

ESTATE

128



The Estate

Estate 128, Noida, is designed with utmost attention to detail, evidently visible in its contemporary architecture and design philosophy, and is crafted with the well-being of its residents in mind. From large expansive decks for a bespoke outdoor experience, to amenities created for movement and interaction, the development curates an experience of holistic wellness across 10 acres/40468.6 sq. m. With over 80% open spaces in the midst of the bustling cityscape, it invites you to embark on a journey of well-being like no other.



Max Estates Limited

Max Estates is the real estate development arm of Max Group. Established in 2016, Max Estates aspires to build sustainable experiences in Delhi-NCR, with a focus on well-being. As a progressive developer, we believe in breaking away from the conventional norms, and bringing agility into how we build.

With careful planning and conscious effort, we bring alive spaces that foster collaboration, innovation and community. Spaces that are not just functional and aesthetically pleasing, but environmentally sustainable and designed to promote the holistic well-being of the people living in them.

Our current and planned developments are diversified across various asset classes and key strategic locations across Delhi-NCR. In our constant pursuit of excellence, Max Estates is emerging as the most preferred brand in real estate in the Delhi-NCR region.



Our Philosophy

The well-being of all our stakeholders is at the core of our operating philosophy. Our focus on well-being permeates the entire process, from design to execution, and operations, leading to an unparalleled experience. Our developments personify our well-being orientation and bring our philosophies to life.

Guided by our philosophy of *WorkWell* and *LiveWell*, we aspire to create differentiated working and living experiences, in the commercial and residential segments, respectively.

We ensure this by moving beyond the conventional separation of work, life, and well-being, and paying attention to the entire spectrum of wellness across physical, emotional, social, and environmental aspects.



Sustainability

Estate 128 embodies unwavering sustainability, meticulously designed with a resolute commitment to eco-friendliness. Our construction is founded on stone, a symbol of both elegance and our dedication to recyclable, sustainable materials. We prioritize resource conservation, leaving the land's topsoil untouched, recycling during construction, and efficiently managing waste.

Monitoring metering for water and electricity, along with water-saving fixtures, further supports our environmentally responsible mission. Estate 128 is not just a development; it's a testament to our enduring dedication to sustainable living. Every element, from stone to tree, embodies our environmental ethos.

Welcome to a world where sustainability harmonizes with sophistication.

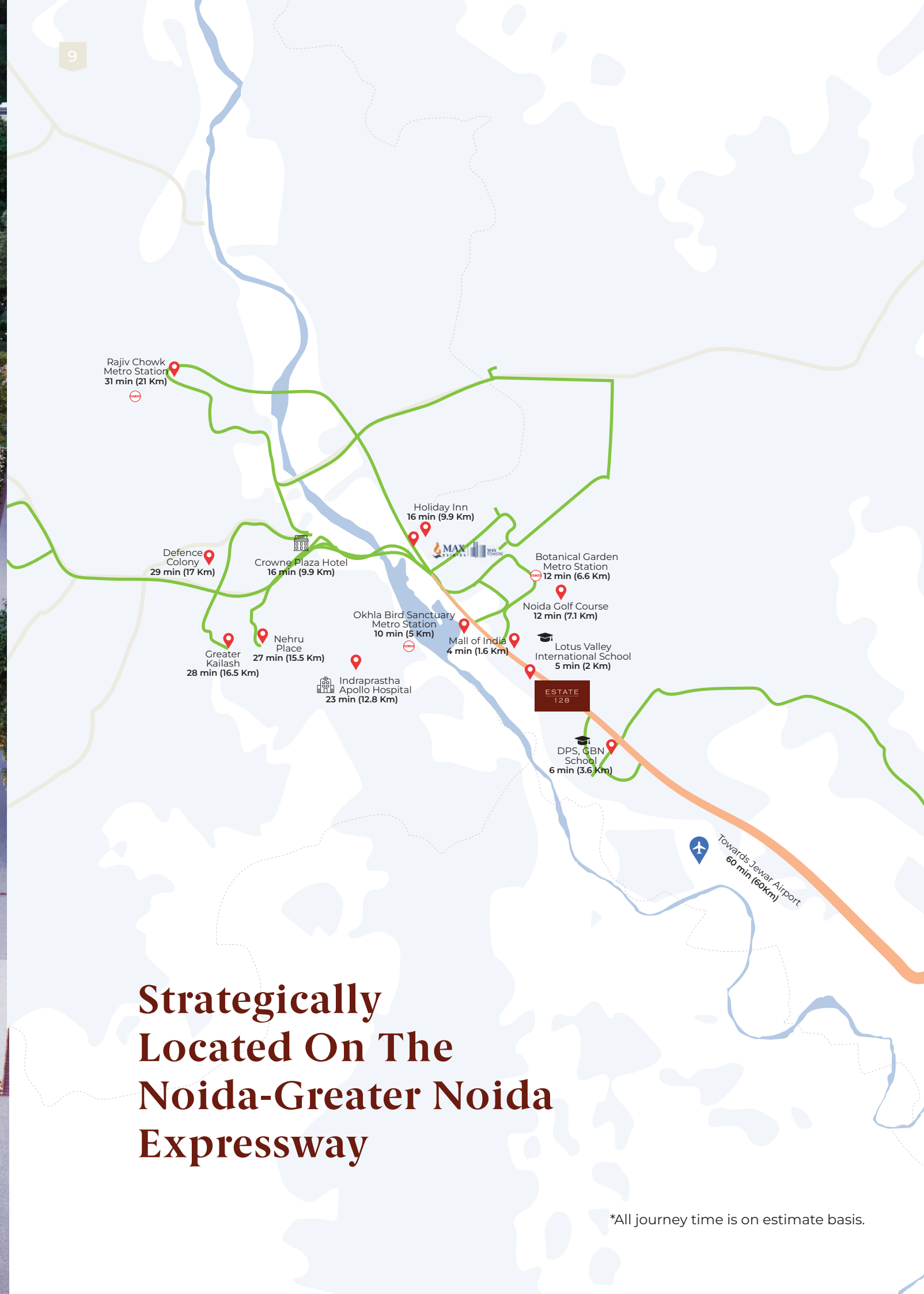
ARTISTIC RENDITION



Estate 128, our first LiveWell experience in NCR, is also IGBC Platinum Pre Certified. As a progressive real estate player, we want to make a positive contribution to the environment. We have consciously made choices that minimize the carbon footprint during the lifetime of our assets.



ARTISTIC RENDERING



**Strategically
Located On The
Noida-Greater Noida
Expressway**

*All journey time is on estimate basis.

An aerial artistic rendering of a residential development's landscape. The foreground shows a well-manicured garden with various trees, shrubs, and a paved walkway. A small pavilion with a wooden roof and seating is visible. In the middle ground, there's a large, open green space with many trees. In the background, a dense urban skyline is visible under a bright, hazy sky. The overall scene is lush and green, emphasizing a high-quality living environment.

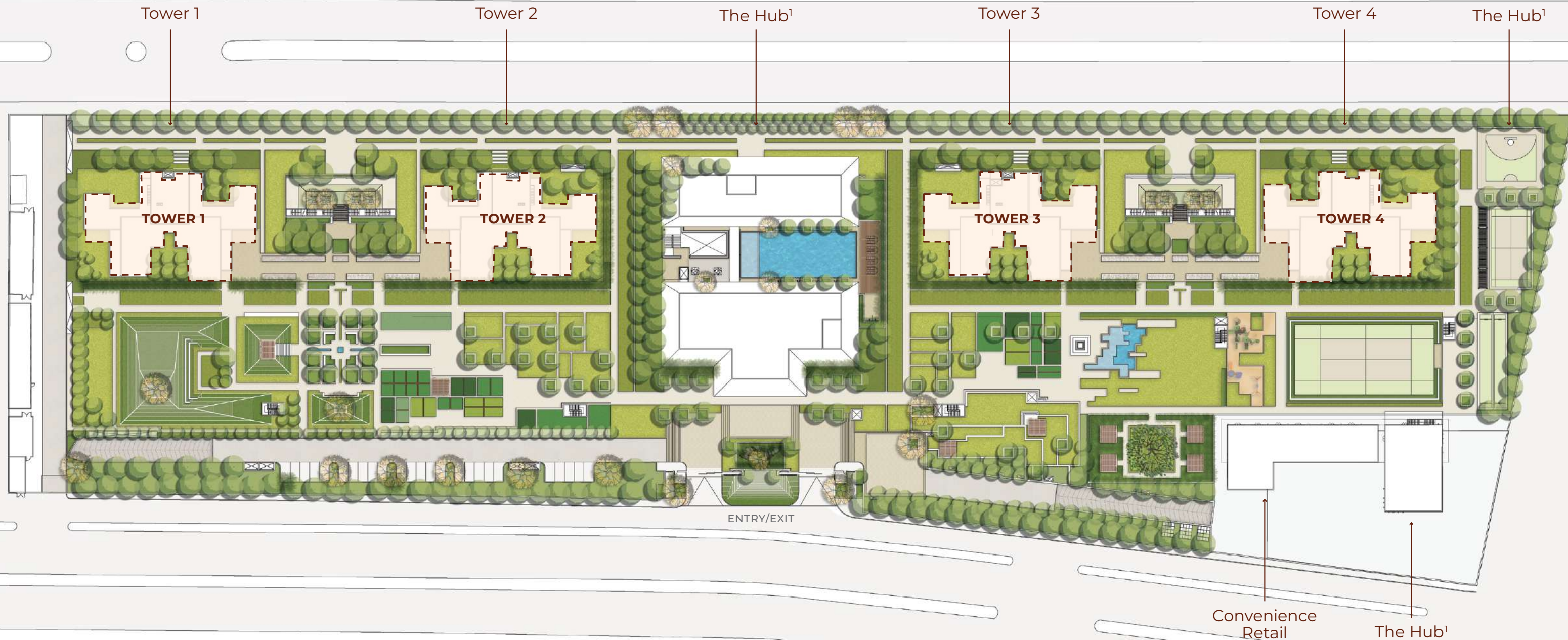
A Coveted Location

Estate 128 is strategically located on the Noida-Greater Noida Expressway, in Sector 128, Noida. Surrounded by a green belt separating the expressway and 6-lane service roads, Estate 128 strikes a great balance between connectivity and aesthetics. Noida has emerged as a premier hub in the National Capital Region with well developed infrastructure including roads, metro lines, upcoming Jewar Airport, film city, schools, hotels, hospitals and more.

Estate 128, located on Noida's most prominent growth axis, is well connected to key social and commercial hubs across Delhi-NCR, making it a comfortable abode.

Designed For You
To LiveWell

Our Masterplan



- ◆ Agrarian fields
- ◆ Expansive orchards
- ◆ Dedicated pet park
- ◆ Jogging path
- ◆ Lawn tennis court
- ◆ Cycling track
- ◆ Amphitheater
- ◆ Central plaza & cabanas
- ◆ Paddle tennis court
- ◆ Practice cricket net
- ◆ Terraced ghat
- ◆ Banyan court
- ◆ Play area for kids, and more indoor and outdoor amenities

The Hub at Estate 128 admeasures ~ 4273.5 sq. m. and encompasses the club and sports complex (indoor and outdoor)



Design-led Experiences

1 Large Wrap-Around Decks

It features first-of-its-kind decks that wrap around the entire unit. Recognizing the need for large, private open spaces, these decks are designed to provide a bespoke outdoor experience

2 Contemporary Architecture with a Traditional Twist

Timeless architecture through extensive usage of traditional element such as brick cladding, exposed concrete and charcoal grey metal ensuring hassle-free maintenance

3 Beautifully Crafted Landscape

Spanning ~7 acres/28328 sq. m., our landscape is central orchard, with beautiful gardens, sunken courts and carefully chosen flora

4 Unobstructed Views

All units have unobstructed views of the central greens and the expressway

5 The Hub

Admeasuring, ~46,000 sq. ft./4,273.5 sq. m. is nestled in a central landscape with state of the art indoor and outdoor amenities including swimming pool, spa, sports courts, multipurpose hall, dining and others

6 Minimal Vehicular Circulation on Surface

With all vehicular drop-offs happening at the lower ground level, the Project has minimal vehicular circulation on surface, ensuring a healthy, commotion-free environment for residents

A large wrap-around deck on a rooftop. In the foreground, a wooden dining table with eight wicker chairs is set up. The deck is paved with large grey tiles. A black metal railing runs along the edge of the deck, with a planter box containing greenery in front of it. In the background, a city skyline is visible under a blue sky with clouds. The sun is low in the sky, creating long shadows on the deck.

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Landscape Story

Estate 128 features a strikingly linear design, an oasis of calm amidst chaos, where nature takes the spotlight. The towering structures frame uninterrupted views of lush green landscapes. Its brilliance lies in expert site planning, an ode to stylizing nature through an orthogonal grid and clean lines.

The landscape personifies Kalidas' Meghdootam with its harmonious amalgamation of mountains, orchards, and highlands.

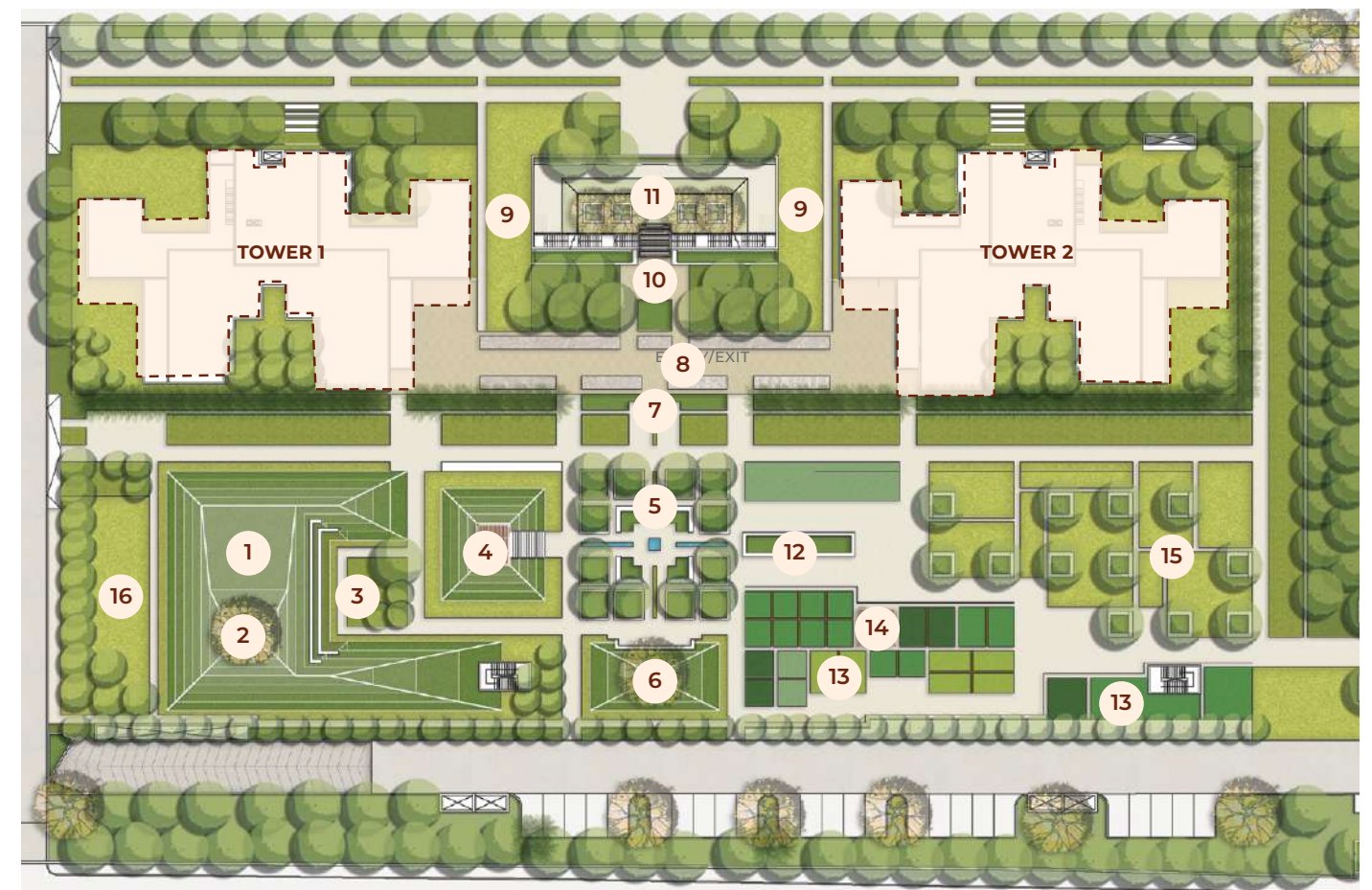
It has been skillfully crafted to mirror the course of a river through diverse terrains and mimics the adaptability of the structural design.





