



MIRAABILIS

A Bloom of Luxury



WELCOME TO MIRAABILIS

A sanctuary rising in the heart of Ghaziabad. Spread across 6 acres of artfully imagined space, this rare residential gem draws its inspiration from the 4PM bloom — unfolding with grace, rhythm, and quiet grandeur.

Here, architectural finesse meets conscious design, creating a platinum-rated green haven where elegance whispers through every corner. From sunlit balconies to serene pathways, from intuitive layouts to immersive green views.

MIRAABILIS isn't just a place to live, it's a place to arrive. Crafted for those who seek more than luxury — a life in perfect bloom.



Crafted to Speak
Through Numbers

6

acres

4

towers

276

apartments

8

penthouses

37

floors

2

apartments/ floor



QUIET DISTINCTIONS



79%
Open Space



8 Elevators
Per Tower



3.75 MTR.
Floor to Ceiling Height



47 Flats/Acres
(Low Density)



340 ft.
Longest Swimming pool



7 Tier
Security System



70,000+ sqft.
Member's Club



Biometric Access
Controlled Lifts



24x7
Concierge



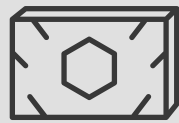
Valet
Parking



Wheelchair-Compatible
Access



Solar
Powered



Mivan
Construction



IGBC Pre Certification
Platinum Rated Building

Limited in number,
infinite in
soul—Miraabilis is
for those
who seek not just
a home,
but a rhythm.





— CLUB —

LA FIORENZA

La Fiorenza is not merely a club—it is the cultural and social soul of Miraabilis.

An enclave of curated indulgence, it blends wellness, leisure, and fine hospitality within an atmosphere of quiet grandeur. From serene lounges and fitness sanctuaries to celebration spaces that resonate with warmth, La Fiorenza is designed for those who value elegance in every detail.

More than a destination, it is a way of living—where every gathering is elevated, and every moment is touched by grace.



