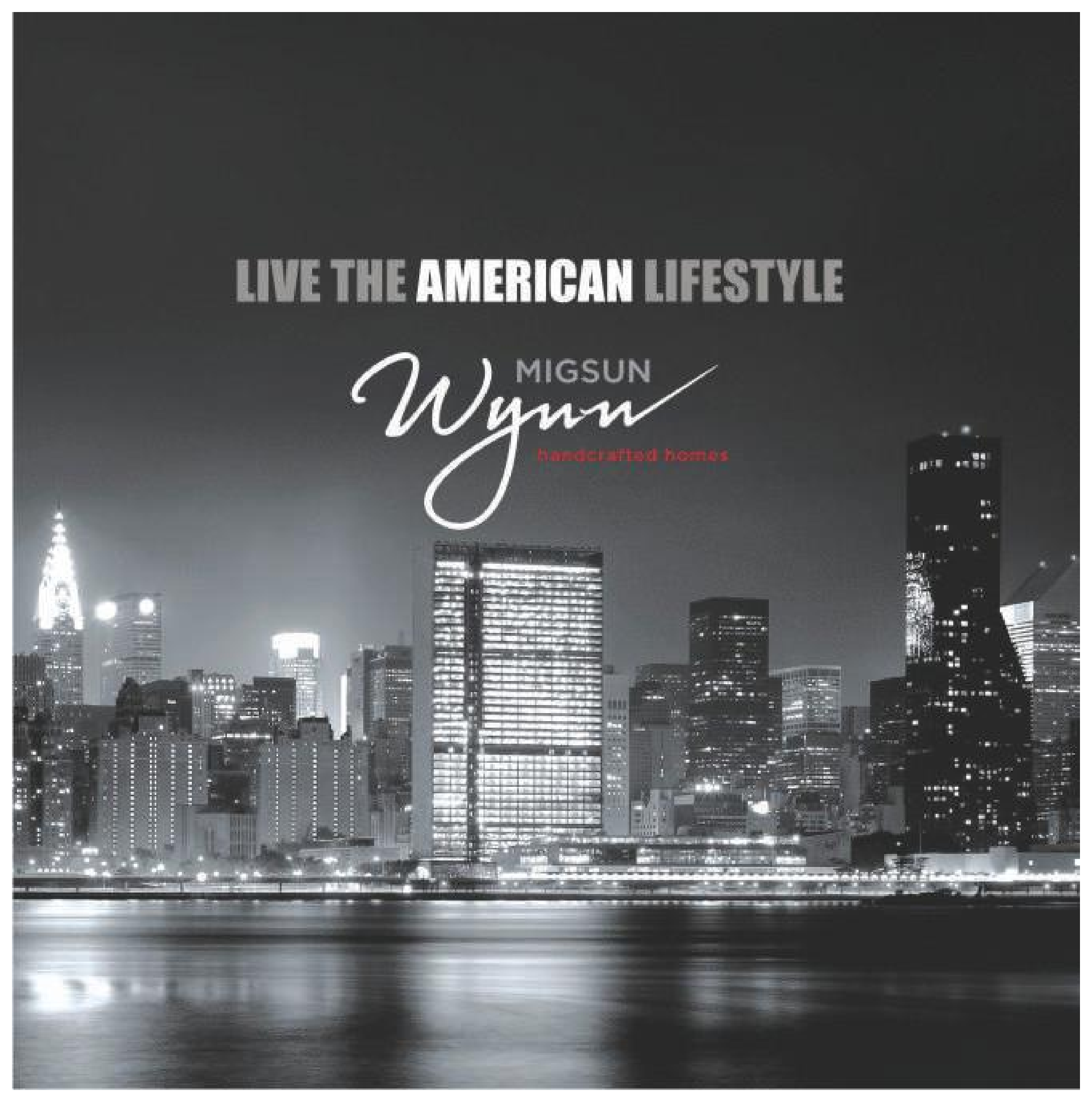



LIVE THE AMERICAN LIFESTYLE

MIGSUN
Wynn
handcrafted homes



A black and white photograph of the Statue of Liberty, viewed from a low angle looking up. The statue is the central focus, with its right arm raised holding the torch. The background is a cloudy sky. In the bottom right corner, a portion of a modern skyscraper is visible.

