



ADDRESSES
BY MAHAGUN

Shoppes Paradise. Nature's Delight.



MARRIOTT
MARINA WALK

BRABEQUE NOTION

Coffee House

FOREWORD

We always look forward to new challenges and attaining fresh heights to maintain the supremacy of Mahagun. Recognised for our innovative techniques and path breaking skills, we work in an environment that inspires confidence while emphasising on safety and security.

Over the decades, Mahagun has crossed numerous milestones, logged hundreds of achievements and satisfied thousands of customers. With proven competencies in residential properties, shopping malls, retail, hospitality & leisure, Mahagun shapes new lifestyles with a focus on design excellence, build quality and timely delivery.

For Mahagun, the quest for excellence doesn't end.

For Mahagun, it is just the beginning.





OUR VISION

Our passion for celebrating life goes beyond just building the structures.

It filters into creating special moments with a mix of premium brands, technology, services and experience. With an iconic and never seen before design concept, this unique Retail Park has taken a modern swing to cater the needs of the discerning, keeping the elements of nature close to its heart.

THE GEOGRAPHY

Many who visit Noida, marvel at the planning of this city. Wide smooth roads, big dedicated institutional areas and world-class infrastructure are just a few of the highlights. With about 50% green cover, Noida is among the few cities of India where a planning of 30 years is done in advance. With a host of major tourism infrastructure projects, including Jewar airport, wildlife night safari & sporting complexes in offering; Noida holds all the potential to make a mark on the global map as a reputed international trade & residential destination.

THE DESIGN

Conceived as an oasis in the heart of Gr. Noida West, this iconic landmark is conceptualised for creating memorable experiences. The aim is to define the essence of what makes a great urban space and translate it into the physical context at hand in this high density residential area. Not only would the place give respite to the urbanisation around, but also create a landmark for Gr. Noida West. The design is an inward looking development where winding waterways provide direction and lead the movement. The building is designed as free flowing organic shapes with each edge softened by greenery. The picture thus formed is of built masses emerging or growing from greenery. Together with extensive planting and water, the mixed use development gives a resort feel.



RETAIL SPACES

Whether it is grocery, entertainment night, or a fun day outing with family and friends we offer shoppers' satisfaction, quality and convenience. Encased in a beautifully designed structure, our spaces for restaurants will add a new dimension to your fine dining brand.

We have the right space for your business. be it Anchor stores or Inline stores. Strategical mix and placement of anchor and vanilla stores ensure successful business by bringing foot traffic your way.

With 14 screen Superplex by PVR consisting of over 1850 seats, one of the largest in the country, it is sure to leave everyone mesmerized.



COMMERCIAL & OFFICE SPACES

Making an excellent impression on visitors and clients is the penchant of any successful business. With premium office blocks and strata spaces designed to accommodate both multiple and single occupancy format providing co-working spaces as well to suit the need of exclusive businesses such as yours, we also offer truly committed services to make your experience at Marina Wwalk unparalleled.



HOSPITALITY

An iconic insignia of luxury is the Hotel on the top floor. With over 250 rooms spread over 15 floors, we offer a truly regal and soulful experience to all those who step in.

The palatial ambiance is exclusively orchestrated with state of the art health club, spa, and a swimming pool to make even weekdays look like weekends.



Disclaimer – The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offering.

MARINA WALK



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LOCATION ADVANTAGES

- Affordable Homes
- Well Planned Infrastructure
- Modern/World Class Housing Projects
- Accessibility
- Lucrative Investment Opportunities



- Hi Density Populated Area.
- Connected to Upcoming (N.H 24) 12lane Expressway.
- Seamless connectivity from Ghaziabad, Noida, Greater Noida, Siddharth Vihar, Indirapuram & New Delhi.
- Connected to Noida City Centre by 130 meter wide 6 lane Road.

