



AVENUE
LUXURIOUS & EXCLUSIVE HOMES



SP SAI IT Pvt. Ltd.
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Scan me for location



Features that add class to your lifestyle

LOCATION

- 400 mtr away from proposed metro station.
- Best location in Greater Noida west: Bang on Kisaan Chowk.
- 425 feet wide road on one side & 80 feet wide on the other.
- 2 sides open plot that ensures optimum light & ventilation.
- First and only Mixed Land use Township in Noida Extension.
- Excellent connectivity to Delhi, Noida, and Ghaziabad.

PROJECT

- ★★★★★ 4 Star Pre-Certified by GRIHA.
- 25 Acre Township: Offices, Residences and Shopping Mall.
- Construction ahead of promised time line.
- Fully paid up land.
- Approved Plans.
- Competitive Price.
- Customer friendly payment plans.

HIGHLIGHTS

- 3 Sides view from each flat.
- 4 Flats only per core.
- Walking track within the compound.
- Club with all modern facilities.
- 24 hours security with provision for intercom.
- 24 hours power back-up & water supply.
- Rain water harvesting.
- Scientifically designed layout with excellent ventilation.
- Mitsubishi elevators.
- Saint Gobain performance glass for exterior.
- ROCA sanitary fittings.
- L&T switches.
- Parryware C.P fittings.
- Ramson fittings & hardware.
- Polycab FRLS wires/similar make.



Specifications that makes your interiors soothing

STRUCTURE

Earthquake resistant R.C.C. frame structure duly vetted & certified.

EXTERNAL

Most modern & elegant finish with high quality weather proof coated paint on walls. All external doors & windows in UPVC with high performance reflective glass.

INTERNAL FINISH

All internal walls & ceiling are plastered and painted with oil bond distemper in pleasing colors.

FLOORING

Drawing, Dining, Kitchen & Bedroom to have vitrified tiles. Ceramic tiles in toilets and balconies.

HARDWARE

All internal and main entrance doors in S.S. finish i.e. mortice lock, magnetic door holder, door hinges. All external doors and windows in UPVC.

KITCHEN

Granite counters with 2'.0" high ceramic tiles above it and stainless steel sink.

FIXTURES & FITTINGS

All copper wiring in P.V.C concealed conduit. Provision for adequate light and power points as well as telephone & TV outlets with modular switches and protective M.C.B's.

WATER SUPPLY

Underground and overhead water tanks with pumps for uninterrupted supply of water.



TOILETS

Provision for Hot & Cold water system. Tiles in pleasing colors on walls up to door level. European W.C's, washbasins & cisterns in white shade and Chrome plated fittings.

DOORS

Flush doors with laminated finish on both sides.

BALCONIES

MS railing with high quality synthetic enamel paint. Shaft to be covered by WPC jali.

LIFT LOBBIES/CORRIDORS

Vitrified tiles for flooring, Granite wall cladding around lift with OBD paint. False ceiling with modern lights.

STAIR CASE

MS railing with Kota flooring.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft.,

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**WE HAVE CHOSEN
WORLD'S BEST PRODUCTS FOR YOU**





LEGEND

- | | | |
|---------------------|----------------------|-------------------------|
| 1. Entry | 9. Surface Parking | 17. Basket Ball Court |
| 2. Exit | 10. Basement Parking | 18. Trellised Seating |
| 3. Guard Room | 11. Sand Pit | 19. Outdoor Gym |
| 4. Water Feature | 12. Swings & Slides | 20. Central Park / Lawn |
| 5. Jogging Track | 13. Kids Cycle Track | 21. Pavilion |
| 6. Drive Way | 14. Kids Play Area | 22. Activity Area |
| 7. Tower Drop Off | 15. Yoga Court | 23. Towards Club |
| 8. Drop Off Feature | 16. Badminton Court | 24. Basement Car Exit |

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