



# CAPITAL ATHENA



2/3/4 BHK PREMIUM APARTMENTS  
G. NOIDA (WEST)





# Naveen Kumar Singh

The man behind Capital Athena



The man behind Capital Athena, Mr. Naveen Kumar Singh is a man with vision. He has received the award for 'Best Developer of the Year' by IRA (Indian Reality Awards) for innovative design and construction of Capital Athena.



# Architect Hafeez Contractor

The man who Draws India



Hafeez Contractor is an Indian Architect who has designed the three tallest building in India as of 2019. An alumnus of Columbia University, Ar. Contractor was awarded the Third Highest Civilian Award in India, The PADMA BHUSHAN award by the Government of India in January 2016. Hafeez Contractor heads the largest architectural firm in India with over 550 team members, more than 2500 clients and 7.2 billion sq. ft. of on going projects in 100 cities and 5 countries. Ar. Contractor is passionate about social housing and his dream is to provide a house for every Indian. Capital Athena is a part of his dream.



# Arial View

**CAPITAL  
ATHENA**  
Gurgaon Premium Apartments  
Gurgaon (West)



Artistic Impression, Not an actual site photograph

**Crafted By World Renowned Architect Hafeez Contractor**



# 3 Side Open Residences Overlooking Hindon River



Artistic Impression, Not an actual site photograph

**Crafted By World Renowned Architect Hafeez Contractor**



# Majestic Entrance



Artistic Impression, Not an actual site photograph

**Crafted By World Renowned Architect Hafeez Contractor**



# And Goals Even Higher



Artistic Impression, Not an actual site photograph

**Crafted By World Renowned Architect Hafeez Contractor**



# SITE PLAN



1. SWIMMING POOL
2. POOL DECK
3. LADIES POOL
4. KIDS' POOL
5. SPLASH POOL
6. STAGE
7. CENTRAL WATER FEATURE
8. AMPHITHEATRE
9. PALM AVENUE
10. CHILDREN'S PLAY MAZE
11. KID'S PLAY TUNNEL
12. PUTTING GREEN
13. SKATING STRIP
14. CELEBRATION LAWN
15. FLOWER GARDEN
16. FITNESS POCKET
17. CONGREGATIONAL LAWN
18. GAZEBO
19. BADMINTON COURT
20. ORCHARD GARDEN
21. YOGA LAWN
22. HERBAL GARDEN
23. MULTIPURPOSE LAWN
24. TOT-LOT
25. CRICKET PRACTICE PITCH
26. REFLEXOLOGY PARK & GARDEN OF FRAGRANCE
27. BUTTERFLY GARDEN
28. ZEN GARDEN
29. STEPPED GARDEN OF COLOUR
30. SEATING ENCLAVE
31. ELDER'S PARK
32. TOWER DROP-OFF
33. GRAND STEPS
34. VIEWING DECK
35. STILT AREA

Artistic Impression, Not an actual site photograph

\*All the proposed facilities are intended to be delivered with the completion of the entire land parcel of 8.5 acres along with the future development

**Crafted By World Renowned Architect Hafeez Contractor**



# LAYOUT PLAN



Artistic Impression, Not an actual site photograph

**Type 1- 1075 sq. ft.**



**Type 2- 1290 sq. ft.**



**Type 3- 1675 sq. ft.**



**Type 4- 1875 sq. ft.**



**Type 5- 2175 sq. ft.**



**Type 6- 2970 sq. ft.**



\*All the proposed facilities are intended to be delivered with the completion of the entire land parcel of 8.5 acres along with the future development



