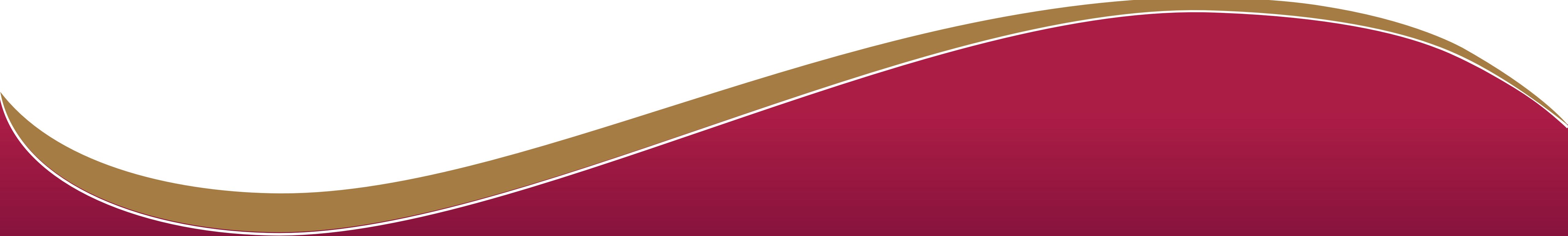




ELITE OASIS

3 & 4 BHK Luxury Residences in Gomti Nagar Extension, Lucknow



EMAAR
INDIA

EMAAAR

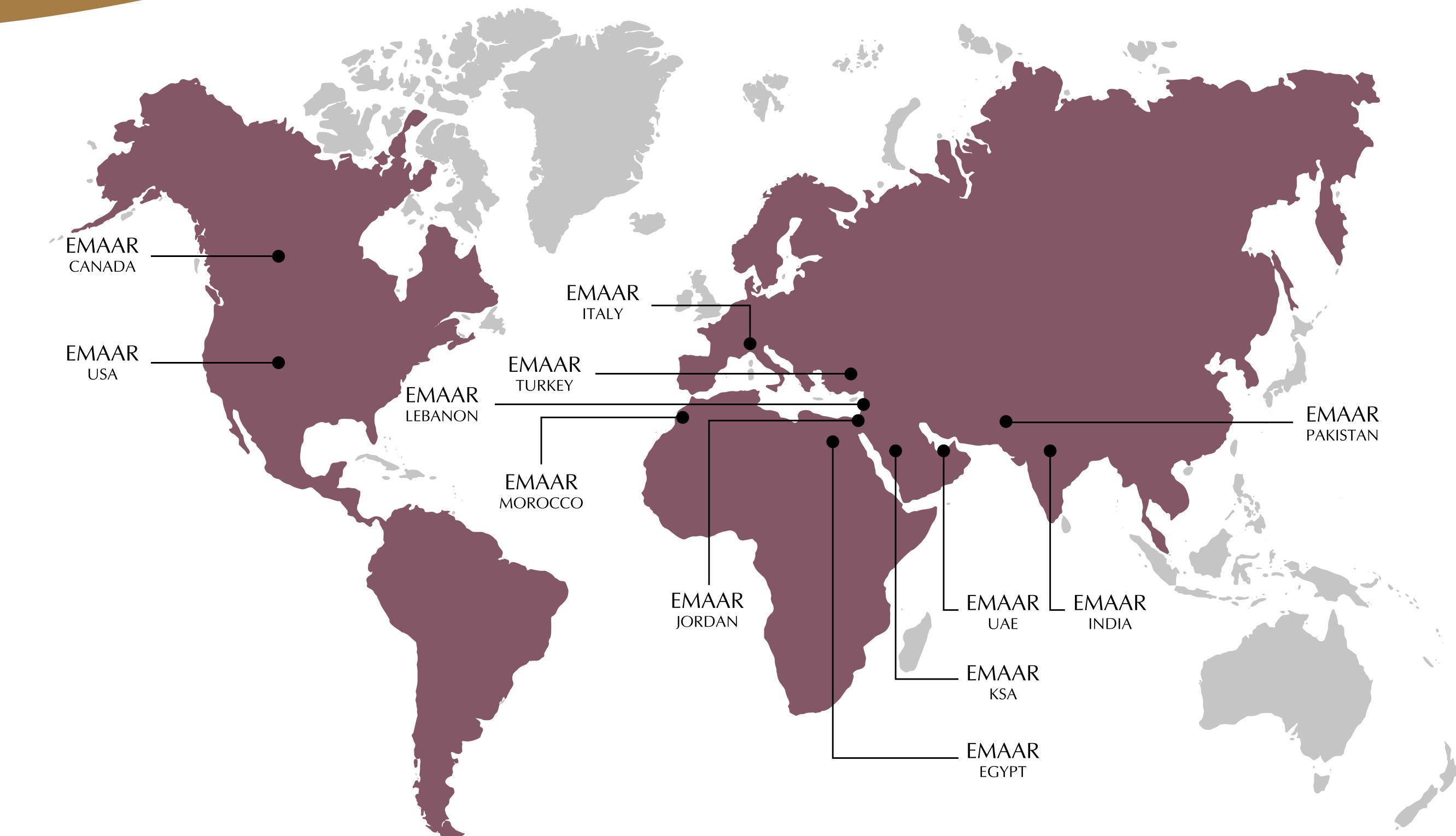
Shaping Lifestyles

One of the most valuable and admired real estate group worldwide, Emaar has proven competencies across a myriad of portfolios, Commercial, Residential, Retail, Hospitality and Leisure. Emaar is a well-recognised name, known for its iconic assets in Dubai and other International markets.



A HISTORY OF GROWTH

Since 1997, Emaar has been a pioneer in the real estate revolution. We have been shaping skylines and lifestyles worldwide with vibrant residential and business communities. In just over 2 decades, our portfolio has reached 12 countries across the Middle East, Africa, Asia, Europe and North America.



OUR ICONIC PROJECTS IN DUBAI



Burj Khalifa



Emaar Beachfront



Dubai Marina



Dubai Creek Harbour



Dubai Mall

EMAAR INDIA AT A GLANCE



A Legacy Built Nationwide.

25,000+ HOMES DELIVERED



21 GROUP HOUSING PROJECTS



6 INTEGRATED TOWNSHIPS



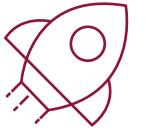
22 COMMERCIAL DEVELOPMENTS

VISION FOR THE FUTURE.

Driven by Purpose. Designed for Growth.



Reference Image



9 Project Launches
Lined Up

For internal use only. Not for circulation



₹2,000 Cr Planned
Investment in Mumbai
(Next 6–7 Years)*



10 Million Sq. Ft. in
Planned Development
(Next 2 Years)**

OUR LAUNCHES: WHERE VISION MEETS REALITY

Design-Led. Detail-Rich. Destined to Impress.



