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Live Better.

ELDECO

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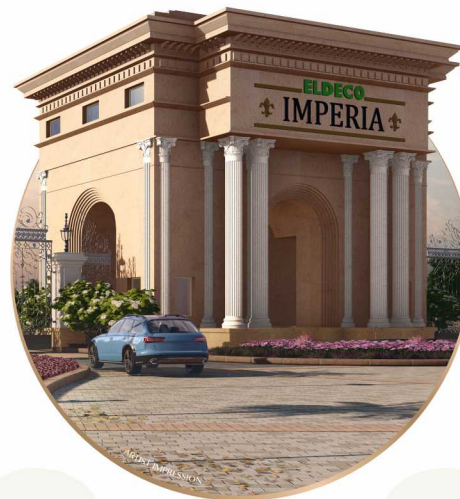
Site Office: Sisandi Road, Lucknow
Website : www.eldecogroup.com



UP RERA Registration No. Phase II - UPRERAPR0396763
Website of UP RERA - www.up-rera.in

ELDECO

Opportunity Knocks Again



ELDECO
IMPERIA

PHASE II
AT SISANDI ROAD, LUCKNOW

Eldeco Imperia (Project) is promoted by Eldeco Housing and Industries Limited (CIN: L45202UP1985PLC099276) having registered office at Corporate Chamber - I, 1st Floor, Vibhuti Khand, Opposite Mandi Parishad, Gomti Nagar, Lucknow, Uttar Pradesh-226010, on a land admeasuring 65,347 sq. mtr. (approx. 16 acres), situated at Lucknow, Uttar Pradesh, pursuant to permit No. 2090 dated 16.03.2021 valid upto 15.03.2026 granted by Lucknow Industrial Development Authority. 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr = 10.764 sq. ft.

All information, images and visuals or sketched including landscaping shown in this advertisement are only an architect's impression or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently and take appropriate advice prior to concluding any decision for buying any unit(s) in the Project.





THE ACCENT IS VERY BRITISH

If you want to journey through time, heritage and culture, come see how the mini-city Eldeco Imperia Township is blossoming in Lucknow. You can simply explore the streets while admiring the wide range of architectural styles that transcend eras. Take a look at this marvel and you'll understand why it is one of the finest examples of unique architecture and lifestyle that's truly British. These luxurious villas are designed to suit a mindset that seeks luxury and tranquility. Inspired by rich and luxurious British architecture style, each villa has been chiseled with opulence and European strokes.

ELDECO
IMPERIA

PHASE II



—❖❖—
Welcome to the Imperial life, where opulence and luxury intertwine in every facet. Our villas stand apart, exuding plushness, space, and impeccable craftsmanship that resonate with the epitome of British luxury.

The touch of extravagance is evident. Embrace a lifestyle where you shall find yourself utterly enamored by your abode, as every corner whispers of a new, enchanting experience that is nothing short of truly extraordinary.

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ACTIVE RHYTHM OF LIFE



Step into the doorway of an exuberant lifestyle here. Orchestrate an active rhythm that infuses each day with an invigorating pulse, vibrant energy, and vitality.



Cricket pitch



Swimming pool



Badminton court



Half-basketball court



Kids' play area



Amphitheatre

ACTIVE LIFE

An architectural rendering of a large, classical-style building with a dark roof and white columns. The building features large arched windows with black frames, some of which are illuminated from within. The building is surrounded by lush landscaping, including palm trees, tall conical evergreens, and flower beds with purple and yellow blooms. Two people are walking on a paved path in the foreground. A white car is parked near the entrance, and a dark car is visible on the right. The sky is a deep blue with some clouds. Two ornate street lamps with warm light are visible on the left and right sides of the image.

REFINED LEISURE



With a welcoming atmosphere, Club Imperia lets you enjoy a diverse array of activities. Engage in exciting games of billiards, and table tennis, or embrace a healthy lifestyle in our state-of-the-art gym. Whether you're seeking leisurely entertainment, or fitness goals, Club Imperia provides the perfect setting for all your recreational needs.



RECREATION





IMPECCABLE SECURITY



Rest easy in our fortress of protection,
where multi-tier security and CCTV surveillance
along with vigilant personnel ensure an extraordinary
level of safety and peace of mind.



SECURITY

A woman with dark hair in a ponytail is seen from behind, sitting in a meditative lotus position on a black yoga mat. She is wearing a grey and black patterned tank top and leggings. The setting is a lush park with green grass, a row of bright yellow flowers, and large trees in the background. The sun is shining from the upper right, creating a warm, golden glow. Other people are visible in the background, slightly out of focus.

PLUSH Greenery



Immerse yourself in the embrace of palatial tranquility as you step into acres of lush greenery.

This harmonious setting is tailored for activities like yoga and meditation, seamlessly beckoning you to discover inner peace and balance.



