

16TH AVENUE

GAUR CITY-2, GH-03, SECTOR-16C, GREATER NOIDA (W)



G GAUR CITY-2
Get used to more

GAUR CITY-2

Get used to more

Gaur City is the very first allotted township of Greater Noida (W). Gaursons group is the first developer to get the completion certificate in Greater Noida (W) and boasts to be the first one to give possession in the region. More than 1000 happy families are already residing in the township.

Gaur City and Gaur City-2 are the most sought after township projects of Delhi NCR, which offers matchless combination of brilliant location, extra ordinary infrastructure and remarkable pricing with world class facilities to its resident. Gaur City and Gaur City-2 are pre-certified by Indian Green Building Council (IGBC). To match up to international level of quality and designs, the master plan of affordable housing and integrated township have been done by the renowned Singapore based consultant RSP. Apart from this, in Gaur City there is an exclusive 18 acres sports complex comprising of various facilities like fully operational day & night 400 meters athletics track, basketball, badminton, volley ball, tennis courts and day & night football field, etc. The biggest advantage is that the project site is on walking distance to all these sports facilities. This is a huge benefit for the residents to avail these facilities anytime they want. The sports complex also houses academies for tennis by team tennis, football run by Netherland based football academy, cricket academy run by former Indian team player Mr. Madan Lal. The township also boasts to offer its residents a 7 screen multiplex at the Gaur City Mall, which is spread across 7,50,000 sq. ft. It comprises of the top national as well as international brands in it.

-65,000 sq. ft. Hypermarket

-Kids and adult entertainment zones

-3 large departmental stores

-High end brand showrooms

-7 screen multiplex

-Multi cuisine restaurants

At Gaursons group, we strive our best to give the residents best of the facilities and amenities so that home buyers not only get just a home but also ensure a healthy way of living. To ensure a better living for the residents Gaursons group offers you Gaur International School, which is fully operational and will nurture young minds from Nursery to 12th standard. The school has world class amenities and faculties for overall development of students. To know more about the school log on to; www.gaurinternationalschool.com Other facilities available at the 237 acres township of Gaur City & Gaur City-2 are nursing home, multi-level parking, exquisite Radha-Krishan temple, commercial complex(City plaza, City Galleria), police station, club with swimming pool etc. In terms of connectivity, Sector 32, Noida City Centre Metro Station is only 7 KMs and Kalindi Kunj is just 11 KMs away from Gaur City. The icing on the cake is that there is a new metro route approval right next to the Gaur City project site. Overall, the township is an enviable living destination for those who are desirous of a convenient, healthy and modern lifestyle.



Disclaimer : Layout shown here is only indicative and can be changed at the discretion of the company. It is purely conceptual and not a legal offering.

Highlights

- Project spread over approx.112 acres of land. • Large open space for parks, play ground, kids play area, public parking etc. in addition to green/open areas of group housing. • Master Planned by **RSP**, Singapore.
- Landscaping within the complex. • Swimming pools and radiant club featured with Reading Room, Café, Latest Gymnasium, Sauna Bath, Jacuzzi Bath, Billiards Table, Table Tennis, Card Table, • Common Hall for get together and sufficient play area for children. • Banquet hall with guest rooms facilities. • Play school with Creche. • School.
- Shopping complexes, Nursery school, Religious Building, Nursing Homes. • Petrol Pump • Rain water harvesting.
- Full disclosure of super area. • Timely Possession with penalty clause.
- Lifts by OTIS/KONE-or equivalent in each block. • Plumbing done with CPVC Pipes to avoid corrosion.
- Individual RO plant for drinking water in each apartment. • Housing Loan facility available from the leading financial institutions. • Covered & Open reserved car parking
- **Precertification of Green Homes from Indian Green Building Council (IGBC)**



specifications

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and Balconies

WALLS & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

KITCHEN

- Granite working top with stainless steel sink
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles
- Woodwork below the working top
- Individual RO unit for drinking water

TOILETS

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirror in all the toilets

DOORS & WINDOWS

- Outer doors & windows aluminum powder coated/UPVC
- Internal door-frames of Maranti or equivalent wood
- Internal door made of painted flush shutters
- Main entry door frame of Maranti or equivalent wood with skin moulded door shutter
- Good quality hardware fittings