LOCATION ADVANTAGES

- Metro connecting all parts of Greater Noida west with Noida & Greater Noida.
- Very close to the FNG corridor. Is also the originating point of eastern, western DFCs.
- One of the most well planned regions in the Delhi NCR with 25% of Green Area.
- Prominent hospitals, reputed schools & colleges, malls and shopping centers in close vicinity.
- Good rentals & high appreciation expected in near Future.
- Mix of manufacturing, as well IT industries provide excellent Job Opportunities.

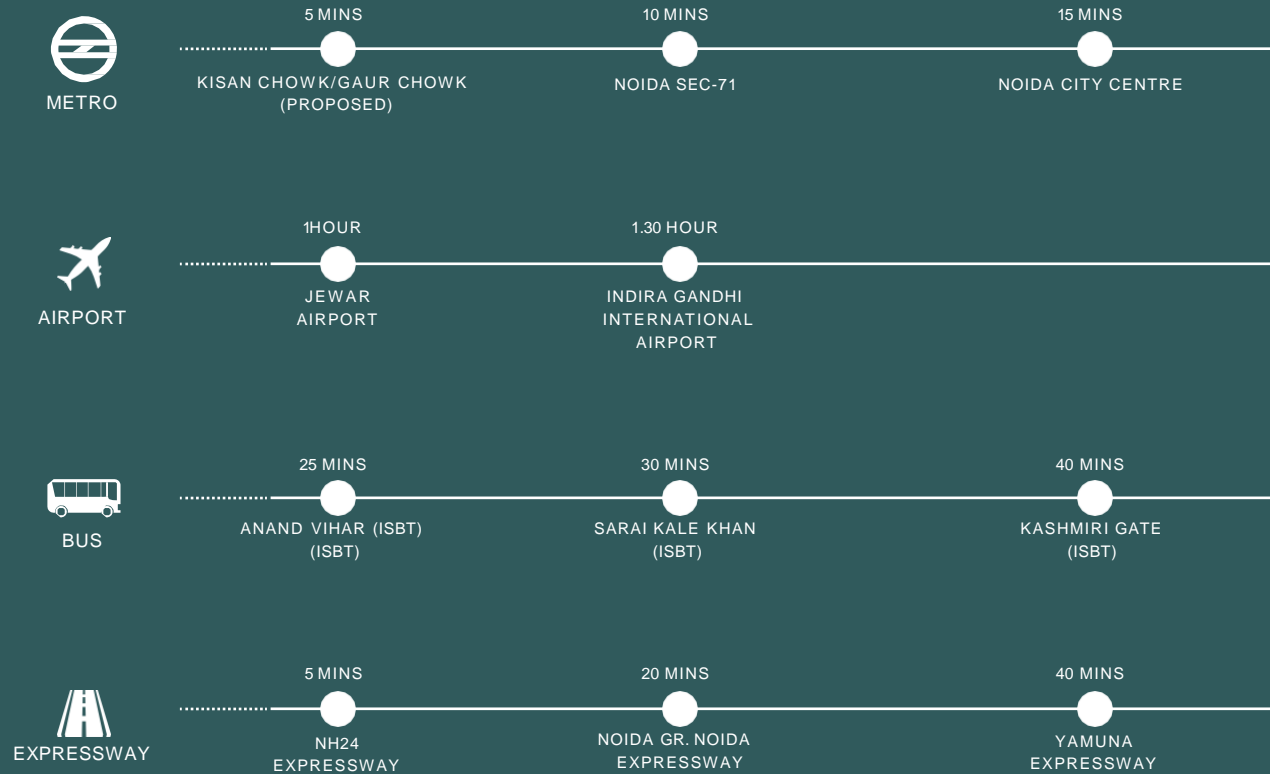


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UNPARALLELED TRANSPORT CONNECTIONS

The strategic location of Marina Wwalk makes daily commute convenient with well-connected roadways like the Noida Expressway and DND Flyover.

Noida is also well-laid with metro connectivity all across the town.



