

RISHABH  
**Cloud9**  
TOWERS  
VAISHALI

Iconic<sup>9</sup>  
LUXURY HOMES



**POSSESSION  
STARTED**

**RISHABH GROUP**



Live  
Work  
Play  
Shop

TM

## The Perfect Gateway

A whole new world is all set to rise and change the way people have worked or lived all this while. The last available group housing plot in Vaishali will soon be the most sought after address, which not just offers the experience of living in the middle of all the action but also provides perfect connectivity and many more facilities. Cloud9 Vaishali, is not just a housing project but it is the new way of living a suave and trendy cosmopolitan lifestyle.

Iconic9, within Cloud9, as the name suggests will be an icon of luxury, comfort and modern living in an island of your own surrounded by the hustle and bustle of the world. Iconic9 is designed to epitomise the good life and comes complete with features which are not just aspirational but also world class.



- Luxurious air conditioned apartments
- All rooms with spacious balconies
- Cross ventilation and natural light in all rooms
- Access to open areas on three sides of the apartment
- Luxurious entrance lobby with concierge desk
- Closed circuit camera monitors at strategic points
- Peripheral range vehicular access
- Security & fire safety systems

Iconic9  
LUXURY HOMES



GREEN BELT & P.A.C. GROUND



Cloud9  
Towers Vaishali



LOW RISE PLOTTED DEVELOPMENT

**LANDSCAPED PODIUM**

- Soothing landscaping with large green cover
- Safety for all the residents (no vehicular movement)
- Children's play area on the podium, for utmost safety
- Pollution free environment

**GREEN BOULEVARD**

- Large central green with sit out zones and fountains
- A gathering destination for the nearby residents
- Food joints and street shopping
- Kids play area

**LEGEND**

1. POOL
2. KIDS POOL
3. DECK
4. TREE COURT
5. KIDS PLAY AREA
6. TOWER EXIT
7. INTERACTIVE FOUNTAIN
8. PARTY LAWN
9. BADMINTON COURT
10. MULTIPURPOSE COURT
11. SEATING
12. NODES
13. MULTIPURPOSE LAWN
14. JUNGLE GYM
15. DROP OFF
16. COMMERCIAL ENTRY
17. SEATING
18. GREEN
19. PARKING
20. ENTRY / EXIT



Site Plan

EXISTING HOUSING CLUSTER

ANSAL PLAZA MALL

MAHAGUN METRO MALL

TO G.T. ROAD

TO VAISHALI

30 MT. WIDE ROAD

OYO TOWN HOUSE

Reliance SMART

GURUDWARA

COMMERCIAL

COMMERCIAL PARKING

PEDESTRIAN ENTRY TO COMMERCIAL

PEDESTRIAN ENTRY TO COMMERCIAL

TO VAISHALI

TO G.T. ROAD

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## TM The Overview

Experience an impressive blend of elegance and modernity at Cloud9. Observe the reverberation of great spectacle and planning through these high rise apartments, where synergy rises to meet capaciousness.

Watch the thoughtful manifestation of every detail and aspect pertaining to inside as well as outside. Every angle and alcove of Cloud9 is going to spell graceful living with scintillating features.



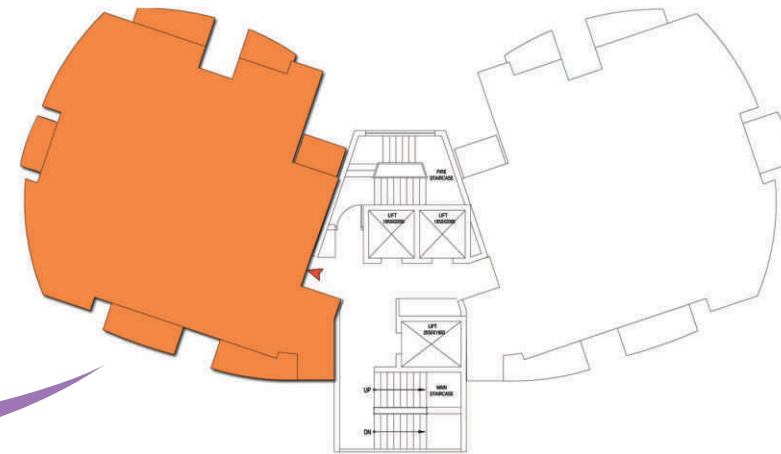
- GDA allotted and approved Freehold mixed land use plot.
- Located next to Vaishali Metro Station and Shopping Malls
- Affluent catchment area with high appreciation value
- A short drive from Anand Vihar ISBT and Railway Station
- Prime location in up-market area surrounded by posh locality
- Grand elevation with huge beautifully landscaped frontage
- At a stone's throw away from 5-star hotels / hospitals / schools / shopping malls
- Round the clock 3-Tier Security with ultra-modern internal communication system
- Ample open and covered parking space in three basements and podium
- Temple within the complex
- Clubhouse with swimming pool, Children's park with swings/slides etc.











