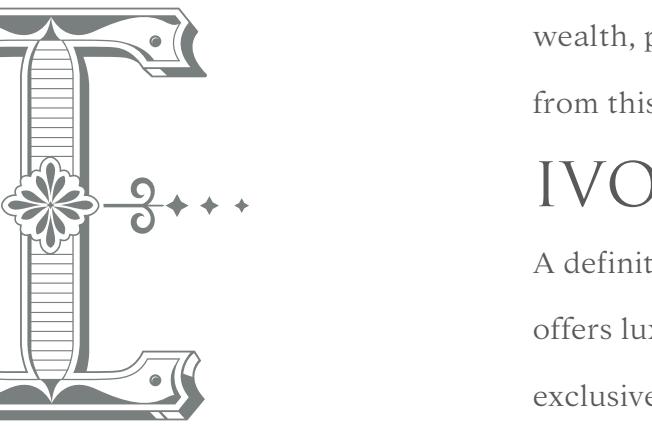




IVORY COUNTY

3/4/5 BHK PREMIUM RESIDENCES
SECTOR-115



With a legacy spanning over a millennium, Ivory has symbolized wealth, prosperity, across diverse cultures. Drawing inspiration from this rich heritage, we present to you

IVORY COUNTY

A definitive status symbol of the 21st century, offers luxurious 3/4/5-bedroom residences nestled within the exclusive community of Sector-115, Noida, The most desirable project of Noida.



"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

IVORY COUNTY IS THE CANVAS WHERE YOUR LIFE'S CHAPTER UNFOLDS.



Embarking on the journey to find your perfect home involves a careful evaluation of key factors that define comfort, convenience, and lasting value.

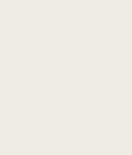
IVORY COUNTY

comprehends the essence of these considerations, making it a choice that resonates with those seeking an exceptional living experience



PRIME LOCATION

Nestled in a prime locale, in the heart of Noida, Ivory County ensures that everyday



MODERN AMENITIES

Step into a life enriched at Ivory County. Surrounded by thoughtfully curated modern essentials, vibrant entertainment hubs, serene green spaces, and cultural landmarks are within reach.



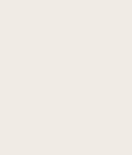
EFFICIENT CONSTRUCTION

Crafted with meticulous attention to detail, Ivory County's efficient construction not only guarantees a structurally robust home but also one that echoes your aesthetic aspirations.



ELEGANTLY PLANNED RESIDENCES

Exquisite, timeless homes designed for well-being. Discover a haven where spaces nurture your soul and create lasting memories.



TRUSTED DEVELOPER

More than 35 years of development legacy. 7000+ happy families. 160 Million Sq. Ft. of reliable real estate delivery. Unblemished before time delivery record. Need we say more?

IVORY COUNTY IS THE CANVAS
WHERE YOUR LIFE'S CHAPTER UNFOLDS.

In the heart of Sector-115 Noida,
the exceptional location of
IVORY COUNTY
harmoniously tends to
all your requirements.



