

MRG
CROWN
PREMIUM RESIDENCES

REIGN OF THE ROYALS

Marketed By:

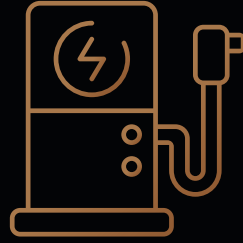
 LARISA
REALTECH PVT LTD

A lifestyle meticulously crafted only for the discerning few!
An address that speaks volumes about your exquisite taste and refined personality

FEATURES



1.5 Acres
Leisure
Island



EV
Charging
Points



22,000
Sq.Ft.
Clubhouse



**Half
Olympic**
Sized Pool



Visitors'
Car
Parking



Shopping
Arcade



3 BHK LUXURY RESIDENCES IN SECTOR 106, DWARKA EXPRESSWAY

WELCOME TO CROWN

A perfect blend of impeccable architecture and world-class amenities! It's an embodiment of your success and a testament to your discerning taste. So come, experience the unparalleled grandeur of this magnificent dwelling, and bask in the glory of your newfound prestige.



Amenities

Come home to a lifestyle that's way beyond the ordinary. It's a beautiful blend of tastefully planned exteriors, expansive greens, world-class amenities and a lot more that makes it a wholesome living experience for you and your dear ones.



Rejuvenation

Spa | Salon | Meeting Rooms
Yoga/Meditation Pavilions | Outdoor Gym
Business Center | Billiards | Reading Corner



Sports

Swimming Pool | Kids' Pool
Table Tennis Court | Squash Court
Badminton Court | Cricket Pitch
Skating Rink | Half Basketball Court



Leisure

Seating Alcove
Jogging Track | Stepped Seating
Multipurpose Banquet Hall | Mini Theatre
Kids' Play Area | Pool Deck | Adventure Play
Elevated Board Walk | Senior Citizens' Corner



Nature

Cabana Garden | Water Bodies
Central Lawn | Trampoline | Tree House
Rock Garden & Meditation Area | Sandpit
Raised Mounds | Walkway | Dense Planting





MASTER PLAN

LEGEND

1. ENTRY/EXIT
2. DRIVEWAY
3. ROUNDABOUT
4. GARDEN ENTRY
5. PLAZA
6. SEATING ALCOVE
7. SENIOR CITIZENS' CORNER
8. CENTRAL LAWN
9. YOGA/MEDITATION PAVILIONS
10. READING CORNER
11. KIDS' PLAY AREA
12. HALF BASKETBALL COURT
13. SANDPIT
14. TREE HOUSE
15. TRAMPOLINE
16. ELEVATED BOARD WALK
17. STEPPED SEATING
18. CRICKET PITCH
19. SKATING RINK
20. ROCK GARDEN & MEDITATION AREA
21. DENSE PLANTING
22. RAISED MOUNDS
23. PATHWAYS
24. JOGGING TRACK
25. OUTDOOR GYM
26. CABANA GARDEN
27. ADVENTURE PLAY
28. ENTRANCE WATER FEATURE
29. SWIMMING POOL
30. KIDS' POOL
31. POOL DECK



MRG
CROWN
PREMIUM RESIDENCES

TYPE A (3BHK)

Area: 1593 sq. ft. / 147.9945 sq. mt.

TYPICAL FLOOR PLAN



Sizes of the floor plan is tentative & actual size may vary. Depiction of furnitures, furnishings, cupboards etc., are for reference and the Floor will be allocated as per agreed Specifications basis.



BASEMENT PLAN



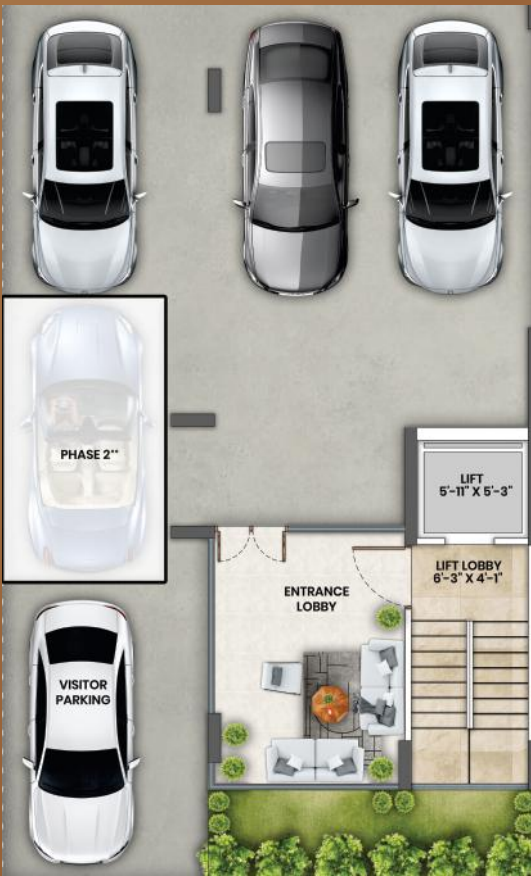
Depiction of Gymnasium, Private Miniplex, etc., is for reference and the area reserved for each floor will be allocated as per agreed Specifications.
***Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

