



IRISH PLATINUM

THE TREASURE CHEST OF LIVING

A central title area featuring the words "IRISH PLATINUM" in large, gold, 3D-style letters. Above this, the word "IRISH" is partially visible. Below the main title, the phrase "THE TREASURE CHEST OF LIVING" is written in a smaller, gold, sans-serif font. The entire title is framed by two horizontal bands of intricate gold-colored floral and geometric patterns.

ABOUT US

Irish Platinum is the legacy project of Irish Group, after the landmark delivery of Irish Pearls, which is a state of the art project, which has redefined the standard of luxury living with twin skyscrapers , shining bright in Noida Extension's sky line.

Now Introducing "Irish Platinum ", which is a step ahead of already defined luxury living. It's a project having a home which is like " THE TREASURE CHEST OF LIVING" . So as this treasure chest opens it unveil an altogether different level of living, which comprises of state of the art amenities, to mesmerise all of your senses, with a feeling of contentment, as one has really found a treasure.



HIGHLIGHTS OF AMENITIES IRISH PLATINUM



ALL WEATHER SWIMMING POOL



ALL WEATHER KIDS' POOL



INTERACTIVE FOUNTAIN WITH SIT-OUT AREAS



LOUNGERS UNDER GARDEN UMBRELLA



BADMINTON COURT (INDOOR)



SQUASH COURT



GYM (INDOOR)



BILLIARD



11 FEET CEILING HEIGHT



PATHWAY / JOGGING TRACK



SKATING RINK



GYMNASIUM (OUTDOOR)



