ACE
fulfilling ACEpirations
Development Manager

MAHAGUN
MEDALLEO

RERA NO - UPRERAPRJ125561
RERA WEBSITE - WWW.UP-RERA.IN/PROJECTS
PROJECT LAUNCH DATE: 23.11.2022
PROJECT COLLECTION BANK A/C DETAILS- M/S MAHAGUN INFRATECH PRIVATE LIMITED
COLLECTION ACCOUNT FOR MAHAGUN MEDALLEO
PROJECT COLLECTION ACCOUNT NUMBER: A/C NO – 777705432189, BANK NAME : ICICI
BANK LTD. BRANCH, SEC-63, NOIDA, IFSC CODE: ICIC0000816 PAYABLE AT NOIDA.

MAKERS
of
MASTERPIECES

SHAPING SECTOR 107'S FINEST LANDMARK

COMING SOON

Representational Image

THE ART DECO CROWN OF NOIDA

Representational Image

A TIMELESS EXPRESSION OF NEO-CLASSICAL GRANDEUR



Artist's Impressions

SIGNATURE HALLMARKS FOR SUBLIME LIVING



BESPOKE RESIDENCES
Exclusive Full-Floor Apartment



ART DECO GRANDEUR
A Timeless Architectural Expression



PRIME CONNECTIVITY
Your Seamless Gateway to
Every Corner of the City



CURATED DESIGN COLLABORATIONS
Crafted by Hafeez Contractor
and Global Design Experts



GRAND CLUBHOUSE
Two Exclusive Clubhouses



RESORT-STYLE LANDSCAPES
Bouquet of Indulgences Set Amidst
Greens & Serene Open Spaces



WORLD-CLASS HOSPITALITY
Dedicated Concierge
and Luxury-Led Services



GOLD CERTIFIED LIVING
Sustainability with EV Charging
and Eco-Conscious Features

Representational Images

A MASTERPIECE OF MONUMENTAL ELEGANCE



Artist's Impression

THE PRESTIGIOUS LOCATION, SECTOR 107, NOIDA

ENDLESS CONNECTIVITY & CONVENIENCE AVENUES

Representational Image

THE CITY'S FINEST CONVENIENCES, REDEFINED AT YOUR ADDRESS



Noida-Greater Noida Expressway
(~8 min)



Corporate & IT Corridors
(Infosys - ~15 min)



Healthcare Within Reach
(Yatharth Super Speciality Hospital - ~09 min)



Retail & Leisure Avenues
(Starling Mall - ~05 min)



Educational Excellence
(Pathways School - ~06 min)



Seamless Connectivity
(Sector 101 Metro Station - ~05 min)

Representational Images

CONNECTIVITY THAT REWARDS YOUR TIME AND STATUS

COVETED LOCATION

- FULLY PAID LAND PARCEL
- CENTRALLY LOCATED IN SECTOR 107
- CONNECTED WITH NATIONAL HIGHWAYS AND THE EXPRESSWAYS
- SEAMLESS CONNECTIVITY TO AIRPORTS
- ROADS ON TWO SIDES OF THE PLOT
- ADJOINING COMMERCIAL CENTERS AND OFFICES
- EDUCATIONAL CENTERS NEARBY
- HEALTHCARE FACILITIES NEARBY
- GOLF COURSES NEARBY



- **Medalleo**
- Routes to Medalleo
- Highways
- Metro Aqua Line
- Metro Blue Line
- Metro Purple Line
- Metro Pink Line
- Metro Red Line

CONNECTIVITY

Noida Gr. Noida Expressway
3 km (8 min)
FNG Expressway
9 km (10 min)
Yamuna Expressway
20 km (30 min)
DND Flyover
11 km (15 min)

METRO
Sec 101 (Aqua line)
3.4 km, 7 min
Sec 76 (Aqua line)
3.1 km, 6 min
Sec 52 Metro (Blue Line)
5.1 km, 10 min

AIRPORTS
International Airports
IGI 34 km, (1 h 8 min)
Noida International Airport 60 km, (1h)

