



F I N E S S E
IS IN THE WEST

FINESSE

There is a time in life when you choose to live beautifully. In a space where you rejoice in the simplest yet finest pleasures of comfort. A time where you choose the bigger, bolder and the best elements of a quintessential life.

IS IN THE WEST



RERA NO UPRERAPR/136219 / 04 / 2024
www.ub-rera.in/projects

Welcome to



ELDECO

la vidabella

SECTOR 12, GREATER NOIDA (WEST)

Situated in the thriving locale of Greater Noida (West), Eldeco La Vida Bella puts you at the centre of excitement and convenience. Enjoy seamless connectivity via the 130-metre Noida-Greater Noida Link Road and furthermore with the convenience of a 24-metre wide internal road for ease of accessibility within the residency.

Located on a corner plot, where luxury living reaches new heights across five palatial towers. Discover the epitome of comfort and elegance in our 3 & 4 BR premium residences, offering a seamless blend of opulence and convenience for a truly effortless lifestyle.

LEGACY
OF

ELD

ECCO

Choose Eldeco, the assurance of a trusted partner who understands your aspirations and strives to enhance your quality of life. With a legacy that spans over 4 decades, Eldeco Group has been a pioneer in real estate development since 1985. Renowned for its commitment to timely delivery and uncompromising quality, the group has established its presence across 18 cities in North India. With a portfolio of over 200+ successfully completed projects, including large-format integrated townships, high-rise apartments, industrial estates, commercial malls, and office buildings, Eldeco has consistently exceeded expectations and set new benchmarks in Real Estate development.

A LIFE UNMATCHED

Take respite from the ordinary and get ready to be embraced by unparalleled luxury. Keen attention to details, integration of high-end technology and premium features offer you a beautiful life experience.

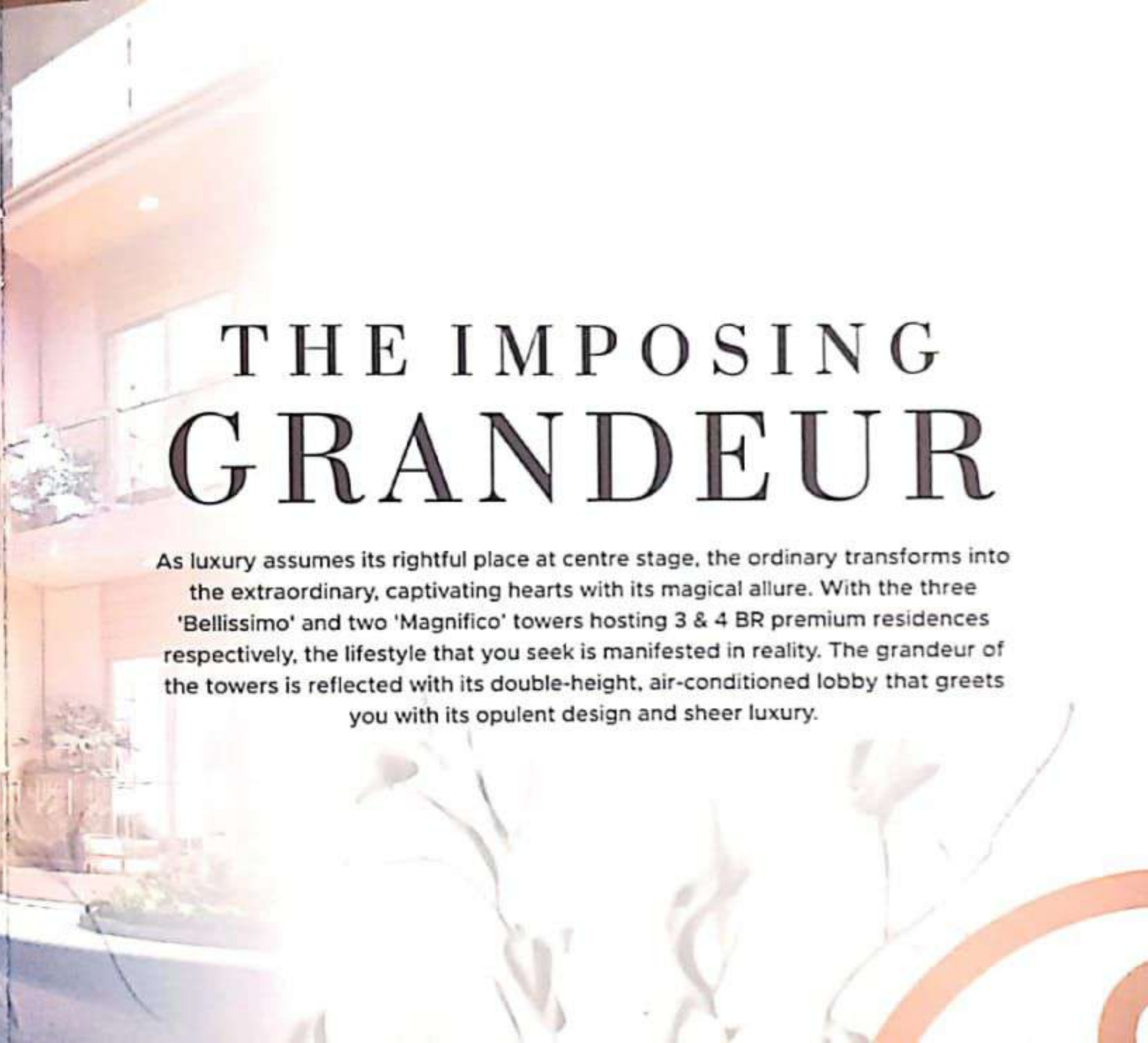






THE IMPOSING GRANDEUR

As luxury assumes its rightful place at centre stage, the ordinary transforms into the extraordinary, captivating hearts with its magical allure. With the three 'Bellissimo' and two 'Magnifico' towers hosting 3 & 4 BR premium residences respectively, the lifestyle that you seek is manifested in reality. The grandeur of the towers is reflected with its double-height, air-conditioned lobby that greets you with its opulent design and sheer luxury.



MUNDANE MADE MAGICAL

Begin your day with the soft echoes of the wind, gentle embrace of sunlit ambience and a stroll on lush green grass. A place where the whole community comes together to celebrate every little moment of life. Here is the perfect setting for senior citizens to bond, for kids to play and for you to resonate with a beautiful life.



YOUR SANCTUARY OF OPULENCE

Enter a world where luxury is in the details, where the aura of extraordinary engulfs your everyday experiences. Your enclave awaits beyond these magnificent entrance, where opulence intertwines with serenity. The gates themselves are a testament to the grandeur and meticulous craftsmanship that define every aspect of this prestigious community.

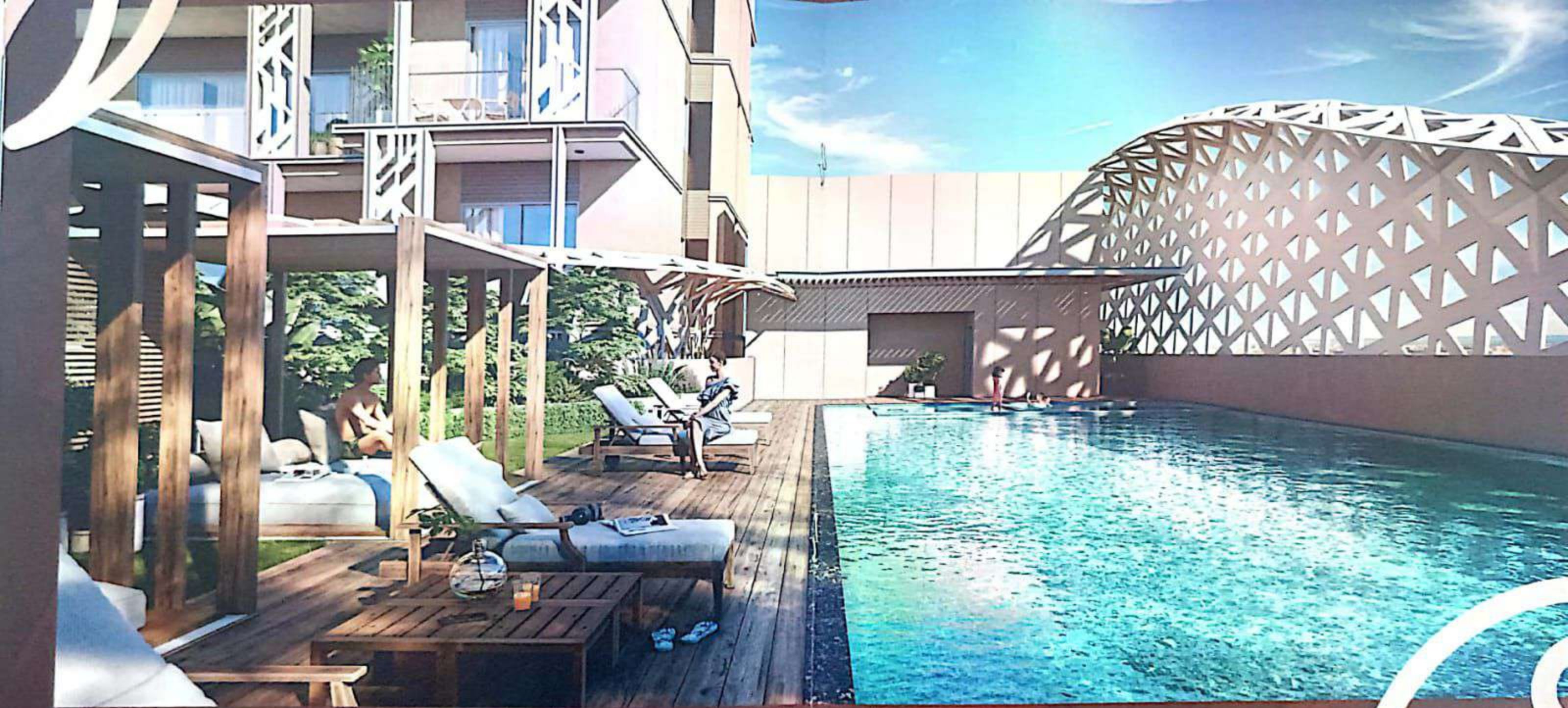




LIVE EXQUISITELY

Rejoice in a world where you can truly be yourself. Where your moments are spent unwinding in the shimmering ambience of your exclusive Clubhouse. Stacked with the finest amenities, this is a life of celebration, right around you.

