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G3 ASPIRE NIRALA GOLD LLP

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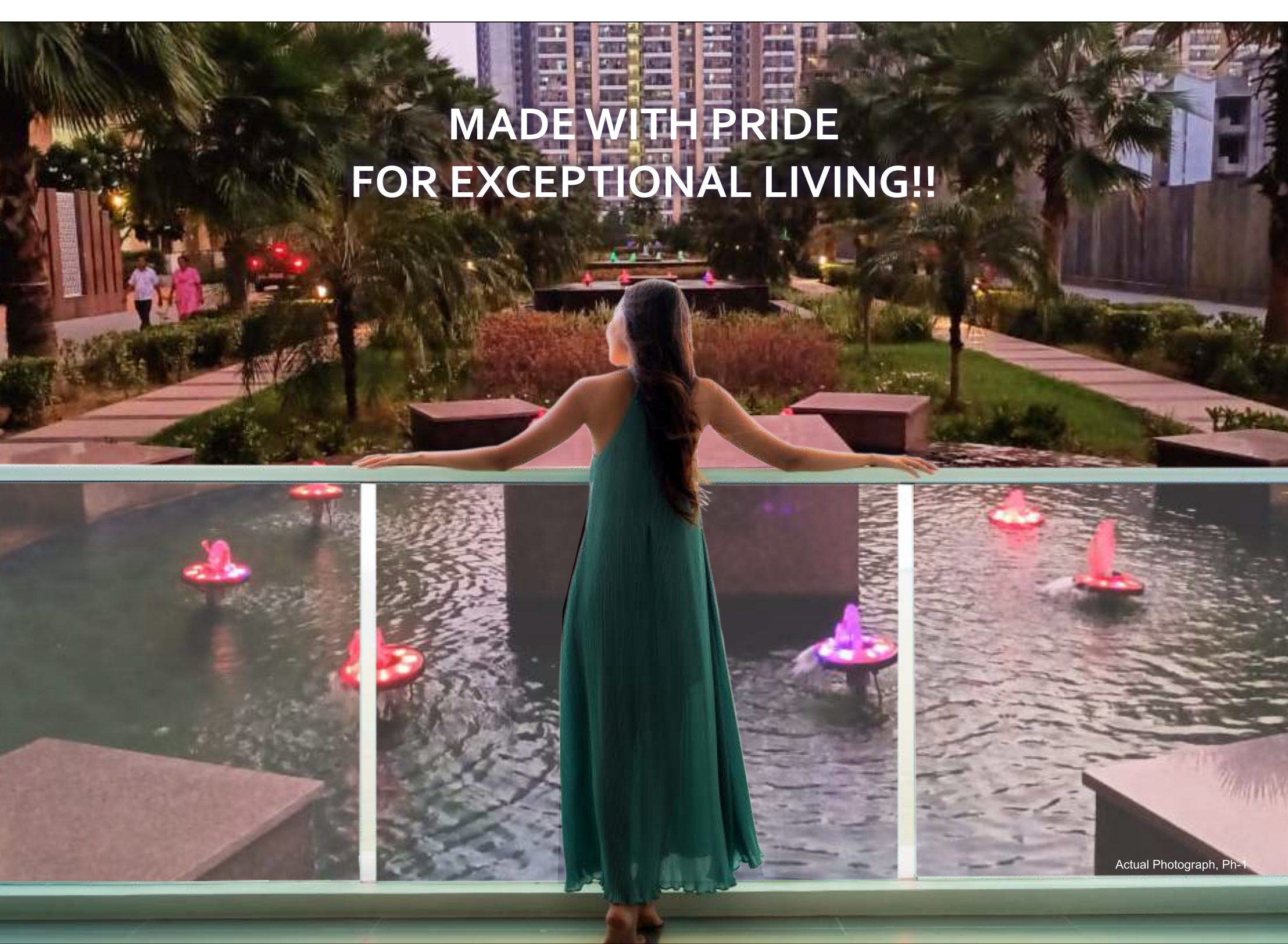


Luxury
LOW RISE
APARTMENTS

RERA REGN. NO. UPRERAPRJ783018



MADE WITH PRIDE
FOR EXCEPTIONAL LIVING!!



