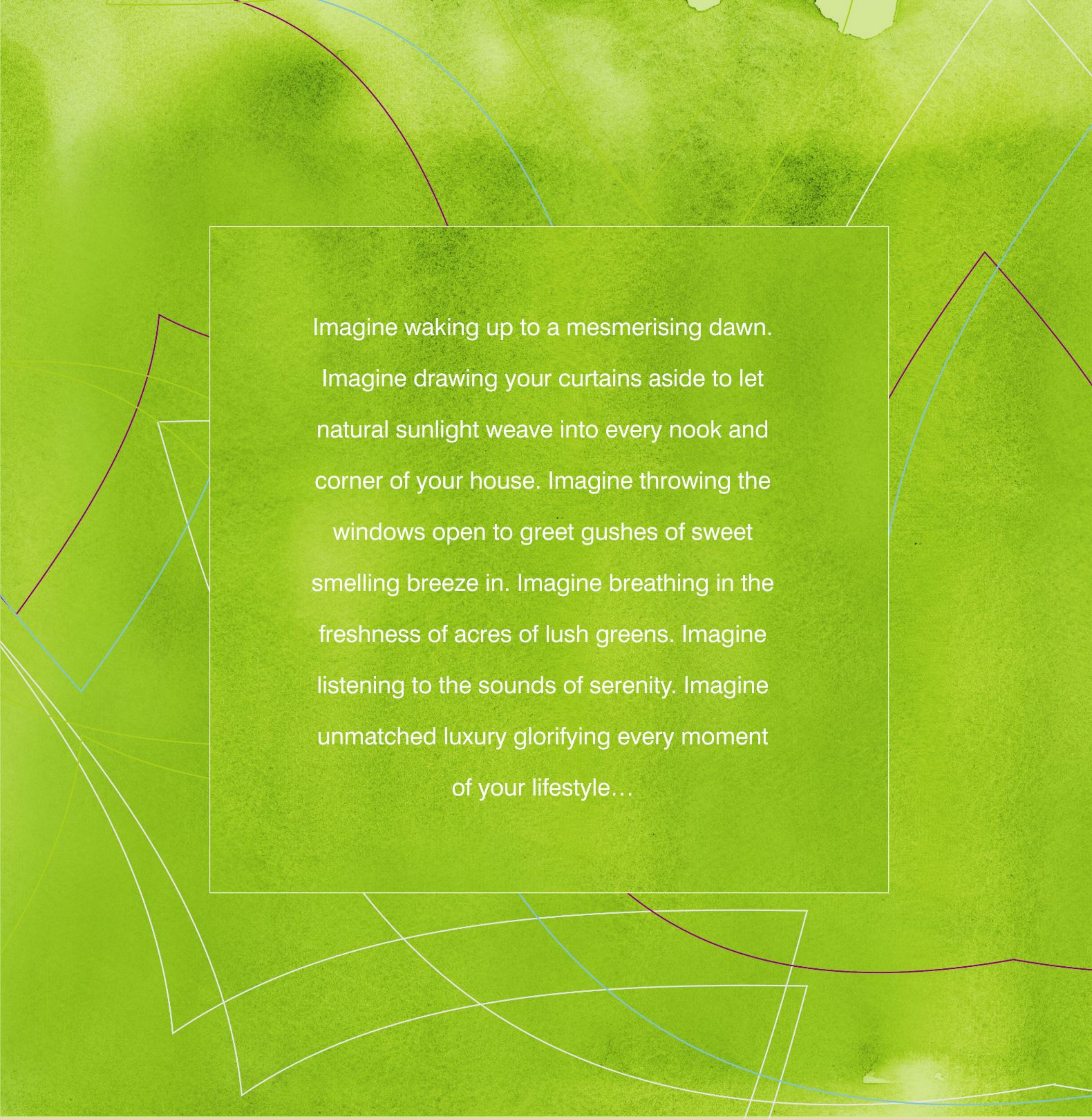




LOTUS
BOULEVARD
E S P A C I A

The background is a vibrant green with a subtle, organic texture. Overlaid on this are several thin, abstract lines in white, light blue, and a deep purple. These lines form various shapes, including arcs, triangles, and irregular polygons, creating a sense of movement and depth. The lines are scattered across the page, with some entering from the top and others from the sides.

