



OPULENT DWELLING



IVORY COUNTY

SECTOR 115 • NOIDA

*INTRODUCING* IVORY COUNTY,  
A LUXURIOUS 3/4/5 BEDROOM  
RESIDENCES *NESTLED IN THE* EXCLUSIVE  
*COMMUNITY* OF SECTOR 115, NOIDA

OPULENT DWELLING

WE WANT THE NEW.  
A PLACE *WE'VE NOT* YET KNOWN.  
A HEIGHT OF LIVING *NOT YET* SCALED.  
WE WANT TO LIVE FREE.  
OUR WAY. NO LIMITS.  
WITH THE WORLD *AT OUR* DOOR.



EMBRACE  
UNPARALLELED  
LEVEL OF  
LUXURY

At Ivory County, prepare to immerse yourself in a world of unrivaled opulence and refinement. From meticulously crafted interiors to lavish amenities, every aspect of this extraordinary residential project has been designed to offer an unparalleled level of luxury. Indulge in a lifestyle that epitomizes grandeur and sophistication at Ivory County.

Embrace Unparalleled Luxury at Ivory County, where discerning residents are treated to an exclusive selection of luxurious apartments. Designed to perfection, these exceptional homes seamlessly blend timeless elegance with contemporary aesthetics.



JOY OF LIVING PERFECTED

A NEW EMOTION  
*DAWNS* IN NOIDA.  
A NEW TOMORROW.  
A *NEW* ERA.



EXQUISITE  
DESIGNS  
FOR DISCERNING  
TASTES

Indulge in the unparalleled allure of Ivory County's extraordinary design. Exquisitely curated with a harmonious blend of soft hues, graceful contours, and exquisite craftsmanship, each residence and common area is a testament to refined opulence.

Ivory County's design transcends boundaries, embracing the gentle touch of natural light. Sunbeams dance effortlessly, cascading upon expansive spaces adorned with the finest selection of sumptuous materials.



WANDER THROUGH GREEN HAVENS

A HEALTHY LIFESTYLE FINDS ITS NATURAL  
COURSE IN THE *CRADLE* OF OUR COMMUNITY,  
WHERE THE GREEN PATCHES BECKON YOU  
TO *UNWIND, MEDITATE,* AND EMBRACE THE *TRANQUILITY*  
OF MIND AND BODY.

Here, we understand that nature's embrace is not just a backdrop but  
a cornerstone of well-being and contentment.



## SPECIFICATIONS

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STRUCTURE Earthquake Resistant RCC Framed Structure (with latest Seismic Code)

FLOORING Drawing/Dining/Kitchen Vitrified Tiles  
All Bedrooms Laminated Wooden Flooring  
Balconies Designer Anti-Skid Tiles  
Toilets Granite Stone

ELECTRICAL INTERNAL  
T.V. & Telephone points Fire Resistant Copper wiring in concealed PVC conduits  
Exhaust Fan Modular Switches & Sockets in adequate numbers  
Split Air Conditioner In all rooms  
Provision for A/C In Kitchen & Toilets In all Bed rooms  
Geysers In Drawing / Dining In Toilets  
Light Fixtures & Fans In Drawing room & Bedrooms

EXTERNAL Adequate lighting in common areas, staircase, lobby,  
parking space, garden etc.

WOODWORK Wardrobe In all Bedrooms  
*(Laminated Particle Board)*

## SPECIFICATIONS

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KITCHEN Working Counter Granite Counter with Stainless Steel Sink fitted with R.O.  
Woodwork Modular Cabinets  
Wall Tile Designer Ceramic Tiles upto 2 ft. above working counter

DOORS Internal Designer flush doors in polish/duco paint fixed in hard wood  
& WINDOWS External UPVC Sliding doors & windows

WALL FINISH External Most Modern and Elegant Permanent Finish with High Quality Texture Paint  
Internal All internal walls of the room & Drawing Dining will be painted using O.B.D.