ARTISTIC RENDITION

Mountains, Highlands and Orchards



A Bouquet of Amenities

- | | |
|------------------------------------|---------------------------------------|
| 1. Grand Mountain | 9. Sun Lawns |
| 2. Banyan | 10. Plaza leading to Sunken Courtyard |
| 3. Amphitheatre | 11. Sunken Courtyard |
| 4. Hill Top Pavillion | 12. Planters With Seating |
| 5. Formal Garden With Water Canals | 13. Agrarian Fields |
| 6. Prospect Hill | 14. Farm Pavillions |
| 7. Entry | 15. Orchards With Linear Sets |
| 8. Colonnade | 16. Pet Park |



ARTISTIC RENDITION

The Centrepiece: Club and Gardens



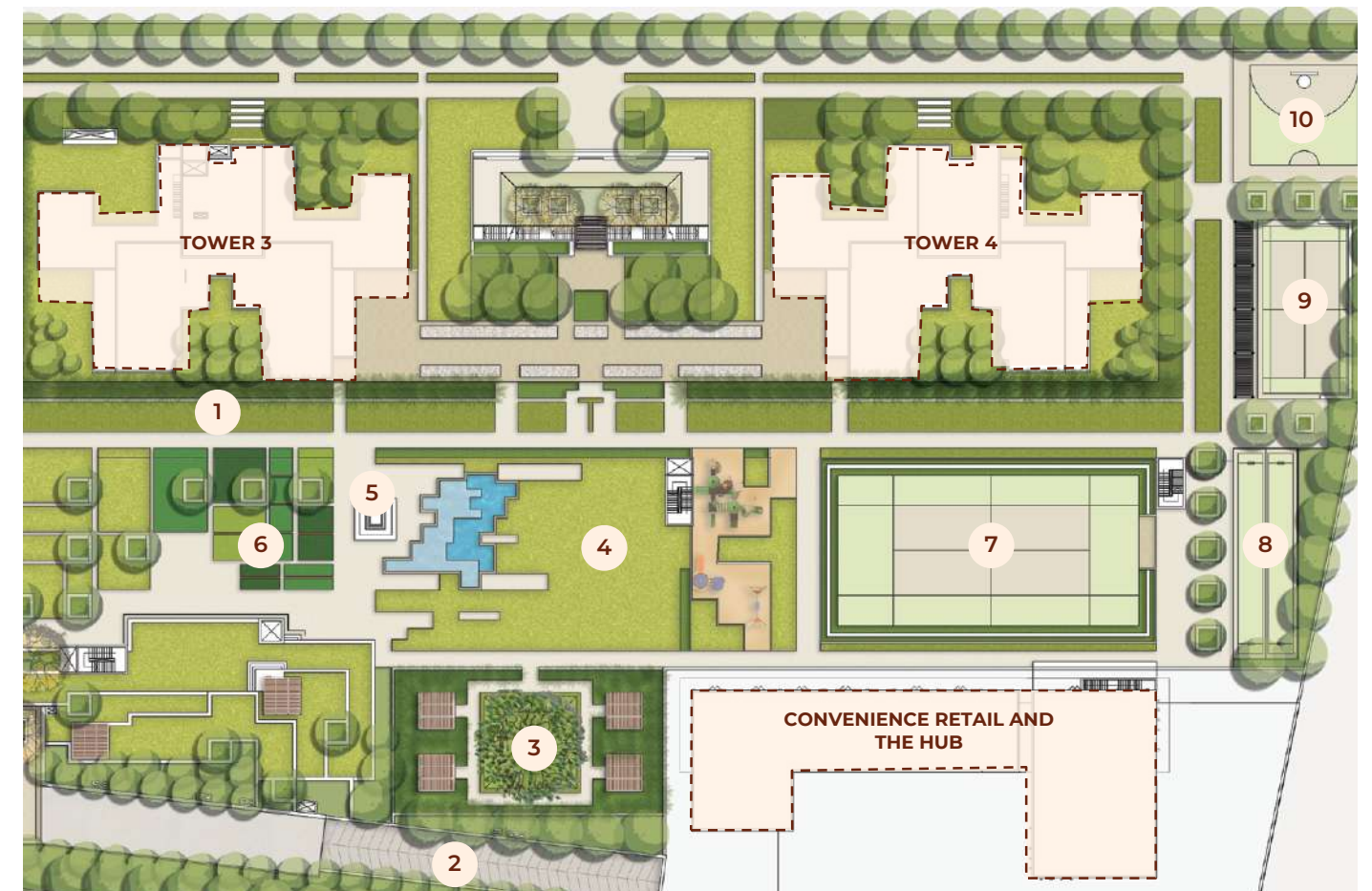
A Bouquet of Amenities

- | | |
|----------------------------|-----------------------------------|
| 1. Lawn | 6. Drive and Surface Parking |
| 2. Alfresco Dining | 7. Rear Club Access and Spill out |
| 3. Terraced Ghat Gardens | 8. Pool Side Plaza |
| 4. Entry Exit and Security | 9. Jogging Path |
| 5. Entrance Plaza | 10. Cycling Tracks |



ARTISTIC RENDITION

Plateau, Plains, Delta and Ocean



A Bouquet of Amenities

- | | |
|-------------------------------|---------------------------|
| 1. Emergency Vehicular access | 7. Lawn Tennis |
| 2. Ramp to Basement | 8. Practice Cricket Net |
| 3. Banyan Court | 9. Paddle Tennis |
| 4. Grand Lawn | 10. Half Basketball Court |
| 5. Vertical Marker totem | |
| 6. Agricultural Fields | |



View Of Grand Mountains
And Grass Steps Amphitheatre

Central Landscape Is Designed With
Orchards And Farmlands Connecting
Walkways From Towers And The Hub

An architectural rendering of a courtyard and garden area. The top half shows a sunken courtyard with a central paved area, surrounded by a low wall and lush greenery. The bottom half shows a garden area with a brick wall, a paved path, and various plants and trees. The text "Naturally Lit Sunken Courtyard" is overlaid on the top half.

Naturally Lit Sunken Courtyard

Well-Being through Amenities

Estate 128 embodies inclusivity, extending a warm welcome to residents of all ages and abilities. Our age-inclusive design principles prioritize the well-being of all residents. Our carefully curated landscapes integrate spaces for everyone, offering diverse amenities and activities tailored to all age groups. From sports facilities, the serene WorkWell lounge, global boutiques, organic produce cultivation, to conscious organic dining options, Estate 128 embodies a holistic lifestyle.

ARTISTIC RENDITION

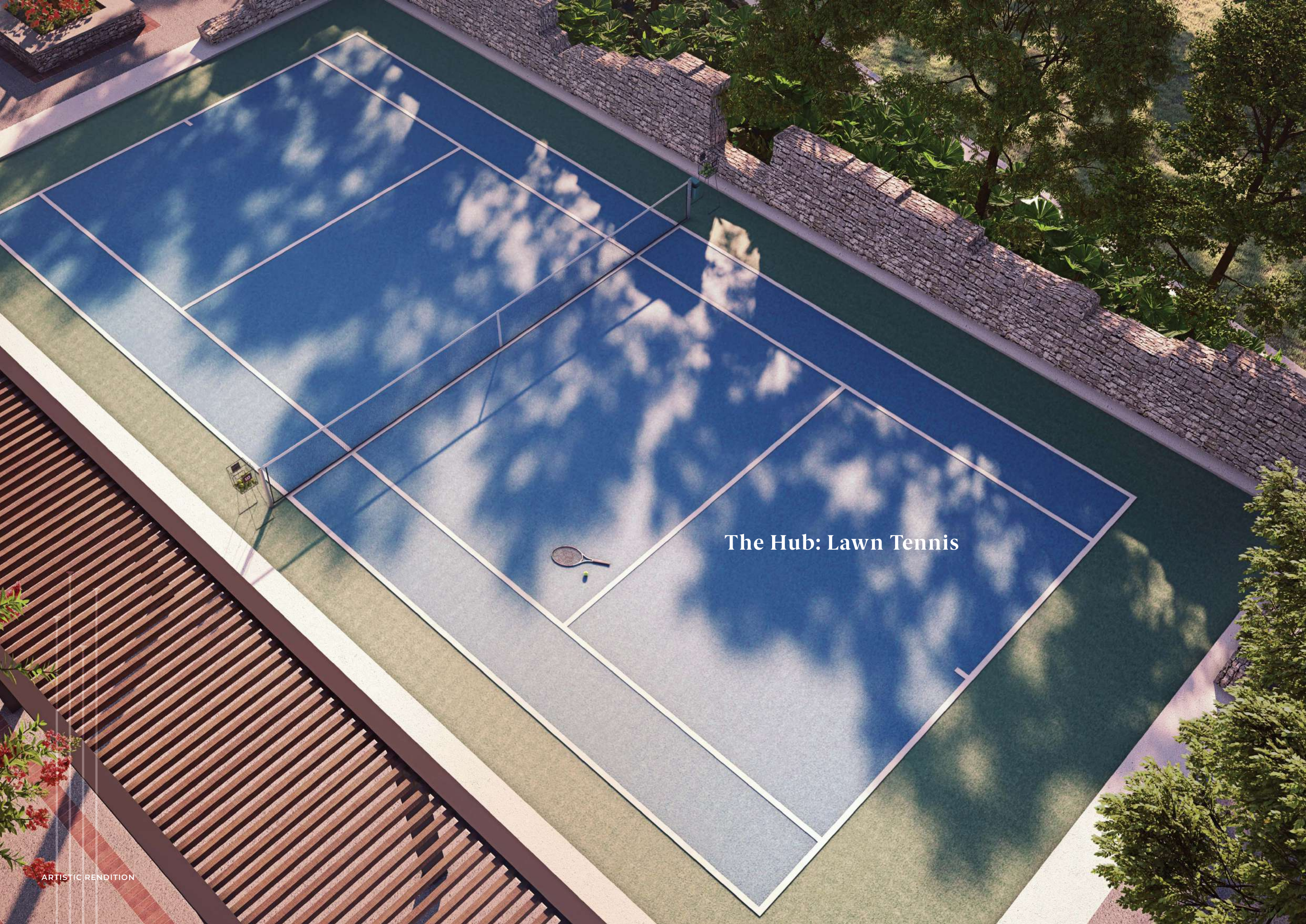




A Bouquet Of Amenities Nestled
Across 7 Acres/28328 sq. m. Of Landscape

The Hub: Entry





The Hub: Lawn Tennis

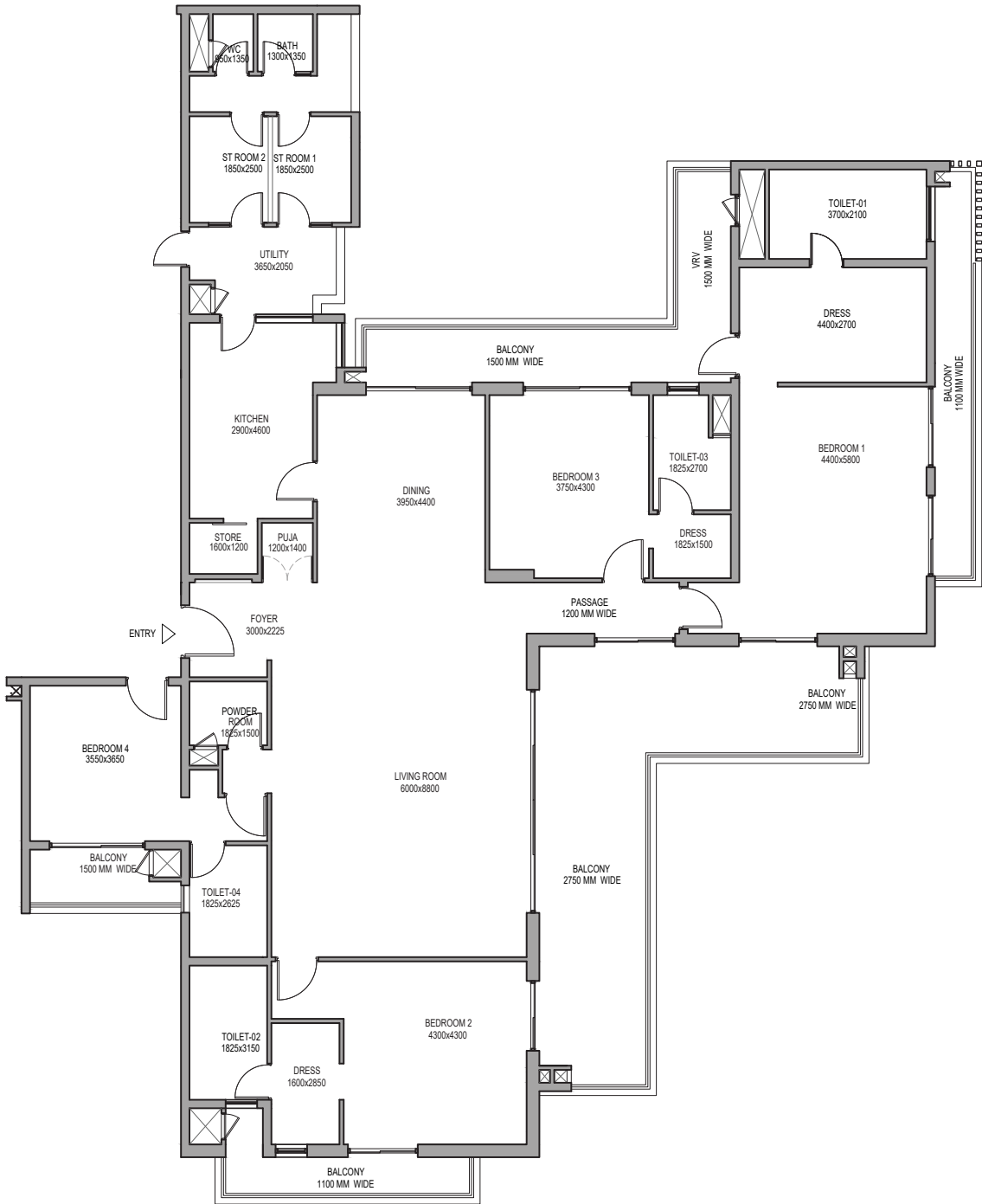
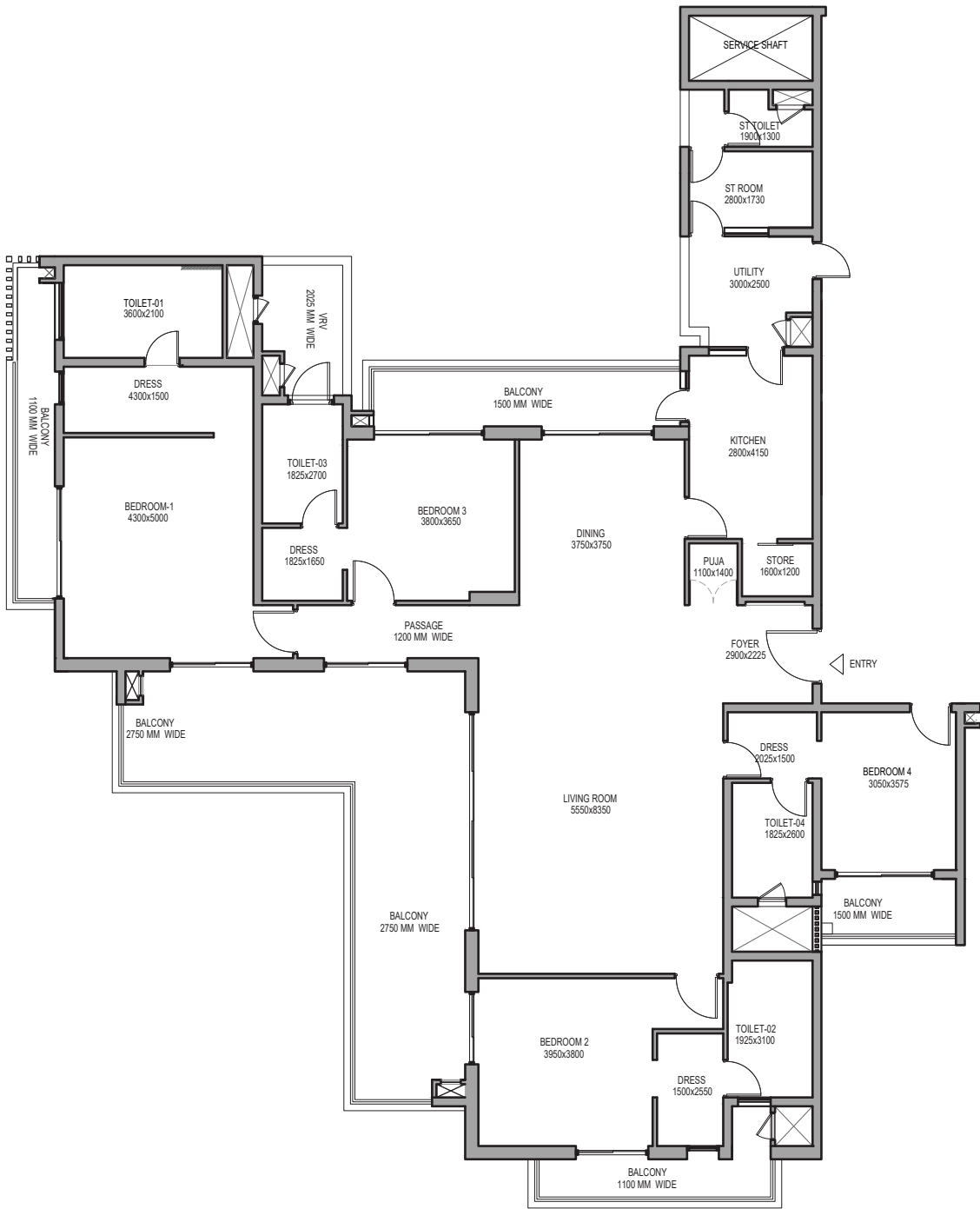


The Hub: Pool

Tower 1/3

- 1. Large outdoor decks to enjoy uninterrupted views
- 2. Blend of indoor and outdoor living room
- 3. Well-spaced bedrooms for privacy
- 4. Guest bedroom/office with dedicated entrance
- 5. His & her master bedroom suite
- 6. Master bathroom with a view
- 7. Dedicated staff rooms
- 8. Two units to a core with a separate service core

Unit Layouts



The Deck

with large 2.75m decks, for generous views overlooking a 'river' of greenery
Carpet Area:
220 sq. m./2364 sq. ft.

