

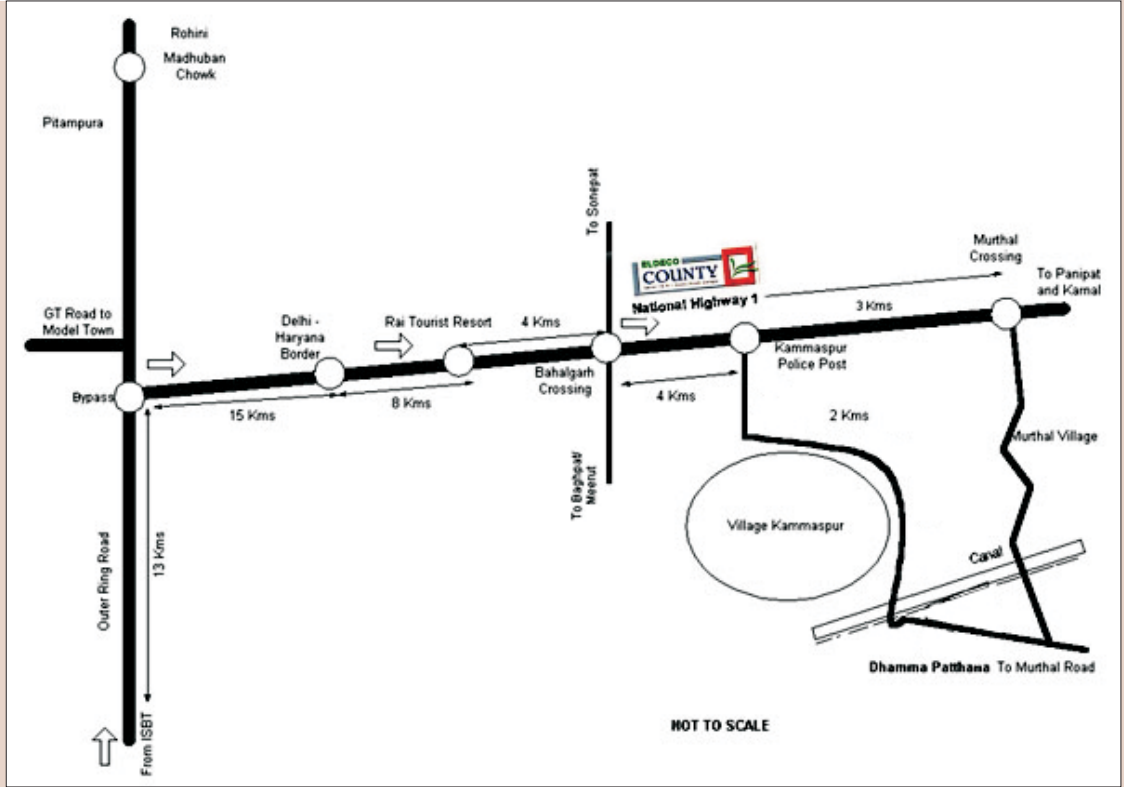
Villas in Sonapat

Manicured greens, parks and tree lined pathways welcome you to Eldeco County, developed by the renowned Eldeco Group. Far from the maddening, crawling traffic of Delhi yet just a few minutes drive from North Delhi border, the property is located near Sonapat, a place fast emerging as the Newer Delhi.

70- Acres of ultra modern bliss, a fully secured complex, Eldeco County comprises of 2-6 BHK expandable villas* in 5 different frontage designs. Promoting a truly modular concept in living and showcasing modern Indian architectural prowess, the traditional and time-honoured red sandstone has been combined with modern architecture to create an unusual appeal.

Complete with rich facilities and amenities of international class. From the stylishly modern exterior finish to the relaxing embellishment in bedrooms- everything is designed to give living a truly world class feel. Which means you can soak yourself in the lifestyle of your dreams, with space, greens and fresh air in abundant supply.

*Each villa has been designed to be truly expandable; you could choose a 200 sq.yd villa, with a built-up area for only one-bedroom, drawing/dining, to start with and add spaces or modules as and when your family's need.



Location

Sector - 19, G.T.Karnal Road, Sonapat, fast emerging as Newer Delhi. Metro Connectivity with Delhi, and in close proximity to Rajiv Gandhi Education City.