Imagine waking up to a mesmerising dawn.
Imagine drawing your curtains aside to let
natural sunlight weave into every nook and
corner of your house. Imagine throwing the
windows open to greet gushes of sweet
smelling breeze in. Imagine breathing in the
freshness of acres of lush greens. Imagine
listening to the sounds of serenity. Imagine
unmatched luxury glorifying every moment
of your lifestyle...



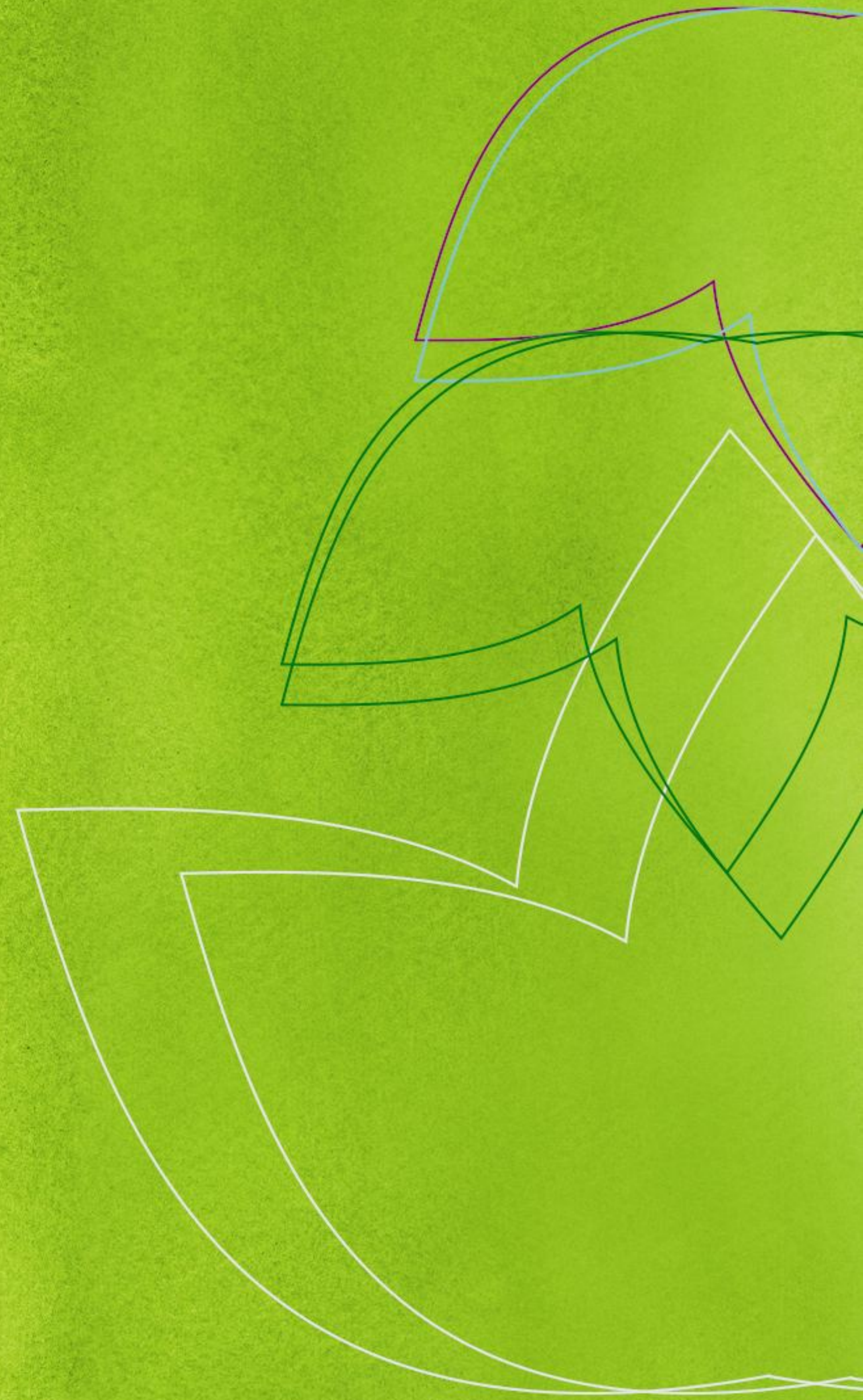
THE **3C**
COMPANY

CREATE | CARE | CONSERVE

The 3C Company is the pioneer in conceiving and executing Green Developments in Delhi and NCR. Working towards altering lifestyles dramatically and offering opportunities to contribute towards conserving natural resources and creating a greener & healthier planet. The 3C Company is driven by the motto of “Create, Care and Conserve”. With over 13 million sq. ft. delivered successfully, the company is passionately working towards reducing carbon footprint on earth. It’s also a matter of great pride that ‘Green Boulevard’ is now the third building after the Patni Campus in Noida and the Wipro Campus in Gurgaon, to be certified as a ‘Green Building’ by USGBC. With these, 3C is the only company in Asia to have to its credit THREE PLATINUM and FOUR GOLD RATED LEED CERTIFIED GREEN BUILDINGS.

ihdp
BUSINESS PARK

The IHDP Business Group has diversified business interests in Real Estate, Export and ITES, the group is known for its internationally acclaimed IHDP Business Park in Noida. IHDP Business Park is an exemplary masterpiece and has been acknowledged as one of the best buildings in India. The IHDP Group is committed to create landmark developments and change the paradigms of real estate developments in the region.





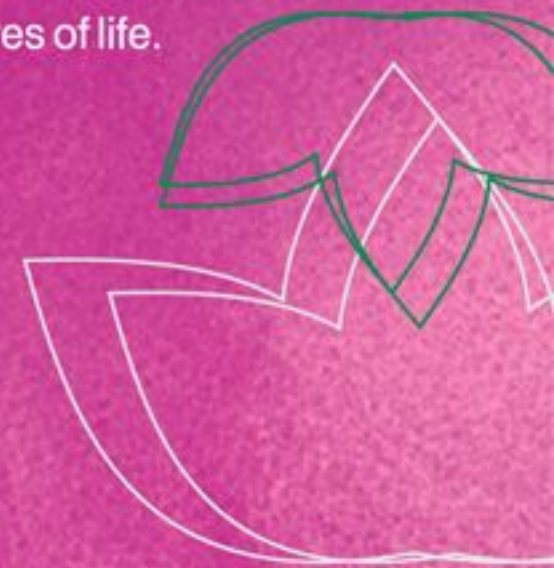
PERSPECTIVE SHOWN IS TENTATIVE, SUBJECT TO CHANGE AND NOT TO SCALE



