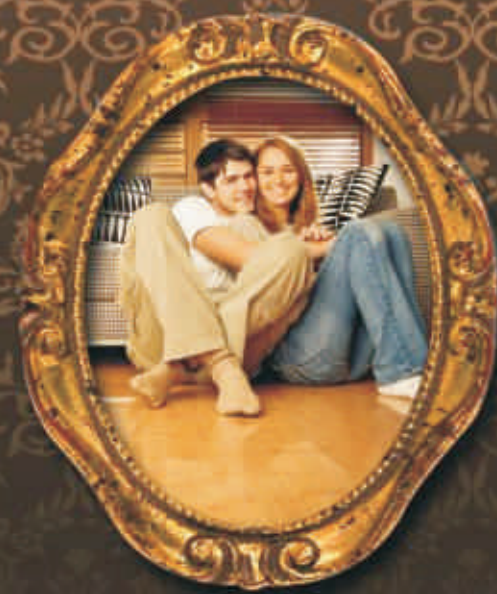
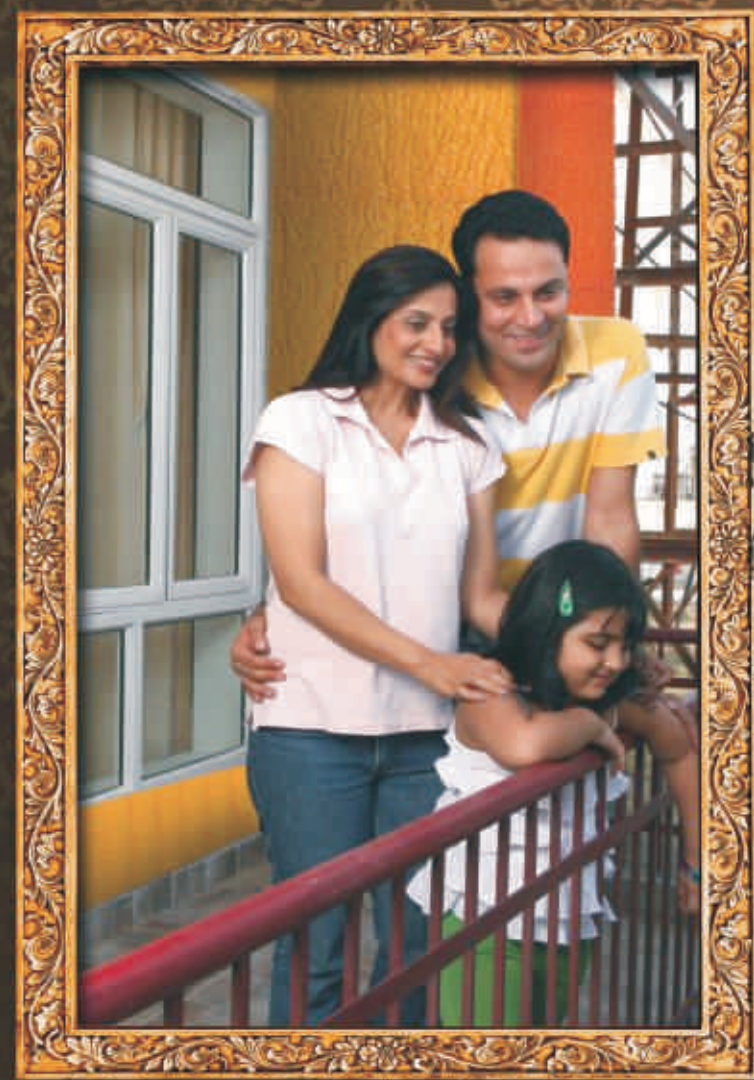




Site Office: GH-02, Omicron-1, Greater Noida, Ph.: 9582943373 • Corporate Office : C-134 B, 2nd Floor Shopprix Mall, Sector-61, Noida • Registered Office: 1145, Hemkunth Chambers, 89, Nehru Place, New Delhi- 110 019  
Email: czarsuites@supertechlimited.com • Visit at : www.supertechlimited.com

# CZAR villas

*Each moment, worth framing.*



## Czar Villas- For your picture perfect moments.

Beyond adjectives. Beyond hyperbole. This is the real thing. Admittedly not for everyone, Czar Villas are the ultimate limited edition living experience. Each villa is unique and captures the spirit of independent living spaces with a blend of community living. With meticulously designed aesthetic interiors, they are the spaces so vibrant that while you enjoy the best living style, you and your family will create the best moments. Moments that you'll wish like framing to adorn your wall for all times to come. And you can have all this without having to pay through your nose.

Having said that may we request you to turn the leaf.



## Supertech- Building good life in the process of making buildings.

Steered by Mr. R.K. Arora with unflinching dedication to the dream of "Home for All", Supertech Group has successfully completed many residential and commercial projects in the last two decades. It feels great to know how our buildings have become a part and parcel of more than 50,000 customers. And the number is rising.

