



IVORY COUNTY
GOLD

HEAR YE, HEAR YE! , YOUR SOVEREIGN,
HAVE JOURNEYED FAR AND WIDE, SEEKING A
DOMAIN WORTHY OF MY LINEAGE, AN ESTATE
LADEN WITH LUXURY AND NATURE'S BOUNTY.
AND IN THE HEART OF NOIDA, WITHIN THE
ESTEEMED ENCLAVE OF SECTOR-115, I HAVE
FOUND A JEWEL - IVORY COUNTY GOLD.



The Alpade

YOUR CASTLE IN THE CLOUDS

RISE ABOVE THE ORDINARY TO YOUR SKY SANCTUARY.
SHIMMERING IVORY FAÇADES REACH FOR THE SUN,
WELCOMING YOU TO A HAVEN OF UNPARALLELED COMFORT
WITHIN GOLD TOWERS. LUSH EMERALD LANDSCAPES
UNFURL BENEATH YOUR BALCONY, YOUR PRIVATE DOMAIN
SOARING 21 FEET ABOVE THE GROUND. HERE, NATURE,
AQUA, AND LUXURY SEAMLESSLY BLEND, BLURRING THE
LINES BETWEEN YOUR PERSONAL SPACE AND A PLAYGROUND
OF INDULGENCE.





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Please refer to official documentation and materials for precise information."



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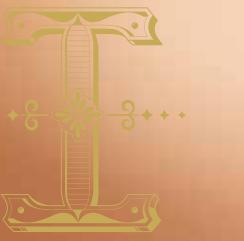




CLUB AURA: A PLAYGROUND FOR MAJESTY

WHEN THE ROYALS DESIRE REVELRY, CLUB AURUS BECKONS. THIS OPULENT CLUBHOUSE IS A PLAYGROUND FOR THE SENSES, WHERE EVERY WHIM FINDS ITS FULFILMENT. TAKE A REFRESHING DIP IN THE AZURE EMBRACE OF THE OUTDOOR POOL, OR BASK IN THE WARMTH OF THE INDOOR POOL, A SANCTUARY FROM THE SUN'S FIERY GAZE. CHALLENGE YOUR PEERS ON THE TENNIS COURTS, UNLEASH YOUR INNER GLADIATOR IN THE STATE-OF-THE-ART SPORTS ARENA, OR UNWIND IN THE LUXURIOUS SPA, EMERGING REJUVENATED AND READY TO CONQUER THE DAY.





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The LandScape

BEYOND THE GATES A KINGDOM AWAITS

AS YOU STEP FROM YOUR IVORY TOWER, A RICH KINGDOM UNFOLDS. LUSH PATHWAYS, ADORNED WITH SPARKLING AQUAS AND WHISPERING GROVES, GUIDE YOU THROUGH THIS ENCHANTED OASIS. STROLL PAST THE SERENE WATER BODIES, AN AQUA MIRROR REFLECTING THE CELESTIAL WEAVE ABOVE, OR LOSE YOURSELF IN THE RUSTLING SYMPHONY OF THE GARDEN OF STILLNESS, WHERE ART AND NATURE INTERTWINE IN A BREATHTAKING PERFORMANCE.





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The AquaScape

A FLOWING EMBRACE

AS YOU NAVIGATE THIS LUXURIOUS DOMAIN, LET THE WORLD MELT AWAY. SEAMLESS WALKWAYS, ADORNED WITH EMERALD CARPETS AND SAPPHIRE AQUA, GUIDE YOU THROUGH THIS ENCHANTED OASIS. AND WITNESS THE SPRAWLING TAPESTRY OF YOUR DOMAIN UNFOLD BENEATH YOU, A BREATHTAKING ODE TO THE HARMONIOUS UNION OF NATURE AND LUXURY.





mayabious art

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The Amenities

A TREASURE TROVE OF DELIGHTS

IF A KING'S LIFE IS ALL ABOUT MERRIMENT. THEN WITHIN THE KINGDOM OF IVORY COUNTY GOLD, A SYMPHONY OF TRANQUILLITY AWAITS. HONE YOUR CRAFT IN THE ARTIST'S CORNER, A SUN-DAPPLED HAVEN WHERE INSPIRATION FLOWS LIKE LIQUID GOLD. FIND SOLACE IN THE VERDANT EMBRACE OF THE YOGA GARDEN, WHERE EACH BREATH ECHOES WITH PEACE. LET YOUR LITTLE ROYALS FROLIC IN THE TOT LOT, A VIBRANT CANVAS OF LAUGHTER AND JOY.





