

Choose an Eldeco home.

Live Better.



WEBSITE: www.eldecogroup.com

SITE ADDRESS: At Eldeco City, IIM Road, Lucknow

TO KNOW MORE: **70424 12266**

Scan For More



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

Disclaimer: Eldeco Skywalk (Project) is promoted by Eldeco Housing & Industries Limited ("Promoter") having CIN: L45202UP1985PLC099376 and registered office at Corporate Chamber-1, IInd Floor, Vibhuti Khand, Opposite Mandi Parishad, Corriti Nagar, Lucknow, Uttar Pradesh 226010, on a land admeasuring 10099 sq. mtr, situated at Lucknow, Uttar Pradesh ("Project Land"), pursuant to permit No. Group Housing/12818/1.DA/BP/24-25/1446/30072024 dated 18.10.2024 valid upto 17.10.2029 granted by Lucknow Development Authority ("LDA"). The Project Land includes land admeasuring 440 sq. mtrs, falling under Khasra No. 155 and 165, which has been leased to Promoter by the State Government through Lucknow Development Authority, ("LDA") vide lease deed dated 28.06.2012 (herein "Lease Deed") for an initial period of 30 years commencing from 28.06.2012, which can be renewed for further 60 years but not more than 30 years at one time. Currently, the lease has an aggregate terms of 77 years. The Promoter will renew the lease from time to time, as required under the terms of the Lease Deed, Please note that the Clause 14 of the Lease Deed states on the expiry of the Lease Deed or its termination before expiry, the lessee (Promoter) shall remove the building constructed on the land thereon and handover the land in perfect condition to the lessor (LDA).

UP RERA Registration No. UPRERAPRJ859279/04/2025
Website of UP RERA : www.up-rera.in
Launch Date: 11th April, 2025



Collection A/C Details of Eldeco Skywalk
Bank Account Name - EHIL COL A/C FOR ELDECO SKYWALK
Bank Name: HDFC Bank | Bank Account No.: 9999345666111
IFSC Code: HDFC0000594

ELDECO SKYWALK

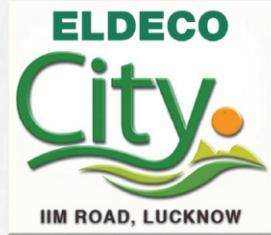
— AT ELDECO CITY, IIM ROAD, LUCKNOW —
2/3 BR APARTMENTS WITH A UNIQUE SKYWALK



Beyond Just a Lifestyle



Spread across **133 acres** on IIM Road, Eldeco City welcomes you with a grand entrance into a complete living experience in a fully integrated township of villas, plots, apartments and commercial spaces. From its prime location to serene surroundings, the charm is unmistakable.



Bird's eye view of Eldeco City

Eldeco Twin Towers

RERA NO: UPRERAPRJ639751

City Dreams

RERA NO: UPRERAPRJ16415

Electric Sub-Station
City Arcade

RERA NO:
ARCADE I: UPRERAPRJ3316
ARCADE II: UPRERAPRJ3671

City Breeze

RERA NO:
UPRERAPRJ0147

Games Park

Central Park

Indus Valley School

Sports Park

Fitness Park

Yoga Park



Kutir/Sukriti
RERA NO: UPRERAPRJ5011

Amphitheatre Park

Children's Park

Capital City Club

Health Park

Row of Villas

Peace Park

Eldeco Latitude 27
RERA No.: UPRERAPRJ382100

Entrance to Eldeco City

Front Park

Miyawaki Forest

Future Development



Eldeco City Features



SCHOOL

Indus Valley School, enriches your child's future with quality education.



SECURITY

With advanced security systems, Eldeco City lets you live life on your terms.



JOGGING TRACKS

Jogging tracks at Eldeco City make every run feel like a breath of rejuvenating air.



PARKS

Enriched with 23 parks, Eldeco City offers you serenity & rejuvenation amidst nature.



SHOPPING

At Eldeco City, Freeway Retail brings everyday essentials conveniently close to home.



MIYAWAKI FOREST

A dense forest, designed to bring peace to every resident, every single day.



KIDS' PLAY AREA

At Eldeco City, kids get more space to play, explore, and make timeless memories.



CENTRAL PARK

1 acres of lush parks at Eldeco City, designed to offer peace, purpose, and playful moments.

Capital City Club Features



TABLE TENNIS



GYM



PARTY HALL



LIFESTYLE CLUB



SPORTS COURTS



SWIMMING POOL

- Capital City Club is open for all residents of Eldeco City, Lucknow
- Capital City Club is a private company property located in Eldeco City township. Usage of facilities is as per membership conditions of the Club.
- The common areas and facilities of Eldeco City have been handed over to the Association of Allottees, who are responsible for their maintenance.

Live Above
Live Beyond





Introducing

ELDECO
SKYWALK

— AT ELDECO CITY, IIM ROAD, LUCKNOW —
2/3 BR APARTMENTS WITH A UNIQUE SKYWALK



Nestled in the heart of **Eldeco City**, Lucknow's most coveted township, **Eldeco Skywalk** offers a serene escape amidst lush greenery and open skies. Here, mornings are greeted with birdsong, and evenings offer quiet tranquillity.

At its heart is a unique Skywalk atop Towers Life 1 & 2 – a beautifully landscaped space to relax, reconnect, and soak in peaceful sunrises and starlit evenings.



YOUR LOFT UNDER THE SKY

Find your peace amidst the clouds at the Sitout Plaza rooftop retreat. This sanctuary for mindfulness offers an Activity Space, Screen Wall, and Elder Sitout Zone, above the city's noise, indulge in togetherness or quiet reflection, making moments both grounded and elevated.



