



AN URBAN STATEMENT  
OF ROMAN ARCHITECTURE  
& MODERN COMFORTS

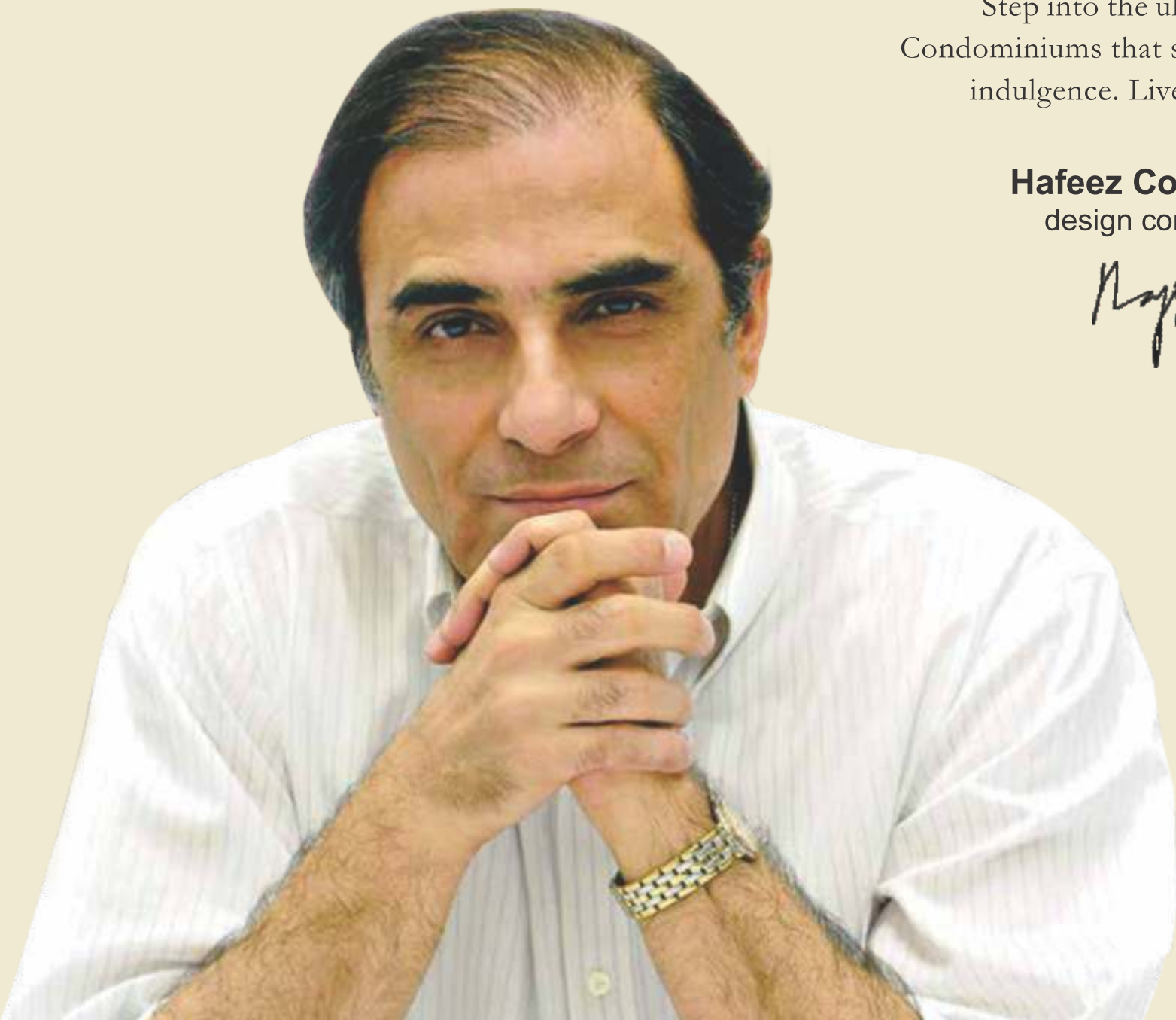






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Step into the ultra-luxurious  
Condominiums that speak of luxury and  
indulgence. Live the royal life.

