



With *i*homes



Towards,
*i*homes

East of Siddharth Vihar
Next to NH 24, Ghaziabad



Artistic Images shown are for illustration purposes only and may not be an exact representation of the Apartment.

PRESENTING



the element

ESSENCE OF LIFE 

3BHK + SERVANT LUXURY APARTMENTS

TALLEST TOWER IN EAST OF SIDDHARTH VIHAR, GHAZIABAD



POWER TO PERFORM



WELCOME TO THE
WORLD OF

Togetheriness

Ishaan Group for over 15 years, commitment to core values has made us the promptest organization to set up region's most forward-thinking projects.

Our success comes from a steadfast commitment to the customer's vision and a culture of balance, integrity, leadership, and loyalty.

We are distinguished, focused company with a large, well-balanced portfolio comprised of Residential, Commercial, Hospitality and mixed-use properties.

We are renowned for our impressive development of many residential landmark projects in Roorkee, Dehradun, Lucknow & Deoghar. Our journey has many successful milestone along the way.

Nirala India Parivar with more than 26 years of experience in Real Estate business. The promoter of the Group has developed many residential and commercial projects in Delhi NCR and is the most premier Real Estate Developer.

Since the inception, thousands of satisfied customers of the promoter and brilliance in all their architectural projects have given the success to the group it deserves.





BEYOND

Extra-Ordinary

The apartment has been efficiently planned using optimum space utilization and functionality, so that there is no wastage of space.

These apartments in East of Siddharth Vihar, Ghaziabad offer incomparable landscape views, with roomy interiors and ample natural light, Vaastu compliant and ideal for investment and good rental yields, Apart from offering a superior quality of life, one of the most important advantages of The Element is its strategic location and the incredible price it comes at.





SMART AND MODERN ENOUGH TO
RELOCATE YOU FROM YOUR

Existing Home

The Element is located in East of Siddharth Vihar, Ghaziabad which is about 2 mins from NH-24 Highway and 10 mins from Noida Electronic city Metro Station.

The Element has excellent connectivity to IT hubs Sector 62, Noida, Akshardham Delhi via NH-24 & FNG.

The Element is one of the most well connected projects in Ghaziabad, you can transit to any part of Delhi NCR very easily.



Hindon Airport
10 Minutes

IGI Airport
45 Minutes



Rapid Rail Ghaziabad Station
5 Minutes

Shaheed Sthal Metro Station
10 Minutes



DND Flyover
20 Minutes

Yamuna Expressway
30 Minutes









YOU'RE FINAL DESTINATION FOR

Futuristic *i*homes



THE MOST VALUABLE SQUARE

Inch of your life!





PHASE 2

Unit Plan



3 Bedroom + Drawing + Dining Area + Kitchen + 4 Toilets + 4 Balconies + Servant Room



UNIT AREA

RERA Carpet Area - 110 Sq. Mtr. (1184 Sq. Ft.) | External Wall Area - 9.44 Sq. Mtr. (101.64 Sq. Ft.)
 Balcony Area - 33.32 Sq. Mtr. (358.70 Sq. Ft.) | Common Area - 74.78 Sq. Mtr. (805 Sq. Ft.)
 Total Area - 227.58 Sq. Mtr. (2450 Sq. Ft.)

Carpet Area (as per RERA guidelines) : The net usable floor area of an apartment , excluding the area covered by the external walls, areas under services shafts , exclusive balcony or verandah area and exclusive open terrace area, but included the area covered by the internal partition walls, column & structural walls of the apartment.
 (1 Sqm = 10.764 sq.ft., 304.8 mm=1'-0")