# UNIT SIZE 1075 SQ.FT.

2 Bedroom + Living Room & Dining + Kitchen +  
2 Toilet + 3 Balcony + Utility Balcony

**SUPER AREA - 1075 SQ.FT. (99.87 SQ.MTR.)**

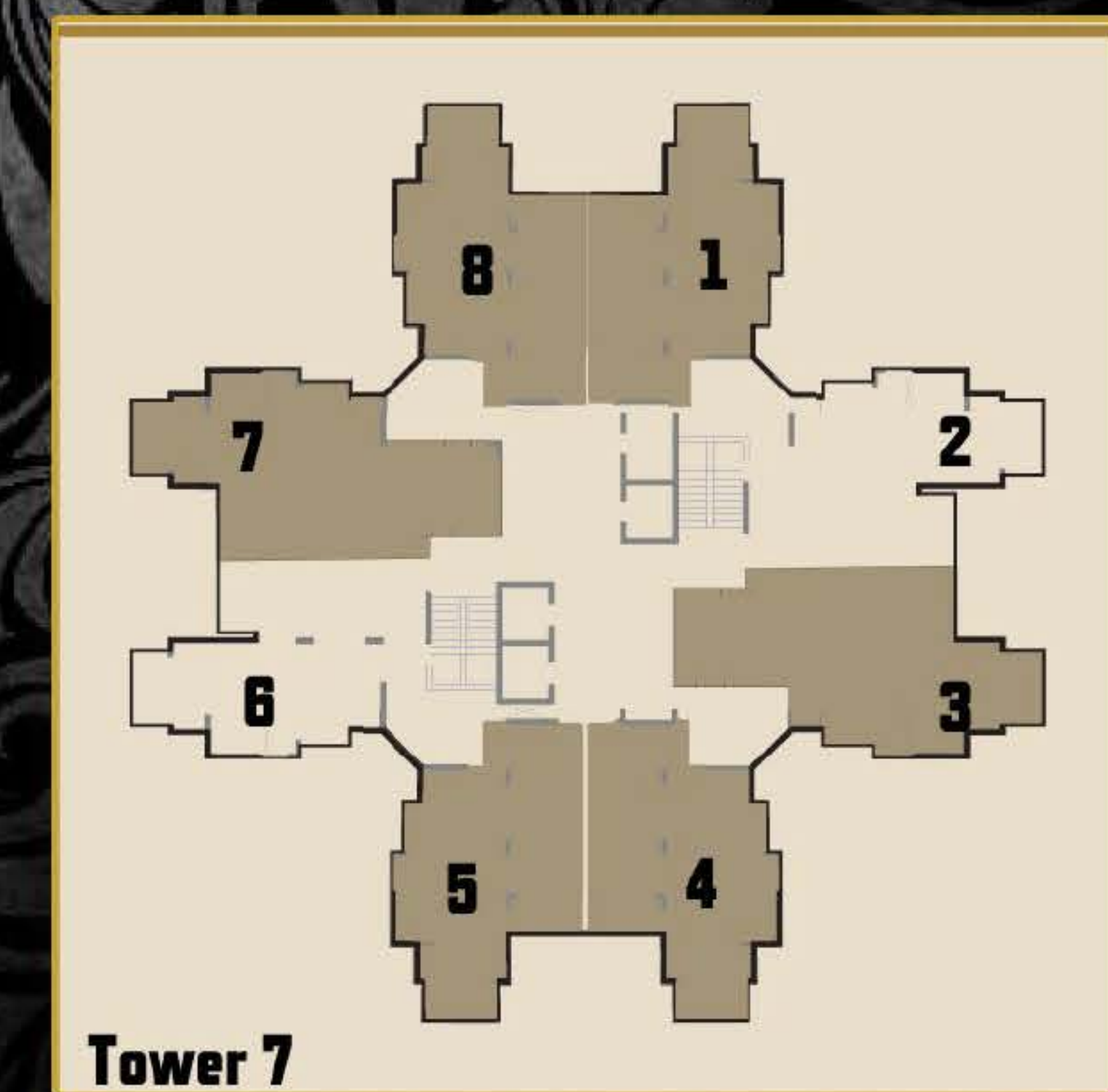
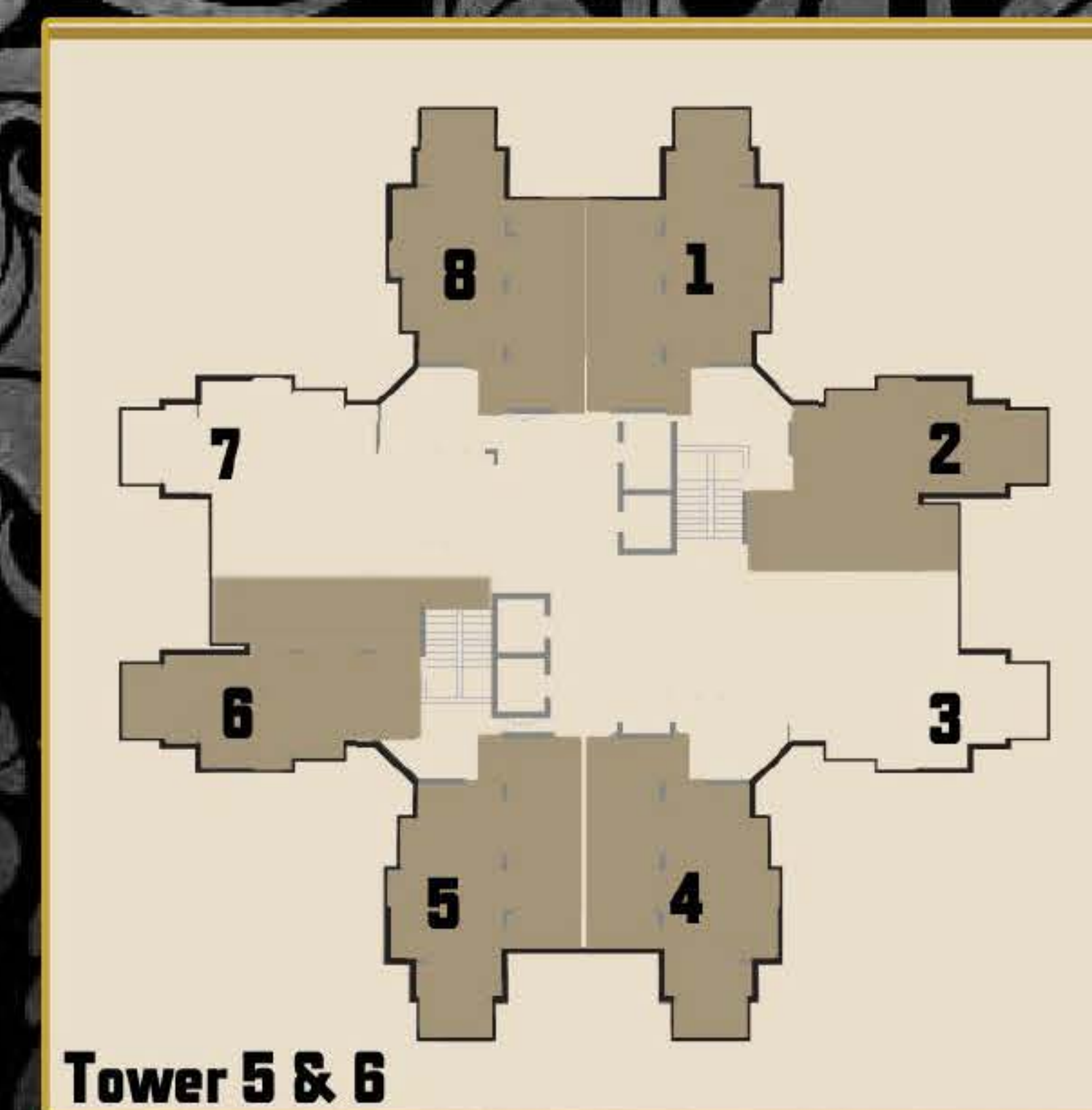
**BUILT UP AREA- 813 SQ.FT. (75.53 SQ. MTR.)**

**CARPET AREA - 631 SQ.FT. (58.62 SQ. MTR.)**

Note: Saleable area is tentative and is subject to change  $\pm 5\%$  due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/ delete any detail/ specification/ elevation mentioned if so wanted by circumstances

