

LOCATION MAP



OWN YOUR EXCLUSIVE HOME, RIGHT IN THE HEART OF Greater Noida (West)
ALBARIA. THE SYMBOL OF CLUTTER-FREE, LUXURIOUS LIVING.





ENJOY LUXURY THAT'S CLUTTER FREE.

Presenting Albaria. Ultra-luxurious,
spacious apartments in Greater Noida (West)

Enter a world where living is seamless. Where spaciousness is a mandate and luxury is the order of the day. Where lushness is a salve for your soul and state-of-the-art technology mesmerizes your mind. A residential development that's crafted with exclusivity in mind. A quiet place that is eons away from the hustle bustle of the world yet is conveniently located in the heart of civilization. A destination that speaks volumes about tranquillity yet is alive with all that's happy & joyful in the world.

Own your own exclusive haven away from the rush of the world. At an address that befits the exclusive, privacy loving you. Go ahead; explore Albaria.





SUPER AREA - 1590 sq. ft.
3 Bedroom + 2 Toilets + Kitchen + Dining + Drawing + 4 Balcony



SUPER AREA - 1596 sq. ft.
3 Bedroom + 2 Toilets + Kitchen + Dining + Drawing + 4 Balcony



SUPER AREA - 1725 sq. ft.
3 Bedroom + 3 Toilets + Kitchen + Dining + Drawing + Dress + 4 Balcony



SUPER AREA - 1906 sq. ft.