AT THE HEART OF GREATER NOIDA WEST





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Mahagun Presents

INDIA'S FIRST RETAIL PARK



Retail Spaces



Anchor Store



Hyper Market



Superplex



Entertainment Zone



5Star Hotel



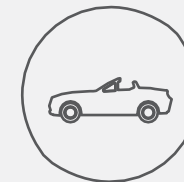
Restaurant
cum Bar



Food Court



Office Spaces



Multi-level
Parking



APRIZED AMBLE

Marina Wwalk is designed to treat the architecture as a natural extension of the scenery, making for not just a soulful get-away from busy city life with a stunning view to the themed gardens all around, but also catering to the large appetite of consumers to experiment and the contemporary needs of our stakeholders amplifying the realm of luxury. Our design offers a seamless interaction with nature and minimizes the barriers between the built structure and the landscape.





AGRAND PASTICHE

Luxury dominion nestled in lush greenery is what defines a perfect destination.

With a blend of latest architectural concepts and exquisitely landscaped gardens, the scenic beauty and the offerings of Marina Wwalk makes it the perfect emblem of luxury.

From 5 star restaurants to hypermarket for your daily needs, from entertainment centers to recreational spaces, from hotels to offices, Marina Wwalk adorns all your desires and needs, in an aesthetic fashion.



SALIENT FEATURES

- Built up Area of over 1.3million sq. ft.
- Approx. 300 premium retail outlets
- A fusion of High Street and Mall shops with Retail GLA of approx. 6,00,000sq. ft.
- Exclusive home & lifestyle format
- The largest superplex by PVR with 14 screens
- Larger than life family entertainment centre and kids play zone
- Large plate hypermarket for everyone's daily needs



SALIENT FEATURES

- Underground car parking space to accommodate 1500 cars
- Impressive list of restaurants with epicurean cuisines
- Massive food court to take care of all palette needs
- Multi-level International fashion anchor stores
- Café's and lounges with open air seating
- Dedicated drop offs for mall, offices, hotel and banquet guests
- Luxury Hotel with over 250 rooms, state of the art health club, spa and infinity swimming pool and more
- Premium office block with strata spaces designed to accommodate both multiple and single occupancy format providing co-working spaces as well

LEGENDS

1. VEHICULAR ENTRY
2. VEHICULAR EXIT
3. PEDESTRIAN ENTRY/EXIT
4. HOTEL ENTRY
5. HOTEL EXIT
6. RAMP IN
7. RAMP OUT
8. RESTAURANT
9. STEPS FROM DROP-OFF TO GROUND LEVEL
10. ESCALATOR DOWN TO LOWER GROUND
11. WATER FALL
12. RETAIL DROP OFF
13. ESCALATOR UP
14. ESCALATOR DOWN
15. ALFRESCO
16. OASIS POND
17. FRONT GARDEN
18. HOTEL DROP-OFF
19. OFFICE TERRACE
20. HOTEL ROOFCANOPY
21. BANQUET LAWN

SITE LAYOUT

Making a perfect emblem of luxury, Marina Wwalk nestles the Retail dominion in the freshness of lush greenery. With an iconic and never seen before design concept, this unique one stop destination has taken a modern swing to cater the needs of the discerning, keeping the elements of nature close to its heart. Marina Wwalk proffers high-end facilities and customized services, giving an experience of sheer fulfillment to visitors and investors alike.



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HYPERMARKET

Whether it is grocery, fruits or dairy our large plate hypermarket will be ready to cater to all kind of daily needs, so that our customers go back home with a valuable shopping experience. Our priority is to offer shoppers' satisfaction, quality and convenience.



ANCHOR & INLINE STORES

We have the right space for your business. Strategic mix and placement of anchor and vanilla stores ensure successful business by bringing foot traffic your way. It makes all the difference when it comes to keeping your business profitable in today's retail environment.



ANCHOR, RESTAURANTS & INLINE STORES

Encased in a beautifully designed structure, our spaces for restaurants will add a new dimension to your fine dining brand. Offering an array of exclusive services it combines the charm of nature and design.

