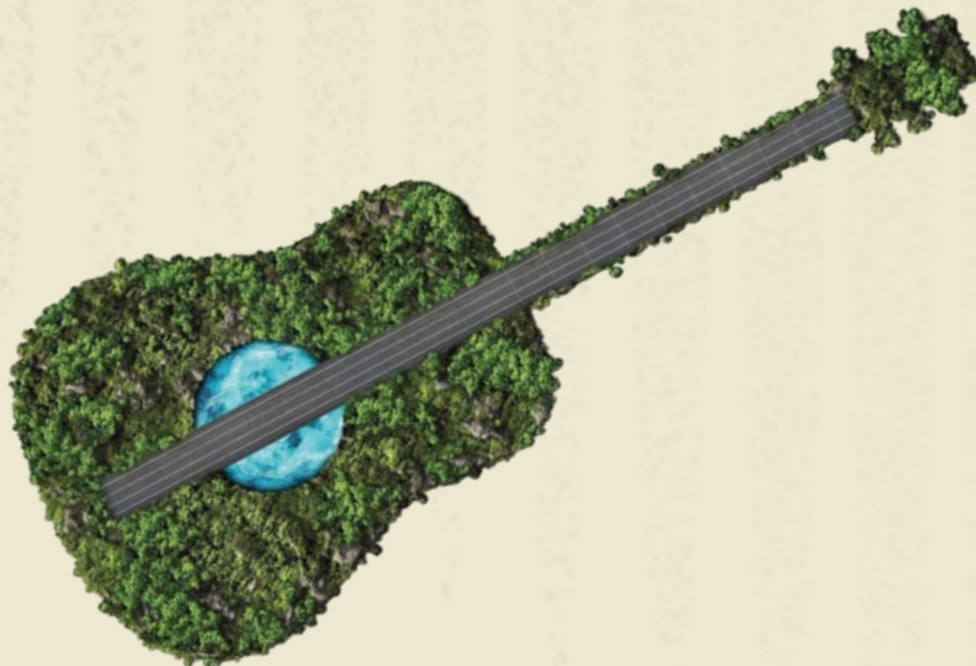




ELDECO

Ballads of Bliss

SECTOR 22D, YAMUNA EXPRESSWAY



ELDECO

COMPOSING MASTERFUL SYMPHONIES SINCE 1985

Eldeco Group has established 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 square feet developed and over 30,000 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.

After successfully delivering projects in Noida and Greater Noida, Eldeco now brings a prestigious project to Yamuna Expressway.





YAMUNA EXPRESSWAY, A LOCATION THAT'S MUSIC TO THE EARS *For Investors*

*With seamless access to Delhi, Greater Noida and the upcoming Noida International Airport, this fast-growing corridor is attracting global companies and major infrastructure projects. Excellent connectivity, top educational and healthcare institutions and the proposed Film City make it a prime destination for strong returns. It is here that ELDECO is coming up with its premium project **Eldeco Ballads of Bliss**.*

LIVE IN TUNE WITH *your dreams*



At **Eldeco Ballads of Bliss** luxury and nature live in harmony. Spread over 5 acres in Sector-22D, Yamuna Expressway, it features three towers—**Cadence, Rhythm, and Harmony**, rising **stilt + 32 stories**, with 80% open space and 3 acres of central greens. Enjoy world-class living near the Yamuna Expressway, complete with premium amenities and the exclusive **Club Symphony**.





Miss
Way





A GRAND LIFE BEGINS WITH A *grand entrance*

The **9-metre-wide** in and out gates at **Eldeco Ballads of Bliss** ensure smooth, effortless movement, offering residents and guests a sense of arrival that is both secure and seamless.

NATURE'S RHYTHM FILLING *every home*

***Eldeco Ballads of Bliss** is masterfully designed to harness the calming influence of nature. The thoughtful placement of doors, windows, and balconies ensures every home is filled with abundant sunlight, refreshed by gentle breeze, and surrounded by nature's harmonious melody.*