Welcome to the Manhattan way of life

Representing the seat of civilization with a true cosmopolitan population, Manhattan represents the epitome of a big city life brimming with streets, people, shopping arcades, skyscrapers, bridges, parks and historic attractions. It is the ideal living choice for those who truly enjoy the urban lifestyle and the culture that comes with it. No other metropolis in the world compares to the Manhattan lifestyle, the epicenter of sophisticated cosmopolitan living with its illustrious social scene, the finest in dining, style, arts and entertainment.



Migsun Wynn

A LIFE ABOVE THE ORDINARY

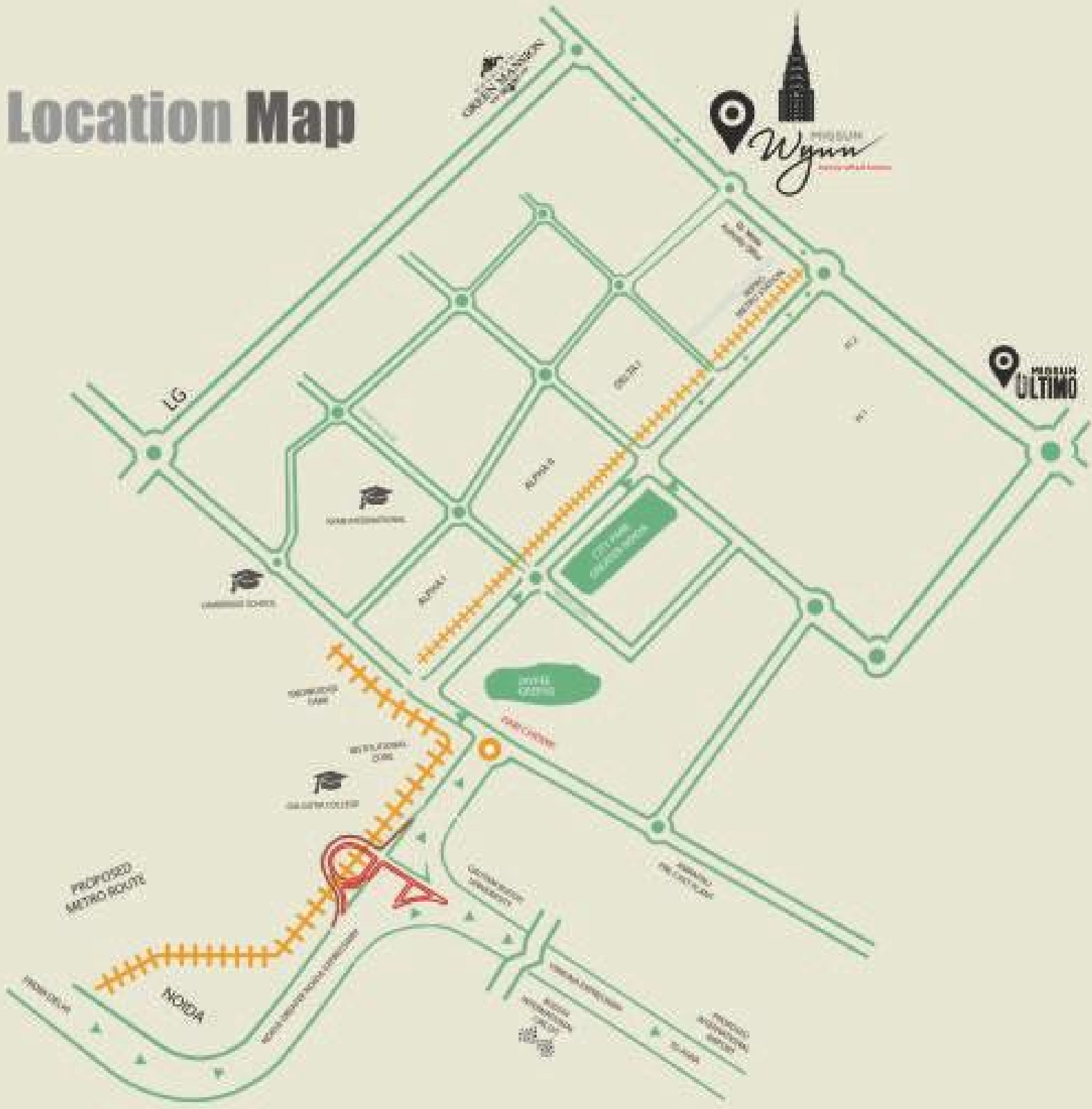
Project highlights

- 2/3 BHK Apartments •
- 3.25 acre Central Park •
- Ultra-modern Club house spread over 15,000 sq.ft. •
- Swimming pool, Kids pool, Jacuzzi •
- High speed elevators •
- Ample parking for residents and visitors •
- High street retail stores •
- 24 x 7 security & power back up •

Inspired from the exemplary lifestyle of Manhattan, Migsun has conceptualized this beautiful piece of land in Greater Noida to develop one of the most iconic landmarks of NCR christened as "Wynn". Wynn represents the enviable lifestyle of Manhattan citizens with just the right dose of intrigue and excitement to caress your senses, like high rises inspired by the Art Deco style Chrysler Building, the imposing State of Liberty that greets every visitor, a Manhattan style bridge and walkway to offer a bird's eye view of the complex, well-lit pebbled pathways, designer street lights, high street shopping and above all, a 3.5 acre Central Park with bridges, waterways, tree lined avenues, dedicated area for kids and the list is quite endless.



Location Map





Advantage Location

EVERYTHING IS ROUND THE CORNER

Beyond the high life, Wynn is also one of the most connected destinations in NCR, being easily accessible from Delhi through the Noida-Gurgaon Expressway. Greater Noida boasts of the latest in communication like high-speed internet, mobile internet services, optical fibre connections and more.

The proposed International Airport is all set to take this location to newer heights. The Delhi Metro is reaching Greater Noida soon, and as far as infrastructure goes, G. Noida is second to none in terms of road, water, security, prominent educational and medical institutions and the list goes on. Some of the biggest blue chip companies in the world have their offices in G. Noida. The Gautam Buddha University, Jaypee Sports Complex, Amity University, Night Safari, Buddha International F1 Racing Circuit are all within easy reach.

The Clubhouse

ACCENTUATE YOUR LIFESTYLE

Apart from the sensory delights of Manhattan, the ultra-modern Clubhouse spread across 15,000 sq ft would be the epicentre of your exclusive lifestyle at Wynn, offering dedicated spaces for parties and social banter. You may begin your evening with a refreshing dip in the pool, a friendly game of snooker or just head to the lounge for a nice cigar and beverages. A fully-equipped gym along with indoor and outdoor sports facilities will keep you rejuvenated each day.