- Club Roof Top Swimming Pool
- Gym
- Squash Court
- Billiards
- Pickleball
- Party Hall
- Aerobics
- Table Tennis



AMENITIES



CLUBHOUSE



**YOGA &
MEDITATION
ZONE**



**CRICKET
PITCH**



**KIDS'
PLAY AREA**



AMPHITHEATRE



**BADMINTON
COURT**



**MULTIPURPOSE
COURT**



**MULTI TIER
SECURITY**

THE BRIGHTEST STAR IN THE WEST

The shining jewel in the heart of Greater Noida, **Eldeco La Vida Bella** is tucked away on a corner plot in Sector 12 Greater Noida (West). Besides being seamlessly connected to the 130-metre Noida - Greater Noida Link Road and Faridabad - Noida - Ghaziabad Expressway, this township offers proximity to shopping malls, schools, hospitals and local markets for a convenient life.



ARTISTIC RENDER

21/27

FOSTER THE PLAYFUL SOUL

Escape the ordinary to embrace the comforting luxury of an unparalleled life. This is your oasis of peace and luxury where kids indulge in carefree play and you witness the invaluable joy of watching your child chase sunshine and butterflies. A world of wonders awaits you to experience a beautiful life.

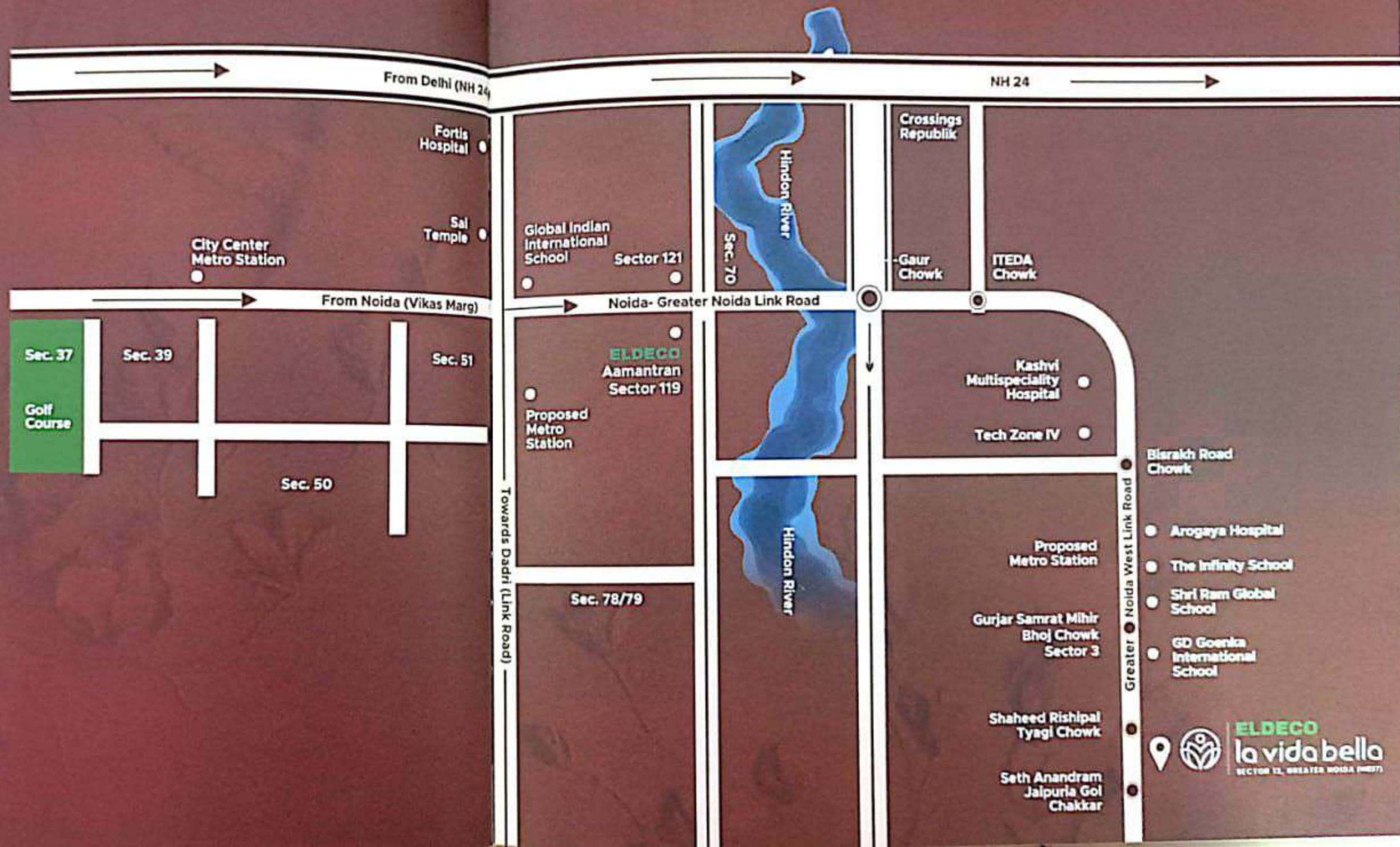


LOCATION MAP



SCAN FOR GOOGLE PIN

- PETROL PUMP WITHIN 170 MTR
- PROPOSED METRO STATION WITHIN 1 KM
- SPORTS GROUND WITHIN 6 KM
- INTERNATIONAL SCHOOLS WITHIN 2 KM
- MULTISPECIALTY HOSPITAL WITHIN 4 KM



SECTOR 12, GREATER NOIDA (WEST)

SPECIFICATIONS

Wall & Ceiling Finishes

Living/Dining/Bedroom: Plastic Paint / Oil Bound Distemper (OBD) with Gypsum Plaster

Kitchen: 2 feet dado in ceramic tiles above counter and rest Plastic Paint / OBD

Toilet Walls: Ceramic tiles up to full height

Toilet Ceiling: False ceiling

External Wall: Combination of Texture paint / Exterior emulsion / Cement paint

Balcony / Verandah: Texture / External emulsion / Cement paint

Corridors / Lobby: Plastic Paint/ Oil Bound Distemper (OBD)

Flooring

Living Room: Premium Stone / Marble

Bedroom: Laminated Wooden

Kitchen: Premium Stone / Marble

Kitchen Counter: Granite / Composite stone

Toilet: Vitrified / Ceramic tiles

Balcony/ Verandah: Vitrified / Ceramic tiles

Common Corridors / Lobby: Tiles / Stone

Main & Fire Staircase Tread / Riser: Tiles / Stone

Door & Windows

Main Door: PU finished 8 feet high hardwood door

Internal Doors: Melamine/PU finished 8 feet high hardwood door

External Doors / Windows: Powder Coated Aluminium / UPVC shutters and glazing

Fitting & Fixtures

Door Hardware: Digital Lock on main door & good quality handles & fittings on internal doors

Kitchen: Good quality C.P. Fittings, double bowl sink with drain board

Toilet: Good quality C.P. Fittings, english type WC and wash basin

Electrical: Good quality modular switches and sockets, copper wiring. (Fittings like fans, geysers, light fixtures, appliances etc. not provided)

Electrical Appliances: All weather Air Conditioner

Structure

Reinforced cement concrete with aluminium framework

Power Back up

Mandatory power back up to be provided at additional cost & shall be calculated @ 50% diversity, i.e. gensets of capacity 50% of total load will be installed.

Note: -

1. Company reserves the right to consider any one of the alternative materials
2. Stone, wherever used, is subject to variations in material characteristics including color.

MASTER PLAN

LEGENDS

- | | |
|--------------------|-------------------------------|
| 1 Entry/ Exit | 15 Multipurpose Court |
| 2 Services | 16 Community/ Assembly Area |
| 3 Club Drop-off | 17 Pet Park |
| 4 Outdoor Kitchen | 18 Reflexology Path |
| 5 Party Lawn | 19 Plaza |
| 6 Tower Drop-off | 20 Roof Top Swimming Pool |
| 7 Kid's Play Area | 21 Kid's Pool |
| 8 Fitness Area | 22 Jacuzzi |
| 9 Seating Plaza | 23 Waiting Area |
| 10 Pavilion | 24 Pickleball Court |
| 11 Amphitheater | 25 Chess Court |
| 12 Feature Wall | 26 Waterbody |
| 13 Cricket Pitch | 27 Outdoor Table Tennis Court |
| 14 Badminton Court | |

