



A PREMIUM RESIDENCY BY



**Anant Raj**





~ WELCOME TO MADELIA ~



MADELIA - THE WORLD AT YOUR DOORSTEP

The most prestigious address in Manesar will become

the permanent address for a select few. Presenting a  
premium set of apartments and penthouses,

by Anant Raj Industries Limited.



AN OVERWHELMING SENSE OF CONTENTMENT

THE IDEA OF OWNING A HOME AT MADELIA  
is just the beginning of what is so unique  
about living at MADELIA.



EVERYTHING YOU EVER WANTED



PROJECT AREA: 12.45 ACRES

PROJECT DESIGNED BY HKR ARCHITECTS DUBLIN IRELAND, UK

UNIT VARIANTS

2BHK + STUDY: 1292 SQ. FT

3BHK: 1540 SQ. FT

3BHK + SERVANT QUARTER: 1772 SQ. FT

4BHK + SERVANT QUARTER: 2175 SQ. FT

UNIT CONVERSION: 1 SQ. MT = 10.76 SQ. FT



EXPECT NOTHING SHORT OF EVERYTHING...

FROM CONTEMPORARY ARCHITECTURE

TO A SUPERB FINISH,

MADELIA IS THE ICONIC EXPRESSION

OF A TRULY PREMIUM LIFESTYLE.



UNDOUBTEDLY, ONE OF MANESAR'S FINEST PROPERTIES  
IN PREMIUM LIVING WITH  
80% GREEN AND OPEN AREA.