ELECTRICAL

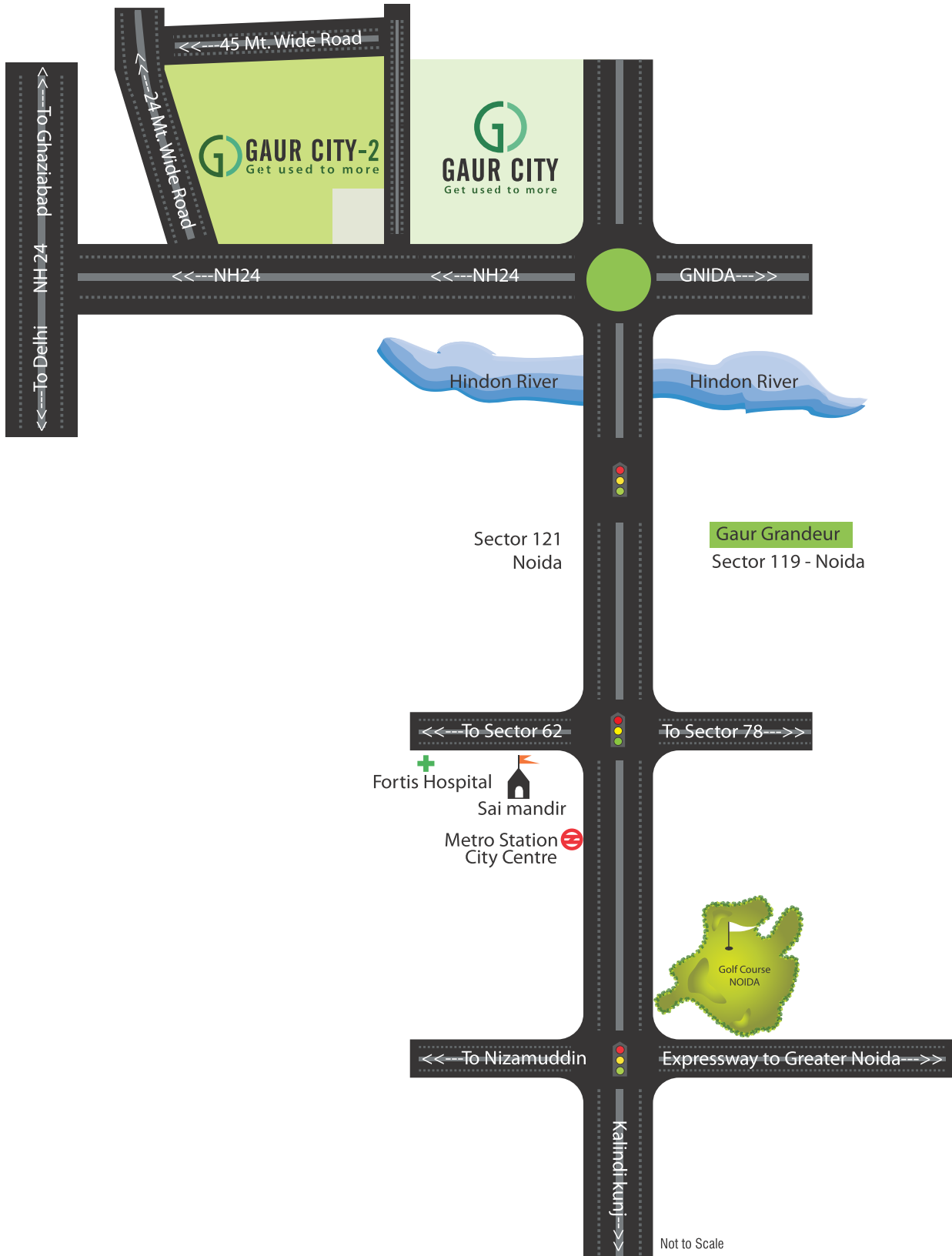
- Copper wire in PVC conduits with MCB Supported circuits and adequate number of points and light points in ceiling

Notes

- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.
- However, in case the variation is beyond $\pm 3\%$ pro-rata charges are applicable.



