

*Kanpur's elite
now have an exclusive new address.*



Actual photograph of Eldeco Mansionz, Sohna Road, Gurgaon.



Eldeco County, Jawaharpuram, Kanpur



The above is an artist impression. The perspective and colours shown above are indicative. To be considered for reference only.

When Eldeco launched Eldeco Mansionz in Gurgaon a few years ago, it came as a breath of fresh air in elegant villa living. Today, it has emerged as a landmark project in independent villa lifestyle. Now, Eldeco brings the same villa splendour to Kanpur, for the very first time. An exclusive new address designed especially for Kanpur's elite.

Expandable Private Villas

Say goodbye to crowded city living, or the cramped environs of high-rises. At Eldeco Mansionz, you can enjoy wide open spaces, your private garden, terrace and a drive way. Also, relish the privacy and space of a bungalow with the security and convenience of an apartment complex. All nestled within the picturesque township of Eldeco County.

A truly Modular Concept in Living

Each villa is truly expandable. Which means you can build only a part now, and add on spaces or modules as and when your family's needs (and budget) grow!

So make your move now! And move up to the refined lifestyle you so richly deserve.

Highlights

- Spread over sprawling acres of prime land, on the Kalyanpur-Shivli Road, just 25 minutes drive from the heart of Kanpur city
- Expandable independent villas from 3 bedrooms to 5 bedrooms, styled along the profoundly elegant Moroccan architecture
- Privacy and space of a bungalow with the security and convenience of an apartment complex
- Fully secure Gated complex with guards and intercom at the gate
- Intercom connectivity of all units within the complex
- Commercial complex
- School
- Proposed pipe gas supply
- Swimming Pool & well-equipped Recreational Club
- Modern amenities and resort-like lush-green landscaping
- Children's Play area
- 24-hour Power back-up



Proximity Chart

-
- 5 Km from Kalyanpur Railway Station
-
- 6 Km from Kanpur University
-
- 18 Km from Mall Road
-
- 20 Km from Kanpur Central Railway Station

MALABAR

Plot Size: 201.3 Sq. Mt. (240.5 Sq. Yd.)



MODULE OPTION

MODULE	COMBINATION	SUPER BUILT-UP AREA IN SQ.FT.
A		1377.0
B		1646.0
C		2010.0
D		2737.0

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.
 Only space shall be provided for lawn and splash pool.

MAYFAIR

Plot Size: 154.4 Sq. Mt. (184.6 Sq. Yd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

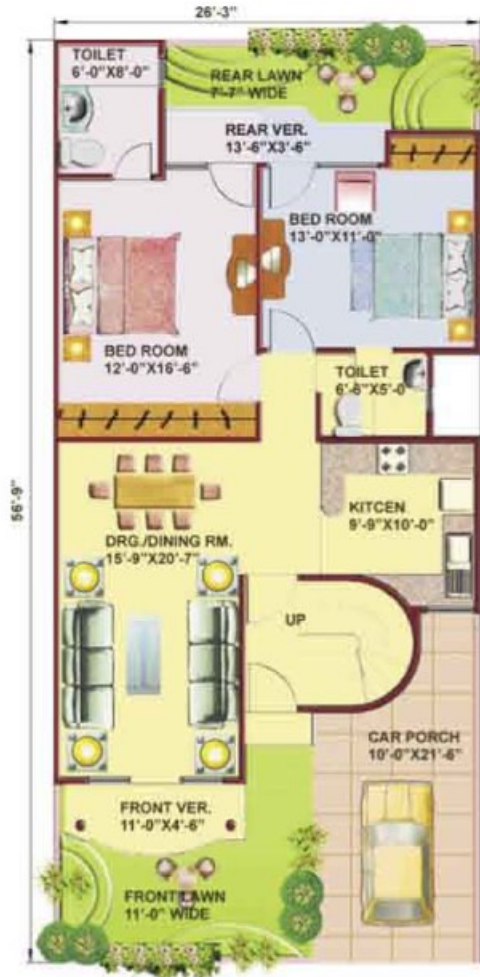
MODULE OPTION

MODULE	COMBINATION	SUPER BUILT-UP AREA IN SQ.FT.
A		1223.0
B		1532.0
C		1728.0
D		2225.0

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MADISON

Plot Size: 138.4 Sq. Mt. (165.5 Sq. Yd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

