



PARAMOUNT GROUP OF COMPANIES

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Site Address: Plot No. BGH-A, Site-C (Housing Extn.), Near PNG Expressway

Opp. Sector Zeta, Greater Noida, (U.P.)

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PARAMOUNT
golfforesté
villas opp. zeta sector, greater noida

Villas



Privileged & Premium



It's a
lifestyle statement

Super luxurious villas
amidst bountiful nature



TYPE
A

Much of the magic of the elite privileges of luxurious lifestyle withers away in the hectic pace of city living. One gets a feeling that there's no escape from this. Yet golf foreste exclusive villas give you another world, exclusively privileged and distinctively premium.



TYPE
B

Passion of the elites to live in a grand ambience makes them a class apart. Defines their lifestyle statement, which is why golf foreste villas give mesmerizing beauty of acres of lush green forest. A rare blend of style and spicuousness. In the midst of nature that's so magnanimous.



TYPE
C

An unparalleled example of architectural excellence, each golf foreste villa is a unique blend of aesthetics, quality construction and impeccable planning.



TYPE
E

Contemporary styling, flawless finish and an overwhelming sense of tranquility, makes you enjoy the unique advantages of a peaceful home. Golf foreste villas enable you to reach out the highs of regality, undoubtedly with world-class features!



Welcome to a
world-class living

PRIMACLINT
golf foresté
villas app. unit sector. greater noida

Master Planning & elevation done by:

Surbano
160, Jalan Bukit Merah
Surbano One Singapore 152168

Unit plan designed by:

Kalpana Jain
&
Associates
110, North Bridge Road
Singapore 079502

Unique master plan.
Luxurious villa with
exclusive features.
A promising investment.



▶ Personalised Name Plates



▶ Internal Street Markers



▶ Signages

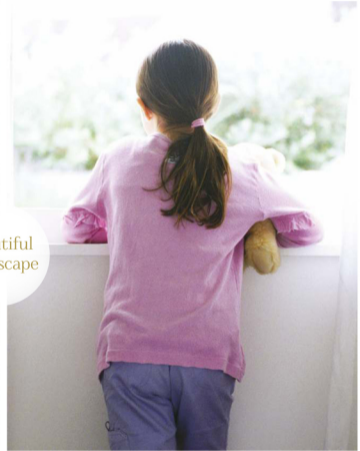
Awesome Outdoors

- Spacious well designed villas
- Gated community with round the clock security
- Electronic surveillance through CCTV cameras
- Centralised control room for the entire security management
- Specially designated play area for kids with joy rides, toy train & artificial lake
- Club (operational), swimming pool with wave effect
- Spa & sauna
- Beautification of internal road with variety of flowers in every season
- Commercial zone / convenient shopping zone
- 100% power back-up for essential services
- Spacious approach roads
- Rain water harvesting
- Bus facility for residents



PARAMOUNT
golfforesté
villas app. - sala lectos. - grater roada

Actual Photograph

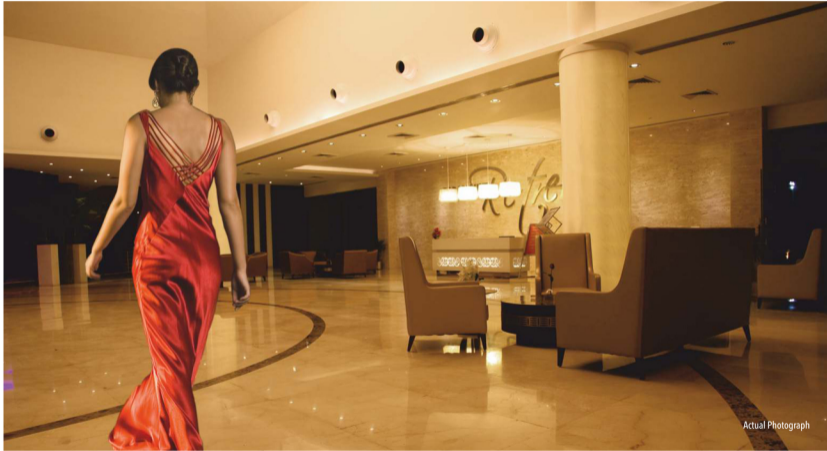


Beautiful
Landscape



Inviting Interiors

- World class quality UPVC door windows from German based multinational company ALUPLAST
- Golf Course facing well ventilated drawing / dining rooms
- Generous bedrooms with attached dress and toilet
- Superior fittings in all bathrooms
- R.O. water provision in each villa



Actual Photograph

PARAMOUNT
golf foresté
club
Retreat

PARAMOUNT
golf foresté
club
Retreat



Swimming pool with Wave Effect

Actual Photograph



- India's first play school chain.
- Over 175+ branches all over India and abroad.
- Managed by renowned educationists.



