



New Delhi is  
migrating to Newer Delhi !



ELDECO

COUNTY

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



# Introducing Eldeco County. The new face of Newer Delhi. A lush green township replete with Private Expandable Villas.



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

Give up cramped spaces in Delhi. Move to Newer Delhi at Eldeco County – destined to be the next big thing in refined living, minutes away from Delhi.

### Expandable Private Villas

At Eldeco County, nothing cramps your wide, open view, as the entire township comprises only Expandable Private Villas, in a lush green landscaped environment.

### A truly Modular Concept in Living

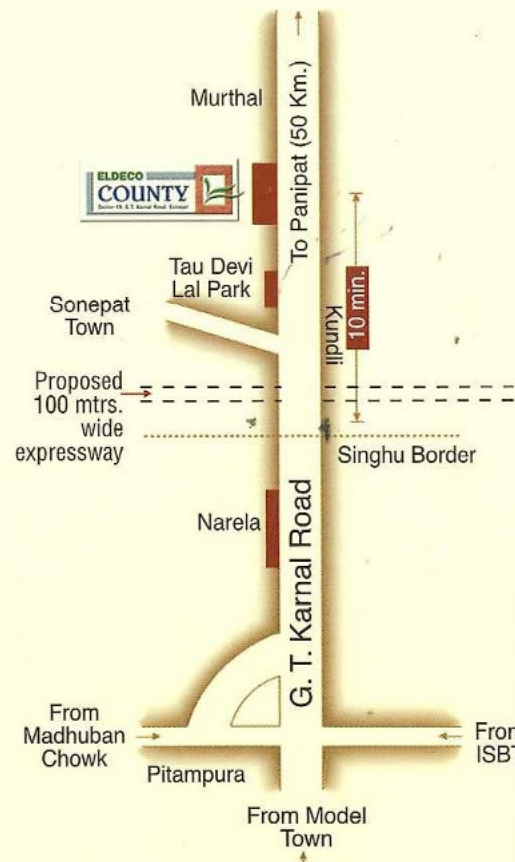
Each villa is truly expandable. Which means you can build only a part now, and add on spaces or modules as and when your family's needs (and budget) grow!

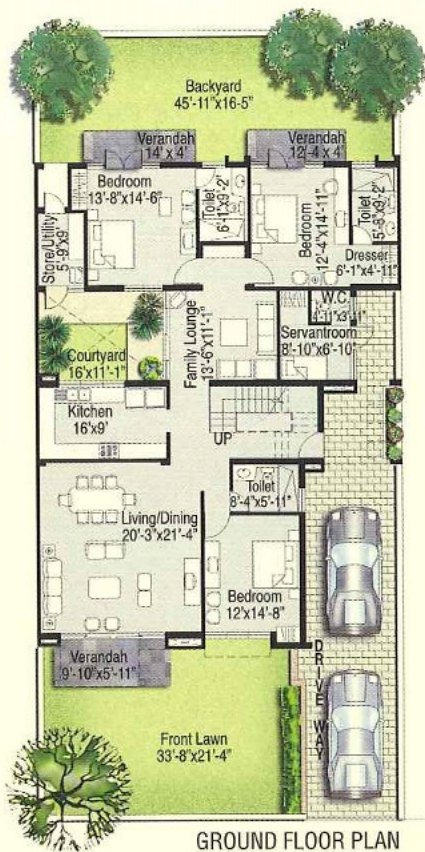
So, soak yourself in the lifestyle of your dreams. Come to Eldeco County.

- Spread over sprawling 70 acres of prime land, on the National Highway No. 1, yet just a few minutes drive North of Delhi
- Expandable independent villas from 2 bedrooms to 6 bedrooms, styled along the profoundly elegant model architecture
- Fully secure complex • Freehold property • 100% Power back-up • Ultra modern amenities inside and resort-like lush-green landscaping outside.

### Why Sonapat?

- Sonapat today is the face of Newer Delhi. Think Gurgaon in 1994, Noida in 2000 and Greater Noida in 2004
- Delhi is expanding rapidly and the only place North and East Delhi can extend towards is Sonapat
- Currently, the price of a villa at Eldeco County is very reasonable. In the next few years, it is likely to explode!  
So hurry, buy now!





