



ELAN  
THE  
PRESIDENTIAL™  
ADDRESS FOR THE MOST INFLUENTIAL





# Address for the Most Influential

Sec 106, DWARKA EXPRESSWAY



106

DWARKA  
EXPRESSWAY



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# The Location

(Map not to scale)

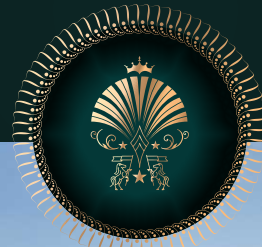


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The Entrance to Magnificence





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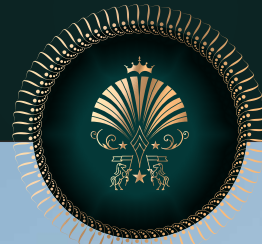


Experience The 5 Star Living



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WELCOME TO  
A PRESIDENTIAL LIFE...



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Ever Lasting Arrivial Statement





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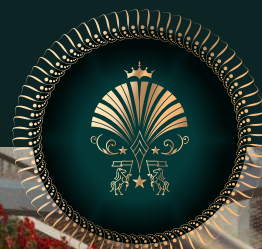
30 Acres of Serenity



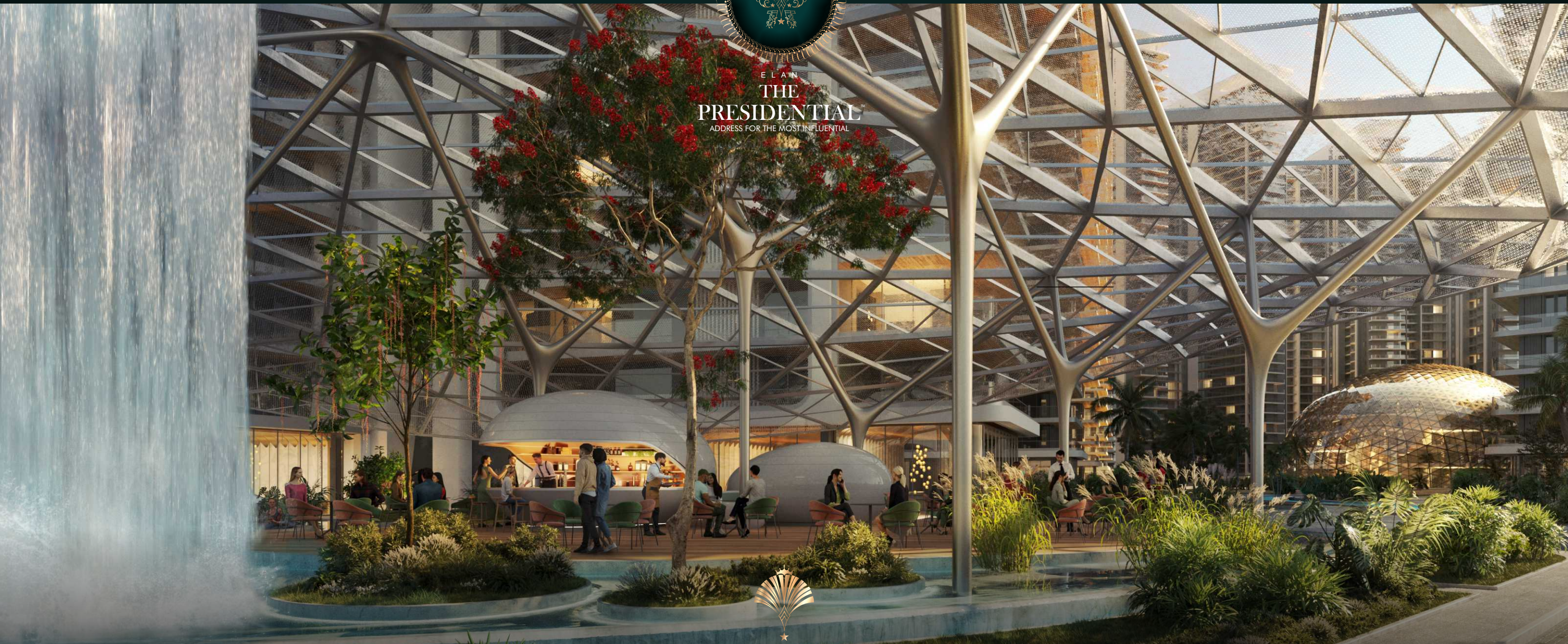
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First Ever Resort Style Living



