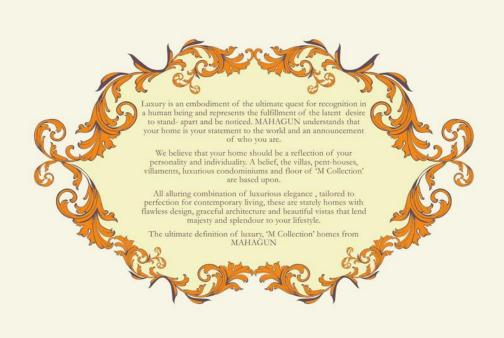


Step into the ultra-luxurious Condominiums that speak of luxury and indulgence. Live the royal life.

July









Luxury Homes, Sec-78, Noida

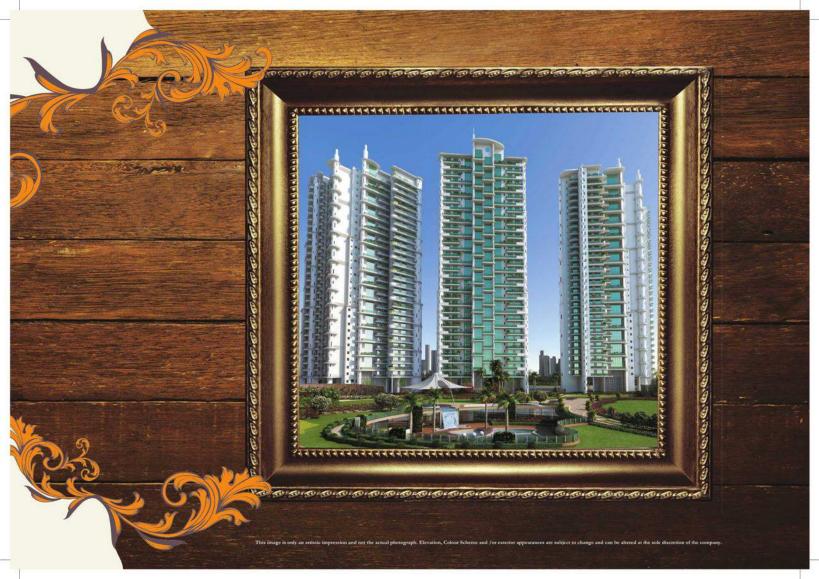
















- Leisurely walks and backyard BBQs under the stars. This is everyday reality
 at Mezzaria. Where home is among trees and hedges, pathways and trails,
 brooks and streams, and each moment with loved ones is celebrated. It's
 where nature embraces you with open arms, and never lets go.
- When you have your home in one of the luxury condominiums of Mezzaria, overlooking magnificent vistas on all sides, your views simply have to be beautiful and grand.
- 34 levels of distinctive architecture of the majestic tower is a sight by itself, spiraling skywards, dramatically different from every angle you view.
- Mahagun's goal is to deliver developments that are finely craffed, where
 proportion and the use of authentic materials are constant, and where
 considered thought and quality of finish shine through in every
 development, from inception to completion. We offer a structure
 constructed using aluminum shutering, for betters strength and finish.
- IGBC Certified green building, confirming to gold standards, at mezzaria
 we offer Energy efficient materials, air conditioning, lighting and controls.
 Low-emission paints. Landscaping irrigation. Solar water heating systems.
 Separation of recyclable and non-recyclable refuse. Carefully designed
 master plan and road network systems to reduce pollution. Dedicated
 spaces for bicycle. It's all about living in harmony with nature, in more ways
 than one.
- The stunning views from your Condominium will set your pulse racing, while the extraordinary service will soothe your senses.
- There's no shortage of space outside your window. And it won't take you long to appreciate the room in our rooms, and the imported marble floor that flow one space into another, while the temperature remains controllable, room-by-room.
- Your own private space, exclusive to your needs, answering all your wants.
 Indulge in innovative interpretation of magnificence. This is Mezzaria. In intimate reflection of the urban chic lifestyle. And, to further enhance it is the double height living room, with balcony, for ultimate luxury and a feel of a villa in a condensition.