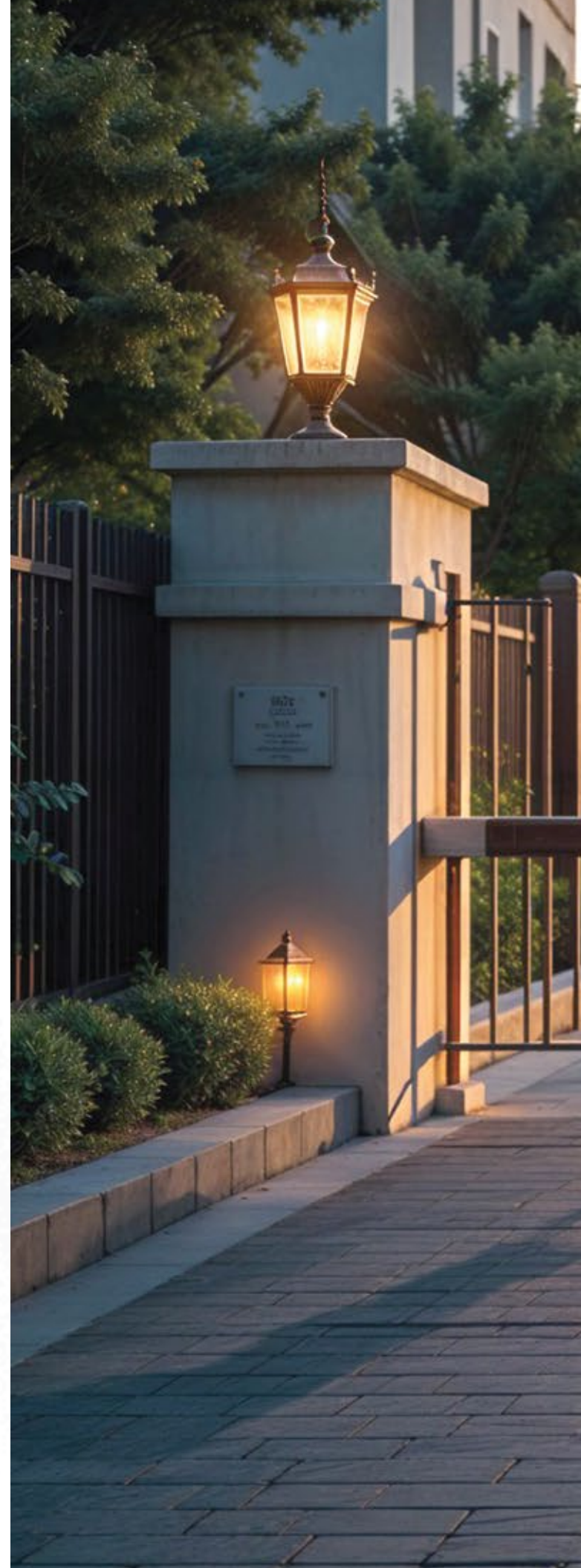
EMBRACED BY GREENERY – *the melody of life*