Actual Photograph, Ph-1



**Nirala Aspire Phase-I,
Delivered**

A ready to move in high-rise society in sector-16, greater noida west. This society is equipped with an exclusive green area and swimming pool with many more amenities. The only project in the region to have low-rise segment along with high-rise gated community. Away from the maddening crowd, here living is a fine art. Living here is definitely like a legacy that you would pass on to the next generation as it seamlessly weaves technological innovations, convenience, and thoughtfulness amidst a safe and secure environment.



Actual Photograph, Ph-1

Where *Life*
grows

where dreams fly,
desire chirp,
MOMENT TWEAK,
happiness blooms,
feeling mesmerize,
smile pout,
warmth deepens,
ecstasy glitters,

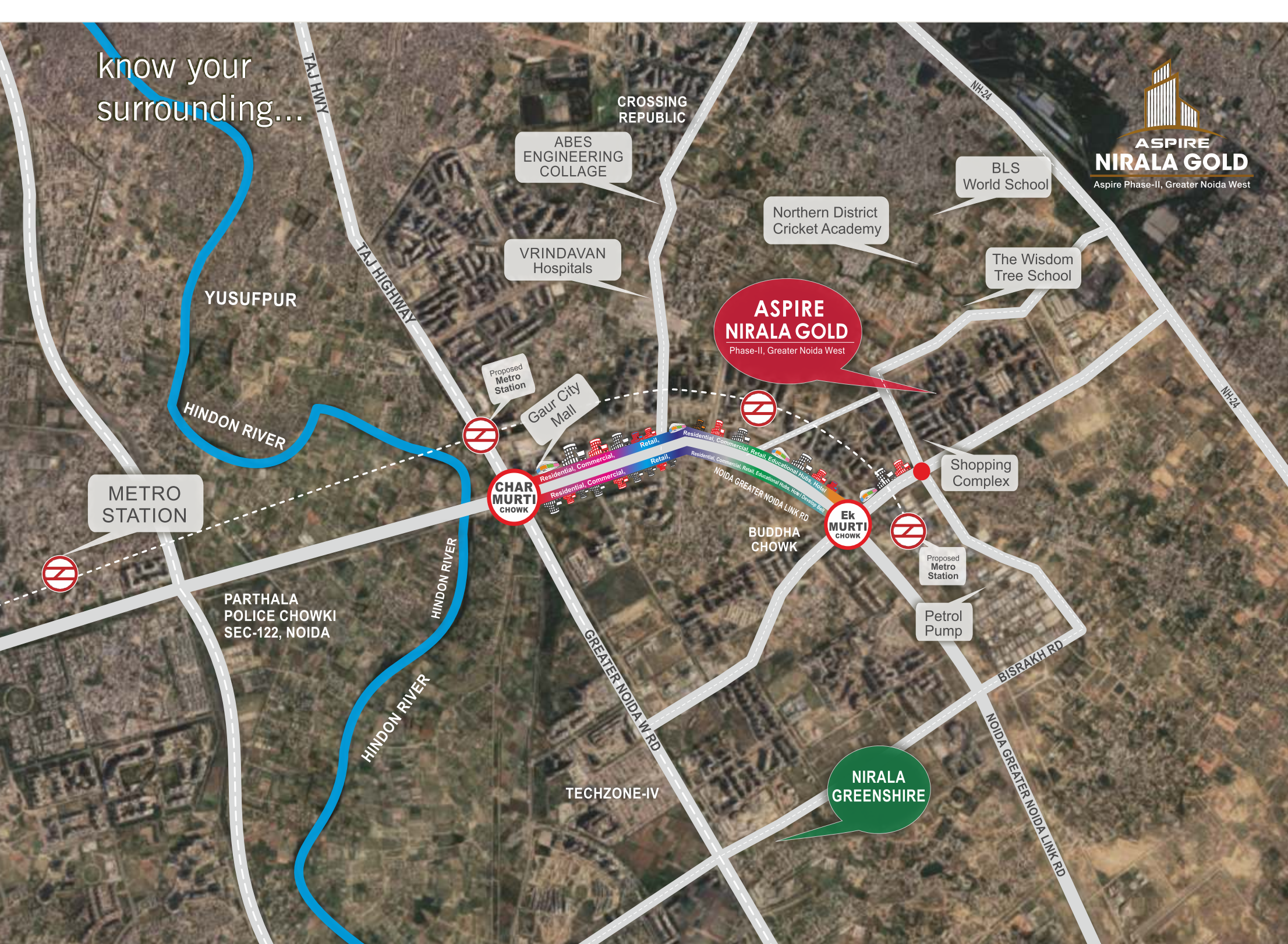


Artistic Image

This specially curated project has swathe of amazing landscape of greenery clubbed with vast open spaces. Encompassed by acres of green landscapes, most of the apartments face the green areas and enables you to enjoy sheer pleasure of nature's bounty.



Artistic Image



know your surrounding...



THE HEART OF YOUR NEIGHBOURHOOD

Your new neighbourhood will have social hubs that will cater to all your needs. Stroll to the supermarket and retail offerings, cafes and restaurants and be all set to witness and experience the energetic vibe & friendly atmosphere.



- Shopping Complex (approx 50 mtr)
- The Wisdom Tree School (Approx 100 mtr)
- Northern District Cricket Academy (approx 600 mtr)
- BLS World School (approx 500 mtr)
- Petrol Pump (1 km)
- Gaur City Mall (approx 2 km)
- Hospitals (approx 3km)
- NH-24
- Metro Station (approx 7 km)



Artistic Image

Breathe a new
Way of *Living*



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Artistic Image