A lifestyle that is resplendent with modern day architecture, which speaks the dialect of an advanced era. A haven that perfectly balances all the joys of spacious living attached with the 'GREEN' features that are manifestations of the times to be. An integrated development that is truly sustainable in form, function and use. A discerning design backed by brilliant infrastructure that is an outcome of cutting-edge technology.

The 3C Company in association with IHDP, presents 'Expansive Living' with LOTUS BOULEVARD ESPACIA in India's Largest Green Residential Estate, strategically located in Sector -100, Noida.

Spread across 10 acres, Lotus Boulevard Espacia will showcase exquisite apartments that offer a choice of spacious living through 3 and 4 BHK. Encased with stimulating green environs, Lotus Boulevard Espacia lets you enjoy uninterrupted spaces soaked in peace and positive energy. Lavish living at Lotus Boulevard Espacia comes built in with a hub of activities at Club Platino that redefines the pleasures of life.





India's Largest Green Residential Estate



NOT TO SCALE

Location beyond compare!

Right off the Noida Expressway in Sector 100, Lotus Boulevard Espacia is strategically located adjacent to the already developed sectors 46 and 47, thereby establishing itself as one of the most accessible residential estates in Noida.

Flaunting excellent connectivity with the main road, as well as with other strategic locations within the national capital, it presents an outstanding opportunity to lead a suburban lifestyle.

Its close proximity to the DND, Sector 18 Market (Noida), Metro Station and various amenities like office complexes, schools, hospitals and shopping plazas, also makes the location a thoroughly unique one.

Close to nature, Closer to landmarks!