Site Plan



A: ENTRY GATE
 B: EXIT GATE
 C: TOWER ENTRANCE
 D: OLD FOLK AREA
 E: PARTY LAWN
 F: JOGGING TRACK

G: AROMA GARDEN
 H: GAZEBO
 I : CYCLING TRACK
 J: KIDS PLAY AREA
 K : MEDITATION ZONE
 L: WATER BODY

M : BADMINTON COURT
 N : CRICKET PRACTICE NET
 O: LAWN TENNIS
 P : SKATING
 Q : HALF BASKET BALL
 R: SWIMMING POOL

S: KIDS POOL
 T: OPEN GYM
 U: RAMP
 V: SERVICES YARD
 W: GUARD ROOM
 X: CLUB

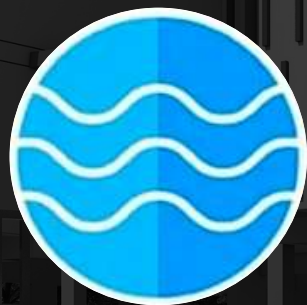
AGNI (FIRE)



PRITHVI
(EARTH)



VAYU
(AIR)



JALA
(WATER)



AKASH
(ETHER)

BEHIND-THE-STORY OF
The Elements

This is an extravagant and stupendous Generation next Futuristic *i*homes, which offers you ultra-modern yet gracious luxury home based on the principle of law of "Panch Mahaboot" i.e., **Earth, Water, Fire, Air and Space** to purify our being to attain greater Health, Power, Knowledge, Wisdom and Happiness to provide balance and Harmony in life.







Living Room



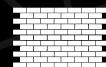
SPECIFICATIONS



HOME AUTOMATION
WITH ALEXA



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
PLASTIC PAINT



11 FEET
CEILING HEIGHT
(FLOOR TO FLOOR)



FLOORS
PREMIUM VITRIFIED TILES



FIXTURE & FITTING
TOUCH SWITCHES



INTERNAL DOORS
MICA FIX ON SHUTTER
WITH HARDWARE



SPLIT
AIR CONDITONER

Dinning Area



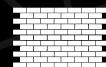
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HOME AUTOMATION
WITH ALEXA



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
PLASTIC PAINT



11 FEET
CEILING HEIGHT
(FLOOR TO FLOOR)



FLOORS
PREMIUM VITRIFIED TILES



FIXTURE & FITTING
TOUCH SWITCHES



INTERNAL DOORS
MICA FIX ON SHUTTER
WITH HARDWARE



SPLIT
AIR CONDITONER

Bedroom



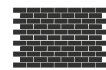
SPECIFICATIONS



HOME AUTOMATION
WITH ALEXA



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
PLASTIC PAINT



11 FEET
CEILING HEIGHT
(FLOOR TO FLOOR)



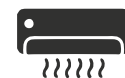
FLOORS
PREMIUM VITRIFIED TILES



FIXTURE & FITTING
TOUCH SWITCHES



INTERNAL DOORS
MICA FIX ON SHUTTER
WITH HARDWARE



SPLIT
AIR CONDITONER

Modular Kitchen



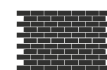
SPECIFICATIONS



HOME AUTOMATION
WITH ALEXA



EXTERNAL DOOR & WINDOWS
UPVC



WALLS
DESIGNER CERAMIC TILES
WITH BORDER UP TO 2'-0"
ABOVE COUNTER



FLOORS
PREMIUM VITRIFIED TILES



UTILITY
DOUBLE SINK



WOODEN WORK
ABOVE AND BELOW
THE COUNTER

Bath Room



SPECIFICATIONS



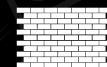
FIXTURE & FITTING

COUNTER WASH BASIN
WALL-MOUNTED WC
PREMIUM CP FITTING



EXTERNAL DOOR & WINDOWS

UPVC



WALLS

DESIGNER CERAMIC TILES
WITH BORDER UP TO 8'-0"



FLOORS

ANTI SKID VITRIFIED /
CERAMIC TILES



INTERNAL DOORS

MICA FIX ON SHUTTER WITH
HARDWARE



CEILING

FALSE GRID CEILING

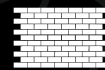
Balcony



SPECIFICATIONS



RAILING
STAINLESS STEEL WITH
TOUGHENED GLASS



WALLS
PAINT



FLOORS
PREMIUM VITRIFIED TILES



CEILING
POP



COMMON

Specifications



STRUCTURE WORK

- ✓ EARTHQUAKE RESISTANT
- ✓ RCC STRUCTURE



LIFT LOBBIES CORRIDOR

- ✓ PREMIUM VITRIFIED TILES / MARBLE / STONE
- ✓ GRANITE TILES CLADDING UP TO 3'-0" FEET & TEXTURE PAINT ABOVE
- ✓ DESIGNER POP, DESIGNER CERAMIC TILES WITH BORDER UP TO 8'-0" FEET HEIGHT UPVC DOOR



