



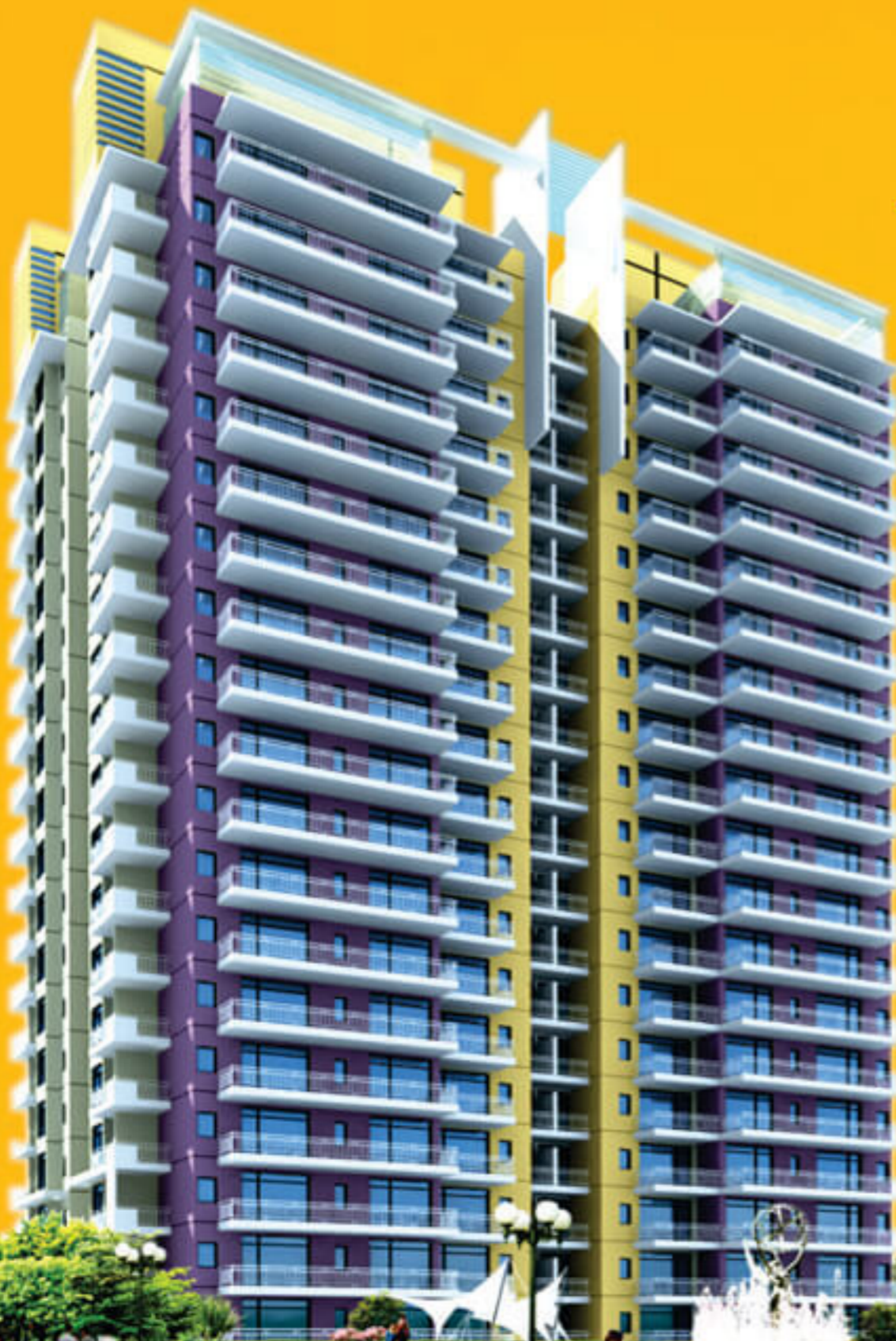
NIRALA ASPIRE

Greater Noida West

2/3/4 BHK APARTMENTS



REGISTERED WITH IGBC





Creating The Reality

Nirala India has a longstanding experience in building construction, spanning ten years. The Nirala signatures, imprint the NCR region, block after block.

Managed by a select team of professionals, the group's strategic business conduct has catapulted it into a Rs. 3000 million enterprise. Experienced Architects, Innovative Planners, abreast with the latest techniques, skill sets and knowhow, enrich the group's creations in its chosen field of endeavour. The group is an ISO 9001-2008 company an achievement testifying its impeccable standards.

Aspire's intricate interiors give it a warm and comforting ambience. Your Aspire home comes in choices of 2/3/4 bedroom apartments. The finest tiles, stones and construction accessories create an aura of a special place. It is a testimony to the art of architecture & science of construction, complementing a modern & convenient lifestyle, latest innovations, enhanced technology & upgraded materials.

All incorporated together, to create the best.



Actual Show Flat image

Luxury in Every Corner



Aspire Stands Apart In Mid Segment Apartments Because Of Its Enviable Features, Which Gives You The Best Within Your Budget.



Actual Show Flat image

Redefining Aspirations

Soak your Senses in a world of luxuries at Aspire. In this age of jet set lifestyle, private moments away from the madding crowds are an undisputed luxury, and what could be more private than the joy of a personal haven, with the warmth of comforting opulence.

These photographs are only a prelude to the luxuries that await you at Aspire. A place where you are the regal majesty and there are no worries except, what to aspire next from life.