DND Flyway	-	10 min
Sector 18	-	10 min
Sector 37 Golf Course	-	08 min
Connaught Place	-	25 min
Metro Station	-	08 min
Lotus Valley International School	-	05 min



Greenery and Space.
Indulgence and Luxury.
Style in Lifestyle.



Live a life of extravagance at Lotus Boulevard Espacia. Choose to enjoy personal space that comes attached with green features that are manifestations of times to be.

- 3 Bedrooms + Servant Room
- 3 Bedrooms + Study + Servant Room
- 4 Bedrooms + Servant Room



Green Benefits: The advantages of being one with nature...

Our unique 'Green Building Technology' is an idea for the planet... for the future... for life. It is inspired by various elements of nature and innovatively designed to generate significant economic and health advantages for you. It brings you closer to nature by bringing nature closer to you!

Breathtaking Greens

With over 80% of open spaces, all balconies and windows have been specifically designed to present rejuvenating views from all directions.

Heat Reduction

Insulated Roofs and Walls (optional) substantially reduce heat ingress (up to 60%), thereby resulting in substantially lower air-conditioning loads.

Solar Lighting

Save for yourself as well as for the planet with the latest in solar lighting systems.

Cross Ventilation

With fresh breezes wafting through all corners, welcome a healthy environ into your house.

Cost Reduction

Bid adieu to high water and electricity bills with energy efficient mechanical & electrical equipment.

24 X 7 SECURITY

FACILITY MANAGEMENT

24 X 7 POWER BACKUP

EARTHQUAKE

Recycling to Conserve Nature

Take pride in being a responsible citizen and enjoy healthy living with '0% Discharge Building', innovative Solid Waste Management, Waste Segregation System and Eco-Friendly Infrastructure & Facilities.

Naturally Lit

Welcome 100% natural light all across your house, thereby cutting down the usage of artificial light by 50%.

Sensor Lights

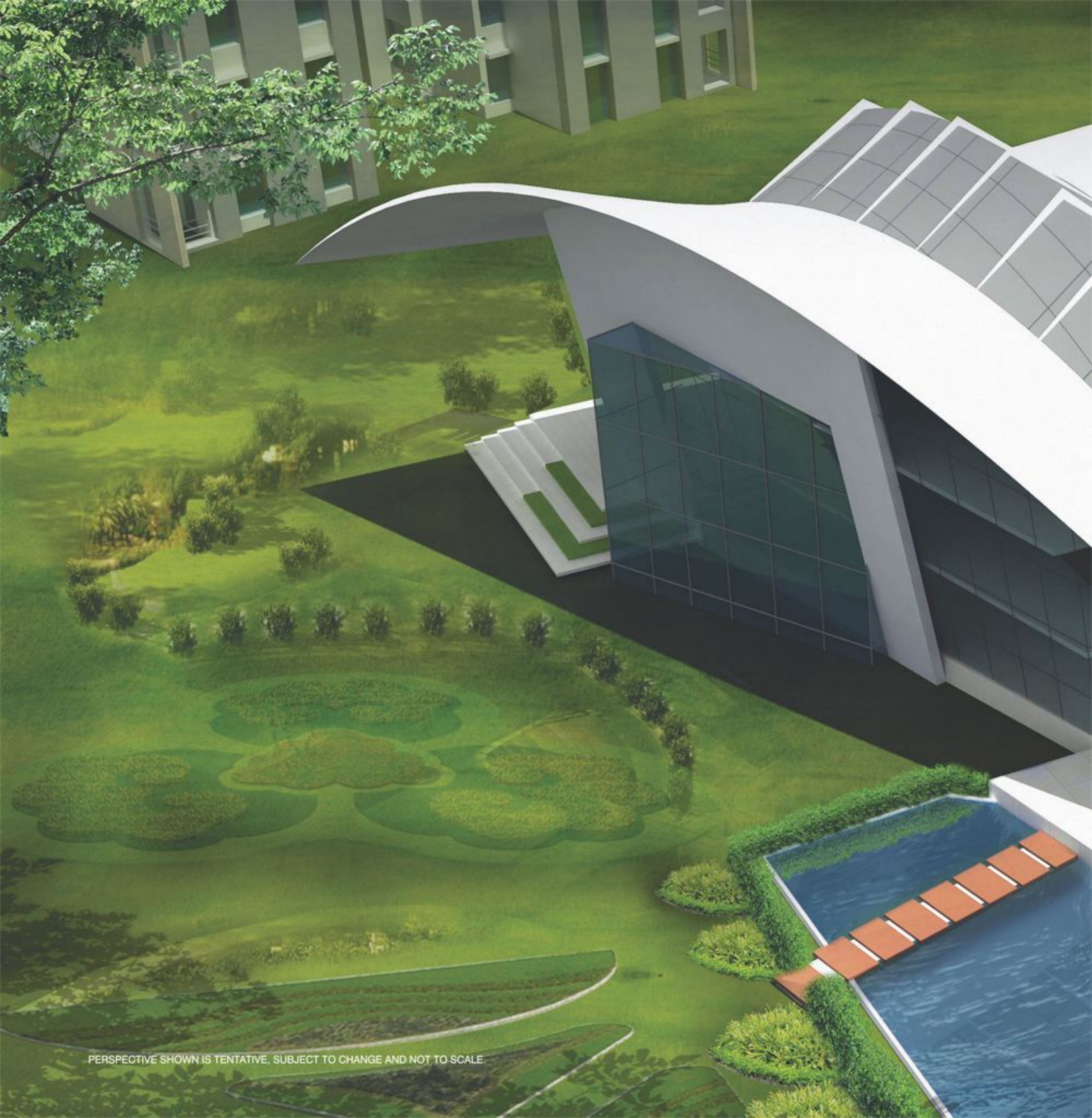
Enjoy highly reduced energy costs with sensor lights that switch on automatically when you are around in the common areas, thereby reducing maintenance charges.

