



ELDECO

TERRA & SOL

PALATIAL 3 BR WORLD RESIDENCES
SECTOR 80, GURUGRAM



ELDECO

GROUP

LANDMARKS. BENCHMARKS.

4 DECADES OF REWRITING BOTH

200⁺
PROJECTS

40⁺
YEARS

30000⁺
FAMILIES

20⁺
CITIES





Stock Image

ELDECO

Eldeco Group has itself as the gold standard in North India's real estate market, having successfully delivered over 200 exceptional projects across 20 cities. With more than 60 million sq. ft. developed and over 30000 satisfied customers, Eldeco is renowned for its unwavering commitment to superior quality and pioneering innovation.

Each of our projects strives to redefine design and comfort, enriching the lives of our communities. Our legacy is built on trust, creativity and an unwavering commitment to delivering exceptional real estate solutions.



LUXURY BY **ELDECO**



Eldeco Camelot, Sec 17, Dwarka, New Delhi



Eldeco Fairway Reserve, Sec 80, Gurugram



LUXURY BY **ELDECO**



Terra Grande by Eldeco, Sirmaur, Near Kasauli



Terra Grande by Eldeco, Rishikesh Hills



LUXURY BY **ELDECO**



Eldeco Trinity, Gomti Nagar Extension, Lucknow



Eldeco 7 Peaks Residences, Omicron 1A, Gr. Noida



LUXURY BY **ELDECO**



Eldeco Centre, Malviya Nagar, New Delhi



MARQUEE PROJECTS



Eldeco Whispers of Wonder, Sec 22D, Yamuna Expy.



Eldeco Ballads of Bliss, Sec 22D, Yamuna Expy.



Eldeco La Vida Bella, Sec 12, Greater Noida West



Eldeco Live By The Greens, Sec 150, Noida



Eldeco Accolade, Sec 2, Sohna Road, Sohna



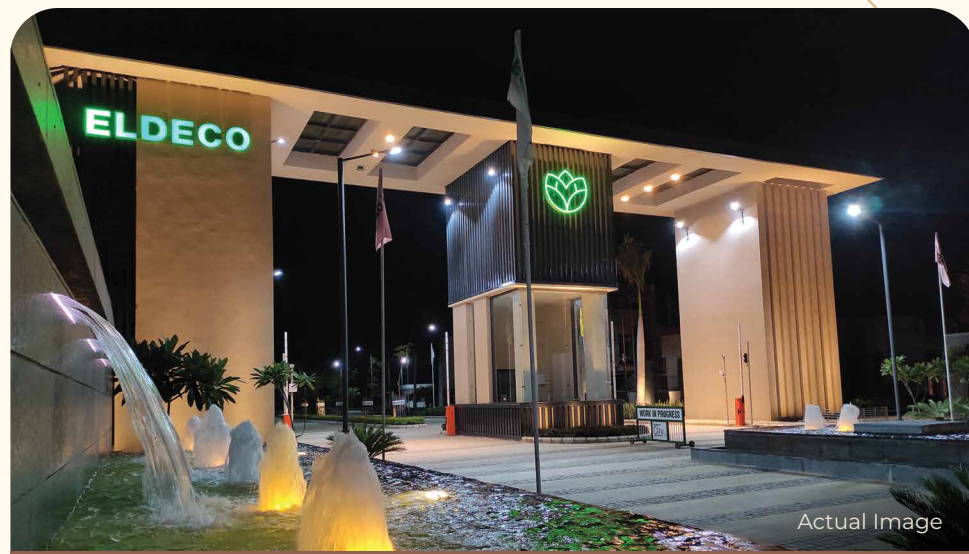
Eldeco Mansionz, Sec 48, Sohna Road, Gurugram