**Hafeez Contractor**  
design consultant

A handwritten signature in black ink, appearing to read 'Hafeez Contractor'.

Mirabella is a study in contrasts. Seamlessly blending the architectural grandeur of the Roman civilization with the modern luxuries of the twenty first century, Mirabella exudes magnificence that only few can match. This impressive residential complex portrays a larger than life image which is soon going to emerge as the most affluent address in the city.



MAHAGUN  
**MIRABELLA**  
3, 4 BHK APARTMENTS, SECTOR 79 NOIDA

## A NAME THAT PERFORMS

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LIVING SPACES • WORK SPACES  
COMMERCIAL SPACES

Mahagun group is a conglomerate of companies operating in commercial, residential real estate and hospitality sectors. The group is synonymous with transforming barren lands into brilliant masterpieces of architecture and style. It has successfully delivered a number of residential projects in the NCR in addition to the development of Commercial Real Estate like Shopping malls, Hotels, Cineplexes etc. However, the development of residential real estate continues to be the core focus area for the group. It has already delivered approx 10.00 million sq. ft. of residential space covering about 6500 units and projects involving development of approx. 16.00 million sq. ft. covering about 10500 units are currently under execution. Absolute transparency in dealings, coupled with the highest standards and quality and timely delivery, continue to be the cornerstone of operations of the group. The group employs latest technology and techniques to cut down cost and to ensure development with sustainability by using 'Green building' techniques and through optimum usage of natural resources like water, air and natural light to cut down carbon foot print of its projects. In addition to catering to the requirements of the mid-market segment, the group has also ventured into user luxury housing segment with the recent launch of its signature brand 'M Collection'. Guided by absolute commitment, customer focus, innovation and professional expertise gained over the years, Mahagun endeavors to emerge as one of the key players in real estate construction and development, expanding its footprints to other geographical areas of the country, simultaneously diversifying its business interests.

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BEST OF AMENITIES

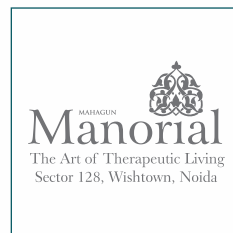
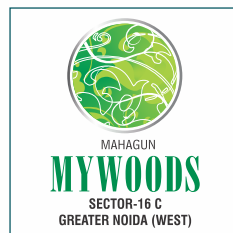
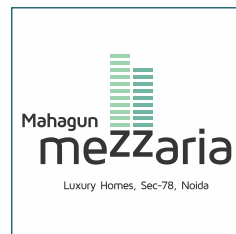
PLANNED INFRASTRUCTURE