Healthy Indoor Environment

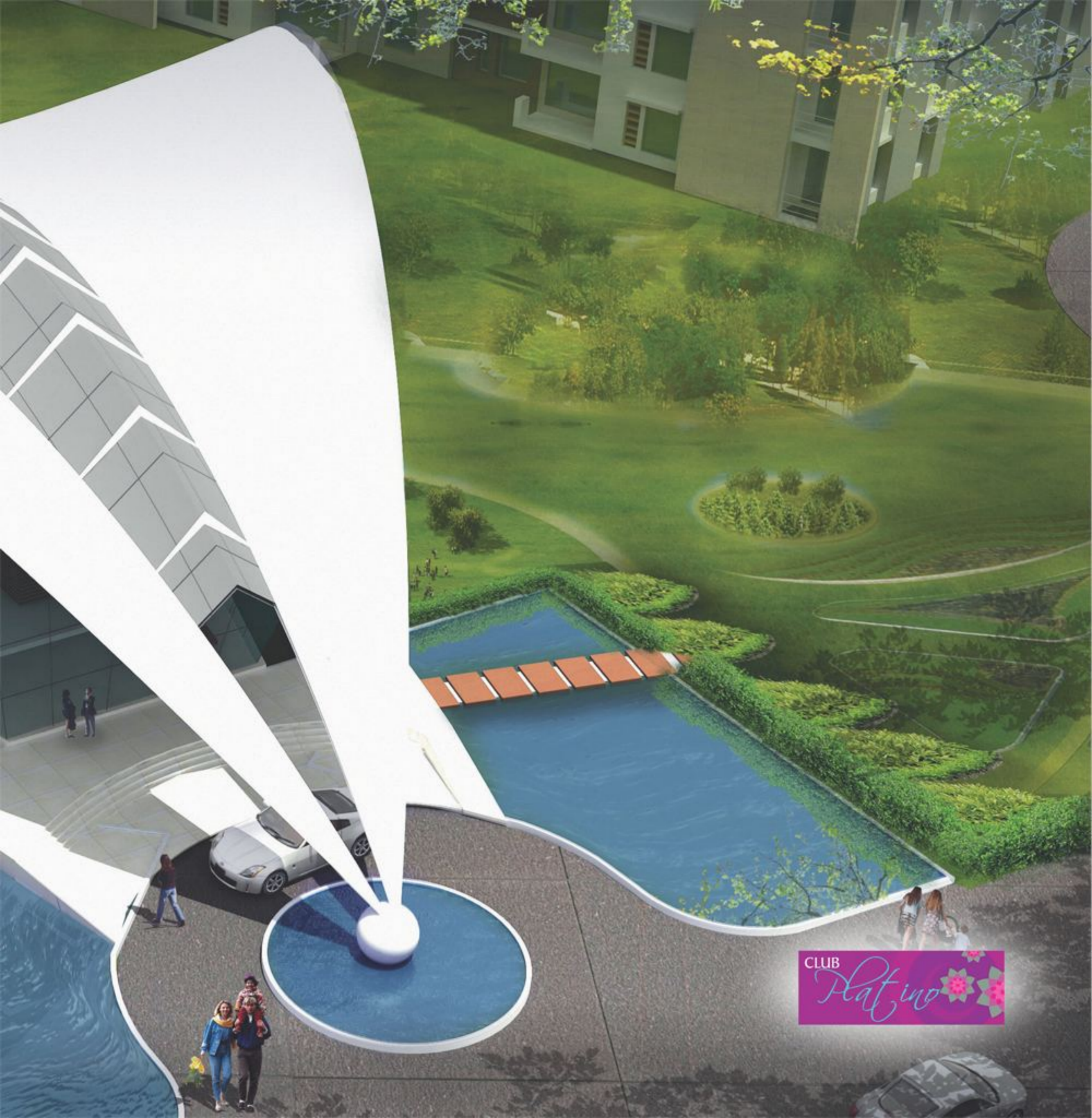
Right from basic eco-friendly construction materials to odourless paints and textures on your walls, relish the benefits of a healthy green environment.