Eldeco Amor, Sec 33, Sonipat



Eldeco Amaya, Sec 33, Sonipat



Eldeco City, Nainital Road, Bareilly



Eldeco Aranya, Sec 16, Panchkula



Eldeco Viviana, Pakhowal Road, Ludhiana



Eldeco Raisina Estate, Kashipur Road, Rudrapur



MARQUEE PROJECTS



Eldeco Aamantran, Sec 119, Noida



Eldeco Olympia, Sec 93A, Noida



Eldeco Utopia, Sec 93A, Noida



Eldeco Residency Greens, Sec Pi, Greater Noida



Eldeco Mystic Greens, Omicron I, Greater Noida



Eldeco Green Meadows, Sec Pi, Greater Noida



Eldeco County, Sec 19, G.T. Karnal Road, Sonipat



Eldeco Paradiso, Sec 40, Panipat



Eldeco Estate One, G.T. Karnal Road, Panipat



Eldeco Hillside, Japanese Zone, Neemrana



Eldeco Greens, Nakodar Road, Jalandhar



Eldeco Estate One, Main G.T. Road, Ludhiana



MARQUEE PROJECTS



Eldeco Solano Gardens, New Jail Road, Lucknow



Eldeco Skywalk, at Eldeco City, IIM Road, Lucknow



Eldeco Hanging Gardens, Off Shaheed Path, Lucknow



Eldeco Latitude 27, at Eldeco City, IIM Road, Lucknow



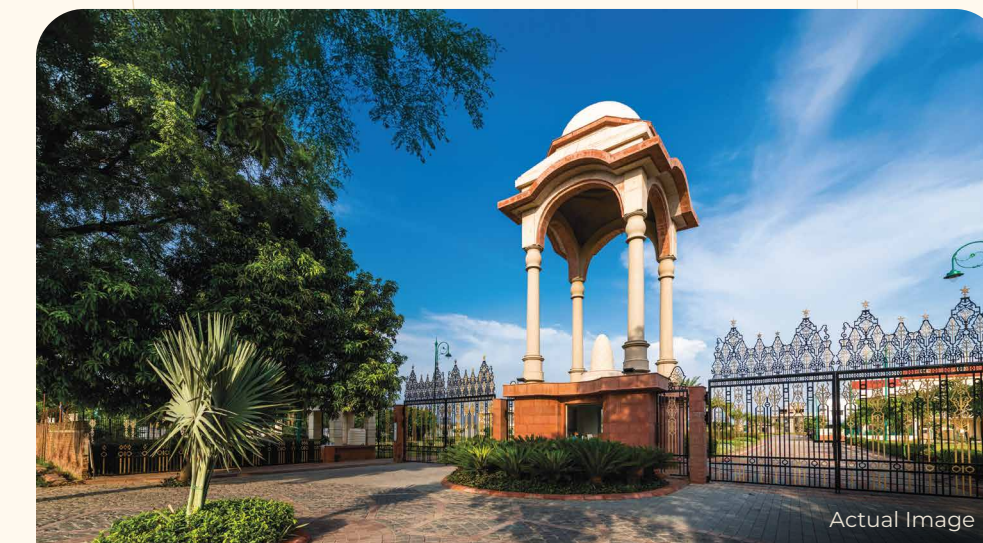
Eldeco Twin Towers, at Eldeco City, IIM Road, Lucknow



Eldeco Imperia, Sisandi Road, Lucknow



Eldeco Corporate Chamber-I, Gomti Nagar, Lucknow



Eldeco Regalia, Off IIM Road, Lucknow



Eldeco City Dreams, at Eldeco City, IIM Road, Lucknow



Eldeco Shaurya, Bijnor Road, Lucknow



Eldeco Saubhagyam, Amar Shaheed Path, Lucknow



Eldeco Eterna, Sitapur Road, Lucknow





ELDECO
TERRA & SOL

Palatial 3 BR World Residences

A Landmark of International Luxury Living,
with Iconic Design, Expansive Views and
Palatial Sense of Space





Stock Image



ENDLESS GREENS. UNINTERRUPTED VIEWS.

The endless sea of greenery fills the air with a refreshing scent and wraps you in its soothing embrace. In its beauty, there is a quiet, timeless power, as the greenery thrives, grows, and breathes, reminding us of the deep connection between nature and our own well-being.

