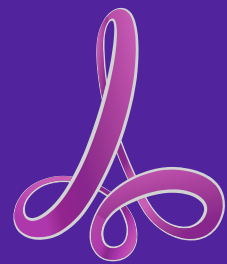




WELCOME HOME

**AWARDED INDIA'S MOST
AWAITED PROJECT**



AMADEUS

CRAFTED BY SAHA

Sector 143, Noida



RERA Registration Number: UPRERAPRJ9195



THE BOUTIQUE GUEST LOUNGE

Imagine sipping your favourite Chardonnay, or Shiraz, in a spectacularly manicured rooftop garden 35 floors up in the sky, with its own swimming pool, lounge & bar and luxuriant, full-grown trees.

Imagine being welcomed in a grandiose lobby befitting an international luxury hotel in your apartment tower.

Imagine finding superlative lifestyle indulgences that you would gladly travel miles for, right at your doorstep.

Imagine living the celebrity life in your spacious, sun-kissed and airy apartment that has enough room to accommodate your towering stature.

It's all coming together, for the very first time, in the Vastu compliant yet decidedly global address called Amadeus. Translated literally, 'God's beloved'.

Arrive in style!

The spectacular neo-grand arrival lounge with valet at Amadeus.

**Real Property Image*

THE ZEUS FRIENDLY ARCHITECTURE

- 320 super luxury apartments spread over 3 towers, in 3,000, 3,500 and 4,600 sq. ft. sizes
- High-tech, energy efficient VRV air-conditioned apartments
- Option for home automation for all apartments*
- Option for customisation of all apartments*
- Flooring* will consist of Italian marble, wooden flooring and vitrified tiles

Living it up!

The sprawling living-cum dining area, bedecked with a nouveau-classic design theme lives up to the high standards of the discerning cognoscenti.





BEDROOM MADE FOR THE OPULENT

- Modular wardrobes of standard make in all the bedrooms
- Teak-finish, polished cupboards in each bedroom
- UPVC / anodised aluminum / powder coated external door and window systems
- Dedicated potable water treatment plant for the entire complex

Luxuriate in space...

The sheer scale and unbridled aesthetics with extra high about 11 feet ceilings give each apartment a decidedly mansion like persona.

**Real Property Image*

THE DREAM BATH

- Doors of hardwood frame with polished skin moulded door shutter
- Water supply through CPVC / GI pipes, painted with anti-corrosion paint
- Regular maintenance services by dedicated maintenance agency

Life in unwind mode...

Treat yourself to the sublime relaxation and comfort of the exquisite, soothing master bath.



**Real Property Image*



HOME FOOD, STUDIO KITCHEN

- Fully equipped modular kitchen with hob and chimney
- RO water system in kitchen
- Provision for piped natural gas connection in each apartment

Stir up an Appetite!

Indulge in gastronomical adventures, in the commodious, contemporary, fully equipped kitchen, designed for those who live to cook, eat, and entertain.

**Real Property Image*

Life meets lifestyle

- Well-manicured exteriors — planned elevated walkways and jogging tracks
- No surface car parking
- 3-tier security systems with electronic surveillance
- 4 levels of landscaped garden and park area covering a total of 16,000 m² (4-acres) including 5,000 m² (91.62%) green cover
- Park on the roof with intensive landscaping and 1,400 m² of private sky gardens for select apartments
- Unobstructed garden view from maximum apartments
- Uninterrupted 24/7 power supply with power back-up, round-the-clock water supply and Wi-Fi internet broadband connectivity
- Designated covered parking spaces for residents and standalone visitor's parking – totaling over 950 parking spaces
- State-of-the-art gymnasiums/fitness centers and innovatively designed club house with space to allow residents to host exclusive and private events
- VRV air-conditioning for common area facilities of the buildings such as lobby, gymnasium/ fitness centers, clubhouse etc.

- High-speed elevators for residents and separate service elevators for staff and servants
- Sports facilities include a tennis court and a basketball (half) court
- Swimming pool & a lap pool on the roof exclusively for residents





THE GREEN PALETTE

We, at SAHA Groupe believe that each of us is responsible for a greener and a healthier tomorrow for all of us. Amadeus was conceptualized in correspondence with this deep-seated corporate ethos, making it a green construct in innovative design and functionality.

