

Pay for your dream apartment.  
Get a complimentary township.

**4<sup>TH</sup> AVENUE**  
GAUR CITY, GH-01, SEC.-4, GREATER NOIDA

**G**  
**GAUR CITY**  
Get used to more



Sports Facilities at the  
18 Acres Gaur City Sports Complex.  
Day & Night: Cricket Stadium, Football Field, Athletic Track  
&  
Basketball Court, Volleyball Court, Tennis Court & Badminton Court



**FACILITIES IN GAUR CITY**





## Experience the Midas touch



An integrated smart city, Gaur City is built with a concept that is as noble as walk to school, walk to work and walk to play.

Gaur City the first allotted township of Greater Noida (W) and we Gaursons are the first developers to get the completion certificate in Greater Noida (West) and the first ones to give possession.

Gaur City & Gaur City-2, are one of the most sought after township projects of Delhi NCR, It offers matchless combination of brilliant location, extraordinary infrastructure and remarkable pricing with world class facilities to its residents. Gaur City & Gaur City -2 is pre certified Green Building projects by the Indian Green Building Council. To match up to international level and designs, the master plan of the affordable housing, integrated township has been done by the renowned Singapore based consultant RSP.

Apart from the above, situated in Gaur City – 1 is an exclusive 18 acres sports complex encompassing various facilities like fully operational day & night cricket stadium, day & night athletic track, basketball, badminton, open gym, practice cricket pitch, volleyball, tennis courts and a day/night football field, etc. The biggest advantage is that the facility is at a walking distance within the township and the residents can make use of this facility anytime during the day or even after office hours. The sports complex also houses academies for tennis, Youth football run by Netherland based football academy, cricket academy run by former Indian team player Mr. Madan Lal.

The township also boasts of a 7 screen multiplex at the Gaur City mall spread across 7,50,000 sq. ft., this mall will house top national and international fashion brands.

- Rain water harvesting
- Solar energy
- Korean Technology
- Park (recreational purpose)
- Petrol pumps

To make life simpler for the residents situated in Gaur City -2 is Gaur International School, which is fully operational and will nurture students from nursery to class 12. The school has best of faculty and facilities. To know more about the school visit [www.gaurinternationalschool.com](http://www.gaurinternationalschool.com).

Other facilities available at the 237 acres township of Gaur City & Gaur City 2 is a Nursing Home, Multi-level parking, Shri Radha Krishna Temple, Commercial complex (City Plaza & City Galleria), Arcade, Club with swimming pool etc. In terms of connectivity sector 32 Noida city center metro station is just 7 kms and KalindiKunj is just 11 kms from Gaur City and the best part of the project is that the metro route has been approved right next to Gaur City. Altogether the township is an enviable living destination for those desirous of a convenient, healthy and a modern lifestyle.

Putting all of this together Gaur City & Gaur City -2 are the most sought after living and investment destination of this region where families have started living already.

# Highlights of Township

- Futuristic township spread over approx. 125 acres of land
- Approx.45 acres land kept open for parks, play ground, open space, roads and public parking, sport facilities etc. in addition to green/open areas of group housing
- Renowned architecture of **RSP**, Singapore
- Landscaping within the complex
- Swimming pool and radiant club featured with Reading Room, Café, Latest Gymnasium, Sauna Bath, Steam 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
- Senior Secondary School
- Sports facilities, Football, Cricket, Badminton, Lawn Tennis
- Hotel, Service apartments and Office Spaces
- Restaurant
- Petrol & Gas Station
- Mall & Multiplex
- Special Kids Park
- Special Herb Park for Senior Citizens
- Plantation of ten thousand trees
- Rain water harvesting
- Wi-fi enabled township
- Maintenance by the Facility Management Company
- Full discloser of super area
- Pre-Certification of Green Homes from Indian Green Building Council (IGBC)

**Locational Advantage of Gaur City gives a comfortable access from NH-24 Ghaziabad, Noida & Greater Noida. It is situated at Noida-Greater Noida link Road, next to Sec 121 Noida at Plot No. GH-01, Sec-4, G. Noida. It is just 7 KM. from Metro Station, City Center, Sec-32, Noida & 11 km. from Kalindi Kunj.**

