

 **ELDECO**



LIVE THE LUXA LIFE



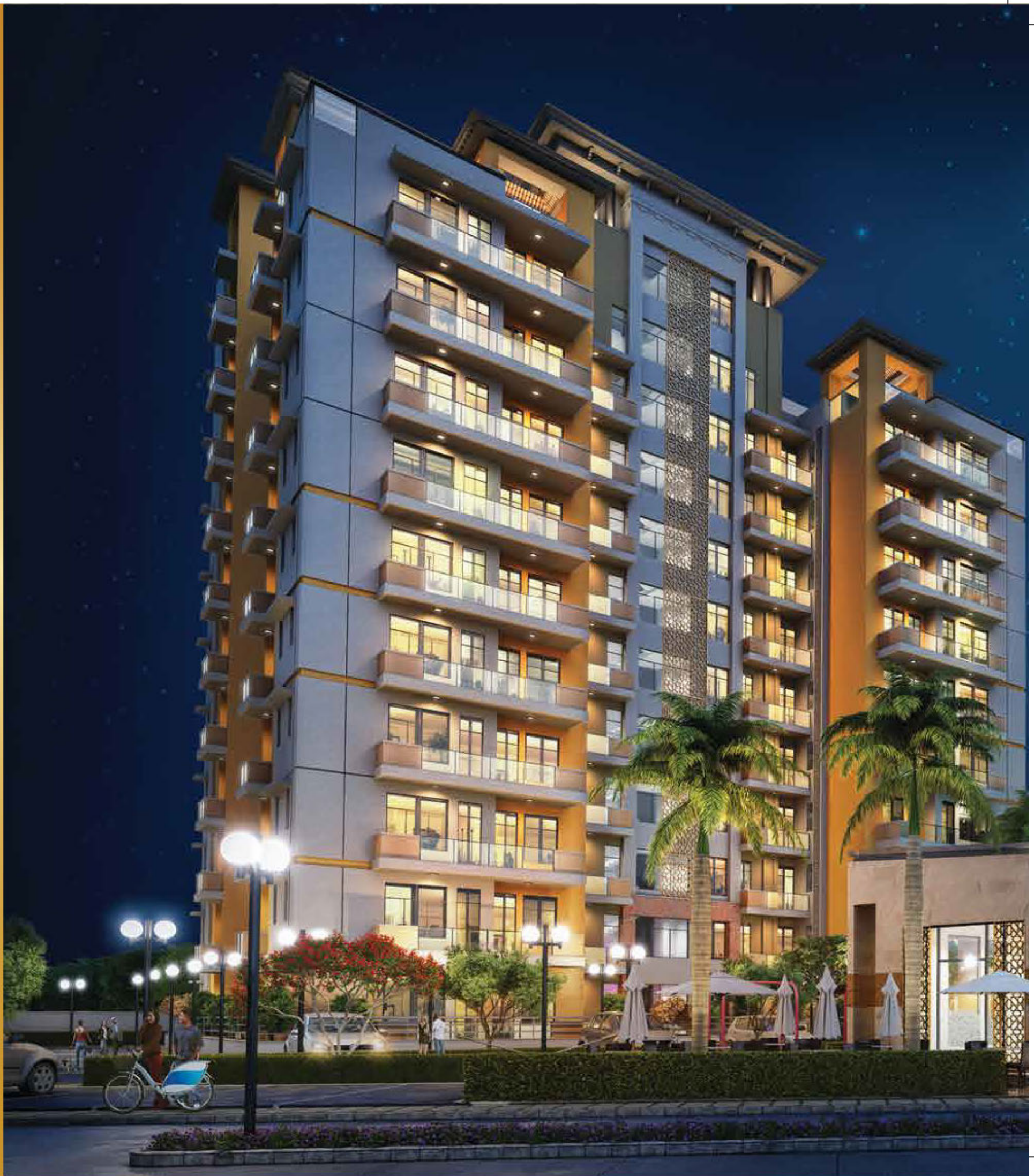
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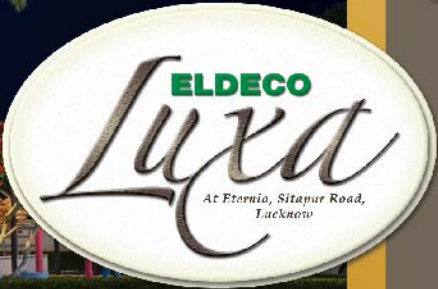


Step into a world of opulence

Come home to a lavish abode. Sheer luxury surrounded by modern amenities. Premium apartments set in two exclusive towers where each apartment is plush, well lit and airy. Enter the world of utmost luxury. Welcome to the magnificent and luxurious Eldeco Luxa at Eldeco Eternia – your own private utopia, perched atop the castle of your dreams.