TERRACE FLOOR PLAN



Reserved for construction of 4th Floor Floor/ Duplex 3rd Floor in Phase 2, however, after construction, the Terrace Floor may be used by all the Allottees as depicted. This is artistic impressions only and the Terrace Floor will be allocated as per agreed Specifications basis.
**Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

STILT FLOOR PLAN



**Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

TYPE B (3BHK)

Area: 1503 sq. ft. / 139.6333 sq. mt.

TYPICAL FLOOR PLAN

Sizes of the floor plan is tentative & actual size may vary. Depiction of furnitures, furnishings, cupboards etc. are for reference and the Floor will be allocated as per agreed Specifications basis.





BASEMENT PLAN



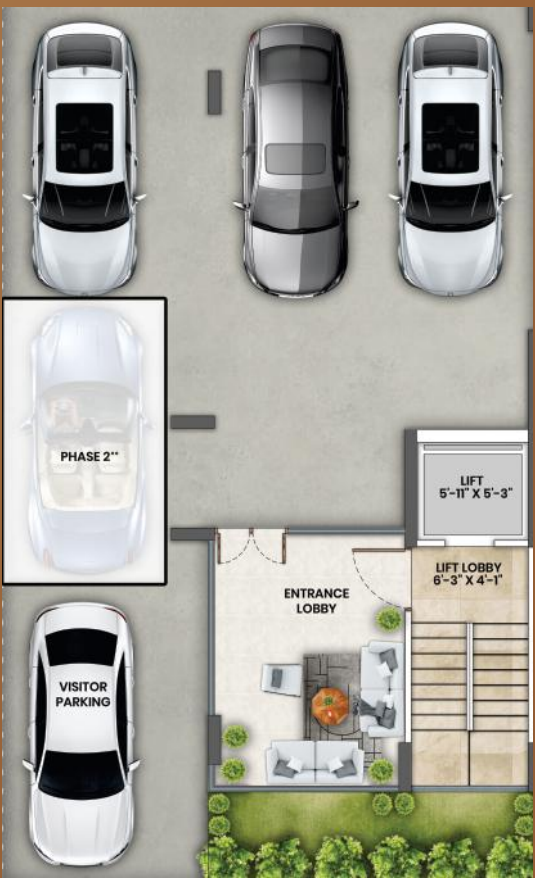
TERRACE FLOOR PLAN



Reserved for construction of 4th Floor Floor/ Duplex 3rd Floor in Phase 2, however, after construction, the Terrace Floor may be used by all the Allottees as depicted. This is artistic impressions only and the Terrace Floor will be allocated as per agreed Specifications basis.

*Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

STILT FLOOR PLAN



**Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

Depiction of Gymnasium, Private Multiplex, etc., is for reference and the area reserved for each floor will be allocated as per agreed Specifications. ***Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

TYPE C (3BHK)

Area: 1359 sq. ft. / 126.2552 sq. mt.

TYPICAL FLOOR PLAN



Sizes of the floor plan is tentative & actual size may vary. Depiction of furnitures, furnishings, cupboards etc. are for reference and the Floor will be allocated as per agreed Specifications basis.



BASEMENT PLAN



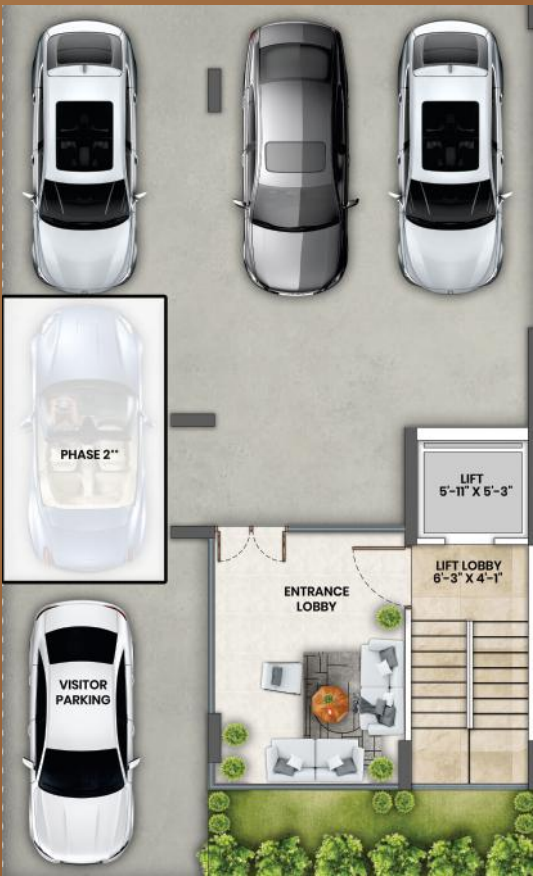
Depiction of Gymnasium, Private Miniplex, etc., is for reference and the area reserved for each floor will be allocated as per agreed Specifications.
***Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

