



Location Map



**NIRALA INFRA TECH PRIVATE LIMITED**

**Corp. Office**  
H-61, 1st Floor, Sector-63,  
Noida (U.P.) 201301

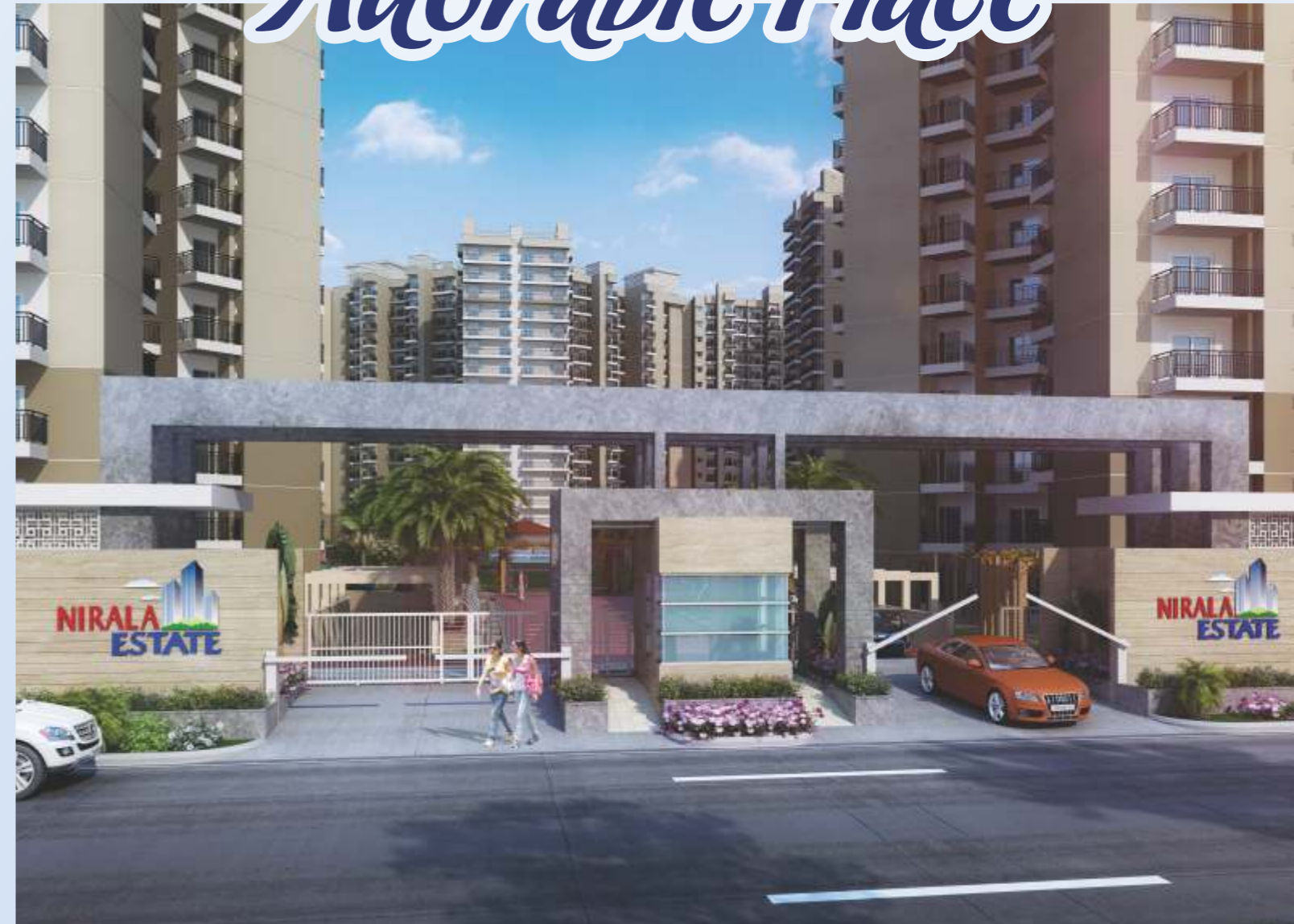
**Site Office**  
GH-04, Techzone-IV,  
Gr. Noida (West), U.P.

**Web:** [www.niralaworld.com](http://www.niralaworld.com)

**For Sales enquiries**



The Most  
*Adorable Place*



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Artistic Impression

# NIRALA ESTATE

2&3 BHK APARTMENTS-PHASE II  
GH-04, TECHZONE-IV, G. NOIDA WEST

Nirala Estate is like living in at one of the most serene places. It's a home you will cherish. That's the beauty of Nirala Estate, inspired by the charm of modern and contemporary lifestyle.

Situated in one of the most sought after and fast developing localities of NCR Delhi, Nirala Estate is one gem of an apartment complex. Within easy reach from Delhi, Noida and Ghaziabad it is ensconced with sumptuous greenery and well-planned localities, reputed schools, state-of-the-art hospitals, multiplexes and malls are all within easy reach. You sure would love the place and all the facilities it offers. Rest assured that Nirala Estate would turn your life into one big joyous occasion.



