



Declare your arrival.



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You've reached the heights, touched the stars.  
With Olympia, reap the rewards.

Eldeco Olympia makes your heart skip a beat. And for others, it's the cause of envy. Overshadowing the Expressway, Noida, Eldeco Olympia stands tall with contemporary amenities to pamper your senses and lush green surroundings to give you a rejuvenating experience. Eldeco Olympia offers you a cocooned comfort. Just a step away from the buzzing world, it gives you absolute peace and tranquility that soothes your mind and soul. Think over before you step-in, because you'll never like to leave.



## Amenities to revitalize you

Eldeco Olympia is a testimony of high-end luxury living which will be one of its kind in Noida. Its unmatched perfection and evolved aesthetics come with thoughtfulness of luxury and open green spaces. Some of these charming conveniences are:

- It's a complex within a complex with self-sufficient facilities and exclusivity
- Diversity of unit types with 3 bedroom flats to large duplex penthouses.
- Drinking water through R.O. unit in every apartment
- Fully secure gated complex
- Green facing view all around with vast opennes and green areas
- Landscaped green area with all weather Swimming Pool and Sports Court
- Basement parking
- 100% power back-up
- Club House\*\* in the complex with Swimming Pool, Banquet Halls, Guest Rooms, Sauna/Jacuzzi, Billiard/Table Tennis Room



\*\* Club house is a common facility for Eldeco Utopia complex.



# Master Plan

BLR/000  
**THE STUDIO**  
 of 153334



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## TYPE A

Super Area: 2150 sq. ft.

- 1 Elevated Heights
- 2 Super View 1
- 3 Super View 2
- 4 Kiosk
- 5 Notice Tower
- 6 LPG Gas Bank
- 7 Club with Swimming Pool
- 8 Studio Apartment
- 9 Fire Escape Stairs
- 10 Recreational Area
- 11 Basement Parking
- 12 Sports Court
- 13 Swimming Pool
- 14 Electric Meter Room
- 15 Rain Water Harvesting Well
- 16 Entry
- 17 Olympia
- 18 Fire Escape Stairs
- 19 Railing
- 20 Green Area
- 21 Basement Parking





eldec group/co

**ELDEC**  
**UTOPIA**  
MIDC PLOT, THANEKAD ROAD

**ELDEC**  
**OLYMPIA**  
BY OFFICE



Entry to the complex

**THE KLASSE**  
BY OFFICE

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**TYPE B**

Super Area: 1655 sq. ft.



3 BHK Apartment, View



3 BHK Apartment, View



3 BHK Apartment, View

**Disclaimer:**

- All areas and prices shown here are subject to change.
- 1 sq. ft. = 0.092903 sq. m. 10 sq. m. = 107.64 sq. ft. 1 sq. m. = 1.196 sq. ft. 1 sq. ft. = 0.092903 sq. m.
- All dimensions shown in feet unless we have specified otherwise in metric dimensions.
- The drawing is an artist's impression of the project. The actual project may vary slightly from the drawing.
- The above specifications of services may be amended without prior notice.
- The drawing does not show all services. Please check with your architect.