TERRACE FLOOR PLAN



Reserved for construction of 4th Floor Floor/ Duplex 3rd Floor in Phase 2, however, after construction, the Terrace Floor may be used by all the Allottees as depicted. This is artistic impressions only and the Terrace Floor will be allocated as per agreed Specifications basis.
**Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

STILT FLOOR PLAN



**Reserved for owner / allottee of Fourth Floor/ Duplex Third Floor to be constructed in Phase 2.

THE GLORY OF AN UNRIVALED LOCATION

LOCATION MAP



PALAM VIHAR
5 MINS
Ansal Plaza
Columbia Asia Hospital
Gems International School
I.T.M. University
Delhi Public School

DWARKA
10 MINS
G.D. Goenka School
D.A.I. Public School
National Law University
Radisson Blu Hotel
Taj Fountains Hotel

UPCOMING DEVELOPMENTS
10 MINS
ICC (India International Convention and Expo Centre)
Diplomatic Enclave II
18-Hole DDA Golf Course
Delhi's Largest Transportation Hub

IGI AIRPORT & AEROCITY
15 MINS
7 five-star hotels - JW Marriott, Novotel, Pullman, Holiday Inn, Andaz, Roseate House & Radisson Blu
14 lakh sq.ft. of Commercial Hub
5 lakh sq.ft. of Retail & Entertainment
9 lakh sq.ft. of Office Spaces

CENTRAL BUSINESS DISTRICT
20 MINS
Cyber City
Udyog Vihar
Ambience Mall
The Leela Hotel
The Oberoi Hotel

SOUTH DELHI
25 MINS
Vasant Kunj
Fortis Hospital
Vasant Valley School
Delhi Public School
Emporio & Promenade malls

SIGNIFICANT DEVELOPMENTS AROUND DWARKA EXPRESSWAY

WELCOME TO CROWN

A veritable heaven nestled amidst the metropolis, surrounded by eminent developments, placing you at the epicenter of all that is grand and opulent. Revel in the sense of accomplishment of owning a home that exudes class and sophistication.



INDIA INTERNATIONAL CONVENTION AND EXPO CENTRE (IICC):

Being developed on 90 hectares of land in Sector 25, Dwarka, this convention centre will be the largest of its kind in India



AEROCITY:

Located right next to IGI Airport and spread over 45 acres, Aerocity emerges as one of the largest business districts of NCR



DIPLOMATIC ENCLAVE II:

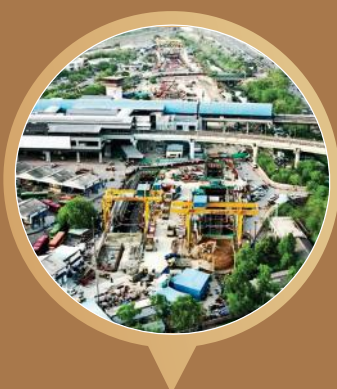
Coming up in Sector 24, Dwarka, the 2nd Diplomatic Enclave of Delhi will house embassies, chanceries, high commissions and ambassador residences



INTERNATIONAL SPORTS COMPLEX:

This is coming up in Sector 19 of Dwarka Sub-City on a 62 acre land with an 18,000 seater stadium

EXISTING AND UPCOMING MEDIUMS OF CONNECTIVITY



DELHI'S LARGEST TRANSPORTATION HUB:

Being developed at Bijwasan in South West Delhi, this transportation hub will integrate all modes of transport



TUNNEL LINKING TO IGI AIRPORT:

Delhi NCR's longest tunnel road, about 4km long, is proposed for seamless connectivity from Gurugram to Dwarka & IGI Airport



METRO RAIL:

Delhi Metro Railway Corporation will be taking up the project for extension of metro connectivity along Dwarka Expressway



RAIL OVER BRIDGE (ROB):

The 1300 metre, six lane ROB has already been constructed as part of the Dwarka Expressway for improved connectivity