MANICURED **GOLF COURSE**

LUSH **NSG CAMPUS**

SERENE **ARAVALLI**

PLANNED **CENTRAL GREENS**





Overlooking Lush
Greens, Treetops and
Majestic Hills
Views



◆ ◆

Wake up to
Panoramic Views
of the Majestic
Aravalli Hills





ELDECO
Fairway
RESERVE

Aravallis

NSG Campus

Golf Course

30 M Wide Road

18 M Wide Road

24 M Wide Road



ELDECO
TERRA & SOL



ICONIC DESIGN. LUXURY DEFINED.

*Palatial Residences Crafted for a New-Age
Cosmopolitan Lifestyle*



JAPANESE - INSPIRED ONIGIRI DESIGN ARCHITECTURAL MARVEL

An iconic tower design inspired by global architectural excellence. Towers sculpted in a distinctive Onigiri-inspired form, crafted to ensure every residence enjoys

- ☀️ MAXIMUM VIEWS
- ☀️ MAXIMUM SUNLIGHT
- ☀️ MAXIMUM VENTILATION



ONIGIRI DESIGN ADVANTAGES

Rooted in Japanese minimalism, an Onigiri-inspired design with softened triangular geometry, maximizing space, light, air, and panoramic views — while angled edges and rounded corners enhance privacy and create a refined architectural identity.

- ☉ Triangular geometry ensures 100% corner residences
- ☉ Globally inspired form with high design efficiency
- ☉ Softened edges reduce visual bulk & increase privacy buffers
- ☉ Angled layouts ensure broader, less obstructed views
- ☉ Triangular design enhances wind & seismic stability



