

Choose an Eldeco home.

*Live Better.*

175 PROJECTS  
DELIVERED

35 YEARS OF  
EXPERTISE

PRESENT IN  
15 CITIES

30000+ SATISFIED  
CUSTOMERS



REERA No. UPRERAPRJ224  
www.up-dera.in  
This is an artistic impression  
ELDECO LUXA  
SITAPUR ROAD, LUCKNOW



REERA No. UPRERAPRJ3850  
www.up-dera.in  
Actual Photograph  
ELDECO REGALIA,  
OFF IIM ROAD, LUCKNOW



Actual Photograph  
ELDECO CITY  
IIM ROAD, LUCKNOW



REERA No. UPRERAPRJ783  
www.up-dera.in  
Actual Photograph  
ELDECO SAUBHAGYAM  
AMAR SHAHEED PATH, LUCKNOW



Actual Photograph  
ELDECO SHAURYA  
BINOR ROAD, LUCKNOW



Actual Photograph  
ELDECO ETERNIA  
SITAPUR ROAD, LUCKNOW



REERA No. UPRERAPRJ645  
www.up-dera.in  
This is an artistic impression  
ELDECO CITY DREAMS  
IIM ROAD, LUCKNOW



REERA No. UPRERAPRJ647  
www.up-dera.in  
Actual Photograph  
ELDECO CITY BREEZE  
IIM ROAD, LUCKNOW



REERA No. Eldeco City Phase-I UPRERAPRJ72792  
REERA No. Eldeco City Phase-II UPRERAPRJ41290  
www.up-dera.in  
This is an artistic impression  
ELDECO CITY  
NAINITAL ROAD, BAREILLY



REERA No. UPRERAPRJ224  
www.up-dera.in  
This is an artistic impression  
ELDECO ARANYA  
NH-73, PANCHKULA



REERA No. PBREERA-LD45-PROD03  
www.reera-punjab.gov.in  
Actual Photograph  
ELDECO ESTATE ONE  
MAIN G.T. ROAD, LUDHIANA



REERA No. PBREERA-JAL34-PROD03  
www.reera-punjab.gov.in  
Actual Photograph  
ELDECO GREENS,  
NAKODAR ROAD, JALANDHAR

**Disclaimer:** The image renders used herein are purely indicative and for representational purposes. This is only an invitation to offer and does not constitute an offer. The purpose of this brochure is to indicate to the intended customers the extent of the amenities and facilities that may come up in the Project as per the present approved layout. Intending or interested customers are advised to understand the Project/Township details, terms of allotment and statutory approvals before making any purchase decision.

**ELDECO**  
ELDECO HOUSING & INDUSTRIES LTD.  
CIN No. L45202UP1985PLC099376

**Site Office:** Eldeco Twin Towers at Eldeco City, IIM Road, Lucknow  
**Regd. & Corp. Office Address:** 2nd floor, Eldeco Corporate Chamber-1,  
(Opp. Mandi Parishad), Vibhuti Khand, Gomti Nagar, Lucknow-226010

**Tel:** (0522) 4039999 | **Mobile:** 9999159949  
**Email:** customercare.lucknow@eldecousing.co.in  
**Website:** www.eldecogroup.com

REERA NO: UPRERAPRJ639751  
www.up-dera.in

BUY A HOME,  
GET A CITY

**ELDECO**  
**TWIN**  
**TOWERS**



Actual Photograph



Actual Photograph



Actual Photograph

**Acres of  
vibrant community  
living**

Right from its fantastic location to  
the welcoming environs - the sheer  
magnitude is alluring!

## Capital City Club\* Features

### LIFESTYLE CLUB

It will be your favourite spot to make the body fit or relax the mind or indulge in your favourite game in the company of family & friends.



Bird's Eye View of Capital City Club



### SWIMMING POOL

Enjoy a refreshing dip in the morning or evening with your family and friends or throw a poolside party for little celebrations.



### GYM

Want to feel better, have more energy and add joy to your life? Just hit the gym for instant rejuvenation.



### SPORTS COURTS

Well-maintained courts to practise your game, hone your skills or try your hand at a new sport with family and neighbours to cheer up.



