

Happiness has everything to do with lifestyle...

RERA No.: UPRERAPRJ6418





Technical Specifications

DRAWING / DINING

FLOORS - Vitrified Tiles
DOOR - Flush door with mortise lock

LOBBY

WALL FINISH - Texture Paint
FLOOR - Kota Stone or Similar

ELECTRICAL

Efficient, high quality insulated copper wires
Designer modular switches

MASTER BEDROOM

FLOORS - Wooden Texture Tiles
DOOR - Flush door with mortise lock
WINDOWS - Aluminium Powder coated UPVC or equivalent
INTERNAL WALL FINISH - Pleasant Color OBD with POP cornice

BEDROOMS

FLOORS - Vitrified Tiles
DOOR - Flush doors
WINDOWS - Aluminium Powder coated UPVC or equivalent
INTERNAL WALL FINISH - Pleasant Color OBD with POP cornice

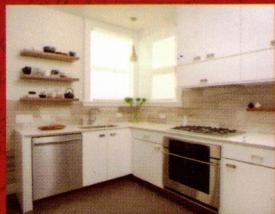
SECURITY SYSTEMS

Intercom Facility (from flat to Security Room),
High Selective CCTV (in common areas)



EXTERIOR FINISH

Texture Paint



KITCHEN

Semi Modular Kitchen
FLOOR - Antiskid Ceramic Tiles
DOOR - FLUSH door with mortise latch
FIXTURES & FITTINGS - Granite top with stainless steel sink
WALLS - Designer ceramic tiles with border up to 2 ft. above counter



TOILETS

FLOORS - Anti skid ceramics tiles
DOOR - Flush door with mortise latch
FIXTURES & FITTINGS - Superior & branded chinaware and CP fittings.
GRANITE COUNTER - in attached Toilet of Master Bedroom
WALLS - Designer ceramics tiles up to 7'-0"
INTERNAL WALL FINISH - Oil bound Distemper



LEGENDS

- 1 Main Entry
- 7 Entrance Steps
- 13 Badminton Court
- 19 Pergola
- 25 Floating Pavilion
- 2 2 Guard House
- 8 Entrance Plaza
- 14 Interaction Area
- 20 Central Green
- 26 Sit Out
- 3 Exit
- 9 Yoga / Meditation Area
- 15 Club & Changing Room
- 21 Jogging Track
- 27 Commercial Block
- 4 Drive Way
- 10 Children's Play Area
- 16 Swimming Pool
- 22 Nodes
- 28 Gazebo
- 5 Parking
- 11 Reflecting Pool
- 17 Toddler's Pool
- 23 Colour Garden
- 29 Palm Flower
- 6 Ramp
- 12 Basket Ball Court
- 18 Wooden Deck
- 24 Feature Wall with Benches
- 30 Green Area

1025 sq.ft.

1250 sq.ft.

1455 sq.ft.

Flat Size-1025 Sq.Ft-2BHK	SQ.MTR.	SQ.FT
CARPET AREA	56.48	608
TOTAL BALCONY	13.29	143
EXTERNAL WALLS AREA	7.43	80
BUILT-UP AREA	77.20	831
COMMON AREA	18.02	194
SUPER AREA	95.22	1025

1025
sq.ft.

2 Bedrooms
95.22 sq. mtr.



- | | | |
|----|----------------|-----------------|
| 1 | Master Bedroom | 11'-0" x 13'-0" |
| 2 | Master Toilet | 5'-6" x 7'-6" |
| 3 | Bedroom | 10'-0" x 12'-6" |
| 4 | Toilet | 5'-6" x 7'-6" |
| 5 | Kitchen | 7'-10" x 6'-3" |
| 6 | Living Room | 11'-0" x 16'-0" |
| 7 | Balcony | 13'-5" x 4'-11" |
| 8 | Balcony | 5'-1" x 4'-11" |
| 9 | Balcony | 4'-9" x 4'-11" |
| 10 | Balcony | 5'-3" x 4'-11" |
| 11 | Entry | |

