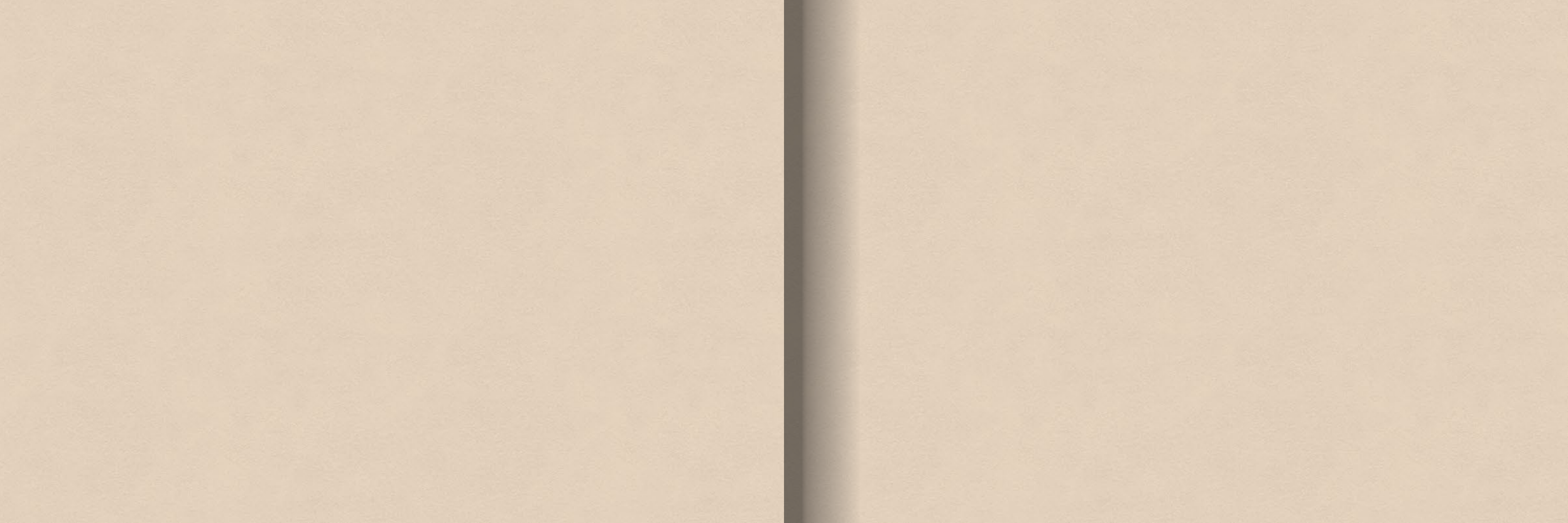




**MIGSUN**

**ELITE ONE**





*Experience life at its finest*





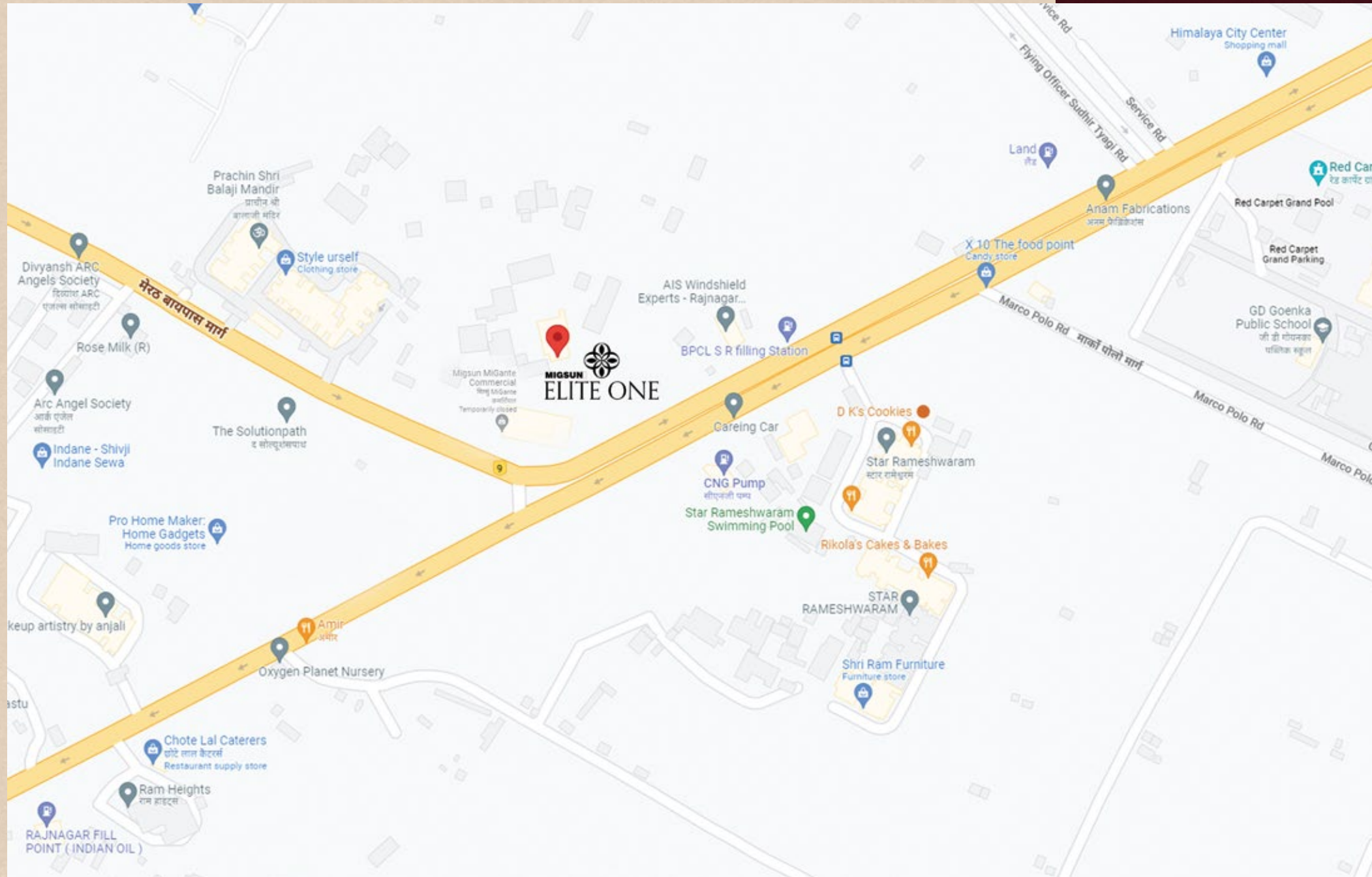


It's all about exquisite sophistication at Elite One. A glorious skyscraper with all the makings of magnificence, it is set to change the outlook of luxury living in Ghaziabad. Designed to give the residents the most plush lifestyle ever, it's a true marvel to savor inside-out. A stunning cocktail of beauty, excellence and grandeur, Elite One is where luxury finds its final true home.





## ASCENDING FROM THE EPICENTRE OF GROWTH



- ❁ 25 km from the Central Business District of Connaught Place
- ❁ Only 12 km from Delhi Border
- ❁ 15 mins drive from upcoming Hindon Airport
- ❁ In the vicinity of a proposed metro line which will connect Rajnagar ExTn. with an upcoming 6 lane Expressway to connect with NH- 58 going straight to Meerut and Dehradun
- ❁ Access from a proposed flyover from Hir as also Delhi-Haridwar Expressway Close to well-known hospitals such as Hindon airbase to Delhi NCR
- ❁ The neighbourhood of elite educational institutions such as G.D. Goenka International School, DPS, Modern Public School and colleges such as RKGIT, HRIT



*The finer pleasures of life*





## INDULGE IN ABSOLUTE REJUVENATION

For those who strive to achieve their extraordinary ambitions on a daily basis, awaits an oasis of rejuvenation. The Clubhouse at Elite One is where luxury transcends the superficial to serve your every need with absolute perfection. It is a place to explore your passions in life as well as indulge in leisure activities. Your time here with your loved ones will always be a bundle of happiness as you'll create memories worth cherishing.







RESTAURANT



GYMNASIUM



KIDS PLAY AREA



SITTING ZONE



SWIMMING POOL



SENIOR CITIZEN AREA



## SURROUND YOURSELF WITH BOUNDLESS JOYS CLUB

At Elite One, every second of your time is taken into consideration to craft an experience beyond what you've ever experienced. You will not just find your home here but a world exclusively built to delight and enthrall you. From the finest culinary creations to cutting edge health arenas, you will have it all here. It is your very own kingdom of bliss with Private Clubhouse, Sauna and Steambath.



## SPORTS AMENITIES



## STEP INSIDE REDEFINED ELEGANCE

Your experience at Elite One is crafted in elegance to every detail. You can feel the aura of difference right from your first step into the grand lobby. Double heightened and plush designed, it's the very image of a refined lifestyle and with 8ft. entrance door height.