### TABLE TENNIS

Enjoy the game on a relaxing weekend afternoon or Sunday evenings with your family, friends or neighbours and give yourself a really good workout!



### PARTY HALL

An exclusive space reserved to host birthday parties, anniversaries and other special occasions of joy & togetherness.

## Eldeco City Features

### JOGGING TRACKS

The old-fashioned jogging tracks are still among the most loved by fitness freaks. Get safe jogging areas within the City to fulfil your impulse to have a jog in the morning or evening.



### KIDS' PLAY AREA

Set your kids free in a space designed to indulge their innocent play and group games.



### SECURITY

From access-controlled entry & exit to guards and township boundary wall, there is enhanced security in Eldeco City.



### PARKS

40 parks that make up for a fresh green carpet spread. Ideal for the enthusiastic strollers, senior citizens and nature lovers to spend time at leisure.



### SCHOOL

Within an arm's reach, the Indus Valley School ensures that parents spend less time dropping and picking their children, and the latter enjoy the warmth of community living.



### CONVENIENT SHOPPING

The complex is a one-stop solution to your daily needs right at the doorstep. Save time, save energy, save commute and shop at your convenience.



### MIYAWAKI FOREST

A dense forest is grown with indigenous plant species in approx. 800 sq. mt. within the township to provide residents with 24x7x365 days of abundant green and clean environment.



Row of Villas



Capital City Club



Landscaped Greens



Kids' Play Area



City Arcade



Eldeco City Breeze

## Enveloped by a thriving city

Sprawling in 133 acres at IIM Road, Eldeco City has a grand entrance that invites you for an all-embracing living experience within a fully integrated township with villas, plots, apartments & commercial space. Eldeco Twin Towers\* is strategically located within the fully inhabited Eldeco City.



This is an artistic impression



This is an artistic impression

**A city  
unfolds a home...**

Welcome to the Eldeco Twin Towers - Artemis & Apollo. The 2&3 Bedroom apartment complex lets you experience structural excellence, rich exteriors, spacious balconies and a plush ambience.



This is an artistic impression



This is an artistic impression

**A home of indulgence,  
ultra-comfort & safety**

Own a home ensuring uninterrupted joys of living with spacious rooms, power backup, ample ventilation and sunlight in a 3-tier secured environment.

## Twin Towers Privileges

### PUBLIC REALM

A complete city life awaits you. Get your children the best of the schools and institutions. Indulge yourself at the best shopping location and hotels, ideally located in the vicinity.



### COMMUNITY AREAS

Adding luxury in life are areas where you can socialise and enjoy yourself. Make the best use of the party hall and the gym.



### DOUBLE-HEIGHT ENTRANCE LOBBY

A double-height entrance lobby has a ceiling of a considerable height. The double-height lobby makes for more room and gets flooded with natural light during the day.



### MIYAWAKI FOREST

A thick green forest right next door rejuvenates every living moment of the premises and gifts residents green foliage, fresh air and a pure atmosphere.



### KIDS' PLAY AREA

Get your kids ready to experience the sheer enjoyment of playing with other kids in a safe and sound environment.



### BADMINTON COURT

A professionally designed open badminton court for a casual game and to work out and enjoy.



### EXCLUSIVE ENTRY GATE

Enjoy a special privilege of an exclusive entry with the promise of security.



### OVERLOOKING THE GREENS

A green vista that pampers your sight every moment of the day and revs up the living experience with its aesthetics.







