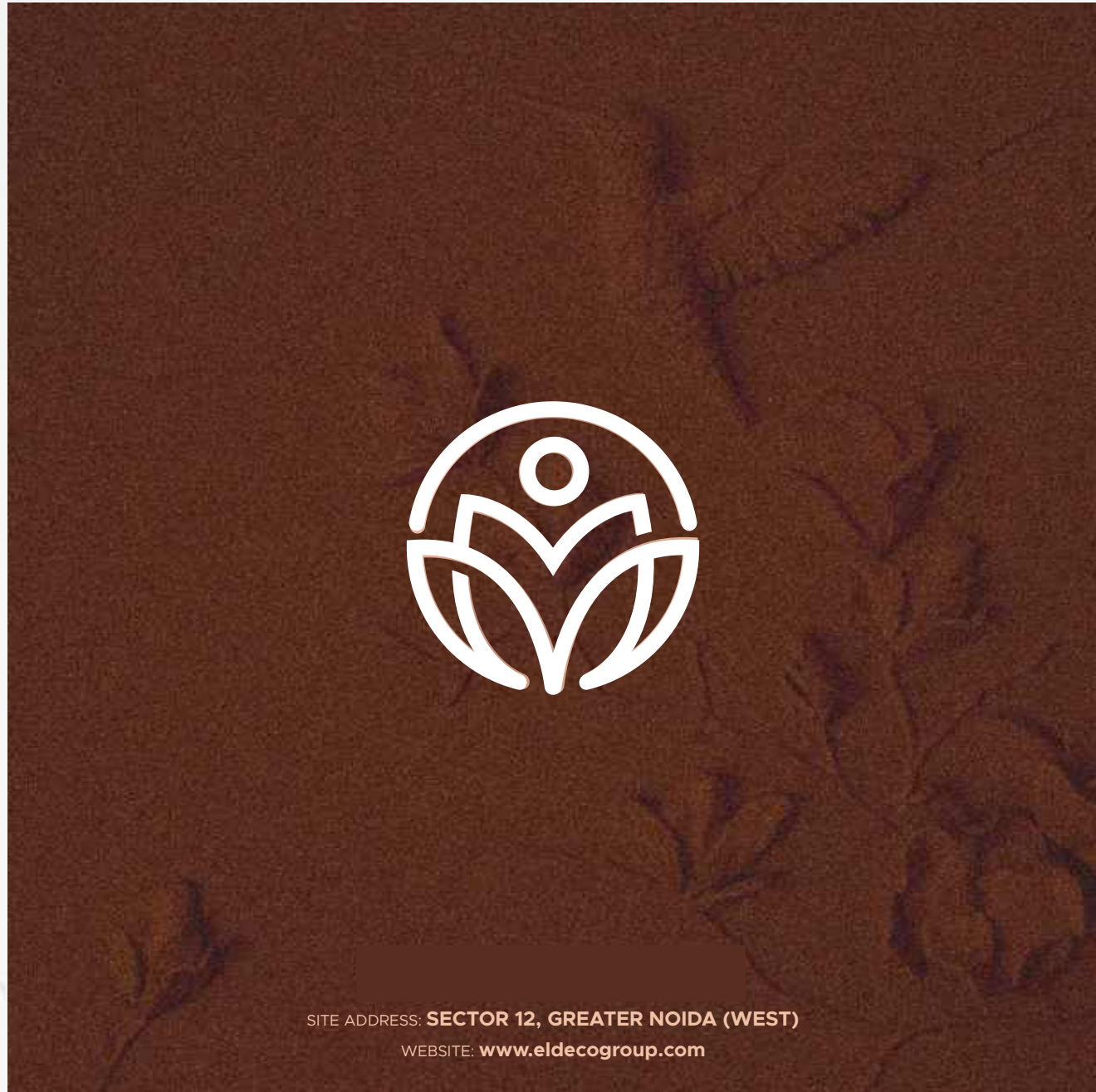




RERA NO: UPRERAPRJ136219 / 04 / 2024  
 www.up-rera.in/projects



**ELDECO** | 200+ PROJECTS DELIVERED | 35+ YEARS OF EXPERTISE | 30,000+ SATISFIED CUSTOMERS | 50,000+ CSR BENEFICIARIES

Eldeco La Vida Bella ('Project') is being developed by Eldeco Real Estate Limited (CIN: U45400DL2007PLC163848) having registered office at 201-212, Splendor Forum, IIInd Floor, Jasola District Centre, New Delhi-110025 ('Promoter'), on a land admeasuring 14998 sq. mtr., situated at Sector-12, Greater Noida, Uttar Pradesh . The layout plan of Project is approved by Greater Noida Industrial Development Authority ("GNIDA") vide no. SM-22-AUG-2023:19040 dated 17.01.2024. 1 Sq. mtr = 10.764 sq. ft., 1 Acre = 48.40 sq. yds. or 4046.86 sq. mtrs. All information, images and visuals shown in this advertisement are only an architect's impression, for representational/ illustrative purposes only 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. The Promoter of the Project makes no representation or warranty for the accuracy or completeness of the information. Viewers/ intending purchasers are advised to exercise his/ her/ 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 with the Sales Team/ Promoter of the Project and requested to take appropriate advice from independent source for taking any further decision to buy any unit in the Project.





**L E G A C Y**  
O F

