



## INFO DECK

# PREMIUM ULTRA LUXURY CONDOMINIUM

# MAHAGUN MY LAAGOON

SECTOR-12, GREATER NOIDA (WEST), U.P



## THE ICON THAT'S MAHAGUN

Mahagun Group is a renowned conglomerate with a legacy of excellence across the commercial, residential real estate, and hospitality sectors. Known for transforming vast, undeveloped lands into iconic landmarks, Mahagun consistently blends architectural brilliance with unmatched style. With a proven track record in delivering premium residential projects throughout the NCR, the Group has also made significant strides in commercial real estate, developing shopping malls, hotels, and multiplexes that redefine urban living. Mahagun Group stands as a testament to innovation, quality, and the power to shape tomorrow's landscapes today.

29+ Years Of Legacy

15000+ Residences Delivered

3300+ Residential Spaces Being Constructed

41.3+ Million Sq. Ft. Of Development Portfolio

500+ Working Team Members

## ONGOING PROJECTS



## DELIVERED PROJECTS



## ABOUT PROJECT

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- Beautifully designed over 7.41 acres (30,000sq.mtr.) of land area.
- Designed, conceptualized and crafted by world renowned award winning architect Hafeez Contractor.
- Landscape is conceptualized by Singapore based international landscape designer – Site Concepts International.
- Interior design concept by renowned architectural and interior firm – Modus Design Studio.
- Structural design has been done by M/s VMS design.
- Land is fully paid up and registry has been done by Greater Noida Authority.
- Under Phase -1, Project has 712 residential units spread over high rise blocks (6 blocks, upto S+33 levels) and a retail plaza for everyday needs and will have future phase.
- Multiple options to choose from - 3 & 4 bhk units.  
3 BHK ranging from 2025 sqft to 2560 sq.ft. (ref. super area), 4 BHK ranging from 2640 sqft. to 3175 sqft. (ref. super area)
- Options of 3BHK & 4BHK with Double Height Living area also available.
- Project has open area of more than 65%.

## LOCATION

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- Project is located in sector 12 which is considered as heart of Greater Noida West due to its strategic location.
- The neighborhood is elite class.
- Easy access to Noida expressway (30 min), NH 24(10 min), FNG expressway (10 min).
- Best names in retail like Gaur city mall, Diamond Plaza, Galaxy Blue Sapphire mall are in 5 to 10 min range.
- Best names in education like G.D Goenka Int. School, Jaipuria School, The Millennium School, Aster Public School and ITI Habibpur are in 5 min to 10 min range.
- Best names in healthcare like Yatharth Hospital (15 min) and Fortis & Kailash Hospital (15 min) other places.
- IGI Airport 60 min. Upcoming International Airport (Jewar) 45 min.

LOCATION QR CODE



SCAN FOR LOCATION



# SALIENT FEATURES

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## GRAND ENTRANCE & EXIT OF PROJECT

Arrive in style with wide entry and exits connected via 24 mtr wide road. Dedicated drop-offs at Upper Basement level.

## GRAND LOBBY OF TOWER

Double height Grand Tower lobbies with meet and greet facility

## COVERED PARKING SYSTEM

Access controlled, 2 basements for parking for efficient parking service which provide the convenience.

## WELL PLANNED TRAFFIC MANAGEMENT

Multiple entry and exits from 24 mtr wide road. Separate entry and exit for club and retails/commercial center. Hence well segregated traffic management with No Vehicular movements on Stilt area.

## ALLURE OF LAGOONS

Provides a water front living experience that creates a sense of exclusivity and luxury with Lap Pool, Tree top walkway, meandering pool.

## RETAIL PLAZA

The best place for you to shop for your daily needs.

## WATER FEATURES

Uniquely designed and placed water bodies to unwind yourself in the beautifully sculptured garden with meandering water channel and engaging outdoor space which could become a great respite after a long day of work.

## MULTI TIER SECURITY SYSTEM

CCTV at main entries, tower entry, basements, lift lobby, inside lifts, perimeter of the project. Main entry and exit, tower entry, basement entry manned by guards.

## CLUBHOUSE

Experience entertainment every day with a world-class clubhouse spread across 30,000sq.ft.. A double-height lobby and a myriad of rejuvenating services make the club apart.

## OPEN POOL

The open pool is a treat for the seasoned and dedicated swimmers who like to revel and forget about everyday stresses with a dive of relaxation and tranquility.