- 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, maximized architectural vastu, 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.
- Mezzaria condominiums offers uninterrupted views. The generous dimensions allow them to be for entertaining, or simply relaxing and enjoying the feeling of air and space.
- At Mezzaria, you will find that there are plenty of theme and Aroma Gardens you can escape to every single morning, through your Jogging track. With approx 80% open areas, you will experience, wonderful free flow of light and air across the property.
- Enclosed somewhere within the acres of sun-kissed grass and rich flora are luxury homes, built to perfection. Picturesque aroma and theme gardens and interactive water fountains 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.
- Mezzaria 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.
- Long day? Long night? Welcome to the perfect tonic: Mezzaria's own lap of luxury, a residents only spa and gym. Get a glow in the sauna or steam room. Linger on a heated lounger. A few lengths in the pool, a workout in the fitness room or a rejuvenating fizz in the Jacuzzi. The choice is yours.
- Imagine an early evening, with calm azure waters as your backdrop. Even a relaxing moment in the temperature control pool is an inspiration. At Mezzaria, you will find that there are plenty of secret spots you can escape to every single day.
- Glorious days, Dazzling nights! You are truly at the middle of it all, as you step onto your party lawn.

- Drawing inspiration from an ancient life system, the Ayurveda Centre is a sanctuary to restore mind, body and soul. Whether it's an energizing work out at a State-of-the-art health club or a calming spell at the relaxing Jacuzzi, you'll find it all at your door step.
- The kid's entertainment area provides hours of energetic fun for children
 of all ages with soft play centers, bouncy castles, swings and slides. So you
 can enjoy a little retail therapy or a quiet coffee while your kids keep
 themselves busy and entertained.
- 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 multiple courts, yet continue
 with, Carom, card and Billiards room.
- The interior of every home is a luxury splattered fairy tale. Put the velvet drapes, and you will be greeted by the tranquility of deep blue waters. Look around, and everything is spectacular.
- 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. Mezzaria houses some of the best names in education; just so you can see your kids get a great start. Manthan international school, Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jaypee School, Amity University are a few of the many Educational institutes around your house.
- Just a short drive from the heart of the National Capital, and yet feels like a world away. The strategic location in the heart of Noida allows easy access to arterial road networks that put the city within easy reach.
- A location that is blooming with some of the city's most interesting skyscrapers and a fascinating skyline around the banks of the calm blue waters. This is the most preferred address around.
- Mezzaria opens the door to a part of town that's ripe for discovery. You're
 so close to so much. A stone's throw from the shopping malls. A heartbeat
 away from the hospitals. And a whisper away from Noida's best-kept
 secrets, the expressway! Open the door.



















































