



LIMITED EDITION
PENTHOUSES

AT 
Manorialle



M COLLECTION BY 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.

OUR MARVELS

MARVELLA

MIRABELLA VILLA



Actual Image

Experience an extravagant lifestyle Mahagun offers at Marvella condominium. Designed with a high lifestyle quotient, this opulent tower presents an awe-inspiring architecture and proves to be a perfect reflection of your success. The tower is dedicated to spectacular 5 BHK Condominiums.

Size: upto 6000 sq. ft.

Location: Sector 78, Noida



Artistic Image

Ancient architecture was certainly eye pleasing but destitute of modern luxury. Mirabella Villas create an urban statement by blending classic Roman architecture with modern comforts. Our inspiration of the classic Roman architecture has been beautifully implemented by architect Hafeez Contractor who has given it a Neo-Classical twist.

Size: upto 6750 Sq.ft.

Location: Sector 79, Noida

M-COLLECTION

OUR MARVELS

MEADOWS VILLA



Artistic Image

Mahagun brings you the latest residential project-Mahagun Meadows. It is an alluring combination of contemporary modern architectural style and Sky Villas, tailored for an uber modern living. Here, you will find homes arranged in a way that there are only two to four apartments per floor. Access to natural light, proper ventilation and exceptional details play a major role in defining living spaces that are modern in design, spacious and welcoming.

Size: 5000 Sq.ft.

Location: Sector 150, Noida

MEZZARIA



Actual Image

Mahagun Mezzaria is a creation of architecture in art deco design form – modern, functional and elegant. Double height living rooms & attached double height balcony make it a benchmark in modern living. Besides being a low-density housing project, the 3, 4 & 5 BHK units come with centralized VRF (Hot & cold) system, and other amenities like energy efficient panels, 24x7 concierge, exquisite club house with temperature controlled pool and much more. The project has also received a 5 Star NCR rating by Care Real Estate.

Size: 6750 Sq.ft.

Location: Sector 78, Noida

M-COLLECTION

M A N O R I A L L E



Artistic Image

Mahagun Manorialle proffers high-end premium 3/4/5 bhk condominiums with 4 units of exclusive penthouses starting from 10,000 sq. ft. This newly launched residential project is strategically located at Noida Expressway, keeping you connected with the major amenities Noida has to offer. State-of-the-art rooftop club offers not only a breathtaking panoramic view but also houses a luxurious infinity pool. With one condominium per floor and a private lift lobby, we deck up your living space with luxury without cluttering. Not only would you wake up every day to a splendid golf course view, but you also have your worries taken care of by our round-the-clock concierge services.

Size: upto 20,000 sq.ft.

Location: Sector 128, Noida

M-COLLECTION

A STATELY MANSION FOR THE RARE FEW



YOUR CROWN
IN THE SKY



INTRODUCING

LIMITED EDITION
PENTHOUSES

AT 
Manorialle

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.



AN ADDRESS RESERVED FOR THE PRIVILEGED FEW

At The HEART OF NOIDA

 GREAT INDIA PALACE	 WORLDS OF WONDER	 STUPA & ART GALLERY	 BOTANICAL GARDEN
 THE BUDDH INTERNATIONAL CIRCUIT	 MAHAGUN Manorialle		 OKHLA BIRD SANCTUARY
 ATTA MARKET	 SWAMINARAYAN AKSHARDHAM	 MALL OF NOIDA	 ISKCON

Unparalleled TRANSPORT CONNECTIONS



Herald your arrival

INTO OPULENCE

It doesn't take long for the innate sophistication and beauty of penthouses to reveal itself to visitors. The lobby is your first port of call to experience breathtaking aesthetics and seamless comfort. That's when you realize that simply being here is a privilege, in its own right.

The warmth and care accorded to you here become a harbinger of the impeccable service available to residents here. It sets the perfect stage for the wonders to come, and it is brought alive by a combined palette of crystal, glass and metallics, set against an eye-catching neutral canvas.



