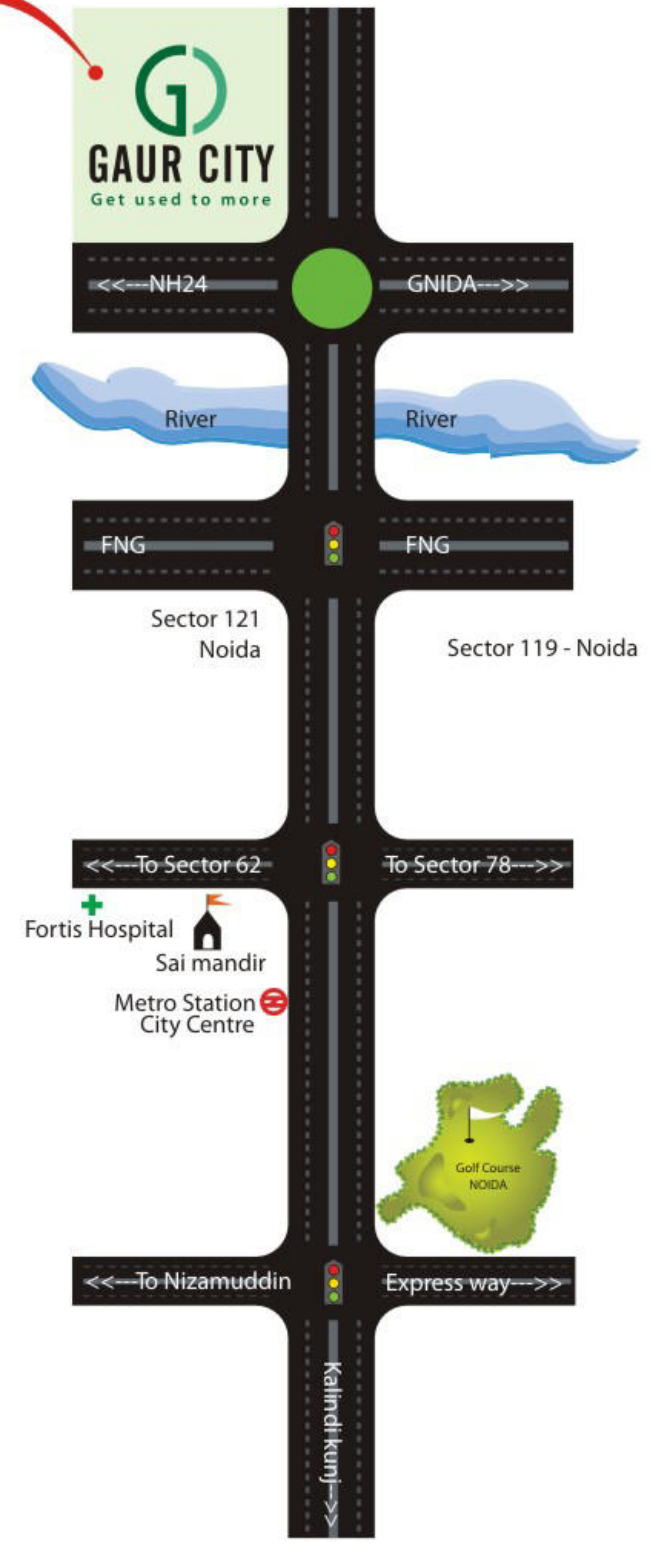


**GALAXY NORTH AVENUE**  
GC-3, GAUR CITY, SECTOR-4, GNIDA

Location map



**GALAXY NORTH AVENUE**  
GC-3, GAUR CITY, SECTOR-4, GNIDA

discover  
the shades of  
fine living



all information, conditions are only indicative & some of them can be changed at the discretion of builder/architect these are conceptual & constitute no legal offerings

Map not to Scale





## Experience the Midas touch

Gaursons & Saviour Builders Pvt. Ltd. are renowned for their commitment to quality and are the respected names in the real estate fraternity.

The duo is all set to create history in Noida Extension, where they are coming up with a landmark township, Gaur City. With a potent to become benchmark for all future real estate developments, Gaur City, spread over 130 acres, is a fine amalgam of high living ensconced not only by the greenery but all the modern amenities such as multiplex, stadium, Olympic size swimming pool, hotel, hospital and schools among others.

Situated adjacent to Sector 121, Noida, the icing on the cake is that you don't have to go far to enjoy the good life as Gaur City is only 11 km from Kallindi Kunj and 7 km from the functional Sector 32, Noida City Centre Metro Station.