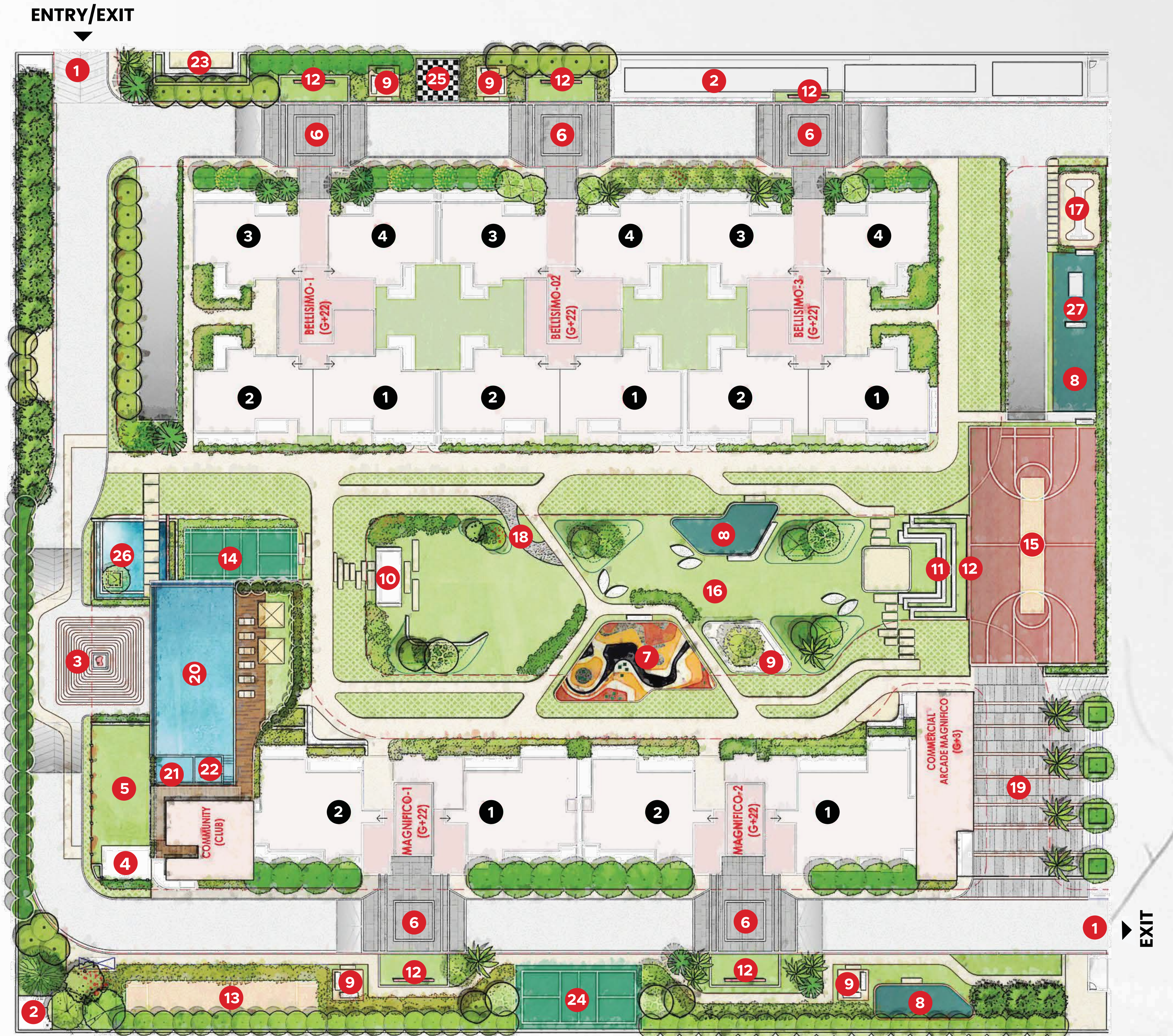
Disclaimer:

The plan shown here are subject to change as per norms.

The project will be developed in a phase wise manner.

1sq.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.

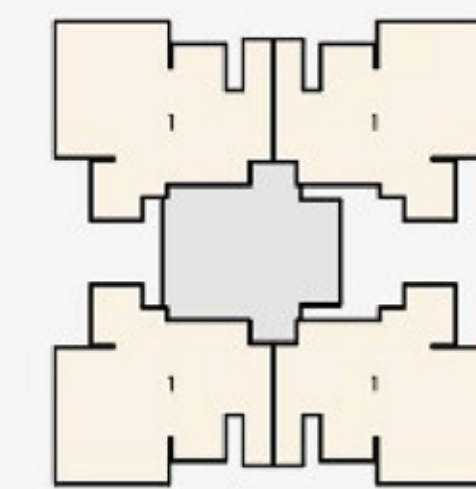
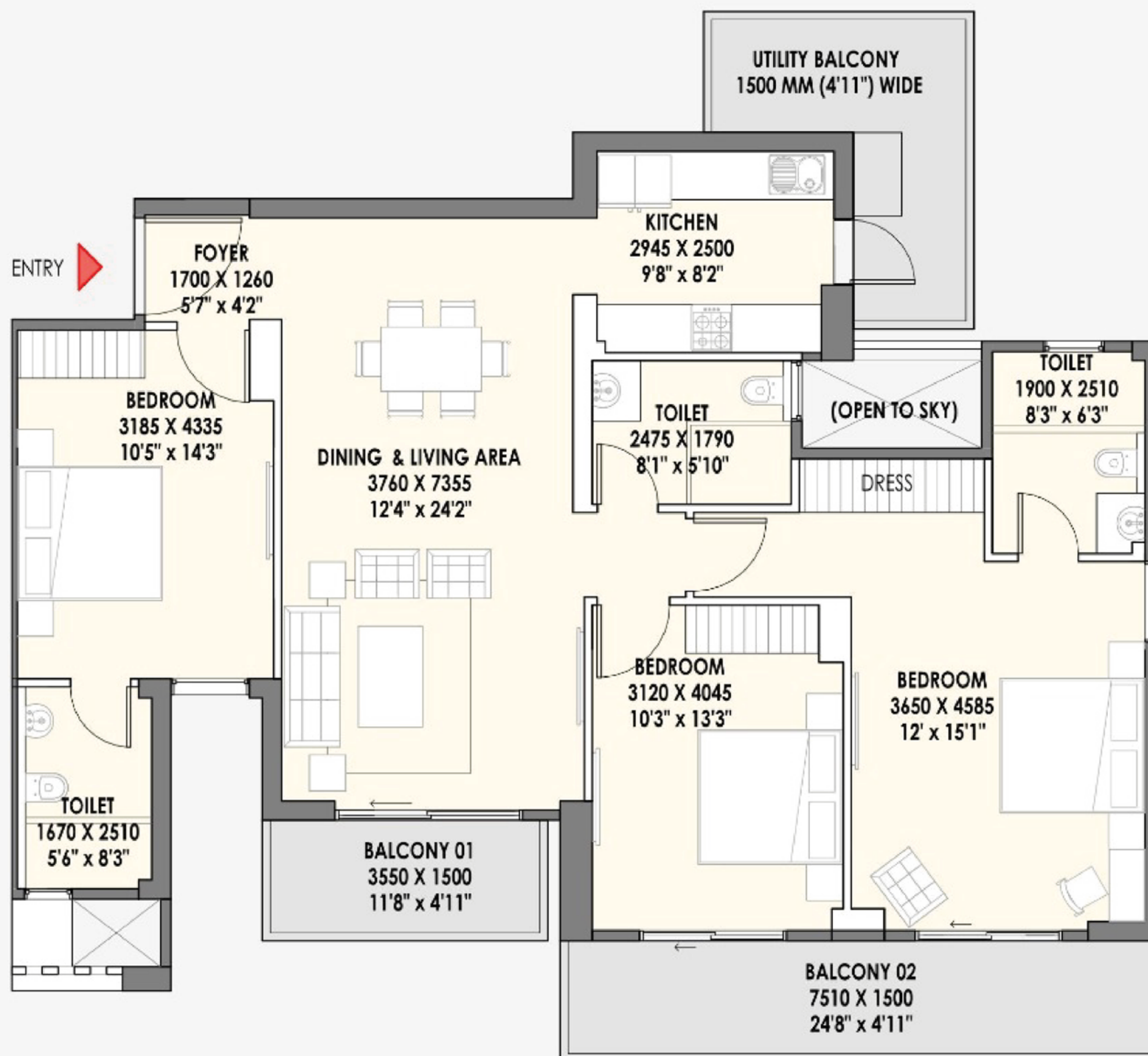


TYPE 01 - 3BHK + 3T

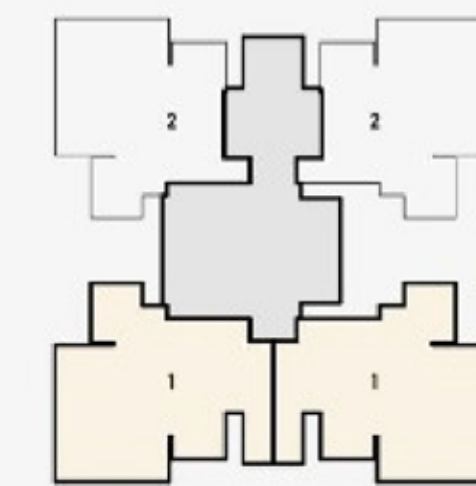
SUPER AREA	1905 sqft (176.980 sqm)
BUILT UP AREA	1488 sqft (138.239 sqm)
CARPET AREA	1104 sqft (102.550 sqm)
BALCONY AREA	272 sqft (25.305 sqm)
EXTERNAL WALL AREA	113 sqft (10.500 sqm)



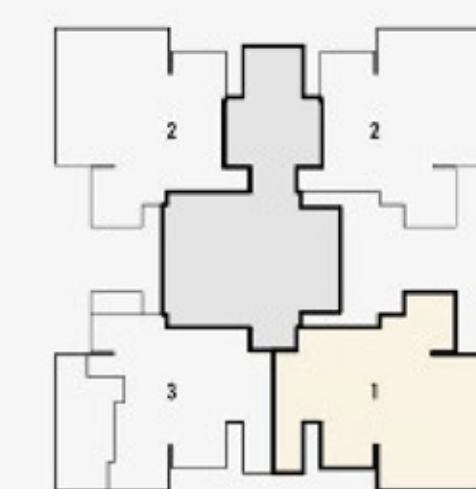
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 SECTOR 12, GREATER NOIDA (WEST)



BELLISSIMO- 1,2,3
LVL 2- 16 18-22



BELLISSIMO- 1,2,3
LVL 1 & 17



BELLISSIMO- 1,2,3
LVL GROUND

DISCLAIMER:

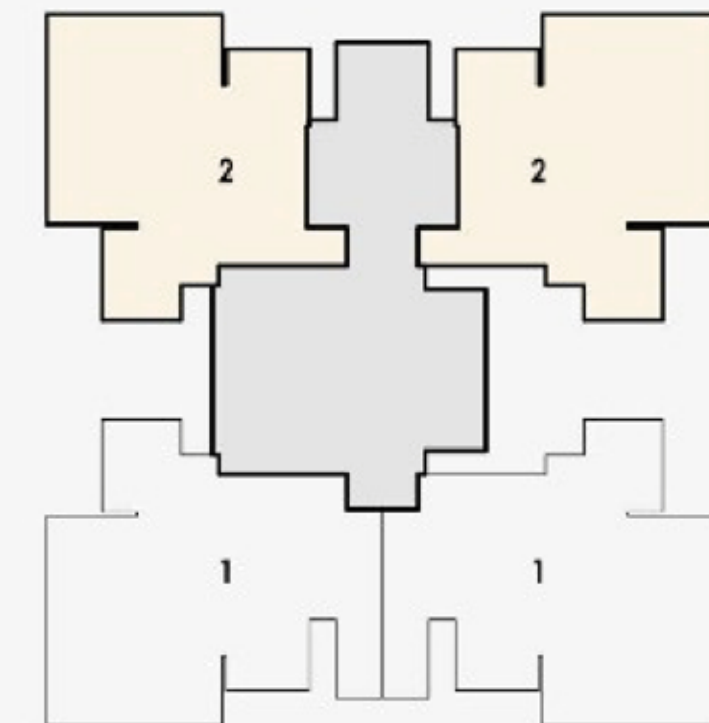
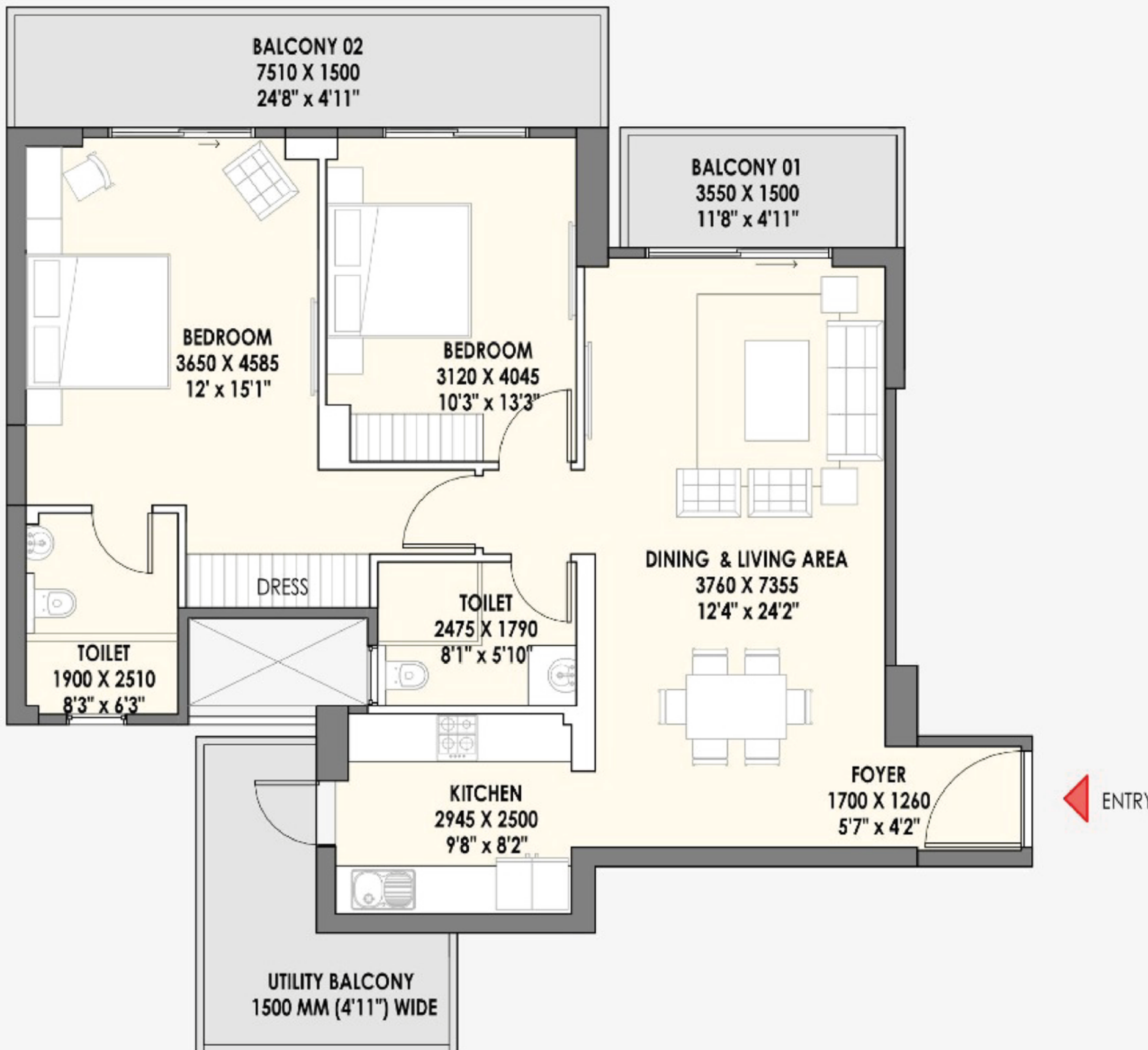
- 1 sq. ft.= 0.093 sq.mt. 10.764sq.ft. 1.196 sq.yd. and 3.28ft. = 1mt
- All dimensions shown in feet/inches are close approximation to metric dimensions.
- Dimension may vary due to thickness of the plaster
- Total area includes RERA carpet area plus balcony area plus area of external walls and proportionate share of common area.
- Internal dimensions may vary after finishing plasters/titles etc.
- Some units may have different area including additional lawn/terrace area. Please check the area with the marketing team at the time of purchase.

TYPE 02 - 2BHK + 2T

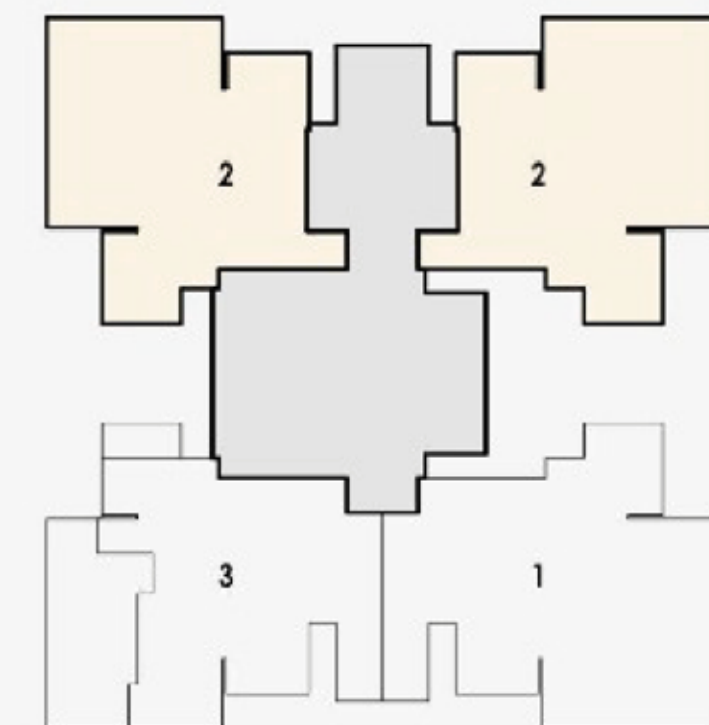
SUPER AREA	1555 sqft (144.464 sqm)
BUILT UP AREA	1272 sqft (118.172 sqm)
CARPET AREA	902 sqft (83.785 sqm)
BALCONY AREA	272 sqft (25.305 sqm)
EXTERNAL WALL AREA	104 sqft (9.662 sqm)



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 SECTOR 12, GREATER NOIDA (WEST)



BELLISIMO- 1,2,3
LVL 1 & 17



BELLISIMO- 1,2,3
LVL GROUND

DISCLAIMER:

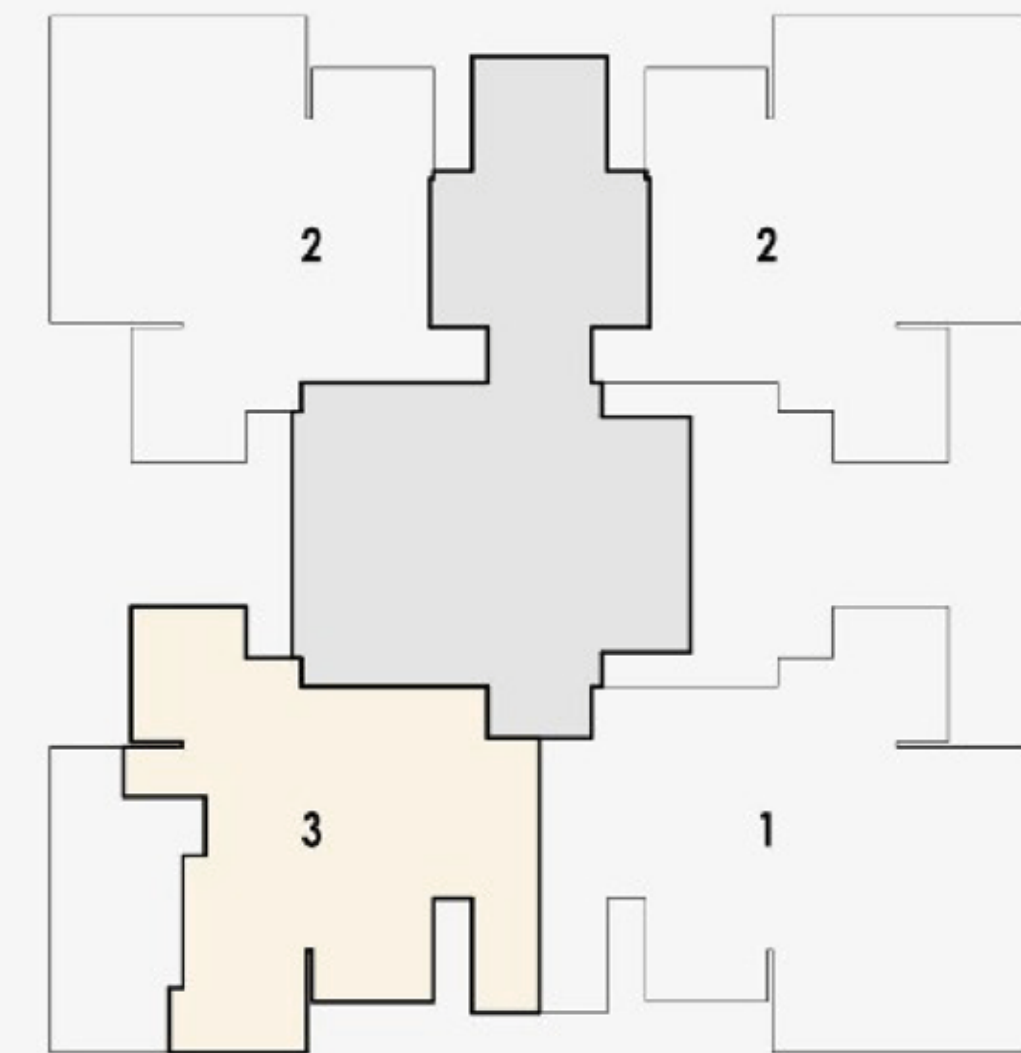
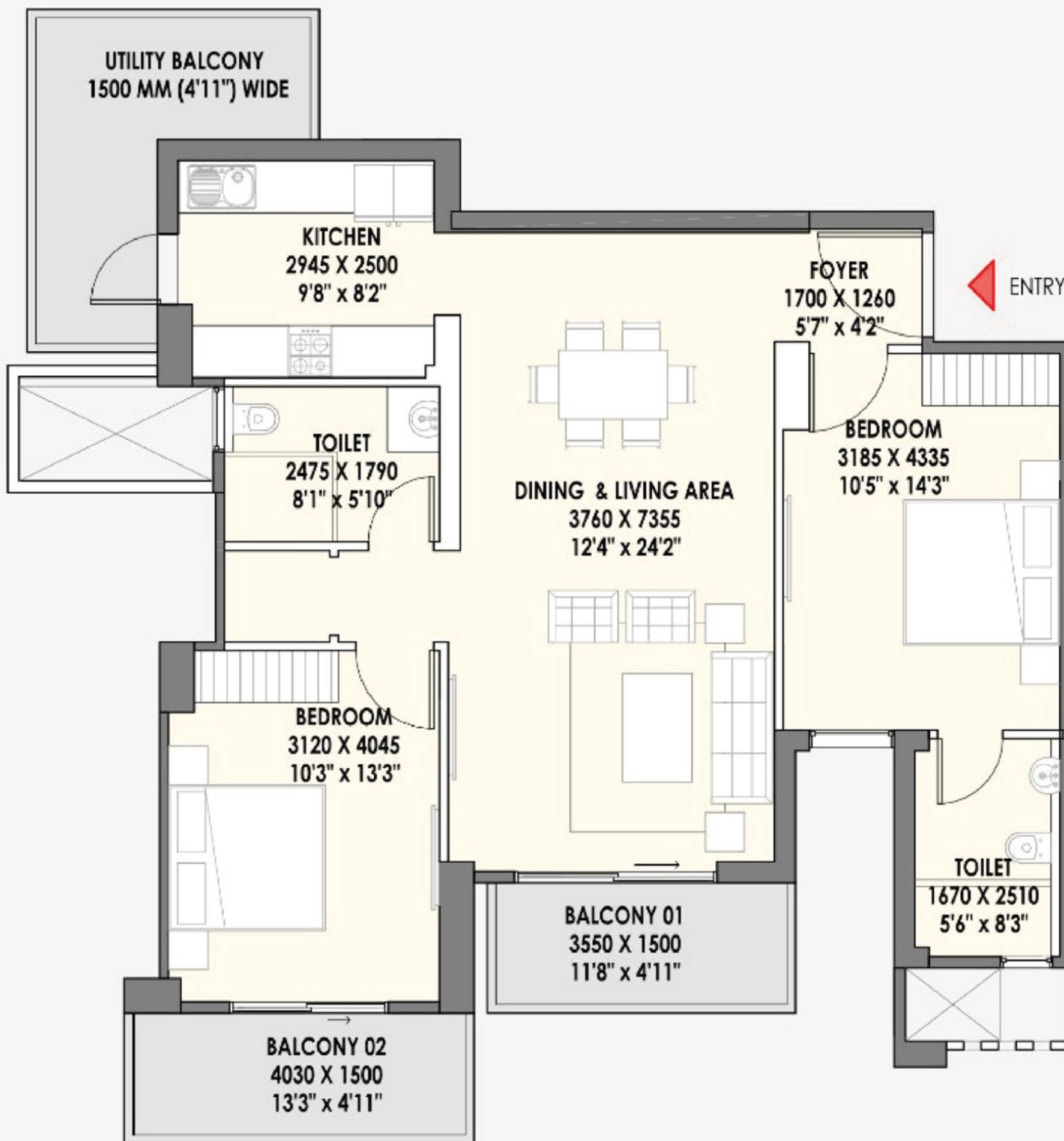
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TYPE 03 - 2BHK + 2T

SUPER AREA	1425 sqft (132.386 sqm)
BUILT UP AREA	1078 sqft (100.149 sqm)
CARPET AREA	826 sqft (76.701 sqm)
BALCONY AREA	216 sqft (20.085 sqm)
EXTERNAL WALL AREA	92 sqft (8.529 sqm)



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 SECTOR 12, GREATER NOIDA (WEST)



DISCLAIMER:

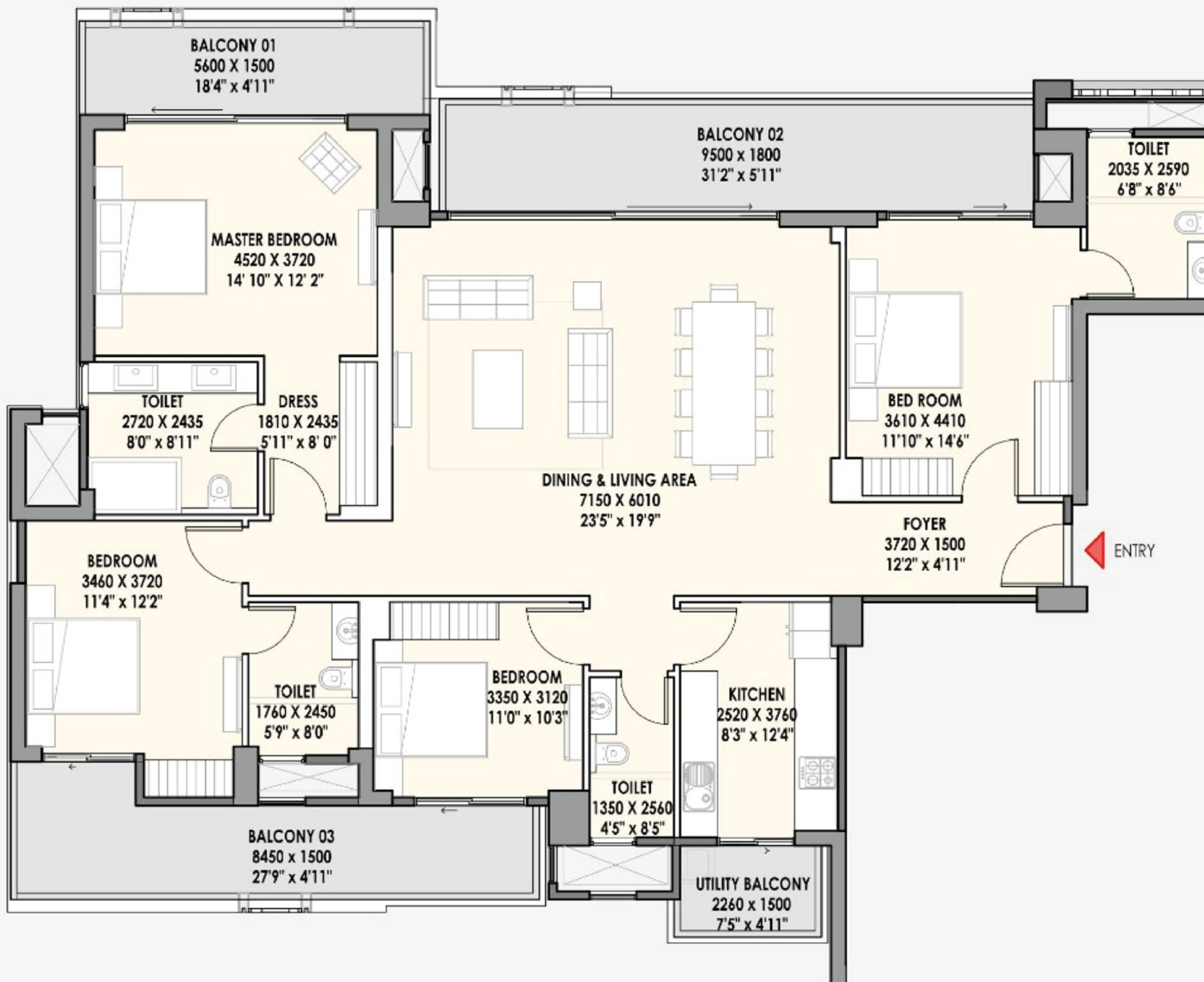
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TYPE 04 - 4BHK + 4T

