


DOWNTOWN
MAWANA ROAD, MEERUT

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AJANTA DEVELOPERS


A LUXURY SPACE
THAT YOU CAN CALL
HOME

PENTHOUSES • DUPLEXES • CONDOMINIUMS





RESIDENCES

BY DOWNTOWN

MAWANA ROAD, MEERUT

Inspired from elevated living, Residences @ Downtown is an epitome of luxury that defines the exclusivity at its best. The futuristic design & uniqueness of each home speak volumes for the vision of not just the renowned architect that conceptualised it, but also the residents living within.

By introducing the town to many firsts in industry (such as stacked parking, 3-tier security, flat-slab technology construction, etc.), Ajanta Developers has set a new benchmark for others to follow.

This landmark address imparts its residents with the lifestyle they truly deserve. Sprawling living spaces, double height ceiling, majestic common areas, surrounded by pristine gardens, courtyards, and open spaces, while ensuring utmost privacy, are just a few references of what makes Residences @ Downtown, a testament that showcases the success & achievements of the icons that live in it.



A DREAM COME TRUE.

Residences @ Downtown is centred around community life and sustainable environments striking a balance between the apartment and bungalow, between the individual and the collective. Luxury is redefined through a connection to nature, space, light/ air and Each home expresses these connections in a unique manner. Spaces can be combined horizontally and vertically to create hybrid solutions that can be organised in multiple ways to suit its inhabitants, and the design reaches into the past to enrich the present and to speculate about the future.

-Malik Architecture
(Mumbai)



WHERE ELEGANCE MEETS EVERY INCH

Designed for those with an eye for detail and a passion for indulgence, Residences by Downtown offers homes that are as unique as you.

From the expansive penthouse to the meticulously designed duplexes and condominiums, every space is a statement of luxurious living. Here, you're not just a resident—you're part of a community that values privacy, elegance, and the finer things in life.



AN ICONIC ADDRESS. A STRATEGIC LOCALE.

Positioned in Meerut's prime location, just steps away from the prestigious Defence Colony and with easy access to Mawana Road, Residences by Downtown ensures you stay well-connected to the city while enjoying the serenity of private, luxurious living.

Everything from high-end shopping to world-class dining is within reach, giving you the best of both worlds.

**YOUR HOME.
YOUR VISION.**



Embrace the freedom to make every corner of your home truly yours. At Residences by Downtown, you have complete autonomy to shape and modify your living space, or creating seamless connections between rooms.

Tailor every detail to match your personal preferences, ensuring your home reflects your unique style and needs. It's more than just a residence; it's a home crafted entirely by you, for you.

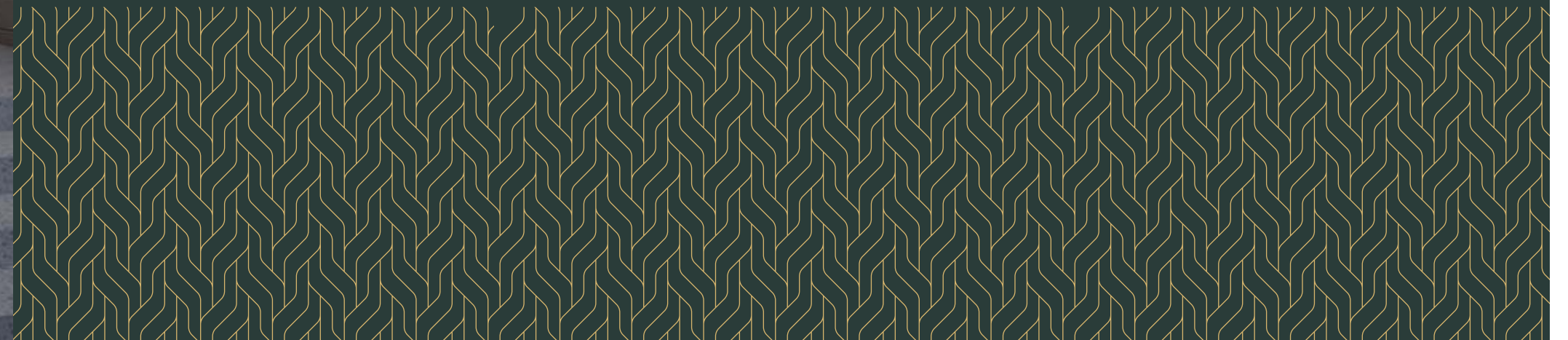


A SANCTUARY CRAFTED JUST FOR YOU

Experience expansive living reimagined with ultra-modern amenities and bespoke services—all at your fingertips. Residences by Downtown brings this dream to life through a stunning selection of penthouses, duplexes, and condominiums, each designed to indulge your every desire.



