



— THE —  
**MONARQUE**  
SECTOR-22D, YAMUNA EXPRESSWAY

UNREAL ESTATE



## OWN THE CROWN

"Monarque," inspired by the word "Monarch," exudes a sense of power, prestige, and exclusivity. The name captures the essence of a lifestyle that is luxurious and aspirational, offering residents a home where their rule is the only rule.

Just as monarchs symbolise leadership, legacy, and timeless grandeur, Monarque raises the bar of residential living with its European-themed architecture, superior quality, and unparalleled amenities. With 'The Monarque', every home is a kingdom, and the crown is yours making it a fitting choice for a project that promises to redefine luxury living.





THE  
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SECTOR-22D, YAMUNA EXPRESSWAY

UBER LUXURY  
RESIDENCES ON  
YAMUNA EXPRESSWAY



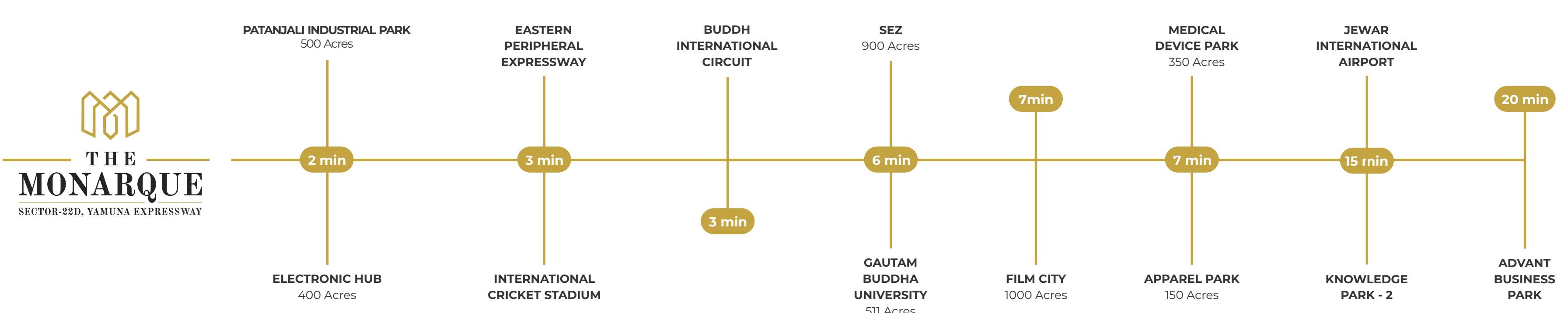
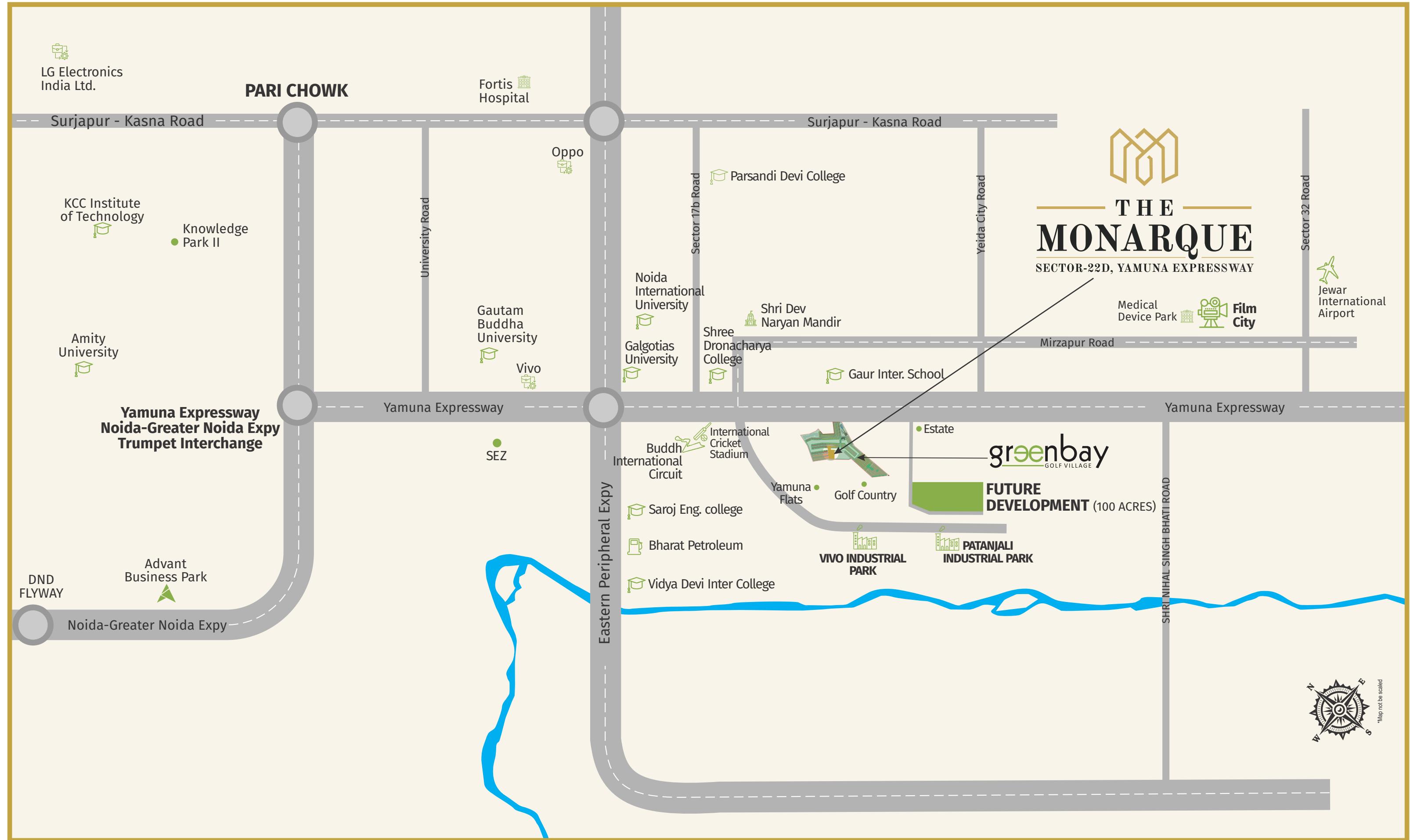