## POOL DECK

The serene space surrounded by greenery is a heaven for nature lovers who can enjoy their spare time comfortably in the stunning blend of luxury and greenery.

## JOGGING TRACK

Walk on the dedicated jogging tracks surrounded by lush greens

## CRICKET ENCLOSURE

Elevate your health with a wide variety of sports. Project features a well-maintained cricket pitch for all the cricket lovers.

## AMPHITHEATRE

Sit and enjoy amidst greens in a huge open air amphitheater. Entertainment, performances awaits you here.

## MULTISPORT COURT

Project offers a huge sports arena for all the fitness enthusiasts. Basketball, jogging tracks, tennis, volleyball. Play a variety of sports here.

## MEDITATION PAVILLION

Connect your mind, body and soul in the specially built meditation area.

## FOREST WALK

Admire nature while on a forest walk and feel the freshness of the surroundings.

## PET PARK

Give your furry friends a blissful time at the pet's park.

## CELEBRATION LAWN

Host special occasions and moments in the beautiful celebration lawn.

## INTERACTION PAVILLION

Sit and talk amidst the uniquely carved interaction pavilion.

## RELAXING CABANAS

Revitalize and relax or spark an interesting conversation in the cabanas.

## TRELLIS PATH

Go on a nature walk and experience serenity with attractive pathways.

## KIDS POOL

Dedicated pool area, built consciously for the little ones.

## KIDS WATER PLAY

Let your child play and interact with water freely.

## KIDS PLAY AREA

A beautiful play area with swings, games and a lot more.

## FLOOR GAMES

Never get bored with a wide variety of floor games such as Hopscotch, snake & ladder, etc.



