

Welcome to Lotus Greens

At Lotus Greens our mandate is simple - we're dedicated to creating a brighter tomorrow. Through our expertise, reliability and quality, we're building a legacy that will stand the test of time. A diversified Real Estate Group with significant business interests across Residential, Commercial, Hospitality and Education domains. Approximately 14 million sq. ft. of real estate space has been delivered under able leadership of the promoter with a current land bank of approx. 800 acres. By developing sustainable communities, we are working on enabling homes for 12000 families in the next 3 years, thereby enabling them to get the most out of the experiences life has to offer, secure in the knowledge that, with Lotus Greens, they have made a responsible choice.

We aim to create environments based on shared beliefs, between us and our customers, and between all the individuals who form the vibrant Lotus Greens communities.





LIVE SPORTS. STAY ACTIVE.

Spread across a verdant 12.5 acres, Lotus Arena is a premium residential development within the 180 acre Sports City. The visionary project is a dream location for all sports enthusiasts and those seeking a healthier, more active lifestyle. Located in Sector -79, Noida, Lotus Arena offers a variety of living arrangements in the form of 3 & 4 BHK apartments.

Registered for star rated GRIHA Green Project, Lotus Arena accentuates the sporty theme of the city featuring high entrance lobbies & stilt areas. With sports at the very soul of this development; the project will feature numerous sporting facilities including a flood-lit multipurpose playground, multiple indoor & outdoor sporting venues and other recreational amenities.

CONVENIENT AND ACCESSIBLE LOCATION



Easy access to Delhi, Noida, Greater Noida, Ghaziabad and Faridabad. 10 minutes from Sector 18, Noida, 07 minutes from Mahamaya flyover



Airport and railway station via the DND flyway



07 minutes from Botanical Garden metrostation



LOTUS ARENA Sector 79, Noida



Legends

Road
Metro Already Operational
Metro Future Extension
(With Proposed Metro Station)



Competetive Analysis			
Parameter	Regular Group Housing in Noida	Sec 79, Sports City, Noida	Beneifts
FAR	2.75 – 3.50	2	Less construction and more green spaces
Density	668 Person per Acre 29,677 families in approx. 200 Acre group housing sector	263 Person per Acre 11,673 families in approx. 200 Acre sector	Less load on infrastructure. Better quality of living
Average Size	Average unit size of 1,285 sq. ft. in group housing sectors	Average unit size of 1,865 sq. ft. in sports city	More upscale community and neighborhood
Ground Coverage	40%	Less than 30%	More open spaces
Sports Facilities	Limited to Badminton & Tennis Courts	Sports Academies, Cricket, Swimming and Multiple other Sports Infrastructure	Availability of state-of-the-art sports infrastructure to promote active lifestyle
Golf Course	Only in Select Projects	9-hole Golf Course	Premium project positioning
Green Areas	Limited Green Spaces	126 Acres of Sprawling Greens	Larger rejuvenating spaces
Club	A single 10,000 – 25,000 sft	Township Level: An Integrated Sports Club	Numerous sports options to choose from and wider community engagement opportunities
		Group Housing Level: An Independent State-of-the-Art Clubhouse	

Competitive Analysis

Parameter	Regular Group Housing in Noida	Sec 79, Sports City, Noida	Benefit
Developer Background	Most developers have limited development track record	Delivered >16 million sq. ft. Land bank of 800 Acres Projects funded by FDI/ large financial institutes	Professional and transparent customer dealing. Promise of timely delivery with quality.
Green Building	Most projects do not have green building certification	Pioneer of Green Buildings in India. GRIHA 4 Star/ Indian Green Building Council Gold rated buildings	Sustainable development causing less damage to environment. Low energy and water consumption resulting in lower maintenance
Connectivity	Only few group housings are within walking distance of metro station	Bang opposite to metro station. Located between 75 M wide road connecting to Noida Expressway and 75 M wide FNG	Better connectivity with Delhi, Ghaziabad, Faridabad, Greater Noida and rest of Noida
Payment Plan	Most plans are Down Payment, Construction linked	Attractive payment plan of 20:20:30:30	Better ROI, Less initial exposure



