



AN URBAN STATEMENT
OF ROMAN ARCHITECTURE
& MODERN COMFORTS





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Mirabella is a study in contrasts. Seamlessly blending the architectural grandeur of the Roman civilization with the modern luxuries of the twenty first century, Mirabella exudes magnificence that only few can match. This impressive residential complex portrays a larger than life image which is soon going to emerge as the most affluent address in the city.



MAHAGUN
MIRABELLA

3, 4 BHK APARTMENTS, SECTOR 79 NOIDA

A NAME THAT PERFORMS



Mahagun Group is an enterprise of engineers and space planners, rich in experience and high on commitment. Mahagun develops residential flats, luxurious villas and mansions, premium apartments with two, three and four bedrooms, along with commercial and retail properties for sale. The outstanding success of the group can be attributed to the motto of the company – 'A name that performs'.

Mahagun has been relentlessly pursuing this principle, and it has paid off great dividends. Mahagun takes great pride in the fact that it has completed and handed over its projects much before the scheduled dates. Be it Mahagun Mansion, Mahagun Morpheus or Mahagun Maestro, all the ventures have been instant sell-outs. Mahagun is also a part of the prestigious Crossings Township project, which is India's first global city. But the quest for uniqueness does not end there. Mahagun entered the retail segment with Mahagun Metro Mall, Vaishali, a mall that became a benchmark for malls in the country. This was followed by Mahagun Mosaic, Mahagun Moderne and Mahagunpuram I & II, that challenged the way the world looked at budget homes. Keeping up with its tradition to create modern marvels the company launched its range of residential complexes like Mahagun Maple, Mahagun Marvella and Mahagun Mywoods, making them a benchmark in modern living. With an aim to bring the luxurious lifestyle of Dubai to India Mahagun launched its iconic project Mahagun Mascot. And now, the company has launched Mahagun Mezzaria it's most luxurious and ambitious project till date that will weave a new tale of lavishness for the city to behold. Also, Mahagun has already launched two luxury hotels – Mahagun Sarovar Portico in Vaishali and Park Plaza in Shahdara CBD, which will add to the Group's illustrious creations.

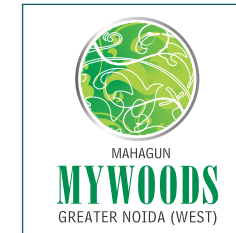
Over the years, Mahagun has been setting up new precedents aimed at providing full and complete disclosure of relevant information to the customer. In keeping with this tradition, the actual built up area (BUA) of each flat is indicated along with the super area (SBA) to provide complete transparency in the deal. By doing so, Mahagun has defined the path, to follow, for other players in the field in NCR region.

