



TL

THE LUTYENS

LUXURY RESIDENCES



WHERE
LIFE
UNFOLDS

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A PROJECT OF



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ADVANCING WITH FLAWLESS IMPLEMENTATION & A STEADFAST DEDICATION

MDB GROUP, also known as Metro Developers & Builders, is a prominent player in the real estate development sector. With our consistent performance, we have become a pioneer in the residential and commercial domains, constantly setting new standards. MDB GROUP is dedicated to providing projects with breathtaking views, convenient access to key locations, thoughtful design, and spaciousness, all while ensuring that delivery is completed at an unprecedented speed. The facilitation service of MDB GROUP is committed to revolutionizing realty and infrastructure projects by delivering state-of-the-art developments that meet the highest standards.

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DESIGNED TO CHERISH FOREVER

The Lutyens is a residential marvel that exudes sophistication and class. Its visually striking towers boast grand entrances and beautifully landscaped surroundings, with high-speed elevators readily available to transport you to your abode, promising exclusivity and luxury.

One of the greatest gifts you can give your child is the joy of playing outdoors with friends, surrounded by lush greenery, games to play, and refreshing swimming pools to dive into. At Lutyens, you can recreate these cherished childhood memories for your little ones with creatively designed, sprawling gardens that offer a magical haven for children, complete with flower gardens, mazes, games, and vast open spaces to explore. While the charming pavilions, rooftop pool, serene lotus ponds, and tree-lined pathways offer you an idyllic atmosphere to relax, rejuvenate, and socialize with friends.

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**CONVENIENCE
& SERENITY
FIND THE PERFECT
BALANCE HERE**



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PROJECT AREA
6.5 ACRES

TOWERS
6

CAR PARKING PER
APARTMENT
2 CARS

GREEN COVER
2.5 ACRES

TOTAL FLOORS
S+20

RECREATIONAL
AMENITIES
30+

CLUB AREA
12000 SQ.FT.

