



NIRALA  
INDIA  
WINNING REAL ESTATE TEAM

NIRALA  
**ASPIRE**  
Greater Noida West

**NIRALA HOUSING PVT. LTD.**

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Member of  
**CREDAI**

DISCLAIMER: Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to change by the company or the competent authorities sanctioning plans and constitute no legal offering.

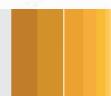


**NIRALA**  
**ASPIRE**  
Greater Noida West

**2/3/4 BHK APARTMENTS**



**Creating The Reality**



Nirala India has a longstanding experience in building construction, spanning ten years. The Nirala signatures, imprint the NCR region, block after block.

Managed by a select team of professionals, the group's strategic business conduct has catapulted it into a Rs. 3000 million enterprise Experienced Architects, Innovative Planners, abreast with the latest techniques, skill sets and knowhow, enrich the group's creations in its chosen field of endeavour. The group is an ISO 9001-2008 company an achievement testifying its impeccable standards.

Aspire's intricate interiors give it a warm and comforting ambience. Your Aspire home comes in choices of 2/3/4 bedroom apartments. The finest tiles, stones and construction accessories create an aura of a special place. It is a testimony to the art of architecture & science of construction, complementing a modern & convenient lifestyle, latest innovations, enhanced technology & upgraded materials.

All incorporated together, to create the best.



Luxury in Every Corner

At Aspire, the very privileged  
elite of National Capital Region, shares your  
neighbourhood. You are next-door to  
the likes of Virender Sehwag.

Aspire Stands Apart In Mid Segment Apartments  
Because Of Its Enviable Features, Which Gives You  
The Best Within Your Budget.



Actual Show Flat image

**Redefining Aspirations**



Soak your Senses in a world of luxuries at Aspire. In this age of jet set lifestyle, private moments away from the madding crowds are an undisputed luxury, and what could be more private than the joy of a personal haven, with the warmth of comforting opulence.

These photographs are only a prelude to the luxuries that await you at Aspire. A place where you are the regal majesty and there are no worries except, what to aspire next from life.



## SPECIFICATIONS

### FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and all Bedrooms
- Ceramic tiles in Servant Room, Bathrooms and Balconies

### WALL & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

### KITCHEN

- Granite working top & stainless steel sink 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 Hindware, imported or equivalent
- CP fitting of Jaquar / imported or equivalent

### DOORS & WINDOWS

- Outer doors & windows aluminium powder coated
- Internal door-frames of Marandi or equivalent wood
- Internal door-flush door of designer look
- Main entry door frame of Marandi or equivalent wood with flush Door of designer Look
- Good quality hardware fittings

### ELECTRICAL

- Copper wire in PVC conducts with MCB supported circuits and adequate number of points and light points on the ceilings

### TV & TELEPHONE

- One landline connection with intercom facilities
- Provision for DTH/IPTV connection

### POWER BACKUP

- 100% DG power back-up for all common areas
- 100% DG power back-up available to individual flat on paid basis

### SECURITY SYSTEM

- Secured gated community with intercom

### LIFT LOBBY

- High speed passenger elevators
- Lift lobby floor-combination of one or more of marble/granite/ vitrified tiles



## AMENITIES

### Life Style

- Luxurious club House
- Swimming Pool
- Billiards Table, Badminton Court, Basket Ball Court, Lawn Tennis Court, Table Tennis, Cafeteria and Children Play Room
- Wi-Fi Connectivity
- Creche/Day Care arrangement, Separate kids playing area with sand pits
- Beautifully Theme Based Landscape Park/garden with water fountain & Jogging track

### Service

- Ample car parking space
- Super market for daily needs, Laundry
- 24x7 Soft water supply & power backup
- A stylized designer, grand lobby entrance for each tower
- Specially designed entrance facilities (ramp) from lobby to lift for the physically challenged and senior citizens
- Doctors on call, Taxi on call. (Paid Basis)
- 2/3 high speed elevators per block including one service lift

### Security

- Each and every tower will be equipped with fire Suppression system
- 24x7 security system



**4 BED + 5 TOI + SERVANT (2480 sq. ft)**

**3 BED + 3 TOI + SER + DRESS (1710 sq. ft.)**

**3 BED + 2 TOI + DRESS (LARGE) (1460 sq. ft.)**

**3 BED + 2 TOI + DRESS (1365 sq. ft.)**

## Legends

- 01. Main Entrance
- 02. Water Cascade
- 03. Boulevard
- 04. Club
- 05. Swimming Pool
- 06. Kids Pool
- 07. Sculpture Court
- 08. Tennis Court
- 09. Cricket Pitch
- 10. Kids Play Area
- 11. Sand Pit
- 12. Skating Rink
- 13. Amphitheater
- 14. Central Lawn
- 15. Stream
- 16. Theme Garden
- 17. Rock Garden
- 18. Flower Garden
- 19. Pavilion
- 20. Badminton Court
- 21. Jogging Track
- 22. Central Area
- 23. Bamboo Court
- 24. Palm Court
- 25. Commercial/ Studio Apartment
- 26. River Garden
- 27. Benches
- 28. Plaza
- 29. Mounds
- 30. Drop-Off
- 31. Gazebo
- 32. Pergola
- 33. Parking
- 34. Half Basket Ball
- 35. Road
- 36. Stepping Stone
- 37. Ramp
- 38. EVA
- 39. Pool Deck
- 40. Exercise Zone
- 41. Lilly Pool
- 42. Zen Garden
- 43. Nursery School