BEST OF AMENITIES

PLANNED INFRASTRUCTURE

AFFORDABLE PRICING

GREAT LOCATION

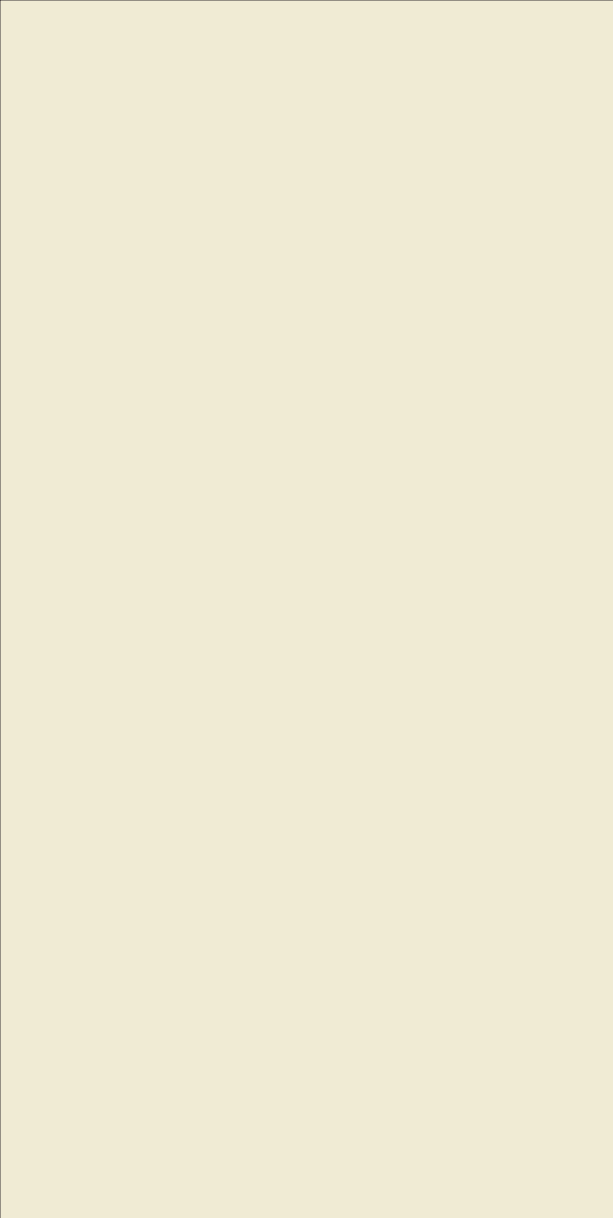




LIVE WHERE LIFE IS CELEBRATED

Mirabella is one of the finest expressions of a lush lifestyle. Mirabella's architectural design is inspired by the grand Roman/Neo Classical Architecture. The project exudes the grandeur and larger than life image of the Romans while meeting the requirements of modern citizens. So captivating is the environment here that it is sure to charm even the most discerning customer. These spacious 2, 3 and 4 BHK apartments have a magnificent architecture, unspoilt serenity, luxurious modern amenities matched with ceaseless green expanse. Mirabella is a celebration of life where you will be swayed into a world of enchanting experience.





CREATING A GREENER TOMORROW

- Use of recycled water for flush tanks & horticulture
- Energy saving devices like solar heaters, LED & Solar lamps in public areas & parking lot
 - High SRI materials like tiles/ paint used on roof surfaces to maximize energy saving
 - Electrical charging facility to promote use of electrical vehicles
- Ramps, lift with Braille, separate toilets, special parking facilities for differently abled
 - Rainwater harvesting system to capture runoff from roof and non roof surface
- Low flow water fixtures and CP fittings used to reduce water consumption
- Dual plumbing system to reuse treated water from STP for flushing purposes
- Use of CFC-free and BEE certified electrical appliances
- Low U value material used in wall and roof for better energy efficiency
- High performance glass and glazing with low U value, low SHGC and high VLT
- Optimum utilisation of natural daylight within an apartment
- Use of low voc products like paint, adhesive & sealants
- Separate car wash area, garbage room within the project