APARTMENTS
331



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FEATURES



Electric Vehicle (EV)
Rapid Charging Stations



Open-Air
Mini Theatre



Comprehensive 3-Tiered
Security System



Distinctive Landscaping
& Water Features



Golf Carts within
the Premises



Fast & Secure
High-Speed Elevators



Dedicated Badminton
Court



Elegant Tennis
Court



Dynamic Basketball
Court



Round-the-Clock
Ambulance Service



Convenient
Utility Shops

Grocery, Housekeeping, Fruits & Vegetables



Pet-Friendly
Zone

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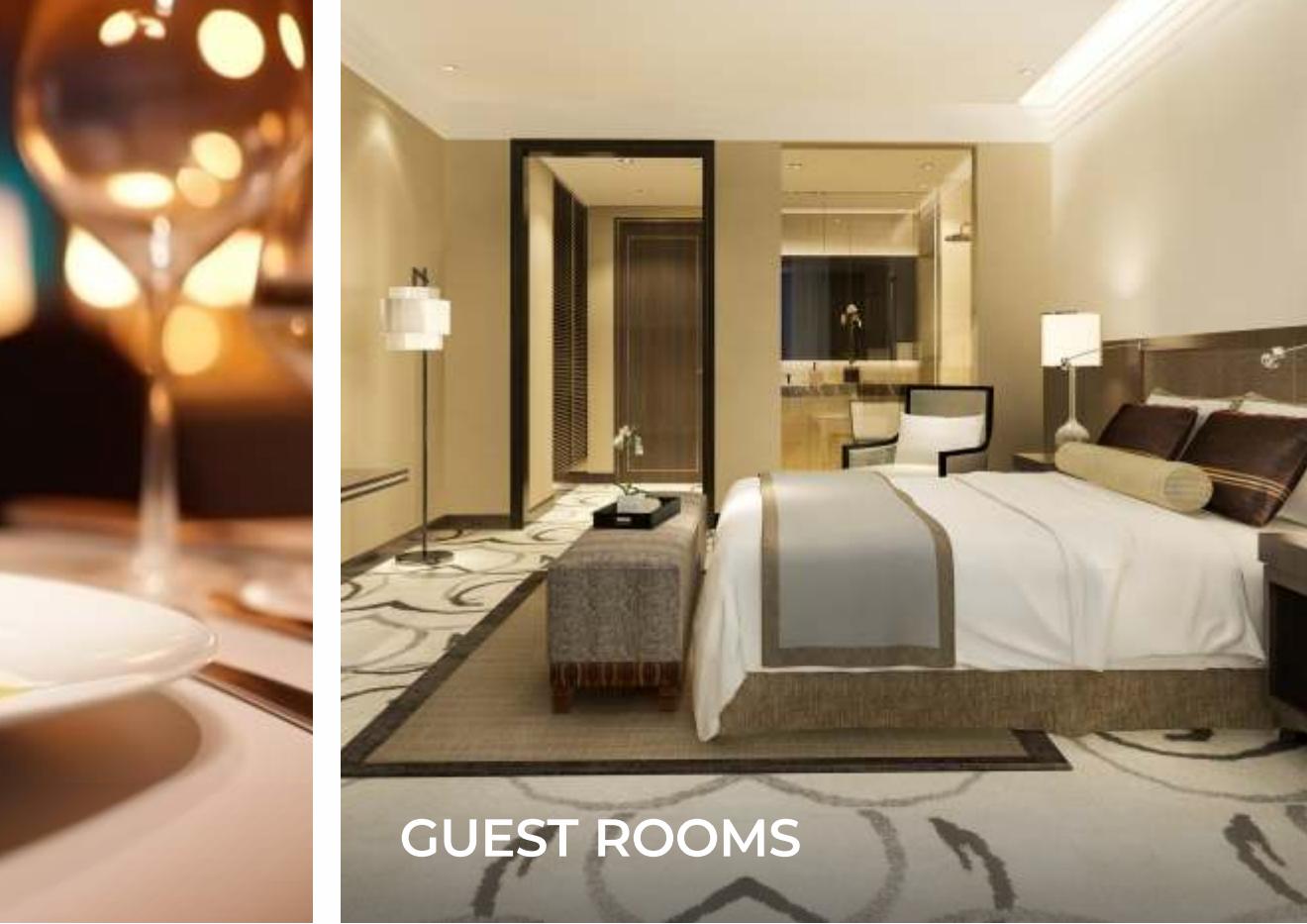
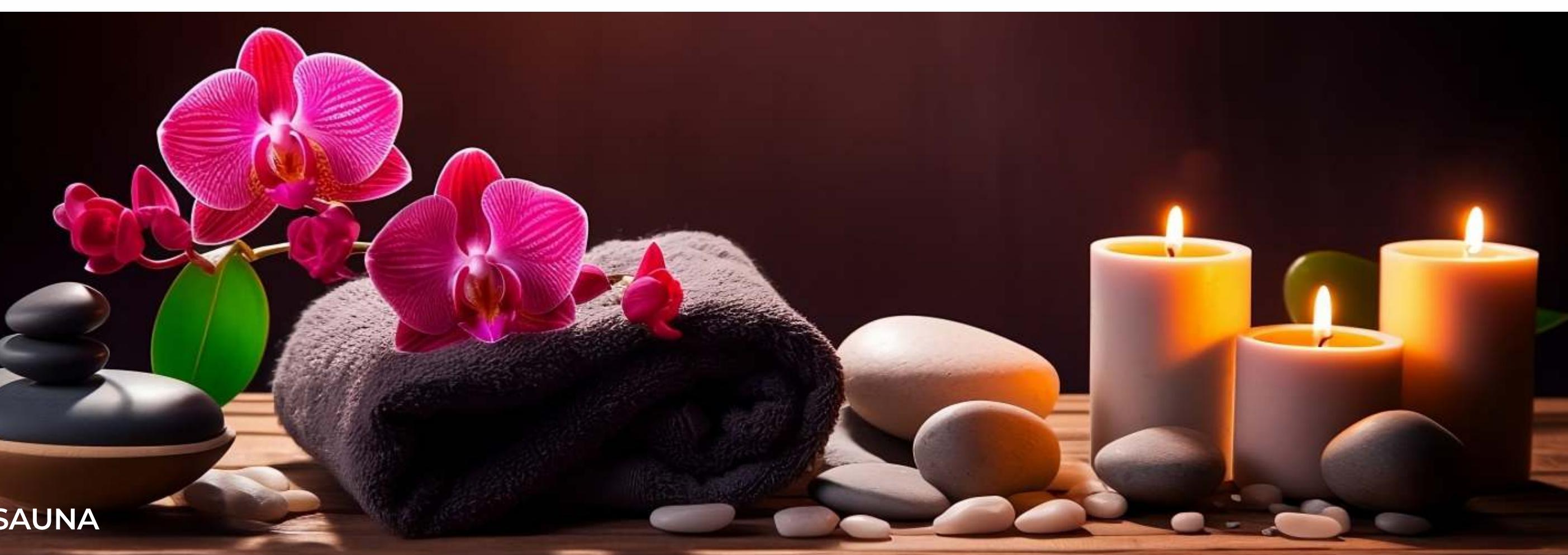
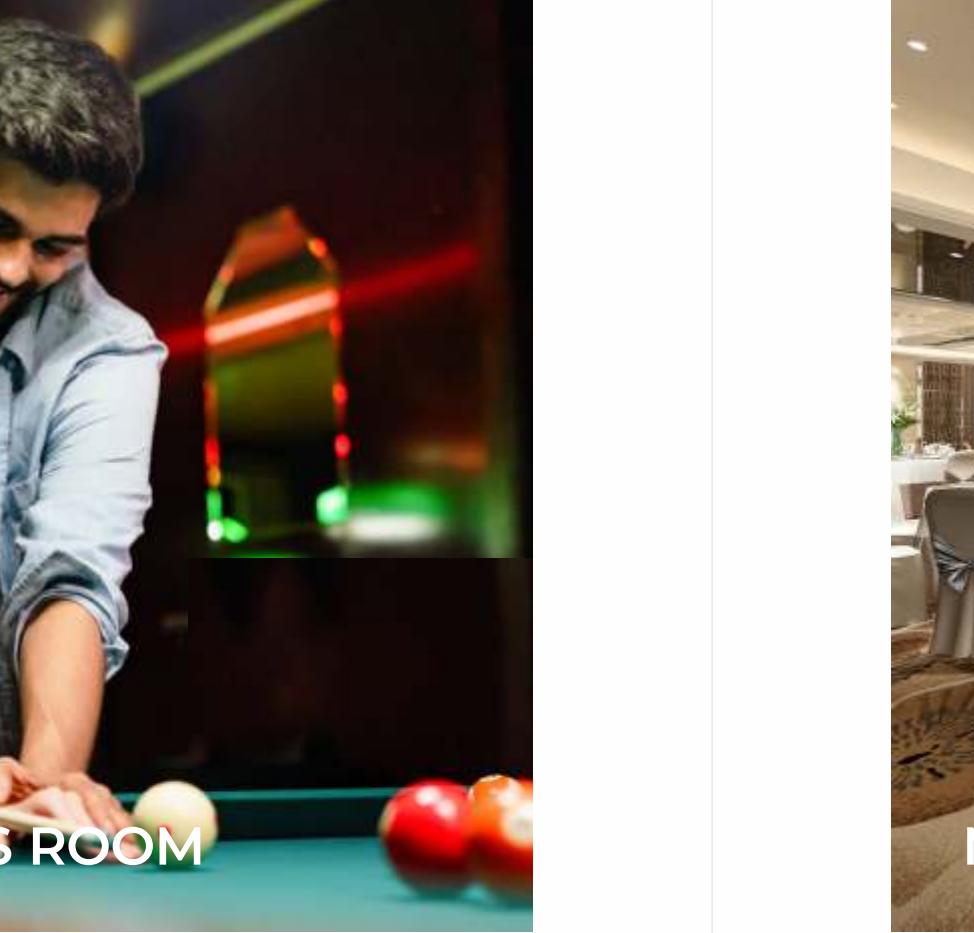
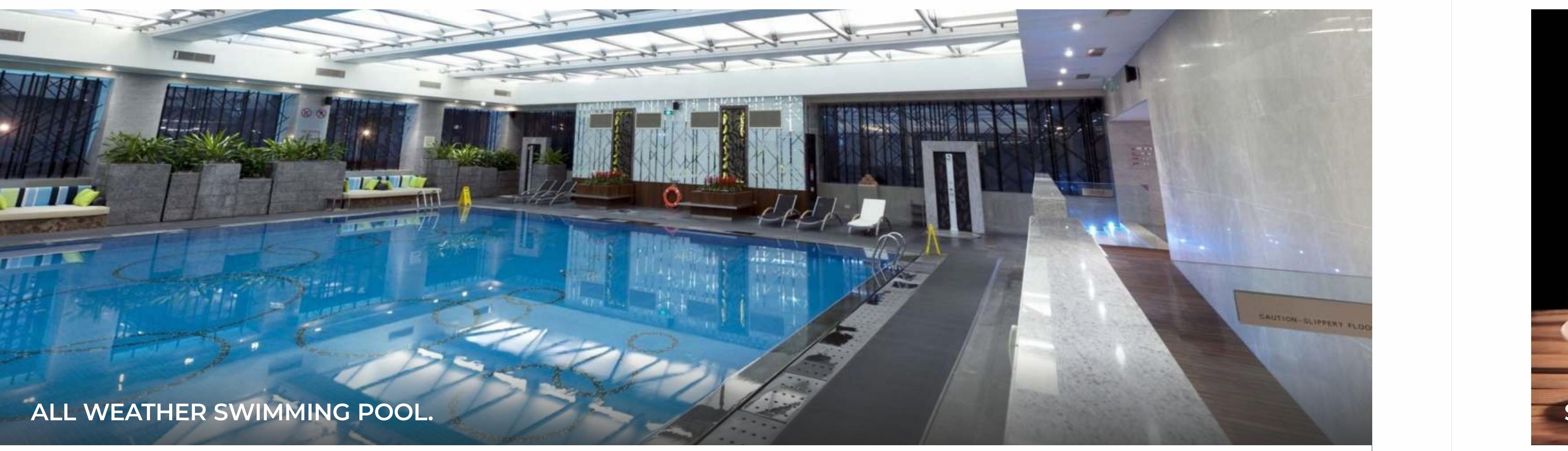
12000 SQ. FT. STATE OF THE ART CLUBHOUSE

