

Prateek  
Fedora

2,3,4 BR Homes • E-11, Sec.-61, NOIDA

WELCOME  
HAPPINESS



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# PRATEEK BUILDTECH (INDIA) PVT. LTD.

Change is the law of nature – taking this as an inspirational value Prateek Buildtech (India) Private Limited is transforming lands into beautiful landmarks. The corporate philosophy of the group which has brought a remarkable change in the real estate is to give maximum happiness to its customers at minimum costs. Maximizing this concept the group is reaching out towards new horizon of growth and success.

With five years of invaluable experience Prateek Buildtech has proved its mettle by providing world class infrastructure with rich aesthetics, great architecture, fascinating features and state-of-the-art amenities. Its team of hardcore professionals, architects and engineers are committed to making each project nothing short of a masterpiece. Its each project is an edifice that speaks elegance silently. The astounding success can be counted by the number of keys handed over by them to their satisfied customers.



**Prateek Buildtech**

Creating Landmarks, Setting Benchmarks

An. ISO 9001:2000 Co.

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# HOMES TO CHERISH ALL YOUR LIFE

Every home is a God's gift and so is FEDORA. Blessed with grace, modern amenities, great features and luxury, Fedora offers 2/3/4 bedroom apartments that fit your budget. The plush locality is an added advantage for the families who are going to be a part of Fedora. The residents here will also be well connected with Delhi and other parts of NCR. All this makes homes at Fedora more than just homes.