PRIME LOCATION

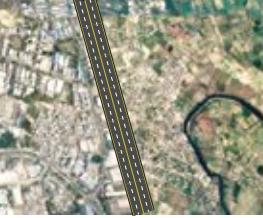
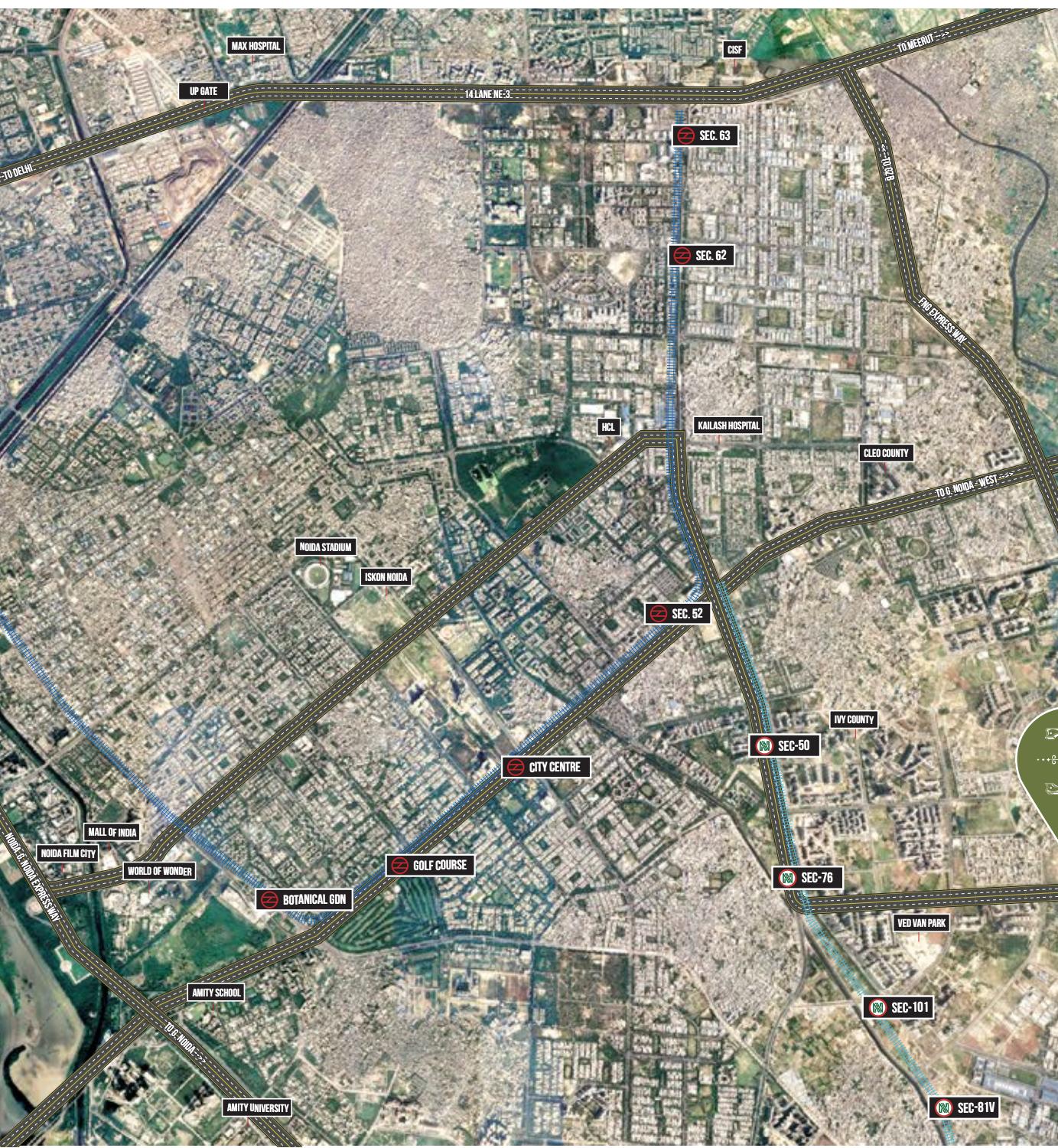
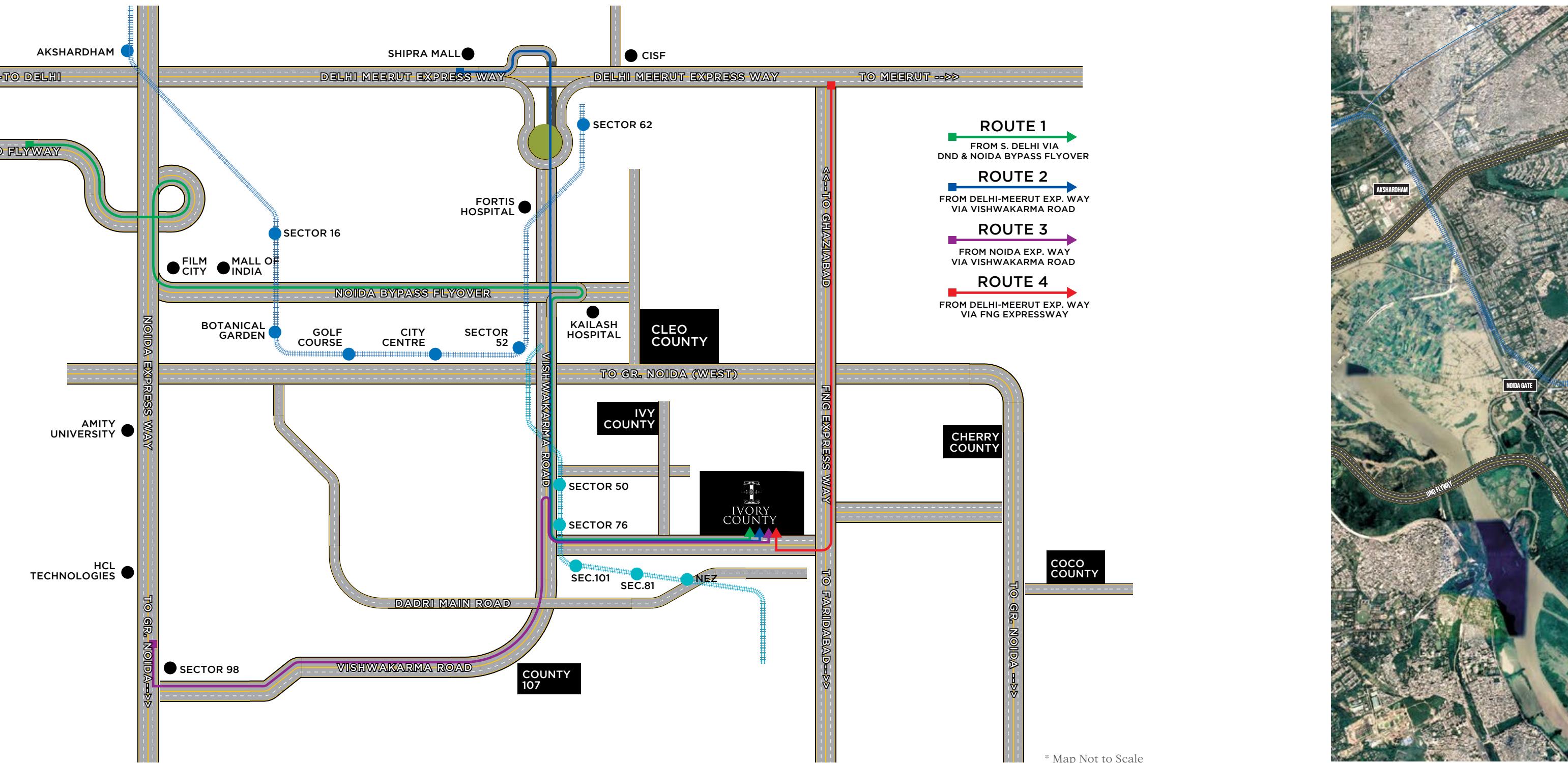
17
Minutes to
FORTIS HOSPITAL

15
Minutes to
CITY CENTRE

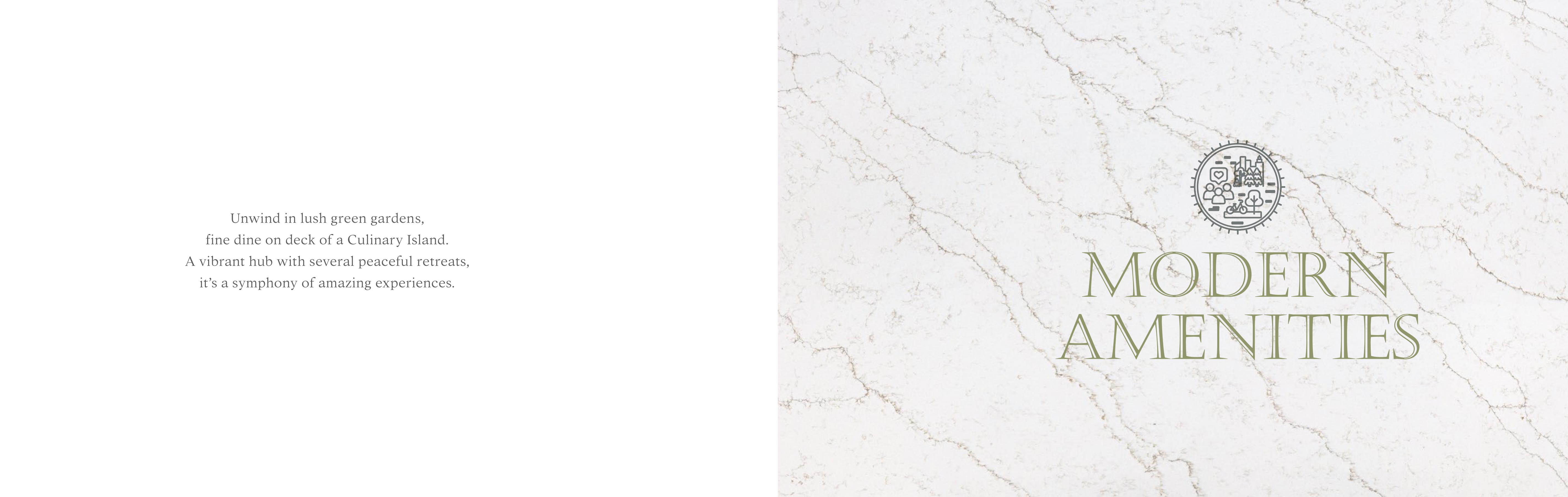
19
Minutes to
MALL OF INDIA

15
Minutes to
AMITY UNIVERSITY

25
Minutes to
AKSHARDHAM TEMPLE



Scan to go to
Geo Location



Unwind in lush green gardens,
fine dine on deck of a Culinary Island.
A vibrant hub with several peaceful retreats,
it's a symphony of amazing experiences.