LUXURY
REDEFINED
ACROSS
THREE LEVELS





PENTHOUSE

Ascend to the pinnacle of opulence as you step into the fifth-floor penthouse at Downtown. Spanning the third and fourth floors, this lavish residence is the epitome of refined elegance, crafted with meticulous attention to every detail.

Bathed in natural light and surrounded by fresh, open air, the penthouse offers a haven of exclusivity for those who seek the ultimate in luxury living.



DUPLEXES

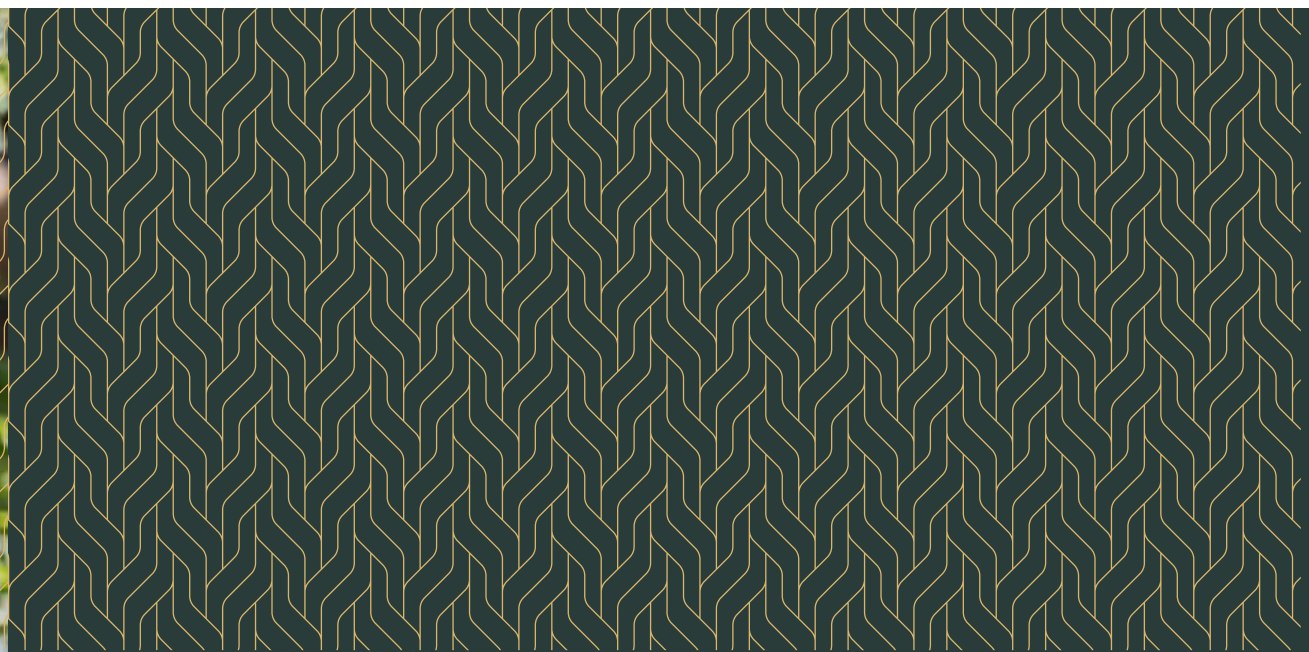
Our unique duplex homes are designed for those who value space and grandeur. With over 3000 sq. ft. of living space, these residences boast large outdoor areas, including private gardens and sprawling balconies, offering the perfect blend of indoor luxury and outdoor serenity.



CONDOMINIUMS

Immerse yourself in the splendor of ultra-luxurious condominiums that redefine extravagance. Above 3000 sq. ft., these beautifully designed homes feature soaring two-story ceilings, providing an open and airy ambiance.