CLUB PLATINUM



KIDS' PLAY AREA



CRICKET NET PRACTICE



BASKETBALL COURT



IRISH PLATINUM

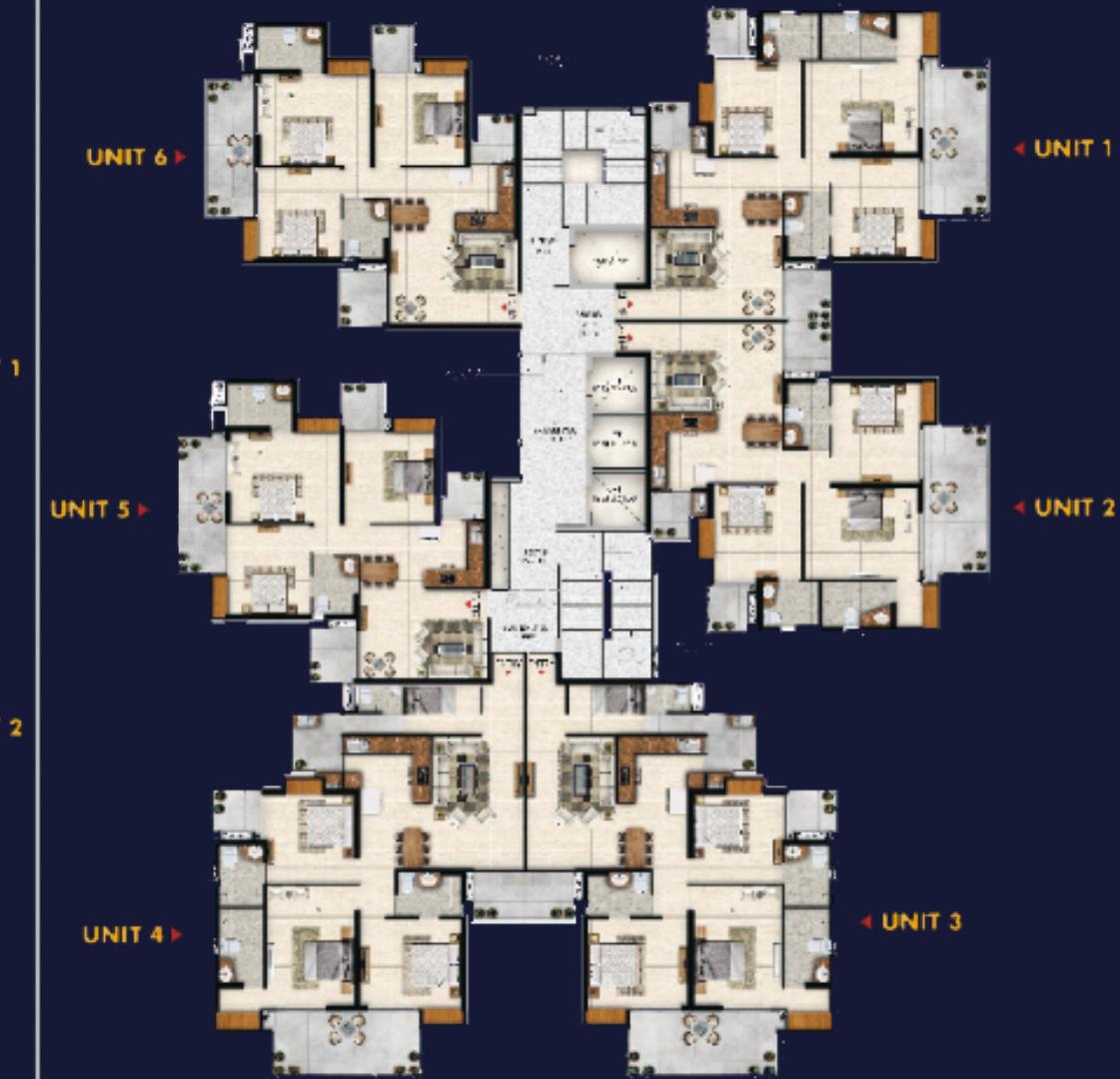
THE TREASURE CHEST OF LIVING

CLUSTER PLAN

4 BHK CLUSTER PLANS TOWER A & D



3 BHK CLUSTER PLANS TOWER B & C



LEGENDS

Legend (ground & Stilt Level):

1. Entry /exit Gate Complex
2. Tower Drop-off
3. Peripheral Jogging Track
4. Open Car Parking
5. Curvilinear Sit-out Area In
6. Commercial Plaza

Legend (podium Level):

