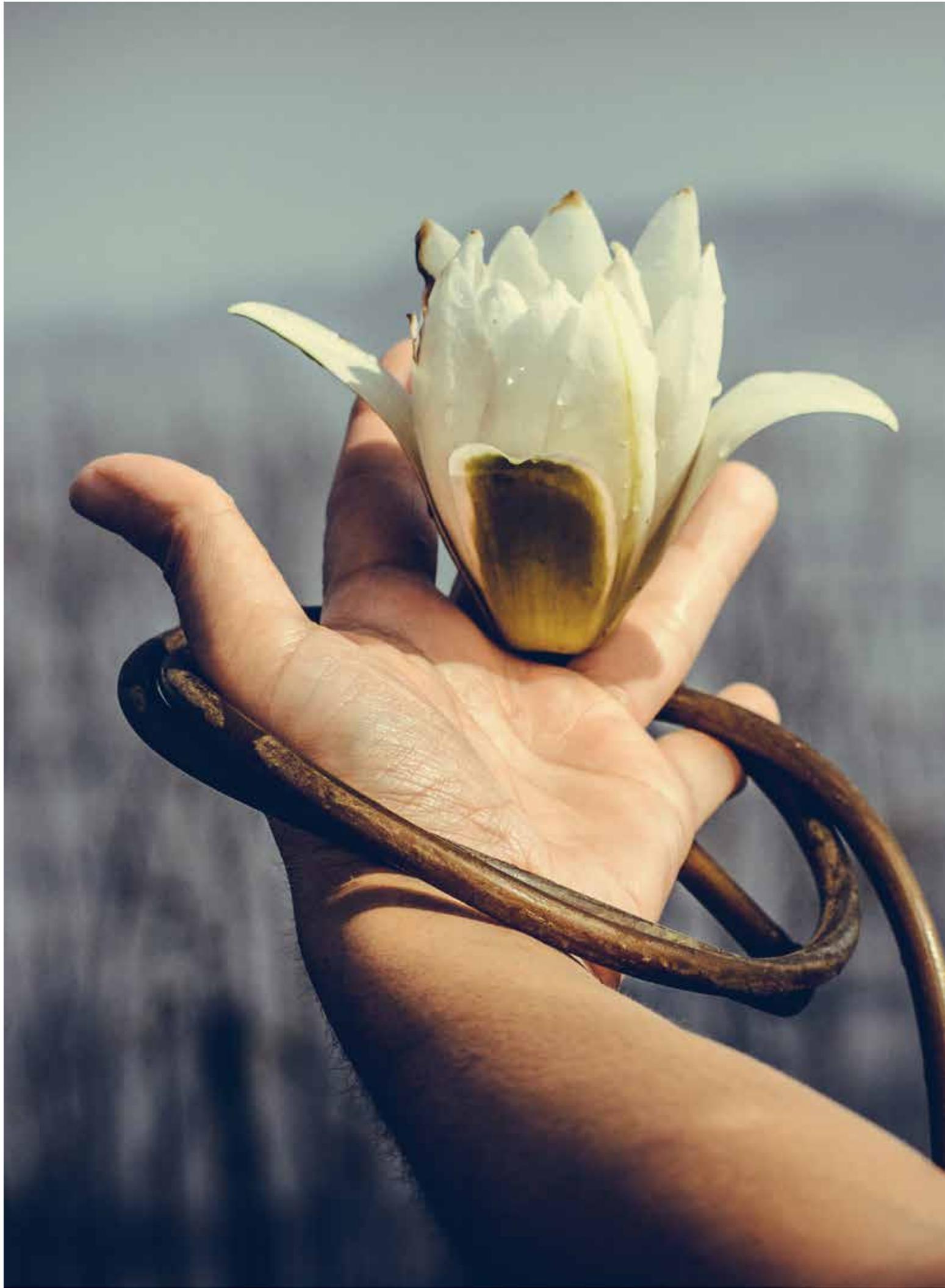


live the magnificent
lifestyle



Home is where love resides,
memories are created,
friends always belong
and laughter never ends.





How about a life that's the privilege of a chosen few? Of living that exudes elegance and magnificence in every space designed for a deserving lifestyle. Step in to homes that are an ode to who you are. Here's a world that's waiting to enthrall you with the luxuries of large cities topped with the serene tranquillity of greens.

Welcome to the magnificent and luxurious Eldeco Grand Villas at Eldeco Estate One – Residential Township.