RAILING Balcony Stainless Steel/ Glass Railing/ RCC/ Brick work/ Block work  
Staircase Mild Steel

POP WORK Internal P.O.P. work of punning will be done in all the rooms including drawing & dining

SANITARY For Internal Piping Corrosion free PPR/ UPVC Pipes & Fittings  
WORK Bath Fittings & Ware All Taps and Fittings of reputed brands in C.P. Wash Basins, Wall mounted  
W/C of reputed brands in appropriate shades matching with ceramic tiles

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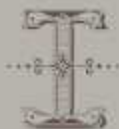
MASTER PLAN

INSPIRED BY THE *DESIRES* AND *ASPIRATIONS* OF  
 DISCERNING *INDIVIDUALS*, OUR MASTER PLAN  
 UNVEILS A HARMONIOUS FUSION OF  
 ARCHITECTURAL BRILLIANCE, *LUSH GREEN LANDSCAPES*,  
 AND AN *ARRAY OF THOUGHTFULLY CRAFTED AMENITIES*.

LEGEND :

- |                    |                             |  |                     |
|--------------------|-----------------------------|--|---------------------|
| 1 MAIN ENTRY       | 10 PARKING AREA             | 18 FLOATING RESTAURANT   | 25 NURSERY HUB      |
| 2 MAIN EXIT        | 11 SENIOR CITIZEN AREA      | 19 FISH POND AREA  | 26 LILY POND        |
| 3 GUARD HOUSE      | 12 PATHWAY                  | 20 AMPHITHEATRE  | 27 WET PLAY AREA    |
| 4 FEATURE COLUMNS  | 13 YOGA GARDEN & MEDITATION | 21 ENERGY BAR  | 28 ANIMAL PARK      |
| 5 PRE-TEEN AREA    | 14 MUSIC AREA               | 22 SPORT ACTIVITIES AREA (CRICKET PITCHES, BASKETBALL COURT, PADDLE COURT, BADMINTON COURT, TENNIS COURT ETC.) | 29 SKATING RINK     |
| 6 TOT LOT AREA     | 15 MULTI PURPOSE COURT      | 23 PLAZA AT COMMERCIAL AREA  | 30 CLUB HOUSE       |
| 7 FESTIVAL COURT   | 16 SEATING AREA             | 24 TEMPLE  | 31 SWIMMING POOL    |
| 8 ARTIST CORNER    | 17 PERFORMANCE PLAZA        |  | 32 COMMERCIAL SPACE |
| 9 SCULPTURE GARDEN |                             |  | 33 SCHOOL / CRECHE  |

Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.



IVORY COUNTY  
 MASTER PLAN

IVORY COUNTY      IVORY GOLD



FLOOR PLANS

EVERY UNIT IS DESIGNED TO  
PROVIDE A *SEAMLESS FLOW* BETWEEN  
LIVING SPACES, EMBRACING AN  
*ABUNDANCE OF NATURAL LIGHT* AND  
INCORPORATING ELEGANT FINISHES.

FLOOR PLANS



SUPER AREA = 2034 SQ. FT.

### PLAN A

3 BHK + 3 TOILET + 4 BALCONY

TOWER: A1 TO A5

Built-Up Area : 1769 Sq. Ft. (164.380 Sq. Mt.)  
Carpet Area : 1255 Sq. Ft. (116.627 Sq. Mt.)  
Balcony Area : 358 Sq. Ft. (33.254 Sq. Mt.)



KEY PLAN



Disclaimer: The unit plan and layout described above are for representational purposes and are specific to a single unit. The same should not be considered as a standard offering. The size, layout, and features may vary based on the unit, floor, and location. The unit plan and layout provided along with the Agreement to Sale will be the final version. It is important to note that all measurements, positioning, fixtures, fittings, and other data depicted are approximate and for illustrative purposes only, and they are not drawn to scale. The company does not take responsibility for any errors, omissions, misstatements, or the use of the information shown. Additionally, the company reserves the right to make changes in the plans, specifications, dimensions, and elevations without any prior notice.