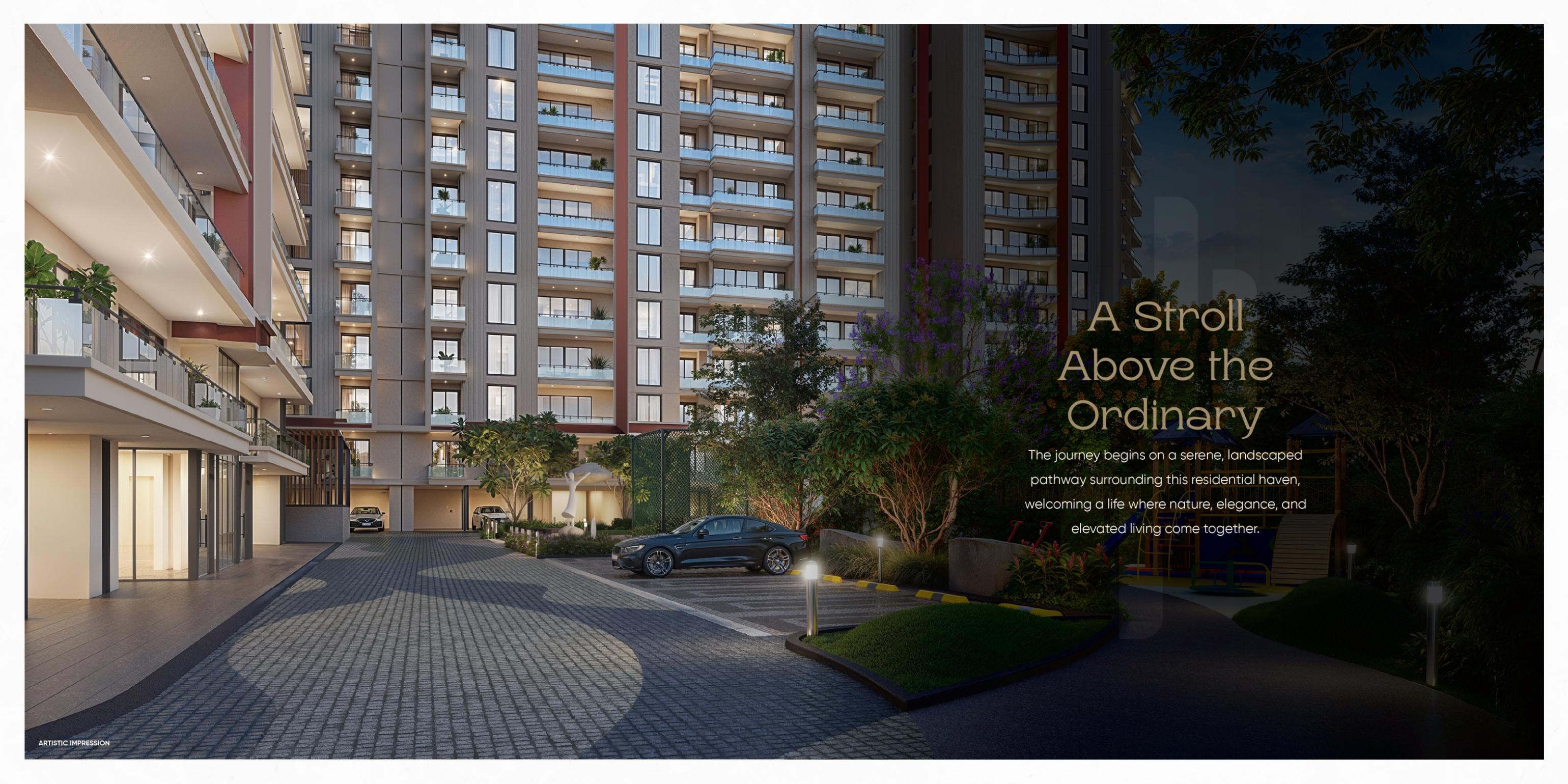
STOCK IMAGE FOR REFERENCE

A Drop Off Amidst The Stars

A majestic drop off begins your ascent
into the sky at **Eldeco Skywalk**, offering
you a glimpse of the elegance that
awaits inside.



EDGE
SKYWALK



A Stroll Above the Ordinary

The journey begins on a serene, landscaped pathway surrounding this residential haven, welcoming a life where nature, elegance, and elevated living come together.



STOCK IMAGE FOR REFERENCE

CELEBRATE TOGETHERNESS EVERY DAY.

At Eldeco Skywalk, every gathering lights up joy and builds lasting bonds. Enjoy vibrant moments in the multipurpose area, unwind by the sculpture court, refresh at the juice corner with a pergola, and create fun memories in the game zone, where shared laughter and strong bonds come alive every day.

STOCK IMAGE FOR REFERENCE



A Haven of Games and Laughter

The Children's Haven features safe play zones, interactive learning corners, because every child deserves their own safe haven under the beautiful sky.

A Star Studded Getaway

Elevate your lifestyle at Club Skywalk, an exclusive haven featuring premium amenities and refined spaces thoughtfully crafted for wellness, social connection, and those everyday moments of pure indulgence that make life truly special.

