

Now celebrate life with
your dream home.

ELDECO City
Dreams

IIM ROAD, LUCKNOW

RERA NO. UPRERAPRJ16415





This is an artistic impression. The perspectives and colours are definitely not to be referred to at the time of completion.



Introduction:

One of the most beautiful dreams in one's life is to own a home, where we can create memories with our loved ones and celebrate every moment. Make your dream come true with Eldeco City Dreams- a new and affordable multi- housing project that's located inside the well-developed Eldeco City township on IIM Road Lucknow.

Sited within the 133 acres Eldeco City integrated township lies the perfect blend of urban living and green spaces. Eldeco City Dreams has 96 exclusive apartments strategically located amidst a clean and serene environment.



Features of Eldeco City Dreams

- 1 & 2 Bedroom apartments
- Gated complex with access control. Electronic and manned security.
- Rooftop club
- Landscaped greens
- Rainwater harvesting
- Underground cable electrification
- Power back-up
- Affordable prices





Amenities- Eldeco City



- Fully integrated township spread over 133 acres with families already residing
- Ready infrastructure with roads, sewage system, water and electricity system in place
- Lifestyle club with gym and swimming pool*
- Convenient shopping complex & school within the township
- Landscaped central park, joggers tracks, children's park and much more



Location Advantages:

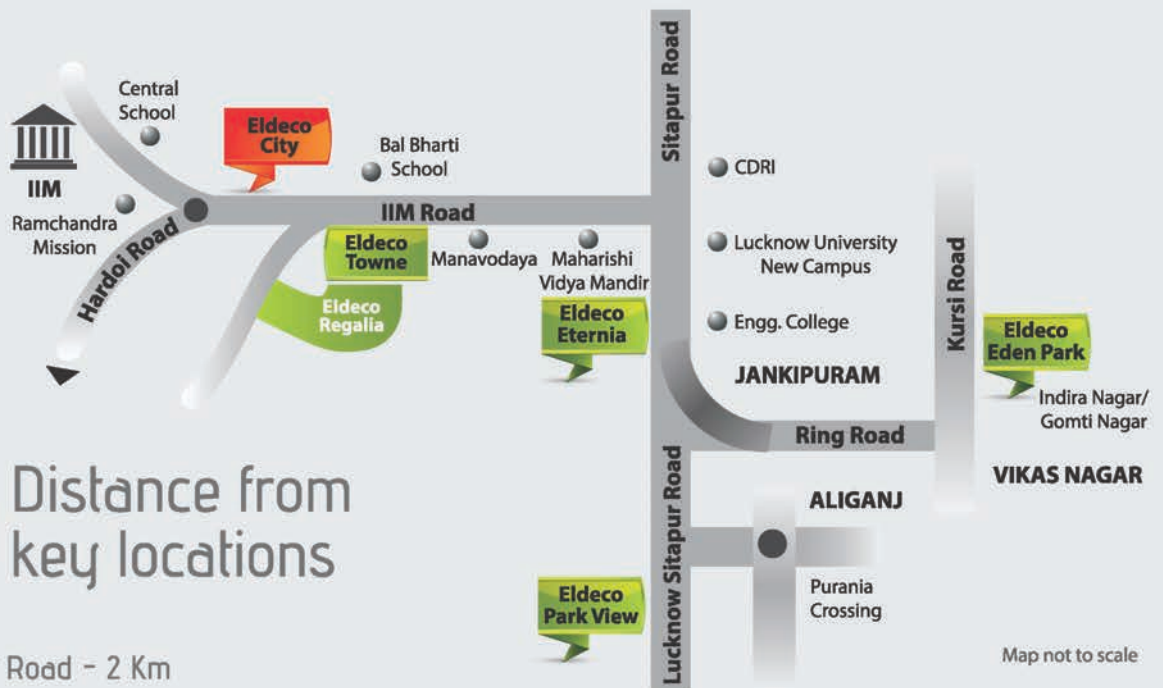
- Markets, schools and transport facilities available in close vicinity
- Located close to posh colonies like Jankipuram, Aliganj, Kapoorthala, Mahanagar
- Well connected to Sitapur road and Hardoi road
- 15 min drive from Kapoorthala shopping district
- 35 min drive from Lucknow airport
- Stone's throw away distance from the Indian Institute of Management and other educational institute like Maharshi Vidya Mandir, Central School, Indus Valley School and Bal Bharti School

