



MIGSUN
Mi Gente
Flaunt. Feast. Frolic

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People are evolving fast and so are their desires. In a world of access and availability, the new generation is out there looking for new experiences. The rapid growth and economic prosperity of Raj Nagar Extension makes it ready for the next level of lifestyle.

Because time is limited and almost a luxury, we present the best way to spend it. Migsun introduces the new Mantra of Life-Flaunt, Feast and Frolic. Get ready for a unique mixed-use destination, designed to bring an international experience to the masses.

Migsun Mi Gente: where life happens right around the corner.





EXPERIENCE NEW YORK, LARGER THAN LIFE

Migsun Mi Gente is ready to give Raj Nagar Extension a make-over with an unparalleled structure and a breath-taking design. A truly international experience akin to New York's glitzy Times Square, is set to dazzle and be the talk of the town. A unique ZTA LED lit façade is sure to catch eyes and turn many heads. An exquisite mixed-use development, Migsun Mi Gente has what it takes to be an iconic landmark.





LOCATED ON THE NEXT GROWTH CORRIDOR

Standing tall on a 45 m road and a coveted location, close to the pulsing Ghaziabad NH-58, Migsun Mi Gente is armed with superlative connectivity and access. Raj Nagar Extension is flourishing at a great pace and is geared up for phenomenal growth in terms of infrastructure. What's more the area is soon to be graced with a BCCI cricket stadium!


Lying adjacent to a 500 m perennially green belt by the river Hindon, protected by authorities, the development is nestled in plush and well-buffered surroundings, creating a sanctum of peace and serenity. Furthermore, the area, marked with numerous residential developments and upcoming educational institutions, promises a young and prospering catchment.

- ◆ 25 km from the Central Business District of Connaught Place
- ◆ Only 12 km from Delhi Border
- ◆ min drive from upcoming Hindon Airport
- ◆ In the vicinity of a proposed metro line which will connect Raj Nagar with Delhi
- ◆ An upcoming 6-lane expressway to connect with NH-58 going straight to Meerut and Dehradun
- ◆ Will enjoy access with a proposed flyover from Hindon airbase to Delhi NCR and Delhi-Haridwar Expressway
- ◆ A captive catchment of 20,000 families residing in the vicinity, which is set to grow tremendously with a plethora of affordable housing projects shaping up in the area
- ◆ In proximity to elite educational institutions such as G.D. Goenka International School, DPS, Modern Public School and colleges such as RKGIT, HRIT
- ◆ Close to well-known hospitals such as Apex and Vardhan.



IN A COMPLETE URBAN MICRO-UNIVERSE

Migsun Mi Gente is designed to give people an international shopping experience and an exciting new experience of leisure. Located within a unique mix-used development, Migsun Mi Gente will thrive alongside service units and residential apartments, a total Aof 2650 units. Spread across 4 levels, the project is envisioned to offer a multitude of experiences - retail, F&B and entertainment.



- ◆ Double-height showrooms for optimal visibility
- ◆ An international high-street concept of charming avenues, alcoves and sit-outs amidst lush landscapes
- ◆ F&B space with a food court, kids' corner and 9 fine-dine restaurants
- ◆ A kids' dedicated play zone and a 5-screen multiplex





THE ULTIMATE LEISURE CAPITOL

Raj Nagar Extension will never have to wait for the weekend again or travel all the way to Delhi to experience what they love and desire. Migsun Mi Gente will change forever, the way Raj Nagar Extension spends those precious hours of leisure by bringing the world to its people, so that they can make most of life every day.


Migsun Mi Gente rises as the next generation one stop retail destination. A unique high-street concept will give the visitors an unforgettable international experience. Alluring façade and double-height showrooms will attract visitors like bees to a hive by making sure you are seen better than ever.

Cafés where shoppers can relax after a spree and restaurants with delectable cuisines to complete the movie experience will give the people of Raj Nagar Extension their new favourite hangout. Playing host to the biggest brands across segments - fashion, F&B and movies, Migsun Mi Gente brings for them everything they want, right where they are.



LOOK YOUR BEST TO SELL YOUR BEST

Migsun Mi Gente will revolutionise retail in Raj Nagar Extension, rising to give the people what they had been craving and seeking elsewhere. It promises to create an international experience that will match steps with the expectations of an ambitious generation. The cutting-edge infrastructure and technology, stunning designs and efficient spaces will give your business the leverage it needs.

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- ◆ Grand frontage double-height showrooms to invite shoppers and encourage impulse shopping
 - ◆ The high-street layout ensures optimal visibility to all units with an uninterrupted view
 - ◆ High speed elevators and escalators for ease of access and movement
 - ◆ An innovative design for a more evenly spread circulation of visitors throughout the project





FABULOUS SPACES FOR FANTASTIC FOOTFALLS

Migsun Mi Gente offers a wide spectrum of retail units to cater to a range of business needs. From grand frontage double-height showrooms to quirky kiosks, it is a vibrant melange of efficient and sophisticated retail spaces.