EBD 83 | Sold Out



Urban Oasis | Sold Out



Amaris | Sold Out

Jaipur Greens Savana
Sold Out



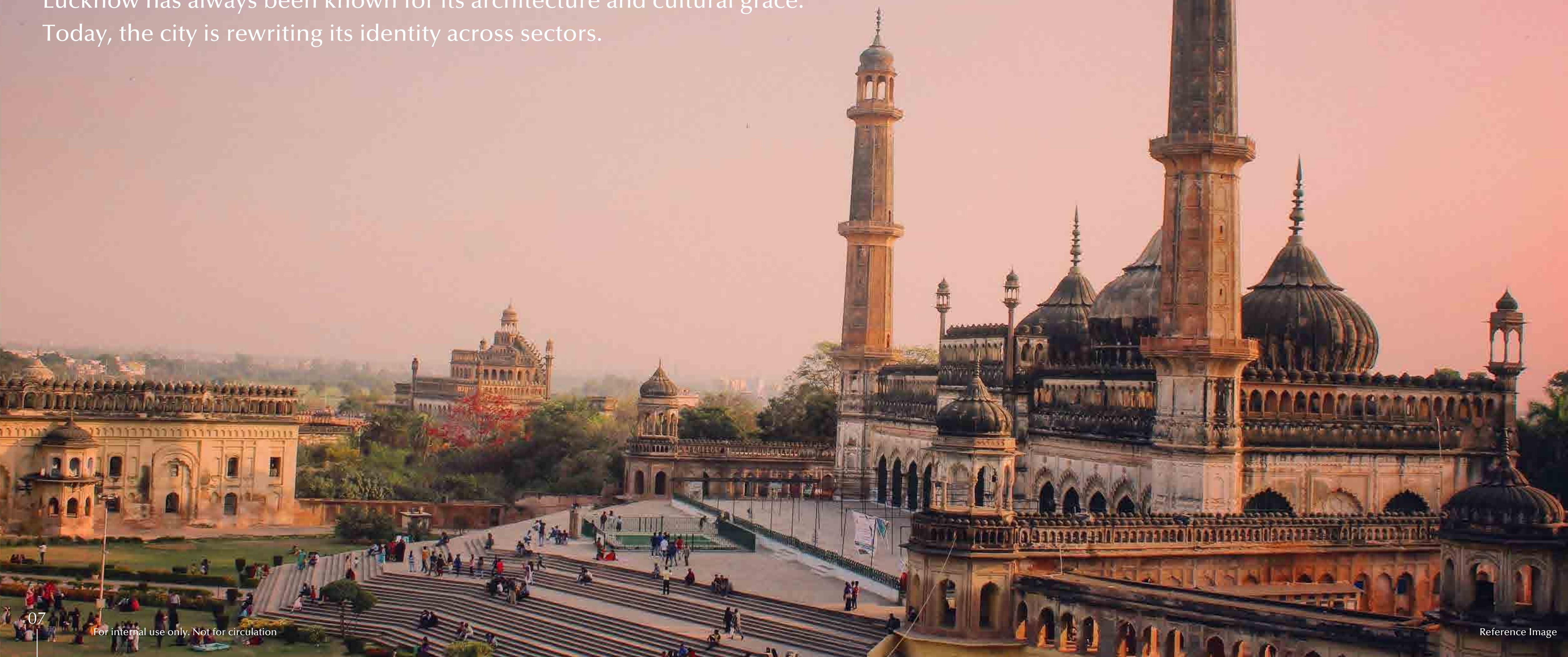
Casa Venero



Mohali Hills | Sold Out

OUR NEXT CHAPTER UNFOLDS IN THE CITY OF NAWABS: LUCKNOW

Lucknow has always been known for its architecture and cultural grace.
Today, the city is rewriting its identity across sectors.



INFRASTRUCTURE

- Chaudhary Charan Singh Airport enhances global reach with Terminal 4.^a
- U.P. Govt. invests ₹1,050 cr in 4 new expressways linking Ayodhya, Kanpur, Agra, and other major cities in the state.^b



Reference Image

ECONOMY & INDUSTRY

- Deloitte and Genpact's entry into Lucknow reinforces its rise as a business hub.^c
- UP Govt to invest ₹5 Trillion in Lucknow-SCR, developing six districts with industry, housing & infrastructure in two years.^d



Reference Image

EDUCATION

Top institutions like IIM Lucknow, SGPGIMS, King George's Medical University expanding the city's social fabric.



Reference Image

^ahttps://timesofindia.indiatimes.com/india/pm-modi-inaugurates-terminal-t3-of-chaudhary-charan-singh-international-airport/amp_articleshow/108370375.cms

^b<https://www.hindustantimes.com/cities/lucknow-news/ups-road-network-to-expand-with-1-050-cr-for-4-new-expressways-101740078826422.html>

^c<https://timesofindia.indiatimes.com/city/lucknow/lucknow-emerging-it-hub-as-tech-firms-set-base-in-city/articleshow/120834094.cms>

^dhttps://www.business-standard.com/economy/news/uttar-pradesh-govt-plans-to-invest-rs-5-trillion-to-develop-lucknow-scr-124072900958_1.html

LUCKNOW IS NO LONGER JUST RICH IN CULTURE. IT'S RICH IN OPPORTUNITY.

- Lucknow saw a 48% YoY rise in property sales value in Q1 2025*
- Lucknow has shown the highest YoY appreciation amongst the Tier-2 cities in Northern India**
- Gomti Nagar Extension saw a strong YoY growth of 17.3% from 2022 to 2023#



*<https://timesofindia.indiatimes.com/top-15-tier-2-cities-see-6-growth-in-home-sales-value-in-q1-2025/articleshow/121824152.cms>

**Source: <https://www.moneycontrol.com/news/business/real-estate/india-s-tier-ii-cities-outpace-metros-in-property-appreciation-deliver-strong-roi-13241764.html>

#<https://www.constructionweekonline.in/business/skyrocketing-real-estate-prices-in-lucknow-in-q3-geetanjali-homestate>

FROM THE MAKERS OF BURJ KHALIFA,
PRESENTING EMAAR'S FIRST HIGH-RISE IN LUCKNOW.