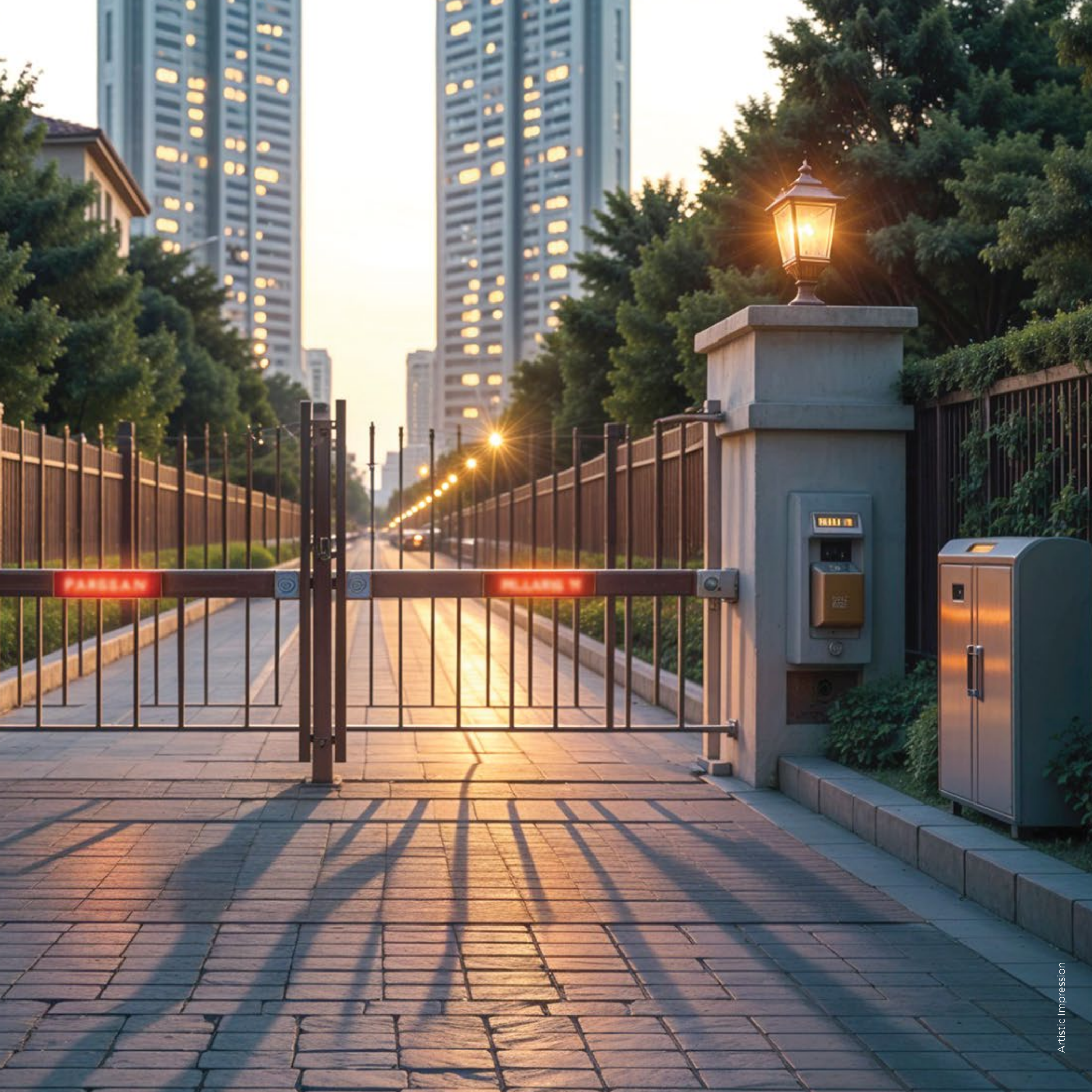
Eldeco Ballads of Bliss is enveloped in lush greenery, with landscaped surroundings that provide serene views from every residence. The towers are carefully oriented to maximize green vistas, ensuring that every bedroom overlooks nature, creating a tranquil, park-like environment throughout.

LIVE IN COMPLETE SAFETY AND *peace of mind*

Eldeco Ballads of Bliss is designed with a strong focus on resident safety. The gated community features modern multi-tier security at all entry and exit points. Here, peace of mind isn't just a promise; it's built into every corner of your living experience.

-  Gated community with multi-tier security checks
-  Guard rooms at all entry/exit points
-  Fire safety systems
-  High-speed passenger and service elevators









ELEGANCE MEETS ECO-CONSCIOUS *living*

*At **Eldeco Ballads of Bliss**, luxury and sustainability sing together. Every detail here is crafted to offer refined comfort while respecting the environment. From energy-saving innovations to green open spaces that breathe life into the community, it's a lifestyle where elegance is effortless and eco-consciousness is second nature. It's a place where living well also means living responsibly.*

-
-  *Use of renewable energy source*
 -
 -  *Storm water management*
 -
 -  *Rain water harvesting*
 -
 -  *Water and waste management*

CENTRAL PLAZA – WHERE COMMUNITY *comes alive*

The central greens set a serene tone, while curated seating zones with comfortable benches invite relaxed conversations. By the evening, the plaza transforms into a lively evening hangout. For seniors, there is a dedicated “Zone” that becomes their favourite retreat. It’s more than just a plaza; it’s the everyday pulse of the community.





DEEP BALCONIES THAT BLUR THE LINE BETWEEN *indoors and outdoors*

With each **flat designed as a corner unit** featuring **5-foot-deep balconies (1500mm)**, residents enjoy complete privacy and generous space ideal for relaxing or entertaining. Whether you're sipping your morning coffee, unwinding with a book in the evening, or simply taking in the views, the spacious balconies ensure both comfort and functionality.







5 LIFTS PER TOWER FOR *effortless access*

With **5 lifts** serving each tower, **Eldeco Ballads of Bliss** ensures
a truly uncrowded and private living experience. Fewer
residents per lift mean shorter wait times, quieter corridors and
seamless movement.