*On payment basis



Distance from key locations

- Sitapur Road - 2 Km
- Jankipuram - 3.5 Km
- Purania Crossing - 6.5 Km
- Kapoorthala - 7.5 Km
- Mahanagar Gole Market - 8.8 Km

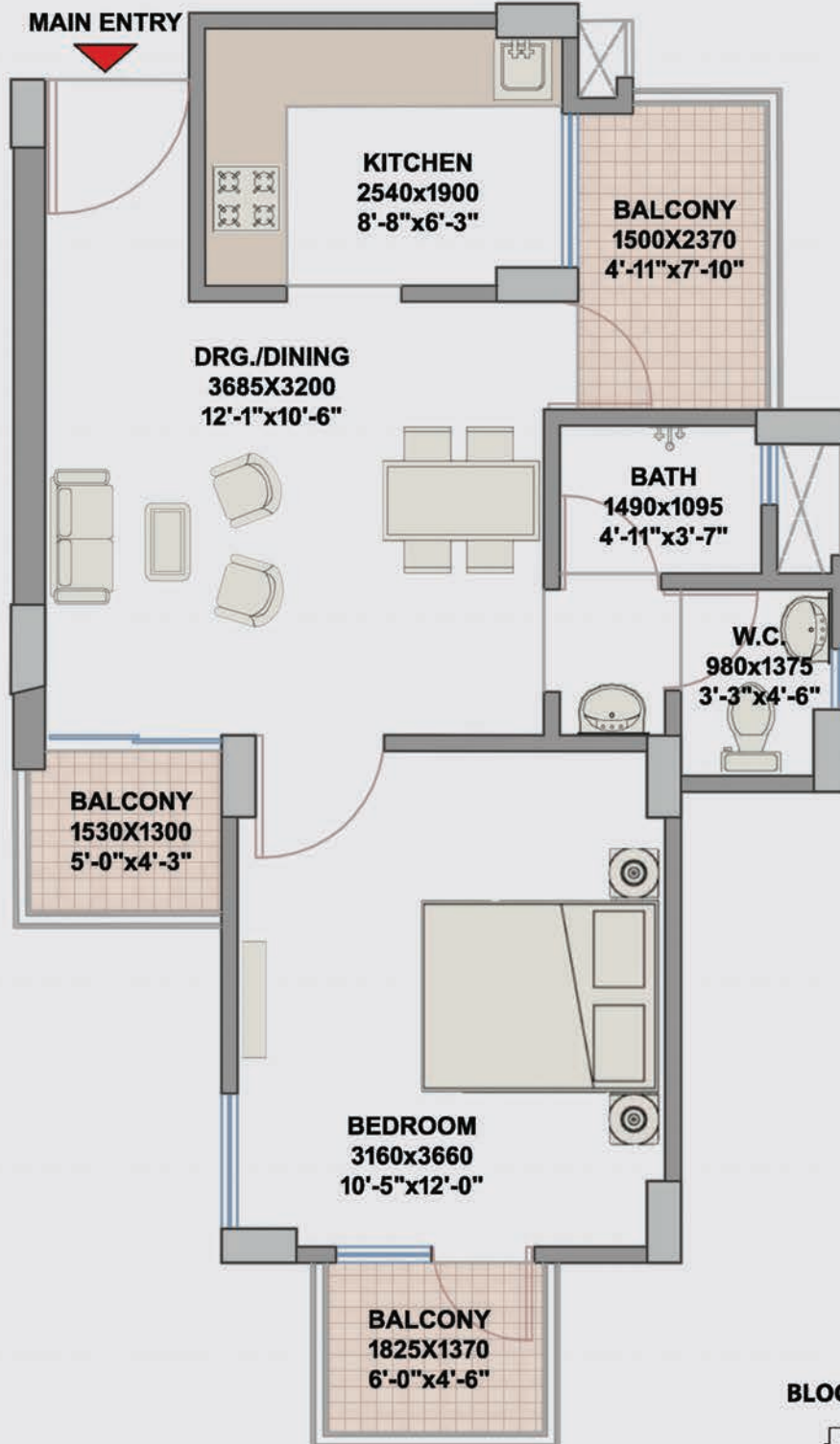


Location Map

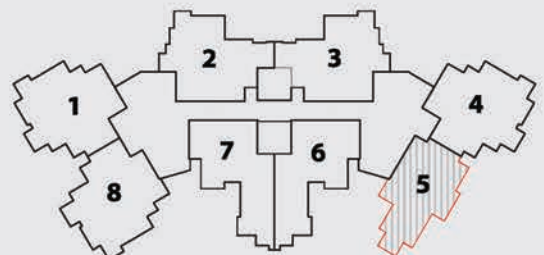
TYPE-I : 1BDR+W.C.+BATH

TYPICAL FLOOR PLAN