Club Skywalk Amenities



GYM



INDOOR SPORTS



INDOOR MULTIPURPOSE HALL
(BADMINTON)

Other Amenities



KIDS' PLAY AREA



MULTIPURPOSE COURT



HALF BASKETBALL COURT



BADMINTON COURT



OPEN GYM

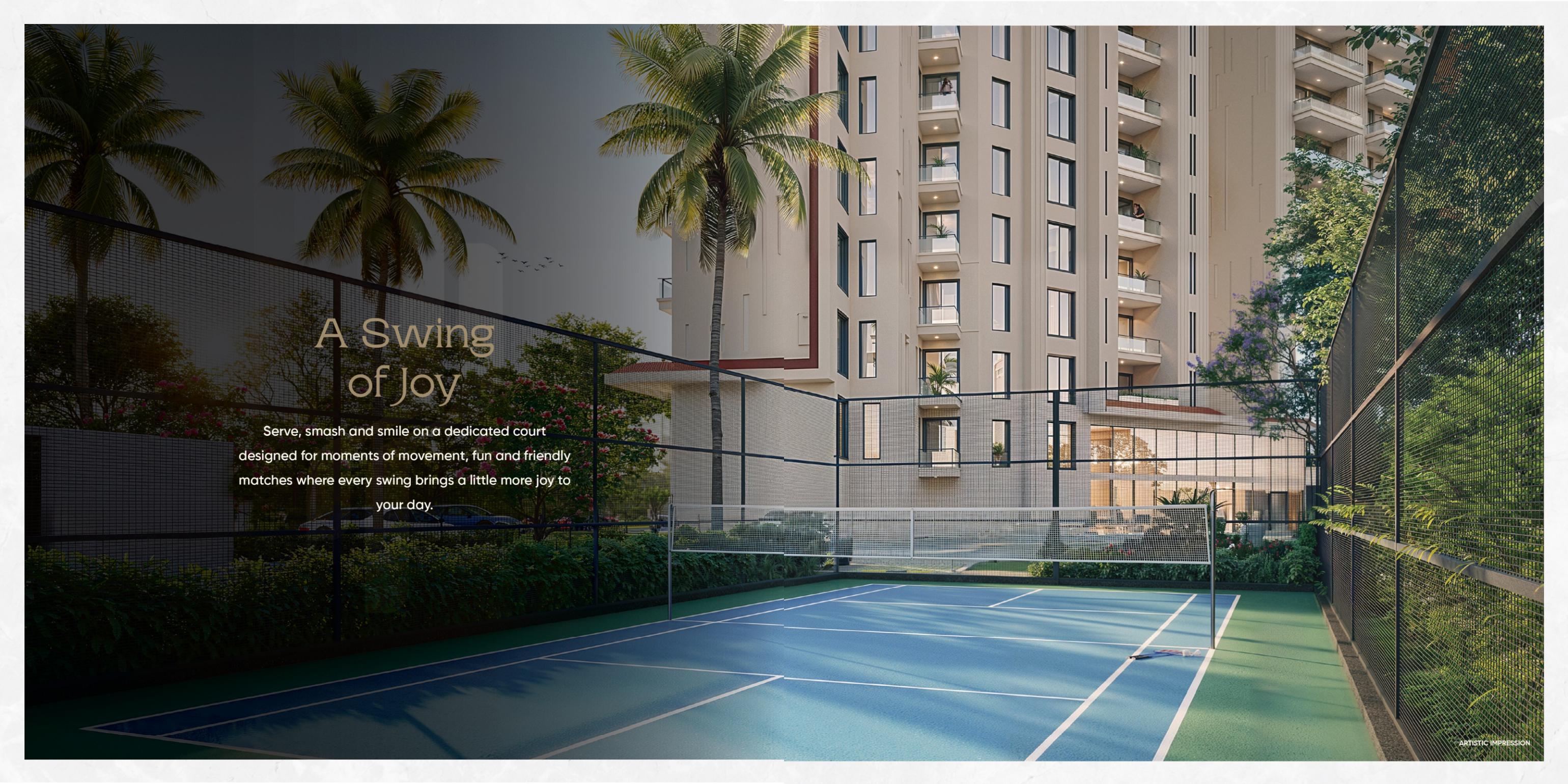


AMPHITHEATRE



CCTV SECURITY



A photograph of a tennis court at dusk. The court has a blue playing surface and green outer areas. A white net is in the center. In the background, a tall, modern apartment building with balconies is visible. Palm trees and other greenery are scattered around the court. The sky is dark with some birds flying.

A Swing of Joy

Serve, smash and smile on a dedicated court
designed for moments of movement, fun and friendly
matches where every swing brings a little more joy to
your day.

The Spirit of Play

Eldeco Skywalk features a half basketball and multi-purpose sports court designed for champions ready to dribble, shoot and dive into fast-paced action amid lush landscaped surroundings.

Location Highlights

It's a location perfectly chosen to give you an all-embracing living experience by bringing everything you need & every place on the list of your convenience just a few minutes away.

- Amausi airport - 20 KM
- Charbagh railway station - 12 KM
- Badshahnagar railway station - 9 KM
- Local market, school and transport in close vicinity.
- Close to posh colonies like Jankipuram, Aliganj, Vikas Nagar, Kapurthala, Mahanagar etc.
- Well-connected to Green corridor, Sitapur and Hardoi roads and other landmarks of the city.
- 7.3 KMs drive from city's big shopping area in Kapurthala.
- Stone's throw away from the Indian Institute of Management, Lucknow and other educational institutes like Maharishi Vidya Mandir, Central School and Bal Bharti School.

Location Map



*Map not to scale



Master Plan

LEGEND:

- 1 ENTRY/EXIT
- 8 OPEN GYM
- 2 TOWER DROP OFF
- 9 BADMINTON COURT
- 3 CLUB ENTRY
- 10 SERVICES
- 4 MULTIPURPOSE COURT
- 11 PARKING
- 5 AMPHITHEATRE
- 12 CLUB AT GROUND & FIRST FLOOR
- 6 HALF BASKETBALL COURT
- 13 BASEMENT RAMP ENTRY/EXIT
- 7 KIDS' PLAY AREA

ELDECO
SKYWALK

AT ELDECO CITY, IIM ROAD, LUCKNOW
 2/3 BR APARTMENTS WITH A UNIQUE SKYWALK

DISCLAIMER:

- Please go through the detailed terms of allotment before making a booking.
- The plan shown here is subject to change as per norms.