LIFT

- ✓ HIGH SPEED PASSENGER ELEVATORS



SECURITY SYSTEM

- ✓ SECURED GATED COMMUNITY CONNECTED WITH INTERCOM



POWER BACKUP

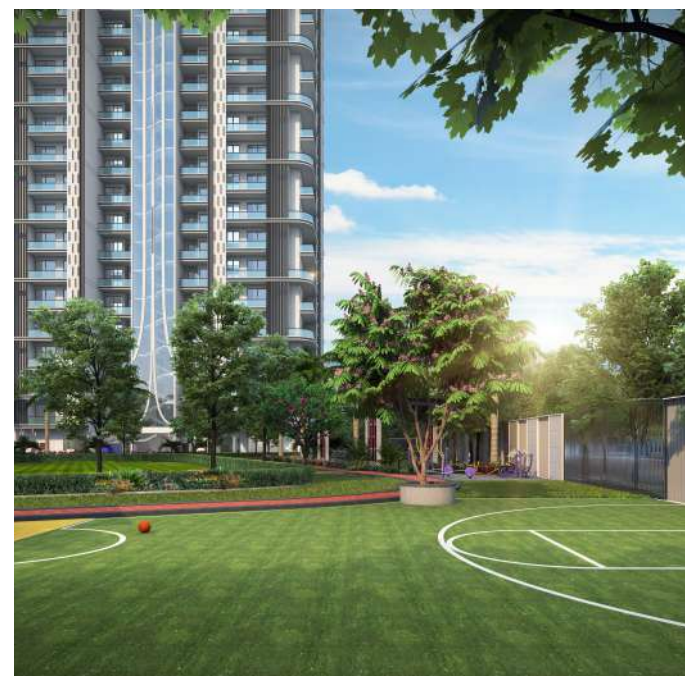
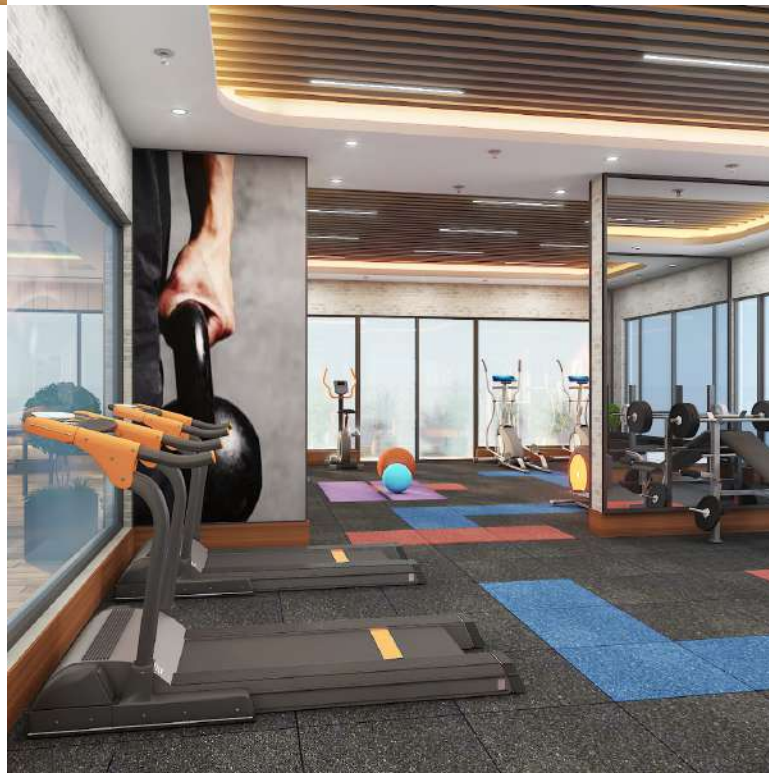
- ✓ 100 % DG POWER BACK-UP FOR ALL COMMON AREAS
- ✓ UP TO 100% DG POWER BACK-UP AVAILABLE TO INDIVIDUAL UNIT BUYER ON PAID BASIS AS AGREED AT THE TIMES OF BOOKING



STAIRCASE

- ✓ STAIRCASE COMBINATION OF ONE OR MORE OF MARBLE / GRANITE/ VITRIFIED TILES





HIGH ON DEMAND PROJECT WITH MORE THAN 50+ DEMANDABLE LUXURY AMENITIES



SWIMMING
POOL



LANDSCAPE
PARK



THE CLUB



AEROBICS
& YOGA HALL



GYMNASIUM



AC IN ALL ROOMS /
DRAWING & DINNING
AREA



11 FEET
CEILING



SENIOR CITIZEN
FRIENDLY HOME



KIDS PLAY AREA



EV CHARGING
STATION



SENSOR BASED
LIGHTING



BASKETBALL COURT

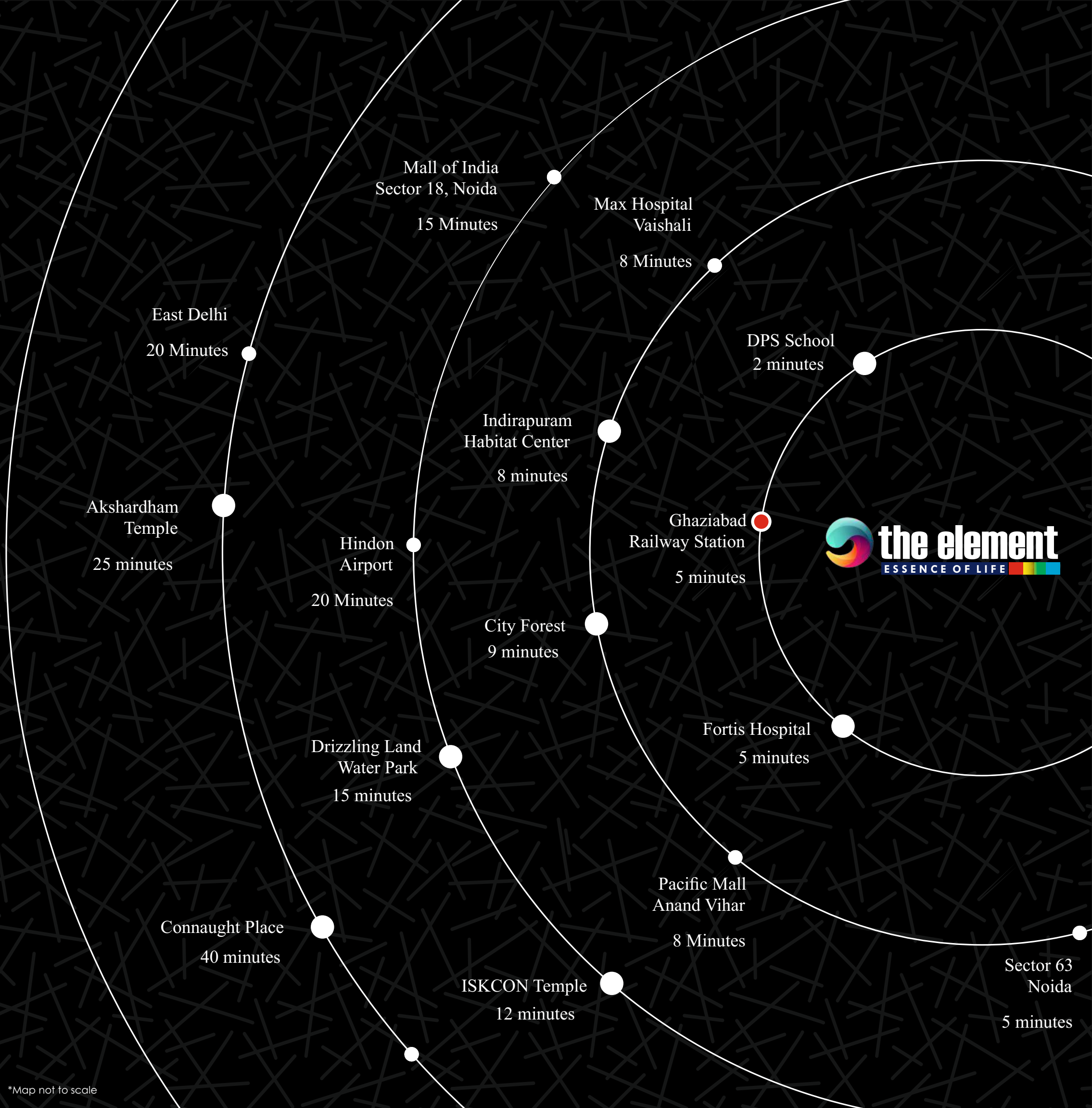


CRICKET
PRACTICE NET



COMMUNITY
HALL





Mall of India
Sector 18, Noida
15 Minutes

Max Hospital
Vaishali
8 Minutes

DPS School
2 minutes

Indirapuram
Habitat Center
8 minutes

Ghaziabad
Railway Station
5 minutes

East Delhi
20 Minutes

Akshardham
Temple
25 minutes

Hindon
Airport
20 Minutes

City Forest
9 minutes

Fortis Hospital
5 minutes

Drizzling Land
Water Park
15 minutes

Pacific Mall
Anand Vihar
8 Minutes

Connaught Place
40 minutes

ISKCON Temple
12 minutes

Sector 63
Noida
5 minutes

*Map not to scale

EASY *Connectivity*

Commuting from Siddharth Vihar is an easy thing to do as it is connected easily with significant stations that keeps you away from travelling hassle.



Hindon Airport
10 Minutes

IGI Airport
45 Minutes



Sector 62, Metro Station
5 Minutes

Shaheed Sthal Metro Station
