



Fine Living.
Super Support
Infrastructure.





LOCATED ON YAMUNA EXPRESSWAY

in close proximity to finest malls, hospitals, golf course and institutes













- · Excellent infrastructure, amenities and connectivity.
- Shopping Malls, Entertainment centers, Schools and Hospitals in close vicinity.
- Fresh and contemporary design concept.
- Beautiful landscape.
- Well organized spaces for tot lots. Swings, slides and rides for kids. Jogging track.
- Well equipped club with Gymnasium, Table Tennis, Badminton Court for a healthy lifestyle.
- Ample parking spaces.
- Gated complex with guards and security systems.
- Efficient power transmission system including Reliable power backup.



Schedule of Phase wise Possession

Phase -1

Tower: • I, J, K

Facilities : Badminton Court

Open Gym

Phase - 2

Tower : • L, M, M1, L1

Facilities: • Yoga & Meditation

Gazebo

Kids Play Area

Central Lawn

Phase - 3

Tower : • I1, J1. K1

Facilities : • Club

Commercial

Half Basket Ball Court

Swimming Pool

Skating Ring

Amphitheater

RERA Registration Number

For TOWER-L,L1,M,M1 - UPRERAPRJ10096

For TOWER-I,J,K - UPRERAPRJ9947

For TOWER-I1,J1,K1 - UPRERAPRJ10246



LIVING/DINING ROOM

Floors Vitrified tiles

External Windows Aluminium Sliding Type with 4mm Glazing walls O.B.D Paint

Internal Doors Flush Door with Hardwood Frames

Ceiling POP Punning Finish

Entrance Door Teakwood Finish Decorative flush doors

MASTER BEDROOM

Floors Laminated Wooden Finish Floors in 3BHK

External Windows Aluminium Sliding Type with 4mm Glazing walls O.B.D Paint

Internal Door Flush Door with Hardwood Frames

Ceiling POP Punning Finish

BEDROOM

Floors Vitrified tiles

External Windows Aluminium Sliding Type with 4mm Glazing walls O.B.D Paint

Internal Door Flush Door with Hardwood Frames

Ceiling POP Punning Finish

TOILET (MASTER BEDROOM)

Floors Anti Skid Tiles

Windows Aluminium Shutters

Fixtures and Fitting Chrome Finish Fitting, Mixers Sanitary ware Chinaware, Granite Counter

Walls Combination of Ceramic Tiles with plaster and O.B.D

Internal Door Flush Door Shutters with Hardwood Frames

Ceiling POP False Ceiling

TOILET (OTHER BEDROOM)

Floors Anti Skid Ceramic Tiles
Windows Aluminium Shutters

Fixtures and Fitting Chrome Finish Fitting, Mixers Sanitary ware Chinaware, Marble Counter

Walls Combination of Ceramic Tiles with plaster and O.B.D

Internal Door Flush Door Shutters with Hardwood Frames

Ceiling POP False Ceiling



KITCHEN

Floors Anti Skid Tiles
Windows Aluminium Glazing

Fixtures and Fitting Granite Counter with Chrome Finish Fittings

Walls Designer Ceramic Tiles Dado Upto 2' Above Counter Area

Other Utilities SS Single bowl Sink with Drainboard

BALCONY AREAS

Floor Anti Skid Ceramic Tiles
Walls Tex-Matt or Apex Equivalent

Ceiling O.B.D

MAIN ENTRANCE LOBBY

Floor Decorative Pattern Floor in Combination with Marble/Granite Tiles Walls/Dado Decorative Tiles Cladding Upto 3' With border and textured Paint

above Lift Front Wall Only

Ceiling O.B.D

EXTERIOR FINISH

External double layer plaster with textured paint/permanent finish

ELECTRICAL

Modular Switches, Copper Wiring with MCB's

POWER BACK-UP

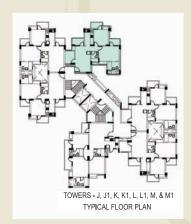
Reliable power backup





Floor Plans

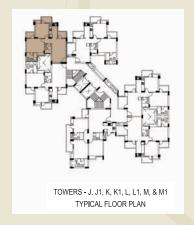














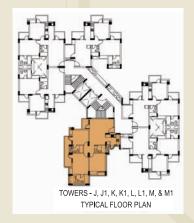


Floor Plans



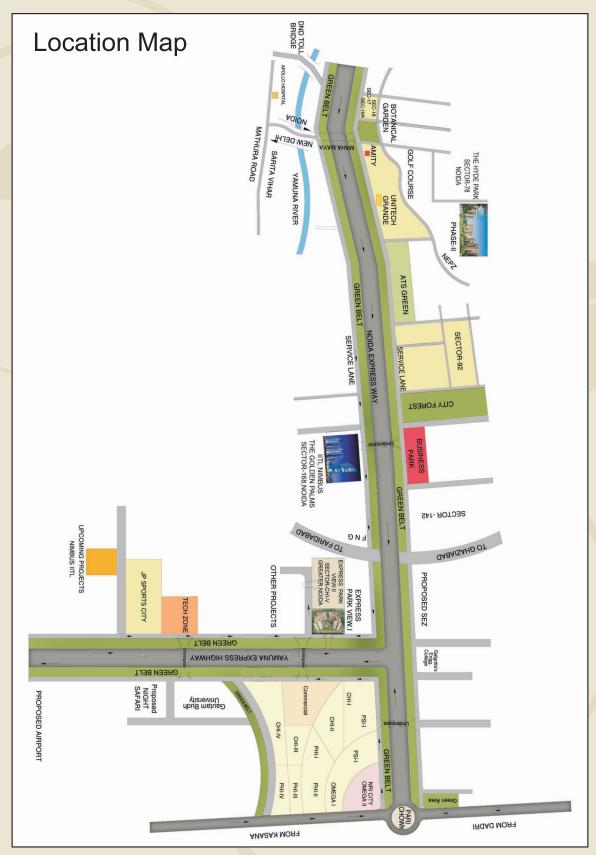
CARPET AREA = 917 sq.ft. BALCONY AREA = 150 sq.ft

3 BHK + 3 TOI









5 minutes drive from Pari Chowk
20 minutes drive from Sector-18/Atta Market

Other Successful Projects



Express Park View-I, Greater Noida



The Golden Palms, Sec. 168 Noida



The Hyder Park, Sec. 78 Noida



The Golden Palm Village, Yamuna Expressway, Sec. 22A Noida

CHEQUE / DD SHOULD BE DRAWN IN FAVOUR OF "IITL-NIMBUS THE EXPRESS PARK VIEW"

RERA Registration Number

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For TOWER-I1,J1,K1 - UPRERAPRJ10246





ISO 9001:2008

IITL-NIMBUS GROUP

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