



MIGSUN
ULTIMO
GREATER NOIDA



MIGSUN ULTIMO

GREATER NOIDA

An experience to cherish, it's the one you have been waiting for, dreaming.

The perfect, open and contemporary lifestyle.
One that's bedecked with all modern comforts designed immaculately for the gift of life.





Life above all
expectations



Your home of happiness

Migsun Ultimo promises a lifestyle that's aspirational yet has the warmth of love and happiness that leads to a fulfilling life. Here, your world is open and free overlooking a 100m green belt. Offering spacious and modern 2 and 3 BHK apartments with world-class amenities, location advantages, and high-end lifestyle features, one can have a holistic experience and carve a world of their dreams at Migsun Ultimo.

YOUR RARE OPEN WORLD

- 3-side open plot
- 2.1 acre podium central greens
- Lotus Pond
- Vastu Complaint



A world of aspirations

Migsun Ultimo is your world of rejuvenation, wellness and unbound happiness. Offering world-class features and amenities like the clubhouse, where you can party, celebrate and have a blast with your friends over drinks and delectable cuisine or unwind, recline and dive into the swimming pool. The Jacuzzi, aroma massage therapy spa lets you indulge in the heaven of comfort. The fully-equipped gymnasium and jogging track offer a healthy lifestyle no matter what your schedule.

- 10,000 sq. ft clubhouse
- Swimming pool
- World-class gym
- Jacuzzi and aroma massage therapy spa
- Jogging track
- Kids' play area



A modern, multi-story apartment building with balconies and glass railings. In the foreground, there is a large swimming pool with a wooden deck. A man and a child are walking on the deck near the pool. A woman is standing near the pool's edge. The pool area is surrounded by lush greenery, including trees with purple flowers and palm trees in the background. In the bottom foreground, there are lounge chairs with white cushions and a small table with a vase of red flowers.

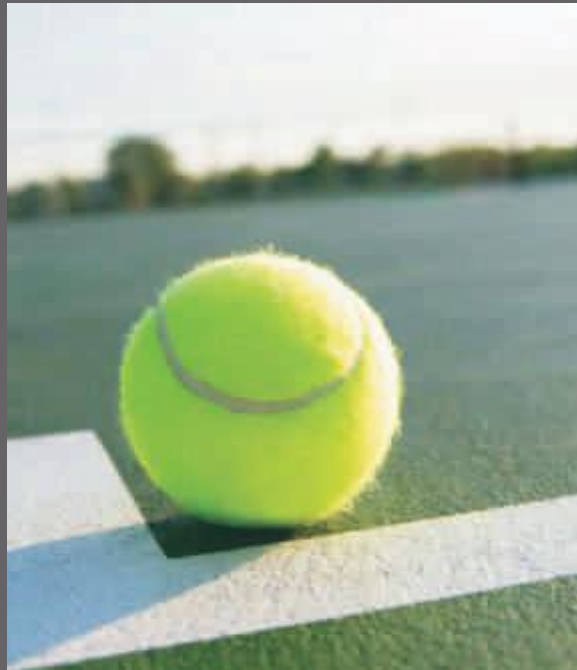
MOSAIC

The Clubhouse

revive. rejuvenate. relive



Health Club facility with recreation facilities and fully equipped unisex gym



Sports facilities with Tennis Courts, Half court basketball, Table tennis & Badminton courts



Swimming Pool

Migsun Ultimo is where your search for the perfect life ends. Designed for an urban modern life, Ultimo is bedecked with all that's necessary, convenient and plush. Your home at Ultimo is the ultimate destination for life that's happy, successful and fulfilling.



Coffee bar



Club with lounge, Recreation room,
Multi Community hall / function lounge



Children's play area



Everything at your convenience

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LIFE'S JUST AN EASY WALK

- Hospital
- Transportation
- SPA Intercom facility
- Shopping center
- Restaurant
- Coffee shop



Invest in a landmark

Greater Noida Industrial Development Authority is located within the National Capital Region of India's capital - New Delhi and is adjacent to Noida, one of the largest industrial townships in Asia.

Greater Noida is shaping up as India's smartest city, the National Capital Region's most modern urban development centre and its fastest-developing center of attraction. It has emerged as a modern model of far-sighted town planning.