## Amenities That Suits Your Lifestyle



Swimming Pool



Lawn



Yoga / Meditation



Children Play Area



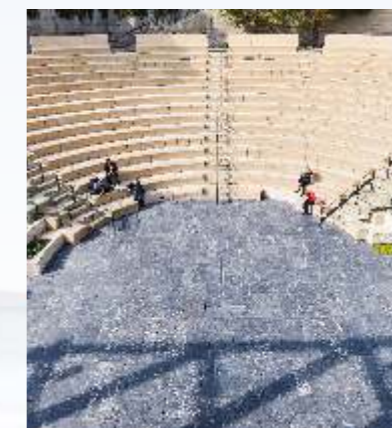
Open Gym



Badminton Court



Jacuzzi

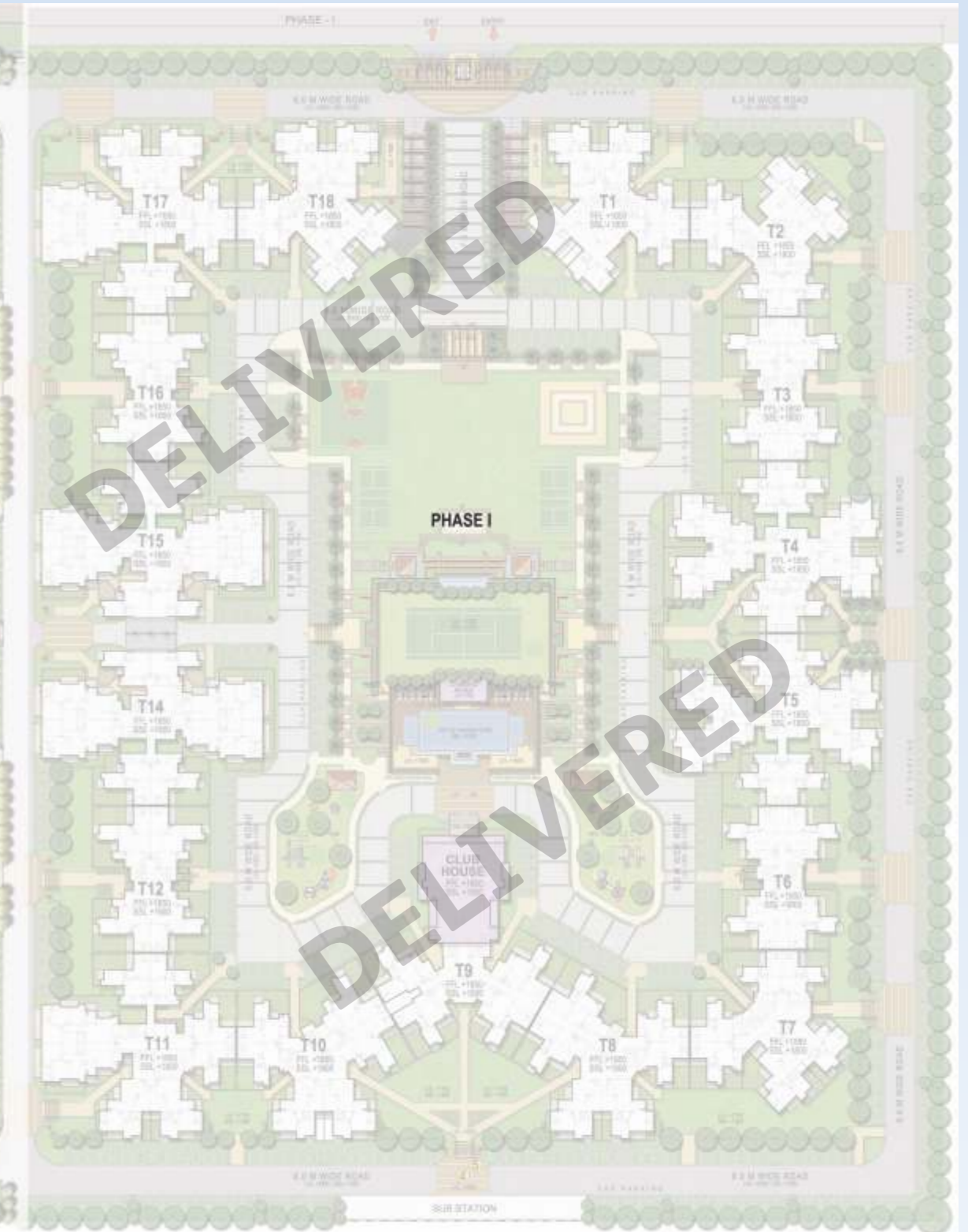


Open Air Theater (O.A.T.)