THE ENERGY BAR

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THE FLUID RESTRO

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LILY POND

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SPORTS AREA



LITTLE CHAMP'S ZONE

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The Dwellings

A SANCTUARY FOR THE SOUL

IVORY COUNTY GOLD IS NOT MERELY A DWELLING, IT IS A SANCTUARY FOR THE SOUL. IN THIS COMMUNITY THAT CHERISHES BOTH ELEGANCE AND SUSTAINABILITY, YOU SHALL FORGE BONDS OF KINSHIP WITH KINDRED SPIRITS, FELLOW MONarchs WHO, LIKE YOU, SEEK A KINGDOM WHERE EVERY DAY IS A ROYAL DECREE.

TOWERS E AND F, OFFERS UNMATCHED PRIVACY AND TRANQUILLITY AS ONLY TWO DWELLINGS GRACE EACH FLOOR. ASCEND TO GOLD AND GLITTER OF TOWER G, TO DISCOVER THE EPITOME OF GRANDEUR, WHERE THE ENTIRE FLOOR BOWS TO YOUR EVERY DESIRE - YOUR OWN PRIVATE SANCTUARY IN THE SKY.







IVORY COUNTY
GOLD

TYPE-E

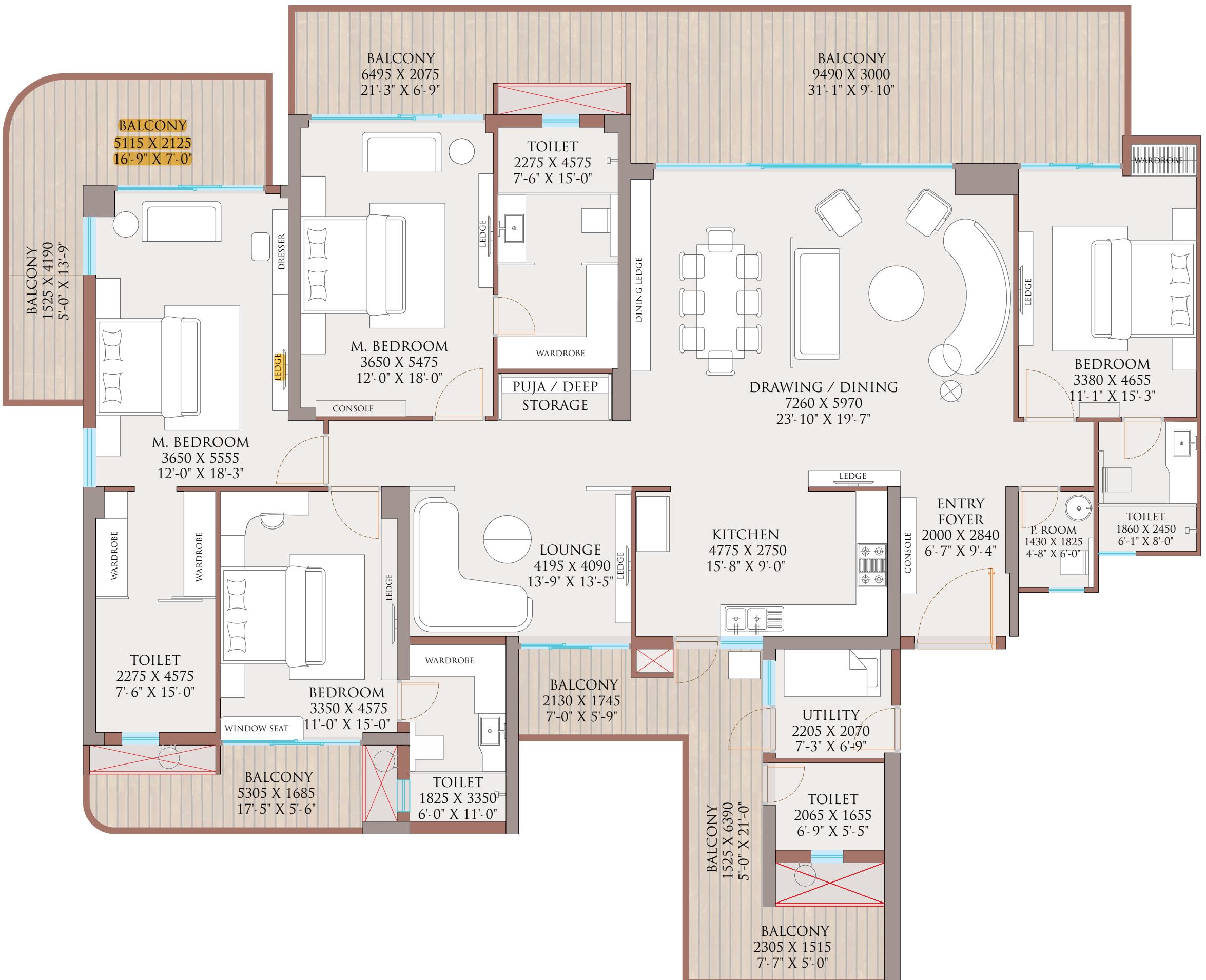
4 BHK + 5 TOILET + 4 BALCONY
+ UTILITY ROOM WITH TOILET