Specifications

Structure	Flooring	Walls	Ceiling	Doors	Windows	Fixtures / Fittings / Others
Living / Dining / Passage	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Master Bedroom	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Bedrooms	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Study	Vitrified Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Kitchen	Vitrified Tiles	Ceramic Tiles upto 600mm above counter with Acrylic Emulsion Paint on remaining area	Acrylic Emulsion Paint / Oil Bound Distemper		Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	SS Sink, Granite Counter Top, CP Fittings
Toilets	Ceramic Tiles	Ceramic Tiles upto False Ceiling Level	Oil Bound Distemper/ False Ceiling / Acrylic Emulsion Paint	Hardwood door frame with factory made skin doors-laminated finish or skin moulded doors	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	Granite counters, White Chinaware, CP Fittings, Provision for Hot & Cold Water Supply

Balcony / Terrace	Anti Skid Ceramic Tiles	Exterior Emulsion paint	Exterior Emulsion Paint			Painted MS Railing & Handrail
Lift Lobbies - Typical Level	Vitrified Tile / Stone	Acrylic Emulsion paint	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with 2h fire resistant flush shutter (fire doors to be installed only where required as per statutory norms)	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Entrance Lobbies	Granite / Indian Marble/ Vitrified Tile	Acrylic Emulsion Paint / Oil Bound Distemper	Oil Bound Distemper/ Gypsum False Ceiling	Hardwood door frame with 2h fire resistant flush shutter (fire doors to be installed only where required as per statutory norms)	Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Staircases	Vitrified Tile / Stone (restile or equivalent)	Acrylic Emulsion Paint / Oil Bound Distemper	Acrylic Emulsion Paint / Oil Bound Distemper	Hardwood door frame with 2h fire resistant flush shutter		Enamel Painted MS Railing & Handrail
Common Area & Corridors	Vitrified Tiles	Acrylic Emulsion Paint / Oil Bound Distemper	Acrylic Emulsion Paint / Oil Bound Distemper		Anodized Aluminum Glazing & Shutters / UPVC Shutters & Glazing	
Service Rooms i.e. Electrical Rm.	IPS Flooring	Acrylic Emulsion Paint / Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with 2h fire resistant flush shutter (fire doors to be installed only where required as per statutory norms)		
Club	As per interior designer scheme					
Club Toilet	As per interior designer scheme					
External Façade	External paint					
Power Back	Mandatory power back up of 5 KVA to be provided at additional cost & shall be calculated @50% diversity, i.e. genset of capacity 50% of total load will be installed					

3BHK + 3T + STUDY TOWER: VERVE (UNIT A)

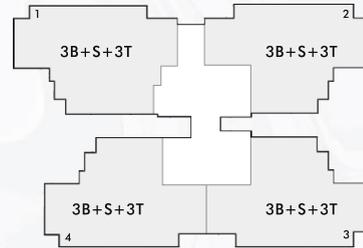
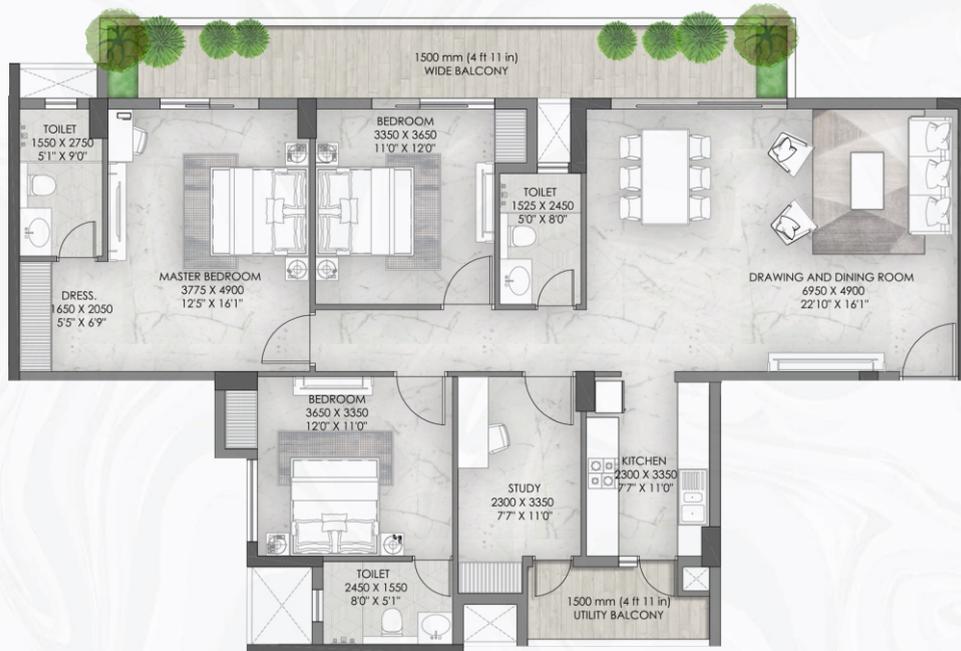
CARPET AREA = 1287 SQ. FT. (120 SQ.M.)
 BALCONY AREA = 265 SQ. FT. (25 SQ.M.)
 UNIT BUILT-UP AREA = 1677 SQ. FT. (156 SQ.M.)
 SALEABLE AREA = 2219 SQ. FT. (206 SQM)