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# Exquisite Recreational Spaces



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Play, Learn & Grow  
Door Step Play Zone



# The Billionaires' Club



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Luxury gets a new definition



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Rejuvenate & Unwind



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# The Buzzing Amphitheatre







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Let Luxury Welcome You!



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Leisure, Luxury & Style



Unwind Your Senses



# 5 BHK Ultra Luxury Homes



Price

₹16750 psf





# 5 Exquisite Offerings

Limited Period Offer





# Exclusive Private Lounge





# Concierge Facility

Defining Your Living Experience





Fully Loaded Luxurious Deck

To Enjoy The Grandeur with Friends & Family



## Flexible Payment Plan

Now Pay - ~~30%~~





# Double Your Booking Amount

You Pay 1x



We Count 2x

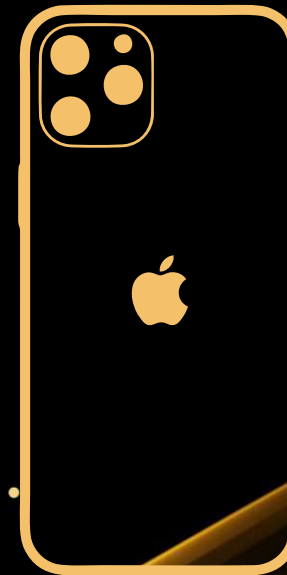


# Client Offerings



**50 Gms.  
Gold**

**+**



**I Phone  
14**



# The Floor Plans

# 5 BHK HEAD UNIT

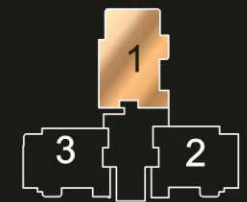
(4BHK + MULTIPURPOSE ROOM + LOUNGE + PD. TOILET + PRIVATE DECK + FAMILY LOUNGE + SERVANT ROOM)



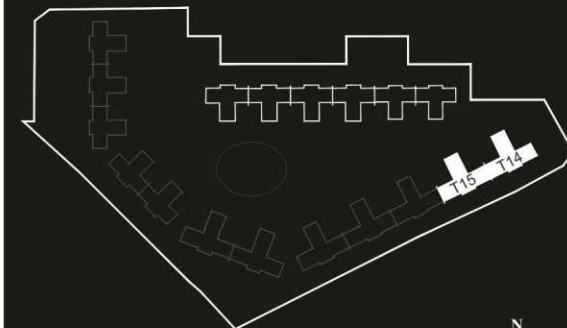
**Carpet Area** : 2283 Sq. Ft.  
**Covered Area (FAR)** : 2759 Sq. Ft.  
**Balcony Area** : 866 Sq. Ft.  
**Super Area** : 4495 Sq. Ft.

**Tower 14 & 15**

The floor plans is illustrative/ Tentative/ Indicative only and subject to change at any time in future as per requirement of Company/ Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.



TOWER KEY PLAN



SITE PLAN



# 5 BHK WING UNIT

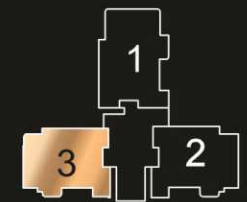
(4BHK + MULTIPURPOSE ROOM + LOUNGE+  
PD. TOILET + PRIVATE DECK + FAMILY LOUNGE  
+SERVANT ROOM)