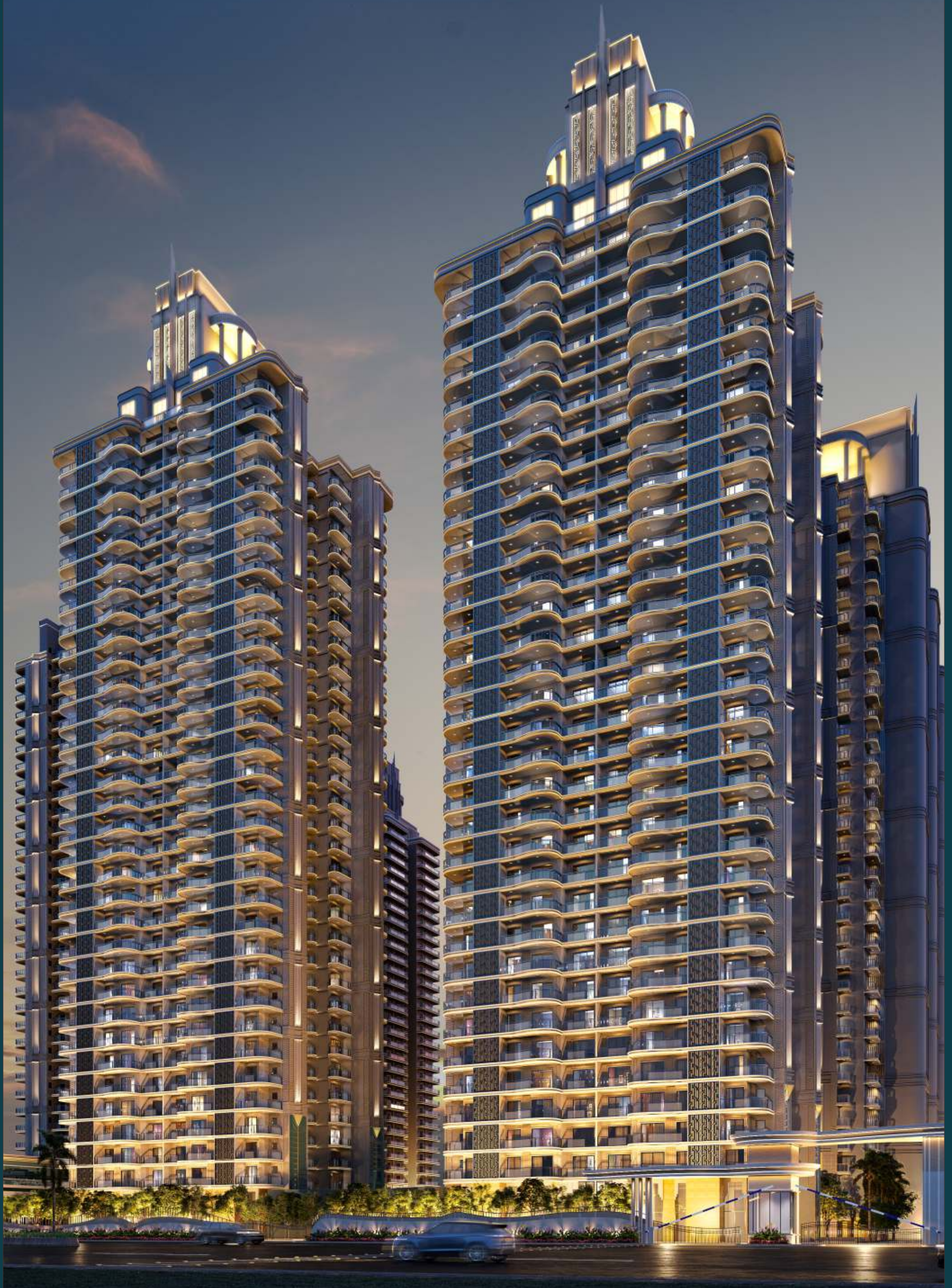
BIRD EYE VIEW



Disclaimer: The Image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offerings.  
Future expansion and tower 5 (A & B) will be developed in the land area. The picture is shown to showcase the overall development only.



NIGHT VIEW



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# LANDSCAPE VIEWS

## SWIMMING POOL BIRD EYE NIGHT VIEW

PERSPECTIVE VIEW



## INTERNAL LANDSCAPE BIRD EYE VIEW

PERSPECTIVE VIEW



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# LANDSCAPE VIEWS

## KIDS PLAY AREA

PERSPECTIVE VIEW



## TREE TOP WALKWAY

PERSPECTIVE VIEW



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## CLUB

One of the Largest Setup - Approximately 30,000+sq.ft. of area having multiple proposed facilities at different levels:

- Luxurious Wellness center with multi Spa
- Gym
- Banquet hall
- Business centre
- All weather swimming pool
- Restaurants
- Sports bar
- Media room
- Gaming zone
- Covered Badminton court
- Squash court

And many more proposed as per the space planning in 4 levels of building.



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# UNIT LAYOUT & SPECIFICATION

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# SITE PLAN

- |                                |                         |                          |
|--------------------------------|-------------------------|--------------------------|
| 01. ENTRY PORTAL               | 11. POOL DECK           | 21. SENIOR'S PAVILION    |
| 02. JOGGING TRACK              | 12. KIDS ADVENTURE POOL | 22. MEANDERING POOL      |
| 03. ENTRY SCULPTURE PLAZA      | 13. POOL CABANA         | 23. ACCENT WATER FEATURE |
| 04. COMMERCIAL PROMENADE PLAZA | 14. ADVENTURE PLAY AREA | 24. POOL SLIDE           |
| 05. CLUBHOUSE DECK             | 15. FOCAL SCULPTURE     | 25. TREE HOUSE           |
| 06. FIRE ENGINE ACCESS         | 16. AMPHITHEATER        | 26. YOGA DECK            |
| 07. DRIVEWAY THROUGH BASEMENT  | 17. PERFORMANCE STAGE   | 27. REFLEXOLOGY GARDEN   |
| 08. POOL LOUNGE                | 18. MULTI-PURPOSE LAWN  | 28. BASKETBALL COURT     |
| 09. MAIN LAP POOL              | 19. PLAY MOUND          | 29. CRICKET PITCH        |
| 10. SUNKEN POOL LOUNGE         | 20. MIYAWAKI FOREST     | 30. FLAG POLE            |
|                                |                         | 31. TREE TOP WALKWAY     |