GROUND FLOOR PLAN



MODULE A  
2220 Sq. Ft.

MODULE B  
2724 Sq. Ft.



MODULE C  
3237 Sq. Ft.

MODULE D  
3595 Sq. Ft.



MODULE E  
4346 Sq. Ft.

MODULE F  
4651 Sq. Ft.

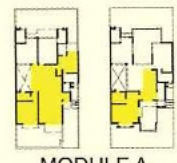
BUILT UP AREA

Module A	2220 sq.ft.
Module B	2724 sq.ft.
Module C	3237 sq.ft.
Module D	3595 sq.ft.
Module E	4346 sq.ft.
Module F	4651 sq.ft.

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

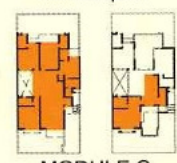


GROUND FLOOR PLAN



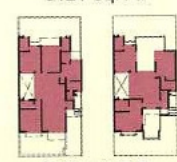
MODULE A  
2245 Sq. Ft.

MODULE B  
2746 Sq. Ft.



MODULE C  
3121 Sq. Ft.

MODULE D  
3696 Sq. Ft.

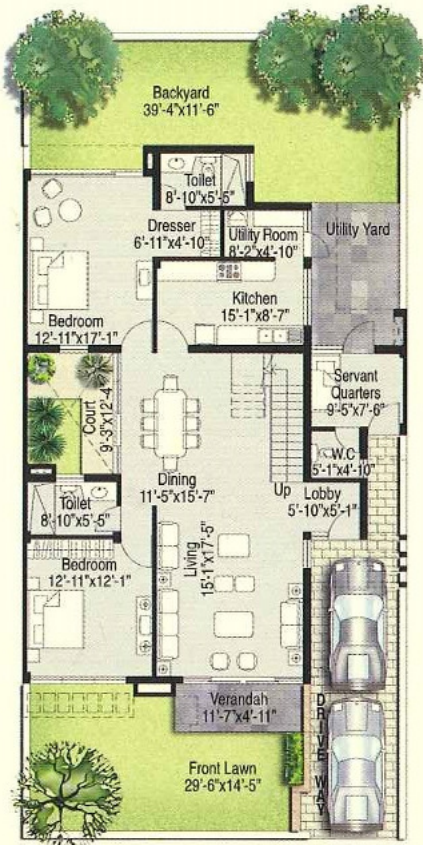


MODULE E  
4020 Sq. Ft.

BUILT UP AREA

Module A	2245 sq.ft.
Module B	2746 sq.ft.
Module C	3121 sq.ft.
Module D	3696 sq.ft.
Module E	4020 sq.ft.

**WINDSOR** Plot Size: 41' X 90'-2"  
411 Sq. Yards



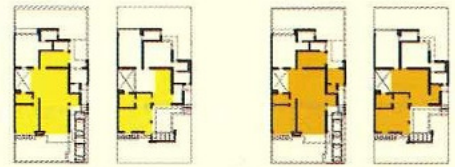
GROUND FLOOR PLAN



**HAMPTON COURT**

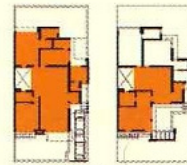


Plot Size: 39'-4" X 82'-0"  
359 Sq. Yards

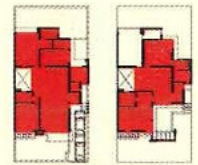


MODULE A  
1730 Sq. Ft.

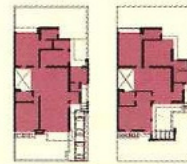
MODULE B  
2075 Sq. Ft.



MODULE C  
2470 Sq. Ft.



