

ESTATE

128

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128



Real wellbeing begins at home

Estate 128, located in Sector 128, Noida is designed with the utmost attention to detail, evidently visible in its contemporary architecture and design philosophy, and is crafted with the wellbeing 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. With over 80% open spaces in the midst of the bustling cityscape, it invites you to embark on a journey of wellbeing like no other.



- ◆ 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
- ◆ Kids play area and many more outdoor and indoor amenities



¹ The Hub @ Estate 128 admeasures ~ 4273.5 sq. mtr. and encompasses the club and sports complex (indoor and outdoor)
² Future development of Group Housing is subject to FAR being available on purchasable basis as and when approved by the relevant competent authority or Government.



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.

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. Separate passenger & service access for privacy & utility
9. Two units to a core to avoid crowding

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.



THE DECK SUITE

with expansive 3.75 decks, for a bespoke private outdoor experience

Carpet Area:

221 sq.m. / 2381 sq.ft.



THE TERRACE SUITE

with expansive 3.75 decks, for a bespoke private outdoor experience

Carpet Area:

264 sq.m. / 2840 sq.ft.

1. Unique wraparound decks
2. Blend of indoor and outdoor living rooms
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. Separate passenger & service access for privacy & utility
9. Two units to a core to avoid crowding



LiveWell at Estate 128

At Max Estates, the wellbeing of all our stakeholders is at the core of our ideology. We call this the LiveWell & WorkWell philosophy - a vision to positively enhance every life we touch.

Estate 128 has been designed with meticulous attention paid to every element. We're determined to create a unique confluence of spaces that enable holistic wellbeing across physical, social, emotional, and environmental aspects of wellness.



Physical Wellbeing: Designed to promote movement, with minimal surface vehicular circulation and abundant sports amenities



Emotional Wellbeing: ~7 acres of open green space to allow you to rejuvenate in nature, even in the bustling cityscape



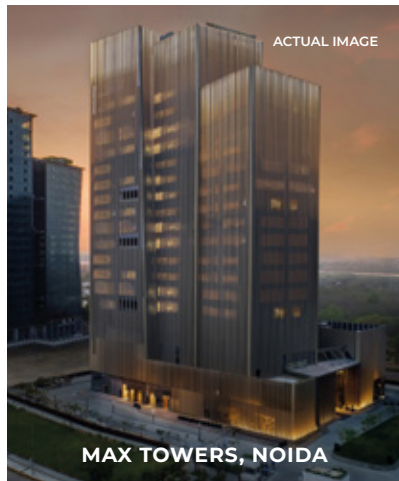
Social Wellbeing: Designed for engagement and interaction, with amenities like all day dining and open cabanas, to foster a like-minded community



Environmental Wellbeing: Designed with sustainable practices at the forefront, from sourcing to execution

Headquartered in Noida, Max Estates is the real estate development arm of the Max Group. Max Estates aspires to build sustainable developments anchored in wellbeing. Our focus on wellness permeates the entire process, from design to execution and operations, leading to an unparalleled experience for our users. Our developments personify our wellness orientation, and bring our philosophies to life with focus on sustainability and design-led customer experience.

Our *WorkWell* experiences - Max Towers and Max Square in Noida, and Max House in Okhla, have received green building certifications from prominent bodies like IGBC and LEED, and are some of the most premium commercial developments in Delhi NCR. Our boutique *LiveWell* experience in Dehradun, 222 Rajpur, is occupied by discerning users looking for a life of tranquility and privacy, at the edge of the Malsi forest.



Our LiveWell and WorkWell Experiences



To begin your LiveWell journey, connect with us at www.maxestates.in/estate128 or call +918447128128
Site address: Plot No. - TS-02 at Jaypee Greens Wishtown, Sector 128, Noida, Gautam Buddha Nagar, Uttar Pradesh, Pin -201304



Max Estates Limited (CIN no. U70200PB2016PLC04200) is having its Corporate office at Max Towers, L-15, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 20130 & Registered office at 419, Bhai Mohan Singh Nagar Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab 144533. Max Estates Ltd. is the promoter of Max Square Ltd. and Max Estates 128 Pvt. Ltd.

*Max Square is owned by : Max Square Ltd., having its Registered office Address at : Max Towers, L-12, C- 001/A/1, Sector- 16B NOIDA UP 201301, CIN : U70200UP2019PLC118369. It's Occupation Certificate has been received on 25.2.2023. Spaces at Max Square are available for rent and no sale of space is being advertised in said building.

The Project 'Estate 128' is registered with the UP RERA with registration no. UPRERAPRJ446459. Please refer to project details on the website of UP RERA www.up-rera.in prior to making any decision. The promoter of Estate 128 is Max Estates 128 Pvt. Ltd. (CIN no. U55101DL2006PTC151422) having its Corporate office at Max Towers, L-15, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 20130 & Registered office at Max House, 1, Dr. Jha Marg, Okhla, New Delhi 110020.

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