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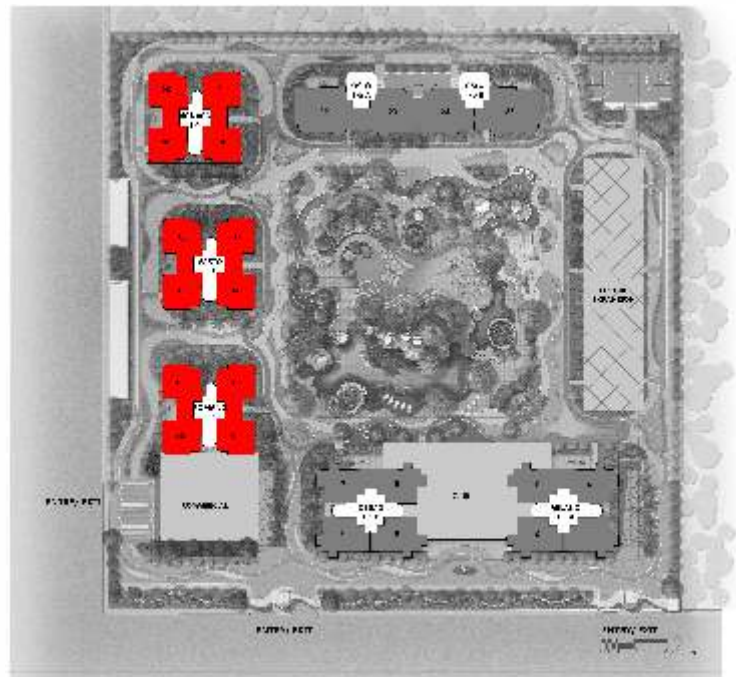


TOWER 2,3,4

3 BHK-TYPE III (TYPICAL FLOOR)  
Entrance Foyer, 3 Bed rooms with 3 Toilets, Living & Dining room, Kitchen with utility balcony, 3 Balconies.



Tower 2,3 & 4 (KEY PLAN)



Wing - 2,3,4		
Area	Sq.Mt.	Sq.Ft.
REF. SUPER AREA	188.13	2025
BUILT UP AREA	141.31	1521
CARPET AREA	101.65	1094
BALCONY AREA	33.35	359

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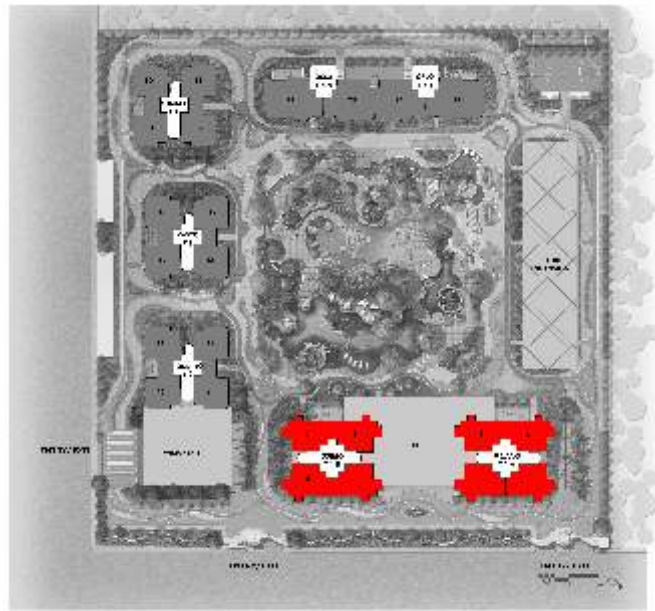


TOWER 1(A&B)

4 BHK-TYPE I (TYPICAL FLOOR)  
Entrance Foyer, 4 Bed rooms with 4 Toilets, Living & Dining room, Kitchen with utility balcony, 4 Balconies.



Tower 1- A&B WING (KEY PLAN)



Wing - A&B		
Area	Sq.Mt.	Sq.Ft.
REF. SUPER AREA	245.26	2640
BUILT UP AREA	183.67	1977
CARPET AREA	131.83	1419
BALCONY AREA	45.24	487

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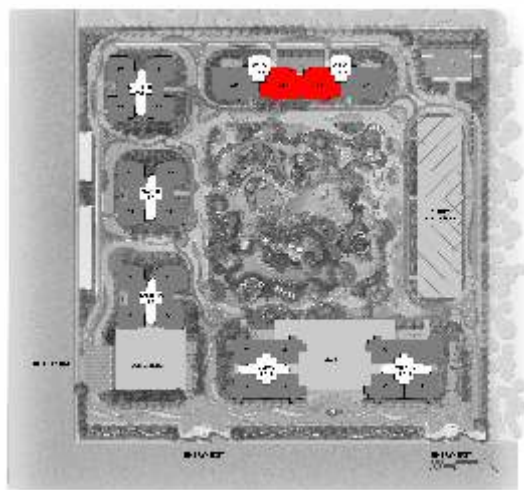


TOWER 5 (A&B)

3BHK+SERVANT -TYPE IV-(B) (EVEN TYPICAL FLOOR)  
Entrance Foyer, 3 Bed rooms with 3 Toilets, Double height Living , Dining, Servant Room with Toilet, Kitchen, 2 Long balconies.



