
LEAFSONG RETREAT
SECTOR MU, GREATER NOIDA

LEAF

SONG

Combining the elements of a half turned leaf, a musical note and the letters ‘L’ and ‘S’ from the name itself, the logo was created.



Urban Resort

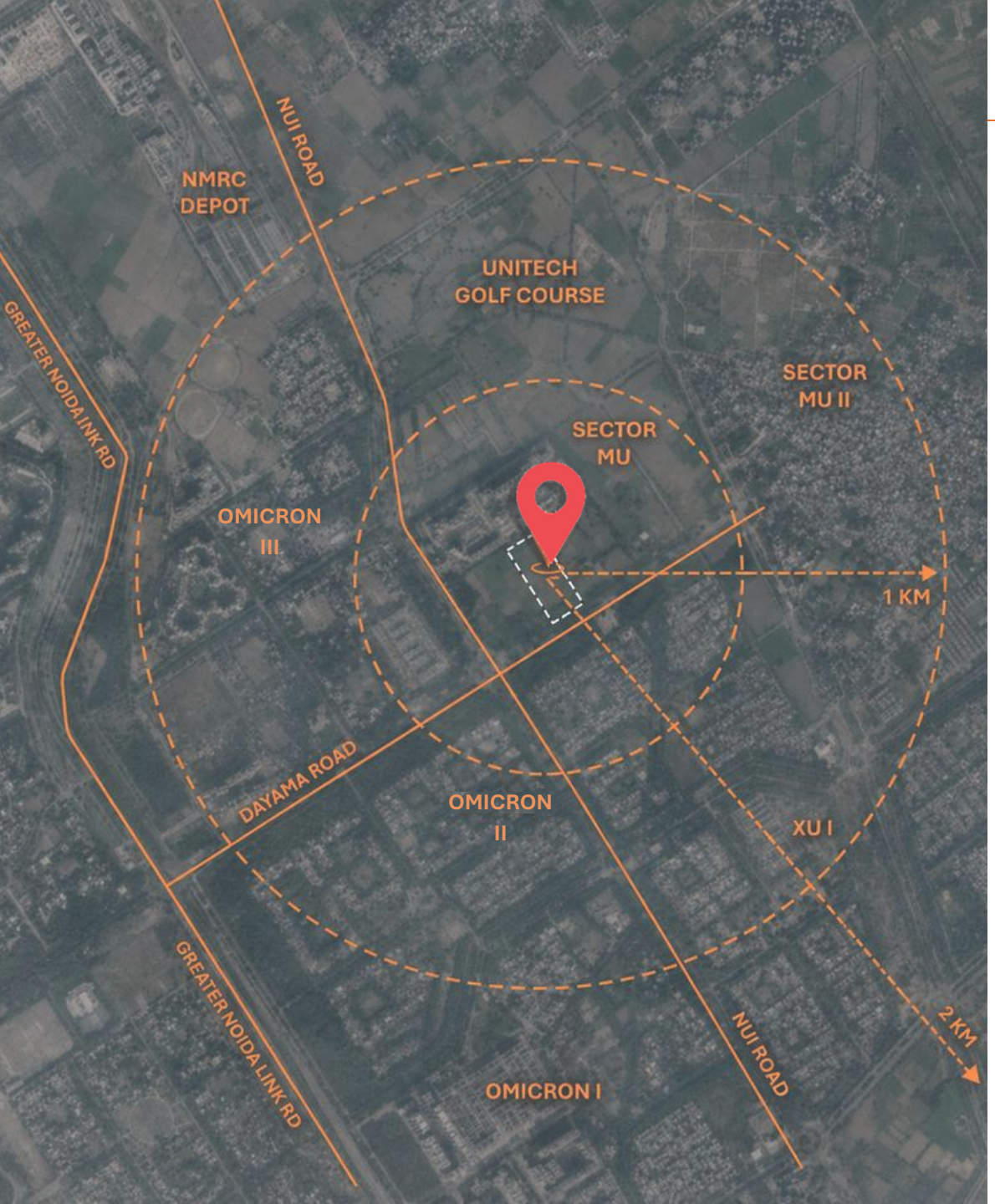
In a city that gives us everything except pause, homes must do more than shelter – they must restore. Our project delivers a true urban retreat, offering a home that feels like a retreat, without leaving the city.

Live Slow. Live Well. Live Here.



“Live Slow” is about designing the outdoors as an antidote to fast, high-pressure urban life. Spaces that gently encourage residents to breathe, linger, walk, sit, and connect.