10 Minutes



DND Flyover
20 Minutes

Yamuna Expressway
30 Minutes

OUR COMPLETED PROJECTS

DOON
PARADISE DEHRADUN
3 BHK APARTMENT

ISHAAN
CORPORATE TOWER
VASUNDHARA

ISHAAN
AVENUE ROORKEE
3 Bedroom Apartments

Phase I & II

ISHAAN
GREENS
DEOGHAR

ISHAAN
IMPERIAL
COURT ROORKEE

2 / 3 / 4 BHK FLATS & DUPLEX

ishaan
Residency
ROORKEE
2 Bedroom Apartments

ishaan
Executive Floor
3 Bed Room Independent Floor

ISHAAN
IMPRESSION
LUCKNOW
3 BHK INDEPENDENT HOUSE

ISHAAN
ashok residences
2 & 3 BHK APARTMENTS, DEOGHAR

ISHAAN
SHRISHTI
3 BHK APARTMENTS, DEOGHAR

nirala's
Eden Park
Indrapuram

NIRALA
Greenshire
Greater Noida West
Phase - I (G+25)

NIRALA
ASPIRE
Greater Noida West
2/3/4 BHK APARTMENTS
Phase - I (G+21)

NIRALA
HILLS
AJMER
2/3/4 BHK APARTMENTS

NIRALA
Greenshire
mart
Greater Noida West

ASPIRE
PLAZA
shop for all your need

OUR ON-GOING PROJECTS

Radisson

Ishaan Sanskriti
4 BHK CONDOMINIUM, DEOGHAR
A DREAM PROJECT BY ISHAAN GROUP

DEMOD
MALL OF DEOGHAR

ISHAAN ATULYAM
2 & 3 BHK LUXURY FLATS

ISHAAN
SAROVAR PORTICO
DEOGHAR
A SAROVAR HOTEL

NIRALA
ASPIRE
Greater Noida West
2/3/4 BHK APARTMENTS
Phase - IV & V



GOOD THINGS ARE

Secured Here!



Project By : IN INFRAESTATES LLP



POWER TO PERFORM

&



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