## A GORGEOUS EXPRESSION OF YOUR DREAM HOME

Your space for both entertaining and relaxing, the living room holds a special place.  
Your living room at Elite One will speak for itself with its lavish beauty.





## DISCOVER YOUR ZEN

The bedroom at Elite One will be your sanctuary of unbridled comfort. It's where you will effortlessly be you. It has been thoughtfully designed to blend plush comfort with modern elegance.





SOAK IN SOOTHING  
LUXURY



A bathroom is so much more than a bare necessity. And you will discover just that as you step inside this style trooper. Even the most mundane tasks will feel magical as you give in to the marvel that awaits you every time you enter the bath. Consider it your very own spa retreat!





DESIGNED WITH  
IMPECCABLE TASTE



The kitchen is where flavours, aromas and love come together to make a dish worth savouring. Your culinary passion will find its ideal playground in this masterful space. Modern yet warmly welcoming, you will relish cooking here as your distinguished palate finds its perfect match.







## WITNESS THE CHARM OF STUNNING VIEWS

The petite pleasures of life are in the small moments like enjoying mesmerising views of nature or sipping your favourite cup of coffee as the world unfolds in front of you. The grand balcony of your home will be your favourite spot to calm your mind and spend moments of serenity alone from the bustle of the city. The icing on top? You will never tire of the stunning views.



## DUPLEX LOWER FLOOR



Saleable Area: 2845 Sq. ft.

## DUPLEX UPPER FLOOR



Saleable Area: 2309 Sq. ft.



UNIT-  
04 & 05



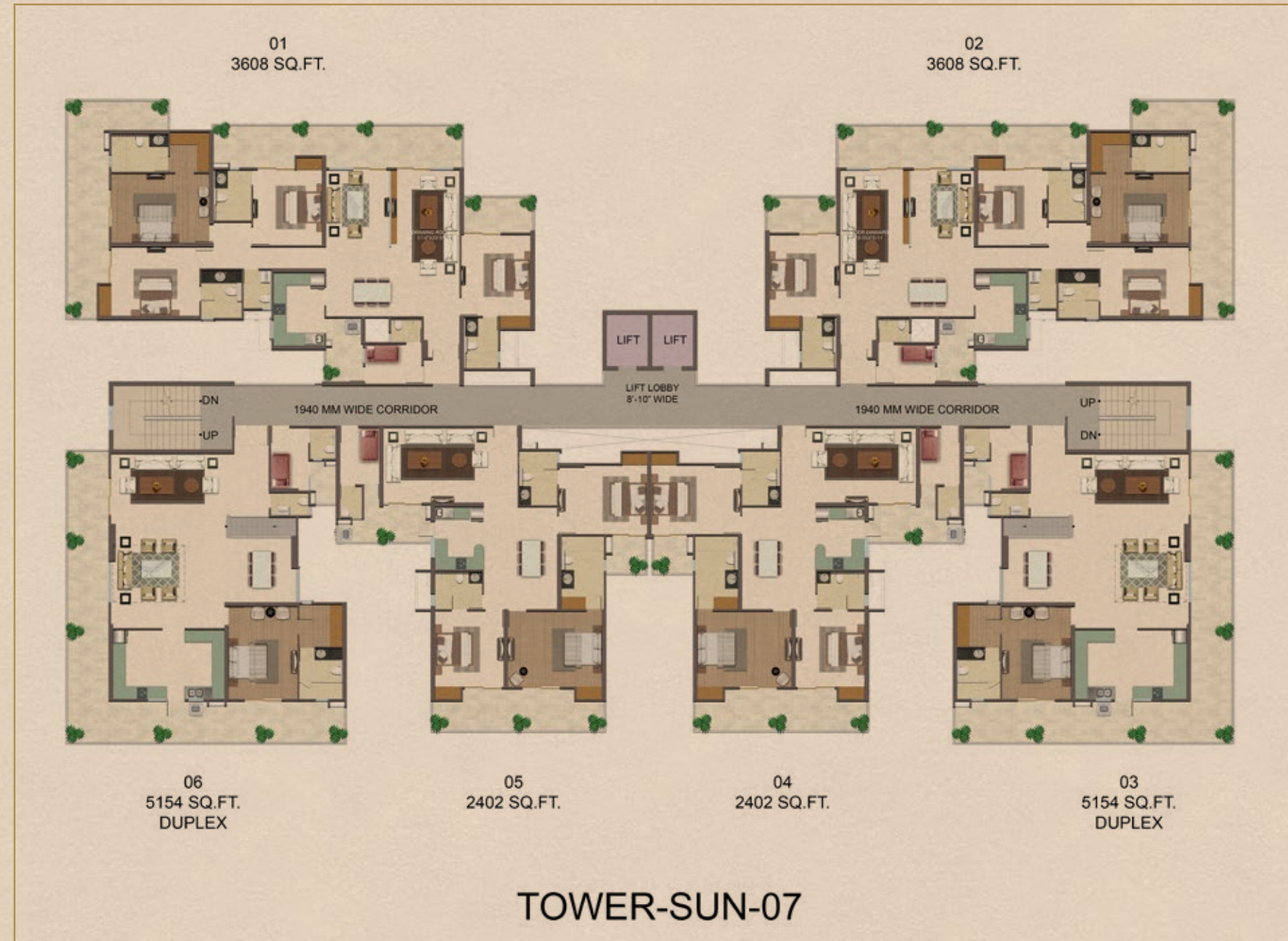
Saleable Area: 2402 Sq. ft.