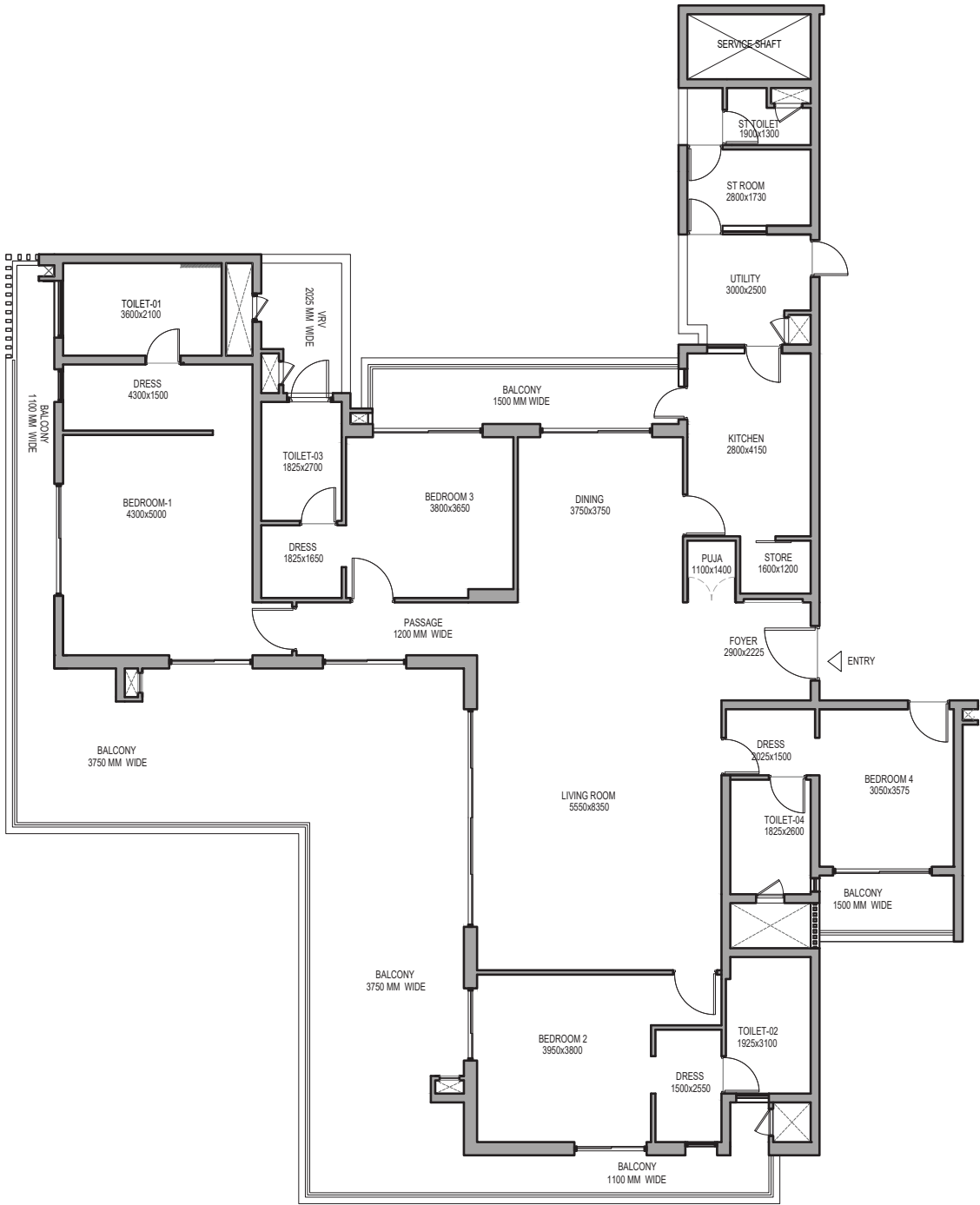
The Terrace

with large 2.75m decks, for generous views overlooking a 'river' of greenery
Carpet Area:
262 sq. m./2824 sq. ft.

*All figures and areas are rounded off to the nearest integer
*All dimensions are in mm

Tower 1/3

- 1. Unique wrap-around decks
- 2. Blend of indoor and outdoor living rooms
- 3. Well-spaced bedrooms for privacy
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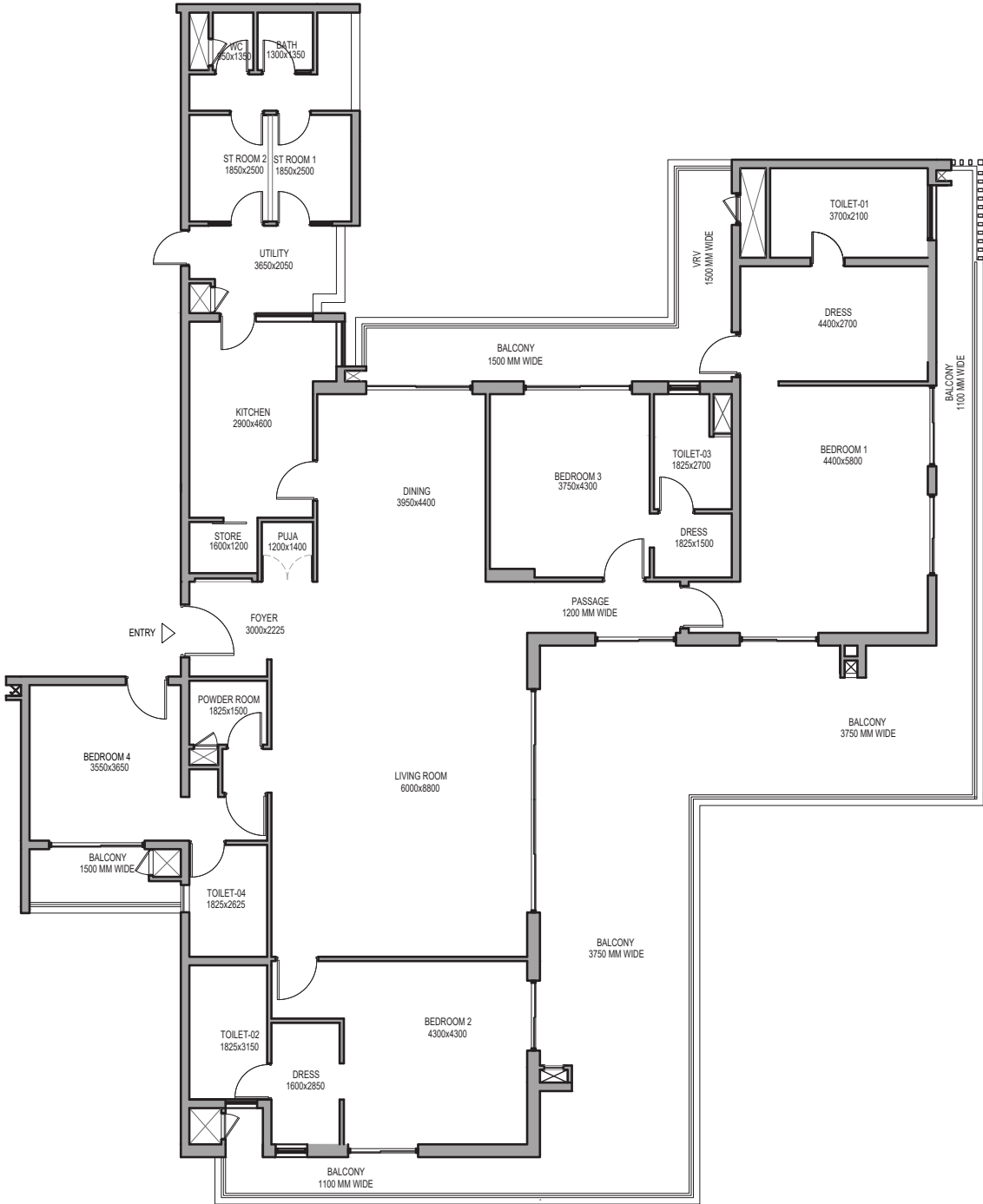
The Deck suite

with expansive 3.75m decks, for a
bespoke private outdoor experience
Carpet Area:
221 sq. m. / 2381 sq. ft.

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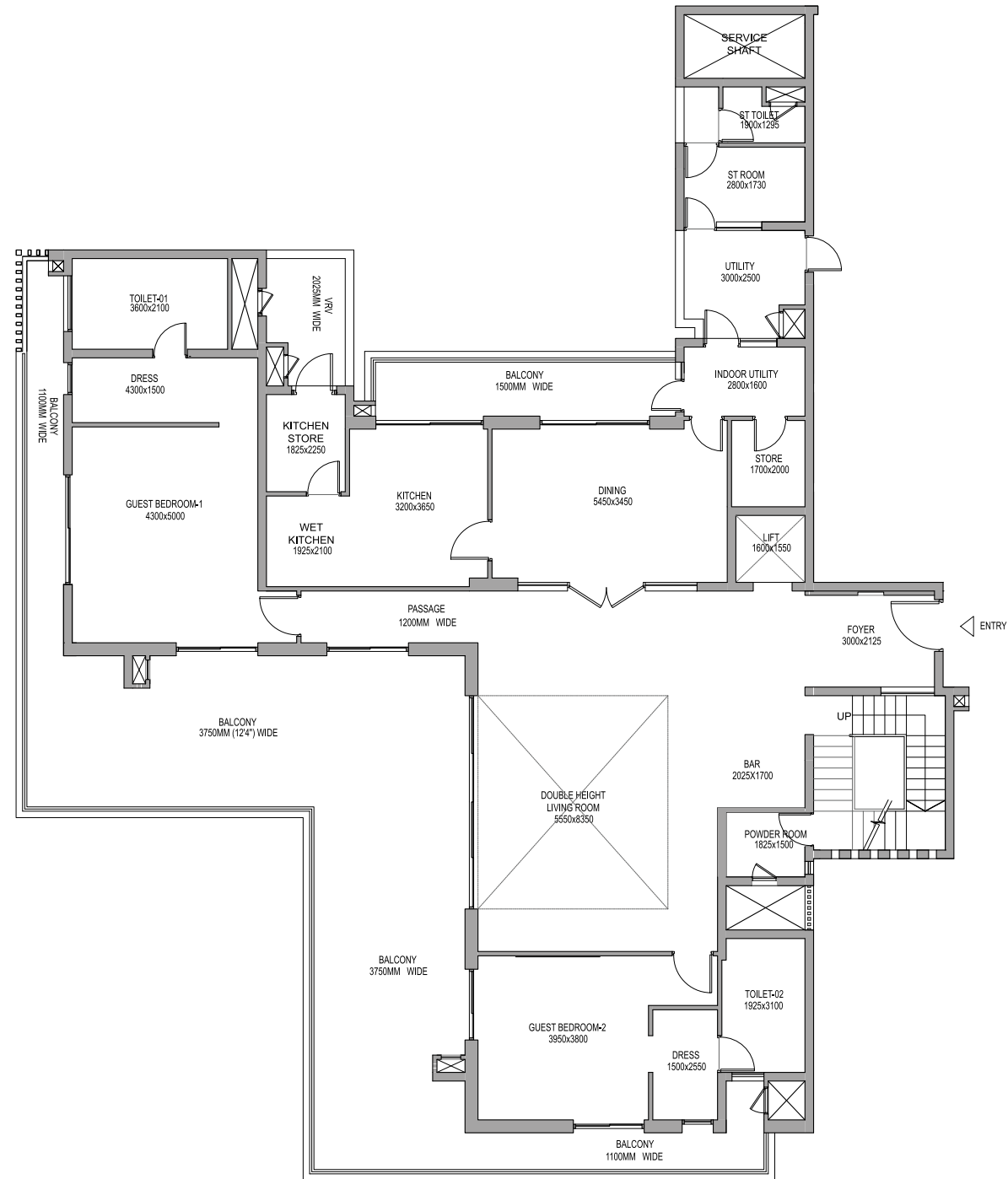
The Terrace Suite

with expansive 3.75m decks, for a
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Carpet Area:
264 sq. m. / 2840 sq. ft.