Green Features at Amadeus

SITE PLANNING

- Retaining natural topography & vegetation of site
- Reduced Heat Island Effect
- 950 covered parking slots, including visitors' parking

WATER EFFICIENCY

- Rain-water harvesting on both roof & non-roof areas
- Water-efficient landscape design
- Automatic smart-irrigation systems
- Waste-water treatment & re-use

ENERGY EFFICIENCY

- CFC-free equipment – VRF air-conditioning
- Energy Star rated equipment
- Distributed power generation
- Energy metering for tenants

INDOOR ENVIRONMENTAL QUALITY

- Tobacco smoke control
- 100% natural day lighting in all apartments
- Enhanced fresh air ventilation
- Low VOC materials, paints & adhesives
- Cross ventilation in all apartments

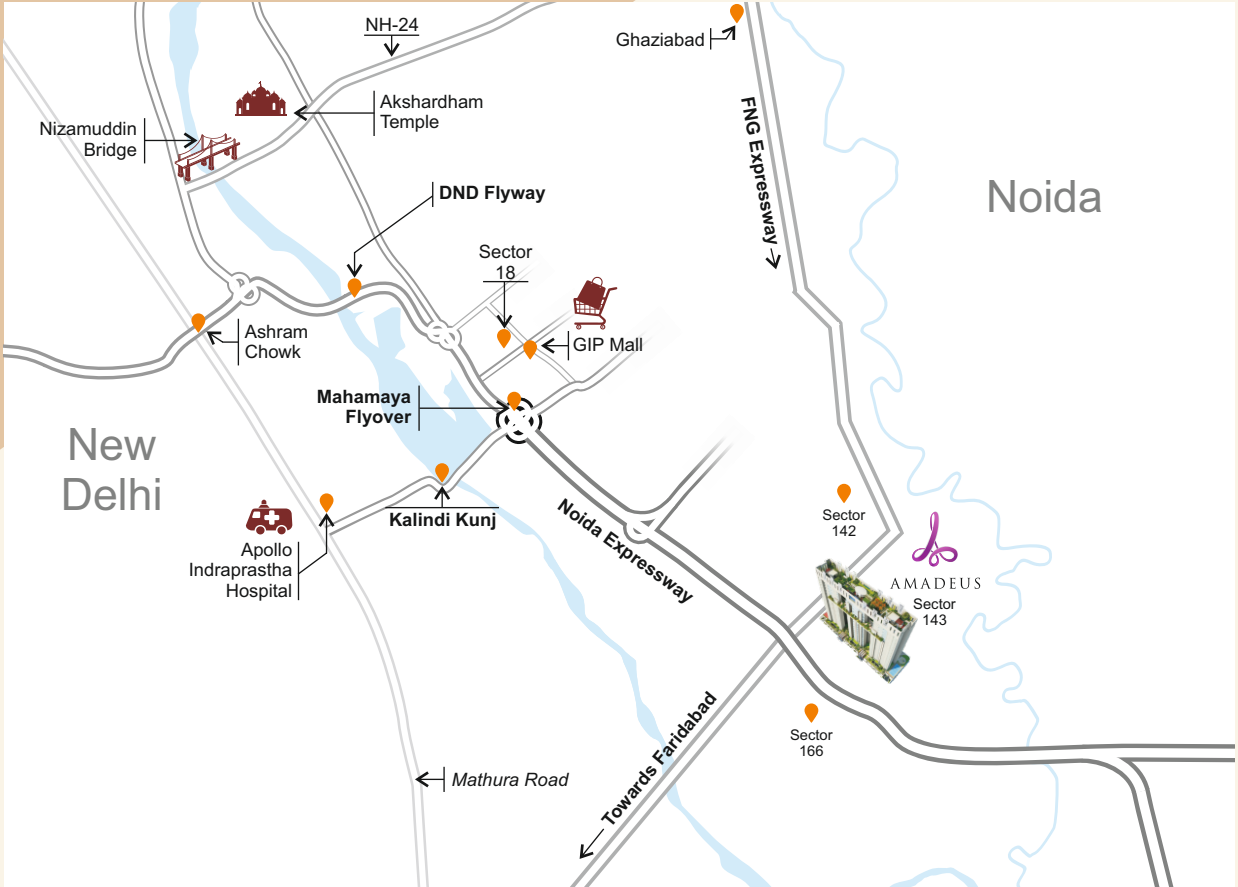
INNOVATION & DESIGN

- 4 levels of vertical gardens & parks
- 91.62% cumulative green coverage on rooftop garden, private sky/terrace gardens, podium gardens & ground floor gardens
- Emphasis on design at the apartment & project level ensures seamless functioning of all features in harmony
- Home automation option available to the apartment owners includes automatic climate control, shading & lighting control

