

EMAAR

INDIA

LUCKNOW

A THRIVING GROWTH ENGINE IN NORTH INDIA

Lucknow's economy is a dynamic blend of traditional industries and modern advancements, making it a key driver of growth in North India.



Industrial and Urban
Development



Education and Research
Excellence



Real Estate Boom



Emerging IT and
Startup Hub



Strong Connectivity





PRESENTING

ELITE OASIS

An Oasis of Luxury

MAKE A SHIFT TOWARDS A BETTER LIFESTYLE



Malls

| | |
|------------------|--------|
| Phoenix Palassio | 1.3 KM |
| Lulu Mall | 5.2 KM |



Hospitals

| | |
|-------------------------------|--------|
| Medanta Hospital | 6.0 KM |
| Max Super Speciality Hospital | 7.8 KM |



Hotels & Restaurant

| | |
|----------------------|--------|
| Fairfield by Marriot | 7.7 KM |
| Hyatt Regency | 9.0 KM |



School

| | |
|-------------------------|--------|
| GD Goenka Public School | 5.5 KM |
| Seth MR Jaipuria School | 6.1 KM |



Sports Stadium

| | |
|-----------------------------------|--------|
| Ekana Cricket Stadium | 1.3 KM |
| Ekana Indoor Multi Sports Stadium | 1.9 KM |

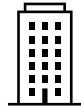


Airport

| | |
|----------------------------------------------|---------|
| Chaudhary Charan Singh International Airport | 17.0 KM |
|----------------------------------------------|---------|



PROJECT HIGHLIGHTS



Emaar's **First
High Rise Project**
in Lucknow



Located in the most
upscale neighbourhood of
Lucknow – **Gomti Nagar.**



Central Activity Podium housing all amenities
including the Clubhouse, eliminating
disruptions from vehicular traffic.