This is an artistic impression



RERA NO: UPRERAPRJ639751

**City Dreams**  
RERA NO: UPRERAPRJ16415

**Amphitheatre Park**

**Capital City Club**

**Children's Park**

**Electric Sub-Station**

**City Arcade**  
RERA NO:  
ARCADE I: UPRERAPRJ3316  
ARCADE II: UPRERAPRJ3671

**City Breeze**  
RERA NO:  
UPRERAPRJ6147

**Central Park**

**Games Park**

**Indus Valley School**

**Sports Park**

**Fitness Park**

**Yoga Park**

**Kutir/Sukriti**  
RERA NO: UPRERAPRJ5011

**Miyawaki Forest**

**Health Park**

**Row of Villas**

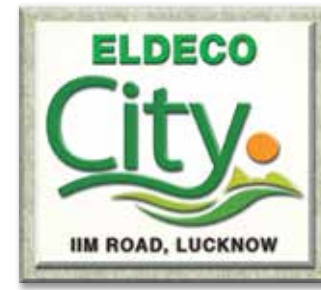
**Miyawaki Forest**

**Front Park**

**Peace Park**

**Future Development**

**Entrance to Eldeco City**



VILLAS • APARTMENTS • PLOTS

Bird's Eye View of Eldeco City - Actual Shot

Map not to scale

## Location Map



### A LOCATION INCLUSIVE OF EVERYTHING

It's a location chosen to give you an all-embracing living experience by bringing everything you need and every place on the list of your convenience just a few minutes away!

- Local markets, schools and transport in close vicinity
- Close to posh colonies like Jankipuram, Aliganj, Kapurthala, Mahanagar etc.
- Well-connected to Sitapur and Hardoi Roads and other landmarks of the city
- Just a 10-minute drive from the city's big shopping area in Kapurthala
- Just a 35 minutes drive from the airport
- Just a stone's throw away from the Indian Institute of Management, Lucknow and other educational institutes like Maharishi Vidya Mandir, Central School and Bal Bharti School



AT ELDECO CITY, IIM ROAD, LUCKNOW  
RERA NO: UPRERAPRJ639751  
www.up-rera.in

## Master Plan

### LEGENDS

- 1 Entrance Gate
- 2 Tower-Artemis
- 3 Tower-Apollo
- 4 Play courts
- 5 Green Area

### DISCLAIMER:

- The areas and plans shown here are subject to change
- The above plan is indicative, conceptual and subject to change. Please check the actual plan with the Marketing Team
- 1 sq. 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
- The terms of the allotment shall have precedence over the given master plan

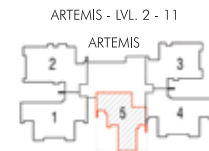
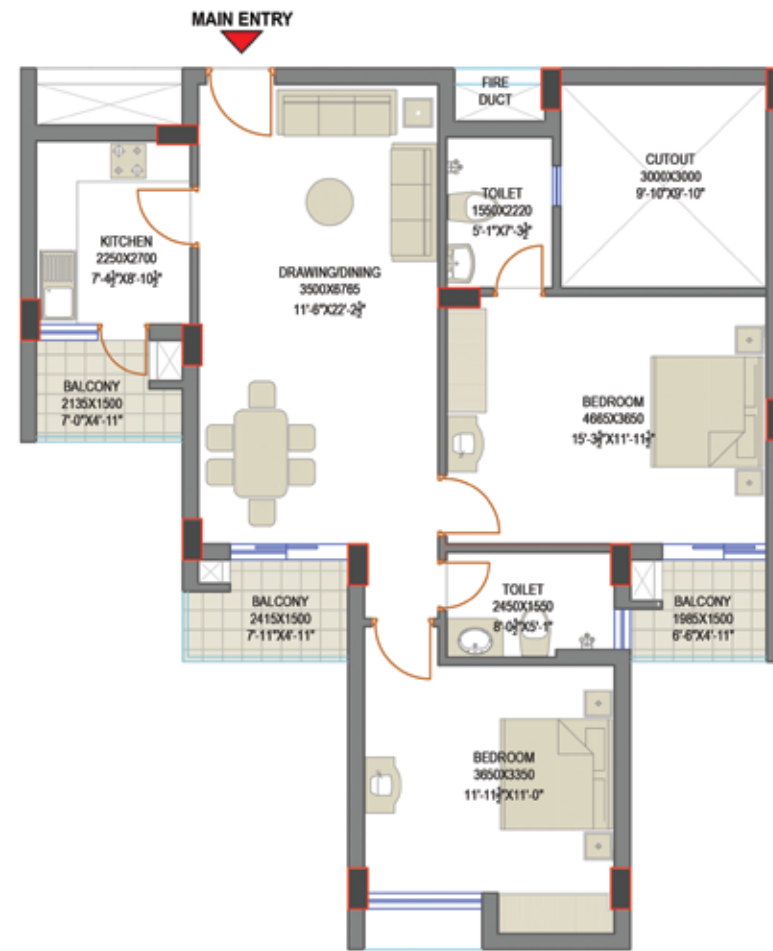