## WHERE LOCATION MEETS LIFESTYLE

Nestled in part of the 100 acre Golf theme township in Sector 22D, The Monarque Residences is close to Noida International Airport, Eastern Peripheral Expressway, Film City, Gautam Buddha University, and other prominent places becoming your gateway to unmatched convenience and luxury.



# LOCATION MAP





Artistic impression



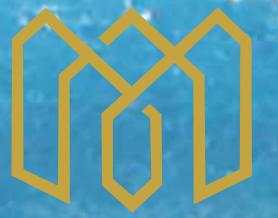
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## UNREAL BY DESIGN

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The Monarque Residences embraces biophilic design, where gardens and landscapes blend effortlessly into stunning architecture. Spread across 4.22 acres (17,095.31 sq.m.), The Monarque is a part of 100 acre development - Greenbay Golf Village. Each tower,

designed by the world-renowned consultancy Confluence, is a harmonious mix of nostalgia and modernity. The elegant facades shimmer and where past & future meet in perfect symmetry.



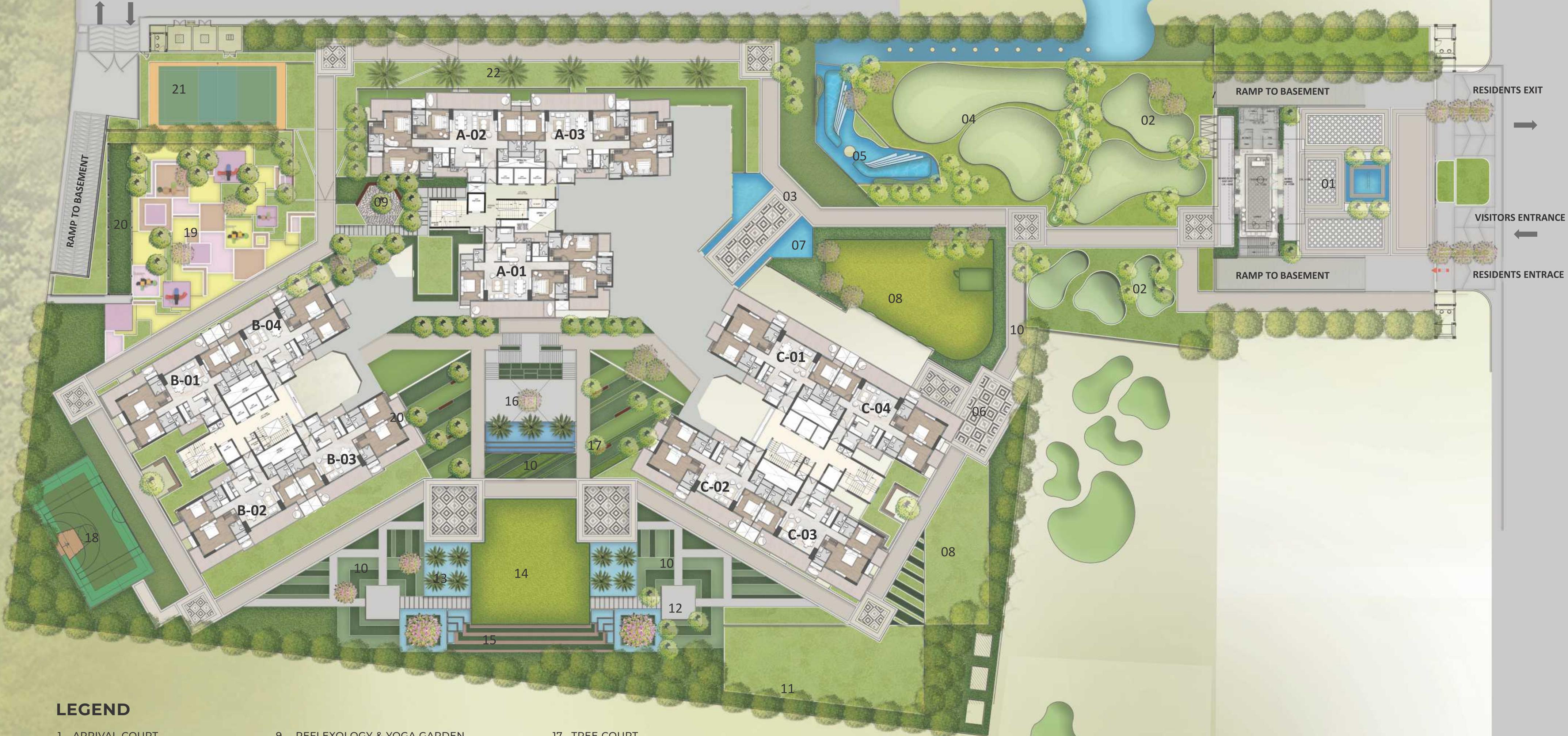
## A SITE WORTH THE SIGHT

The Monarque is a masterpiece of thoughtful architecture and meticulous planning. Blending luxury with functionality every element has been curated to enhance the living experience, ensuring a harmonious balance between open spaces, green landscapes, and modern structures.



# SITE PLAN

**THE  
MONARQUE**  
SECTOR-22D, YAMUNA EXPRESSWAY



## LEGEND

- |                               |   |                         |
|-------------------------------|---|-------------------------|
| 1. ARRIVAL COURT              | 9. REFLEXOLOGY & YOGA GARDEN            | 17. TREE COURT          |
| 2. GOLF COURSE                | 10. HEDGE GARDEN                        | 18. MULTI PURPOSE COURT |
| 3. CLUB DROP OFF              | 11. SITOUT                              | 19. TOT LOT             |
| 4. MINI GOLF COURSE           | 12. PAVILLION GARDEN                    | 20. CRICKET PITCH       |
| 5.ATER FEATURE WITH SCULPTURE | 13. WATER FEATURE WITH FLOATING PLANTER | 21. TENNIS COURT        |
| 6. BANQUET DROP OFF           | 14. CENTRAL LAWN                        | 22. ORCHARD             |
| 7. WATER BODY                 | 15. OAT                                 |                         |
| 8. PARTY LAWN                 | 16. CUT- OUT                            |                         |