AN IDEAL LOCATION

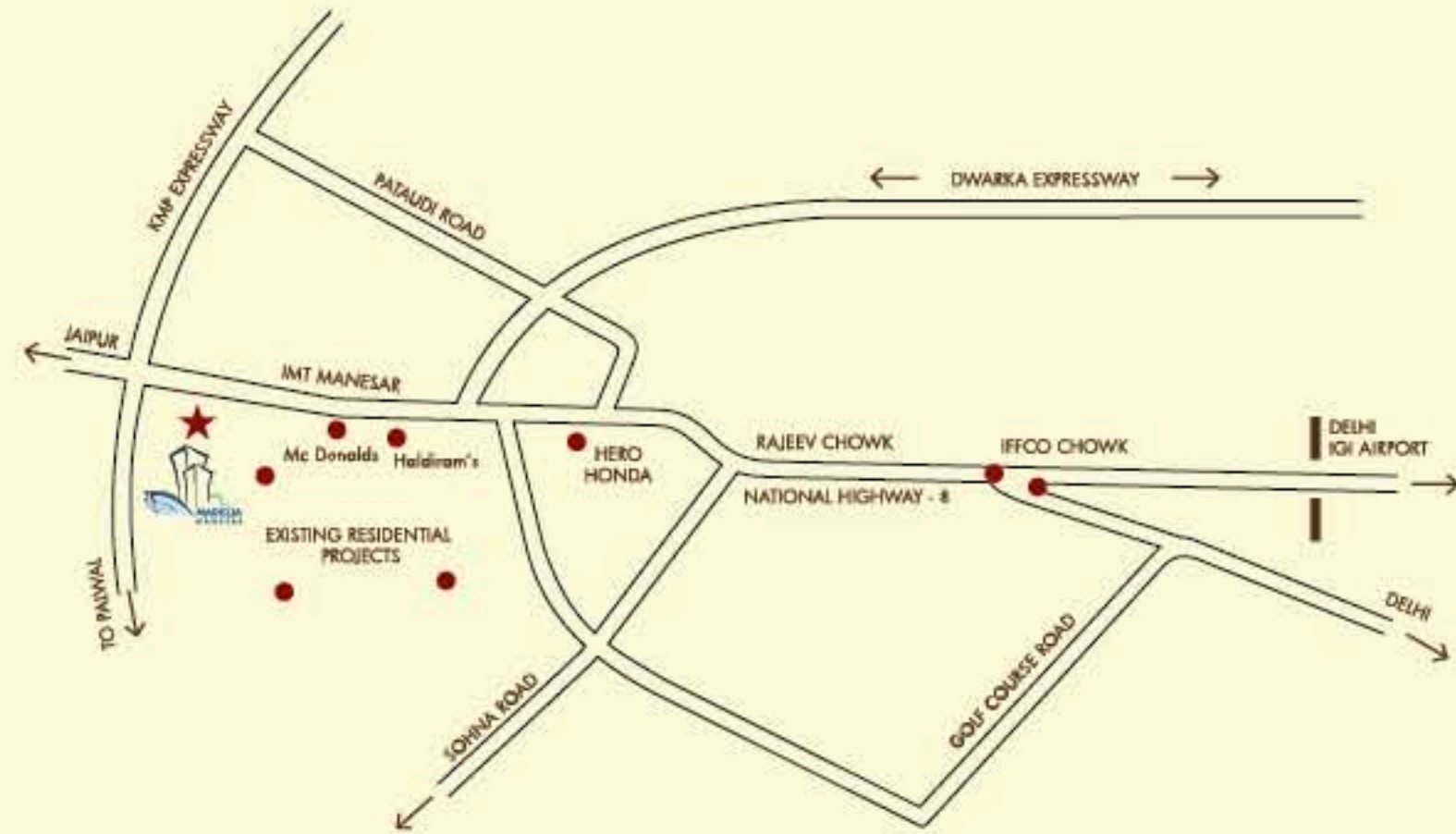
MANESAR'S NEW ASPIRATION



Towering above the rapidly changing skyline of Manesar, Madelia is an address you can tell apart, even from a distance. Located right next to NH8, it has its own share of perks. You are just 20 minutes away from the International Airport, 10 minutes away from the proposed ISBT and just 5 minutes away from the proposed Manesar Metro Station. The location will have an enhanced connectivity through the KMP [Kundli-Manesar-Palwal] expressway.



## LOCATION PLAN



Mc Donald's: 5 minutes

Haldiram: 10 minutes

Proposed Manesar Metro Station: 5 minutes

Honda's manufacturing Plant 2 minutes drive away

Maruti's manufacturing Plant 5 minutes drive away

## MANESAR-THE MOST SOUGHT AFTER DESTINATION



Existing HSIIDC residential sector with preinstalled amenities

Master planned and organized development with proper road network and infrastructure in NCR

Fastest growing Industrial Hub of international standards

Adjacent to KMP corridor

Manesar is listed as one of the country's top investment locations

Upcoming IT Hub in NCR

Corporates such as Maruti, Toyota, Mitsubishi, Honda, Amul etc already have a strong

base and presence.



DESIGNED FOR AN UNMATCHED WAY OF LIFE.

MODERN URBANITY AT ITS BEST.

100% power back up.

3 tier security system with access cards for vehicles and personnel

Provision of Wi-Fi connectivity

Treated water for drinking purposes in all kitchens.

Insulated roofs

High Speed Elevators in all buildings



IMPECCABLY PLANNED . SECURE .

DELIGHTFULLY CAPACIOUS .

Jogging/walking track with ample green area and water bodies

Children's play area

Landscaping with exotic plants

Water bodies and fountains

Swimming pool with steam and Sauna

Gymnasium, Table Tennis, Snooker, Badminton, Tennis Court and one-side basketball

State of the art Club House

Convenience stores

Centralized facility to be run by a professional facility management company.

## PROJECT SPECIFICATIONS

### WALLS

Living/Dining Room Master Bedroom Other Bedroom(s) Lobby/Corridors Kitchen	Acrylic Emulsion
Balconies/Terraces	Weather Coat Emulsion
Toilets	Combination of ceramic tiles, Oil bound distemper. Tiles 2 Feet above Counter.
Servant/Utility Room Servant Toilet	Weather Coat Emulsion
	Combination of ceramic tiles, Oil bound distemper. Tiles cladding upto 7 Feet.
	Oil bound distemper Combination of ceramic tiles, Oil bound distemper.

### FLOOR

Living/Dining Room	Vitrified tiles/Laminated wood flooring
Master Bedroom	
Other Bedroom(s)	
Lobby/Corridors Kitchen Balconies/Terraces Toilets Servant/Utility Room Servant Toilet	Vitrified tiles/Indian stone Anti skid tiles Terazzo tiles/Ceramic tiles Anti skid ceramic tiles Grey mosaic cast in-situ/Tiles Ceramic tiles

### CEILING

Living/Dining Room Master Bedroom Other Bedroom(s) Lobby/Corridors Kitchen	Oil bound distemper
Balconies/Terraces	Weather proof paint
Toilets Servant/Utility Room Servant Toilet	Oil bound distemper

### ELECTRICALS

Modular type switches & sockets, Copper wiring (Fittings like Fans, Light Fixtures, Geysers, Appliances etc. are not provided)

### CLUB HOUSE

Regal Club House, Resort Style Swimming Pool with Baby Splash, Pool Table, Health Club Facility with fully equipped Unisex Gymnasium fitted with Cable TV, Table Tennis, Snooker, Badminton, Tennis & One Side Basketball, Swimming Pool With Steam and Sauna and multi-purpose function area.

