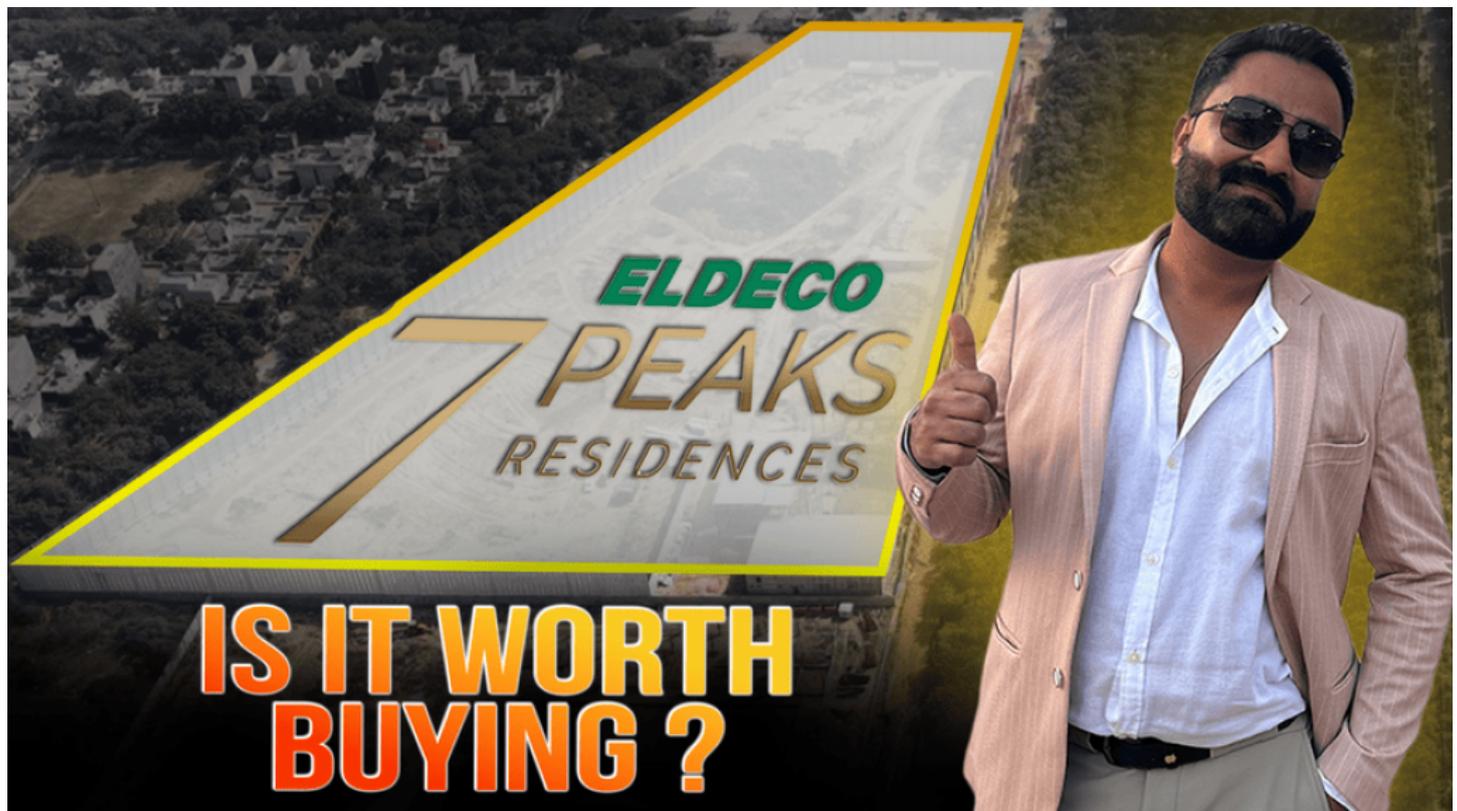


Property Saraansh Releases Comprehensive Video Review of Eldeco 7 Peaks Residences in Greater Noida



Greater Noida, Uttar Pradesh Feb 24, 2026 (IssueWire.com) - Real estate advisory platform [Property Saraansh](#) has released a detailed [video review of Eldeco 7 Peaks Residences](#), a newly launched premium residential development located in Sector Omicron 1, Greater Noida. The review provides a structured and analytical evaluation of the project's location positioning, architectural planning, pricing strategy, competitive comparison, and investment viability.