MODERN AMENITIES



FLOWING WATERS
IN GREEN CANVAS

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

THE ENERGY BAR



The perfect place for a morning kick-start, a post-workout recharge, or a casual meet-up with friends and a place to refuel.

It's a destination where residents gather to savour nourishing bites and energizing drinks.

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

IVORY SPORTS AREA



Dive into fitness fun at our diverse sports area. Paddle Court, Cricket Net Practice, Skating, Tennis, Badminton, Basket ball, and a whole lot more.

It's a place to play, cheer, and celebrate.

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

THE NATURE BRIDGE



Embrace tranquillity and innovation on this modern nature bridge. Suspended gracefully above a calm water body and capsule in lush greens offers a unique perspective of the surrounding beauty.

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

THE FLUID RESTRO



The project's very own culinary island, surrounded by water to dine amidst the gentle lapping of waves, and panoramic views that transforms every meal into a memory.

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

LITTLE CHAMP'S ZONE



Dedicated to little Ivory champions and their unmatched energy for adventures, creativity and fun. From swirling slides and whirling swings to climbing structures and imaginative play zones, the activities never ends.



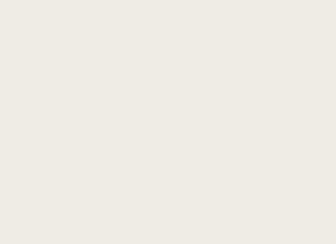
"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

GARDEN OF STILLNESS



"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

Nestled within our residential oasis lies a unique treasure, the Sculpture Garden, where art and nature embrace serene harmony with an array of exquisite sculptures, each telling its own silent story.



CLUB
IVOR

YOUR GATEWAY TO LEISURE AND LUXURY

RELAXATION & SOCIALIZING

- Elegant Lounges
- Event Spaces
- Banquet Hall
- Reading Room
- Business Center
- Guest Rooms

FITNESS & WELLNESS

- Gymnasium
- Temperature Controlled Indoor Swimming Pool
- Spa
- Yoga Room
- Salon

INDOOR GAMES

- Billiards Room
- Card Room
- Table Tennis
- Arcade Games
- Board Games

DINING & ENTERTAINMENT

- In-House Restaurant
- Mini Theatre



"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



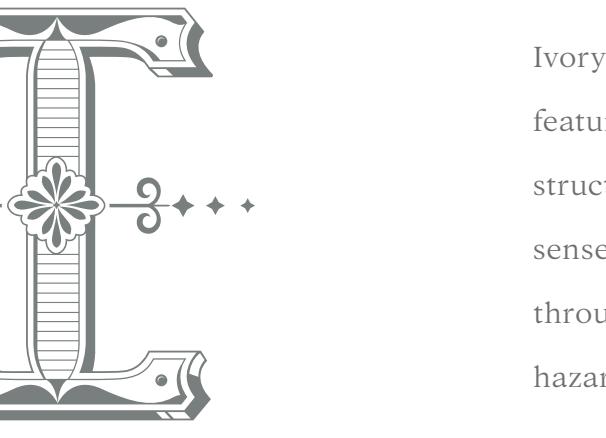
THE IVOR SANCTUARY

SERENE CLUB OUTDOORS

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



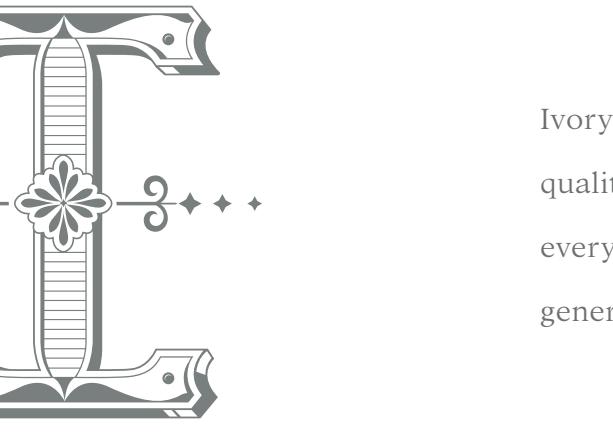
EFFICIENT CONSTRUCTION



Ivory County Residences are meticulously crafted with state-of-the-art safety features, ensuring the tranquillity of its inhabitants. The earthquake-resistant structure, complemented by fire-resistant materials, provides a reassuring sense of security. Smoke detectors and sprinklers are strategically placed throughout the premises, serving as a vigilant guardian against potential hazards.



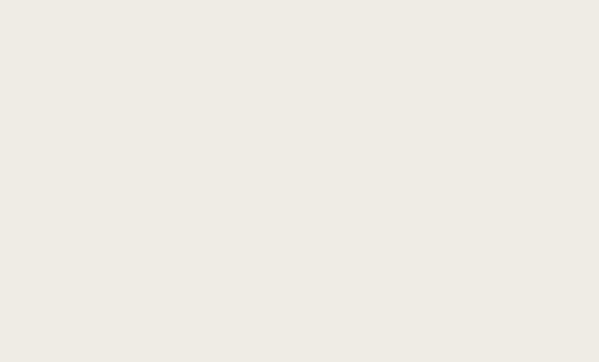
Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.



Ivory County Residences are a testament to quality and craftsmanship. High-quality materials are selected for their durability and aesthetic appeal, adorn every aspect of the residences. Time-tested construction methods, honed over generations, ensure structural integrity and longevity.



"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



IVORY COUNTY

3/4/5 BHK PREMIUM RESIDENCES
SECTOR-115

MASTER PLAN

- 1 PRE-TEEN AREA
- 2 ARTIST CORNER
- 3 SKATING RINK
- 4 SCULPTURE GARDEN
- 5 AMPHITHEATRE
- 6 CLUB IVOR
- 7 SWIMMING POOL
- 8 FESTIVAL COURT

- 9 WET PLAY AREA
- 10 TOT LOT AREA
- 11 ENERGY BAR
- 12 FISH POND AREA
- 13 SPORT ACTIVITIES AREA
(CRICKET PITCHES, BASKETBALL COURT,
PADDLE COURT, BADMINTON COURT,
TENNIS COURT ETC.)
- 14 ANIMAL PARK

- 15 YOGA GARDEN & MEDITATION
- 16 PERFORMANCE PLAZA
- 17 MUSIC AREA
- 18 THE FLUID RESTRO
- 19 COMMERCIAL COMPLEX
- 20 CLUB AURUS (IVORY GOLD)
- 21 LILY POND
- 22 PLACE OF WORSHIP

Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.





ELEGANT & PLANNED RESIDENCES

Every unit is designed to provide a seamless flow between living spaces,
embracing an abundance of natural light and incorporating elegant finishes.

SUPER AREA : 2034 SQ. FT.