WHERE COMMUNITY GATHERS AND *bliss begins*

At **Eldeco Ballads of Bliss**, every amenity is designed to bring people together, encouraging both fitness and friendships. Whether it's a morning walk, a game on the court, or a shared workout, these spaces help residents connect, stay active, and build lasting bonds within the community.

PROJECT AMENITIES



Convenience Retail



Open Gym



Landscape Greens



Grand Water Feature



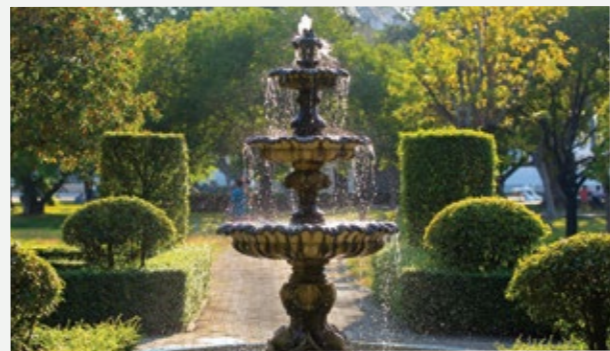
Amphitheatre



Kids Play Area



Assemble Area







A MODERN CLUBHOUSE – WHERE LEISURE *meets lifestyle*

Step into **Club Symphony** – a vibrant clubhouse designed for relaxation, recreation, and community. Dive into the refreshing half Olympic-sized swimming pool, unwind by the tranquil water bodies, or indulge in a game of tennis, basketball, or badminton. Whether you're looking to stay active, socialise, or simply soak in the serene surroundings, Club Symphony offers a perfect blend of wellness and indulgence for every age and interest.