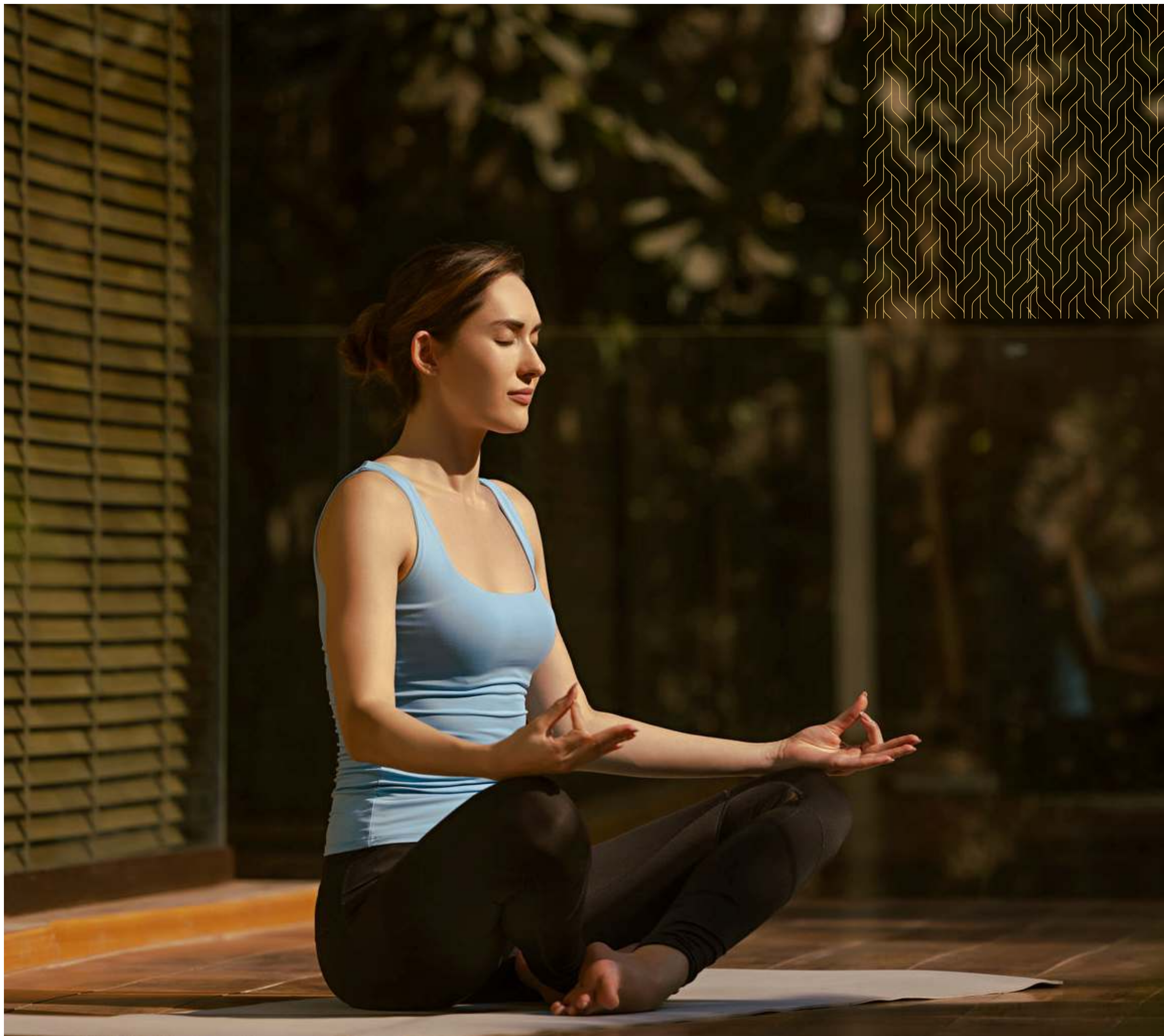
With exclusive outdoor spaces and elegant finishes, each condominium offers a lifestyle of iconic luxury, elevating everyday living to an art form.



PRIVACY PERFECTED WITH PANORAMIC VIEWS

Imagine waking up to the crisp morning air or unwinding in the tranquil glow of the evening, lounging comfortably on an adjustable chair in your expansive balcony. At Residences by Downtown, the concept of 'Cross-dimensional living' offers unparalleled flexibility and privacy.

With innovative 'second skin' natural terracotta tiles, your balcony transforms at your will—open to the world or cocooned in serene seclusion. It's the perfect blend of nature, privacy, and luxury, designed to enhance your living experience.



YOUR PRIVATE WORLD-WIDE OPEN TO WONDER

Bask in the abundant sunlight and the openness of these thoughtfully designed spaces, where leisure meets luxury. Each residence provides the ambiance of a private villa, blending plush interiors with lush exteriors.

Enjoy the charm of segmented driveways, verdant gardens, elegant courtyards, breezy verandas, and welcoming corridors—creating a seamless flow between your indoor comfort and outdoor tranquility.