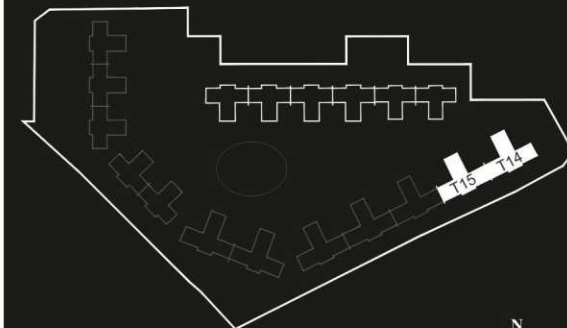
Carpet Area : 2275 Sq. Ft.  
Covered Area (FAR) : 2678 Sq. Ft.  
Balcony Area : 574 Sq. Ft.  
Super Area : 4095 Sq. Ft.

## Tower 14 & 15

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TOWER KEY PLAN



SITE PLAN



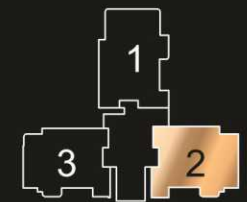


**Carpet Area** : 2275 Sq. Ft.  
**Covered Area (FAR)** : 2678 Sq. Ft.  
**Balcony Area** : 574 Sq. Ft.  
**Super Area** : 4095 Sq. Ft.

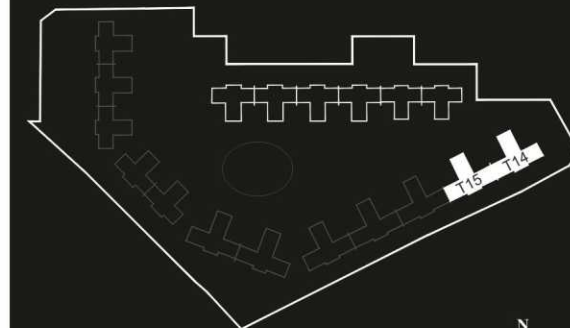
**Tower 14 & 15**

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**5 BHK  
WING UNIT**  
(4BHK + MULTIPURPOSE ROOM + LOUNGE+  
PD. TOILET + PRIVATE DECK + FAMILY LOUNGE  
+SERVANT ROOM)



