



commitment is
what transforms
a promise
into reality

PRESENTING

NIRALA
ESTATE

2 & 3 BHK APARTMENTS- PHASE 5
GH-04, TECHZONE-4, G. NOIDA (W)





Possession Soon



Under Construction

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Delivered

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NIRALA
ESTATE





Lotus Pond



Entrance Rotary



Open Gym Day



Sculpture Garden



Amphitheater



Swimming Pool



Walkway Portals



Children Park



Note: The facilities & amenities mentioned above are part of different phase/project in total project, and will be available for use after development of respective phase/project.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft.

layout plan

Legends

- Water Cascade
- Bamboo Court
- Podium Plaza
- Entrance Water Features with Portals
- Reflexology Path
- Palm Gardens
- Central Green
- Children Play Area
- Tensile Canopies
- Sculpture Garden
- Badminton Courts
- Outdoor Gym
- Swimming Pool
- Kids Pool
- Club
- Jacuzzi
- Rain Dance Area
- Yoga/Meditation Garden
- Open Air Theater (O.A.T.)
- Open Parking



specifications

Flooring

Vitrified tiles 2'*2' in Drawing Room, Kitchen, Study Room, and all Bedrooms. Ceramic tiles in Bathrooms and Balconies.

Wall & Ceiling Finish

Finished walls & ceiling with putty and Plastic Paint in pleasing shades.

Kitchen

Granite working top & stainless steel sink single bowl with drain board. 2'-0" dado above the working top by ceramic tiles.

Toilets

Ceramic tiles on walls upto door level. White sanitary ware of reputed brand or imported. CP fitting of reputed brand or imported.

Doors & Windows

External doors & windows Composite Metal/UPVC/aluminium powder coated. Internal door-frames Composite Metal frames/Marandi or equivalent wood frames. Internal door Skin moulded door.



Electricals

Copper wire in PVC conduits with MC supported circuits.

Power Backup

100% DG power back-up for all common areas. Upto 100% DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.

Security System

Secured gated community.

Lift

High speed passenger elevators.

Lift, Lobby & Staircases

Lift lobby floor and staircase combination of one or more of marble granite / vitrified tiles.

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floor plans

Carpet Area
70.78 Sqm. 761.89 Sqft.

Builtup Area
90.83 Sqm. 977.74 Sqft.

Super Area
116.13 Sqm. 1250.00 Sqft.

**3 Bedrooms +
2 Toilet
1250 Sq.Ft.**



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Carpet Area
69.88 Sqm. 752.20 Sqft.

Builtup Area
91.78 Sqm. 987.90 Sqft.

Super Area
117.99 Sqm. 1270.00 Sqft.

**3 Bedrooms +
2 Toilets
1270 Sq. Ft.**



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floor plans

Carpet Area
78.26 Sqm. 842.37 Sqft.

Builtup Area
100.75 Sqm. 1084.43 Sqft.

Super Area
128.67 Sqm. 1385.00 Sqft.

**3 Bedrooms +
2 Toilets**
1385 Sq. Ft.



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Carpet Area
85.70 Sqm. 922.51 Sqft.

Builtup Area
111.69 Sqm. 1202.20 Sqft.

Super Area
146.32 Sqm. 1575.00 Sqft.

**3 Bedrooms +
2 Toilets**
1575 Sq. Ft.



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floor plans

Carpet Area
92.62 Sqm. 996.95 Sqft.

Builtup Area
119.53 Sqm. 1286.64 Sqft.

Super Area
152.82 Sqm. 1645.00 Sqft

**3 Bedrooms +
3 Toilets
1645 Sq. Ft.**



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Carpet Area
107.06 Sqm. 1152.40 Sqft.

Builtup Area
139.59 Sqm. 1502.53 Sqft.

Super Area
176.24 Sqm. 1897.00 Sqft.

**3 Bedrooms +
4 Toilets (Study)
1897 Sq. Ft.**



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location map



NIRALA ESTATE
2 & 3 BHK APARTMENTS
GH-04, TECHZONE-IV, G. NOIDA WEST



Scan for Location

Map not to scale



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