

MAHAGUN
MY LAAGOON
WATERFRONT RESIDENCES



THE ICON THAT'S MAHAGUN

The Mahagun Group is a renowned conglomerate with a legacy of excellence across commercial, residential real estate and hospitality sectors. Known for transforming vast, undeveloped lands into iconic landmarks, Mahagun consistently blends architectural brilliance with unmatched style. With a proven track record in delivering premium residential projects throughout the NCR, the Group has also made significant strides in commercial real estate, developing shopping malls, hotels and multiplexes that redefine urban living. Mahagun Group stands as a testament to innovation, quality and the power to shape tomorrow's landscapes today.

29+ Years Of Legacy

15000+ Residences Delivered

3300+ Residential Spaces Being Constructed

41.3+ Million Sq. Ft. Of Development Portfolio

500+ Working Team Members



FOR THOSE WHO ASPIRE TO LIVE
THE ROYAL LIFE

COMPRISES CONDOMINIUMS | VILLAS
PENTHOUSES | VILLAMENTS

Noida, a city that has seen incredible transformation, awakens to the lifestyle it has always deserved. It was Mahagun that illuminated this bright new chapter in the city's evolution with its collection of designer luxury homes, known as the M-Collection. Featuring premium residences in Noida's most coveted locations, these architectural marvels promise an enriched living experience every day. Mahagun continues to raise the bar this time in Greater Noida, driven by a mission to raise the bar when it comes to luxury. A new lifestyle is being crafted, one that will leave an indelible mark in the hearts of residents in Greater Noida.

HELLO!

Defining luxury within fixed boundaries restricts our imagination, limiting what's possible beyond the ordinary. Luxury is always evolving, just like the lifestyles of today. People are embracing a more refined, richer taste in life, a life where they feel a true sense of belonging, seeking experiences aligned to their desires. At Mahagun, we remain committed to crafting experiences that are unique, unmatched and beyond compare, always pushing the boundaries to meet the needs of this evolving world.

Holidays have become an essential part of our lives. While the pace of life never slows, a well-deserved pause is something everyone longs for, yet only a select few truly get to savour. Our next crowning jewel in the M-Collection is for those who have experienced the pinnacle of luxury and now dream of turning every day into a vacation. Presenting one-of-a-kind, exclusive waterfront residences - your permanent retreat, where vacation living becomes your daily reality. I trust Greater Noida has never seen a lifestyle like this before.