# Master Plan Gaur City



**LEGEND**

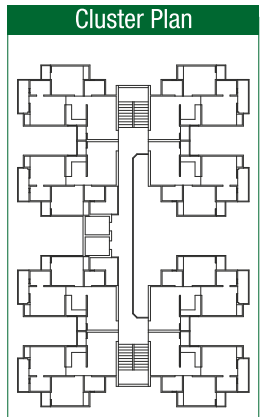
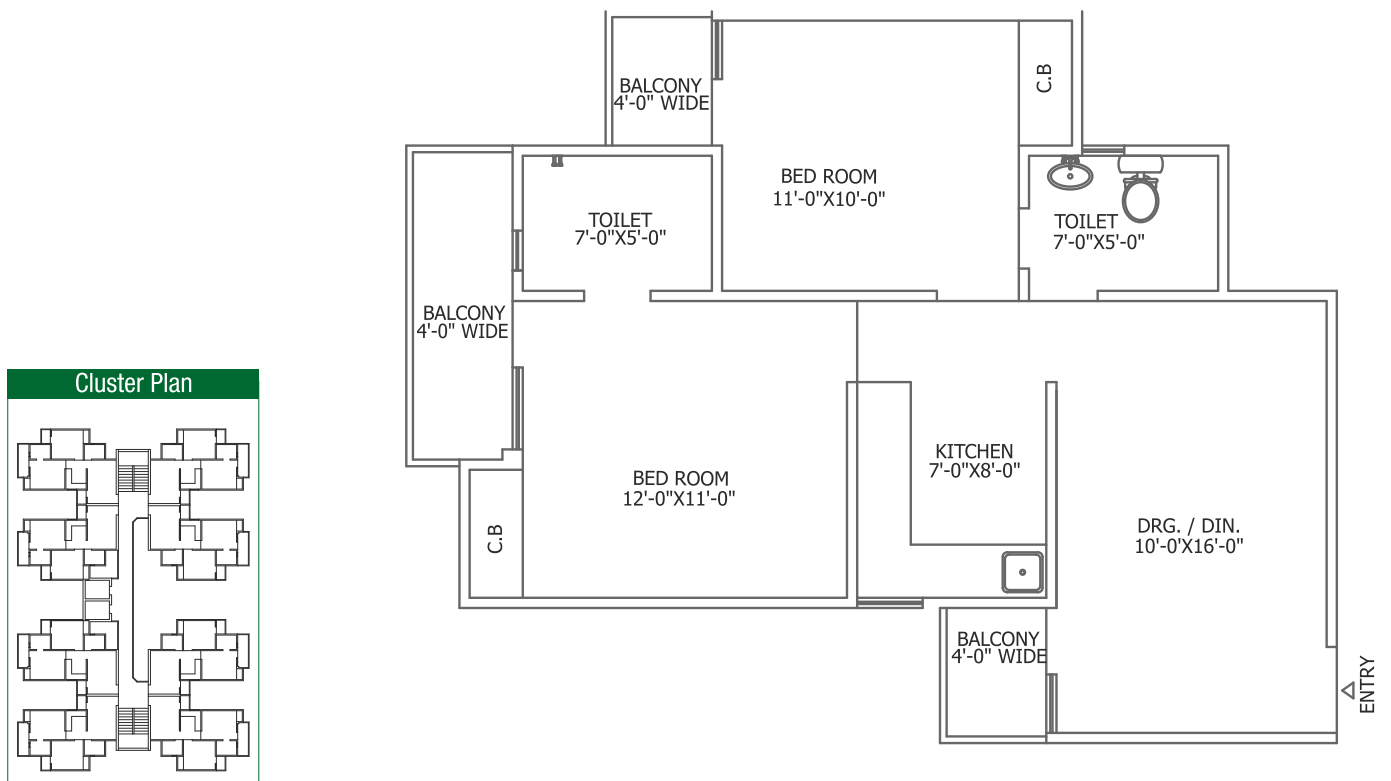
- C1- HOTEL
- OFFICES
- SERVICE APARTMENTS
- MALL,MULTIPLEX
- RESTAURANT
- C2- CITY PLAZA
- C6- SHOPPING COMPLEX
- C4- OFFICES
- C5- MALL,COMMERCIAL,OFFICES, SERVICE APARTMENT
- 1-SCHOOLS
- 2-PETROL PUMP
- 3-COMMUNITY HALL
- 4- MULTILEVEL CAR PARKING
- 5-SPORTS COMPLEX
- 6-PARK
- 8-FACILITIES
- 9-CLUB,COMMUNITY FACILITIES, MULTIPURPOSE HALL & INDOOR PLAY AREA
- 10-NURSING HOME
- 12-TEMPLE

Disclaimer: All specification, designs layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offering.

# Maharaja (2 BHK)

Saleable Area - 84.54 Sq.Mt. (910 Sq.Ft. approx.)

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



Disclaimer: • The areas and plans shown here are subject to change • 1 sq. ft. = 0.09290304 sq. mt. 10.764 sq.ft. = 1 sq. mt. = 1.196 sq. yd. and 3.28 ft. = 1 mt.

# Samrat (2 BHK+STUDY )

Saleable Area - 109.16 Sq.Mt. / 1175 Sq.Ft. (approx.)

Drawing

Dining room

2 Bedrooms

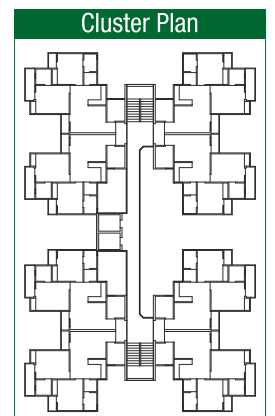
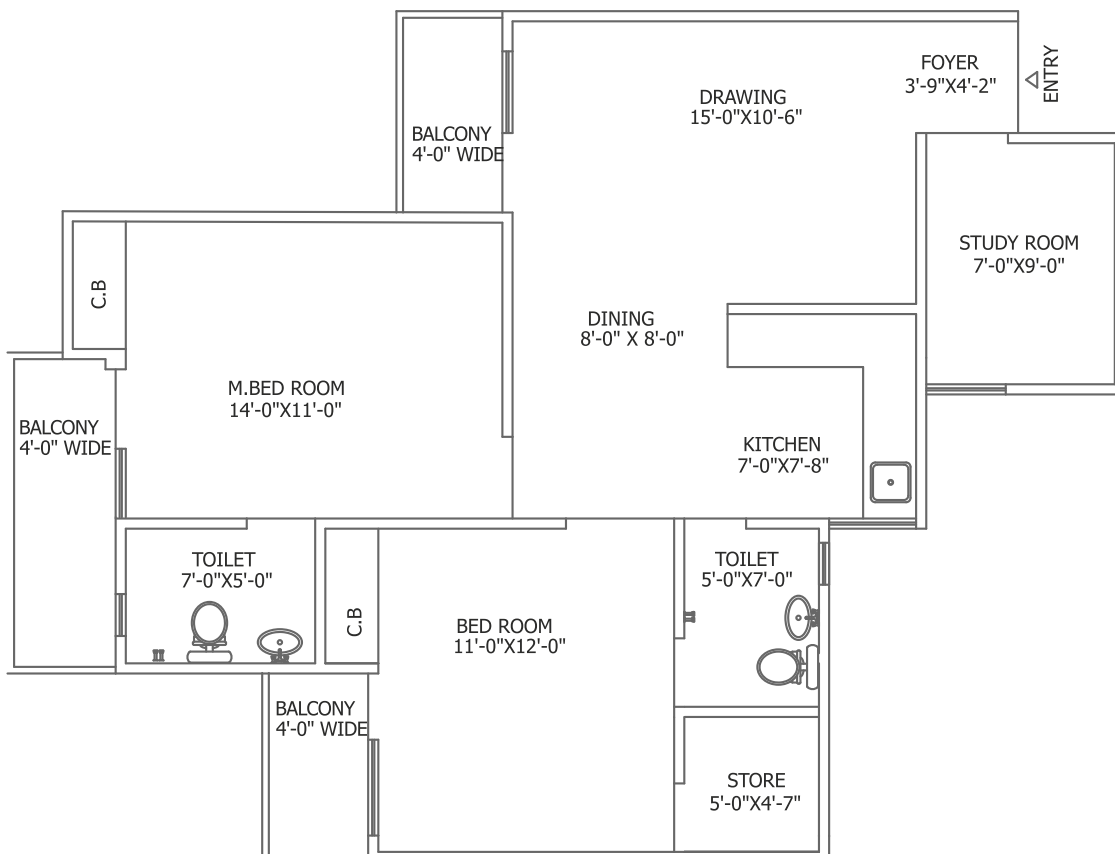
Studyroom

Store

2 Toilets

Kitchen

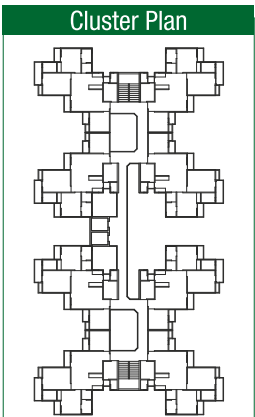
Balconies



# EMPEROR-I (3 BHK+STUDY)

Saleable Area - 130.06 Sq.Mt. / 1400 Sq.Ft. (approx.)