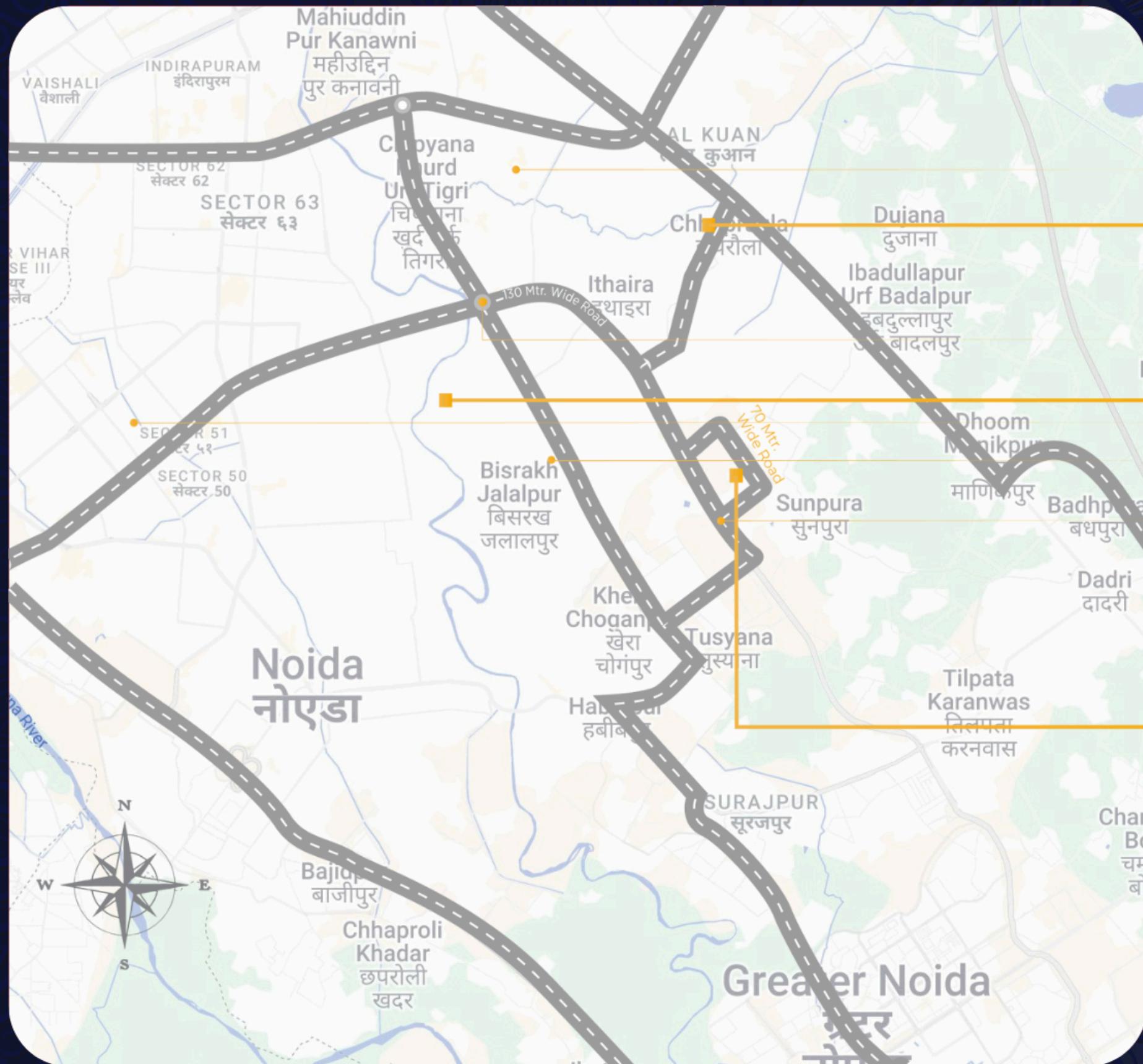
7. Outdoor Curvilinear Sitting Area
8. Yoga/ Meditation Lawn
9. Yoga/ Meditation Pavilion
10. Pathway /jogging Track
11. Pathway Through Portals

12. Cricket Net Practice
13. Water Feature With Geyser Jet Nozzles
14. All Weather Main Swimming Pool
15. All Weather Kids' Pool
16. Pool Deck At Lower Level
17. Pool Deck At Upper Level
18. Waterfall At Knife Edge
19. Open Showers (3nos.)
20. Loungers Under Garden Umbrella
21. Submerged Loungers Under Pergola (4nos.)
22. Outdoor Gymnasium
23. Curvilinear Feature Seating
24. Interactive Fountain With Sit-out Areas
25. Kids' Play Area

26. Central Green
27. Free Play Area Multi Purpose Lawn
28. Skating Rink
29. Half Basketball Court
30. Prayer Plaza
31. Outdoor Feature Seating
32. Open Air Theatre (oat) With Stage
33. Buffet Counter Under Pergola
34. Party Lawn
35. Seating Under Garden Umbrella
36. Mounds With Dense Plantation
37. Cricket Net Practice (with Automatic Bowling Machine)

REACH WITHIN MINUTES...

- 05  Nearest Hospital
 - 05  Approved Metro Station/ Rapid Rail
 - 10  FNG Expressway
 - 05  Shopping Malls
 - 30  Jewar Airport
 - 30  Film City
 - 45  Railway Station
 - 30  DLF Mall of India



● Crossing Republic



Irish
Pearls



**IRISH
PLATINUM**
THE TREASURE CHEST OF LIVING



FLOOR PLAN

TYPE 3 = 1925 SQ. FT.