Amenities

- Club with swimming pool
- 100% Power back up
- Rain water harvesting
- Fully secure complex
- Children's Play Areas
- In-complex sewage treatment plant
- Shopping Mall
- Grocery Stores
- Schools
- Post Office
- Theme Parks
- Central park Landscaping
- Senior Citizen's Park
- Commercial Complex





Specifications

Structure

Earthquake Resistance Structure: Combination of RCC frame and load bearing brick structure

External finish

Superior quality permanent/texture finish

Internal finish

Oil bound distemper on walls and ceiling

Floor

Vitrified tiles flooring in drawing/dining and kitchen. Laminated wooden flooring / vitrified tiles in bedrooms

Doors/Windows

Polished painted hardwood frames with polish painted moulded skin/flush door.

Kitchen

Walls

Combination of ceramic tiles upto 2 above the counter and oil bound distemper in balance area.

Flooring

Vitrified tiles/ceramic tiles/stone

Counter

Granite

Fittings and fixtures

Superior quality CP fittings, stainless steel 1+1/2 bowl kitchen sink

Toilets

Walls: Combination of ceramic tiles upto 7", oil bound distemper and mirror

Flooring: Ceramic tile/stone

Electrical: Modular switches and sockets; copper wiring.



Completion Date: mid 2009

Architect: Eldeco Infrastructure and Properties Ltd.

Developer

Eldeco has grown over by 1000% having constructed over 12 million sq.ft and successfully developed self-sufficient townships on more than 470 acres of prime land. Today, the group is a leading name in township development, group housing, commercial complexes and contract work and enjoys leadership position in Lucknow, Kanpur, Agra, Ghaziabad and Greater Noida. They have completed projects like Masionz (Gurgaon), Elegance (Lucknow), The Castle (Greater Noida), Estate One(Panipat) and Noble Towers(Noida) to boast of.

ICRA has assigned a DR2 (pronounced D R two) grade to Eldeco Infrastructure & Properties Limited. The grade indicates Strong Project Development Capacity. The prospects of development of real estate projects as per plan and the ability to transfer ownership as per terms are high but not as high as Dr1.

ELDECO COUNTY

Sector-19, G.T. Karnal Road, Sonapat



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Note: All areas and plans shown on this page are subject to change.
 10.754 Sq. Ft. = 1.05 sq. mt. = 1.196 Sq. yd. and 3.28 ft. = 1 mt.
 All dimensions shown in feet inches are close approximation to metric dimensions.



MODULE A
1500 Sq. Ft.

MODULE B
2080 Sq. Ft.

MODULE C
2980 Sq. Ft.

MODULE D
2980 Sq. Ft.

MODULE E
3755 Sq. Ft.

MODULE F
4050 Sq. Ft.

BUILT UP AREA	
Module A	1500 sq. ft.
Module B	2080 sq. ft.
Module C	2980 sq. ft.
Module D	2980 sq. ft.
Module E	3755 sq. ft.
Module F	4050 sq. ft.



Plot Size: 45'-11" X 98'-5"
502 Sq. Yards

ELDECO COUNTY

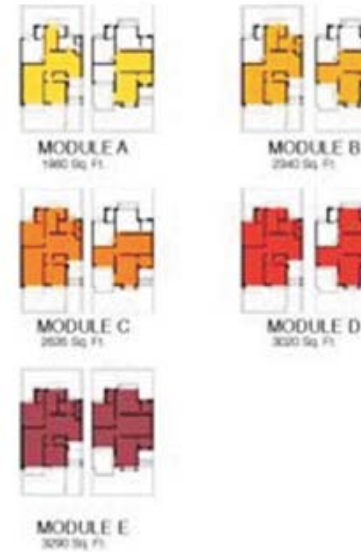
Sector-19, G.T. Karnal Road, Sonapat



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Size: 39'-4"X82'-0"
359 Sq. Yards

BUILT UP AREA	
Module A	1980 sq. ft.
Module B	2340 sq. ft.
Module C	2625 sq. ft.
Module D	3000 sq. ft.
Module E	3290 sq. ft.

Note: All areas and plans shown on this page are subject to change.
10.764 Sq. ft. = 1 Sq. mt., = 1.196 Sq. yd. and 3.281 ft. = 1 mt.
All dimensions shown in feet inches are close approximation to metric dimensions.

ELDECO COUNTY

Sector-19, G.T. Karnal Road, Sonapat



GROUND FLOOR PLAN



FIRST FLOOR PLAN



MODULE A
1850 Sq. Ft.



MODULE B
2015 Sq. Ft.