CLUB SYMPHONY – AMENITIES



Prefunction Hall



Double-Height Multipurpose Hall



Gym



Pool Table Room



Squash Court



Swimming Pool



Box Cricket



Mini Football Court



Kids Play Area



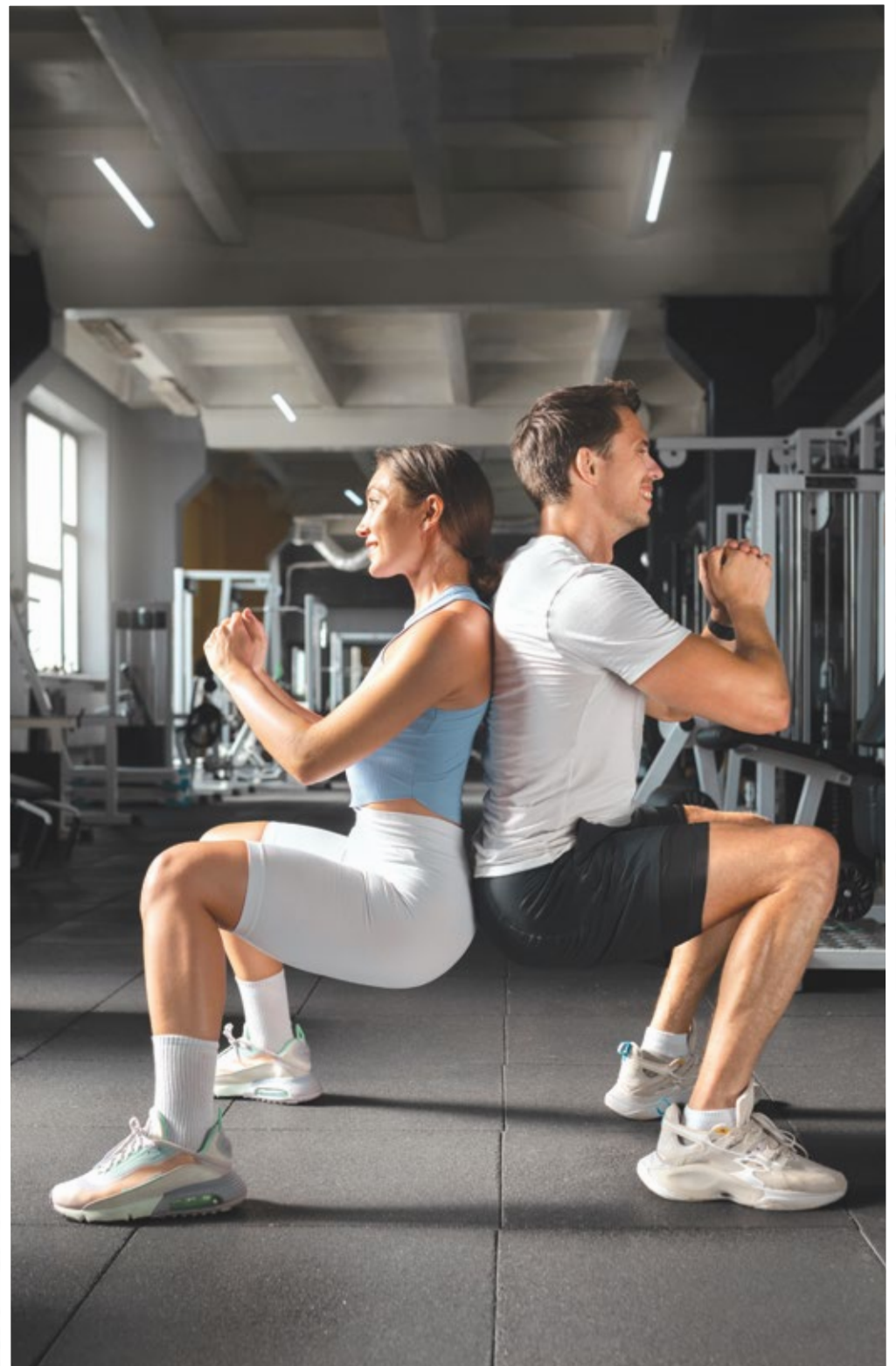
Pickleball

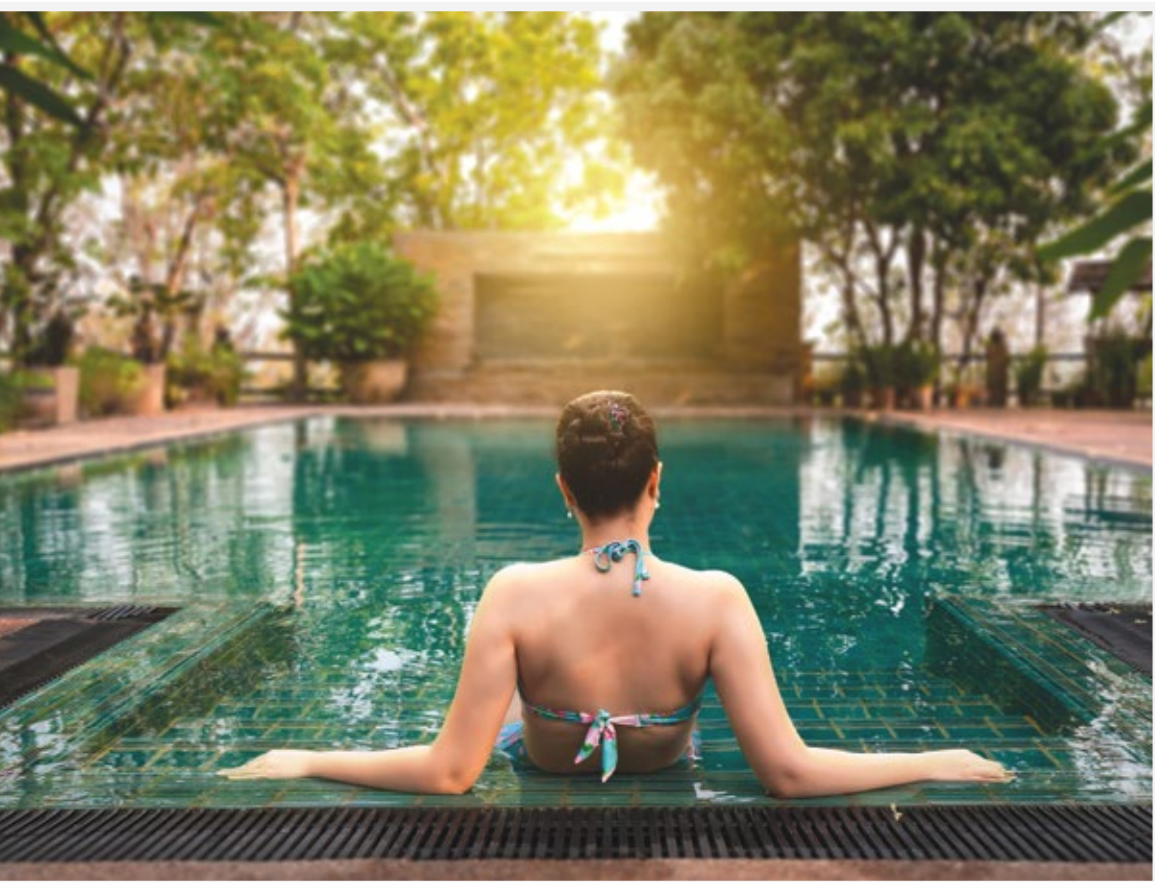


Reading Room



Multipurpose Court







CONVENIENTLY *located*

Sardar Patel Vidyalaya (Jaypee Group) – 1.1 Kms

Gaurs International School – 6.3 Kms

Divine Public School – 13.6 Kms

Galgotias University – 7.1 Kms

Noida International University – 7.5 Kms

Gautam Buddha University – 11.9 Kms

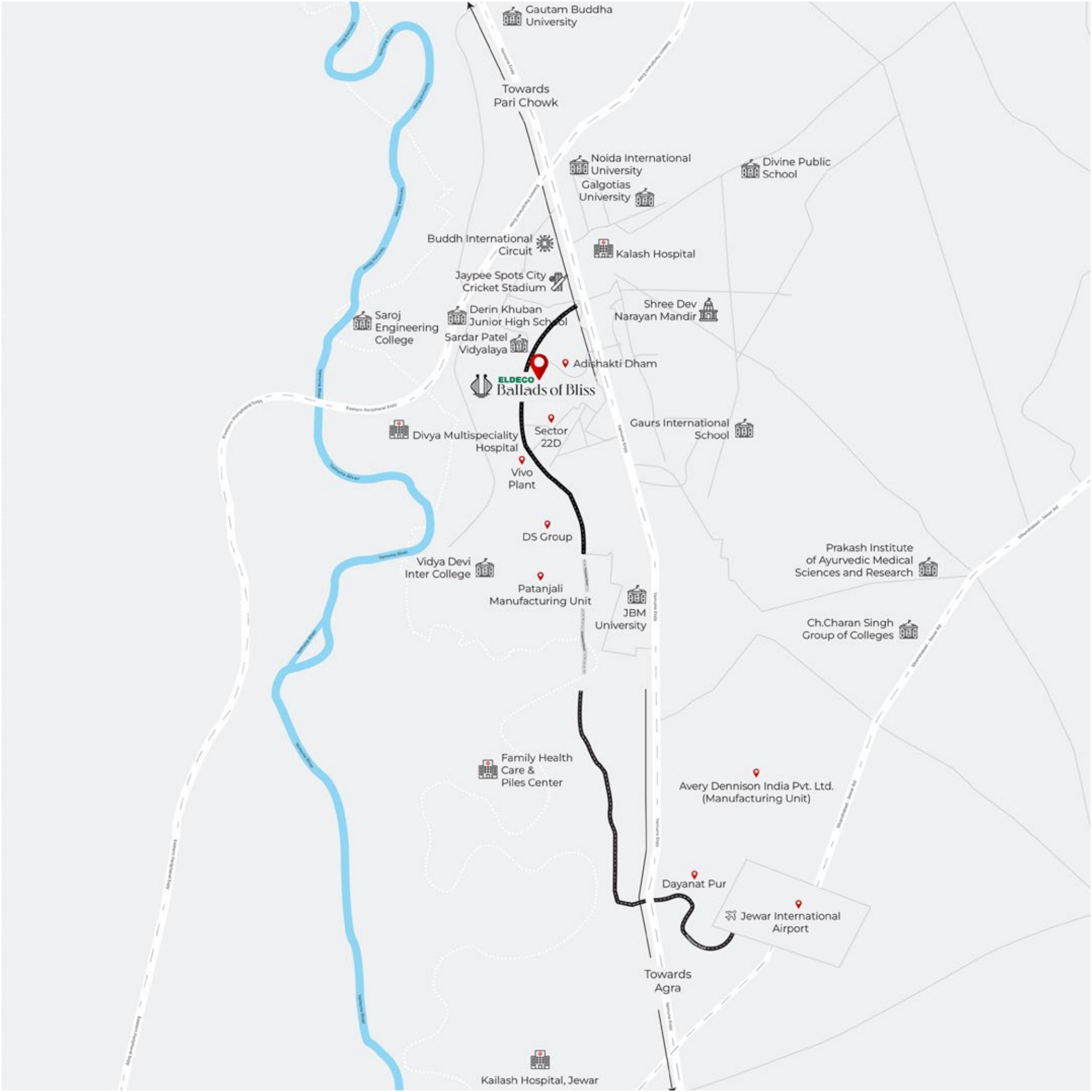
Kalash Hospital – 5.6 Kms

Jaypee Sports City – 4.6 Kms

Buddh International Circuit – 5.1 Kms