From design and quality of construction to timely delivery and customer satisfaction, it has been at the forefront of excellence, and earned an ISO 9001:2000 certification in the process.

### Milestones

- More than 50,000 customers
- More than 7,000 residential units delivered
- Projects across 35 locations
- Projects in hand worth Rs. 10,000 crore
- 2000000 sq.ft. of commercial space

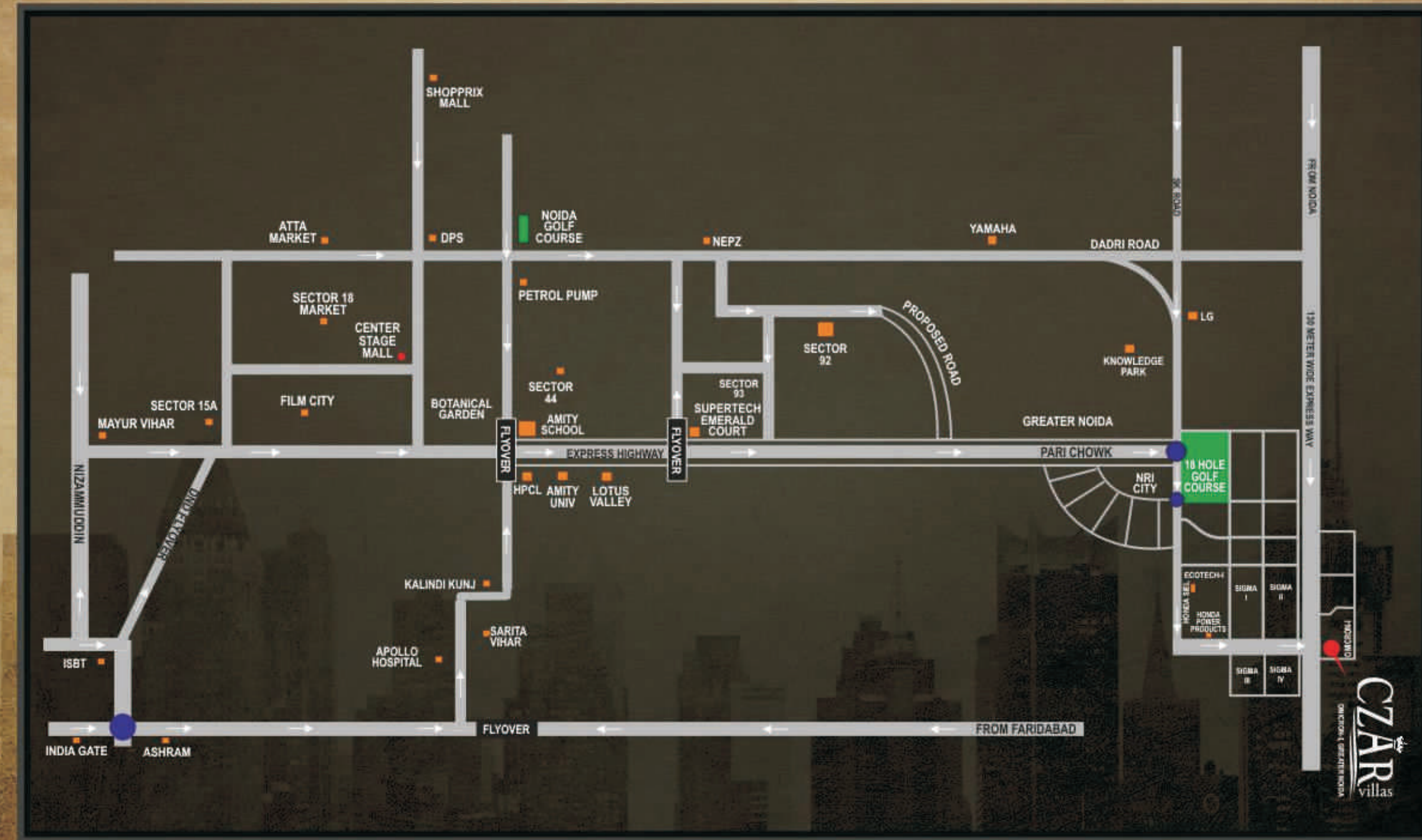


## Czar Suites- A collection of so many frames.

Inspired by the yearnings to break free from daily monotony, the place reaches out to excite your senses completely. It is from the connoisseur's scent that the swish and the sway come to light at Czar Villas here at Czar Suites, Greater Noida.

Indulge in the luxuries of Club House, Massage Parlour, Gymnasium, Sauna, Amphitheatre, Mini Hospital, Swimming Pool, Shopprix Mall and much more. Succinctly put, there's everything to live carefree, and to frame your various slices of good life.