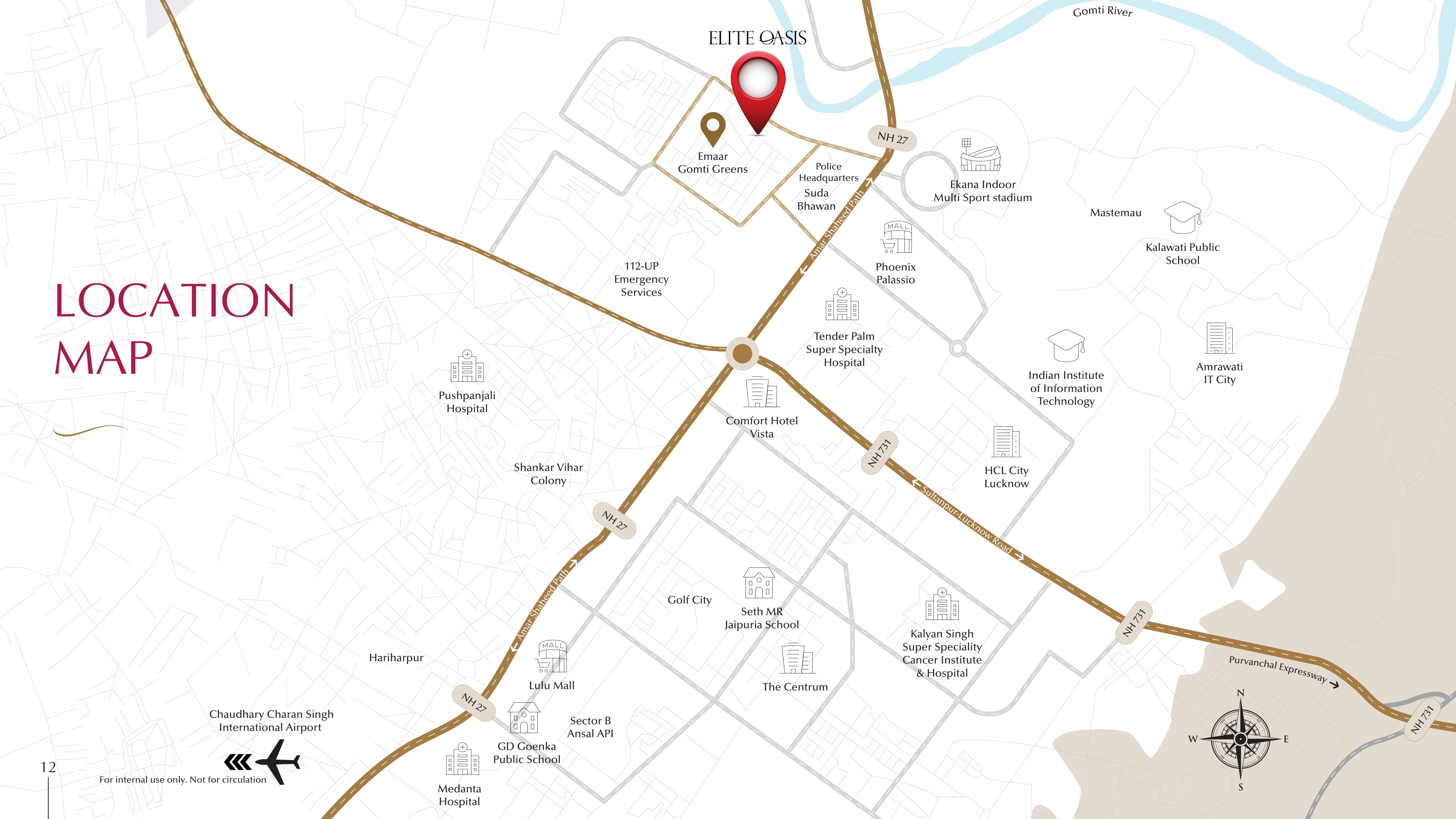


ELITE OASIS

3 & 4 BHK Luxury Residences in
Gomti Nagar Extension, Lucknow



LOCATION MAP



WITHIN EASY REACH



ENTERTAINMENT AND LUXURY HOSPITALITY INFRASTRUCTURES

Phoenix Palassio

1.3 KM



Fairfield by Marriott

8.6 KM



Renaissance Lucknow Hotel

9.8 KM



Lulu Mall

6.0 KM



Hyatt Regency

9.8 KM



Taj Hotel

9.9 KM



WITHIN EASY REACH



SPORTS AND RECREATION INFRASTRUCTURES

Bharat Ratna Shri Atal Bihari Vajpayee
Ekana International Cricket Stadium

1.3 KM



Ekana Indoor Multi Sports Stadium

1.5 KM

WITHIN EASY REACH



TRANSPORT INFRASTRUCTURES

Inter State Bus Terminal

16.8 km



Gomti Nagar Railway Station

10.2 KM

Chaudhary Charan Singh
International Airport

17.7 KM

Charbagh Railway Station
14.0 KM

WITHIN EASY REACH



MEDICAL INFRASTRUCTURES

Kalyan Singh Super Speciality
Cancer Institute & Hospital

6.1 KM

Apollo Medics Super Speciality Hospital

8 km

Nova Hospital

1 KM



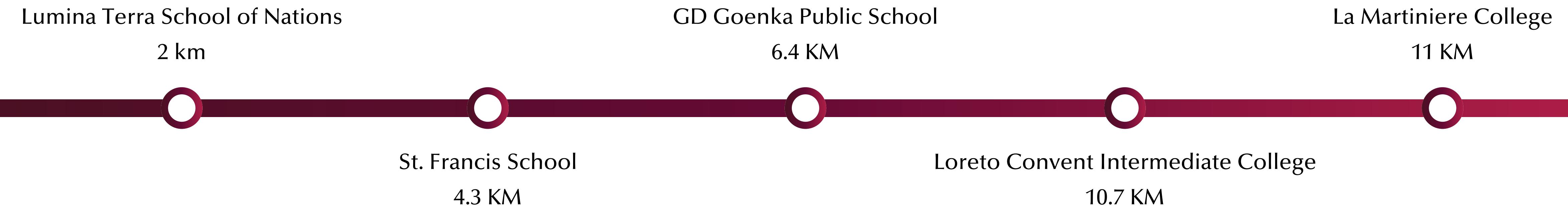
Max Super Speciality Hospital
6.5 KM

Medanta Hospital
6.8 KM

WITHIN EASY REACH



EDUCATION INFRASTRUCTURES



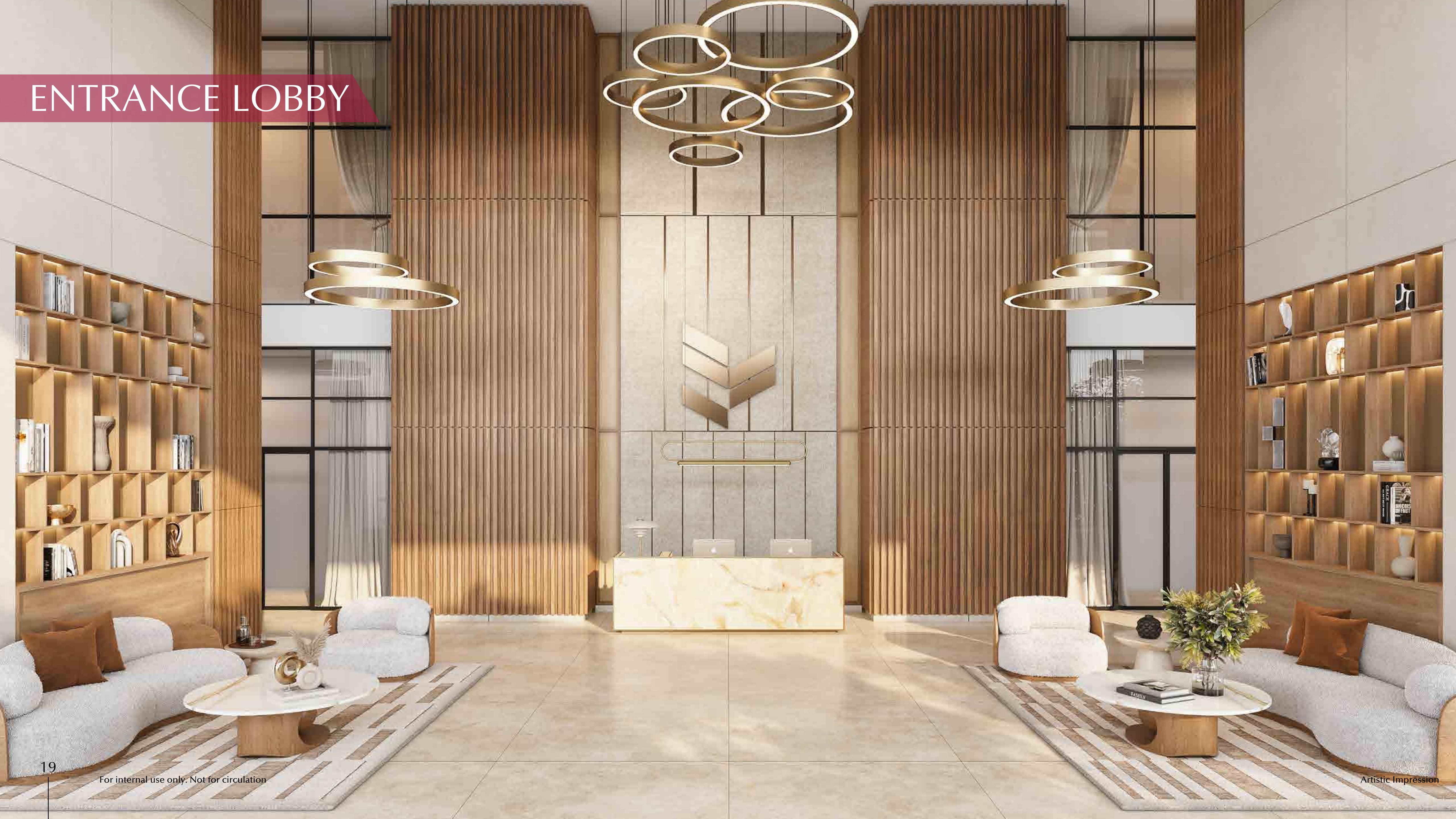
EVERY DETAIL DESIGNED AROUND YOUR LIFESTYLE