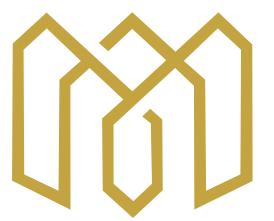
\*Proposed pictorial depiction



A PEACEFUL HOME  
WITH MODERN  
LIFESTYLE

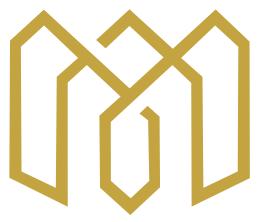


Artistic impression



## A LAVISH WELCOME

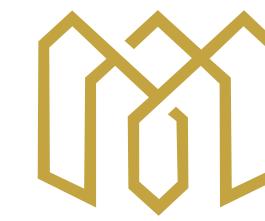
A Grand 18-meter approach road leads to an entrance framed by lush landscaping and serene water features to pamper you every time.



## A SYMPHONY OF SPACE AND SERENITY

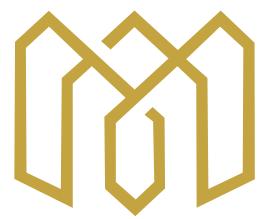
Step into a community where imagination shapes every corner. Just minutes from the bustling NCR, Monarque's setting offers an oasis of tranquillity while being connected to life's essentials. The Monarque Residences is your gateway to unmatched convenience and luxury.





## THE MAJESTIC TRIAD

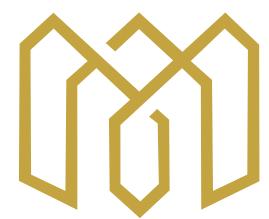
Nestled in an expansive landscape, these 3 majestic towers offer uninterrupted views of acres of forest to the west and a golf course to the east, giving each residence a panoramic vision of peace.



## A PLACE WHERE EVERY MOMENT CREATE MEMORY

At The Monarque, we understand that a home is more than just walls and windows it's the space where families grow, connect, and create lasting memories. That's why every detail in our community is designed to bring families closer, offering spaces and experiences that nurture togetherness.





## A WORLD BEYOND REALITY

The Monarque Residencies is not just a place—it's a realm where dreams and reality blur. The three majestic towers stand as a crown over this kingdom, redefining what it means to live luxuriously.

A Monarque resident doesn't just wake up to beauty; they awaken to a community of visionaries, creators, and connoisseurs. Welcome to an unreal estate of mind, where the extraordinary is the everyday.



## THE HIDDEN LUXURY FOUNDATION OF FINE LIVING

True luxury isn't always loud. At The Monarque, it's built into the very foundation in the details you don't always see, but always feel.



T H E  
**MONARQUE**

SECTOR-22D, YAMUNA EXPRESWAY





Artistic impression



Artistic impression

## SMOOTH MOVEMENT

Residents enjoy dedicated, traffic-free access with electric golf carts ensuring seamless transportation. Separate entryways for staff and services ensure your privacy.



## HUG THE BREEZE AT A 12-HOLE GOLF COURSE

Residents of The Monarque enjoy privileged access to the exclusive 12-hole Golf Course at Greenbay Golf Village. A beautiful escape where sport meets serenity, just moments from your doorstep.



Reference image

A MAGICAL KINGDOM  
NEXT TO A DENSE  
GREEN FOREST

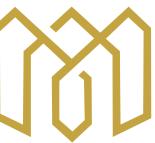
YOUR OASIS AWAITS  
PRIVATE DECK WITH  
RELAXING JACUZZI



Reference image



Reference image

  
THE  
**MONARQUE**  
SECTOR-22D, YAMUNA EXPRESSWAY

## A HOME WITH 3 TIER SECURITY

At The Monarque, security isn't an afterthought it's a promise. We've designed a multi-layered security system that works seamlessly around the clock, so you and your loved ones can enjoy every moment with absolute peace of mind.