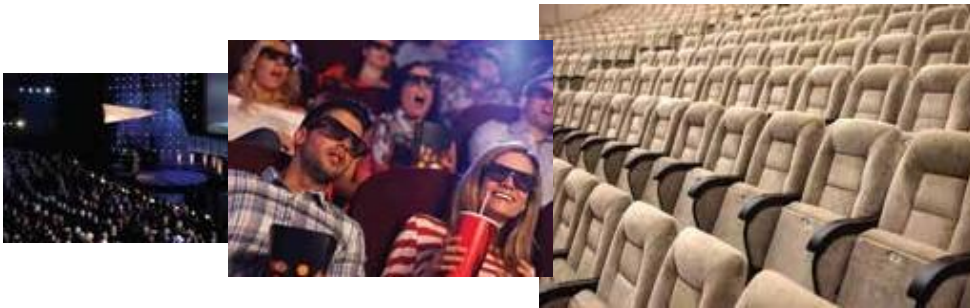


THIRD FLOOR

FUN ZONE & FOOD COURT

We are ready to redefine entertainment with our multi-specialty fun zone. With dedicated spaces for amusement rides, video game arcades, bowling, air shooting, or ice hockey, Marina Wwalk is built to pull crowd.

Our fully decked Food Court is made to be a gastronomic destination for shopaholics and foodies alike. Whether it is to recharge or to feast, our collection of heavyweight brands offer all that one can ask for and more.



FOR TH & FIFTH FLOOR

SUPERPLEX

The 14screen Superplex by PVR consisting of over 1850 seats, one of the largest in the country, is sure to leave everyone mesmerized. Giving special attention to customer convenience, we have decked up Marina Wwalk with all the luxurious amenities that could cross your mind.

EIGHTH TO FIFTEENTH FLOOR

OFFICE SPACES

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GROUND FLOOR PLAN



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FIRST FLOOR PLAN



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THIRD FLOOR PLAN



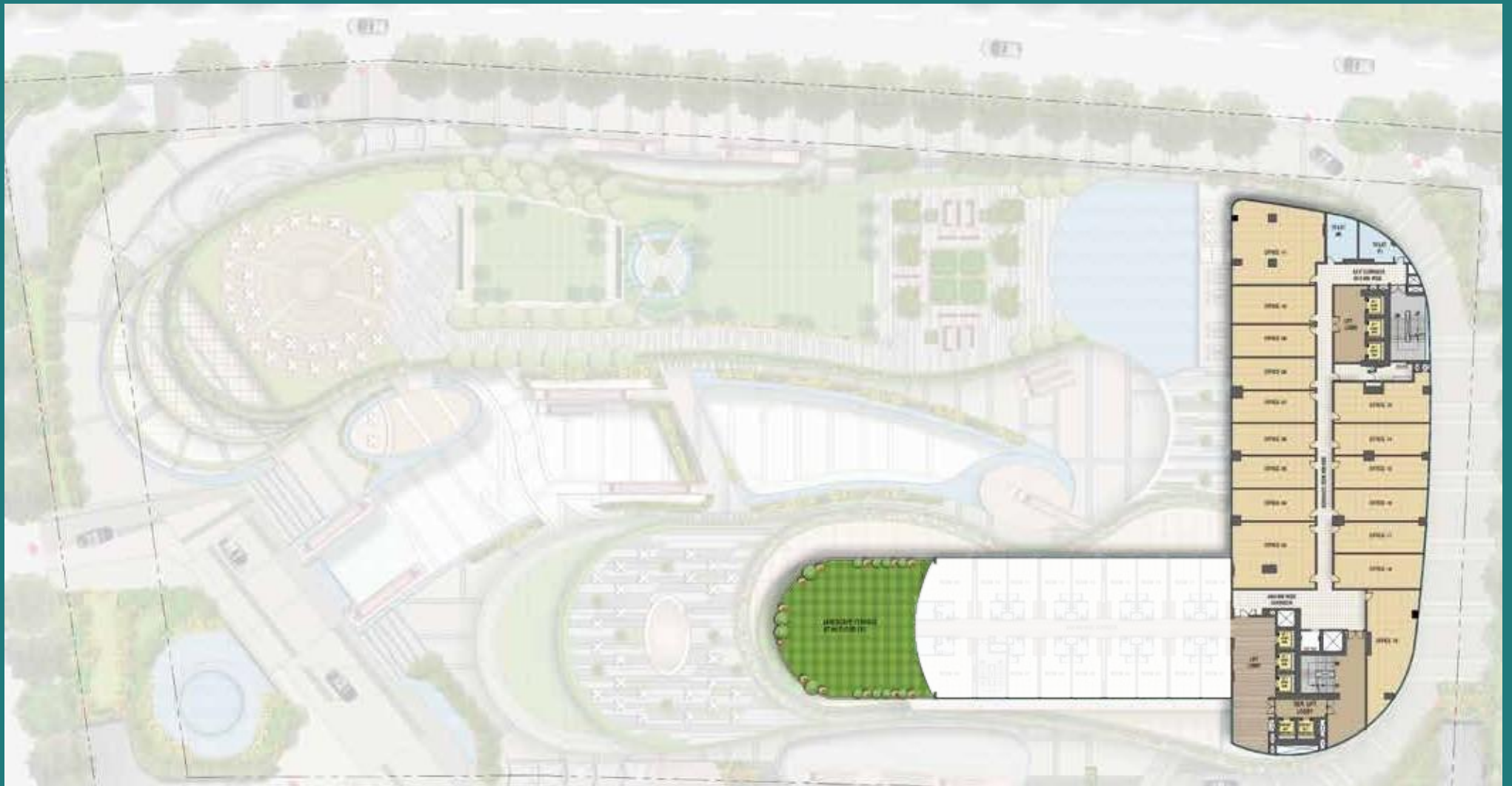
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FOURTH FLOOR PLAN