AT ELDECO CITY, IIM ROAD, LUCKNOW  
 RERA NO: UPRERAPRJ639751  
 www.up-rera.in

## Floor Plan

|                           |  |
|---------------------------|--|
| <b>TYPE U1</b>            | : 2BR+2T   |
| <b>RERA CARPET AREA</b>   | : 768 SQ. FT. (71 SQ. MT.)                                 |
| <b>BALCONY AREA</b>       | : 95 SQ. FT. (9 SQ. MT.)                                   |
| <b>EXTERNAL WALL AREA</b> | : 143 SQ. FT. (13 SQ. MT.)                                 |
| <b>SUPER AREA</b>         | : 1308 SQ. FT. (121 SQ. MT.)<br>(Inclusive of common area) |

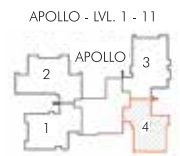
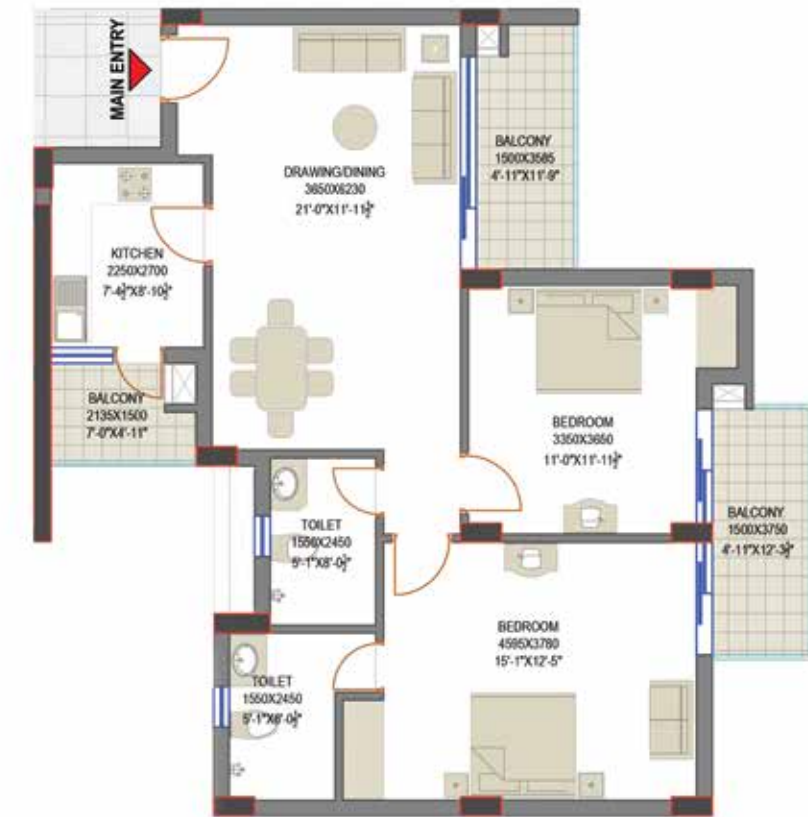


- DISCLAIMER:**
- 1 sq. ft.=0.093 sq. mt., 10.764 sq. ft.=1.196 sq. yd. and 3.28 sq. ft.=1 mt.
  - All dimensions shown in feet/inches are close approximation to metric dimensions
  - RERA carpet area includes area between the inner face of the outer wall of the unit
  - Built-up area of the unit includes RERA carpet area, balcony area and external wall area
  - Internal dimensions may vary after finishing plaster/tiles etc.
  - Some units may have different area including additional lawn/terrace area. Please check the area with marketing team at the time of purchase



