




*Sta*   
**RESIDENCY**  
Greater Noida  
2/3 BHK APARTMENTS

*A lifelong comforting experience*



The time has come to pamper your senses and revive your soul in an aura of pure luxury & priceless exclusivity.

Celebrating opulence and grandeur in each and every exquisitely crafted square foot, ETA RESIDENCY is an iconic residence that is tailor-made for the society with a penchant for the best and an attitude of no compromise.

The living spaces have been designed to offer more space with every affordable luxury modern finish imaginable. Natural light and fresh air streams in through strategically designed windows with premium fits throughout. The overall effect is both sophisticated and breathtaking.

ETA RESIDENCY is centrally located in the heart of the city, close to Greater Noida's prominent and celebrated landmarks and even closer to enviable urban luxuries. Rising majestically in an exquisite corner property that occupies a pride of place in the ETA Block, ETA RESIDENCY places you in the optimal city area of dining, entertainment, shopping and business, with every convenience right at your doorstep.



*Make a  
fresh  
beginning  
every day*



A supreme status symbol for the urban elite ETA Residency brings together convenient dwelling levels with exceptional residences consisting of single level 2/3 BHK apartments. These futuristic homes are alluringly spacious with an exceptional selection of top-notch lifestyle amenities including a swimming pool, state-of-the-art gym, scenic central courtyard, indoor games room, elegant party hall.

With a masterful blend of aspiration, magnificence and refinement, ETA Residency dramatically sets the stage for an ultra-indulgent lifestyle that few will ever know.

We understand today's stressful environment and believe that there is no better place than Home to unwind yourself, a place where freshness prevails and gives you a feel of positive change always, ETA Residency gifts you one.



# Star RESIDENCY

Greater Noida



## FEATURES

- Centrally located huge landscaped garden at podium level
- Landscaped podium with Vehicular-free movement
- Hi-tech security & fire fighting system
- Landscaped with refreshing green open area
- Well ventilated and spacious balcony allows maximum light to save energy
- Modern elevators to each block
- Multilevel security through centralized CCTV surveillance
- Uninterrupted water supply
- Gated community
- 100% power back-up for elevators and common area
- Jogging track & modern swimming pool
- Yoga & Meditation Centre
- Ample covered and open parking space
- Exclusive club house with modern facility
- Indoor games room
- Children play area
- Mini market catering various daily needs
- Badminton courts
- State of the art Gymnasium



# Greater Noida

Greater Noida has emerged as a modern model of farsighted town planning. Availability of basic infrastructure is planned to exceed demand at all stages of development. Inter-flowing green spaces and a grid iron pattern of wide roads for an efficient transport system offers a unique integration of industrial, commercial, institutional and residential zones.

## Why Greater Noida is Best Location for Real Estate Investment

- It is India's first city with a master traffic plan. Smooth and wide roads in the master plan for better traffic management.
- Underground drainage systems and abundant clean sweet water.
- Proposed Metro connectivity.
- Pollution free environment, a result of the policy to permit only zero pollution industries.
- One of the largest industrial townships in Asia with over Rs. 10,000 crores investment taking place in Greater Noida.
- Beautifully landscaped sectors and a home to the most admired and prestigious residential projects.
- All the power supply sources are private to ensure uninterrupted supply.
- Fiber optic telephone network to ensure 24 hours 365 days of uninterrupted communication.
- Very well connected with Noida and Delhi through Noida-Greater-Noida Expressway.
- Taj Expressway for quick reach to Agra.



# SPECIFICATIONS



## Structure

- Earthquake resistant RCC framed structure.

## Internal Walls

- Plastered surfaces painted with pleasing shades of Acrylic Emulsion paint.

## Flooring

- Vitrified tile in Bed / Living / Dining. Laminated wooden flooring in Master bedroom.
- Combination of Anti-Skid tiles and vitrified tiles in lift lobby and common areas.
- Anti skid ceramic / Porcelain tiles in kitchen, toilets and balcony.

## Toilets

- Combination of good quality ceramic tiles upto a height of 7 feet.
- Chinaware and C.P. fittings of reputed brand like Jaguar / Parryware / Equivalent imported brand.

## Kitchen

- Counter top - Granite Marble.
- Dados - Ceramic tiles upto a height of 2 feet from granite top.
- S.S. single bowl sink with sink mixture.

## Doors

- 35 mm thick. Flush / HDF moulded skin doors Painted with satin Enamel.

- Chaukhat - Pressed steel / wood.

## Windows

- Anodized / Powder coated aluminum with 4mm thick float glass.

## Exterior

- Weather-proof Semi-Permanent non-fading finish.

## Electricals

- Superior quality concealed copper wiring and modular switches / sockets / fan-regulator etc.



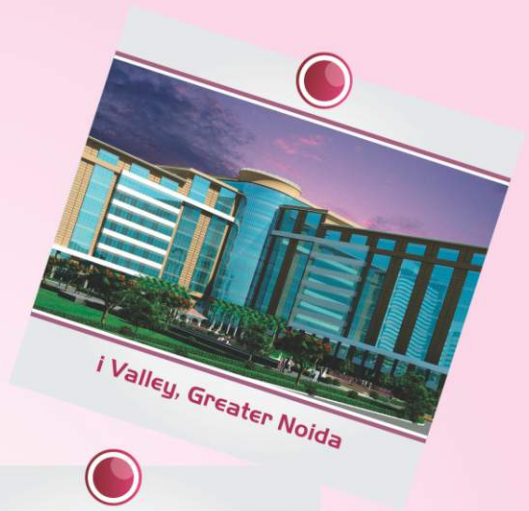


**VARDHMAN**  
own your space

### Creating milestones year after year

Vardhman has become the synonym for success and is one of the fastest growing professional company with diverse business portfolio in the real estate industry. We have earned the reputation for creating the highest quality, architecturally significant urban environments with an unmatched attention to detail.