## Type 1

### Located in Tower 5,6 & 7



**Crafted By World Renowned Architect Hafeez Contractor**







# UNIT SIZE 1290 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen +  
2 Toilet + 3 Balcony + Utility Balcony

**SUPER AREA - 1290 SQ.FT. (119.84 SQ.MTR.)**

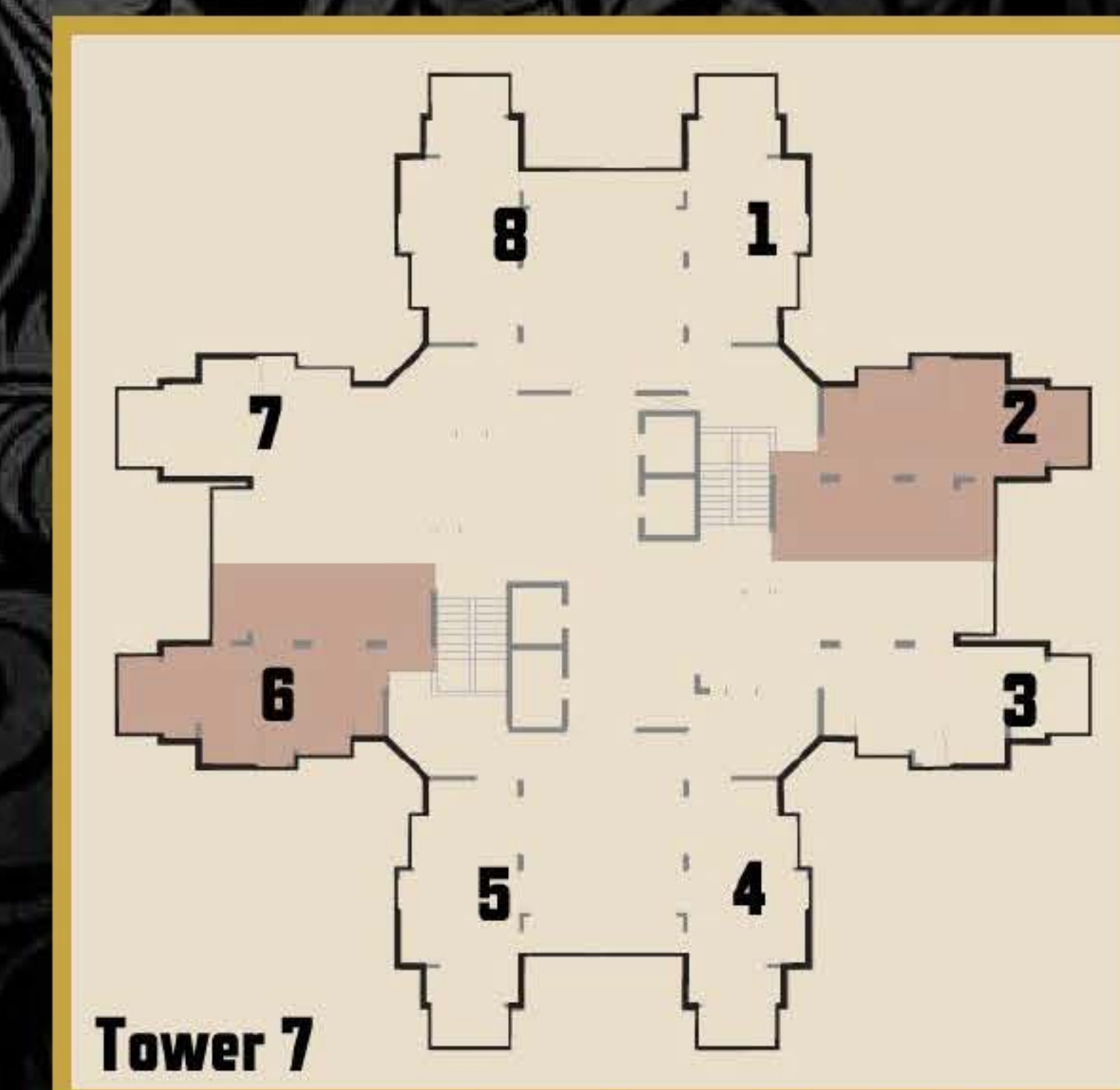
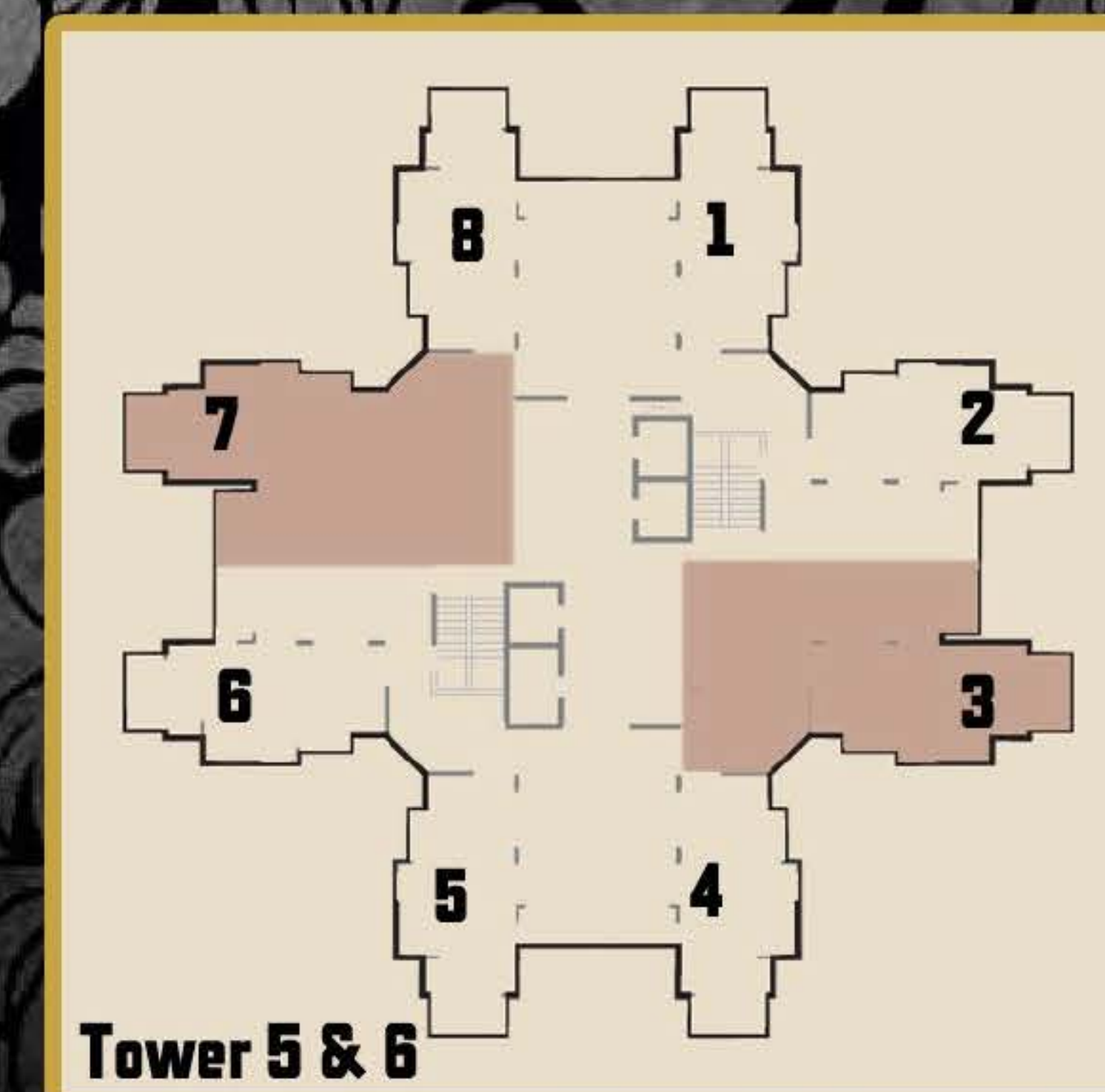
**BUILT UP AREA - 988 SQ.FT. (91.79 SQ. MTR.)**

