

**AJNARA**  
PEACE OF MIND

# KLOCK TOWER

PREMIUM RESIDENCES AT SEC - 74, NOIDA







# A TREAT *for* THE AFICIONADOS OF GRACE

It is said that, Elegance is Eternal. There are some glorious monuments in this world which are timeless. We took a leaf from them and made a grand towering edifice – the first of its kind in Noida that will stand the testimony of time for many generations to savour. A magnificent piece of heritage for you to call, your own iconic home.


Welcome to the...

## KLOCK TOWER

PREMIUM RESIDENCES AT SEC - 74, NOIDA

Standing boastfully amidst the prestigious Grand Ajnara Heritage, in Sector 74, Noida, the Klock Tower is the ultimate representation of avant-garde design and highly sophisticated craftsmanship. Every part of the Klock Tower has been built to resonate your exquisite taste. From graceful apartments to magnificent club, kaleidoscopic amenities with infinite charms of everlasting beauty.





# KLOCK TOWER

**PREMIUM RESIDENCES AT SEC - 74, NOIDA**

Being close to the metro city, it offers convenient accessibility from all the major destinations and important cities. So, come and discover the grandness of luxury living that is exclusive and addictive.

**Location Advantages:**

- 1 minute drive from proposed Metro Station
- 3 minutes' drive from FNG corridor
- 5 minutes' drive from Sector 119 and Sector 120
- 5 minutes' drive from Noida City Centre Metro Station
- 5 minutes' drive from Sai Mandir
- 10 minutes' drive from NH-24
- 10 minutes' drive from Fortis Hospital

# FEATURES THAT MAKES LIFE MAGNIFICENT

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## **The Project:**

- Located in the heart of Grand Ajnara Heritage in Noida, Sector 74.
- Proposed metro stations and SEZs in immediate neighbourhood
- Unmatched location advantages with all utility points
- Reputed healthcare, educational institutions, banks & shopping mall in near vicinity
- Grand featured entrance gate
- Land allotted by Noida authority

## **Comforts:**

- 24x7 security with CCTV
- Ample parking space
- Installation of fire fighting system as per norms
- In-house maintenance services for all common facilities\*
- Laundry (door service)
- Internet connectivity
- Provision for Natural Gas pipeline in kitchen\*
- 24x7 water supply
- Business centre along with Wi-Fi
- Future ready digital homes equipped with fibre optic network\*
- Golf cart for visitors
- Doctor on call
- Convenience store

\* Terms & Conditions apply.



# A PLETHORA *of* COMFORTS & EXCITEMENTS



## **The Club House:**

- Swimming Pool with separate Kids' Pool
- Spa, Steam, Sauna & Jacuzzi
- Gymnasium
- Indoor Table Tennis
- Badminton Court
- Billiards/ Pool Room
- Yoga Centre
- Jogging Track
- Basketball Court
- Banquet/ Party Hall
- Separate Kids' Playing Area with Sand Pit
- In-house Music, Dance Academy for Kids
- Exclusive Fitness Centre for Klock tower

## **Eco-friendly:**

- Approx. 70% of the plot area open for free flow of light and air
- Eco-friendly layout of the project
- Provisions for rain water harvesting
- Lavish theme garden
- Solar lighting for common areas





# SPECIFICATIONS

## Living/ dining/ passage & lobby within the apartments

Floor	Vitrified tiles
Walls	Inside walls finished with oil bound distemper on POP punning
Ceiling	Oil bound distemper on POP punning

## Bedrooms

Floor	Vitrified tiles European standard laminated wooden flooring in master bedroom
Walls	Oil bound distemper on POP punning
Ceiling	POP with design

## Kitchen

Walls	Ceramic tiles up to 2 feet above counter
Floor	Vitrified tiles
Counter	Granite top
Fitting/ Fixtures	CP Fittings, stainless steel sink
Kitchen Appliances	Individual RO unit

## Balcony

Floor	Anti-skid ceramic tiles with 'sit-out' in the balcony
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## Toilets

Walls	Designer wall tiles
Floors	Anti-skid tiles
Accessories	Branded Sanitaryware & CP fitting
Sanitary Ware	Single lever CP fittings in master toilet, CP fitting & quarter turn in others, wash basin, English WC
Plumbing	CPVC / PPR for water supply inside the toilet and kitchen

## Utility Room

Floor	Terrazzo/ Ceramic tiles
Walls & Ceiling	Oil bound distemper
Toilets	Ceramic tiles flooring and cladding, conventional CP fittings and chinaware

