

Location Map



**NIRALA ESTATE**  
2&3 BHK APARTMENTS-PHASE II  
GH-04, TECHZONE-IV, G. NOIDA WEST

The Most  
*Adorable Place*



**NIRALA INFRA TECH PRIVATE LIMITED**



**Corp. Office**  
H-61, 1st & 11nd Floor,  
Sector-63, Noida

**Site Office**  
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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, miss-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.



# NIRALA ESTATE

2&3 BHK APARTMENTS-PHASE II  
GH-04, TECHZONE-IV, G. NOIDA WEST

Nirala Estate is like living in at one of the most serene places. It's a home you will cherish. That's the beauty of Nirala Estate, inspired by the charm of modern and contemporary lifestyle.

Situated in one of the most sought after and fast developing localities of NCR Delhi, Nirala Estate is one gem of an apartment complex. Within easy reach from Delhi, Noida and Ghaziabad it is ensconced with sumptuous greenery and well-planned localities, reputed schools, state-of-the-art hospitals, multiplexes and malls are all within easy reach. You sure would love the place and all the facilities it offers. Rest assured that Nirala Estate would turn your life into one big joyous occasion.



## Amenities That Suits Your Lifestyle



Swimming Pool



Lawn



Yoga / Meditation



Children Play Area



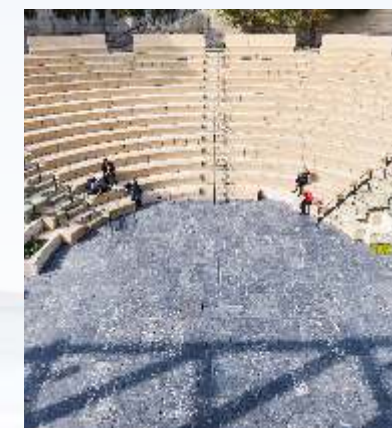
Open Gym



Badminton Court



Jacuzzi



Open Air Theater (O.A.T.)



Commercial Plaza

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### Legends

- |   |  |                                    |                                      |
|---|--|------------------------------------|--------------------------------------|
| 1 Traffic Rotary with Mound & Sculpture | 10 Entrance Water Features with Portals  | 19 Lotus Pond                      | 28 Jacuzzi                           |
| 2 Commercial Plaza                      | 11 Reflexology Path                      | 20 Badminton Courts (2 Nos.)       | 29 Pool Deck with Submerged Loungers |
| 3 Water Cascade                         | 12 Walkway Through Portals               | 21 Outdoor Gym                     | 30 Rain Dance Area                   |
| 4 Entry/Exit Gate Complex               | 13 Palm Gardens                          | 22 Elders Area with Tensile Canopy | 31 Feature Walls                     |
| 5 Entrance Court with Water Feature     | 14 Central Green                         | 23 Tower Entries from Podium       | 32 Yoga/Meditation Garden            |
| 6 Tower Drop-off                        | 15 Children Play Area                    | 24 Club Entrance                   | 33 Open Air Theater (O.A.T.)         |
| 7 Entry Through Portals                 | 16 Tensile Canopies                      | 25 Main Swimming Pool              | 34 Club Drop-off                     |
| 8 Bamboo Court                          | 17 Sculpture Garden                      | 26 Interactive Foundations         | 35 Club Entrance Water Feature       |
| 9 Podium Plaza                          | 18 Floating Pavilion for Yoga/Meditation | 27 Kids Pool                       |                                      |

- |               |  |               |   |               |   |
|---------------|--|---------------|---|---------------|---|
| <b>TYPE A</b> | 2 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS<br>SUPER AREA: 995 Sq.Ft.       | <b>TYPE B</b> | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS (1)<br>SUPER AREA: 1385 Sq.Ft.       | <b>TYPE C</b> | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS (2)<br>SUPER AREA: 1225 Sq.Ft.   |
| <b>TYPE D</b> | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS (2A)<br>SUPER AREA: 1250 Sq.Ft. | <b>TYPE E</b> | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS (3)<br>SUPER AREA: 1270 Sq.Ft.       | <b>TYPE F</b> | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>2 TOILETS (BIG)<br>SUPER AREA: 1575 Sq.Ft. |
| <b>TYPE G</b> | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>3 TOILETS<br>SUPER AREA: 1645 Sq.Ft.      | <b>TYPE H</b> | 3 BEDROOM + DRAWING/<br>DINING HALL + KITCHEN +<br>4 TOILETS + SERVANT<br>SUPER AREA: 1897 Sq.Ft. |               |   |



## Specifications

### Flooring

- Vitrified tiles 2'x2' in Drawing Room, Kitchen, Study Room, and all Bedrooms.
- Ceramic tiles in Bathrooms and Balconies.