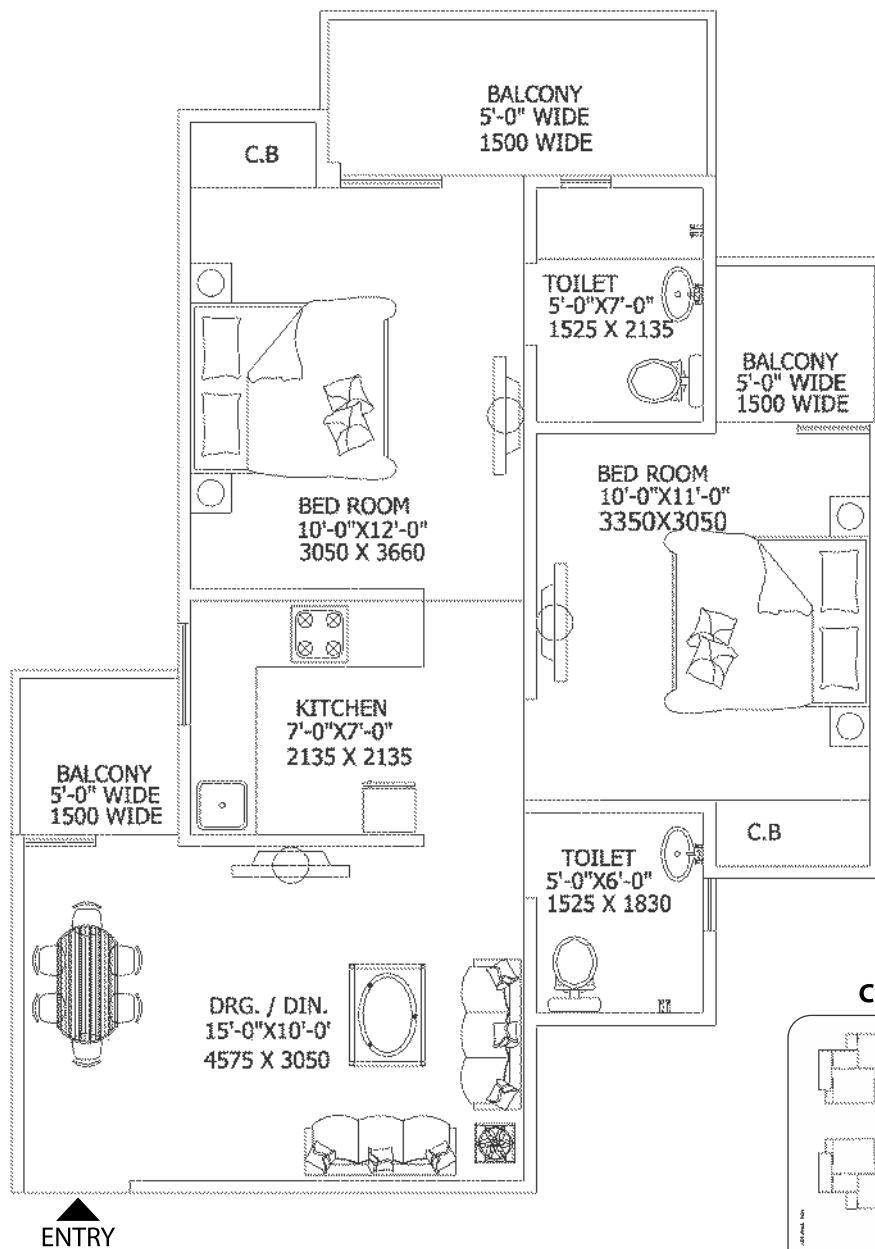
Location map



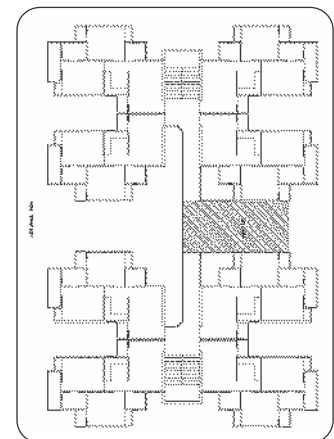
Unit Plan

Saleable Area= 82.69 Sq. Mtr.
(890 Sq. Ft. Approx.)