Artistic Image

Artistic Image

Your Space Of

ELEGANCE AND PLEASURE



The neoclassical rendition of the architecture reflects on the sombre and vibrant spirit of the homeowners. Mirroring the power and prestige of royalty in the day's past, it is a semblance of majesty. The classic interior decor of exotic origin completes the artistic integrity of the living room, focusing on the spectacular views of sunrise and sunsets.



Artistic Image

Comfort and beauty are two things that come to mind when the word “bedroom” appears. Manorialle Limited edition penthouses understands this and brings it to you.

Your Space of
**PEACE AND
REPOSE**

Kids

PARADISE

Children are the future. So, do they deserve anything less than the best? Manorialle presents the most colorful and exciting space for your little ones to call their own



Artistic Image



Artistic Image

Good food is what makes a good life. Indulge in your culinary endeavors in the most well-equipped food preparation facility. Stocked with state-of-the-art Italian cooking implements, every gastronomical journey is guaranteed to be a delight here.

Your Space to
RELISH

Retreat into your

PRIVATE SANCTUARY

At its core, Manorialle is a combination of enhanced refinement and intuitive comfort. It's a philosophy best borne out by the grandeur of our washroom design, where an air of splendour pervades your daily routine, and makes this intimate space a shining symbol of personal privilege.

With vibrant faucets finished in French Gold, in sharp contrast with the black chinaware, and finesse apparent on every surface, the washroom is your perfect refuge from the outside world, soothing and inviting enough to help reset your mood and discover the higher joys of pampering your senses.



Artistic Image

Indulges to

SOOTHE YOUR SENSES

Nothing quite signifies the sheer wealth of experiences and indulgences available at Manorialle better than the family spa. What once used to be an activity by appointment- only is now an in-house service, where you and your family can drop by for a relaxing and rejuvenating spa session. The spa is a space with its own soothing aura, borne out of the subtle design cues, the pleasant aroma-infused ambience, and the peace you've longed for. Whatever the stress or worry you wish to exorcise, the spa will help cleanse your mind and body.

Artistic Image



Decked out for

LEISURE

A huge balcony right next to your bedroom adds to the charm and is the perfect relaxing spot for your morning coffee or an evening read. A wonderful place to congregate and relax.



Artistic Image

Your life at
THE TOP

The gorgeous rooftop terrace, which we call the Sky Lounge, is truly the piece de resistance of life at penthouses. Beautifully landscaped to create a quaint open air refuge, this is where some of the most magnificent and lasting memories will be made and celebrated. And even in those quieter moments, when our special residents of Manorialle may desire a moment to fit their perspectives with the world-class sights and sounds that surround them, the infinity pool will serve as a perfect escape, where the mornings are always mesmerizing and evenings always ethereal.





Your Wish,

ON YOUR COMMAND

For the denizens of the 21st century, there are certain conveniences that define lifestyle trends for years to come. Home automation is one of them. At Manorialle, it provides an intuitive home management experience, seamlessly translating voice commands into instant actions. And while it takes away the tedium of domestic processes, it also makes it more efficient. A smart home blends in these home management processes to the overarching structure of life, so that your life isn't just automated, but also autonomous in the way that basic security and energy management systems acquire a mind of their own and function through varied cues and touchpoints.

A UNLIMITED LIFE FOR A LIMITED FEW



Artistic Image

Indulge

CLOSE TO THE STARS

The gorgeous rooftop terrace, which we call the Sky Lounge, is truly the piece de resistance of life at penthouses. Beautifully landscaped to create a quaint open air refuge, this is where some of the most magnificent and lasting memories will be made and celebrated. And even in those quieter moments, when our special residents of Manorialle may desire a moment to fit their perspectives with the world-class sights and sounds that surround them, the infinity pool will serve as a perfect escape, where the mornings are always mesmerizing and evenings always ethereal.



