

MY HOME, MY PARADISE

Ready to Move in Apartments



Actual Site Picture

GAUR GRANDeur
SECTOR - 119 • NOIDA
apartments. simply beautiful

www.gaursonsindia.com

Highlights

- Best located project surrounded by green belts & parks
- Land allotted by NOIDA authority
- Hardly 4 km away from functional City Center Metro Station, Sector 32
- Centralized park area having beautiful water body, swimming pool, children's pool, and pathways, landscaped theme parks etc
- Only approx 20% covered & remaining 80% open
- Beautifully designed Club with modern facilities like Reading Room, Café, Gymnasium, Sauna and Steam Bath, Jacuzzi, Billiards Table, Table Tennis, Badminton Court, Card Table and Community Hall for get-together
- Sufficient children's play area with space for cricket pitch with net
- 24 hours water supply through water softening plants
- Two lifts for each block of OTIS, KONE
- Round the clock two tier security of complex with intercom
- 100% power back up facility on demand
- Rain water harvesting
- Reputed schools within the vicinity
- Plumbing done with CPVC pipes or equivalent to avoid corrosion
- Timely completion with penalty clause
- Housing loan facilities available from leading financial institutions



Specifications

FLOORING

Vitrified tiles 2'x2' in drawing room, kitchen and bedrooms, laminated wooden flooring in one bedroom. Ceramic tiles in bathrooms & balconies.

WALL & CEILING FINISH

P.O.P/Gypsum finish on walls with OBD in pleasing shades.

KITCHEN

Granite working top with stainless steel sink, 2 feet dado above the working top & 5 feet 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, & mirror in all toilets.

DOOR & WINDOWS

Main entry door frame Maranti or equivalent wood with skin moulded door shutter. Remaining Doors made of painted flush shutters. Good Quality hardware fittings.

ELECTRICAL

ISI Marked Copper wire in PVC conduits with MCB supported circuits with adequate number of power points and light points in ceiling.



NOTE: Colour & design of tiles and motifs can be changed without prior notice. • Variation in colour and size of vitrified tiles/granite may occur. • Area in all categories of apartments may vary upto $\pm 3\%$ without any change in cost. But if the variation is beyond $\pm 3\%$, then pro-rata charges are applicable. • Layouts and specifications are subject to change without prior notice.

TYPE - MAHARAJA-I [Block A & B]

- 2 Bedroom
- 2 Toilet
- Drawing Room
- Dining Room
- Kitchen
- 2 Balconies
- Foyer



TYPICAL FLOOR PLAN
 Saleable Area : 1246.00 sq.ft. (115.75 sq.mt.)

TYPE - SAMRAT-I [Block F & J]

- 3 Bedroom
- 2 Toilet
- Drawing Room
- Dining Room
- Kitchen
- 3 Balconies
- Foyer