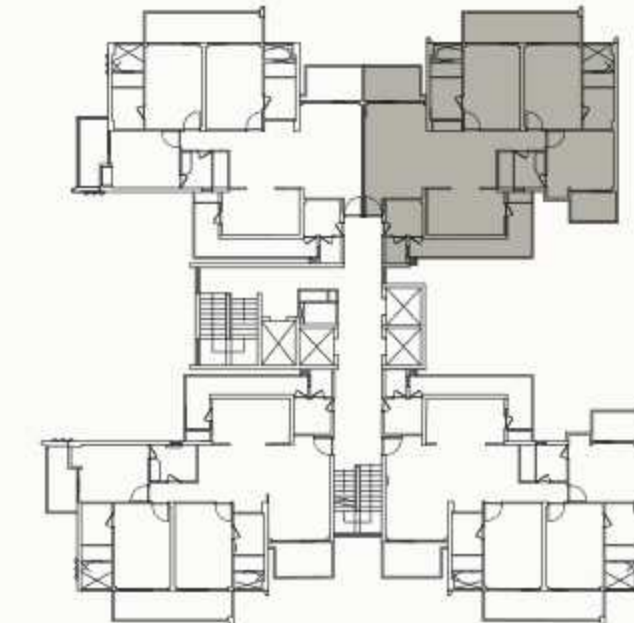
SUPER AREA = 2304 SQ. FT.

### PLAN B

3 BHK + 3 TOILET + 4 BALCONY  
+ UTILITY ROOM WITH TOILET

TOWER: B1 TO B6

Built-up Area : 2006 Sq. Ft. (186.35 Sq. Mt.)  
Carpet Area : 1401 Sq. Ft. (130.19 Sq. Mt.)  
Balcony Area : 431 Sq. Ft. (40.04 Sq. Mt.)



KEY PLAN



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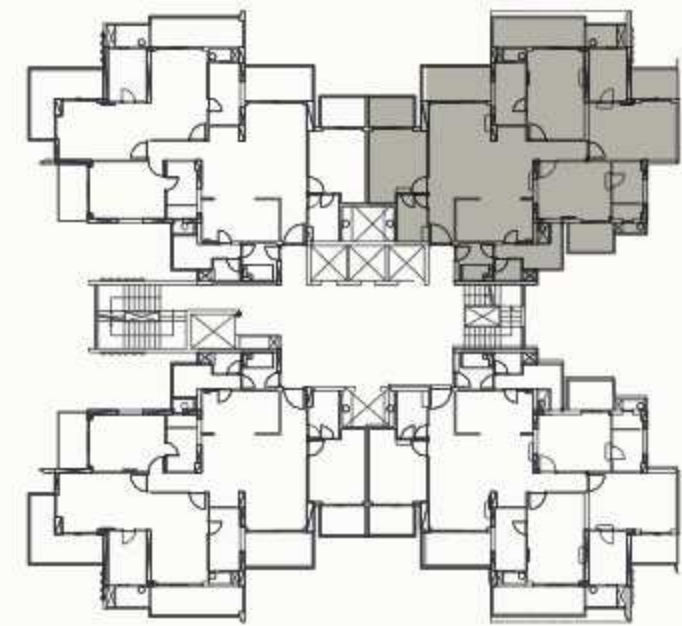
SUPER AREA = 2727 SQ. FT.

