UP RERA Reg No. UPRERAPRJ752382/09/2025
Website : www.up-rera.in,
Launch Date: 2nd September, 2025
Eldeco Sohna Projects Ltd.-Coll A/C, For Eldeco
Whispers of Wonder-Esc
HDFC Bank, Bank Account No.: 50200112482650
IFSC Code - HDFC0002830

ELDECO
Whispers of Wonder

Sector - 22D, Yamuna Expressway



#THE_WOW_LIFE

ELDECO

FROM DREAMS TO WONDERS SINCE 1985



Eldeco Group has established itself as the gold standard in north India's real estate market, having successfully delivered over 200 exceptional projects across 20 cities. With more than 30 million square feet developed and over 30,000 satisfied customers, Eldeco is renowned for its unwavering commitment to superior quality and pioneering innovation.

Each of our projects strives to redefine design and comfort, enriching the lives of our communities. Our legacy is built on trust, creativity and an unwavering commitment to delivering distinctive lifestyle experiences.

After the phenomenal success of **Eldeco Ballads of Bliss,** we bring you yet another masterpiece on Yamuna Expressway.

Yamuna expressway

The Fastest Growing Corridor In NCR

- Noida International Airport (Jewar) — Opening 2025#
- Eastern Peripheral & Noida - Gr. Noida Expy
- Rapid Rail & Metro Corridors#
- Education Hub
- Semicon / Electronics Manufacturing Hub#
- Film City
- Logistics & Data Centre Hub#
- Buddh International Circuit



#Upcoming developments as per media reports


Image Used For Reference Purpose Only


Image Used For Reference Purpose Only



Design *inspiration*

Eldeco Whispers of Wonder draws inspiration from the celebrated architect **Le Corbusier**, who unveiled the concept of Radiant City. Though it was never implemented, it made a huge impact on the world of architecture and continues to inspire designers even today.

The towers are positioned within a garden setting

All the residences are corner units

Symmetrically spaced towers for garden views, sunlight and natural ventilation

Connection of towers at podium level creates shared greens and a buffer from vehicular movement below

A new chapter of *wonder*

Introducing **Eldeco Whispers of Wonder,** where every residence is an ultra-modern 3 BR VRV corner home designed to make you pause, smile, and say 'WOW.' Rising gracefully, the three towers - **Solace, Salome** and **Serenity** - stand as beacons of luxury and belonging. Here, embraced by nature's and world-class comforts, you'll discover a lifestyle that becomes the whisper everyone wishes to share.





Artistic Impression





Artistic Impression



Artistic Impression



Make a grand entrance

every time

A wide, elegant entry and exit welcomes you to **Eldeco Whispers of Wonder**. Designed for smooth movement and a grand sense of arrival, the gates ensure security and seamless access for residents and guests alike.





Artistic Impression

Where exclusivity begins at your tower *entrance*



Every tower at **Eldeco Whispers of Wonder** features a grand entry, crafted to ensure a sense of exclusivity from the very first step. It offers residents effortless access, enhanced privacy and a serene transition from the world outside to the calm within.



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



Home bathed in natural light and *breeze*

The project **Eldeco Whispers of Wonder** is thoughtfully designed to enhance the calming embrace of sunlight and breeze in every residence. With meticulously planned doors, windows and balconies, your residence is filled with the quiet whispers of nature's wonder.





Artistic Impression

Surrounded by greenery
Embraced by *calm*



Nestled in lush landscapes, **Eldeco Whispers of Wonder** surrounds you with serene, green vistas from every angle. The towers are oriented to ensure that each bedroom overlooks nature, transforming daily living into a tranquil, park like experience that whispers calm into your every moment.


Image Used For Reference Purpose Only



Artistic Impression



Expansive spaces
Infinite
privacy

The towers **Solace, Salome** and **Serenity** at **Eldeco Whispers of Wonder** are thoughtfully spaced apart, opening up vast green areas in between. With all residences being corner homes, their design ensures natural light, fresh air and unmatched privacy, giving you the freedom to live life on your own terms.

Retail therapy within *reach*

Wonder Plaza at **Eldeco Whispers of Wonder** is more than just a retail space. Designed to bring daily conveniences and delightful indulgences right to your doorstep, it offers a curated mix of shops, cafés and services that make life easier and more enjoyable.





