

## Perfecting the art of building- The Eldeco Group



Eldeco Magnolia Park, Sector 119, Noida

Eldeco Mystic Greens,  
Sector Omicron, Greater Noida

Eldeco Green Meadows, Greater Noida



Eldeco County, Sector 19, Sonapat



Eldeco Greens, Nakodar Road, Jalandhar



Eldeco Estate One, G.T. Road, Panipat

Founded by Mr. S K Garg, Eldeco Group has been at the forefront of Real Estate development in North India since 1975. The group is synonymous with timely and quality delivery in a number of cities like Lucknow, Kanpur, Agra, Noida, Greater Noida and NCR of Delhi. Carrying 30 years of expertise in construction and real estate development Eldeco has delivered more than 175 projects spanning townships, hi rise condominiums, townhouses, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate constructed area stands at more than 20 million sq ft with more than 15000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing integrated townships in Panipat, Sonapat, Ludhiana, Jhansi and Jalandhar. The unique 1200 acres state-of-the-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand and the 2500 acres special economic zone at Amravati, Maharashtra, mark Eldeco's entry into the Industrial Park space.

Eldeco's transparent and principle driven business philosophy has been widely recognized. The group's business activities rest on the principles of high quality, superior construction technology and high consumer satisfaction. Eldeco stands firm in its commitment to 'creating value and cementing trust' and is heading towards ever-greater success.

# Welcome to the world of refined living



Actual photograph of Sample Villa

**ELDECO**  
**MANSIONZ**  
EXPANDABLE VILLAS

At Eldeco Estate One, G.T. Road, Ludhiana





This is an artist impression. The perspective and colours shown above are for reference and can be revised.

## Introducing Eldeco Mansionz. Exclusive European-styled Private Villas.

## Master planning for European style living experience



Eldeco created a new benchmark in North India by making Eldeco Mansionz, Gurgaon (Nominated as the best residential project at CNBC Real Estate Awards 2007). The same concept of luxury living now comes to Ludhiana. Located inside a 78 acre Eldeco Estate One, it is slated to be the future home of rich and famous of Ludhiana.

A truly modular concept in living

All the villas have a unique modular concept that allows you to build only a part now, with an option to add on spaces/rooms as and when required.

Welcome to a world of refined living.

### Exclusive features

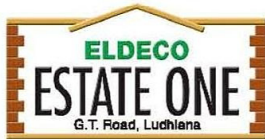
- Prime location with entry from National Highway No. 1 (G.T. Road), just a few minutes drive from the heart of city
- Residential plots from 200 to 350 sq. yards
- The complex will have 24x7 Security with CCTV
- Freehold property
- 100% power backup
- Ultra-modern amenities in a resort-like lush green environment
- Landscaped Central Park, Joggers Park, Children's Park and much more
- Convenient shopping with schools inside the complex

- Fully secure gated complex, first of its kind in Ludhiana for built-up villas
- Maximum green areas within Eldeco Estate One Township due to planned distribution of open greens and covered spaces
- 2 bedroom to 6 bedroom independent villas with an expandable concept to give you flexibility to buy it complete or build as and when your family's needs (and budget) grow!
- Styled along the profoundly elegant European homes, each villa has unmatched elegance and a singular integrated architectural look

- A Lifestyle Club as a common facility for Eldeco Estate One township with Swimming Pool, Sauna & Jacuzzi, Gym, Billiards, Kids room, Banquet halls, Guest rooms, Lawn Tennis courts and much more







## Master Plan of Eldeco Estate One



Representative images of proposed facilities at Eldeco Estate One.



Actual photographs of Eldeco Utopia Club, Noida, already operational



# Floor Plans

SUPER AREA: 295 sq. yards / 246.65 Sq. Metres (approx)



At Eldeco Estate One, G.T. Road, Ludhiana



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MODULE	COMBINATION	SUPER BUILT-UP AREA (SFT)
A	[Diagram]	1884.2
B	[Diagram]	2189.2
C	[Diagram]	2459.2
D	[Diagram]	2903
E	[Diagram]	3183

## Disclaimer:

- The area and plan shown here is subject to change
- 1sq.ft=0.093 sq. mt 10.764 sq. ft=1.196sq. yd. and 3.28 ft=1 mt
- All dimensions shown in feet inches are close approximation to metric dimensions
- The above plan is Indicative. Please check actual plan with marketing

## Location Advantage

Set in a serene, clean and healthy environment, Eldeco Mansionz is part of the overall 78 acres Eldeco Estate One residential township. Away from the maddening city chaos, it is a peaceful oasis in the busy city of Ludhiana. Following are some features of Eldeco Mansionz:

- Project has a prime location with the entry from main G.T. Road (from Ludhiana to Jalandhar), at a distance of approx. 3 km from Jalandhar Bypass Chowk
- 10 minutes drive from the city through the newly constructed over-bridge (2.3 km long)
- Adjoining development: Three commercial projects coming up in the vicinity comprising hotels, multiplexes, a wedding mall and a jewellery mart
- Opposite to the township area is a long stretch of forest area under green cover

