



Villaments



**WELCOME TO
LIFESTYLE WITH A**

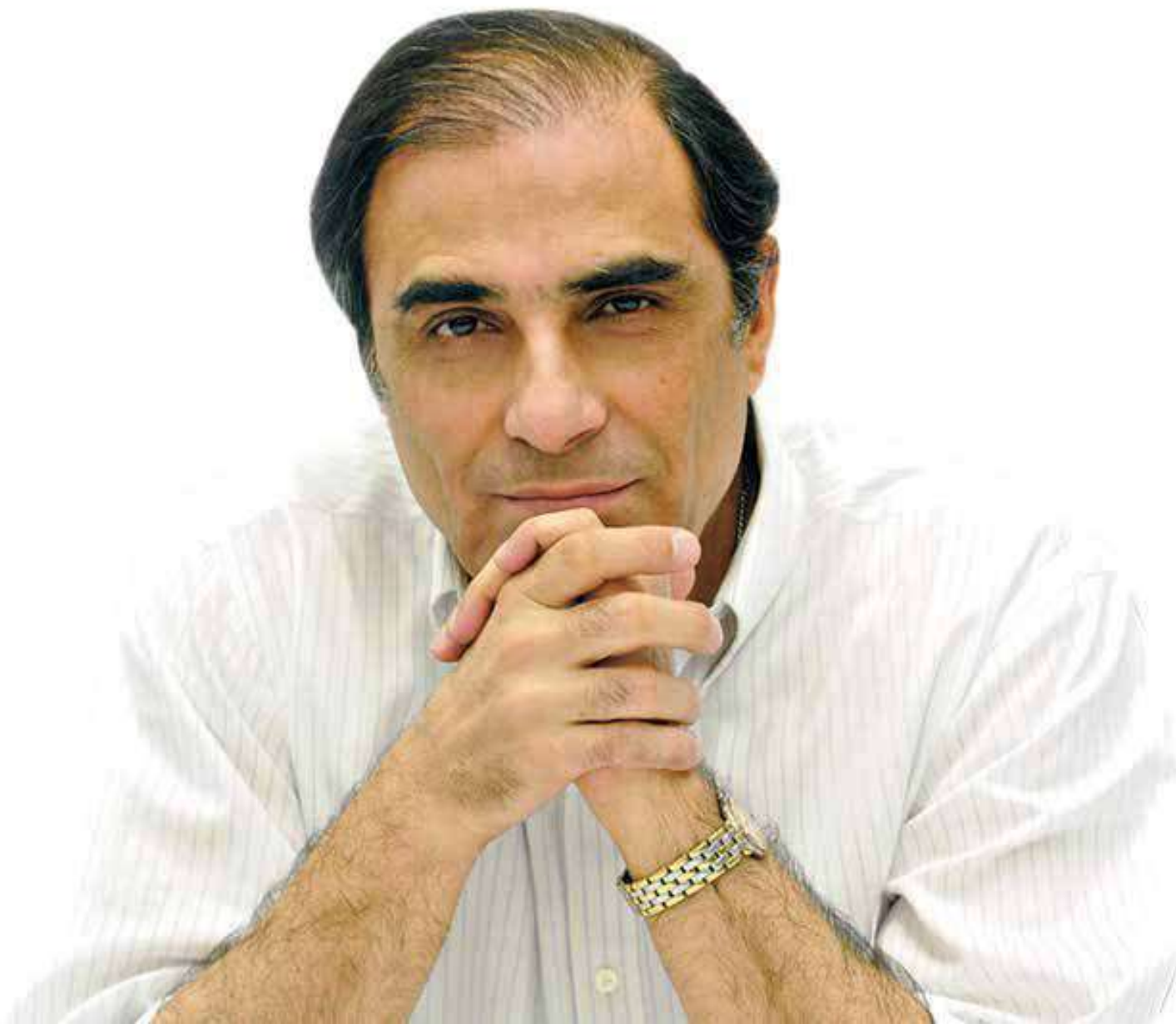


**AN URBANE
TIMELESS APPEAL.**

ARCHITECTURE

"Mantraa by Mahagun – where royalty meets affordability."

Mantraa



**ELEGANT ARCHES, CLASSICAL DESIGNS,
INTRICATE PILLARS AND BEAUTIFULLY CRAFTED
CORNICES THAT RIVAL THOSE OF THE
GREAT ROMAN MONUMENTS.**

A NEW WAY OF LIVING.