RERA CARPET AREA : 379 SQ. FT.
BALCONY AREA : 88 SQ. FT.
EXTERNAL WALL AREA : 45 SQ. FT.
TOTAL AREA : 665 SQ.FT
(inclusive of common area)



BLOCK → G.F.- LVL.11



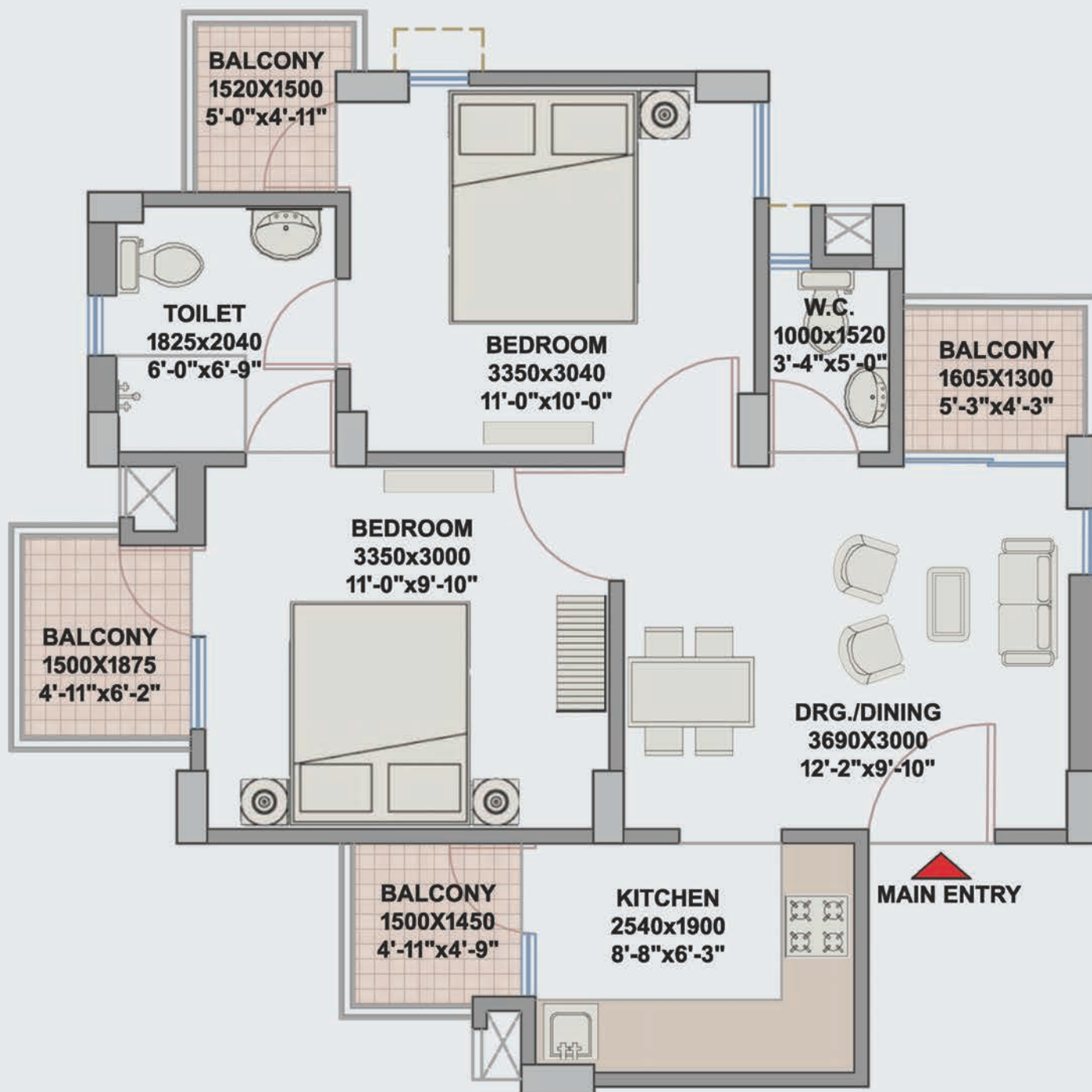
Disclaimer

- 1sq.ft. = 0.093sq.mt., 10.764sq.ft. = 1.196sq.yd. and 3.28ft. = 1mt.
- 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.