Greenery



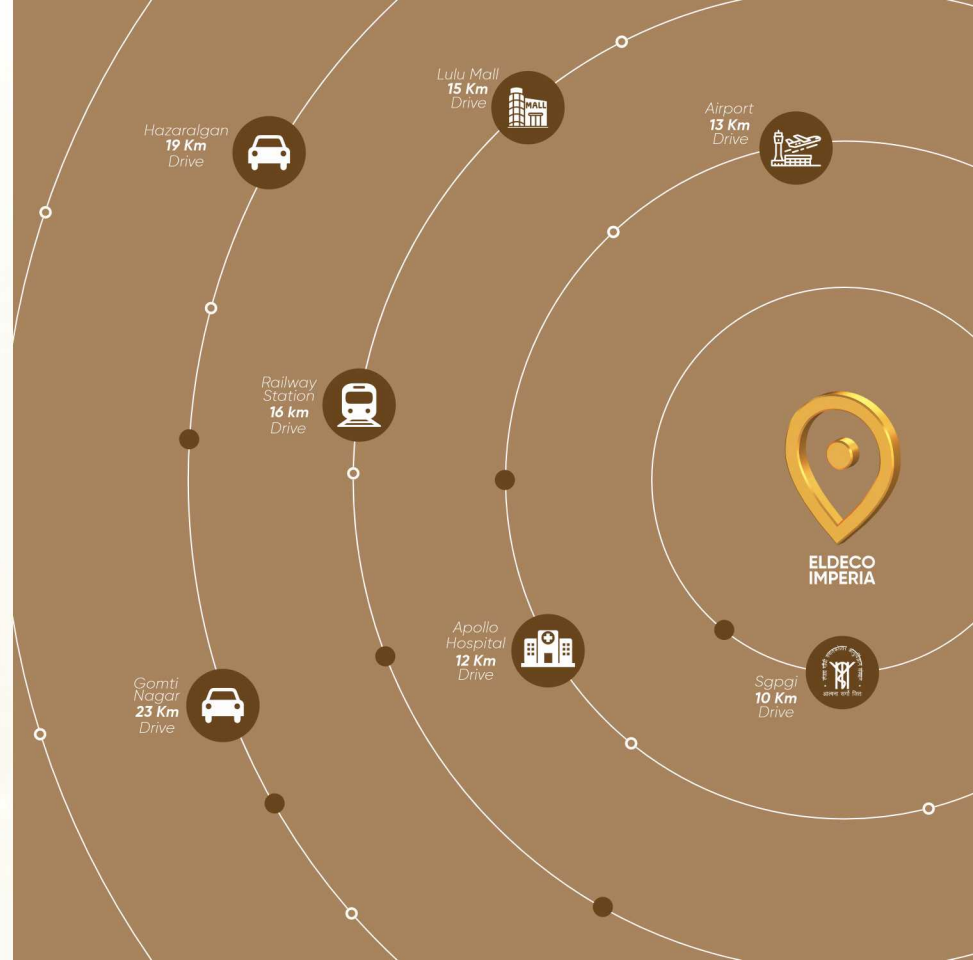
MAJESTIC CELEBRATION

Revel in moments of grandeur at
Club Imperia's elegant party hall, where joy
and delight unite to orchestrate unforgettable
gatherings and cherished memories.