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 Website of UP RERA : www.up-rera.in
 Launch Date: 11th April, 2025
 Collection A/C Details of Eldeco Skywalk
 Bank Account Name - EHIL COL A/C FOR ELDECO SKYWALK
 Bank Name: HDFC Bank I Bank Account No.: 99993456666111
 IFSC Code: HDFC0000594

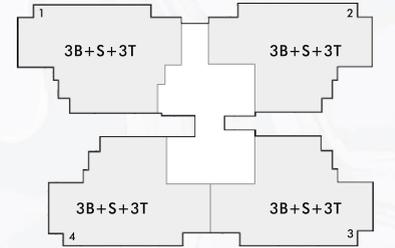
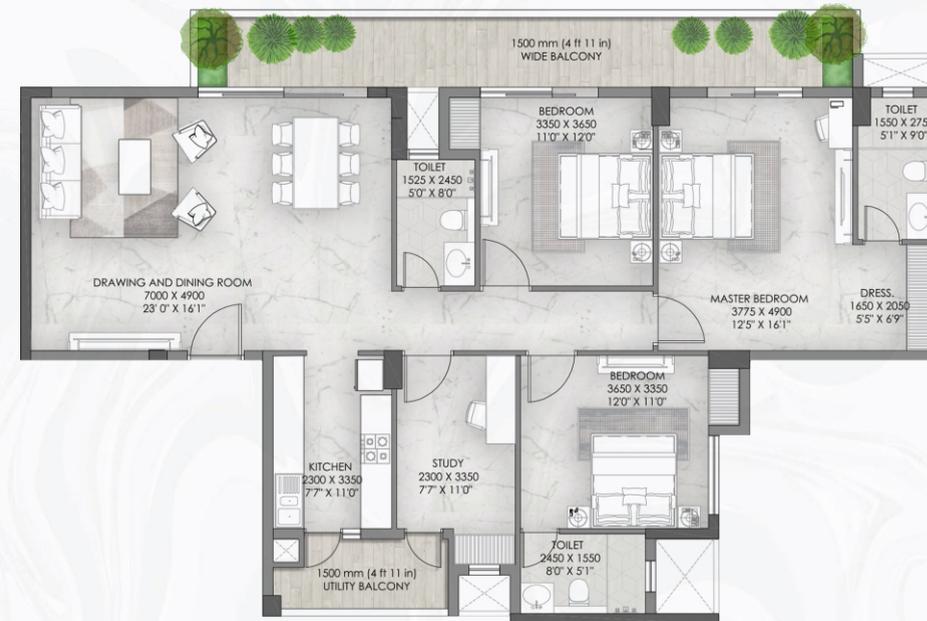
3BHK + 3T + STUDY TOWER: VERVE (UNIT B)

CARPET AREA = 1290 SQ. FT. (120 SQ.M.)
 BALCONY AREA = 265 SQ. FT. (25 SQ.M.)
 UNIT BUILT-UP AREA = 1680 SQ. FT. (156 SQ.M.)
 SALEABLE AREA = 2224 SQ. FT. (207 SQM)

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KEY PLAN



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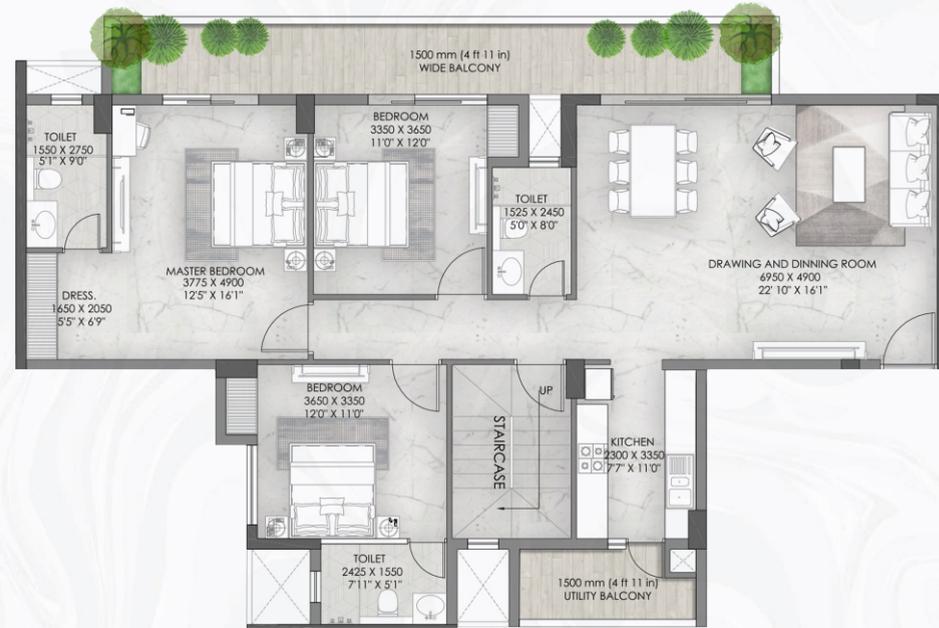
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 All dimensions shown in feet/inches are close approximation to metric dimensions.
 Dimensions may vary due to thickness of the plaster.
 Saleable area includes RERA carpet area plus balcony area plus area of external walls and proportionate share of common area.
 Internal dimensions may vary after finishing plasters/tiles etc.
 Some units may have different area including additional lawn/terrace area. Please check the area with the marketing team at the time of purchase.