**CARPET AREA - 789 SQ.FT. (73.30 SQ. MTR.)**

Note: Saleable area is tentative and is subject to change  $\pm 5\%$  due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/ delete any detail/ specification/ elevation mentioned if so wanted by circumstances

## Type 2

### Located in Tower 5,6 & 7



**Crafted By World Renowned Architect Hafeez Contractor**







# UNIT SIZE 1675 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen +  
3 Toilet + 3 Balcony + Utility Balcony

**SUPER AREA - 1675 SQ.FT. (155.61 SQ.MTR.)**

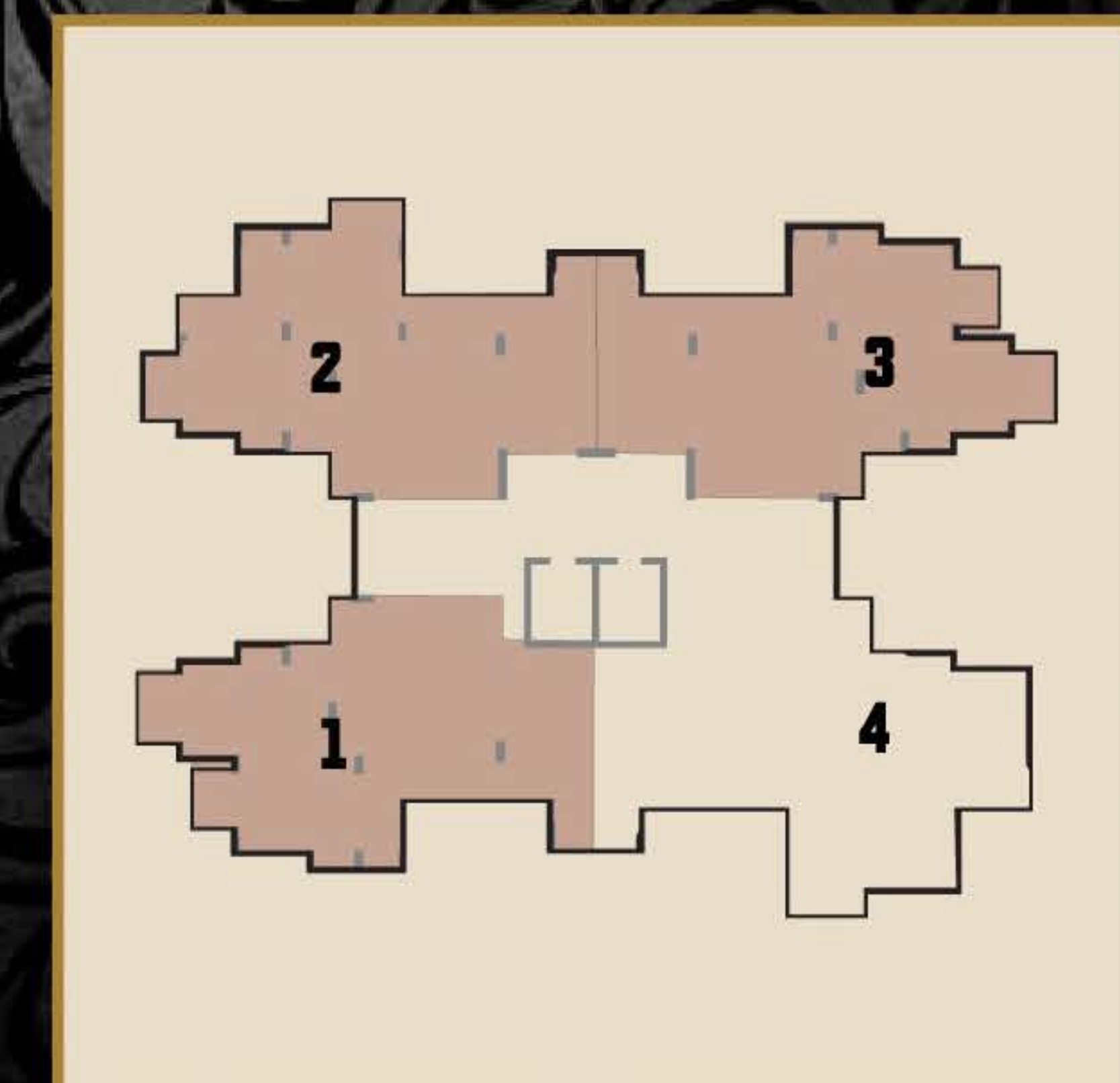
**BUILT UP AREA - 1315 SQ.FT. (122.17 SQ. MTR.)**

**CARPET AREA - 985 SQ.FT. (91.51 SQ. MTR.)**

Note: Saleable area is tentative and is subject to change ±5% due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/ delete any detail/ specification/ elevation mentioned if so wanted by circumstances