Swimming Pool



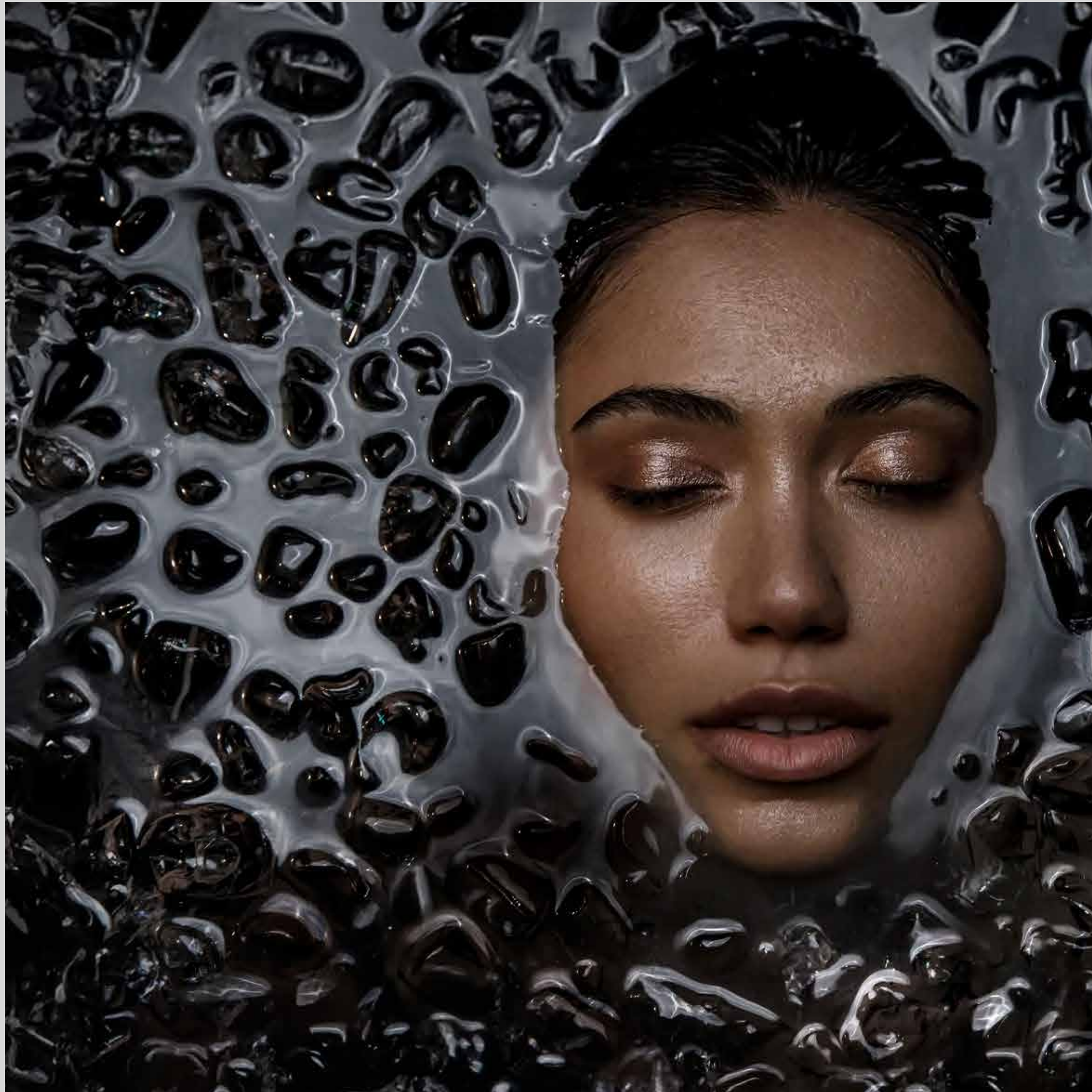
Kayaking



Bowling Alley



Sports Bar



Ice Bath Therapy



Red Light Sauna Therapy



Living Room



Bedroom

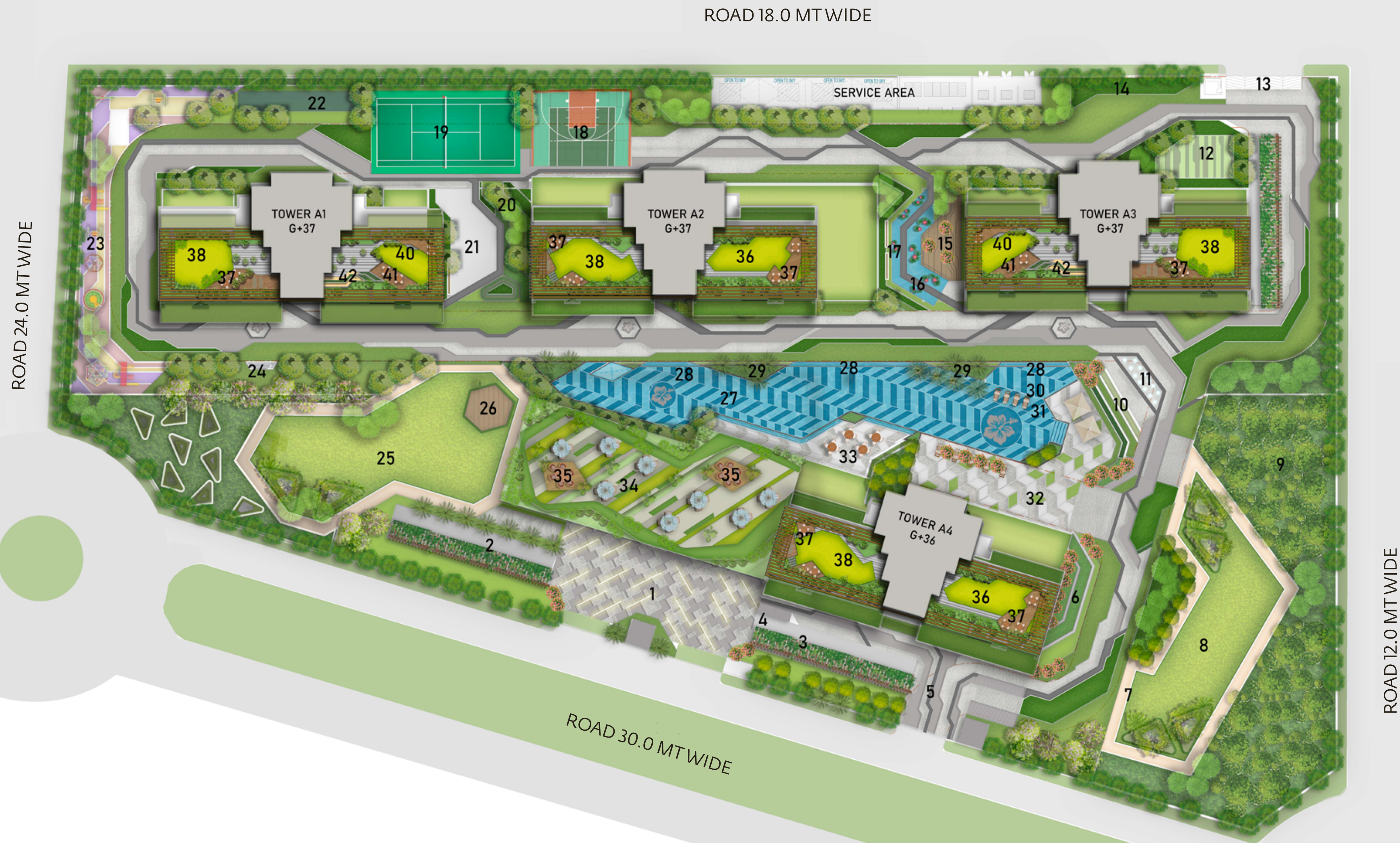


Kitchen



Balcony

Master Plan



LEGENDS

1. Entrance Plaza
2. Ramp from Basement
3. Ramp to Basement
4. Golf Cart Parking
5. Entrance/ Fire Tender Entry
6. Stepped Planter
7. Jogging Track
8. Lawn
9. Forest Area
10. Open Air Theatre
11. Interactive Fountain
12. Open Gym
13. Service Entry
14. Pet Park
15. Yoga Deck
16. Lotus Pond
17. Sit-Out Area
18. Multipurpose Court
19. Tennis Court
20. Aroma Garden
21. Skating Rink
22. Cricket Pitch
23. Kids' Play Area
24. Water Body
25. Banquet Lawn
26. Pavilion
27. Main Pool
28. Stepped Waterbody
29. Planter
30. Kids' Pool
31. Shallow Pool
32. Deck
33. Restaurant Spill-Out Area
34. Club Spillover Area
35. Deck Sitting
36. Lawn
37. Sitting Area
38. Stargazing / Sun Bath
39. Party Lawn
40. Party Deck
41. Open Stepped Sitting
42. Fire Pit With Sitting Area
43. Yoga Lawn with Meditation Alcove