### WINDOWS/GLAZING

UPVC/Powder coated aluminium window frames & shutters.

### DOORS

Living/Dining Room	Internal: Hardwood frame with wooden flush shutter External: Hardwood frame with wooden flush shutter Main Entrance: Polished Hardwood frame with Panelled door shutters
Master Bedroom	Internal: Hardwood frame with wooden flush shutter External: Hardwood frame with wooden flush shutter
Other Bedroom(s)	
Kitchen	
Balconies/Terraces	External: Hardwood Frame with wooden flush shutter
Toilets	Hardwood Frame with wooden shutter laminated on the internal side.
Servant/Utility Room	Internal Doors: Polished/Painted frames made of hardwood, flush shutters/moulded skin door.
Servant Toilet	Hardwood frame with wooden shutter laminated on the internal side.

### OTHERS

Lobbies/Corridors	Modular steel framed balustrades.
Kitchen	Counters: Marble/Granite Fittings/Fixtures: Single lever CP fitting, White Chinaware, Stainless Steel double bowl, single drain board kitchen sink, Wash basin and WC of reputed brands.
Toilets	Single Lever CP Fittings. White Chinaware. Glass shower Partition in master bath toilet only, Towel Rail/Ring, Mirror.
Servant Toilet	Conventional CP Fittings/White Chinaware, Mirror.

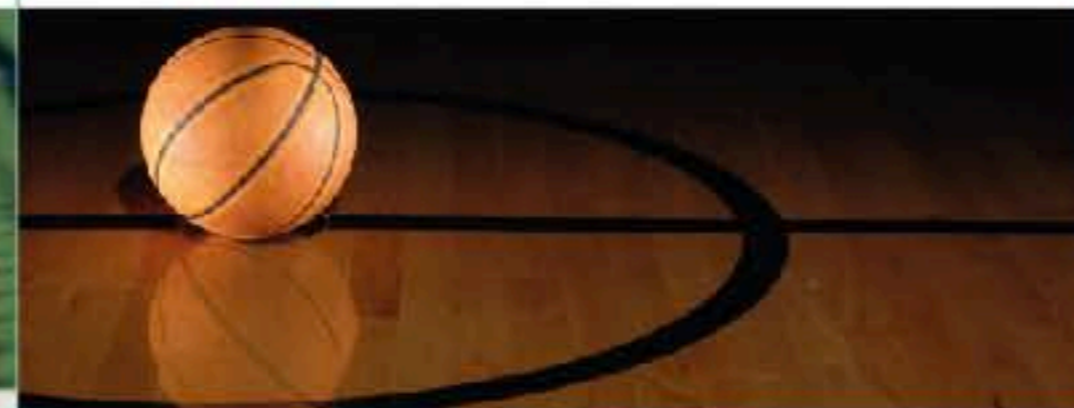
### AMENITIES

Sports Facilities with Sports Court, 24 Hour Running Filter, Shower and Changing Areas. Tot-Lots, Seesaws, Baby Slides, Sand Pit, Open Party Area, Convenience store, centralized facility run by a professional facility management company.

### SECURITY

Perimeter Security and CCTV in Basement and Main Entrance Lobby for Surveillance.

The information provided in the brochure is indicative and subject to change without prior notice.





MASTER PLAN



- |   |                     |
|---|---------------------|
| 1. Main Entrance with stone pavers driveway | 16. Quite garden    |
| 2. Water Features with Rockworks            | 17. BBQ pits        |
| 3. Clubhouse Entry water features           | 18. Party plaza     |
| 4. Security Gate house                      | 19. Timber deck     |
| 5. Visitor parking                          | 20. Herb garden     |
| 6. Basement entry ramp                      | 21. Reflective pond |
| 7. Basement exit ramp                       | 22. Cabana          |
| 8. Children pool & Jacuzzi                  | 23. Pavilion        |
| 9. Main Swimming Pool                       | 24. Private gardens |
| 10. Party Deck                              | 25. EWS             |
| 11. Reflexology path                        | 26. Playing courts  |
| 12. Timber board walk                       | 27. Club House      |
| 13. Water court                             |                     |
| 14. Resting Pavilion                        |                     |
| 15. Garden seating alcoves                  |                     |

PROPOSED HOUSING FOR M/S ANANT RAJ INDUSTRIES LTD.  
AT MANESER (HARYANA)

FLOOR PLANS//2BHK-BLOCK



2 BEDROOM+STUDY+2 TOILETS

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FLOOR PLANS//2BHK-UNIT



2 BHK+STUDY

UNIT AREA 1292 SQFT

KEY PLAN



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FLOOR PLANS//BUTTERFLY BLOCK PLAN