ELDECO
GRAND
LUXURY VILLAS





This is an artistic impression. The designs & colours shown above are subject to change

live the mega life

Built expansively on 555 sq.yd. plots, the exquisitely designed Eldeco Grand residential villas are situated right inside the main entrance gate of the township, flanked on two sides by the premium commercial complex and a lifestyle club. Drive in with ease and style as each villa comes with a dedicated parking space.

Pollution-free, lush-green environs amidst a 121-acre premium township. Eldeco Estate One is built to sweep your senses away, in more ways than one. With just a few limited edition villas nestled amidst the landscaped greens in an exclusive neighbourhood, every inch upholds your need for space, premium luxury and a life that defines your style.

The feeling of being pampered and spoilt for choices doesn't end here. Each of the villas has been exquisitely designed and finished with rich specifications, and even comes with its own private elevator. Spacious to fill up your senses, every nook and corner will be sun-kissed and spacious as its welcoming wide windows and balconies ensure a smooth passage of natural light and fresh air.





Only for reference



Only for reference



a lifestyle studded with luxury

The definition of 'a life well lived' takes on a new meaning at Eldeco Grand Villas, as its high end finishing will bring forth a seamless and harmonious blend of class and art .

Each villa is designed with spacious rooms and every space inside is planned for functionality and new lifestyle needs. Be it a dedicated car parking space for 3 cars or an exclusive dining area for guests, or a family lounge to unwind and enjoy your favourite television programs.



The villa is designed using the best materials ranging from Italian marble flooring, premium toilet finishes and a private lift to grand entrance door, all together creating a unique combination of design and luxury.

These specifications will be complemented with well designed wardrobes in all the bedrooms. Modular kitchen fitted with an RO system, hob and chimney, would make the home ready for use. The villa will have pre-installed air conditioners in the drawing-dining room, lounge and all the bedrooms.

Taking inspiration from natural hues and contemporary styles, the design of Eldeco Grand Villas lends a world of difference that will surely take the meaning of luxury to the next level.





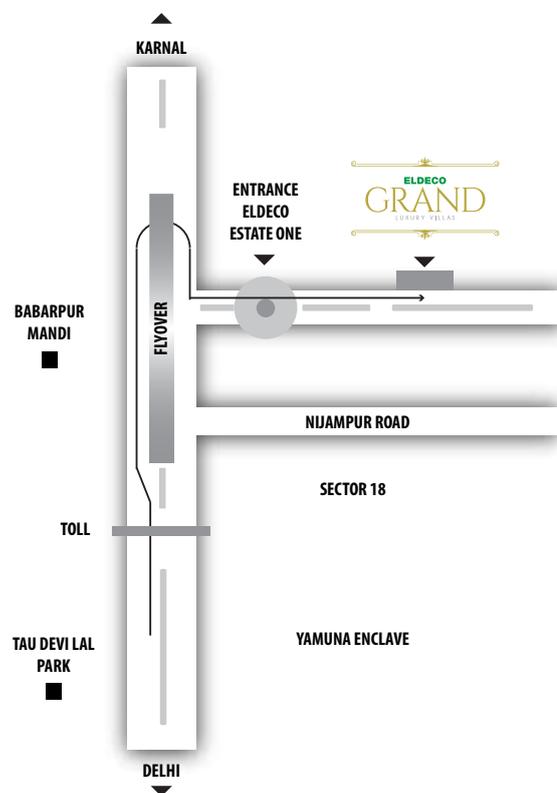
Actual Photograph



Actual Photograph

Location that befits your lifestyle

The villas are on prime location on the 80 feet wide main entrance road at the beginning of Eldeco Estate One township. The access to the township is from the main G.T. Karnal Road. Spread over 121 acres, it is the best developed, integrated residential township in the heart of Panipat city. Just 2 kms from the railway station and only five minutes away from the Town Centre, it offers quick and easy access to Panipat and its markets, schools, hospitals and various entertainment centres. The township is well connected with Karnal, Chandigarh and Delhi.