ONIGIRI DESIGN IN EVERY DETAIL





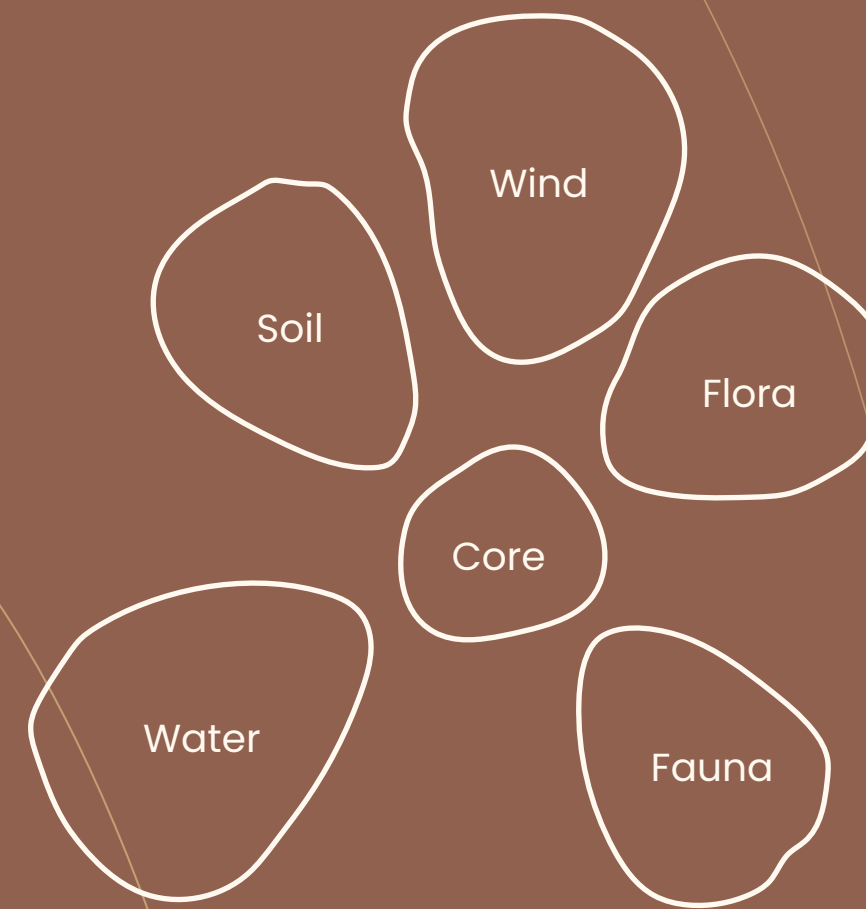
LANDSCAPE INSPIRATION

CONCEPT

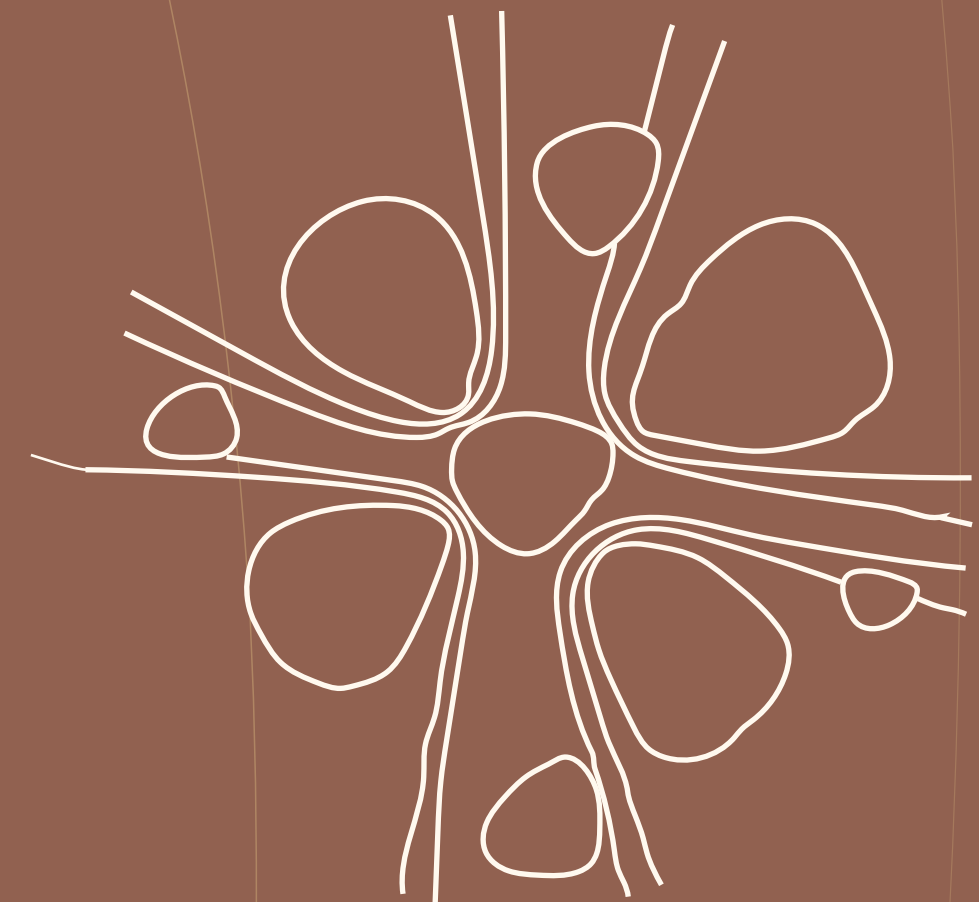
The Fallen Flower & The Four Elements



The flower that becomes elemental zones which is Water, Soil, Wind, Flora & Fauna, support core in the middle.



The space is divided into five zones, each inspired by a natural element. All these zones are connected and lead to a central core. This core is the main building and the heart of the design.



The radial design with paths connecting to the core zone and zones branching out like petals. Each area becomes a unique elemental garden, while the 5 elements core remains the symbolic fallen flower.



Tranquil Water Gardens

Water



Serene Wind Sculpted Spaces

Wind



Lush Forest Groves

Flora



Open Sunlit Lawns

Soil



Vibrant Pollinator Meadows

Fauna



EXPERIENCE LIFE INSPIRED BY THE 5 ELEMENTS



LANDSCAPE AS LIVING ARCHITECTURE

The landscape is conceived as an ecological layer, blending built form with natural systems to create a seamless living environment.

