## G URS

## GOLF VIEW LUXURY RESIDENCES <br> -O

 The Island

JAYPEE GREENS, GREATER NOIDA

> WAKE UP TO THE VIEW OF A MESMERIZING 18 HOLE GOLF COURSE... EVERYDAY...

## COME...EXPLORE...DISCOVER...

JAYPEE GREENS GREATER NOIDA IS A PREMIUM 182 HA(APPROX. 452 ACRES) GOLF-CENTRIC REAL ESTATE DEVELOPMENT WITH THE FINEST HOMES IN THE PLUSH LOCALES INTEGRATED WITH GOLF COURSES, LANDSCAPED EMERALD SPACES, RESORT LIVING AND UPCOMING VARIOUS DEVELOPMENTS.


JAYPEE GREENS

## GiURS <br> your own world

ALL ACTUAL IMAGES


## TOWNSHIP FEATURES/FACILITIES



## BEAUTIFUL REALITY

Where you love the whole tree, the shapely branch, the tender \& wither leaf, the falling petal, the flight of birds and white moths dancing on the wings of fire into the enticing night. The splendid shadow of full love.....in the scenery, the people and the environment.

Life in its fullness... knows no decay.


A Golf Academy, with a well equipped Pro Shop with state-of-the art training facilities.

Incorporating ideas of world renowned architects \& design firms, Jaypee Greens has evolved with many features that make it a truly world class real estate development. Salient features include:


The 18 -hole Greg Norman championship golf course spread over 197 acres, is the longest in India at 7347 yards with 88 bunkers and 14 water bodies.

The 9-hole Graham Cooke designed chip and putt golf course, presents an enjoyable challenge to every level of golfer.


A 60-acre Nature Reserve Park full of flora and fauna envelopes a beautiful 7.5 acre man-made lake in its midst.

A 170 room Golf and Spa resort in collaboration with 'Six Senses Resorts \& Spas', tucked away in the ambient setting of the golf course.


Atlantis the Club - an international standard Integrated Sports Club with multiple sports disciplines, designed for amateurs \& professional training as well as competitive formats.

A well-designed Town Centre with convenio, boutique, cafes \& restaurants.


## JAYPEE GREENS



LOCATION MAP

## MASTER PLAN



## G URS

## UNIT PLAN

UNIT NOS.-
A-201/202-A - 3401/3402


TOTAL SALEABLE AREA= 553.94 sq.m / 5962.56 sq.ft. (approx)

TOWER - A, TYPICAL LVL FLOOR PLAN



## UNIT PLAN <br> UNIT NOS.-B-201-B-2401 <br> \& I-201-I-2401



TOTAL SALEABLE AREA= 449.35 sq.m $/ 4835$ sq.ft. (approx)

## TOWER - B, TYPICAL LEVEL



## UNIT PLAN

UNIT NOS.-C-201/202-C-2401/2402
\&
H-201/202-H-2401/2402


TOTAL SALEABLE AREA= 405 sq.m $/ 4077.00$ sq.ft. (approx) TOWER - C, TYPICAL LEVEL


This document is for office use only. It is not for any promotional purpose. This document is not to be circulated.


UNIT PLAN
INTRODUCING The Island


TOTAL SALEABLE AREA= $\mathbf{3 4 2 . 1 7}$ sq.m/3595 sq.ft. (approx)

TOWER - E, TYPICAL LEVEL


The Island


## The Islands

by GAURS
BE APART

DISCOVER THE DIFFERENCE BETWEEN LIVING AND LIVING APART!

## GiURS <br> your own world


[IVING APART IS A LANGUAGE

WHEN LIFE AND LIFESTYLE BREATHE LUXURY,
THAT IS LIVING APART


$$
\begin{aligned}
& \text { The lifestyle of those } \\
& \text { who five Apart }
\end{aligned}
$$

As you wander through the shade of a thousand trees, in the midst of nature, you smile and look back at your life. Every decision you made, through the trials, the tribulations, the promotions, the market-winning propositions, the highlights and the learnings, everything you have worked for is worth it, just for this moment.

Basking in the warmth of a Sunday sun, with your loved ones, you know that every moment is picturesque and every moment, is perfect. Everything you have done until this moment, to come to this height of excellence, is finally worth it.

You will remember that the promises you made to yourself and to your family have been fulfilled when they walk into your home and have a smile that is filled with happiness.

Everything you need, everything you desire, everything you ever wished for, is here.
This is the lifestyle of those who Live Apart.



## An oasis of calm, at the epicentre of progress

The location of the epitome of Living Apart is nestled inside a place that you know so well, yet have not imagined to be a haven of solace.
We are talking about Greater Noida, the spotlight of India's burgeoning business enterprise. Developed as one the largest industrial townships in Asia, Greater Noida is the crown jewel of progress and is envisioned to be India's smartest city in the National Capital Region. Home to the most modern urban development centre, this fast-developing nucleus of enterprise is the result of collaborative, far-sighted planning geared towards catapulting India's progress into the future.
Geared for aggressive entrepreneurial expansion in the near future, Greater Noida also has nature in full bloom.

The city is already dotted by huge green cover, which is ever expanding

- The carbon-footprint of industry is offset by an abundance of trees and it keeps the surroundings as a pollution-free area.
- The well-laid road network is already developed as beautiful tree-lined avenues making commuting a pleasure.

Even from the moment you land, get ready to be greeted by elegance. Just a small drive away, will be the Noida International Airport, slated to be India's largest airport, on the lines of the Zurich Airport in Switzerland. And humerous other investments by public and private enterprises have made the region a hotbed of progress.



## LUXURY THAT EXTENDS OVER THE HORIZO

Thtegretred Formenshiv
Taypee Greens
AS YOU BREATHE IN THE CLEAN AIR,
omking DOWN THE falrway
DOWN THE HORIZON THAT JUST SEEMS TO WHISPER.
Alittle TO THE LEFT, THAT'S IT.
YOU SEEM TO TAKE FOR GRANTED.
THAT EVERYTHING IS EGGING YOU ON
TO GO WITH YOUR INSTINCT,
TO DO WHAT YOU FEEL LIKE
TO WIN

$$
\begin{aligned}
& \text { Tee-off } a \\
& \text { future of Shing tpart }
\end{aligned}
$$

There's something about teeing-off, amidst the manicured greens, the warming sun and the calm, unpolluted breeze that seems to run from the horizon to you as a wave of calm. It is a different language, of fine living, sophisticated taste and conversations with people of class. Something as simple as drinking your favourite beverage becomes memorable.

Yes, we are talking about one of the largest integrated delivered townships - Jaypee Greens. It is home to a select few, residing in 452 acres of lush green surroundings. We have envisaged life for you in this picturesque township, as that is the correct meaning of Living Apart.
What's more, member exclusive clubhouses, banquet facilities, tempting eateries, spas \& health clubs, a golf academy and a host of recreational options invite you to live life, apart. Live, unwind, rejuvenate in exclusive spa resorts, social clubs, integrated sports complexes and more, and facilities made for the whole family such as recreational parks, schools, gardens, jogging tracks that elevate lifestyle here to a privileged stature and your glorious legacy for generations to come.



## Perfect Tibe for Good Times



Nove-in to a
Ready-to-move-in fiftestyle
Forget about the long-drawn process of moving into a new house and the headache associated with it. Here, all you need to do is walk in and start your own lifestyle with your family. It is a place where there is nobody to intrude on you, on your thoughts, your moments and your life.

- One of the lowest per family acre life gives you a feeling of exclusivity and being apart.
- The massive population of different species of trees at the golf course and the numerous parks will give you company at all times.
- Where you share space with families of birds, whose language you will almost start to speak as a universal one.

With this ready-to-move-in lifestyle, you will also embrace a neighborhood that is elite, elcomes you with a smile and an atmosphere of friendliness regardless of age. Where your kids can actually have incredible, memorable childhood with the never-ending spark of life. Imagine a lifestyle where all this is possible and more!

In the vicinity too, you have everything you and your family need, from temples to schoo colleges, sports facilities to spa resorts, green cover like you have never seen before and a magnificent golf-course. Come back to nature and transform your 'life', into a lifestyle of eace with luxury. A lifestyle that starts as soon as you decide, "Yes, this is what I want for my family."


## Unociling

A fife Of fiwing (part.
ENTER TO SLOW DOWN TIME
TO REFRESH. REJUVENATE AND RECONNECI

SETTLE-IN TO MAKE EVERY MOMENT LAST FOREVER. WHERE YOUR LOVED ONES THANK YOU WITH THEIR SMILES.

WHERE YOU WALK WITH YOUR DREAMS AND THOUGHTS
encouraged by the whispers of nature.

WITH THE SUNSET
brings a new charm of night.
THAT THE CITY SELDOM GIFTS.

BE BORN AGAIN IN THE MORN
invigorated by the knowledge
THAT THIS HAVEN WAS MADE, JUST FOR YOU

CURATED LIFESTYLE OF THOSE WHO LIVE INSIDE. TT IS
an option available only to a few, and a life

THE TSLANDS BY GAURS ARE MADE TO INDULGE YOU IN GRANDEUR and understated elegance. every facet of these bespoke RESIDENCES HAVE BEEN DESIGNED WITH TASTE, MADE WITH NATURI MADE JUST FOR YOU. TT IS A MASTERPIECE OF PLANNING, EXECUTIO
AND REFINEMENT: AND IS THE RESULT OF ALMOST 3 DECADES OF
Committing ourselves to delivering excellence



Highlights of
THIS LANDMARK OF
LUXURIOUS LIVING

- Custom-made residences and lifestyle choices, in the midst of the luxurious Integrated Township
9 heaven-piercing towers, up to 37 storeys. This boulevard of towers create an unmistakable landmark that can be seen and recognised not only by its enormity, but also its neo-classica Roman \& Gothic influence of architecture.
- Each of the 506 condominiums are made up of large, inviting spaces from 4 BHK to 6 BHK , for you to live up ever moment, in luxurious bliss.
The residences are so exclusive that we have designed only 2 Condominiums on each floor to ensure utmost privacy And the best part is that all the condominiums face the lush green he expansive Pari Chowk on the other side Youns will always have an uninterrupted horizon to gaze at.
We have also curated bespoke large residences especially for the elite few esidences especially for the elite penthouse suites and large terrace homes that match your effortless style and excellent taste.






## A world built to make

 every moment luxurious, coery expervience, memorable."WHAT WOULD YOU LIKE TO DO TODAY?"
ASKED THE GREENS
WOULD YOU LIKE TO WALK AMIDST THE BIRDS
IIE IN DEW-LADEN GRASS?
BREATHE IN THE HORIZON AT SUNSET?"
"WHAT WOULD YOU LIKE TO DO"
ASkED THE TEXTURED WALLS AND THE MIRROR-FINISHED FLO ORS
WOULD YOU LIKE TO WANDER AMONGST MY HALLS
IET THE LITTLE ONES PLAY IN THE SAND
AND THE COURTS, AS LAUGHTER ECHOES INTO YOUR MEMORY?
"WHAT WOULD YOU LIKE TO DO TODAY"
BREATHE IN. RELAX AND ENJOY EVERY MOMENT

## The Ivory Coast There flfe umps 

The Ivory Coast is the foundation of living apart. Where luxurious amenities and an active lifestyle come together. This is the place, where life at The Islands begins and awaits you at any time of day or night. With activity zones for you and your family, walking track, water bodies, open gym and more, come rejuvenate \& connect with friends and family in a way that transcends life into lifestyle.

- open Gym
- SIt out/Chilling Pad
- Senior citizen zon
- kIDS PLAY AREA
- preteen play area
- YOGA \& meditation area

Whalking track

- water bodies
- mOUNDS
- climbing wall
- pet play area




SENIOR CITIZEN ZONE


The Ivory Coast

ndicative Images, All the above images are for reference only.

# The Gold Coast <br> the clubhouse <br> A connection zone for you and your family 

Good times begin at The Gold Coast, your clubhouse at The Islands. A spectacle in itself with an area of about 2787 sq.mt. ( 30000 sq.ft.), it is home to everything you need for a weekend, full of relaxation and rejuvenation for your whole family. When you are here, there will be no distractions, just the peace of being in the moment. It is a connection zone meant only for you and your family.

- indoor heated pool
- KIDS POOL/ LAP POOL FAMILY POOL
- Jacuzzi
- CIGAR lounces
- PATISSERIE \& COFFEE SHOP
- GUESt ROOMS

BOWLING ALLEY

- Virtual classroom
- KIDS Play area
- gymnasium
- massage room
- SAUNA \& STEAM
- Get-together party space
- business center
- library
- CONFERENCE ROOM
- youngster's zone
- mini home theatre
- medical centre / food hall
- salon




# The Gold Coast 



Indicative Images, All the above images are for reference only

## The Orbit

THE SKYWALK

$$
\begin{aligned}
& \text { Here, you don't iust look up, } \\
& \text { yourevel among the clouds }
\end{aligned}
$$

The Skywalk is a glorious jewel on top of The Islands that connect all buildings and provide a place of recreation \& rejuvenation among the clouds. Situated just above the 23 rd floor, about 90 meters above the ground level, connecting 8 towers and working as a central nervous system, this inimitable skywalk is replete with luxuries that you just keep coming back to. Everything you need to relax and rejuvenate is available at this island in the sky. From the walking track, to the Celebration Pavillion for an evening of revelry, or even the Library where you can get your daily dose of quiet reading, you will form fond memories that keep you coming back for more.