Actual Sample Flat Image



VILLAMENT IS A NEW CONCEPT INTRODUCED IN DELHI/NCR FOR THE FIRST TIME BY MAHAGUN.

Villaments is a sophisticated abode in Mantraa-II featuring luxurious villaments with a beautifully made stairwell spiraling up to the upper floor from the lower floor. Carefully crafted and elegantly designed, the villaments give you the exclusivity of villa living with the modernity and convenience of an apartment. The living spaces provide a panoramic view of the rolling green, lush landscapes surrounding the complex.

DESIGNED BY NATURE, FOR NATURE.



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

MAHAGUN VILLAMENTS PRIDES ITSELF ON BEING AN ECO-FRIENDLY SET-UP.

Conforming to IGBC Gold Certification, these luxurious apartments are equipped with pro-environment facilities and eco-conscious innovations to create a greener tomorrow for its residents. Enclosed within wide open green landscapes, these apartments are furnished with every kind of comfort. Wake up every morning to birdsong, watch your children play in the lush green gardens, meditate in the clean, fresh air and take a walk through the verdant trails. Villaments in Mantraa-II is a community that is committed to making the world a better place to live in.

- Reuse of treated grey water for conservation and reduction of wastage of water to increase the diminishing water table
- Use of CFC Free HVAC System in places where committed by developer, thus contributing to the conservation of the OZONE Layer
- Efficient interior and exterior common area lighting with 3 star BEE rated luminaries thus promoting energy saving
 - Use of Low VOC paints, sealants, adhesives to promote better health and indoor air quality
 - Electrical charging points to promote use of hybrid cars and reduction in global warming

CLUB HOUSE



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SPEND QUALITY TIME WITH YOUR FAMILY AND FRIENDS AT THE LUXURIOUS RECREATIONAL CLUB LOCATED ON THE GROUND FLOOR AND EQUIPPED WITH ALL KINDS OF MODERN DAY AMENITIES.

Discover the Billiards-pro in you in the spacious Billiards room, keep your kids engaged in the colourful children's playroom, hold lavish dinners in the party hall and work out a sweat at the state of the art multi-purpose court.

Swimming Pool

Start and end your days with a refreshing dip in the swimming pool. Begin each day with an early swim and rejuvenate yourself at the end of a hectic workday by taking a few laps in the pool.

Gymnasium

Stay healthy and fit at the multi-utility gym. Equipped with state-of-the-art gear, it's the perfect place to work out for the health and fitness conscious followed by a relaxing soak in the steam and sauna room.

Multi-Purpose Court

Enjoy an active lifestyle with daily visits to the multi-purpose court made especially for the sports enthusiasts.



--- 24m Wide Road ---

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.

MAHAGUN MANTRAA LANDSCAPE PLAN

LEGEND

1. Entry & Exit

8. Tree Court

2. Drop Off

9. Round About

3. Party Lawn with Seating Steps

10. Ramp About

4. Main Pool, Kids Pool and Deck

11. Palm Court

5. Water Body

12. Multi Purpose Court

6. Kid's Play Area

13. Badminton Court

7. Pre Teen Area

14. Club

SPECIFICATIONS



STRUCTURE

Earthquake Resistant, RCC Frame Structure



LIVING/DINING ROOM

Floors	Vitrified tiles
External Doors & Windows	UPVC or equivalent
Fixtures	2 Ton Split A.C. (1 No.)
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning with limited false ceiling
Main Door	Hard wood frame with laminated flush door shutter



MASTER BEDROOM

Floors	Laminated wooden flooring
External Doors & Windows	UPVC or equivalent
Fixtures	1.5 Ton Split A.C. (1 No.)
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning with limited false ceiling
Internal Doors	Hard wood frame with painted flush door shutter



FAMILY ROOM

Floors	Vitrified tiles
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning with limited false ceiling



BEDROOM

Floors	Vitrified tiles
External Doors & Windows	UPVC or equivalent
Fixtures	1.5 Ton Split A.C. (1 No.)
Wall	Plastic paint on POP punning
Ceiling	Plastic paint on POP punning without false ceiling
Internal Doors	Hard wood frame with painted flush door shutter



ST. ROOM

Floors	Ceramic tiles
External Doors & Windows	Powder coated aluminium glazing or equivalent
Fixtures & Fittings	Fan
Wall	Oil bound distemper
Ceiling	White wash
Internal Doors	Hard wood frame with painted flush door shutter