AT ELDECO CITY, IIM ROAD, LUCKNOW  
 RERA NO: UPRERAPRJ639751  
 www.up-rera.in

|                           |  |
|---------------------------|--|
| <b>TYPE U2</b>            | : 2BR+2T   |
| <b>RERA CARPET AREA</b>   | : 784 SQ. FT. (73 SQ. MT.)                                 |
| <b>BALCONY AREA</b>       | : 147 SQ. FT. (14 SQ. MT.)                                 |
| <b>EXTERNAL WALL AREA</b> | : 125 SQ. FT. (12 SQ. MT.)                                 |
| <b>SUPER AREA</b>         | : 1372 SQ. FT. (127 SQ. MT.)<br>(Inclusive of common area) |

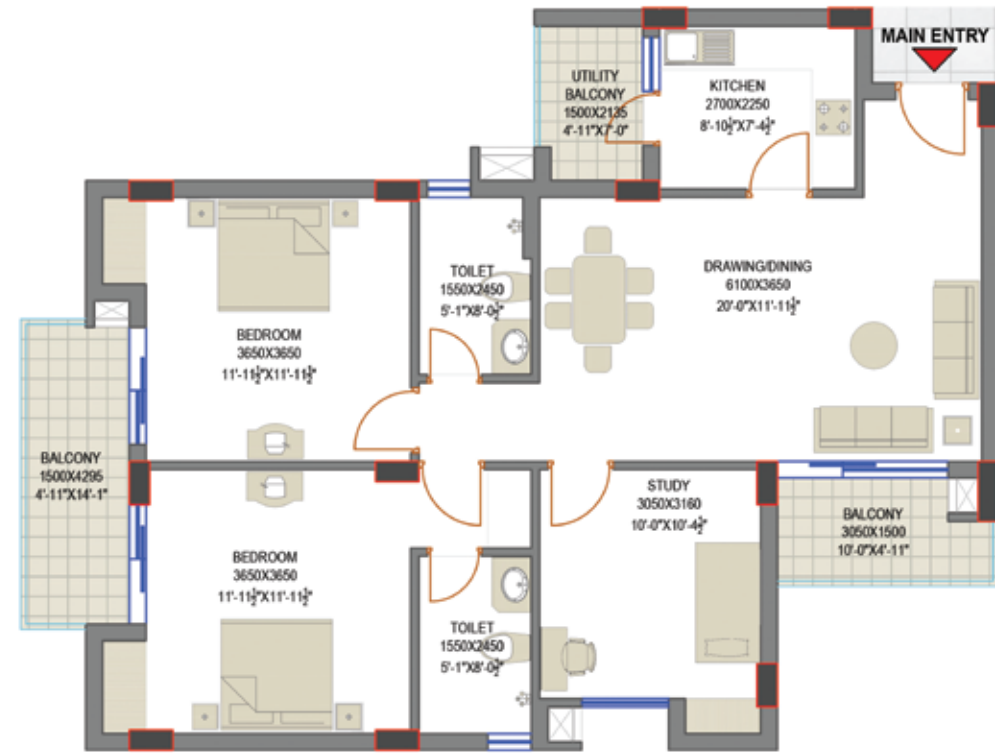


- DISCLAIMER:**
- 1 sq. ft.=0.093 sq. mt., 10.764 sq. ft.=1.196 sq. yd. and 3.28 sq. ft.=1 mt.
  - All dimensions shown in feet/inches are close approximation to metric dimensions
  - RERA carpet area includes area between the inner face of the outer wall of the unit
  - Built-up area of the unit includes RERA carpet area, balcony area and external wall area
  - Internal dimensions may vary after finishing plaster/tiles etc.
  - Some units may have different area including additional lawn/terrace area. Please check the area with marketing team at the time of purchase

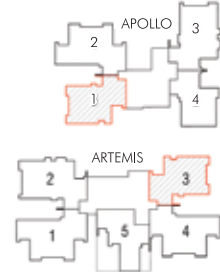


**TYPE U3** : 2BR+1ST+2T  
**RERA CARPET AREA** : 897 SQ. FT. (83 SQ. MT.)  
**BALCONY AREA** : 148 SQ. FT. (14 SQ. MT.)  
**EXTERNAL WALL AREA** : 126 SQ. FT. (12 SQ. MT.)  
**SUPER AREA** : 1523 SQ. FT. (141 SQ. MT.)  
(Inclusive of common area)