PLAN A

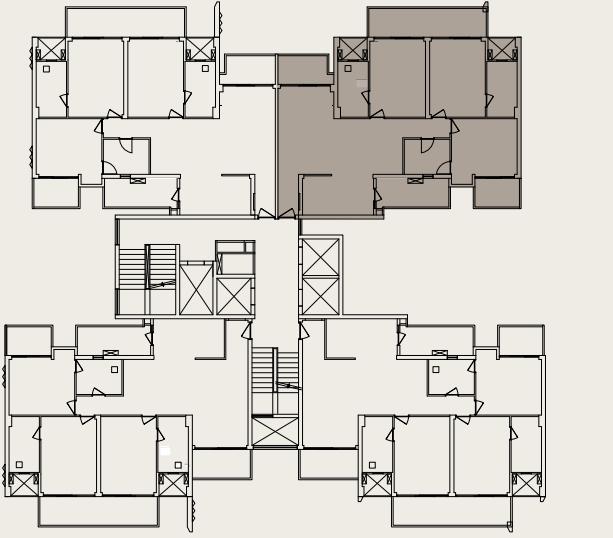
3 BHK + 3 TOILET + 4 BALCONY

TOWER: A1 TO A5

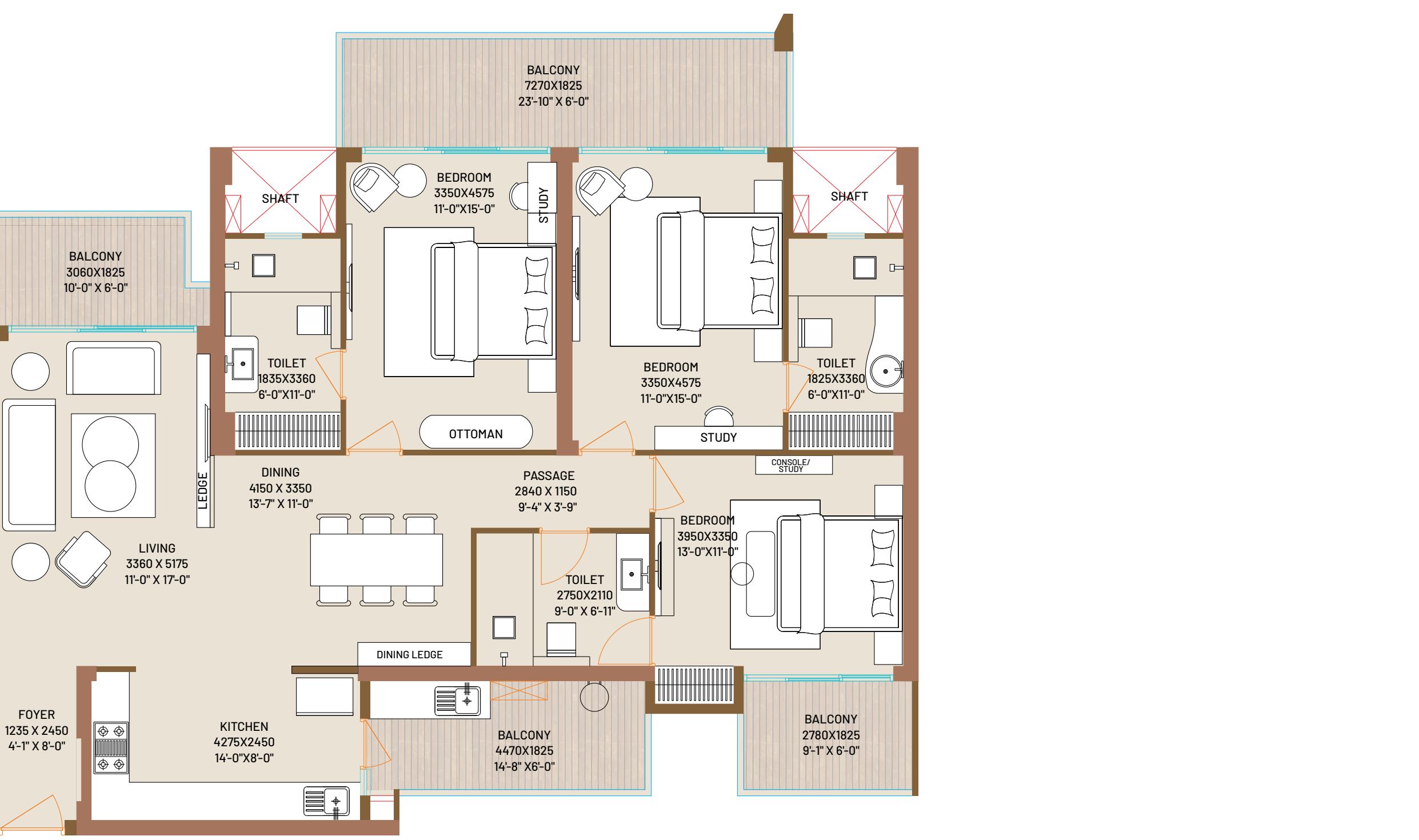
BUILT-UP AREA : 1769 SQ. FT. (164.38 SQ. MT.)

CARPET AREA : 1255 SQ. FT. (116.63 SQ. MT.)