Discover a world of lavish leisure at our exceptional 12,000 square-foot state-of-the-art clubhouse. Nestled in the heart of our prestigious community, this extraordinary facility is designed to redefine the essence of upscale living. Immerse yourself in a realm of unparalleled luxury and indulgence, where cutting-edge amenities harmonize seamlessly with sophisticated aesthetics. This clubhouse embodies an oasis of opulence for our esteemed residents. Elevate your lifestyle and embrace the epitome of refined elegance within the realms of our meticulously curated sanctuary.

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KIDS PLAYING AREA (CRECHE AREA)

Welcome to a wonderland designed just for our young adventurers! Our kids' play area and creche, brimming with vibrant colors and delightful surprises, await the giggles and laughter of our little ones. The play area is a haven of imagination, where slides spiral into a world of make-believe and swings soar to new heights of joy. Our dedicated creche provides a safe and nurturing space for kids to learn and play under the attentive care of our trained staff. Here, friendships blossom, creativity thrives, and endless smiles light up the day, ensuring parents have peace of mind.

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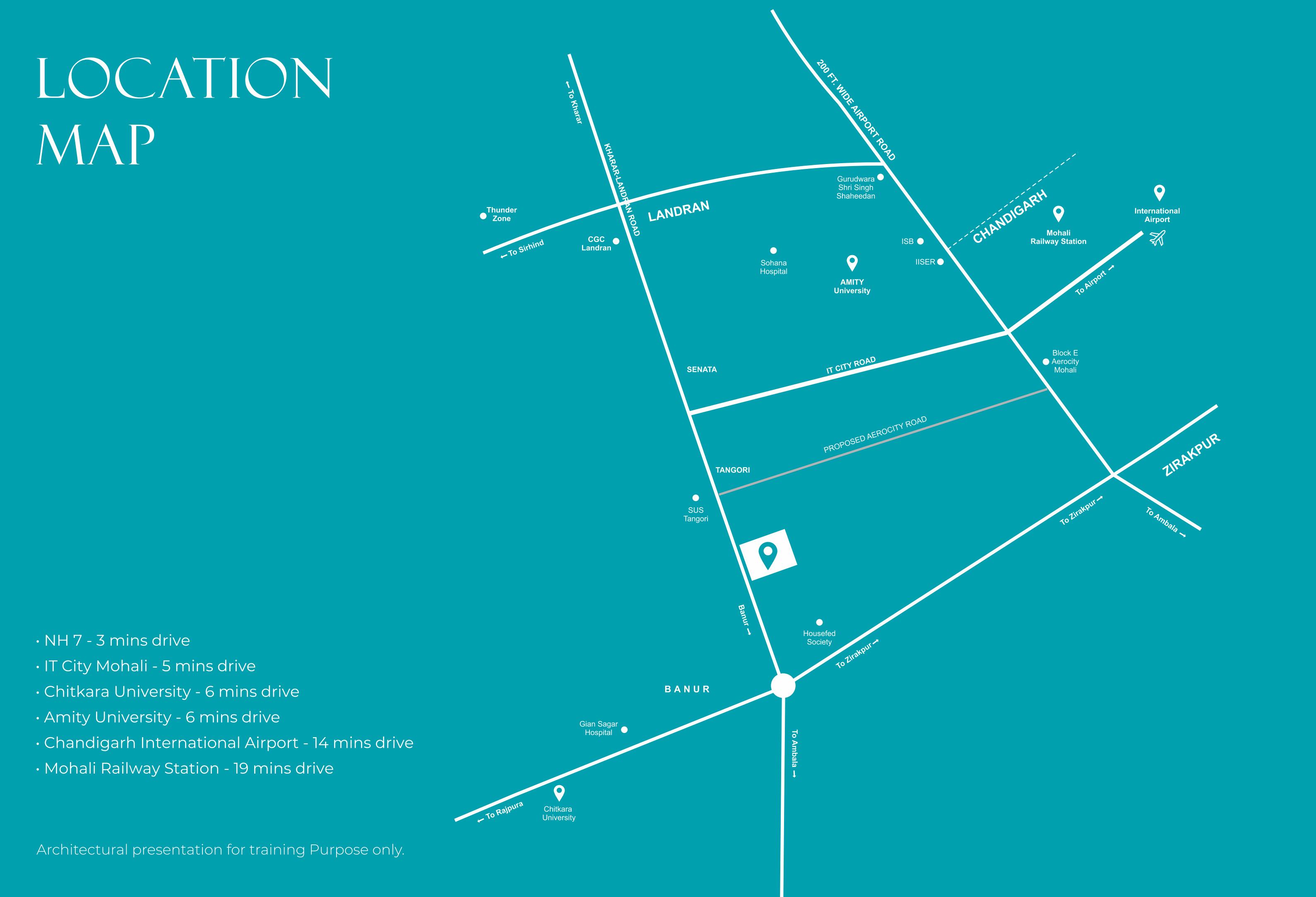