Artist's Impression



Artistic Impression



A lifestyle that inspires awe

every day

At **Eldeco Whispers of Wonder**, you don't just own a home - you step into a world where every corner whispers beauty, harmony, and joy. A place where luxury feels natural, and nature feels luxurious.

Security designed for everyday *peace*



At **Eldeco Whispers of Wonder**, your security is paramount. The gated community is built with modern multi-tier systems at all entry and exit points, ensuring that peace of mind isn't just promised, but designed into every corner of your life.

- Gated community with multi-tier security checks
- Guard rooms at all entry/exit points
- Fire safety systems
- High-speed passenger and service elevators

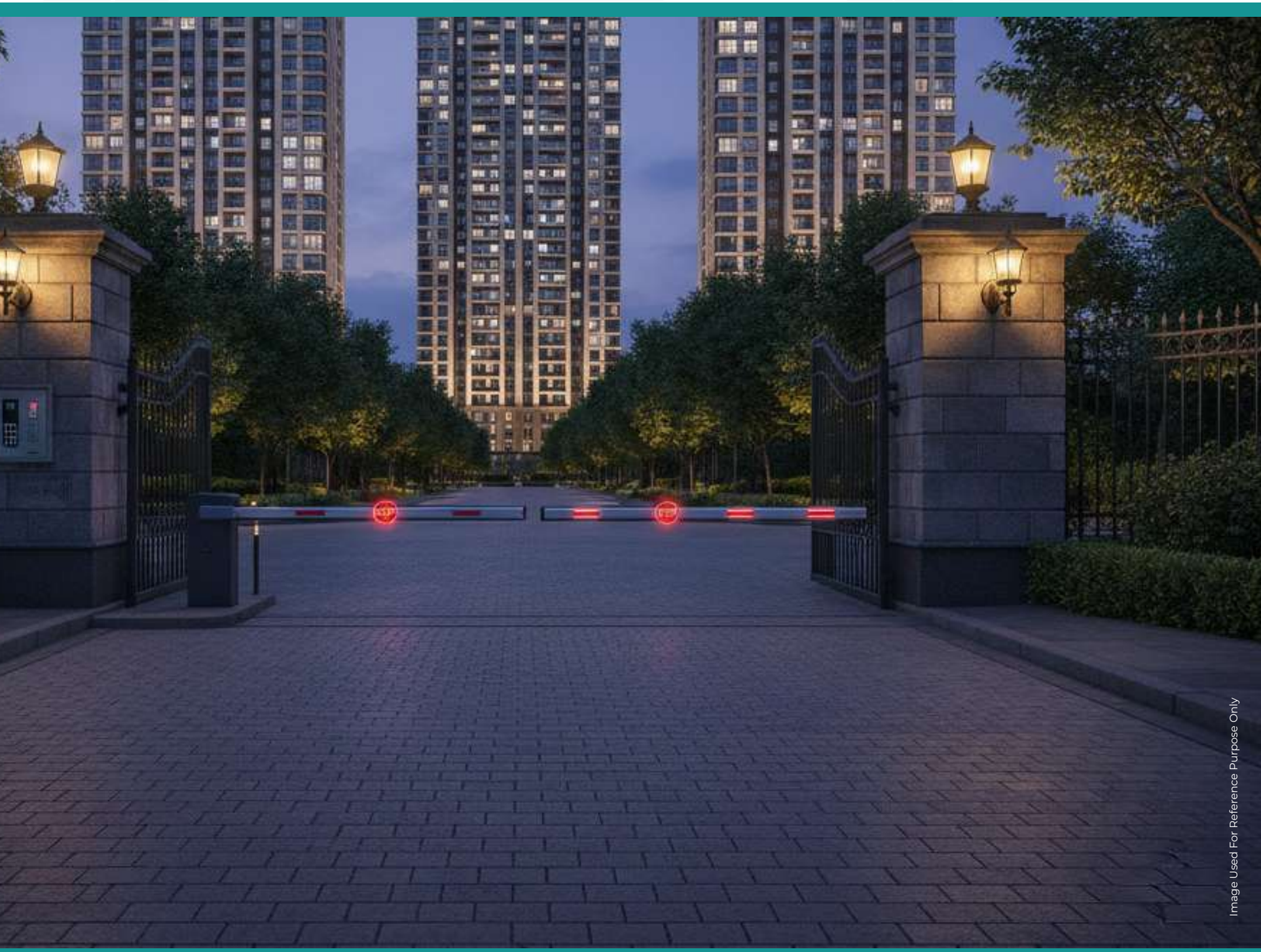


Image Used For Reference Purpose Only



Image Used For Reference Purpose Only



Where refined living blends with green thinking

Here, luxury and eco-conscious living blend effortlessly. Every detail at **Eldeco Whispers of Wonder** is designed to deliver refined comfort while preserving the environment. From renewable energy use to rainwater harvesting, it's a lifestyle where elegance coexists with responsibility.

- Use of renewable energy source
- Storm water management
- Rainwater harvesting
- Water and waste management

Club WOW- where leisure whispers *luxury*



This state-of-the-art clubhouse at **Eldeco Whispers of Wonder** offers the perfect blend of indulgence and wellness. Dive into the half Olympic-sized swimming pool, unwind beside tranquil water bodies, or enjoy a game of tennis, basketball, or badminton. Whether you're seeking activity or relaxation, it's a place where lifestyle whispers luxury at every step.


Artistic impression



Artist's impression



Artistic impression



Club WOW *amenities*

- Prefunction Hall
- Double-Height Multipurpose Hall
- Gym
- Pool Table Room
- Squash Court
- Swimming Pool
- Box Cricket
- Mini Football Court

Project *amenities*

- Convenience Retail
- Open Gym
- Peripheral Greens
- School Bus Waiting Area
- Palm Tree Avenue
- Multipurpose Court
- Amphitheatre
- Kids' Play Area