Tower 1/3

1. Luxurious double height living room
2. Entertainment floor with gym and private pool
3. Large outdoor decks to enjoy uninterrupted views
4. Blend of indoor and outdoor living room
5. His & Her master bedroom suite
6. Master bathroom with a view
7. Two units to a core with a separate service core
8. Dedicated puja room, study corner and family lounge

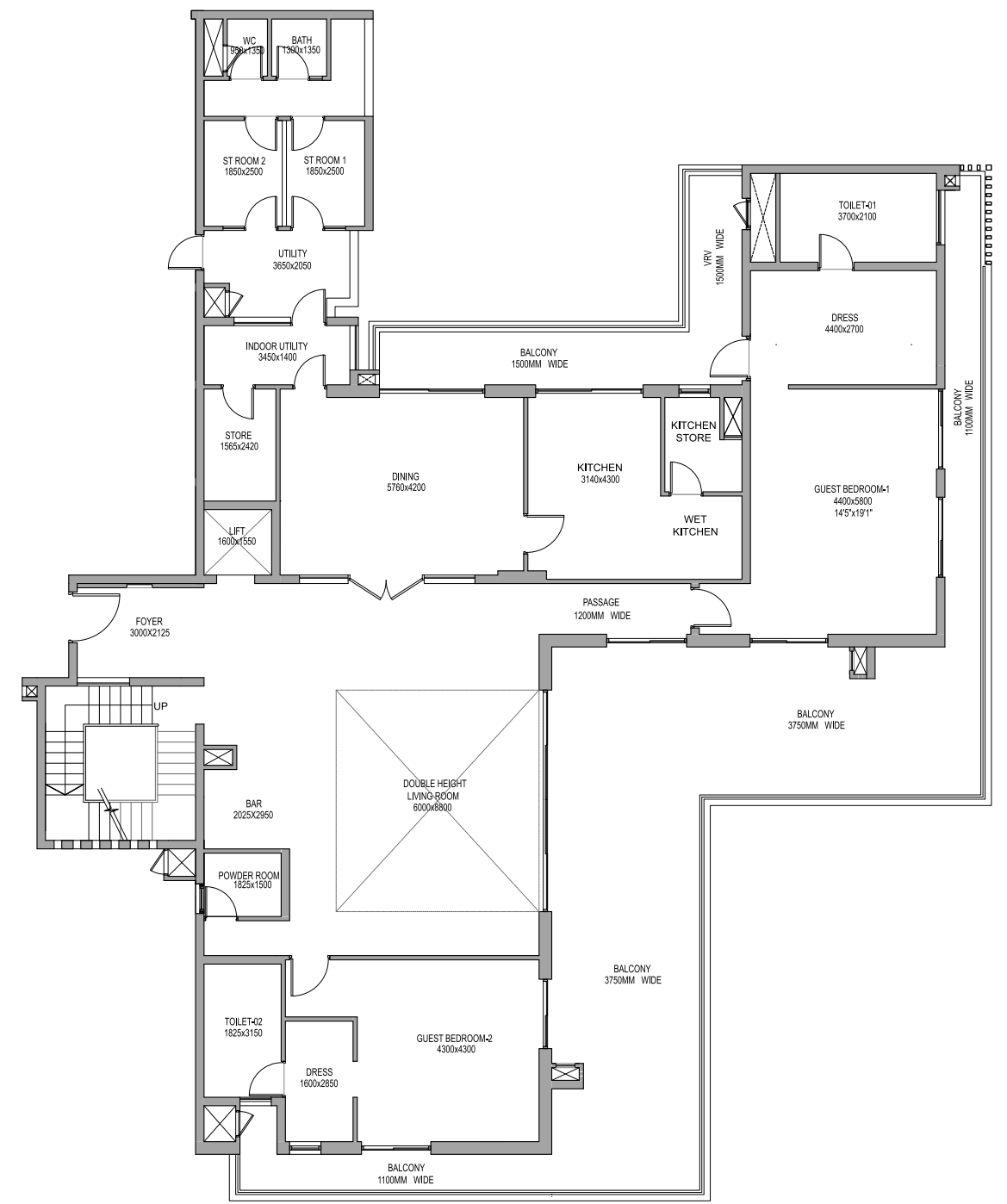


Skyvilla 1 (level 1)

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Tower 1/3

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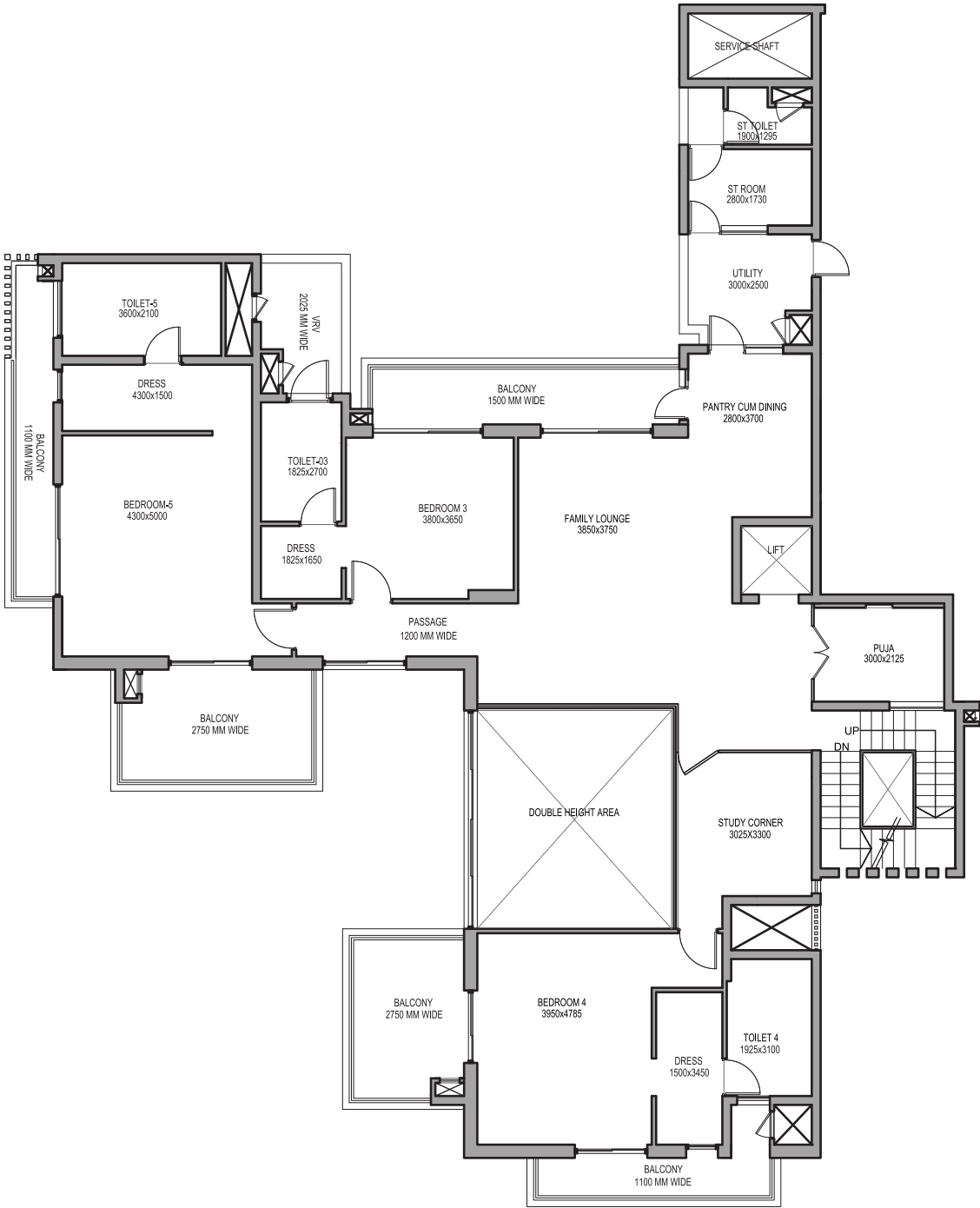


Skyvilla 2 (level 1)



Tower 1/3

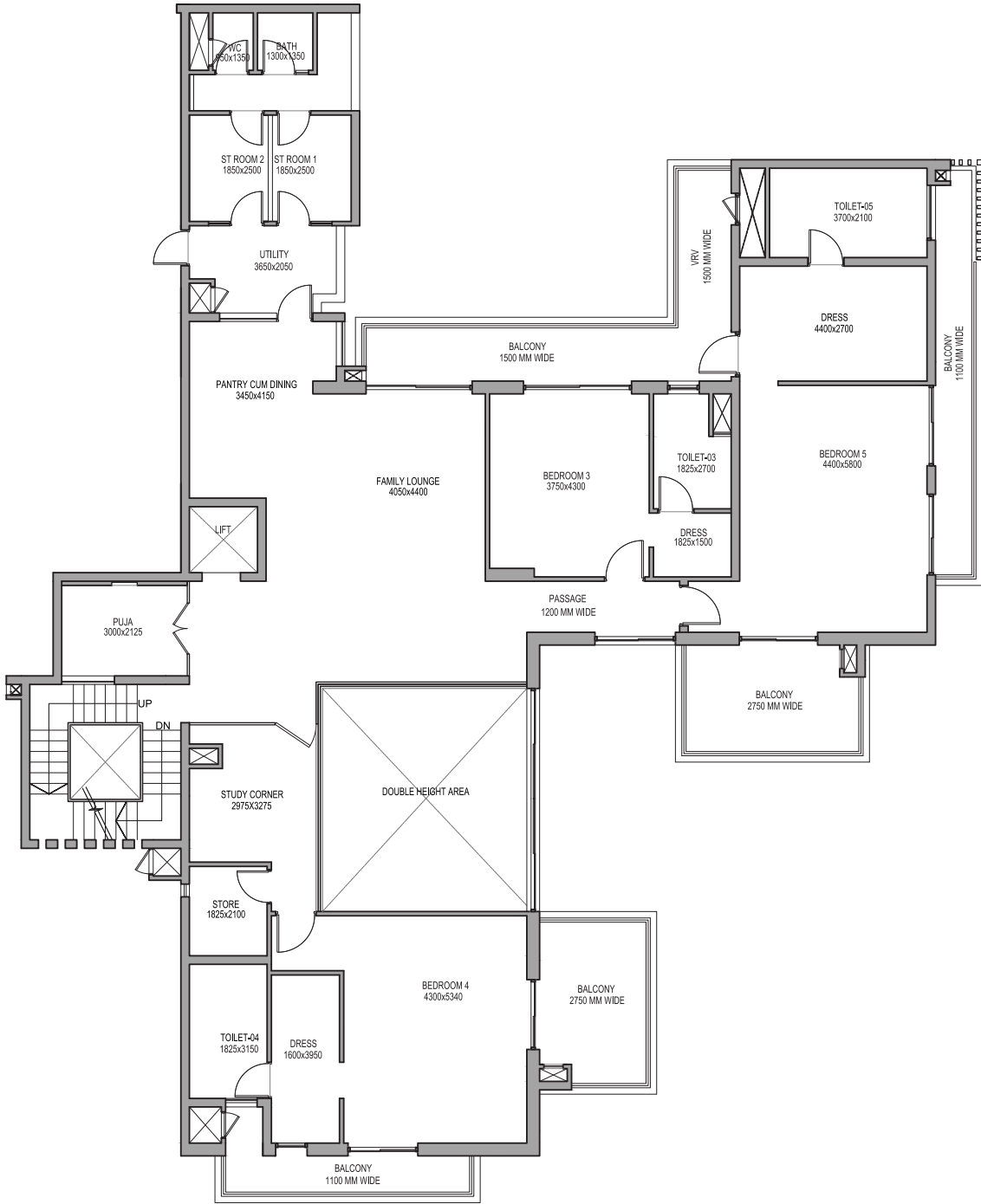
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Skyvilla 1 (level 2)

Tower 1/3

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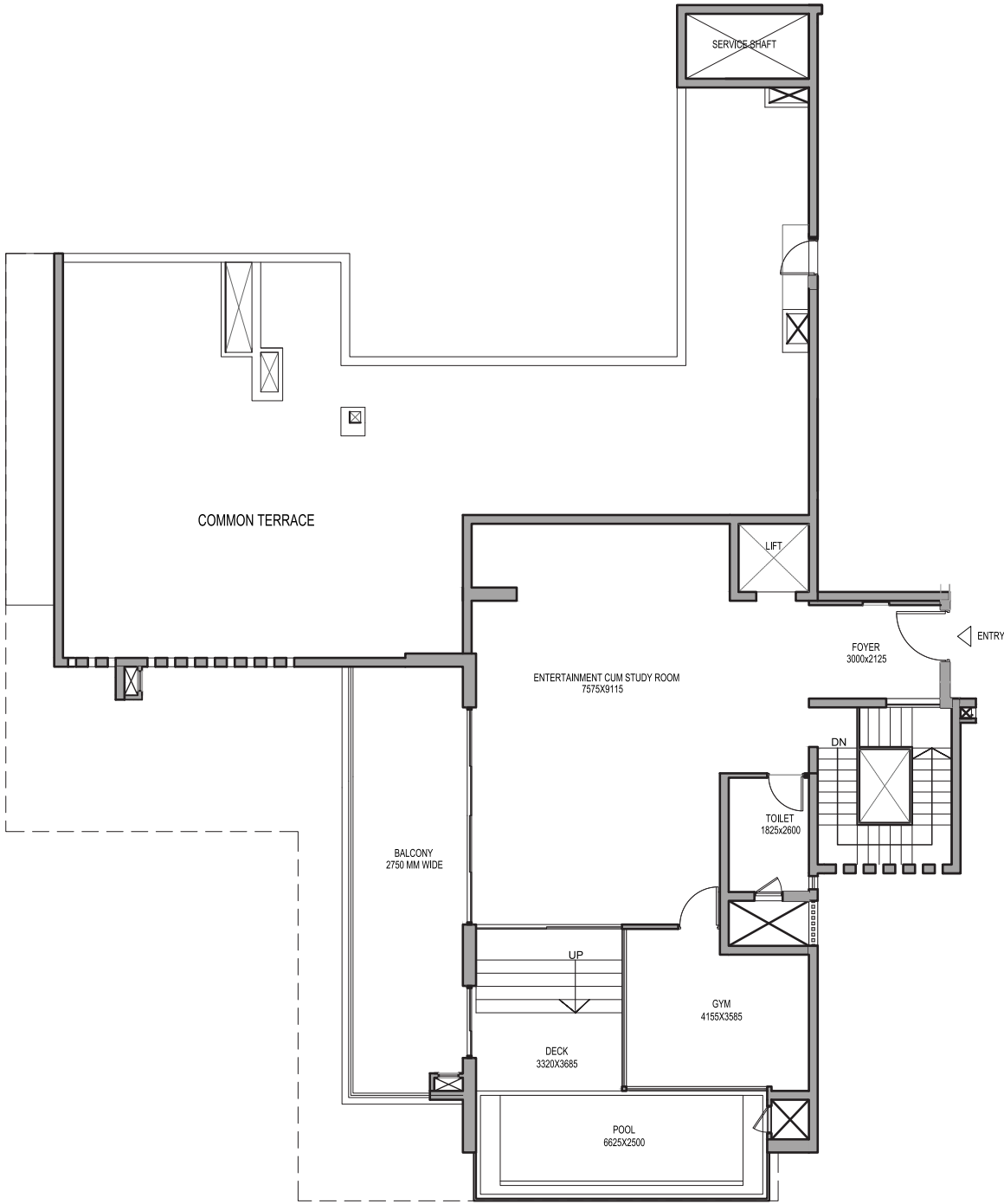
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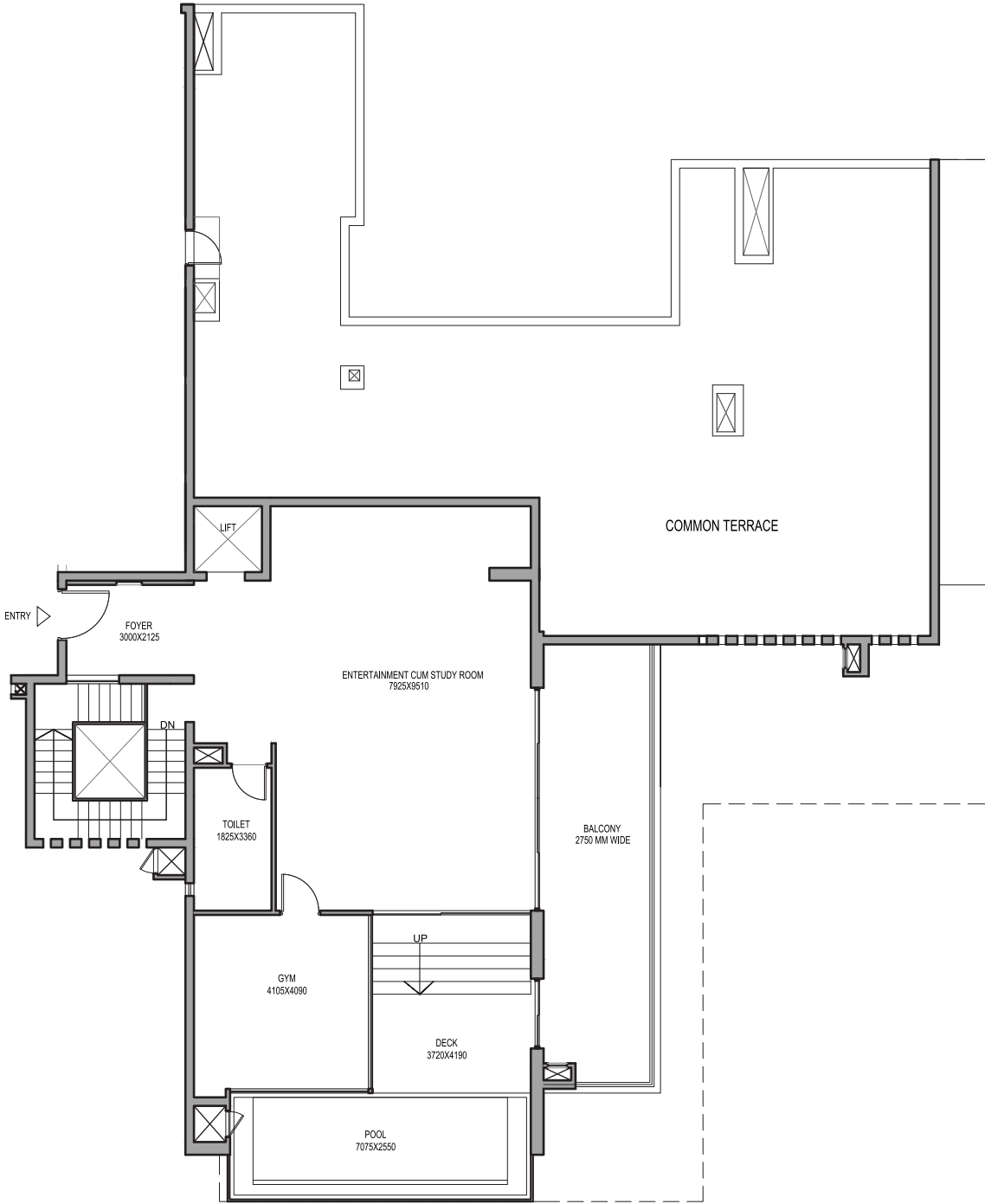
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Skyvilla 1 (level 3)

