



Sector-78, Noida

# *Rhythm* OF LIFE



BEGINS AT HOME...





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ADITYA URBAN CASA, SEC. 78 NOIDA, IS A PROJECT DESIGNED TO FACILITATE SUAVE URBAN LIFESTYLE. ALL SET TO DAZZLE IN AN ENVIRONMENT FULL OF SERENITY AND TRANQUILITY, THE APARTMENTS HAVE BEEN METICULOUSLY PLANNED TO OFFER THE BEST OF AMENITIES AND INFRASTRUCTURE. INNOVATIVELY DESIGNED WITH AESTHETICS AND ECO-FRIENDLY FEATURES ADITYA URBAN CASA WILL TRANSFORM EVERY DREAM OF LUXURY INTO REALITY, THUS RESOUNDING WITH RHYTHM OF GRANDNESS AND OFFERING SPECTACULAR JOYS OF LIFE.

- GROUP HOUSING PLOT ALLOTTED BY NOIDA AUTHORITY
- CONTEMPORARY ARCHITECTURE
- GATED COMPLEX
- CCTV AND INTERCOM FACILITY
- IN-HOUSE MAINTENANCE SERVICES FOR ALL COMMON FACILITIES
- WI-FI BROADBAND CONNECTIVITY
- 100% POWER BACK-UP FOR COMMON AREAS







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# INTERNAL *Rhythm*



- VAASTU FRIENDLY LAYOUT
- GRAND ENTRANCE LOBBY
- LARGE BALCONIES
- SPACIOUS ROOMS
- PLenty OF CROSS VENTILATION



ADITYA URBAN CASA IS AN ANSWER TO THE MODERN URGE FOR SECLUSION, PRIVACY AND INDEPENDENCE IN HAND WITH THE LUXURIES AND COMFORTS. THE METICULOUSLY CRAFTED APARTMENTS CREATE A MAGIC WITHIN THE WALLS. THE AMALGAMATION OF COLOUR, DESIGN, STYLE AND COMFORT IS SPREAD THRO' THE LAYOUT, DIFFUSING A SENSUAL WARMTH.

UNBOUND CONVENIENCES AND ADORABLE AMENITIES AT ADITYA URBAN CASA ADD HUES OF HAPPINESS TO EVERYDAY MUNDANE LIFE. THE ULTRA PREMIUM APARTMENTS ARE WELL LAID OUT WITH MAXIMUM UTILISATION OF SPACE, HUGE BALCONIES, WELL VENTILATED ROOMS AND AMPLE DAYLIGHT. PERFECTION IN PLANNING AND UNIQUENESS IN DESIGN HAS CREATED ABODES WHICH ARE EXOTIC AS WELL AS ENCHANTING.





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EXTENDING AN INVIGORATING AMBIENCE, THE CLUB AT URBAN CASA CAPTIVATES BOTH BODY AND MIND. THE INVITING POOL, GYRATING GYMS, INDOOR AND OUTDOOR SPORTS ARENA COUPLED WITH VARIOUS CULTURAL EXTRAVAGANZAS WOULD GO A LONG WAY IN EXHILARATING ALL AGE GROUPS. BE IT AN EARLY SWIM, A MORNING WALK, A VIGOROUS JOG OR A LATE EVENING GAME, A LEISURELY STROLL, A DIP IN THE POOL, A FLICK THRO' MAGAZINES - URBAN CASA IS SURE TO REVITALISE ALL THE RESIDENTS.

REFRESHING, RELAXING AND REJUVENATING THE CLUB AREA IS DESTINED TO BE ABUZZ WITH ACTIVITY AND AMUSEMENTS. IT IS THE SYMBOL OF SYNERGY, AN ENHANCER OF MOOD AND SPIRIT, THE FOCUS OF FUN AND FITNESS!