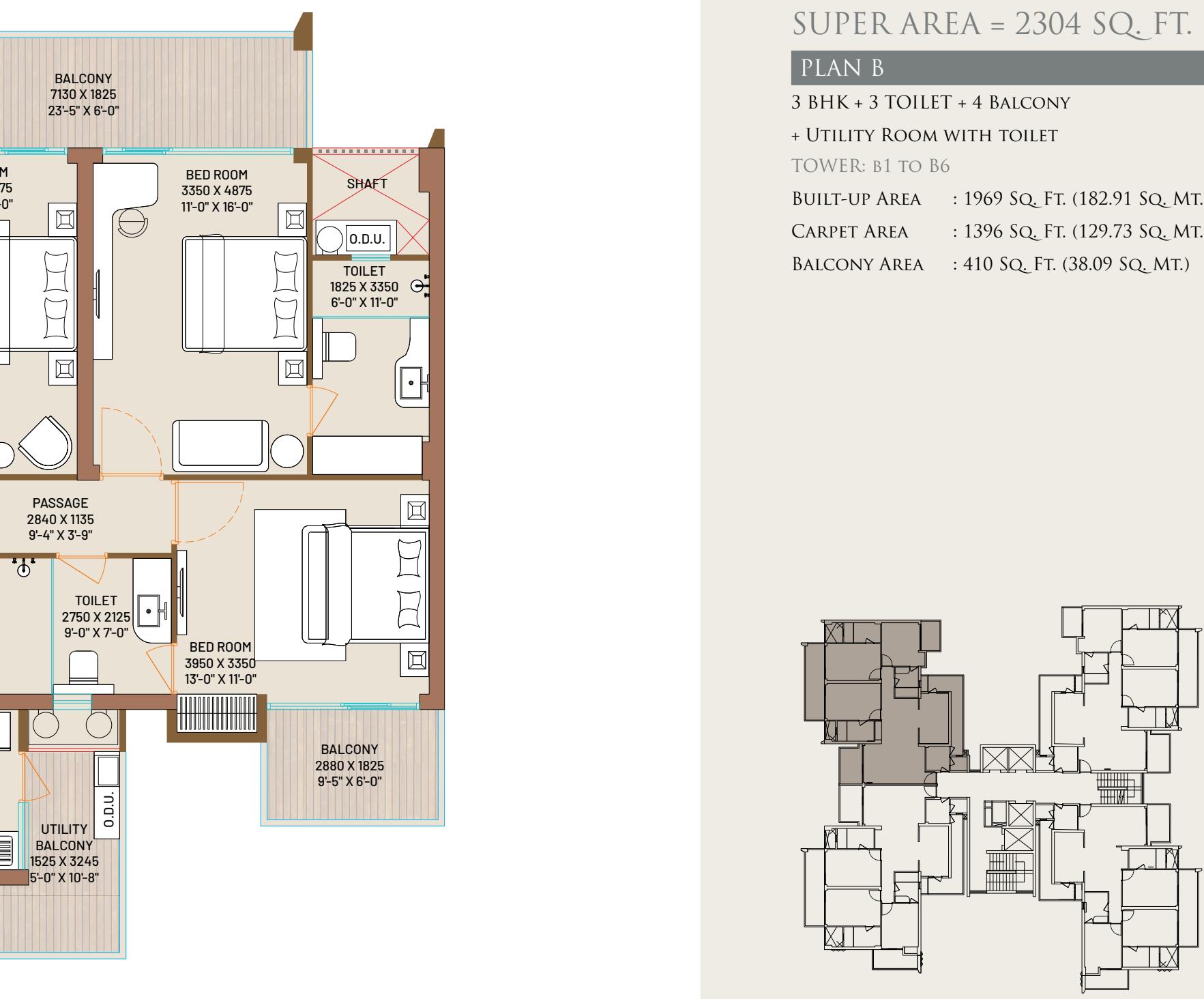
BALCONY AREA : 358 SQ. FT. (33.25 SQ. MT.)



TYPICAL FLOOR PLAN



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. - Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. - Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(P-Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. - Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment." • 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.



TYPICAL FLOOR PLAN

SUPER AREA = 2304 SQ. FT.

PLAN B

3 BHK + 3 TOILET + 4 BALCONY

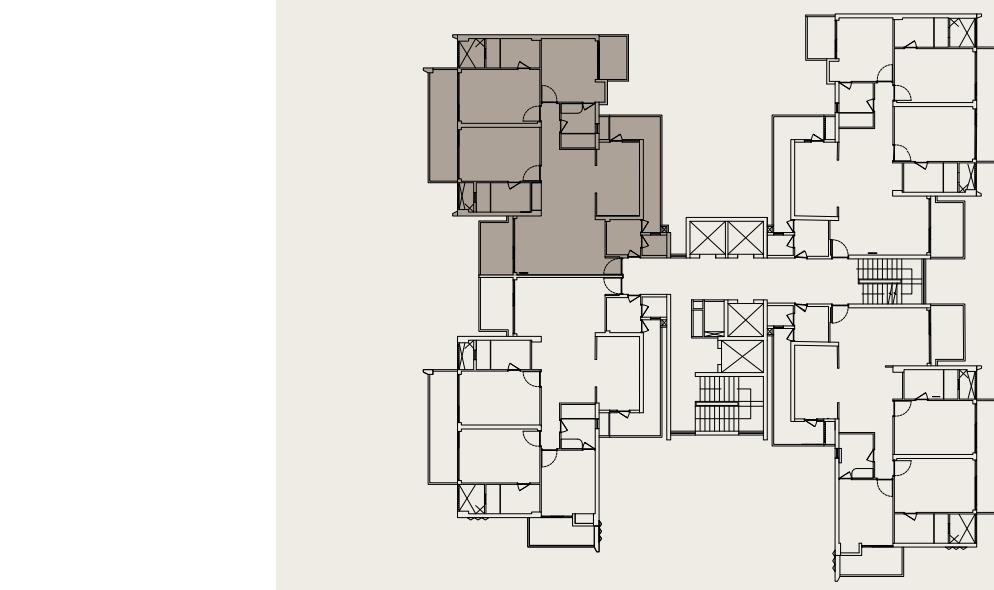
+ UTILITY ROOM WITH TOILET

TOWER: B1 TO B6

BUILT-UP AREA : 1969 SQ. FT. (182.91 SQ. MT.)

CARPET AREA : 1396 SQ. FT. (129.73 SQ. MT.)

BALCONY AREA : 410 SQ. FT. (38.09 SQ. MT.)



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. - Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. - Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(P-Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. - Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment." • 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

SUPER AREA = 2727 SQ. FT.

PLAN C

4 BHK + 4 TOILET + 6 BALCONY

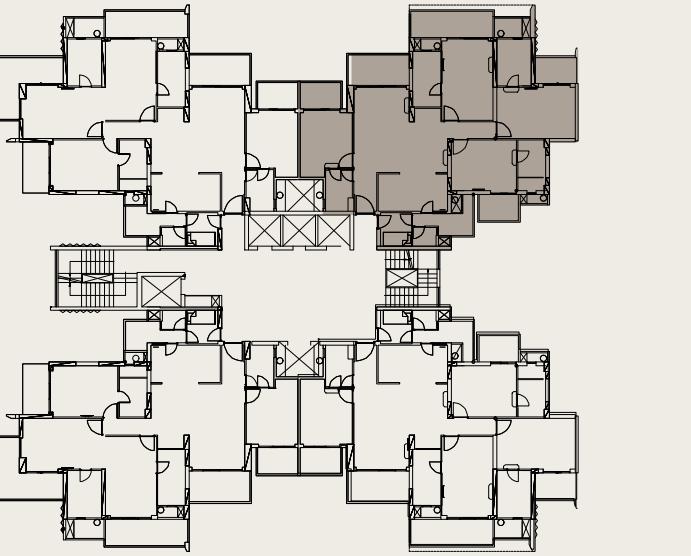
+ UTILITY ROOM WITH TOILET

TOWER: C1 TO C6

BUILT-UP AREA : 2253 SQ. FT. (209.36 SQ. MT.)