Choose Eldeco, the assurance of a trusted partner who understands your aspirations and strives to enhance your quality of life. With a legacy that spans over 4 decades, Eldeco Group has been a pioneer in real estate development since 1985. Renowned for its commitment to timely delivery and uncompromising quality, the group has established its presence across 18 cities in North India. With a portfolio of over 200+ successfully completed projects, including large-format integrated townships, high-rise apartments, industrial estates, commercial malls, and office buildings, Eldeco has consistently exceeded expectations and set new benchmarks in the Real Estate development.

**ELDECO**

# FINESSE

There is a time in life when you choose to live beautifully. In a space where you rejoice in the simplest yet finest pleasures of comfort. A time where you choose the bigger, bolder and the best elements of a quintessential life.

IS IN THE WEST



RERA NO: UPRERAPRJ136219 / 04 / 2024  
[www.up-rera.in/projects](http://www.up-rera.in/projects)

Welcome to



**ELDECO**  
**la vida bella**  
SECTOR 12, GREATER NOIDA (WEST)

Situated in the thriving locale of Greater Noida (West), Eldeco La Vida Bella puts you at the centre of excitement and convenience. Enjoy seamless connectivity via the 130-metre Noida-Greater Noida Link Road and furthermore with the convenience of a 24-metre wide internal road for ease of accessibility within the residency.