Flat Size-1250 Sq.Ft-2BHK + Study	SQ.MTR.	SQ.FT
CARPET AREA	71.68	771.54
TOTAL BALCONY	14.75	158.75
EXTERNAL WALLS AREA	9.48	102.00
BUILT-UP AREA	95.90	1032.29
COMMON AREA	20.23	217.71
SUPER AREA	116.13	1250

- | | | |
|----|----------------|-----------------|
| 1 | Master Bedroom | 11'-0" x 14'-0" |
| 2 | Master Toilet | 5'-6" x 7'-6" |
| 3 | Bedroom | 13'-6" x 11'-0" |
| 4 | Study Room | 9'-0" x 7'-5" |
| 5 | Toilet | 5'-6" x 7'-6" |
| 6 | Kitchen | 8'-10" x 7'-3" |
| 7 | Living Room | 11'-0" x 16'-0" |
| 8 | Balcony | 14'-8" x 4'-11" |
| 9 | Balcony | 6'-9" x 4'-11" |
| 10 | Balcony | 5'-9" x 4'-11" |
| 11 | Balcony | 5'-1" x 4'-11" |

**1250
sq.ft.**

**2 Bedrooms
with Study
116.13 sq. mtr.**



Flat Size-1455 Sq.Ft-3BHK	SQ.MTR.	SQ.FT
CARPET AREA	90.49	974
TOTAL BALCONY	22.48	242
EXTERNAL WALLS AREA	10.78	116
BUILT-UP AREA	123.75	1332
COMMON AREA	11.43	123
SUPER AREA	135.17	1455

1455
sq.ft.

3 Bedrooms
135.17 sq. mtr.

1	Master Bedroom	15'-0" x 11'-0"
2	Master Dress	5'-6" x 5'-6"
3	Master Toilet	5'-6" x 7'-6"
4	Bedroom	11'-4" x 11'-0"
5	Bedroom	13'-0" x 11'-0"
6	Toilet	7'-6" x 5'-6"
7	Dining Room	9'-6" x 10'-6"
8	Kitchen	8'-0" x 10'-0"
9	Living Room	10'-6" x 17'-0"
10	Balcony	40'-0" x 5'-0"
11	Balcony	8'-6" x 5'-0"
12	Balcony	7'-1" x 5'-0"



Away from city chaos, Mangalya Ophira is here for "those" who are seeking the peace of mind. Strategically located at Sector 1, Greater Noida West. Come to the Mangalya Ophira and relish spectacular views from everywhere.

Mangalya Ophira boast of modern day amenities and comforts. These have not only been designed with the utmost attention to detail, but also reflect the harmony of life by nature's edge. Mangalya Ophira is for those who wish to have a high abode that offers them all benefits... be it the location, basic amenities, clean and pure environment or the trendiest lifestyle features.

All this and much more has been crafted on the canvas of lush green backdrop..... for those who desire pollution free grounding in health and fine living.

Adore Yourself !



Exclusive Features

- 80% Open area with Landscaping Parks
- 24 hours Power Backup for essential services
- 24 hours Drinking Water in each apartment
- Exclusive Club House
- High Speed Lift in each block
- Huge and specious balconies
- Wi-Fi Enabled Apartments
- Cable/DTH Facility
- Wooden Texture Tiles
- Semi-Modular Kitchen
- Intercom
- Service Lifts
- Podium Landscape
- Latest Fire safety norms
- Ample Covered parking space
- Basket Ball Court
- Swimming Pool
- Kids Play Area
- Water Efficient and Rain Water Harvesting
- 24 hours security with CCTV surveillance



Artistic Impressions of Central Park with Fountain in Day View



LOCATION ADVANTAGES

- 5 Minutes drive from Sec-76 Metro Station
- 7 Km from Noida City Center Metro Station
- 5 Km from Crossings Republic, NH-24
- 4 Km from Noida, Sec-71
- 5 Km from Noida, Sec-121
- 5 Km from Sai Mandir

Member of



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Disclaimer : Visual representations shown in this brochure are purely conceptual. All building plans, specifications, floor plans and elevations etc. are tentative and subject to variation and modification of the competent authority sanctioning plans.