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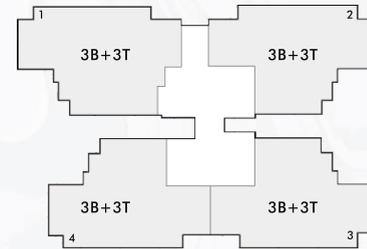
3BHK + 3T + 14TH FLOOR TOWER: VERVE (UNIT C)

CARPET AREA = 1277 SQ. FT. (119 SQ.M.)
 BALCONY AREA = 267 SQ. FT. (25 SQ.M.)
 UNIT BUILT-UP AREA = 1669 SQ. FT. (155 SQ.M.)
 SALEABLE AREA = 2202 SQ. FT. (205 SQM)
 MUMTY SALEABLE AREA = 109 SQ. FT. (10.15 SQM)
 TERRACE SALEABLE AREA = 925 SQ. FT. (86 SQM)



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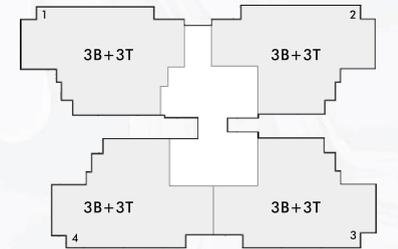
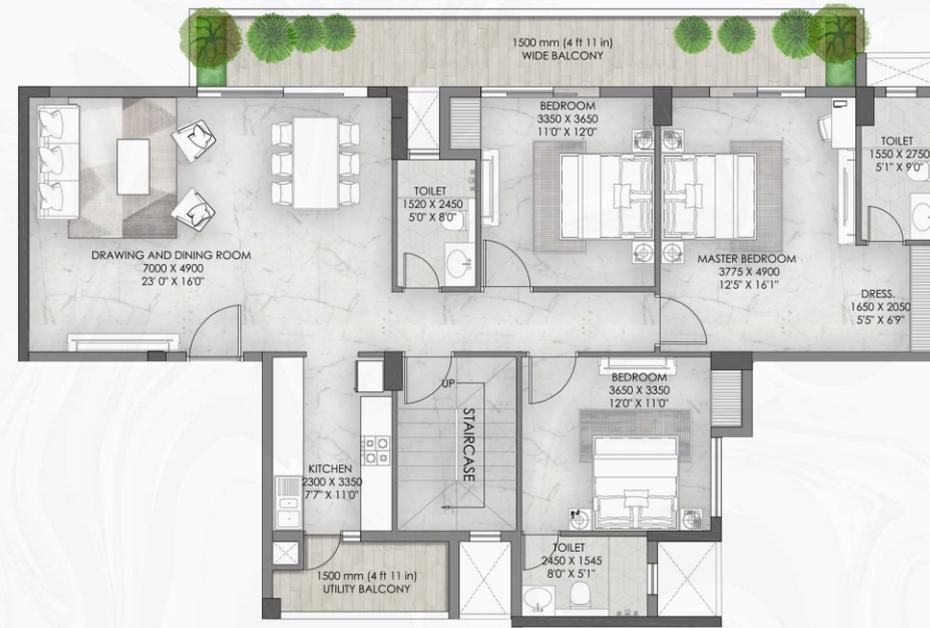
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3BHK + 3T + 14TH FLOOR TOWER: VERVE (UNIT D)

CARPET AREA = 1280. SQ. FT. (119 SQ.M.)
 BALCONY AREA = 267 SQ. FT. (25 SQ.M.)
 UNIT BUILT-UP AREA = 1672 SQ. FT. (155 SQ.M.)
 SALEABLE AREA = 2207 SQ. FT. (205 SQM)
 MUMTY AREA = 109 SQ. FT. (10.15 SQM)
 TERRACE AREA = 947 SQ. FT. (88 SQM)

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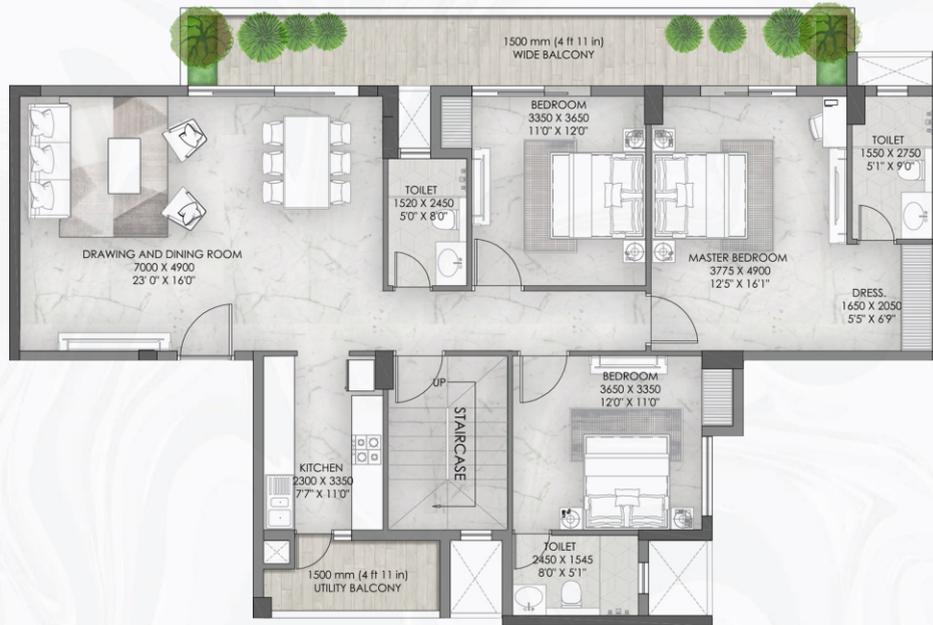
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3BHK + 3T + 14TH FLOOR TOWER: VERVE (UNIT D)