- SWIMMING POOL
- STATE-OF-ART GYM
- SNOOKER AND TABLE TENNIS ROOM
- YOGA AND MEDITATION HALL
- SITTING LOUNGE WITH CAFETERIA
- BASKETBALL COURT
- KIDS PLAY AREA
- OPEN SITOUT







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# NATURAL *Rhythm*



- EXQUISITE LANDSCAPING
- WATER FEATURES
- JOGGING TRACK
- RAIN WATER HARVESTING



AN OASIS OF SERENITY AND ELEGANCE, URBAN CASA IS AN INVITATION TO LIVE A LIFE FILLED WITH ZEST. IMAGINE A GLORIOUS GARDEN THAT LENDS ITS BEAUTY AND FRESHNESS TO YOUR ENTIRE HOME. WIDE OPEN SPACES WILL GREET YOU NOT JUST OUTDOORS BUT THE AURA GETS EXTENDED TO INDOORS. METICULOUSLY DESIGNED WITH A SPECIAL ATTENTION TO LITTLE THINGS THAT MAKE EVERYDAY LIVING EASY, EVERY APARTMENT SEAMLESSLY BLENDS INTO THE INSPIRING SURROUNDS.

EXQUISITELY LANDSCAPED GARDENS WITH WELL LAID PATHWAYS AND WATER BODIES, CHIRPING OF BIRDS, THE WAFTING FRAGRANCE OF FLOWERS, A COOL BREEZE...ALL THIS AND MORE WILL START OFF YOUR DAY IN THE LAP OF NATURE, AWAY FROM THE CHAOS OF CITY LIFE AND YET SO NEAR.



# Group Profile



DURING THE LAST THREE DECADES, AGARWAL ASSOCIATES GROUP HAS REACHED THE PINNACLE OF REAL ESTATE AND MAINTAINED ITS POSITION BY DELIVERING QUALITY LIFESTYLE HOMES AND BUSINESS CENTERS WITH TOTAL COMMITMENT AND DEDICATION. THE GENESIS OF ADITYA WAS LAID DOWN BY VISIONARY, PROGRESSIVE AND QUALIFIED CIVIL ENGINEER LATE SHRI B.B. AGARWAL. HE HAD THE VISION TO FORESEE THE SCOPE IN THE REAL ESTATE SECTOR AND SOWED THE SEEDS OF QUALITY FOR THE COMPANY TO CREATE A NICHE IN THE MARKET PLACE.

BEING AN ISO 9001:2000 CERTIFIED COMPANY, WE BENCHMARK AGAINST OUR PREVIOUS BEST THEREBY INCREASING EXPECTATIONS FROM EVERY NEW PROJECT. WE LIKE TO MEET & EXCEED EXPECTATIONS AND HAVE EARNED OURSELVES A REPUTATION OF A TRUSTED PARTNER.

THIS TRUST HAS BEEN BUILT BY DELIVERING QUALITY CONSTRUCTION WITHIN THE COMMITTED TIME AND COST, YEAR AFTER YEAR. WE AT AGARWAL ASSOCIATES GROUP HAVE STOOD THE TEST OF TIME FOR PROVIDING - NOT JUST QUALITY OF CONSTRUCTION BUT ALSO SAFETY OF INVESTMENT AND INTEGRITY OF COMMITMENT.

NO DOUBT AGARWAL ASSOCIATES GROUP IS THE NAME BEHIND MANY OF TODAY'S MOST ADVANCED AND PRESTIGIOUS FACILITIES. THE COMPANY BELIEVES IN CREATING LONG TERM RELATIONSHIP WITH CUSTOMERS THROUGH CLOSE INTERACTION, BASED ON UNCOMPROMISING QUALITY AND STRICT ADHERENCE TO ITS COMMITMENTS.

## Location

- EASY ACCESSIBILITY
- PROPOSED METRO CONNECTIVITY
- 15 MIN. DRIVE FROM DND FLYWAY
- 10 MIN. DRIVE FROM SEC-18 MKT.



LIVING IN NOIDA, IS TODAY RECOGNISED AS AN EXTENSION OF SOUTH OF DELHI. STRATEGICALLY LOCATED, THE TOWNSHIP WITH ITS MODERN INFRASTRUCTURE AND AMENITIES IS A MUCH SOUGHT AFTER ADDRESS. AS A NERVE CENTRE FOR INDUSTRIAL DEVELOPMENT, NOIDA ENJOYS AN UPGRADED STATUS ON THE MAP OF INDIA. INDUSTRIAL UNITS AND IT SECTOR ALONG WITH ASSOCIATED SERVICES HAVE COLLECTIVELY ADDED TO THE WORTH AND VALUE OF THE PULSATING CITY.