3 BHK

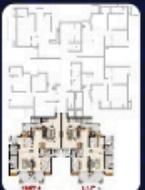
- Drawing
- Dining
- Kitchen
- 4 Toilets
- 4 Balconies
- Servant Room



UNIT 3 & 4

CARPET AREA	1085.72 SQ. FT.
BALCONY AREA	272.23 SQ. FT.
WALL AND COLUMN AREA	80.51 SQ. FT.
COMMON AREA	486.54 SQ. FT.
TOTAL AREA	1925 SQ. FT.

25 MM = 1 INCH FOR BETTER UNDERSTANDING



FLOOR PLAN

TYPE 4 = 2150 SQ. FT.

4 BHK

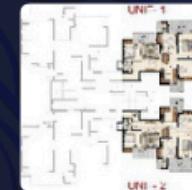
- Drawing
- Dining
- Kitchen
- 4 Toilets
- 4 Balconies



UNIT 1 & 2

CARPET AREA	1248.83 SQ. FT.
BALCONY AREA	317.01 SQ. FT.
WALL AND COLUMN AREA	103.98 SQ. FT.
COMMON AREA	480.18 SQ. FT.
TOTAL AREA	2150 SQ. FT.

25 MM = 1 INCH FOR BETTER UNDERSTANDING



FLOOR PLAN

TYPE 5 = 2550 SQ. FT.



UNIT 3 & 4

CARPET AREA	1492.07 SQ. FT.
BALCONY AREA	353.89 SQ. FT.
WALL AND COLUMN AREA	113.20 SQ. FT.
COMMON AREA	590.84 SQ. FT.
TOTAL AREA	2550 SQ. FT.

25 MM = 1 INCH FOR BETTER UNDERSTANDING

4 BHK

- Drawing
- Dining
- Kitchen
- 5 Toilets
- 4 Balconies
- Servant Room
- Pooja Room



Irish Platinum Price List

We are Coming with Definition of Luxury

Type of Flats		3BHK+3T+Servant	4BHK+4T	4BHK+4T+Puja+Servant
Discount for First 50 Flats		Rs. 1925000	Rs. 2150000	Rs. 2550000
Floor	Per Sqft Price	1925 sqft	2150 sqft	2550 sqft
30	9525	18335625	20478750	24288750
29	9550	18383750	20532500	24352500
28	9575	18431875	20586250	24416250
27	9600	18480000	20640000	24480000
26	9625	18528125	20693750	24543750
25	9650	18576250	20747500	24607500
24	9675	18624375	20801250	24671250
23	9700	18672500	20855000	24735000
22	9725	18720625	20908750	24798750
21	9750	18768750	20962500	24862500
20	9775	18816875	21016250	24926250
19	9800	18865000	21070000	24990000
18	9825	18913125	21123750	25053750
17	9850	18961250	21177500	25117500
16	9875	19009375	21231250	25181250
15	9900	19057500	21285000	25245000
14	9925	19105625	21338750	25308750
12	9950	19153750	21392500	25372500
11	9975	19201875	21446250	25436250
10	10000	19250000	21500000	25500000
9	9975	19201875	21446250	25436250
8	9950	19153750	21392500	25372500
7	9925	19105625	21338750	25308750
6	9900	19057500	21285000	25245000
5	9875	19009375	21231250	25181250
4	9850	18961250	21177500	25117500
3	9825	18913125	21123750	25053750
2	9800	18865000	21070000	24990000
1	9775	18816875	21016250	24926250

Note:- Better to buy above Rs. 14000 per sqft Near possession, Buy Now ☺

Others Charges

1 KVA Power Backup	Rs. 25000 per kva	Free for limited time
EEC and FFC	Rs. 100/sqft	Free for limited time
Upper Basement Covered Car Parking	Rs. 400000	One Parking free for 1925 sqft & 2150 sqft another one mandatory
Stilt Covered Car Parking	Rs. 500000	One Parking free for 2550 sqft another one mandatory
Lease rent	Rs. 80/sqft	Applicable
Ifms	Rs. 25/sqft	Applicable
Club Membership	Rs. 150000	Applicable
Taxes extra as per Government Rules & Regulations.		