## Highlights of the Township

Future township spread over approx. 130 acres of land • Approx. 45 acres land kept open for parks, play ground, open space, roads and public parking, sport facilities etc. in addition to green/open areas of group housing • Renowned architecture of RSP, Singapore • Landscaping within the complex • Olympic size swimming pool and radiant club featured with Reading Room, Café, Latest Gymnasium, Sauna Bath, Steam Bath, Jacuzzi Bath, Billiards Table, Table Tennis, Card Table, Common Hall for get together and sufficient play area for children • Banquet hall with guest rooms facilities • Play School with Creche • Senior Secondary School • Sports facilities, Football, Cricket, Badminton, Lawn Tennis • Hotel, Service apartments and Office Spaces • Restaurant • Petrol & gas Station • Mall & Multiplex • Special Kids Park • Special Herb Park for Senior Citizens • Pick-up & Drop facility from nearest Metro Station • Plantation of ten thousand trees • Rain water harvesting • Wi-fi enabled township • Maintenance by the Facility Management Company



**GALAXY NORTH AVENUE**  
GC-3, GAUR CITY, SECTOR-4, GNIDA

North Avenue rests in the mega township of Gaur City, the most sought after location for your home. Homes at North Avenue offer 2, 3 and 4 bedroom apartments along with unheard of amenities such as Stadium, Mall & Multiplexes, Olympic Size Swimming Pool, Club, Hotel, Hospital Petrol Pump and School which are a part of the township. So, ultimately you get a complete township at the price of your home. And to top it all you get all this at an amazingly affordable price and easily approachable location!

The promoters of Galaxy International Realtech Pvt. Ltd. are a well known name in the realty sector and during all these years they had gathered years of valuable experience. With its experience, principles, and innovative architectural approach, it is bringing forth an extra ordinary project under the name, North Avenue. With this path-breaking project it is all set to bring in a remarkable change in the lifestyle of people who are going to dwell in these homes.

Galaxy International Realtech Pvt. Ltd. has all the skills required to be successful in this ever changing industry. With all this behind it the Group promises to bring in a remarkable change in the realty sector with its team of professionals who make it a technically sound group. The Group is renowned for its keen interest in upgrading technology in accordance with the latest trends. The Group along with its competent team dares to make and break the trends of the real estate industry.



## Highlights

- Firm Price - no escalation.
- Complete township loaded with all amenities and facilities.
- Certified earthquake resistant structure as per IS Codes of Practice.
- Lifts by OTIS/KONE/JOHNSON or equivalent in each block.
- Housing loan facility available from the leading financial institutions.
- Covered and open reserved car parking within the complex.\*
- Parks, children play area, landscaping within the complex.
- Approx. only 20% covered area and 80% open space.
- Rain water harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession with penalty clause.
- Individual RO Unit for drinking water in each apartment.
- 100% Power back-up.\*
- 24 Hour security with intercom facility.
- Adequate provision for fire fighting on each floor.



## Locational Advantage

- 2 Mins. drive from NH-24 • 3 Mins. drive from FNG corridor
- 5 Mins. Drive from Sector 119 and Sector 120 • 7 Mins. Drive from Sector 50 Sai Mandir
- 10 Mins. Drive from Fort's Hospital
- 10 Mins. Drive from Sector 32 Metro Station • 20 Mins. Drive from Sector 18 Market

## Master Plan Gaur City





# Specifications

## STRUCTURE

- Earthquake resistant RCC framed structure certified by IIT

## EXTERNAL FINISH

- Excellent weather proof finish in pleasant shades

## FLOORING

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

## WALLS & CEILING FINISH

- Finished walls & ceiling with DBD in pleasing shades
- One wall in master bedroom duly textured finished

## KITCHEN

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

## TOILETS

- Provision for hot and cold water system
- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, Washbasin and CP fittings in all toilets

## DOORS & WINDOWS

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

## ELECTRICAL

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

## WATER SUPPLY

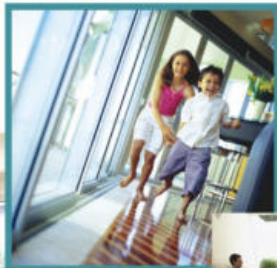
- Under ground and overhead water tanks with pumps for 24 hrs uninterrupted water supply

## TV & TELEPHONE

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

## Notes

- The colour and design of the tiles and motifs 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%, pro-rata changes are applicable.



# Layout Plan



## LEGEND

- |   |   |   |
|---|---|---|
| <span style="color: blue;">■</span> MIG-1<br>Super Area = 905.00 Sq. Ft.    | <span style="color: purple;">■</span> HIG-1<br>Super Area = 1410.00 Sq. Ft. | <span style="color: orange;">■</span> HIG-3<br>Super Area = 1570.00 Sq. Ft.   |
| <span style="color: yellow;">■</span> MIG-2<br>Super Area = 1140.00 Sq. Ft. | <span style="color: red;">■</span> HIG-2<br>Super Area = 1570.00 Sq. Ft.    | <span style="color: cyan;">■</span> SUPER HIG<br>Super Area = 2095.00 Sq. Ft. |

**MIG-1**  
2 BHK + 2 Toilet  
Super Area = 905.00 Sq. Ft.  
Drawing  
Dining  
2 Bedroom  
2 Toilets  
Kitchen  
2 Balcony



**HIG-3**  
3 BHK + 3 Toilet + Study  
Super Area = 1570.00 Sq. Ft.  
Drawing  
Dining  
3 Bedrooms  
3 Toilets  
Kitchen  
Study  
4 Balcony





**SUPER HIG**  
4 BHK + 4 Toilet + Servant Room  
Super Area = 2095.00 Sq. Ft.  
Drawing  
Dining  
4 Bedrooms  
4 Toilets  
Kitchen  
Servant Room  
Dressing Room  
3 Balcony



Home loan available from:

