



# Ophira

An Address of Happiness

**2 & 3 BHK APARTMENTS**  
Sector-1, Greater Noida West



# Adore Yourself!



Away from city chaos, Mangalya Ophira is here for "those" who are seeking the peace of mind. Strategically located at Sector 1, Greater Noida West. Come to the Mangalya Ophira and relish spectacular views from everywhere.

Mangalya Ophira boast of modern day amenities and comforts. These have not only been designed with the utmost attention to detail, but also reflect the harmony of life by nature's edge. Mangalya Ophira is for those who wish to have a high abode that offers them all benefits... be it the location, basic amenities, clean and pure environment or the trendiest lifestyle features.

All this and much more has been crafted on the canvas of lush green backdrop..... for those who desire pollution free grounding in health and fine living.



A marvelous piece of...  
...an Architectural excellence.



Welcome to an abode  
of serenity and tranquil peace  
bringing you the cosmopolitan lifestyle  
you have always imagined.







Views to mesmerise you.

Artistic Impressions of  
Central Park with Fountain (Top)  
Et  
View of All Towers through  
Bird Eye View (Bottom)







Happiness has  
everything to do  
with lifestyle..



### Salient Features

- 80% Open area with landscaping parks.
- 24 hours power backup for essential services
- 24 hours drinking water in each apartment.
- Exclusive club house.
- High speed lift in each block.
- Huge and spacious balconies
- Latest Fire safety norms.
- Ample covered parking space.
- Beautifully designed landscaped areas.
- Flower garden and zen garden.
- Tennis and basket ball court.
- Swimming pool and kids splash pool.
- Sit out for senior citizens.
- Joggers track and meditation hut.
- Water efficient and rain water harvesting.
- 24 hours security with CCTV surveillance.



# Technical Specifications



## DRAWING / DINING

FLOORS - Vitrified Tiles

DOOR - Flush door with mortise lock

## MASTER BEDROOM

FLOORS - Wooden Flooring

DOOR - Flush door with mortise lock

WINDOWS - Aluminium Powder coated UPVC or equivalent

INTERNAL WALL FINISH - Pleasant Color OBD with POP cornice

## BEDROOMS

FLOORS - Vitrified Tiles

DOOR - Flush doors

WINDOWS - Aluminium Powder coated UPVC or equivalent

INTERNAL WALL FINISH - Pleasant Color OBD with POP cornice

## KITCHEN

Semi Modular Kitchen

FLOOR - Antiskid Ceramic Tiles

DOOR - FLUSH door with mortise latch

FIXTURES & FITTINGS - Granite top with stainless steel sink

WALLS - Designer ceramic tiles with border up to 2 ft. above counter



## TOILETS

FLOORS - Anti skid ceramics tiles

DOOR - Flush door with mortise latch

FIXTURES & FITTINGS - Branded chinaware & CP fittings,

GRANITE COUNTER - Toilet of Master Bedroom

WALLS - Designer ceramics tiles up to 7'-0"

INTERNAL WALL FINISH - Oil bound Distemper

## EXTERIOR FINISH

Texture Paint

## LOBBY

WALL FINISH - Texture Paint

FLOOR - Kota Stone

## ELECTRICAL

Efficient, high quality insulated copper wires

Designer modular switches

## SECURITY SYSTEMS

Intercom Facility (from flat to Security Room),

High Selective CCTV (in common areas)



1025  
sq.ft.

2 Bedrooms  
95.22 sq. mtr.

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1	Master Bedroom	11'-0" x 13'-0"
2	Master Toilet	5'-6" x 7'-6"
3	Bedroom	10'-0" x 12'-6"
4	Toilet	5'-6" x 7'-6"
5	Kitchen	7'-10" x 6'-3"
6	Living Room	11'-0" x 16'-0"
7	Balcony	13'-5" x 4'-11"
8	Balcony	5'-1" x 4'-11"
9	Balcony	4'-9" x 4'-11"
10	Balcony	5'-3" x 4'-11"
11	Entry	

1250  
sq.ft.

2 Bedrooms  
with Study  
116.12 sq. mtr.

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1	Master Bedroom	11'-0" x 14'-0"
2	Master Toilet	5'-6" x 7'-6"
3	Bedroom	13'-6" x 11'-0"
4	Study Room	9'-0" x 7'-5"
5	Toilet	5'-6" x 7'-6"
6	Kitchen	8'-10" x 7'-3"
7	Living Room	11'-0" x 16'-0"
8	Balcony	14'-8" x 4'-11"
9	Balcony	6'-9" x 4'-11"
10	Balcony	5'-9" x 4'-11"
11	Balcony	5'-1" x 4'-11"





1455  
sq.ft.

3 Bedrooms  
135.17 sq. mtr.

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1	Master Bedroom	15'-0" x 11'-0"
2	Master Dress	5'-6" x 5'-6"
3	Master Toilet	5'-6" x 7'-6"
4	Bedroom	11'-4" x 11'-0"
5	Bedroom	13'-0" x 11'-0"
6	Toilet	7'-6" x 5'-6"
7	Dining Room	9'-6" x 10'-6"
8	Kitchen	8'-0" x 10'-0"
9	Living Room	10'-6" x 17'-0"
10	Balcony	40'-0" x 5'-0"
11	Balcony	8'-6" x 5'-0"
12	Balcony	7'-1" x 5'-0"





# Site Map

1025 sq.ft.    1250 sq.ft.    1455 sq.ft.



## LEGENDS

- |               |                          |                         |                   |                              |                     |
|---------------|--------------------------|-------------------------|-------------------|------------------------------|---------------------|
| 1 Main Entry  | 6 Ramp                   | 11 Reflecting Pool      | 16 Swimming Pool  | 21 Jogging Track             | 26 Sit Out          |
| 2 Guard House | 7 Entrance Steps         | 12 Basket Ball Court    | 17 Toddler's Pool | 22 Nodes                     | 27 Commercial Block |
| 3 Exit        | 8 Entrance Plaza         | 13 Badminton Court      | 18 Wooden Deck    | 23 Colour Garden             | 28 Gazebo           |
| 4 Drive Way   | 9 Yoga / Meditation Area | 14 Interaction Area     | 19 Pergola        | 24 Feature Wall with Benches | 29 Palm Flower      |
| 5 Parking     | 10 Children's Play Area  | 15 Club & Changing Room | 20 Central Green  | 25 Floating Pavillion        | 30 Green Area       |



## LOCATION ADVANTAGES

- 5 Km from Crossings Republik, NH-24 • 4 Km from Noida, Sec-71 • 5 Km from Noida, Sec-121
- 7 Km from Noida City Center Metro Station • 5 Km from Sai Mandir • 7.5 Km from Indrapuram, Ghaziabad



### Future Expansion

#### Well Connected

- 2 Upcoming Bridges over Hindon River
- Metro Route from KP-5 to City Centre





**Mangalya Buildtech Pvt. Ltd.**

**Corporate Office**

H-97, Sri Sai House, Sector 63, Noida, U.P.

**Site Office**

Plot No. 16F, Sector-1, Greater Noida (West)

**Telephone** : 0120-4229777

**Web** : [www.mangalyagroup.in](http://www.mangalyagroup.in)