- Project Area: 2.923 Acres
- Clubhouse Area: Approx. 2200 sq.m. / 24,000 sq.ft.



ENTRANCE LOBBY



CRAFTED FOR MOMENTS OF PURE LEISURE.



Reference Image



Podium Feature
Pavillion



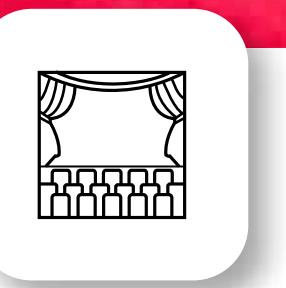
Library/Card
Room



Café/Restaurant



Mini
Amphitheatre

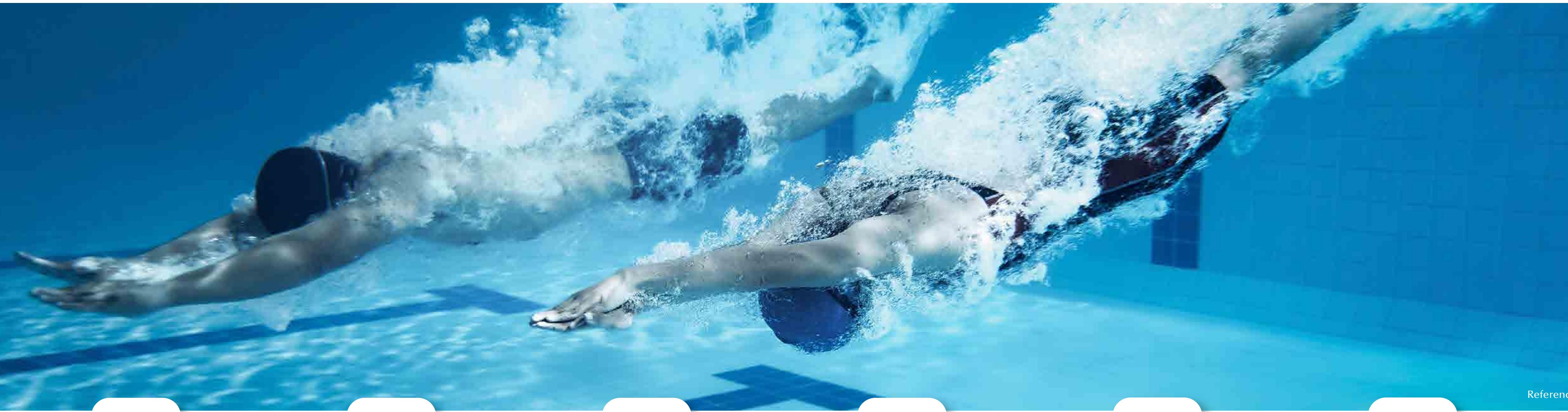


Banquet With Lawn

MINI AMPITHEATRE



CRAFTED FOR MIND, BODY & BEYOND



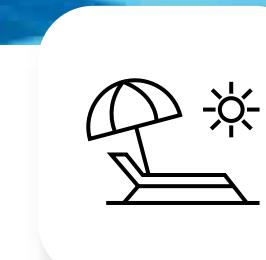
Indoor Squash Court



Yoga Room



Aerobics & Zumba
Room



Swimming Pool



Indoor Games
Room



Table Tennis &
Pool Room

Reference Image

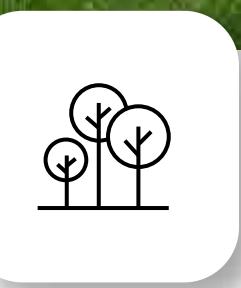
SWIMMING POOL



CRAFTED FOR MINDFUL LIVING AND MEANINGFUL IMPACT



Reference Image



Approx. 150 Trees
within the Project



80% Open Space



EV Charging Points



Wastewater Recycling



Photovoltaic Solar Cells



Rainwater Harvesting

STREET VIEW



CRAFTED FOR A WORLD OF WONDER FOR THE LITTLE ONES.



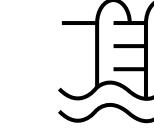
Reference Image



State-of-the-Art Crèche

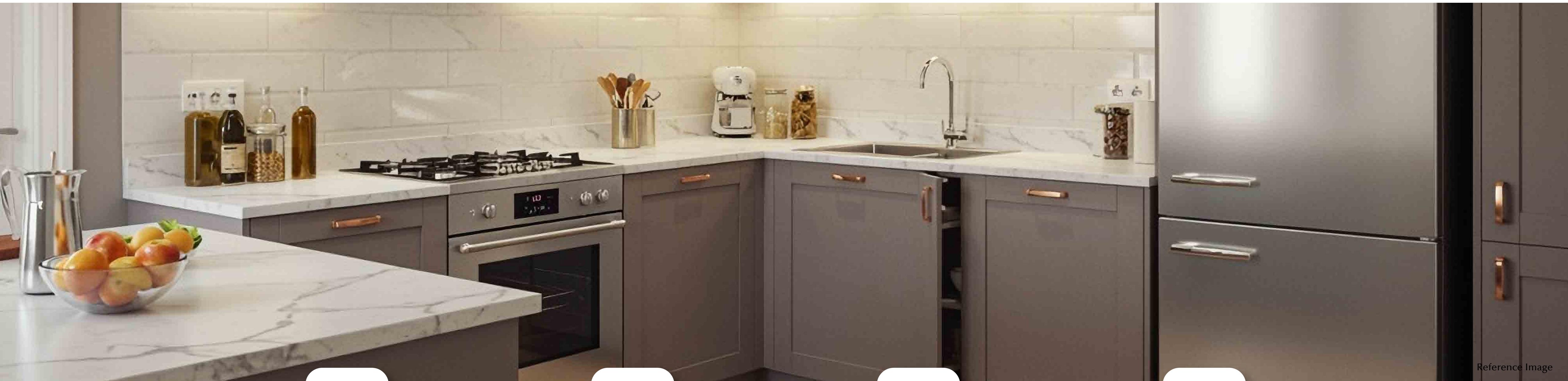


Kids' Play Area



Dedicated Children's Pool

CRAFTED FOR A LIFE THAT RISES WITH YOU.