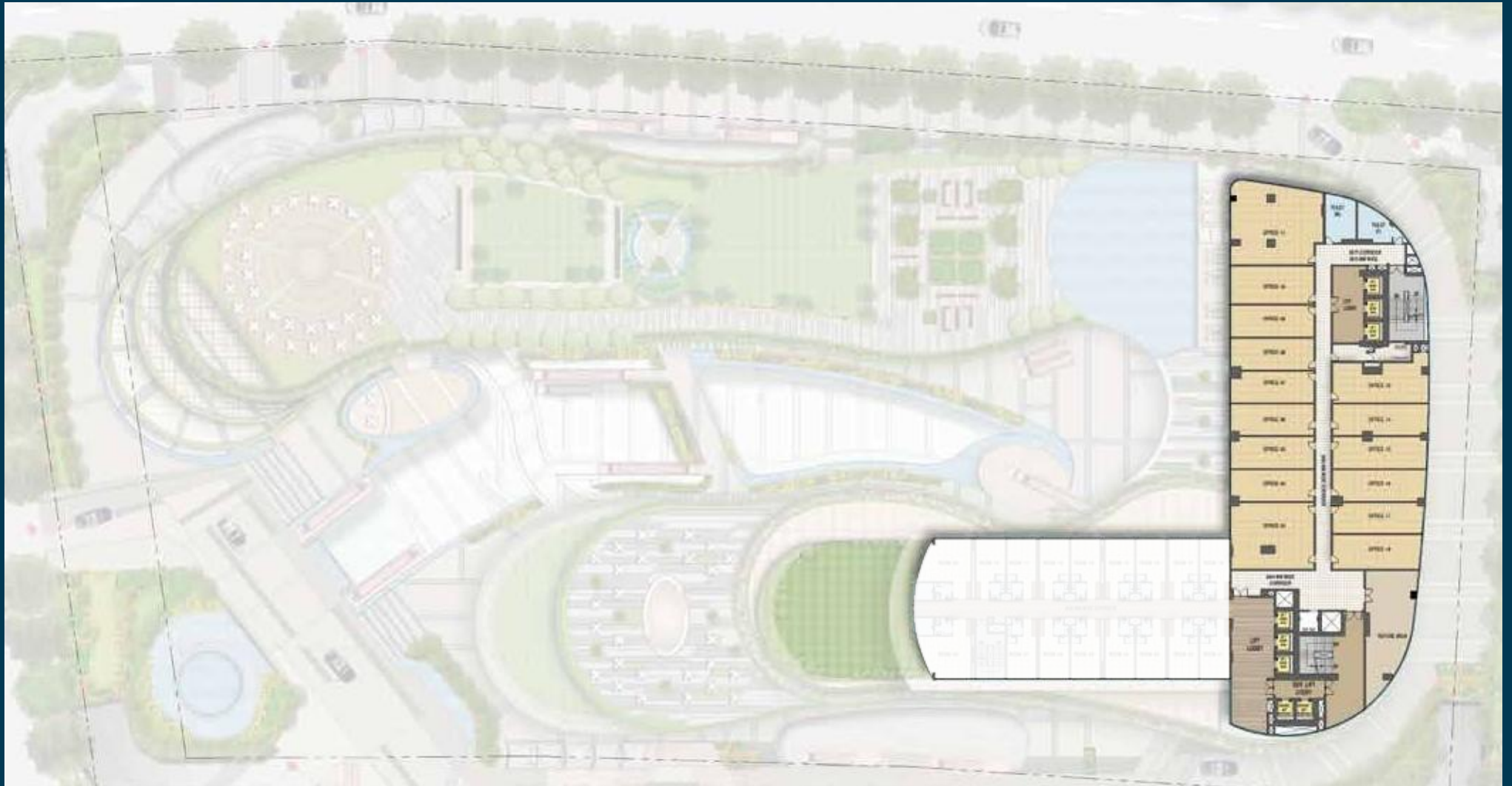
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EIGHTH TO SIXTEENTH FLOOR PLAN(Except 9th & 14th)