**ASPIRE
NIRALA GOLD**
Aspire Phase-II, Greater Noida West

A ONE-OF-A-KIND COMMUNITY

An irresistible invitation to enjoy the great outdoors waits for you. Now, you are all set to connect, relax and unwind while basking in the sun and enjoying a coffee from the café overlooking the manicured gardens



Artistic Image



Artistic Image

THE BLISS OF BEING AT THE TOP

ARTIFICIAL TERRACE GARDEN

Get ready to chill, relax and make your parties and hangouts with loved ones or co-workers, when you have a beautiful green serene terrace garden. With a dynamic and vibrant lifestyle, your heart is all set to beat faster. The opportunities and possibilities of the future come together right here.



Artistic Image



Artistic Image

EXPERIENCE THE POWER OF HOME AUTOMATION

We are essentially living in a technology driven smart age and the modern world has been revolutionized by the state-of-art know-how of automation. In fact, automation is the new science that has brought the age of smart homes, smart hotels and smart offices. And we at nirala delivers you exactly that. Our smart homes are here to make your life easy controlling your home when you are out.

SMART HOME FOR A SMARTER YOU !!



Artistic Image

INTERNAL AND EXTERNAL SPECIFICATIONS



1. FLOORING

Drawing Room, Kitchen and all Bedrooms:

Vitrified Tiles 800X1600 mm SATUVARIO (KAJARIA / SOMANY / EXXARO / EQUIVALENT)

Balconies: Vitrified Tiles 600X600 mm In Matt Finish (KAJARIA / SOMANY / EXXARO / EQUIVALENT)

Toilets: Vitrified Anti Skid Tiles 600X600 mm



2. WALLS & CEILING FINISH

Toilets: Designer Vitrified Wall Tiles of Size 600X1200 mm Upto Beam Level

Ceiling Finish: Finished Walls & Ceiling With OBD On Punning Surface



3. KITCHEN

Kitchen Counter: Granite Working Top & Stainless Steel Single Sink With Drain board