Image Used For Reference Purpose Only

Artistic Impression

Artistic Impression



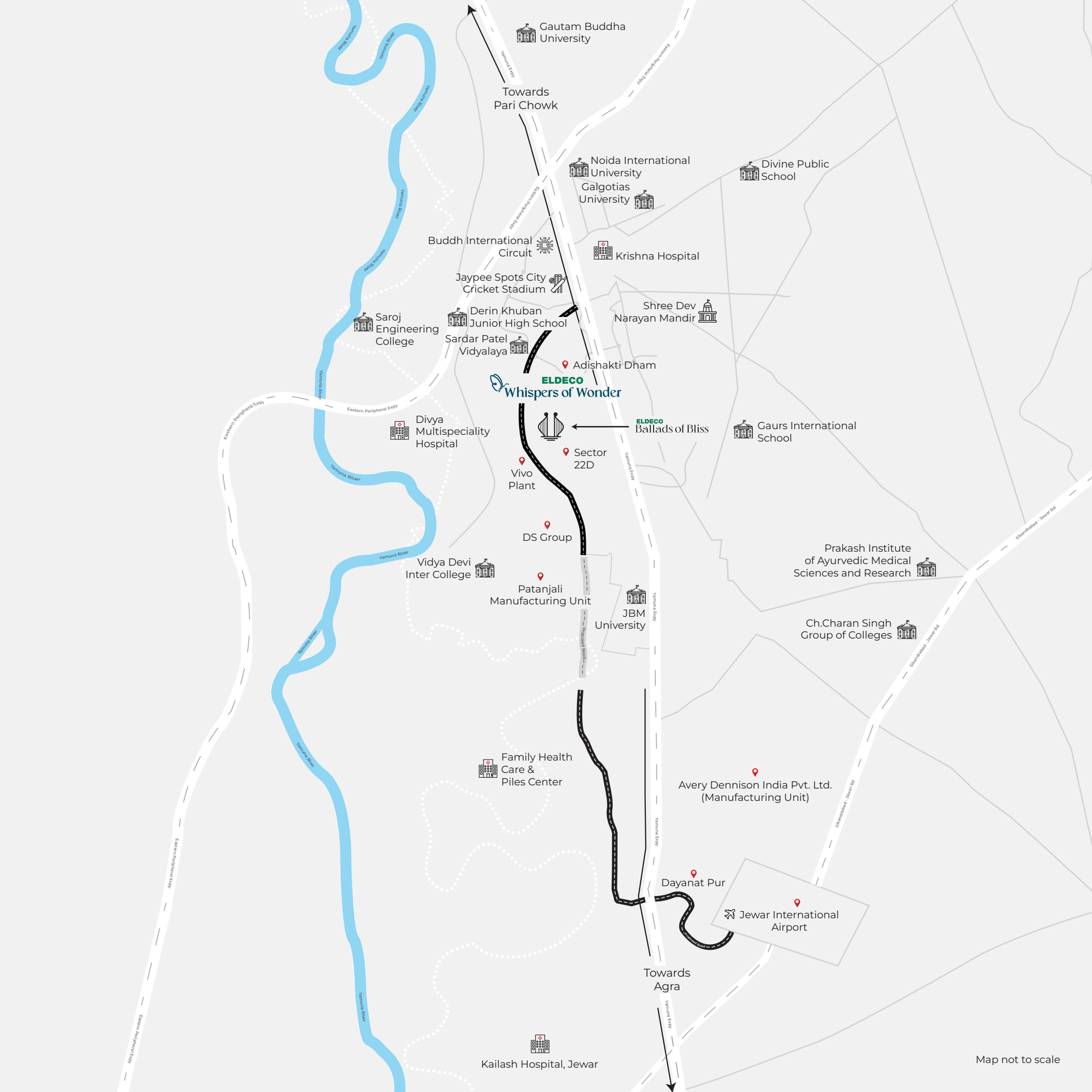
Conveniently *located*

Sardar Patel Vidyalaya (Jaypee Group) – 1.1 Kms
Gaurs International School – 5.3 Kms
Divine Public School – 13.6 Kms

Galgotias University – 5.9 Kms
Noida International University – 6.5 Kms
Gautam Buddha University – 11.9 Kms
Krishna Hospital – 4.5 Kms

Jaypee Sports City – 0.5 Kms
Buddh International Circuit – 03 Kms
Upcoming Film City in Sector 21 – 09 Kms
Noida International Airport – 19 Kms

Image Used For Reference Purpose Only


Gautam Buddha University
Towards Pari Chowk
Noida International University
Galgotias University
Divine Public School
Buddh International Circuit
Krishna Hospital
Jaypee Spots City Cricket Stadium
Shree Dev Narayan Mandir
Saroj Engineering College
Derin Khuban Junior High School
Sardar Patel Vidyalaya
Adishakti Dham
ELDECO Whispers of Wonder
ELDECO Ballads of Bliss
Gaurs International School
Divya Multispeciality Hospital
Sector 22D
Vivo Plant
DS Group
Vidya Devi Inter College