Artistic Image

Your life at
**THE
TOP**

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 | |



WHITEHALL PALACE & WESTMINSTER PALACE

LOWER FLOOR

Super Area - 929 Sq. Mtr./ 10000 Sq. Ft.
Built Up Area - 727.33 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)
Floor - 38

Wing - 7 & 8 (Westminster Palace)
Floor - 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



WHITEHALL PALACE & WESTMINSTER PALACE

UPPER FLOOR

Super Area - 929 Sq. Mtr./ 10000 Sq. Ft.
Built Up Area - 727.33 Sq. Mtr./ 7829 Sq. Ft.
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Wing - 5 & 6 (Whitehall Palace)
Floor - 39

Wing - 7 & 8 (Westminster Palace)
Floor - 39

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



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).

KENSINGTON PALACE & BUCKINGHAM PALACE

UPPER FLOOR

Super Area - 1021.92 Sq. Mtr./ 11000 Sq. Ft.
Built Up Area - 796.45 Sq. Mtr./ 8573 Sq. Ft.
Carpet Area - 541.90 Sq. Mtr./ 5833 Sq. Ft.
Balcony Area - 89.93 Sq. Mtr./ 968 Sq. Ft.
Terrace Area - 70.32 Sq. Mtr./ 757 Sq. Ft.

Wing - 9 & 10 (Kensington Palace)
Floor - 39

Wing - 11 (Buckingham Palace)
Floor - 39

5 Bedrooms, 5 Toilets, 2 Powder Room, Living (Double Height), Dining, Family Spa, Family Lounge, Kitchen, Utility, Pantry, 3 Stores, St Rooms with Toilets, Balconies, Double Height Terrace, Internal Lift



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RICHMOND PALACE

LOWER FLOOR

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./ 6730 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)
Floor - 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



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Super Area - 1161.27 Sq. Mtr./ 12500 Sq. Ft.
Built Up Area - 895.12 Sq. Mtr./ 9635 Sq. Ft.
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Terrace Area - 92.62 Sq. Mtr./ 997 Sq. Ft.

Wing - 1 & 2 (Richmond Palace)
Floor - 38

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



BUCKINGHAM PALACE

LOWER FLOOR

Super Area - 1858.06 Sq. Mtr./ 20000 Sq. Ft.
Built Up Area - 1359.91 Sq. Mtr./ 14638 Sq. Ft.
Carpet Area - 991.08 Sq. Mtr./ 10668 Sq. Ft.
Balcony Area - 178.55 Sq. Mtr./ 1922 Sq. Ft.
Terrace Area - 287.99 Sq. Mtr./ 3100 Sq. Ft.

Wing - 11 (Buckingham Palace)
Floor - 37

5 bedrooms , 5 toilets with walk in closets, 1 living room (double height), 1 living room (single height), dining, bar, Office, PA's room, home theatre, puja room, 3 powder rooms , 2 pantries, utility, 2 store rooms, 3 servant rooms with toilet .



BUCKINGHAM PALACE

UPPER FLOOR

Super Area - 1858.06 Sq. Mtr./ 20000 Sq. Ft.
Built Up Area - 1359.91 Sq. Mtr./ 14638 Sq. Ft.
Carpet Area - 991.08 Sq. Mtr./ 10668 Sq. Ft.
Balcony Area - 178.55 Sq. Mtr./ 1922 Sq. Ft.
Terrace Area - 287.99 Sq. Mtr./ 3100 Sq. Ft.

Wing - 11 (Buckingham Palace)
Floor - 38

5 bedrooms , 5 toilets with walk in closets, 1 living room (double height), 1 living room (single height), dining, bar, Office, PA's room, home theatre, puja room, 3 powder rooms , 2 pantries, utility, 2 store rooms, 3 servant rooms with toilet .



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BUCKINGHAM PALACE

SECOND UPPER FLOOR

Super Area - 1858.06 Sq. Mtr./ 20000 Sq. Ft.
Built Up Area - 1359.91 Sq. Mtr./ 14638 Sq. Ft.
Carpet Area - 991.08 Sq. Mtr./ 10668 Sq. Ft.
Balcony Area - 178.55 Sq. Mtr./ 1922 Sq. Ft.
Terrace Area - 287.99 Sq. Mtr./ 3100 Sq. Ft.