THE NEIGHBOURHOOD

- Sector 143 — 0 kms from the Noida-Greater Noida Expressway and from the proposed FNG Expressway
- 200 - m frontage along 75 - m wide sector road, which provides easy accessibility to DND Flyway and Yamuna Expressway
- Proposed metro link within 2 km radius from the site
- Easy connectivity to healthcare services such as Max Hospital, Fortis, Escort Heart Institute, Apollo Indraprastha Hospital, Kailash and Indo-Gulf Hospitals
- Close proximity to educational institutions such as Jamia Millia Islamia University, Amity School, Amity University, Mahamaya University as well as to Greater Noida Educational City
- Reputed schools in the vicinity include The Shriram Millennium School, Lotus Valley School, Genesis Global School, DPS Expressway, and Step-by-Step World School
- Nearby attractions include Night Safari Park, Buddh International Circuit (F1 Track), Worlds of Wonder Amusement & Water Park, Sector 18 Commercial & Retail District, Noida City Centre, Noida Golf Course, Botanical Garden

Location Map



Land Mark	Distance from Amadeus	Travel Time*
Mahamaya Flyover	10.0 kms	12 mins
Kalindi Kunj	13.0 kms	20 mins
Noida Expressway	<1.0 kms	3 mins
Upcoming Metro Station (Sec-143)	2.0 kms	5 mins
Airport	40.0 kms	50 mins
New Delhi Railway Station	25.0 kms	35 mins

**Time calculated during no traffic time band*

SPECIFICATIONS

Standard Apartment Features

1. Electrical copper wiring, modular range of switches, sockets, MCBs
2. Water supply through CPVC/ GI pipes, painted with anti-corrosion paint
3. State-of-the-art, energy efficient VRV/ VRF air-conditioning
4. Geysers/ water heaters of Racold or equivalent make in washrooms and kitchen
5. Teak finish polished cupboards in each room
6. Ample electrical points for lighting, TV and telephones in each room
7. UPVC/ anodised aluminium external door and window system
8. Fittings in doors and windows will be of high quality Indian/ foreign makes
9. Water-resistant textured paint finish/ stone cladding on exterior surface
10. False ceiling to complement aesthetic sense of the apartment
11. Modular cupboards in all bedrooms

Living, Dining, Family lounge, Passage

1. POP punning with plastic emulsion of appropriate colour
2. Flooring would be a mix of imported marble/ vitrified tiles/ laminated wood
3. Doors of hardwood frame with polished skin moulded door shutters
4. Elegantly designed entrance door of veneered and polished flush shutter/ moulded skin door
5. Latest energy efficient VRV/ VRF air-conditioning³⁸
6. LED general lighting fixtures and video door phone

1. POP punning with running plastic emulsion/ oil bound distemper of appropriate colour
2. Flooring would be of imported marble/ stone/ vitrified tiles/ laminated wood
3. Doors of hardwood frame with polished skin moulded door shutters
4. Built-in termite resistant cupboards with designer shutters in dressing area
5. Latest energy efficient VRV/ VRF air-conditioning
6. LED general lighting fixtures

Kitchen

1. Designer modular kitchen with hob
2. Electric chimney with exhaust fan
3. RO system
4. High quality granite/ imported marble countertops
5. Double bowl stainless steel sink
6. Dado of glazed/ ceramic tiles up to 2 feet height above kitchen counter in appropriate colour and print
7. Provision for piped gas supply
8. Imported marble/ ceramic tiles/ vitrified tiles flooring
9. Premium range ceramic tiles up to 8 feet height on walls

Washroom

1. Imported or premium high quality Indian make chinaware
2. Single lever Jaquar, Kohler, Roca or equivalent CP fittings
3. Provided accessories include towel rack and rod, coat hook, health faucet, soap dish etc.
4. Dado of glazed/ ceramic tiles up to door height in appropriate colour and design
5. Imported marble/ anti-skid ceramic tile flooring
6. Premium range ceramic tiles up to ceiling height
7. Shower glass enclosure
8. Doors of hardwood frame with polished/ painted skin moulded door shutter
9. Internal designer flush door shutters with seasoned hardwood frame up to 8 feet height, external powder coated aluminum/ UPVC door-window shutters