Site Location



GREATER NOIDA

Sector MU



Mid to low rise residential

High rise residential

Greenscape/ Open Space

Site

Access Roads

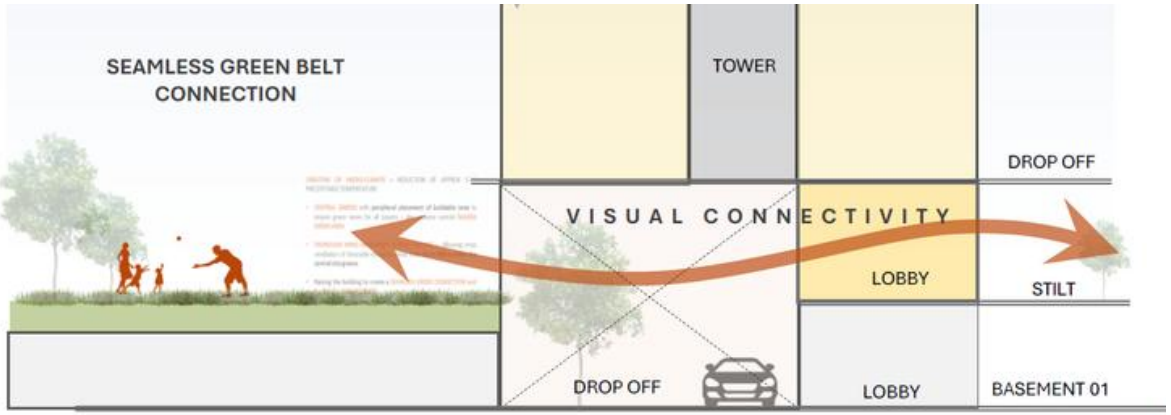


The Arrival

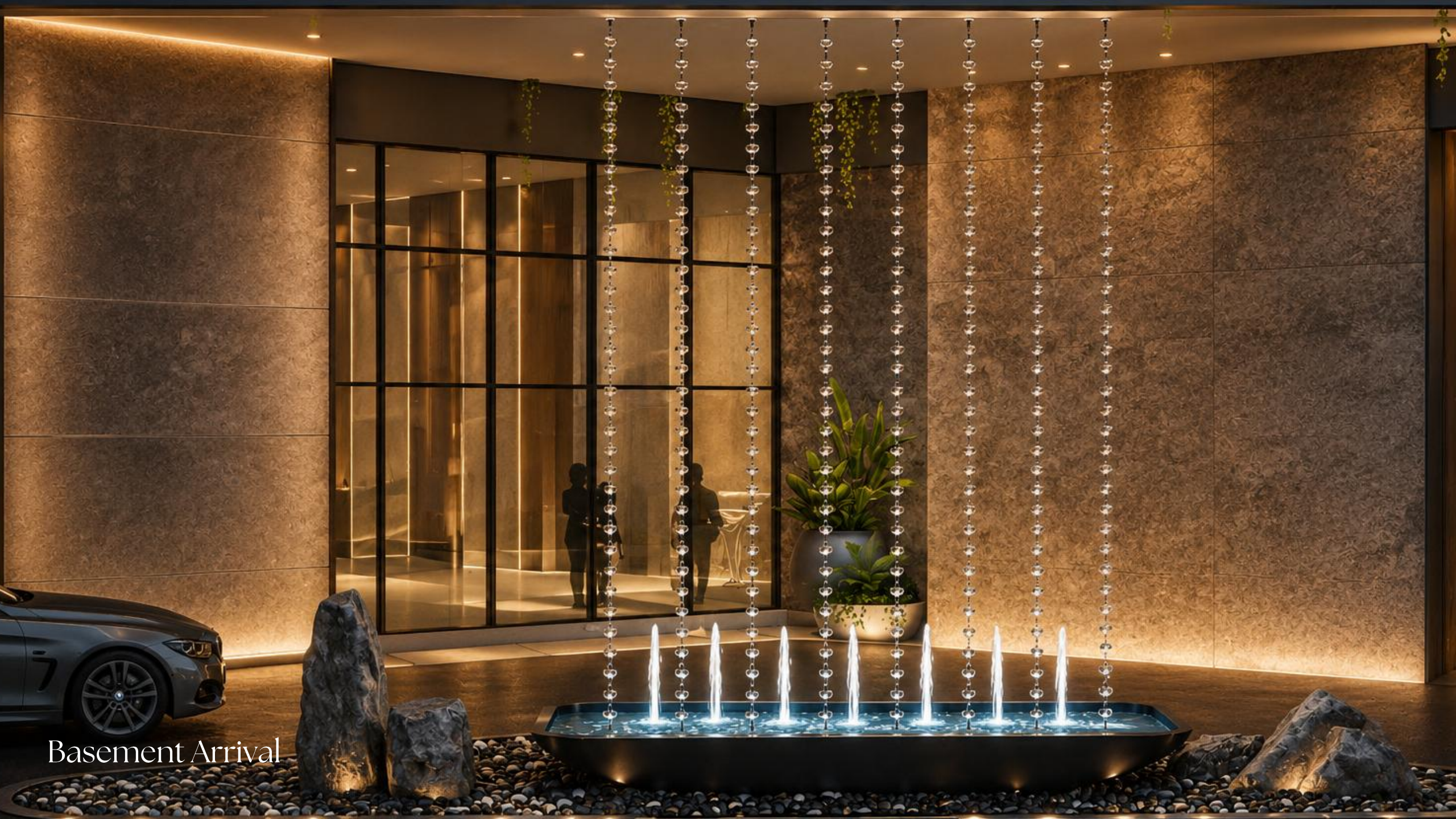
More than access — a crafted moment of arrival. Designed to feel less like a security checkpoint and more like a seamless homecoming, welcoming you into the space before you even step through the door.

Arrival Experience

All vehicular movement, including the primary drop-offs, happens at the basement level, where expansive cut-outs beneath the three towers invite natural light. From here, the arrival journey unfolds through green courtyards within the lobbies, transforming it into a vibrant and seamless transition from arrival to home.



