





La Grandeur

Welcome to MELAX STUDIOS, premium luxury studios apartments offering an exceptionally fine living. This is where sophistication meets the best of both worlds to give the *crème de la crème*, a dwelling as supreme as their stature.

Located at the heart of Gutam Budh Nagar on GT Road within walking distance from some of the top-notch companies of the country.

Surrounded with unique facilities, these 140 studios are designed keeping in mind to bring you the luxury at its best.

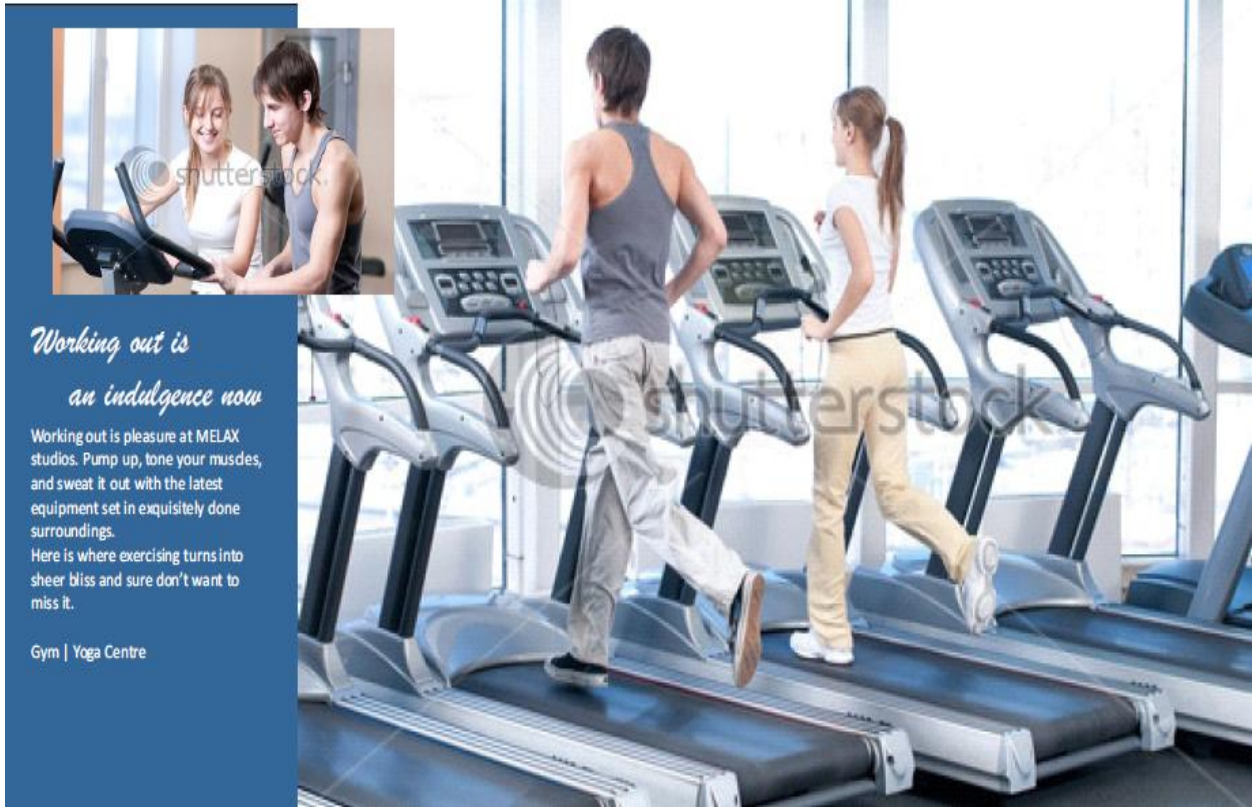
The image shows a modern, well-lit interior of a luxury studio apartment. It features a large, curved, light-colored leather sofa with dark cushions, a dark wood coffee table, and a large flat-screen TV mounted on a dark wood wall. The room has large windows with a view of the outdoors. The ceiling is white with recessed lighting. In the background, there is a kitchen area with a sink and a glass door leading to a balcony. A decorative inset image in the top right corner shows a white chair and a chandelier.



Dive into Exhilaration

Witness the scrupulous blue of water merge with the serene background of indoor masterpiece. Walk into the infinity pool that give you the out of world experience. Here is your gateway from the daily ruckus of life. So go on,your are just a dip away from rupture.