TOWER KEY PLAN



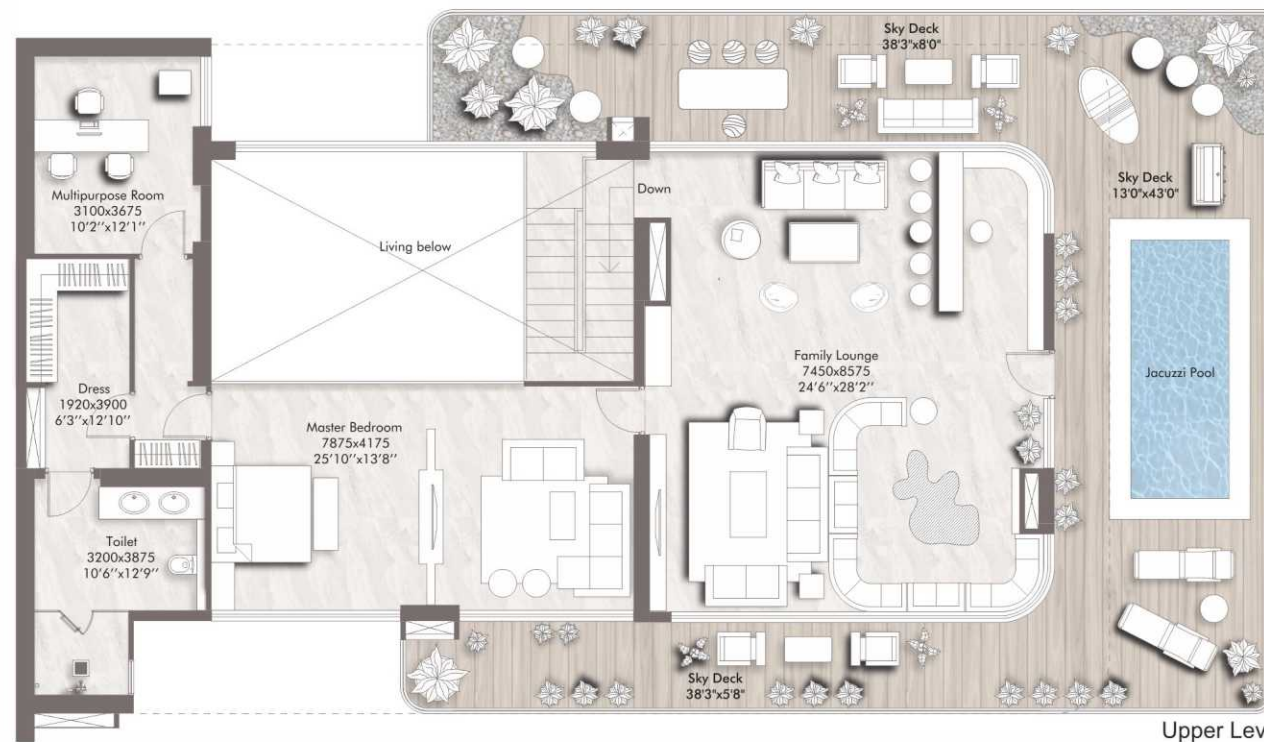
SITE PLAN





# 5 BHK PENTHOUSE WING UNIT

(4BHK + 2 MULTIPURPOSE ROOM + LOUNGE  
+ FAMILY LOUNGE + PD. TOILET + SERVANT ROOM  
+ PRIVATE DECK + JACUZZI POOL + SKY DECK)



Upper Level

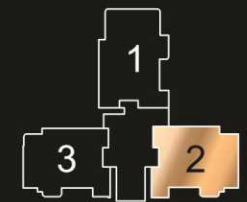


Lower Level

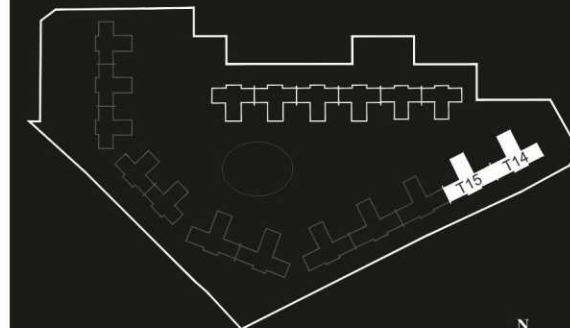
Carpet Area : 3802 Sq. Ft.  
Covered Area (FAR) : 4283 Sq. Ft.  
Balcony Area : 606 Sq. Ft.  
Sky Deck Area : 1124 Sq. Ft.  
Super Area : 7362 Sq. Ft.

