

U:FAIRIA

FUN | FASHION | FIESTA

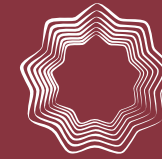
RERA REGN. NO.: UPRERAPRJ3924 | www.up-rera.in

Exploring

Unmatched Opportunity
Innovative Features

Retail
Multi Brand Food Court
5 Screen Multiplex
Poly Clinic
Service Apartments
Office Spaces





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Project Features

- * Project Spread in 2.5 Acre of Land
- * Located on Ek-Murti Chowk, in Greater Noida West.
- * Four Side Open Corner Plot
- * Parking Multilevel basement for car parking & services.
- * Lower Ground Floor to 3rd Floor Retail Shops.
- * 4th Floor Food Court, Cinema & Gaming Zone.
- * 5th Floor Cinema & Service Floor.
- * 6th and 7 Floor Poly Clinic, Banquet, Studio Apartment.
- * 8th Floor to 16 Floor Offices Spaces & Studio Apartments.

SPECIFICATION, AMENITIES,,FACILITIES(WHICH ARE THE PART OF THE UNIT/PROJECT

- * Retail floors- Lower ground , ground , First, Second and Third.
- * Glazed Fronts for Retail Units.
- * Dedicated Signage Areas for all units as per design.
- * Structure RCC: Framed with Masonry partitions.
- * Landscape Pedestrian Plaza designed with seating areas and Kiosks.
- * Dedicated Drop-Off Zone and Entrance for Retailers.
- * On-site Parking areas with Lush Canopy Trees and Landscape Features.
- * Exterior: Combination of one or more of stone, Tiles, ACP and Painted surface.
- * Lobbies: Combination of one or more of Stone, Tiles Wooden Panelling and Painted Surface.
- * Basement: Concrete Floors.
- * Common Toilets: Finished Toilets with Modern Fittings and Fixtures.
- * Parking: Multilevel Basement for Parking and Services.
- * Provision of CCTV Surveillance : Security CCTV Surveillance Manned Security Basement Parking, Basement and Ground floor lobbies.
- * Boom Barriers at All Vehicular Entry or Exit Points.
- * Fire Safety.
- * Wet Riser/hose reels/sprinklers/fire extinguishers: Provided as per Norms.
- * External Fire hydrants: Provided As per Norms.
- * Fire Detection System: Provided As per Norms .
- * Provision for installation for AC Units.
- * Electrical Distribution.
- * Metering Lightning Protection and Earthing Pits: Provision of cables upto Tenants distribution board Tenant load will be Metered.
- * Provided Diesel Generators for power backup with suitable diversity and load factor provided for common services.
- * Internal External Main Lobby Equipped with Tenant Directory and Directional signs.
- * External Signage as per Developers Design and Conditions.
- * Communication Provision for Cable Data Point & DTH.

USP of the Project

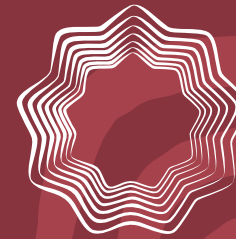
- * Best Price
- * Best Location
- * Fully Paid up Land
- * In Front of Metro Station & on 130 Meter Road.
- * Bankable Project approved by ICICI Bank.
- * Offer of Possession December 2021

Creating Delight With Opportunities Unlimited!

A converging point where your requirements for convenience and practicality matches your desires for quality variety and charm

Fusion Build Tech Presents U:FAIRIA, the fast upcoming commercial project in Greater NOIDA (West). Fusion Build Tech boasts of being one of the most sought-after, premium real estate Leaders with a presence in over 35 Countries across residential and commercial Landscape in India

Equipped with a multitude of brands outlet for the most extravagant shopping experience; restaurant to tantalize your taste buds. gaming zone to let your playful spirits run free, 5-Screen multiplex for immaculate office space with four-side open space for convenient parking. Watch it all come alive U:Fairia-the multipurpose Galleria that promises fun and functionality, packed to the brim with undeniable opportunities

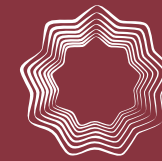


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Lower Ground Floor Plan



**Trust with Experience of Delivery
Over Millions Square Feet Area.**

Disclaimer : All Plans, designs, Specifications stated herein are conceptual in nature and not binding, and is subject to change on revision of plan & approval by the competent authorities

Time to create your own DELIGHT

500

Brands

550000+

Sq. ft.

100+

Signature Brands

300000+

Families in close vicinity

Ample

Parking



Office Spaces



DELHI HAAT



MEDIZONE



FOOD COURTS



GAMING ZONES



BRAND WALKWAYS



150000

Sq. Ft.

Apparels Salon

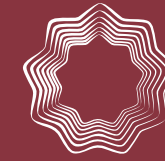
SPA

Jewelery

Cosmetics

Electronics

Gadgets



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One Stop solution to every thing at your Command

Designed by eminent architect Gian P. Mathur, U:Fairia is developing approx 2 Lacs SquareFt. for Retail and 5 Screen multiplex with a retention capacity of approx 850 Seats. Beside being an umbrella to more than 70 Projects to Deliver to ballpark figure of 10 Lac People



Third Floor Plan

Greater Noida (W), Delhi-NCR's Commercial Hotspot-Exclusive and Poised



Feature-Perfect Avenue!

With a array of opportunities in Shopping outlets, Multi-cuisine food court, 5-Screen multiplex an Doctor's Floor with a direct Lift to Cinema Zone and Polyclinic, Service Apartments along with an exclusive FunFair including 5D Cinematic provision;U:Fairia leaves no stone unturned to be compact zone that delivers you State of the Art experience for Entertainment, Dining, Residence and Healthcare.



Film :FAIR **5 Screen**
883 Seats
Digital Cinema
Large Audis



Putting the FUN in Function

With its Exclusive section CorpoFAIR dedicated to bring you top of the range ambience and facilities like 24X7 power supply and more, U:Fairia aids you to reach the apex of you productivity and focus suited for your work and business exoansion needs. As the wisest have preached "All work and play makes Jack a dull boy" U:Fairia ensures your need for specializing is taken care of to get you the much needed boost of rejuvenation after long hectic day with 'SocialFAIR" a space stretching across 10,000 square meter for you to interact and unwind.



Putting the RELAXO:FAIR

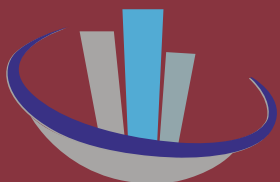
With its Exclusive section RELAXO:FAIR dedicated to bring you top of the range ambience and facilities like 24X7 power supply and more, U:Fairia witness the essence of class and comfort in our studio apartmnets where you sit back and relax after contentious brick work on long hectic day. The soothing amenities will make you forget all the cumbersome, while you experience essence euphoria in your on private zone.



FUN | FASHION | FIESTA ON ITS WAY.....



Marketed By:



Investvedya Infratech Pvt Ltd
Creation Beyond Imagination

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Loan Available From