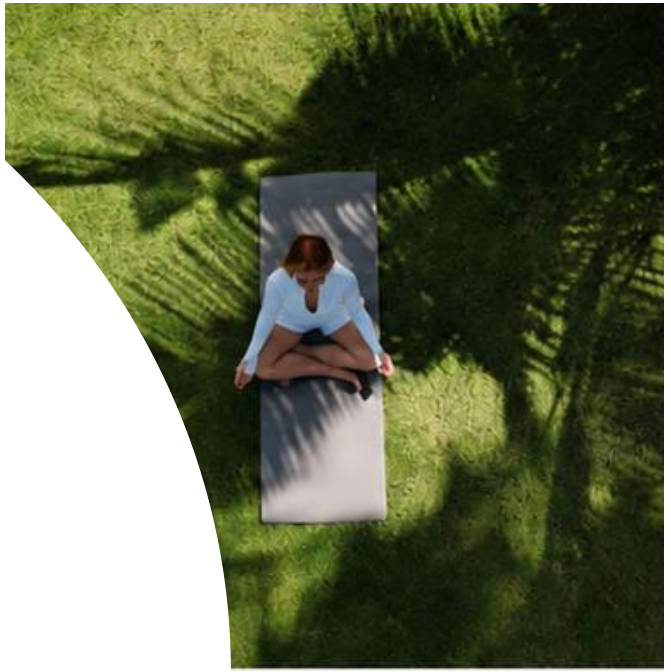



Basement Arrival



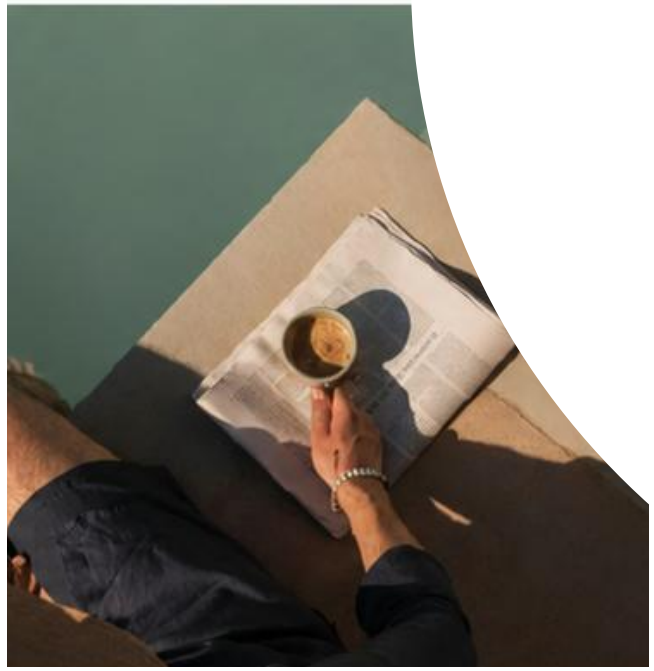
Tower Entry





Urban Resort Living Experience

Where built form dissolves into nature through green buffers, organic paths, layered planting, water features and curated views.







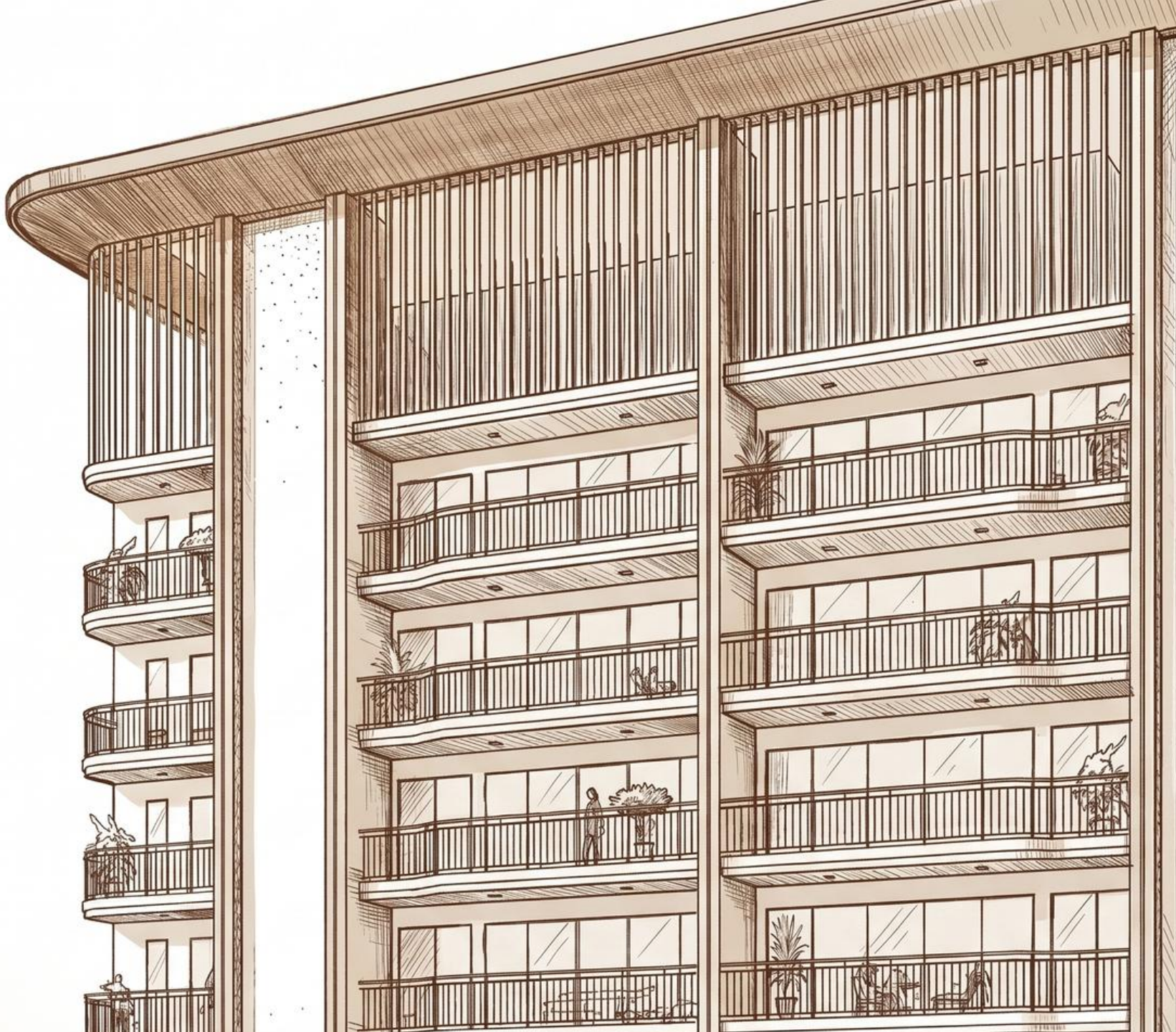
The facade

LANDMARK
ICON - CROWN

VERTICALITY

PLAY OF
TEXTURE

SOFT EDGES &
FLUID FORM





An urban sculpture in motion — rising with rhythm, softened by curves, and crowned as a landmark.