Water Conservation

The latest in Rainwater Harvesting Technology, water conserving fixtures & fittings, along with native & low water consuming plants, let you save every drop of water you can.



PERSPECTIVE SHOWN IS TENTATIVE, SUBJECT TO CHANGE AND NOT TO SCALE.



CLUB
Platinum



Putting Green



A hub of indulgence for the residents of Lotus Boulevard Espacia, Club Platino is designed to offer life's finest pleasures. Get pampered with some stress-busting activities and collect oodles of joyous moments with your family at Club Platino.

- Spa
- Opti Golf

- Putting Green
- Squash Court

- Gym
- Tennis Court

- Swimming Pool
- Convenient Shopping





IHDP BUSINESS PARK, NOIDA

Platinum Rated LEED Certified GREEN Buildings



GREEN BOULEVARD, NOIDA



PATNI KNOWLEDGE CENTER, NOIDA



WIPRO, GURGAON

Patrons who have opted to 'THINK GREEN' and 'LIVE GREEN' with us

Over the last decade and a half, we've had scores of believers in our 'Green Philosophy' who've adopted the 'Green Technology' and joined hands with us in making this planet a greener and healthier place to live in. Some of these are...

- HEWITT
- ALSTOM
- INTELLEVATE
- FLEXTRONICS
- NOKIA SIEMENS NETWORK
- TELESOFT
- SAPIENT
- PHILIPS
- PEROT SYSTEMS
- FISERV
- ADOBE
- MAX HEALTHCARE
- PATNI, INFOGAIN
- ACCENTURE
- MAX NEW YORK LIFE
- LEE COOPER
- IHDP
- AREVA
- EXL SERVICE
- MCGRAW-HILL
- WIPRO