WASHROOMS

Floors	Ceramic tiles
External Doors & Windows	Powder coated aluminium glazing or equivalent
Fixtures & Fittings	Standard white chinaware, CP Fittings, bathtub in master washroom
Wall	Ceramic Tiles upto 7' - 0''
Ceiling	White wash
Internal Doors	Hard wood frame with painted flush door shutter



KITCHEN

Floors	Vitrified/Ceramic tiles
External Doors & Windows	Powder coated aluminium glazing or equivalent
Fixtures & Fittings	Modular Kitchen without chimney and hob. Granite Top with stainless steel sink, Ceramic Tiles up to 2' - 0'' above counter
Wall	White wash
Ceiling	Open Kitchen
Internal Doors	



BALCONIES

Floors	Ceramic tiles
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LIFT LOBBIES/CORRIDORS

Floors
Wall
Ceiling

Vitrified tiles
Oil bound distemper
With limited false ceiling



INTERNAL STAIRCASE

Floors

Combination of one or more
granite flooring

External Glazing

Power coated aluminum glazing
or equivalent

Wall
Railing

Plastic paint on POP punning
Powder coated M.S. railing with
wooden handrail

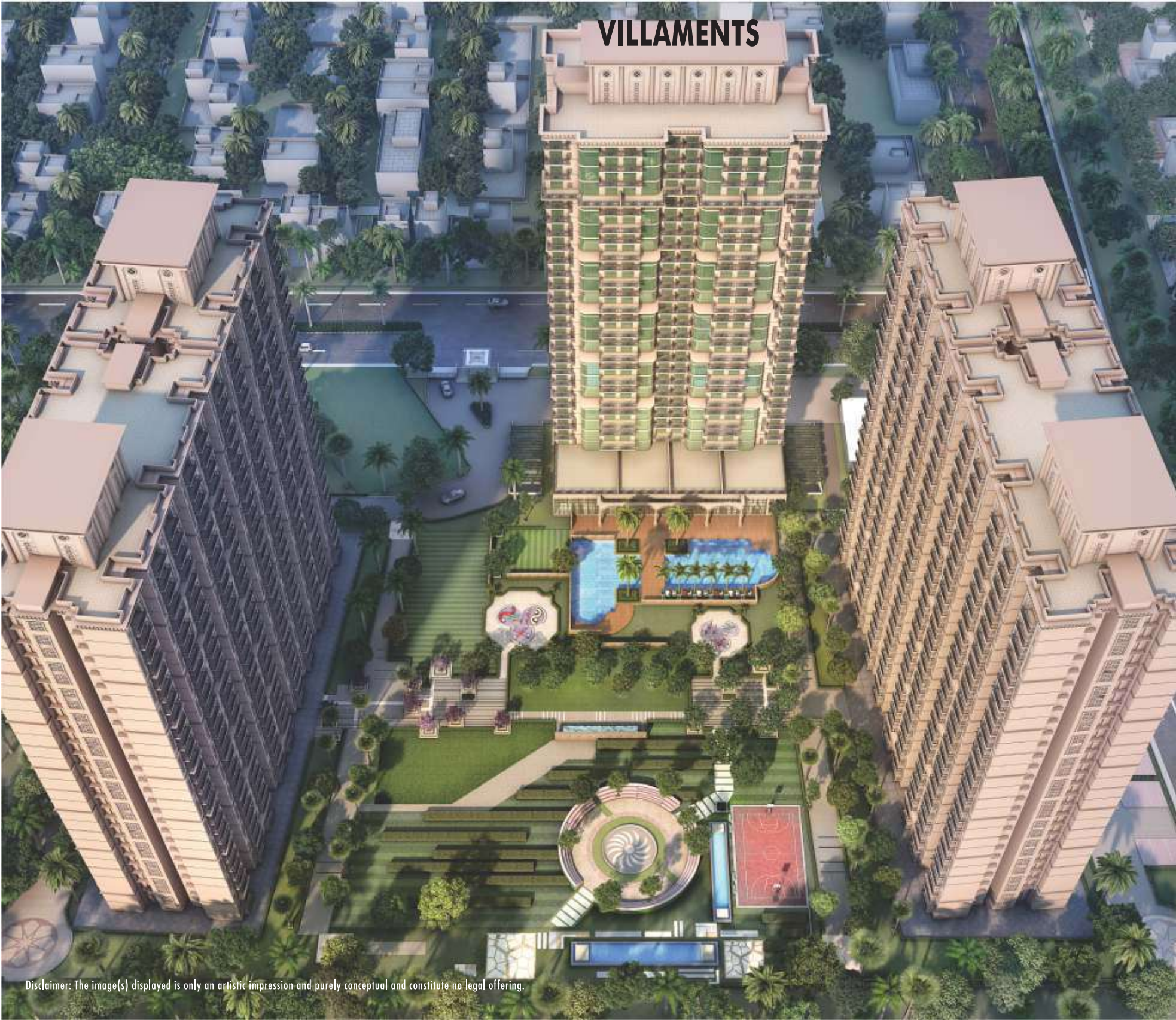


EXTERIOR FINISH TEXTURE PAINT



1 KVA POWER BACKUP FREE WITH EACH FLAT

BIRD'S EYE VIEW



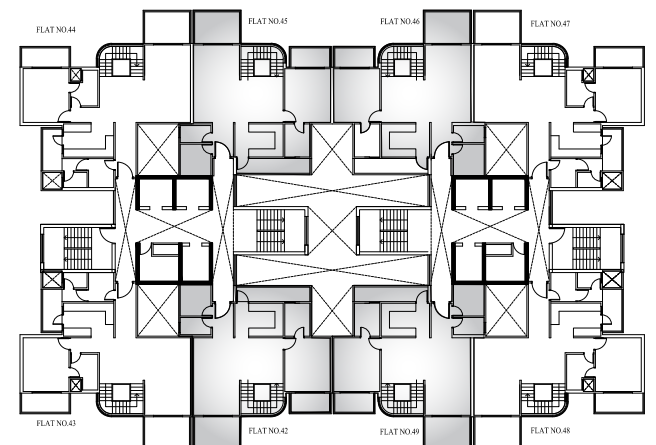
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DAY VIEW



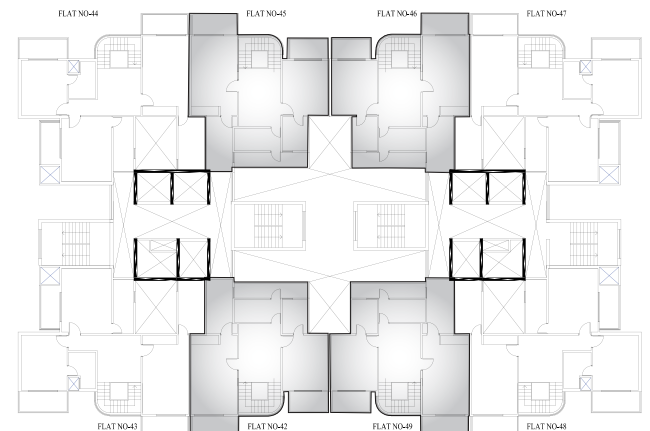
VILLAMENTS

V-1 (3 BHK LOWER LEVEL)



<ul style="list-style-type: none"> • 3 Bedrooms • 4 Washrooms • Living Room • Dining Room • Family Room 	<ul style="list-style-type: none"> • Kitchen • Puja Room • St. Room • 6 Balconies 	<p>Super Area - 241.54 sq.mt./ 2600 sq. ft. Built - Up - 195.09 sq.mt./ 2100 sq. ft. Carpet Area - 153.94 sq.mt./ 1657 sq.ft. Balcony Area - 30.72 sq.mt./ 330.67 sq.ft. Unit No. - 42, 45, 46 & 49 Floors - 3, 7, 11, 15, 19, 21 & 25</p>
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V-1 (3 BHK UPPER LEVEL)