Landscaping

"A SEQUENCE OF CALM — CARVED INTO NATURE"

“Serene spaces that blend natural landscaping, personal wellness, and private seclusion with lively community areas.”

Retreat Gardens



Wellness & Comfort



Privacy & Exclusivity

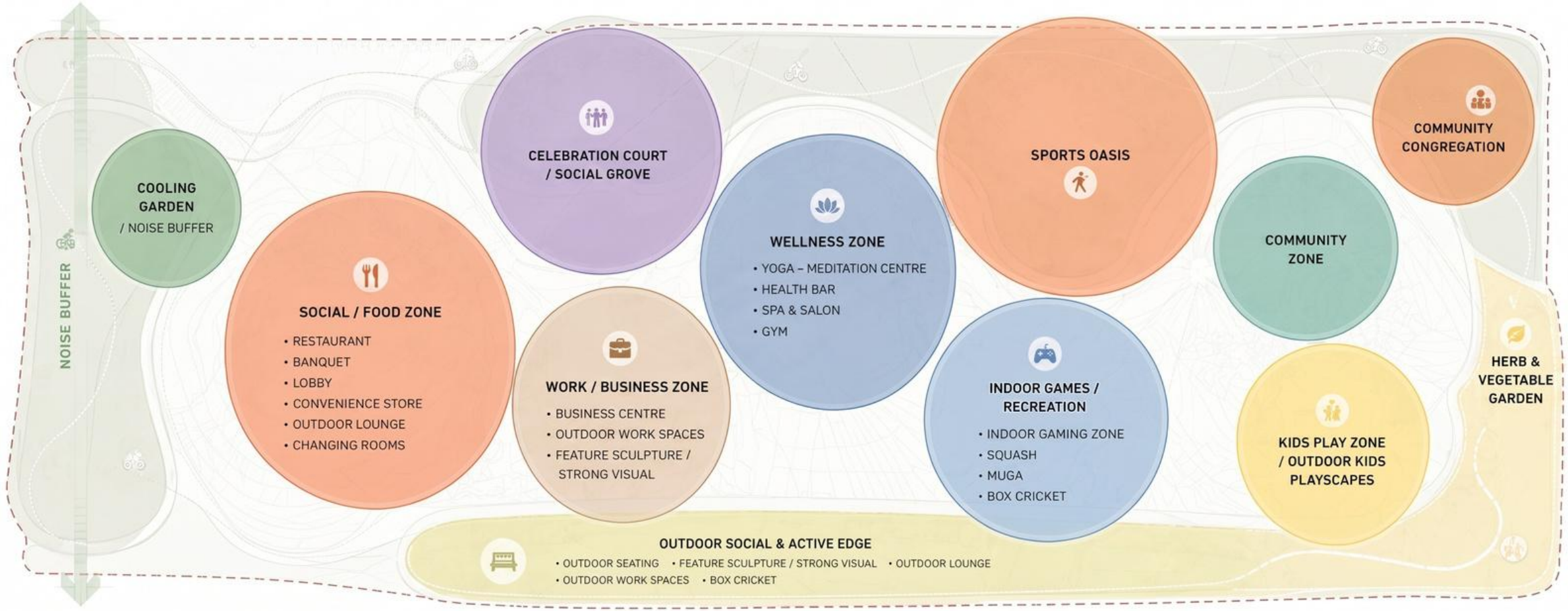


Community Harmony



The Zoning

Every zone has a mood. Every movement has a purpose.



LANDSCAPE & NATURE | SOCIAL & CELEBRATION | SOCIAL / FOOD & HOSPITALITY | WORK & BUSINESS | WELLNESS & WELLBEING | RECREATION & INDOOR GAMES | KIDS & OUTDOOR PLAY | COMMUNITY & ENGAGEMENT

Three zones. One connected experience.

A curated sequence of social, active and restorative environments—linked by a clear spatial narrative.

SOCIAL HEART

Celebration Court

The community's social heart—an adaptable setting for everyday gatherings, milestone celebrations and shared leisure across generations.

ACTIVE HUB

Sport Oasis

A dynamic destination for movement, play and recharge—bringing fitness, recreation and social activity together in one energetic setting.

RESTORATIVE RETREAT

Wellness Grove

A shaded green retreat that reconnects residents with nature through calm, restorative spaces for pause, refreshment and everyday renewal.

The Celebration Courts



OAT



OA
T

YOG
A

PARTY
GATHERING

"A multi-purpose space which can be used as Banquet spillover, group yoga and for wellness"

Lawn


The Sports Oasis



Cricket Pitch



Kids Play Area

Riparian Edge



Water tolerant Trees | Large Grasses | Emergent plants with seasonal flowering | Submerged/ Semi-aquatic plants | Aquatic plants


Mitragyna parviflora


Aristida adscensionis


Canna flacida


Pontederia cordata


Saggitaria latifolia


Zantedeschia_aethiopica


Nymphaea alba

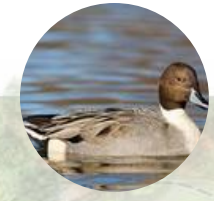

Nymphaea nouchali



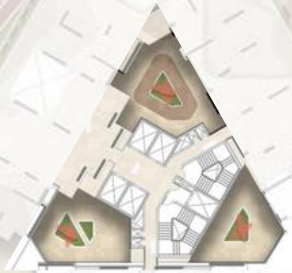
Flamingo Court



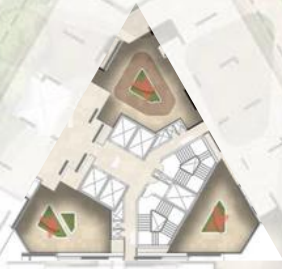
Crake Court



Pintail Court







Inspired by the nearby Surajpur Wetlands, the courts have a unique identity, borrowed from the rich ecological context of the birds, water, edges, movement and quietness around the wetland.

