



THE FUTURE OF  
AFFORDABLE

*Luxury*



FUTURE ESTATE

2 & 3 BHK Homes, Sec-1, GNIDA West (Noida Extn.)



A man and a woman are shown in profile, looking at a large bouquet of flowers. The man is on the left, wearing a light blue shirt, and the woman is on the right, wearing a colorful striped sweater. They are both smiling warmly. The bouquet consists of numerous pink and white daisies with green foliage. The background is a plain, light color.

## A RELAXED LAVISH LIFESTYLE ON OFFER

Experience a carefree life at Future Estate. Here the sunlight, the chirping of the birds and the cool morning breeze will leave you ecstatic and satisfied. The interiors accentuate the feeling of elegance as the quality, textures and colours interplay with each other and add to the beauty of the decor. The spacious rooms at Future Estate opens up a cascade of coziness nested in the warmth of soft pleasures. Here the specifications are not selected in a given pattern but visualized keeping your refined taste and modern persona in mind. Quality, consistency, durability of elements are given top priority and then seamlessly infused with harmony, design & taste. Future Estate is a great example of beautiful infrastructure, facilities and technology. These 2 & 3 bedroom apartments offers you a desirable location thats easily accessible.

Future Estate is being developed by Future World, a renowned real estate developer in Delhi and NCR. At Future World our endeavor has been to build international quality structure that sets the benchmark for excellence, affordability and world class architectural design in whole Delhi NCR region. All our projects are being built on the strong foundation of quality, professionalism and an unwavering commitment to value creation for our customers. Future Estate is being conceptualized and designed by leading architect and planner, C.P.Kukreja Associates, who is ranked as one of the 100 top architects in the world. He has also been selected by CNBC as the best architect in India for designing group housing projects. Future Estate surely will be ranked among the best projects of GNIDA (West) because of state-of-art architecture, designing and location.



# AN ADDRESS THAT EXUDES ACCESSIBILITY

Experience the unforgettable whiff of countryside yet be perfectly within a city. GNIDA (West) is a quiet getaway amidst well lit-wide roads, parks, greenery and water bodies that maintain a total harmony with nature. Also witness its modern, corporate existence with the state-of-the-art plants set up here by big players. Given its proximity to the national capital- Delhi and the NCR, GNIDA (West) is fast becoming the new industrial and residential destination of NCR.



- A connecting under construction bridge on Hindon River from sector-78, Noida
- Proposed Metro Station at Sector-78, Noida
- Proposed Metro Station at first round about of GNIDA (West)
- Close proximity to Sai Temple, sector-61, Noida
- 6 kms drive from sector-121, Noida





# ALL CONCEIVABLE CONVENIENCES AT HAND

- Signal Free Traffic Access from most places
  - Proposed Metro Connectivity
- Easy Finance Options from Leading Banks
  - Convenient Payment Plans for everyone
    - Club Riva
- Internet Connectivity
  - 24X7 Security

- Intercom Connectivity
- Rain Water Harvesting
- Nature Scape Theme of Landscaping
- Laundromat
- Doctor on Call
- Ambulance on Call
- Cabs on Call
- Visitors Parking
- Convenience Shopping Center



RELAX  
AMID A  
LIVELY  
AMBIANCE

Clubhouse *Riva*

- Air-conditioned Gymnasium with Trainer
- Reading Room
- Steam / Sauna / Massage Rooms
- Indoor Games, Table Tennis
- Card Room, Billiards
- Restaurant
- Swimming Pool
- Kids Pool



- Pedestrian Plaza
- Skating Rink
- Jogging Track
- Cycling Track
- Lawn Tennis Court
- Yoga or Meditation Park
- Separate Sit Outs for Elders
- Kids Play Area
- Religious Building
- Amphitheatre
- Teens Court
- Pergola / Lounger
- Tot lot
- Outdoor Exercise
- Terrace Garden with Bar-be-que
- Changing Room



# ATTENTION TO EVEN THE TINIEST DETAILS

## WALLS & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades POP on Ceilings

## FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and Balconies
- Wooden laminated flooring in Master Bedroom

## KITCHEN

- Granite working top with stainless steel sink
- Individual RO unit for drinking water
- Woodwork below the working top
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles

## TOILETS

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirror in all the toilets



## DOORS & WINDOWS

- Internal door-frames of Marandi or equivalent wood
- Outer doors & windows aluminum powder coated/UPVC
- Internal door made of painted flush shutters
- Good quality hardware fittings
- Main entry door frame of Marandi or equivalent wood with skin molded door shutter

## ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points in ceiling

## TV & TELEPHONE

- Provision for DTH connection
- Provision for one landline connection having intercom facilities

## ENTRANCE LOBBY / LIFT LOBBY / CORRIDORS

- Flooring in combination of Marble Stone / Granite
- Walls with Granite / Marble / Tiles Cladding up to 4'-0" feet and Texture Paint above

## NOTES

- The colour and design of the tiles can be changed without any prior notice.
- Variation in the colour and size of vitrified tiles/granite may occur.
- Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to +3% without any change in cost, however, in case the variation is beyond +3% charges are applicable.





All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft.





**Legend**

- 1. Entrance Gate & Security
- 2. Visitors Parking
- 3. Fountain
- 4. Pedestrian Plaza
- 5. Open Air Theater
- 6. Teens Court / Table Tennis
- 7. Pergola
- 8. Tot Lot
- 9. Yoga Center
- 10. Tennis Court

- 11. Water Features
- 12. Jogging Track
- 13. Steam/Sauna/Massage Room
- 14. Gymnasium
- 15. Outdoor Exercise Station
- 16. Pergola / Loungers
- 17. Changing Room
- 18. Kids Pool
- 19. Swimming Pool

- 20. Herbal Garden
- 21. Senior Citizen Corner
- 22. Children Play Area
- 23. Skating Rink
- 24. Meditation Area
- 25. Religious Place
- 26. Cycling Track
- 27. Club Terrace / Bar be Que

- Type A - 2BHK
- Type B - 2BHK
- Type C - 3BHK+2T
- Type D - 3BHK+3T
- Type E - 3BHK+4T+S

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SITE  
LAYOUT





**Type-A**  
Super Area = 980 sq. ft.  
2 Bedroom + Drawing/Dining + 2 Toilet + Kitchen + Balcony

Note: \*Above mention Super Area is inclusive of wall thickness, cupboards, puja area and common area proportionally\*



**Type-B**  
Super Area = 1130 sq. ft.  
2 Bedroom + Drawing/Dining + 2 Toilet + Kitchen + Balcony

Note: \*Above mention Super Area is inclusive of wall thickness, cupboards, puja area and common area proportionally\*





**Type-C**  
Super Area = 1390 sq. ft.  
3 Bedrooms + Drawing/Dining + 2 Toilet + Kitchen + Balcony

Note: \*Above mention Super Area is inclusive of wall thickness, cupboards, puja area and common area proportionally\*



**Type-D**  
Super Area = 1460 sq. ft.  
3 Bedrooms + Drawing/Dining + 3 Toilets + Kitchen + Balcony

Note: \*Above mention Super Area is inclusive of wall thickness, cupboards, puja area and common area proportionally\*