## Type 3

### Located in Tower 8 & 9



**Crafted By World Renowned Architect Hafeez Contractor**







# UNIT SIZE 1875 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen +  
3 Toilet + 3 Balcony + Utility Balcony

**SUPER AREA - 1875 SQ.FT. (174.19 SQ.MTR.)**

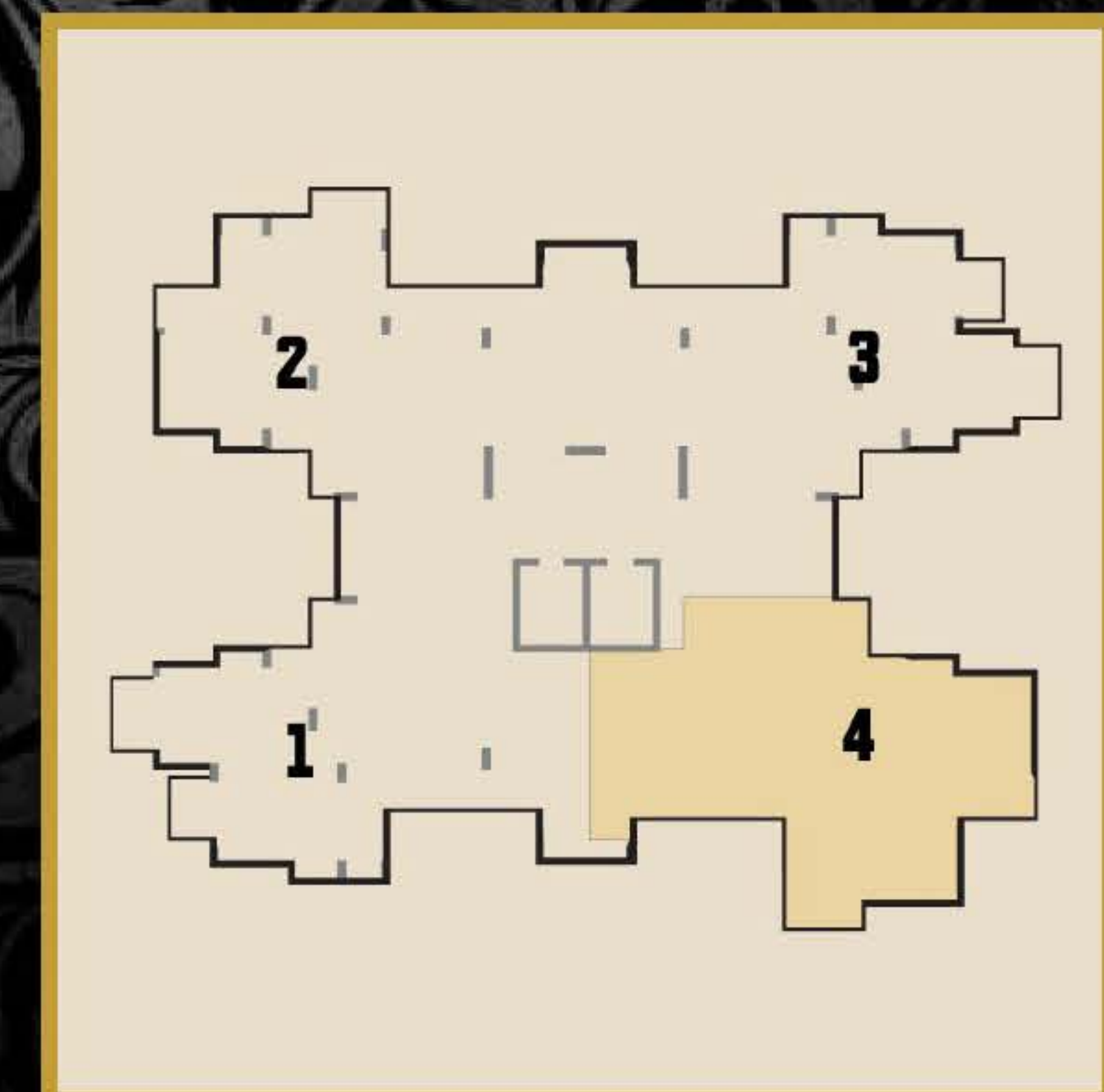
**BUILT UP AREA - 1466 SQ.FT. (136.19 SQ. MTR.)**

**CARPET AREA - 1133 SQ.FT. (105.26 SQ. MTR.)**

Note: Saleable area is tentative and is subject to change  $\pm 5\%$  due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/ delete any detail/ specification/ elevation mentioned if so wanted by circumstances

## Type 4

### Located in Tower 8 & 9



**Crafted By World Renowned Architect Hafeez Contractor**







# UNIT SIZE 2175 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen + 3 Toilet +  
3 Balcony + Utility Balcony + Servant Room with Toilet

**SUPER AREA - 2175 SQ.FT. (202.06 SQ.MTR.)**

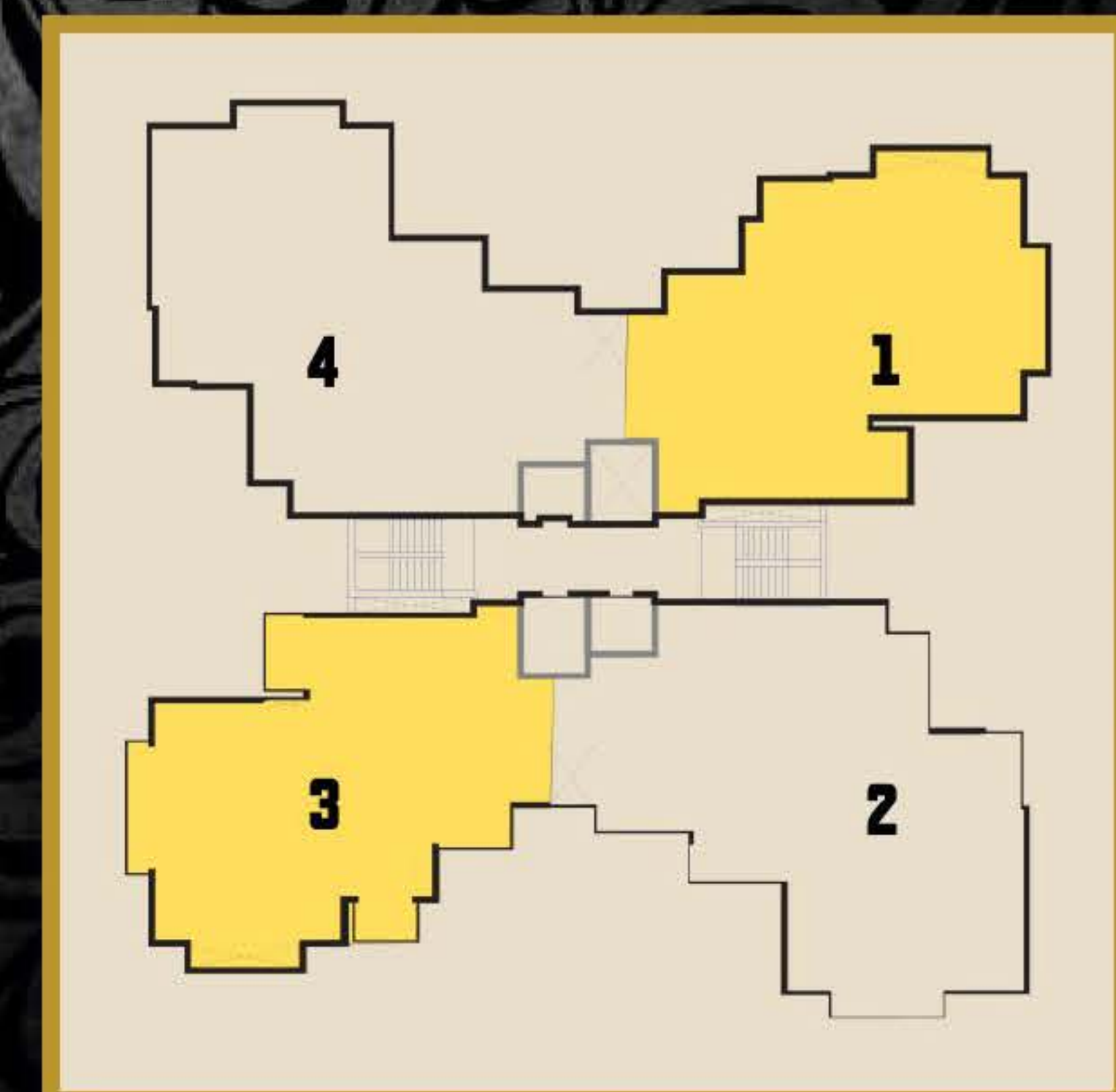
**BUILT UP AREA - 1651 SQ.FT. (153.38 SQ. MTR.)**