- 2 Bedrooms
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Balconies



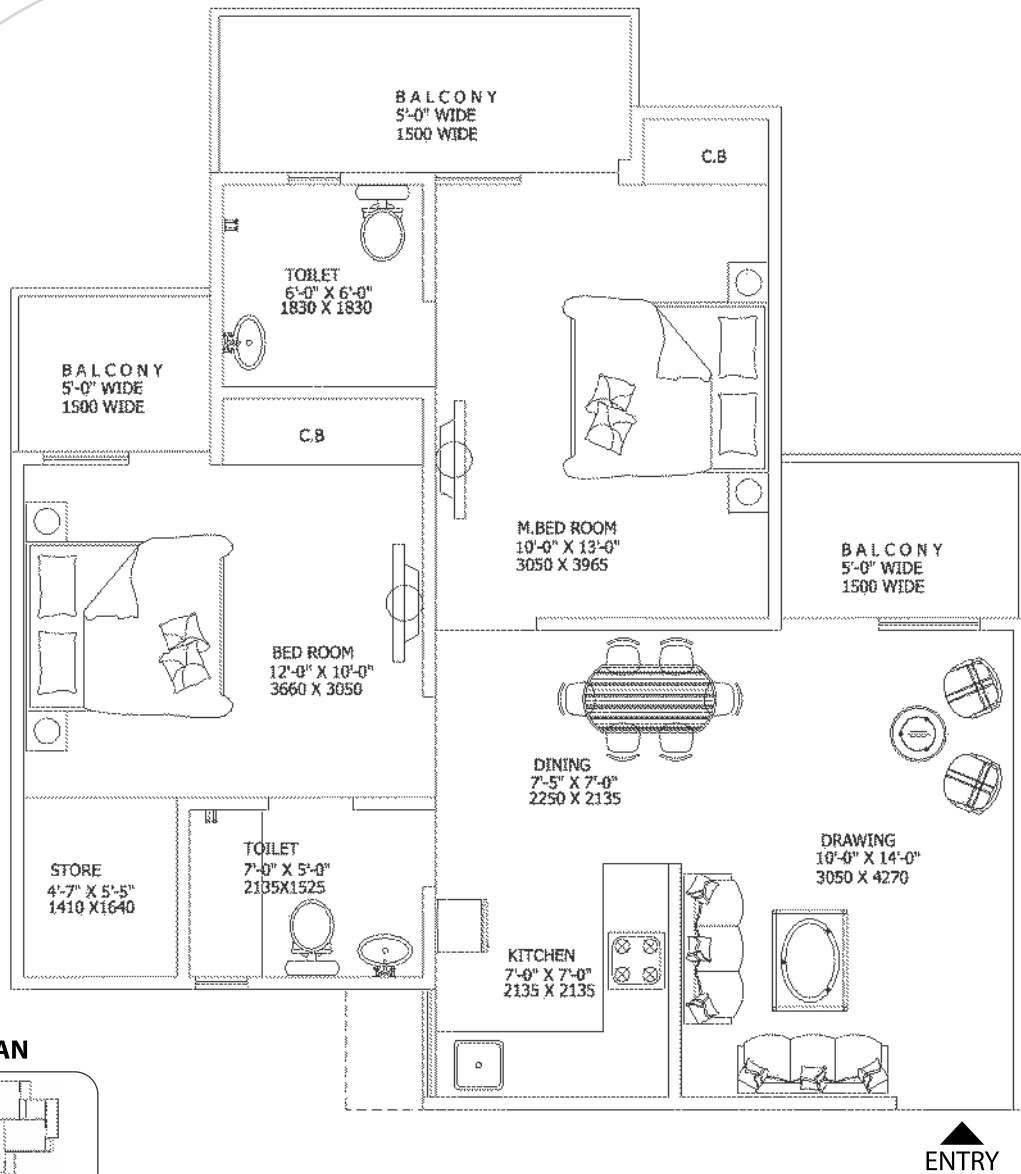
CLUSTER PLAN



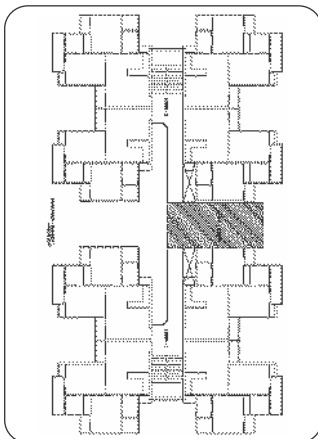
Unit Plan

Saleable Area= 93.84 Sq. Mtr.
(1010 Sq. Ft. Approx.)

- 2 Bedrooms
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Store
- Balconies



CLUSTER PLAN



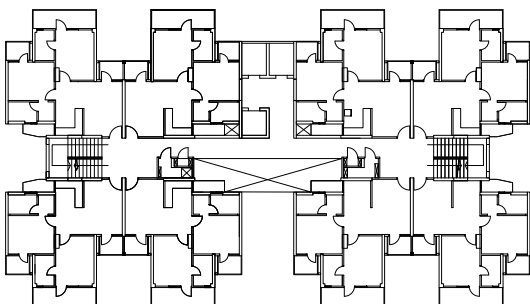
Unit Plan

Saleable Area = 98.480 Sq. Mtr.
1060.00 Sq.Ft.

- 2 Bedrooms
- Drawing
- Dinning
- Kitchen
- 2 Toilets
- Dress
- Balcony



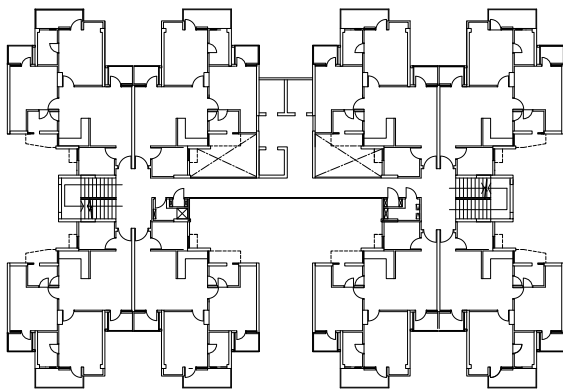
CLUSTER PLAN



Unit Plan

Saleable Area = 116.13 Sq. Mtr.
1250.00 Sq.Ft.

- 2 Bedrooms
- Drawing
- Dining
- Kitchen
- Study
- 2 Toilets
- Store
- Foyer
- Balcony