MRS
CROWN | THE PINNACLE
PREMIUM RESIDENCES | OF ROYAL LIVING

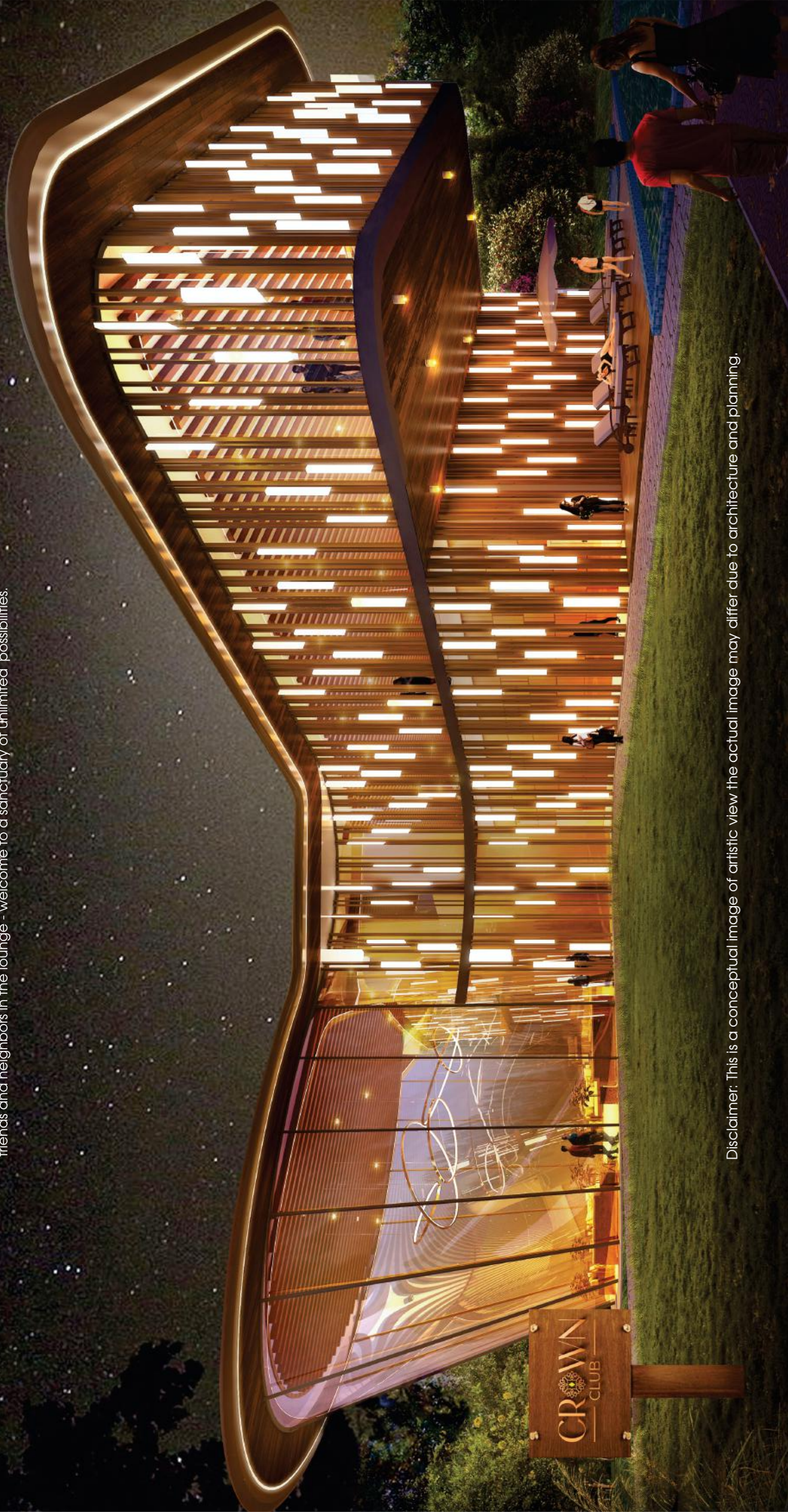
Indulge in the grandeur of the finest living experience fit for royalty. It's a world of regal elegance and sophistication where every exquisite detail has been crafted to perfection. Here every day is a celebration of luxury and comfort.



Disclaimer: This is a conceptual image of artistic view the actual image may differ due to architecture and planning. Subject to change as per Revised/Approved Plans for Additional/future construction.

MRC.
CROWN | THE EPITOME
PREMIUM RESIDENCES OF EXTRAVAGANCE

A retreat designed to cater your every need where you can unwind and rejuvenate with state-of-the-art amenities. Relax by the pool, workout in the fitness center, or socialize with friends and neighbors in the lounge - welcome to a sanctuary of unlimited possibilities.



Disclaimer: This is a conceptual image of artistic view the actual image may differ due to architecture and planning.