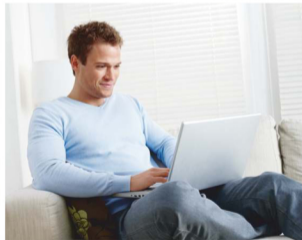
Its just another life with futuristic homes

- Capacity for ultra high speed broadband up to 100 mbps per home.
- Up to six IPTV connectivity in one home.
- Security and surveillance in the entire society.
- Wi-Fi connectivity in club area.
- Fire alarm system.
- Intercom.

We can make your home enable for:

(At an additional cost by service provider)

- A choice of up-gradation of your intercom to video intercom & video conference facility.
- VoIP – you can make ISD calls at local rates.
- A choice of 500 satellite channels from across the world.
- A choice of 1000 movie / video on demand.
- Music on demand.
- Games on demand.
- Single remote for all equipments like TV, refrigerator, AC, lights, washing machine etc.
- The choice to switch on-off your appliance at home while you are at office.
- Choice to check your entire home / kids from office.
- Enabling any PC / mobile / touch screen for your entire home controls.
- Digital locking system for doors.
- The choice of working from home because now you can.
- The choice to change service providers when you want to.
- To use any kind of sensor in your home without having any new wiring.





Registered Member



Responsibly energy efficient...

- Building orientation to get maximum benefits from the natural resources.
- Maximum paved surface covered with planters.
- Use of low flow CP fittings.
- Use of low VOC paints.
- Maximum use of fly ash in construction.
- Minimum skin to volume ratio.
- Better roof insulation.
- Use of fibre optics instead of copper.
- Use of grey water in landscaping.
- Effective waste management.
- Earthquake resistant RCC structure.





Isometric View

TYPE - A
 G+2 Villa
 Total sellable area = 3008 sq.ft.
 4 Bedroom + Servant
 + Utility terrace
 (golf linear forest facing)



Ground Floor Plan



Isometric View

First Floor Plan



Second Floor Plan



Isometric View

Disclaimer: all layouts, information, specifications and conditions are only indicative & some of them can be changed at the discretion of builder/architect/surveyors. These are conceptual & constitute no legal offering. 15c, 14c = 33,764 Sq. Ft.

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Isometric View

TYPE - B(I)

G+2 Villa:
 Total saleable area = 2452 sq. ft.
 4 Bedroom + Servant
 (Back to Back)

TYPE - B(II)*

G+2 Villa:
 Total saleable area = 2220 sq. ft.
 3 Bedroom + Servant
 +1 Bedroom (Expandable)
 (Back to Back)



Ground Floor Plan



Isometric View

First Floor Plan



Second Floor Plan

* option for expansion
 (Bedroom + Toilet)



Isometric View

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Isometric View

TYPE - C(I)
 G+2 Villa:
 (near side golf/forest)
 Total saleable area = 2485 sq.ft.
 4 Bedroom + Servant
 (golf/linear forest facing)

TYPE - C(II)*
 G+2 Villa:
 (near side golf/forest)
 Total saleable area = 2185 sq.ft.
 3 Bedroom + Servant
 +1 Bedroom (Expandable)
 (golf/linear forest facing)

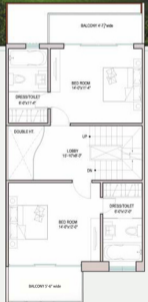


Ground Floor Plan



Isometric View

First Floor Plan



Isometric View

Second Floor Plan



* option for expansion
 (Bedroom + Toilet)

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Isometric View

TYPE - E

G+2 villa:
 Total saleable area = 1742 sq.ft.
 3 Bedroom + Servant



Ground Floor Plan



Isometric View

First Floor Plan



Second Floor Plan



Isometric View



Smartly designed rich specifications



STRUCTURE

Earthquake resistant RCC structure.

LIVING / DINING / LOBBY PASSAGE

FLOOR: Polished vitrified tiles with marble effect.

WALLS: Plastic paint.

CEILING: POP cornice.

BEDROOMS

FLOOR: Polished vitrified tiles with marble effect.

WALLS: Plastic paint.

CEILING: POP cornice.

BALCONY

FLOOR: Anti skid ceramic tiles.