Corner Living with
Dual Aspect Balconies



Sustainable Lifestyle

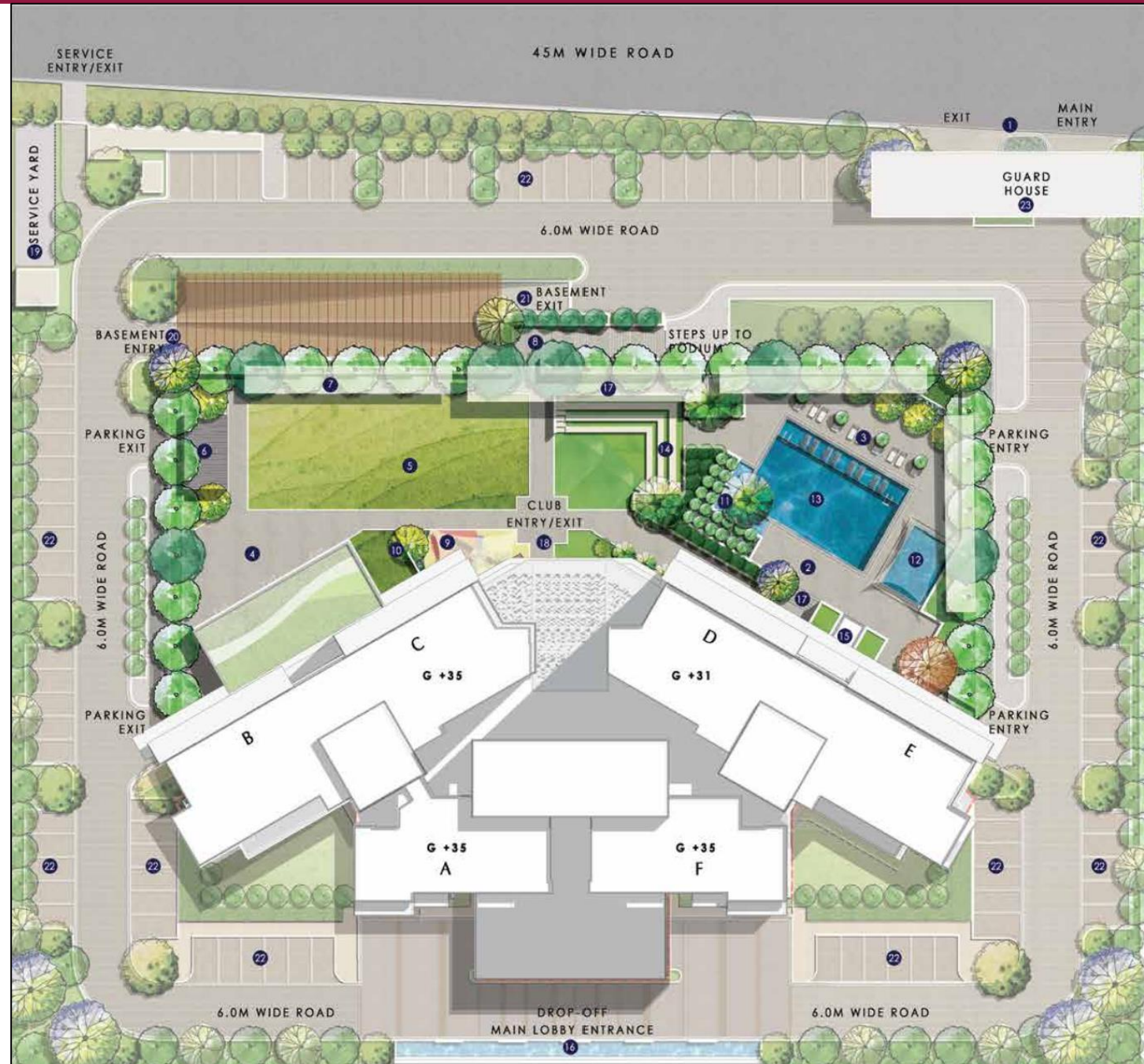
PROJECT OVERVIEW

| | |
|--------------------------|------------------------------------------------------|
| Total Site Area | 2.92 Acres |
| | |
| Tower Details | |
| Total Towers | 1 |
| Apartments on a core | 6 |
| Tower Height | Club (G + 1) + 34 |
| | |
| Unit Details | |
| Total Units | 194 |
| 3BHK + 3T + U-T | 68 |
| 4BHK + 5T + U-T | 126 |
| | |
| Unit Sizes (Carpet Area) | |
| 3BHK + 3T + U-T | 138.775 sq. m. (1493.77 sq. ft.) |
| 4BHK + 5T + U-T | 201.736 – 206.637 sq. m. (2171.49 – 2224.24 sq. ft.) |

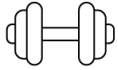


MASTER PLAN

1. SITE ENTRY/EXIT
2. POOL DECK
3. POOL AREA- LOUNGER
4. BANQUET PLAZA
5. LAZY LAWN AREA
6. PODIUM FEATURE PAVILLION
7. PODIUM SHADED AREA
8. STAIRCASE TO PODIUM
9. KIDS' PLAY AREA
10. FEATURE WALL AND FEATURE TREE
11. WATER FEATURE WITH FLOATING SCULPTURAL TREE
12. KIDS' POOL
13. ADULT POOL
14. MINI AMPHITHEATRE
15. OUTDOOR SHOWER
16. DROP OFF WITH WATER FEATURE
17. POOL DECK ENTRY/EXIT
18. CLUB ENTRY/EXIT
19. SERVICE YARD
20. BASEMENT ENTRY
21. BASEMENT EXIT
22. SURFACE PARKING
23. GUARD HOUSE



