

THE EXPRESS PARK VIEW - II

# Low Rise

**Apartments** 

# About the Project

These sophisticated apartments are built with the highest specification and each possesses its own unique character that emanates harmony, peaceful living and privacy. Featuring quality fittings and fixtures, these are luxurious yet affordable homes for the residents.

Open-plan living areas that culminate in balconies ensure natural light reaches deep into the apartments, and full-height glass doors provide a direct connection between the indoor and outdoor spaces.

Ideally located (Plot GH-03, CHI-V, Expressway, Greater Noida), amongst the major landmarks of Greater Noida, you are always at the centre of both business and leisure.

Real estate can be an excellent investment. If you want to diversify your holdings beyond stocks and bonds, this property is an excellent buy. Close proximity to world-class education centres like Amity University offer a perfect opportunity for students to come and study from nearby towns.

You can easily make it a rental property and make your investment pay off.





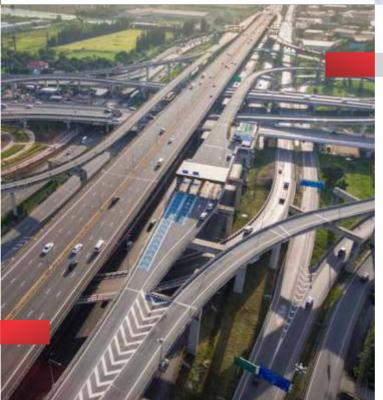
# Well Connected to 3 Major Expressways

Noida- Greater Noida Expressway, Yamuna Expressway & Eastern Peripheral Expressway



### Metro Station

Knowledge Park IT Metro Station in the Close Vicinity

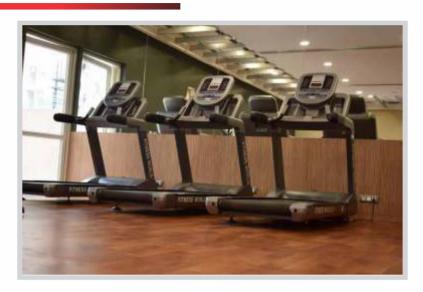


## International Airport

Upcoming International Airport at JEWAR



# Club House



The Park Street



Commercial

## LOCATION ADVANTAGES



### CONNECTIVITY

- Noida Greater Noida Expressway
- Yamuna Expressway Connects
   Noida and Greater Noida to the rest
   of UP
- Eastern Peripheral Expressway Connects NH-1
- Upcoming Jewar International Airport



### **EDUCATION**

- Gautam Budhh University, Yamuna Expressway, Greater Noida
- ITS Engineering College, Knowledge Park III, Greater Noida
- Delhi Public School, Sector Gamma 2, Greater Noida
- Galgotia University, Yamuna Expressway, Greater Noida
- Govt. Institute of Medical Sciences, Greater Noida
- JM Internation School, Sector Techzone - 4, Greater Noida
- Sharda University, Knowledge Park III, Greater Noida
- IEC Group Of Institutions, Knowledge Park 1-Greater Noida
- Pacific World School, Sector Techzone - 4, Greater Noida



### HOSPITAL

- Sharda Hospital, Knowledge Park III, Greater Noida
- Yatharth Hospital, Omega-I, Greater Noida
- Jaypee Hospital, Sector 128, Noida
- Naveen Hospital, Sector Alpha II, Greater Noida
- Kailash Hospital, Knowledge Park-I, Greater Noida
- Felix Hospital, Sector 137, Noida
- Max Hospital, Sector 19, Noida



# RETAIL & BUSINESS PARK

- Grand Venice Mall, Site IV, Pari Chowk, Greater Noida
- MSX Mall, Industrial Area, Sector Swarn Nagri, Greater Noida
- Advant Navis, Sector 142, Noida
- Moser Baer, Sector 80, Noida
- KPMG, Sector 142, Noida
- Omaxe Cannaught Place, Sector Beta II, Greater Noida
- Wipro Technologies, Delta 1, Greater Noida
- Ansal Plaza, Omega II, Pari Chowk, Greater Noida
- Candor Techspace, Sector 62, Noida Sector 135, Noida
- Stellar Business Park, Tech Zone, Greater Noida
- Retail & Business Park, Sector 18, DI F Mall of India
- Film City, Sector 16, Noida

# MASTER LAYOUT PLAN



### SPECIFICATION LOW RISE APARTMENTS

#### Living Room

Plastic Emulsion Wall Vitrified Tiles (2'x4') Flooring

Gypsum ceiling band as per design with Ceiling

plastic paint along with light

Wall Concept design in one wall

External Windows U.P.V.C sliding type with 4mm Glazing

#### Master Bedroom with Washroom

Wall Tiles (1'x2') Upto false ceiling Ivl.