## THE ELITE FLOOR PLANS FOR THE MAXIMUM COMFORT



**2 BED + 2 TOI**  
Saleable Area: 890 sq. ft.



**2 BED + 2 TOI + STORE / PUJA**  
Saleable Area: 1065 sq. ft.



**2 BED + 2 TOI + STUDY**  
Saleable Area: 1180 sq. ft.



**3 BED + 2 TOI + DRESS**  
Saleable Area: 1365 sq. ft.

# THE ELITE FLOOR PLANS FOR THE MAXIMUM COMFORT



3 BED + 2 TOI + DRESS  
Saleable Area: 1460 sq. ft.

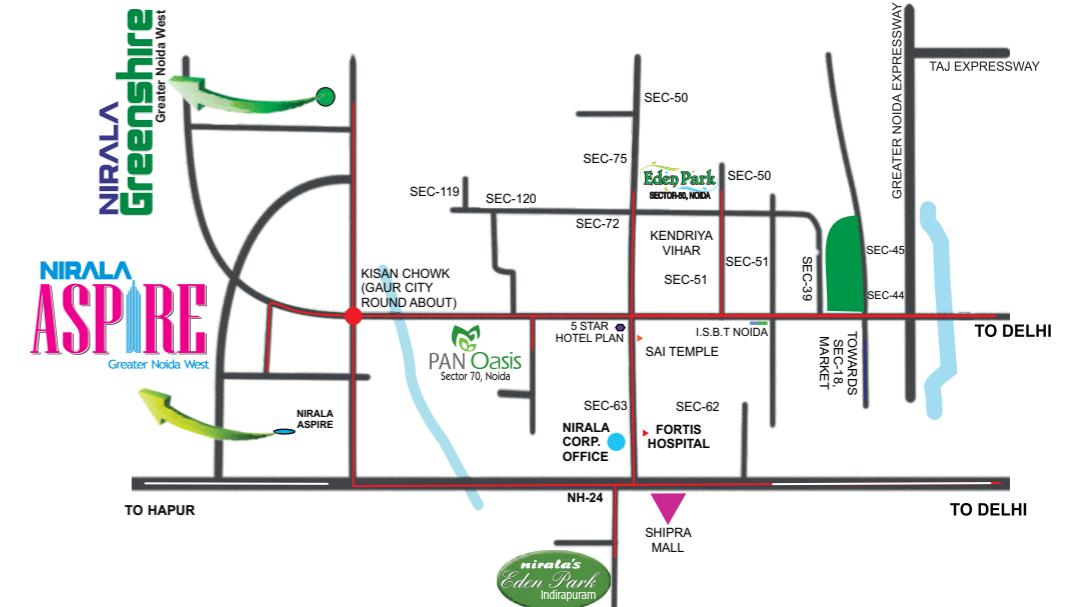


3 BED + 3 TOI + SER / STUDY + DRESS  
Saleable Area: 1710 sq. ft.



4 BED + 5 TOI + SER.  
Saleable Area: 2480 sq. ft.

## LOCATION MAP



### LOCATION MAP, NIRALA ASPIRE

PLACE	DRIVE-AWAY Distance / Time	PLACE	DRIVE-AWAY Distance / Time
<ul style="list-style-type: none"> <li>DND Flyover</li> <li>Amity</li> <li>Golf Course</li> <li>Sec-18 &amp; Atta Market</li> </ul>	<ul style="list-style-type: none"> <li>- 25 Minutes</li> <li>- 20 Minutes</li> <li>- 15 to 20 Minutes</li> <li>- 20 Minutes</li> </ul>	<ul style="list-style-type: none"> <li>Metro Station</li> <li>Fortis Hospital</li> <li>Sai Dham</li> </ul>	<ul style="list-style-type: none"> <li>- 15 Minutes</li> <li>- 15 Minutes</li> <li>- 10 Minutes</li> </ul>

#### Landmarks By Promoters



Eden Park, Sector-50, Noida



Pan Oasis, Sector-70, Noida



Nirala Eden Park I, Indirapuram



Nirala Eden Park II, Indirapuram

#### Ongoing Promoter Projects



Nirala Greenshire, Sec-02, Gr. Noida West



Nirala Arcade & Suites, Lucknow



NRI Greenshire, Roorkee



Nirala Hills, Ajmer