Tower 1/3

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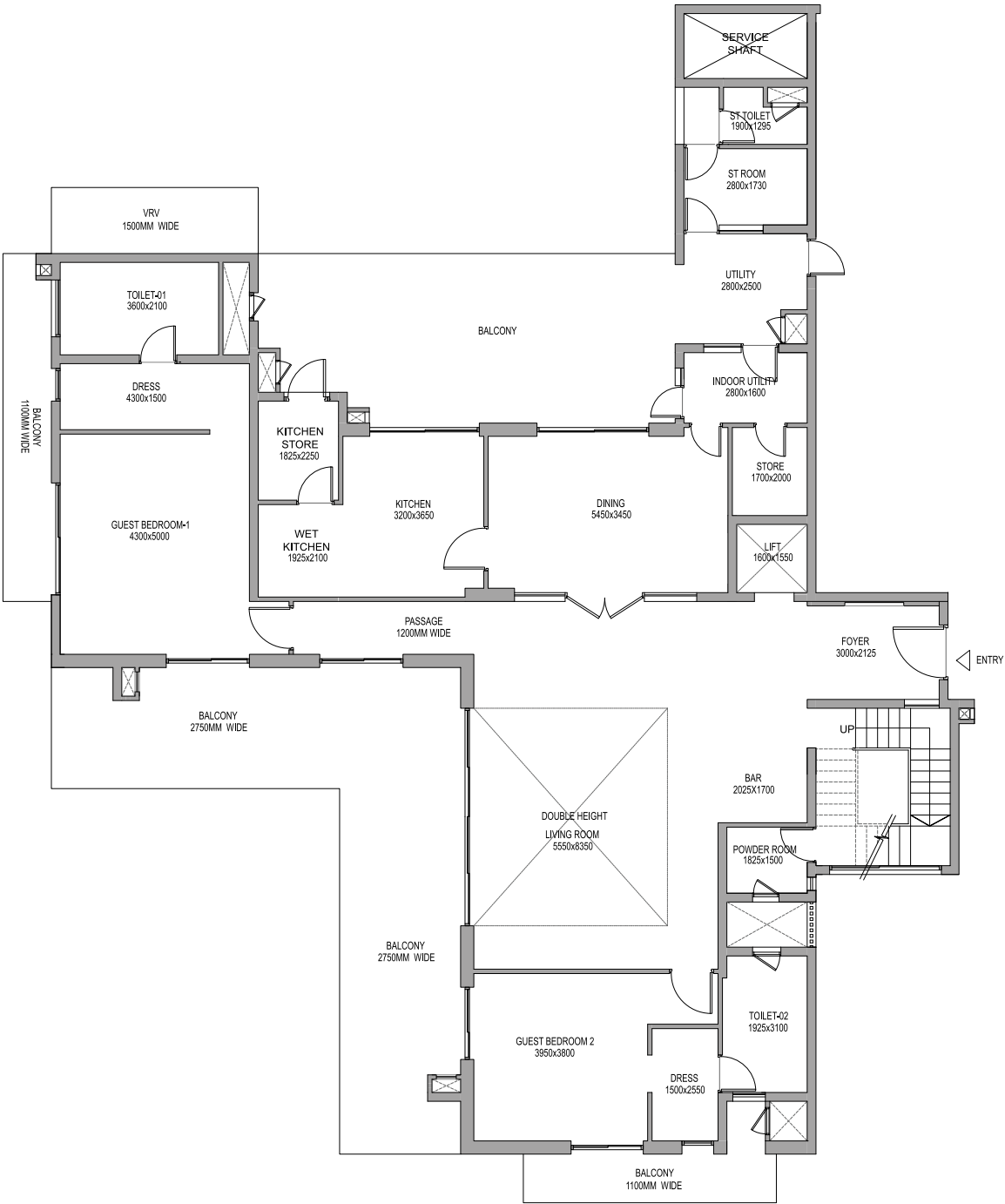


Skyvilla 2 (level 3)

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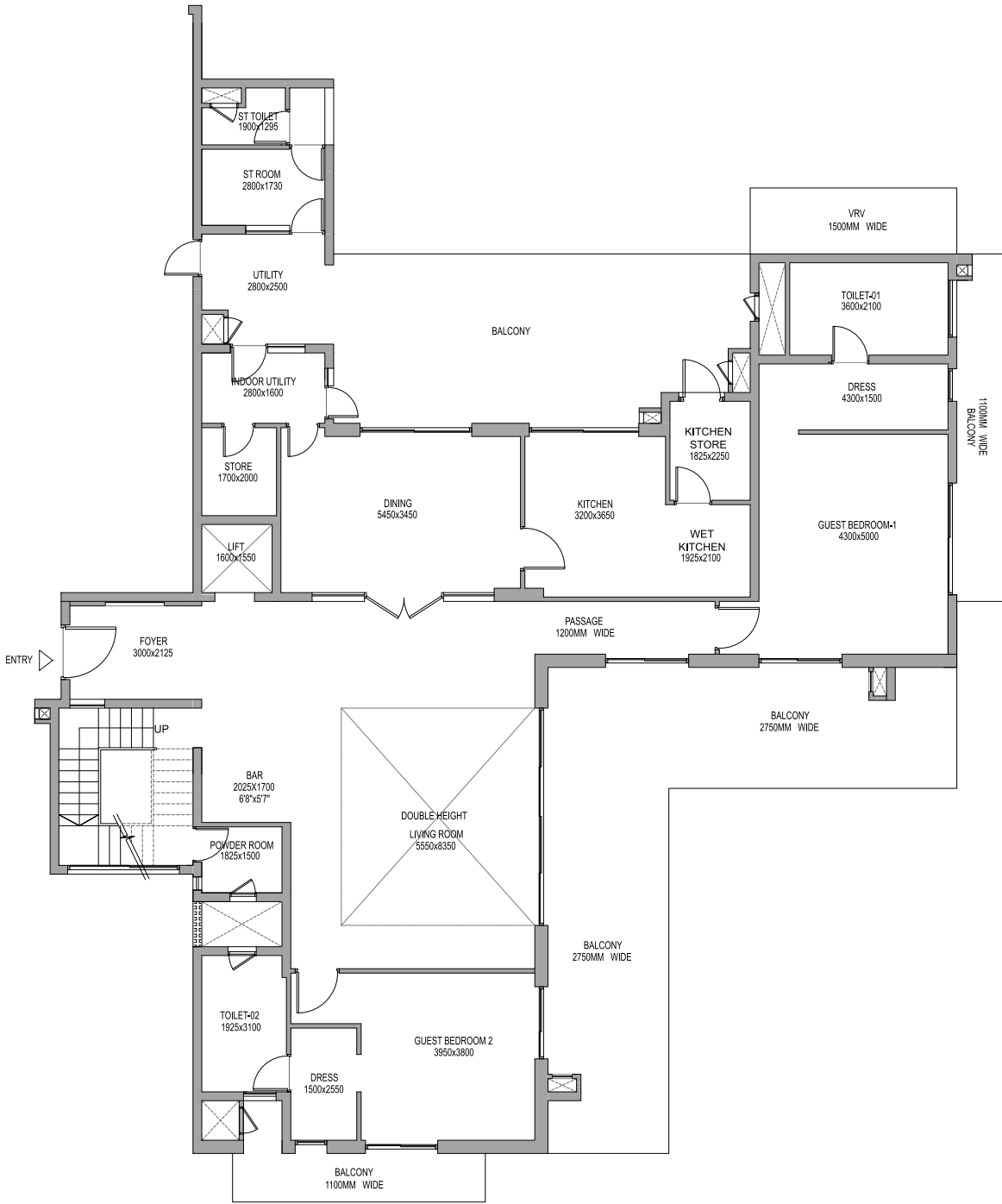
- 1. Generous private garden
- 2. Blend of indoor and outdoor living room
- 3. Well-spaced bedrooms for privacy
- 4. His & Her master bedroom suite
- 5. Dedicated staff rooms
- 6. Separate passenger & service access for privacy & utility
- 7. Two units to a core to avoid crowding



Townhouse 1 (level 1)

Tower 2/4

- 1. Generous private garden
- 2. Blend of indoor and outdoor living room
- 3. Well-spaced bedrooms for privacy
- 4. His & Her master bedroom suite
- 5. Dedicated staff rooms
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- 7. Two units to a core to avoid crowding