Tower 14 & 15

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TOWER KEY PLAN

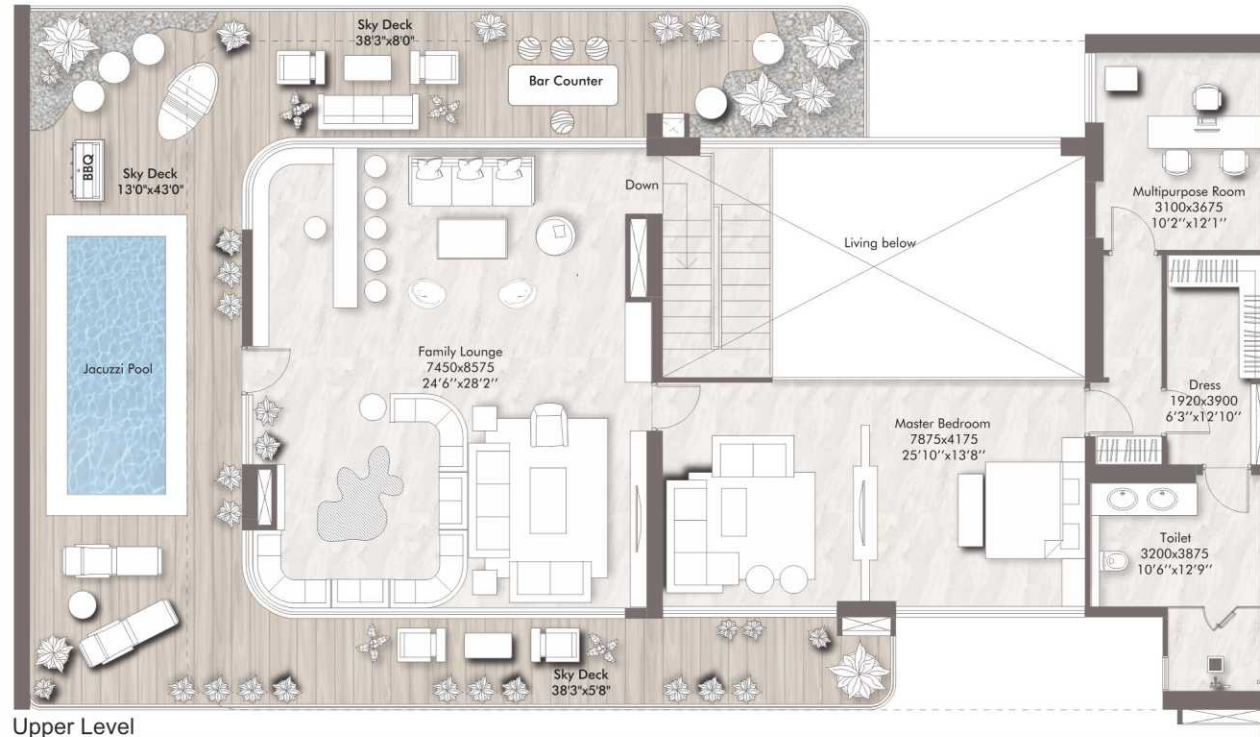


SITE PLAN

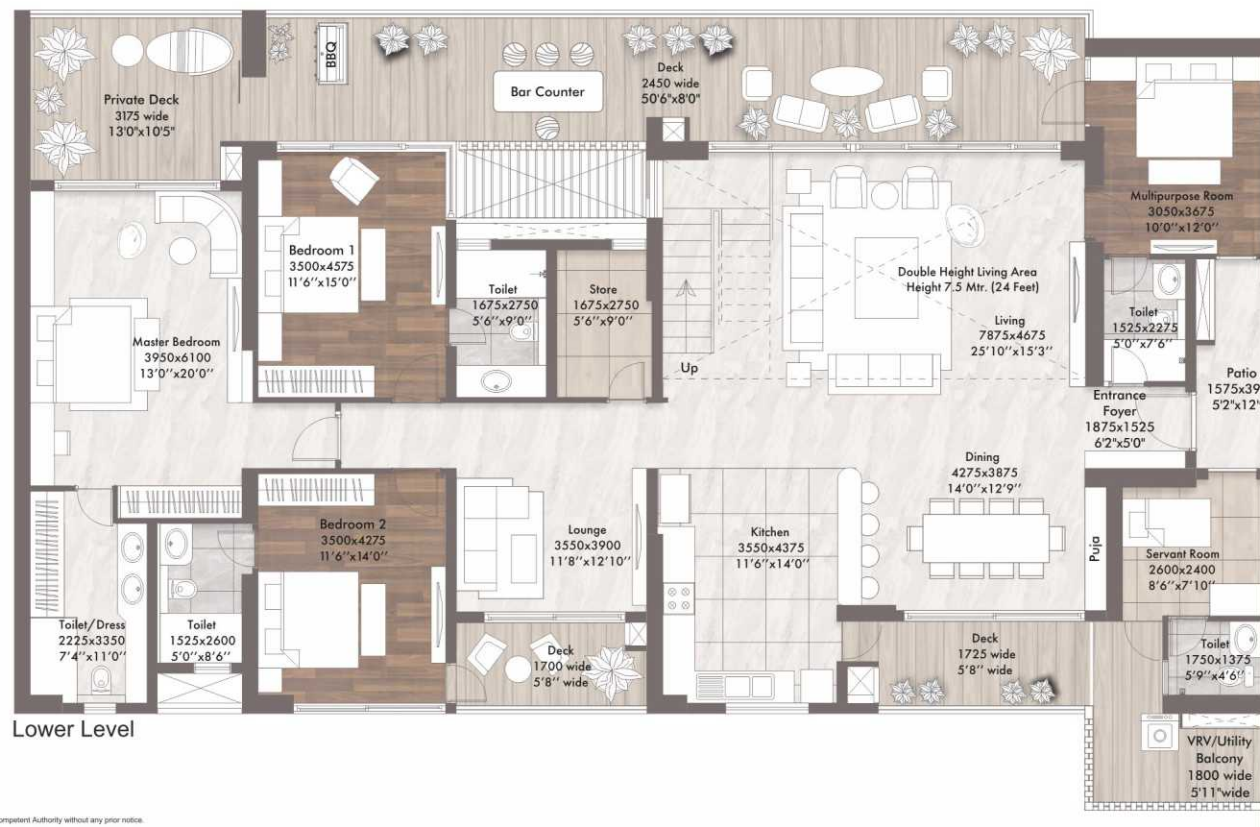


# 5 BHK PENTHOUSE WING UNIT

(4BHK + 2 MULTIPURPOSE ROOM + LOUNGE  
+ FAMILY LOUNGE + PD. TOILET + SERVANT ROOM  
+ PRIVATE DECK + JACUZZI POOL + SKY DECK)



Upper Level

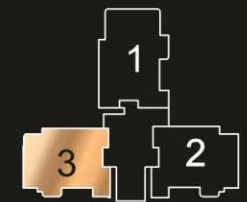


Lower Level

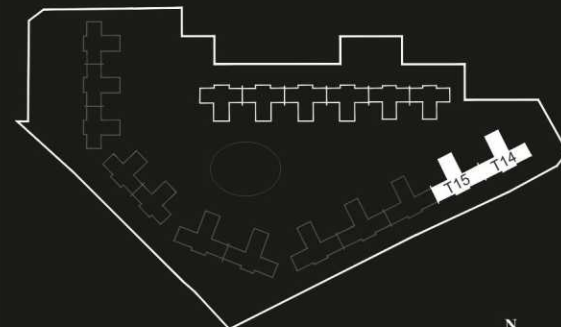
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## Tower 14 & 15

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TOWER KEY PLAN



SITE PLAN





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**RESIDENTIAL**  
**SPECIFICATIONS**

**LIVING / DINING / FOYER / LOUNGE / PASSAGE**

Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Premium Grade Acrylic Emulsion on POP punning with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion with Gypsum Plaster

**MASTER BED ROOM**

Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Premium Grade Acrylic Emulsion on POP punning with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion with Gypsum Plaster

**OTHER BED ROOMS / MULTI-PURPOSE ROOM**

Floor	Engineered Wooden Flooring or Equivalent
Wall	Premium Grade Acrylic Emulsion on POP punning with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion with Gypsum Plaster

**MASTER TOILET**

Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Combination of Stone with Gypsum Plaster & Acrylic Emulsion
Ceiling	Gypsum False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Partition Vanity with Marble / Granite Counter Top or Equivalent and Mirror Geysers (A.O. Smith / Venus / Racold or Equivalent Make) Hair Dryer (Philips / Havells / Panasonic or Equivalent Make)
Sanitary ware	TOTO / Duravit or Equivalent Make
CP Fittings	Duravit / Kohler / Jaquar OR Equivalent Make
Toilet Accessories	Grohe / Kohler / or Equivalent Make

**OTHER TOILETS**

Floor	Premium Vitrified Tiles or Equivalent
Wall	Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion
Ceiling	Gypsum False ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Partition Vanity with Marble / Granite Counter Top or Equivalent and Mirror Geysers (A.O. Smith / Venus / Racold or Equivalent Make)
Sanitary ware	Duravit / Kohler / Jaquar or Equivalent Make
CP Fittings	Duravit / Kohler / Jaquar or Equivalent Make
Toilet Accessories	Grohe / Kohler / or Equivalent Make