## Doors

Internal Doors	7' high polished hardwood frame with polished flush doors
Entrance Door	8' high polished hardwood frame with designer panel door
Door Fittings	Good quality SS finish
Ext. Doors	Powder coated aluminium/
Windows/ Ventilators	UPVC
Electricals	Modular switches, copper wiring with MCB's
Power Back-up	DG power backup for all the apartments and common areas
Security System	Secured gated community with intercom, CCTV at lift lobby at ground floor

## Lift Lobby

Lifts	High speed passenger elevators
Lift Lobby Floor	Combination of one or more of granite/ tiles
Lift Lobby Walls	Combination of granite/ tiles and textured paint, embellished with mirrors

## Staircases

Floor	Marble/ granite/ tiles
Walls	Dry distemper/ snowcem

# CLUSTER PLAN - KLOCK TOWER





# KLOCK TOWER

PREMIUM RESIDENCES AT SEC - 74, NOIDA

10  
SUPER AREA = 1795 SQ.FT.

11  
SUPER AREA = 1295 SQ.FT.

01  
SUPER AREA = 2195 SQ.FT.



04  
SUPER AREA = 1795 SQ.FT.

03  
SUPER AREA = 1295 SQ.FT.

02  
SUPER AREA = 2195 SQ.FT.

# FLOOR PLANS



**2BHK + 2TOILET**  
**SUPER AREA - 1075 SQ.FT.**  
**BUILTUP AREA - 860 SQ.FT.**



**3BHK + 2TOILET**  
**SUPER AREA - 1295 SQ.FT.**  
**BUILTUP AREA - 1015 SQ.FT.**



**3BHK + 2TOILET + DINING**  
**SUPER AREA - 1495 SQ.FT.**  
**BUILTUP AREA - 1215 SQ.FT.**

# KLOCK TOWER

PREMIUM RESIDENCES AT SEC - 74, NOIDA



3BHK+3TOILET+SER. ROOM+DRESS+ENT. FOYER

SUPER AREA - 1795 SQ.FT.

BUILTUP AREA - 1445 SQ.FT.








3BHK+3TOILET+KID'S+SER. ROOM+ENT. FOYER

SUPER AREA - 2195 SQ.FT.

BUILTUP AREA - 1715 SQ.FT.

# SITE MAP



FLAT TYPOLOGY		
	3 BHK + 3 TOILETS + KIDS + SERVANT ROOM + ENT. FOYER	2195 SQ. FT.
	3 BHK + 3 TOILETS + DRESS SERVANT ROOM + ENT. FOYER	1795 SQ. FT.
	3 BHK + 2 TOILETS + DINING	1495 SQ. FT.
	3 BHK + 2 TOILET	1295 SQ. FT.
	2 BHK + 2 TOILET	1075 SQ. FT.



**TOWER-K**

# KLOCK TOWER

PREMIUM RESIDENCES AT SEC - 74, NOIDA



SECTOR-117 (RESIDENTIAL)

DENTIAL)



**GRAND  
AJNARA HERITAGE**

**ACTUAL SITE IMAGES**











## ABOUT

# AJNARA

## PEACE OF MIND

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Every endeavour aspires to bring peace, success and happiness to people associated with it. At Ajnara, every project is planned and executed to bring complete peace of mind to its customers. Such single minded devotion to it has made Ajnara a synonym of pure bliss.

### **Transparency**

Ajnara believes in complete transparency and openness so that its patrons and associates remain well aware of all company policies, payment processes, operations & important information and construction status. As it is believed that there should be a clear understanding between all parties involved to leave no scope for error and confusion.

### **Decades of experience**

Being in business for the last 25 years, it has diversified immensely and gained expertise in every aspect of real estate.

### **In-time delivery**

Ajnara has the reputation of being a trustworthy real estate developer in the market that always delivers on-time.

### **Uncompromising quality**

Quality is, beyond doubt, an extremely vital parameter in any project and Ajnara leaves no stone unturned to offer its clients nothing short of brilliant products.

### **Unmatched aesthetical designs**

Ajnara works with renowned architects on all its projects to ensure that aesthetics and appeal are never compromised on.

### **Luxury within reach**

Ajnara offers its customers the experience of elegant homes, modern & luxury living that easily fits the pocket.



## OUR PROJECTS

### ONGOING RESIDENTIAL PROJECTS



### UPCOMING PROJECTS



### ONGOING COMMERCIAL PROJECTS



### DELIVERED PROJECTS



# AJNARA

PEACE OF MIND

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