- paddle court
- workstation pods
- JogGing / walking track
- tot lot area
- festival garden
- MULTIPURPOSE COURT
- Celebration pavillion - open air theater
- LIBRARY \& READING ZONE
- observatory deck




.
$\qquad$
I
$\square$
$\qquad$
$\square$
$\qquad$
,


都

## Here, nature is <br> the foundation of living.

The residences at The Islands by Gaurs are surrounded by a huge expanse of nature as far as the eye can see. The sights and sounds of nature welcome you, every time you open one of the many balcony doors. Wherever you see, nature looks right back at you. Here, every morning you can open doors to a more beautiful sunrise with a cup of coffee and your loved ones or watch the sunset hand-in-hand with your better half. The views from these residences have been crafted to make just these moments even more special.

To say the apartments of The Islands by Gaurs are meant to live larger than life is an understatement. Each floor has just two luxurious residences, each with the breathing space of the entire floor. The living spaces themselves are designed to the exact specifications of your bespoke life. Everything you touch in these residences is an experience. With finely crafted details in every corner, objects transform themselves from the mundane to the eloquent. From expansive dining rooms, to enormous walk-in closets to balconies with huge vistas of the surroundings, a lifestyle of luxury, made just for you, awaits you. Come alive, every day.

$*$

||l|il|||


Artistic Impression, image for reference only




## Be floored by cexclusioity

THE FLOOR PLANS





- GOLF COURSE SIDE -


| CARPET AREA |
| :--- |
| (As per the RERA act) |$=188.65$ Sq.Mt. $/ 2030.63$ Sq.Ft.


SALEABLE AREA $=342.17$ Sq.Mt. $/ 3683.12$ Sq.Ft


DETAILS OF CONDOMINIUM APARTMENTS

| Total No. of Units | -506 |
| :--- | :--- |
| Total No. of Block | -9 |


| Total No. of Block | -9 |
| :--- | :--- |
| HEIGHT <br> Block A | -3.9 mt Floor to Floor |
| Block B to I | -3.6 mt Floor to Floor |



## G URS

## Wilestones we are proud of

Gevery brick a stepping stone to crafting more luscurious lives.
At Gaurs Group, the pinnacle of luxury is not just a construction but a quest for ever-better life experiences transformed into memories. With every property, our craft of luxury gets better refined so that those who live in our properties live exceptional lives, that is priceless, both in terms of life and lifestyle. Each of our 'life-craftsmen' are chosen for their exclusive capability of creating spaces that exceed expectations for a luxurious life.
Welcome to a world of luxury, welcome to the legacy of Gaurs.


## GURS



Ever since its inception in the year 1995, Gaurs has been revered as an icon of excellence in the world of real estate. With a burgeoning list of residential projects that encompass high en apartments to highly affordable accommodations occupied by thousands of happy families caurs'stress on customer's trust has become the winning mantra. The pointed, unnerving foc s on creating a better tomorrow has been the diving force at Caurs. It is our foresight, eye tor
perfect locations and excellence in execution that has earned us a much-deserved success hroughout our long journey. And armed with the confidence and verve to enrich lives, one ca safely say that the future belongs to Gaurs.


YEARS OF UNFALTERING COMMITMENT

165+
SUCCESSFULLY DELIVERED PROJECIS
!40000+
POSSESSIONS
GIVEN (2014-2021)

165000+ DELIVERED UNITS

16 мıluon+
SQUARE METER
( 60 MILLION+ SQUARE FEET) Area developed
$\mho$ RERA REGISTRATION NO:: UPRERAPRJ734569 \| www.UP-RERA.IN

## GAURS

GAURSONS INDIA PRIVATE LIMITED
Project Location: The Islands by Gaurs, Plot No. B-11, Jaypee Greens, Pari Chowk, Greater Noida - 201306 (U.P) India. etheislandsbygaurs.com | care@theislandsbygaurs.com