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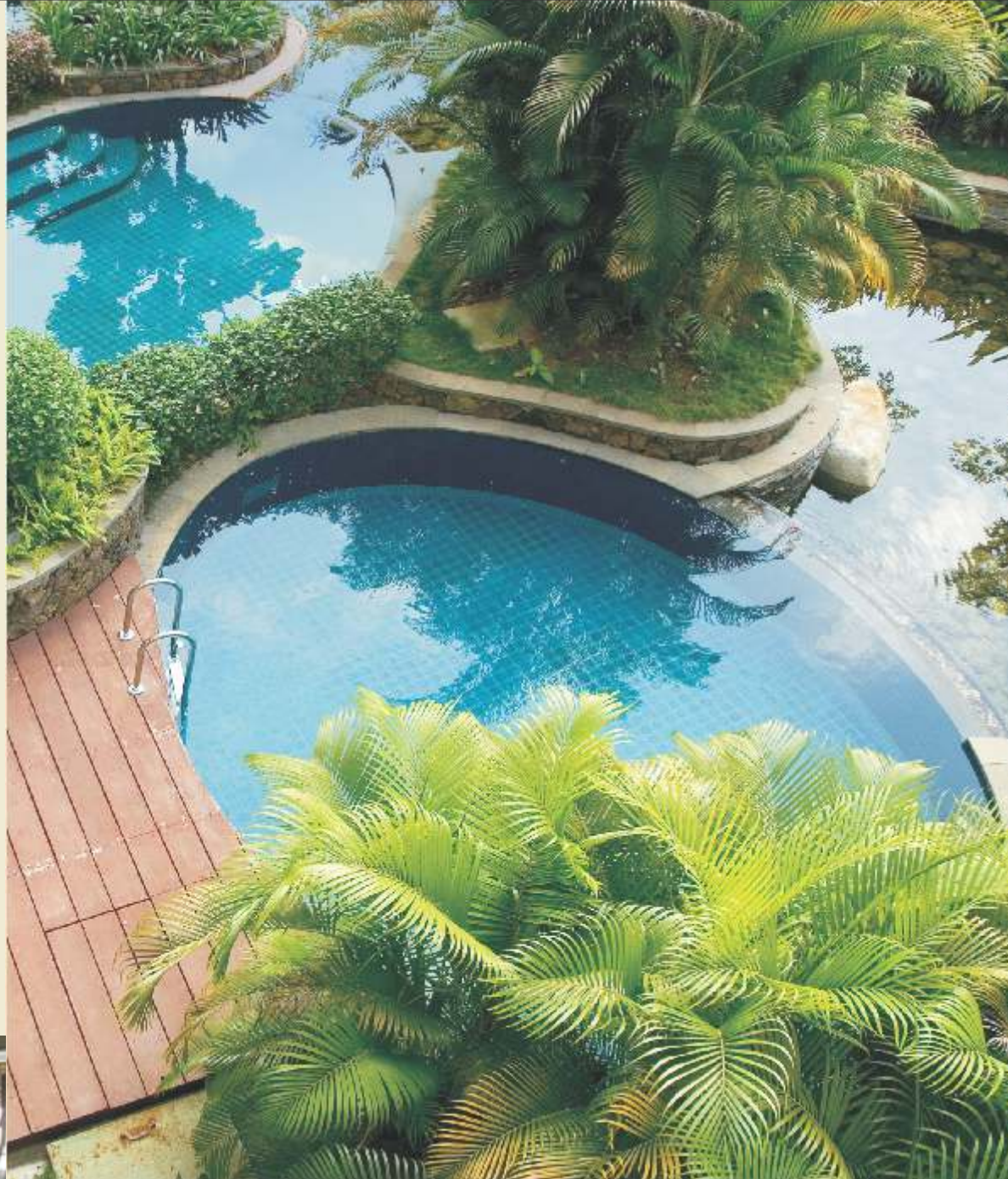
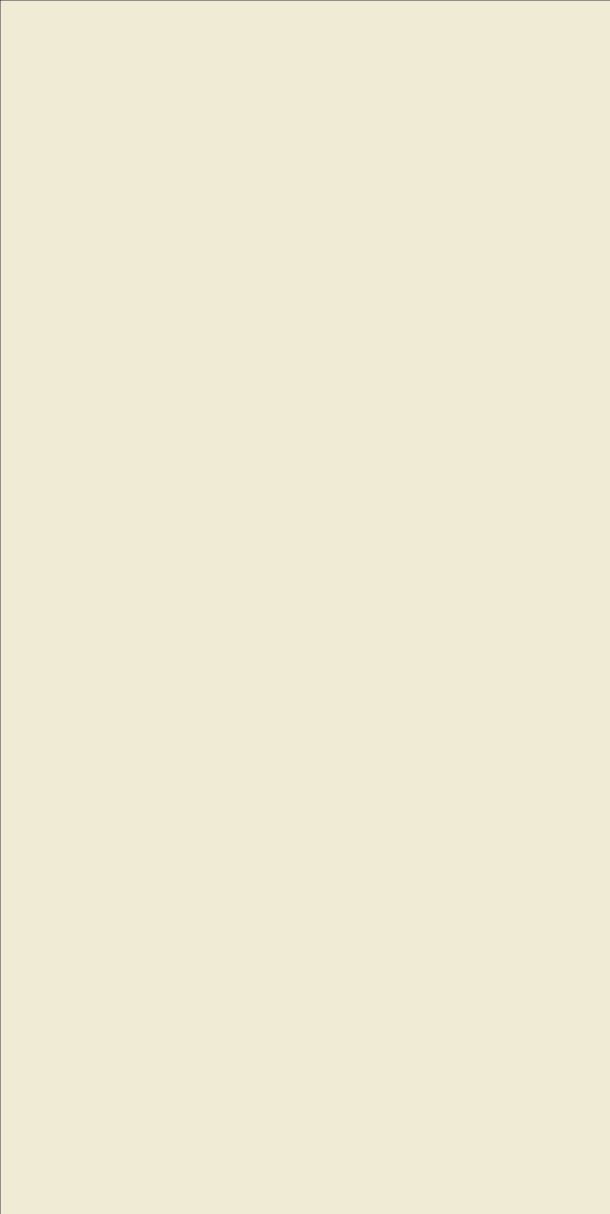