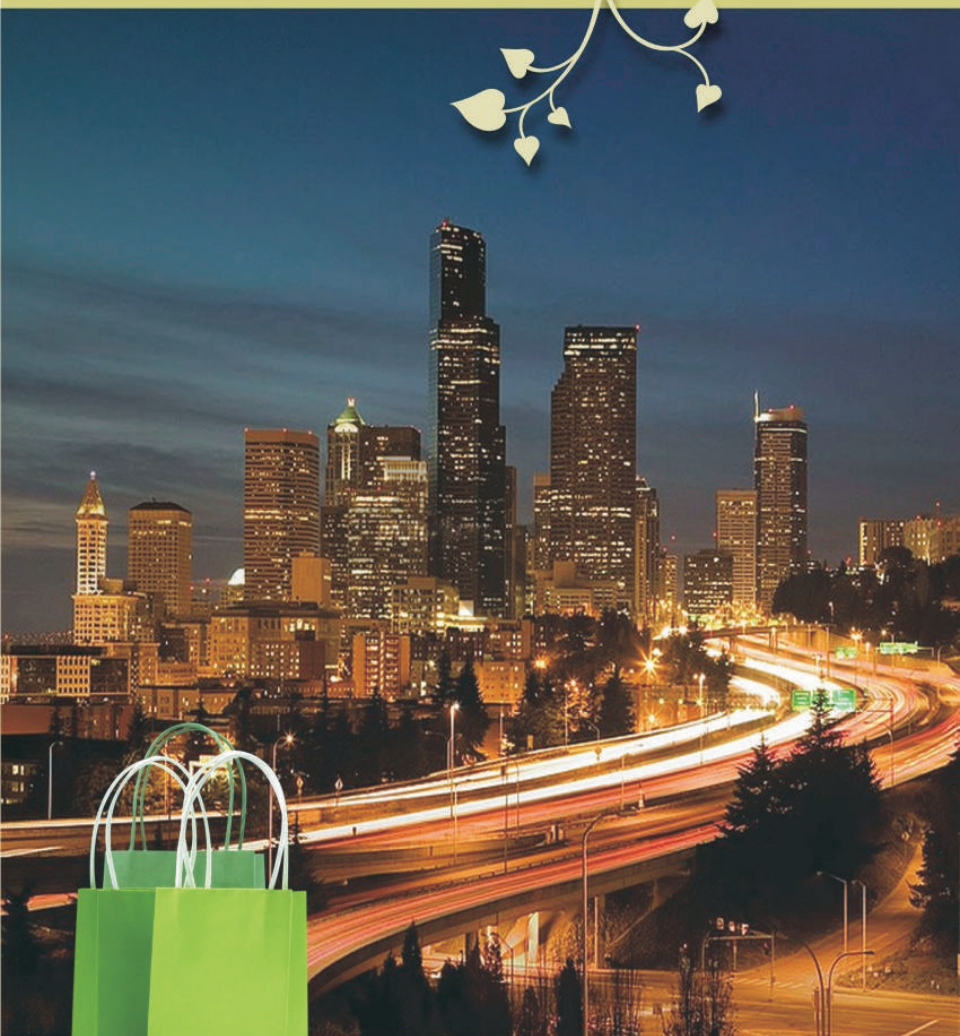


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# A CITY OF YOUR DREAMS

Over the past 25 years, Noida has emerged as a planned, integrated, modern industrial city that is well connected to Delhi through a network of roads, national highways, and the ultra-modern DND flyover. And in the midst of all this is Sector-61, one of the poshest locality of Noida, that suits best for your dream home. Situated in a well planned location near market area, shopping centres, malls and temples, it is placed centrally for better accessibility. Noida Sector -61 is just perfect for any buyer who seeks a budget home with all the modern amenities in NCR.



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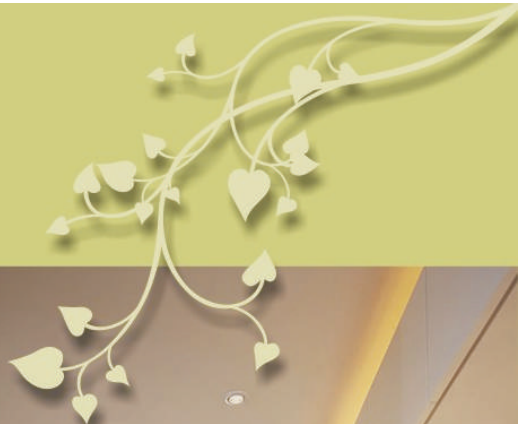


# LUXURIOUS FEATURES

- Malls, Schools, Stadium, Hospitals etc in the vicinity
- Membership of Fedora Club with premium class facilities like Swimming Pool, Steam, Sauna, Billiards, T.T.Room, Kid Playground etc.
- Reserved covered car parking facility for each apartment
- Entrance Lobby
- Waiting Lounge
- Business Lounge
- High Speed Elevators
- Two-Tier Security System
- All Corridors & Lobby will be equipped with CCTV
- Fire fighting arrangements at each floor
- Metro connectivity, Cinemas, Golf course, Hotels in the vicinity
- Approximate 80% open greens
- Beautiful Landscaped Garden surrounded by green area
- Provision of DTH facility in each apartment
- Provision of Super Broadband Connectivity for all apartments
- Intercom facility in each apartment
- 100% power back up for common services
- Provision of Gas Pipeline in each apartment
- Door Video Phone in each Apartment
- 100% Power Back up for complete essential services.



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# EXCEPTIONAL SPECIFICATIONS

## FLOORING

Italian Marble in Drawing, Dining, Kitchen & Passage. Vitrified tiles in Bedrooms, laminated wooden flooring in Master Bedroom and Dressing Room. Antiskid Ceramic Tiles in Toilets & Balconies.

## DOOR & WINDOWS

Decorative solid hard wood Entry door & other skin moulded Panelled doors, Aluminum Powder coated glazed and wiremesh shutter windows.

## MODULAR WOOD WORK

Modular Wooden Cupboard in all bedrooms.

Complete Wood Work in Kitchen.

## KITCHEN

Modular Kitchen equipped with Electric Chimney, Hob, RO system. Working Platform with Granite top with double bowl Stainless Steel Sink, designer Ceramic Tiles upto 2 ft. height above working platform.