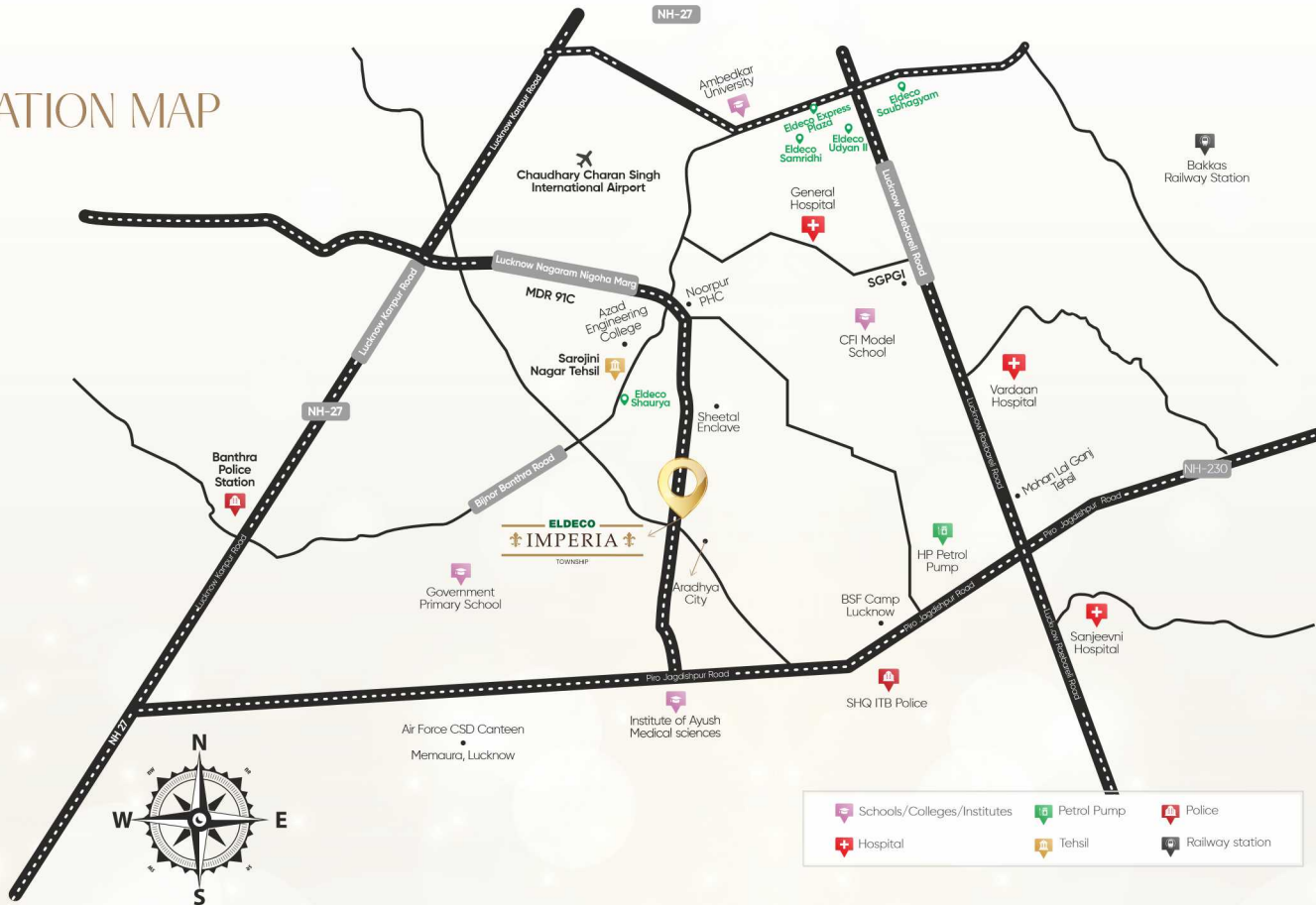
CELEBRATION

SEAMLESS CONNECTIVITY

Nestled amidst the city's heart, our location unlocks royal experiences.
Embrace a well-connected life at Eldeco Imperia, where convenience and accessibility converge for a seamless city life.



LOCATION MAP



SPECIFICATIONS

STRUCTURE

Earthquake resistant structure	: Combination of RCC and load bearing brick structure.
External Wall Finish	: Texture finish and cement paint.
Internal Wall Finish	: Plastic paint / Oil Bound Distemper (OBD) on walls and ceiling, POP Cornices in Drawing / Dining / Bedrooms.
Flooring in Kitchen	: Vitrified Tiles
Flooring in Drawing/Dinning & Bedroom	: Big Size designer vitrified tiles
Internal Doors / Windows	: Frame –Wooden. • Doors – Flush shutter in teak finish/ paint or skin molded doors in enamel paint. Main door height - 8 feet.
External doors/windows	: • Doors – flush wooden or glazed shutter in aluminum / UPVC • Windows – Fixed / open-able glazed shutter in aluminum / UPVC frame
Hardware	: Good quality fittings
Roof Terrace	: Brickbat Coba

KITCHEN

Walls	: Ceramic tiles up to 2' above the counter / OBD in balance area.
Counter	: Granite
Fittings and Fixtures	: Chromium Plated (CP) faucets and fittings, SS Sink, No appliances

TOILETS

Walls	: Combination of tiles & paint
Flooring	: Ceramic tiles / Vitrified tiles
Wash Basin Counter	: Natural Stone/Designer self-counter wash basins where depicted
Fittings & Fixtures	: Chromium Plated (CP) faucets and fittings, English WC, Wash basin, Appliances like geyser not included
Electrical	: Modular switches and sockets, copper wiring. Fittings and appliances not included

VERANDAH & BALCONY

Flooring	: Ceramic tiles
Ceiling	: Exterior Paint

DRIVEWAY

Flooring	: Combination of stone and tiles
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UTILITY COURTYARD

Flooring	: Ceramic tiles
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SIDE TERRACE

Flooring	: Ceramic tiles
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MISCELLANEOUS

Railings - Staircase	: Mild Steel (MS)
Railing - Balcony	: Mild Steel (MS)
Overhead water tank	: Overhead water tank of 750 litre.
Plumbing material	: CPVC / UPVC pipes, concealed in toilet & kitchen, for sanitary & taps.

Notes:

1. The Company may install any one of the alternative materials without any cost implication.
2. Natural stone, wherever used, is subject to natural variations in material characteristics including colour.
3. No power back up will be given.

FALL IN
Love
WITH
BRITAIN
everyday