AT ELDECO CITY, IIM ROAD, LUCKNOW  
RERA NO: UPRERAPRJ639751  
www.up-rera.in



ARTEMIS - LVL. 1 - 11  
APOLLO - LVL. 1 - 11



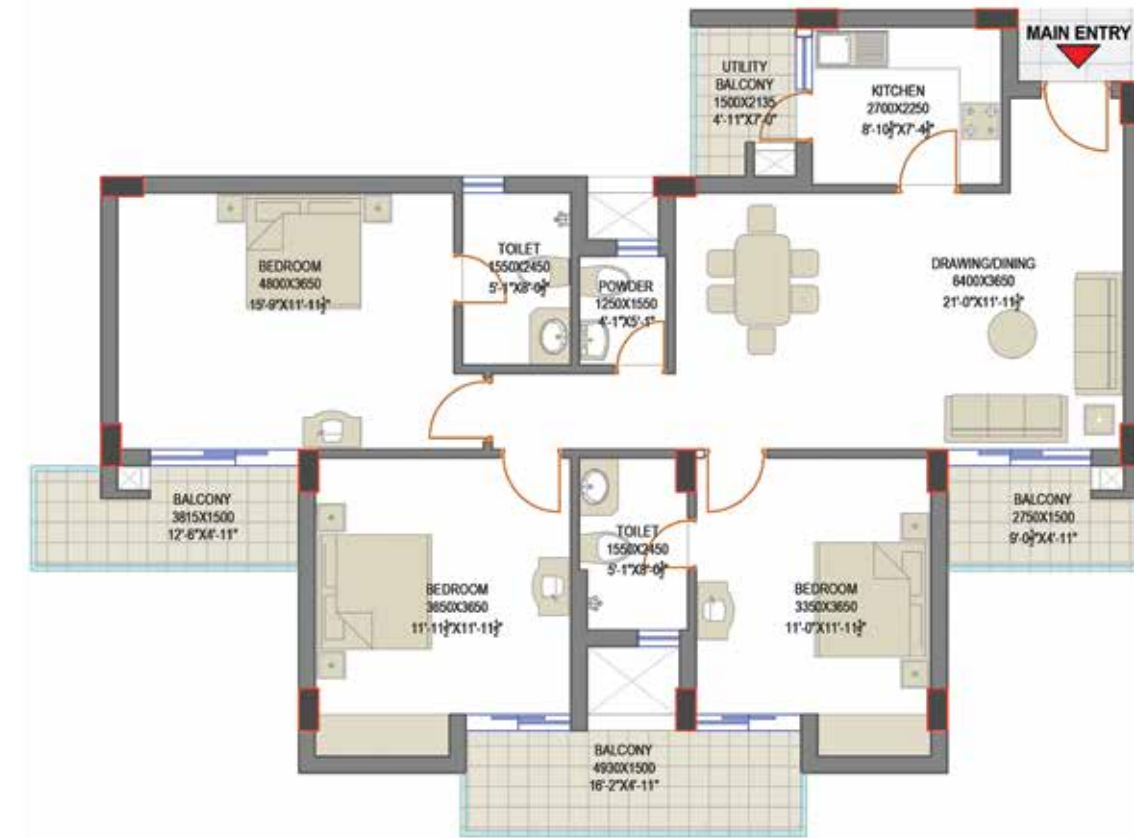
**DISCLAIMER:**

- 1 sq. ft.=0.093 sq. mt., 10.764 sq. ft.=1.196 sq. yd. and 3.28 sq. ft.=1 mt.
- All dimensions shown in feet/inches are close approximation to metric dimensions
- RERA carpet area includes area between the inner face of the outer wall of the unit
- Built-up area of the unit includes RERA carpet area, balcony area and external wall area
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area. Please check the area with marketing team at the time of purchase

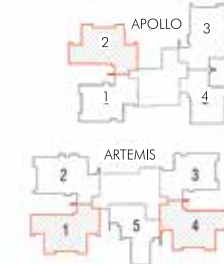


**TYPE U4** : 3BR+3T  
**RERA CARPET AREA** : 1001 SQ. FT. (93 SQ. MT.)  
**BALCONY AREA** : 177 SQ. FT. (16 SQ. MT.)  
**EXTERNAL WALL AREA** : 172 SQ. FT. (16 SQ. MT.)  
**SUPER AREA** : 1755 SQ. FT. (163 SQ. MT.)  
(Inclusive of common area)

AT ELDECO CITY, IIM ROAD, LUCKNOW  
RERA NO: UPRERAPRJ639751  
www.up-rera.in



ARTEMIS - LVL. 1 - 11  
APOLLO - LVL. 1 - 11



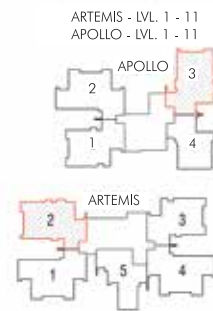
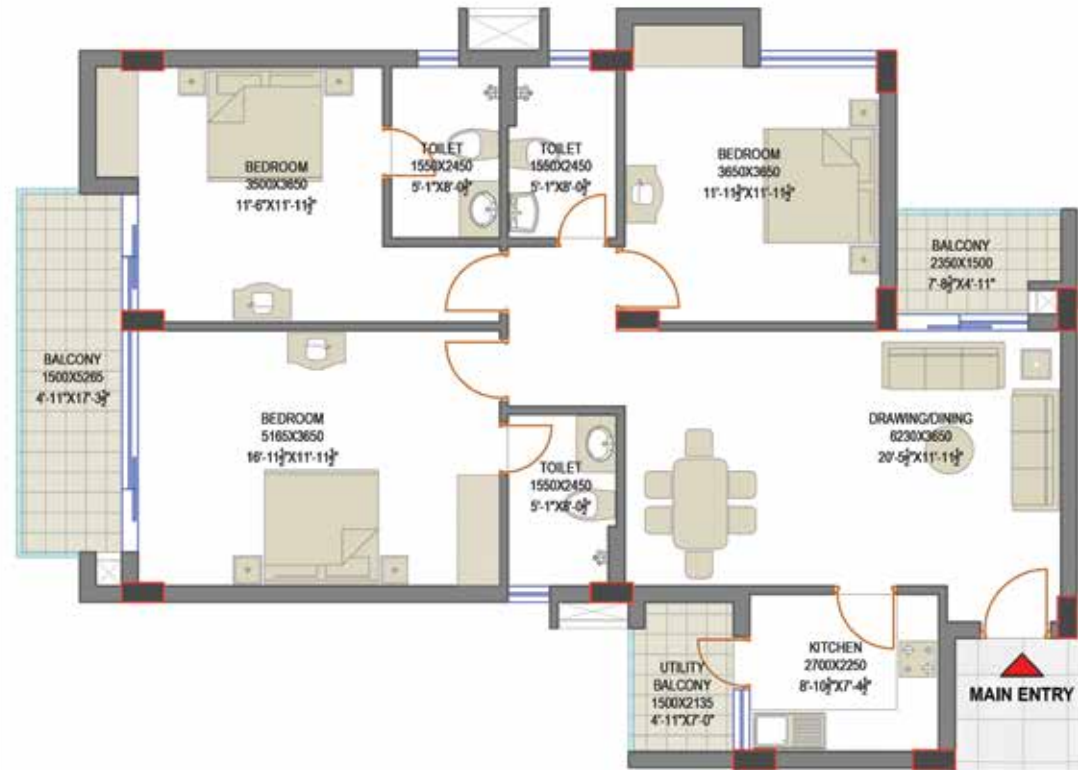
**DISCLAIMER:**

- 1 sq. ft.=0.093 sq. mt., 10.764 sq. ft.=1.196 sq. yd. and 3.28 sq. ft.=1 mt.
- All dimensions shown in feet/inches are close approximation to metric dimensions
- RERA carpet area includes area between the inner face of the outer wall of the unit
- Built-up area of the unit includes RERA carpet area, balcony area and external wall area
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different area including additional lawn/terrace area. Please check the area with marketing team at the time of purchase



AT ELDECO CITY, IIM ROAD, LUCKNOW  
 RERA NO: UPRERAPRJ639751  
 www.up-rera.in

**TYPE U5** : 3BR+3T  
**RERA CARPET AREA** : 1046 SQ. FT. (97 SQ. MT.)  
**BALCONY AREA** : 154 SQ. FT. (14 SQ. MT.)  
**EXTERNAL WALL AREA** : 144 SQ. FT. (13 SQ. MT.)  
**SUPER AREA** : 1748 SQ. FT. (162 SQ. MT.)  
 (Inclusive of common area)



- DISCLAIMER:**
- 1 sq. ft.=0.093 sq. mt., 10.764 sq. ft.=1.196 sq. yd. and 3.28 sq. ft.=1 mt.
  - All dimensions shown in feet/inches are close approximation to metric dimensions
  - RERA carpet area includes area between the inner face of the outer wall of the unit
  - Built-up area of the unit includes RERA carpet area, balcony area and external wall area
  - Internal dimensions may vary after finishing plaster/tiles etc.
  - Some units may have different area including additional lawn/terrace area. Please check the area with marketing team at the time of purchase

## SPECIFICATIONS

|                                   |  |
|-----------------------------------|--|
| Finishes                          |  |
| External Wall Finish              | Combination of texture paint finish and Cement Paint/Stone.  |
| Internal Wall Finish              | Tiles skirting and Interior Emulsion Paint on walls. Emulsion Paint and POP with Cornices on ceiling.  |
| Internal Plaster                  | Cement plaster on walls and ceiling.   |
| Internal Flooring                 | Designer stone finish Vitrified tiles.   |
| External and Internal Doors       | 8 ft. Hardwood door frame with door shutter in teak finish/painted flat skin shutter or skin moulded doors in Enamel Paint.  |
| Windows                           | Anodized Aluminium/Composite/UPVC glazed windows. (without Grills).  |
| Hardware                          | Good quality handles and fittings. Main Door with premium brass fittings.  |
| Electrical                        | Good quality modular switches and sockets, copper wiring (Fittings like fans, geyser, light fixtures, appliances etc. not provided). Provision for installation of Split ACs within the flat. Provision (conducting/wiring) for installation of 3 nos of CCTV Cameras for each flat. |
| Kitchen                           |  |
| Walls                             | 2' high dado in Ceramic Tiles above counter and rest Synthetic Enamel Paint.   |
| Flooring                          | Ceramic/Vitrified Tiles.   |
| Ceiling                           | Emulsion paint & POP with Cornices.  |
| Counter                           | Granite or equivalent counter without woodwork.  |
| Fittings and Fixtures             | Good quality C.P. Fittings. Single bowl stainless steel sink with drainboard.  |
| Toilet                            |  |
| Walls                             | Ceramic tiles up to 8' high and acrylic distemper.   |
| Flooring                          | Ceramic tiles.   |
| Ceiling                           | Oil Bound Distemper (OBD).   |
| Fittings & Fixtures               | Jaguar/Kohler or equivalent C.P. Fittings, English type WC and Granite Counter-top washbasin or pedestal washbasin. Exhaust Fan in toilet.   |
| Balcony/Verandah                  |  |
| Flooring                          | Ceramic Tiles.   |
| Ceiling & Walls                   | Acrylic Distemper.   |
| Railing                           | M S Railing.   |
| Staircase & Common Corridor       |  |
| Corridors/Lobby - Flooring        | Tiles/Kota Stone. Double-height entrance lobby at Ground Floor.  |
| Corridors/Lobby - Ceiling & Walls | Acrylic Distemper.   |
| Main & Fire Staircase             | Tiles/Kota Stone.  |
| Staircase Railing                 | M. S. Railing.   |
| Structure                         |  |
| Structure                         | Earthquake-resistant RCC frame structure with Brick Filler Wall.   |

Note: Company reserves the right to consider any one of the alternative materials.