Tower 5 (A & B) (KEY PLAN)



Wing - 5 (A&B)		
Area	Sq.Mt.	Sq.Ft.
REF. SUPER AREA	234.60	2525
BUILT UP AREA	175.96	1894
CARPET AREA	129.80	1397
BALCONY AREA	37.18	400

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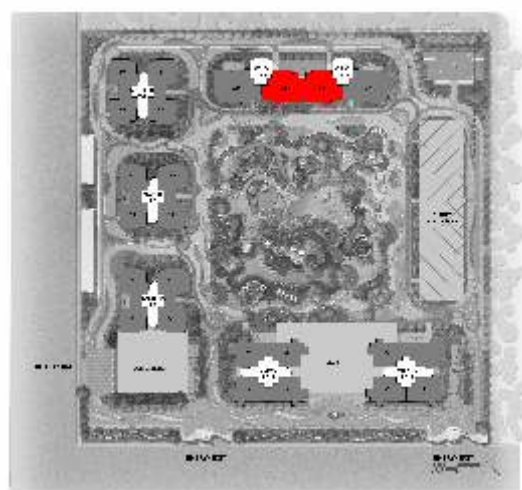


TOWER 5 (A&B)

3BHK+SERVANT -TYPE IV-(C) (ODD TYPICAL FLOOR)  
Entrance Foyer,3 Bed rooms with 3 Toilets,Double Height Living Room, Family Dining, Servant Room with Toilet, Kitchen with utility balcony, 3 Balconies.



Tower 5 (A & B) (KEY PLAN)



Wing - 5 (A&B)		
Area	Sq.Mt.	Sq.Ft.
REF. SUPER AREA	237.85	2560
BUILT UP AREA	178.50	1921
CARPET AREA	130.75	1407
BALCONY AREA	37.65	405

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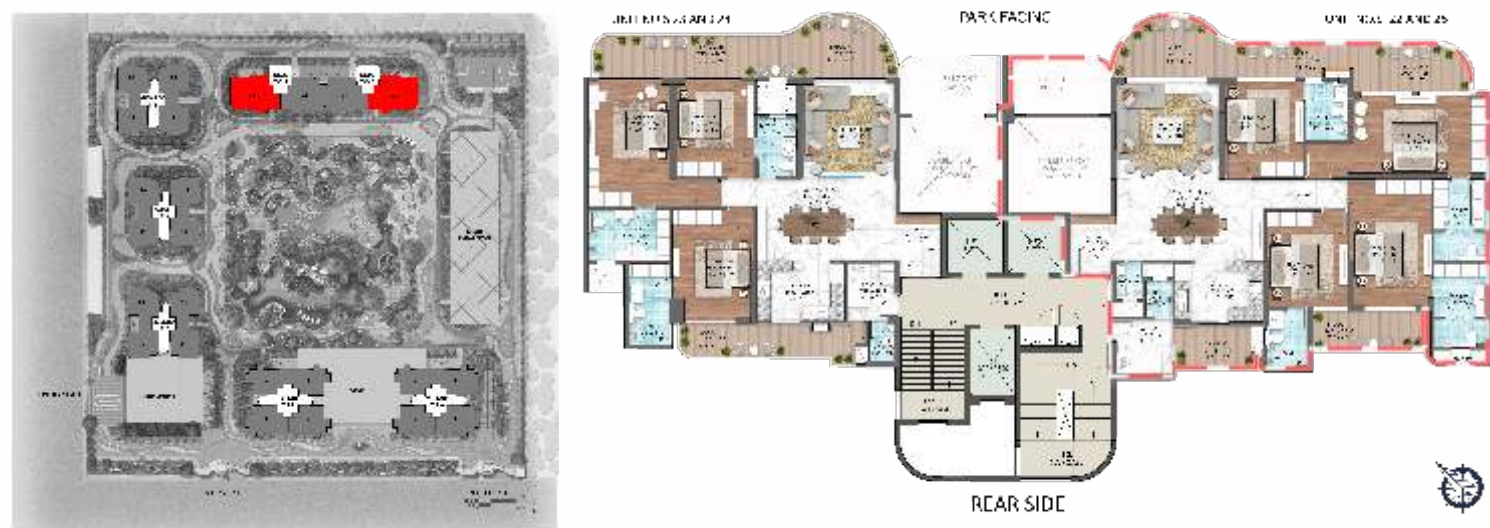


TOWER 5 (A&B)

4BHK+SERVANT -TYPE II - (B) (EVEN TYPICAL FLOOR)  
Entrance Foyer,4 Bed rooms with 4 Toilets, Powder Toilet, Double height Living, Dining, Servant Room with Toilet, Kitchen with utility balcony, 2 Balconies.