Typical Floor Plan

AREA - TYPICAL FLOOR PLAN

**UNIT - 4BHK + 4 TOILETS + POWDER ROOM
+ PUJA ROOM + STAFF ROOM**

CARPET AREA

241.12 SQM. / 2595.41 SQFT.

**AREA UNDER EXTERNAL WALLS,
COLUMNS & SHAFTS**

28.34 SQM. (305.05 SQFT.)

BALCONY AREA

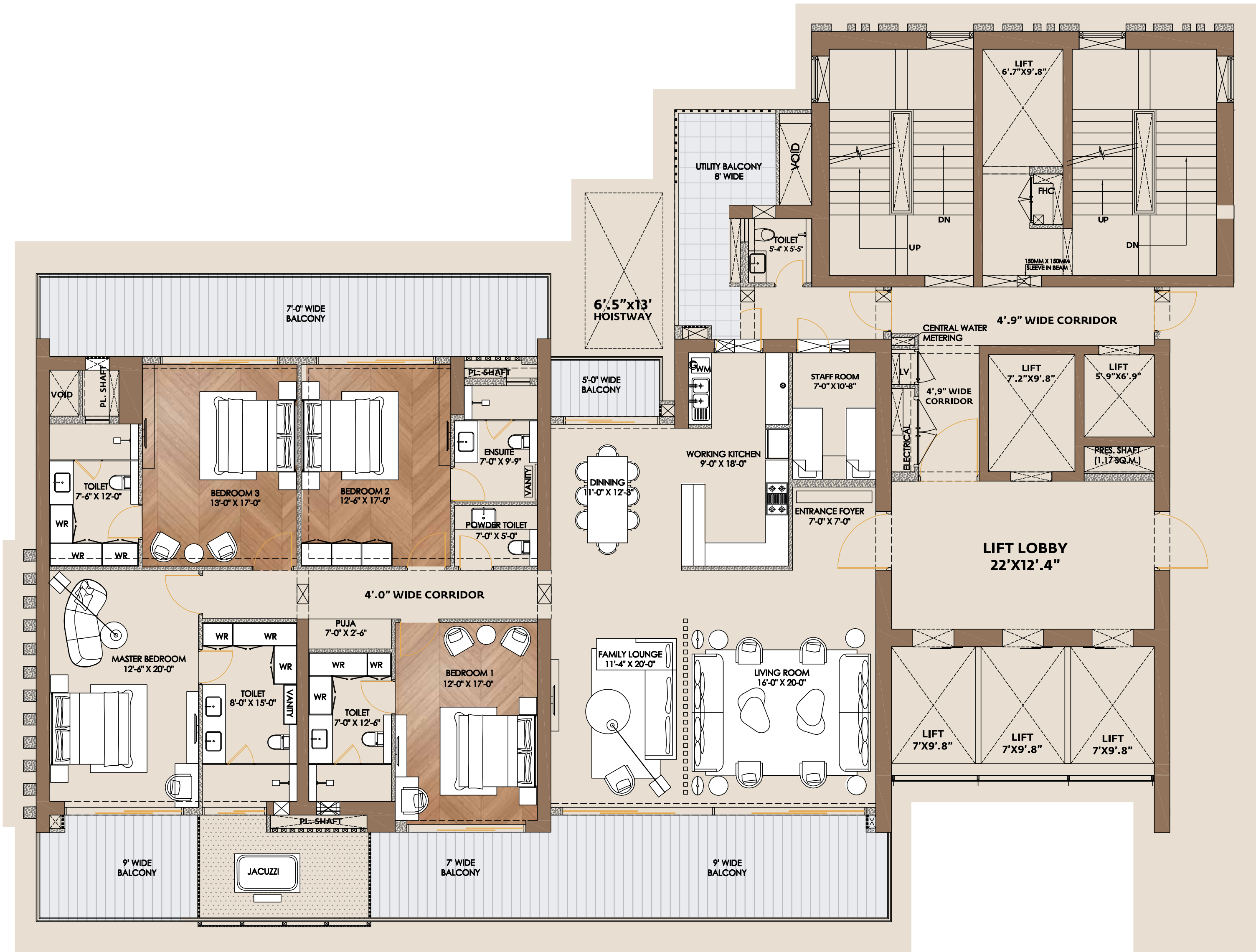
99.60 SQM. / 1072.09 SQFT.