AFFORDABLE PRICING

GREAT LOCATION



## ONGOING PROJECTS



## DELIVERED PROJECTS



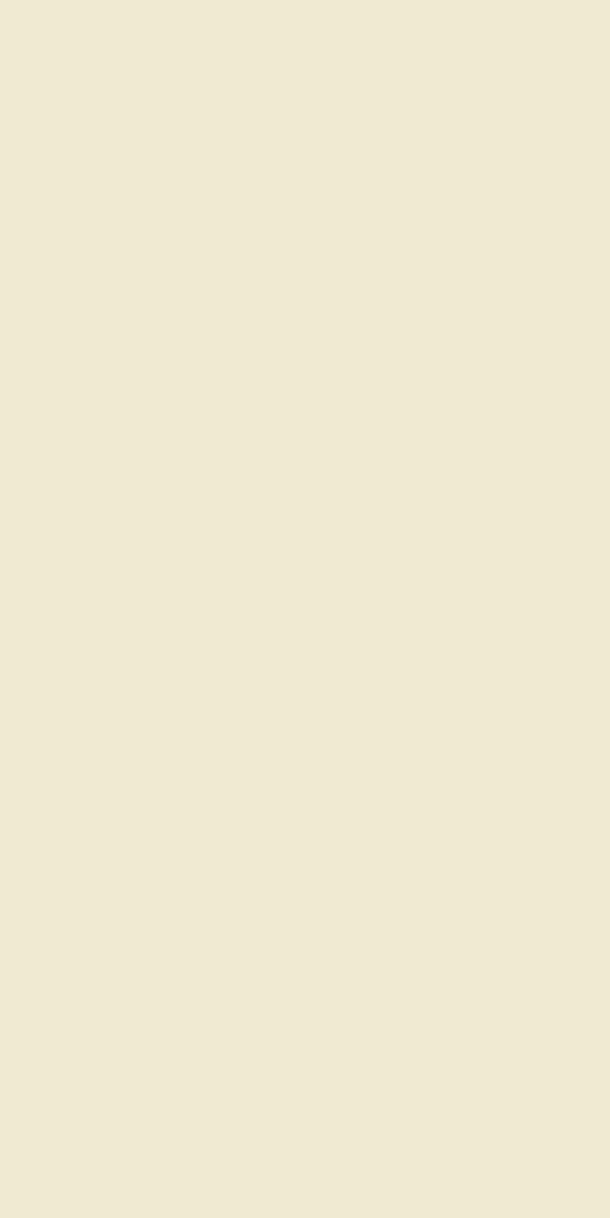


## LIVE WHERE LIFE IS CELEBRATED

Mirabella is one of the finest expressions of a lush lifestyle. Mirabella's architectural design is inspired by the grand Roman/Neo Classical Architecture. The project exudes the grandeur and larger than life image of the Romans while meeting the requirements of the modern citizens. So captivating is the environment here that it is sure to charm even the most discerning customer. These spacious 2, 3 and 4 BHK apartments have a magnificent architecture, unspoilt serenity, luxurious modern amenities matched with ceaseless green expanse. Mirabella is a celebration of life where you will be swayed into a world of enchanting experience.







## CREATING A GREENER TOMORROW

- Use of recycled water for flush tanks & horticulture
- Energy saving devices like solar heaters, LED & Solar lamps in public areas & parking lot
  - High SRI materials like tiles/ paint used on roof surfaces to maximize energy saving
  - Electrical charging facility to promote use of electrical vehicles
- Ramps, lift with Braille, separate toilets, special parking facilities for differently abled
  - Rainwater harvesting system to capture runoff from roof and non roof surface
- Low flow water fixtures and CP fittings used to reduce water consumption
- Dual plumbing system to reuse treated water from STP for flushing purposes
- Use of CFC-free and BEE certified electrical appliances
- Low U value material used in wall and roof for better energy efficiency
- High performance glass and glazing with low U value, low SHGC and high VLT
- Optimum utilisation of natural daylight within an apartment
- Use of low voc products like paint, adhesive & sealants
- Separate car wash area, garbage room within the project