Tower 5 (A & B) (KEY PLAN)



Wing - 5 (A&B)		
Area	Sq.Mt.	Sq.Ft.
REF. SUPER AREA	292.65	3150
BUILT UP AREA	213.70	2300
CARPET AREA	164.10	1766
BALCONY AREA	43.40	467

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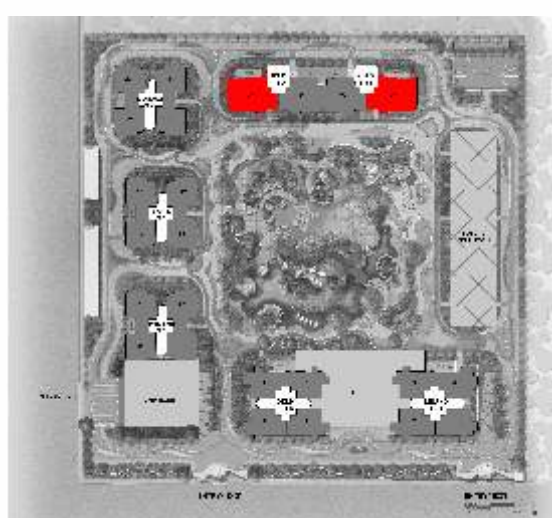
## TOWER 5 (A&B)

4BHK+SERVANT -TYPE II - (C) (ODD TYPICAL FLOOR)

Entrance Foyer, 4 Bed rooms with 4 Toilets, Powder Toilet, Double height Living, Dining, Servant Room with Toilet, Kitchen with utility balcony, 3 Balconies.



Tower 5 (A & B) (KEY PLAN)



Wing - 5 (A&B)		
Area	Sq.Mt.	Sq.Ft.
REF. SUPER AREA	294.96	3175
BUILT UP AREA	215.44	2319
CARPET AREA	163.41	1759
BALCONY AREA	43.38	467

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# SPECIFICATIONS

## FLOORING

**Living**

Engineered composite marble floor

**Dining**

Engineered composite marble floor

**Kitchen**

Engineered composite marble floor

**All Bedrooms**

Warm and cozy laminated wooden flooring

**Balconies**

Wood look tiles for feel of a wooden deck

**Bathrooms**

Anti-Skid Tile floor

## JOINERY

**Main entry Door**

Majestic 8.0 ft high panelled door & feature handle, fixed on hardwood frame with high quality door finish.

**Internal Rooms and Bathroom doors**

8.0 ft high laminates flush doors

## INTERNAL EXTERNAL FINISHES

**Bathroom walls**

Designer Vitrified/Ceramic Tiles up to 8'-0".

**Internal walls**

Internal walls finished in acrylic emulsion paint with Gypsum punning to get the smooth and rich finish

**External walls**

Elegant permanent finish with high quality exterior grade paint.

**Bedrooms and Living Room Façade**

UPVC external windows

**Kitchen and Bathrooms**

External Aluminium glazed windows with clear/ frosted glass.

## CEILING WORK

**Internal False Ceiling**

Suspended limited false ceiling finished in acrylic emulsion paint.

## FIRE FIGHTING AND PIPED GAS

**Fire Fighting and detection system**

Heat sensitive Sprinklers and smoke/ heat detectors alarms with addressable fire detection systems installed as per standards.

**Piped Gas**

IGL gas pipe line provision till kitchen.

## SERVANT ROOM AND BATHROOM

**Finishing**

Antiskid Ceramic Tiles on floor with Oil Bound distemper on walls with 8.0 ft high painted flush door shutters. External Aluminium glazed windows with clear/ frosted glass.

Bathrooms Conventional C.P fittings & European style white colour Chinaware. External Aluminium glazing windows with clear/frosted glass

## RAILING

**Balcony**

Combination of toughened Glass and Mild Steel Tube Section

**Staircase**

Aesthetically designed Mild steel railing for safety & durability.

## ELECTRICAL

**Wiring**

Fire resistant copper wiring in concealed PVC conduits.

**Switches**

Modular high quality switches and sockets

**Light Fixtures**

Cove Lights in Ceiling. Energy efficient light fixture in balcony.