SUPER AREA : 370.40 SQ.MT. (3987 SQ.FT.)

BUILT -UP AREA : 313.45 SQ.MT. (3374 SQ.FT.)

CARPET AREA : 208.94 SQ.MT. (2249 SQ.FT.)

BALCONY AREA : 83.09 SQ.MT. (894 SQ.FT.)



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• 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.





IVORY COUNTY
GOLD

TYPE-F

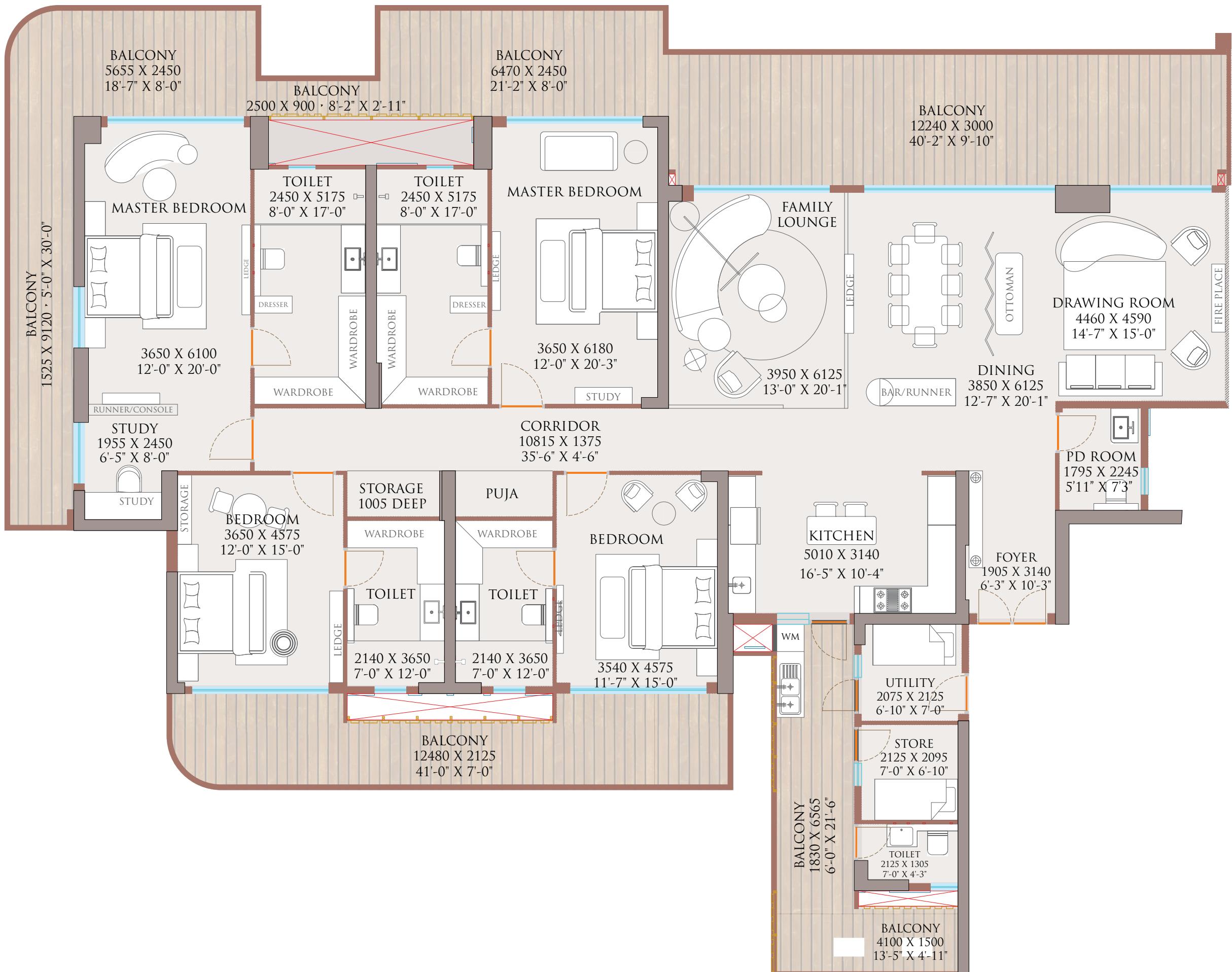
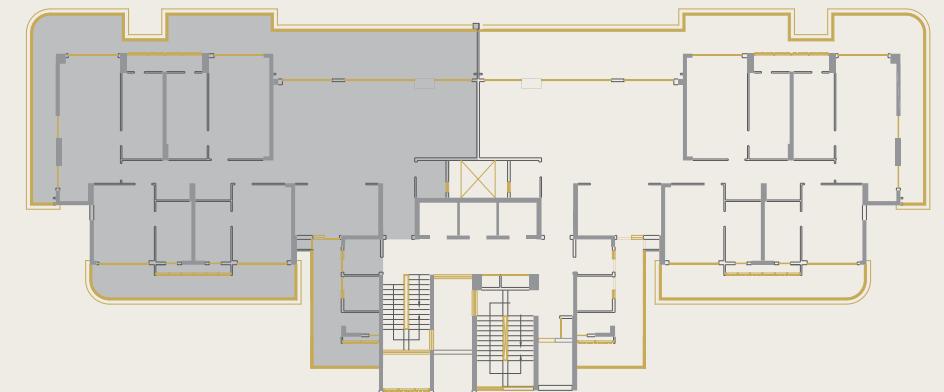
**4 BHK + 5 TOILET + 3 BALCONY
+ 2 UTILITY ROOM WITH TOILET**

SUPER AREA : 437.29 SQ.MT. (4707 SQ.FT.)

BUILT -UP AREA : 411.46 SQ.MT.(4429 SQ.FT.)

CARPET AREA : 260.22 SQ.MT. (2801 SQ.FT.)

BALCONY AREA : 124.10 SQ.MT. (1336 SQ.FT.)



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IVORY COUNTY GOLD

TYPE-G

**5 BHK + 6 TOILET + 4 BALCONY
+ 3 UTILITY ROOM WITH TOILET**

SUPER AREA : 644.65 SQ. MT. (6939 SQ. FT.)