Above Counter: 2`-0` Dado Above The Working Top With Vitrified Tiles



4. TOILETS PLUMBING

Chinaware: Sanitary Ware Of Jaquar / Imported Or Equivalent (JAQUAR / EQUIVALENT)

CP Fitting: CP Fitting of Jaquar / Imported Or Equivalent (JAQUAR / EQUIVALENT)

Washbasin: Counter top Washbasin With Vanity



5. DOORS & WINDOWS

Outer Doors: External Door and Window 8` Height of UPVC / Powder coated Aluminium With Glass & SS Mesh

Internal Doors: Internal Door With Hardwood Marandi Door Frame of 8` Height With Paneling and Flush Door With Veneer Look MICA Lamination.

Main Door: Main Entry Door (8` Height) Frame of Marandi or Equivalent With Paneling With Flush Door of Veneer Look MICA Lamination with digital door lock

Additional Main Door: Designer SS Door (optional)



6. RAILING

Balcony Railing: Balcony Railing of SS With Toughened Glass

Staircase Railing: Staircase Railing of SS



7. LIFT LOBBY

Passenger Elevators: OTIS Elevators With Aura Gold Finish, Access upto Terrace

Lift Car Flooring: Lift Flooring With Z Black Granite Stone

Lift Lobby Floor: Combination Of Italian (Egyptian) with Granite

Lobby False Ceiling: Lift Lobby False Ceiling With Lights



8. ELECTRICAL

Wiring: FRLS Copper Wire In PVC Conduits With MCB Supported Circuits (ISI Marked)/ Equivalent and Adequate Number of Points And Light Points On Ceiling (ISI Marked)

Switch/sockets: Modular Type Switch Sockets (SCHNEIDER/PHILIPS/ISI MARKED)



9. TV & TELEPHONE

Intercom connection with Telephone instrument.

DTH/IPTV Connection: Provision For DTH/IPTV Connection



10. POWER BACKUP

Common Areas: 100% DG Power Back-Up For All Common Areas

Individual Flat: 100% DG Power Back-Up Available To Individual Flat on Paid Basis



11. SECURITY SYSTEM

Access Control System:

Secured Gated Community With Intercom, Access Control System in Each Tower Entry. Lobby Area at ground floor will be Covered With Toughened Glass and Access Control facility

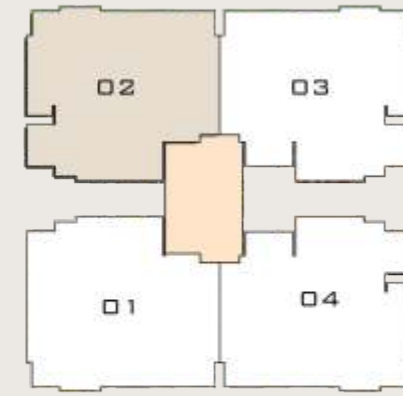


12. TERRACE

Artificial Landscape with Walkway, Kids Play Area and Open GYM on Terrace



UNIT PLAN

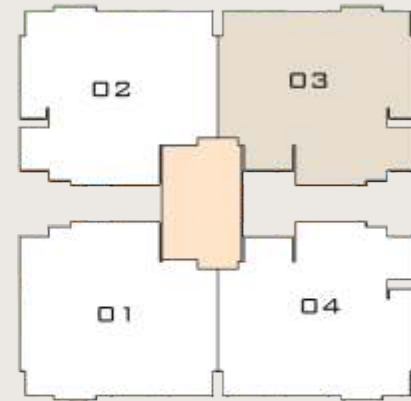


TOWER- B8 TO B-10, B12, B14 4 A CORE TOWER

KEY PLAN
TYPICAL UNIT PLAN (3 BED + 3 TOI)
CARPET AREA = 923 SQ.FT.
BUILT UP AREA = 1210 SQ.FT.
TOTAL AREA = 1579 SQ.FT.