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NINTH & FOURTEENTH FLOOR PLAN



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HOTEL

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MAHAGUN METRO MALL & MAHAGUN MYWOODS MART

Two of the prized successfully running retail & hospitality projects of the Group - Mahagun Metro Mall at Vaishali, Ghaziabad and Mahagun Mywoods Mart at Gr. Noida West are examples of the marvels created by Mahagun in the past. They are a paradise for shoppers with plenty of fashion, food, leisure and entertainment options.

With their magnificent ambiance and varied offerings, they boast of being the most frequently visited shopping centres in the vicinity. These landmarks have not only defined their neighbourhood but have also yielded very high returns for the investors and stakeholders. With rich experience of managing these centres and having existing business relationship with top retail brands, Mahagun is yet again poised to deliver an out of the world project with a never seen before concept and design.



Mahagun MetroMall



Mahagun MywoodsMart

PARTNERS IN OUR EXISTING PROJECTS



CARVING TRUST WITH EACH BRICK

Mahagun group is a conglomerate of companies operating in commercial, residential real estate and hospitality sectors. The group is synonymous with transforming barren lands into brilliant masterpieces of architecture and style. It has successfully delivered a number of residential projects in the NCR in addition to the development of Commercial Real Estate like Shopping malls, Hotels, Cineplexes etc. However, the development of residential real estate continues to be the core focus area for the group. It has already delivered approx 15.76 million sq. ft. of residential space covering about 11500 units and projects involving development of approx. 11.57 million sq. ft. covering about 7500 approx. units are currently under execution. Absolute transparency in dealings, coupled with the highest standards and quality and timely delivery, continue to be the cornerstone of operations of the group. The group employs latest technology and techniques to cut down cost and to ensure development with sustainability by using 'Green building' techniques and through optimum usage of natural resources like water, air and natural light to cut down carbon foot print of its projects. In addition to catering to the requirements of the mid-market segment, the group has also ventured into user luxury housing segment with the recent launch of its signature brand 'M Collection'. Guided by absolute commitment, customer focus, innovation and professional expertise gained over the years, Mahagun endeavors to emerge as one of the key players in real estate construction and development, expanding its footprints to other geographical areas of the country, simultaneously diversifying its business interests.

ONGOING PROJECTS



RERA Reg. No: - UPRERAPRJ 17532

Mahagun Real Estate Private Limited

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