**CARPET AREA - 1315 SQ.FT. (122.16 SQ. MTR.)**

Note: Saleable area is tentative and is subject to change  $\pm 5\%$  due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/ delete any detail/ specification/ elevation mentioned if so wanted by circumstances

## Type 5

### Located in Tower 3 & 4



**Crafted By World Renowned Architect Hafeez Contractor**





**Crafted By World Renowned Architect Hafeez Contractor**



# UNIT SIZE 2790 SQ.FT.

4 Bedroom + Living Room & Dining + Kitchen + 4 Toilet +  
4 Balcony + Utility Balcony + Servant Room with Toilet

**SUPER AREA - 2790 SQ.FT. (259.19 SQ.MTR.)**

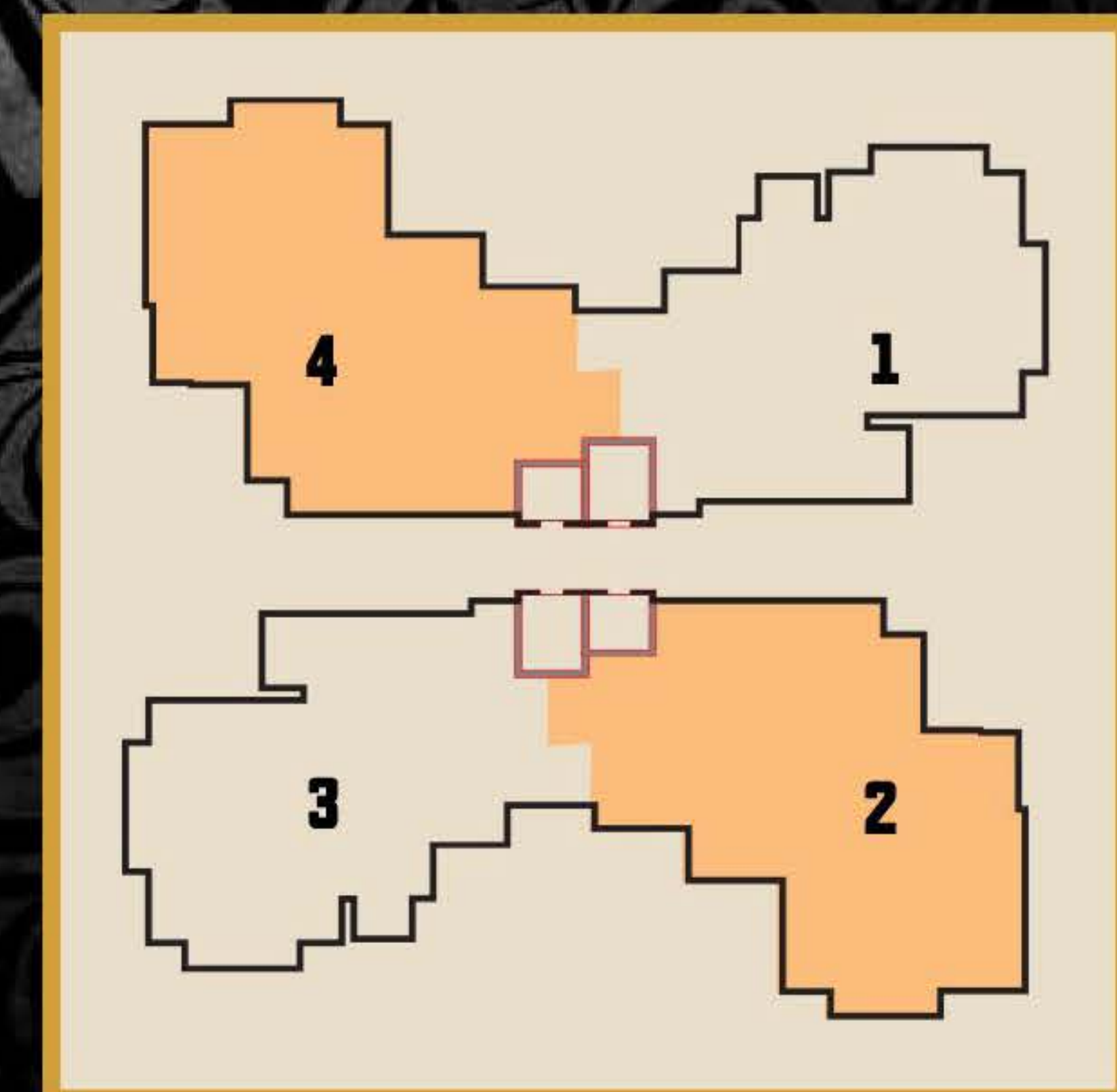
**BUILT UP AREA - 2125 SQ.FT. (197.41 SQ. MTR.)**