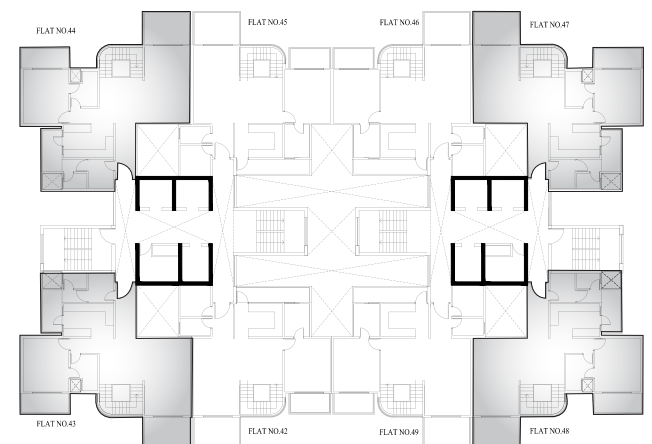
Unit No. - 42, 45, 46 & 49

Floors - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 & 26

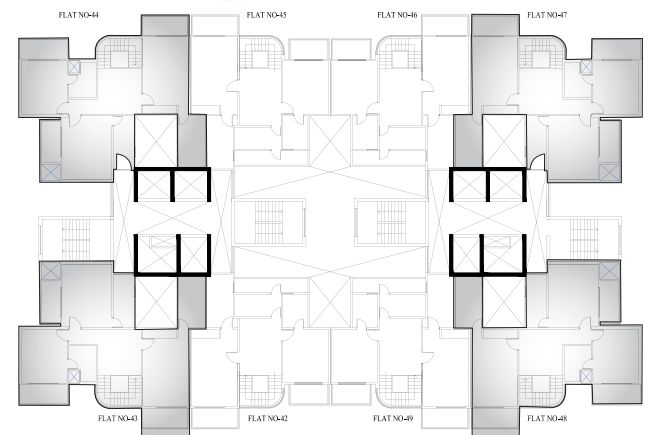
V-II (4 BHK LOWER LEVEL)



<ul style="list-style-type: none"> • 4 Bedrooms • 5 Washrooms • Living Room • Dining Room • Family Room 	<ul style="list-style-type: none"> • Kitchen • St. Room • 6 Balconies 	<p>Super Area - 274.06 sq.mt./ 2950 sq. ft. Built - Up - 221.10 sq.mt./ 2380 sq. ft. Carpet Area - 178.84 sq.mt./ 1925 sq.ft. Balcony Area - 32.75 sq.mt./ 352.52 sq.ft. Unit No. - 43, 44, 47 & 48 Floors - 3, 7, 11, 15, 19, 21 & 25</p>
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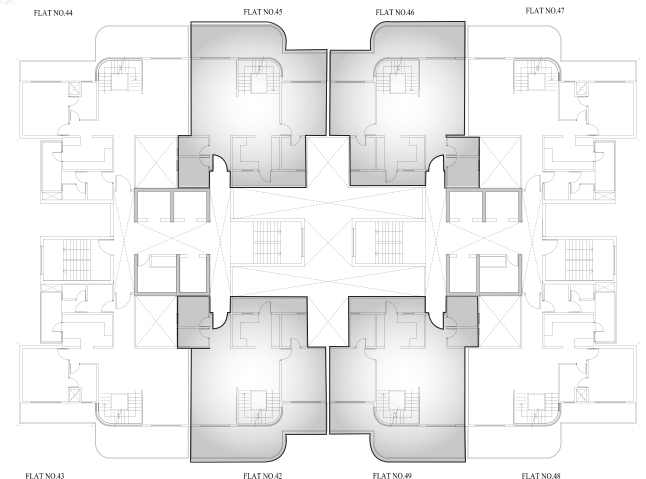
V-II (4 BHK UPPER LEVEL)



Unit No. - 43, 44, 47 & 48

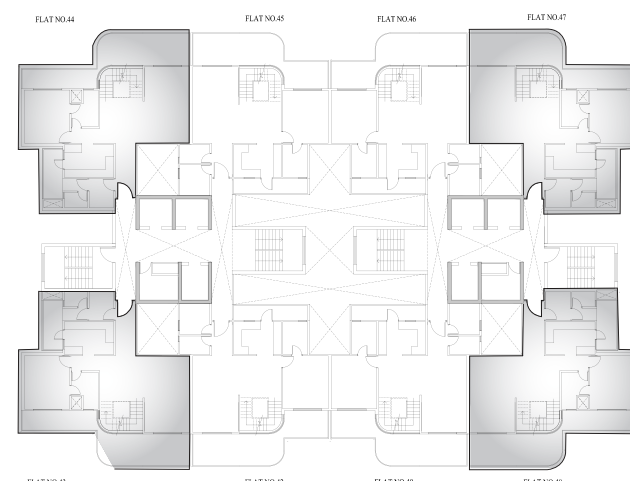
Floors - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 & 26