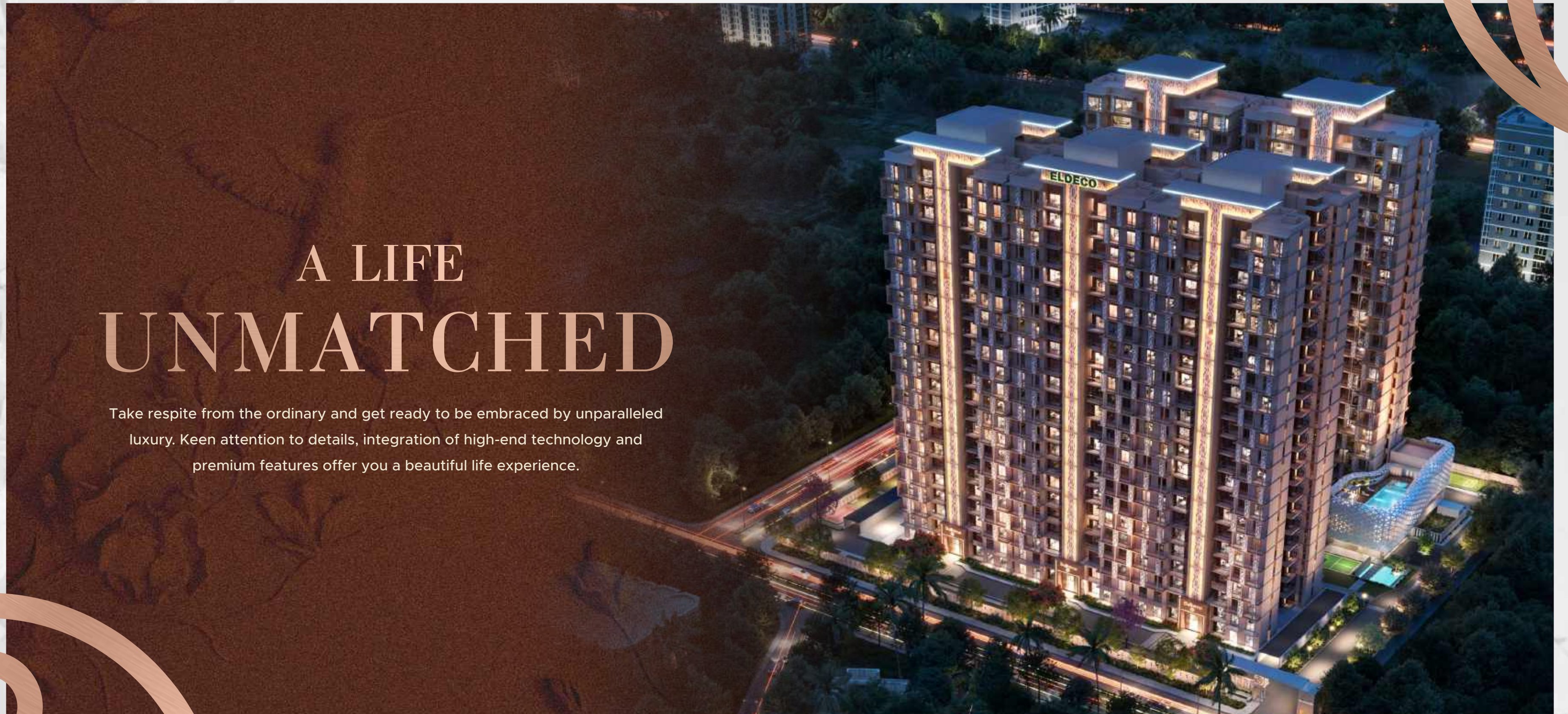
Located on a corner plot, where luxury living reaches new heights across five palatial towers. Discover the epitome of comfort and elegance in our 3 & 4 BR premium residences, offering a seamless blend of opulence and convenience for a truly effortless lifestyle.



ARTISTIC RENDER

# A LIFE UNMATCHED

Take respite from the ordinary and get ready to be embraced by unparalleled luxury. Keen attention to details, integration of high-end technology and premium features offer you a beautiful life experience.



# YOUR SANCTUARY OF OPULENCE

Enter a world where luxury is in the details, where the aura of extraordinary engulfs your everyday experiences. Your enclave awaits beyond these magnificent entrance, where opulence intertwines with serenity. The gates themselves are a testament to the grandeur and meticulous craftsmanship that define every aspect of this prestigious community.