Map Not To Scale



A LIFE CURATED ACROSS TWO REALMS OF SOPHISTICATION

WORLD-CLASS INDULGENCES

Representational Image

AN ENSEMBLE OF EXPERIENCES, COMPOSED FOR LIFE'S TRUE JOYS

LANDSCAPE AMENITIES

Dense Forest Trail
-
Celebration Lawn
-
Swimming Pool With Deck
-
Relaxing Cabana
-
Kids Pool & Play Area
-
Relaxing Pavilion

CLUBHOUSE AMENITIES

Grand Arrival Lobby
-
Rejuvenating Spa
-
All-Weather Swimming Pool
-
State-of-the-Art Gym
-
Sports Arena
-
Gaming Zone
-
Squash Court

Representational Image

AN EXCLUSIVE CONFLUENCE OF PRIVILEGES – ICONIC TOWER AMENITIES

TERRACE AMENITIES

Infinity Swimming Pool
-
Recreational Lounge And Sit-Out Area
-
Barbeque Area

GROUND LEVEL AMENITIES

Waiting Lounge
-
Cigar Lounge
-
Mini Theatre
-
Café & Dining

Representational Image

FOR THOSE WHO LIVE BEYOND THE ORDINARY



INFINITY SWIMMING POOL



RECREATIONAL LOUNGE AND SIT-OUT AREA



BARBEQUE AREA



WAITING LOUNGE



MINI THEATRE



CAFÉ & DINING

Artist's Impressions

A VERDANT SYMPHONY FOR THE CITY'S ARISTOCRATS



CELEBRATION LAWN



RELAXING CABANA



DENSE FOREST TRAIL



SWIMMING POOL WITH DECK



RELAXATION PAVILION



KIDS POOL & PLAY AREA

Artist's Impressions

CRAFTED MOMENTS FOR THE MASTERS OF TIME