Reference Image



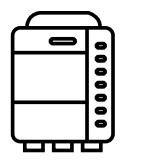
Modular Kitchen
with White Goods



Modular Wardrobes
in All Bedrooms



Deck-Inspired Balconies
with Dual-Aspect Views



VRV Air Conditioning

DECK INSPIRED BALCONY



LIVING AND DINING ROOM



MASTER BEDROOM



BEDROOM 2



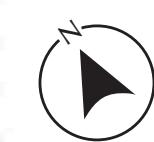
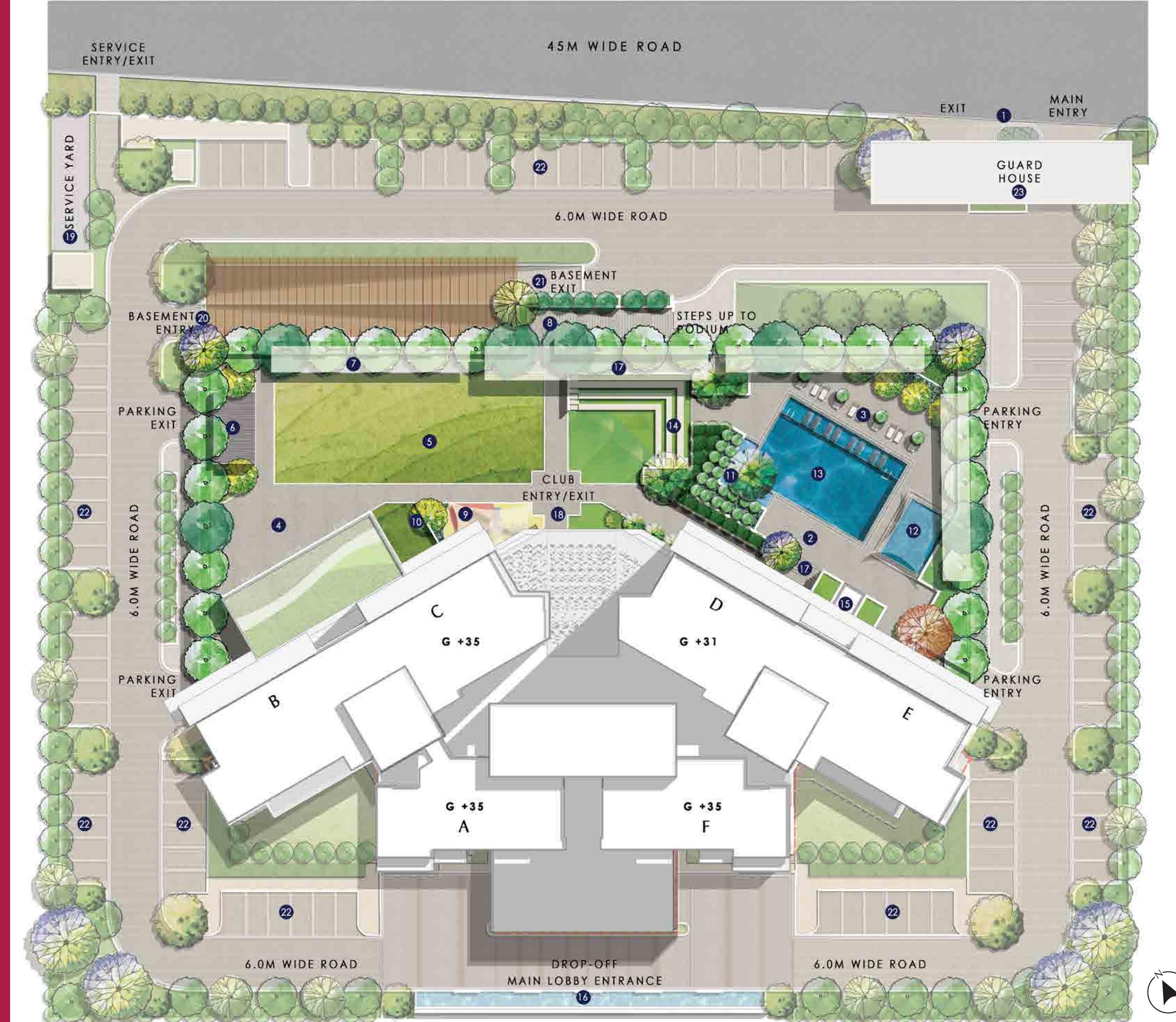
KITCHEN



MASTER PLAN

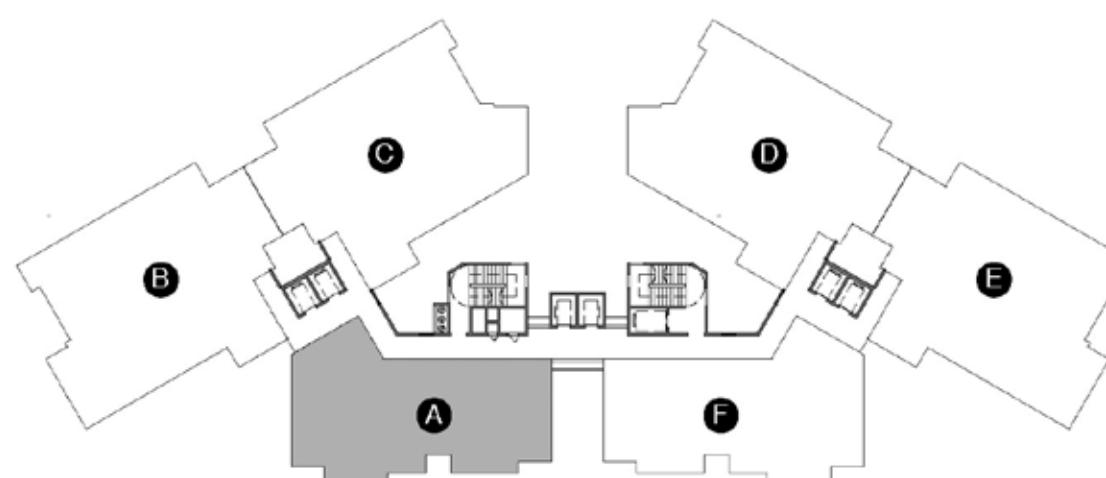
LEGENDS

1. Site entry/exit
2. Pool deck
3. Pool area - lounger
4. Banquet plaza
5. Lazy lawn area
6. Podium feature pavilion
7. Podium shaded area
8. Staircase to podium
9. Kids' play area
10. Feature wall and feature tree
11. Water feature with floating sculptural tree
12. Kids' pool
13. Adult pool
14. Mini amphitheatre
15. Outdoor shower
16. Drop off with water feature
17. Pool deck entry/exit
18. Club entry/exit
19. Service yard
20. Basement entry
21. Basement exit
22. Surface parking
23. Guard house