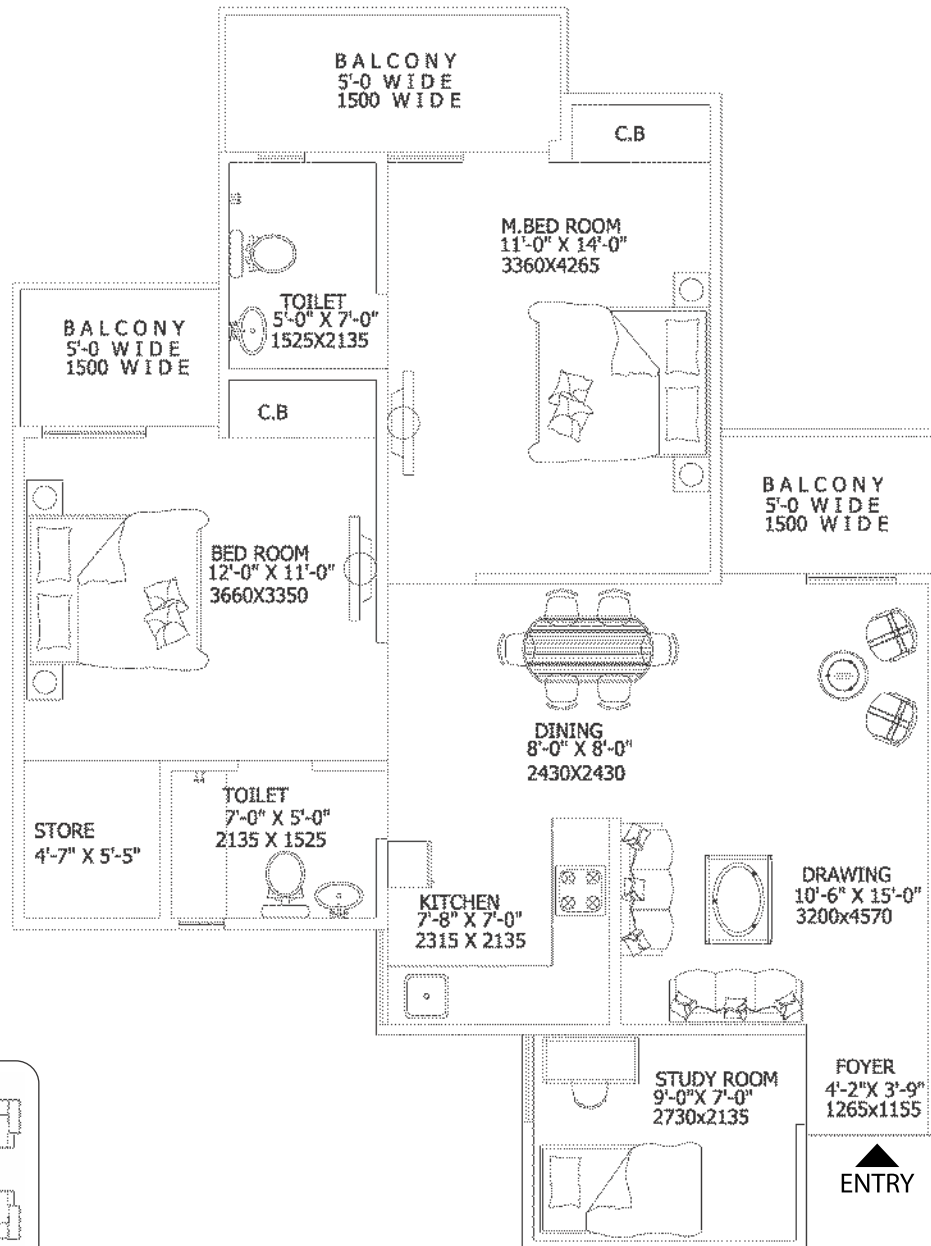


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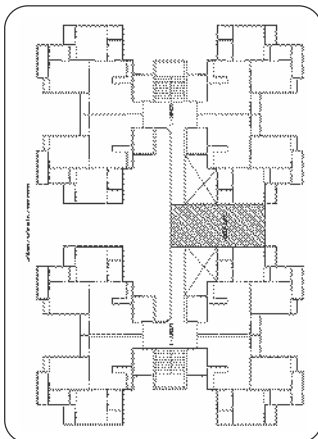
Unit Plan

Saleable Area= 111.95 Sq. Mtr.
(1205 Sq. Ft. Approx.)

- 2 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Store
- Balconies
- Foyer



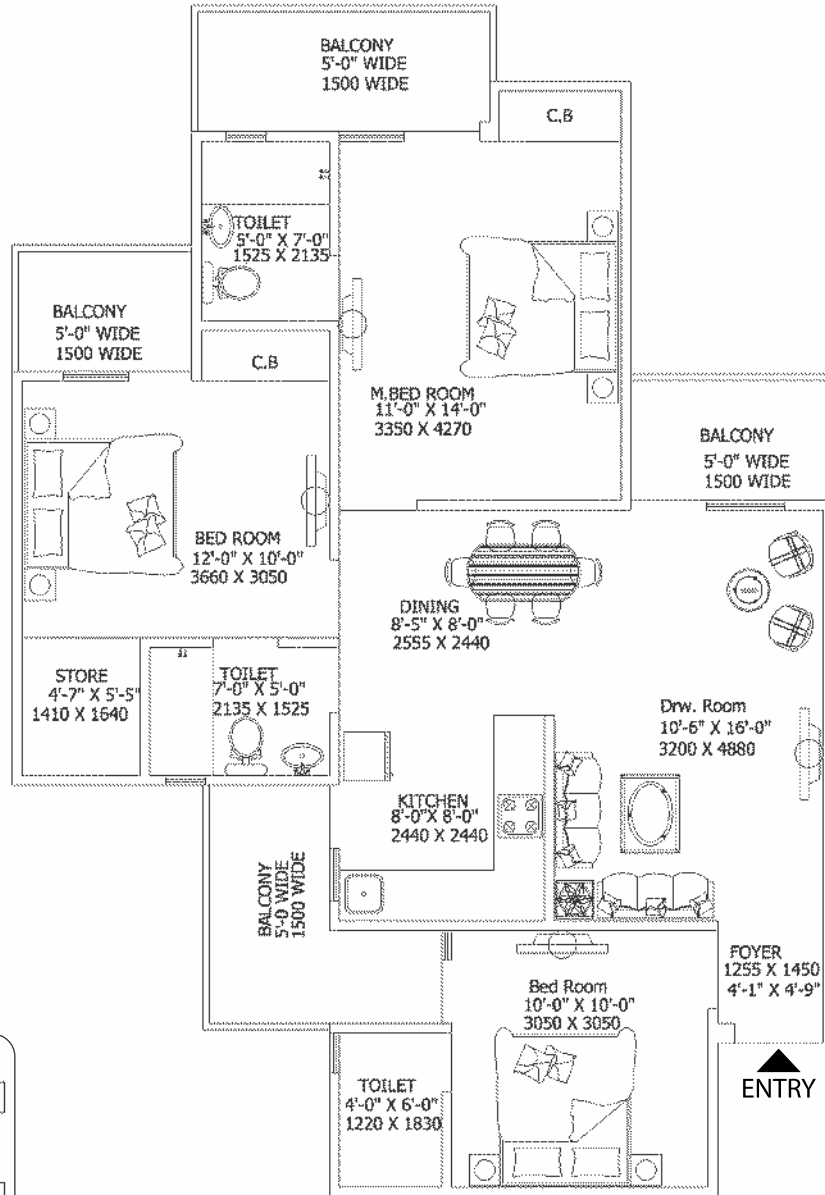
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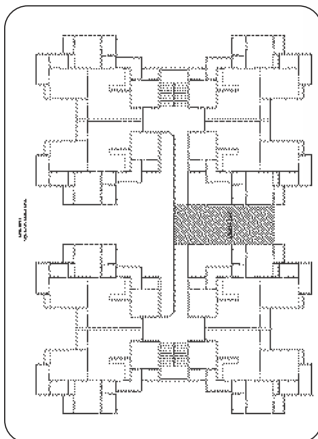
Unit Plan