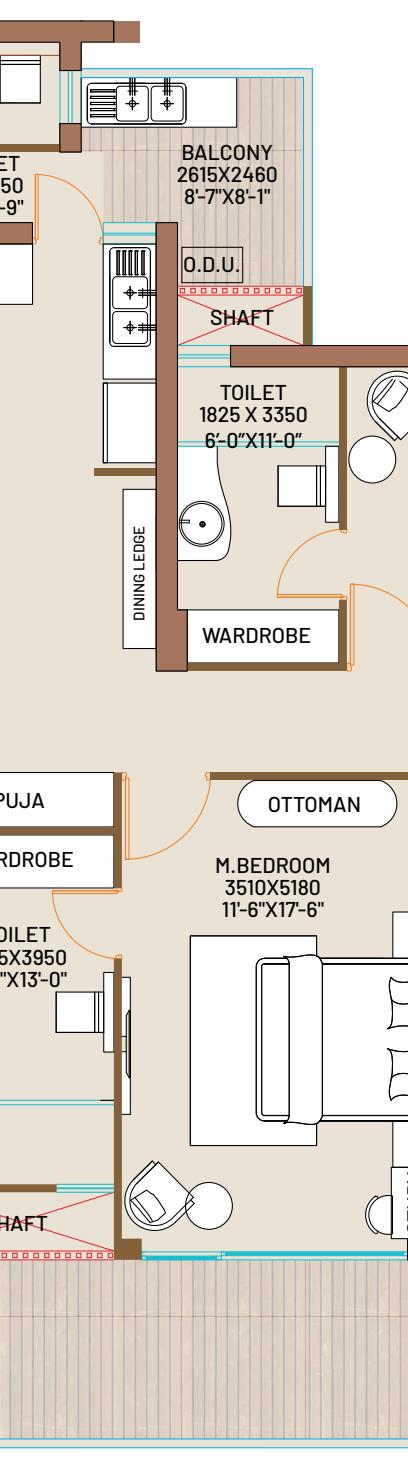
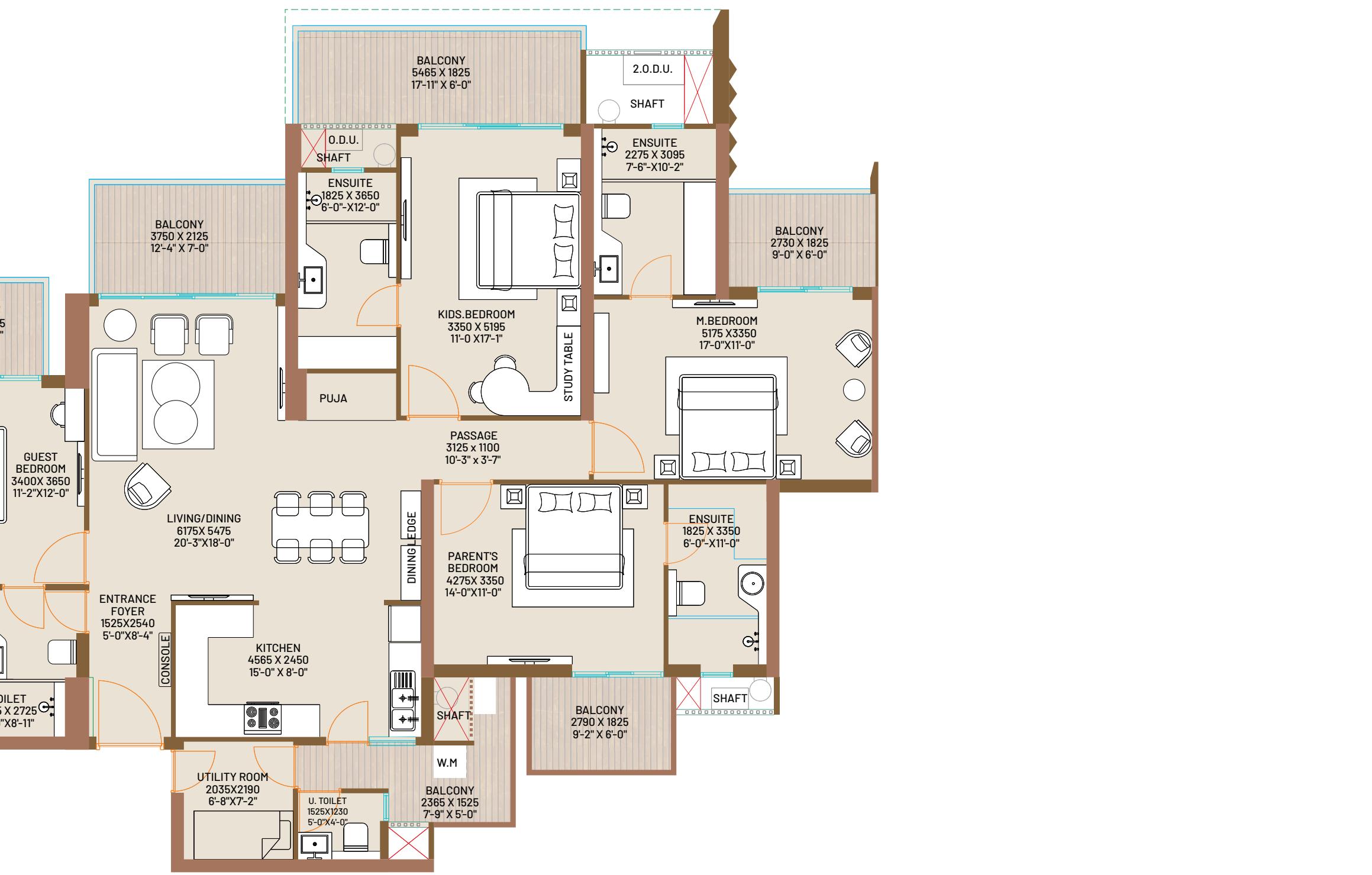
CARPET AREA : 1636 SQ. FT. (151.96 SQ. MT.)

BALCONY AREA : 418 SQ. FT. (38.81 SQ. MT.)



TYPICAL FLOOR PLAN

Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. - Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. - Built up Area: As per CREDAI definition, shall mean the total Polyline(P-Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. - Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. - 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.



TYPICAL FLOOR PLAN

Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. - Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. - Built up Area: As per CREDAI definition, shall mean the total Polyline(P-Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. - Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. - 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

SUPER AREA = 3195 SQ. FT.

PLAN D

4 BHK + 4 TOILET + 4 BALCONY

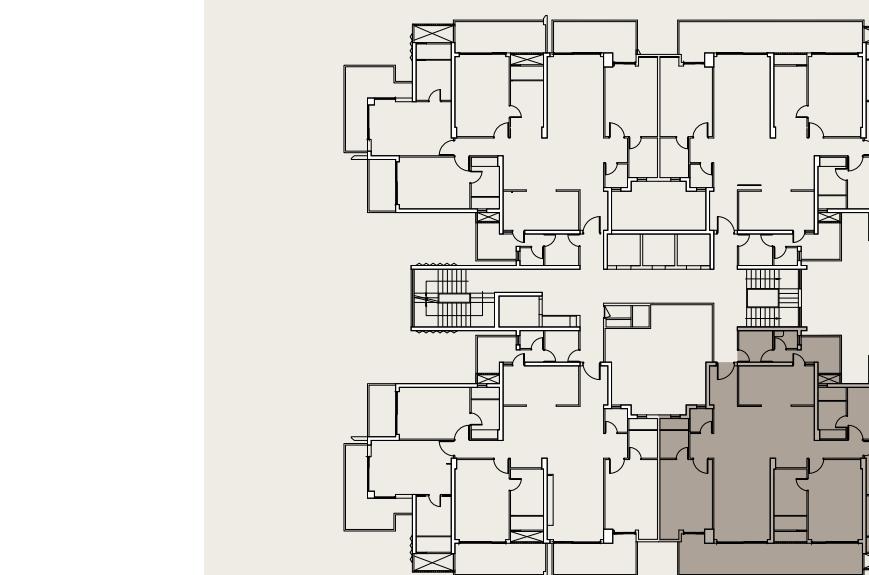
+ UTILITY ROOM WITH TOILET

TOWER: D1, D2

BUILT-UP AREA : 2603 SQ. FT. (241.86 SQ. MT.)