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Butterfly Garden



Pergola Seating

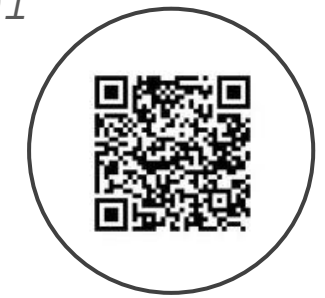
“EDUCATIVE RETREAT GARDEN”







01



Learning about the Flora and Fauna

02



Pond Aeration through Cycling

03



Herb Garden

COMMUNITY UMBRELLA

"EXTENSION TO THE EVERYDAY WELLNESS NEEDS"



A Grand Clubhouse

Experience the perfect blend of luxury, leisure, and togetherness







Disclaimer: For Reference Only


N
Cycling/
Jogging Track
Al fresco
Seating
Outdoor
Workspaces
Chess Park
Cricket Pitch
Bowling Alley
Kids Play Area
Tree House

Three moods. One emotional rhythm.

Together, these colours become more than a palette—they shape the emotional rhythm of the clubhouse.

SOCIAL WARMTH

Parley

A palette of warmth, comfort and understated elegance.

WARMTH | COMFORT | ELEGANCE

WELCOME + GATHER

VIBRANT ENERGY

Pulse

A vibrant expression of energy and social connection.

ENERGY | EXPRESSION | CONNECTION

ENGAGE + CONNECT

QUIET RESTORE

Pause

A calming sanctuary inspired by nature, balance and quiet reflection.

NATURE | BALANCE | REFLECTION

SLOW + RESTORE

Parley

Spaces that welcome warmth
and quiet hospitality

1. Concierge
2. Laughter & Social Club
3. Festive Hub
4. Pre-function & Banquet
5. Restaurant
6. Convenience Store
7. Book Nook



Disclaimer: For Reference Only



CONCIERGE

Personalized assistance and seamless services to make every day effortless.



BOOK NOOK

Unwind with your favorite books in a peaceful and cozy reading corner.



SOCIAL CLUB

Connect, socialize, and create lasting memories in a vibrant community space.


BANQUET


RESTAURANT



CONVENIENCE STORE


SOCIAL CENTRE



Pulse

Spaces that surge with energy
and celebrate joy

Pet Area	1
Open Gym	2
Gym	3
Squash Court	4
Zumba Aerobics	5
Play Arena	6

Disclaimer: For Reference Only



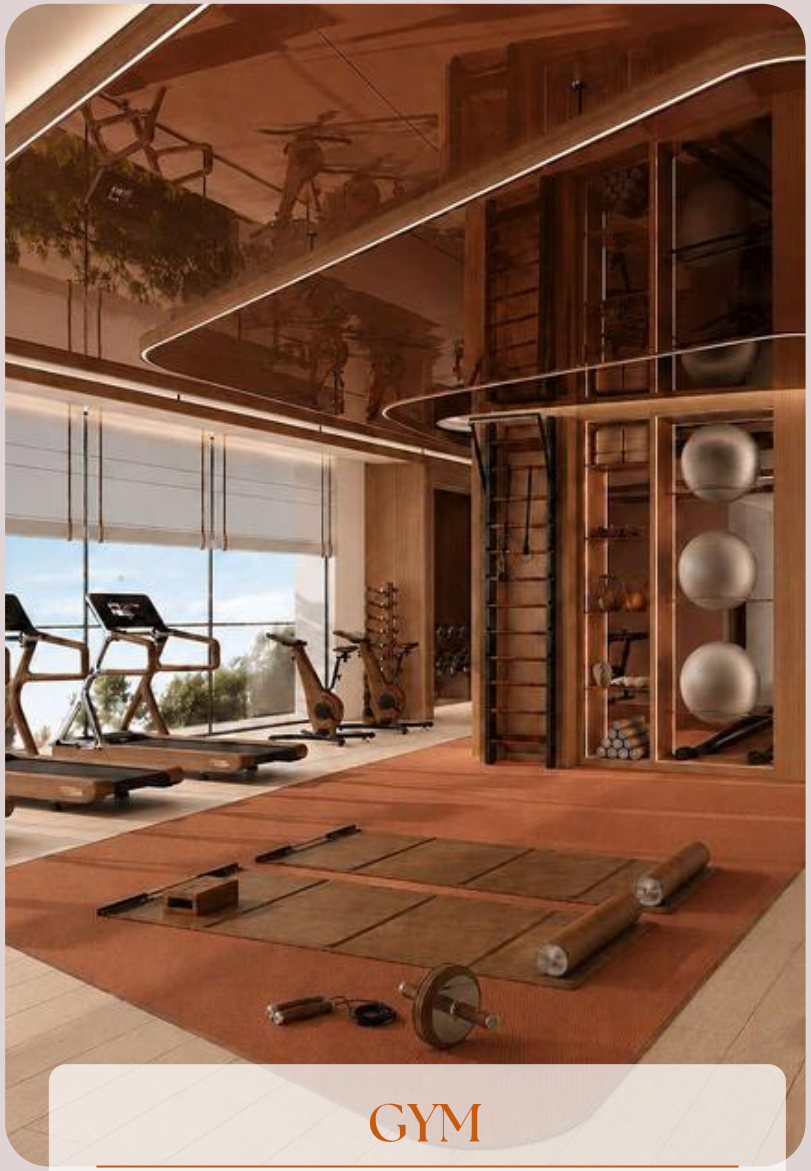
PET AREA

Dedicated play and exercise zones where your furry companions can thrive.



OPEN GYM

Stay active anytime with open fitness spaces designed for all workout styles.



GYM

State-of-the-art fitness equipment to support your health and wellness journey.