KIDS PLAY AREA

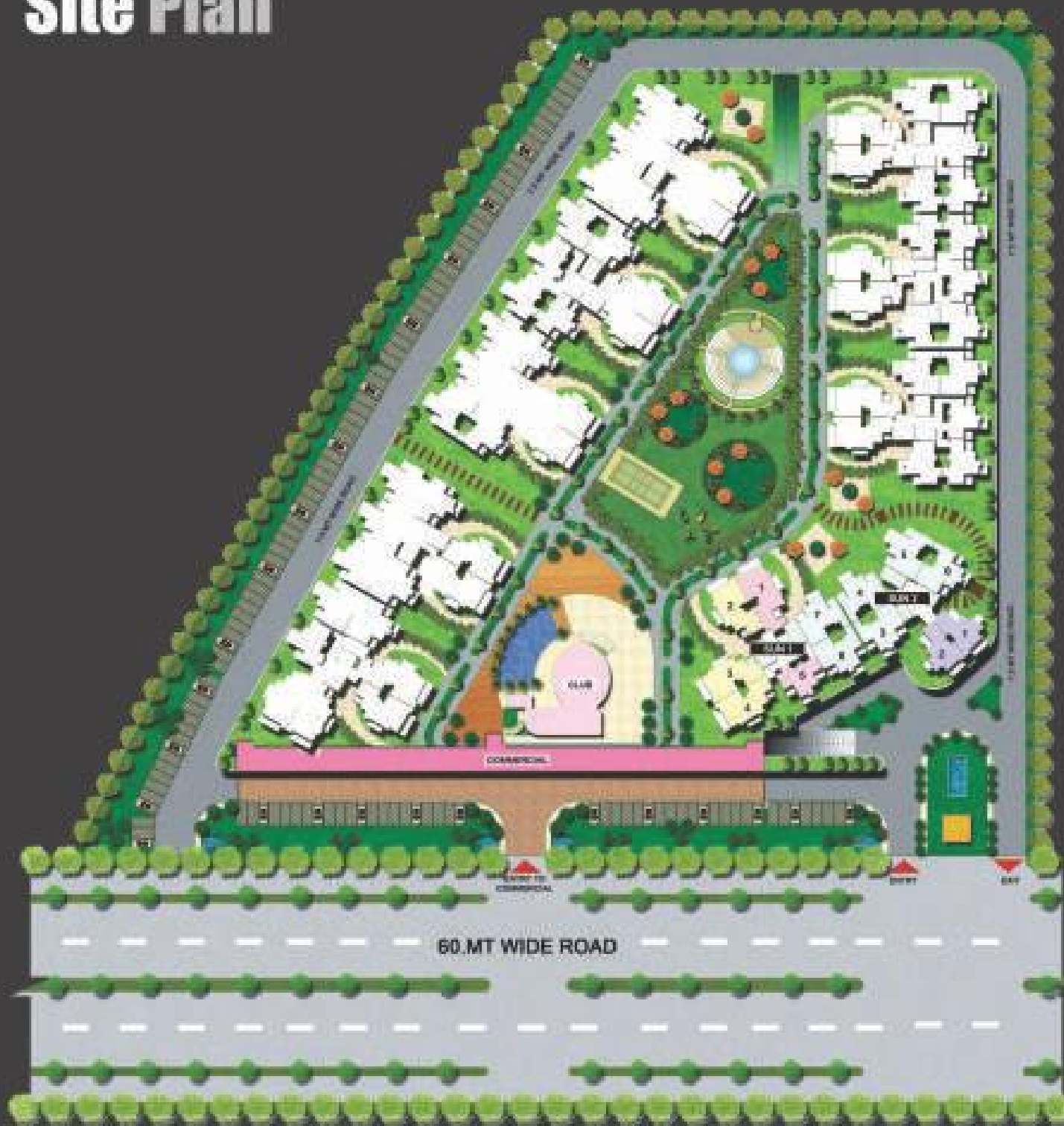







GYMNASIUM



YOGA & MEDITATION CENTRE

Site Plan



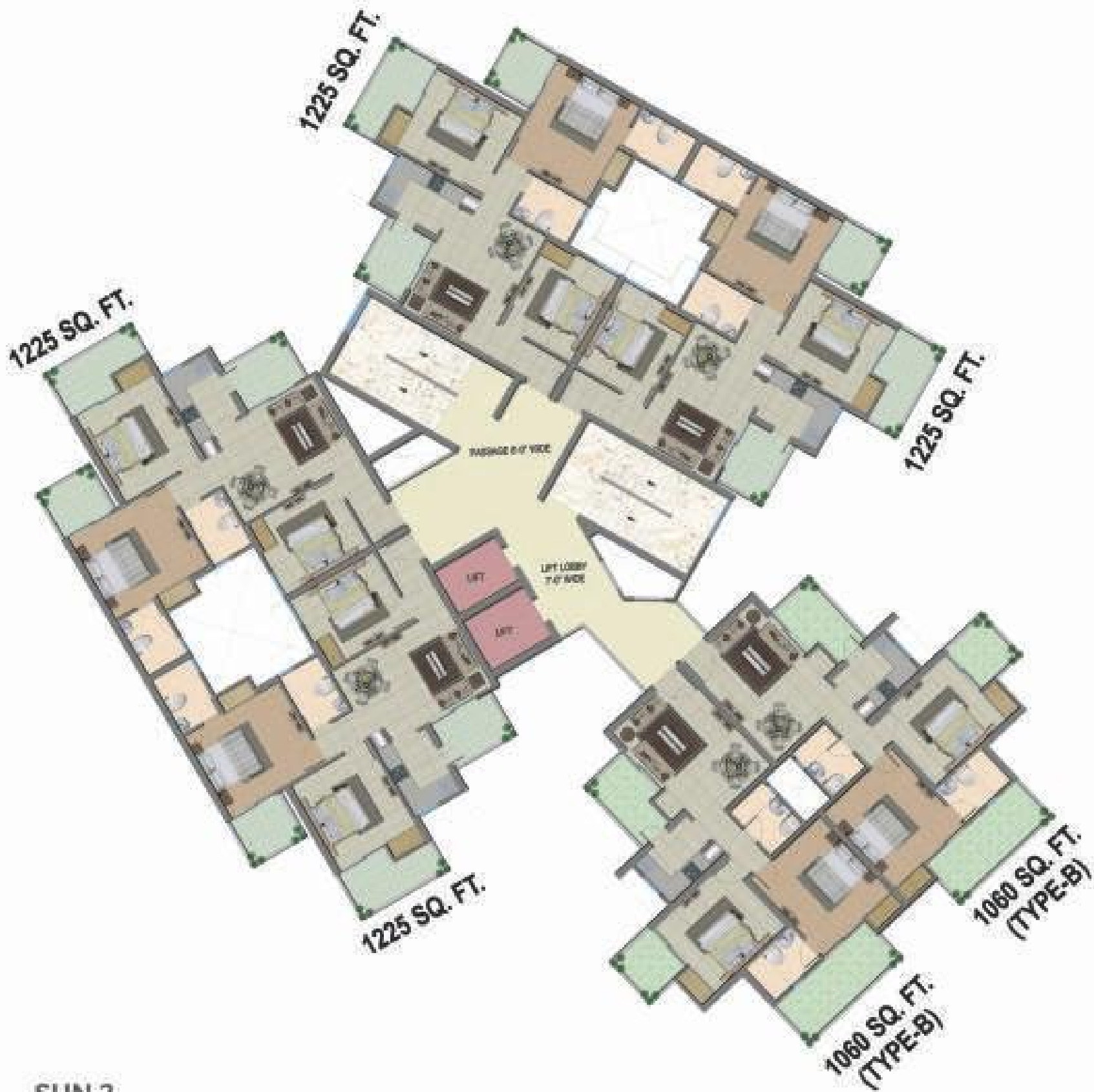
	1060 sq. ft	2 BHK+2 TOILET (TYPE - A)
	1060 sq. ft	2 BHK+2 TOILET (TYPE - B)
	1225 sq. ft	3 BHK+2 TOILET
	1399 sq. ft	3 BHK+3 TOILET
	1650 sq. ft	3 BHK+Svt. Rm.