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Step into the lifestyle you've always dreamt of

These exquisitely designed 2/3 bedroom apartments are situated inside two exclusive towers located at the entrance of Eldeco Eternia – the developed and inhabited premium residential complex at Sitapur Road, Lucknow. Eldeco Luxa has been designed with rich specifications where every apartment is sun-kissed and spacious as its welcoming windows and balconies ensure a smooth passage of natural light and fresh air.



For a life more beautiful than you could have imagined,
there's no better place to come home.





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Crafted luxuriously, draped in convenience

Eldeco Luxa boasts of delivering every necessity, comfort and luxury of modern urban living that you would require. It's a lifestyle bedecked with rich facilities.

Italian marble flooring in drawing/dining room

Each bedroom and living room with pre-fitted air conditioners

Modular kitchen

Premium bathroom fittings

Video door phone at the entrance door of apartment

Exclusive designer main entrance door of 8 feet height

Double height air conditioned entrance lobby at ground floor

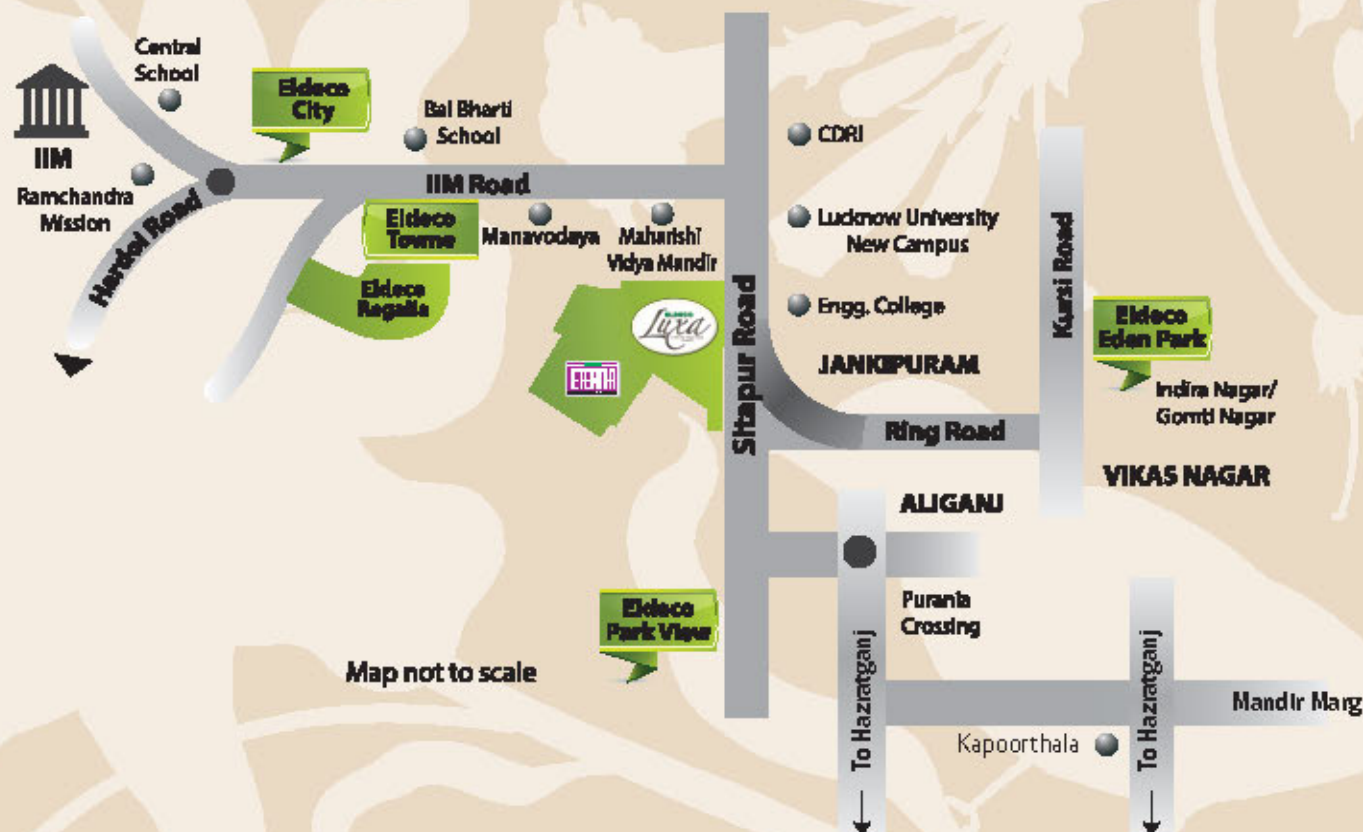
Club Luxa- a swanky lifestyle club with swimming pool