Saleable Area= 128.67 Sq. Mtr.
(1385 Sq. Ft. Approx.)

- 3 Bedrooms
- Drawing
- Dining
- Kitchen
- 3 Toilets
- Store
- Balconies
- Foyer



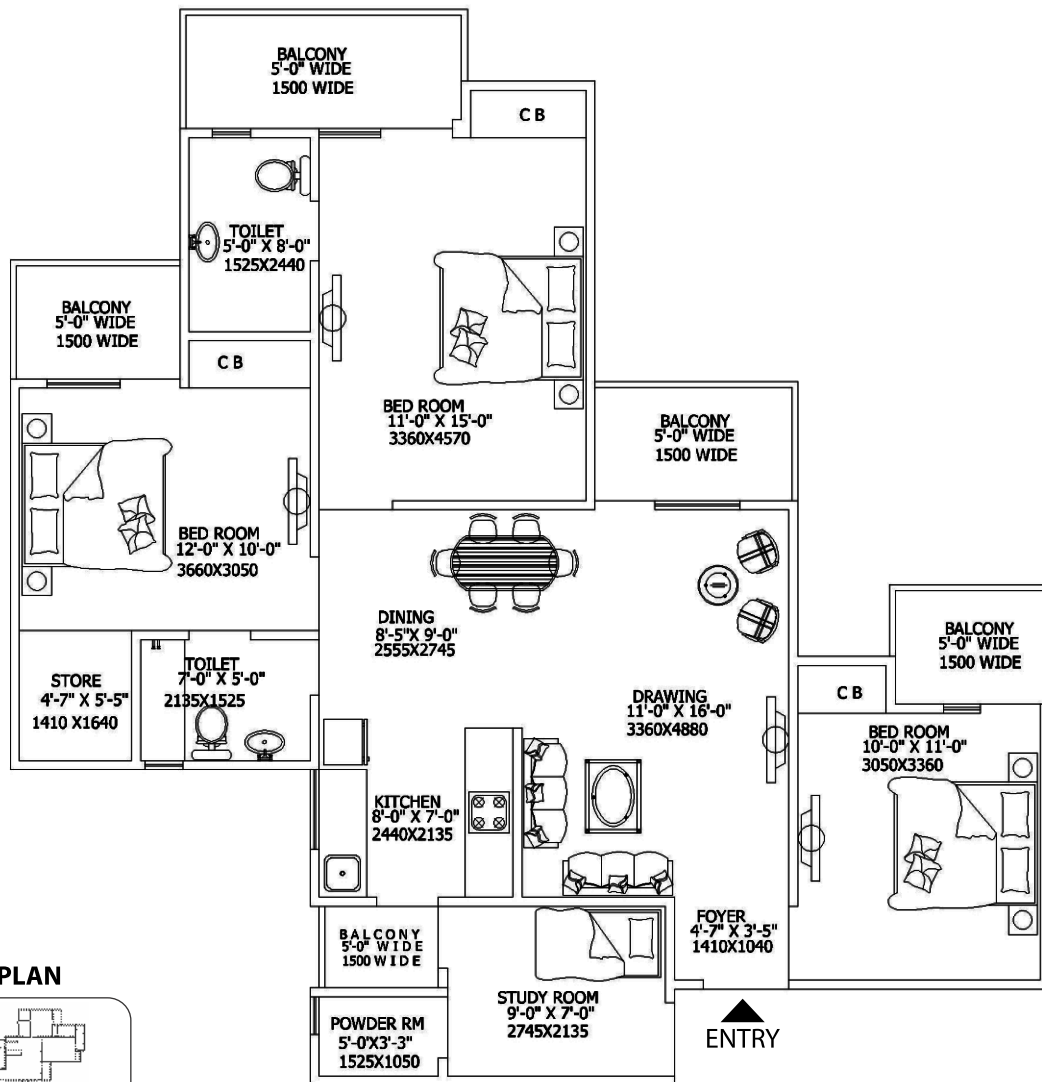
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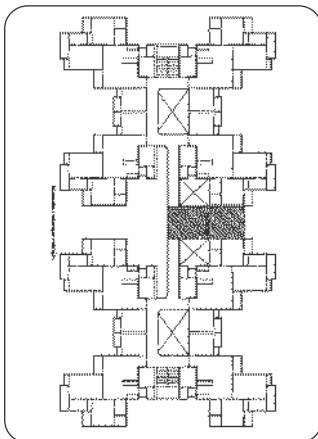
Unit Plan

Saleable Area= 139.36 Sq. Mtr.
(1500 Sq. Ft. Approx.)