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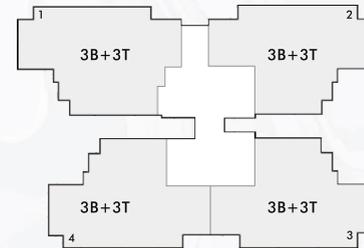


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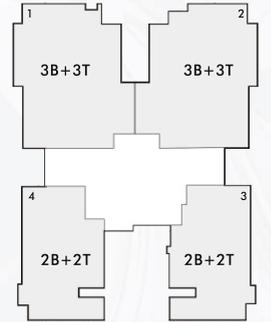
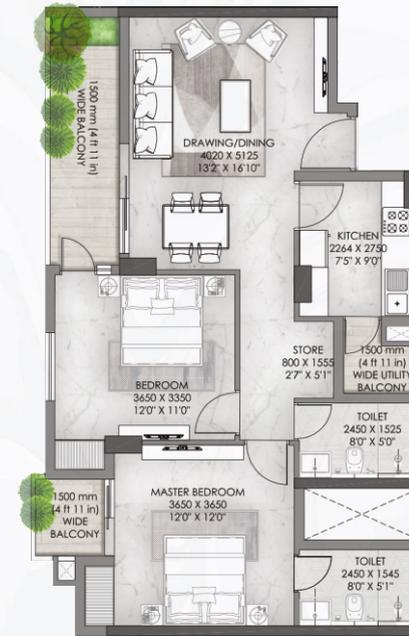
2BHK + 2T TOWER: LIFE 1 (UNIT B)

CARPET AREA = 726 SQ. FT. (67 SQ.M.)
 BALCONY AREA = 132 SQ. FT. (12 SQ.M.)
 UNIT BUILT-UP AREA = 965 SQ. FT. (90 SQ.M.)
 SALEABLE AREA = 1252 SQ. FT. (116 SQM)

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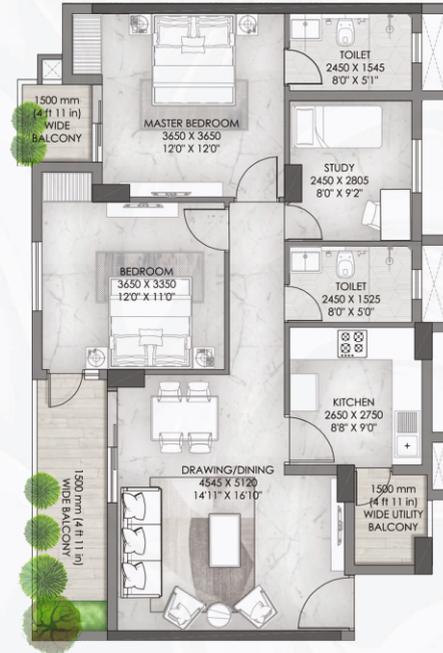
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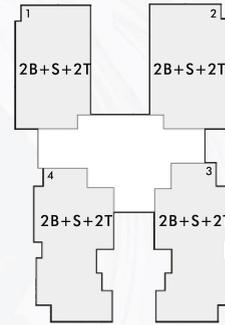
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2BHK + 2T + STUDY TOWER: LIFE 2 (UNIT A)

CARPET AREA = 823 SQ. FT. (76 SQ.M.)
 BALCONY AREA = 144 SQ. FT. (13 SQ.M.)
 UNIT BUILT-UP AREA = 1058 SQ. FT. (98 SQ.M.)
 SALEABLE AREA = 1420 SQ. FT. (132 SQ.M.)



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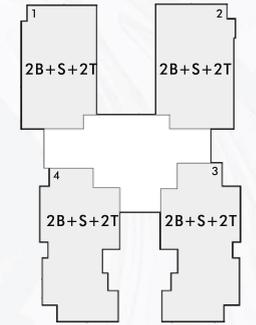
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2BHK + 2T + STUDY TOWER: LIFE 2 (UNIT B)

CARPET AREA = 872.73 SQ. FT. (81.08 SQ.M.)
 BALCONY AREA = 195.01 SQ. FT. (18.12 SQ.M.)
 UNIT BUILT-UP AREA = 1173.15 SQ. FT. (108.98 SQ.M.)
 SALEABLE AREA = 1505 SQ. FT. (140 SQ.M.)

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 IFSC Code: HDFC0000594



KEY PLAN

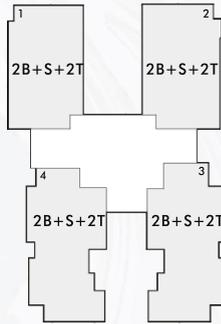
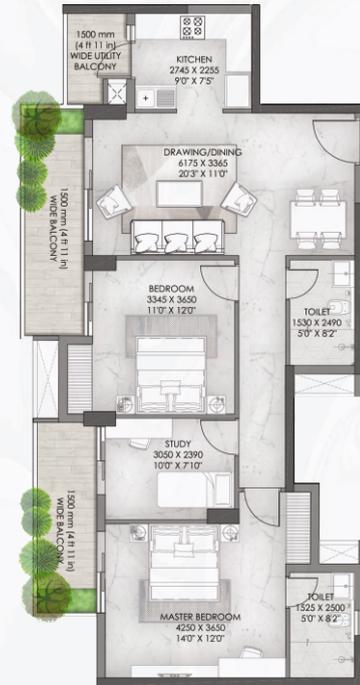
DISCLAIMER:

1 sq.ft.= 0.093 sq.mt. 10.764 sq.ft. 1.196 sq.yd. and 3.28 ft.= 1 mt.
 All dimensions shown in feet/inches are close approximation to metric dimensions.
 Dimensions may vary due to thickness of the plaster.
 Saleable area includes RERA carpet area plus balcony area plus area of external walls and proportionate share of common area.
 Internal dimensions may vary after finishing plasters/tiles etc.
 Some units may have different area including additional lawn/terrace area. Please check the area with the marketing team at the time of purchase.