### PLAN C

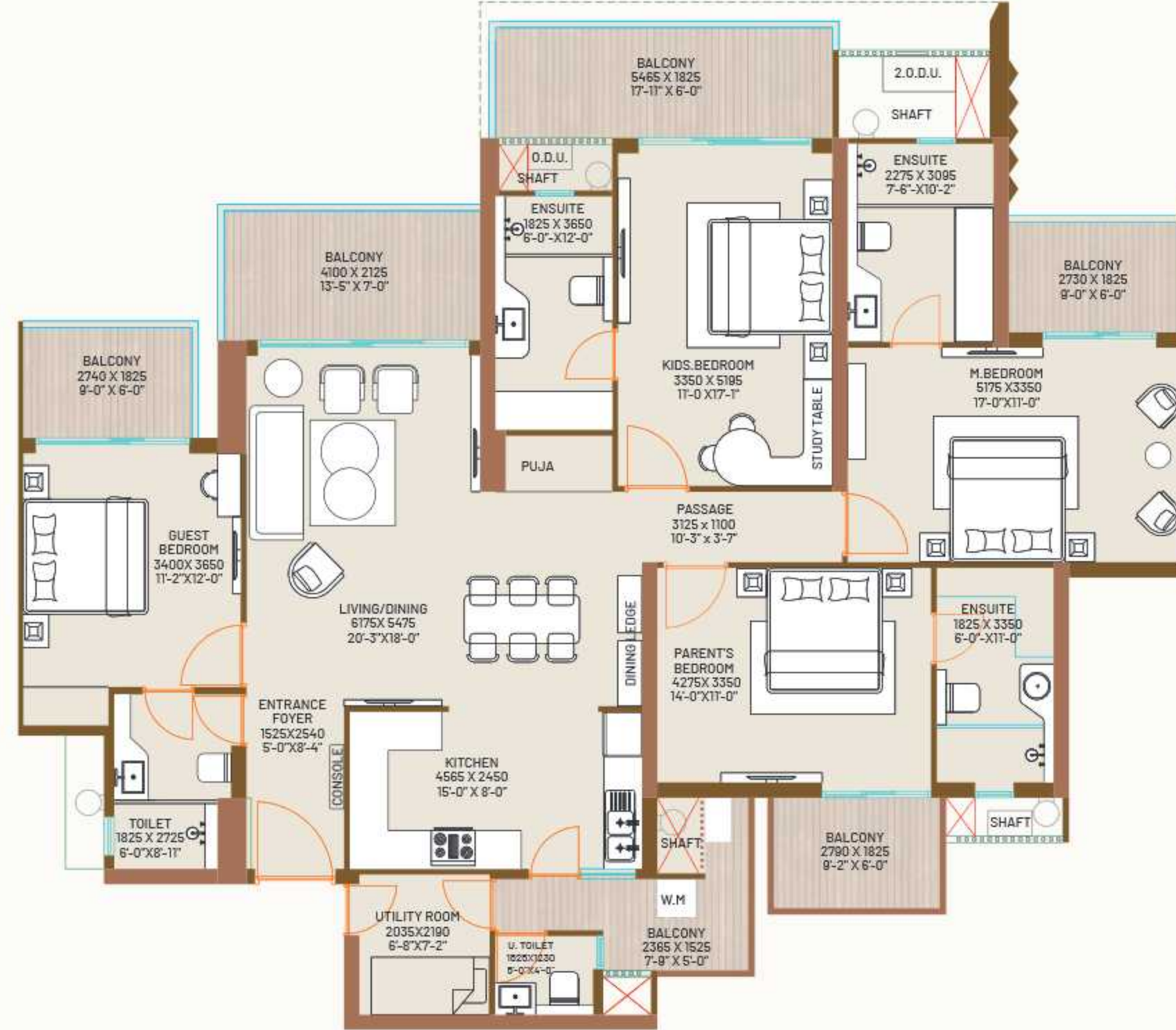
4 BHK + 4 TOILET + 6 BALCONY  
+ UTILITY ROOM WITH TOILET

TOWER: C1 TO C6

Built-Up Area : 2253 Sq. Ft. (209.357 Sq. Mt.)  
Carpet Area : 1636 Sq. Ft. (151.957 Sq. Mt.)  
Balcony Area : 418 Sq. Ft. (38.805 Sq. Mt.)