- ◆ The lower ground floor is designed to be a hyper market with spaces for anchor stores as well
- ◆ The upper ground floor will be lined with an impressive façade of grand frontage double-height showrooms, to play host to iconic international brands
- ◆ The first floor will be home to a welcoming food court, replete with popular F&B brands, alongside a vast anchor store
- ◆ The second floor is designed for the ultimate cinematic experience with a 5- screen multiplex, along with a kids' play zone
- ◆ The second floor opens out to a lush area with an elegant open-to-sky fine-dine restaurant
- ◆ The top floor is meant to be an appetising section of multi-cuisine restaurants and connects to a rooftop dining area with an enchanting ambience



A FOOD EXTRAVAGANZA AND AN APPETISING EXPERIENCE

Migsun Mi Gente is here to delight the evolving tastes of the new generation with the best of F&B offerings under one roof. From popular international brands to fine-dine and multi-cuisine restaurants, there will be an assortment of culinary experiences to appeal to all kinds of cravings, occasions or moods. Be it a quick bite or an elaborate anniversary celebration, the people of Raj Nagar Extension will not have to look far to satisfy their taste buds.

- ◆ The first floor is dedicated to an elaborate food court while the each of the floors above are marked with multi-cuisine restaurants
- ◆ The restaurants on each of the levels are connected to an open sitting area where one can enjoy a meal with a beautiful cityscape in the backdrop
- ◆ The open-to-sky concept, paired with lush and green surroundings for a magical ambience
- ◆ The ground floor hides pockets of green spaces with cafés and outlets where one can grab a quick bite while shopping

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FUN AND FROLIC FOR THE LITTLE TOTS

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Migsun Mi Gente is a complete family package with something for everyone and designed to appeal to all age groups. Dedicated zones with games, rides and play area on the second floor, will be an instant attraction for the kids, making this the perfect place for birthday parties and the perfect family weekend.



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WHERE ADRENALINE RUNS HIGH, AN EXCITING GAMING ZONE

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When kids get to play, why not grownups! The thrills will not cease at this uber gaming zone. With the newest gaming stations, 3D and simulation games, this zone is meant to be the most trending hang out of Raj Nagar Extension.





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A 5 SCREEN MULTIPLEX

The second floor houses a massive multiplex with 5 screens, which is a first in Raj Nagar Extension and the maximum number of screens ever. With a magnificent cinema destination in the neighbourhood, the movie buffs will head straight to Migsun Mi Gente to catch the newest releases as soon as they would like. The delightful restaurants and the food court close at hand will complete the day with a memorable experience.

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INCREDIBLE HOSPITALITY AT INTERNATIONAL STYLE STUDIO APARTMENTS—ESTELLA

Migsun Mi Gente Tower is crowned with luxurious studio apartments that represent in full glory a truly cosmopolitan lifestyle. These premium apartments equipped with an array of amenities and impeccable services will complete the picture. These and the retail segment together will synergise a new age self-sufficient development for the new age people.



A GRAND LAYOUT FOR A GRAND EXPERIENCE

Migsun Mi Gente rises by a 20 m wide road, envisioned with a grand frontage against a picturesque backdrop of showrooms, adorned with the biggest international brands. Furthermore, the periphery of the development, shaded by lush trees, tempt the visitors to walk in. Each level opens out to an expansive terrace, thus creating a stack of charming open-to-sky dining areas.

High speed elevators and escalators and a network of passages to walk through enable seamless connectivity and maximise exposure.





ESTELLA SPECIFICATIONS

LOCATION	FLOOR	WALL	CEILING	FITTING / FIXTURES
ROOM	Vitrified tile	Plastic Emulsion Paint	Cornice POP	Double bed with mattress, side table, sofa set, center table
BALCONY	Anti-skid ceramic/vitrified tile	Textured Exterior Paint	Textured Exterior Paint	CP fittings, white chinaware, towel rail, mirror, geyser
BATHROOM	Anti-skid ceramic tile	Vitrified Tiles	Vitrified Tiles	
ENTRANCE & LIFT LOBBY	Vitrified tile/granite	Stone fascia/paint		
STAIRCASE/LOBBY	Combination of granite/sand stone			
GADGETS				
STRUCTURE: RCC framed construction				
ELECTRICALS: Modular switches, copper wires in concealed conduit with light & power points, TV and telephone sockets				
POWER BACK-UP: 24X7				
SECURITY SYSTEM: Intercom				
DOORS: Hardwood door frame with hardwood laminated wooden flush door with lock				
WINDOWS/GLAZING : Anodized aluminum				

The specifications/information contained herein are subject to change as may be required by the authority/developers may not form a part

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THE MIGSUN STORY

Growth has a legacy and passion has a name -Migsun, who embarked upon a glorious journey 25 years ago and is emerging as the paragon of a real estate revolution in North India. A trusted brand and one of the leading developers, who has catalysed the transformation of the cityscape in Ghaziabad, Noida and areas surrounding the capital with the best-in-class projects across segments - residential, hospitality and education. With value-driven ethics, a pro-quality perseverance and an innovative bent in their developments, Migsun has set an impressive trajectory of progress and prosperity to look ahead to. It is now expanding its spectrum which encompasses both premium residential developments as well as commercial properties and is rising as a powerful force in the market of affordable housing. Having delivered 10 mn sq. ft., with 5 residential and 3 commercial developments on the way, Migsun has proven its mettle and has earned the repute of worthy and credible partners.