Project Spectrum



TECH BOULEVARD, NOIDA



LOTUS VALLEY INTERNATIONAL SCHOOL, NOIDA



KNOWLEDGE BOULEVARD, NOIDA



CSC CAMPUS, NOIDA



LOTUS BOULEVARD, NOIDA



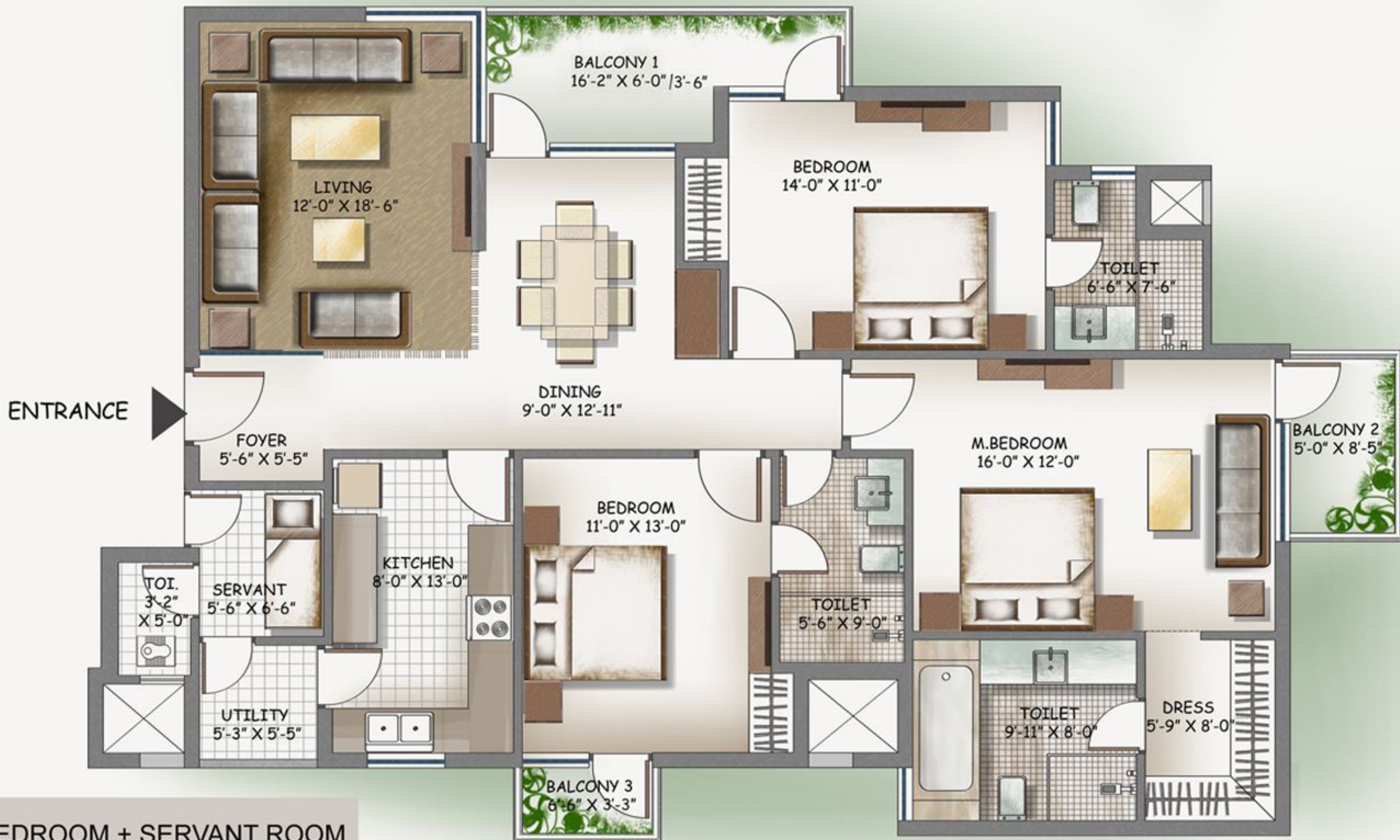
CORPORATE OFFICE, NOIDA



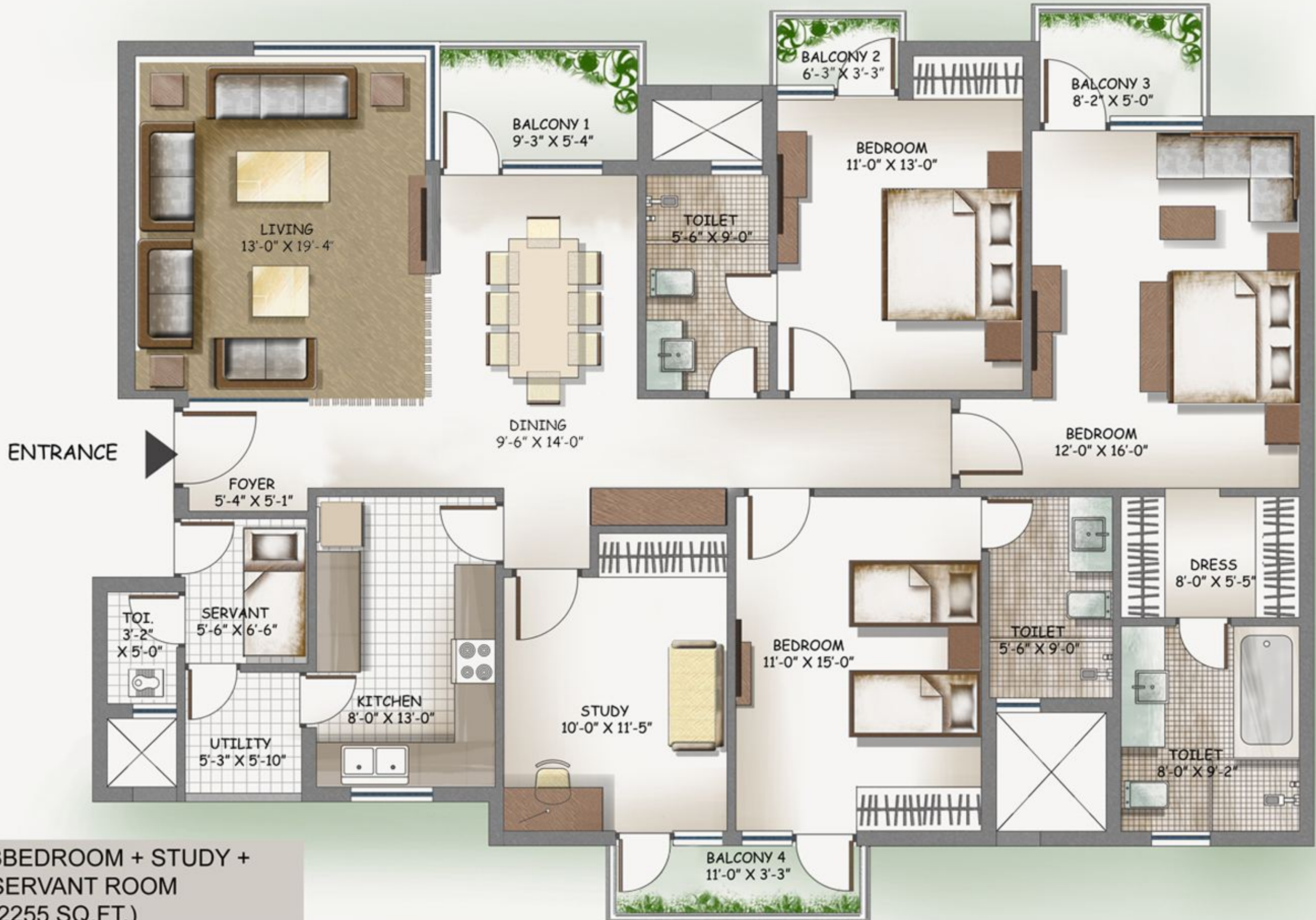
Let life take a full circle. Go Green.



**4BEDROOM + SERVANT ROOM
(2560 SQ.FT.)**



3BEDROOM + SERVANT ROOM
(1970 SQ.FT.)



3BEDROOM + STUDY +
SERVANT ROOM
(2255 SQ.FT.)

Lotus Boulevard - Espacia has been registered for the IGBC Green Homes LEED Certification Programme. The registration number for the project is 'GH09 1033'.



Three C Universal Developers Pvt. Ltd.

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Mob: +91-99589 99659/76/78/79/80/81/82/83, Site Address: GH002, Sector - 100, Gautam Budha Nagar, Noida (U.P.)
Email: sales@the3c.in, Website: www.the3c.in, **www.lbespacia.in**, www.lotusboulevard.in

Disclaimer: All views / facilities / layouts / specifications / information contained herein are indicative and subject to change as may be required by the authorities / developer and cannot form part of any offer or contract. Areas mentioned are on super built up basis which include area of walls and proportionate area of staircase, lift, common passage, common facilities, etc.