- 3 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Store
- Powder Room
- Balconies
- Foyer



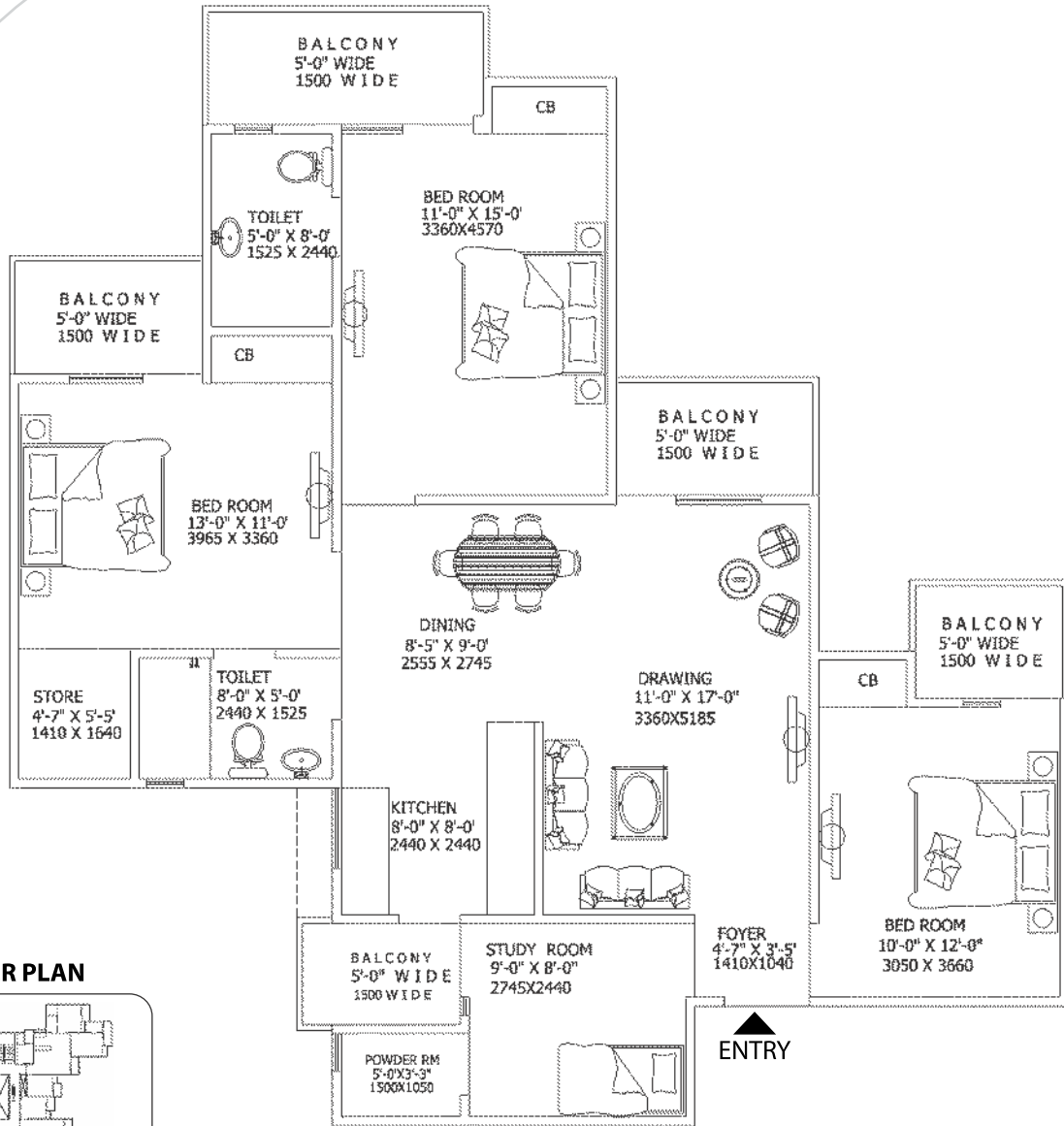
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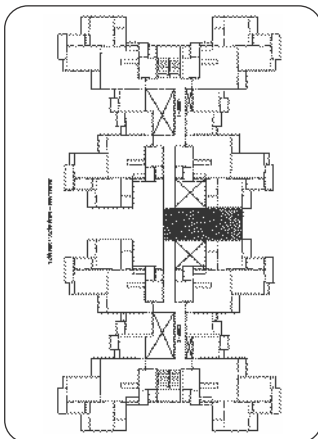
Unit Plan

Saleable Area= 148.65 Sq. Mtr.
(1600 Sq. Ft. Approx.)