Reference image

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WHERE WELLNESS  
MEETS MODERN LIVING



Reference image

At The Monarque, we believe your home should be more than just a place to live, it should be a space that supports your complete well-being. Nestled in a thoughtfully planned, vibrant community, The Monarque is designed for those who value a balanced, active, and healthy lifestyle.



UNLOCK THE SECRET  
TO A BLISSFUL LIFE





Artistic impression



## A GATEWAY TO GRANDEUR

For residents, entry to the towers is through dazzling double-height lobbies, setting the stage for what lies beyond. Visitors are greeted with an exclusive club, while the landscaped open deck invites leisure. Whether it's sunbathing or barbeques, the space allows you to let your imagination soar.



## BEYOND FOUR WALLS

- | Lavish 3.5 & 4.5 BHK Residences
- | High ceilings and wide open spaces for a sense of grandeur
- | Smart zoning for privacy and function living, dining, and bedrooms distinctly placed
- | Luxuriously appointed bathrooms with top-tier sanitary ware and fittings
- | Panoramic views of forest greens & Golf Course



## ADDRESS OF THE UNREAL

Step into a home where elegance meets excellence. A masterpiece designed for those who seek more than just a residence. This is not simply a place to live, but a space to thrive in splendour.



## THE FLOOR PLAN

### 3BHK + SERVANT

TOWER- B

UNIT B- 01 to B- 04

TOWER- C

UNIT C- 01 to C- 04

SALEABLE AREA: 228.35 SQ.M. (2458 SQ.FT.)

BUILT AREA: 196.02 SQ.M. (2110 SQ.FT.)

RERA CARPET AREA: 135.17 SQ.M. (1455 SQ.FT.)