KEY PLAN



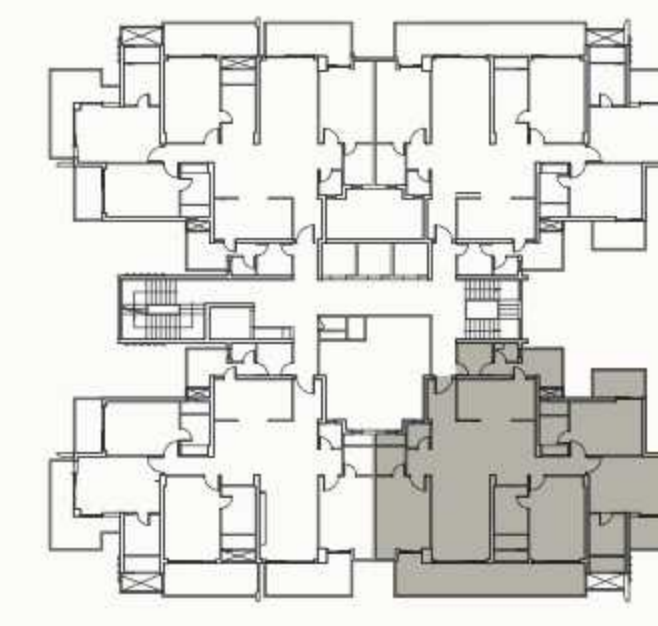
SUPER AREA = 3294 SQFT.

### PLAN D

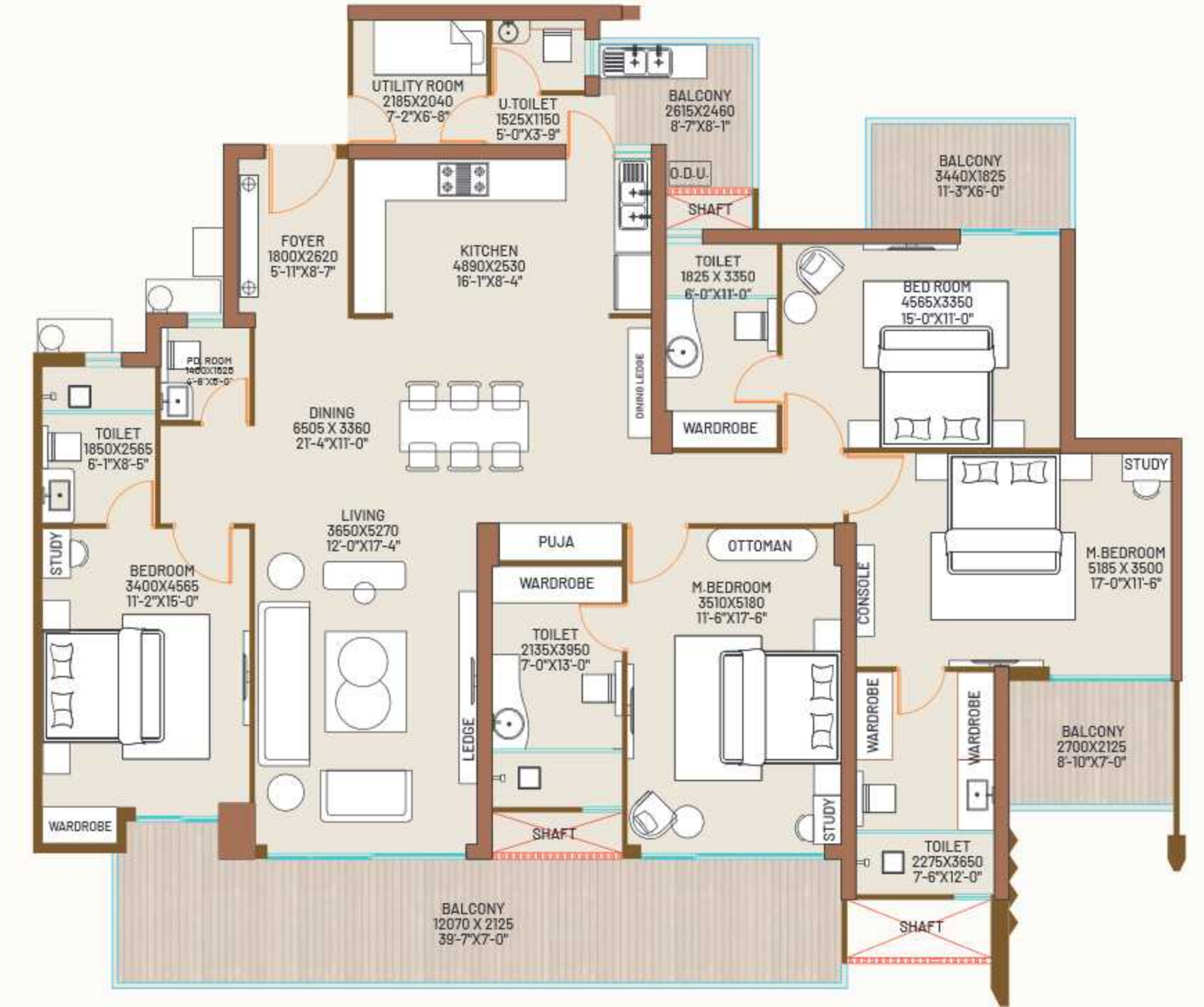
4 BHK + 4 TOILET + 5 BALCONY  
+ UTILITY ROOM WITH TOILET