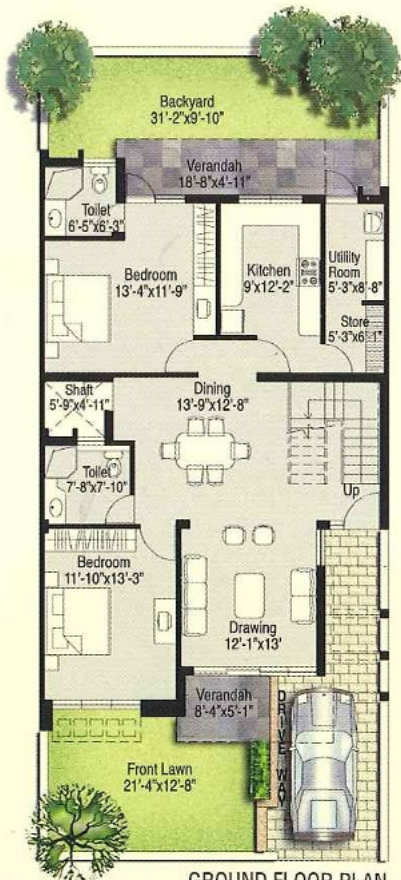
MODULE D  
2825 Sq. Ft.



MODULE E  
3135 Sq. Ft.

BUILT UP AREA

Module A	1730 sq.ft.
Module B	2075 sq.ft.
Module C	2470 sq.ft.
Module D	2825 sq.ft.
Module E	3135 sq.ft.



GROUND FLOOR PLAN



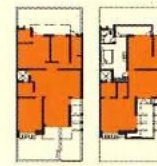
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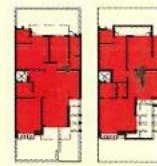
MODULE A  
2019 Sq. Ft.



MODULE B  
2387 Sq. Ft.



MODULE C  
2736 Sq. Ft.



MODULE D  
3021 Sq. Ft.

BUILT UP AREA

Module A	2019 sq.ft.
Module B	2387 sq.ft.
Module C	2736 sq.ft.
Module D	3021 sq.ft.

**CARLTON**



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

**Note:**

- The areas and plans shown here are subject to change • 1 sq.ft. = 0.093 sq.mt. 10.764 sq.ft. = 1sq.mt. =1.196 sq.yd. and 3.28 ft. = 1mt
- All dimensions shown in feet inches are close approximation to metric dimensions • The above plans are indicative. Please check actual plans with marketing



Actual Photograph of Sample Villa

## Specifications that complement your lifestyle.

### STRUCTURE

Earthquake resistant 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
Flooring	:	Vitrified tiles flooring in drawing/dining and kitchen. 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/anodized aluminium glazing
Hardware	:	Designer handles and fittings except for servant room & servant toilet

### 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 C.P. Fittings, stainless steel 1 + 1/2 bowl kitchen sink

### TOILETS

Walls	:	Combination of designer ceramic tiles upto 7', oil bound distemper
Flooring	:	Ceramic tile/Stone
Counter	:	Granite/Marble/Stone/Tiles/Designer wash basin
Fittings & Fixtures	:	Superior quality C.P. Fittings, English WC in white/pastel shade, Wash basin, mirror, towel rod

<b>ELECTRICAL</b>	:	Modular switches and sockets; copper wiring, (fittings like fan, light fixtures, geysers appliances etc. not provided)
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### BALCONIES & SIDE TERRACE

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

\*Note: EIPL reserves the right to go for any one of the material for execution out of the given option

# The Eldeco Group

## Carving lifestyles of the future



Eldeco Magnolia Park, Sector 119, Noida



Eldeco Mystic Greens,  
Sector Omicron, Greater Noida



Eldeco Eden Park, Neemrana



Eldeco Estate One, G.T. Road, Ludhiana



Eldeco Green, Nakodar Road, Jalandhar



Eldeco Estate One, G.T. Road, Panipat

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, Noida, Greater Noida and other parts of NCR of Delhi. Carrying more than 35 years of expertise in construction and real estate development, Eldeco has delivered more than 200 projects spanning townships, high-rise condominiums, townhouses, malls and office complexes. In addition, 30 projects are in various stages of active execution. The aggregate delivered area stands at more than 40 million sq.ft with more than 25000 satisfied customers. Currently apart from the towns mentioned above, Eldeco is developing projects in Panipat, Sonapat, Ludhiana, Jhansi, Neemrana and Jalandhar. The unique 1200 acres state-of-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 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 headed towards ever-greater success.



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