UNIT PLANS

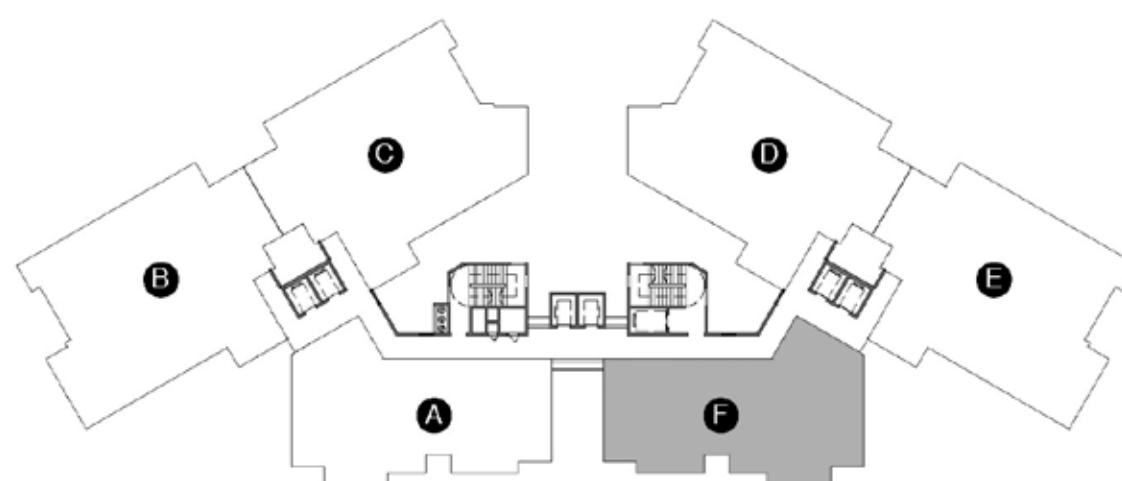
3BHK+3T+UTILITY	
RERA CARPET AREA	138.775 Sq.m./1493.77 Sq.ft.
BALCONY AREA	32.635 Sq.m./351.28 Sq.ft.



NOTE- The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry in MM. 1 sq.m.=10.764 sq.ft.

UNIT PLANS

3BHK+3T+UTILITY	
RERA CARPET AREA	138.775 Sq.m./1493.77 Sq.ft.
BALCONY AREA	32.635 Sq.m./351.28 Sq.ft.

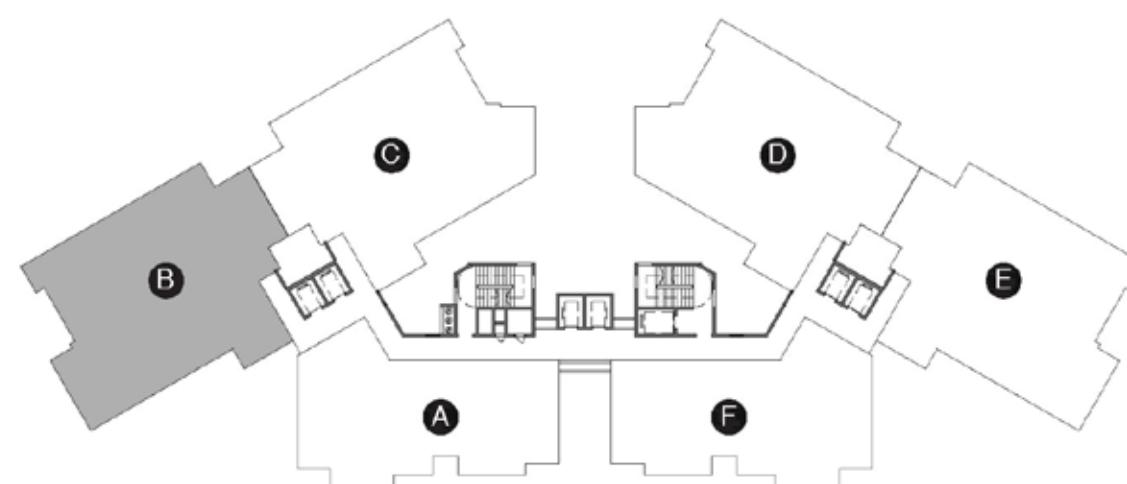


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UNIT PLANS

4BHK+5T+UTILITY (TYPE-1)

RERA CARPET AREA	206.637 Sq.m./2224.24 Sq.ft.
BALCONY AREA	44.361 Sq.m./477.50 Sq.ft.

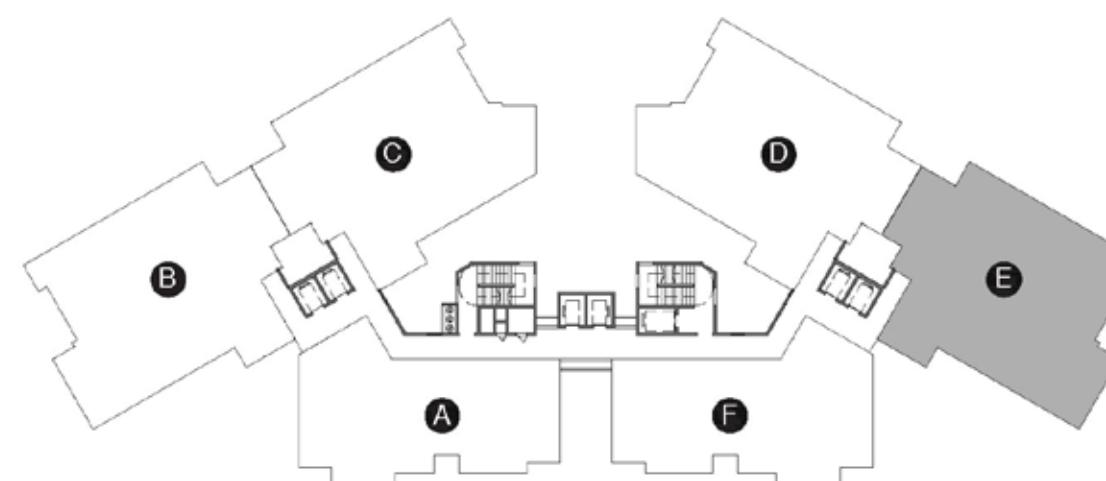


NOTE- The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry in MM. 1 sq.m.=10.76 sq.ft.

UNIT PLANS



4BHK+5T+UTILITY (TYPE-1)	
RERA CARPET AREA	206.637 Sq.m./2224.24 Sq.ft.
BALCONY AREA	44.361 Sq.m./477.50 Sq.ft.