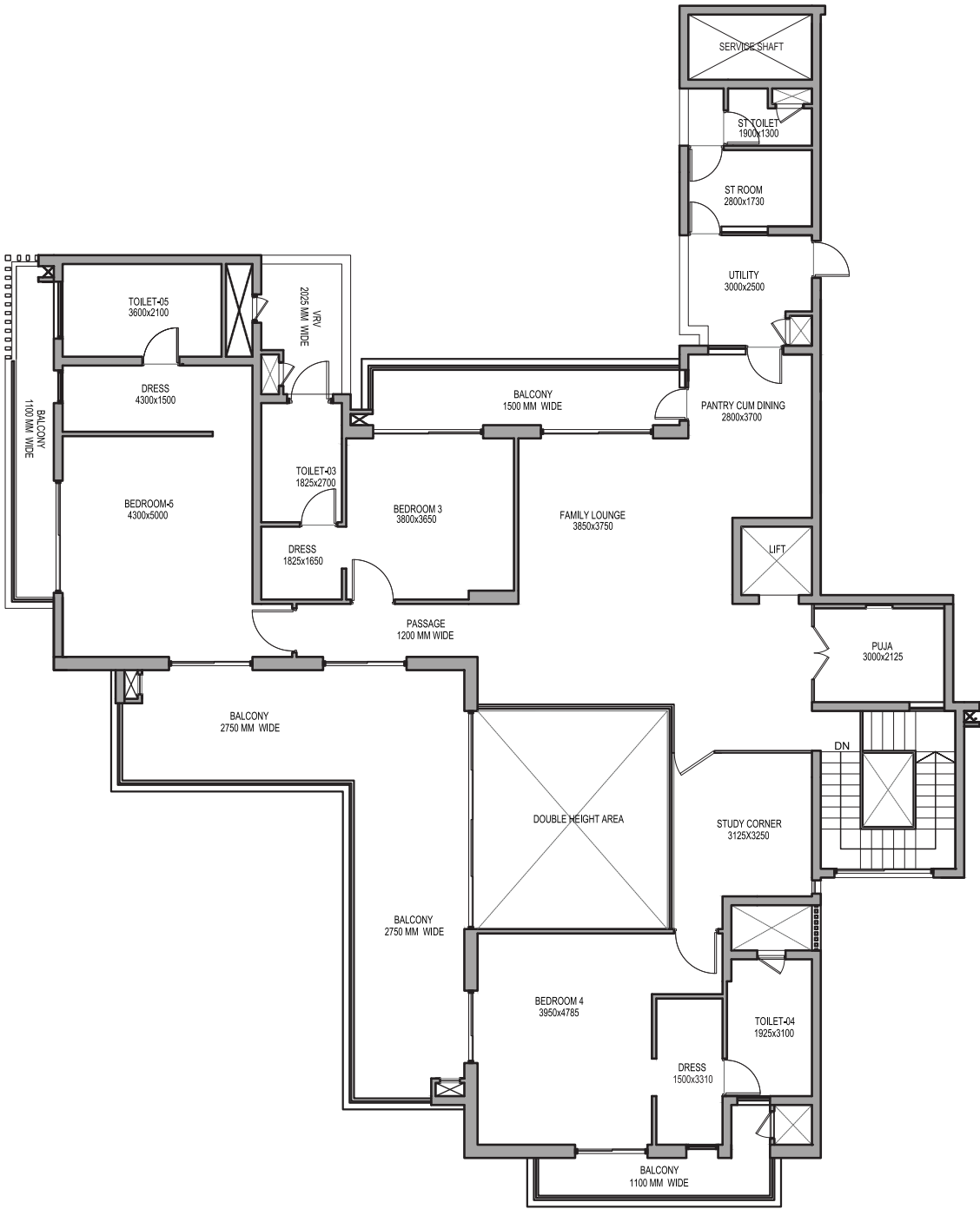


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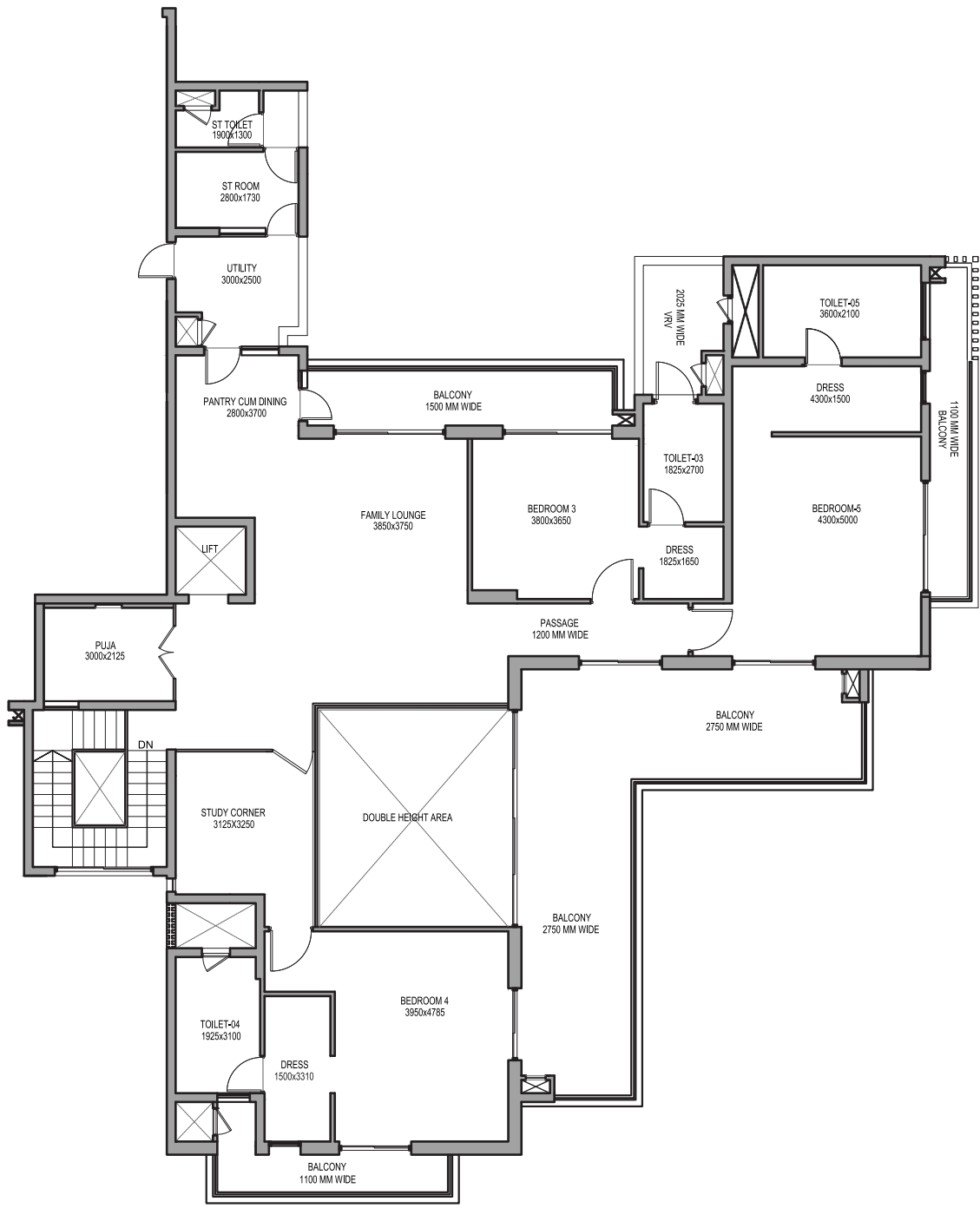
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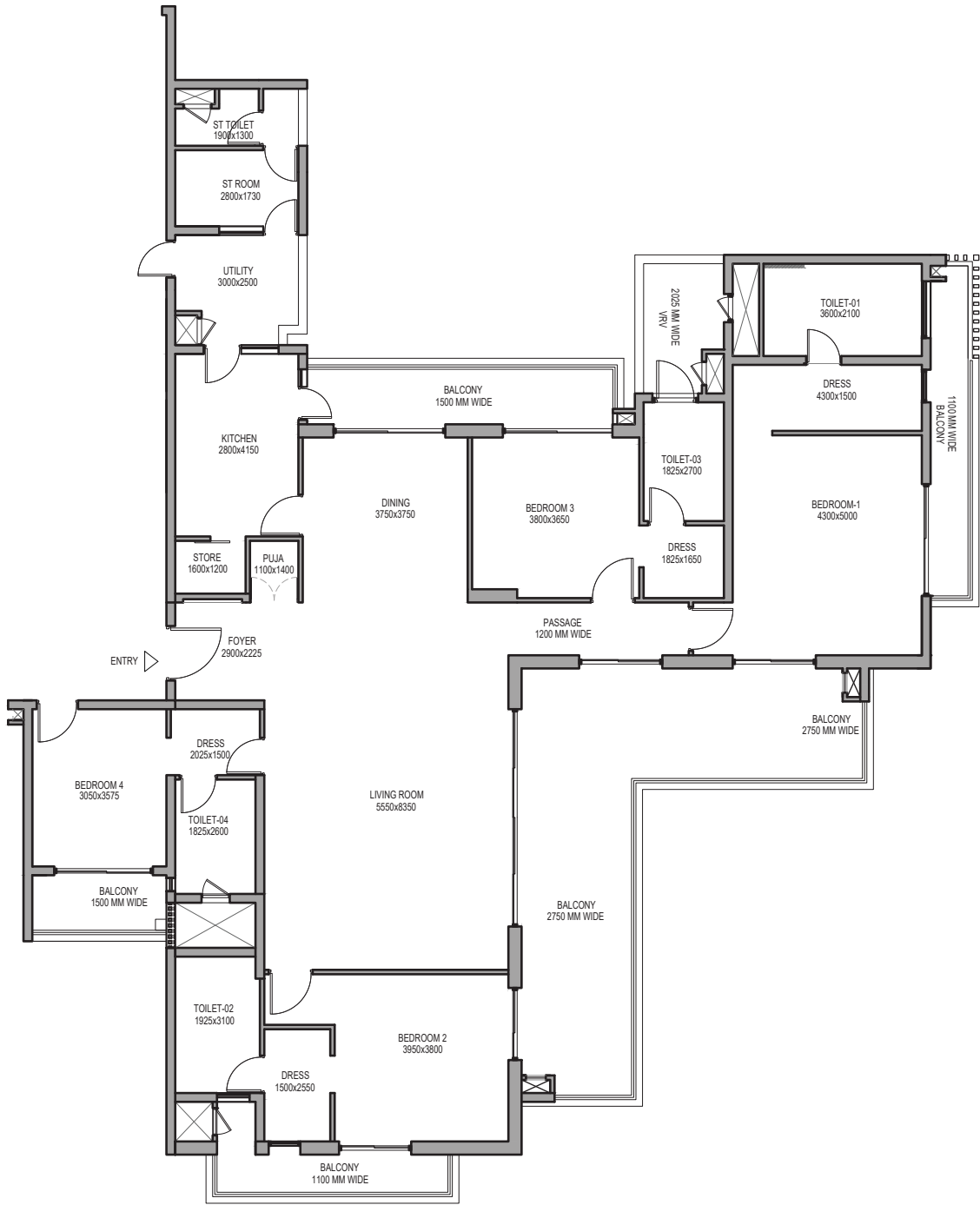
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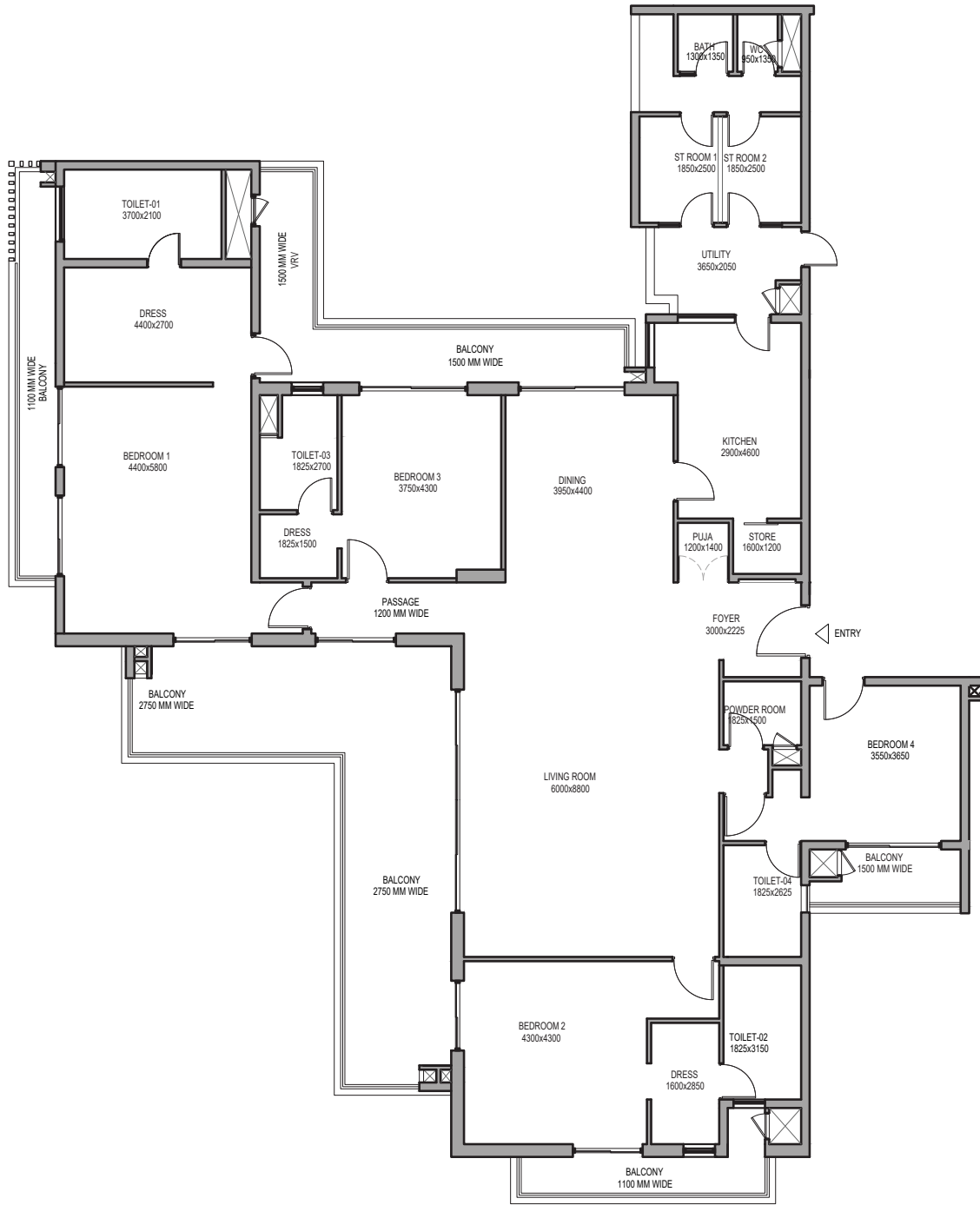


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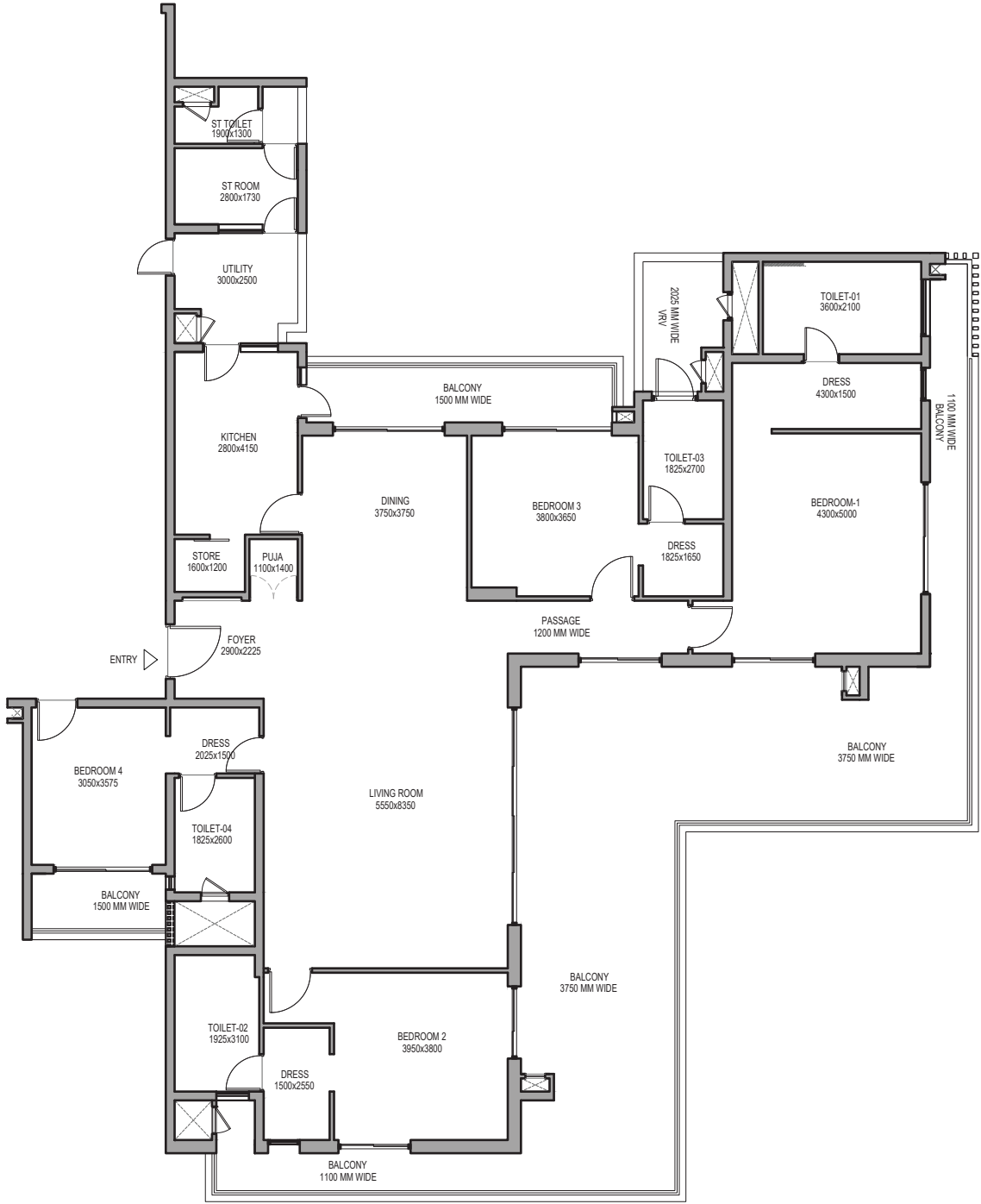