**TV Points**

Provision is provided in living rooms, family lounge and bedrooms as shown in plans

**Tel. Points**

Provision for high speed broadband internet access and satellite

**External**

Energy efficient / solar Lights in Common areas.

## KITCHEN

**Counter**

Bespoke kitchen countertop with acrylic minimal stone or granite. Dado in Vitrified Tile. Abode stainless still sink bowl with feature mixture tap.

**Wall Finish**

Internal walls finished in acrylic emulsion paint with Gypsum punning to get the smooth and rich finish

**Woodwork**

Modular kitchen with featured chrome handles, soft close function.

**Electronic Appliances**

Chimney and Hob in Kitchen

## DRESS & TOILET

**Internal Piping**

CPVC & UPVC pipes installed to supply water to toilets & Kitchen as well as vertical down takes.

**Fittings and Fixtures**

Branded Chrome finish CP fittings with wall mounted head shower with retractable handheld shower and diverter in all other bathrooms.

**Mirror**

Bespoke design wall mounted mirror above basin.

**Woodwork**

Woodwork in Dresser Cum Toilet

## AIR CONDITIONING

**Split ACs**

Acs in all Bedrooms and Drawing Room area. Energy efficient Split Air conditioners provides precise comfort cooling to indoor environments.

## LIFT & LOBBIES

**Lifts**

Two/Three High speed Elevators with one service elevator to serve all residential floors and parking levels.

**Gr. Floor Lobby**

Double height entrance lobby amicably designed with welcome lounge and decked up with imported marble and luxury furniture. Welcome lounge with CCTV, and guard for assistance.

**Typical floor Lobby**

Typical floor lobbies decorated with large format vitrified tiles to welcome your guests.

**Basement Lobby**

Lift lobbies decorated with large format vitrified tiles/ stone and guarded with CCTV security systems.

## SECURITY SYSTEMS

**Parking**

Ample covered parking spaces available for residents with dedicated visitors car park

**Security systems**

24X7, 4 hi-tech security systems consisting of Perimeter security and Main entrance gate secured with full CCTV coverage and intercom facility. Entrance lobbies at ground floor with cctv & guard for assistance. Basements, driveways are further secured with cctv cameras. Visual control entry system and intercom for front entrance doors provide in each apartment to provide full proof security and total peace of mind for residents.

