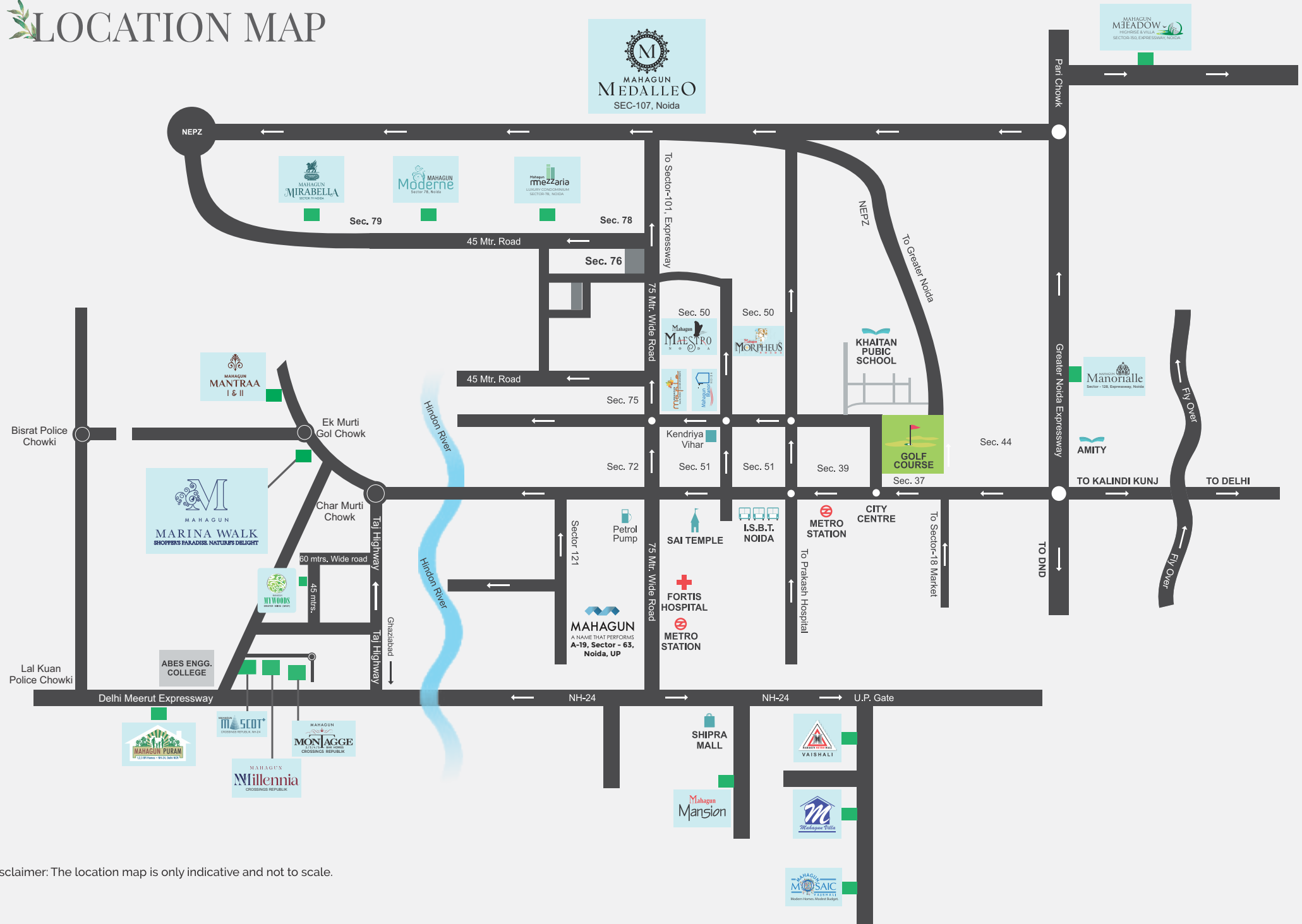


Mahagun Mywoods Mart

PARTNERS IN OUR EXISTING PROJECTS



LOCATION MAP





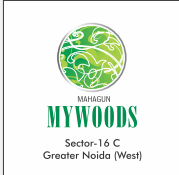



Disclaimer: The location map is only indicative and not to scale.

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 32.6 million sq.ft. of residential space covering about 15000 units and projects involving development of approx 7.39 million sq.ft. covering about 4000+ approx residential 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.

ONGOING PROJECTS

 <p>MAHAGUN MEDALLEO Sec - 107, Noida</p>	 <p>MAHAGUN Manorialle Sector - 128, Expressway, Noida</p>	 <p>MAHAGUN MONTAGGE 29/45 BHK HOMES CROSSINGS REPUBLIK</p>
 <p>MAHAGUN MARINA WALK Greater Noida (West)</p>	 <p>MAHAGUN MYWOODS Sector-16 C Greater Noida (West)</p>	 <p>MAHAGUN Millennia CROSSINGS REPUBLIK DUNDAHERA, GHAZIABAD</p>

DELIVERED PROJECTS

 <p>Mahagun MORPHEUS Sector-50, Noida</p>	 <p>Park Plaza SHAHDARA-DELHI</p>	 <p>MAHAGUN METRO MALL VAISHALI GHAZIABAD</p>	 <p>MAHAGUN SAROVAR PORTICO vaishali, ghaziabad A SAROVAR HOTEL</p>	 <p>Marvella Sector-78, Noida</p>	 <p>MAHAGUN Moderne Sector-78, Noida</p>	 <p>Mahagun Mansion Indirapuram, Ghaziabad</p>
 <p>Mahagun Villa Vaishali, Ghaziabad</p>	 <p>Mahagun MAESTRO Sector-50, Noida</p>	 <p>MAHAGUN MAJESTIC Crossings Republik, NH-24</p>	 <p>MAHAGUN SCOT+ Crossings Republik, NH-24</p>	 <p>Mahagun Manor Sector-50, Noida</p>	 <p>MAHAGUN MOSAIC Modern Homes. Modest Budget. Vaishali, Ghaziabad</p>	 <p>MAHAGUN maple 2+1 BR APARTMENTS Sector-50, Noida</p>
 <p>MAHAGUN PURAM NH-24, Delhi NCR</p>	 <p>MAHAGUN MYWOODS Sector-16 C Greater Noida (West)</p>	 <p>MAHAGUN MIRABELLA Sector-79, Noida</p>	 <p>Mahagun mezzaria LUXURY CONDOMINIUM SECTOR-78, NOIDA</p>	 <p>MAHAGUN MANTRAA SECTOR-10, GREATER NOIDA (WEST)</p>	 <p>MAHAGUN MEADOW HIGHRISE & VILLA SECTOR-150, EXPRESSWAY, NOIDA</p>	



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JAN 2024