3 Bedroom + 3 Toilets + Kitchen + Dining + Drawing + 4 Balcony

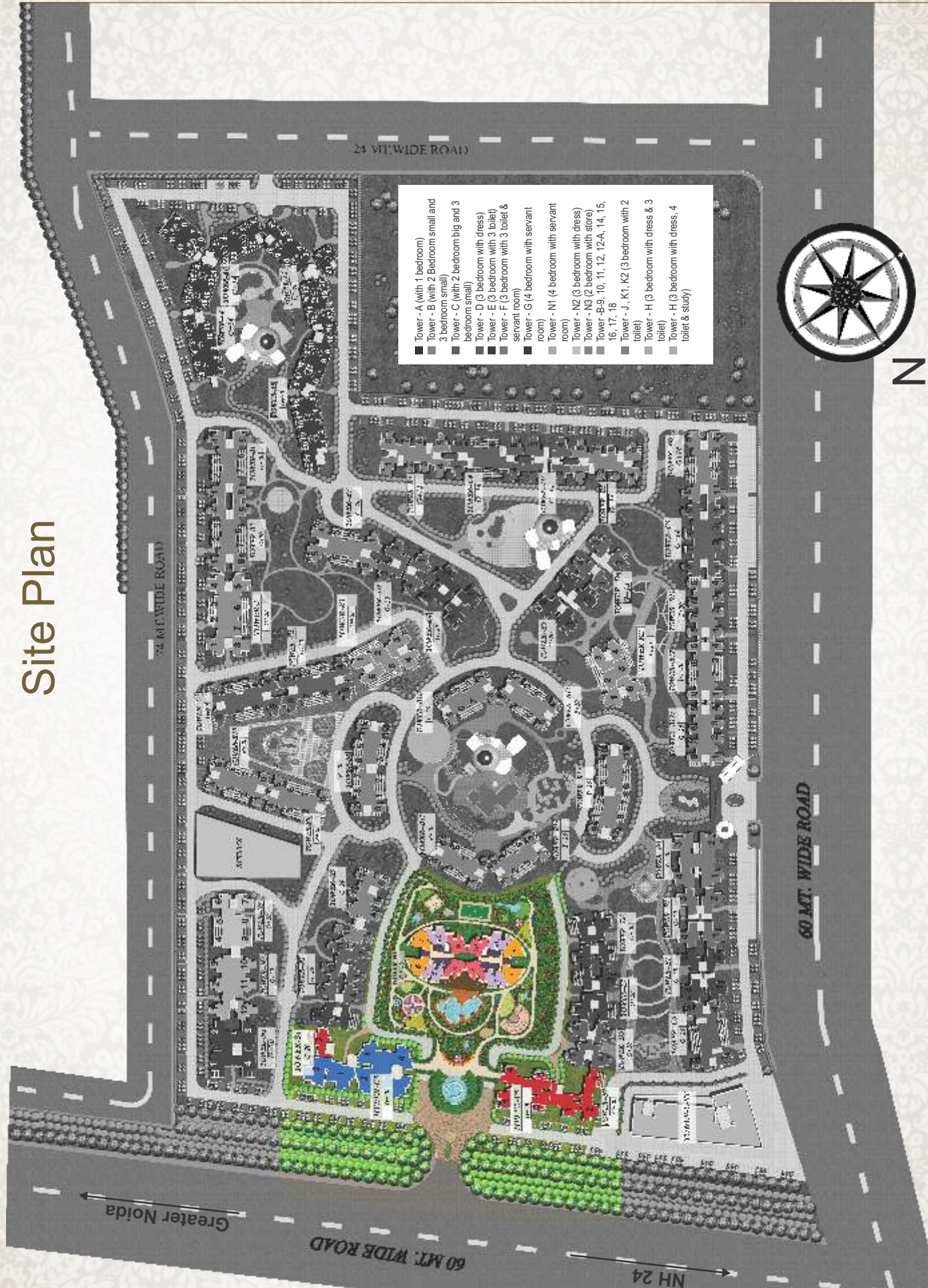


SUPER AREA - 2364 sq. ft.

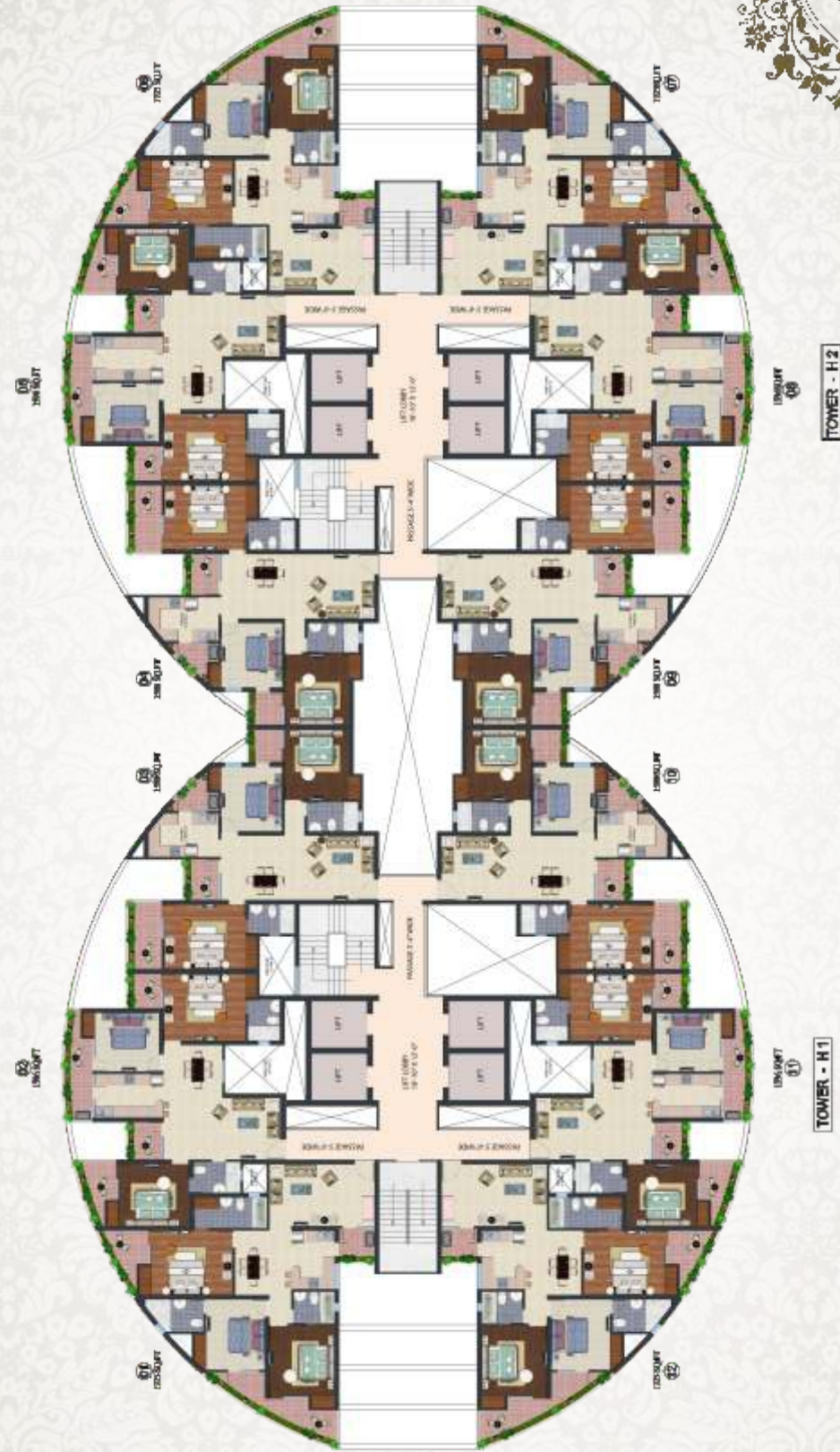
4 Bedroom + 4 Toilets + Dining + Foyer + Dress + Servant room + 4 Balcony