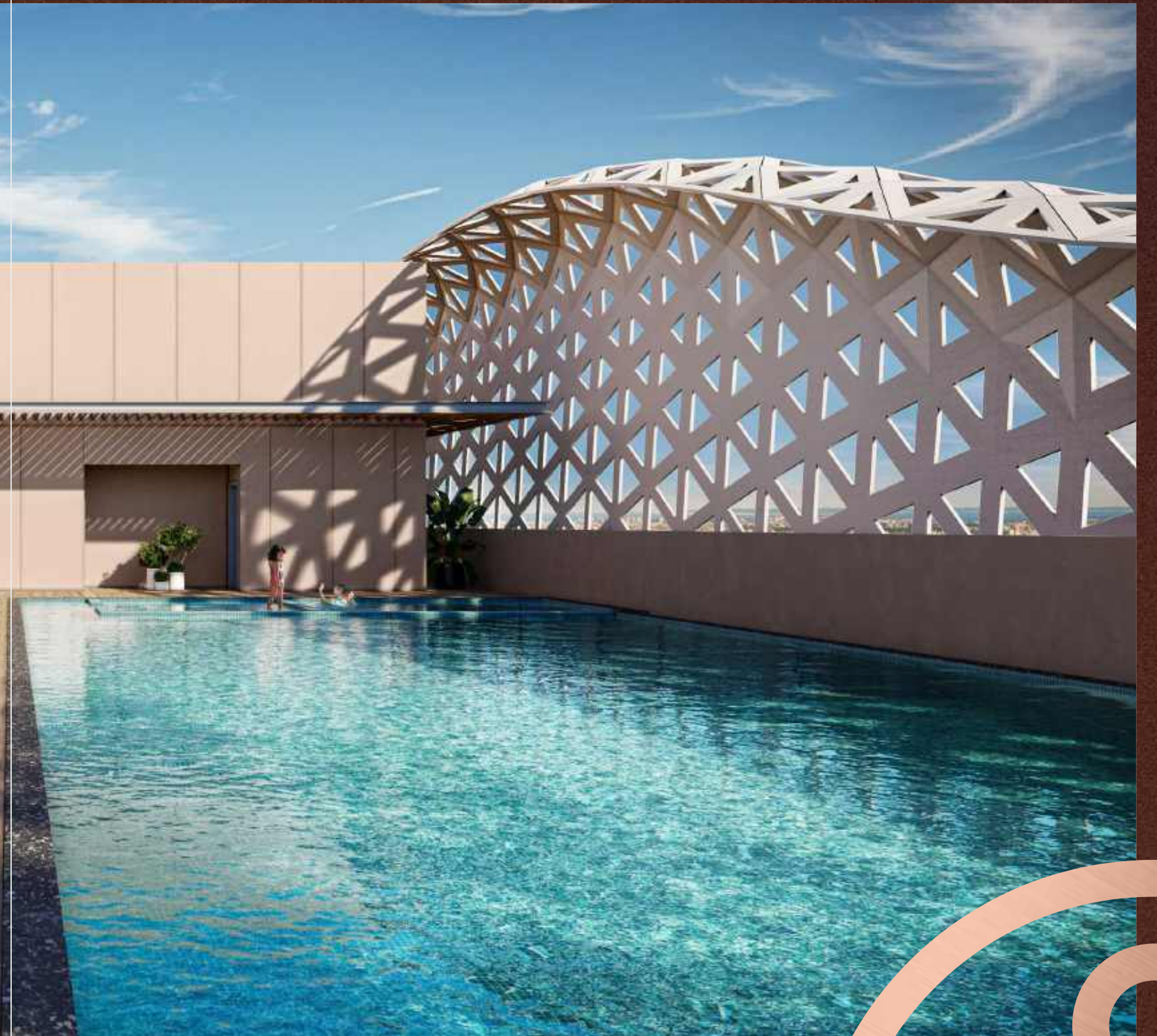
# THE IMPOSING GRANDEUR

As luxury assumes its rightful place at centre stage, the ordinary transforms into the extraordinary, captivating hearts with its magical allure. With its three 'Bellissimo' and two 'Magnifico' towers hosting 3 & 4 BR premium residences respectively, the lifestyle that you seek is manifested in reality. The grandeur of the towers is reflected with its double-height, air-conditioned lobby that greets you with its opulent design and sheer luxury.



# MUNDANE MADE MAGICAL

Begin your day with the soft echoes of the wind, gentle embrace of sunlit ambience and a stroll on lush green grass. A place where the whole community comes together to celebrate every little moment of life. Here is the perfect setting for senior citizens to bond, for kids to play and for you to resonate with a beautiful life.





# LIVE EXQUISITELY

Rejoice in a world where you can truly be yourself. Where your moments are spent unwinding in the shimmering ambience of your exclusive Clubhouse. Stacked with the finest amenities, this is a life of celebration, right around you.

- Club Roof Top Swimming Pool
- Gym
- Squash Court
- Billiards
- Pickleball
- Party Hall
- Aerobics
- Table Tennis

# FOSTER THE PLAYFUL SOUL

Escape the ordinary to embrace the comforting luxury of an unparalleled life. This is your oasis of peace and luxury where kids indulge in carefree play and you witness the invaluable joy of watching your child chase sunshine and butterflies. A world of wonders awaits you to experience a beautiful life.

# AMENITIES



**CLUBHOUSE**



**YOGA &  
MEDITATION  
ZONE**



**CRICKET  
PITCH**



**KIDS'  
PLAY AREA**



**AMPHITHEATRE**



**BADMINTON  
COURT**



**MULTIPURPOSE  
COURT**



**MULTI TIER  
SECURITY**

# THE BRIGHTEST STAR IN THE WEST

The shining jewel in the heart of Greater Noida, **Eldeco La Vida Bella** tucked away on a corner plot in Sector 12 Greater Noida (West). Beside being seamlessly connected to the 130-metre Noida-Greater Noida Link Road and Faridabad-Noida- Ghaziabad Expressway, this township offers proximity to shopping malls, schools, hospitals and local markets for a convenient life.

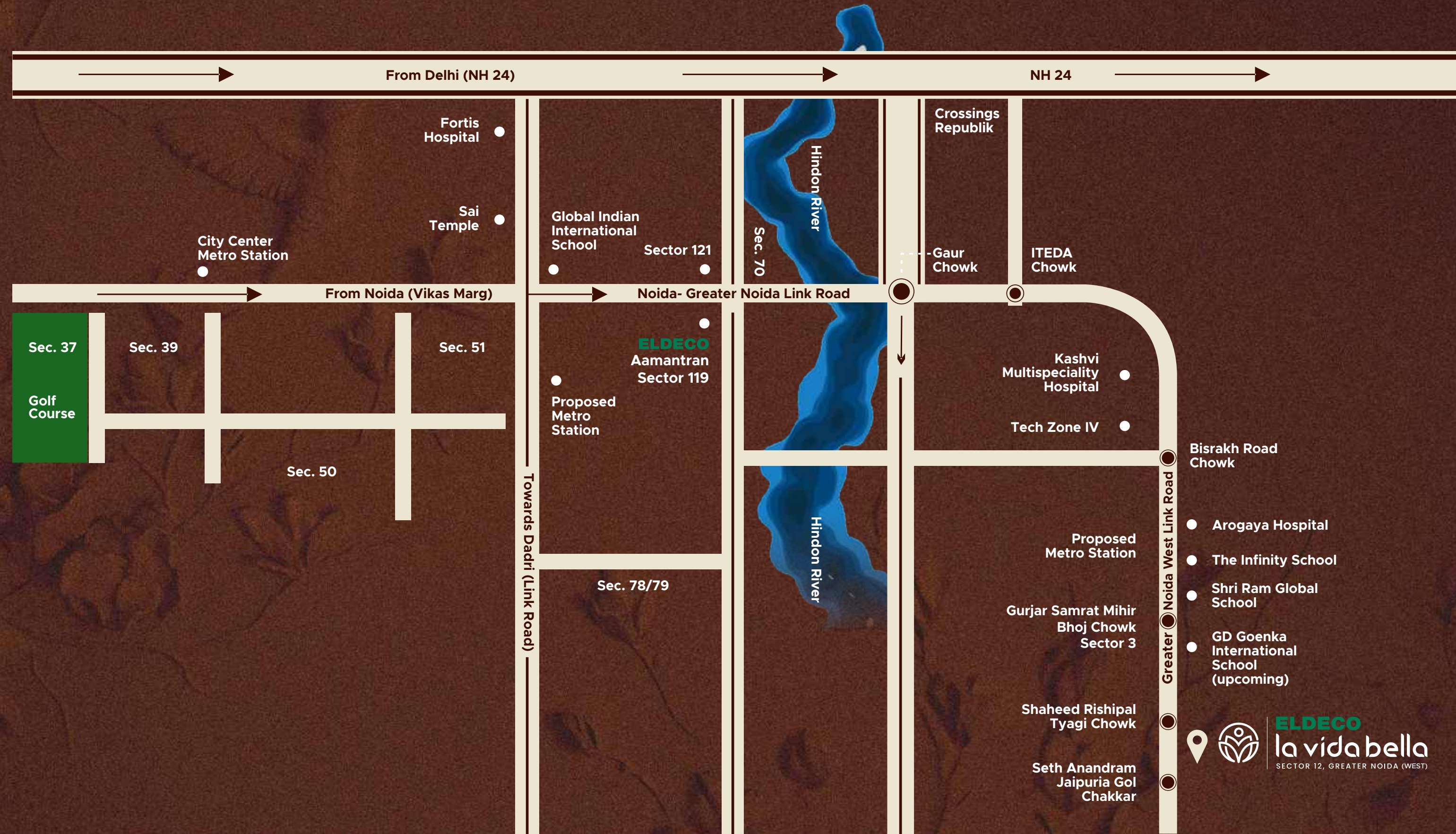


# LOCATION MAP



SCAN FOR GOOGLE PIN

- PETROL PUMP WITHIN 170 MTR
- PROPOSED METRO STATION WITHIN 1 KM
- SPORTS GROUND WITHIN 6 KM
- INTERNATIONAL SCHOOLS WITHIN 2 KM
- MULTISPECIALTY HOSPITAL WITHIN 4 KM



**ELDECO**  
**la vida bella**  
SECTOR 12, GREATER NOIDA (WEST)

# MASTER PLAN

## LEGENDS

- |                    |                                |
|--------------------|--------------------------------|
| 1 Entry/ Exit      | 15 Multipurpose Court          |
| 2 Services         | 16 Community/ Assembly Area    |
| 3 Club Drop-off    | 17 Pet Park                    |
| 4 Outdoor Kitchen  | 18 Reflexology Path            |
| 5 Party Lawn       | 19 Plaza                       |
| 6 Tower Drop-off   | 20 Club Roof Top Swimming Pool |
| 7 Kid's Play Area  | 21 Kid's Pool                  |
| 8 Fitness Area     | 22 Jacuzzi                     |
| 9 Seating Plaza    | 23 Waiting Area                |
| 10 Pavilion        | 24 Pickleball Court            |
| 11 Amphitheater    | 25 Chess Court                 |
| 12 Feature Wall    | 26 Waterbody                   |
| 13 Cricket Pitch   | 27 Outdoor Table Tennis Court  |
| 14 Badminton Court |                                |

### Disclaimer:

- The plan shown here are subject to change as per norms.
- The project will be developed in a phase wise manner.
- 1sq.ft. = 0.093 sq.mt. 10.764 sq.ft. 1,196 sq. yd. and 3.28 ft = 1 mt.
- Please go through the detailed terms of allotment before making a booking.





# SPECIFICATIONS

## Wall & Ceiling Finishes

Living/Dining/Bedroom: Plastic Paint / Oil Bound Distemper (OBD) with Gypsum Plaster

Kitchen: 2 feet dado in ceramic tiles above counter and rest Plastic Paint / OBD

Toilet Walls: Ceramic tiles up to full height

Toilet Ceiling: False ceiling

External Wall: Combination of Texture paint / Exterior emulsion / Cement paint

Balcony / Verandah: Texture / External emulsion / Cement paint

Corridors / Lobby: Plastic Paint/ Oil Bound Distemper (OBD)

## Flooring

Living Room: Premium Stone / Marble

Bedroom: Laminated Wooden

Kitchen: Premium Stone / Marble

Kitchen Counter: Granite / Composite stone

Toilet: Vitrified / Ceramic tiles

Balcony/ Verandah: Vitrified / Ceramic tiles

Common Corridors / Lobby: Tiles / Stone

Main & Fire Staircase Tread / Riser: Tiles / Stone

## Door & Windows

Main Door: PU finished 8 feet high hardwood door

Internal Doors: Melamine/PU finished 8 feet high hardwood door

External Doors / Windows: Powder Coated Aluminum / UPVC shutters and glazing

## Fitting & Fixtures

Door Hardware: Digital Lock on main door & good quality handles & fittings on internal doors

Kitchen: Good quality C.P. Fittings, double bowl sink with drain board

Toilet: Good quality C.P. Fittings, english type WC and wash basin

Electrical: Good quality modular switches and sockets, copper wiring. (Fittings like fans, geysers, light fixtures, appliances etc. not provided)

Electrical Appliances: All weather Air Conditioner

## Structure

Reinforced cement concrete with aluminum formwork

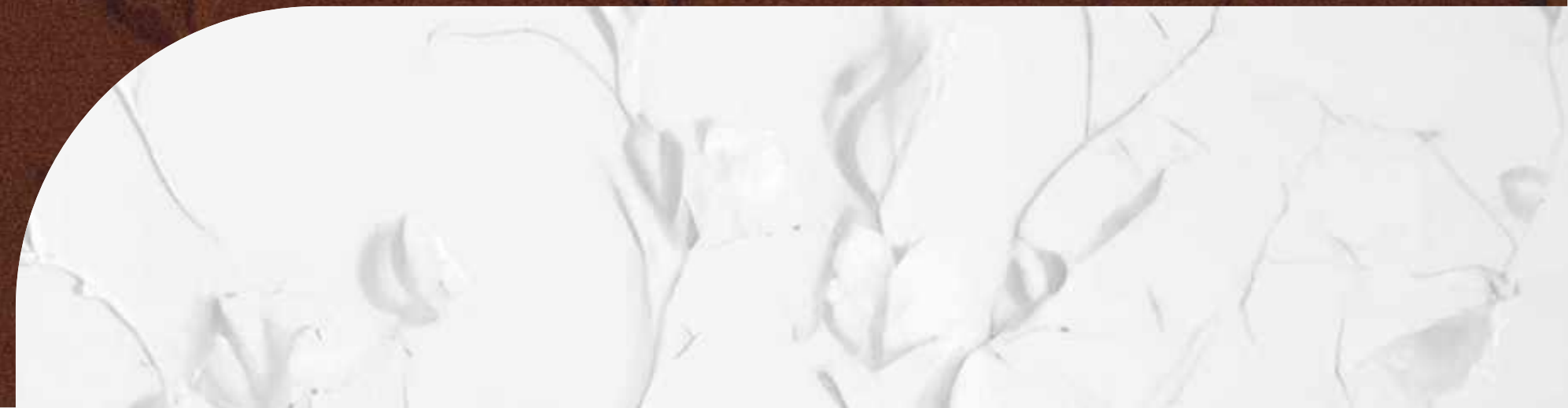
## Power Back up

Mandatory power back up to be provided at additional cost & shall be calculated @ 50% diversity, i.e. gensets of capacity 50% of total load will be installed.

Note: -

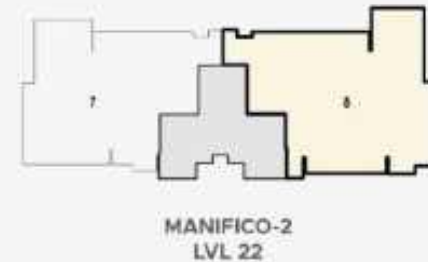
1. Company reserves the right to consider any one of the alternative materials
2. Stone, wherever used, is subject to variations in material characteristics including color.

THE  
RADIANCE  
OF  
BEAUTY



## TYPE 08 - 3BHK + 3T + SERVANT

CARPET AREA	1667 sqft (154.866 sqm)
BUILT UP AREA	2207 sqft (205.037 sqm)
BALCONY AREA	686 sqft (63.798 sqm)
SUPER AREA	2880 sqft (267.560 sqm)

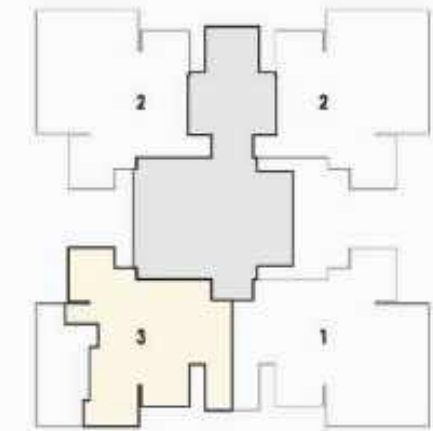


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- All dimensions shown in feet/inches are close approximation to metric dimensions.
- Dimension may vary due to thickness of the plaster
- Total area includes RERA carpet area plus balcony area plus area of external walls and proportionate share of common area.
- Internal dimensions may vary after finishing plasters/titles etc.
- Some units may have different area including additional lawn/terrace area. Please check the area with the marketing team at the time of purchase.

