



NIRALA ESTATE

2&3 BHK APARTMENTS-PHASE III
GH-04, TECHZONE-IV, G. NOIDA WEST

The Most
Adorable Place



U.P. RERA REGISTRATION
NO. UPRERAPRJ265789

NIRALA ESTATE

2&3 BHK APARTMENTS-PHASE III
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Nirala Estate is like living in at one of the most serene places. It's a home you will cherish. That's the beauty of Nirala Estate, inspired by the charm of modern and contemporary lifestyle.

Situated in one of the most sought after and fast developing localities of NCR Delhi, Nirala Estate is one gem of an apartment complex. Within easy reach from Delhi, Noida and Ghaziabad it is ensconced with sumptuous greenery and well-planned localities, reputed schools, state-of-the-art hospitals, multiplexes and malls are all within easy reach. You sure would love the place and all the facilities it offers. Rest assured that Nirala Estate would turn your life into one big joyous occasion.



Commercial Plaza



Jacuzzi



Badminton Court

Amenities That Suits Your *Lifestyle*



Swimming Pool



Lawn



Yoga / Meditation



Children Play Area



Open Gym

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LAYOUT PLAN OF PHASE - III



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LAYOUT PLAN OF TOTAL PROJECT



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



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.

TYPE A	2 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS	TYPE B	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS	TYPE C	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS
TYPE D	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS	TYPE E	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS	TYPE F	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS
TYPE G	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS (BIG)	TYPE H	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 3 TOILETS	TYPE I	3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 4 TOILETS + SERVENT

Floor Plans



TYPE A

**2 BEDROOM
+ 2 TOILET**

Carpet Area
55.07 Sq.mt. / 592.78 Sq.ft.
Builtup Area
73.99 Sq.mt. / 796.45 Sq.ft.
Super Area
92.44 Sq.mt. / 995.00 Sq.ft.

Floor Plans



TYPE B

**3 BEDROOM
+ 2 TOILET**

Carpet Area

68.19 Sq.mt. / 734.01 Sq.ft.

Builtup Area

87.58 Sq.mt. / 942.66 Sq.ft.

Super Area

113.81 Sq.mt. / 1225.00 Sq.ft.

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Floor Plans



TYPE C

**3 BEDROOM
+ 2 TOILET**

Carpet Area
70.78 Sq.mt. / 761.89 Sq.ft.
Builtup Area
91.04 Sq.mt. / 979.97 Sq.ft.
Super Area
116.13 Sq.mt. / 1250.00 Sq.ft.

Floor Plans



TYPE D

**3 BEDROOM
+ 2 TOILET**

Carpet Area
70.78 Sq.mt. / 761.89 Sq.ft.
Builtup Area
90.83 Sq.mt. / 977.74 Sq.ft.
Super Area
116.13 Sq.mt. / 1250.00 Sq.ft.

Floor Plans



TYPE E

**3 BEDROOM
+ 2 TOILET**

Carpet Area
69.88 Sq.mt. / 752.20 Sq.ft.
Builtup Area
91.78 Sq.mt. / 987.90 Sq.ft.
Super Area
117.99 Sq.mt. / 1270.00 Sq.ft.

Floor Plans



TYPE F

**3 BEDROOM
+ 2 TOILET**

Carpet Area
78.26 Sq.mt. / 842.37 Sq.ft.
Builtup Area
100.75 Sq.mt. / 1084.43 Sq.ft.
Super Area
128.67 Sq.mt. / 1385.00 Sq.ft.

Floor Plans



TYPE G

**3 BEDROOM
+ 2 TOILET**

Carpet Area

85.70 Sq.mt. / 922.51 Sq.ft.

Builtup Area

111.69 Sq.mt. / 1202.20 Sq.ft.

Super Area

142.60 Sq.mt. / 1535.00 Sq.ft.

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Floor Plans



TYPE H

**3 BEDROOM
+ 3 TOILET**

Carpet Area

92.62 Sq.mt. / 996.95 Sq.ft.

Builtup Area

119.53 Sq.mt. / 1286.64 Sq.ft.

Super Area

152.82 Sq.mt. / 1645.00 Sq.ft.

Floor Plans



TYPE I

**3 BEDROOM +
4 TOILET + STUDY**

Carpet Area

107.06 Sq.mt. / 1152.40 Sq.ft.

Builtup Area

139.59 Sq.mt. / 1502.53 Sq.ft.

Super Area

176.24 Sq.mt. / 1897.00 Sq.ft.



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.

Electrical's

- Copper wire in PVC conduits with MCB 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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LOCATION MAP



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