A Location that is unmatched

Strategically located on the main Sitapur Road, Eldeco Luxa is a premium addition to the fully developed Eldeco Eternia. The location offers quick access to nearby areas like Jankipuram, Aliganj and Vikas Nagar. The key commercial areas like Ram Ram Bank, Kapoorthala and Purania Crossing are in close vicinity including schools and hospitals.

Railway Station - 9kms | Hazratganj - 7kms | Kapoorthala - 4kms | Purania Crossing - 3kms



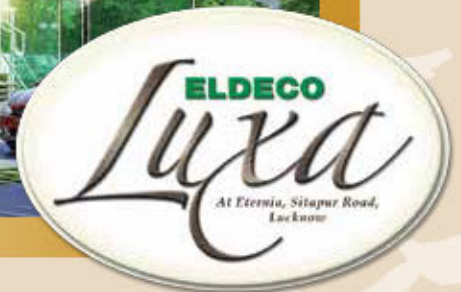


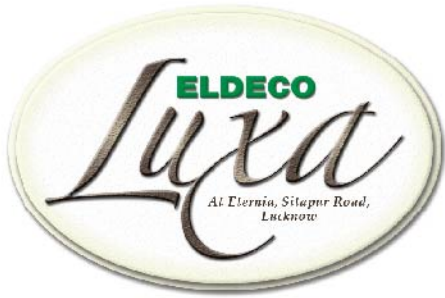
Actual Photographs of Eldeco Eterna





Artistic impression of Eldeco Luxa - Part of Eldeco Eternia Complex





RERA NO. UPRERAPRJ24



MASTER PLAN

LEGEND:

- 1 Luxa 1 (Ground+10 floors)
- 2 Luxa 2 (Ground+10 floors)
- 3 Eterna Arcade
- 4 Club LUXA
- 5 Swimming Pool
- 6 Play Courts
- 7 Children Play Area
- 8 Landscaped Green
- 9 Parking
- 10 Eldeco Eterna main gate
- 11 Deck Area
- 12 Shopping Entry
- 13 Outdoor Party Space



Disclaimer:

* The areas and plans shown here are subject to change. * The above plan is indicative, conceptual and subject to change. Please check actual plan with marketing. * The project will be developed in phase wise manner.
 * 1 sq.ft. = 0.093 sq.mt., 10,764 sq.ft. = 1.196 sq.yd. and 3.28 ft. = 1 mt. * Please go through the detailed terms of allotment before making a booking. * The terms of Allotment Agreement shall have precedence over the given Master Plan.

Planned for luxury

These luxurious residential towers are meticulously planned on the prime land at the entrance of Eldeco Eternia. It's a paradise, set amid greenery and tranquility. Inspired by rich and luxurious architecture style, each tower has been sculpted with premium and beautiful strokes.

Club facilities with swimming pool, multi-purpose hall and much more

Multi-purpose play court

Easy parking

Convenient shopping complex at entrance

Well landscaped greens



RERANO. UPRERAPRJ24

TYPE - A (2 Bedrooms + 2 Toilets)

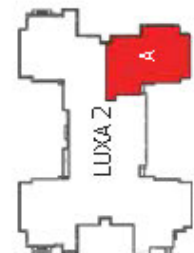
RERA CARPET AREA - 818 sq. ft.

BALCONY AREA - 151 sq. ft.

EXTERNAL WALL AREA - 92 sq. ft.

TOTAL AREA - 1310 sq. ft.

(Inclusive of common area)



Disclaimer:

- *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.
- ** RERA carpet area includes area between the inner face of the outer wall of the unit.
- ** Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
- ** Internal dimensions may vary after finishing plaster/tiles etc.
- ** Some units may have different area including additional lawn/terrace area. Please check the area with marketing at the time of purchase.