## Location Map



## Greater Noida. The place where picture perfect moments blossom.

Greater Noida, one of the largest Industrial Townships of Asia, is a young, planned, integrated vibrant city where world-class infrastructure provides numerous matchless facilities. Given its advantages, Greater Noida has always been a preferred choice of Supertech to offer various ultra-modern projects to its customers.

Adjacent to the project site, there is upcoming Night Safari, Formula1 Race Track, Metro Corridor and proposed International Airport at Greater Noida. Truly, a perfect location for the perfect moments.





# Site Layout Plan



- The Garden of Five Senses**  
(Sight, Sound, Taste, Touch, Smell)
- Herbal Garden**
- Texture Garden**
- Musical Fountain**
- Fragrance Garden**
- Water Grid**
- Service Apartment**
- Children Activity Zone**
- Clear Water Cascade with Log Bridge**
- Esplanade**
- Garden Pond with Beam Bridge**
- Club house with health SPA, Multi Gym & Pool**
- Shopprix**
- Arrival Plaza**
- Lake**

# Floor Plan 150 sq.yd. (2180 sq. ft.)



**GROUND FLOOR PLAN**

Constructed area: 1140 sq. ft.  
Expendable Area: 0 sq. ft.  
Terrace Area: 0 sq. ft.



**FIRST FLOOR PLAN**

Constructed area: 784 sq. ft.  
Expendable Area: 275 sq. ft.  
Terrace Area: 0 sq. ft.



**SECOND FLOOR PLAN**

Constructed area: 256 sq. ft.  
Expendable Area: 562 sq. ft.  
Terrace Area: 240 sq. ft.

Total constructed area 2180 sq. ft., Total Expendable area 837 sq. ft. area, Total Terrace area 240 sq. ft.

Floor Plan 120 SQ. YDS., Type 1 - Area 1920 SQ FT

Floor Plan 120 SQ. YDS., Type 2 - Area 1890 SQ FT



**Ground Floor Plan**  
 Constructed area: 896 sq. ft.  
 Expendable Area: 0 sq. ft.  
 Terrace Area: 0 sq. ft.

**First Floor Plan**  
 Constructed area: 774 sq. ft.  
 Expendable Area: 108 sq. ft.  
 Terrace Area: 0 sq. ft.

**Second Floor Plan**  
 Constructed area: 250 sq. ft.  
 Expendable Area: 446 sq. ft.  
 Terrace Area: 185 sq. ft.

Total constructed area 1920 sq. ft., Total Expendable area 554 sq. ft. area, Total Terrace area 185 sq. ft.



**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

Constructed area: 900 sq. ft.  
 Expendable Area: 0 sq. ft.  
 Terrace Area: 0 sq. ft.

Constructed area: 651 sq. ft.  
 Expendable Area: 264 sq. ft.  
 Terrace Area: 0 sq. ft.

Constructed area: 339 sq. ft.  
 Expendable Area: 350 sq. ft.  
 Terrace Area: 226 sq. ft.

Total constructed area 1890 sq. ft., Total Expendable area 614 sq. ft. area, Total Terrace area 226 sq. ft.

As a cut above the rest, an imposing ambience of classic independent living style is present at every nook and corner of Czar Villas. They are the epitomes of comfort and convenience; they are the storehouse of luxuries. With unsurpassed landscape, spacious inner spaces and intrinsic designs, every moment at Czar Villas is worth framing

## Exclusive Features

- A part of 30 acres lush green environs
- Next to 100 Mtr. Wd. Green Park
- Green Facing Villas
- Available in 3 sizes
- Exclusive Terrace Garden
- Gated Community
- Operational Club House & Swimming Pool
- Multiple Gyms - Indoor & Outdoor Sports Facility
- Commercial Spaces - Restaurant - Medical Facility Available with in the Premises
- Squash Courts
- Spa - Jogging Track

## Specifications

AREA	FLOOR	WALLS	CEILING	FURNISHING
BEDROOM	Vitrified Tiles - Stone Texture / Laminated Wooden Flooring in Master Bedroom	Plastic Paint	Designer POP	
KITCHEN	Combination of anti skid ceramic tiles / vitrified tiles	Designer ceramic tiles with border upto 2 ft. above counter		Complete Modular Kitchen
TOILET	Combination of anti skid ceramic tiles / vitrified tiles	Designer Ceramic Tiles		Branded Chinaware
LIVING / DINING / LOBBY / PASSAGE	Vitrified Tiles - Stone Texture	Plastic Paint	Designer POP	
BALCONY	Anti skid ceramic tiles / terazzo tiles	Plastic Paint / textured paint	Plastic Paint textured paint	
DOORS	ELECTRICALS	STRUCTURE	SECURITY	
Entrance Doors Hardwood panel doors with melamine polish Internal Doors Polished skindoors	Modular Switches 24 Hours power back up provision Fan, light and fancy light Fully airconditioned	Earthquake Resistance RCC structure WINDOWS Power coated Aluminum Frame UPVC	Video door phones	