The video presents a five-part assessment designed to help homebuyers and investors make informed decisions in the evolving Greater Noida residential market.

Location Analysis Highlights Rare Open Frontage

According to Property Saraansh, one of the project's strongest differentiators is its positioning along a 130-meter-wide arterial road near Pari Chowk. The site benefits from a multi-layered green buffer and road separation, ensuring no immediate high-rise obstruction for nearly half a kilometer.

The development shares a boundary with Millennium International School and is otherwise surrounded by authority plots and low-rise developments. This planning context supports long-term airflow, visibility, and view security—factors increasingly valued by end users.

Tower Planning and Structural Strategy

Spread across 7.37 acres, Eldeco 7 Peaks Residences comprises seven residential towers. The review highlights the slightly tilted tower placement and spacing strategy, designed to improve east-west orientation and optimize sunlight penetration across units.

Five towers rise up to 30 floors, one extends to 31 floors, while Tower 7 will be introduced under a separate RERA registration. Each floor consists of four corner units served by four elevators, ensuring lower density and improved privacy per level.

Configuration Mix and Space Efficiency Insights

The project offers five 3BHK configurations ranging from 1,825 sq. ft. to 2,100 sq. ft., each with three bathrooms. A single 4BHK configuration of 2,850 sq. ft. includes a servant room with an attached washroom.

The review particularly examines the efficiency gap between the 1,825 sq. ft. and 1,850 sq. ft. variants. Despite only a 25 sq. ft. difference in super area, the 1,850 sq. ft. unit reportedly delivers significantly higher built-up space, translating into enhanced internal dimensions and larger balcony areas.

Additionally, 24 duplex penthouses have been planned by combining the top two floors of select towers, creating limited inventory within the project.

Vastu-Aligned Planning

Property Saraansh notes that kitchens do not share walls with washrooms, slab orientations avoid unfavorable directions, and most balconies are not south-facing. These elements position the project as Vastu-sensitive, a key consideration for many buyers in North India.

Pricing Structure and Early Booking Advantage

The Basic Sale Price is positioned at ₹13,000 per sq. ft., with an early booking benefit allowing buyers to secure units at ₹12,000 per sq. ft. upon depositing ₹10 lakh.

Unlike some competing developments, no separate club or parking charges have been indicated at launch stage. PLC and GST remain applicable over the base rate. Based on regional launch patterns, the projected all-inclusive pricing is expected to range between ₹13,000 and ₹13,450 per sq. ft.

Comparison with Godrej Arden

The review also compares Eldeco 7 Peaks with Godrej Arden in Sigma 3, outlining key distinctions in ecosystem maturity, sector establishment, and unit configuration diversity.

While Godrej Arden offers a broader mix of configurations, Eldeco 7 Peaks focuses exclusively on multiple 3BHK layouts. Both developers have delivered more than 200 projects and are publicly listed entities, reinforcing brand credibility.

End-User and Investor Outlook

According to Property Saraansh, the development appeals to buyers seeking partial-luxury aesthetics within a controlled budget, particularly those who prioritize expansive balconies and façade-driven design.

For investors, the construction-linked payment plan and Greater Noida's ongoing infrastructure expansion form the core investment thesis. With allotments expected before the Holi period, the advisory recommends prospective buyers carefully evaluate configuration efficiency before proceeding with bookings.

The complete video review is now available on Property Saraansh's official YouTube channel.

[About Property Saraansh](#)

Property Saraansh is a real estate advisory and content platform focused on structured project analysis, pricing transparency, and investment evaluation in NCR markets. Through detailed video reviews, on-ground assessments, and comparative studies, the platform aims to simplify complex residential and commercial property decisions for end users and investors.

For media inquiries, collaborations, or detailed project consultation, interested parties may connect with Property Saraansh through its official digital channels.

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