V-I(A) (3 BHK LOWER LEVEL)



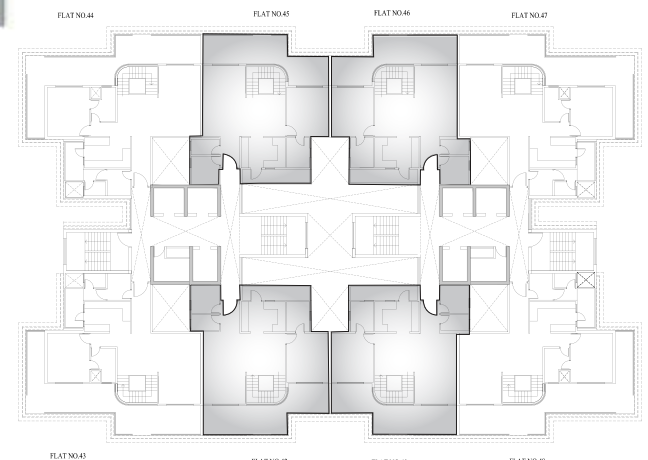
<ul style="list-style-type: none"> • 3 Bedrooms • 4 Washrooms • Living Room • Dining Room • Family Room 	<ul style="list-style-type: none"> • Kitchen • Puja Room • St. Room • 5 Balconies 	<p>Super Area - 251.76 sq.mt./ 2710 sq. ft. Built - Up - 205.31 sq.mt./ 2210 sq. ft. Carpet Area - 154.50 sq.mt./ 1663 sq.ft. Balcony Area - 40.90 sq.mt./ 440.24 sq.ft. Unit No. - 42, 45, 46 & 49 Floors - 5, 9, 13 & 17</p>
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V-II(A) (4 BHK LOWER LEVEL)



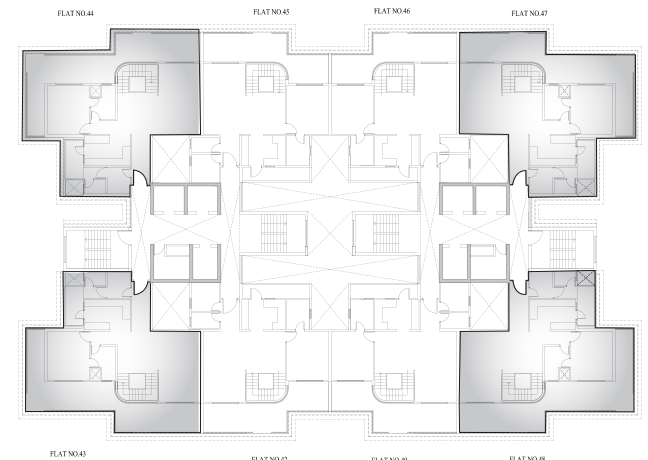
<ul style="list-style-type: none"> • 4 Bedrooms • 5 Washrooms • Living Room • Dining Room • Family Room 	<ul style="list-style-type: none"> • Kitchen • St. Room • 5 Balconies 	<p>Super Area - 286.14 sq.mt./ 3080 sq. ft. Built - Up - 233.18 sq.mt./ 2510 sq. ft. Carpet Area - 180.23 sq.mt./ 1940 sq.ft. Balcony Area - 43.06 sq.mt./ 463.60 sq.ft. Unit No. - 43, 44, 47 & 48 Floors - 5, 9, 13 & 17</p>
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V-I(B) (3 BHK LOWER LEVEL)