Wing - 11 (Buckingham Palace)
Floor - 39

5 bedrooms , 5 toilets with walk in closets, 1 living room (double height), 1 living room (single height), dining, bar, Office, PA's room, home theatre, puja room, 3 powder rooms , 2 pantries, utility, 2 store rooms, 3 servant rooms with toilet .



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SPECIFICATIONS

Specifications For Manorialle (Bare Shell)-Mahagun Manorialle

Certified Green Building Conforming To 'Gold' Standard. Optimum Utilization Of Natural Daylight In Each Apartment With Insulated Roofs In Each Block For Energy Conservation. Solar Powered Lighting In Lanscaped And Open Area. Assured Tranquility And Utmost Privacy With Only Two Apartments Per Floor. Passenger Lifts And Services Lift For Each Block. Air Conditioned Entrance Halls . Single Optical Fibre For Integrated Tv, Telecon And Networking Services. Rain Water Harvesting System To Recharge Aquifer, And Use Of Treated Water From Stp For Flushing And Horticulture. Partial Hot Water Supply Through Solar Water Heater. Common Water Sofeting Plant. Wheel Chair Ramps To Cater To The Need Of Aged And Thoes Different Abled.

Architecture	An Iconic Landmark Project In A Unique Setting, Amidst Serenity And Peace, Designed By Architect Hafeez Contractor And Earthquake Resistance Rcc Framed Structure.	
Landscape	Landscape Private Residents' Balcony Area Designed By Lsg Landscape Architect (U.s.) Incorporating Mixed Zones, Considered Planting And Feature Lighting.	
Interior Finishes (Living/ Dining/Lobby/Passage/ Bedrooms/Kitchen/Toilets/ Utility/S.room/Balconies)	Flooring	Bare Concrete
	Wall	Rough Unplastered And Unpainted
	Ceiling	Rough Unplastered and Unpainted
Heating And Cooling	Not To Be Provided.	
Kitchen	Vertical Stacks For Water Supply And Drainage Will Be Provided In The Shafts With Connecting Points Provided In The Kitchen. Internal Piping For Water Supply And Drainage Will Not Be Provided. Counters, Fittings And Accessories In The Kitchen Will Not Be Provided.	
Floor To Floor Hights		
	Entrance Hall	8 Mtrs
	Lift Lobby Ground Floor	8 Mtrs
	Living Room	3.375 Mtrs
	Bedroom	3.375 Mtrs
	Bathrooms And Kitchen	3.375 Mtrs
	Villaments Living Room	6.75 Mtrs
Bathrooms	Vertical Stacks For Water Supply And Drainage Will Be Provided In The Shafts With Connecting Points Provided In The Toilets. Internal Piping For Water Supply And Drainage Will Not Be Provided. Counters, Sanitary Fixtures, Fittings And Accessories In The Toilet Will Not Be Provided.	
Plumbing	Cpvc And Upvc Piping For Water Supply Upto Toilets And Kitchen And Vertical Down Takes.	