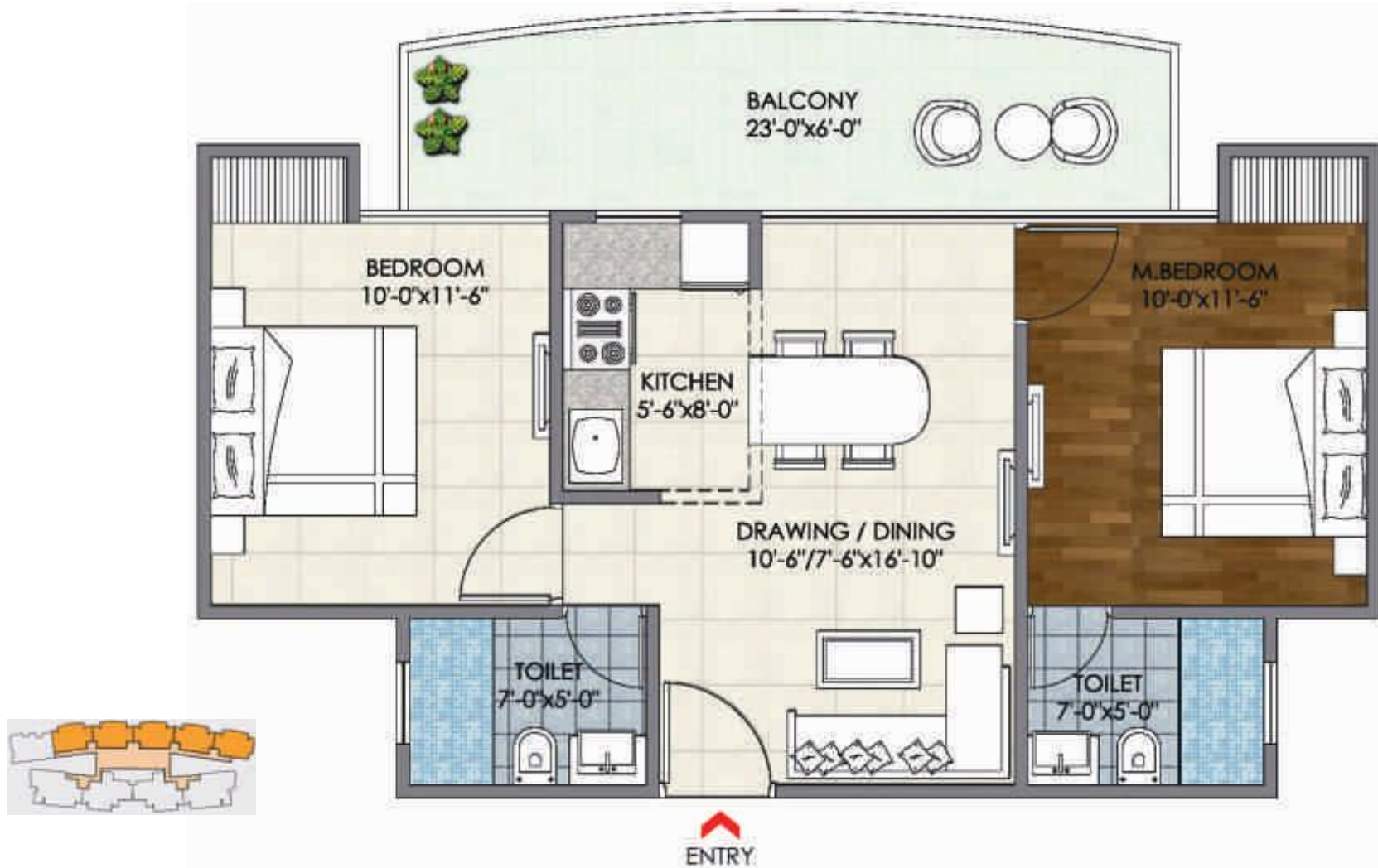
Greater Noida city is located at the intersection of the Western and Eastern Dedicated Freight Corridors and is also the gateway to the Delhi-Mumbai Industrial Corridor (DMIC).