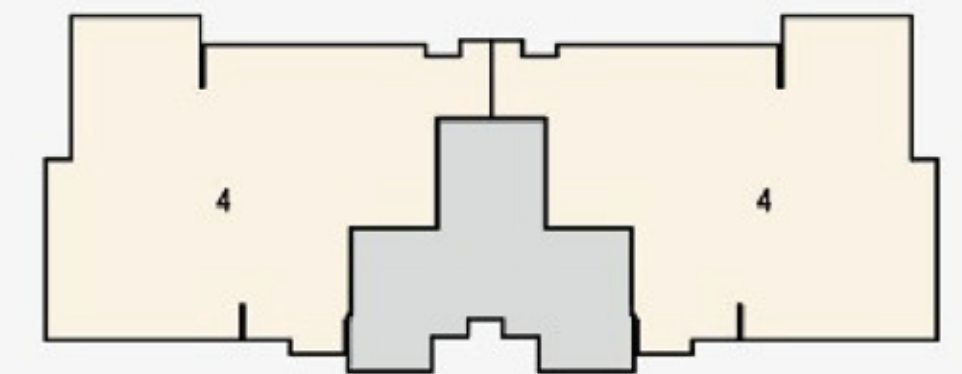
SUPER AREA	2755 sqft (255.947 sqm)
BUILT UP AREA	2209 sqft (205.222 sqm)
CARPET AREA	1597 sqft (148.358 sqm)
BALCONY AREA	462 sqft (42.936 sqm)
EXTERNAL WALL AREA	113 sqft (10.486 sqm)



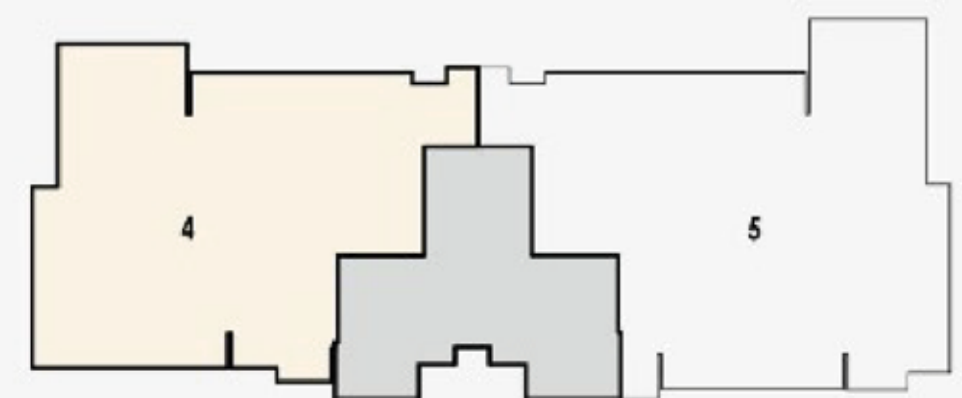
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 SECTOR 12, GREATER NOIDA (WEST)



MANIFICO-1
LVL GROUND



MANIFICO-1
LVL 01-21



MANIFICO-2
LVL 01-21

DISCLAIMER:

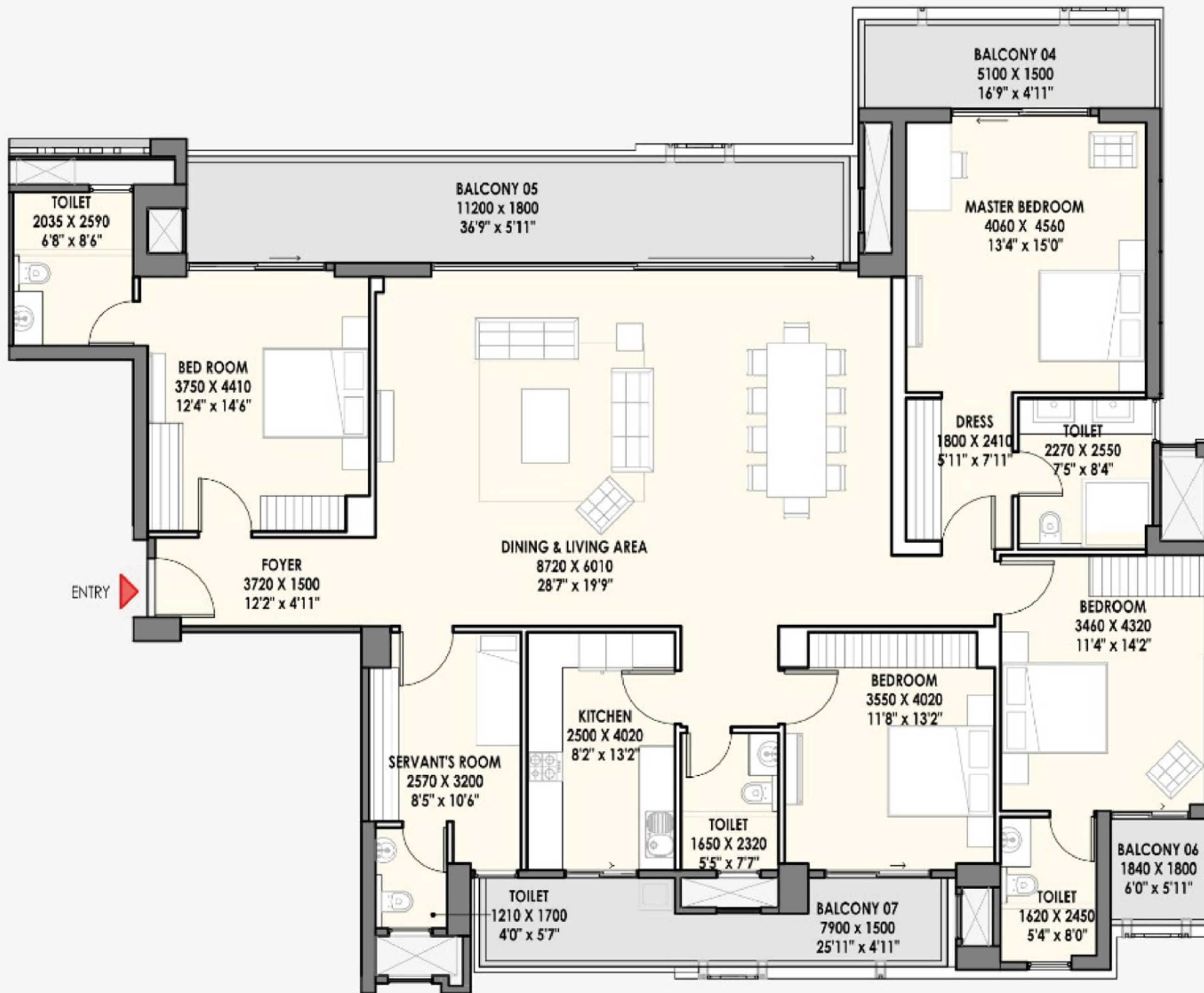
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TYPE 05 - 4BHK + 4T + SERVANT

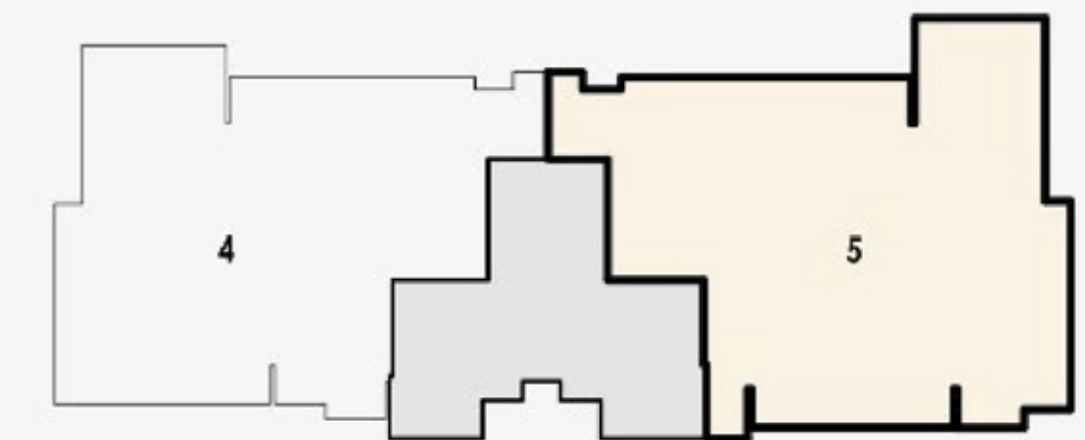
SUPER AREA	3300 sqft (306.58 sqm)
BUILT UP AREA	2524 sqft (234.487 sqm)
CARPET AREA	1912 sqft (177.666 sqm)
BALCONY AREA	448 sqft (41.622 sqm)
EXTERNAL WALL AREA	181 sqft (16.821 sqm)



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 SECTOR 12, GREATER NOIDA (WEST)



MANIFICO-2
LVL GROUND



MANIFICO-2
LVL 01-21

DISCLAIMER:

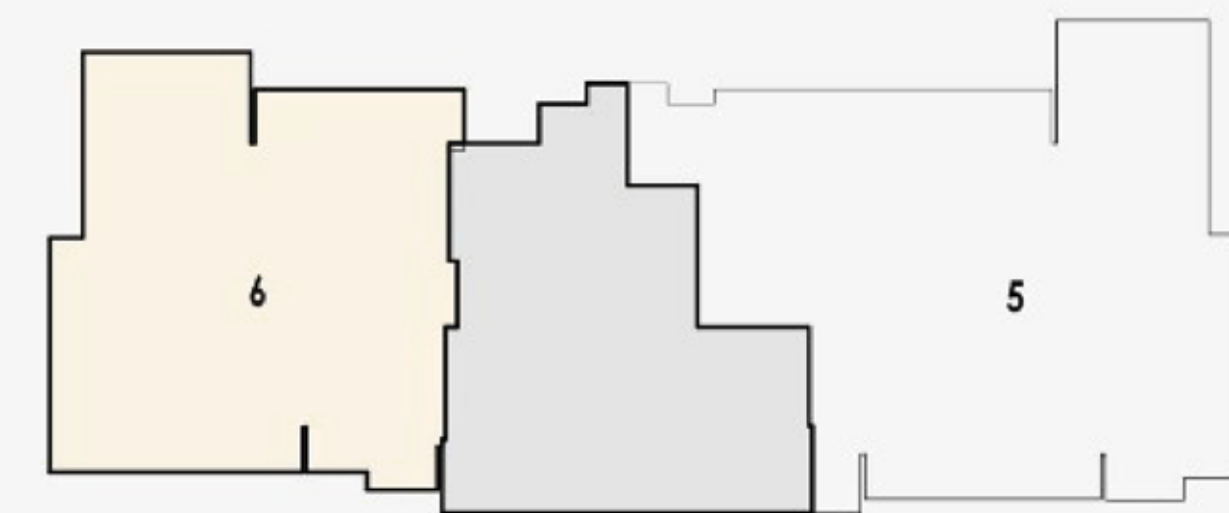
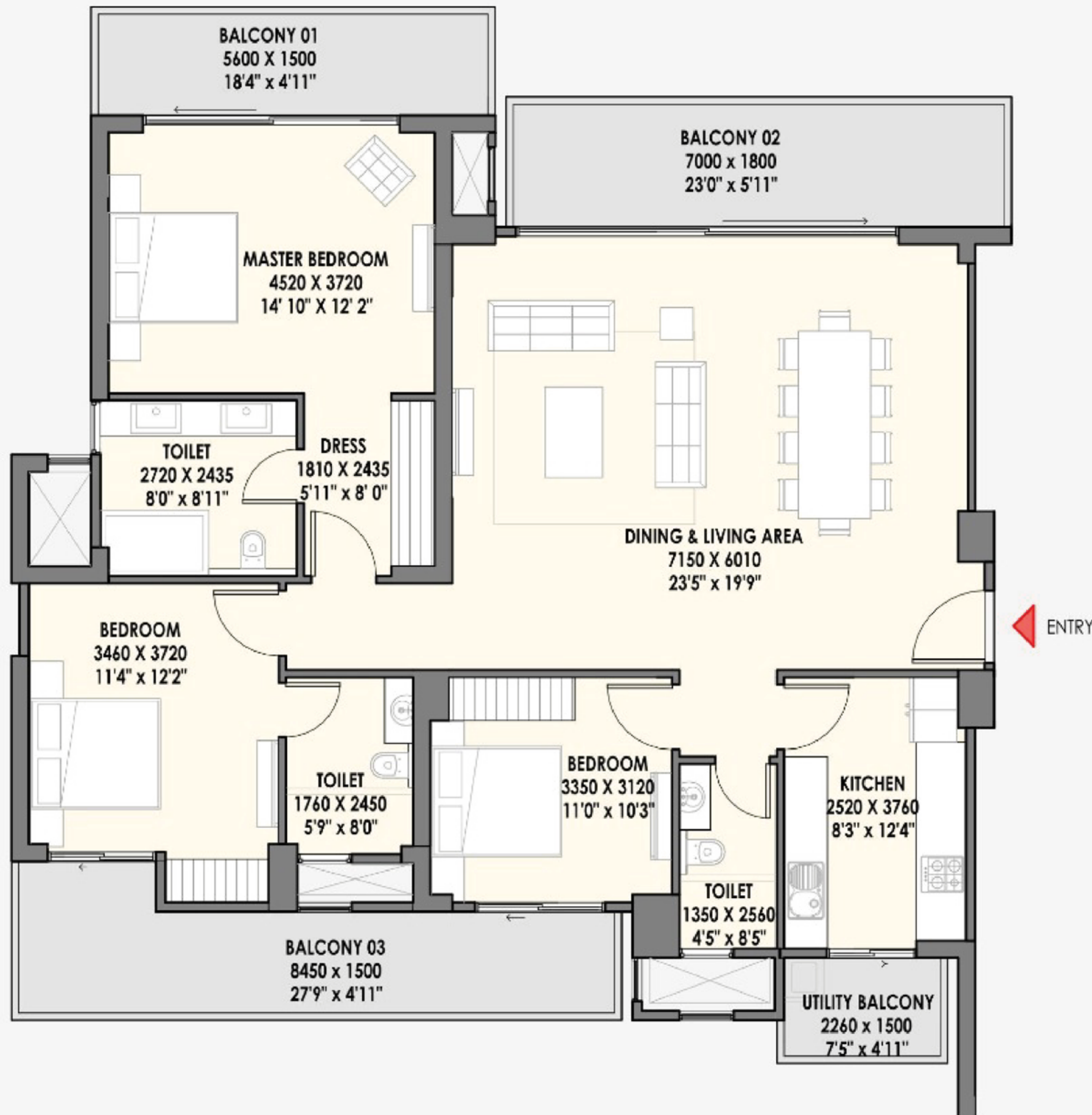
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TYPE 06 - 3BHK + 3T

SUPER AREA	2250 sqft (209.031 sqm)
BUILT UP AREA	1835 sqft (170.477 sqm)
CARPET AREA	1304 sqft (121.128 sqm)
BALCONY AREA	414 sqft (38.436 sqm)
EXTERNAL WALL AREA	90 sqft (8.369 sqm)



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 SECTOR 12, GREATER NOIDA (WEST)



DISCLAIMER:

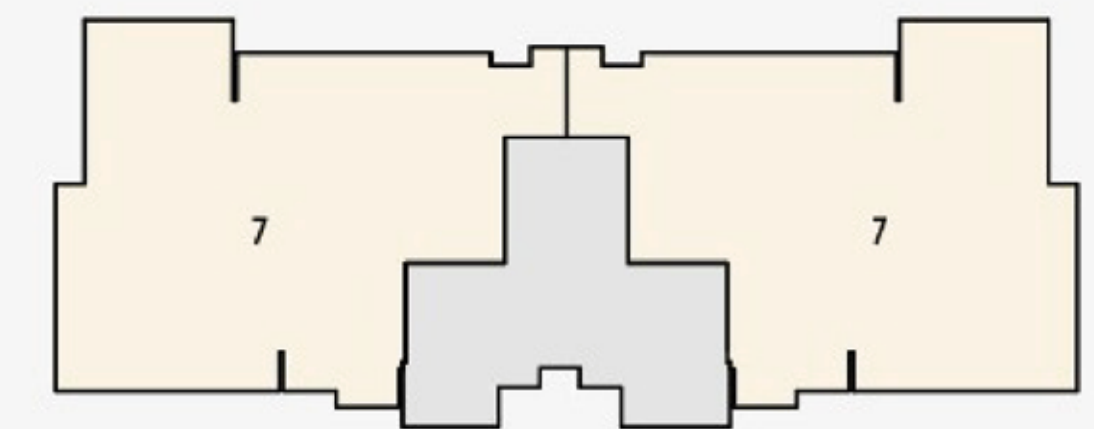
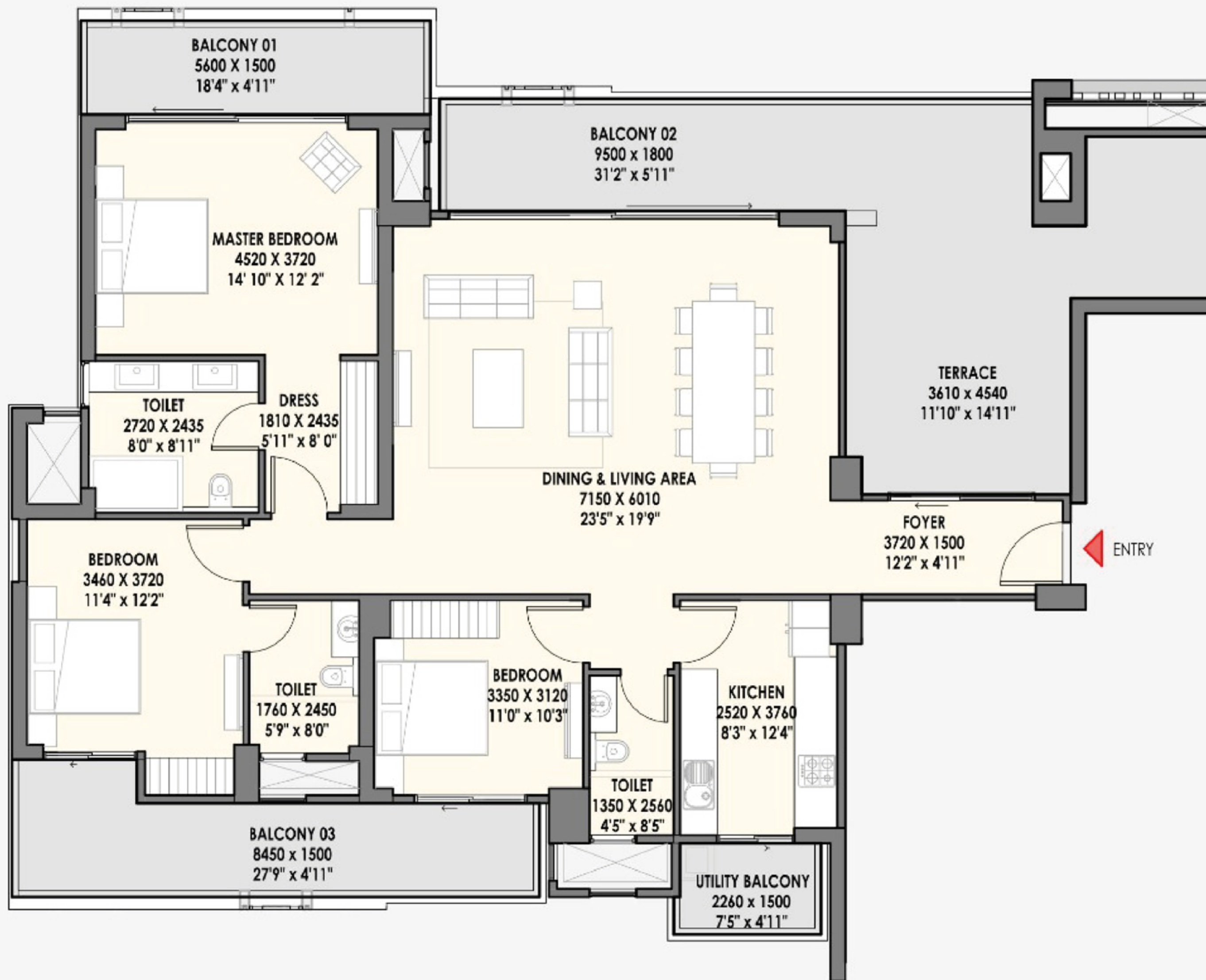
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TYPE 07 - 3BHK + 3T

