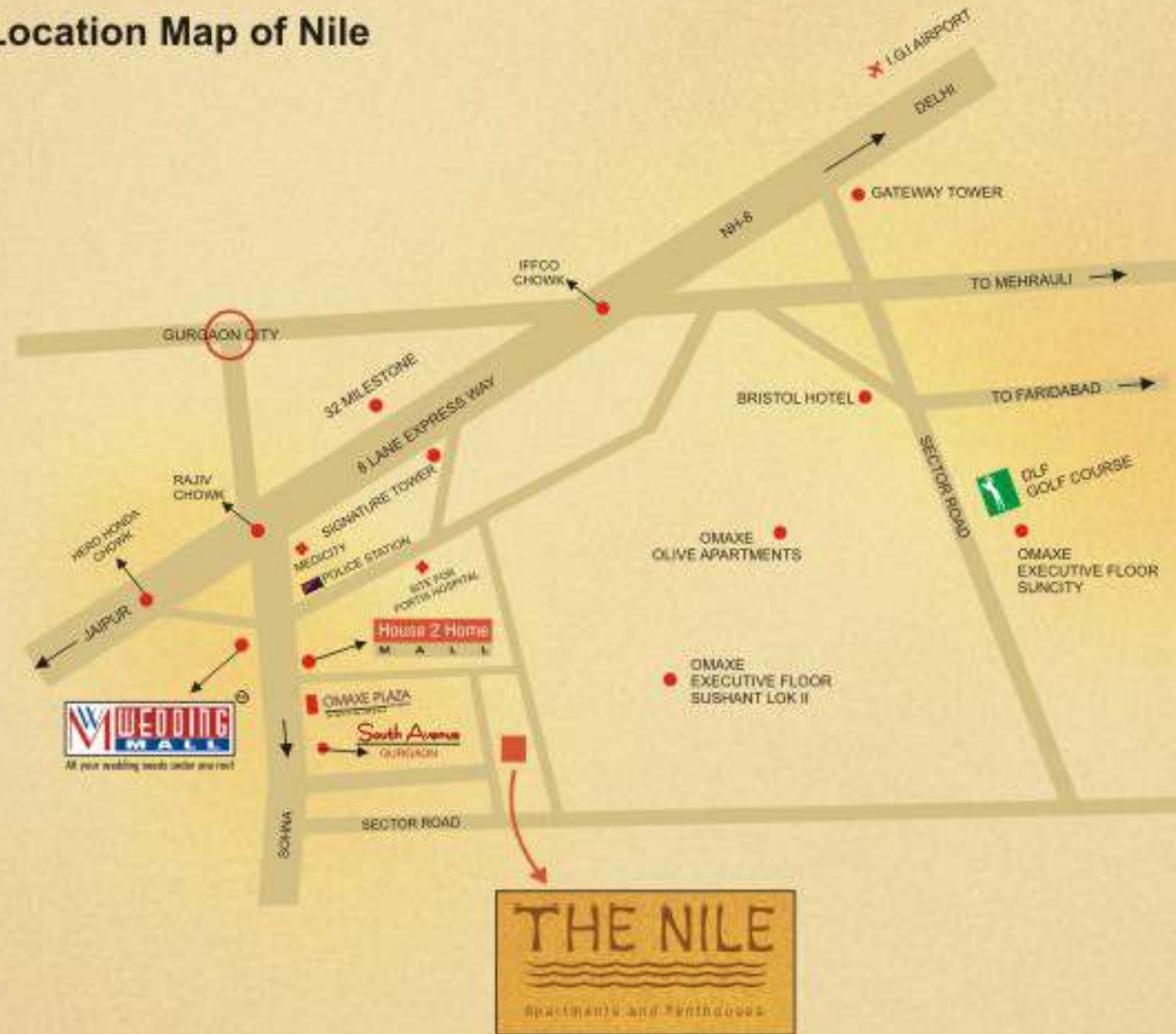




Omaxe House, 11, Local Shopping Centre, Kalkaji, New Delhi-110019, INDIA



Location Map of Nile



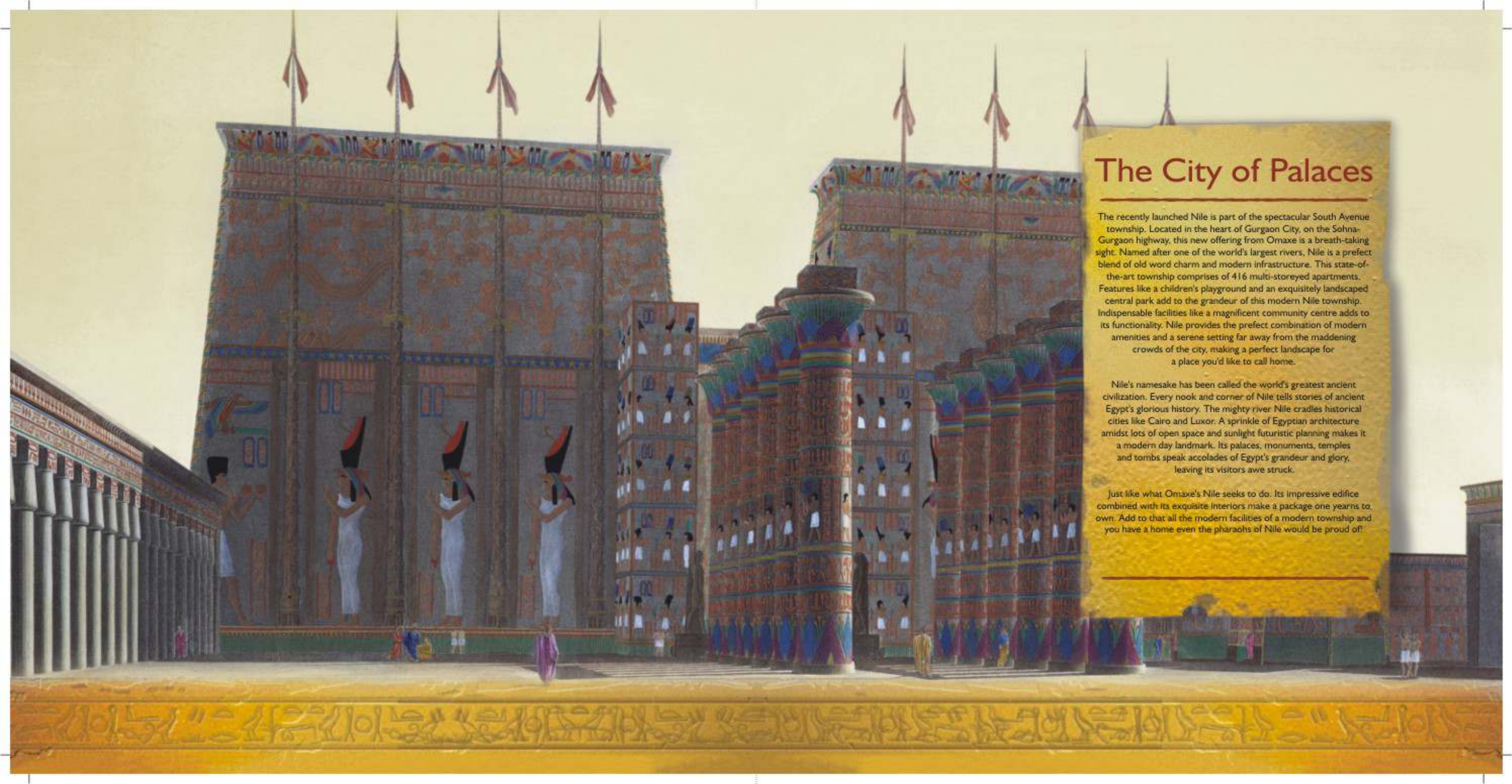
Map not to scale



THE NILE

Apartments and Penthouses

The world's
greatest civilisation
now comes
alive in Gurgaon



The City of Palaces

The recently launched Nile is part of the spectacular South Avenue township. Located in the heart of Gurgaon City, on the Sohna-Gurgaon highway, this new offering from Omaxe is a breath-taking sight. Named after one of the world's largest rivers, Nile is a prefect blend of old word charm and modern infrastructure. This state-of-the-art township comprises of 416 multi-storeyed apartments. Features like a children's playground and an exquisitely landscaped central park add to the grandeur of this modern Nile township. Indispensable facilities like a magnificent community centre adds to its functionality. Nile provides the prefect combination of modern amenities and a serene setting far away from the maddening crowds of the city, making a perfect landscape for a place you'd like to call home.

Nile's namesake has been called the world's greatest ancient civilization. Every nook and corner of Nile tells stories of ancient Egypt's glorious history. The mighty river Nile cradles historical cities like Cairo and Luxor. A sprinkle of Egyptian architecture amidst lots of open space and sunlight futuristic planning makes it a modern day landmark. Its palaces, monuments, temples and tombs speak accolades of Egypt's grandeur and glory, leaving its visitors awe struck.

Just like what Omaxe's Nile seeks to do. Its impressive edifice combined with its exquisite interiors make a package one years to own. Add to that all the modern facilities of a modern township and you have a home even the pharaohs of Nile would be proud of!

2005 A. D.



Omaxe founded in 1987, has gained a high trajectory growth and accolade across the booming real estate business. With globalisation and the opening up of the Indian economy, opportunities in real estate are tremendous and vistas almost endless. And it is the real estate developers like Omaxe that are making a lot of this happen. Omaxe has become the third largest real estate developer in Northern India in terms of turnover in such a short span of time.