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Arush - 9716663833

OLYMPIA at ELDECO UTOPIA, Sector P3A, Expressway, Noida.							
PRICE LIST DATED : 30.03.12							
Ground to 21st Floor							
Category	Super Area approx (sqft)	Basic Price		Down Payment Price		Accommodation	
A	2160	16125000		15903750		DD / 3 BR + SERVANT / 4 TOILETS / LOBBY / 3 BALCONY	
B	1888	12412500		12288375		DD / 3 BR / 3 TOILETS / LOBBY / 3 BALCONY	
C	1428	10687500		10580625		DD / 2 BR / 2 TOILETS / LOBBY / 3 BALCONY	
Category	Floor	Super Area approx	Side Terrace Approx. (Sq. Ft.)	Roof Terrace Approx. (Sq. Ft.)	Basic Price (in Rs.)	Down Payment Price	Accommodation
Penthouse	22nd/23rd	3838	565	1065	28662000	28378380	DD / 3 BR + SERVANT / 4 TOILET / STUDY / LOBBY / STORE / TERRACES
	22nd/23rd	3225	160	606	25153500	24901985	DD / 3 BR / 4 TOILET / STUDY / LOBBY / STORE / TERRACE
Extra Charges:							
1	(i) Interest Free Maintenance Security Deposit				Rs. 20/ per sq. ft of Super Area		
	(ii) 12 Months Advance Maintenance charges				@Rs. 2.5/ per sq. ft per month (Subject to change)		
	(iii) 24 months PDC's (starting from 13th to 36th month)						
2	<b>Car Parking</b>						
	Type	Independent			Twin		
					A	B	
	Open	Rs. 5,00,000			Rs. 5,00,000	Rs. 3,75,000	
	Basement	Rs. 5,00,000			Rs. 5,00,000	Rs. 3,75,000	
3	Power Backup Installation	Rs. 18,000/ Kva (Proposed back-up 6Kva per unit)					
4	Club Membership (compulsory)	Rs. 50,000/-					
5	One Time Lease Rent	Rs. 50/ per sq. ft of Super Area ( Payable within 30 days of booking)					
<b>Preferential Location Charges</b>							
6	TOWER	5%					
	OL-I & OL-II	Unit No. 2					
	OL-I	Unit No. 3 from 6th & above floors					
7	External Electrification Charges	Rs. 60/ per sq. ft of Super Area					
8	Fire Fighting Charges	Rs. 60/ per sq. ft of Super Area					
<b>Notes:</b>							
1	Prices of units once booked will remain firm.						
2	For Car Parking Bay the price prevailing on the date of the booking of the bay will be applicable. For booking, 25% of parking price is payable immediately and the balance in installments. One parking is compulsory.						
3	Miscellaneous charges related to R O unit, Communication System, Golf Cart is Rs. 30,000/- (approx.) . Any additional facility to be charged extra.						
4	Price list can be revised at the sole discretion of the Company & without notice.						
5	Monthly maintenance charges extra.						
6	Flats on Ground Floor & Top Floor having lawn and terrace would be charged extra (Lawn & Side Terrace @ Rs.1500/- psft and Roof Terrace @ Rs.1200/-psft.)						
7	Storage space in basement @ Rs. 2000/-psft extra.						
8	Registration Charges extra as per govt. norms.						
9	Please read the detailed terms & conditions given in the application form.						
10	Cost of development of lawn and advance maintenance of lawn for 12 months would be charged extra.						
11	10.76sq ft = 1sq.mtr.						
<b>Payment Plans:</b>							
<b>Plan 'A' - Installment Plan:</b>							
At the time of booking :		10%					
Within 30 Days of Booking :		30%					
Within 60 Days of Booking :		30%					
Within 90 Days of Booking :		30%					
<b>Plan 'B' - Downpayment Plan:</b>							
At the time of booking :		10%					
Within 45 days of booking :		85%					
Downpayment Rebate :		1%					





Eldeco Amanikiran, Sec. 11B, Noida



Eldeco The Studio, Expressway, Noida



Eldeco Green Meadows, Greater Noida



Eldeco Mansions, G.T. Road Ludhiana



Eldeco County, Sec. 19, G.T. Road, Sonapat



Eldeco Estate One, Sec. 40, G.T. Road, Panipat

## FAVISTA Perfecting the art of building

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 NCR of Delhi. Carrying 30 years of expertise in construction and real estate development, Eldeco has delivered more than 175 projects spanning townships, high-rise condominiums, lawnhouses, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate constructed area stands at more than 20 million sq. ft. with more than 15000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing integrated townships in Panipat, Sonapat, Ludhiana, Jhansi and Jaalandhar.

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



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