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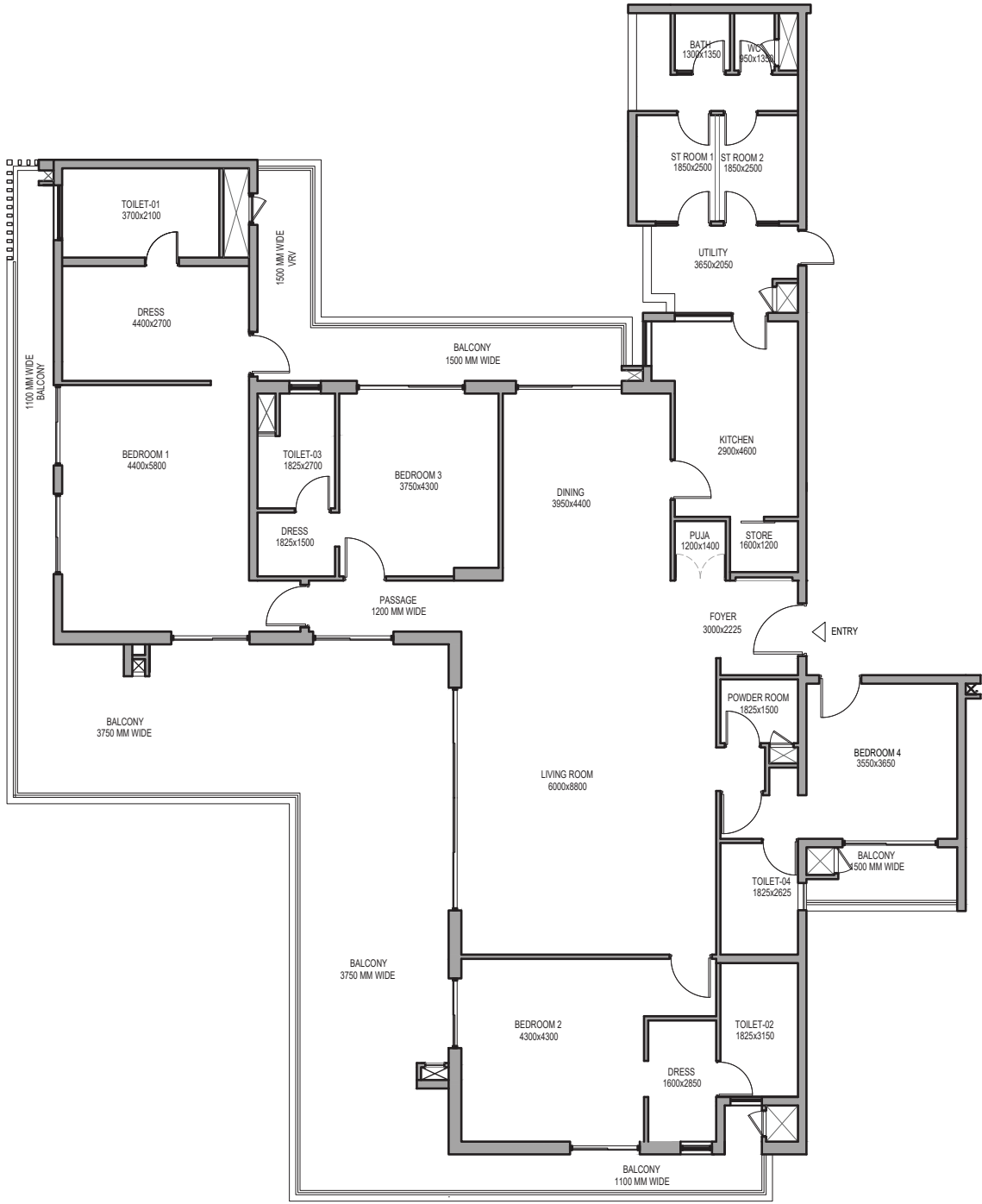
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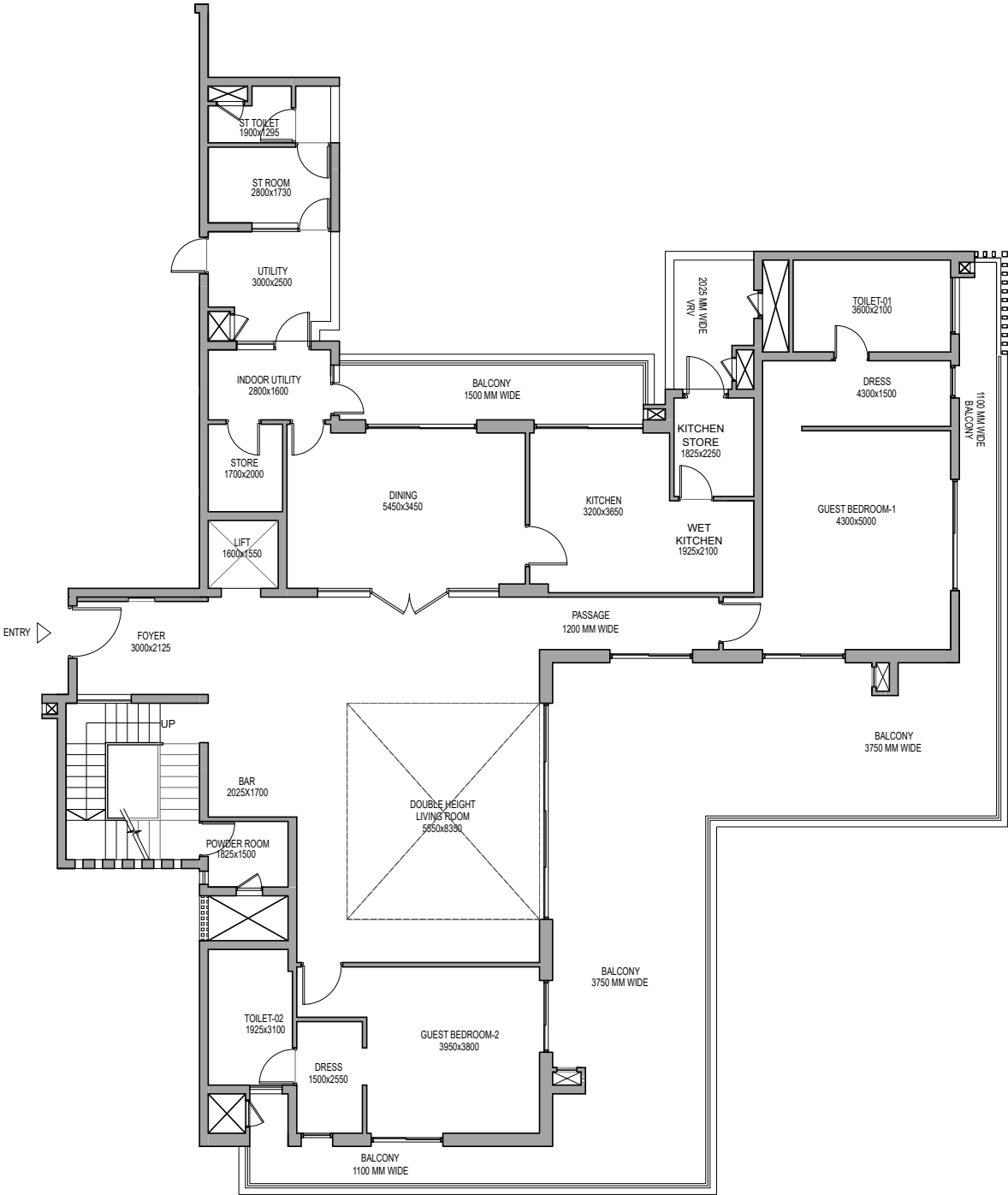
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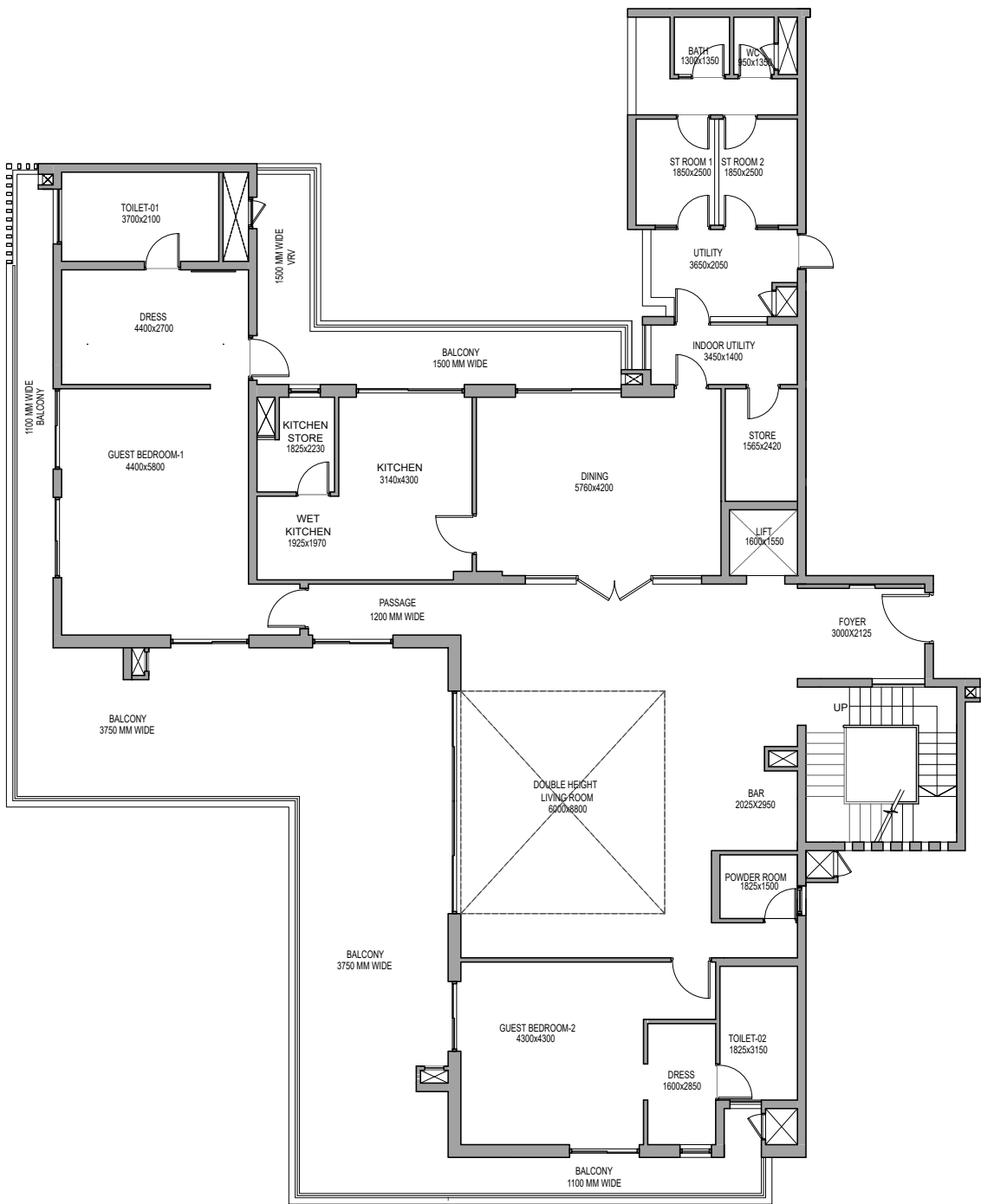
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Skyvilla 1 (level 1)

Tower 2/4

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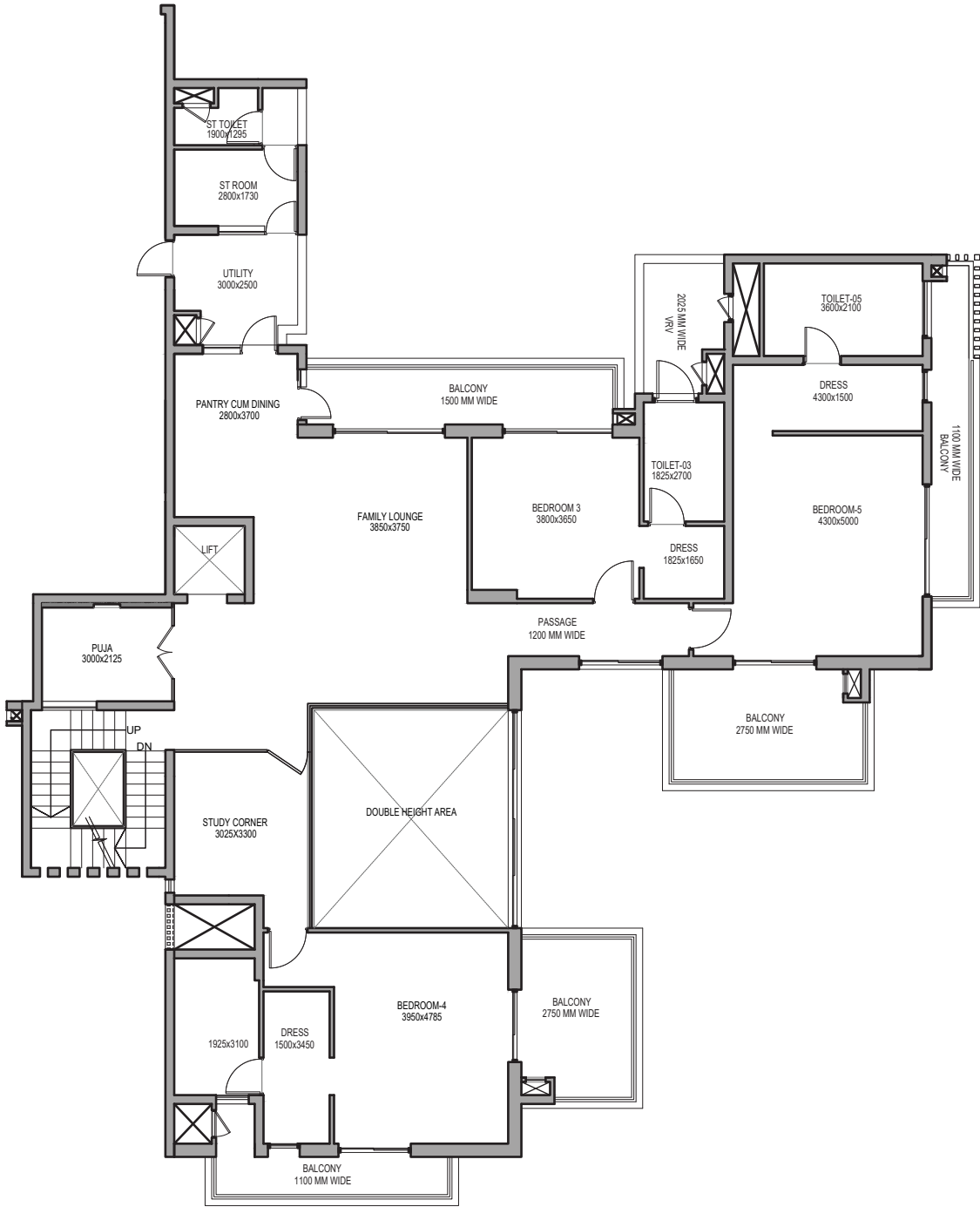


Skyvilla 2 (level 1)

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Tower 2/4

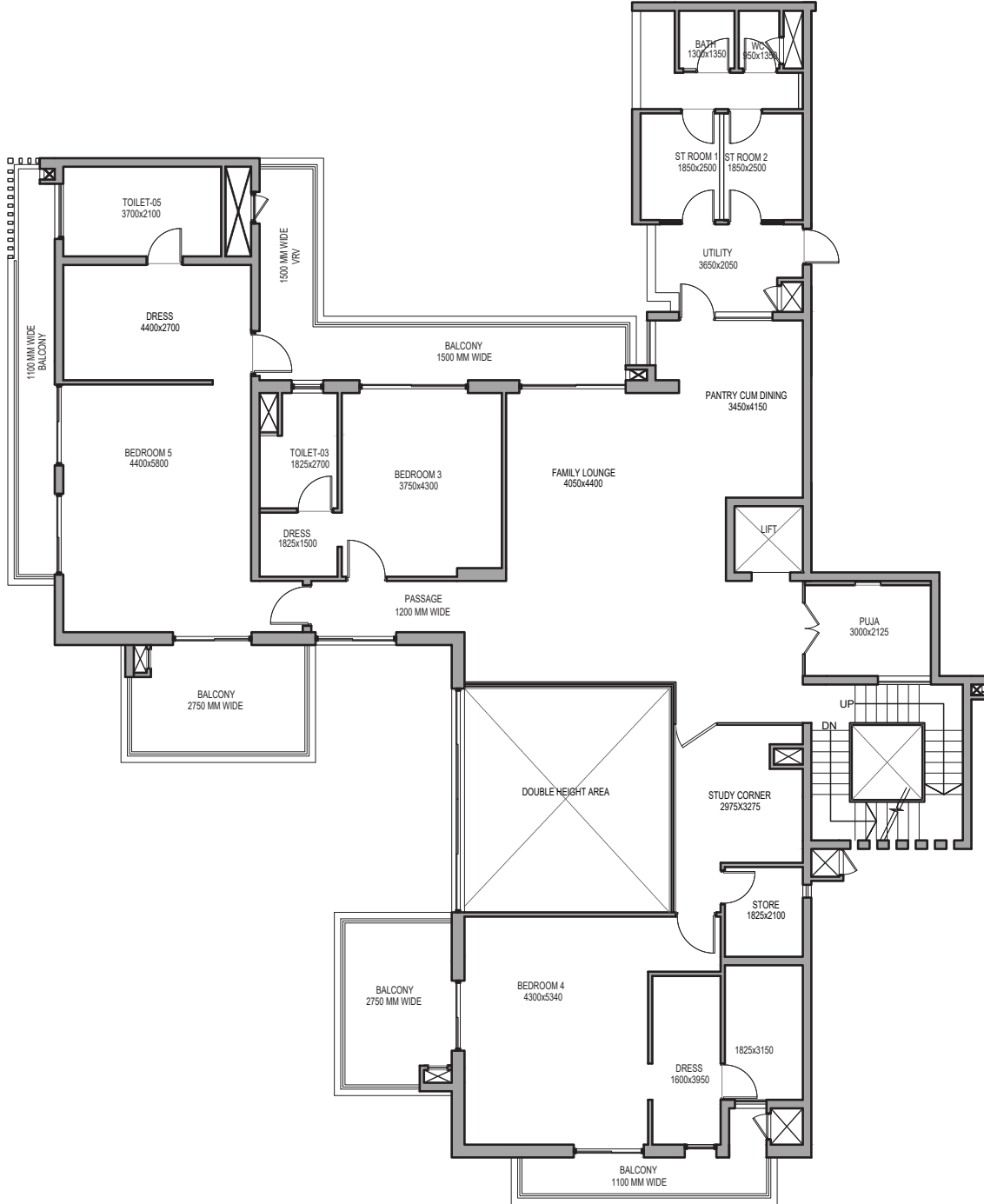
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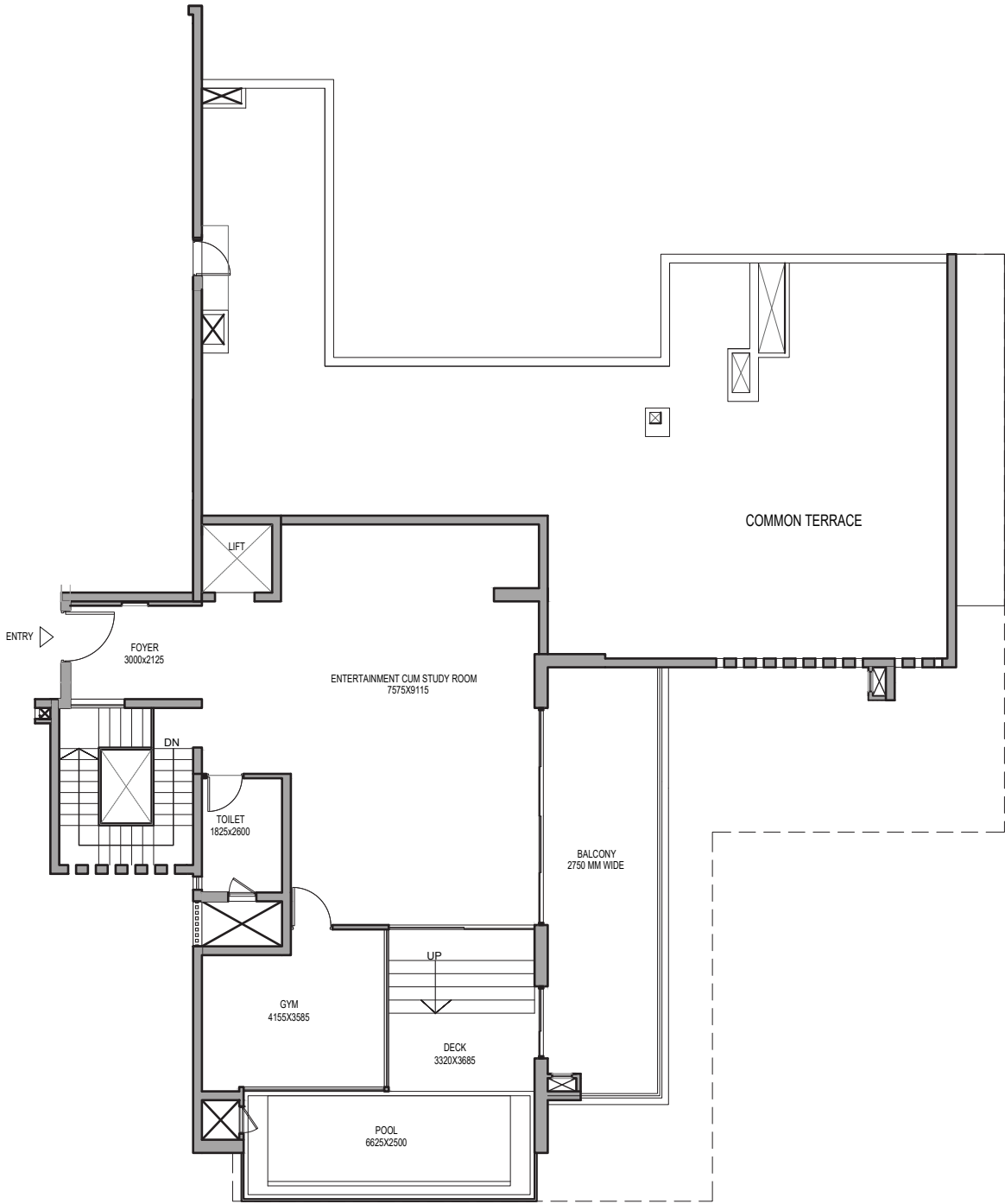