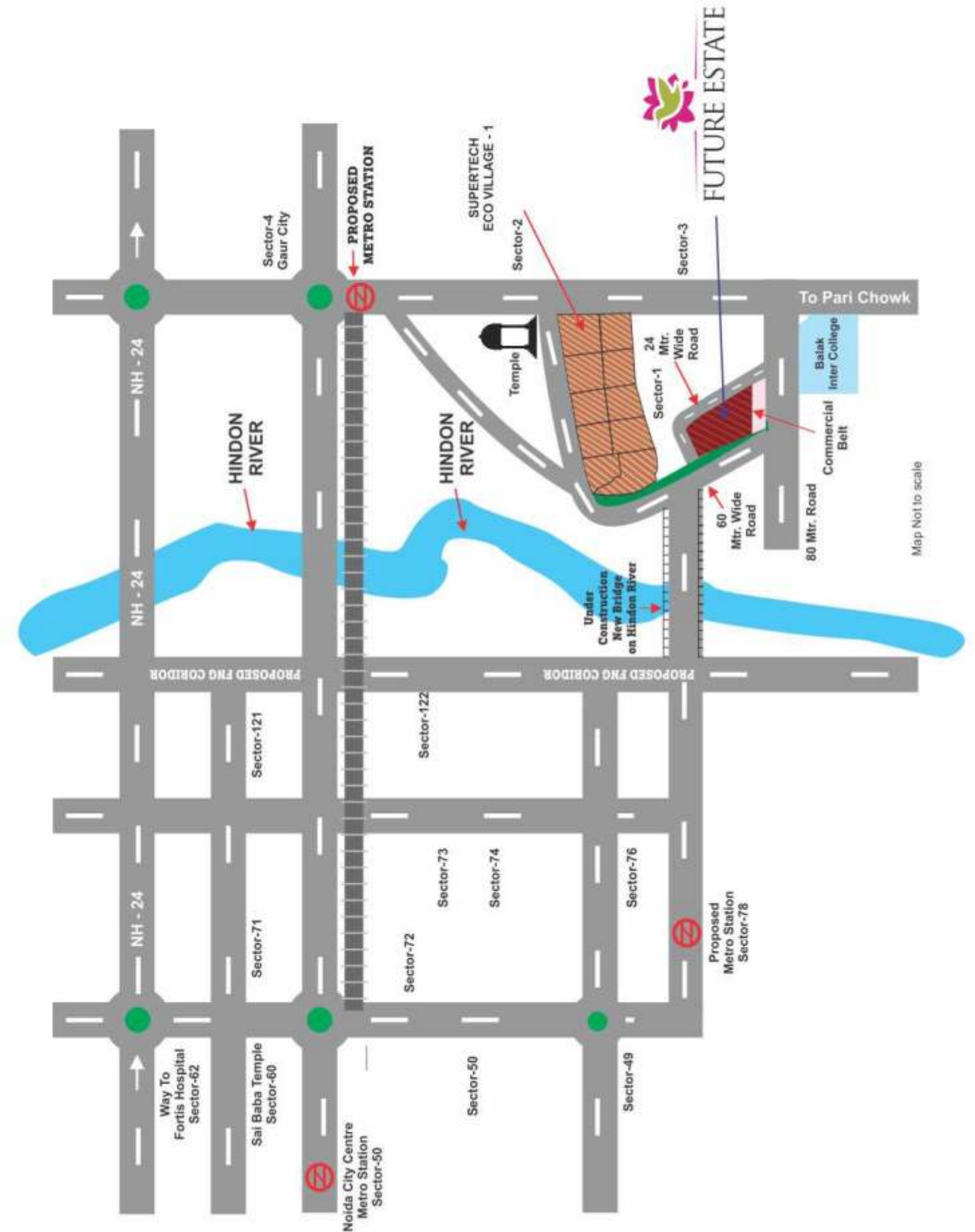


**Type-E**  
 Super Area = 1620 sq. ft.  
 3 Bedrooms + Drawing/Dining + 4 Toilets + Kitchen + Servant Room + Balcony

Note: \*Above mention Super Area is inclusive of wall thickness, cupboards, puja area and common area proportionally\*

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ROAD MAP



Map Not to scale



*Future World Group is heading towards Yamuna Expressway and planning to come up with an exclusive Residential Project spread across in 5 acres at a prominent location, where you can pamper yourself with the boundless beauty of nature in the relaxed luxury of your home.*

UNWAVERING  
*Commitment*  
TO FUTURE APPROACH



#### **Opportunities for the Area**

- Longest Access Controlled six lane (extendable to eight lanes).
- Least disturbance will take place to the local population.
- Yamuna Expressway connects two important destinations of National and International importance - National Capital Delhi and Tourist Center Agra.
- Buddha International Circuit (F1 tracks) in the Jaypee Sports City is the latest addition that will help in developing the interest of the foreign investors in the Yamuna Expressway.
- Grand Prix held here already received so many raves from international celebrities, that it will open the doors for future investment.





**FUTURE WORLD GREEN HOMES PVT. LTD**

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**CREDAI**

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