## TOILET

Designer toilets with ceramic Tiles up to 7 ft. height Branded W.C, Washbasin & C.P fittings. Shower panel with glass enclosure in Master Toilet.

## INTERIOR WALL FINISH

Designer concept paint with combination of texture & rich Plastic Emulsion.

Designer P.O.P false ceiling work in Drawing Room, Dining Room & Master Bedroom.

Designer P.O.P Punning Work in all other Bedrooms, Toilets & Kitchen.

## ELECTRICAL

Modular electric switches, Fans in Drawing Room, Dining Room & in all Bedrooms & Lights in false ceiling.

## EXTERNAL

Permanent Texture Finish.

## STRUCTURE

Earthquake resistant R.C.C. structure.

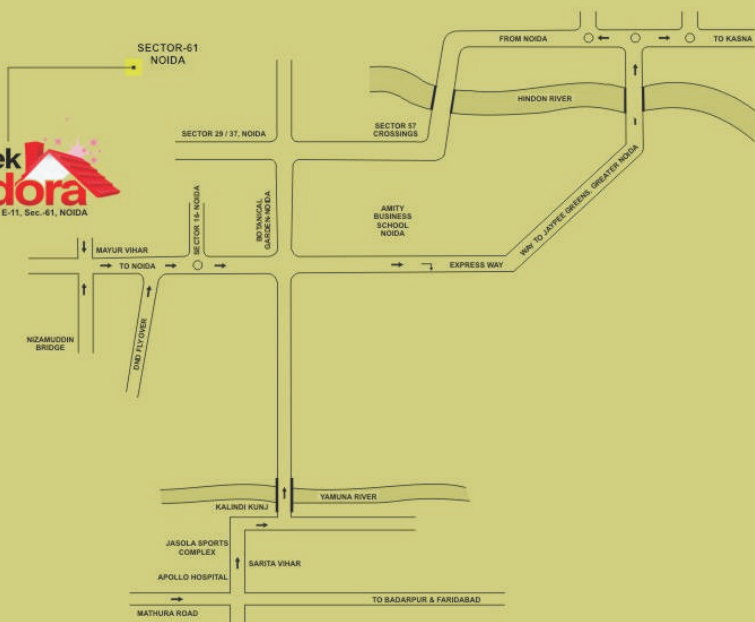


# LAYOUT PLAN



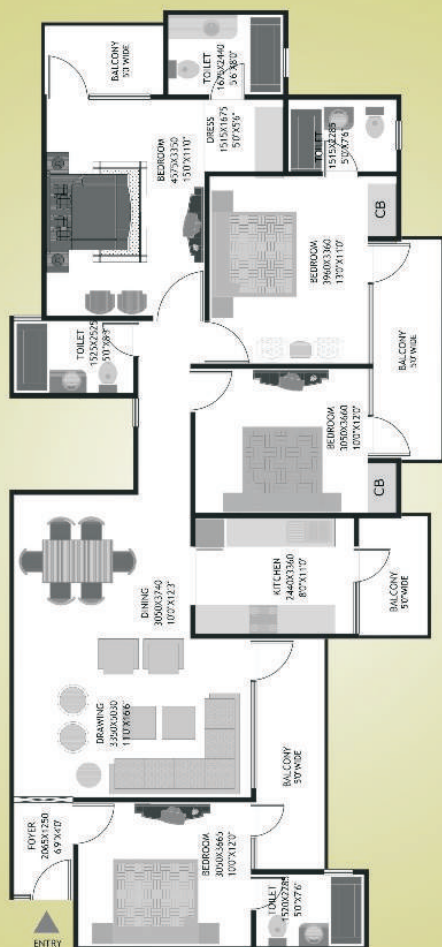
# Prateek Fedora

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**Type-A (4B+4T)****Unit Super Area - 2094 Sq. Ft.**

Four Bedrooms  
Drawing Room  
Dining Room  
One Kitchen with Utility Balcony  
Four Toilets  
Four Balconies

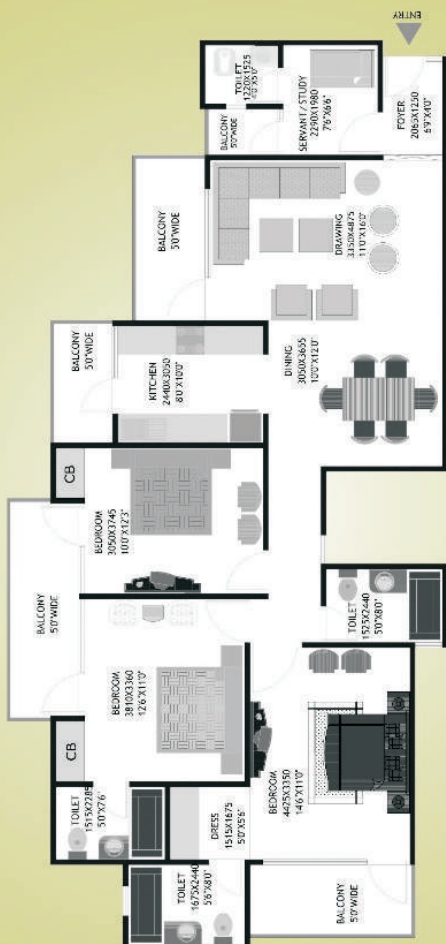




## Type-B (3B+4T+SERVANT/STUDY)

### Unit Super Area - 1940 Sq. Ft.

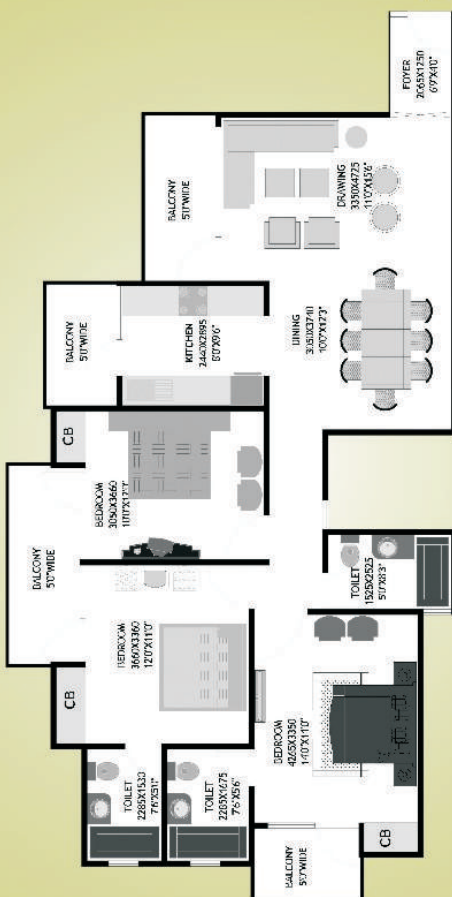
- Three Bedrooms
- Drawing Room
- Dining Room
- One Kitchen with Utility Balcony
- One Servant / Study Room
- Four Toilets
- Four Balconies



Type-C (3B+3T)

Unit Super Area - 1690 Sq. Ft.

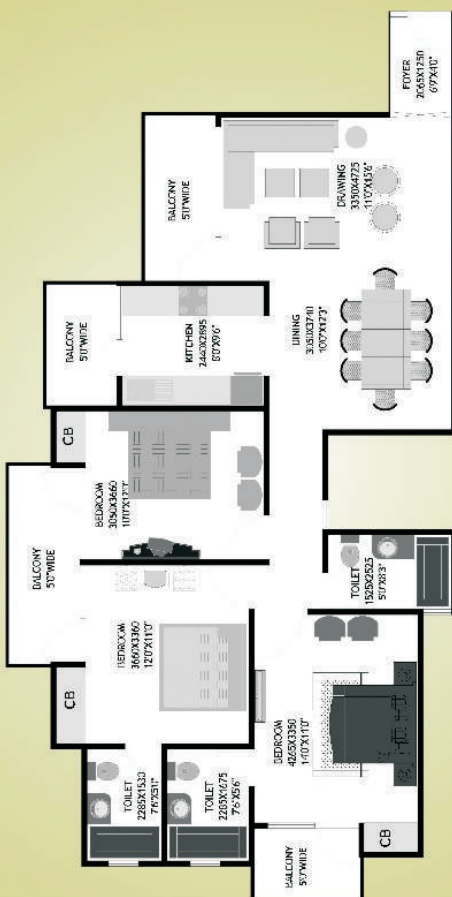
- Three Bedrooms
- Drawing Room
- Dining Room
- One Kitchen with Utility Balcony
- Three Toilets
- Three Balconies



Type-C (3B+3T)

Unit Super Area - 1690 Sq. Ft.

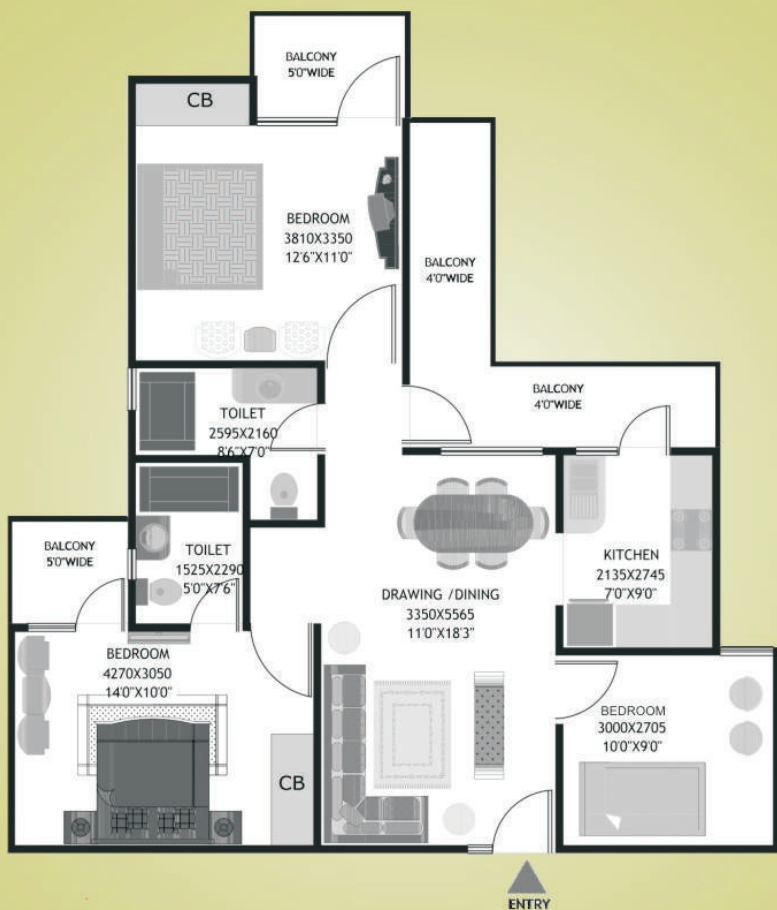
- Three Bedrooms
- Drawing Room
- Dining Room
- One Kitchen with Utility Balcony
- Three Toilets
- Three Balconies



Type-D (3B+2T)

Unit Super Area - 1356 Sq. Ft.

- Three Bedrooms
- Drawing Room
- Dining Room
- One Kitchen with Utility Balcony
- Two Toilets
- Three Balconies



Type-E (2B+2T)

Unit Super Area - 1235 Sq. Ft.

- Two Bedrooms
- Drawing Room
- Dining Room
- One Kitchen with Utility Balcony
- Two Toilets
- Three Balconies