- Proximity to National Highways, NH-24 (Delhi-Lucknow), NH-58 (Delhi-Haridwar-Mana Pass)
- Close to the proposed Eastern Peripheral Expressway (Ghaziabad-Noida-Palwal & Kundli-Ghaziabad) of NCR
- Connected to Delhi international airport through high-speed Metro Rail from Greater Noida
- Proximity to the National Capital Region of Delhi
- Close to Dadri Railway Junction

FLOOR PLANS

2 BHK - SUN - 1, 3, 4 & 6

Super Area: **1005 Sq. ft.**



TYPE - A

2 BHK + Study - SUN - 1, 3, 4 & 6

Super Area: **1150 Sq. ft.**

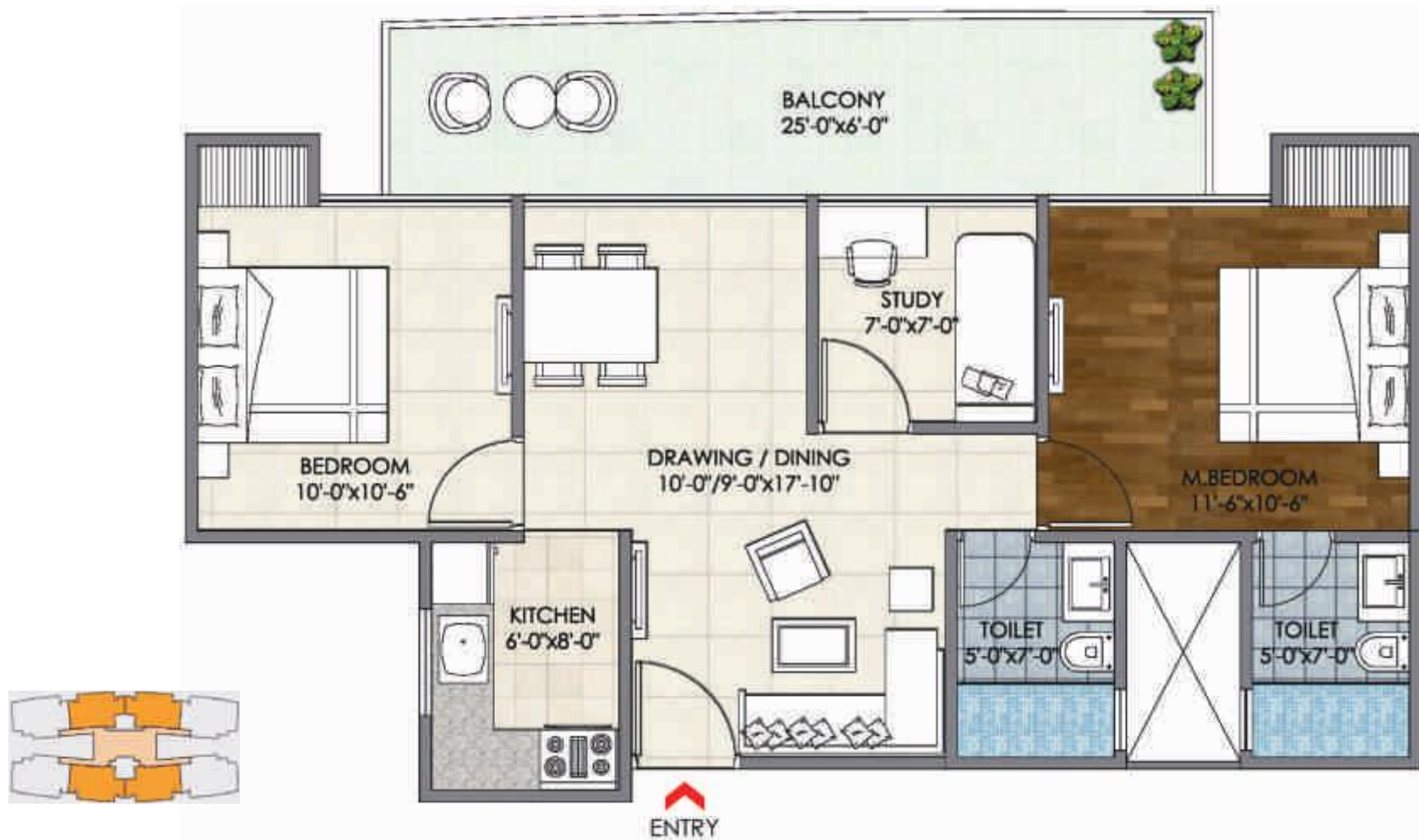


FLOOR PLANS

TYPE - B

2 BHK + STUDY - SUN - 2 & 5

Super Area: 1150 Sq. ft.