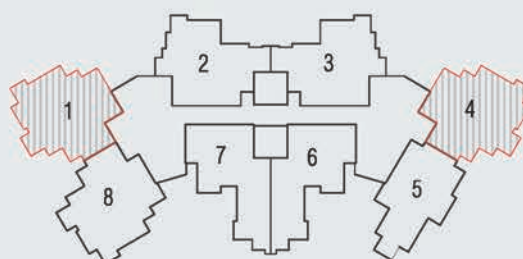
TYPE-II : 2BDR+1T+W.C.

TYPICAL FLOOR PLAN

RERA CARPET AREA	462 SQ. FT.
BALCONY AREA	102 SQ. FT.
EXTERNAL WALL AREA	54 SQ. FT.
TOTAL AREA (Inclusive of common area)	802 SQ.FT



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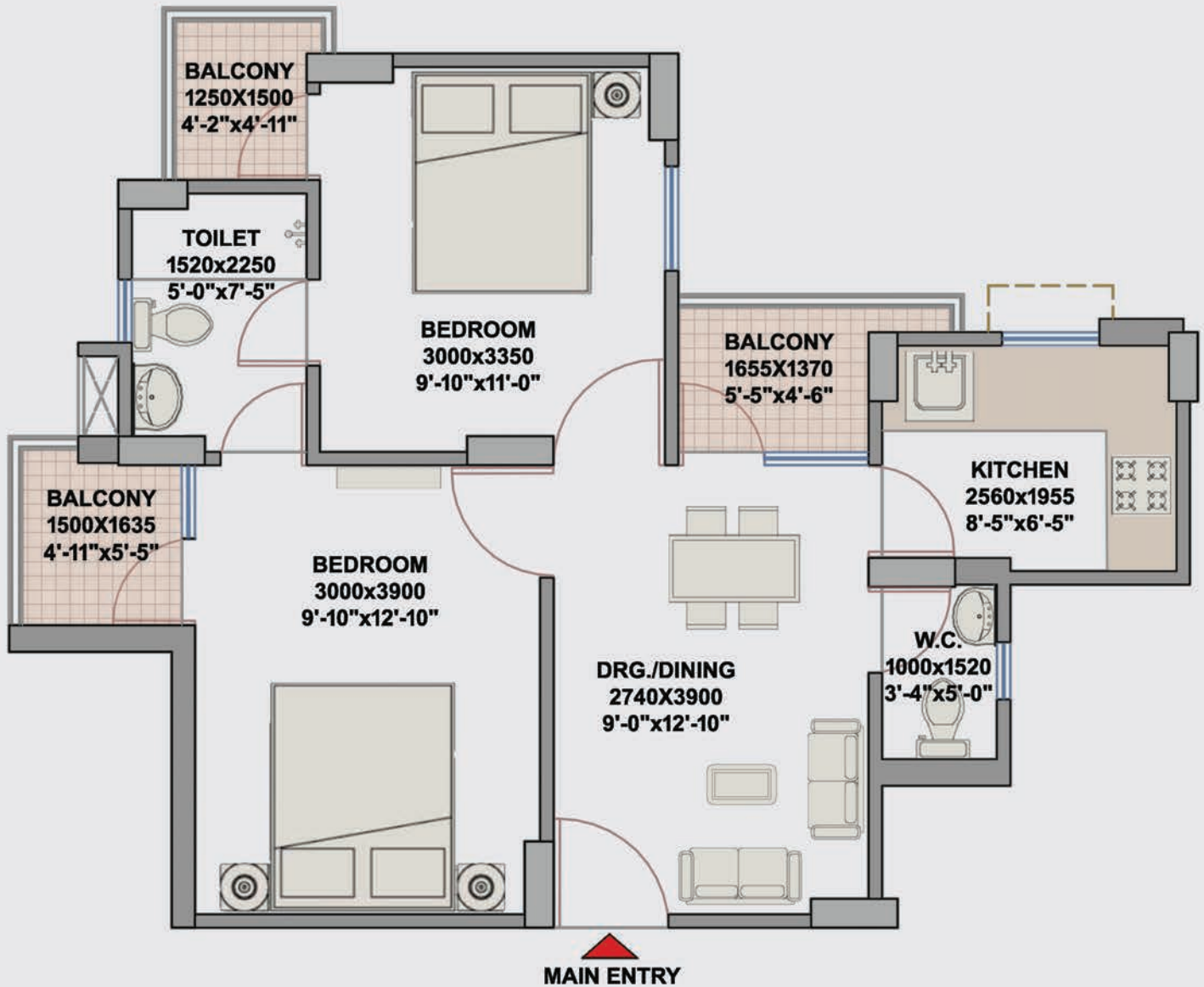
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- All dimensions shown in feet/inches are close approximation to metric dimensions.
- RERA carpet area includes area between the inner face of the outer wall of the unit.
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- Internal dimensions may 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.

TYPE-III : 2BDR+1T+W.C.

RERA CARPET AREA : 471 SQ. FT.
BALCONY AREA : 76 SQ. FT.
EXTERNAL WALL AREA : 46 SQ. FT.
TOTAL AREA : 770 SQ.FT
(inclusive of common area)

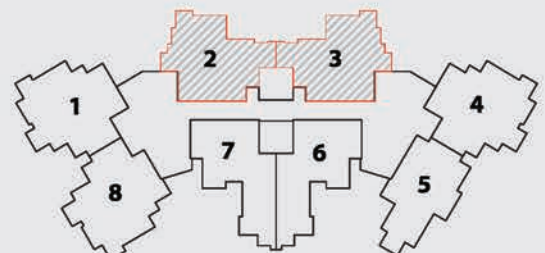
TYPICAL FLOOR PLAN



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Disclaimer

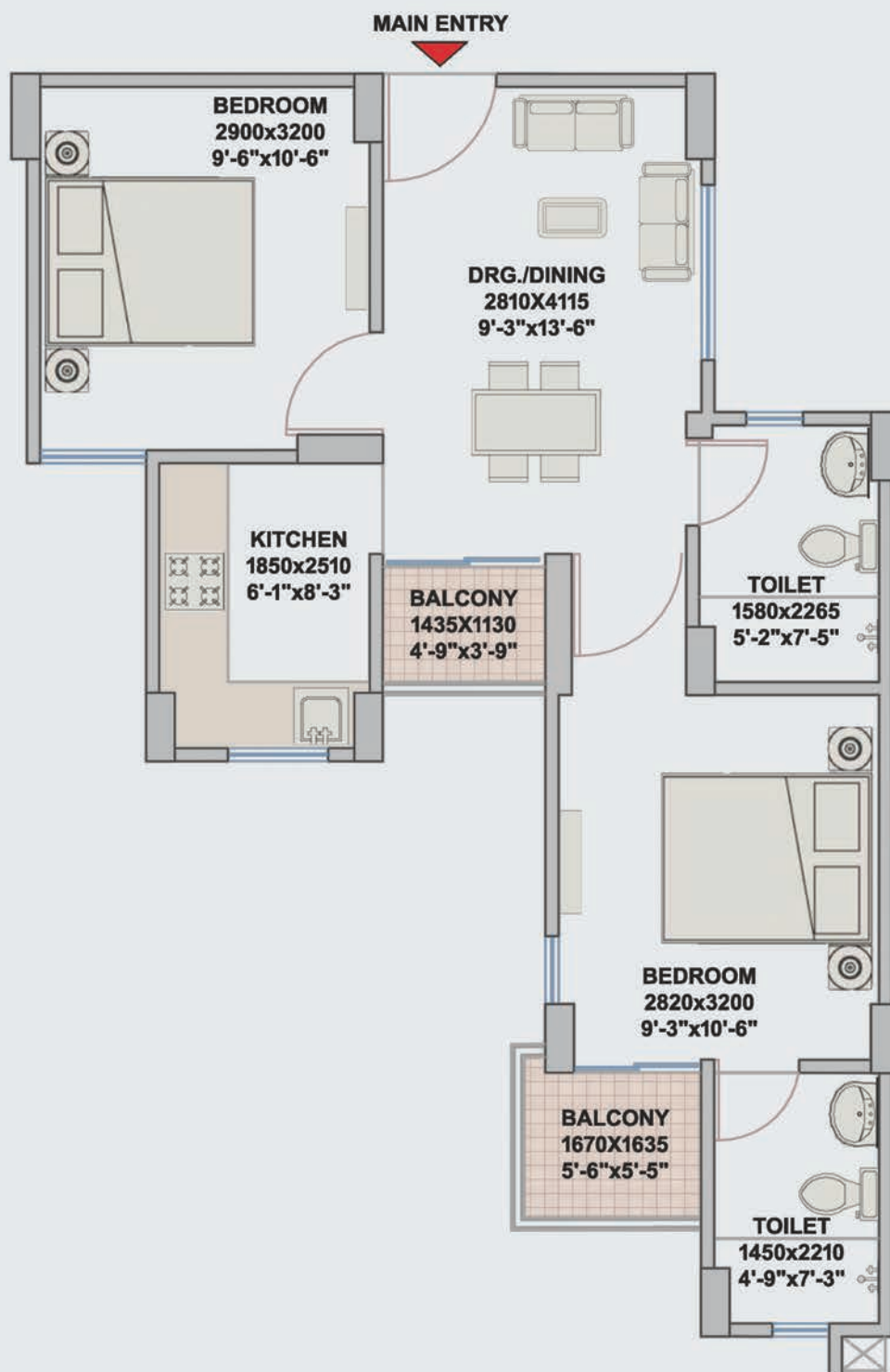
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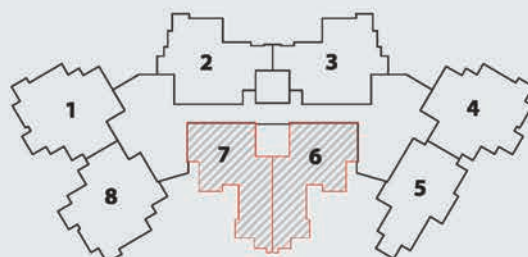
TYPE-IV : 2BDR+2T

RERA CARPET AREA : 465 SQ. FT.
 BALCONY AREA : 45 SQ. FT.
 EXTERNAL WALL AREA : 52 SQ. FT.
 TOTAL AREA : 729 SQ.FT
 (inclusive of common area)

TYPICAL FLOOR PLAN



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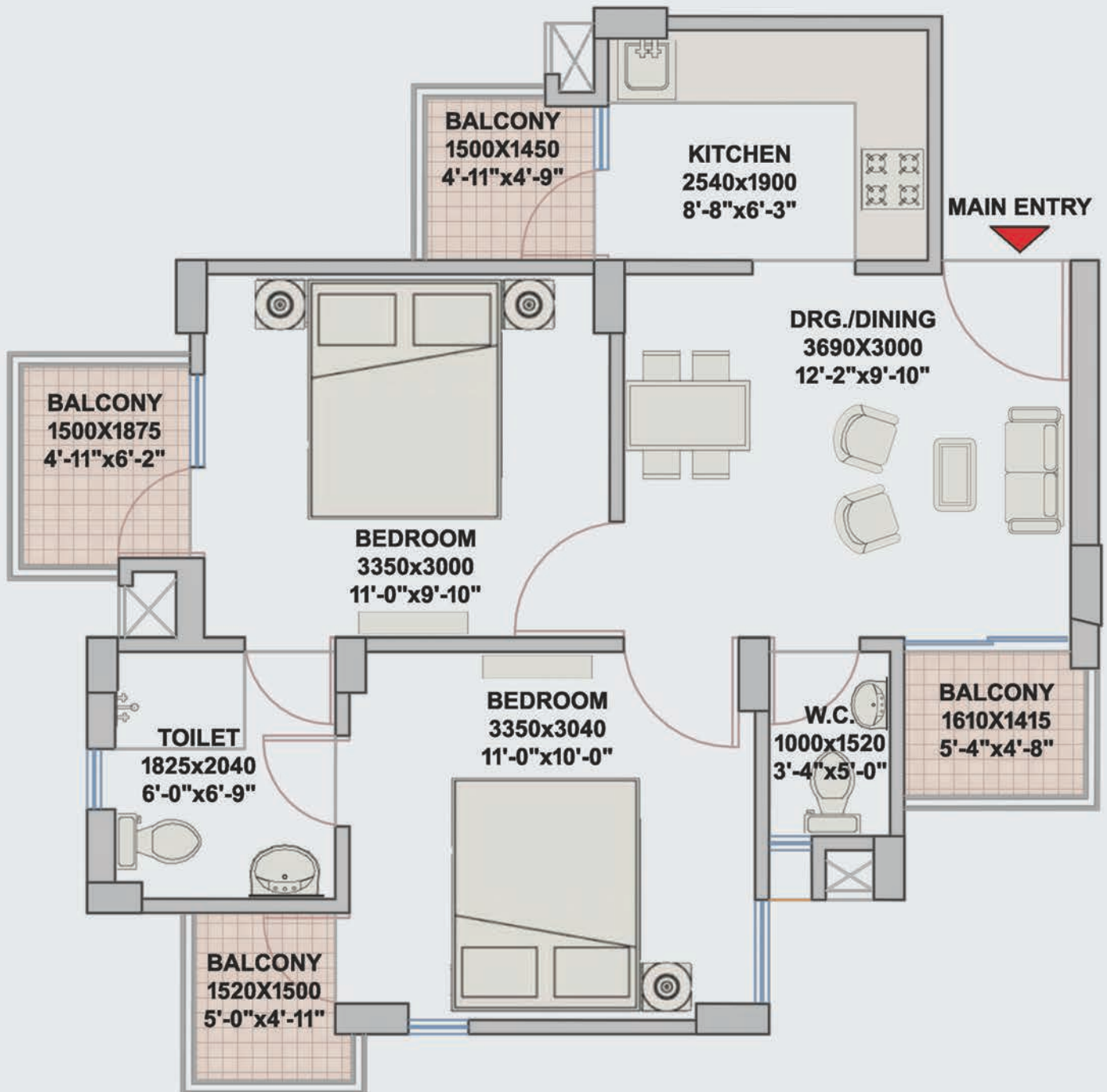
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TYPE-V : 2BDR+1T+W.C.