<ul style="list-style-type: none"> • 3 Bedrooms • 4 Washrooms • Living Room • Dining Room • Family Room 	<ul style="list-style-type: none"> • Kitchen • Puja Room • St. Room • 5 Balconies 	<p>Super Area - 253.62 sq.mt./ 2730 sq. ft. Built - Up - 207.17 sq.mt./ 2230 sq. ft. Carpet Area - 154.50 sq.mt./ 1663 sq.ft. Balcony Area - 41.99 sq.mt./ 452 sq.ft. Unit No. - 42, 45, 46 & 49 Floors - 23</p>
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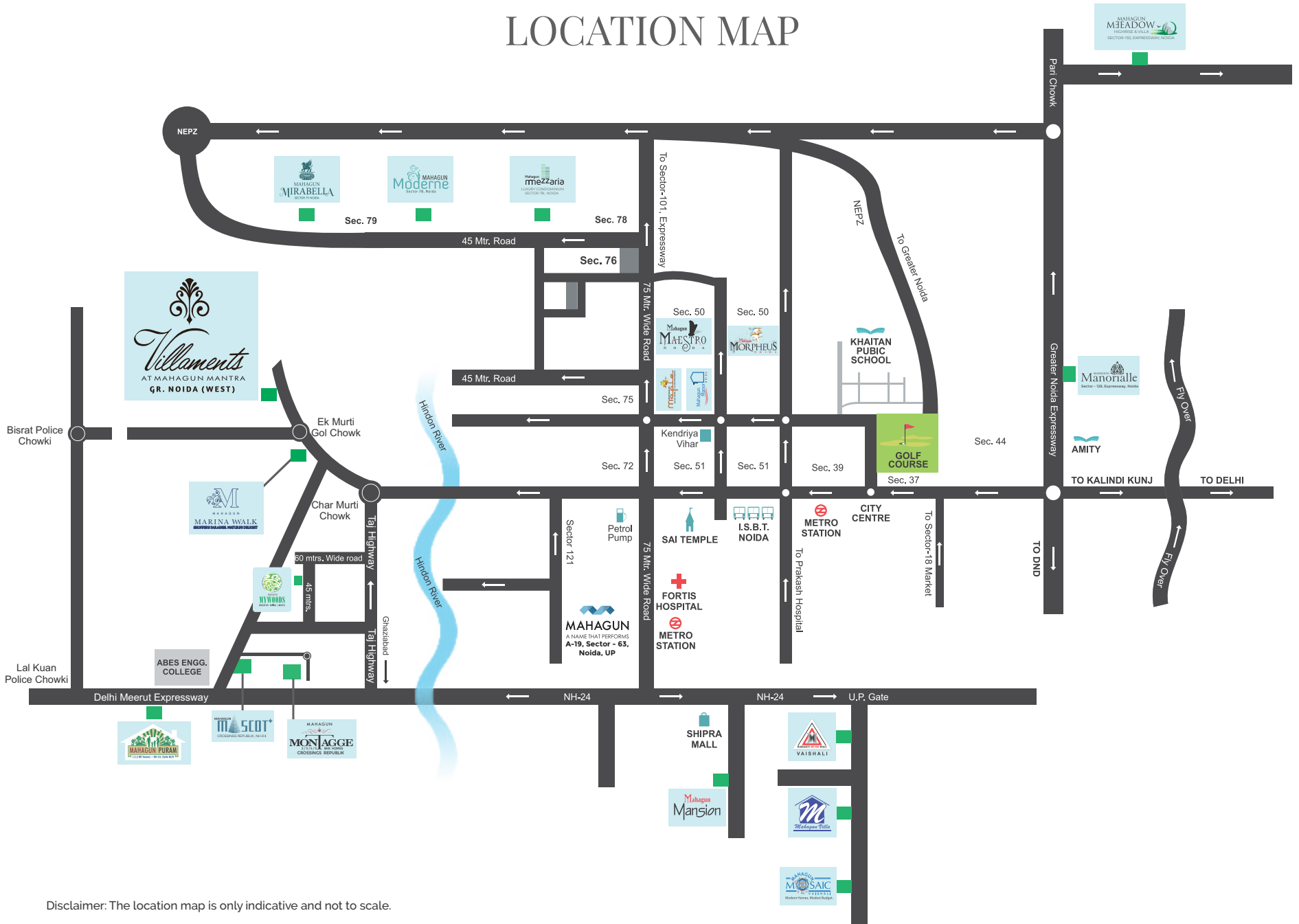
V-II(B) (4 BHK LOWER LEVEL)



<ul style="list-style-type: none"> • 4 Bedrooms • 5 Washrooms • Living Room • Dining Room • Family Room 	<ul style="list-style-type: none"> • Kitchen • St. Room • 5 Balconies 	<p>Super Area - 300.54 sq.mt./ 3235 sq.ft. Built - Up - 247.58 sq.mt./ 2665 sq. ft. Carpet Area - 180.69 sq.mt./ 1945 sq.ft. Balcony Area - 57.50 sq.mt./ 619 sq.ft. Unit No. - 43, 44, 47 & 48 Floors - 23</p>
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LOCATION MAP

LOCATION MAP



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



Mahagun Group is a conglomerate of Companies operating in residential and commercial Real Estate and hospitality sectors. The group is synonymous with development of icons in its current area of operations in Ghaziabad and Noida regions of NCR and has already delivered approx. 15.76 million sq.ft. covering the development of approx. 11,500 residential units, besides hotels and commercial spaces. The development of approx. 11.57million sq.ft covering about 7,500 units is currently in progress.