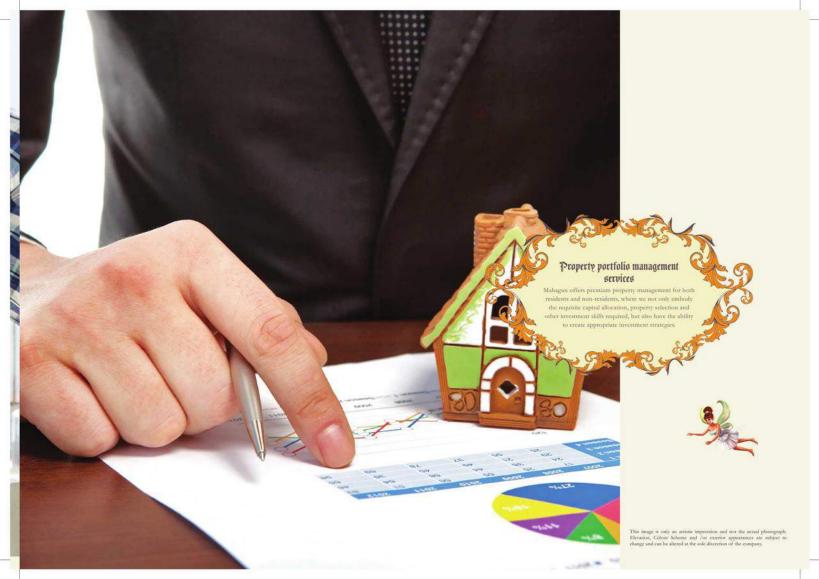




















ARCHITECTURE

· Designed by Architect Hafeez Contractor, an opulent lifestyles, world-class spaces, and spectacular outdoor living, spring to life across 10 acres of luxury-The Mezzaria- an address as posh as the property itself

LANDSCAPE

 Where your back garden is a 35,000 square meter park(approx). The stunning landscaped views, designed by Singapore based Architects, Taib Landscape Studio, will set your pulse racing.

INTERIOR FINISHES

- · All apartment walls finished in plastic paint, over POP punning for a richsmooth look
- The large format imported marble flooring will start with the entrance fover and move on to the living-dining-lounge areas.
- Attention to detail is evident from the chamfered edge imported marble skirting that carries along.
- Warm and cozy laminated wooden flooring will add to your comfort in all the bedrooms.
- · Limited False ceiling, with acrylic emulsion paint in all living areas of your condominium, enhances the element of luxury.

HEATING & COOLING

. Energy efficient Variable Refrigerant Flow provides precise comfort control to indoor environments, in both summers and winters

KITCHEN

- · Bespoke kitchen counter top with premium quality granite
- Tiled splash back with up to 2ft above counter
- Modular kitchen with featured aluminium profile handles, soft close function and a laminated carcass
- Abode Stainless steel under mounted double bowl sink with feature mixer
- Large format anti-skid tile floor and acrylic emulsion painted walls and ceiling

FLOOR TO FLOOR HEIGHTS

- Entrance Hall: 8 Mtrs
- Living Room: 6.55 Mtrs
- Bedroom: 3.35 Mtrs
- Bathrooms and Kitchen: 3.35 Mtrs

BATHROOMS

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

DOOR FINISHES & IRONMONGERY

- . Majestic 8ft high entrance door with polished veneered designer door, with hardwood frame and high quality door furniture, including cylinder night latch and spy hole
- 8ft high polished hard wood door frames for all bedrooms and bathrooms and Polished veneer flush door shutter and feature handles
- SS brushed finish ironmongery
- 7ft high painted flush door shutter for STR room
 - External windows, Glazing with high quality UPVC/ Powder coated aluminum frame, and reflective/clear glass

WINTER BALCONIES

- All balconies accessed via opening or sliding glazed doors
- · Multiple access to winter balconies, from the living room and bedrooms via plazed UPVC or powder coated aluminum doors
- Your bedroom extends into winter balconies with large format anti-skid floor tiles for a feel of a wooden deck along the sky
- Frameless structural glass railing, with bespoke ms Painted balustrade and bandrails.

PLUMBING

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

ELECTRICAL

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

POWER BACKUP

- · 100% DG Power back-up as mentioned below
- 2500 sq ft to 4000 sq ft : not exceeding 10KVA per apartment
- Above 4001 sq ft: not exceeding 15KVA per apartment
- DG capacity shall be at 70% of load factor & 70% overall diversity for apartment as well as for common areas

SECURITY & PEACE OF MIND

- Secured Gated Community
- CCTV in driveway of parking basements, ground floor & basement entrance lobbies
- Multi point locking for front entrance doors
- Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms

LIFTS AND LOBBIES

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

STR ROOM AND TOILET

Tile floor with Oil Bound distemper on walls, and conventional CP fittings in toilet.



Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in sexture color and grain variations and enacks and behavior. 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 equipment/appliances and their make/beand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.