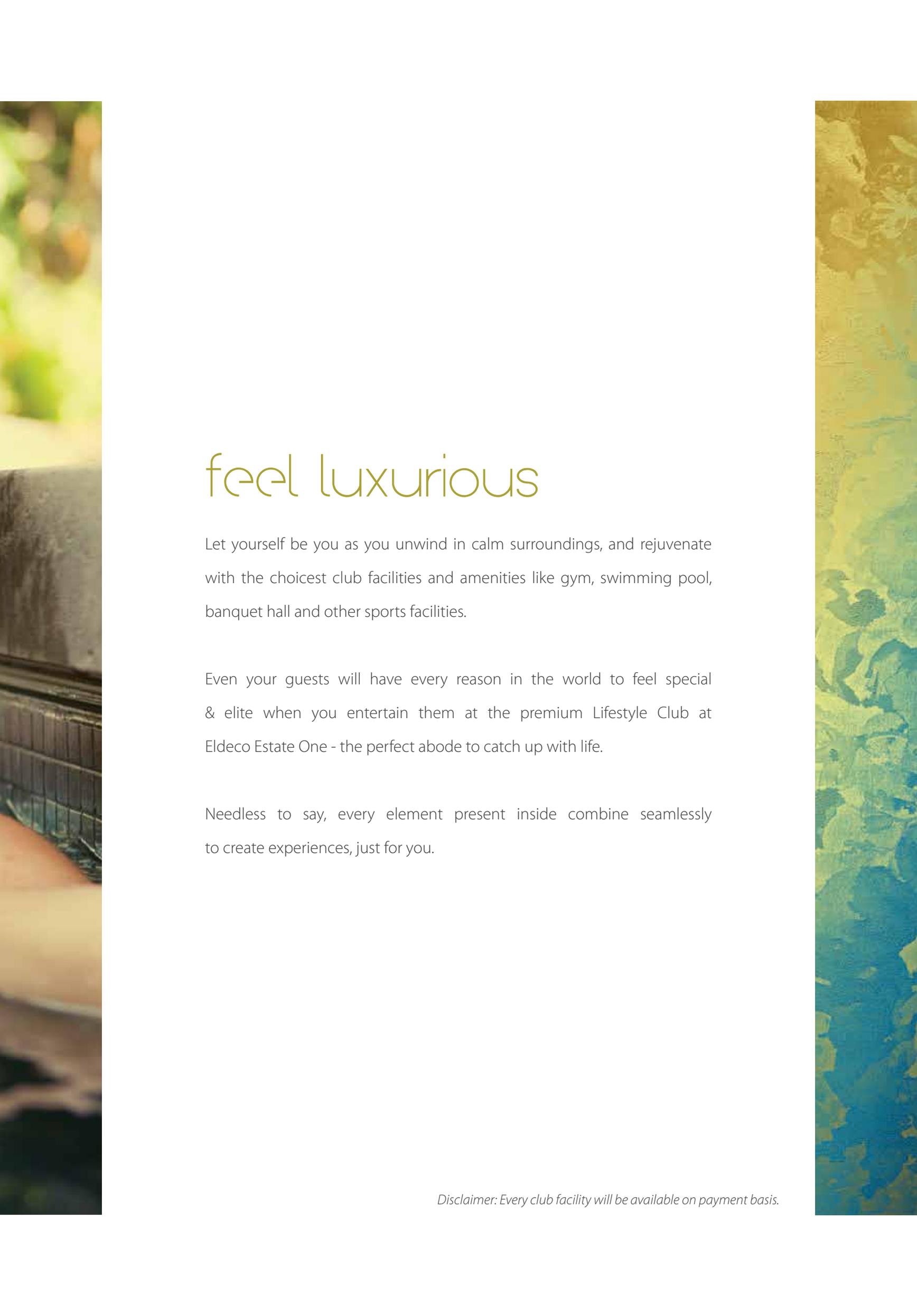


Only for reference

specifications

Structure	
Earthquake resistant structure	Combination of RCC and load bearing brick structure.
Boundary wall finish	Combination of paint/Stone/ M.S railing
External Wall Finish	Combination of good quality texture finish and cement paint
Internal Wall Finish	Gypsum plaster with plastic paint on walls and ceiling, POP Cornies in all Drawing/Dining /Bedrooms
Flooring in bedroom/ drawing/dining	Italian Marble in drawing/dining
	Vitrified tiles flooring in Bedrooms/Utility / Store/ Puja
Doors/Windows	• Frame – Teak or equivalent wood
	• Doors – Wooden Doors with polished / paint finish
	• Designer Main Door Size – 8' x 4'
External doors/windows	Polished Teak Wood or equivalent section with grills & glazing
Hardware	Dorset or equivalent brand
Roof Terrace	Combination of Kota Design
Kitchen	
Walls	Combination of ceramic tiles up to 2' above the counter and plastic paint in balance area
Flooring	Vitrified / Ceramic
Counter	Granite
Fittings & Fixtures	Double Bowl SS Sink
Toilets	
Walls	Combination of tile/stone, mirror
Flooring	Ceramic tiles / Vitrified tiles
Counter	Granite/ Marble/Stone/Designer wash basins
Fittings & Fixtures	C.P. Fittings, English type WC (Concealed), Bath Tub in Master Toilet, Designer wash basin, Towel rod. Towel ring, Robe Hook
Electrical	Modular switches and sockets, copper wiring
Verandah	
Flooring	Ceramic tiles
Ceiling	Exterior Paint
Driveway	
Flooring	Combination of Stone and tiles
Utility Courtyard	
Flooring	Ceramic tiles / Kota stone
Side Terrace	
Flooring	Ceramic tiles / Kota stone
Railing	
Staircase	SS /Glass
Balcony	SS/ Glass
Other	
3 to 4 Passenger Lift	Otis or equivalent brand lift
Main Door Security System	Colored Video Door Phone at Main Door
Air Conditioning (AC)	1.5 Ton Split AC in all bedrooms, dining, drawing and family lounge
Furnishing Specifications	
Bedrooms	Wardrobes in all bedroom/dress area, Fan and light fixture
Drawing/Dining	Fan and light fixture
Kitchen	Modular Kitchen with HOB, Chimney, Water Purifier (R.O), Exhaust fan, Geyser
Toilets	Light fixture, Geyser, Exhaust, Fan
Family Lounge	Fan and light fixture
Other Area	Light fixture (Interior and exterior)





feel luxurious

Let yourself be you as you unwind in calm surroundings, and rejuvenate with the choicest club facilities and amenities like gym, swimming pool, banquet hall and other sports facilities.

Even your guests will have every reason in the world to feel special & elite when you entertain them at the premium Lifestyle Club at Eldeco Estate One - the perfect abode to catch up with life.

Needless to say, every element present inside combine seamlessly to create experiences, just for you.

Disclaimer: Every club facility will be available on payment basis.