ENJOY CONVENIENCES LIKE NEVER BEFORE

- Roman/Neo Classical Architecture, Designed by internationally renowned Architect Hafeez Contractor.
- Landscape designed by internationally renowned Architect Saidah Taib.
- Certified Green Building conforming to 'GOLD' standard.
- Zero surface parking except for visitors.
- Panoramic view from Master Bedrooms in most of the apartments.
- Single Optical Fibre for Integrated TV, Telecom and networking services.
- All Living cum Dining rooms and Master Bedrooms facing green / open area.
- Panoramic Balconies in every fourth floor in most of the apartments in all towers.
- Optimum utilization of natural daylight in each apartment with insulated roofs in each block for energy conservation.
- High performance building materials including low 'U' value glass and glazing for energy efficiency.
- 3 High Speed Elevators per tower.
- Gated Community with CCTV Surveillance at Entrance Lobbies on Ground Floor.
- Basic amenities including Gymnasium, Children's play area and Jogging track located within the project.
- Power back up for common area & power back up in apartments*

* Terms & Conditions apply





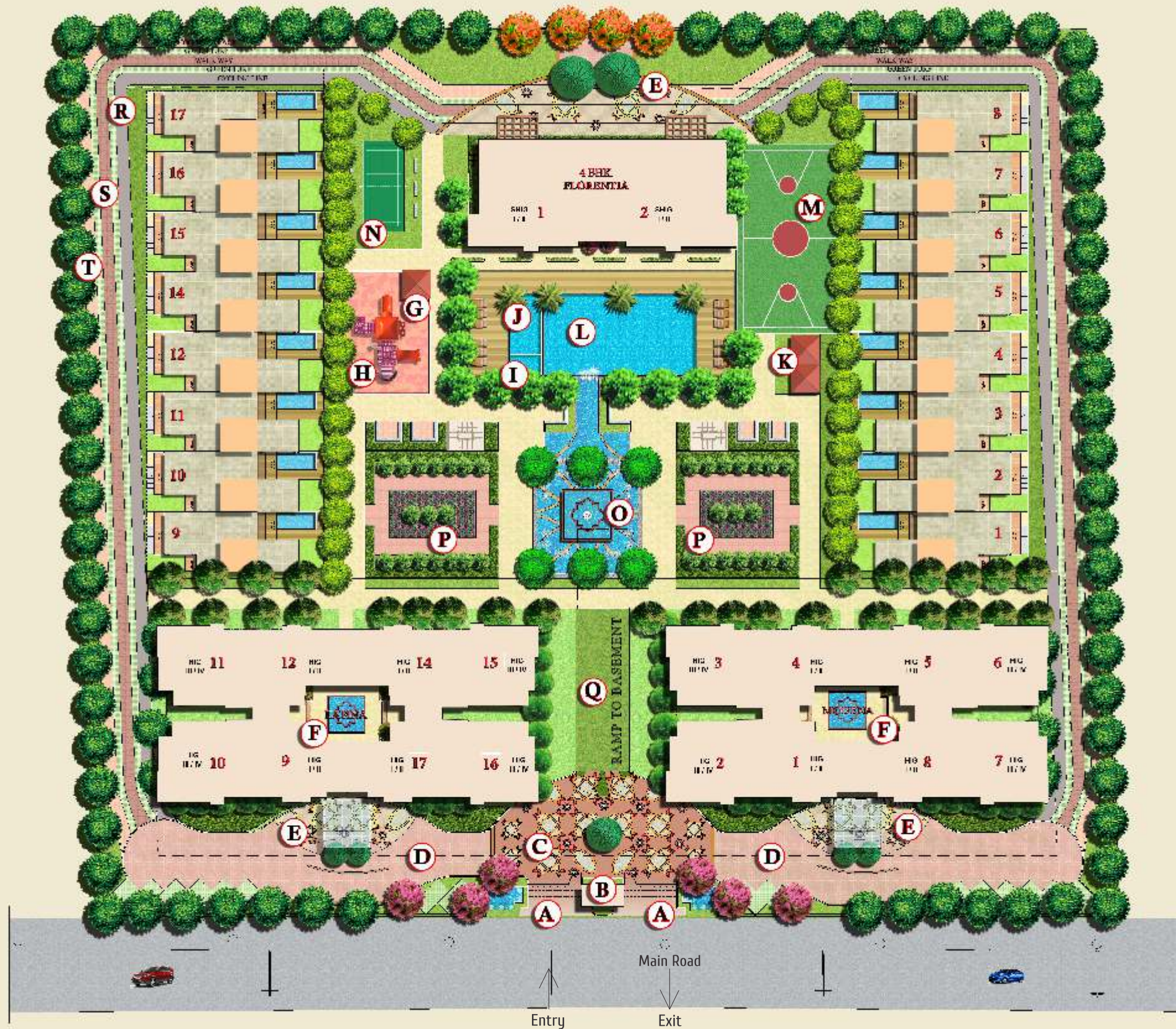
AN ALCOVE DEDICATED TO SHEER LEISURE