Indoor Swimming Pool | Changing Rooms



Working out is an indulgence now

Working out is pleasure at MELAX studios. Pump up, tone your musdes, and sweat it out with the latest equipment set in exquisitely done surroundings. Here is where exercising turns into sheer bliss and sure don't want to miss it.

Gym | Yoga Centre



Heavenly Respite

The club at Melaxis is the answer to all your leisure needs. The club has billiards, table tennis and much more to keep you happily occupied. There is a creche too, to keep warm hearts bursting with excitement.

Billiards Table | Table Tennis | Lawn Tennis Court | Badminton Court | Carom | Chess | Cards



Party Lounge

The Leisure Club is the style, statement for the residents of Melaxis Studios. The club will captivate you with a variety of foodstuffs and delicacies to keep your taste buds wanting more and more.

The Banqueting facilities will reflect the grandeur of your lifestyle. Whether it is a birthday party or an elaborate reception, the party lawns and the banquet hall are equipped to handle all kinds of gatherings and events.

Restaurant | Banquet Hall



Exclusive Luxury

Exclusive spa within the building is going to be your new relaxation point.

Rediscover rejuvenation with the fantastic wellness centre just steps away from your home. A treat for your senses, which will surely lift your spirits up.

Go ahead, spoil yourselves... Will love it.

Spa | Massage Rooms | Sauna



Other amenities...

- Business Lounge
- Conference Rooms
- Guest Lobby with Reception
- Laundromat
- CCTV Cameras
- 24x7 Power Back-up
- Central Park with Jogging Track
- Creche
- Gated Community
- Ilebana
- Automatic Lifts
- Vaastu Compliant Designs
- Open and Covered Car Parking
- World Class Security Systems





SITE PLAN



UNIT PLAN

Melax Studios - Salient Features

Split AC

Fridge

Double Bed with mattresses and pillow

Dining table for 2

Equipped Kitchen

Chimney Hob

Washing Machine

Geyser in Bathroom

Microwave Oven

LCD TV with Cable Connection

DVD/VCD Player

Electric Kettle and Juicer Mixer

Internet Connection

Inbuilt connections for Phone and TV

Steam Iron

Crockery Set & Tea Set

Locker

Bath Fittings

Complete woodwork in cupboards

Designer Light Fittings

Study Table with Chair

Location Details



- Located on G.T.Road, NH-91
- 3.5 km from NH-24
- 2 km from Eastern Peripheral Expressway connecting Kundli, Ghaziabad, Faridabad, Palwal, Gurgaon and Manesar
- 4 km from Pari Chowk by Link Road
- 3.5 km from Noida Extension
- 2.5 km from proposed Metro Station
- 7 km from Ghaziabad Railway Station
- 15 km from Akshardham Temple



ASSURED RENTAL RETURN PLAN

Never to miss an opportunity to own a luxurious fully furnished & fully loaded service apartment located on G.T. Road, Gautam Budh Nagar at stone's throw from public transport facilities including proposed Metro Station at Lal Kuan Chowk, Ghaziabad. The Service Apartments, loaded with all facilities of a five star hotel, are competitively priced and carry assured returns @ 12% per annum with Bank Guarantee from reputed bank.

The Apartments are surrounded by big corporates like Hero Group, NTPC, Air-Force Station, Dadri, CHW, Samtel, Hindustan Adhesives and others. Besides students from Shiv Nadar University (already operational to house more than 5000 students), other business schools like, Ajay Kumar Garg, ABES College of Engineering & 50 other colleges in Ghaziabad & Greater Noida are always on look out for quality service apartments which are rarely available. Thus the working professionals & migrant students from other parts of India are forced to live in shared accommodations.

As such, due to its locational advantages and easy connectivity, we foresee a huge demand of leasing for our service apartments based on our market research. Thus, our few but affordable fully loaded service apartments have not only immense scope for huge capital appreciation but also leasing to corporate & students at attractive rates.

PRICE & PAYMENT PLAN

FURNISHED TYPE	PRICE	ASSURED RETURN
FULLY FURNISHED	15.49 lacs	12% p.a. till possession
UNFURNISHED	12.49 lacs	12% p.a. till possession

12% ASSURED RETURN with BANK GUARANTEE from HDFC BANK till possession
FIRST LEASE GUARANTEE for assured rental

PAYMENT SCHEDULE	AMOUNT
At the time of Booking	1.5 lacs
30 days from Booking	95% less 1.5 lacs
On Possession	5%

PAYMENT SCHEDULE	AMOUNT
At the time of Booking	1.5 lacs
90 days from Booking	50% less 1.5 lacs
EMI for 60 months	???



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