FLOOR PLANS//BUTTERFLY UNIT



3 BEDROOM UNIT    4 NO. S  
 UNIT AREA            1540 SQFT



KEY PLAN



FLOOR PLANS//T-BLOCK PLAN



3 BEDROOM+SQ 2 NO.S

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FLOOR PLANS//3 BEDROOM UNIT-T BLOCK



3 BEDROOM + SQ  
SIZE 1772 SQFT

KEY PLAN



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FLOOR PLANS//4 BEDROOM UNIT-T BLOCK



4 BEDROOM+SQ 1 NO.S

KEY PLAN



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FLOOR PLANS//4 BEDROOM PENTHOUSE



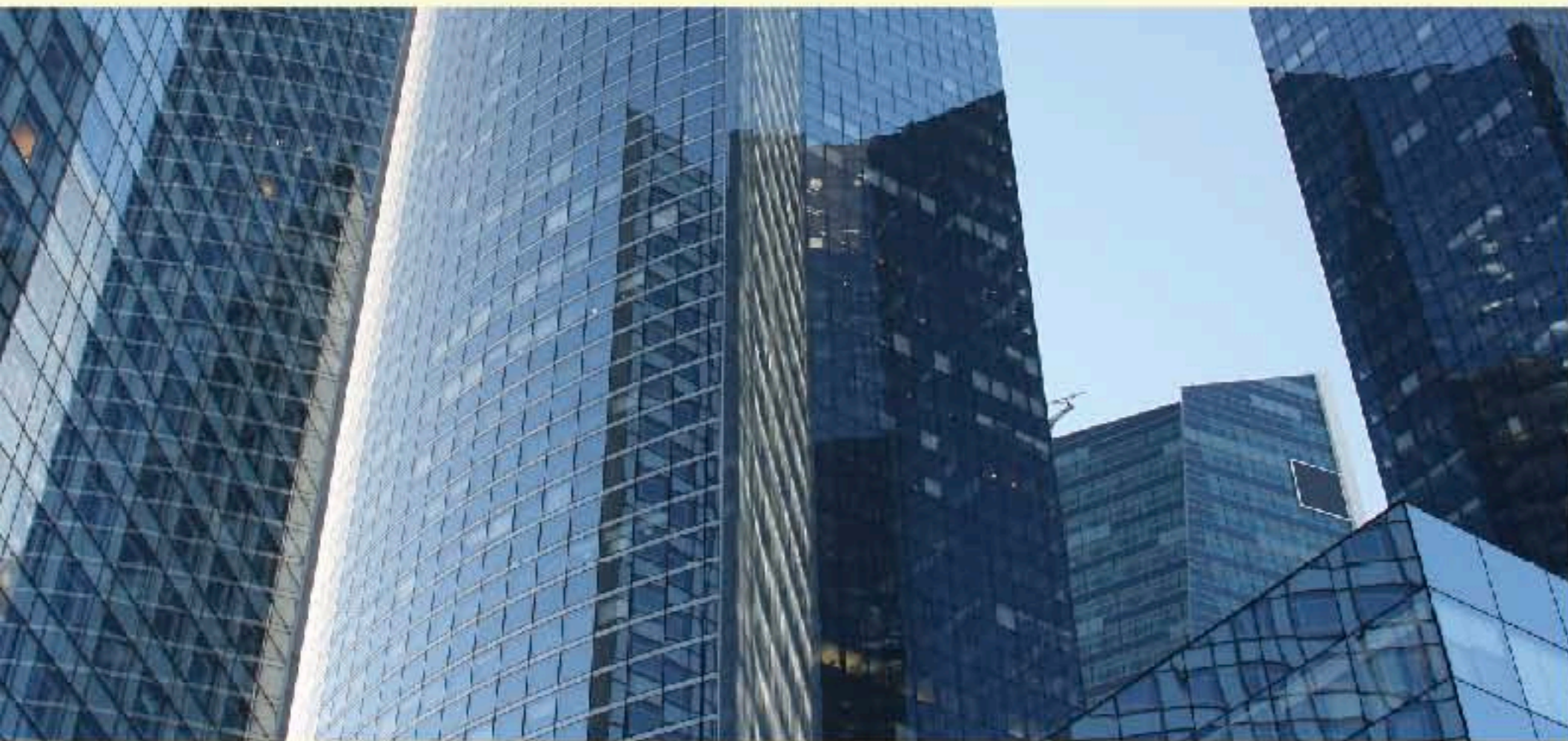
4 BEDROOM + SQ  
SIZE 2175 SQFT

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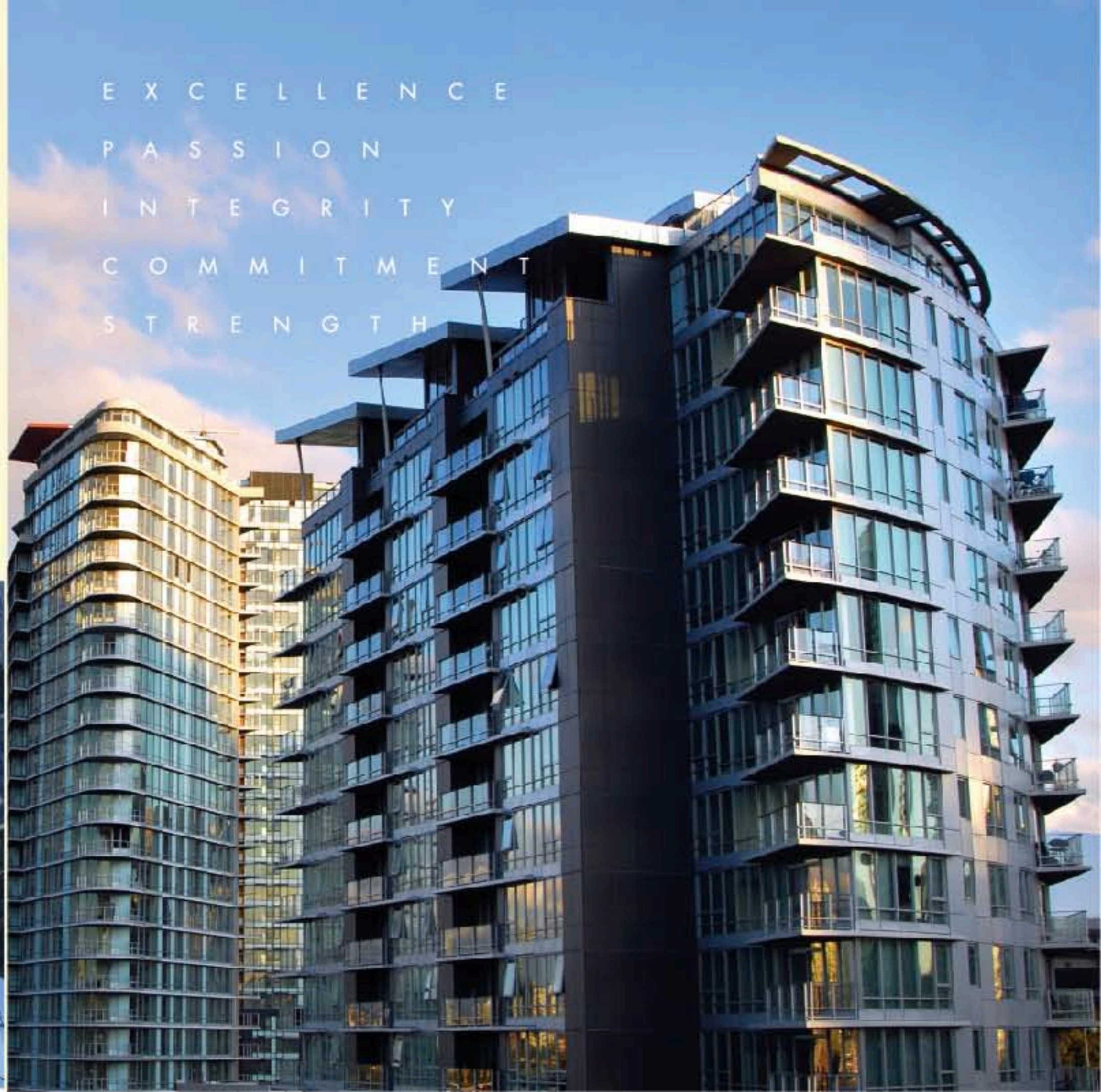


## BUILT TO LAST

Anant Raj Industries Limited is National Capital Region's premier Real Estate developer. We are amongst the largest land holders in the NCR with 70 million square feet of developable area. Over the past 40 years, the group has developed and constructed more than 15 million square feet area in the NCR. Built on a strong financial foundation, the group is providing comprehensive Commercial developments including IT parks and Malls, Hotels and Residential developments. We deliver world-class standards, cutting-edge design, exceptional safety features, impeccable quality built to last and on time delivery.



E X C E L L E N C E  
P A S S I O N  
I N T E G R I T Y  
C O M M I T M E N T  
S T R E N G T H





Anant Raj Industries Limited

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