### Wall & Ceiling Finish

- Finished walls & ceiling with POP Punning and OBD in pleasing shades.



### Kitchen

- Granite working top & stainless steel sink with drain board.
- 2'-0" dado above the working top by ceramic tiles.



### Toilets

- Ceramic tiles on walls upto door level.
- White sanitary ware of reputed brand or imported.
- CP fitting of reputed brand or imported.



### Doors & Windows

- Outer doors & windows – Composite Metal/UPVC/ aluminium powder coated.
- Internal door-frames – Composite Metal frames/Marandi or equivalent wood frames.
- Internal door – Flush door both side mica pasted/Skin moulded door.



### Electrical's

- Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points on the ceilings.



### Power Backup

- 100% DG power back-up for all common areas.
- Upto 100% DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.



### Security System

- Secured gated community.

### Lift, Lobby & Staircases

- High speed passenger elevators.
- Lift lobby floor and staircase combination of one or more of marble / granite / vitrified tiles.



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## Floor Plans



### 2 BEDROOM + 2 TOILET

**Carpet Area**  
55.07 Sq.mt. / 592.78 Sq.ft.  
**Builtup Area**  
73.99 Sq.mt. / 796.45 Sq.ft.  
**Super Area**  
92.44 Sq.mt. / 995.00 Sq.ft.

### 3 BEDROOM + 2 TOILET

**Carpet Area**  
68.19 Sq.mt. / 734.01 Sq.ft.  
**Builtup Area**  
87.58 Sq.mt. / 942.66 Sq.ft.  
**Super Area**  
113.81 Sq.mt. / 1225.00 Sq.ft.



### 3 BEDROOM + 2 TOILET

**Carpet Area**  
70.78 Sq.mt. / 761.89 Sq.ft.  
**Builtup Area**  
91.04 Sq.mt. / 979.97 Sq.ft.  
**Super Area**  
116.13 Sq.mt. / 1250.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 2 TOILET

Carpet Area  
70.78 Sq.mt. / 761.89 Sq.ft.  
Builtup Area  
90.83 Sq.mt. / 977.74 Sq.ft.  
Super Area  
116.13 Sq.mt. / 1250.00 Sq.ft.

ENTRY

### 3 BEDROOM + 2 TOILET

Carpet Area  
69.88 Sq.mt. / 752.20 Sq.ft.  
Builtup Area  
91.78 Sq.mt. / 987.90 Sq.ft.  
Super Area  
117.99 Sq.mt. / 1270.00 Sq.ft.



ENTRY

### 3 BEDROOM + 2 TOILET

Carpet Area  
78.26 Sq.mt. / 842.37 Sq.ft.  
Builtup Area  
100.75 Sq.mt. / 1084.43 Sq.ft.  
Super Area  
128.67 Sq.mt. / 1385.00 Sq.ft.

ENTRY



## Floor Plans



ENTRY

### 3 BEDROOM + 2 TOILET

Carpet Area  
85.70 Sq.mt. / 922.51 Sq.ft.  
Builtup Area  
111.69 Sq.mt. / 1202.20 Sq.ft.  
Super Area  
146.32 Sq.mt. / 1575.00 Sq.ft.



## Floor Plans



### 3 BEDROOM + 3 TOILET

Carpet Area  
92.62 Sq.mt. / 996.95 Sq.ft.  
Builtup Area  
119.53 Sq.mt. / 1286.64 Sq.ft.  
Super Area  
152.82 Sq.mt. / 1645.00 Sq.ft.

## Floor Plans



### 3 BEDROOM + 4 TOILET + STUDY

Carpet Area  
107.06 Sq.mt. / 1152.40 Sq.ft.  
Builtup Area  
139.59 Sq.mt. / 1502.53 Sq.ft.  
Super Area  
176.24 Sq.mt. / 1897.00 Sq.ft.