Actual Photograph



Actual Photograph



lifestyle bedecked with facilities

Experience the eclectic lifestyle of big cities, right here in Panipat. These villas are set in a serene, clean and healthy environment amidst a modern residential township replete with well-planned infrastructure, architectural superiority and futuristic planning.

Facilities inside the township:

- A highly unique and beautiful entrance with a spectacular clock tower
 - Comprehensive lifestyle amenities like shopping area, schools and nursing home
 - Well maintained parks
 - Wide roads
 - Lawn Tennis / Half Basketball Court
 - Parks with kids play area
 - Power backup
- 



FLOOR PLAN

464 sqm. (555 sq. yard approx.)

Super Area: 4950 sq.ft



■ Ground Floor Plan



■ First Floor Plan

Disclaimer:

- The area and plan shown here is subject to change.
- 1 sq. ft. = 0.093 sq. mt., 10,764 sq. ft. = 1.196 sq. yd. and 3.28 ft. = 1 mt.
- All dimensions shown in feet inches are close approximation to metric dimensions.
- The dimensions and super area mentioned above may vary from unit to unit on completion of construction.
- Please check exact dimensions with the marketing team.



Actual Photograph

Eldeco County
Sector 19, G. T. Karnal Road, Sonapat



Actual Photograph

Eldeco Greens
Nakodar Road, Jalandhar



Actual Photograph

Eldeco Estate One
G.T. Road, Ludhiana



Eldeco Accolade
Sector 2, Sohna Road, Gurgaon



Actual Photograph

Eldeco Mystic Greens
Sector Omicron, Greater Noida



Eldeco Inspire
Sector 119, Noida



a name that evokes trust

The Eldeco Group has been at the forefront of Real Estate development in North India since 1975. Synonymous with timely and quality delivery, it has become a household name across cities like Lucknow, Kanpur, Agra, Noida, Greater Noida and parts of NCR, Delhi. Rich with more than 35 years of expertise in real estate construction and development, Eldeco has delivered more than 150 acclaimed projects spanning townships, high-rise condominiums, industrial estates, malls and office complexes. In addition, 30 projects are in various stages of active execution.

The aggregate delivered area stands at more than 20 million sq. ft. with more than 25,000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing projects in Panipat, Sonapat, Ludhiana, Jhansi, Neemrana and Jalandhar.

Driven aggressively by transparent and principle business philosophy, the group's business activities rest highly on the principles of high quality, superior construction technology and high consumer satisfaction. Today Eldeco stands firm in its commitment to 'creating impeccable values and cementing trust' and is headed towards greater success.







ELDECO

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