



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

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**NIRALA**  
ESTATE







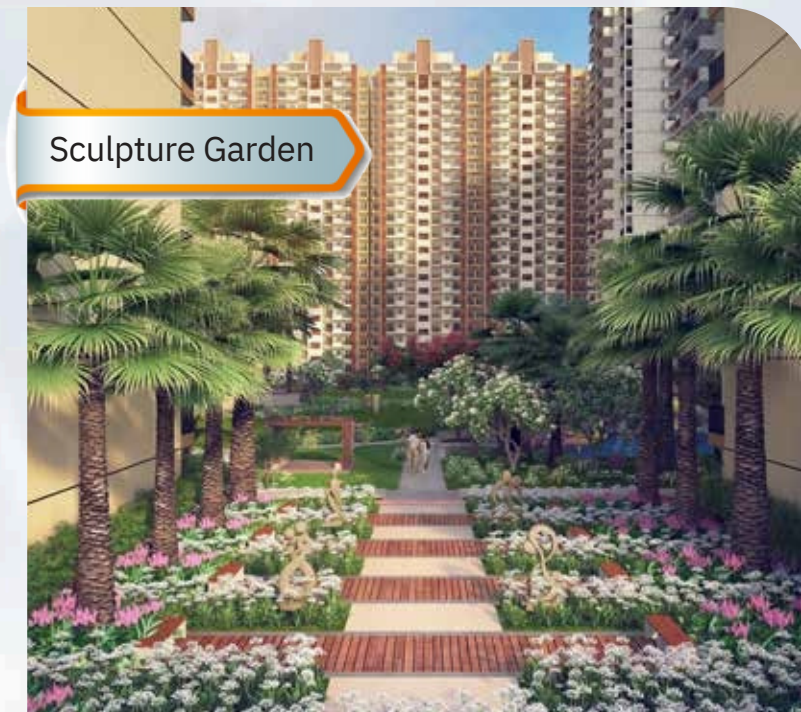
Lotus Pond



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

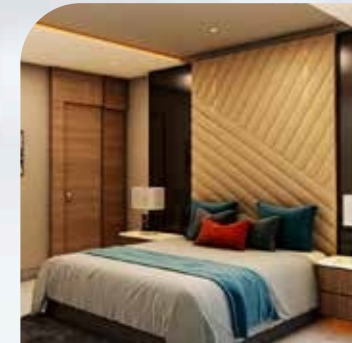
Granite working top & stainless steel sink single bowl with drain board. 2'-0" dado above the working top by ceramic tiles.

### 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



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