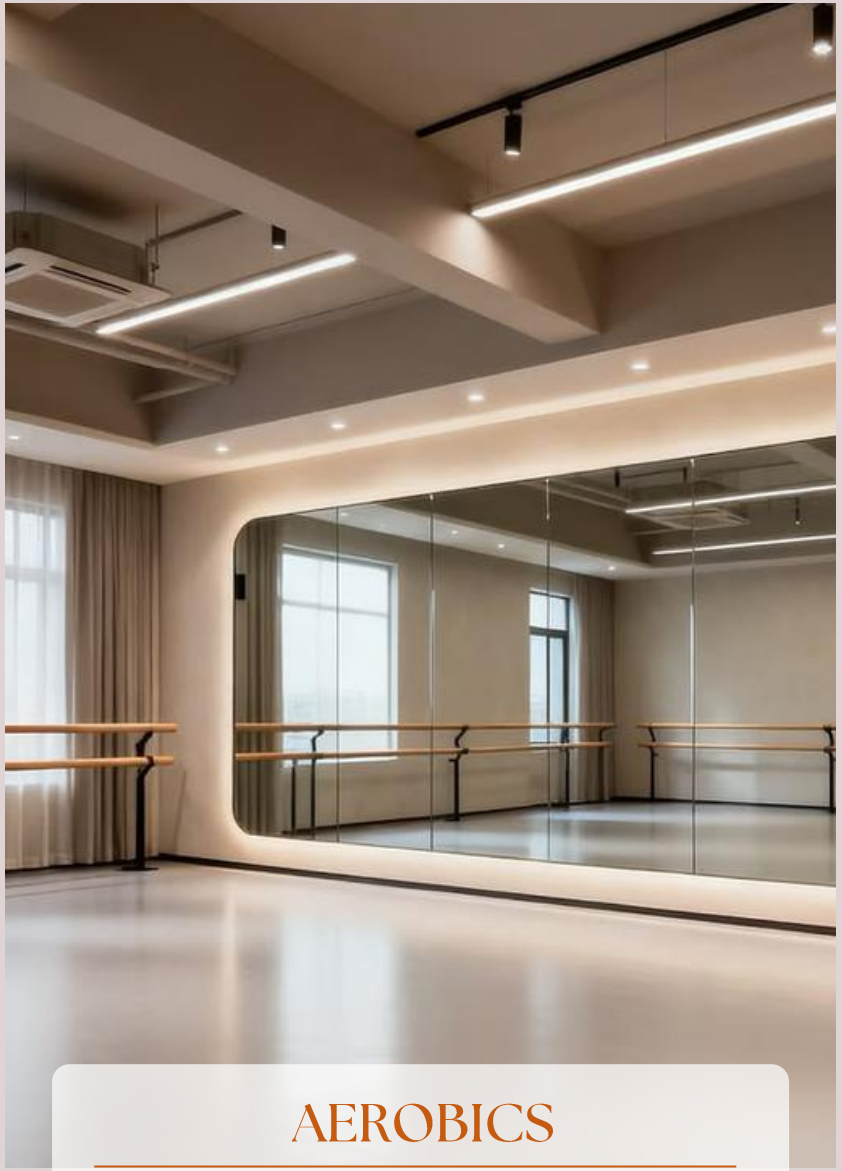
GYM

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SQUASH COURT

Challenge yourself with an exciting game in a professionally designed squash court.



AEROBICS

Boost your energy and fitness through engaging group exercise and dance sessions.



INDOOR ARENA

Enjoy indoor recreation, games, and entertainment in a versatile activity space.


ZUMBA/AEROBICS



INDOOR ARENA



Pause

Celebrate calm, peace and the beauty of pause

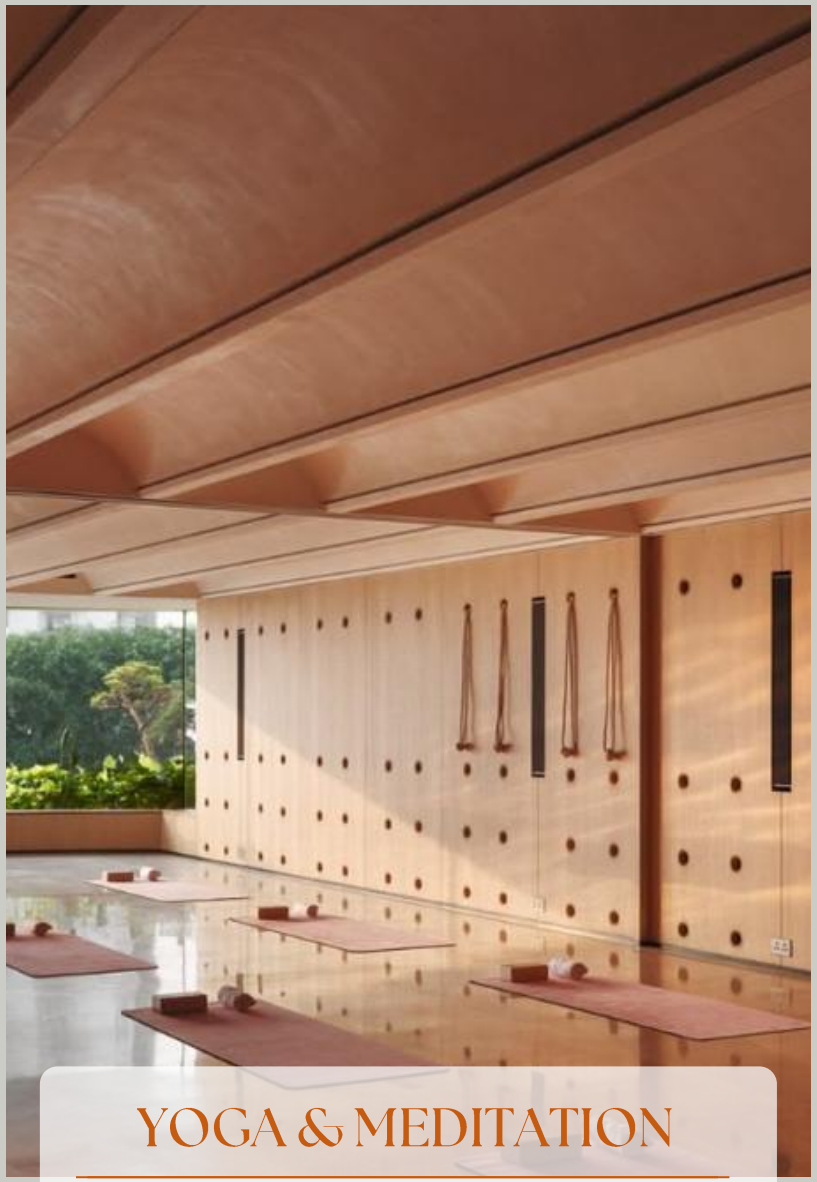
Senior Lounge	1
Art Studio	2
Community Zone	3
Knowledge Center	4
Yoga Room	5
Kids Arena	6
Spaloon	7