LOTUS ARENA

LEGEND

- PLOT TYPE A
- PLOT TYPE B
- PLOT TYPE C



SITE LAYOUT







LOTUS ARENA

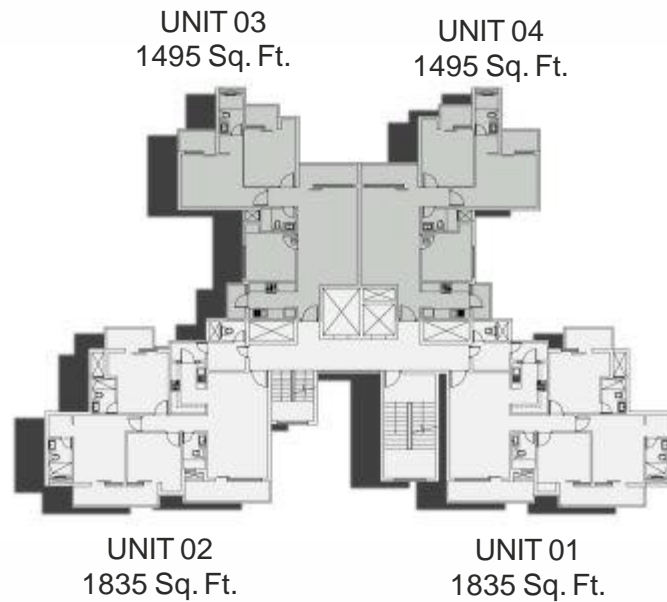
UNIT PLAN

TOWERS 1 to 6: 3 BHK + 2 TOILET

SUPERAREA: 1495 SQ FT (138.89 SQ MTR)

CARPET AREA - 921.9 SQ FT (85.65 SQ MTR)

EXCLUSIVE BALCONIES - 149.2 SQ FT (13.86 SQ MTR)





LOTUS ARENA

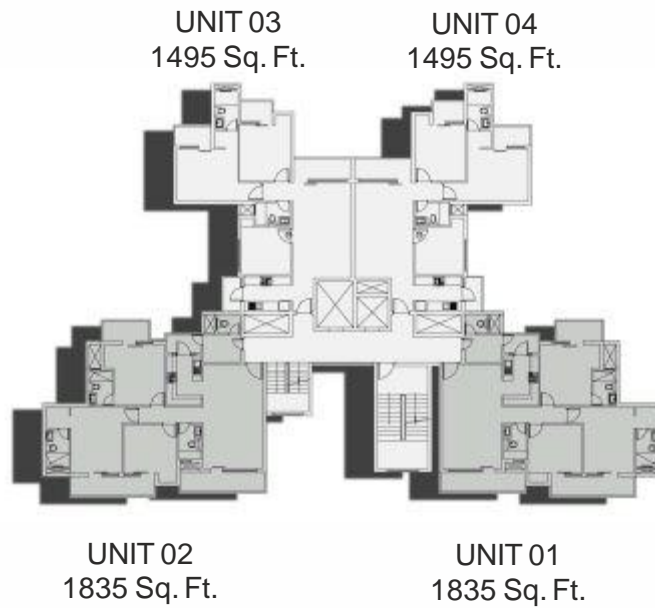
UNIT PLAN

TOWERS 1 to 6: 3 BHK+3 TOILET+SERVANT

SUPER AREA: 1835 SQ FT (170.47 SQ MTR)

CARPET AREA - 1098.2 SQ FT (102.03 SQ MTR)

EXCLUSIVE BALCONIES - 245.3 SQ FT (22.79 SQ MTR)



UNITPLAN

TOWERS 7 to 9: 3 BHK+3 TOILET+SERVANT

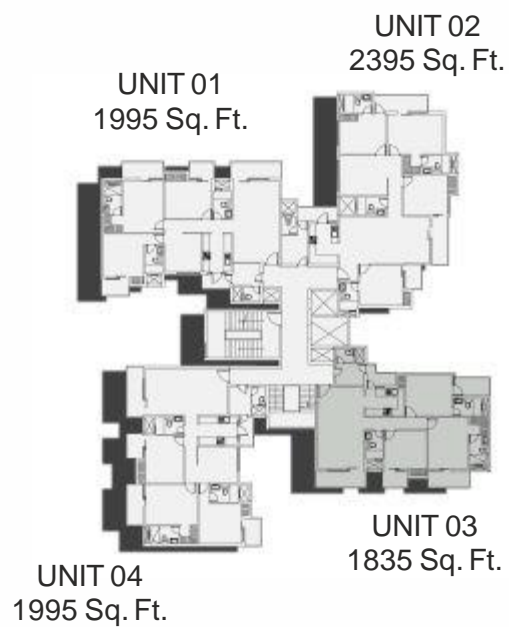
SUPERAREA: 1835 SQ FT (170.47 SQ MTR)