Wall Highlighter Tiles (1'x2'on one wall)Upto

false ceiling Ivl

Anti-skid Vitrified Tiles(1'x1') / Anti skid Flooring

Ceramic Tiles

PVC Panel as per design along with light Ceiling

Vanity Vanity with wash basin

Sanitary Fixtures

WC Wall mounted

Fixtures & Fitting Chrome finish fitting, Mixers

CPVC for water supply inside the toilet Plumbing

and Kitchen & U.P.V.C pipes for stacks

#### Bedroom

Plastic Emulsion Wall Vitrified Tiles (2'x4') Flooring

Ceiling Gypsum ceiling band as per design with

plastic paint along with light

Wardrobe Plv & Laminated

External Windows U.P.V.C sliding type with 4mm Glazing

#### Washroom

Wall Tiles (1'x2') Upto false ceiling Ivl.

Wall Highlighter Tiles (1'x2'on one wall)Upto

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and Kitchen & UPVC pipes for stacks

#### Master Bedroom

Plastic Emulsion Wall

Flooring Vitrified Wooden Tiles (8'x48')

Ceiling Gypsum ceiling band as per design with

paint along with light

Wardrobe Ply & Laminated

External Windows U.P.VC sliding type with 4mm Glazing

#### Kitchen

Modular Kitchen with Chimney

Pre Laminated Board for cabinet

Wall Plastic Emulsion

Dado & Counter Top Marble stone Wall Tiles (2'x2')

Flooring Vitrified Tiles (2'x4')

Ceiling PVC Panel as per design along with light

Sink SS Sink with drainboard

#### Staircase

Wall (above dado area) OBD

Granite Flooring

Dado Tile/Stone upto 4'height

Railing MS Railing

#### Lift Lobby

Plastic Emulsion Wall Paint

Granite Flooring

Gypsum ceiling as per design with Ceiling

plastic paint with light

#### Other Requirements

**Entrance Door** 

Wooden Veener with polish with Hard

8' Ht. wood frame

Internal Door Laminate with all the required hardware

7'-6'Ht.(Flush door) withHard wood frame

A/C Provision of sleeves for split A/C

#### Security System

Security Sytem

Secured Gated Community with

intercom.CCTV at suitable places with

camera in all lifts.

#### **Flectricals**

Modular switches, Copper wiring with MCBs

#### Power Backup

Reliable Power Backup

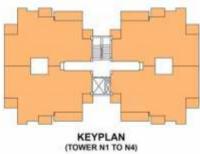
#### Balconv

Powder coated MS railing with glass

### 3 BHK + 3 TOI UNIT PLAN





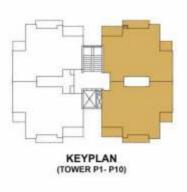


CARPET AREA = 947 SQFT. BALCONY AREA = 186 SQFT.

### 2 BHK + 2 TOI + STORE UNIT PLAN





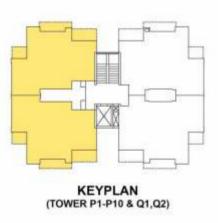


CARPET AREA = 726 SQFT. BALCONY AREA = 160 SQFT.

### 2 BHK + 2 TOI UNIT PLAN





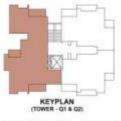


CARPET AREA = 678 SQFT. BALCONY AREA = 158 SQFT.

### 3 BHK + 3 TOI UNIT PLAN







CARPET AREA = 1209 SQFT. BALCONY AREA = 196 SQFT.

# OTHER SUCCESSFUL PROJECTS



Express Park View-I, Greater Noida



The Hyde Park, Sector 78 Noida



Express Park View-II, Greater Noida



The Golden Palms, Sector 168, Noida





ISO 9001:2015

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Promoter Name
IITL-NIMBUS THE EXPRESS PARK VIEW