Saleable Area: 3608 Sq. ft.

UNIT -  
01 & 02





## A FASCINATING ABODE MADE OF DREAMS

Your home is meant to be the sum total of your dreams and the essence of your accomplishments. And so we know only the best deserves to be your haven and your sanctum of tranquillity. Each of the sprawling 3, 4 BHK apartments at Migsun Elite one has been thoughtfully planned with breath-taking balconies, open layouts, ample ventilation and natural light. These almost furnished homes will also be pre- fitted with air conditioners and complete with modern appliances and plush furnishings, so that all you would need to do is to start living.

## SPECIFICATIONS

<b>STRUCTURE</b>	Earthquake resistant RCC framed structure
<b>EXTERNAL FINISH</b>	Textured Paint of exterior grade and Glass on specific sections
<b>LIVING ROOM</b>	• Flooring- Premium /Vitrified Tiles • Walls - Plastic Emulsion Paint • Ceiling -Plastic Emulsion & POP
<b>BEDROOMS</b>	• Flooring- Laminated wooden flooring in Master Bedroom & Premium /Vitrified Tiles in other Bedrooms • Wall Finishes - Plastic Emulsion Paint • Ceiling - Plastic Emulsion Paint, POP • Ceiling - Plastic Emulsion Paint • Counter - Pre Polish Premium Granite
<b>DOORS &amp; WINDOWS</b>	• Doors - Flush Door Painted/Polished • Windows - UPVC Sections
<b>STAIRCASES</b>	• Risers & Treads - Granite Stone • Wall Finishes - Plastic Emulsion Paint • Ceiling - Plastic Emulsion Paint • Handrail - MS Railing
<b>BALCONY</b>	Flooring- Anti Skid Vitrified Tiles • Wall - Finishes Water proofing external paint • Ceiling - Water proofing external paint • Handrail - MS Railing
<b>TOILETS</b>	• Flooring- Premium Anti-Skid Vitrified Tiles Wall - Premium Vitrified Tiles • Ceiling - Plastic Emulsion • Fittings - Premium Sanitary fixtures of Jaquar or equivalent, Mirror, Other CP Fittings of Jaguar or equivalent including Showers
<b>KITCHEN</b>	• Cabinets - Semi - Modular Kitchen Cabinets of Appropriate Finish • Flooring - Anti Skid Vitrified Tiles • Dado - Premium Vitrified Tiles up to 2ft. above counter • Wall Finishes- Vitrified Tiles / Plastic Emulsion Paint
<b>ENTRANCE LOBBY</b>	Flooring would be of appropriate Mix of Marble/Granite, Walls and Ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views
<b>ELECTRICAL FITTINGS</b>	• All electrical wiring in concealed conduits, provision of adequate light and power points • Telephone and VT outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & protective MCB's • Electrical Points for Kitchen Chimney, Hob of ISI Mark





# MIGSUN

DREAM IT LIVE IT

Main 45 Mtr. Road, Opp. G.D. Goenka School, Meerut Bypass Road,  
Raj Nagar Extn., Ghaziabad

RERA NO: UPRERAPRJ600636 | WWW.UP-RERA.IN



COMMERCIAL



RESIDENTIAL



HOSPITALITY



EDUCATION



SKILL INDIA

FOLLOW MIGSUN



A LEGACY OF 27 YEARS

| 2 CRORE AREA DELIVERED

| PRESENT IN 7 STATES

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