Amit Jain
Amit Jain
Director



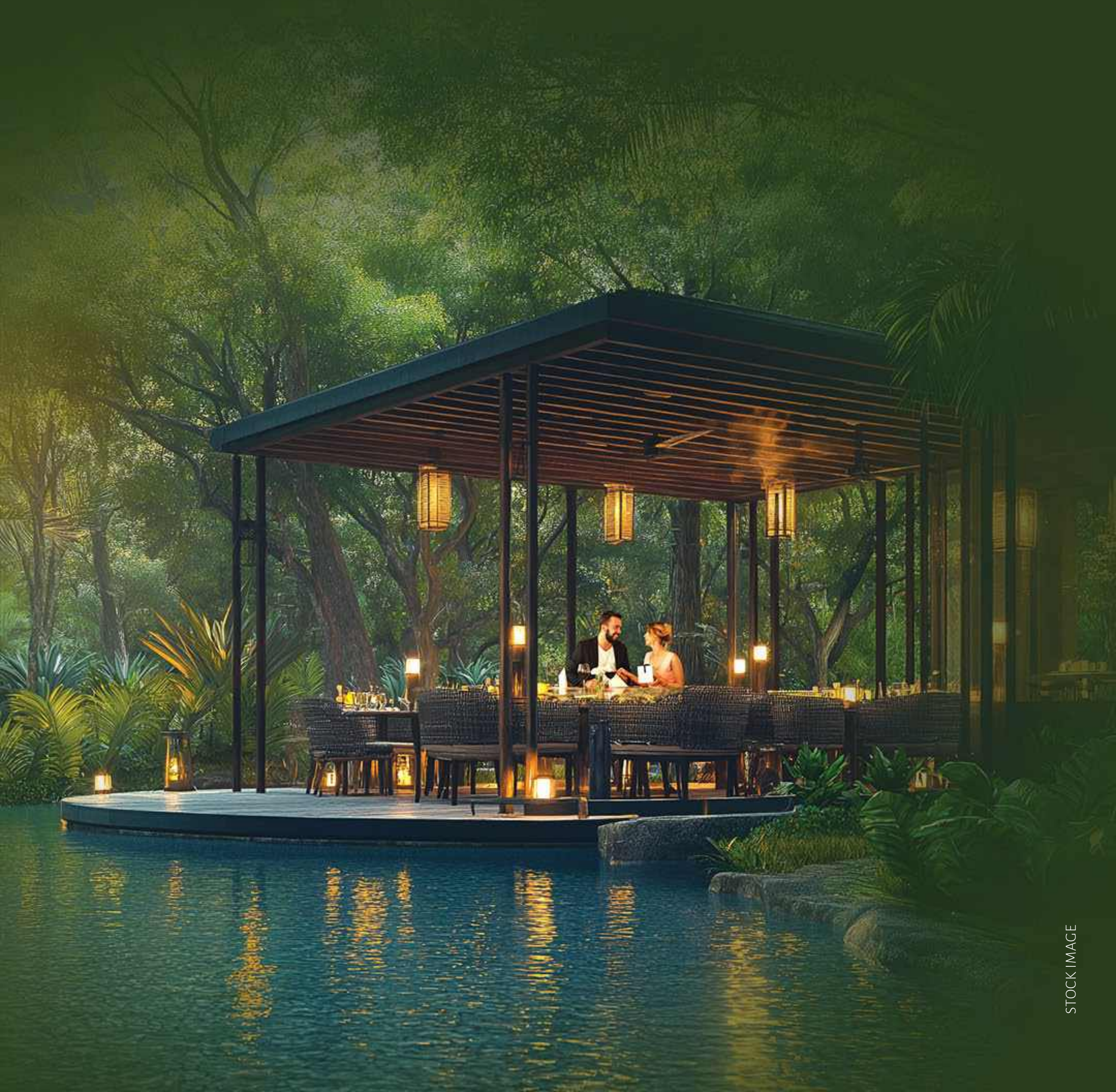
WITH THE SOOTHING
AURA OF WATERFRONT
LIVING IT FEELS LIKE
LIVING IN A PARADISE



WHERE EVERY MOMENT
UNFOLDS WITHIN
BLUE AND BREEZY
WATER BODIES



YOU'LL EXPERIENCE
AN ENCHANTING SERENE
ENVIRONMENT



THE MASTERS BEHIND THE MAGIC

MASTER PLANNER ARCHITECT HAFEEZ CONTRACTOR

ARCHITECT HAFEEZ CONTRACTOR (AHC) is one of India's most celebrated architectural firms, known for its groundbreaking and iconic designs that have shaped the skylines of major cities. With a focus on innovation, functionality and sustainability, AHC has created landmark projects such as The Imperial Towers in Mumbai, 23 Marina in Dubai and Infosys Campus in Mysuru. From residential skyscrapers to commercial complexes and educational institutions, their diverse portfolio reflects a commitment to pushing the boundaries of architecture. AHC's projects are known not just for their architectural brilliance, but for enhancing the quality of life of communities and shaping the future of cities.

LANDSCAPE DESIGNER SITE CONCEPTS INTERNATIONAL

SITE CONCEPTS INTERNATIONAL (SCI) is a renowned Singapore based international landscape architecture and urban design firm that has consistently delivered exceptional projects across the globe. Specialising in sustainable and innovative design, SCI creates environments that seamlessly blend aesthetics, functionality and nature. With a diverse portfolio that includes key developments such as Marina Bay Sands in Singapore, The Ritz-Carlton in Maldives and Niyama Private Islands in Maldives, SCI has built a reputation for transforming spaces into iconic destinations. Their expertise spans over luxury resorts, urban spaces and mixed-use developments, all crafted to elevate human experience and environmental harmony.

INTERIOR DESIGNER MODUS DESIGN

MODUS DESIGN is a renowned design studio specialising in architectural and interior design. With a commitment towards attention to detail, Modus Design Studio delivers bespoke solutions tailored to each client's unique needs. From the initial concept to the final execution, their team of experts ensures that every project is a masterpiece of creativity and functionality. Whether it's a luxurious residence, a chic apartment or a modern farmhouse, Modus Design Studio transforms spaces into elegant, liveable art.

STRUCTURE DESIGNER VMS - STRUCTURE

VMS – STRUCTURE is renowned for its impeccable structural designs, crafted by the expertise of VMS Design. The company has earned the trust of industry giants such as GMR, Amazon, Hitachi and Tata. These designs are not only trusted by top-tier clients but have also been vetted by IIT Mumbai, underscoring VMS Structure's commitment to excellence and innovation in every project they undertake.