Commercial Plaza

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**Legends**

- Traffic Rotary with Mound & Sculpture
- Commercial Plaza
- Water Cascade
- Entry/Exit Gate Complex
- Entrance Court with Water Feature
- Tower Drop-off
- Entry Through Portals
- Bamboo Court
- Podium Plaza
- Entrance Water Features with Portals
- Reflexology Path
- Walkway Through Portals
- Palm Gardens
- Central Green
- Children Play Area
- Tensile Canopies
- Sculpture Garden
- Floating Pavilion for Yoga/Meditation
- Lotus Pond
- Badminton Courts (2 Nos.)
- Outdoor Gym
- Elders Area with Tensile Canopy
- Tower Entries from Podium
- Club Entrance
- Main Swimming Pool
- Sculpture Fountains
- Kids Pool
- Jacuzzi
- Pool Deck with Submerged Loungers
- Rain Dance Area
- Feature Walls
- Yoga/Meditation Garden
- Open Air Theater (O.A.T.)
- Club Drop-off
- Club Entrance Water Feature
- Open Parking

- TYPE A** 2 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS  
SUPER AREA: 995 Sq.Ft.
- TYPE B** 3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS (1)  
SUPER AREA: 1225 Sq.Ft.
- TYPE C** 3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS (2)  
SUPER AREA: 1250 Sq.Ft.
- TYPE D** 3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS (2A)  
SUPER AREA: 1270 Sq.Ft.
- TYPE E** 3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS (3)  
SUPER AREA: 1385 Sq.Ft.
- TYPE F** 3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 2 TOILETS (BIG)  
SUPER AREA: 1535 Sq.Ft.
- TYPE G** 3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 3 TOILETS  
SUPER AREA: 1645Sq.Ft.
- TYPE H** 3 BEDROOM + DRAWING/ DINING HALL + KITCHEN + 4 TOILETS + SERVENT  
SUPER AREA: 1897Sq.Ft.

**Note:** The facilities & amenities mentioned above are part of different phase/project in total project, and will be available for use after development of respective phase/project.



Artistic Impression

## Specifications

### Flooring

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

### Wall & Ceiling Finish

- Finished walls & ceiling with putty and Plastic Paint in pleasing shades.

### Kitchen

- Granite working top & stainless steel sink single bowl with drain board.
- 2'-0" dado above the working top by ceramic tiles.

### Toilets

- Ceramic tiles on walls upto door level.
- White sanitary ware of reputed brand or imported.
- CP fitting of reputed brand or imported.

### Doors & Windows

- External doors & windows – Composite Metal/UPVC/ aluminium powder coated.
- Internal door-frames – Composite Metal frames/Marandi or equivalent wood frames.
- Internal door – Skin moulded door.

### Electrical's

- Copper wire in PVC conduits with MCB supported circuits.

### Power Backup

- 100% DG power back-up for all common areas.
- Upto 100% DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.

### Security System

- Secured gated community.

### Lift

- High speed passenger elevators.

### Lift, Lobby & Staircases

- Lift lobby floor and staircase combination of one or more of marble / granite / vitrified tiles.

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## Floor Plans



**2 BEDROOM  
+ 2 TOILET**

**Carpet Area**  
 55.07 Sq.mt. / 592.78 Sq.ft.  
**Builtup Area**  
 73.99 Sq.mt. / 796.45 Sq.ft.  
**Super Area**  
 92.44 Sq.mt. / 995.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 2 TOILET

Carpet Area  
68.19 Sq.mt. / 734.01 Sq.ft.  
Builtup Area  
87.58 Sq.mt. / 942.66 Sq.ft.  
Super Area  
113.81 Sq.mt. / 1225.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 2 TOILET

Carpet Area  
70.78 Sq.mt. / 761.89 Sq.ft.  
Builtup Area  
91.04 Sq.mt. / 979.97 Sq.ft.  
Super Area  
116.13 Sq.mt. / 1250.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 2 TOILET

Carpet Area  
70.78 Sq.mt. / 761.89 Sq.ft.  
Builtup Area  
90.83 Sq.mt. / 977.74 Sq.ft.  
Super Area  
116.13 Sq.mt. / 1250.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 2 TOILET

Carpet Area  
69.88 Sq.mt. / 752.20 Sq.ft.  
Builtup Area  
91.78 Sq.mt. / 987.90 Sq.ft.  
Super Area  
117.99 Sq.mt. / 1270.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 2 TOILET

Carpet Area  
78.26 Sq.mt. / 842.37 Sq.ft.  
Builtup Area  
100.75 Sq.mt. / 1084.43 Sq.ft.  
Super Area  
128.67 Sq.mt. / 1385.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 2 TOILET

Carpet Area  
85.70 Sq.mt. / 922.51 Sq.ft.  
Builtup Area  
111.69 Sq.mt. / 1202.20 Sq.ft.  
Super Area  
142.60 Sq.mt. / 1535.00 Sq.ft.

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## Floor Plans



### 3 BEDROOM + 3 TOILET

Carpet Area  
92.62 Sq.mt. / 996.95 Sq.ft.  
Builtup Area  
119.53 Sq.mt. / 1286.64 Sq.ft.  
Super Area  
152.82 Sq.mt. / 1645.00 Sq.ft.

## Floor Plans



### 3 BEDROOM + 4 TOILET + STUDY

Carpet Area  
107.06 Sq.mt. / 1152.40 Sq.ft.  
Builtup Area  
139.59 Sq.mt. / 1502.53 Sq.ft.  
Super Area  
176.24 Sq.mt. / 1897.00 Sq.ft.