CLUSTER PLAN



## 4BHK + Servant

Saleable Area: 2385

AREA	CARPET AREA	BUILT-UP AREA	SALEABLE AREA
SQ. MT.	139.03	170.47	221.61
SQ. FT.	1496.52	1834.94	2385.42

### Architectural Magnificence

#### INTELLIGENT FEATURES

- Electronically supervised parking & security system
- Electronic surveillance system
- Hi speed wireless internet connectivity in the tower

#### ENVIRONMENT FRIENDLY

- All apartments facing three sides
- Water harvesting system

#### LUXURY FEATURES

- Shower cubical in bathroom
- TV & Telephone points, EPABX and Video Door Phone
- Provision for AC fitting in living room and all bedrooms

### Specifications

#### TYPE OF CONSTRUCTION

- RCC framed structure
- Earthquake-resistant RCC framed structure design for the high seismic zone
- Structure certified from IIT Roorkee for earthquake resistance

#### EXTERIOR FINISH

- Combination of stone / tiles / Acrylic emulsion / texture paint having special element in architectural glass/sensitized

#### INTERNAL FINISH

- Aluminum glass glazing/windows
- Internal walls in cement plaster with POP punning and designer false ceiling
- Interior finished with plastic emulsion paint or texture finish

#### FLOORING

- Superior quality tiles flooring in drawing / living / kitchen / lounge
- Good quality vitrified tiles in combination with high quality wooden flooring in bedrooms
- High quality antiskid tiles / flamed granite for balcony / toilets

#### ELECTRICAL SYSTEM

- Modular range switches / sockets / MCBs, copper wiring. Wall light, ceiling chandelier with matching wall / ceiling lights as per requirement of design
- DG sets for uninterrupted power supply / intelligent PLC Based system



# 4BHK + Servant Interior View



## LEISURE

- Ultra modern club with Sauna, Spa, Jacuzzi, TT, Billiards/Snookers within the building
- Special kids play zone and well equipped gym within the building
- Bar-b-Que
- Business suites for personal meeting/conference with pantry
- Waiting Rooms/Halls for drivers/servants etc
- Separate RWA/Maintenance office with all necessary facilities.

## SAFETY FEATURES

- Controlled entry to the tower through security desk
- Automatic fire detection and fire fighting systems
- Video phone at main door
- Home automation system
- Gas Leak Detector

## KITCHEN

- Single lever CP Fittings of good make i.e. Jaguar or equivalent
- Double bowl stainless steel sink with drain board
- Designer / modular woodwork & fittings
- Chimney with exhaust fan
- Single lever hot and cold water provision
- Provision for piped gas supply
- Individual RO in each flat

## DOORS/ WINDOW

- Elegantly designed and finished 7.5 ft. high Entrance door with polished hardwood frame with European style modeled shutter and high quality imported / Indian hardware fittings
- Polished high quality wood veneer flush shutter with high quality imported/Indian hardware
- UPVC / Aluminum Window frames with combination of double / single glazed panels

## SECURITY

- Secured gated community with access control at entrance with automated boom barriers / manual gates at entry and exit of the development. CCTV for basements / ground floor lobbies



## Keeps you Connected

- Location is everything. Located on the last available group housing land in Vaishali, hub of commercial and residential activity in the sprawling township of Vaishali.
- Secluded yet simultaneously well-connected, you can/ hope for a more prime thriving city.
- Malls, recreational venues, shopping hubs, business centers, reputed hospitals Cloud9 connects you swiftly, so you can live more.
- You don't have to wait for the area to develop, every infrastructure already exists.

### Location Advantage:

- 0 KM from Delhi
- 0 KM from Vaishali Metro Station
- On walking Distance from Shopping Malls, Hospitals, Schools & 5 Star Hotels
- 1 Min. Distance from Anand Vihar ISBT & Railway Station
- Direct Link road from NH 24
- 15 minutes Drive from Sector 18, Atta market, Noida
- 15 minutes Drive from Connaught Place

**MAX Hospital**  
700 Mtr.

**Radisson BLU**  
900 Mtr.

**14 Lane NH-24**  
1.6 Km.

**International School**  
300 Mtr.