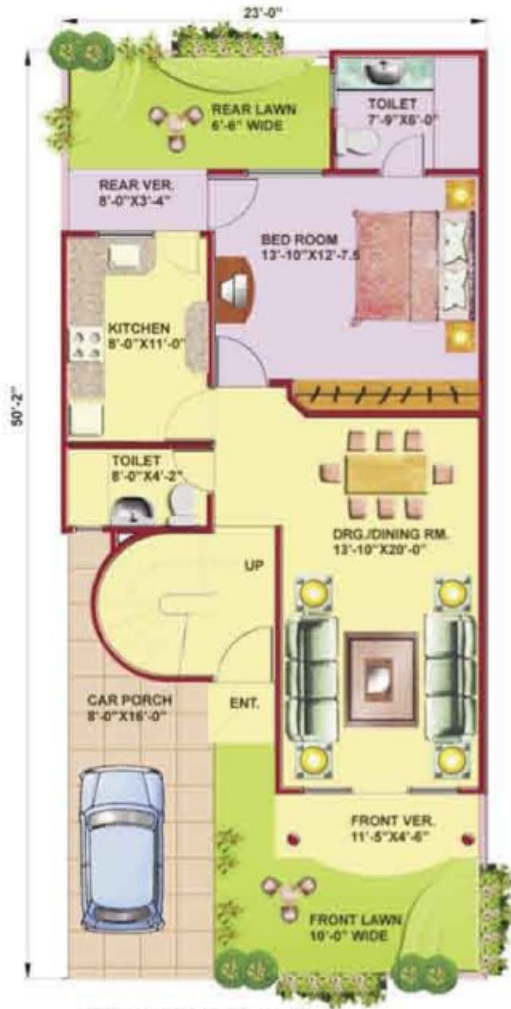
MODULE OPTION

MODULE	COMBINATION	SUPER BUILT-UP AREA IN SQ.FT.
A		1169.0
B		1351.0
C		1620.0
D		2106.0

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 All dimensions shown in feet/inches are close approximation to metric dimensions.
 Only space shall be provided for lawn and splash pool.

MALIBU

Plot Size: 107.1 Sq. Mt. (128 Sq. Yd.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

MODULE OPTION

MODULE	COMBINATION	SUPER BUILT-UP AREA IN SQ.FT.
A		920.0
B		1168.0
C		1456.0

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 Only space shall be provided for lawn and splash pool.



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Specifications that complement your lifestyle.

STRUCTURE

Earthquake resistant structure	:	Combination of RCC frame and load bearing brick structure.
External Finish	:	Superior maintenance-free finish.
Internal Finish	:	Oil bound distemper on walls and ceiling with P.O.P.
Flooring	:	Vitrified tiles flooring in drawing/dining. Laminated wooden flooring/vitrified tiles in bedrooms. Ceramic tiles in study/store/servant rooms.
Doors/Windows	:	Polished/painted hard wood frames with polish/painted moulded skin/flush door.
External Doors/Windows	:	Powder Coated Composite Aluminium glazing.
Hardware	:	Designer handles and fittings except for servant room & servant toilet.

KITCHEN

Walls	:	Combination of ceramic tiles up to 2 feet above the counter and oil bound distemper in balance area.
Flooring	:	Designer ceramic/marble/vitrified tiles.
Counter	:	Granite.
Fittings and Fixtures	:	Superior quality C.P. Fittings. Single bowl S.S. kitchen sink with drain board.

TOILETS

Walls	:	Combination of designer ceramic tiles up to 7 feet, oil bound distemper.
Flooring	:	Ceramic/vitrified tiles.
Counter	:	Granite/marble/stone/tiles/designer wash basin.
Fittings & Fixtures	:	Superior quality C.P. Fittings, EWC, wash basin, towel rod, soap dish.

ELECTRICAL

:	:	Concealed PVC conduit with copper conductor, modular switches & sockets, without any fixtures.
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BALCONIES & SIDE TERRACE

Flooring	:	Designer tiles/stone.
Ceiling	:	Exterior paint.
Drive Way	:	Kota stone/tile/paver blocks/combination of stone.

• All wardrobe niches in Bedrooms, Drawing/ Dining, Kitchen to be provided without any wood work. • This booklet is purely conceptual and not a legal offering. Further in the interest of maintaining high standards, the company / architect reserves the right to modify any details / specifications / elevations / features mentioned herein.

Perfecting the art of building...

The Eldeco Group.



Eldeco Mansionz
Sohna Road, Gurgaon



Eldeco Elegance
Gomti Nagar, Lucknow



Eldeco Garden Estate
Raipurva, Kanpur



Eldeco Park View
Sitapur Road, Lucknow



Eldeco Estate One
G.T. Karnal Road, Panipat



Eldeco County
G.T. Karnal Road, Sonapat

Founded by Shri S.K. Garg, 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 towns like Lucknow, Kanpur, Agra, Noida, Greater Noida and the NCR of Delhi. More than 120 projects spanning Townships, High-rise Condominiums, Townhouses, Malls and Office Complexes have been delivered. The cumulative constructed area stands at a staggering 16 million sq. ft. Currently, apart from the towns mentioned above, Eldeco is developing integrated townships in Panipat, Sonapat, Ludhiana and Jalandhar. The unique 1200-acre state-of-the-art Eldeco Sidel Industrial Park at Sitarganj, Uttaranchal is also under implementation.



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