

## Live A. Grand Life





### live a grand lifestyle

Ajnara brings forth a first of its kind luxurious project at Sector 74, Noida - Grand Ajnara Heritage. A truly grand project with homes where all luxuries of the world combine.

> It offers luxuriously comfortable and soul pampering high-end apartments.

Apart from this, the location adds to the value of Grand Heritage in terms of serenity and peace. Once you experience the grand lifestyle that these homes offer, you would want nothing but to spend the rest of your life here.





Today, Noida is quite a preferred, hi-class location for both commercial and residential purposes. Grand Heritage is boastfully nestled is the heart of Noida at Sector 74, one of the most posh sectors of Noida. Being close to the metro city, it offers convenient accessibility from all the major destinations and important cities.

So, come and discover the grandness of luxury living that is exclusive and addictive.

# location as grand as the project

Location Advantages:

• 1 min. drive from proposed Metro Station

• 3 mins. drive from FNG corridor

5 mins. drive from Sector 119 and Sector 120

• 5 mins. drive from Noida City Centre Metro Station

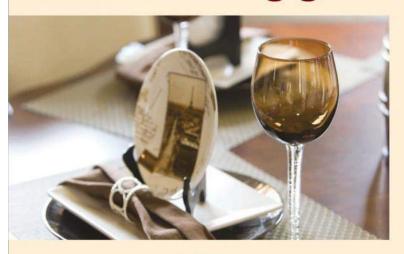
• 7 mins. drive from Sector 50 / Sai Mandir

• 10 mins. drive from NH-24

• 10 mins. drive from Fortis Hospital

• 20 mins, drive from Sector 18 market

## features that make living grand



#### **Eco-friendly**

- Approx. 80% of the plot area open for free flow of light and air
- Eco-friendly layout of the project
- Provisions for rain water harvesting
- Lavish theme garden
- Solar lighting for common areas

#### The Project

- Located in the heart of Noida in sector -74 within a fully inhabited locality, near sector 50
- Proposed metro stations and SEZs in immediate neighbourhood
- Unmatched location advantages with all utility points
- Reputed healthcare, educational institutions, banks & shopping mall in near vicinity
- Grand featured entrance gate
- · Land allotted by Noida authority

#### Comforts

- 24x7 security with CCTV
- Video Door Phone
- Ample parking space
- Installation of fire fighting system as per norms
- In-house maintenance services for all common facilities\*
- Assured timely possession with penalty clause as per allotment
- Firm prices, no escalation for units sold
- Laundry (door service)
- Internet connectivity
- Provision for Natural Gas pipeline in kitchen\*
- 24x7 soft water supply
- Business centre along with Wi-Fi
- Future ready digital homes equipped with fiber optic network\*
- Golf cart for visitors
- Doctor on call
- Convenience store

# unwind the





- Swimming Pool with separate Kids' Pool
- Spa, Steam, Sauna & Jacuzzi
- Gymnasium
- Indoor Table Tennis
- **Badminton Court**
- Billiards/ Pool Room
- Yoga Centre
- Jogging Track
- Basketball Court
- Banquet/ Party Hall
- Separate Kids' Playing Area with Sand Pit
- In-house Music, Dance Academy for Kids











#### Living/ dining/ passage & lobby within apartments

Vitrified tiles Floor

Walls Inside walls finished with oil bound distemper on POP punning

Ceiling Oil bound distemper on POP punning

#### **Bedrooms**

Floor Vitrified tiles

European standard laminated wooden flooring in master bedroom

Walls Oil bound distemper on POP punning

Ceiling POP with design

#### Kitchen

Walls Ceramic tiles upto 2'-0" above counter

Floor Vitrified tiles Granite top Counter

Fitting/ Fixtuers CP Fittings, stainless steel sink

Individual RO unit Kitchen Appliances

#### Balcony

Floor Anti- skid ceramic tiles with 'sitout' in the balcony

with artificial grass turf

#### **Toilets**

Walls Designer wall tiles Floors Anti- skid tiles

Accessories Branded sanitary ware and CP fittings Single lever CP fittings in master toilet, Sanitary Ware/ Wash basin, English WC of branded make, Plumbing

CPVC/ PPR for water supply inside the toilet and kitchen

#### Utility/s Room

Floor Terrazzo/ Ceramic tiles Walls & Ceiling Oil bound distemper

Toilets Ceramic tiles flooring and cladding, conventional CP fittings

and chinaware

#### Doors

Internal Doors 7' high polished hardwood frame with polished flush doors 7' high polished hardwood frame with designer panel door **Entrance Door Door Fittings** Good quality SS finish

Ext. Doors Powder coated aluminum Windows/ Ventilators

Electricals Modular switches, copper wiring with MCB's

Power Back-up DG power back-up for all the apartments and common areas Security System

Secured gated community with intercom, CCTV

at lift lobby at ground floor

#### Lift Lobby

High speed passenger elevators

Lift Lobby Floor Combination of one or more of granite/ tiles

Lift Lobby Walls Combination of granite/ tiles and textured paint, embellished with mirrors

#### Staircases

Floor Marble/ granite/ tiles Dry distemper/ snowcem Walls







3 BED + 2 TOILETS + PUJA/STORE R AREA = 1395 SO. FT.

SUPER AREA = 1395 SQ. FT. BUILT-UP AREA = 1088 SQ. FT.



3 BED + 2 TOILETS

SUPER AREA = 1440 SQ. FT. BUILT-UP AREA = 1152 SQ. FT.







3 BED + 3 TOILETS + STORE SUPER AREA = 1665 SQ. FT. BUILT-UP AREA = 1325 SQ. FT.



### 3 BED + 3 TOILETS





### TOWER "F"

3 BED + Dress + 3 TOILETS SUPER AREA = 1795 SQ. FT. BUILT-UP AREA = 1435 SQ. FT.



### TOWER "F"

3 BED + DRESS + 4 TOILETS + STUDY SUPER AREA = 2025 SQ. FT. BUILT-UP AREA = 1620 SQ. FT.



THIS PROJECT IS FUNDED BY

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# The Group & its vision



Ajnara India Ltd. is a renowned name in the real estate sector with an experience of over two decades. With Delhi, Noida and NCR as its center of operations, Ajnara has successfully completed various residential and commercial projects on land acquired from DDA, GDA & Noida Authority through bidding and auctions.

In all the ventures completed so far, Ajnara has proven its dedication towards quality, design and construction, and has received much acclaim for great emphasis on aesthetics, appeal and timely completion. Ajnara's project palette includes everything from uber opulence to luxury within reach.

This has contributed greatly to the immense trust and confidence of our patrons in us.



### NCR's Leading Real Estate Developer

Established in 1991, today Ajnara is a leading real estate developer in NCR. Known for high quality products, it is one of the first developers in North India to be certified ISO 9001:2000. It offers a most diverse product mix comprising residential, commercial/IT parks, retail and hospitality projects.

The well-recognized brand, Ajnara has long partnered with internationally acclaimed architects and design consultants for numerous projects.



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