Designed not just to be seen, but experienced.

The elevated podium transforms into a terrace garden sanctuary, featuring

- 🌿 A swimming pool with outdoor deck
- 🌿 Framed city views
- 🌿 Seating decks and shaded pavilions
- 🌿 Water features and curated planting



ARAVALLI HILLS

GOLF COURSE



ELDECO

Fairway

RESERVE



ELDECO

TERRA & SOL

NSG CAMPUS

IN THE ELITE COMPANY

A coveted setting defined by luxury residences, serene greens and prestigious surroundings



A PALATIAL SENSE OF SPACE

Experience grandeur in everyday moments where openness meets elegance in every corner, designed for light, airflow, and effortless living

- ☀️ 11 ft. clear floor-to-ceiling height, elevating the sense of openness
- ☀️ Largest room sizes and balcony decks in the category
- ☀️ Angled wraparound balconies offering expansive views
- ☀️ Balcony decks up to 100+ ft. long, offering larger living spaces



◆ ◆
Double-Height
Tower Lobby,
Approx. 23 Ft. High



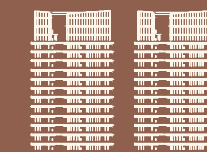
PLANNING HIGHLIGHTS



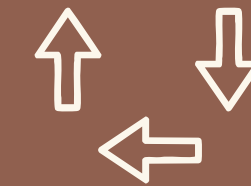
Grand entrance court with hotel-like arrival experience



All homes are corner homes with infinite views



Only 2 tower in 2.7 acres with 4-to-a-crore units' placement



Situated on 3 side open plot with 24-meter wide access road



Largest room sizes & balcony decks in the category



Air-conditioned lift lobbies on all floors



Each tower is lavishly planned with G+30 configuration



Dedicated 2 car parking for every residence



Lavish clubhouse with state-of-the-art amenities



Utility balconies are thoughtfully oriented to avoid direct facing



Angled wraparound balconies for maximum views and sunlight



Minimal vehicular movement on surface to create least disturbance



Angled wraparound
Balconies for
Maximum Views
and Sunlight



Expansive
Layouts designed for
Grand Living



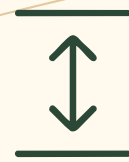
◆ ◆
Largest Room
sizes in the
Category



◆ ◆
Air-conditioned
Lift Lobbies on
all Floors



APARTMENT LAYOUT ADVANTAGES



11 ft. clear floor-to-ceiling height,
elevating the sense of openness



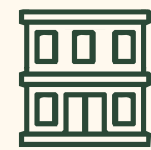
Angled wraparound balconies
offering expansive views



Double height tower lobby
of approx. 23 ft. high



Largest room sizes and balcony
decks in the category



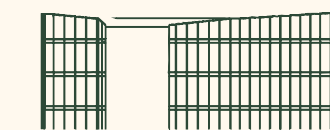
Residences begin from 2nd floor,
elevated above 2 levels of clubhouse