CARPET AREA : 1950 SQ. FT. (181.17 SQ. MT.)

BALCONY AREA : 486 SQ. FT. (45.11 SQ. MT.)





"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

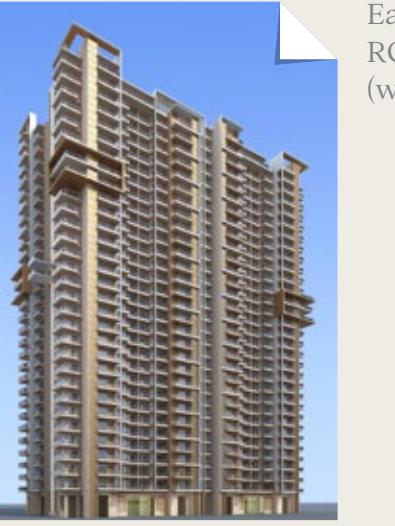
Indulge in the unparalleled allure of Ivory County's extraordinary design. Exquisitely curated with a harmonious blend of soft hues, graceful contours, and craftsmanship, each residence and common area is a testament to refined opulence. Ivory County's design transcends boundaries, embracing the gentle touch of natural light. Sunbeams dance effortlessly, cascading upon expansive spaces.



"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

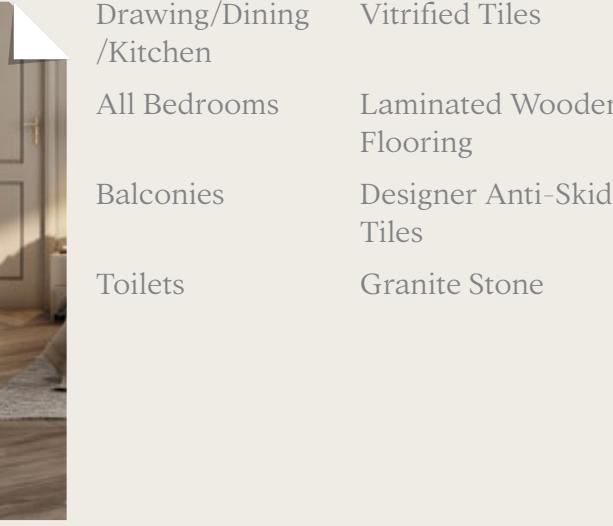
SPECIFICATIONS

STRUCTURE



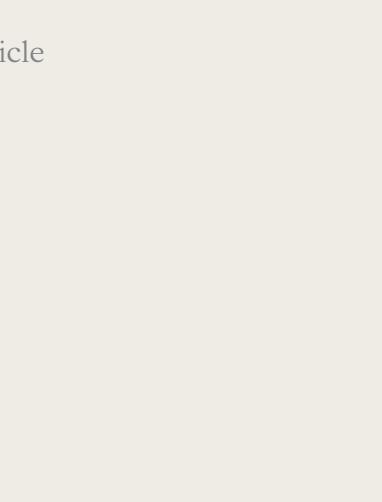
Earthquake Resistant
RCC Framed Structure
(with latest Seismic Code)

FLOORING



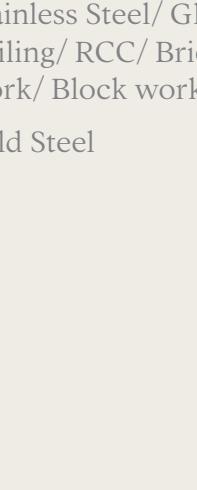
Drawing/Dining /Kitchen	Vitrified Tiles
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Granite Stone

WOODWORK



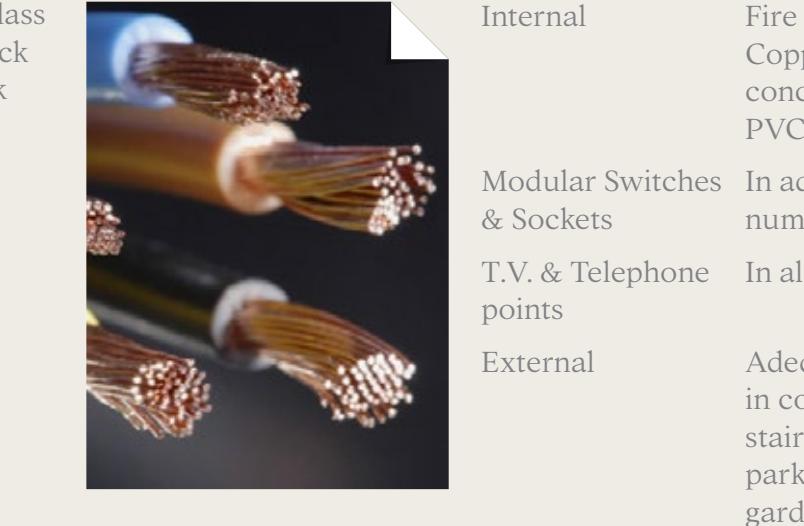
Wardrobe	In all Bedrooms (Laminated Particle Board)
----------	-----------------------------------------------

RAILING



Balcony	Stainless Steel/ Glass Railing/ RCC/ Brick work/ Block work
Staircase	Mild Steel

ELECTRICAL



Internal

Fire Resistant

Copper wiring in

concealed

PVC conduits

Modular Switches

& Sockets

T.V. & Telephone points

External

Adequate lighting in common areas, staircase, lobby, parking space, garden etc.