**CARPET AREA - 1643 SQ.FT. (152.64 SQ. MTR.)**

Note: Saleable area is tentative and is subject to change  $\pm 5\%$  due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/ delete any detail/ specification/ elevation mentioned if so wanted by circumstances

## Type 6

### Located in Tower 3 & 4



**Crafted By World Renowned Architect Hafeez Contractor**



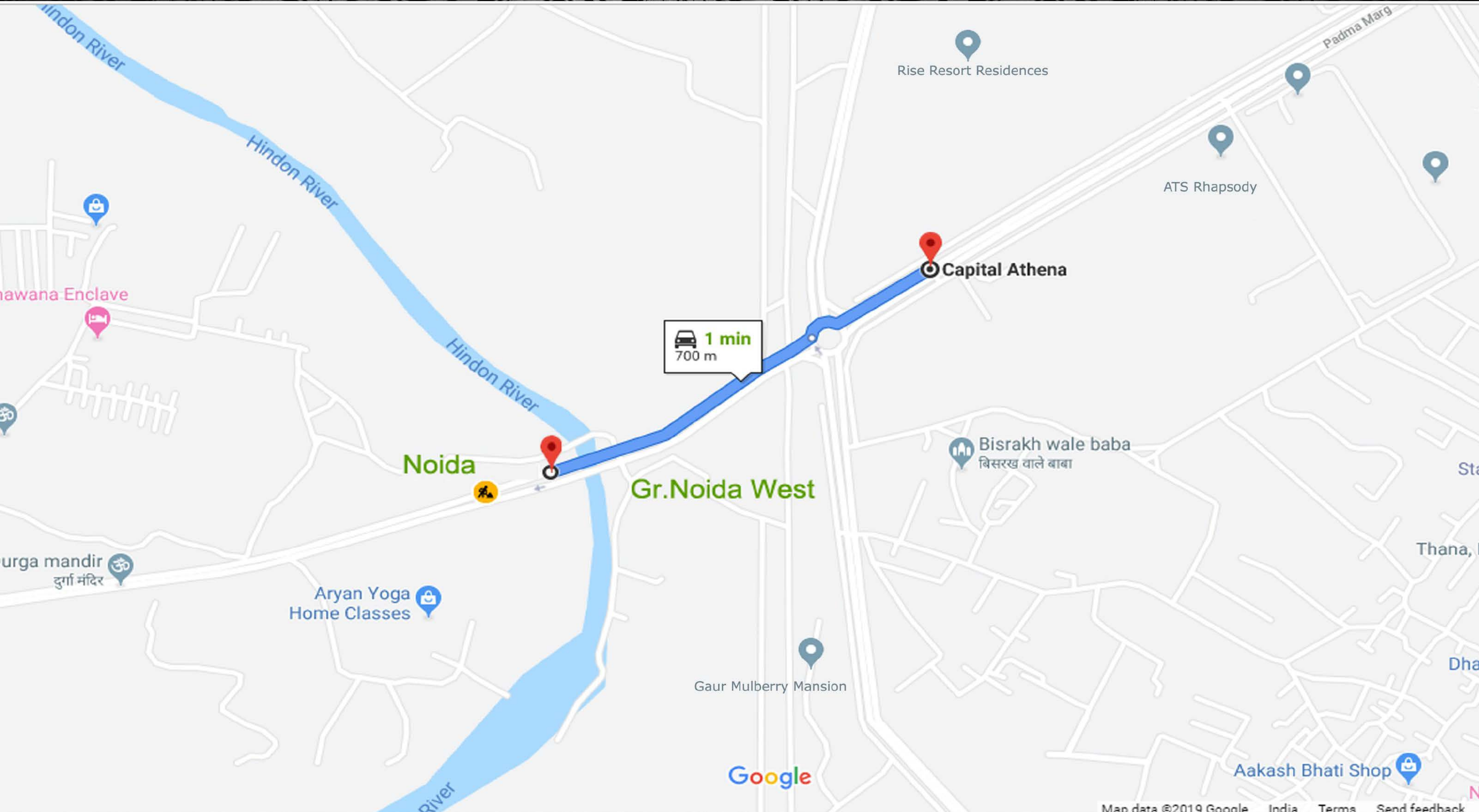


**Crafted By World Renowned Architect Hafeez Contractor**



# LOCATION MAP

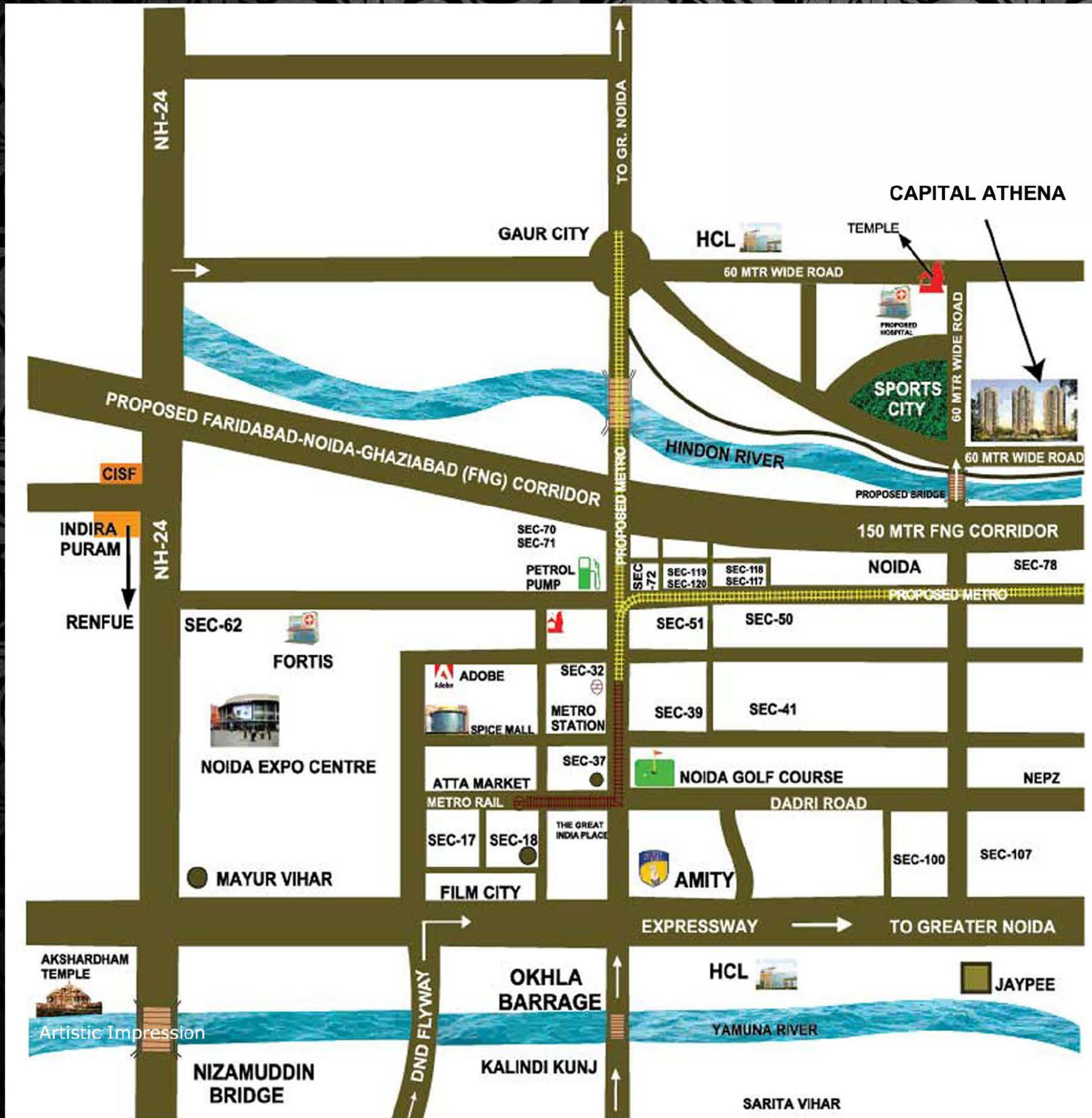
0 Km. from Noida



Crafted By World Renowned Architect Hafeez Contractor



# LOCATION MAP



## LOCATION ADVANTAGES

1. Easy access from East Delhi, Ghaziabad, NH-24, Noida & Greater Noida
2. Near FNG corridor
3. 5 min drive from nearest Metro Station
4. 10 mins drive from Kalindi Kunj, Delhi
5. 7 mins drive from Sai Mandir
6. 10 mins. drive from Fortis Hospital
7. 15 mins drive from DND Flyway
8. 10 mins drive from Sec-18, Noida
9. First Project while coming from Central Noida
10. Posh Location of Greater Noida (West)

**Crafted By World Renowned Architect Hafeez Contractor**



## DISCLAIMER

**CAPITAL INFRA TECH HOMES PRIVATE LIMITED (the Company) makes available information and materials (the "Information") in this brochure, subject to the following terms and conditions.**

**By accessing this brochure, you unconditionally without limitation agree to the terms and conditions as outlined in this Disclaimer. The Company reserves right to change or amend these terms and conditions from time to time at its sole discretion and without any intimation to you or without notifying the same to you and that you shall be bound by any such change(s) so effected.**

**The brochure and the Information contained in it with regard to the various Project(s) including but not limited to pictures, images, renderings, literature are under review/revision in terms of the Real Estate Regulation Act, 2016 and Rules under 'Uttar Pradesh Real Estate Regulatory Authority, Gautam Budh Nagar (Registration of Projects), Regulations, 2019, and will be reviewed from time to time and the contents shall not be construed to be any kind of advertisement, solicitation, marketing, offer for sale, assurance, invitation to offer, contract of any nature whatsoever or gives warranty of any kind, implied, express or statutory or otherwise and shall have no binding effect on the Company.**

**You are therefore required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team/ company prior to concluding any decision for buying any unit(s) in any of the said projects.**

**The foregoing are subject to the prevailing laws of India and Hon'ble the courts at Gautam Budh Nagar and Hon'ble High Court of Judicature at Allahabad, India shall have the exclusive jurisdiction on any dispute that may arise out of the use of this brochure.**

**We are currently in the process of revising our brochure in accordance with the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.