Vardhman has vast experience in developing landmark buildings and undertaking world class commercial and residential projects. Inspired from the glorious past and the growing demand for realty projects, we have planned several projects for emerging cities as well.



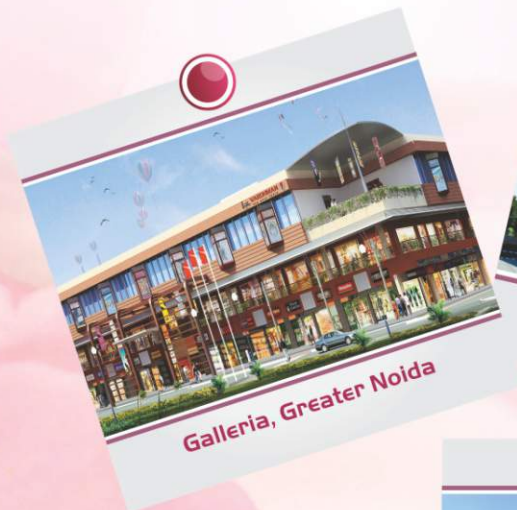
**i Valley, Greater Noida**



**Alfa Square, Greater Noida**



**Vedic Suites, Greater Noida**

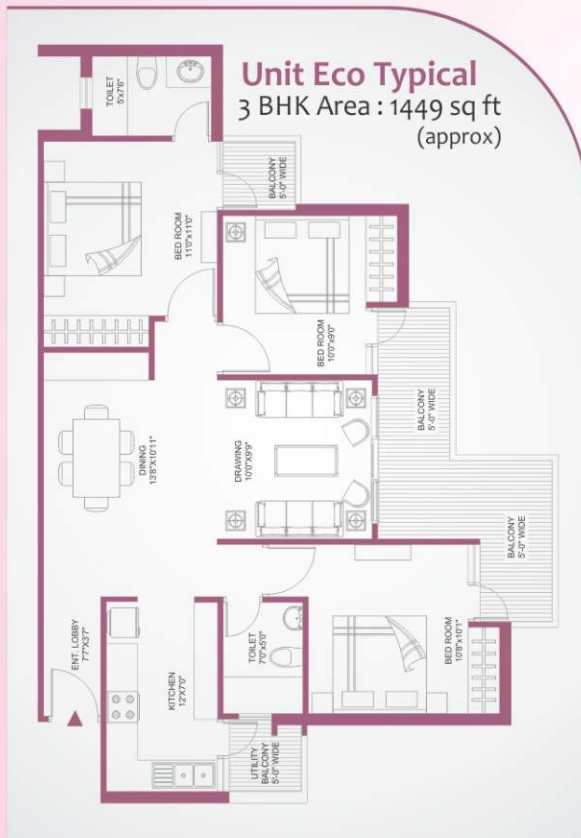
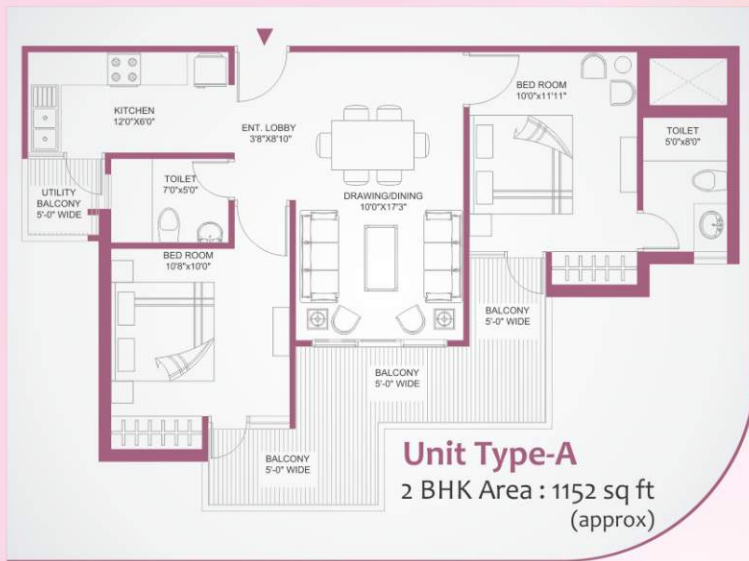


**Galleria, Greater Noida**



**Springdale, Dharuhera**







- Best Connected City for Delhi & NCR, Agra, Haryana, NH-24 & FNG
- International standard Golf Course nearby
- Major hospital nearby Kailash & Sharda etc.
- Nearest commercial mall **Vardhman Alfa Square**
- Cricket Stadium within 5km.
- Approved & proposed metro station - walking distance
- Many renowned schools like DPS, Ryan International School, JRE School of Management etc. in the vicinity
- Industrial hub with big MNC's, like Honda, Escorts, LG, Moserbaer, Yamaha, Indosolar
- IT hub brands like Wipro, HP, ST Microsystem, Tata AIG, Delphi, Samtel, NIIT, Synopsys



#### Corporate Office

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\* Note : This Brochure is purely conceptual & not a legal offering. The information given in this brochure is for preliminary purposes. Further the Promoter / Architect reserves the right to add / delete any detail, specifications mentioned, if so warranted by the circumstances.

\* Note : All the specifications, conditions, designs and pictures / elevations are only indicative & some of these can be changed in consultation with architect, or equivalent provided at the discretion of the company.