INDULGE IN WORLD-CLASS AMENITIES



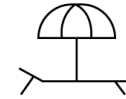
Gymnasium



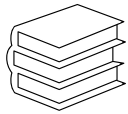
Cafe & Restaurant



Kids' Play Area



Swimming Pool with
Kids' Pool



Library



Banquet Hall



Indoor Squash Court



Cards Room



Indoor Games Room



Aerobics & Zumba
Room



Mini Amphitheatre



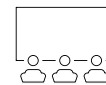
Yoga Room



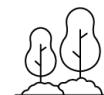
Creche



Meeting Rooms

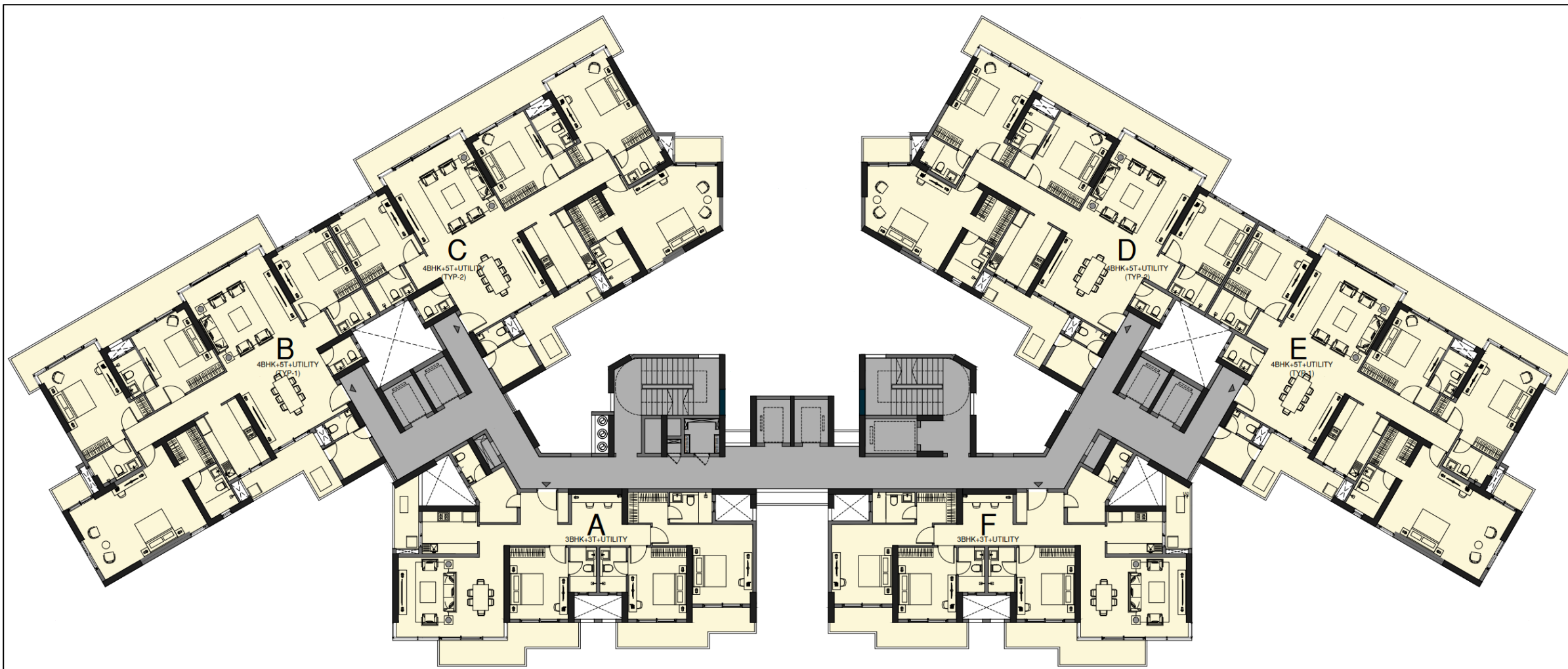


Mini Theatre



Multi-purpose Lawn
over Podium

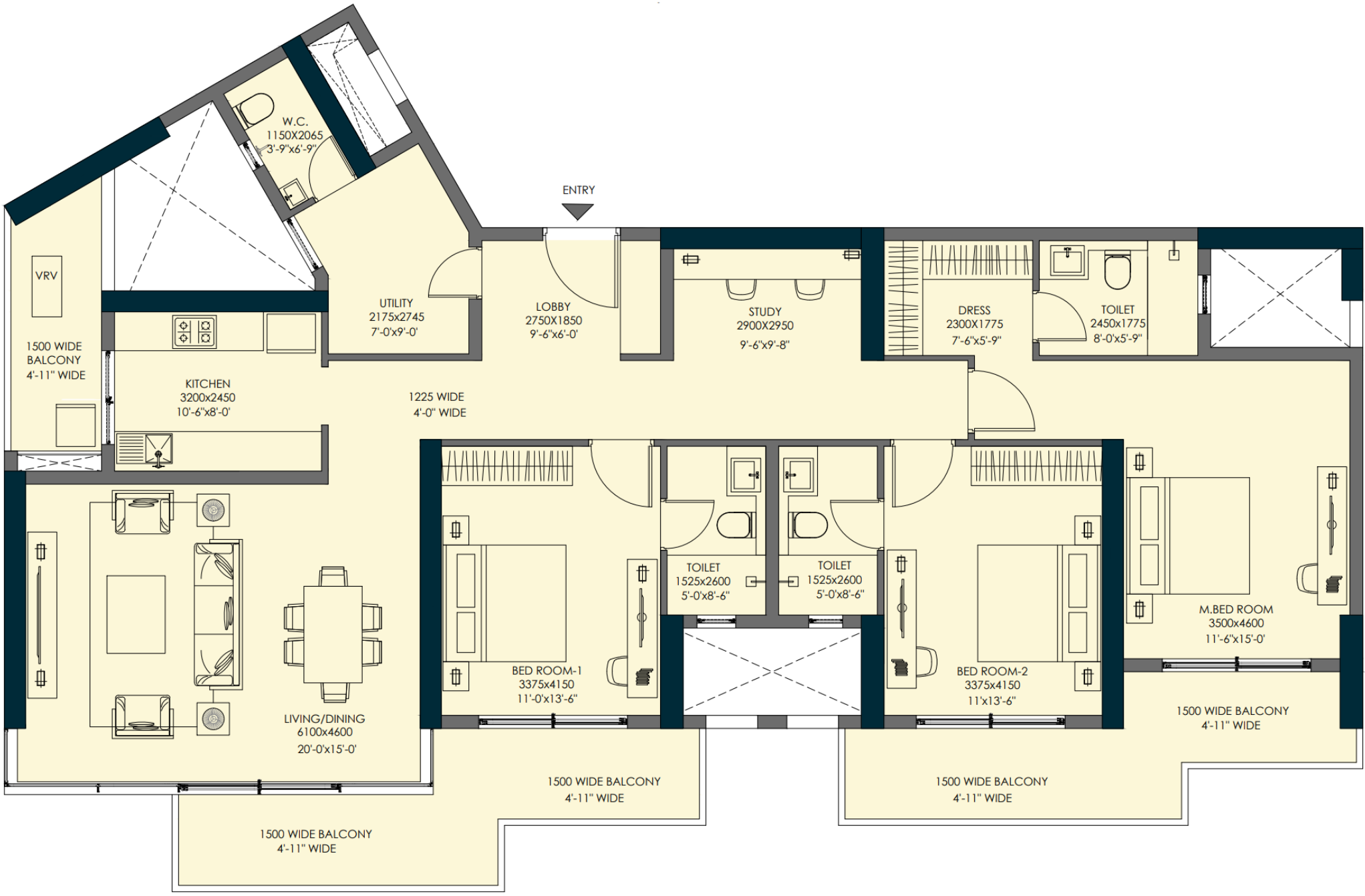
CLUSTER PLAN (TYPICAL)