2BHK + 2T + STUDY TOWER: LIFE 2 (UNIT B)

CARPET AREA = 872.73 SQ. FT. (81.08 SQ.M.)
 BALCONY AREA = 195.01 SQ. FT. (18.12 SQ.M.)
 UNIT BUILT-UP AREA = 1173.15 SQ. FT. (108.98 SQ.M.)
 SALEABLE AREA = 1505 SQ. FT. (140 SQ.M.)

UP RERA Registration No. UPRERAPRJ859279/04/2025
 Website of UP RERA : www.up-rera.in
 Launch Date: 11th April, 2025
 Collection A/C Details of Eldeco Skywalk
 Bank Account Name - EHIL COL A/C FOR ELDECO SKYWALK
 Bank Name: HDFC Bank I Bank Account No.: 9999345666111
 IFSC Code: HDFC0000594



KEY PLAN

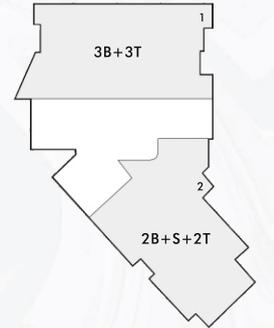
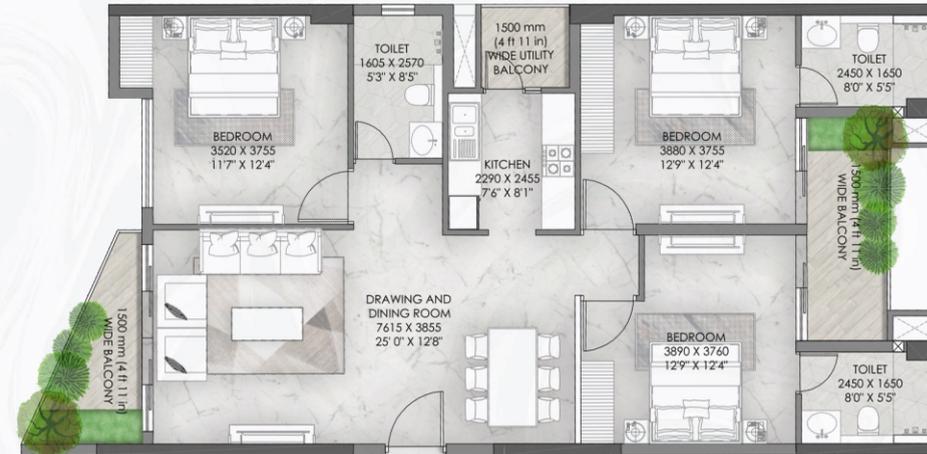
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3BHK + 3T TOWER: LIFE 3 (UNIT B)

CARPET AREA = 1021 SQ. FT. (95 SQ.M.)
 BALCONY AREA = 147 SQ. FT. (14 SQ.M.)
 UNIT BUILT-UP AREA = 1286 SQ. FT. (119 SQ.M.)
 SALEABLE AREA = 1780 SQ. FT. (164 SQ.M.)

UP RERA Registration No. UPRERAPRJ859279/04/2025
 Website of UP RERA : www.up-rera.in
 Launch Date: 11th April, 2025
 Collection A/C Details of Eldeco Skywalk
 Bank Account Name - EHIL COL A/C FOR ELDECO SKYWALK
 Bank Name: HDFC Bank I Bank Account No.: 9999345666111
 IFSC Code: HDFC0000594



KEY PLAN

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1 sq.ft.= 0.093 sq.mt. 10.764 sq.ft. 1.196 sq.yd. and 3.28 ft.= 1 mt.
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CLUSTER PLAN VERVE

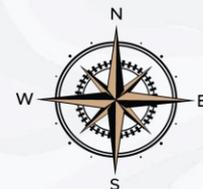


CLUSTER PLAN VERVE (14TH FLOOR PLAN)



DISCLAIMER:

- The plan shown here are subject to change as per norms.
- Please go through the detailed terms of allotment before making a booking.



DISCLAIMER:

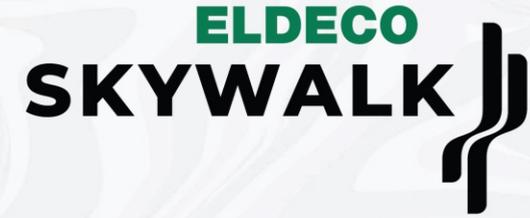
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CLUSTER PLAN LIFE 1

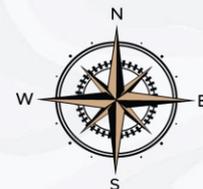


CLUSTER PLAN LIFE 2



DISCLAIMER:

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CLUSTER PLAN LIFE 3



Skywalk Terrace Plan



LEGEND:

- | | | |
|---------------------|-----------------------------|---------------------|
| 1 MULTIPURPOSE AREA | 4 ACTIVITY SPACE | 7 FEATURE WALL |
| 2 SITOUT PLAZA | 5 SCREEN WALL | 8 ELDER SITOUT ZONE |
| 3 SCULPTURE COURT | 6 JUICE CORNER WITH PERGOLA | 9 GAME ZONE |

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