ICONIC CLUB



GRAND ARRIVAL CLUB LOBBY



SPORTS ARENA



STATE-OF-THE-ART GYMNASIUM



SQUASH COURT



REJUVENATING SPA

Representational Images



A MASTERPIECE FOR THE FEW WHO SETTLE FOR NOTHING LESS

4 BHK ICONIC CLUB RESIDENCES

ACTUAL PHOTOGRAPHS

THE GRANDEUR OF SPACE, THE ELEGANCE OF DESIGN



GRAND LIVING WITH LOUNGE



LIVING ROOM FOYER



MASTER BEDROOM



THE GRAND ENTRANCE



KIDS BEDROOM



KITCHEN

THE DEFINITIVE BLUEPRINT OF DISTINCTION

MASTER PLAN AND FLOOR PLANS

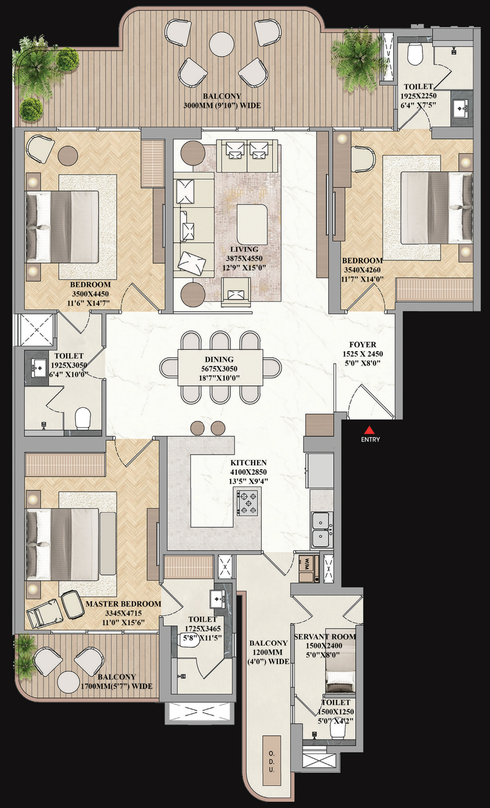
Representational Image



TOWER & UNIT PLAN

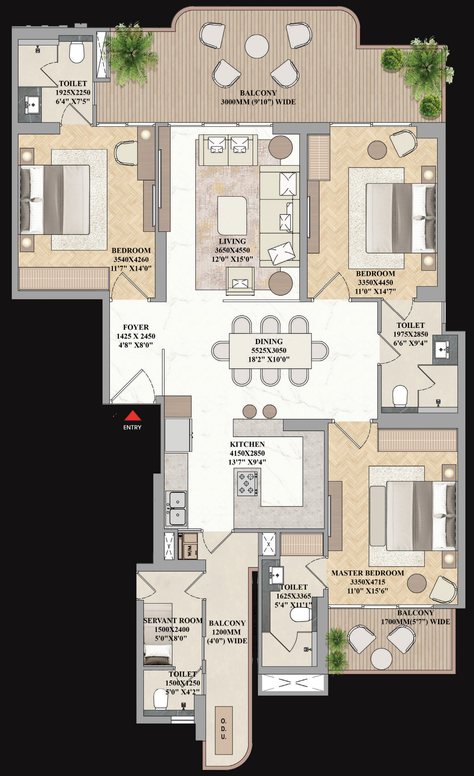
*Disclaimer: The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr. = 10.764 sq. ft.

Rera No. UPRERAPRJ125561 | www.up-rera.in



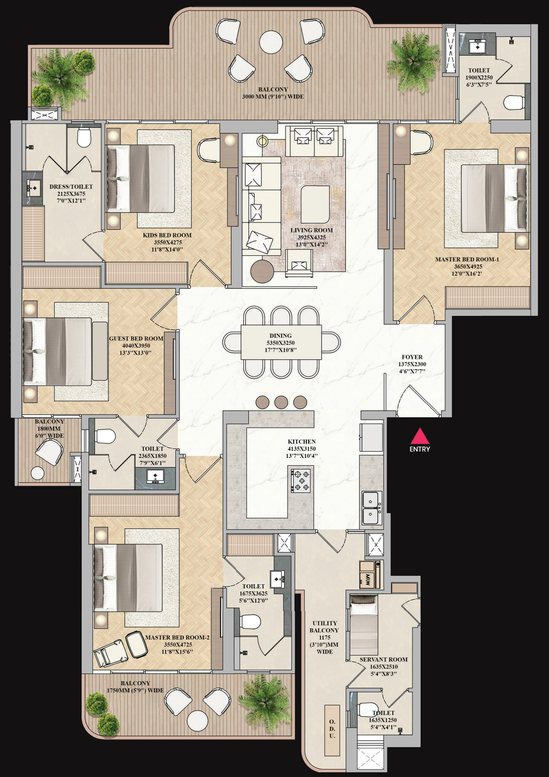
GOLD/PLATINUM PALACE - 3 BHK

WING NO. 28, 31, 32 & 35		
AREA	SQ. M.	SQ. FT.
SUPER AREA	239.22	2575
BUILT UP AREA	171.61	1847.21
CARPET AREA	124.99	1345.39
BALCONY AREA	38.43	413.66



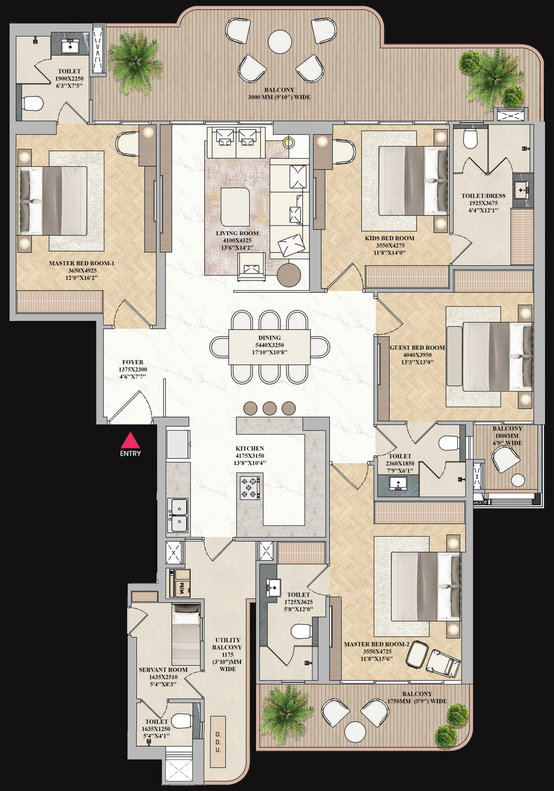
GOLD/PLATINUM PALACE - 3 BHK

WING NO. 29, 30, 33 & 34		
AREA	SQ. M.	SQ. FT.
SUPER AREA	232.25	2500
BUILT UP AREA	166.08	1787.68
CARPET AREA	122.04	1313.63
BALCONY AREA	37.02	398.48