Patanjali Manufacturing Unit
JBM University
Prakash Institute of Ayurvedic Medical Sciences and Research
Ch.Charan Singh Group of Colleges
Family Health Care & Piles Center
Avery Dennison India Pvt. Ltd. (Manufacturing Unit)
Dayanat Pur
Jewar International Airport
Towards Agra
Kailash Hospital, Jewar
Yamuna River
Yamuna Expy
Eastern Peripheral Expy
Proposed Road
Sikandrabad - Jewar Rd
Map not to scale

Master plan

1. *Entry / Exit*
2. *Main Drop-Off*
3. *Tower Drop-Off*
4. *Landscape Hangout Area*
5. *Play Area*
6. *Amphitheatre*
7. *Kids' Swings Area*
8. *Sports Courts On Club Roof*
   - *Multipurpose Play Court*
   - *Box Cricket/ Mini Football Court*
   - *Pickleball*
9. *Club Drop-Off*
10. *Swimming Pool*
11. *Kids' Pool*
12. *Bus Waiting Area*
13. *Private Parking*
14. *Open Gym*
15. *Central Landscape At Podium Level With Parking Below*

Solace (Basement+ Stilt+ 32)

Salome (Basement+ Stilt+ 32)

Serenity (Basement+ Stilt+ 32)

- *Retail*
  - *Wonder Plaza*
  - *Kiosks At Stilt*
- *Private Lawn With Units At Podium Level*
- *DG Shaft*