TOWER: D1, D2

Built - Up Area : 2603 Sq. Ft. (241.864 Sq. Mt.)  
Carpet Area : 1950 Sq. Ft. (181.168 Sq. Mt.)  
Balcony Area : 486 Sq. Ft. (45.108 Sq. Mt.)



KEY PLAN



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# COUNTY<sup>®</sup> GROUP

IT'S ALL ABOUT U

OUR PROJECTS, OUR PRIDE



WE PRIORITIZE  
OUR  
CUSTOMERS  
ABOVE  
ALL ELSE

County Group, a distinguished real estate developer and renowned builder in Delhi/NCR, has consistently made its mark in the industry. Our portfolio comprises remarkable residential apartments and commercial complexes that have become iconic landmarks in their respective locations. Renowned as one of the top builders in Noida, we have been established by the promoters of noteworthy housing projects in Delhi/NCR. Our vision is to set new benchmarks in the industry while ensuring the utmost value for our customers.

LOCATION

WITH EASY ACCESS TO *ESSENTIAL AMENITIES*, VIBRANT *ENTERTAINMENT HUBS*, AND SERENE GREEN SPACES, THIS *EXCEPTIONAL LOCATION* OF SECTOR 115, EFFORTLESSLY CATERS TO YOUR EVERY NEED.