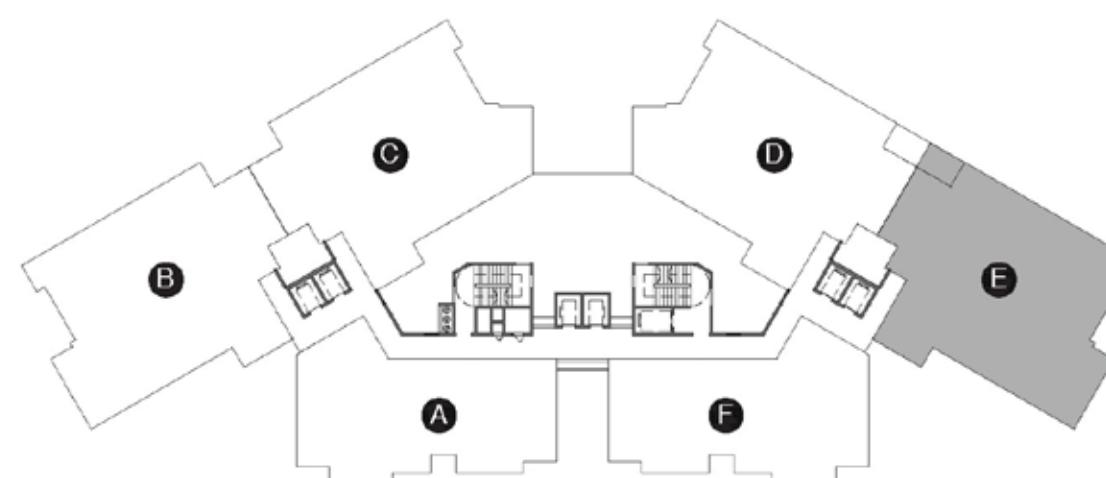


NOTE: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry in MM. 1 sq.m.=10.764 sq.ft.

UNIT PLANS



4BHK+5T+UTILITY (TYPE-1) (2 ND FLOOR)	
RERA CARPET AREA	206.637 Sq.m./2224.24 Sq.ft.
BALCONY AREA	51.187 Sq.m./550.98 Sq.ft.

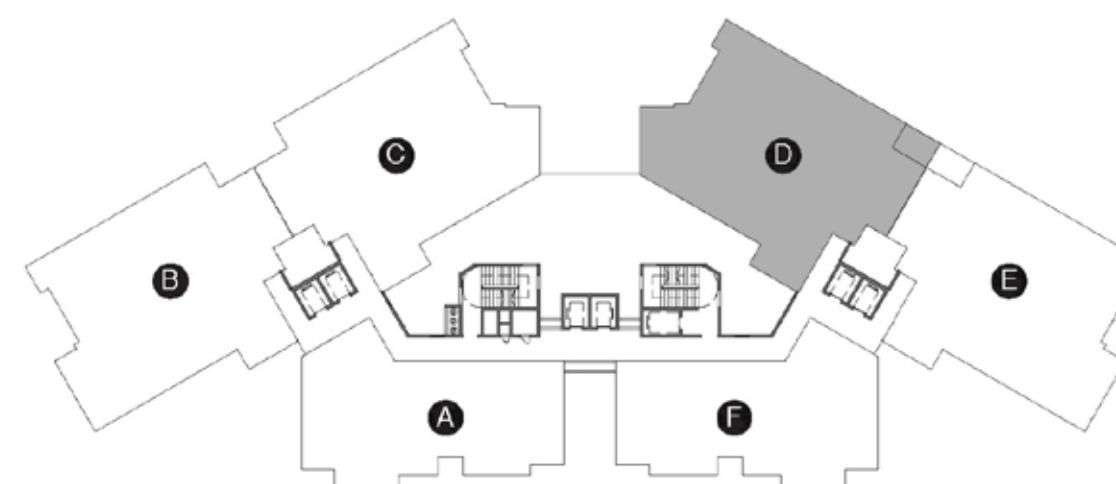


NOTE: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry in MM. 1 sq.m.=10.764 sq.ft.

UNIT PLANS

4BHK+5T+UTILITY (TYPE-2) (2ND FLOOR)

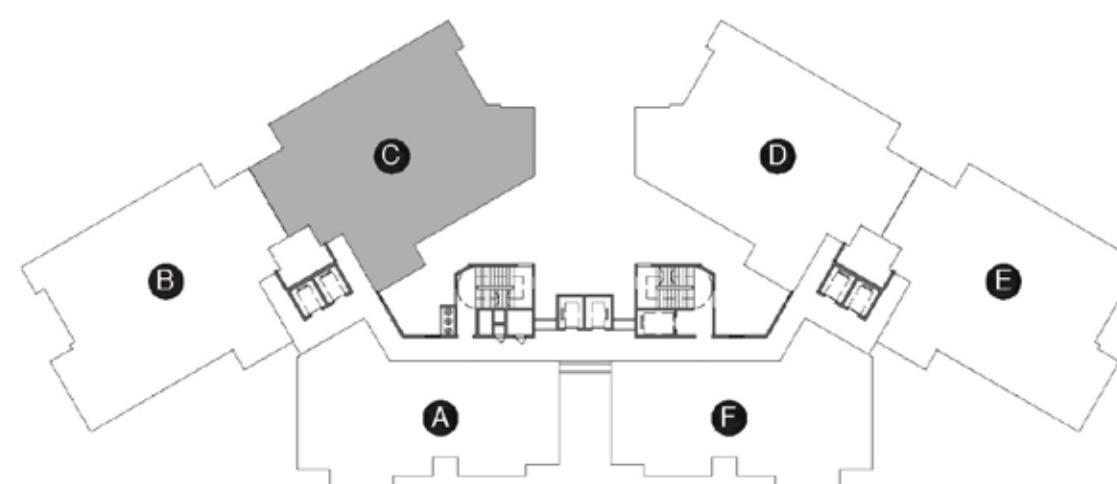
RERA CARPET AREA	201.736 Sq.m./2171.49 Sq.ft.
BALCONY AREA	52.367 Sq.m./563.68 Sq.ft.



NOTE- The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry in MM. 1 sq.m.=10.76 sq.ft.