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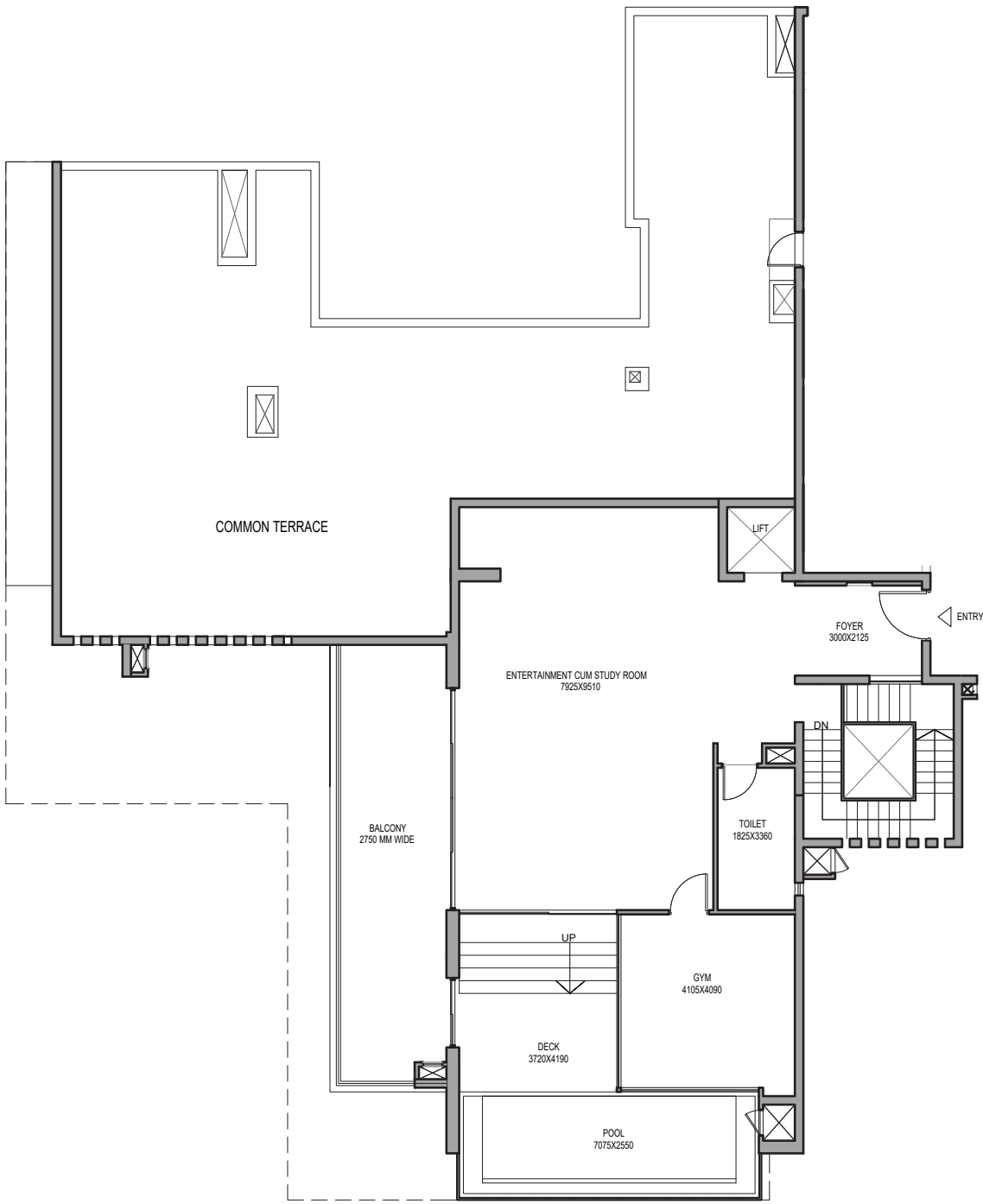
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Skyvilla 1 (level 3)

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*All dimensions are in mm

Seamless Space Adaptability

Experience mindful living at Estate 128, where discreet entrances seamlessly transform spaces for remote work and versatile lifestyles. Embrace a thoughtfully crafted environment that balances practicality and modern aesthetics.



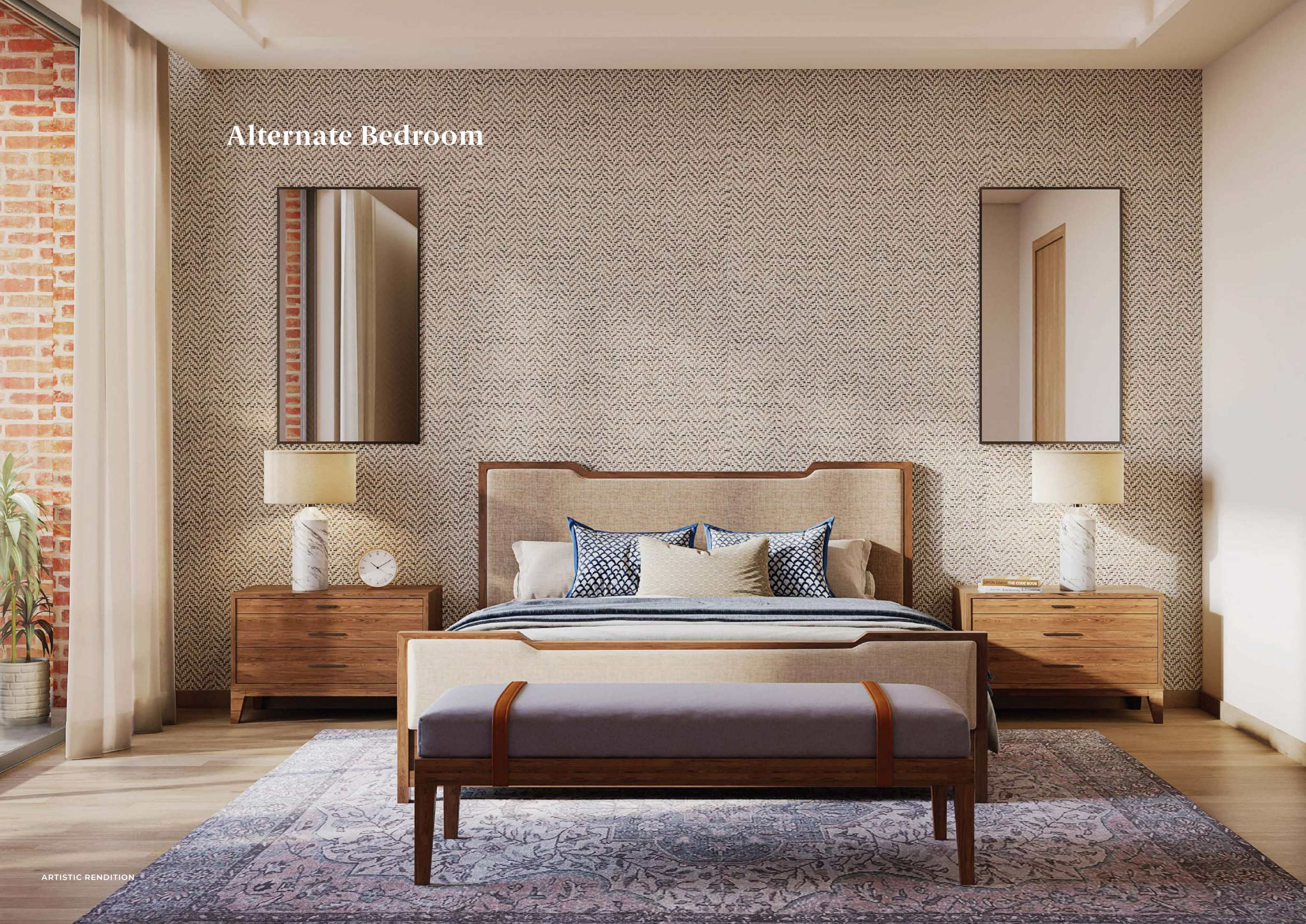
Living Room



Master Bedroom



Alternate Bedroom



Kids Bedroom



Well-Being through Technology

Estate 128 embraces technological advancements, offering residents an advanced living experience. Our home automation system empowers residents to control lighting, temperature, and security for convenience. We implement water metering tech for effective consumption management and provide an IRD parking system for hassle-free parking. We prioritize well-being with an air monitoring system, ensuring a healthy living environment.



Our Services And Service Orientation

Estate 128 has been intricately designed for an unparalleled living experience, prioritizing your security, safety, and comfort at every step.

Exclusive Resident Services

In-Apartment dining

In-apartment events & parties

The Hub at 128 will cater to such requirements

Concierge will help if they wish to arrange an external vendor

Paid Housekeeping service packages

Hourly, Daily, Weekly or Monthly flexible packages

Hospitality team will arrange anytime of upkeep services

On-site laundry vendor/laundromat

Hospitality team will arrange pick-up & retrival from external vendor too

In-Apartment Nurse arrangement

On-site Doctors Bay: Tie-up with a hospital for Doctor Visits

On-call medicines via Concierge

Health Pop-ups with known hospitals/doctors

Emergency Resident Doctor consultation (if any doctors are residing)

On-site car clinic for minor repairs & modifications & accessories

Concierge to assist with insurance companies

Vendor tie-up for daily car wash

Housekeeping service : Mopping, dusting, clothes ironing, etc.

Horticulture Services: In-House Mali preferably

We will have packages for all the above on hourly, weekly & monthly basis

Exclusive Resident Services

Driver: Luxury & Non-Luxury all types of cars.

We will have packages for all the above on hourly, weekly & monthly basis.

Cooks/Chefs : Various cuisines, Expertise-level charges will be levied.

Petcare service: Kennel, Veterinary clinic, Pet Spa & accessories

We will have tie-ups for all the above

Early Learning Centre: Celebrate and nurture children so that they can thrive and meaningfully contribute to making our world a better place. Their curriculum focuses on play and concrete, hands-on learning through diverse engagements such as block building, imaginative play, stories, music and movement, cooking, and trips to explore the world beyond the classroom. Some of the programs are:

First Steps - Age : 2+ years to 4 years

Right Start - Age: 4 years to 5 years

Parent-Toddler Programme - Age: 18 months to 2+ years

Care at Home: Clinical expertise and personalized care provided by a team of trained professionals in the safety and comfort of your homes. It is ideal for those who need assistance for managing their condition or seek convenience in diagnostics and health monitoring. Some of the offerings are:

Home Critical Care

Home Sample Collection

Nursing care

X-ray and ECG at home

Patient Caregiver

Physiotherapy and Rehabilitation



Facts and Spec sheet

Structure	Earthquake Resistant R.C.C. framed structure
Living room & Dining room	
Floors	Imported Marble- Crema Marfil or equivalent
External door & windows	UPVC/Aluminum Frame
Internal walls	Acrylic Emulsion Paint
Ceiling	Ceiling as per design with concealed LED Lights in ceiling and coves
External walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint
Internal doors	Moulded/Laminated Door Shutter
Main door and frame	Designer Flush doors finished with polished laminates and solid teakwood/timber/engineered door frames
Bedrooms	
Floors	Laminated wooden floor
External door & windows	UPVC/Aluminum Frame
External walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint
Internal walls/Ceiling	Cornice + Acrylic emulsion Paint of appropriate colour
Internal doors and frame	Flush doors finished with polished wood veneer and solid teak wood/timber/ engineered door frames
Hardware and Locks	Stainless steel/brass finished hardware fittings for doors and locks of branded makes

Toilets	
Floors	Premium Quality Anti-Skid Tiles
External door & windows	UPVC/Aluminum Frame
Tile cladding	Tiles 7'-0" on all sides
Ceiling	Moisture resistance false ceiling + Acrylic Emulsion Paint
Internal doors	Moulded/Laminated Door Shutter
Internal walls	Acrylic emulsion Paint of appropriate colour
Fixtures and fittings	All provided of standard company make
Kitchen	
Floors	Premium Quality vitrified Tiles
External door & windows	UPVC/Aluminum Frame
Internal walls/Ceiling	Engineered stone or Tiles 2'-0" above counter + OBD Paint
Fixtures and fittings	Modular Kitchen with Granite or engineered stone top & stainless-steel sink
Hardwares	Blum/Hettich or equivalent
Drawers and cabinets	Soft closing bank/ soft close shutters
Miscellaneous	Chimney, Hob, Microwave, OTG, Waste Crusher of approved make
Balcony	
Floors	Anti-skid Tiles
External Walls	Combination of Brick tile Cladding + External Grade Weather Resistant paint of appropriate colour
Railings	MS railing as per design

Sanitary Ware & C.P fittings	
Premium sanitary fixtures of American Standard/Toto or equivalent, all chrome plated fittings to be of Grohe/Kohler or equivalent Bathtub in master toilet. Glass partitions in shower area of all toilets	
Others	
Centralized heat pump	Heat pump of approved make provided in each unit for hot water supply to toilets and kitchen
HVAC	VRV/VRF AC system in living and dining room and High Wall Split AC in bedrooms
Electrical	All electrical wiring in concealed conduits; provision for adequate light and power points. Telephone and T.V. outlets in living, dining, and bedrooms; moulded modular plastic switches and protective MCBs
Wardrobes	Stylish modular wardrobe with highest standard hardware of Blum, Hettich or equivalent
Plumbing	As per standard practice, all internal plumbing in CPVC/Composite All external in UPVC
Home automation	Home Automation with Application Control Video door phone and smart door lock. Lighting, Fan and AC control with ON-OFF function in all the rooms. Gas leakage in kitchen and occupancy sensors in washrooms

Habitat For Humanity

The dedication to community welfare remains unwavering at Estate 128. In the aftermath of the global pandemic, the importance of extending a helping hand has been highlighted profoundly. It paved the way for our contribution to "Habitat for Humanity", a renowned nonprofit organization ardently devoted to community betterment.

This association materializes Max Group's initiative to positively impact secure housing availability for marginalized families in Rewari, one of the districts in National Capital Region (NCR). We believe in complementary growth for those in need as we help elevate the quality of your life and bring in considerable and transformative change towards a healthier living environment.





Disclaimer

Max Estates Ltd. (CIN No. U70200PB2016PLC040200) is having its Corporate office at Max Towers, L-20, C-001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Noida UP 201301 & Registered office at 419, Bhai Mohan Singh Nagar Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab 144533. Max Estates Ltd. is the promoter of **Max Estates 128 Pvt. Ltd.** (CIN No. U55101DL2006PTC151422) Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi 110020).

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1 sq. m. is equal to 10.76 sq. ft. 1 acres is equal to 4046.86 sq. m.



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FOR ESTATE 128

U.P. RERA Registration No: UPRERAPRJ446459

For more details refer to project information
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Collection Account for Estate 128: "Max Estates 128 Private Limited Collection A/c for Estate 128" ICICI Bank Ltd., Sector 18, NOIDA, IFSC Code ICIC0000031, Account No. 003105042349



FOR ESTATE 128-II

U.P. RERA Registration No: UPRERAPRJ294911/12/2024

For more details refer to project information
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Collection Account for Estate 128-II: "Max Estates 128 Private Limited Collection A/c for Estate 128-II" Standard Chartered Bank, K-3 Brahm Datt Tower, Sector 18, NOIDA - 201301, IFSC Code SCBL0036024, Account No. 53005090207