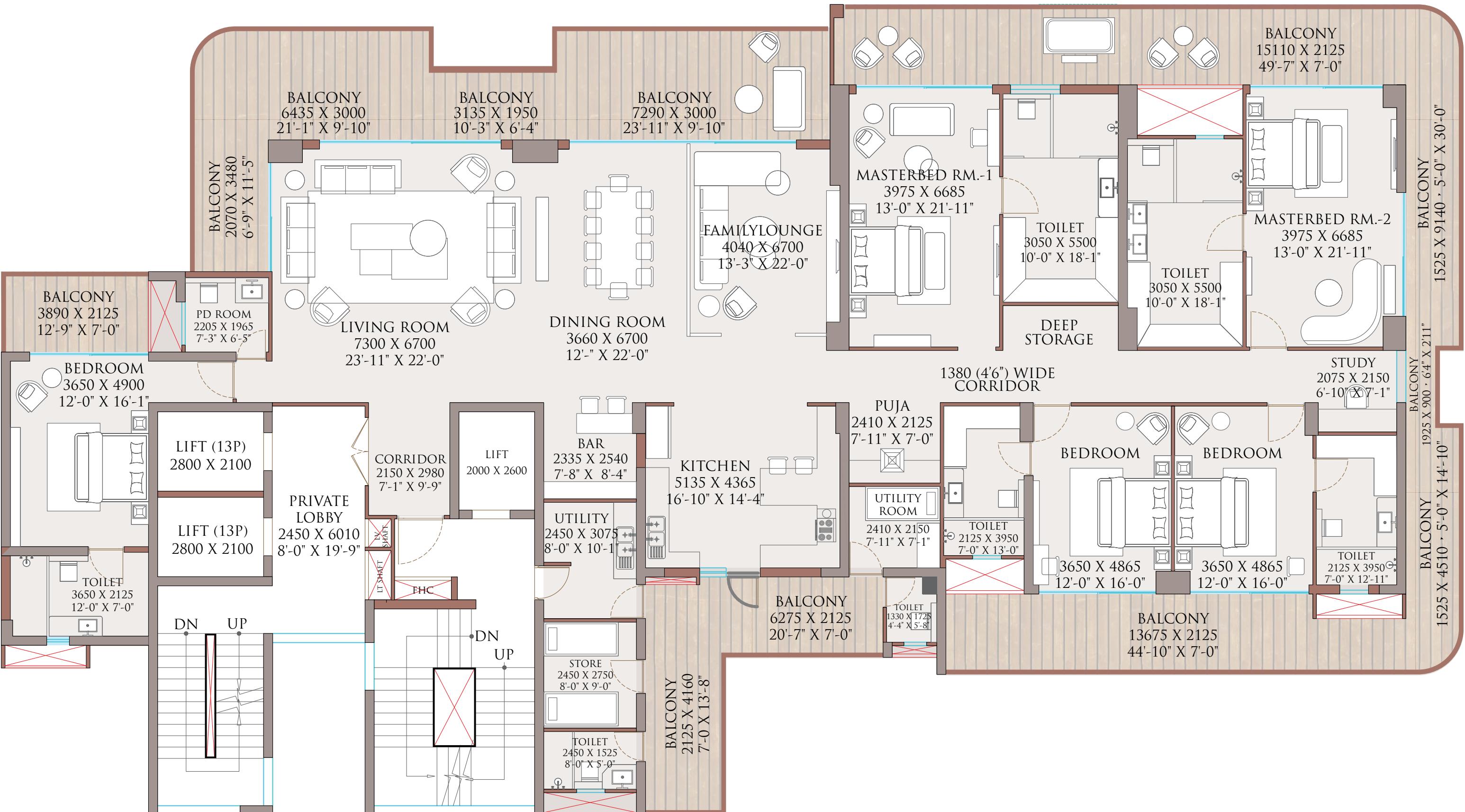
BUILT -UP AREA : 578.78 SQ.MT.(6230 SQ. FT.)

CARPET AREA : 379.51 SQ.MT. (4085 SQ. FT.)

BALCONY AREA : 165.92 SQ.MT. (1786 SQ. FT.)

OWN THE WORLD,
ONE FLOOR AT A TIME.

PANORAMIC CITYSCAPES UNFURL BENEATH YOUR
FEET. WHERE EVERY SUNRISE AND SUNSET IS A
MASTERPIECE, FRAMED BY ENDLESS SKY.



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SPECIFICATIONS

FLOORING		SANITARY WORK		WALL FINISH		KITCHEN	
DRAWING	: PREMIUM QUALITY IMPORTED MARBLE	INTERNAL PIPING	: CORROSION FREE CPVC PIPES & FITTINGS ALL TAPS AND FITTINGS OF REPUTED BRANDS IN C.P.	EXTERNAL	: MOST MODERN AND ELEGANT PERMANENT FINISH WITH HIGH QUALITY TEXTURE PAINT	COUNTER	: KITCHEN COUNTER WITH STAINLESS STEEL SINK. FITTED WITH R.O. HOB, CHIMNEY WITH EXHAUST PIPE
DINING	: PREMIUM QUALITY IMPORTED MARBLE	BATH FITTINGS & WARE	: WASH BASINS, WALL MOUNTED W/C OF REPUTED BRANDS IN APPROPRIATE SHADES	INTERNAL	: ALL INTERNAL WALLS OF THE ROOM & DRAWING DINING WILL BE PAINTED USING OBD	WOOD WORK	: MODULAR CABINET
KITCHEN	: PREMIUM QUALITY IMPORTED MARBLE					WALL TILE	: DESIGNER CERAMIC TILES UPTO 2 FT. ABOVE WORKING COUNTER
ALL BEDROOMS	: LAMINATED WOODEN FLOORING						
BALCONIES	: DESIGNER ANTI-SKID TILES						
TOILETS	: PREMIUM QUALITY IMPORTED MARBLE						
MULTI UTILITY	: LAMINATED WOODEN FLOORING						
DOORS & WINDOWS		ELECTRICAL FITTINGS		WIRING & SWITCHES		AC & GEYSERS	
EXTERNAL	: ALUMINIUM/UPVC SLIDING OPENABLE DOORS & WINDOWS	EXHAUST FAN	: IN KITCHEN & TOILETS	WIRING	: FIRE RESISTANT COPPER WIRING IN CONCEALED PVC CONDUITS	VRV ACS	: IN BEDROOMS, D/D AND KITCHEN
INTERNAL	: DESIGNER FLUSH DOORS IN POLISH/DUCO PAINT FIXED IN HARDWOOD	LIGHT FIXTURES	: IN ALL ROOMS CHANDELIER/ HANGING LIGHT IN DRAWING ROOM & MASTER BEDROOM	SWITCHES	: MODULAR SWITCHES & SOCKETS IN ADEQUATE NUMBERS	GEYSERS	: IN TOILETS AND KITCHEN
		FANS	: IN BEDROOMS, D/D, KITCHEN & UTILITY	T.V. POINTS	: IN ALL ROOMS		
		EXTERNAL	: ADEQUATE LIGHTING IN COMMON AREAS	TEL. POINTS	: IN ALL ROOMS		
RAILING		P.O.P WORK		WOOD WORK		SECURITY	
BALCONY	: RAILING WITH SECURITY GLASS	INTERNAL	: GOOD QUALITY DESIGNER FALSE CEILING IN ALL ROOMS AND DRAWING DINING	WARDROBE	: IN ALL BED ROOMS	INTERNAL	: VIDEO INTERCOM PHONE
STAIRCASE	: MILD STEEL						



IVORY COUNTY
GOLD

MASTER PLAN



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.

- 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
- 23 NURSERY HUB
- 24 ENTRANCE PLAZA
- 25 MAIN GATE
- 26 SCHOOL

Location

A CITY FIT FOR KINGS

PICTURE, IF YOU WILL, A METROPOLIS VIBRANT YET SERENE, WHERE TOWERING EDIFICES KISS THE SKY AND FLOURISHING AVENUES WHISPER TALES OF TRANQUILLITY. THIS IS SECTOR 115, NOIDA, A CANVAS OF MODERN MARVELS AND LUSH OASES, A STAGE UPON WHICH YOUR ROYAL STORY UNFOLDS.