DELIVERED PROJECTS - RESIDENTIAL & COMMERCIAL

Mahagun Morpheus | Mahagun Park Plaza | Mahagun Vaishali | Mahagun Sarovar Portico | Mahagun Marvella | Mahagun Moderne
Mahagun Villa | Mahagun Maestro | Mahagun Majestic | Mahagun Mascot | Mahagun Manor | Mahagun Mosaic
Mahagun Mansion | Mahagun Maple | Mahagun puram | Mahagun Mywoods | Mahagun Mirabella | Mahagun Mezzaria

ONGOING PROJECTS

Mahagun Mezzaria | Mahagun Meadow | Mahagun Manorialle | Mahagun Marina Walk
Mahagun Mantraa | Mahagun Mywoods | Mahagun Montagne | Mahagun Suites & Studio

ONGOING PROJECTS

 <p>MAHAGUN MEDALLEO</p> <p>Sec - 107, Noida</p>	 <p>MAHAGUN Manorialle</p> <p>Sector - 128, Expressway, Noida</p>	<p>MAHAGUN</p>  <p>MONTAGGE</p> <p>2/3/4/5 BHK HOMES</p> <p>CROSSINGS REPUBLIK</p>
 <p>MAHAGUN MARINA WALK</p> <p>Greater Noida (West)</p>	 <p>MAHAGUN MYWOODS</p> <p>Sector-16 C Greater Noida (West)</p>	<p>MAHAGUN</p>  <p>Millennia</p> <p>CROSSINGS REPUBLIK DUNDAHERA, GHAZIABAD</p>

DELIVERED PROJECTS

 <p>MAHAGUN MORPHEUS</p> <p>N O I D A</p> <p>Sector-50, Noida</p>	 <p>Park Plaza</p> <p>SHAHDARA-DELHI</p>	 <p>MAHAGUN METRO MALL</p> <p>VAISHALI</p> <p>GHAZIABAD</p>	 <p>MAHAGUN SAROVAR PORTICO</p> <p>vaishali, ghaziabad</p> <p>A SAROVAR HOTEL</p> <p>Vaishali, Ghaziabad</p>	 <p>Marvella</p> <p>Sector-78, Noida</p>	 <p>MAHAGUN Moderne</p> <p>Sector-78, Noida</p>	 <p>MAHAGUN Mansion</p> <p>Indirapuram, Ghaziabad</p>
 <p>Mahagun Villa</p> <p>Vaishali, Ghaziabad</p>	 <p>MAHAGUN MAESTRO</p> <p>N O I D A</p> <p>Sector-50, Noida</p>	 <p>MAHAGUN JESTIC</p> <p>Crossings Republik, NH-24</p>	 <p>MAHAGUN SCOT+</p> <p>Crossings Republik, NH-24</p>	 <p>MAHAGUN Manor</p> <p>N O I D A</p> <p>Sector-50, Noida</p>	 <p>MAHAGUN MOOSAIC</p> <p>Modern Homes. Modest Budget.</p> <p>Vaishali, Ghaziabad</p>	 <p>MAHAGUN maple</p> <p>2,3/4 BR APARTMENTS</p> <p>Sector-50, Noida</p>
 <p>MAHAGUN PURAM</p> <p>1,2,3 BR Homes • NH-24, Delhi NCR</p> <p>NH-24, Delhi NCR</p>	 <p>MAHAGUN MYWOODS</p> <p>Sector-16 C Greater Noida (West)</p>	 <p>MAHAGUN MIRABELLA</p> <p>Sector-79, Noida</p>	 <p>Mahagun mezzaria</p> <p>LUXURY CONDOMINIUM</p> <p>SECTOR-78, NOIDA</p>	 <p>MAHAGUN MANTRAA</p> <p>SECTOR-10, GREATER NOIDA (WEST)</p>	 <p>MAHAGUN MEADOW</p> <p>HIGHRISE & VILLA</p> <p>SECTOR-150, EXPRESSWAY, NOIDA</p>	



MAHAGUN
MANTRAA

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