Site Plan



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FEATURES

- ? Slope garden ? Palm Court ? Swimming pool with kids pool ? Club ? Private Green ? Sculpture Garden
- ? Tennis Court ? Water play ? Sand Bunker ? Japanese Garden ? Skating Rink ? Children Maze ? Organic Food ? Exquisite flower bed ? Musical Fountain ? Pavilion ? Lush green lawns ? Earth Mound ? Eco Pond
- ? Senior Citizen Park ? Yoga & Meditation



FLOORING: Imported marble/ tiles in living & dining rooms wooden laminated flooring in master bedroom. High quality vitrified tiles in all the bedrooms. Anti-skid tiles in the balcony.



WALL & CEILING FINISH: POP/Gypsum plaster finished walls & ceiling with OBD.



KITCHEN: Modular kitchen with accessories. Imported marble on the working top & 2' high wall dado Individual RO unit for drinking water



TOILETS: Granite counter washbasin. All toilets will have high quality imported ceramic floor & wall tiles up to 7" height, balance painted in acrylic emulsion paint. Premium quality imported sanitary ware Kohler or equivalent. Wall hung WC and washbasin in matching shades/colors. Single lever C.P fitting Grohe/Kohler/Jaquar or equivalent. All the toilets will include glazed shower enclosure, exhaust fan, mirror, towel rack, rod & ring accessories. For specially designed master toilet: cubicle bathtub, mirror with wall mounted vanity lighting & geyser as per specially designed scheme for master toilet.



ELECTRICAL: Modular range switches sockets legrand or equivalent / MCBs, copper wiring. Two wall light fixtures in each living, dining lobby and bedroom area.



DOORS AND WINDOWS

Main entrance: Elegantly designed and finished 8' high entrance door with polished hardwood frame having European style molded shutter with high quality imported/ Indian hardware fitting. Internal door: Seasoned hardwood frame with European style molded shutter. Window: Branded UPVC windows. One wooden almirah in each bedroom



COMMUNICATION: TV and telephone points , EPABX and video door phone, LAN, wifi.



AIR CONDITIONING: Only provision of split AC points in bedrooms, drawing & dining area.



SECURITY: Secured gated community with access control at entrance with automatic boom barriers and manual gates at entry and exit of the development; CCTV for basements, ground floor lobbies; EPABX system linked to each unit. Video door phone for each apartment.



PLUMBING: Pressurized water supply system. Copper piping for water supply inside the toilet and kitchen & UPVC pipes for stacks.