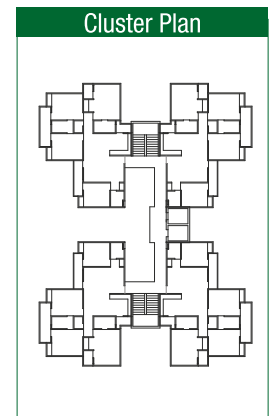
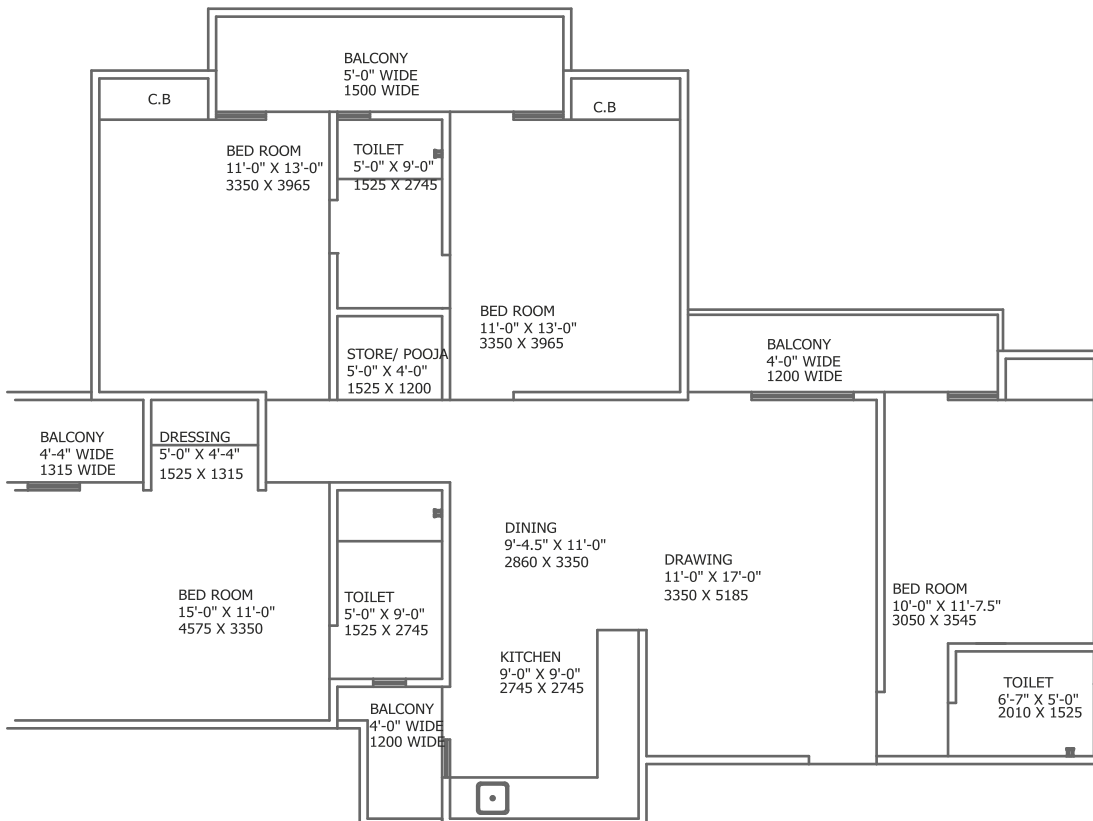
- Drawing
- Dining room
- 3 Bedrooms
- Study room
- Store
- 2 Toilets
- Kitchen
- 1 Powder room
- Balconies



# EMPEROR-II (4 BHK)

Saleable Area - 172.34 SQ. MT. / 1855 SQ. FT

- Drawing
- Dining room
- 4 Bedrooms
- Dressing room
- Store / Pooja room
- 3 Toilets
- Kitchen
- Balconies





## 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 aluminium 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.

## Highlights

- Firm Price - no escalation
- Complete township loaded with all amenities and facilities.
- Certified earthquake resistant structure as per IS Codes of practice.
- Lifts by OTIS or equivalent in each block.
- Housing loan facility available from the leading financial institutions.
- 24 hours water supply in bathrooms.
- 24 hours security with intercom.
- Covered & open reserved car parking on payment basis
- Parks, children play area, landscaping with the complex.
- Only 25% covered area and 75% open space.
- Rain water harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession with penalty clause.
- Individual RO plant for drinking water in each apartment.