Upcoming Film City in Sector 21 – 11.8 Kms

Noida International Airport – 32.5 Kms



Gautam Buddha University

Towards Pari Chowk

Noida International University
Galgotias University

Divine Public School

Buddh International Circuit

Kalash Hospital

Jaypee Spots City Cricket Stadium

Saroj Engineering College

Derin Khuban Junior High School

Sardar Patel Vidyalaya

Shree Dev Narayan Mandir

ELDECO Ballads of Bliss

Adishakti Dham

Divya Multispeciality Hospital

Sector 22D

Gaurs International School

Vivo Plant

DS Group

Vidya Devi Inter College

Patanjali Manufacturing Unit

JBM University

Prakash Institute of Ayurvedic Medical Sciences and Research

Ch. Charan Singh Group of Colleges

Family Health Care & Piles Center

Avery Dennison India Pvt. Ltd. (Manufacturing Unit)

Dayanat Pur

Jewar International Airport

Towards Agra

Kailash Hospital, Jewar

MASTER PLAN

- | | |
|-----|--|
| 1A. | ENTRY / EXIT |
| 1B. | SECONDARY GATE |
| 2. | LANDSCAPE SITOUT |
| 3. | TOWER DROP OFF |
| 4. | CLUB DROP OFF |
| 5. | SWIMMING POOL |
| 6. | KIDS' POOL |
| 7. | SPORTS COURTS ON CLUB ROOF
MULTIPURPOSE PLAY COURT
BOX CRICKET / MINI FOOTBALL COURT
PICKLEBALL |
| 8. | KIDS' PLAY AREA |
| 9. | AMPHITHEATRE |
| 10. | CENTRAL LANDSCAPE AT PODIUM
LEVEL WITH PARKING BELOW |
| 11. | PRIVATE PARKING |
| 12. | FIRE TENDER PATH |
| | PRIVATE LAWN WITH UNITS AT PODIUM LEVEL |
| | DG SHAFT |

HARMONY (BESEMENT + STILT+32)