WALLS & CEILING: Plastic paint / texture paint.

RAILING: M.S. railing (without glass).

KITCHEN

WALLS: Designer ceramic tiles up to 2'-0" above counter level.

FLOOR: Anti skid ceramic tiles / vitrified tiles.

COUNTERS: Granite working platform.

FITTINGS / FIXTURES: Branded CP fittings, stainless steel single bowl sink, individual R.O. system, reticulated gas pipeline system.

TOILETS

WALLS: Designer ceramic tiles up to 7'-0" height.

FLOOR: Anti skid ceramic tiles.

FITTINGS / FIXTURES: Branded CP fittings and chinaware.

WATER: Hot and cold water pipeline provision.

DOORS

Skin doors.

Luxury wooden chokhats for internal doors.

WINDOWS

UPVC / Aluminium.

ELECTRICAL

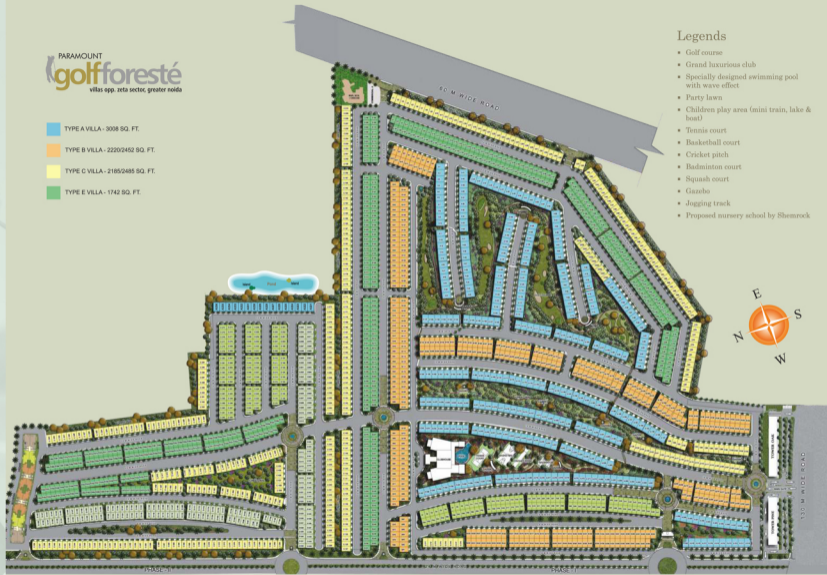
Modular switches.

24 hrs. power backup provision .

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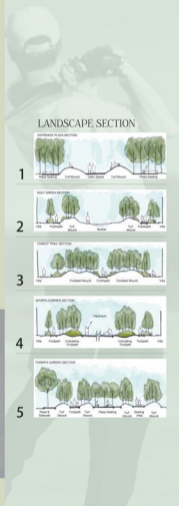
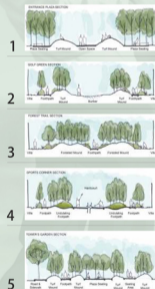
- TYPE A VILLA - 3008 SQ. FT.
- TYPE B VILLA - 2220/2452 SQ. FT.
- TYPE C VILLA - 2185/2485 SQ. FT.
- TYPE E VILLA - 1742 SQ. FT.



Legends

- Golf course
- Grand luxurious club
- Specially designed swimming pool with wave effect
- Party lawn
- Children play area (mini train, lake & boat)
- Tennis court
- Basketball court
- Cricket pitch
- Badminton court
- Squash court
- Gazebo
- Jogging track
- Proposed nursery school by Shemrock

LANDSCAPE SECTION





PARAMOUNT
GROUP OF COMPANIES
Guided by tomorrow

the legacy continues...

18 years of invaluable experience.

One of the seven promoters of Crossings Republik.

Delivered more than 11 residential and commercial projects.

More prestigious projects are on the verge of completion.

An ISO 9001:2000 certified company.



Member of
CREDAI

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The much talked about Location...

- Located on 130m wide expressway near six lane FNG expressway.
- Proposed metro connectivity.
- Well connected with Delhi and other vital commercial centres through highways and expressways.
- Near F1 circuit and night safari.
- At stone throw distance from Surajpur bird sanctuary.
- Near Proposed international airport.
- Near North India's largest proposed rail terminal coming up in Bodaki on the Delhi - Howrah railway list.
- DPS, Wipro IT Park, Greater Noida Habitat Centre, Heritage Club, City Park, one of the biggest proposed amusement park in NCR in vicinity.