### KITCHEN

Floor	Premium Vitrified Tiles or Equivalent
Wall	Combination of Premium Vitrified Tiles/Lacquered Glass Backsplash & Acrylic Emulsion
Ceiling	Premium Grade Acrylic Emulsion with Gypsum Plaster
Counters	Granite / Engineered Stone Counter Top or Equivalent
Fixtures / Fittings	Premium Grade Modular Kitchen with Premium White goods Refrigerator - Double Door - (Samsung / LG / IFB / Whirlpool / or Equivalent make) Oven (Samsung / LG / IFB / Whirlpool / or Equivalent make) Microwave (Samsung / LG / IFB / Whirlpool / or Equivalent make) Dishwasher (Samsung / LG / IFB / Whirlpool / or Equivalent make) Washing Machine (Samsung / LG / IFB / Whirlpool / or Equivalent make) HOB & Chimney (Samsung / LG / IFB / Whirlpool / or Equivalent make) Instant Geyser (A.O. Smith / Venus / Racold or Equivalent make) RO (Kent / Eureka Forbes or Equivalent make) Sink - Double Bowl - (Franke / Jayna or Equivalent make) Faucet (Grohe / Kohler / American Standard or Equivalent make)

### BALCONIES

Flooring	Premium Vitrified Tiles or Equivalent
Fixtures	Barbeque Grill in Living Balcony (Weber or Equivalent Make) Marble Bar Counter in Living Balcony

### UTILITY BALCONY

Floor	Vitrified Tiles or Equivalent
Wall	Gypsum Plaster with Acrylic Emulsion
Ceiling	Gypsum Plaster with Acrylic Emulsion

### UTILITY ROOM

Floor	Vitrified Tiles or Equivalent
Wall	Gypsum Plaster with Acrylic Emulsion
Ceiling	Gypsum Plaster with Acrylic Emulsion
AC	Split AC in Servant Room

### UTILITY TOILET

Floor	Vitrified Tiles or Equivalent
Wall	Combination of Vitrified tiles with Gypsum Plaster & Acrylic Emulsion
Ceiling	Gypsum False Ceiling with Acrylic Emulsion Paint
Sanitary ware & CP Fittings	Roca / Hindware or Equivalent Make

### DOORS

Main door	Hard Wood Frame & Veneered Flush Door with High Gloss Polish
Internal doors	Hard Wood Frames & Laminated Flush Doors

### EXTERNAL GLAZING

Windows/Glazing	Double Glazed Glass Unit - Energy Efficient Glass, Tinted/ Reflected/ Clear Glass with anodized Aluminium Frames
Balcony Railing	Seamless Modern Glass Railing / SS Balustrade Glass Railing

### AIR CONDITIONING

Ductable VRV/VRF Air conditioning (Daikin / Samsung / LG or Equivalent Make)  
Sanitized & Treated Fresh Air with CTFA Technology

### GENERAL ITEMS

Fixtures/Fittings	Switches (Havells / Northwest / Schneider or Equivalent make) Ceiling Fans (Crompton / Havells / Orient / or Equivalent make)
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### SECURITY

5 Tier Security- Gate/ Perimeter/ Parking/ Lobby & Entrance Door  
Video Door Phone on Main Door  
Digital Lock on Main Door  
Secured Access for Lifts & Lift Lobbies  
Access Controlled Reception Areas in each Tower  
CCTV coverage for complete Development  
Separate Lifts for Basement to GF Entrance Lobby connectivity  
CCTV in Lifts

### LIFT LOBBY

Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Combination of Marble / Veneer / Plaster Paint

### BASEMENT

Floor	Epoxy Paint with VDF combination
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### AUTOMATION

Provision for Lighting & Air Conditioning  
Provision for Curtains & Video Door Phone through Customised App.

**100% POWER BACKUP, DG Capacity Shall Be on Suitable Load Factor & Diversity**



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Thank you!