BUILT AREA

369.06 SQM. / 3,972.55 SQFT.

SALEABLE / SUPER AREA

408.31 SQM. / 4395 SQFT.



SPECIFICATIONS



WALL FINISH	Internal	All internal walls of all the areas will be painted using Premium Emulsion
	Toilets	Premium Quality Tiles
FLOORING	Entrance Foyer	Premium quality Imported Marble
	Living Area/ Family Lounge	Premium quality Imported Marble
	Dining Area	Premium quality Imported Marble
	Corridor	Premium quality Imported Marble
	Master Bedroom	Premium quality Imported Marble
	All Other Bedrooms	Wooden Finish LVT flooring
	Kitchen	Premium quality Imported Marble
	Balconies	Designer Anti-Skid Tiles
	Toilets	Premium quality Imported Marble
DOORS AND WINDOWS	Utility Area	Designer Anti-Skid Tiles
	External	Aluminum Sliding openable Doors & Windows.
ELECTRICAL FITTINGS	Internal	Designer Flush Doors in Polish/ Duco paint fixed in Hardwood.
	Light Fixtures	Technical Lights in all the Areas.
	External	Adequate Lighting in Common Areas.

SPECIFICATIONS



WIRING AND SWITCHES	Wiring Switches TV Points Tel Points	Fire Resistant copper wiring in concealed PVC conduits. Modular Switches & Sockets in adequate numbers. In Family Lounge & all Bedrooms. In Living Area & Family Lounge, Dining Area and all Bedrooms.
SANITARYWORK	Internal Piping Bath Fittings & Ware	Corrosion Free Food Grade Pipes & Fittings. All Taps and Fittings (TOTO or Equivalent). Wash basins, Wall Mounted W/C and Bathtub (TOTO or Equivalent). Full height Shower Partition
RAILING	Balconies Staircase	Railing with Security Glass. Mild Steel.
WOODWORK	Wardrobe Modular Cabinet	All Bedrooms. Kitchen.
KITCHEN	Counter Wall Tiles	Kitchen counter with stainless steel sink. Gas HOB, Chimney with Exhaust Pipe. Designer Ceramic Tiles up to 2ft. above working counter and Countertop Quartz
CEILING FINISH		Good quality designer false ceiling in POP and high-quality paint in all the areas.
AIR CONDITIONING		VRV ACs: In Living area/ Family Lounge, Dining Area, Kitchen and all bedrooms.
SECURITY		CCTV in Common Area/Basement, Fire Fighting System - Sprinklers, Smoke Detectors.



NOT TO SCALE: THIS MAP IS FOR REFERENCE PURPOSES ONLY.

AIRPORT

Hindon Airport	15 mins
I.G.I Airport	40 mins

BUS STOP

Anand Vihar ISBT	5 mins
Ghaziabad Bus Stop	20 mins

METRO STATION

Vaishali Metro Station	2 mins
kaushambi Metro Station	4 mins
Sahibabad RRTS Station	2 mins
Anand Vihar Metro Station	5 mins

RAILWAY STATION

Anand Vihar Railway Station	5 mins
Nizamuddin Railway Station	15 mins
New Delhi Railway Station	25 mins

EDUCATIONAL INSTITUTION

KR Mangalam World School	2 mins
Cambridge School	5 mins
Delhi Public School	10 mins

HOSPITALS

Chandra Laxmi Hospital	2 mins
Yashoda Super Speciality Hospital, kaushambi	5 mins
Max Hospital, Vaishali	5 mins
Cloud 9 , Children Speciality Hospital	10 mins

HOTELS

Country INN	2 mins
Radisson Blu kaushambi	5 mins
The Leela Ambience Convention	15 mins

MALLS

Mahagun Mall	3 mins
Shipra Mall	7 mins
Habitat Centre, Indirapuram	5 mins
DLF Mall of India, Noida	20 mins

IMPORTANT LANDMARKS

Akshardham	10 mins
Pragati Maidan	16 mins
India Gate	20 mins
JLN Stadium	25 mins



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UP RERA REG. NUMBER

UPRERAPRJ630577/05/2025

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