Cluster Plans



SUN 1
TYPICAL FLOOR PLAN



SUN 2
TYPICAL FLOOR PLAN

Unit Plans



SUN-1



**2 BHK + 2 TOILET
SUPER AREA - 1060 SQ. FT. (TYPE-A)**

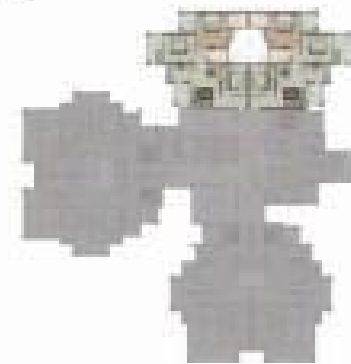
SUN-2



2 BHK + 2 TOILET
SUPER AREA - 1060 SQ. FT. (TYPE-B)



SUN-1

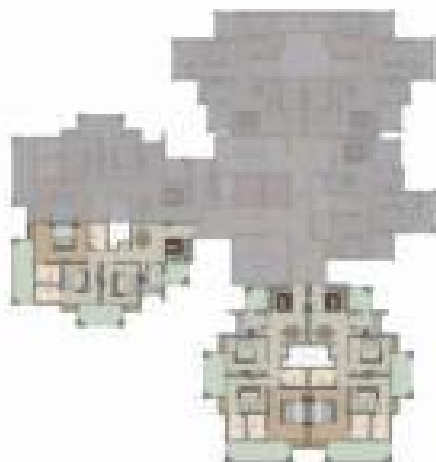


SUN-2



**3 BHK + 3 TOILET
SUPER AREA - 1225 SQ. FT.**

SUN-1



**3 BHK + 3 TOILET
SUPER AREA - 1399 SQ. FT.**

SUN-1



**3 BHK + 3 TOILET
+ SERVANT ROOM + TOI
SUPER AREA - 1650 SQ. FT.**

Specifications

S. No.	Particulars	"CANVAS" (Bare shell)	Classic Interior (Semi-Furnished)	Esthetica Interior (Furnished with Woodwork)
1	Flooring	N/A (No flooring will be provided)	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby
			Vitrified tiles in all Bedrooms	Vitrified tiles in all Bedrooms Wooden Flooring in Master Bedroom
2	Wall & Ceiling Finish	Plaster work will be done	POP Plaster finished walls & with Plastic Paint	POP Plaster finished walls & with Plastic Paint
			2'-0" dado above the working top and 4'-6" from floor level on remaining walls by tiles	2'-0" dado above the working top and 4'-6" from floor level on remaining walls by tiles
			Cornish in all bedrooms	Cornish in all bedrooms
			Wallpaper in One Bedroom on 1 wall	Wallpaper in One Bedroom on 1 wall
3	Kitchen	Only counter will be provided with Granite Top	RO unit in Kitchen for Drinking water	RO unit in Kitchen for Drinking water
			Only Counter with Granite top	Woodwork in kitchen with Accessories with Chimney & HOB
4	Toilets	Only Plaster on walls will be provided	Granite counter wash basin in Master Bedroom toilet	Granite counter wash basin in Master Bedroom toilet
			Floor mounted EWC	Floor mounted EWC
			White sanitary ware	White sanitary ware
			CP Fittings (Jaguar or Marc or equivalent standard)	CP Fittings (Jaguar or Marc or equivalent standard)
			Mirror & Towel rack	Mirror & Towel rack
			Ceiling Exhaust fan in each toilet	Ceiling Exhaust fan in each toilet Shower area separated by fixed glass partition in Master Bedroom Toilet
5	Doors & Windows	Main Door with Lock will be provided Window Frame in all rooms	Outer doors & windows aluminium powder coated/UPVC	Outer doors & windows aluminium powder coated/UPVC
			Internal Wooden Door Frames made of Marant or equivalent wood	Internal Wooden Door Frames made of Marant or equivalent wood
			Good quality hardware fittings	Good quality hardware fittings
			All Doors laminated Flush Shutler	All Doors laminated Flush Shutler One Almirah in all bedrooms
6	Electrical	Copper wire in PVC conduits with MCB supported circuits	Copper wire in PVC conduits with MCB supported circuits	Copper wire in PVC conduits with MCB supported circuits
			1 Tube light in each Bedroom	1 Tube light in each Bedroom
			Conduits for DTH connection	Conduits for DTH connection
			Intercom facilities for communication with lobby, main gate and other apartments	Intercom facilities for communication with lobby, main gate and other apartments
				Only provision of split AC points in All Bedrooms, Drawing & Dining area
7	Wood work	Not Provided	Not Provided	Wooden Flooring in Master Bedroom
				Wood work in Kitchen (upper & below)

* Client will be provided with 2 choices for selection of tiles/ wallpaper / paints / wardrobe / modular kitchen.

* The colour and design of the tiles can be changed without any prior notice.

* Variation in the colour and size of vitrified tiles / granite may occur.