UNIT PLANS

3BHK+3T+U-T

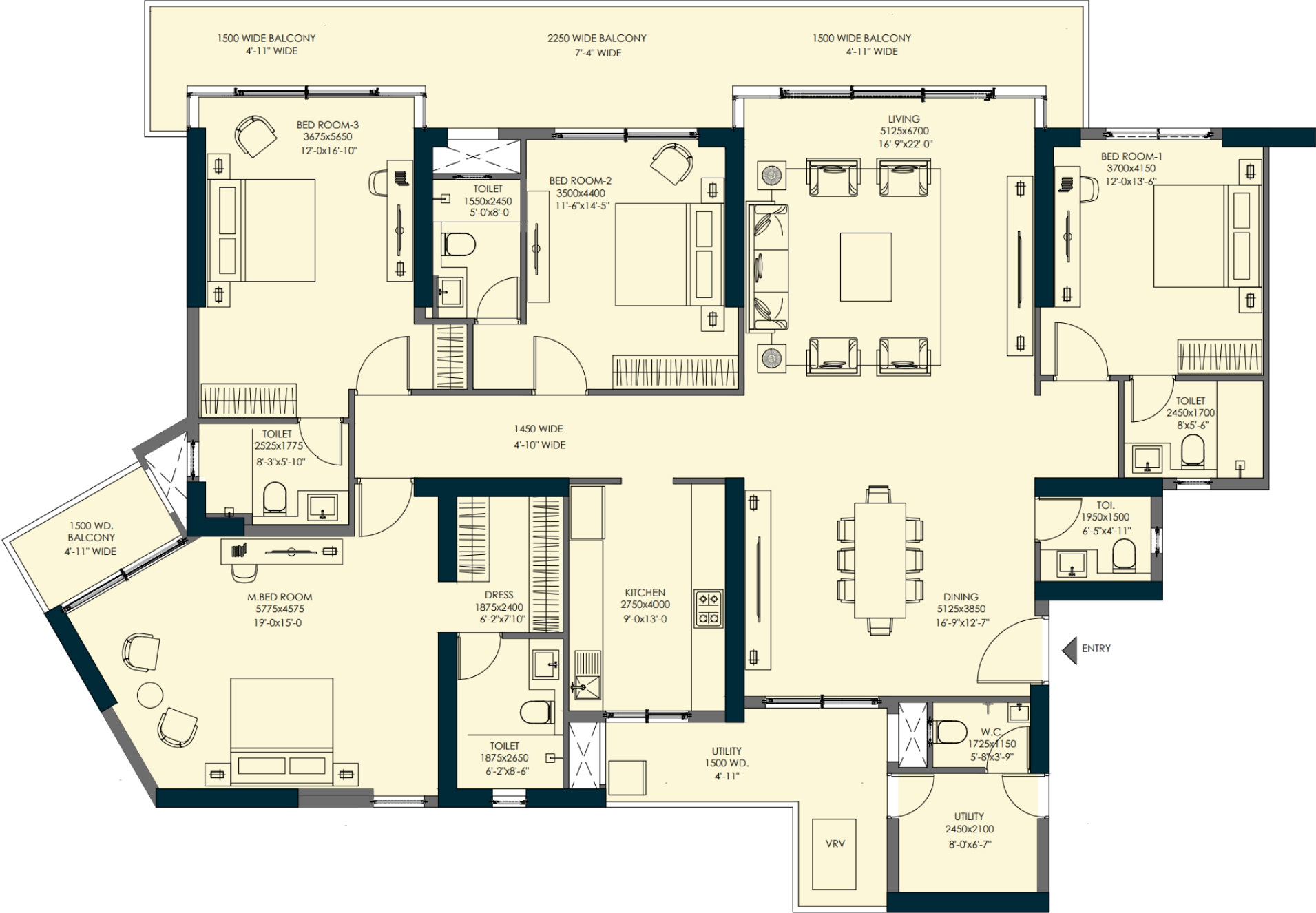
138.775 sq. m.
(1493.77 sq. ft.)



UNIT PLANS

4BHK+5T+U-T

201.736 sq. m.
(2171.49 sq. ft.)



UNIT PLANS

4BHK+5T+U-T

206.637 sq. m.
(2224.24 sq. ft.)



SPECIFICATIONS

LIVING/DINING/STUDY

| | | |
|----------|---|--------------------------------------------|
| Flooring | : | Imported Marble |
| Walls | : | Acrylic Emulsion paint over Gypsum Plaster |
| Ceiling | : | Acrylic Emulsion paint over Gypsum Plaster |

MASTER BEDROOM

| | | |
|----------|---|--------------------------------------------|
| Flooring | : | Laminated Wooden Flooring |
| Walls | : | Acrylic Emulsion paint over Gypsum Plaster |
| Ceiling | : | Acrylic Emulsion paint over Gypsum Plaster |
| Wardrobe | : | Modular Wardrobe of standard make |

OTHER BEDROOMS

| | | |
|----------|---|--------------------------------------------|
| Flooring | : | Laminated Wooden Flooring |
| Walls | : | Acrylic Emulsion paint over Gypsum Plaster |
| Ceiling | : | Acrylic Emulsion paint over Gypsum Plaster |
| Wardrobe | : | Modular Wardrobe of standard make |

MASTER & OTHER TOILET

| | | |
|-------------------|---|-----------------------------------------------------------|
| Flooring | : | Vitrified/Ceramic Tiles (Anti skid) |
| Walls | : | Tiles/Acrylic Emulsion paint |
| Ceiling | : | MR Gypsum Board false ceiling |
| Counter | : | Granite |
| Doors | : | Engineered Flush Door with laminated finish |
| Ledge Wall Coping | : | Granite |
| Window Cill | : | Granite |
| Mirror | : | Mirror with plywood backing |
| Shower partition | : | Only Master Bedroom toilet (partition with frosted glass) |
| Vanity Units | : | Yes |
| Sanitary Fixtures | : | Jaguar/Kohler or Equivalent |