DIAMOND PALACE - 4 BHK - TYPE I

WING NO. 11, 15		
AREA	SQ. M.	SQ. FT.
SUPER AREA	278.70	3000
BUILT UP AREA	216.84	2334.06
CARPET AREA	156.63	1685.96
BALCONY AREA	50.55	544.12



DIAMOND PALACE - 4 BHK - TYPE I

WING NO. 12, 14		
AREA	SQ. M.	SQ. FT.
SUPER AREA	275.92	2970
BUILT UP AREA	214.10	2304.57
CARPET AREA	155.90	1678.10
BALCONY AREA	49.61	534.10



SAPPHIRE / GARNET PALACE - 4 BHK - TYPE-II

WING NO. 20, 23, 24 & 27		
AREA	SQ. M.	SQ. FT.
SUPER AREA	345.59	3720
BUILT UP AREA	273.91	2948.36
CARPET AREA	204.54	2201.66
BALCONY AREA	60.93	655.85



SAPPHIRE / GARNET PALACE - 4 BHK - TYPE-II

WING NO. 21, 22, 25 & 26		
AREA	SQ. M.	SQ. FT.
SUPER AREA	329.80	3550
BUILT UP AREA	260.39	2802.83
CARPET AREA	200.66	2159.90
BALCONY AREA	567.37	52.71



ICONIC TOWER UNIT 1

WING NO. 16 & 19		
AREA	SQ. M.	SQ. FT.
SUPER AREA	443.60	4775
BUILT UP AREA	336.43	3621
CARPET AREA	232.25	2500
BALCONY AREA	91.54	985



ICONIC TOWER
UNIT 2

WING NO. 17 & 18		
AREA	SQ. M.	SQ. FT.
SUPER AREA	431.99	4650
BUILT UP AREA	326.09	3510
CARPET AREA	231.39	2490
BALCONY AREA	84.95	915

aACE
fulfilling ACEpirations
Development Manager

Disclaimer: Ace is the Development Manager responsible for overseeing the planning, coordination, and execution of the Project. All information, specifications and amenities mentioned in this advertisement are only representational, informative, illustrative and do not constitute any legal offerings. Further, the amenities, fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature, for illustrative purpose only & does not form a part of the standard specification. Please note that the project upon completion may differ from the artistic impression as shown in this advertisement and no warranty, whether express or implied is provided regarding the accuracy of the completed project. All Images, Specifications, Features, Figures are only indicative & not a legal offering. The company reserves the right to modify/amend these without prior notice. The project Land is allotted by New Okhla Industrial Development Authority to Mahagun Infratech Private Limited located at Plot No. GH-01/A(Apha), Sector - 107, Noida vide Lease Deed dated 08.10.2021 registered in the Office of Sub-Registrar, Noida in Book No. 1, Volume No. 10882 at pages 31 to 72 as Document No. 5695 on dated 08.10.2021. All project related information is exclusively available on the official website at www.acegroupindia.com. Project RERA Registration Number: UPRERAPRJ125561, Project Collection Account Number- 77770543189, PROJECT COLLECTION BANK A/C DETAILS- M/S MAHAGUN INFRATECH PRIVATE LIMITED COLLECTION ACCOUNT FOR MAHAGUN MEDALLEO, Project Launch Date: 23.11.2022, Building Plan Approved vide permit no. 2022/01/31/6228 dated 09/09/2022. For more information in project details, please visit the UP RERA website at www.up-rera.in/projects. (1 sq. mtr. = 10.764 sq.ft. & 1 acre= 4046.86 sq.mt. approx.) *We disclaim any responsibility for any information found on external websites, links or emails, third party social media platforms and any reliance placed on such information is solely at your own risk. Your decision should not rely on the images and illustrations as shown in the advertisement and under no circumstance, whatsoever, shall we be liable for any loss/damage arising out of the same. We reserve the right to modify or otherwise amend information, specifications and details relating to the project as per prevailing government norms without any prior notice.