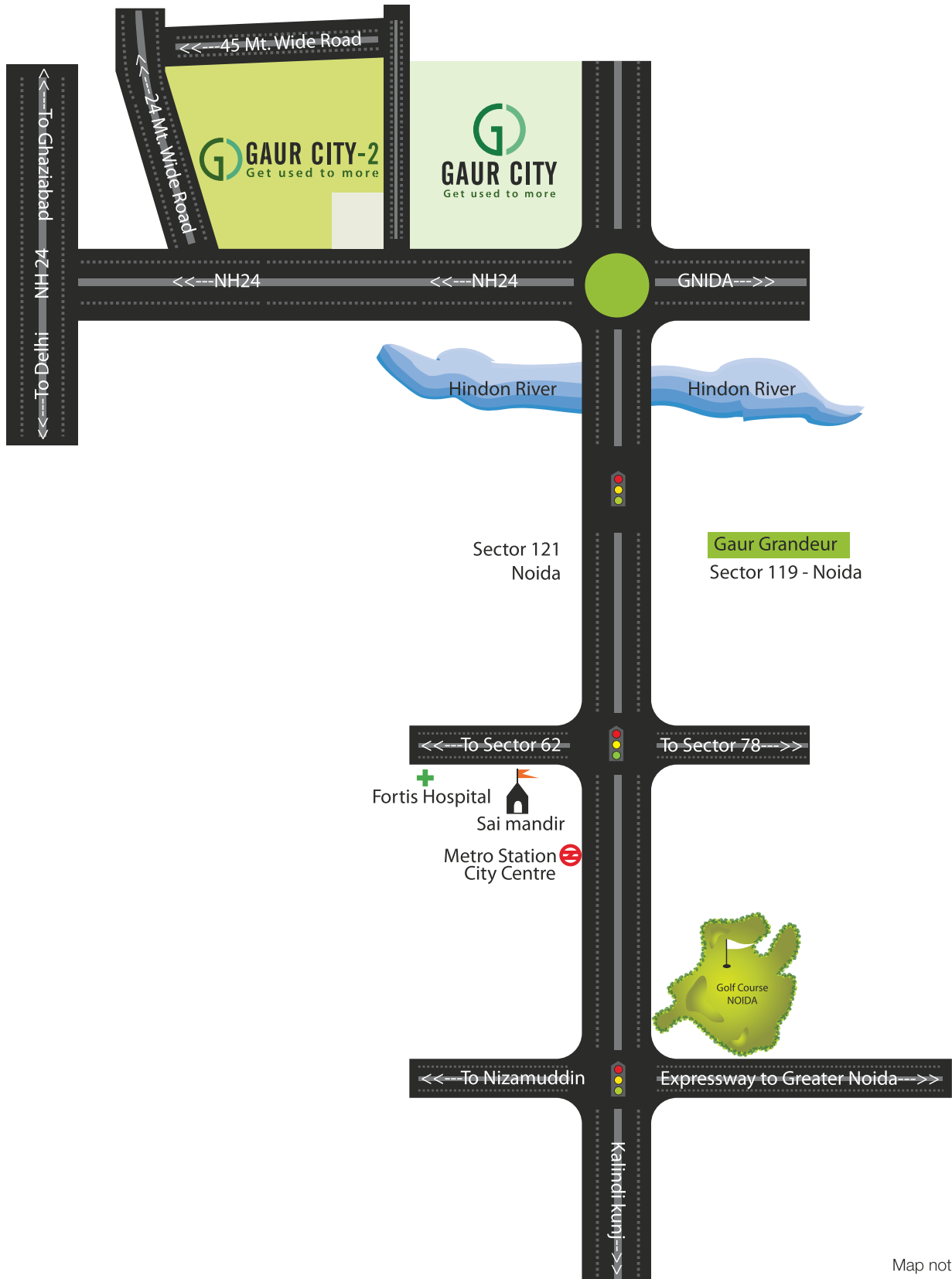
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- BLOCK A 1855 SQ.FT.
- BLOCK C 1400 SQ.FT.
- BLOCK B, D 1175 SQ.FT.
- BLOCK E, F 910 SQ.FT.



# Location map



Map not to Scale