SANITARY WORK



Internal Piping	Corrosion free PPR/UPVC Pipes & Fittings
All Taps & Fittings	Of Reputed brands in C.P.
Bath Fittings & Ware	Wash Basins, Wall mounted W/C of reputed brands in appropriate shades matching with ceramic tiles

KITCHEN



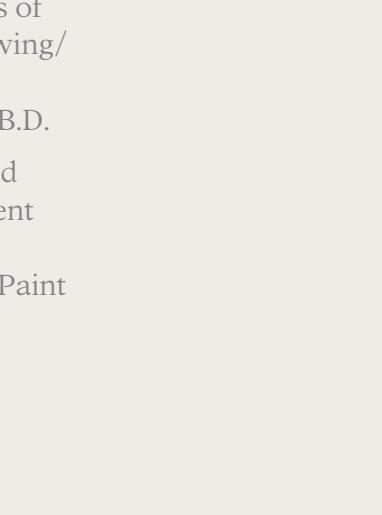
Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O.
Woodwork	Modular Cabinets
Wall Tile	Designer Ceramic Tiles up to 2 ft. above working counter

DOORS & WINDOWS



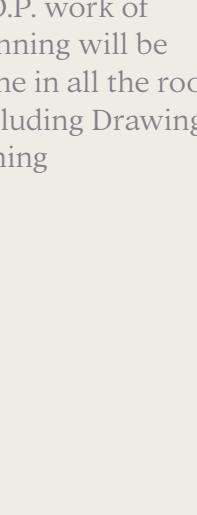
Internal	Designer flush doors in polish/duco paint fixed in hard wood
External	UPVC Sliding doors & windows

WALL FINISH



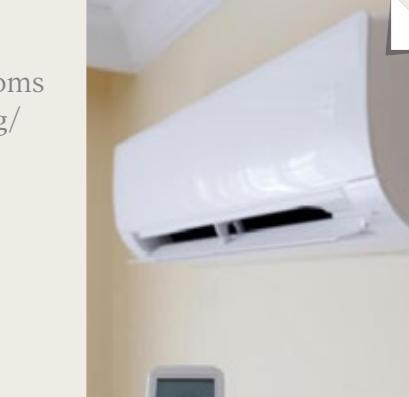
Internal	All internal walls of the room & Drawing/ Dining will be painted using O.B.D.
External	Most Modern and Elegant Permanent Finish with High Quality Texture Paint

POP WORK



Internal	P.O.P. work of punning will be done in all the rooms including Drawing/ Dining
----------	--------------------------------------------------------------------------------

ELEC. FITTINGS



Exhaust Fan

Split AC

Provision for A/C

In Kitchen & Toilet

In all Bed rooms

In Drawing room &

Dining room

Geysers

Light Fixtures

In Toilets

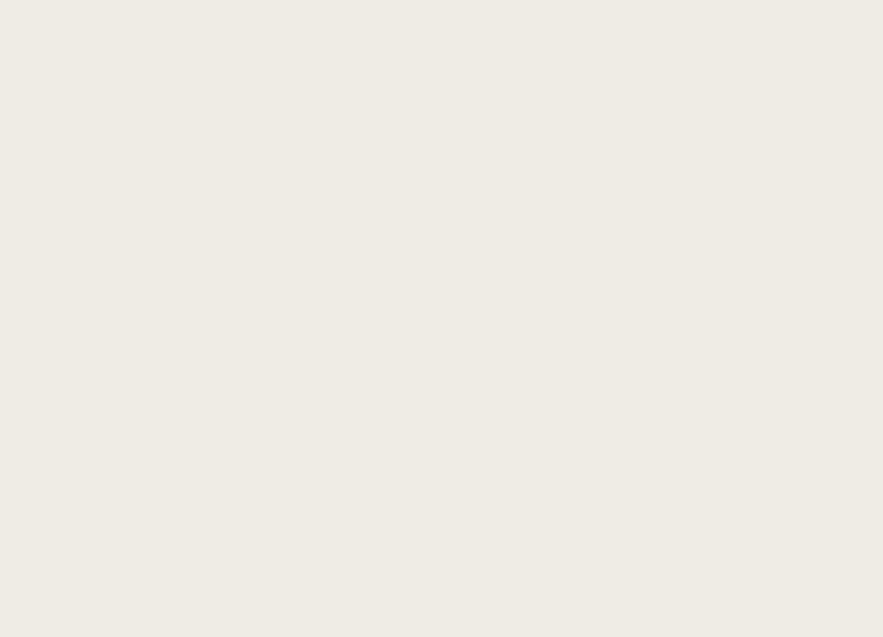
In Drawing room &

Bedrooms

Fans

In Drawing room &

Bedrooms



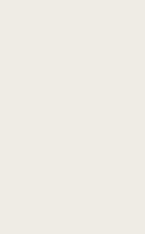
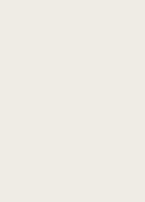
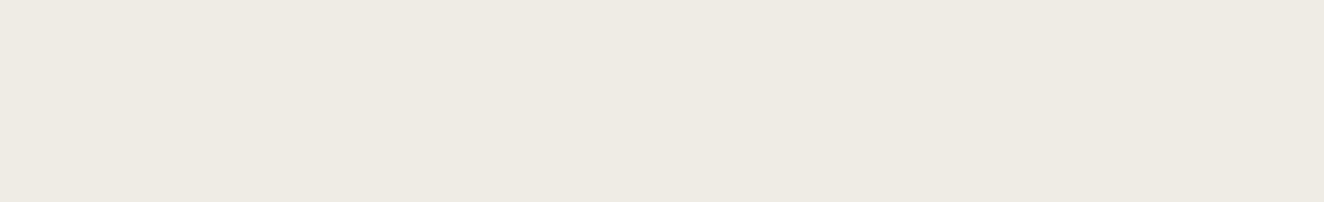
Where generations of trust build your sanctuary. Inherit confidence, brick by brick,
and make life's biggest decision with unwavering peace of mind.

TRUSTED DEVELOPER





At County Group, our customers come first. We're not just a distinguished developer in Delhi/NCR, we're a legacy builder. Our portfolio brims with iconic residential apartments and commercial complexes, each a testament to our unwavering dedication to excellence. As one of Noida's top builders, our roots lie in the success of renowned housing projects across Delhi/NCR. We don't just build homes, we build aspirations. Our vision is to redefine industry standards, all while ensuring our customers receive the highest possible value.



LEGACY PROJECTS

ONGOING PROJECTS

COUNTY® GROUP

IT'S ALL ABOUT U

Conceptualized,
Developed and Managed by:
THEMECOUNTY PRIVATE LIMITED

Corporate Office :
County Spaces, Plot No. 15, Sector-135
Noida - 201305, Uttar Pradesh

Site/Sales Office:
Plot No. GH-01, Sector 115, Noida
Gautam Buddha Nagar, UP-201301

E: info@countygroup.in
M: +98999 98222
W: www.countygroup.in

PROMOTER NAME	THEMECOUNTY PRIVATE LIMITED
Promoter Registration No.	UPRERAPRM206951
UP RERA Registration No.	Collection A/c of the Projects
Ivory County Phase-1: UPRERAPRJ256314	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-1", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202301
Ivory County Phase-2: UPRERAPRJ115902	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-2", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202304
Ivory County Phase-3: UPRERAPRJ507062	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-3", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202307

Website of UP RERA – www.up-rera.in

Member of:

CREDAI ↑



© 2024. All rights reserved. Images, content, layout or design may not be reproduced in any manner or media without the specific written permission.
Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft. *Super Area*: Super Area is (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. *Built up Area*: Built up area, as per CREDAI definition, shall mean the total Polyline(P-Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. *Carpet Area*: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

©2024, All rights reserved. Images, content, layout or design may not be reproduced in any manner or media without the specific written permission of COUNTY GROUP