### 4BHK + SERVANT

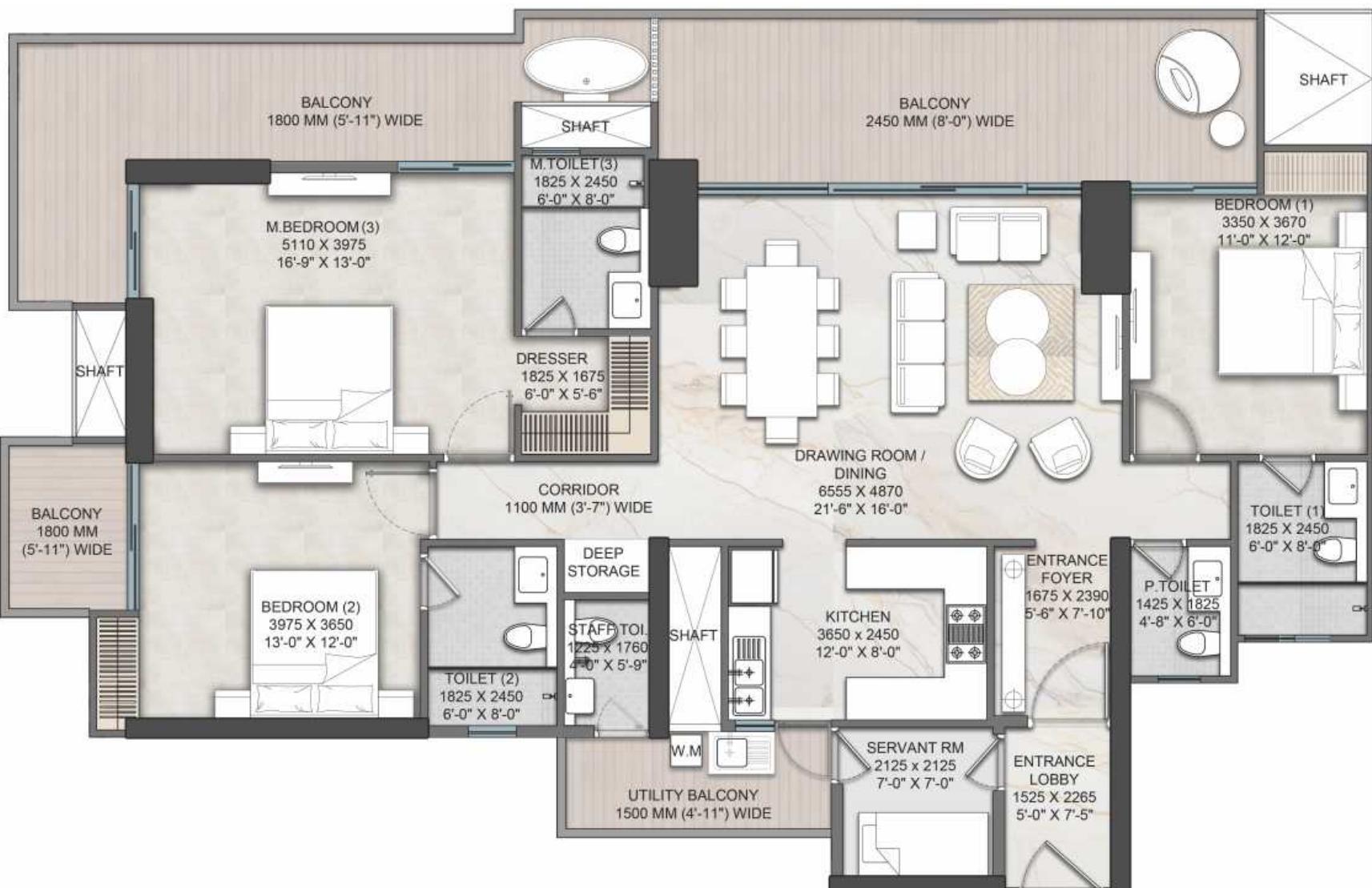
TOWER- A

UNIT A- 02

SALEABLE AREA: 337.42 SQ.M. (3632 SQ.FT.)

BUILT AREA: 261.70 SQ.M. (2817 SQ.FT.)

RERA CARPET AREA: 189.33 SQ.M. (2038 SQ.FT.)



Entrance Lobby

Entrance Foyer

Drawing/Dining Room

1 Master Bedroom

Dress Area

2 Bedrooms

Kitchen

3 Balconies

1 Utility Balcony

5 Toilets

Servant Room



\*Proposed pictorial depiction

Entrance Lobby

Entrance Foyer

Living and Dining

Kitchen

3 Bedrooms with Dress Area

1 Bedroom

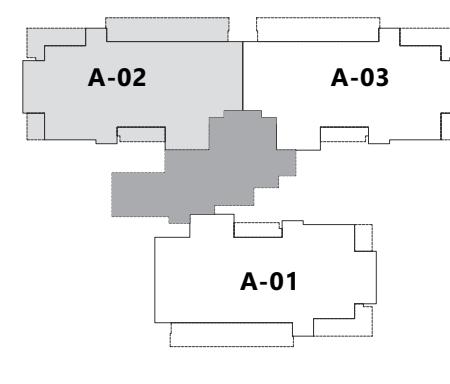
3 Balconies

1 Utility Balcony

6 Toilets

Servant Room

\*Proposed pictorial depiction



KEY PLAN

## SPECIFICATIONS

### LIVING/ DINING/FOYER/ LOUNGE/ PASSAGE

Floor	Large Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

### MASTER BEDROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish
Balcony	Jaccuzi

### OTHER BEDROOM/ MULTIPURPOSE ROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

### MASTER TOILET

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top, Shower Partition
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

### OTHER TOILETS

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

### KITCHEN

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Combination of Stone/ Vitrified Tiles 2 fit Above Counter & Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Counters	Granite/Engineered Stone Counter Top or Equivalent
Fixture /Fittings	Modular Kitchen with Chimney Hob Sink + Drain Board CP Fittings - Jaquar, Somani or Equivalent Make

### UNIT BALCONIES

Flooring	Anti Skid Vitrified tiles / Equivalent
Ceiling	OBD
Railing	MS Railing with Toughened Glass
Wall	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

### SERVANT/UTILITY ROOM

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint

### SERVANT/UTILITY TOILET

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint
Sanitary Ware & CP Fittings	Roca/ Hindware or Equivalent Make
Fitting	CP Fittings Local make