CLP Payment Plan - PAYMENT PLAN- 1

S.No.	Demand Pattern	% age
1	Booking Amount	10%
2	On Start of Raft	20%
3	On Start of Stilt Roof Casting	10%
4	On Start of 4th Floor Casting	8%
5	On Start of 10th Floor Casting	8%
6	On Start of 16th Floor Casting	8%
7	On Start of 22th Floor Casting	8%
8	On Start of 28th Floor Casting	8%
9	On Start of Finishing work	10%
10	On Offer of Possession	10%

50:25:25 Payment Plan - PAYMENT PLAN- 2

S.No.	Demand Pattern	% age
1	Booking Amount	10%
2	Within 30 days from the booking	40%
3	On Start of Top Floor Casting	25%
4	On Offer of Possession	25%

NOTE :-

Price list & Payment Plan can be changed notice at the sole discretion of the Company.

There will be no escalation for the Booked Apartment.

All Payment should be made in favour of "IRISH BUILDCON PVT LTD IRISH PLATINUM COLL.A/C" through A/c Payee Cheque / RTGS.

All the Registration/Stamp Duty, Lawyers Fees will be extra and as per Government Rules & Regulations.

Thanks & Regards

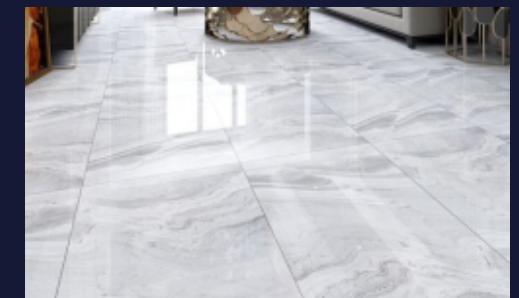
M/s Irish Buildcon Pvt Ltd

SPECIFICATIONS



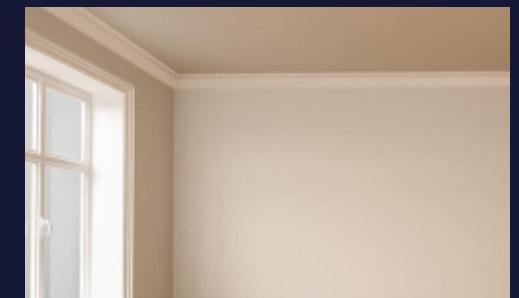
FLOORING

PGVT / GVT tiles (2x4) in Drawing, Dining, Kitchen and all Bedrooms. (Make - Kajaria / Orient / Moto / Sunheart)
Anti-Skid Good Quality tiles in toilets and Balcony.



WALLS & CEILING FINISH

OBD Paint brand Berger / Asian or Equivalent for walls & ceiling finishes.
2' -0" dado above the working top and 4' -6" from the floor level on remaining walls as anywhere by Ceramic tiles in Kitchen.
Granite / full body tiles Kitchen Counter



TOILETS

Granite / full body tiles counter washbasin in all toilets.
Wall mounted WC
CP fittings (Grohe / American standard / Kohler or Equivalent)
PGVT / GVT tiles (2x4) on walls up to false Ceiling



DOORS AND WINDOWS

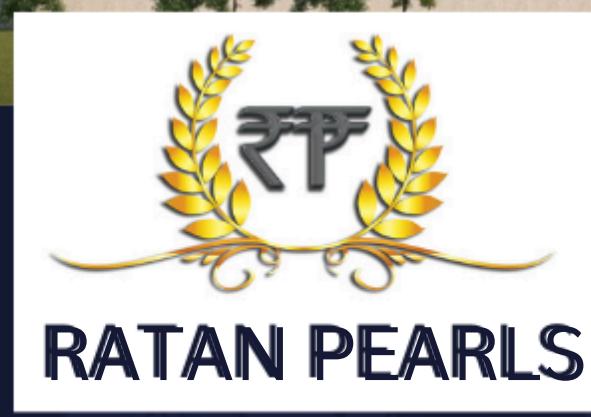
Outer doors & windows aluminium powder coated / UPVC.
Internal Wooden Door Frames made of Maranti or Equivalent wood
App based video door lock on main Gate.
Good quality hardware fittings godrej, door set or equivalent.
Main & Internal doors are laminated / mica Flush Shutter of 8' -0" Height.