IVORY COUNTY
GOLD
LOCATION MAP

17 MINUTES TO
FORTIS HOSPITAL

15 MINUTES TO
CITY CENTRE

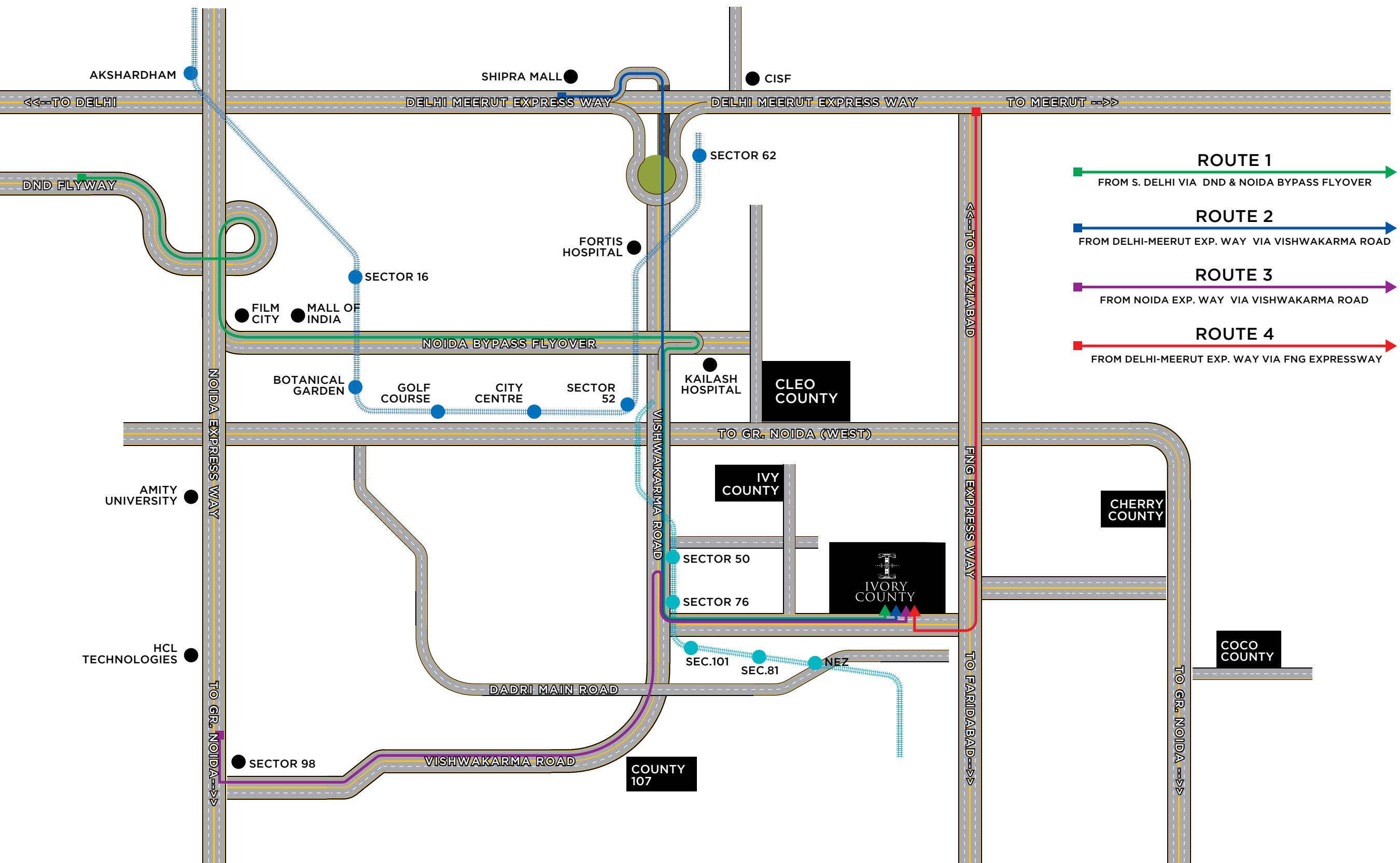
19 MINUTES TO
MALL OF INDIA

15 MINUTES TO
AMITY UNIVERSITY

25 MINUTES TO
AKSHARDHAM TEMPLE



to Geo Location



LEGACY PROJECTS



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.



ONGOING PROJECTS





SO COME, MY ROYAL PATRONS, AND JOIN ME IN THIS GRAND
OFFERING OF OPULENCE. LET IVORY COUNTY GOLD BE
YOUR ROYAL RESIDENCE, YOUR ROYAL PLAYGROUND, YOUR
SANCTUARY OF SERENITY. FOR WITHIN THESE GILDED
GATES, A KING'S JOURNEY NOT ONLY CONTINUES, BUT
TRANSCENDS.



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: +91 9999 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 INDBo001953, Account No. 253105202301
Ivory County Phase-2: UPRERAPRJ115902	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-2", Indusind Bank, having IFSC Code INDBo001953, Account No. 253105202304
Ivory County Phase-3: UPRERAPRJ507062	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-3", Indusind Bank, having IFSC Code INDBo001953, Account No. 253105202307

Website of UP RERA – www.up-rera.in

Member of:
CREDAI



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