### LIFT LOBBY

Lift	3 High Speed Lift & 1 Normal Speed Service Lift for Each Tower
Floor	Anti Skid Vitrified Tiles /Engineered Stone/ Equivalent
Wall	Combination of Engineering Stone/ Marble Equivalent/Paint - Local Make
Ceiling	POP/Gypsum Boxing as and Where Required

### OTHER

Power Back Up	A min of 5 KVA Mandatory Power Back-up for each Unit/Apartment to be Provided at Additional Cost & Shall be Calculated at 50% diversity, i.e. Genset of Capacity 50% of Total Shall be Installed. Provided that the Allottee may request the Promoter for additional load sanction and the Promoter may permit the Allottee additional load as may be required subject to permissible available load and additional costs on pro rata basis.
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### DOORS

Main Door	9 Feet Large Hardwood/ Engineered Door Frame with Veneer Flush Door in High Gloss Finish or Equivalent
Internal Doors	Standard Hardwood/ Engineered Door Frame with Laminated Flush Doors or Equivalent

### EXTERNAL GLAZING

Windows/Glazing	UPVC Frames with Clear Toughened Glass
External Wall Finish	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

### AIR CONDITIONING

Air Conditioning	Split A/C in all Bedrooms, Living & Dining Area
Fixtures/ Fittings	Switches (Havells/Northwest/ Schneider or Equivalent Make)

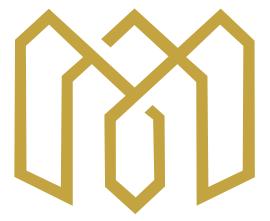
### COMMON AREAS

Basement Floor	RCC Trimix Floor
Walls & Ceiling	OBD
Parking	Signages & Markings
Corridors - Flooring	Combination of Stone/ Vitrified Tiles
Corridors - Ceiling and Wall	OBD
Main Staircase & Fire Staircase	Tile / Kota Stone
Railing	MS Railing with Paint

**Note:** Specifications mentioned herein under are indicative & subject to change to equivalent substitutes due to non availability of the material. There might be color variation in flooring due to different manufacturing lots.

A man and a woman are standing in a sophisticated bar or lounge. The woman, with long red hair, is wearing a red dress and holding a cocktail glass. The man, with dark hair and a beard, is wearing a dark pinstripe suit. They are looking at each other. In the background, there's a bar counter with bottles and glasses, and a large, ornate chandelier hanging from the ceiling.

WELCOME TO  
THE CLUB MONARQUE  
WHERE LUXURY LIVES  
NEXT DOOR



HERE LUXURY  
ISN'T JUST A LIFESTYLE  
IT'S A MINDSET

The Club Monarque takes luxury to new heights. Its three interconnected realms bring together the finest in health, entertainment, and leisure for those who demand the extraordinary.

**Wellness Club** All-weather swimming pool, kids' pool, jacuzzi, meeting room

**Activity Club** Fully Equipped Gym, Golf simulator, spa, kids' play area

**Celebration Club** Patisserie, restaurant & bar



# GREENBAY GOLF VILLAGE

**HOME TO THE UBER-CHIC DESIGNED FOR THOSE WHO ARE GAME FOR AN ACTIVE LIFE.**

Greenbay Golf Village is the very first gated, low density residential township delivered on Yamuna Expressway, braced with a 12-hole executive golf course within the development. Now that's what we call a nice tee-off! Spread over 100 acres, it imbibes an unmatched satisfaction of residing in a self-sustained environment, endowed with an ambience that exudes elegance, aesthetics and an eye for detail.

Sipping a cup of tea in your balcony, feeling the balmy sun and looking over the gracious greens - where every home is a true delight. Located next to a verdant forest reserve in the back, Greenbay Golf Village is a real sanctuary in that sense. This fully private golf course has been customised to allow the non-golfers to learn the game easily and the avid golfers to take their game to the next level. Golf is not merely a sport here, it is a way of life for those who live the game.



WWW.THEMONARQUE.IN

**Site Address** Plot No. GH-2, TS 06, Sector-22D, Yamuna Expressway, Gautam Buddh Nagar, Uttar Pradesh

**Corporate Address** J-10/5, DLF Phase-II, M.G. Road, Gurugram - 122 002

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