< < 24M WIDE ROAD > >
EXIT/ ENTRY
EXIT
ENTRY
< < 24M WIDE ROAD > >
VISITORS PARKING
VISITORS PARKING
OPERABLE JALI
WONDER PLAZA
SERENITY
SOLACE
SALOME
9M WIDE ROAD
9M WIDE ROAD
9M WIDE ROAD
EXIT FROM STILT/ BASEMENT
ENTRY TO STILT/ BASEMENT
ENTRY TO BASEMENT
RAMP TO PODIUM
1
2
3
4
5
6
7
8
9
10
11
12
13
14
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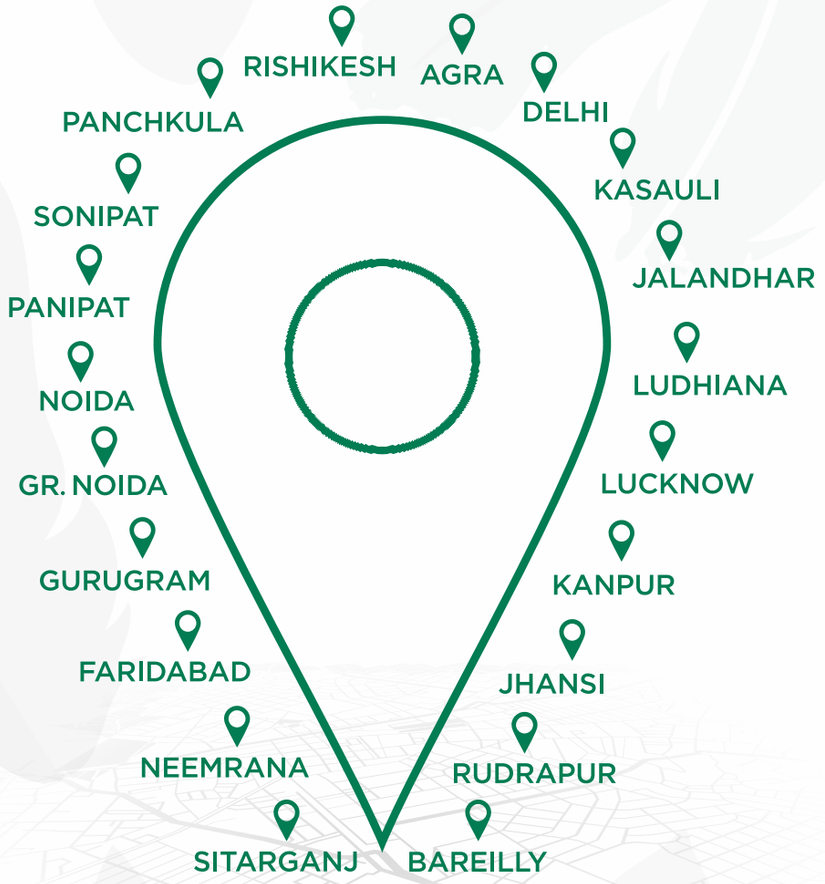
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Live Better.

ELDECO

200+ PROJECTS | 40+ YEARS | 30000+ HOMES | 20+ CITIES



SITE ADDRESS: Plot No-GH-1A/2, Sector 22D, YEIDA Distt., Gautam Buddha Nagar, Dadri, U.P - 203207

www.eldecogroup.com

99999 80022

Scan to know more

Eldeco Whispers Of Wonder ('Project') is being developed by Eldeco Sohna Projects Limited (CIN: U45200HR2006PLC073744) having registered office at S-16, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007 ("Promoter"), on a land admeasuring 20,235 sq. mtr., situated at GH-01C/1, Yamuna Expressway, Sector-22D, Uttar Pradesh ('Project Land'). The layout plan of Project is approved by Yamuna Expressway Industrial Development Authority ("YEIDA") vide no. YEA/Planning/815/2025 dated 18.07.2025. The Project Land is leased in favour of Promoter by YEIDA for 90 years. 1 Sq. mtr = 10.764 sq. ft., 1 Acre = 48.40 sq. yds. or 4046.86 sq. mtrs. The content and visuals in this advertisement are solely an artistic rendering for illustrative purposes and are not to scale, it does not constitute a legal offer or forms part of any legally binding agreement. The Promoter of the Project clarifies that the information provided herein are indicative in nature. Intending purchasers are advised to verify all the details independently with the respective sales team of Promoter of the Project regarding plans, specifications, terms of sales and payments and other relevant details independently before making any purchase decision regarding unit(s) in the Project.