KITCHEN

| | | |
|--------------------|---|-----------------------------------------------------------------------------------------------------------------------------|
| Flooring | : | Vitrified/Ceramic Tiles |
| Walls | : | Tiles/Acrylic Emulsion Paint |
| Ceiling | : | Acrylic Emulsion Paint |
| Counter | : | Granite |
| Modular Kitchen | : | Modular Cabinets with hob & chimney (Faber/Kafi/Elica Or Equivalent for Hob and Chimney) |
| Kitchen Appliances | : | White Goods - Oven, Microwave, (Faber/Kafi/Elica Or Equivalent), Refrigerator & Dishwasher (LG/Samsung or Equivalent) |

BALCONIES & TERRACES

| | | |
|----------|---|---------------------------------------------------------------------------------------|
| Flooring | : | Vitrified/Ceramic Tiles (Anti skid) |
| Walls | : | Exterior Grade Paint |
| Ceiling | : | Exterior Grade Paint |
| Railing | : | SS railing with Glass (MS railing with Synthetic Enamel Paint for Utility Balcony) |

SERVANT/UTILITY ROOM

| | | |
|----------|---|-------------------------|
| Flooring | : | Vitrified/Ceramic Tiles |
| Walls | : | OBD over Gypsum Plaster |
| Ceiling | : | OBD over Gypsum Plaster |

STAIRCASE

| | | |
|----------|---|----------------------------------------|
| Flooring | : | Kota Stone |
| Walls | : | OBD over Gypsum Plaster |
| Ceiling | : | OBD over Gypsum Plaster |
| Railing | : | MS Railing With Synthetic Enamel Paint |

DOORS

| | | |
|---------------------|---|-----------------------------------------------------------------------------|
| Main Door | : | Fire Rated Engineered Flush Door with laminated finish with Digital Lock |
| Bedroom Doors | : | Engineered Flush Door with laminated finish |
| Threshold For Doors | : | Granite |

EXTERNAL FACADE

| | | |
|----------------------|---|----------------------|
| Doors & Windows | : | UPVC/Aluminium |
| Glass in Door Window | : | SGU |
| External Wall | : | Exterior Grade paint |

ACCESSORIES & SPECIALITIES

| | | |
|----------------------------------|---|----------------------------------------------------------------------------------------------|
| EV Charging | : | EV charging points will be provided at surface or open car parking |
| Photo Voltic Cell | : | Generated solar power will be used for common areas |
| Air Conditioning in Apartment | : | VRV with HighWall - IDU will be provided in all areas - Bedrooms, Living/Dining & Kitchen |

LET'S DISCUSS

All images used are for representation purposes only and are artist impressions of the 'ELITE OASIS' Project at GH-4, Gomti Greens, Sector-7, Gomti Nagar Extension, Lucknow, and its surrounding areas, unless otherwise specified, subject to changes with passage of time. These images may not accurately depict the final construction or its surroundings. The details provided in the brochure/advertisement/promotional document regarding the project, including those relating to the apartments, plots, buildings, project layout, areas, amenities, services, terms of sale, and other relevant terms, are based on the approved and sanctioned plans at the time of publication. However, they are subject to modifications, changes, or adjustments in accordance with applicable laws or directives from relevant authorities and may evolve over time. The Company endeavours to keep all information up to date and accurate, but it makes no representations or warranties regarding the completeness, accuracy, or suitability of the information provided and no commitments or guarantees are given in relation to the brochure, advertisement, or promotional materials for any purpose or otherwise. The Company retains exclusive rights to all marketing and advertising content. The Company shall not be responsible for any advertisements, whether digital or print, made by any unauthorized person, agency, or body. The Company holds and has acquired all legal rights to the layouts, plans, specifications, designs, measurements, and locations depicted. While these details are accurate, they are not drawn to scale. (1) RERA registration no. UPRERAPRJ944123/02/2025 (2) License No. LDA/BP/24-25/2152 dated 29.10.2024. (3) Name of company to whom the licenses have been granted to- Emaar India Limited (4) Name of development 'ELITE OASIS' at GH-4, Gomti Greens, Sector-7, Gomti Nagar Extension, Lucknow being developed by Emaar India Limited (5) Project Launch date- 30.03.2025 (6) Project Collection Account Details-Bank Name: Axis Bank, Account Number: 924020063477730, Account Name: Emaar India Limited - Collection A/c for Elite Oasis (7) Any other approval-Fire NOC-Vide letter No. UPFS/2024/135066/LCK/LUCKNOW/6417/JD dated 23.10.2024 (8) Visit the website <https://www.up-rera.in/index> or scan the QR Code for direct access to project details and updates.