After a hectic day's work, unwind at the plush club, drop into the gym to revitalize your body or take to the jogging track to burn those extra calories. If you like to socialize and make new friends then just visit the clubhouse. There's also a swimming pool ringed by greenery, where you can relax, rejuvenate and revive your inner self.



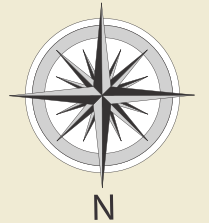


MAHAGUN
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3, 4 BHK APARTMENTS, SECTOR 79 NOIDA



LEGEND

- A. Entry/Exit Plaza
- B. Security Cabin
- C. Arrival Court
- D. Pathway
- E. Drop-Off/Special Paving
- F. Private Courtyard
- G. Elder's Seater
- H. Children's Play Area
- I. Jacuzzi
- J. Kid's Pool
- K. Seating Alcove
- L. Swimming Pool Below
- M. Basket Ball Court
- N. Badminton Court
- O. Central Fountain
- P. Parterre Garden
- Q. Green Turn Over The Ramp
- R. Cycling Track
- S. Walkway
- T. Jogging Track



Note: All above features & layouts are tentative and are subject to change without any prior notice. These are purely conceptual and constitute no legal offering. Balconies are subject to change as per elevation drawings. 1sq.mtr. = 10.764 sq. ft.; 1acre = 4047sq.mtrs. (approx)
That a provision has been made in the layout plan for a future block proposed to be developed by the developer, in accordance with the applicable byelaws, in force at the time of such development, with the permission of the competent authority.