Door Finishes & Ironmongery	Internal Door	No Internal Door Frames And Door Shutters Will Be Provided
	External Door	Commercial Flush Door
	External Wndows	External Wndows, Glazing With High Quality Upvc /Powder Coated Aluminum Frame And Reflective/ Clear Glass
Winter Balconies	Openable Winter Balconies	
	Dual Access To Winter Balconies, From The Living Room And Bedrooms Via Glazed Upvc	
Electrical	Electrical Conduit & Wiring Upto Main Distribution Board Shall Be Provided. Pvc Conduits Internal Wiring, Switches And Sockets Will Not Be Provided.	
Power Back-Up	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.	
Security & Peace Of Mind	Secured Gated Community. Cctv In Driveway Of Parking Basements, Ground Floor, Basement Entrance Lobbies And One Intercom Point In Each Condominium.	
Fire Fighting System	Fire Fighting System With Sprinklers,Smoke Detection System Etc. As Per Nbc Norms.	
Lifts And Lobbies	Lifts	High Speed Passenger Lifts Exclusively For Your Condominium/Villament, All Residential Floors And Basement Car Park One Service Lift For All Residential Floors And Basement Car Park
	Lift Lobby Floor	Combination Of Granite/Marble/Tiles
	Lift Lobby Wall	Combination Of Granite/Acrylic Emulsion Paint On Pop Punning/Textured Paint.
Staircases	Floor	Granite/Marble
	Walls	Oil Bound Distemper
Club Facility	Multi Purpose Hall With Kitchen, Cafe, Gymnasium With Modern Equipment, Separate Male And Female Changing Room, Swimming Pool With Sparate Kids Pool, Cards & Carrom Room, Billiard's Room,Table Tennis Room,Indoor Badminton Court, Squash Court, Lawn Tennis Court.	
Conversion Scale		
Disclaimer: Colour & Design Of Tiles Can Be Changed Without Prior Notice. All Products Such As Marble/Granite/Wood/Tiles Have Inherent Characteristicsif Slight Variations In Texture Colour And Grain Variation And Cracks And Behaviour. Specifications Are Indicative And Are Subject To Change As Decided By The Company/Architect Or Competent Authority. Marginal Variations May Be Necessary During Construction. The Extent/Number/Variety Of The Equipments/Appliances And Their Make/Brand There Of Are Tentative And Laible To Change Of Sole Discretion Of The Company. Applicant/Allottee Shall Not Have Any Right To Raise Objection In This Regard.		

Disclaimer: The colour & design of the tiles are subject to availability at the time of construction. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. The extent/number/variety of the equipment/appliances and their make/brand are subject to availability at the time of construction.



MAHAGUN

A NAME THAT PERFORMS

We always strive to create something new and attaining fresh heights to maintain the supremacy of our quality work. Having been recognised for our innovative techniques and path breaking skills, we inspire and emphasise on customer satisfaction. Over the decades, we have crossed numerous milestones, received hundreds of achievements and catered to thousands of customers.

With proven competencies in residential properties, shopping malls, retail, hospitality & leisure and commercial space, we shape new lifestyles with a focus on designing excellence, building quality and timely delivery.

For us, the quest for excellence doesn't end because ours is the passion to celebrate life that goes beyond just building the structures. It goes to creating special moments with a mix of premium brands, technology, services and experience.



LOCATION MAP



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

DELIVERED PROJECTS

ONGOING PROJECTS

 <p>Sector-50, Noida</p>	 <p>SHAHDARA-DELHI</p>	 <p>VAISHALI GHAZIABAD</p>	 <p>Vaishali, Ghaziabad</p>	 <p>Sector-78, Noida</p>
 <p>Sector-78, Noida</p>	 <p>Vaishali, Ghaziabad</p>	 <p>Sector-50, Noida</p>	 <p>Crossings Republik, NH-24</p>	 <p>Crossings Republik, NH-24</p>
 <p>Sector-50, Noida</p>	 <p>Vaishali, Ghaziabad</p>	 <p>Indirapuram, Ghaziabad</p>	 <p>Sector-50, Noida</p>	 <p>NH-24, Delhi NCR</p>
 <p>Sector-16 C Greater Noida (West)</p>	 <p>Sector-79, Noida</p>	 <p>SECTOR-78, NOIDA</p>		

 <p>LUXURY CONDOMINIUM SECTOR-78, NOIDA</p>	 <p>SECTOR-150, EXPRESSWAY, NOIDA</p>	 <p>Sector-128, Noida Expressway</p>
 <p>SECTOR-10, GREATER NOIDA (WEST)</p>	 <p>Sector-16 C Greater Noida (West)</p>	 <p>CROSSINGS REPUBLIK</p>
 <p>MAHAGUN MARINA WALK</p>	 <p>MAHAGUN SUITES & STUDIO</p>	 <p>MAHAGUN Millennia CROSSINGS REPUBLIK</p>

SITE OFFICE

PLOT NO- B-9/B, JAYPEE GREENS, SECTOR 128, NOIDA- 201304 (U.P.)

CORPORATE OFFICE

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M
COLLECTION
BY MAHAGUN