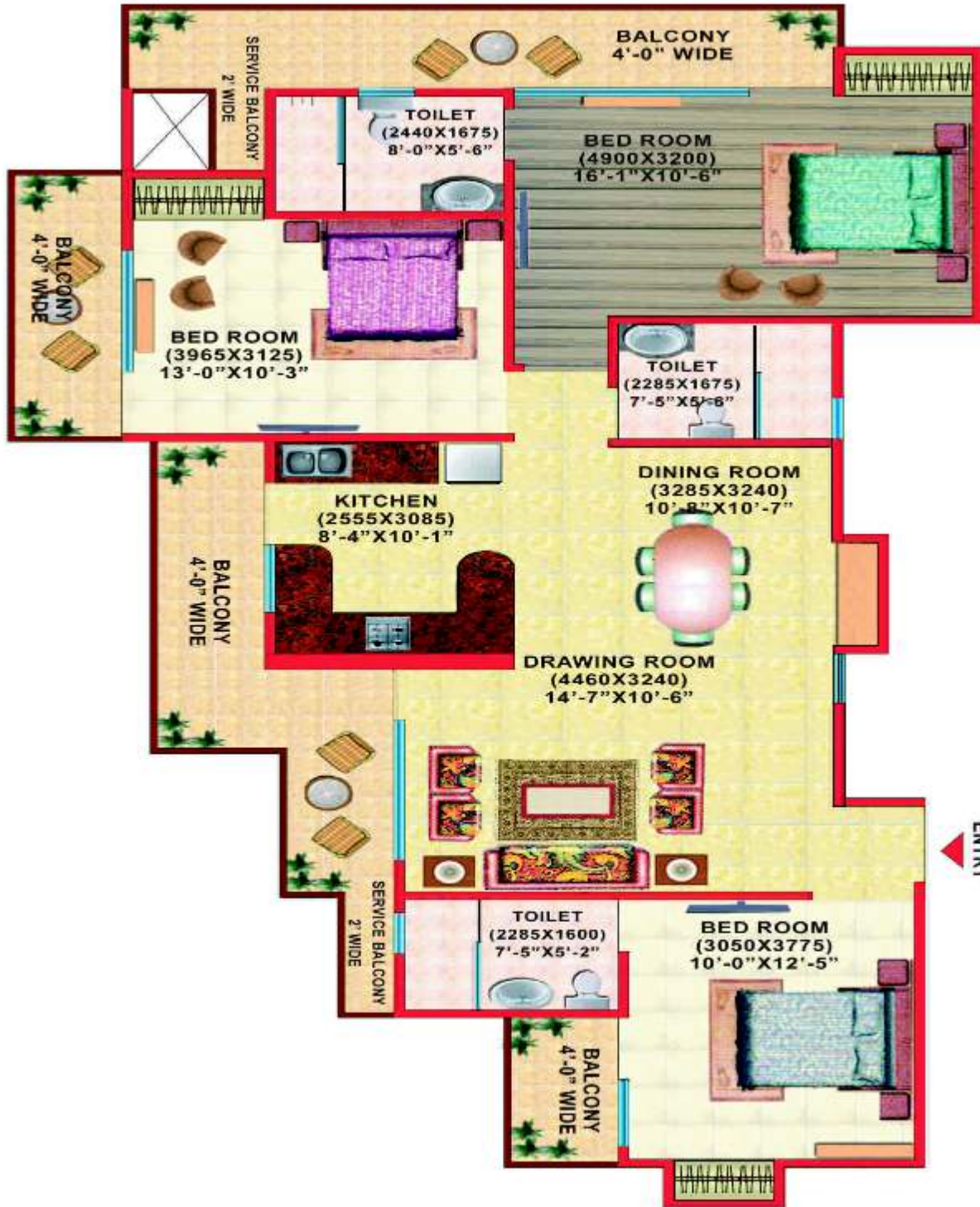
TYPICAL FLOOR PLAN
 Saleable Area : 1625.00 sq.ft. (150.96 sq.mt.)

Disclaimer :
 The areas and plans shown here are subject to change
 1 sq.ft.=0.09290304 sq.mt. 10.764 sq.ft.=1 sq.mt. = 1.196 sq.yd. and 3.28 ft.=1 mt.

TYPE - SAMRAT-II

[Block F & J]

- 3 Bedroom
- 3 Toilet
- Drawing Room
- Dining Room
- Kitchen
- 4 Balconies
- Foyer



TYPICAL FLOOR PLAN

Saleable Area : 1739.00 sq.ft. (161.55 sq.mt.)

Disclaimer :
The areas and plans shown here are subject to change
1 sq.ft.=0.09290304 sq.mt. 10.764 sq.ft.=1 sq.mt. = 1.196 sq.yd. and 3.28 ft.=1 mt.