RICHNESS DEPICTED IN EVERY DETAIL (SPECIFICATIONS)

STRUCTURE	Earthquake Resistant RCC Framed Structure
LIVING/DINING/PASSAGE LOBBY WITHIN APARTMENT	
Flooring	Digital/ Double Charged Vitrified Tile Flooring
Doors	Internal Doors -7' high Polished Hard Wood Frame with Polished Flush Doors Entrance door- 8' high Polished Hard Wood Frame with Polished Designer Door External doors of UPVC/ Powder coated Aluminium
Wall paint	One Concept Wall, Plastic paint on POP punning
Ceiling	Plastic paint with limited false ceiling
KITCHEN	
Flooring	Digital/ Double Charged Vitrified Tile Flooring
Doors	External doors of Powder Coated Aluminium/ UPVC
Kitchen platform	Granite
Tiles Dado (only above counter)	Tiles up to 2' above counter & Oil Bound Distemper in balance area
Fittings/Fixtures	CP fittings , SS Sink
Ceiling	Oil Bound Distemper
MASTER BEDROOM & OTHER BEDROOMS	
Flooring	Double Charged Vitrified Tile Flooring
Doors	Internal Doors - 7' high Polished Hard Wood Frame with Polished Flush Doors External doors of UPVC / Powder coated Aluminium
Wall paint	One Concept Wall in Master Bedroom, Plastic Paint on POP punning
Ceiling	Plastic paint with limited false ceiling in Master Bedroom/ Plastic Paint in others
TOILETS	
Dado tiles	Combination of Tiles & Oil Bound Distemper
Floor tiles	Anti Skid Tiles
Ceiling	Bison Board False Ceiling and Oil Bound Distemper
Counter	Marble/Granite
UTILITY/ST. ROOM	
Flooring	Terrazzo / Ceramic Tiles
Walls	Oil bound Distemper
Ceiling	Oil bound Distemper
Toilets	Ceramic tile flooring & cladding, Conventional CP fittings & Chinaware

Disclaimer: Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

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BALCONY/UTILITY BALCONY	
Floor	Terrazzo/ Anti Skid Ceramic Tiles
Walls	Exterior Paints
EXTERNAL GLAZING	
Windows/ External Glazing	UPVC/ Powder Coated Aluminium Glazing with reflective glass or clear glass & Aluminium with clear frosted glass in Kitchen, Toilets and St. Room
PLUMBING	CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes
FIRE FIGHTING SYSTEM	Fire Fighting System with sprinklers, smoke detection system etc. As per NBC norms
ELECTRICALS	Modular switches, Copper wiring in concealed conduits with MCB's
POWER BACK UP	15 KVA Power Back up for Villa 4 KVA Power Back up for SHIG-I/II 3 KVA Power Back up for HIG-I/II/III/IV.
SECURITY SYSTEM	Secured Gated Community with Intercom CCTV Surveillance at Entrance Lobbies in ground floor
LIFT LOBBIES	
Lifts	High Speed Passenger Elevators
Lift Lobby Floors	Ceramic tile flooring
STAIRCASES	
Floor	Polished Kota Stone
Wall	Dry Distemper
CLUB FACILITY	Multi Purpose Hall, Gymnasium with Modern Equipments, Children Play Area, Outdoor Swimming pool with seperate Kids Pool, Billiard/ TT Room







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HIG-I

2 BHK + STUDY (TYPICAL FLOOR)

FLOOR NO. 2ND, 3RD, 4TH, 6TH, 7TH,
8TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH,
18TH, 19TH, 20TH, 22ND, 23RD,
24TH, 25TH, 26TH FLOOR PLAN

BUILT UP AREA - 1100 SQ. FT. (APPROX)
SUPER AREA - 1380 SQ. FT. (APPROX)

- 2 Bedrooms
- Study
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balcony



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HIG-II

2 BHK + STUDY (TYPICAL FLOOR)

FLOOR NO. 1ST, 5TH, 9TH, 13TH,
17TH & 21ST FLOOR PLAN

BUILT UP AREA - 1120 SQ. FT. (APPROX)
SUPER AREA - 1400 SQ. FT. (APPROX)

- 2 Bedrooms
- Study
- 2 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balcony



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HIG-III A (LATINA)

3 BHK (TYPICAL FLOOR)

FLOOR NO. 21ST, FLOOR PLAN
UNIT NO. 15, 16

BUILT UP AREA - 1525 SQ. FT. (APPROX)
SUPER AREA - 1805 SQ. FT. (APPROX)

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balcony



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HIG-III A (MODENA)

3 BHK (TYPICAL FLOOR)

FLOOR NO. 21ST, FLOOR PLAN
UNIT NO. 2, 3

BUILT UP AREA - 1525 SQ. FT. (APPROX)
SUPER AREA - 1805 SQ. FT. (APPROX)

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balcony



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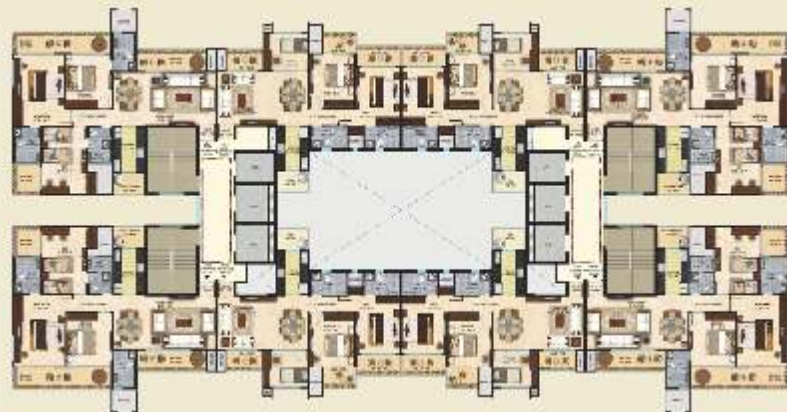
HIG-III

3 BHK (TYPICAL FLOOR)

FLOOR NO. 2ND, 3RD, 4TH, 6TH, 7TH,
8TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH
18TH, 19TH, 20TH, 22ND, 23RD,
24TH, 25TH, 26TH FLOOR PLAN

BUILT UP AREA - 1450 SQ. FT. (APPROX)
SUPER AREA - 1730 SQ. FT. (APPROX)

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balcony



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HIG-IV

3 BHK (TYPICAL FLOOR)

FLOOR NO. 1ST, 5TH, 9TH, 13TH,
17TH & 21ST FLOOR PLAN

BUILT UP AREA - 1600 SQ. FT. (APPROX)
SUPER AREA - 1880 SQ. FT. (APPROX)

- 3 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- Balcony



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SHIG-I

4 BHK (TYPICAL FLOOR)

FLOOR NO. 2ND, 3RD, 4TH, 6TH, 7TH,
8TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH
18TH, 19TH, 20TH, 22ND, 23RD, 24TH,
26TH, 27TH & 28TH FLOOR PLAN

BUILT UP AREA - 2055 SQ. FT. (APPROX)
SUPER AREA - 2575 SQ. FT. (APPROX)

- 4 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balcony



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MAHAGUN
MIRABELLA
3, 4 BHK APARTMENTS, SECTOR 79 NOIDA

SHIG-II

4 BHK (TYPICAL FLOOR)

FLOOR NO. 1ST, 5TH, 9TH, 13TH,
17TH, 21ST, 25TH

BUILT UP AREA - 2200 SQ. FT. (APPROX)
SUPER AREA - 2720 SQ. FT. (APPROX)

- 4 Bedrooms
- 3 Toilets
- Living Room
- Dining Room
- Kitchen with Utility
- St. Room with Toilet
- Balcony



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LOCATION MAP



MAP NOT TO SCALE



LIVING SPACES • WORK SPACES
COMMERCIAL SPACES