BUILDING THE NATION ONE BRICK AT A TIME



- ◆ 2/3 BHK Homes
- ◆ High speed elevators
- ◆ Ample parking for residents and visitors
- ◆ 3.25 acre Central Park
- ◆ Ultra-modern clubhouse spread over 15,000 sq. ft.
- ◆ Convenience stores
- ◆ Swimming pool, Kids pool, Jacuzzi
- ◆ Proposed airport & metro connectivity



- ◆ 2/3 BHK Homes
- ◆ Located on Approved 45 mtr. Wide Road
- ◆ Minimum loading of 10 to 15%
- ◆ Multipurpose hall
- ◆ Landscaped greens
- ◆ Indoor games
- ◆ Kids' play area



- ◆ 2/3 BHK Homes
- ◆ Strategically located opposite Zeta-1
- ◆ Gated community with 24x7 security
- ◆ Dedicated green area with lawns, gardens
- ◆ Ultra-modern clubhouse
- ◆ Pool, spa, sauna, fine dining and community area
- ◆ Eco-friendly design and sustainable living

REAL ESTATE — DELIVERED PROJECTS

- ◆ Mahaluxmi Mall Tower Vaishali
- ◆ Mahaluxmi Tower Kaushambi
- ◆ Mahaluxmi Plaza Vaishali
- ◆ Mahaluxmi Square Indrapuram
- ◆ Mahaluxmi Square Vasundhra
- ◆ Mahaluxmi Plaza Indrapuram
- ◆ Mahaluxmi Plaza Vasundhra
- ◆ Mahaluxmi Plaza Rajender Nagar
- ◆ Mahaluxmi Mall Rdc Raj Nagar

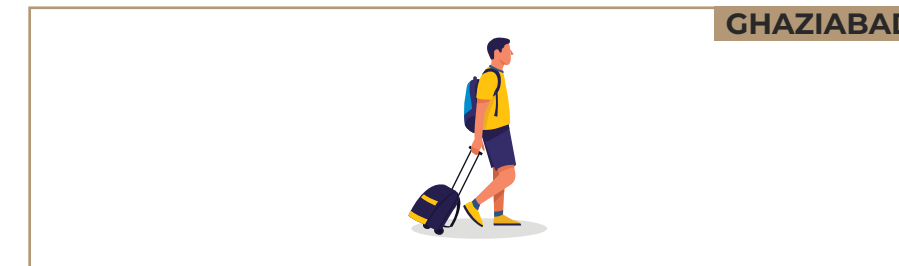


HLM GROUP OF COLLEGE

HLM Group of Institution was established in the year 2005 under the aegis of HLM Educational society a registered body with Registration No. 856, under "The Society Registration Act" 1860. Its objective is to provide "Quality Educa-tion" at a reasonable cost.

EDUCATION

- ◆ HLM Graduate College
- ◆ HLM College of Mgmt.
- ◆ HLM Law College
- ◆ HLM College for Girls



APPLE TREE

Apple Tree, Delhi/NCR is committed to provide a world-class hotel experience, accessible to the value - conscious travellers all around the world.

Our hotels provide services like deluxe rooms, Banquet halls, fitness Centre and an Executive lounge. A complimentary breakfast buffet awaits you each morning at our coffee shop.

HOSPITALITY

- ◆ Apple Tree

BUILDING THE NATION ONE BRICK AT A TIME

Apart from real estate, we have spread our arms far and wide to diversify into areas like hospitality, education, FMCG and steel. All this was made possible under the dynamic leadership of Mr. Sunil Miglani who ardently believes in change. So far, Migsun has developed over 10 million sq. ft. of area into prime residential and commercial estate and is all set to introduce innovative projects in the future.



Site Address: Khasara Number – 5/4/51, Raj Nagar Extn., NH – 58, Chaziabad |

Visit: www.migsun.in

 **COMMERCIAL**

 **RESIDENTIAL**

 **HOSPITALITY**

 **EDUCATION**

 **SKILL INDIA**

FOLLOW MIGSUN

A LEGACY OF 27 YEARS | 10 MILLION SQ. FT. DELIVERED | PRESENT IN 7 STATES



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