UNIT PLAN

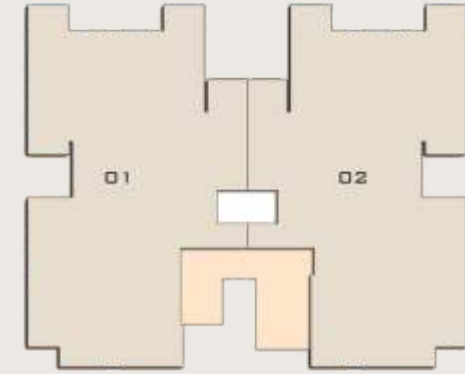


TOWER- B8 TO B-10, B12, B14 4 A CORE TOWER

KEY PLAN
TYPICAL UNIT PLAN (3 BED + 3 TOI)
CARPET AREA = 923 SQ.FT.
BUILT UP AREA = 1223 SQ.FT.
TOTAL AREA = 1596 SQ.FT.



UNIT PLAN

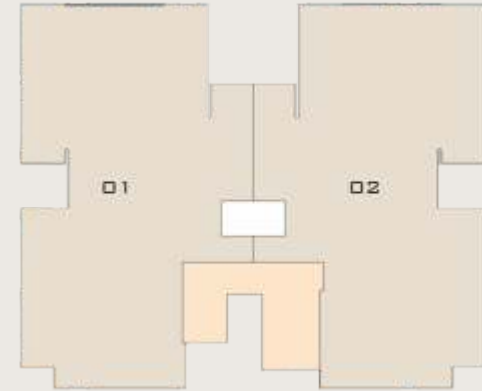


**TOWER- B2 TO B-7
2 A CORE TOWER**

KEY PLAN
TYPICAL UNIT PLAN (3 BED + 3 TOI + SERVANT)
CARPET AREA = 1102 SQ.FT.
BUILT UP AREA = 1373 SQ.FT.
TOTAL AREA = 1784 SQ.FT.



UNIT PLAN



TOWER- B2 TO B-7 2 A CORE TOWER

KEY PLAN
FIRST FLOOR UNIT PLAN (3 BED + 3 TOI + SERVANT)
CARPET AREA = 1102 SQ.FT.
BUILT UP AREA = 1373 SQ.FT.
TOTAL AREA = 1784 SQ.FT.
TERRACE AREA = 129 SQ.FT.



SITE PLAN



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LEGENDS

1. Commercial Plaza
2. Entry Gate with IDRS
3. Raised Planter with Hedges
4. Community Garden
5. Edible Landscaping
6. Kids Play Area
7. Sand Pit
8. Feature Garden
9. Badminton Court
10. Cricket Pitch
11. Side Entry
12. Intimate Seating Spaces
13. Tennis Court
14. Raised Planter
15. Paved Jogging Track
16. Rock Garden
17. Theme Garden
18. Flower Garden
19. Amphitheatre
20. Skating Ring
21. Parking
22. Swimming Pool
23. Kids Pool
24. Community Club
25. Main Entrance
26. Water Cascade
27. Boulevard
28. Central Lawn
29. Small Garden
30. Central Area
31. Gazebo
32. Road
33. Ramp
34. Exercise Zone



About The Nirala Global

Soaring high on growth path with proven track record and leadership, the nirala group is a dynamic real estate development organization, which has evolved on the basic principle of 'customer first'. Set up with an aim to offer quality, transparency and credibility to its esteemed customers, the company has carved a niche for itself and is all set to become one of the leading developers in delhi ncr. The company envisions a future wherein nirala would be a name to reckon with in india. Moreover, the long-standing mission of the company is to deliver best quality infrastructure in the minimum possible cost to the customer. With this commitment the group aspires to significantly contribute towards improving the quality of life of its customers. Setting high standards in both residential and commercial segments, the group only commits what it intends to deliver.

Zest of creating a new world.

Joy of deeds well done.