Each room is crafted to maximise
sunlight and seamless airflow



Well-designed kitchen connected
to largest utility in the category



Exclusive top-floor duplex
penthouses with infinite views



Balcony decks up to 100+ ft. long,
offering larger living spaces



Smartly aligned bedrooms
in a straight line ensuring privacy



Vaastu-conscious
layouts



Elegance
crafted in every
detail



INTERNATIONALLY ACCLAIMED DESIGN TEAM

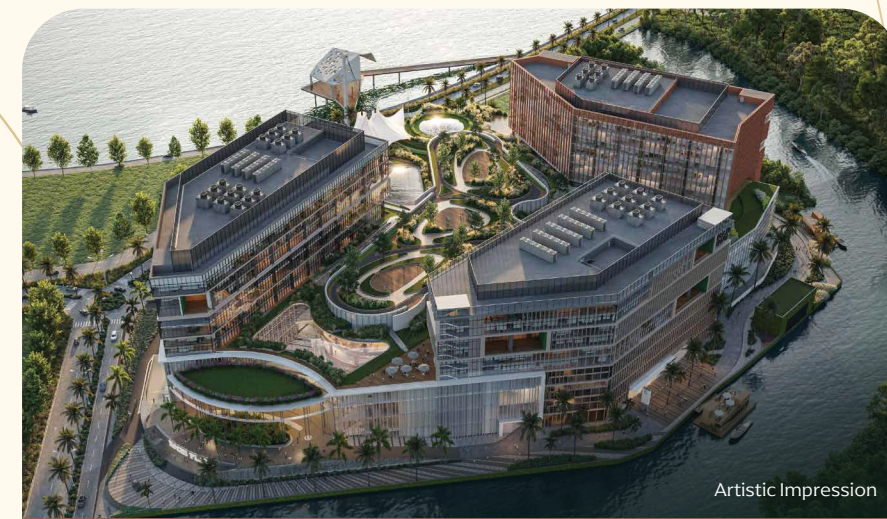


PRINCIPAL ARCHITECT,
NEW DELHI

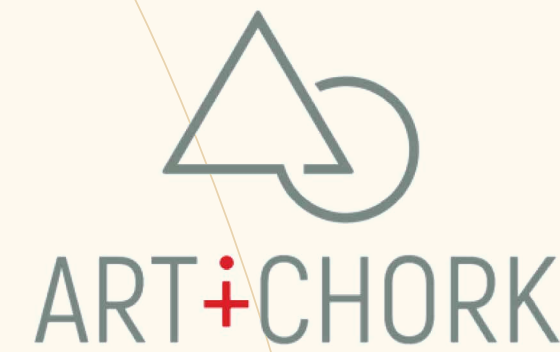
BIAS Architecture is a forward-thinking design studio known for crafting timeless, context-driven architecture. With a strong foundation in innovation & functionality, the firm blends modern aesthetics with practical design solutions, creating spaces that are both visually striking & purposefully efficient



Sultan Haitham City, Muscat, Oman



Mixed- Use Development, Kochi, India



LANDSCAPE CONSULTANT,
SINGAPORE

ART + CHORK is an internationally acclaimed landscape design studio that brings nature and architecture into seamless harmony. Renowned for creating immersive outdoor environments, the firm integrates sustainability, artistry, and cultural sensitivity into every project



Putrajaya City, Kuala Lumpur, Malaysia






Summarecon Mall, Bekasi, Indonesia



Statement Arrival
Experience that sets
the tone for
World-Class Living



LOCATION MAP

-  Golf Course 0.8 km
-  NH-48 2.0 km
-  Dwarka Expressway 5.0 km
-  Southern Peripheral Road 6.0 km
-  IMT Chowk 5.3 km
-  Hyatt Regency 6.0 km
-  Apollo Spectra Hospital 6.0 km
-  St. Xavier High School 6.4 km
-  Classic Golf & Country Club 7.5 km
-  Manesar 8.0 km
-  ITC Grand Bharat 10 km
-  Golf Course Ext. Road 13 km
-  Vatika Chowk 13 km
-  Rajiv Chowk 14 km
-  Delhi-Mumbai Expy. 20 km
-  DLF Cyber City 22 km
-  Airport / Aerocity 30 km



Map not to scale



A LANDMARK ADDRESS WITH UNMATCHED CONNECTIVITY

NH-48
2 km



Southern
Peripheral Road
6 km



Dwarka
Expressway
5 km



Golf Course
Ext. Road
13 km



Sohna
Road
11 km



◆ ◆
A Resort-Like
Lifestyle crafted to
International
Standards



SITE PLAN

LEGEND

1. Entry & Exit
2. Trellis / Ramp To Basement
3. Landscape Feature / Club Drop Off
4. Woodland Garden
5. Pet Garden
6. Cabana
7. Children Playground
8. Toddler Playground
9. Kids' Lawn & Pollinator Garden
10. Assembly On Social Gathering
11. Lawn
12. Multipurpose Court
13. Cricket Practice Pitch
14. Yoga Deck
15. Outdoor Fitness Zone
16. Amphitheater
17. Kids' Pool
18. Half Olympic Size Pool
19. Meter Room
20. School Bus Waiting Area



30 M Wide Road

24 M Wide Access Road

18 M Wide Road



DISCLAIMER

- Please go through the detailed terms of allotment before making a booking.
- The plan shown here is subject to change as per norms.