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LOCATION MAP

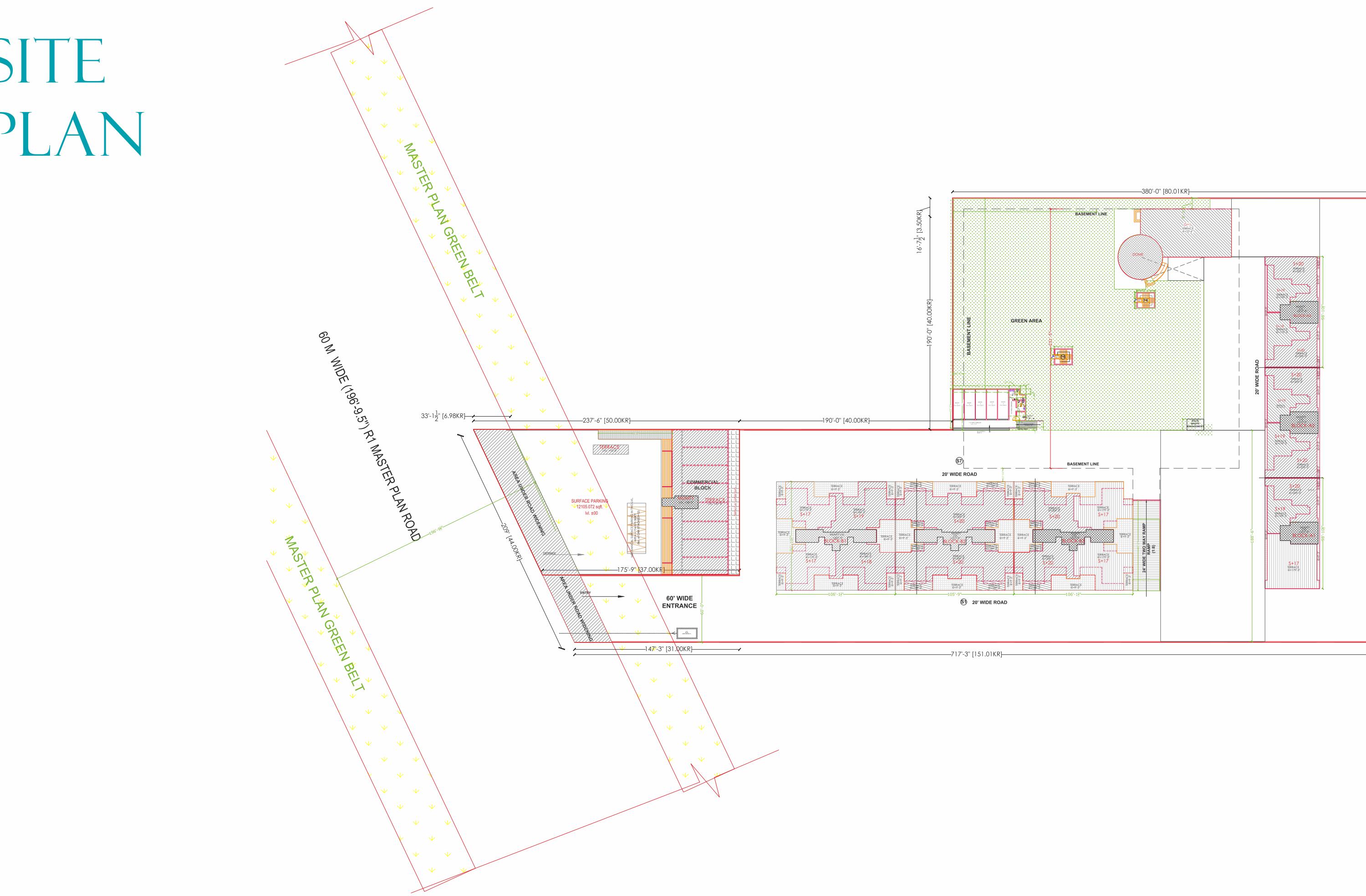
- NH 7 - 3 mins drive
- IT City Mohali - 5 mins drive
- Chitkara University - 6 mins drive
- Amity University - 6 mins drive
- Chandigarh International Airport - 14 mins drive
- Mohali Railway Station - 19 mins drive