TYPE - A

3 BHK - SUN - 1, 3, 4 & 6

Super Area: 1395 Sq. ft.

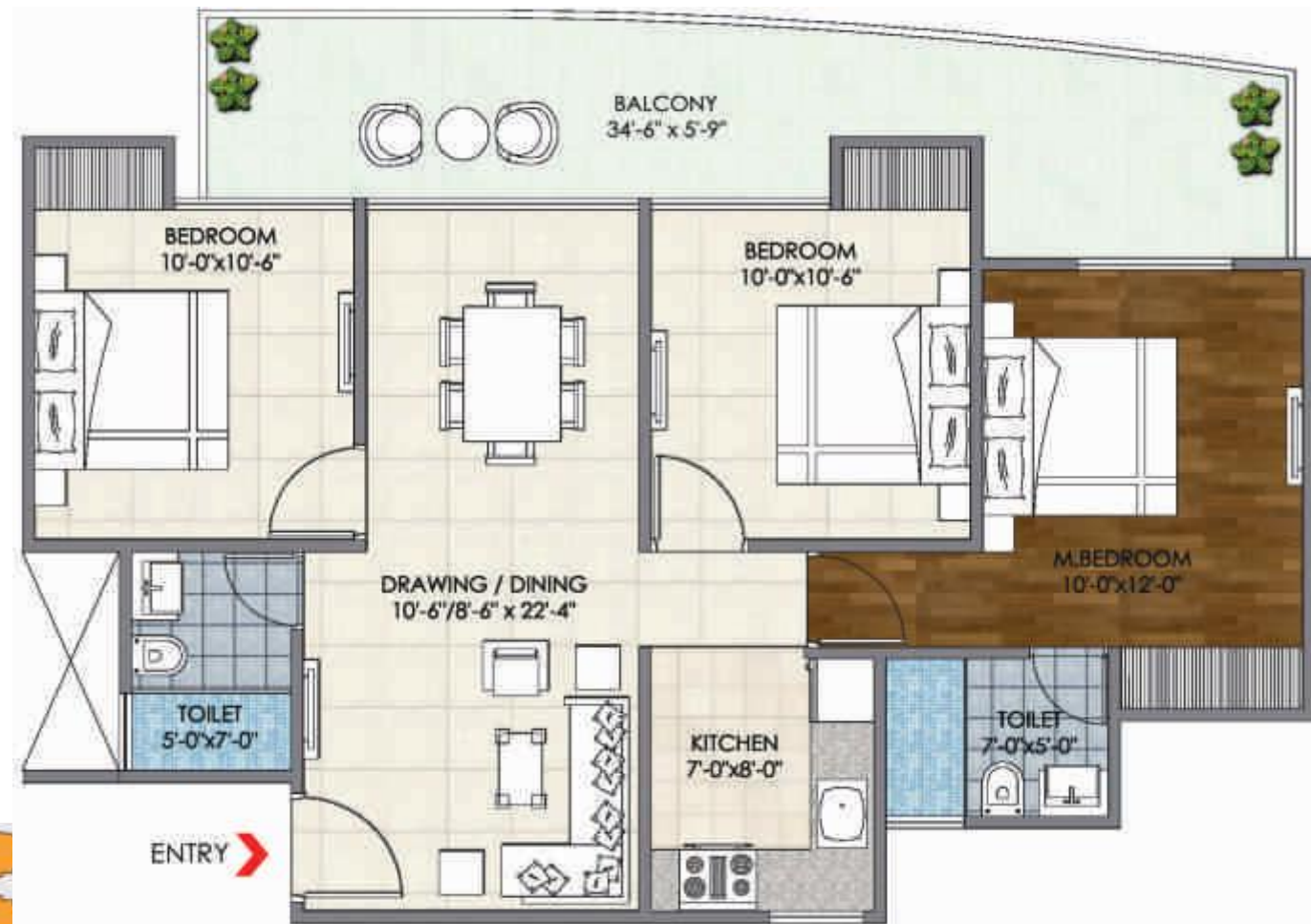