◆ ◆
A Distinguished
Hospitality Style
drop-off framed by
Signature Landscape

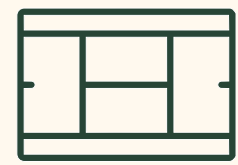


Angled Wraparound
Balconies opening to
Infinite Views



OUTDOOR AMENITIES

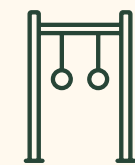
Active Zones



Multipurpose Court



Cricket Pitch



Outdoor Gym



Jogging Track

Social & Leisure



Grand Water Feature



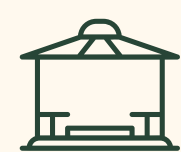
Amphitheatre with Seating



Party Deck

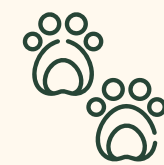


Spill-out Spaces

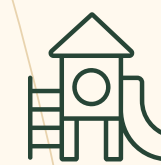


Cabana

Family-Friendly Spaces



Pet-Friendly Garden



Kids' Play Area



Toddler Play Zone

Nature



Trellis Forest Garden



Forest Garden



Phytoremediation Pond



Artistic Impression



Thoughtfully
Designed Play
spaces for exploring
& Joyful Living



Outdoor Fitness
Zone for mindful
Living & Active
Lifestyle

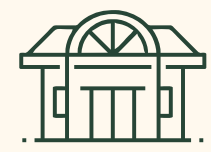


◆ ◆
An Open-Air
Amphitheatre for
Engagement, Culture
& Community



CLUBHOUSE AMENITIES

A grand clubhouse crafted for leisure, wellness and elevated social living



Grand Entrance
Lobby



Party
Hall



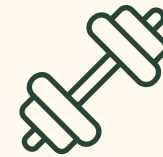
Half Olympic size
Swimming Pool



Kids'
Pool



Dance
Studio



Gymnasium



Cafe



Yoga
Room

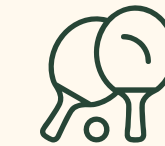


Table
Tennis



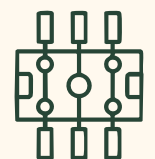
Reading
Room



Meeting
Room



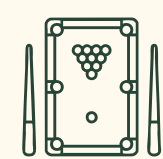
Golf Simulation
Room



Games
Room



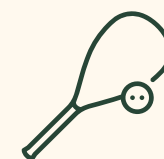
Party
Lounge



Billiards



E-games
Room



Squash
Court



Pool
Deck



◆ ◆
A Grand
Clubhouse Arrival
Experience



25 Mtrs. Long
Expansive Pool
crafted for both
Leisure & Laps





Thoughtfully
Designed
Multipurpose Court



◆ ◆
Golf Simulation
Room, where
every shot feels
real



Games Room
crafted for Leisure
& Indulgence



A Space where
Childhood comes
Alive



State-of-the-Art
Gymnasium



KEY APARTMENT SPECIFICATIONS

- ☀️ 11 ft. clear height from floor to ceiling
- ☀️ VRV air-conditioning
- ☀️ Modular kitchen with chimney & hob
- ☀️ Imported marble flooring in living / dining / kitchen
- ☀️ Laminated wooden flooring in all bedrooms
- ☀️ Premium CP fittings and sanitary fixtures in toilets
- ☀️ 8 ft. high doors with digital lock on residence entrance door



◆ ◆
Exclusive Duplex
Penthouses with
Infinite Views for
Privileged Few



ELDECO