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SENIOR LOUNGE

A warm and welcoming space to relax, connect, and enjoy meaningful moments with friends.



YOGA & MEDITATION

Restore balance and inner peace through guided yoga and mindful meditation.



KNOWLEDGE CENTER

Discover, learn, and grow with access to books, workshops, and engaging educational resources.


YOGA & MEDITATION


KNOWLEDGE CENTER

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ART ROOM

Unleash your creativity through painting, crafts, and inspiring artistic experiences.



SPA & WELLNESS

Relax, rejuvenate, and refresh with luxurious wellness treatments and holistic therapies.



SALON

Look and feel your best with expert grooming, beauty, and self-care services.


KIDS ARENA


RECEPTION
SALON

PODIUM

"AN EXTENSION TO EVERYDAY WELLNESS"

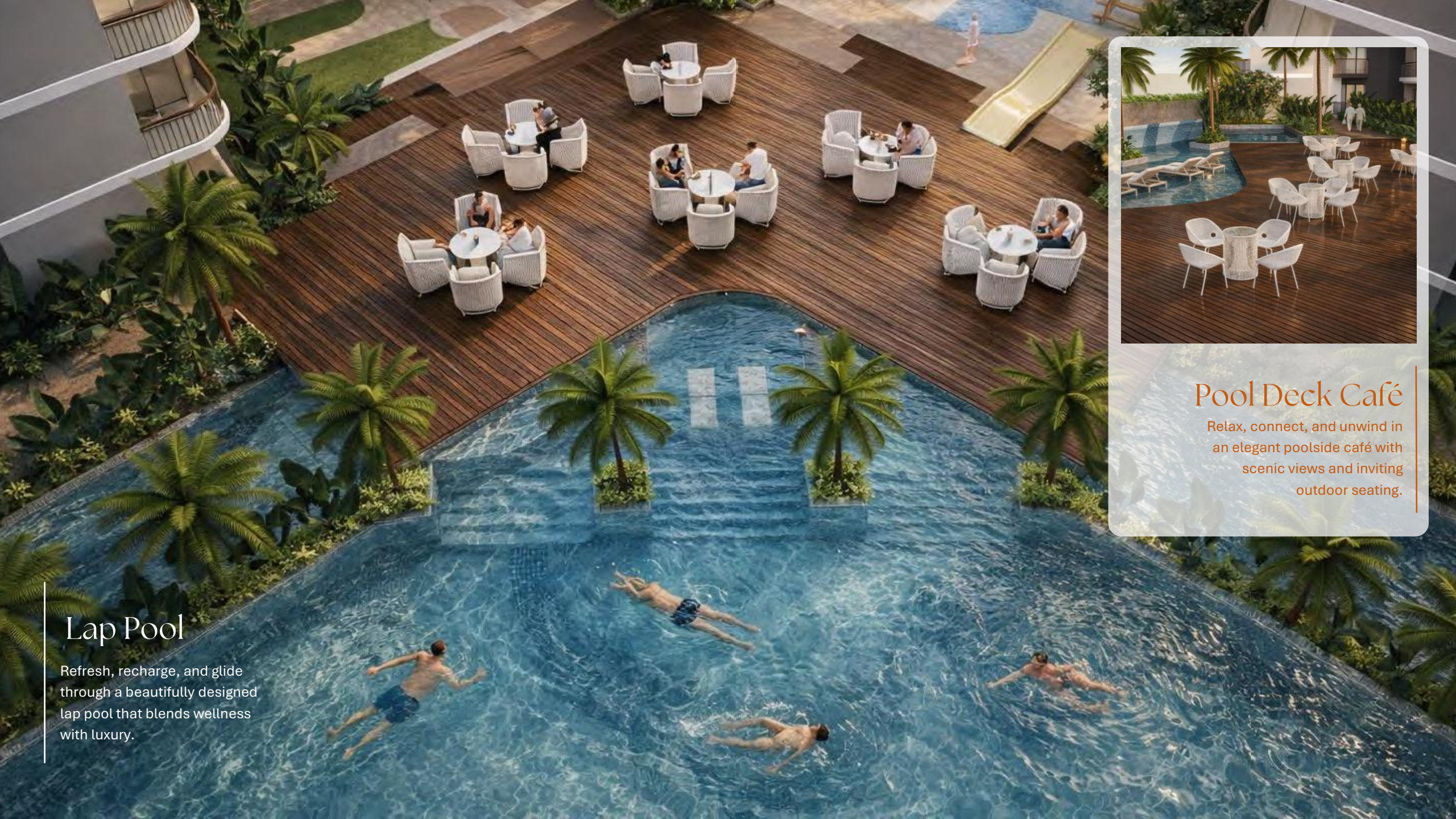
Podium Plan



1. Stepped Seating
2. Slide
3. Kids Play Area
4. Cafe Seating - Pool Deck
5. Shallow Pool
6. Lap Pool
7. Jacuzzi

1. Kids Pool
2. Cafe
3. Pantry
4. Trellis Seating
5. Rolling Mound
6. Pause Garden
7. Changing Room

N



Pool Deck Café

Relax, connect, and unwind in an elegant poolside café with scenic views and inviting outdoor seating.