UNIT PLANS

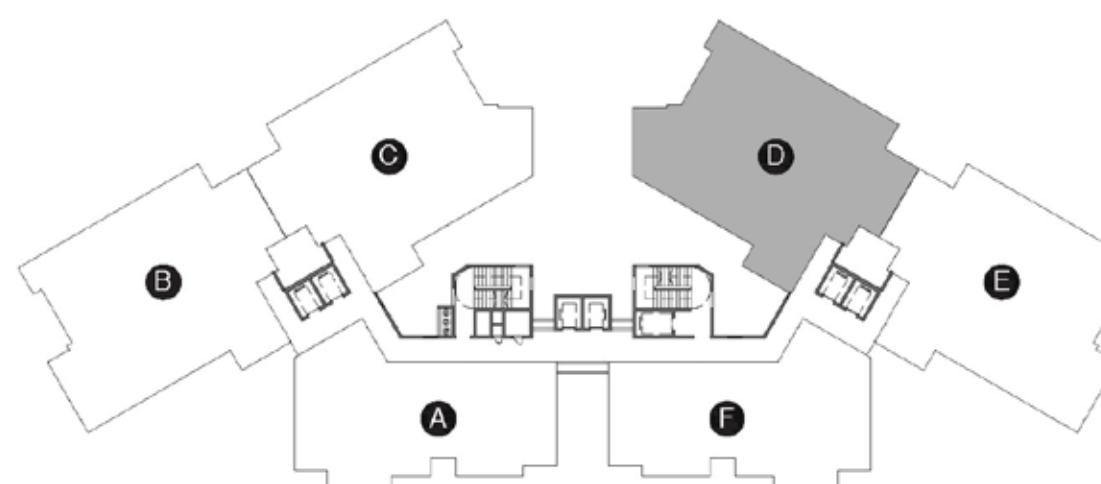
4BHK+5T+UTILITY (TYPE-2)	
RERA CARPET AREA	201.736 Sq.m./2171.49 Sq.ft.
BALCONY AREA	45.541 Sq.m./490.20 Sq.ft.



NOTE: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry in MM. 1 sq.m.=10.764 sq.ft.

UNIT PLANS

4BHK+5T+UTILITY (TYPE-2)	
RERA CARPET AREA	201.736 Sq.m./2171.49 Sq.ft.
BALCONY AREA	45.541 Sq.m./490.20 Sq.ft.



NOTE: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revisions in compliance with applicable law. All the given dimensions are from masonry to masonry in MM. 1 sq.m.=10.764 sq.ft.

SPECIFICATIONS

LIVING/DINING/STUDY

Flooring	: Imported Marble
Walls	: Acrylic Emulsion Paint over Gypsum Plaster
Ceiling	: Acrylic Emulsion Paint over Gypsum Plaster

MASTER BEDROOM

Flooring	: Laminated Wooden Flooring
Walls	: Acrylic Emulsion Paint over Gypsum Plaster
Ceiling	: Acrylic Emulsion Paint over Gypsum Plaster
Wardrobe	: Modular Wardrobe of Standard make

OTHER BEDROOMS

Flooring	: Laminated Wooden Flooring
Walls	: Acrylic Emulsion Paint over Gypsum Plaster
Ceiling	: Acrylic Emulsion Paint over Gypsum Plaster
Wardrobe	: Modular Wardrobe of Standard make

MASTER & OTHER TOILET

Flooring	: Vitrified/Ceramic Tiles (Anti Skid)
Walls	: Tiles/Acrylic Emulsion Paint
Ceiling	: MR Gypsum Board False Ceiling
Counter	: Granite
Doors	: Engineered Flush Door with Laminated Finish
Ledge Wall Coping	: Granite
Window Cill	: Granite
Mirror	: Mirror with Plywood Backing
Shower Partition	: Only Master Bedroom Toilet (Partition with Frosted Glass)
Vanity Units	: Yes
Sanitary Fixtures	: Jaguar/Kohler or Equivalent

KITCHEN

Flooring	: Vitrified/Ceramic Tiles
Walls	: Tiles/Acrylic Emulsion Paint
Ceiling	: Acrylic Emulsion Paint
Counter	: Granite
Modular Kitchen	: Modular Cabinets with Hob & Chimney (Faber/Kaff/Elica or Equivalent for Hob and Chimney)
Kitchen Appliances	: White Goods - Oven, Microwave, (Faber/Kaff/Elica or Equivalent), Refrigerator & Dishwasher (LG/Samsung or Equivalent)

Balconies & Terraces

Flooring	: Vitrified/Ceramic Tiles (Anti Skid)
Walls	: Exterior Grade Paint
Ceiling	: Exterior Grade Paint
Railing	: SS Railing with Glass (MS Railing with Synthetic Enamel Paint for Utility Balcony)

Servant/Utility room

Flooring	: Vitrified/Ceramic Tiles
Walls	: OBD over Gypsum Plaster
Ceiling	: OBD over Gypsum Plaster

Staircase

Flooring	: Kota Stone
Walls	: OBD over Gypsum Plaster
Ceiling	: OBD over Gypsum Plaster
Railing	: MS Railing with Synthetic Enamel Paint

Doors

Main Door	: Fire Rated Engineered Flush Door with Laminated Finish with Digital Lock
Bedroom Doors	: Engineered Flush Door with Laminated Finish
Threshold for Doors	: Granite

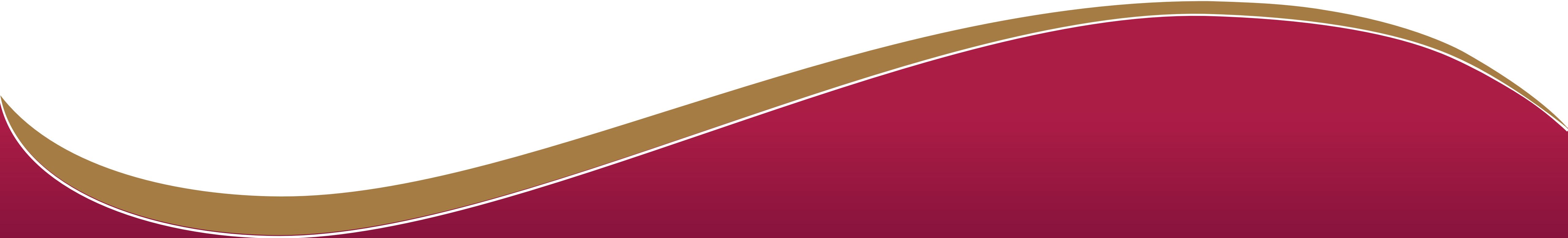
External Facade

Doors & Windows	: UPVC/Aluminium
Glass in Door Window	: SGU
External Wall	: Exterior Grade Paint

ACCESSORIES & SPECIALITIES

EV Charging	: EV Charging Points will be Provided at Surface or Open Car Parking
Photovoltaic Cells	: Generated Solar Power will be used for Common Areas
Air Conditioning in Apartment	: VRV with HighWall - IDU will be Provided in all Areas - Bedrooms, Living/Dining & Kitchen

AN OASIS OF LUXURY AWAITS



Disclaimer: All images and content are for representation purposes only and may not accurately depict the final construction, layout, or surroundings of the 'ELITE OASIS' project at GH-4, Gomti Greens, Sector-7, Gomti Nagar Extension, Lucknow. All information is subject to change based on directives from competent authorities and applicable laws. Emaar India Limited holds all legal rights to project plans and marketing materials. The Company shall bear no responsibility for representations made by any unauthorized third parties. (1) RERA Registration No. UPRERAPRJ944123/02/2025, (2) License No. LDA/BP/24-25/2152 dated 29.10.2024, (3) Fire NOC: UPFS/2024/135066/LCK/LUCKNOW/6417/JD dated 23.10.2024. Launch Date: 04/06/2025 | Collection Account: Axis Bank, Account No. 924020063477730, in the name of Emaar India Limited - Collection A/c for Elite Oasis. For authoritative project updates, visit <https://www.up-rera.in> or scan the QR code.