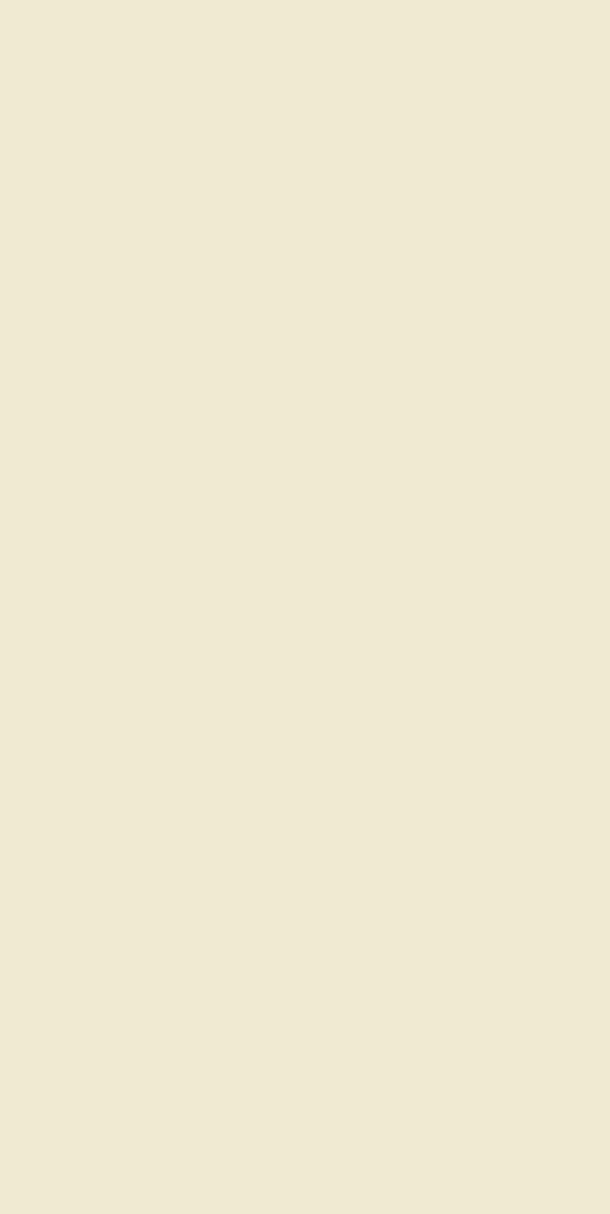
## ENJOY CONVENIENCES LIKE NEVER BEFORE

- Roman/Neo Classical Architecture, Designed by internationally renowned Architect Hafeez Contractor.
- Landscape designed by internationally renowned Architect Saidah Taib.
- Certified Green Building conforming to 'GOLD' standard.
- Zero surface parking except for visitors.
- Panoramic view from Master Bedrooms in most of the apartments.
- Single Optical Fibre for Integrated TV, Telecom and networking services.
- All Living cum Dining rooms and Master Bedrooms facing green / open area.
- Panoramic Balconies in every fourth floor in most of the apartments in all towers.
- Optimum utilization of natural daylight in each apartment with insulated roofs in each block for energy conservation.
- High performance building materials including low 'U' value glass and glazing for energy efficiency.
- 3 High Speed Elevators per tower.
- Gated Community with CCTV Surveillance at Entrance Lobbies at Ground Floor.
- Basic amenities including Gymnasium, Children's play area and Jogging track located within the project.
- Power back up for common area & power back up in apartments\*

\* Terms & Conditions apply







*Club*

MIRABELLA

## AN ALCOVE DEDICATED TO SHEER LEISURE

After a hectic day's work, unwind at the plush club, drop into the gym to revitalize your body or take to the jogging track to burn those extra calories. If you like to socialize and make new friends then just visit the clubhouse. There's also a swimming pool ringed by greenery, where you can relax, rejuvenate and revive your inner self.



# MIRABELLA CLUB HOUSE PLAN



## UPPER BASEMENT PLAN



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# MIRABELLA CLUB HOUSE LOBBY



GROUND FLOOR PLAN



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## ROOF LEVEL PLAN





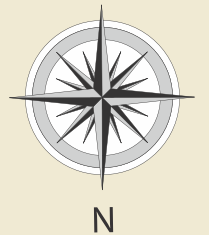


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LEGEND

STILT  
LEVEL PLAN

1. Entry
2. Exit
3. Security Cabin
4. Arrival Court
5. Drop-off
6. Seater
7. Playzone
8. Planter
9. Private Courtyard
10. Yoga/Meditation Lawn
11. Elderly zone
12. Artificial lawn
13. Pathway
14. Pebbles & Stones with Seater
15. Parents Seating
16. Reading zone
17. Bamboos
18. Central Fountain
19. Open Lawn
20. Seating Alcove
21. Swimming Pool
22. Kid's Pool
23. Jacuzzi
24. Pool Deck
25. Green Wall
26. Children's Play Area
27. Elder's Seater
28. Badminton Court
29. Basketball Court
30. Fire Tender Way





# RICHNESS DEPICTED IN EVERY DETAIL (SPECIFICATIONS)

## LIVING/DINING ROOM

Floors	Vitrified Tiles
External Doors/windows	UPVC
Paint	Acrylic Emulsion paint
Main Entrance Door Flush	Veener Flush door

## MASTER BEDROOM

Floors	Vitrified Tiles
External Doors/windows	UPVC
Paint	Acrylic Emulsion paint
Internal Doors	Laminated Flush door

## BEDROOMS

Floors	Vitrified Tiles
External Doors/windows	UPVC
Paint	Acrylic Emulsion paint
Internal Doors	Laminated Flush door