Layout Plan



School

Park



Facilities

1. Central Lawn
2. Water Feature and Fountain
3. Swimming Pool
4. Kids' Pool
5. Yoga Dias
6. Children's Play Area
7. Badminton Court
8. Palm Avenue
9. Cricket Pitch with Net
10. Convenient Shopping

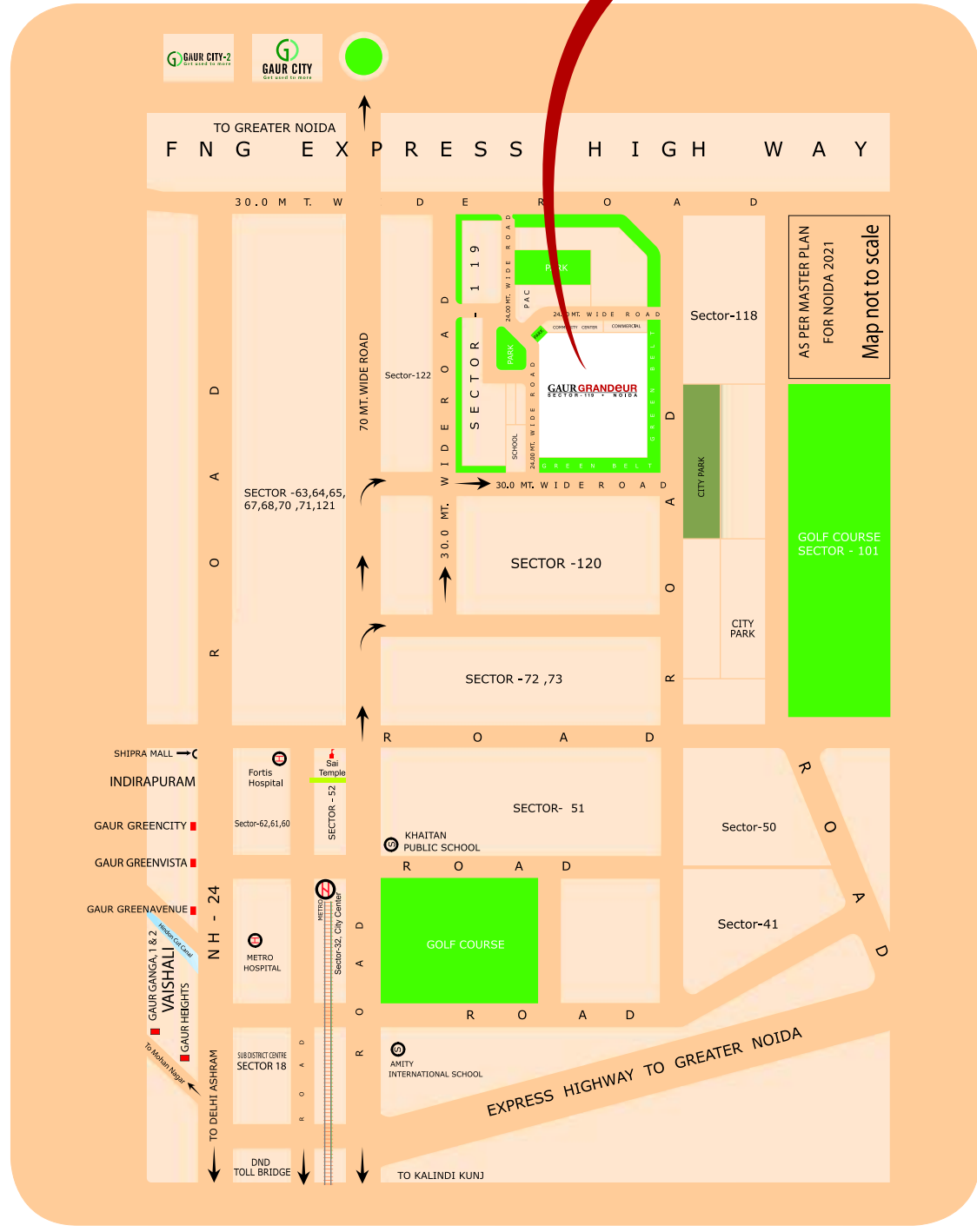
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Sector 119-Location Map



Project's Location Map

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GAURSONS INDIA LIMITED BUILDING BETTER INFRASTRUCTURE

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