RERA NO. UPRERAPRJ24

TYPE - B (3 Bedrooms + 2 Toilets)

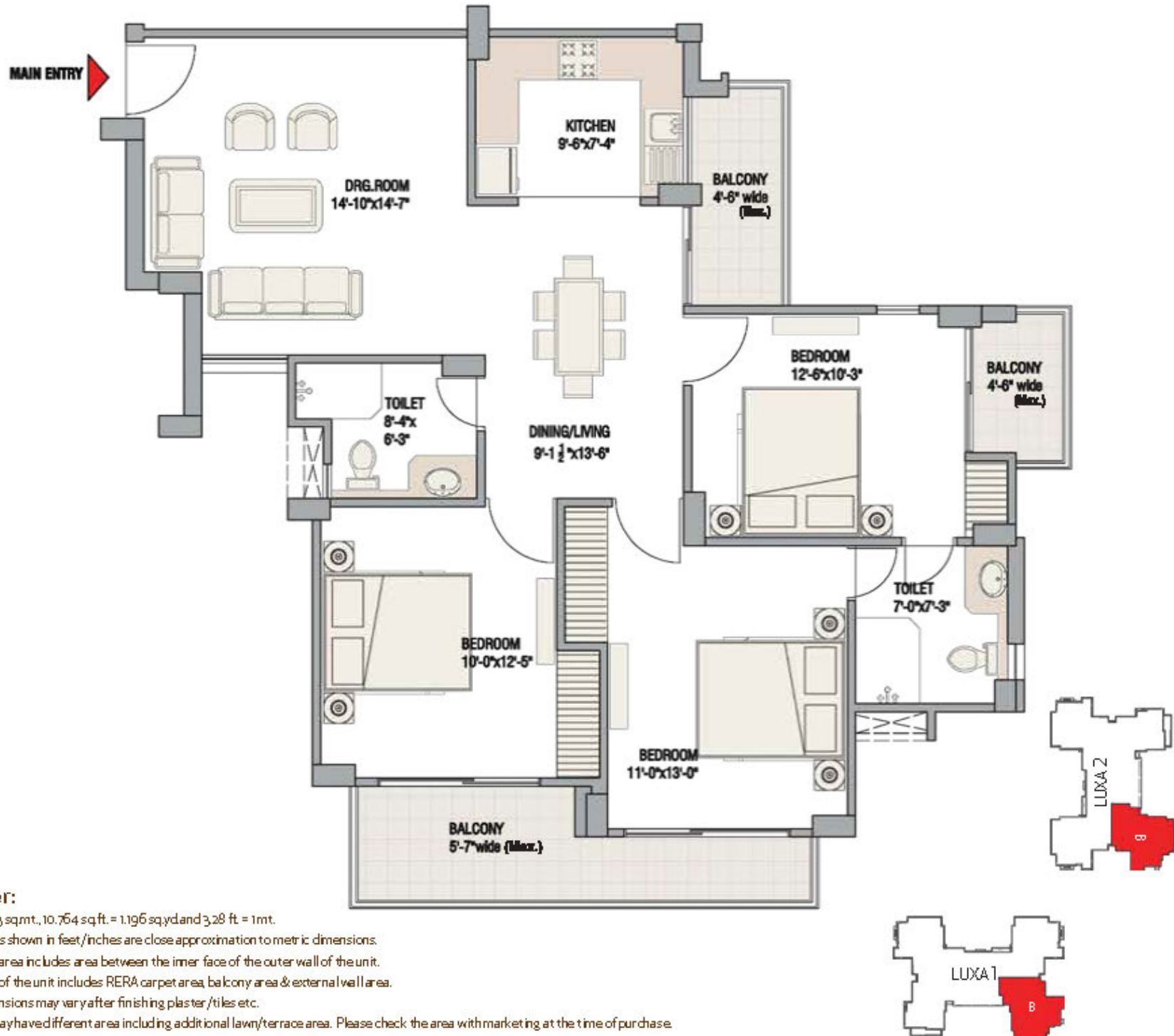
RERA CARPET AREA - 985 sq. ft.

BALCONY AREA - 172 sq. ft.

EXTERNAL WALL AREA - 108 sq. ft.

TOTAL AREA - 1568 sq. ft.

(Inclusive of common area)



Disclaimer:

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* All dimensions shown in feet/inches are close approximation to metric dimensions.

* RERA carpet area includes area between the inner face of the outer wall of the unit.

* Built-up area of the unit includes RERA carpet area, balcony area & external wall area.

* Internal dimensions may vary after finishing plaster/tiles etc.

* Some units may have different area including additional lawn/terrace area. Please check the area with marketing at the time of purchase.



RERA NO. UPRERAPR.J24

TYPE - C (3 Bedrooms + 3 Toilets)

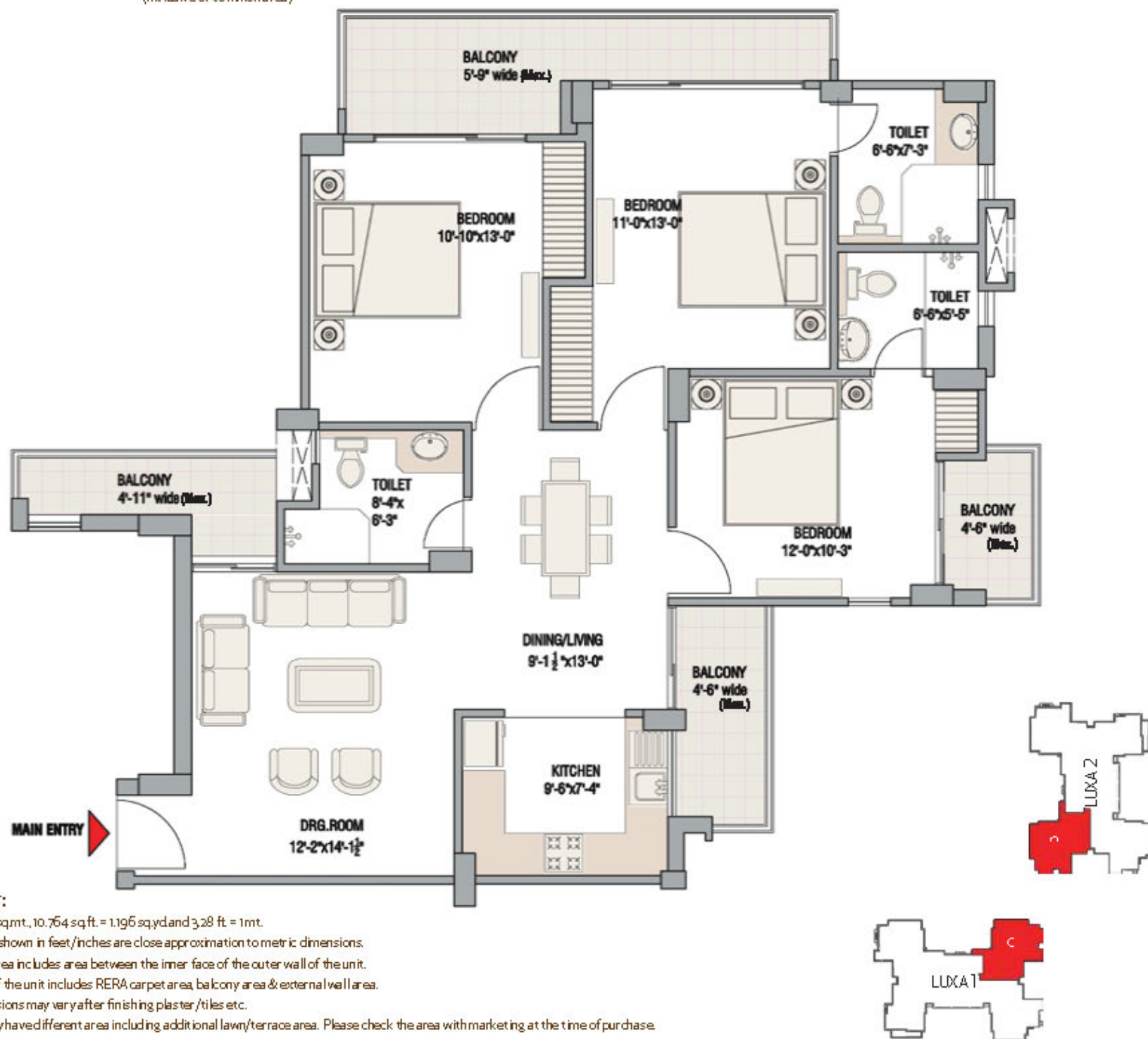
RERA CARPET AREA - 996 sq. ft.

BALCONY AREA - 226 sq. ft.

EXTERNAL WALL AREA - 86 sq. ft.

TOTAL AREA - 1622 sq. ft.

(Inclusive of common area)



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- * RERA carpet area includes area between the inner face of the outer wall of the unit.
- * Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
- * Internal dimensions may vary after finishing plaster/tiles etc.
- * Some units may have different area including additional lawn/terrace area. Please check the area with marketing at the time of purchase.



RERA NO. UPRERAPR.124

TYPE - D (3 Bedrooms + Study + 4 Toilets)

RERA CARPET AREA - 1155 sq. ft.

BALCONY AREA - 226 sq. ft.

EXTERNAL WALL AREA - 108 sq. ft.

TOTAL AREA - 1849 sq. ft.

(Inclusive of common area)



Disclaimer:

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- * All dimensions shown in feet/inches are close approximation to metric dimensions.
- * RERA carpet area includes area between the inner face of the outer wall of the unit.
- * Built-up area of the unit includes RERA carpet area, balcony area & external wall area.
- * Internal dimensions may vary after finishing plaster/tiles etc.
- * Some units may have different area including additional lawn/terrace area. Please check the area with marketing at the time of purchase.



ELDECO

A name that evokes trust

The 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 other parts of NCR of Delhi. With more than 35 years of expertise in construction and real estate development, Eldeco has delivered more than 150 projects spanning townships, high-rise condominiums, industrial estates, malls and office complexes. In addition, 30 projects are in various stages of active execution. Currently apart from the towns mentioned above, Eldeco is developing projects in Panipat, Sonapat, Ludhiana, Jhansi, Neemrana and Jalandhar.

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

Eldeco Lucknow Landmarks



Actual Photograph

Eldeco City – IIM Road, Lucknow



Eldeco Regalia – Off IIM Road, Lucknow



Actual Photograph

Eldeco Saubhagyam – Amar Shaeed Path, Lucknow



Actual Photograph

Eldeco Elegante – Vibhuti Khand, Gomti Nagar, Lucknow



Actual Photograph

Eldeco Corporate Chamber-1 – Vibhuti Khand, Gomti Nagar, Lucknow



Actual Photograph

Eldeco Corporate Chamber-II – Vibhuti Khand, Gomti Nagar, Lucknow

SPECIFICATIONS

Sl. No.	Location	Floor	Wall	Internal & External Door	Window	Ceiling	Other
1	Living/ Dining	Italian Marble	Granite skirting & Interior emulsion paint	8ft. High entry door - hard wood frame with polished teak wooden panel door shutter	Anodized aluminum/ composite/UPVC glazed windows	Emulsion paint & POP with cornices	Split A.C. (1.5T), light and fan fittings
2	Master Bedroom	Laminated Wooden	Plastic emulsion paint	Hard wood frame with skin moulded shutter in paint finish	-do-	Emulsion paint & POP with cornices	Split A.C. (1.5T), light and fan fittings
3	Bedrooms	Full body vitrified tiles	Plastic emulsion paint	Hard wood frame with skin moulded shutter in paint finish	-do-	Emulsion paint & POP with cornices	Window A.C. (1.5T), light and fan fittings
4	Kitchen	Ceramic tiles	Combination of ceramic tiles upto 2' above the counter and plastic paint in balance area	Hard wood frame with skin moulded shutter in paint finish	-do-	Acrylic distemper	Modular kitchen with chimney and R.O. unit
5	Toilets	Slip shield tiles	Combination of wall tiles and acrylic distemper	Hard wood frame with skin moulded shutter in paint finish	-do-	Acrylic distemper	Premium bathroom fitting, Italian marble/stone, counter tap, wash basin with pedestal, Mirror, Towel rod, Toilet tissue dispenser
6	Balconies/ Terraces	Ceramic tiles	Acrylic distemper	Hard wood frame with skin moulded shutter in paint finish	-	Acrylic distemper	-
7	Corridors/ Lobbies	Kota marble/ Tiles	Acrylic distemper	-	-	Acrylic distemper	Lift facia in attractive stone/tile cladding, Painted double height (with provision for air-conditioner) entrance lobby at ground floor
8	Staircase	Kota marble/ Tiles	Acrylic distemper	-	-	Acrylic distemper	M.S. with polished/ painted hand rail
9	Electrical	Copper electrical wiring throughout in concealed conduit with light points, power points with MCB. Modular switches, exhaust fan in toilets.					
10	Door & Window Fitting	Anodized aluminum door frame & window fittings					
11	Facade	Combination of good quality texture finish and rich exterior paint					



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