MODULE C
2350 Sq. Ft.



MODULE D
2400 Sq. Ft.



Plot Size: 31'-2" X 72'-2"
250 Sq. Yards

BUILT UP AREA	
Module A	1850 sq. ft.
Module B	2015 sq. ft.
Module C	2350 sq. ft.
Module D	2400 sq. ft.

Note: All areas and plans shown on this page are subject to change.
10,764 Sq. ft. = 1 Sq. mt. = 1,196 Sq. yd. and 3,280 ft. = 1 mt.
All dimensions shown in feet inches are close approximation to metric dimensions.

ELDECO COUNTY

Sector-19, G.T. Karnal Road, Sonapat



GROUND FLOOR PLAN



FIRST FLOOR PLAN



MODULE A
1700 Sq Ft



MODULE B
2075 Sq Ft



MODULE C
2470 Sq Ft



MODULE D
2625 Sq Ft



MODULE E
3135 Sq Ft

HAMPTON COURT

Plot Size: 39'-4"X82'-0"
359 Sq. Yards

BUILT UP AREA	
Module A	1700 sq ft
Module B	2075 sq ft
Module C	2470 sq ft
Module D	2625 sq ft
Module E	3135 sq ft

Note: All areas and plans shown on this page are subject to change.
10.764 Sq. ft. = 1 Sq. mt. = 1.196 Sq. yd. and 3.28 ft. = 1 mt.
All dimensions shown in feet inches are close approximation to metric dimensions.

ELDECO COUNTY

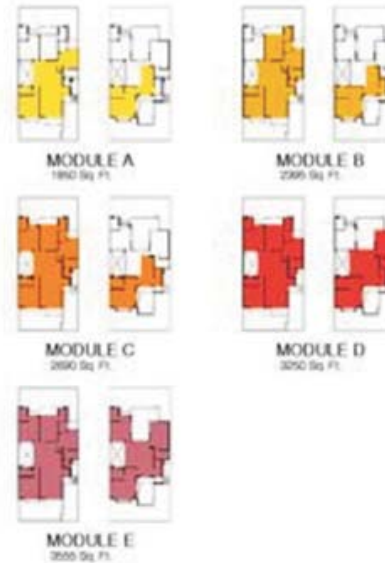
Sector-19, G.T. Karnal Road, Sonapat



GROUND FLOOR PLAN



FIRST FLOOR PLAN



MODULE A
1850 Sq. Ft.

MODULE B
2385 Sq. Ft.

MODULE C
2180 Sq. Ft.

MODULE D
3050 Sq. Ft.

MODULE E
3050 Sq. Ft.



Plot Size: 41'X90'-2"
411 Sq. Yards

BUILT UP AREA

Module A	1850 sq. ft.
Module B	2385 sq. ft.
Module C	2180 sq. ft.
Module D	3050 sq. ft.
Module E	3050 sq. ft.

Note: All areas and plans shown on this page are subject to change.
10.764 Sq. ft. = 1 Sq. mt. = 1.196 Sq. yd. and 3.28 ft. = 1 mt.
All dimensions shown in feet inches are close approximation to metric dimensions.



Villa Type, Plot Size & Price

Type	Plot Size(sq.yd)	Price**		
		Indian Rs	US\$	GB£
Buckingham	502	74,67,000	162,300	87,800
Windsor	411	69,46,500	151,000	81,700
Hampton Court	359	62,04,500	134,900	73,000
Brighton	359	64,80,500	140,900	76,200
Carlton	250	51,67,000	112,300	60,800

* Prices mentioned are indicative and are subject to change.

* Prices are as per current exchange rates.



Booking & Payment:

NRI's can make the booking now in FEW EASY STEPS.

1. Identify your Condominium, our Property Advisor will assist you with full detail of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with the payment of 5% of the property value; rest 12.5% in 30 days of booking, 12.5% in 60 days of booking and balance 70% in 27 equated installments.
3. Upon clearing of the cheque you will be send the Money Receipt, Sale Agreement/Allotment letter. All cheques /payment must be drawn in favor of the Developers.

If you require site visit by friend or relative the same can be arranged within 24 hours.

Home finance options are available from HDFC, Citibank and ICICI bank.
Our Expert Property Advisors are available 24x7 to assist you in finalizing and booking of your property.

CALL or send ENQUIRY and our property advisor will be pleased to provide all the details of the property. You can also opt for easy installment scheme and book you property.