Balconies

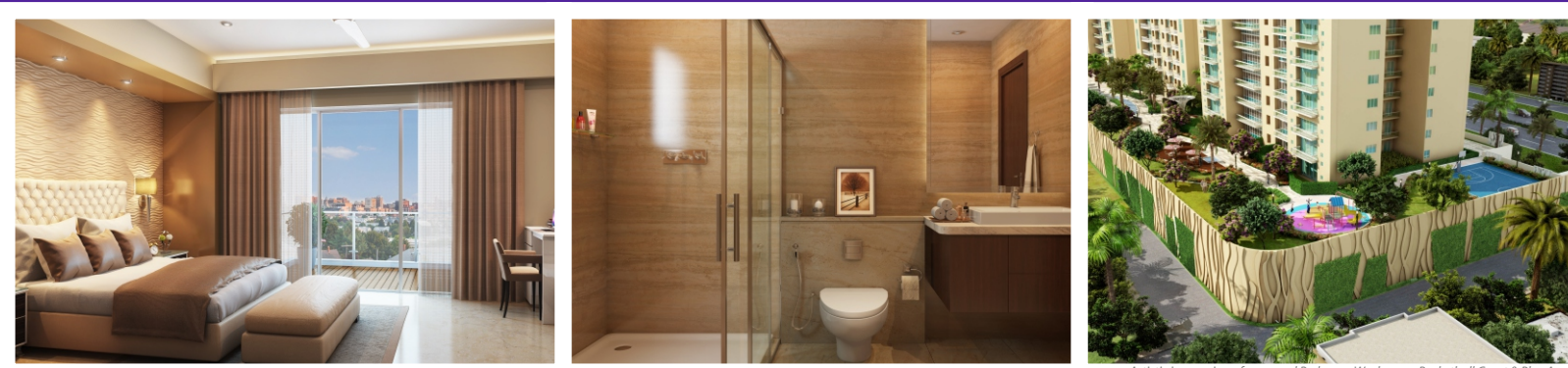
1. Imported marble/ ceramic tile flooring
2. Glass railing with stainless steel handrail

Optional Upgrades

1. Customization options available for individual apartments at additional cost (exclusive of BSP) – for cupboards, door & window shutters, flooring, mood lighting and interior paints.
2. Option for various stages of home automation, subject to a certain minimum number of orders.
3. These are time bound offers. Orders once placed cannot be revoked.

Green Features

1. Electric car charging stations
2. Light pollution reduction
3. Concrete roads to minimize Heat Island Effect
4. High SRI roof for maximum solar reflectance and to minimize heat gain into the building
5. A guideline book for every tenant about salient features on the LEED certified building and measures to be followed while doing interior fit-out
6. Water saving up to 40%
7. Use of low-flow plumbing fixtures, dual flushing cisterns, low-flow urinals and taps
8. Use of recycled water in flushing and horticulture and HVAC cooling tower make-up
9. Water efficient landscaping by use of drip irrigation
10. Rainwater harvesting systems to charge the ground water aquifer
11. Drought resistant species, xeriscaping to reduce landscape water requirement
12. Up to 27% energy savings when compared to conventional buildings
13. Use of high energy efficiency VRV based air-conditioning (better than BEE 5-star)
14. Reduction in lighting load by up to 40% by using of next generation lighting in the form of LEDs & T5s
15. Use of CFC-free (CFC causes ozone depletion) refrigerants in air-conditioning
16. Dedicated waste collection and sorting facility
17. Use of lightweight AAC block work for better thermal insulation
18. Roof insulation to minimize heat ingress through roof
19. High performance solar reflective low-E Double Glass Unit complying with ECBC and LEED requirements, so as to maximise light and minimise heat gain
20. Dedicated smoking areas
21. Use of low-VOC paints, sealants, adhesives
22. Windows with high Visible Light Transmittance (VLT) to maximise daylight into the building



Artistic impression of proposed Bedroom, Washroom, Basketball Court & Play Area



Typical Unit Plan

Type-A
4,600 sq. ft.
427.35 sq. mt.