ELECTRICAL

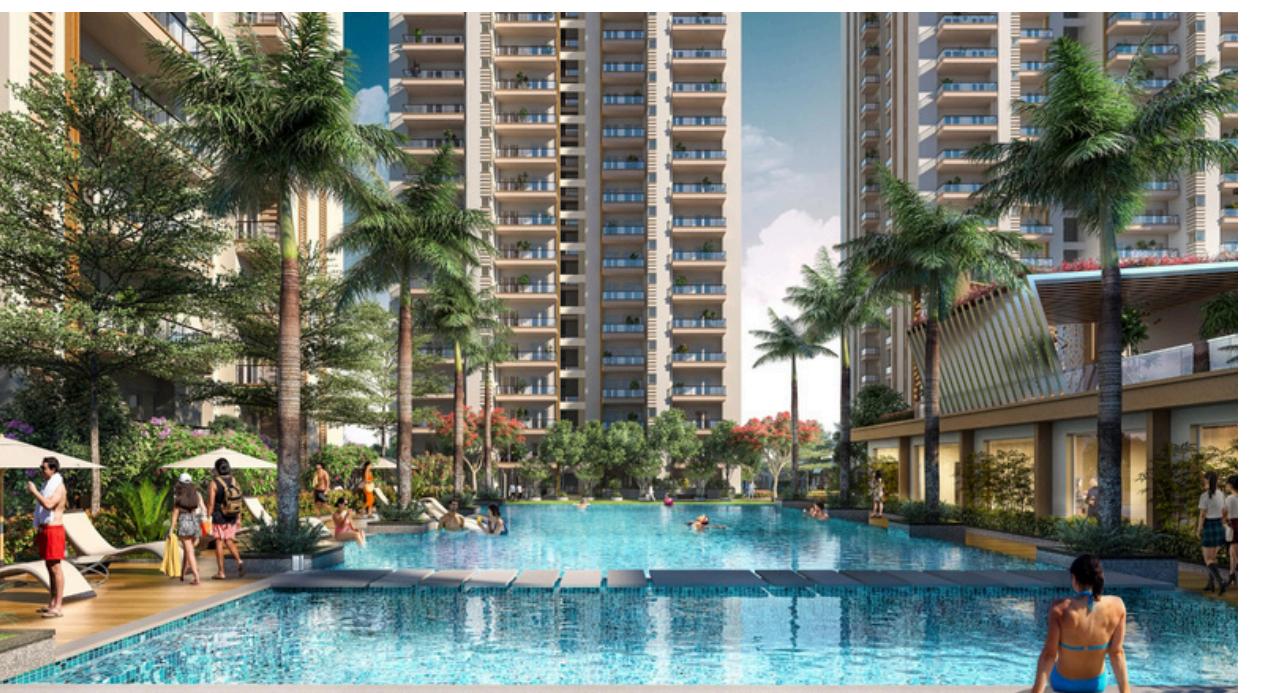
Copper wire in PVC conduits with MCB supported Circuits and adequate power and light points in wall and Ceiling
Conduits for DTH connection without wire.
Intercom facilities for communication with lobby, main gate and other apartments
Only provision of Split AC points in All Bedrooms, Drawing & Dining area.





OUR GALLERY

Irish Platinum is the legacy project of Irish Group, after the land mark delivery of Irish Pearls, which is a state of the art project, which has redefined the standard of luxury living with twin skyscrapers , shining bright in Noida Extension's sky line.





**THANK YOU
FOR YOUR INTEREST**