FLOOR PLANS

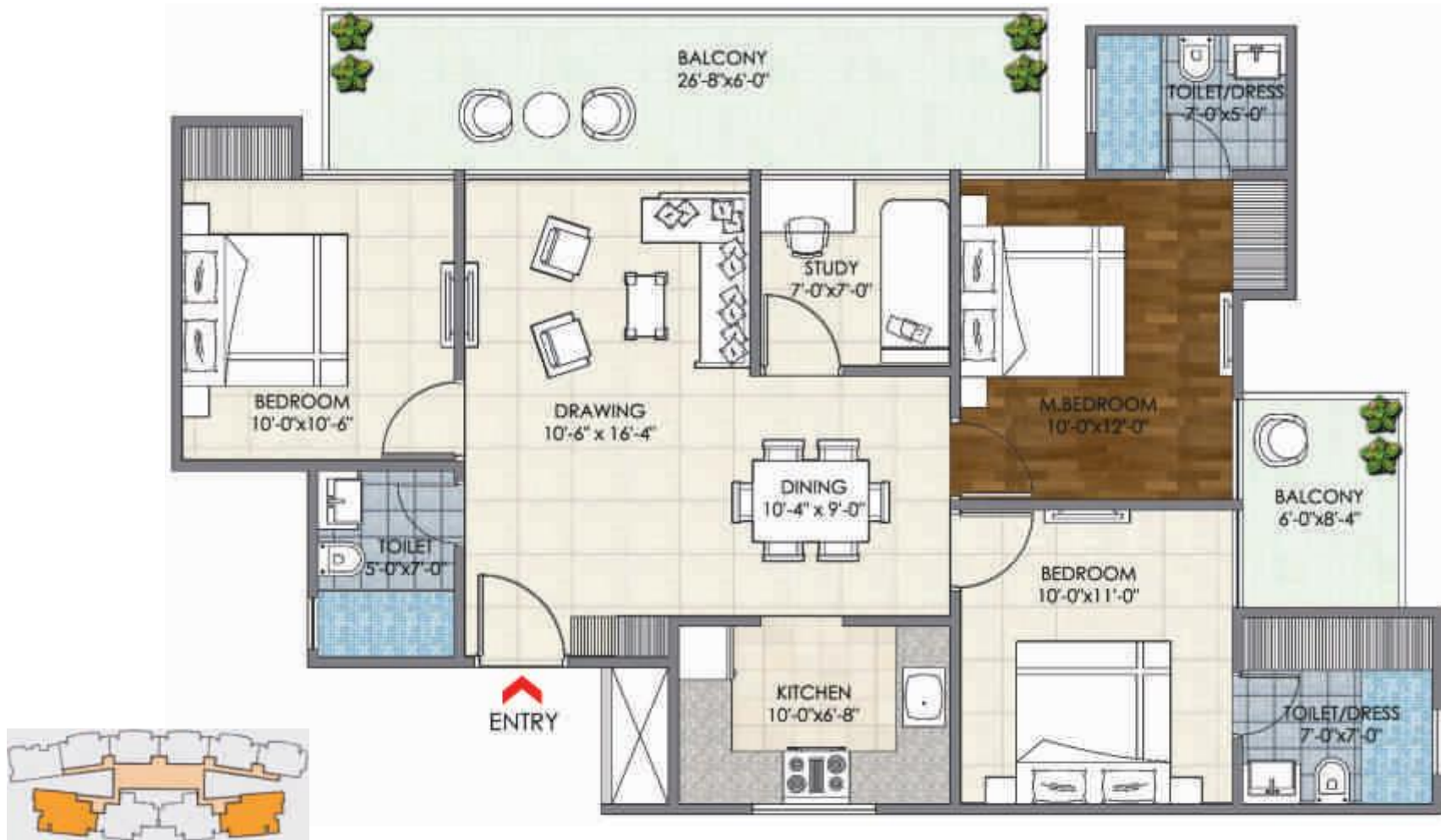
TYPE - B

3 BHK - SUN - 2 & 5

Super Area: 1395 Sq. ft.