Lap Pool

Refresh, recharge, and glide through a beautifully designed lap pool that blends wellness with luxury.


LAP POOL


KIDS PLAY AREA


PAUSE GARDEN



STEPPED SEATING

Master Layout Plan



1. Arrival
2. Guard Rooms
3. Arrival Drop Off
4. Noise Buffer
5. Buggy Parking
6. Cooling Pond
7. Loungers
8. Hammock Garden
9. Reflexology Path
10. Jogging /Cycling Track
11. Ramp to Basement
12. Lawn
13. OAT
14. Butterfly Garden
15. Pickleball Court
16. Basketball Court
17. Pergola Sitting
18. Community Congregation Lawn
19. Herb and Vegetable Garden
20. Sculpture Court
21. Surprise Fountain
22. Tree House
23. Outdoor Tot-lot
24. Bowling Alley
25. Cricket Pitch
26. Chess Park
27. Business Park Spillover
28. Banquet Waterbody Drop Off
29. Restaurant Spillover
30. Ramp From Basement
31. Stepped sitting
32. Slide
33. Kid's play area
34. Café Seating – Pool Deck
35. Shallow pool
36. Lap pool
37. Jacuzzi
38. Kid's Pool
39. Café
40. Pantry
41. Trellis seating
42. Rolling mound area
43. Pause garden
44. Changing rooms

UNIT PLANS

Cluster Plans T1 & T2



Cluster Plans T3



Unit Plans

3BHK 3T+SR

TOWER T1/T2

Saleable Area: 2289.34 sqft





KEY PLAN T1

Unit Plans

3BHK 3T

TOWER T1/T2/T3

Saleable Area: 1937.52 sqft





KEY PLAN T3



KEY PLAN T1

Unit Plans

3BHK 2T

TOWER T1/T2/T3

Saleable Area: 1674.00 sqft.





KEY PLAN T3



KEY PLAN T1&2

Unit Plans

3 BHK 2T (A)

TOWER T3

Saleable Area: 1656 sqft





KEY PLAN T3



KEY PLAN T1&2


LIVING ROOM


BEDROOM



KITCHEN


BALCONY


Find your calm, right in the heart of the city.

Consulting firms

ARCHITECTURE CONSULTANT

morphogenesis.
Delhi | Mumbai | Bengaluru | Pune

LANDSCAPE CONSULTANT

morphogenesis.
Delhi | Mumbai | Bengaluru | Pune

INTERIOR DESIGN CONSULTANT

OchreInk
Architects & Interior Designers


CUSTOMER VALUE PROPOSITION



OFFER 1

ERV SYSTEM – AQI CONTROLLED HOMES & CLUB

*Artistic Impression



OFFER 2

THOUGHTFULLY CRAFTED MODULAR KITCHEN – HOBB CHIMNEY, R.O, GEYSER

*Artistic Impression



OFFER 3

ENGINEERED MARBLE FLOORING

*Artistic Impression



OFFER 4

ALL WEATHER SPILT AIR CONDITIONERS – DAIKIN OR EQUIVALENT

*Artistic Impression



OFFER 5

LIVING ROOM: FALSE CEILING & LIGHTS AS PER DESIGN

*Artistic Impression



OFFER 6

FULLY DONE-UP MASTER BEDROOM TOILET – VANITY, SHOWER CUBICLE, MIRROR AND GEYSER

*Artistic Impression



OFFER 7

FREE TRANSFER – POST 25%

*Artistic Impression

CUSTOMER VALUE PROPOSITION

SEVEN OFFERS



01

AQI-CONTROLLED

ERV SYSTEM



02

MODULAR KITCHEN

Hob, Chimney, R.O. & Geyser



03

ENGINEERED MARBLE FLOORING



04

ALL-WEATHER SPLIT ACs

Daikin or equivalent



05

FALSE CEILING & LIGHTS

Living room – As per design



06

MASTER BEDROOM TOILET

Vanity, Shower Cubicle, Mirror & Geyser



07

FREE TRANSFER POST 25%

HOMES & CLUB

Added Luxury Specification Cost



OFFER 8

HERO'S CHOICE PAYMENT PLAN

*Artistic Impression

HERO'S CHOICE PAYMENT PLAN

FOR LAUNCH PERIOD ONLY

PAYMENT PLAN	
INSTALMENT DESCRIPTION	**%**
EOI at ₹10,00,000 Booking amount 10% less EOI amount	10.00%
Within 60 days from the date of booking	10.00%
Within 120 days from the date of booking	5.00%
Completion of Ground Floor or 18 months*	12.50%
Completion of 10th Floor or 25 months*	10.00%
Completion of 18th Floor or 32 months*	10.00%
Completion of Super Structure	12.50%
Initiation of Flooring (excluding wooden)	15.00%
Application of OC	10.00%
Offer for possession**	5.00%
TOTAL	**100.00%**

→ **Only 25%** | 1st year

→ **Only 12.5%** | 2nd year

→ **Only 20%** | 3rd year

→ **42.5%** | 4th year

Note: GST, IFMS, Lease rent & Other charges additional
**Lease rent will be collected on offer for possession
*Which ever is later

BSP

₹10,999*/SQ.FT.

PRE-LAUNCH PRICE TILL 25th OCTOBER 2026

Note: GST, IFMS, Lease rent & Other charges additional

BSP

₹11,499*/SQ.FT.

PRICE FROM 26TH OCTOBER 2026 - ALLOTMENT DAY

Note: GST, IFMS, Lease rent & Other charges additional

BSP

₹13,000*/SQ.FT.

LAUNCH PRICE

Note: GST, IFMS, Lease rent & Other charges additional

₹10,999*/SQ.FT.

PRE-LAUNCH PRICE TILL 25TH OCTOBER 2026

Added Luxury Specification Cost Included

Note: GST, IFMS, Lease rent & Other charges additional

THANK
YOU