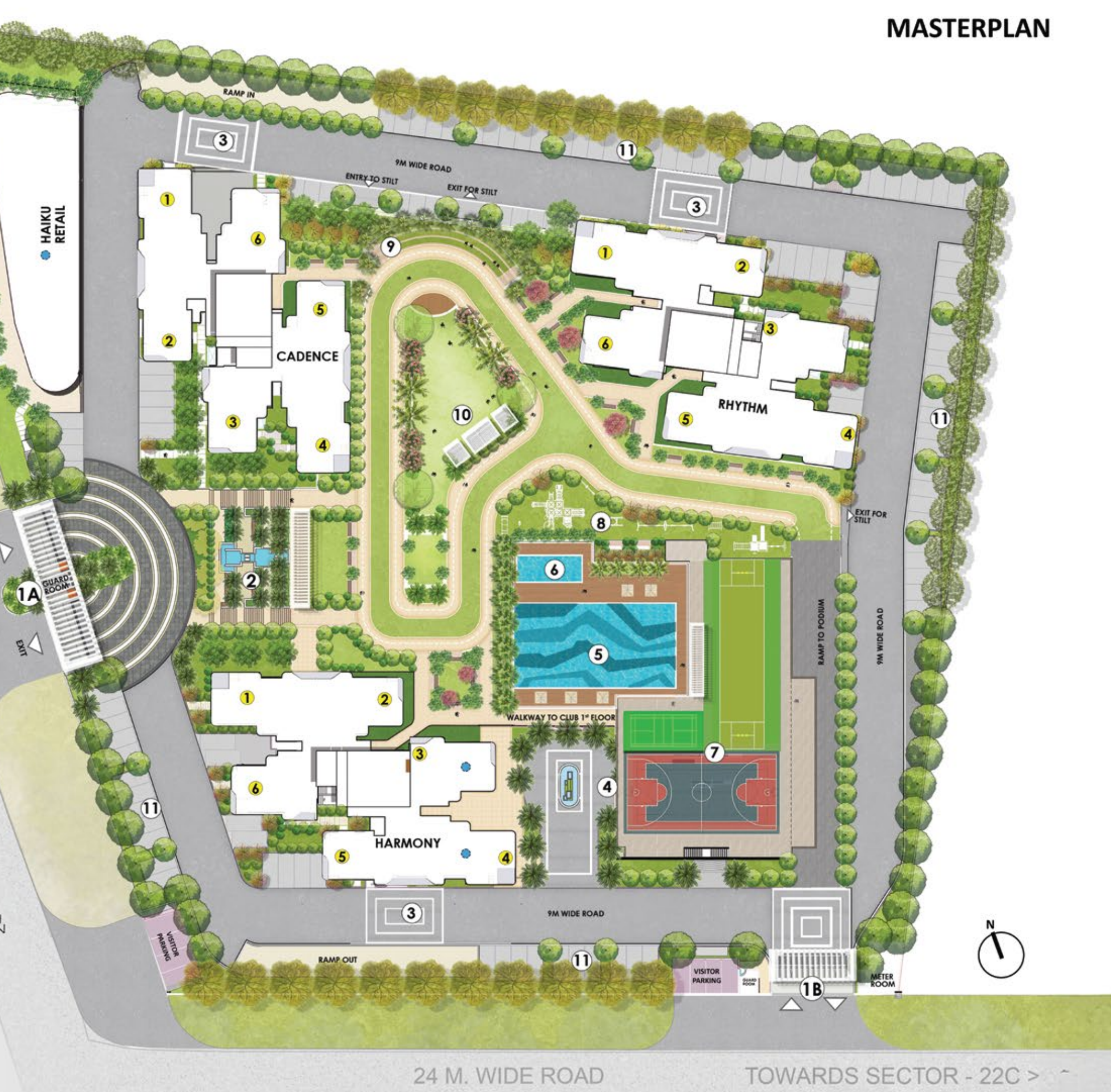
CADENCY (BESEMENT + STILT+32)

RHYTHM (BESEMENT + STILT+32)

- *RETAIL
HAIKU
SHOPS/ KIOSKS AT STILT*



MASTERPLAN





Compose Your Life's
Most Beautiful Melody,
One Note of
bliss at a time





Choose an Eldeco home.

Live Better.

ELDECO

200+ PROJECTS | 40+ YEARS | 30000+ HOMES | 20+ CITIES



SITE ADDRESS: Plot No-GH-1A/2, Sector 22D, YEIDA Distt., Gautam Buddha Nagar, Dadri, U.P - 203207

www.eldecogroup.com

99999 80022



Scan to know more

Eldeco Ballads of Bliss ('Project') is being developed by Eldeco Goodliving Properties Limited (CIN: U68100DL2024PLC433052) having registered office at 201-212, Splendor Forum, IInd Floor, Jasola District Centre, New Delhi-110025 ('Promoter'), on a land admeasuring 20379 sq. mtr., situated at GH-01A/2, Yamuna Expressway, Sector-22D, Uttar Pradesh ('Project Land'). The layout plan of Project is approved by Yamuna Expressway Industrial Development Authority ('YEIDA') vide no. YEA/Planning/796/2025 dated 04.04.2025. The Project Land is leased in favour of Promoter by YEIDA for 90 years. 1 Sq. mtr = 10.764 sq. ft., 1 Acre = 48.40 sq. yds. or 4046.86 sq. mtrs. The content and visuals in this advertisement are solely an artistic rendering for illustrative purposes and are not to scale, it does not constitute a legal offer or forms part of any legally binding agreement. The Promoter of the Project clarifies that the information provided herein are indicative in nature. Intending purchasers are advised to verify all the details independently with the respective sales team of Promoter of the Project regarding plans, specifications, terms of sales and payments and other relevant details independently before making any purchase decision regarding unit(s) in the Project. The Project Land and receivables thereon has been mortgage/hypothecated in favour of JM Financial Credit Solutions Limited (Lender) for the purpose of Project finance.

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