AESTHETIC ELEGANCE SCULPTED FOR YOU

Just three levels above the iconic Downtown, lies your personal haven, surrounded by small, green meadows and leafy canopies. Wander through the expansive, two-way open spaces or relax on benches nestled in the beautifully landscaped courtyard. Revel in the peaceful, intimate surroundings designed to offer quiet moments of retreat.





A SCENIC GATEWAY TO YOUR ICONIC SANCTUARY

Arrive home through a lush, green lane that leads you to a grand double-height lift lobby, complete with an attendant for added convenience.

Park with ease in the secure underground stack parking area, and let the journey to your iconic residence be as picturesque and refined as the destination itself.





A WELCOMING COMMUNITY TO CHERISH EVERY MOMENT

Become part of an exclusive community where like-minded individuals share similar passions, aspirations, and lifestyles.

Residences by Downtown offers a life of privacy and comfort, while allowing you to enjoy the camaraderie of a carefully curated neighborhood. Here, you'll find not just a home, but a community where every moment is enriched by meaningful connections.



THE PLUSH CLUBHOUSE: WHERE EVERY DESIRE FINDS A PLACE

At Residences by Downtown, your exclusive clubhouse is more than just a retreat—it's a vibrant world of luxury at your doorstep. Descend from your private residence to immerse yourself in a curated selection of iconic brands and experiences. Whether you're craving a fine dining experience at a chic restaurant, a cozy evening at the restaurant, or browsing through swanky fashion stores, this three-floor clubhouse caters to your every whim.

Savor the first-in-town Starbucks Café, enjoy freshly baked treats at Eden Cafe, or indulge in culinary delights at Dhaba or Sagar Ratna, and shop for all your everyday essentials at MINT Superfresh. The clubhouse is your personal gateway to style, relaxation, and indulgence—an all-in-one destination for living the good life.



EXCLUSIVE SERVICES AVAILABLE AT YOUR EASE

Experience an iconic lifestyle curated to perfection by a dedicated team of housekeeping and ground staff, available to cater to your every need. At Residences by Downtown, luxury goes beyond space-it's about seamless service that elevates your living experience.



PRIVATE ACCESS FOR HOUSEHOLD STAFF

Hosting a dinner while stepping out? No problem. Residences by Downtown ensures uninterrupted access for your kitchen staff, even when your main living space is secured. Thoughtfully designed with separate access for household help, this feature guarantees smooth service whenever you need it, with staff accommodations conveniently located nearby.

CONCIERGE AT YOUR COMMAND

Feel the privilege of true luxury. A personal concierge is always on hand to assist you—whether it's taking care of your belongings, guiding you to your private parking, or ensuring swift and seamless access to your residence, any time of day.



UNPARALLELED AMENITIES & SERVICES

- Grand double-height entrance lobby for a striking first impression
- Personalized concierge services to cater to your every need
- Secure stack parking for effortless vehicle management
- Exclusive children's play area for safe and fun recreation
- Expansive 5,000 sq. ft. park with tranquil benches
- Separate staff quarters for household help, ensuring privacy
- Beautifully landscaped central courtyard, a serene green retreat
- All homes are 2-side-open, maximizing natural light and ventilation
- Automatic power backup for uninterrupted comfort
- Wide, spacious passageways for a sense of openness
- Flat slab technology offering design flexibility
- 3-tier security system for complete peace of mind
- 24-hour security guards and CCTV surveillance for constant safety
- Low house-to-floor ratio, ensuring exclusivity and privacy
- Pre-installed soft water unit for enhanced living comfort

DISTINCTIVE SPECIFICATION HIGHLIGHTS

- 13 limited-edition residences by an iconic architect, blending art and luxury
- Expansive balconies with second-skin panels for flexible open/close options
- Freedom to customize homes with horizontal and vertical adjustments
- Air-conditioned and ventilated homes for ultimate comfort
- Separate entry for household staff, ensuring smooth operations
- Luxurious Italian marble flooring
- State-of-the-art modular kitchens equipped for modern living
- Premium switches and sophisticated washroom fittings
- Sleek aluminum windows for a contemporary touch
- Indulgent bathtubs in select homes, elevating relaxation
- Main entrance doors with digital locks for enhanced security and convenience

AJANTA DEVELOPERS

CRAFTING THE FUTURE OF LUXURY LIVING

At Ajanta Developers, our journey of eighteen years has been one of mastering building techniques and pushing the boundaries of innovation. For this ambitious project, we embraced a forward-thinking approach, reimagining how homes are built to meet the needs of tomorrow. Partnering with industry leaders, we've ensured that Residences by Downtown is not just a living space, but a future-forward experience in luxury living.