Key Areas : •Township development • Shopping Malls • Family Entertainment Centres and •Theme Malls



With a strong technical expertise base and sturdy financial standing, an ISO 9001:2000 company, Omaxe is on the threshold of revolutionizing the Indian real-estate industry into a fine art.

The secret behind the success of the company is its unquenchable thirst of quality, according to Mr. Rohtas Goel, (Chairman & Managing Director of Omaxe). "We have tried to set international standards for ourselves to that our customers get the best. We wish to make real estate a fine art, each project for us is an individual piece of sculpture, where we satisfy each client's individual criteria and build a piece of art by which everyone will remember us".

In the competitive scenario, where only the best survive, not only has Omaxe made its presence

felt, but has maintained the top slot continuously. A feat difficult to accomplish, and yet Omaxe has done it! Omaxe is the name behind some of the most premium constructions and has to its credit, successful completion of projects of diverse and eminent clients. Apollo Hospital, Samsung, LG, Electrolux, Pepsi, Coca Cola, Amity University, etc. are part of its prestigious client list. Omaxe has recently achieved yet another breakthrough in lifestyle living, to list a few are Habitat Floors (Kashambli), Omaxe Designer Villa Floors South Avenue (Gurgaon), Executive Floors- Suncity (Gurgaon), Executive Floors Sushant Lok II (Gurgaon), Royal Residency (Noida), Olive



Apartments (Gurgaon), Designer Villas at Mayfield Gardens, etc. All catering to specific target audience needs. Each project is a huge success in its own right. Some of the recent projects include, the ultra-luxurious "The Forest" (Noida), townships like NRI City (Greater Noida); group housing like Green Valley (Faridabad), NRI Putting Greens (Greater Noida); Theme based malls like Wedding Mall (Gurgaon, Patiala & Agra), House2Home Mall (Gurgaon), Omaxe Plaza (Gurgaon), Omaxe Arcade (Greater Noida), Omaxe Connaught Place (Greater Noida), NRI City Centre (Greater Noida) and many projects coming up in cities like Agra, Jaipur, Lucknow, Sonapat etc.



An address fit for royalty

It is an address you would love to call home. A space that reflects your aspirations and stature. The 3-4 Bedroom Apartments and 4 Bedroom Penthouses are built in multi-storeyed blocks strategically located in South Avenue. Fitted with all modern conveniences, the homes in the Nile contain all the luxury and opulence of the pharaohs of the ancient city. Making your home as impressive as their castles were.

Features that set them apart:

- 416 palatial apartments in 9 majestic towers
- 3BR + Servant
- 4BR + Servant
- 4 Bedroom Penthouses + Private Lounge
- Dedicated car parking
- Earthquake resistant structure
- Hi-tech security / Fire fighting system
- Modular kitchen cabinets
- Wooden almirah in bedrooms
- Jacuzzi bathtub & cubical shower in bathroom attached to master bedroom
- Geyser in all bathrooms
- Granite top platform
- Fans & decorative light fittings in all rooms
- Power back-up
- 24-hour water supply through water softening plant
- In-house club with swimming pool, High-tech health club
- Children's play area, Landscaped park and more.

Construction area: Open area in a ratio 20:80

Architect: R. K. & Associates

Specifications of Nile

Structure	: RCC frame structure
External finish	: Long-lasting paint/Gritwash or equivalent
Wall finish	: Internal wall plastered and painted with pleasing shades of oil-bound distemper
Toilet walls	: Dado of Glazed /Ceramic Tiles
Toilet flooring	: Glazed/Ceramic Tiles
Fittings	: Wash Basin, EWC, Tower Rail, Hot & Cold water system
Kitchen	: Pre-Polished Granite Platform with stainless steel sink. Dado up to 2'-0" height above platform in ceramic/glazed tiles.
Windows	: Powder-coated glazed aluminum window/wooden windows/pressed steel window
Electrical	: Copper concealed wiring, provision for lights, plug points in each bedroom, Drawing/Dining & Lounge
Flooring	: Vitrified tiles except combination of Udaipur green & Marble in staircases
Doors	: Hardwood framed & both side Teak finish flush doors/Skin moulded shutters
	Jacuzzi bathtub & cubical shower in bathroom attached to master bedroom
	Geyser in all bathrooms
	Wooden almirah in bedrooms
	Fans & decorative light fitting in all rooms
	Granite top platform
	Modular kitchen cabinets
	Power back-up



All designs, perspectives, specifications, layouts, plans etc. are indicative and are subject to change. Accessories shown in some of the pictures in this brochure, such as furniture, cabinets, electrical appliances, light fittings, paintings, wall and floor texture, etc. are indicative/decorative and are not part of the sale offered.

Apartments and Penthouses



THE NILE

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