## TYPE 03 - 2BHK + 2T

CARPET AREA	826 sqft (76.701 sqm)
BUILT UP AREA	1078 sqft (100.149 sqm)
BALCONY AREA	216 sqft (20.085 sqm)
SUPER AREA	1425 sqft (132.386 sqm)

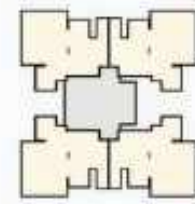


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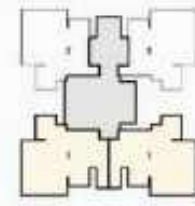
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## TYPE 01 - 3BHK + 3T

CARPET AREA	1104 sqft (102.550 sqm)
BUILT UP AREA	1488 sqft (138.239 sqm)
BALCONY AREA	272 sqft (25.305 sqm)
SUPER AREA	1905 sqft (176.980 sqm)



BELLISIMO- 1,2,3  
LVL 2- 16 18-22



BELLISIMO- 1,2,3  
LVL 1 & 17



BELLISIMO- 1,2,3  
LVL GROUND

## TYPE 02 - 2BHK + 2T

CARPET AREA	902 sqft (83.785 sqm)
BUILT UP AREA	1272 sqft (118.172 sqm)
BALCONY AREA	272 sqft (25.305 sqm)
SUPER AREA	1555 sqft (144.464 sqm)



BELLISIMO- 1,2,3  
LVL 1 & 17



BELLISIMO- 1,2,3  
LVL GROUND

### DISCLAIMER:

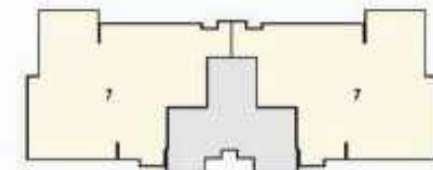
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## TYPE 07 - 3BHK + 3T

CARPET AREA	1357 sqft (126.089 sqm)
BUILT UP AREA	1886 sqft (175.215 sqm)
BALCONY AREA	696 sqft (64.633 sqm)
SUPER AREA	2340 sqft (217.393 sqm)



MANIFICO-1  
LVL 2



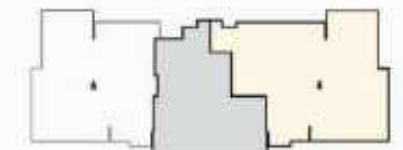
MANIFICO-2  
LVL 22

### DISCLAIMER:

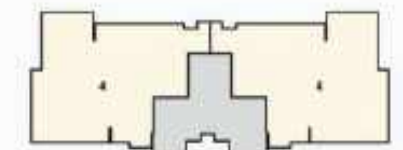
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## TYPE 04 - 4BHK + 4T

CARPET AREA	1597 sqft (148.358 sqm)
BUILT UP AREA	2209 sqft (205.222 sqm)
BALCONY AREA	462 sqft (42.936 sqm)
SUPER AREA	2755 sqft (255.947 sqm)



MANIFICO-1  
LVL GROUND



MANIFICO-1  
LVL 01-21



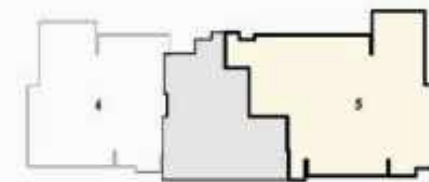
MANIFICO-2  
LVL 01-21

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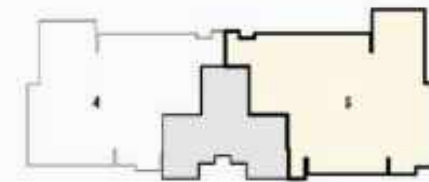
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## TYPE 05 - 4BHK + 4T + SERVANT

CARPET AREA	1912 sqft (177.666 sqm)
BUILT UP AREA	2524 sqft (234.487 sqm)
BALCONY AREA	448 sqft (41.622 sqm)
SUPER AREA	3300 sqft (306.58 sqm)



MANIFICO-2  
LVL GROUND



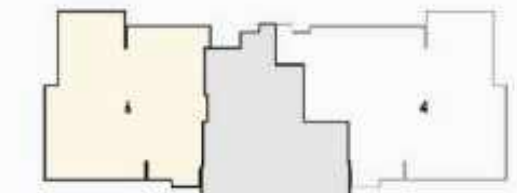
MANIFICO-2  
LVL 01-21

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## TYPE 06 - 3BHK + 3T

CARPET AREA	1304 sqft (121.128 sqm)
BUILT UP AREA	1835 sqft (170.477 sqm)
BALCONY AREA	414 sqft (38.436 sqm)
SUPER AREA	2250 sqft (209.031 sqm)



MANIFICO-1  
LVL GROUND



MANIFICO-2  
LVL GROUND

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