CARPET AREA - 1102.7 SQ FT (102.44 SQ MTR)

EXCLUSIVE BALCONIES - 230.2 SQ FT (21.39 SQ MTR)



LOTUS ARENA





LOTUS ARENA

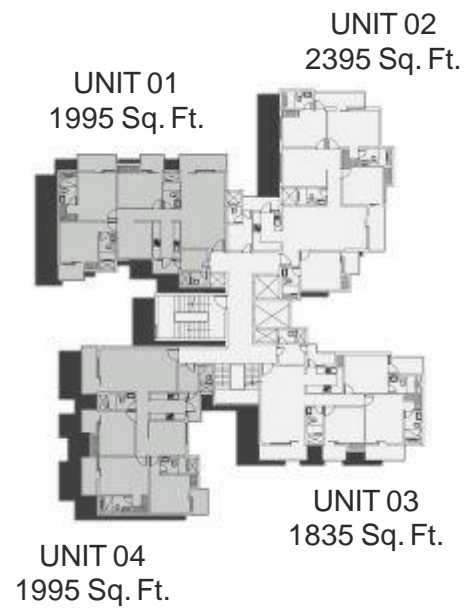
UNIT PLAN

TOWERS 7 to 9: 3 BHK+3 TOILET+STUDY/FAMILY+SERVANT

SUPER AREA: 1995 SQ FT (185.34 SQ MTR)

CARPET AREA-1247.6SQFT(115.9SQMTR)

EXCLUSIVE BALCONIES -214.1 SQ FT (19.89 SQ MTR)





LOTUS ARENA

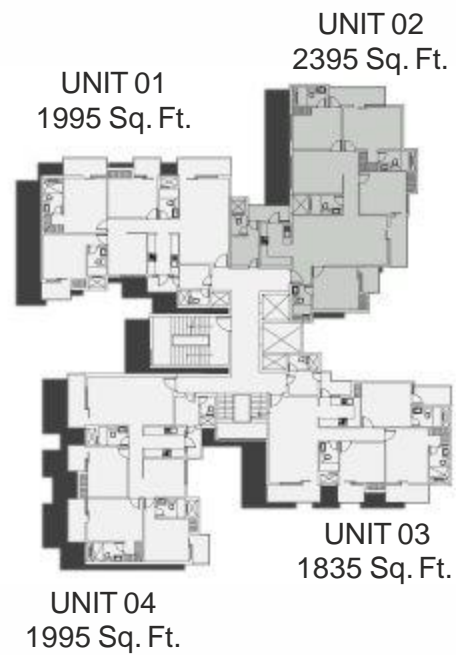
UNIT PLAN

TOWERS 7 to 9: 4 BHK+4 TOILET+FAMILY+SERVANT







SUPER AREA: 2395 SQ FT (222.50 SQ MTR)

CARPET AREA- 1546.4SQFT(143.67SQMTR)

EXCLUSIVE BALCONIES -197.5 SQ FT (18.35 SQ MTR)



SPECIFICATIONS

AREA	LOCATION	SPECIFICATIONS
LIVING / DINING 	Flooring	Vitrified Tiles
	Wall	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
	Door	Main Entrance Door - Veneer Finish
	Windows	UPVC / Aluminium glazing
MASTER BEDROOM 	Flooring	Laminated Wooden Flooring
	Wall	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
	Door	Skin Doors
	Windows	UPVC / Aluminium glazing
BEDROOMS 	Flooring	Vitrified Tiles
	Wall	Oil Bound Distemper
	Ceiling	Oil Bound Distemper
	Door	Skin Doors
	Windows	UPVC / Aluminium glazing
KITCHEN 	Flooring	Vitrified Tiles
	Wall	Oil Bound Distemper with 2 ft. high Tile Dado in front of counter
	Counter	Stone counter with SS Sink
	Ceiling	Oil Bound Distemper
	Windows	UPVC / Aluminium glazing
BATHROOMS 	Flooring	Antiskid Ceramic Tiles
	Wall	Designer Ceramic Tiles
	Fittings & Fixtures	Branded Bathroom Fittings
	Ceiling	Painted Moisture Resistant Board
	Door	Skin Doors
BALCONY 	Flooring	Matt Finish Ceramic Tiles
	Wall	External Weatherproof Paint
	Ceiling	Oil Bound Distemper
	Railing	MS Railing
	Door	UPVC / Aluminium glazing

THANK YOU

Marketed by:



Madhyam.com

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