3 BHK + STUDY - SUN - 1, 3, 4 & 6
Super Area: **1595 Sq. ft.**



OTHER'S PROPERTY

INTERNAL ROAD

INTERNAL ROAD

12 M. WIDE SERVICE ROAD

60M WIDE ROAD

130M WIDE ROAD

100M GREEN BELT

12 M. WIDE SERVICE ROAD



Site Layout Plan

Legends

- 1. ENTRY
- 2. EXIT
- 3. DROP-OFF
- 4. COMMERCIAL PLAZA
- 5. CLUB & GYM
- 6. RAMP TO PODIUM
- 7. PARKING
- 8. OAT
- 9. CENTRAL GREEN
- 10. JOGGING TRACK
- 11. KIDS' PLAY AREA
- 12. LOTUS POUND

- 2B2T
- 2B2T + STUDY-A
- 2B2T + STUDY-B
- 3B2T-A
- 3B2T-B
- 3B3T + STUDY

Specifications

STRUCTURE	Earthquake resistant RCC framed
WINDOWS	Powder coating aluminum glazing
BEDROOMS	Floor: Vitrified tiles Paint: Plastic paint
BALCONY	Floor: Anti-skid ceramic tiles/Terrazzo tiles Walls and Ceiling: Plastic paint
DOORS	Entrance doors: Hardwood panel doors Internal doors: Hardwood frame with skin moulding
ELECTRICAL	Modular switches, 24-hour power back-up
LIFT LOBBY	Granite tiles cladding up to 3 feet and texture paint above High-speed elevator
TOILET	Walls: Designer ceramic tiles Fixture and fittings: Designer light fitting Floor: Combination of anti-skid ceramic tiles and vitrified tiles Fittings and fixtures: ISI fittings, granite counters, standard chinaware feature and fitting of geyser water supply
KITCHEN	Walls: Designer ceramic tiles with border up to 2 ft above counter Floor: Combination of anti-skid ceramic tiles/vitrified tiles Counters: Granite working platform Fittings and fixtures: CP fitting, stainless steel sink



Migsun (formerly known as Mahaluxmi Group) was founded in the year 1999, since its inception it has set and achieved new benchmarks of architectural excellence and commitment in the contemporary Indian market.

The Group has completed its eleven years in the business and has diversified its potential into various sectors like Real Estate, Hospitality (Hotel Industry), Education, FMCG and Steel industry in these years. This has been possible under the dynamic and charismatic leadership of Mr Sunil Miglani, chairman & CMD of Migsun Group. His extreme vision commitment towards his work and risk taking attitude has let the group in scaling new heights and touching the horizon of excellence.

Migsun Group has already converted more than 10 million sq. ft area of residential and commercial land into architectural landmarks. The Group main agenda is 'Building the Nation' through customer satisfaction and enhancement by converting customer dreams into reality.

Redefining Landscapes

With each new milestone of success

Mahaluxmi Metro Tower,
C-1, Sector 4, Vaishali,
Ghaziabad, UP, 201010
Year of Completion : 2010

Mahaluxmi Homz
Sector 14, Kaushambi
Year of Completion : 2014

Mahaluxmi Tower
Sector 14, Kaushambi
Year of Completion : 2012

Mahaluxmi Plaza
Shakti Khand 3, Indirapuram
Year of Completion : 2010

Mahaluxmi Square
4b Sector 12, Vasundhara
Year of Completion : 2008

Mahaluxmi Plaza
Sector 14, Vasundhara
Year of Completion : 2010

Mahaluxmi Square
Sector 14, Indirapuram
Year of Completion : 2010

Mahaluxmi Green Mansion
Site C, Extension Road, Zeta 1,
Greater Noida, UP
Status: Under Construction

HLM Group of College
Year of Completion : 2004

Mahaluxmi Plaza
VC 2, Sector 4, Vaishali
Year of Completion : 2009

Mahaluxmi College For Girls
Year of Completion : 2004

Mahaluxmi Mall
RDC
Year of Completion : 2011

Clarks-Inn Apple Tree
RDC, Ghaziabad
Year of Completion : 2010

Mahaluxmi Plaza
Rajendra Nagar, Ghaziabad
Year of Completion : 2010

Location Map

The map illustrates the location of the property (marked with an orange square) within the Greater Noida area. It shows the Express Highway and the Noida Metro Station. Key landmarks include Shopper's Mall, Noida Golf Course, Petrol Pump, Film City, Center Stage Mall, Botanical Garden, Army School, HPCL, Lotus Valley, NRI City, and Omaxe Palm Green. The map also shows the proximity to the Noida Metro Station and the Noida Expressway. The map is titled 'Location Map' in orange text at the top center.

Plot No.GH-03, Sector-OMICRON-3, Greater Noida, U.P. Email: sales@migsun.in

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