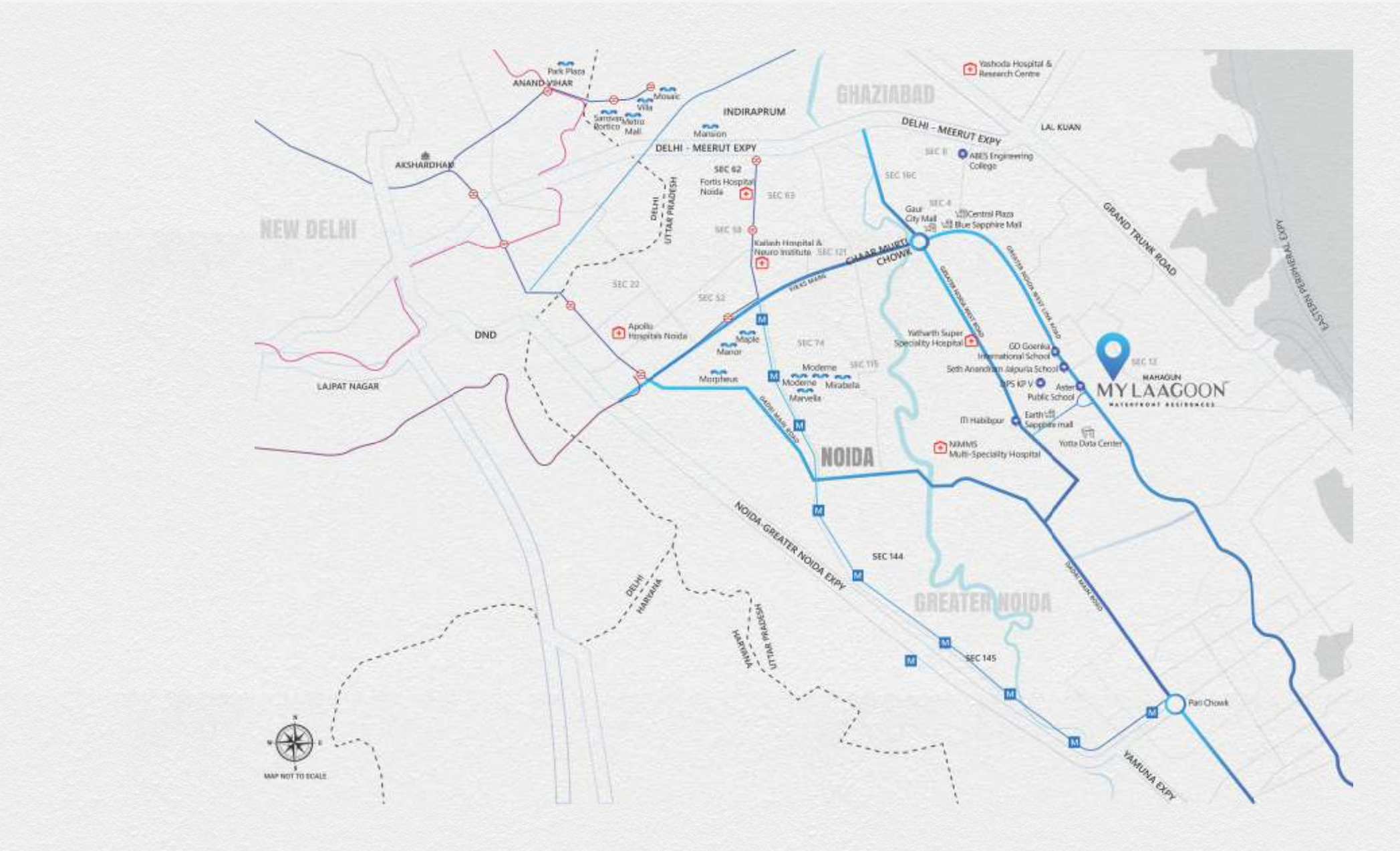
## POWER BACKUP

DG Power back-up for all units/Typologies will be 3KVA for 3BHK and 5 KVA for 4BHK .Additional DG Backup on purchasable basis.

\*Disclaimer: The colour & design of the tiles are subject to availability at the time of construction. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. The extent/number/variety of the equipment/appliances and their make/brand are subject to availability at the time of construction.



# LOCATION



## THE FUTURE IS GREATER NOIDA WEST AND IT IS YOURS

Nestled in the most coveted neighbourhood of Greater Noida West, My Laagoon is designed to keep your desires at your fingertips. With a host of social infrastructure and reputed landmarks in the vicinity, this address truly is a paradise.



### CONNECTIVITY

- 30 mins to Noida Expressway
- 10 mins to NH 24
- 10 mins to FNG expressway
- 20 mins to Pari Chowk



### EDUCATIONAL INSTITUTIONS

- 5 mins to G.D Goenka Int. School
- 10 mins to Jaipuria School
- 10 mins to The Millennium School
- 15 mins to Aster Public School
- 10 mins to DPS KP 5 School



### LEISURE

- 10 mins to Gaur City Mall
- 10 mins to Blue Sapphire
- 10 mins to Omaxe Connaught Place



### HOSPITALS

- 5 mins to Numed Hospital
- 10 mins to Kailash Hospital
- 15 mins to Fortis Hospital
- 20 mins to Yatharth Hospital

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



**Disclaimer:** All Images, Perspective, Specifications, Features, Figures are only indicative & not a legal offering, The company reserves the right to modify/amend these without prior notice. All project related or any other statutory compliance can be seen in person at our office. 1 sq mtr. = 10.764 sq. ft. & 1 acre = 4047 sq. mt. approx.

PROMOTER NAME : AURA INFRABIZ LLP  
PROMOTER ID : (UPRERAPRM285591)  
PROJECT REGISTRATION DATE : 06-07-2024



### **AURA INFRABIZ LLP**

**Corp. Off.:** A-19, Sec- 63, Noida, U.P. - 201301

Site Office : Plot No. GH-04A, Sector 12, Greater Noida (West), U.P.

[www.mahagunmylaagoon.com](http://www.mahagunmylaagoon.com)

**COLLECTION A/C DETAILS - BENEFICIARY NAME:** "M/S AURA INFRABIZ LLP COLLECTION A/C FOR MAHAGUN MY LAAGOON PHASE-1"

BANK A/C NO - 99900000100113, BANK NAME : HDFC BANK. BRANCH, H-1A/12, SEC-63, NOIDA, GAUTAM BUDH NAGAR - 201306, IFSC CODE: HDFC0000975