## TOILETS

Floors	Ceramic Tiles
External Windows	Aluminium
Fixtures & Fittings	White chinaware with C.P. fittings
Walls	Ceramic Tiles up to 7 ft ceiling
Ceiling	Grid Ceiling
Internal Doors	Laminated Flush door

## KITCHEN

Floors	Vitrified Tiles
External Doors/windows	Aluminium
Fixtures	Granite top with stainless steel sink with C.P. fittings
Walls	Ceramic Tile upto 2 ft above counter and balance area Oil Bound Distemper
Paint	

## BALCONIES

Floors	Ceramic Tiles
Paint	Exterior grade paint

## LIFT LOBBIES

Floors	Vitrified Tiles
Paint	Acrylic Emulsion paint

## OTHERS

3/4 KVA Power Backup Free with each flat



**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.

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# HIG-I

2 BHK + Study (Tower 1&3)

HIG 1- 2,3,4,6,7,8,10,11,12,14  
15,16,18,19,20,22,23,24,25 & 26th Floor

Super Area : 128 sq.mtr./1380 sq.ft.  
Built-up Area : 102.19 sq.mtr./1100 sq.ft.  
Carpet Area : 79 sq.mtr./847 sq.ft.  
Balcony Area: 12.91 sq.mtr./139.00 sq.ft.



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1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).



# HIG-II

2 BHK + Study (Tower-1&3)

HIG II - 1,5,9,13,17 & 21st Floor

Super Area : 130 sq. mtr./1400 sq. ft.  
 Built-up Area : 104.05 sq.mtr./1120 sq. ft.  
 Carpet Area: 79 sq. mtr./847 Sq. ft.  
 Balcony Area: 14.30 sq.mtr./154.00 Sq. ft.



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# HIG-III

3 BHK (Tower-1&3)

HIG III - 2,3,4,6,7,8,10,11,12,14  
15,16,18,19,20,22,23,24,25 & 26th Floor

Super Area : 161 sq.mtr./1730 sq.ft.  
Built-up Area : 134.70 sq.mtr./1450 sq.ft.  
Carpet Area: 98 sq.mtr./1051 sq.ft.  
Balcony Area: 22.29 sq.mtr./240.00 sq.ft.



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# HIG-III A

3 BHK (Tower-1&3)

Super Area: 167.69 sq.mtr./1805 sq.ft.

Carpet Area: 97.64 sq.mtr./1051.00 sq.ft.

Balcony Area: 28.89 sq.mtr./311.00 sq.ft.



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# HIG-IV

3 BHK (Tower-1&3)

HIG-IV - 1,5,9,13,17&21st Floor

Super Area : 175 sq.mtr./1880 sq.ft.

Built-up Area : 148.64 sq.mtr./ 1600 sq.ft.

Carpet Area: 98 sq.mtr./1053 sq.ft.

Balcony Area: 35.11 sq.mtr./378.00 sq.ft.



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# SHIG-I

4 BHK+Servant Room (Tower-2)

SHIG-I - 1,2,3,4,6,7,8,10,11,12,14,15,16,  
18,19,20,22,23,24,26,27 & 28th Floor Plan

Super Area : 240 sq.mtr./2575 sq.ft.  
Built-up Area : 190.91 sq.mtr./2055 sq.ft.  
Carpet Area : 143 sq.mtr./1540 sq.ft.  
Balcony Area : 31.21 sq.mtr./336.00 sq.ft.



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# SHIG-II

4 BHK+Servant Room (Tower-2)

SHIG-II - 1,5,9,13,17,21 & 25th Floor

Super Area : 253 sq.mtr./2720 sq.ft.

Built-up Area : 204.38 sq.mtr./2200 sq.ft.

Carpet Area : 143 sq.mtr./1540 sq.ft.

Balcony Area : 43.75 sq.mtr./471.00 sq.ft.



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# Road Map

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Map not to scale



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TOWNSHIPS • GROUP HOUSING • MALLS • HOTELS

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Project RERA Registration No. **UPRERAPRJ1866**