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SITE PLAN

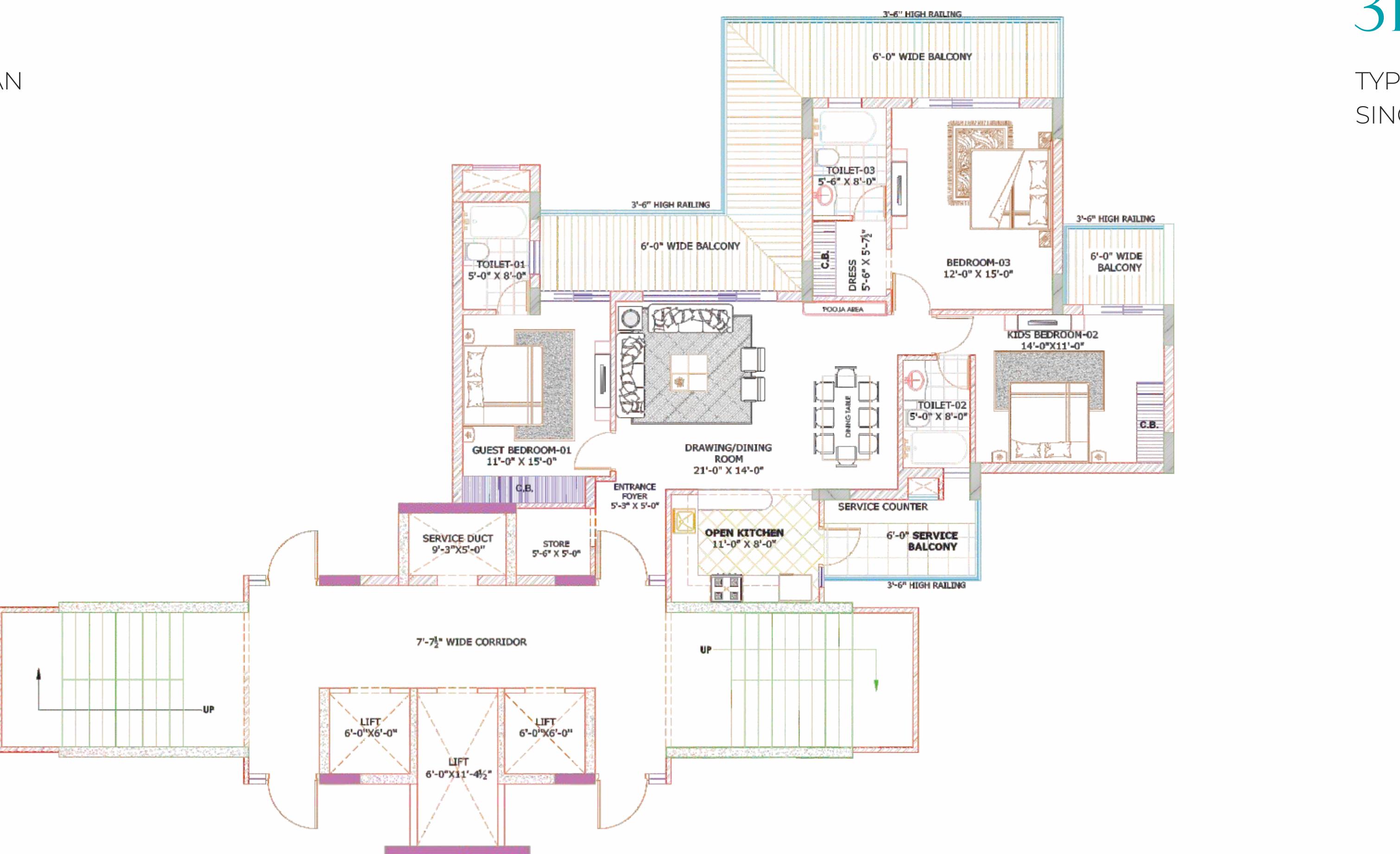
1



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3BHK

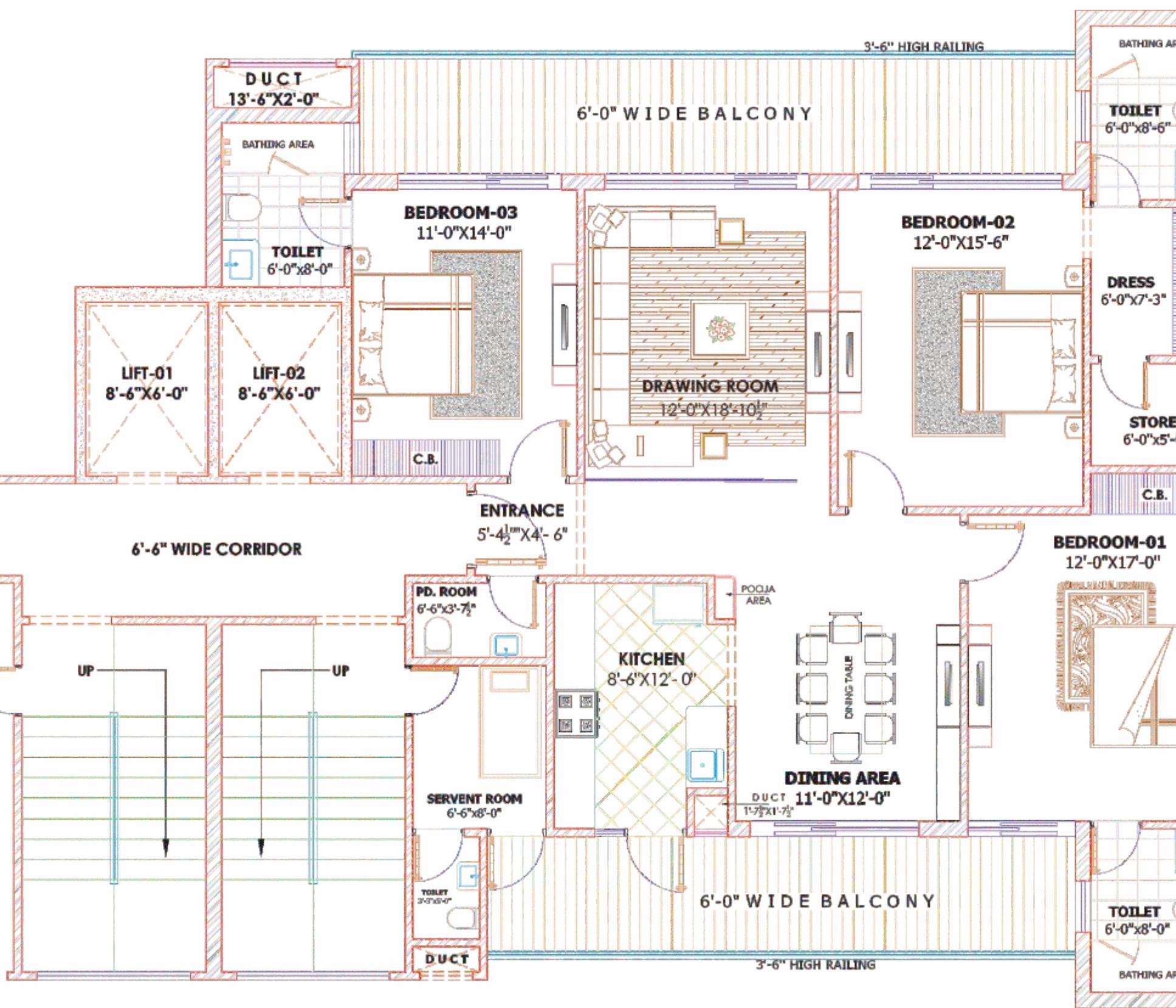
TYPICAL FLOOR PLAN
SINGLE UNIT



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3BHK+SERVANT ROOM

TYPICAL FLOOR PLAN
SINGLE UNIT



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DEEP-ROOTED IN VALUES
AND COMMITMENT TO
DELIVER THE BEST





THE LUTYENS
NH-205A, Banur-Landran Road
Near IT City, Mohali, Punjab - 140601