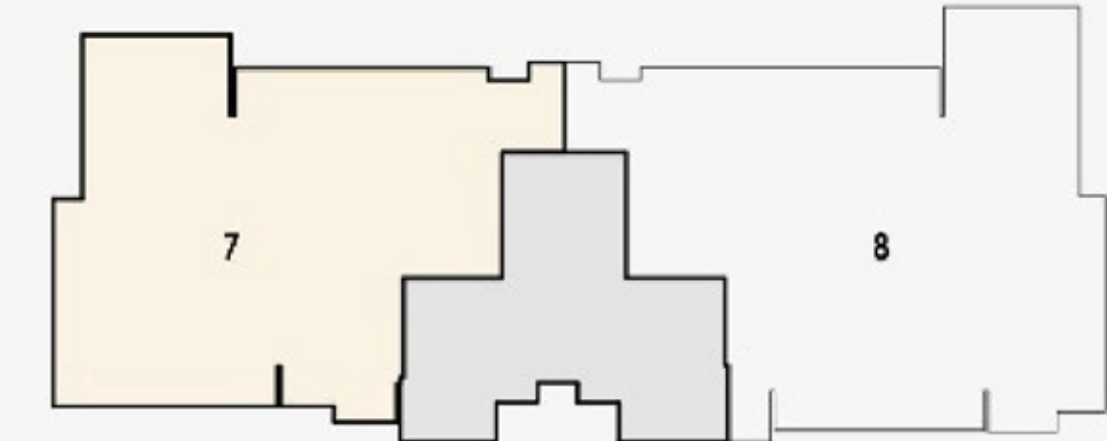
SUPER AREA	2340 sqft (217.393 sqm)
BUILT UP AREA	1886 sqft (175.215 sqm)
CARPET AREA	1357 sqft (126.089 sqm)
BALCONY AREA	696 sqft (64.633 sqm)
EXTERNAL WALL AREA	119 sqft (11.058 sqm)



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 SECTOR 12, GREATER NOIDA (WEST)



MANIFICO-1
LVL 2



MANIFICO-2
LVL 22

DISCLAIMER:

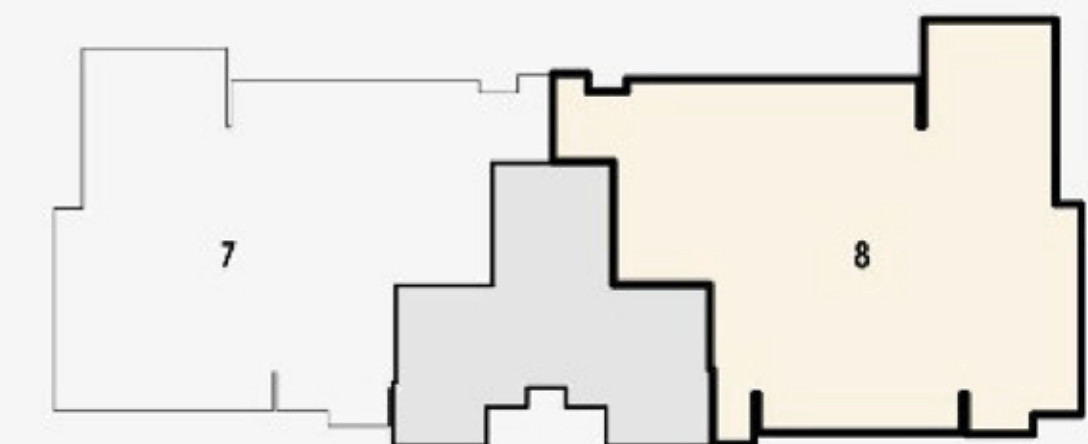
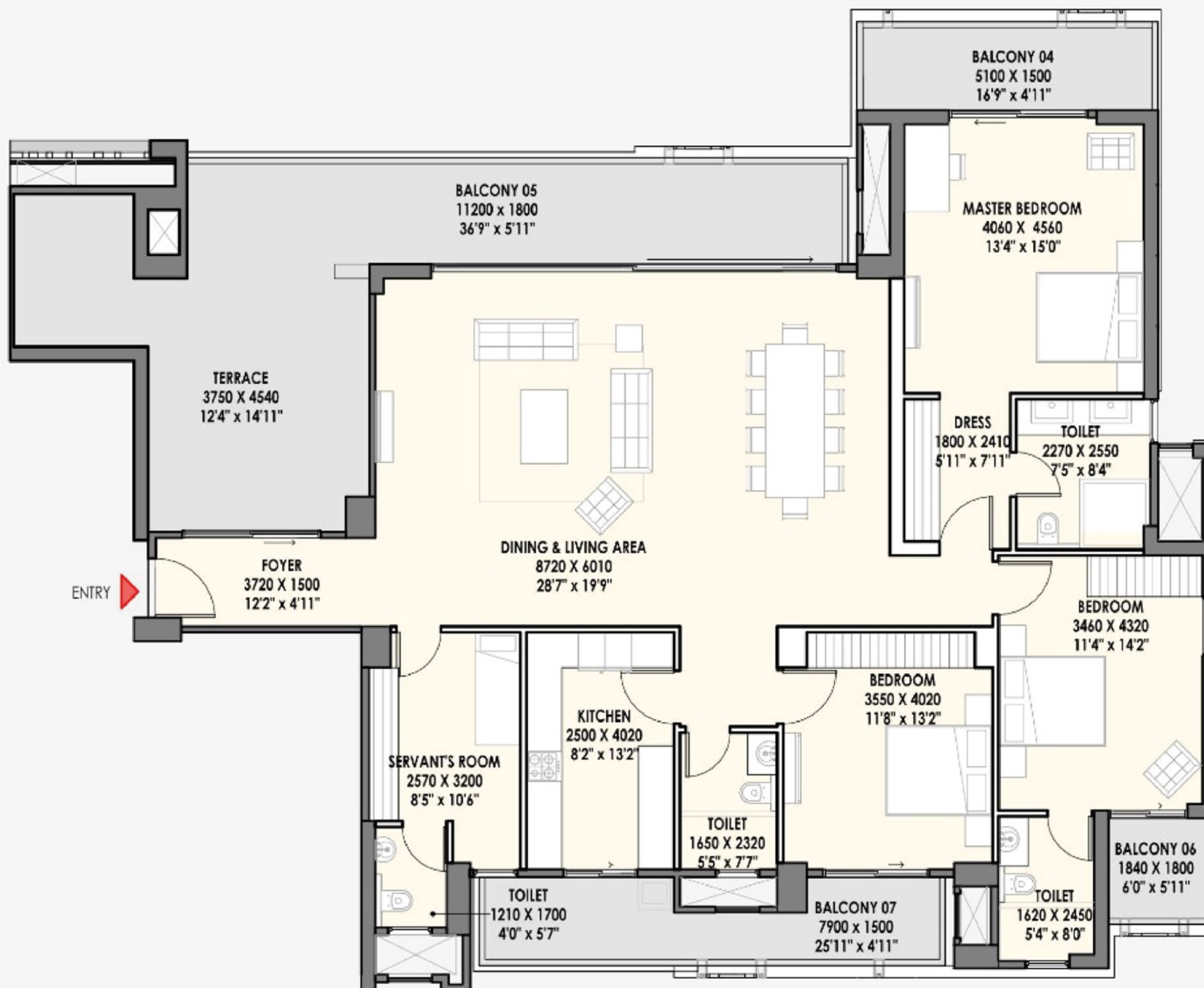
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TYPE 08 - 3BHK + 3T + SERVANT

SUPER AREA	2880 sqft (267.560 sqm)
BUILT UP AREA	2207 sqft (205.037 sqm)
CARPET AREA	1667 sqft (154.866 sqm)
BALCONY AREA	686 sqft (63.798 sqm)
EXTERNAL WALL AREA	188 sqft (17.445 sqm)



ELDECO
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 SECTOR 12, GREATER NOIDA (WEST)



MANIFICO-2
LVL 22

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KEY SPECIFICATIONS:

- All weather AC's in all rooms
- Digital lock on PU finished main door
- Marble/Stone flooring in Living / Dining and Kitchen
- AC4 laminated wooden flooring in all bedrooms
- Plastic Emulsion paint with gypsum plaster
- Composite stone counter in kitchen with hob and chimney
- 11 ft height floor to floor; 10.5 ft height clear
- High quality sanitary fittings and fixtures





RERA NO.: UPRERAPRJ136219/04/2024
WEBSITE OF UP RERA WWW.UP-RERA.IN



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SECTOR 12, GREATER NOIDA (WEST)

3 / 4 BR PREMIUM RESIDENCES