**

**The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Areas mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative. All renders/images used in the brochure are Artistic Impressions.**

**All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. This document is conceptual and not a legal offering by the Company and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the towers. The user of the Brochure confirms that he/ she has not solely relied on this information for making any booking/ purchase in any of the towers. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company.**

**Nothing contained herein intends to constitute a legal offering on the Company's part. Information herein may contain technical inaccuracies or typographical errors. All images (other than actual images) are merely artistic conceptualization and should not be relied upon as definitive reference. 'Capital Athena (Phase-1) is registered with the Uttar Pradesh Real Estate Regulatory Authority vide Reg. No. UPRERAPRJ6310 of 2017 dt. 12.08.2017 and 'Capital Athena (Phase-2) is registered with the Uttar Pradesh Real Estate Regulatory Authority vide Reg. No. UPRERAPRJ6377 of 2017 dt. 12.08.2017. Both the phases are being developed, constructed and marketed by Capital Infratechomes Private Limited (CIN: #U45400UP2012PTC053443) on 23262 metres land (5.748 acres land). The Phase-1 and Phase-2 combined are a phase / part / segment / constituent of a licensed Group Housing Colony being developed in a planned and phased manner over a period of time on land presently measuring 8.5 acres situated at Plot No. GH 12A - 2, Sector - 1, Greater Noida (West).**

**Use of information for buying / investing in the Project by any person shall deemed to be on the basis of his/her independent analysis & decision and the Company and/or its directors, employees, marketing interns, strategic partner or channel partner are not liable for any consequence of any action taken by the user relying on such material/information herein. Dispute with regard to the interpretation of information shall be governed by Indian laws, RERA; subject to jurisdiction of Competent Authority under RERA, courts at Gautam Budh Nagar and Hon'ble High Court of Judicature at Allahabad, India. Nothing contained herein shall construe as any scheme or deposit plan or investment advice/offer/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law.**

**Website of RERA Authority: <https://up-rera.in>**

**Terms and Conditions apply.**

**1 Hect.=2.471 Acres, 1 Acre=4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr.=10.764 sq. ft.**

**We are currently in the process of revising our website and brochure in accordance with the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.**





**CAPITAL  
ATHENA**

2/3/4 BHK PREMIUM APARTMENTS  
G. NOIDA (WEST)

**CAPITAL INFRA TECH HOMES PVT LTD**

**Site Address: Plot No. G.H. 12 A-2, Sector 1, Greater Noida (West)**

**UPRERA Registration No.**

**PHASE 1 : UPRERAPRJ6310 / PHASE 2 : UPRERAPRJ6377**