- 3 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 2 Toilets
- Store
- Powder Room
- Balconies
- Foyer



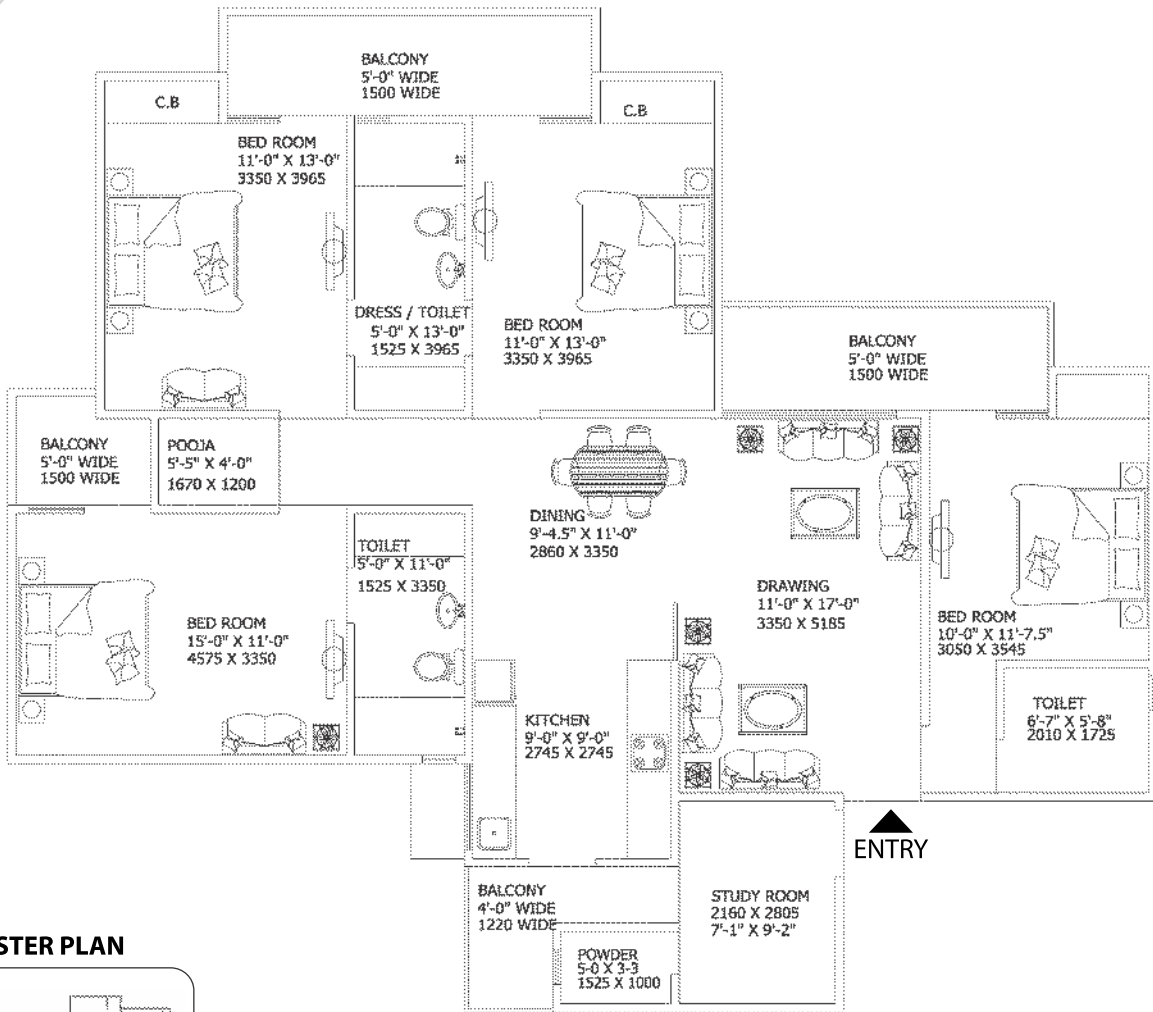
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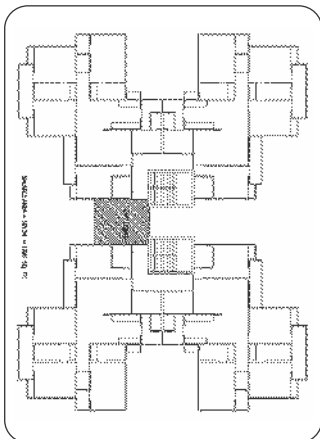
Unit Plan

Saleable Area= 185.34 Sq. Mtr.
(1995 Sq. Ft. Approx.)

- 4 Bedrooms
- Study Room
- Drawing
- Dining
- Kitchen
- 3 Toilets
- Puja Room
- Powder Room
- Balconies



CLUSTER PLAN





16TH AVENUE

GAUR CITY-2, GH-03, SECTOR-16C, GREATER NOIDA (W)

SITE PLAN



LEGEND

- A.** GAUR CITY ARCADE (CONVENIENT SHOPPING, TEMPLE, POLICE CHOWKI, NURSING HOME & TAXI STAND)
- B.** GAURS INTERNATIONAL SCHOOL
- C.** GAUR CITY GALLERIA (CLUB & CONVENIENT SHOPPING)
- D.** GC-14 (COMMERCIAL, COLLEGE, NURSING HOME, COMMUNITY HALL & MILK BOOTH)

Layout Plan



BLOCK A - 1995 SQ.FT.	BLOCK H, I - 1010 SQ.FT.
BLOCK B, C - 1600 SQ.FT.	BLOCK K - 1500 SQ.FT.
BLOCK D, E - 1385 SQ.FT.	BLOCK L - 1060 SQ.FT.
BLOCK F - 890 SQ.FT.	BLOCK M - 1250 SQ.FT.
BLOCK G, J - 1205 SQ.FT.	