17

MINUTES TO  
FORTIS  
HOSPITAL

15

MINUTES TO  
CITY  
CENTRE

21

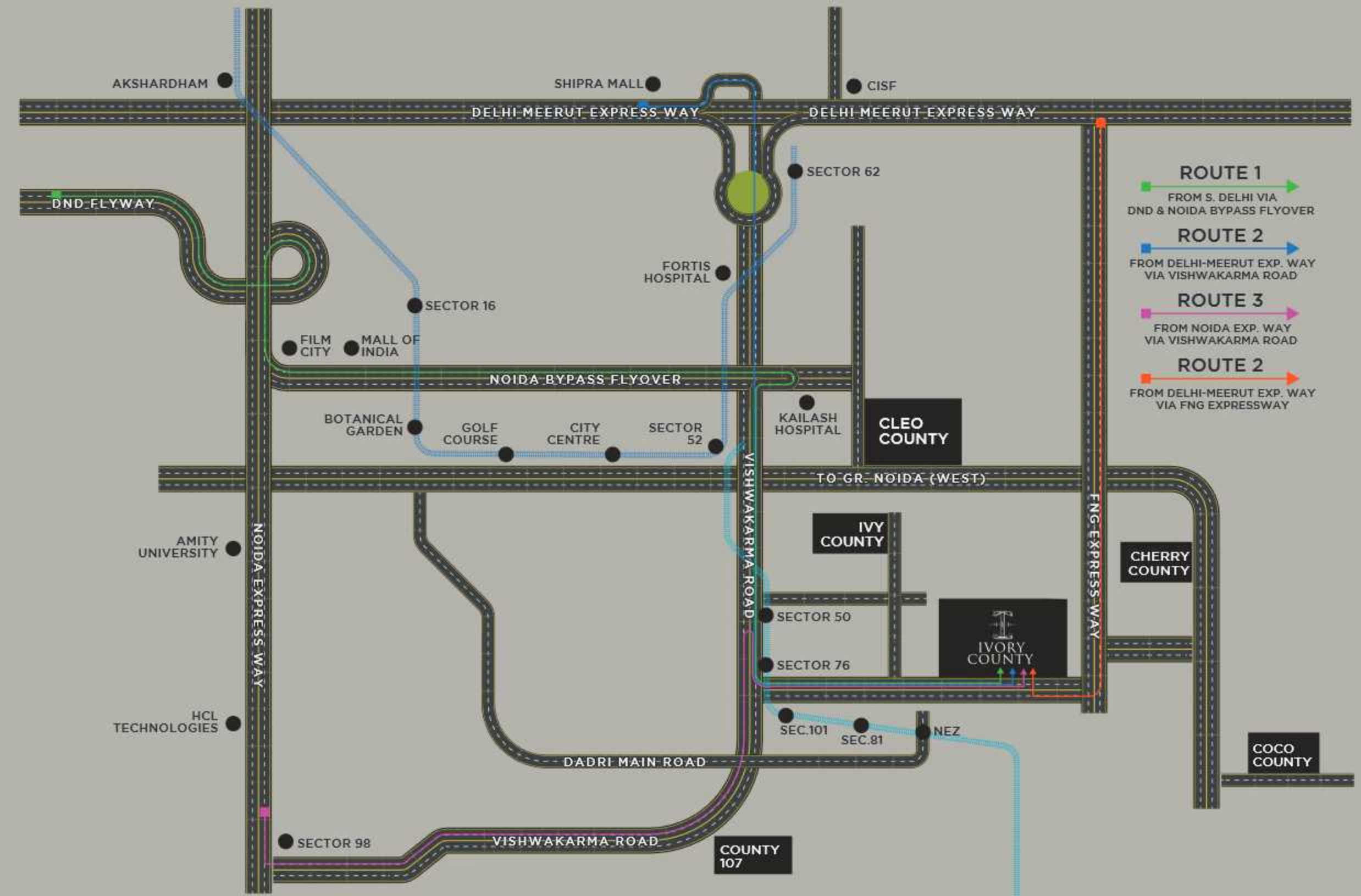
MINUTES TO  
MALL  
OF INDIA

15

MINUTES TO  
AMITY  
UNIVERSITY

19

MINUTES TO  
AKSHARDHAM  
TEMPLE





IT'S ALL ABOUT U

Conceptualized,  
Developed and Managed by:  
THEMECOUNTY PRIVATE LIMITED

Regd. address:  
A-39, First Floor, Block- A, Sector-63, Noida  
Gautam Buddha Nagar, UP-201301

Site address:  
Plot No. GH-01, Sector 115, Noida  
Gautam Buddha Nagar, UP-201301

UP RERA REG. Number - Phase-1 : UPRERAPRJ256314 · Phase-2 : UPRERAPRJ115902 · Phase-3 : UPRERAPRJ507062 | www.up-rera.in



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Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.  
Super Area: Super Area is (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.  
Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50%. Remaining Outer walls are computed at 100%.  
Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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