Actual Show Flat image

SPECIFICATIONS

FLOORING

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

WALL & CEILING FINISH

- Walls & ceiling with OBD

KITCHEN

- Granite working top & stainless steel sink
- 2'-0" dado above the working top by ceramic tiles

TOILETS

- Ceramic tiles on walls upto door level
- Standard Sanitary ware
- Standard CP fittings

DOORS & WINDOWS

- Outer doors & windows aluminium powder coated
- Internal door-flush door with enamel paint
- Main entry door frame of hard wood with enamel painted flush door

ELECTRICAL

- Wire in PVC conduits with MCB supported circuits (ISI Marked)/equivalent and adequate number of points and light points on the ceiling/wall

TV & TELEPHONE

- Provisions for DTH connection/Intercom facilities

POWER BACKUP

- DG power back-up for all common areas
- DG Power back-up available to individual on paid basis

SECURITY SYSTEM

- Secured gated community with the provision of intercom

LIFT LOBBY

- Passenger elevators
- Lift lobby floor combination of Stone & tile



- 4 BED + 5 TOI + SERVANT (2480 sq. ft.)
- 3 BED + 3 TOI + SER + DRESS (1710 sq. ft.)
- 3 BED + 2 TOI + DRESS (LARGE) (1460 sq. ft.)
- 3 BED + 2 TOI + DRESS (1365 sq. ft.)
- 2 BED + 2 TOI + STUDY (1180 sq. ft.)
- 2 BED + 2 TOI + STORE (1065 sq. ft.)

Legends

- 01. Main Entrance
- 02. Water Cascade
- 03. Boulevard
- 04. Club
- 05. Swimming Pool
- 06. Kids Pool
- 07. Badminton Court
- 08. Kids Play Area
- 09. Central Lawn
- 10. Flower Garden
- 11. Jogging Track
- 12. Central Area
- 13. Benches
- 14. Drop-Off
- 15. Gazebo
- 16. Parking
- 17. Road
- 18. Ramp
- 19. Exercise Zone
- 20. Nursery School (Phase - II)
- 21. Commercial (Phase - II)
- 22. Tennis Court (Phase - II)

THE ELITE FLOOR PLANS FOR THE MAXIMUM COMFORT



2 BED + 2 TOI + STORE / PUJA

Carpet Area: 616 sq. ft.
Built-up Area: 808 sq. ft.
Saleable Area: 1065 sq. ft.



3 BED + 2 TOI + DRESS

Carpet Area: 813 sq. ft.
Built-up Area: 1055 sq. ft.
Saleable Area: 1365 sq. ft.



2 BED + 2 TOI + STUDY

Carpet Area: 680 sq. ft. (Tower A2 & D3)
Built-up Area: 920 sq. ft.
Carpet Area: 676 sq. ft. (Tower D4 & D5)
Built-up Area: 920 sq. ft.
Carpet Area: 675 sq. ft. (Tower D1 & D2)
Built-up Area: 920
Saleable Area: 1180 sq. ft.



3 BED + 2 TOI + DRESS

Carpet Area: 884 sq. ft.
Built-up Area: 1116 sq. ft.
Saleable Area: 1460 sq. ft.

NOTE : Conversion 1000 MM = 3.28 FT. & 1 SQ.MT. = 10.764 SQ.FT.

- Measurement of dimension are from unplastered wall to unplastered wall.
- Balcony dimension are inclusive of parapet wall/railing.
- Carpet Area as per RERA.

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- Carpet Area as per RERA.

THE ELITE FLOOR PLANS FOR THE MAXIMUM COMFORT



3 BED + 3 TOI + SER / STUDY + DRESS

Carpet Area: 1040 sq. ft.
Built-up Area: 1322 sq. ft.
Saleable Area: 1710 sq. ft.



4 BED + 5 TOI + SER.

Carpet Area: 1487 sq. ft.
Built-up Area: 1969 sq. ft.
Saleable Area: 2480 sq. ft.

NOTE : Conversion 1000 MM = 3.28 FT. & 1 SQ.MT. = 10.764 SQ.FT.

- Measurement of dimension are from unplastered wall to unplastered wall.
- Balcony dimension are inclusive of parapet wall/railing.
- Carpet Area as per RERA.

NOTE : Conversion 1000 MM = 3.28 FT. & 1 SQ.MT. = 10.764 SQ.FT.

- Measurement of dimension are from unplastered wall to unplastered wall.
- Balcony dimension are inclusive of parapet wall/railing.
- Carpet Area as per RERA.

***Carpet Area:** (RERA Definition) means net useable floor area of an apartment, excluding the area covered by the external walls, area under service shafts, exclusive balcony/veranda area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.



AMENITIES

Lifestyle

- 3 Side Open Plot
- A stylized designer, grand double height entrance lobby
- Outdoor Gym
- Luxurious Twin Club House
- Grand Swimming Pool
- Billiards Table, Badminton Court, Basket Ball Court, Lawn Tennis Court, Table Tennis, Cafeteria and Children Play Area Landscaped Elevated Podium
- Creche/Day Care arrangement in Club Area, Separate Kids Playing Area with Sand Pits
- Beautifully Theme Based Landscape Park/garden with water fountain & Jogging track

Service

- Ample car parking space
- Super market for Daily Needs, Laundry etc. in Commercial Block
- 24X7 water supply & power backup
- Specially designed entrance facilities (ramp) from road to entrance lobby for the physically challenged and senior citizens
- 2/3 high speed elevators per tower

Safety & Security

- Each and every tower will be equipped with fire Suppression system
- 24x7 security system

LOCATION MAP



LOCATION MAP, NIRALA ASPIRE

PLACE	DRIVE-AWAY Distance / Time
• DND Flyover	- 25 Minutes
• Amity	- 20 Minutes
• Golf Course	- 15 to 20 Minutes
• Sec-18 & Atta Market	- 20 Minutes
• Metro Station	- 15 Minutes
• Fortis Hospital	- 15 Minutes
• Sai Dham	- 10 Minutes

Landmarks By Promoters



Ongoing Promoters Projects





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