4 BHK

Tower B



Key Plan

SL.No	ROOM AREA	LENGTH	WIDTH
		M	M
1	ENTRANCE LOBBY	4.25	1.985
2	LIVING	6.05	4.315
3	DINING	4.27	4.8
4	FAMILY	4.27	4.79
5	KITCHEN	4.13	3.47
6	STORE	1.5	2.5
7	STORE	1.085	1.27
8	POWDER TOILET	1.8	1.5
9	BEDROOM	3.6	4.2
10	DRESS	2.4	2.1
11	TOILET	2.4	2.1
12	PUJA	1.8	1.5
13	BEDROOM	4.2	5.75
14	TOILET	3	2.47
15	DRESS	3	2.1
16	BEDROOM	4.2	4.6
17	TOILET	2.1	2.77
18	DRESS	1.985	2.885
19	BEDROOM	4.2	3.77
20	TOILET	2.7	1.8
21	SERVANT ROOM	2.605	2.175
22	SERVANT ROOM	2.605	2.175
23	SERVANT TOILET	1.16	2.1
24	SERVANT TOILET	1.33	2.1
25	UTILITY / FAMILY LOUNGE BALCONY	1.8 WIDE	
26	BALCONY	2.7 WIDE	

1 metre = 3.28 feet



Unit Plan



Note: 3D view as per entry to the apartment

Typical Unit Plan

Type-B
3,500 sq. ft.
325.18 sq. mt.

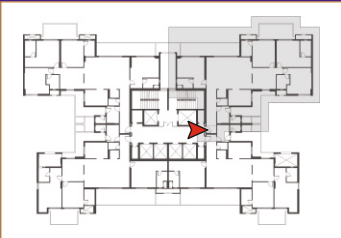
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BHK

SL No	ROOM AREA	LENGTH	WIDTH
		M	M
1	ENTRANCE LOBBY	1.685	7.49
2	LIVING & DINING	7.73	5.4
3	FAMILY	4.015	3.6
4	KITCHEN	3.9	2.7
5	PUJA	1.565	1.385
6	POWDER TOILET	1.8	1.2
7	BEDROOM	4.895	3.47
8	DRESS	2.08	1.8
9	TOILET	1.685	2.7
10	BEDROOM	3.9	4.5
11	TOILET	2.7	1.685
12	DRESS	1.965	1.685
13	BEDROOM	3.9	4.5
14	TOILET	1.85	2.7
15	BEDROOM	3.6	4.43
16	TOILET	1.8	2.4
17	SERVANT ROOM	2.1	2.885
18	SERVANT TOILET	1.8	1.125
19	BALCONY	2.7 WIDE	
20	UTILITY	1.5 WIDE	

1 metre = 3.28 feet

Towers A & C



Key Plan



Unit Plan



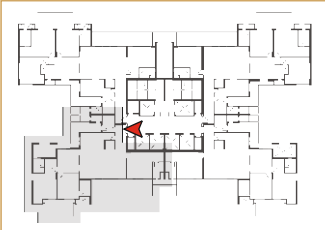
Note: 3D view as per entry to the apartment

Typical Unit Plan

Type-C
3,000 sq. ft.
278.71 sq mt.

3 BHK

Towers A & C



Key Plan

SL No	ROOM AREA	LENGTH	WIDTH
		M	M
1	ENTRANCE LOBBY	1.685	4.14
2	LIVING & DINING	7.73	4.8
3	FAMILY	3.615	3.785
4	KITCHEN	3.9	2.7
5	PUJA	1.565	1.385
6	POWDER TOILET	1.8	1.2
7	BEDROOM	3.885	4.2
8	DRESS	1.97	2.515
9	TOILET	1.8	2.4
10	BEDROOM	3.615	4.315
11	TOILET	1.8	2.7
12	BEDROOM	4.41	4.45
13	DRESS	1.915	1.635
14	TOILET	1.8	2.7
15	SERVANT ROOM	2.1	2.885
16	SERVANT TOILET	1.8	1.125
17	BALCONY	2.7 WIDE	
18	UTILITY	1.5 WIDE	

1 metre = 3.28 feet



Unit Plan



Note: 3D view as per entry to the apartment

**WELCOME HOME TO PURE OPULENCE.
COME SEE FOR YOURSELF.**

The Amadeus,

**Blossom Zest, GH- 02, Sector- 143, Expressway,
Noida- 201307 (INDIA)**



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