RERA CARPET AREA : 462 SQ. FT.
BALCONY AREA : 98 SQ. FT.
EXTERNAL WALL AREA : 53 SQ. FT.
TOTAL AREA : 796 SQ. FT.
(inclusive of common area)

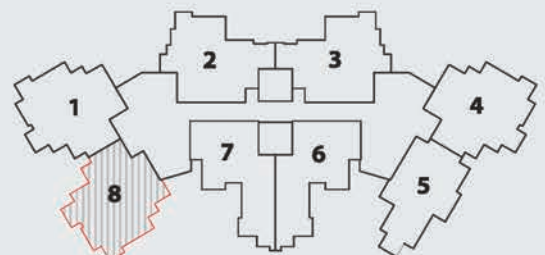
TYPICAL FLOOR PLAN



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Disclaimer

- The above plan is indicative, conceptual, and subject to change. Please check actual plan with marketing
- Please go through the detailed term of allotment before making a booking
- The project will be developed in phase wise manner. Only phase I is final. Other phases subject to change at company discretion
- The terms of allotment agreement shall have precedence over the given master plan
- *Check the exact area and dimensions with marketing at the time of purchase
- 1 sq.ft=0.093 sq. mt. 10.764 sq. ft. = 1.196 sq. yd. and 3.28 ft. = 1 mt.





Good life awaits you at Eldeco City



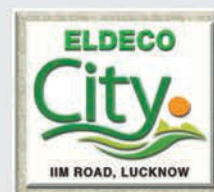
1) Entrance of Eldeco City Township

2) Capital City Club



3) Villas at Eldeco City Township

4) Well-maintained park in Eldeco City Township





Perfecting the art of building



Eldeco Saubhagya
Amar Shaheed Path, Lucknow



Eldeco Eternia
Sitapur Road, Lucknow



Eldeco Regalia
Off 11M Road, Lucknow



Eldeco City
11M Road, Lucknow



Eldeco Elegante
Vibhuti Khand, Gomti Nagar, Lucknow



Eldeco Samridhi-Udyan 11,
Raibareilly Road, Lucknow



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 175 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. The unique 1200 acres of state-of-the-art Eldeco Sidcul Industrial Park at Sitarganj, Uttarakhand is Eldeco's flagship project in the industrial sector.

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

Please Note: Eldeco City Dreams ("Project") is promoted by Eldeco Housing & Industries Ltd ("Company"). The details of the above projects is being provided for general information purposes only. The above projects are promoted by the separate companies which may not be having association either with Project or with the Company.