VAASTU COMPLIANT HOMES FOR HOLISTIC LIVING

- Tower placements are thoughtfully aligned with Vaastu principles for positive energy flow.
- Site circulation and entry points are meticulously designed as per Vaastu guidelines.
- Service areas and construction direction adhere to Vaastu, to ensure harmony and balance.
- Electrical facilities are positioned in accordance with Vaastu, ensuring energy flow.
- Water storage, STP and WTP are all Vaastu-compliant, maintaining a harmonious environment throughout the site.

THE FUTURE IS GREATER NOIDA WEST AND IT IS YOURS

Nestled in the most coveted neighbourhood of Greater Noida West, My Laagoon is designed to keep your desires at your fingertips. With a host of social infrastructure and reputed landmarks in the vicinity, this address truly is a paradise.



CONNECTIVITY

- 30 mins to Noida Expressway
- 10 mins to NH 24
- 10 mins to FNG Expressway
- 20 mins to Pari Chowk



LEISURE

- 10 mins to Gaur City Mall
- 10 mins to Blue Sapphire
- 10 mins to Omaxe Connaught Place



EDUCATIONAL INSTITUTIONS

- 5 mins to G.D Goenka Int. School
- 10 mins to Jaipuria School
- 10 mins to The Millennium School
- 15 mins to Aster Public School
- 10 mins to DPS KP 5 School



HOSPITALS

- 5 mins to Numed Hospital
- 10 mins to Kailash Hospital
- 15 mins to Fortis Hospital
- 20 mins to Yatharth Hospital



MAP NOT TO SCALE

DOUBLE THE HEIGHT DOUBLE THE LEGACY

Choice is the ultimate luxury and at My Laagoon, it's yours every day. Our residences combine comfort and grandeur, with living rooms crafted to reflect your style. Embrace the cosy intimacy of a single-height space or enjoy the expansive elegance of a double-height living room - a legacy introduced by Mahagun. Each room is well-lit and spacious, perfect for relaxation, entertaining and creating unforgettable moments. Here, comfort isn't just a feeling, it's a personalised experience crafted for you.



DOUBLE HEIGHT LIVING ROOM

SPEND YOUR RESTFUL MOMENTS IN SUBLIME COMFORT

Surround yourself with warmth, comfort and ease. The cosy wooden flooring enhances the inviting atmosphere, while ample storage solutions seamlessly blend with the room's design, ensuring free-flowing space and enhanced usability. Step into a bedroom designed for more than just a goodnight sleep.



MASTER BEDROOM



A VIEWING POINT THAT'S AS BEAUTIFUL AS THE VIEW

Step onto the expansive 2-side open curvilinear balcony and feel the world at your feet. As you take in the 270-degree view, the world opens up in every direction, an uninterrupted panorama of natural beauty, cityscapes or starry night skies. It's an experience, where you can feel fully immersed in your surroundings.

Exquisite add a touch of warmth and elegance, inviting you to relax and unwind. Whether you're sipping morning coffee, hosting intimate gatherings or simply enjoying the serenity of an outdoor retreat, this spacious balcony offers the perfect setting for any occasion.



STAY ACTIVE IN A VIBRANT
FITNESS HUB

FIND YOUR PERFECT BALANCE OF PLAY AND FITNESS

An active lifestyle is key to well-being and at My Laagoon, we make it easy to stay on top of your game. Our multi-purpose sports court caters to a variety of activities, providing you with the perfect outlet to keep fit, energised and focused. Whether you're shooting hoops, playing tennis or enjoying a game of badminton, every option is designed to help you enhance both, your physical health and peace of mind.



GOLD CERTIFICATE



Indian Green Building Council (IGBC)

hereby precertifies

Mahagun My Laagoon

GH-04A, Sector-12, Greater Noida West

(IGBC Registration No: GH2200184)

The project has demonstrated intent to design and build
high performance building in accordance with

IGBC Green Homes Rating System

Precertified Gold

December 2024

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry

Chair, IGBC Green Homes

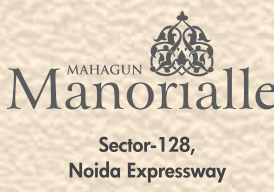
B Thiagarajan

Chairman, IGBC

K S Venkatagiri

Executive Director, CII-Godrej GBC

ONGOING PROJECTS



DELIVERED PROJECTS