ADITYA URBAN CASA, COMING UP IN SECTOR 78 - NOIDA ENJOYS THE BENEFITS OF BEING IN A PRIME LOCATION DUE TO IT'S CLOSE PROXIMITY TO SHOPPING CENTERS, GOLF COURSE AND OTHER SOCIAL ACTIVITIES.

HOSPITALS (FORTIS, METRO ETC.), SCHOOLS (DPS, SUMMERVILLE ETC.), COLLEGES (AMITY), TEMPLES (SAI MAHAL ETC.) AND OTHER COMMUNITY SERVICES ARE WITHIN 2KM RADIUS.



# Specifications



## BEDROOMS

**FLOORING**  
VITRIFIED TILES.

**WALLS**  
ELEGANTLY FINISHED WITH POP PUNNING AND OBD.

**INTERNAL DOORS**  
FACTORY MADE PANEL DOOR WITH HARDWOOD FRAMES.

**EXTERNAL DOORS & WINDOWS**  
POWDER COATED ALUMINIUM / UPVC DOORS & WINDOWS.



## MASTER BED ROOM

**FLOORING**  
LAMINATED WOODEN FLOORING.

**WALLS**  
ELEGANTLY FINISHED WITH POP PUNNING AND OBD.

**INTERNAL DOORS**  
FACTORY MADE PANEL DOOR WITH HARDWOOD FRAMES.

**EXTERNAL DOORS & WINDOWS**  
POWDER COATED ALUMINIUM / UPVC DOORS & WINDOWS.



## LIVING/ DINING

**FLOORING**  
VITRIFIED TILES.

**WALLS**  
ELEGANTLY FINISHED WITH POP PUNNING AND OBD.

**INTERNAL DOORS**  
FACTORY MADE PANEL DOOR WITH HARDWOOD FRAMES.

**EXTERNAL DOORS & WINDOWS**  
POWDER COATED ALUMINIUM / UPVC DOORS & WINDOWS.



## KITCHEN

**FLOORING**  
ANTI SKID CERAMIC TILES.

**WALLS**  
ELEGANTLY FINISHED WITH POP PUNNING AND OBD.

**INTERNAL DOORS**  
FACTORY MADE PANEL DOOR WITH HARDWOOD FRAMES.

**EXTERNAL DOORS & WINDOWS**  
POWDER COATED ALUMINIUM / UPVC DOORS & WINDOWS.



## EXTERNAL FINISH

SUPERIOR PAINT FINISH.

**BALCONY**  
FLOORING  
ANTI SKID CERAMIC TILES.

SUPER STRUCTURE  
EARTHQUAKE-RESISTANT RCC FRAMED STRUCTURE.



## ELECTRICAL

COPPER WIRING IN CONCEALED P.V.C. CONDUITS. SUFFICIENT LIGHT AND POWER POINTS. PROVISION FOR T.V., TELEPHONE POINTS IN LIVING ROOM AND BEDROOMS.



## TOILET

**FLOORING**  
ANTI SKID CERAMIC TILES.

**WALLS**  
ELEGANTLY FINISHED WITH POP PUNNING AND OBD.

**INTERNAL DOORS**  
FACTORY MADE PANEL DOOR WITH HARDWOOD FRAMES.

**EXTERNAL DOORS & WINDOWS**  
POWDER COATED ALUMINIUM / UPVC DOORS & WINDOWS.



## CORRIDOR/ LOBBY

**FLOORING**  
VITRIFIED TILES.

**WALLS**  
GRANITE CLADDING & OBD.

# Site Layout Plan

## LEGEND

01. MAIN ENTRANCE
02. EXIT
03. PALM AVENUE
04. SHOPPING
05. STUDIO APARTMENT
06. WATER BODY
07. AMPHITHEATRE
08. PARTY LAWN
09. GRASS PATTERN
10. JOGGING TRACK
11. SWIMMING POOL
12. POOL DECK
13. CLUB
14. OPEN SITOUT
15. KIDS PLAY AREA
16. BASKET BALL COURT



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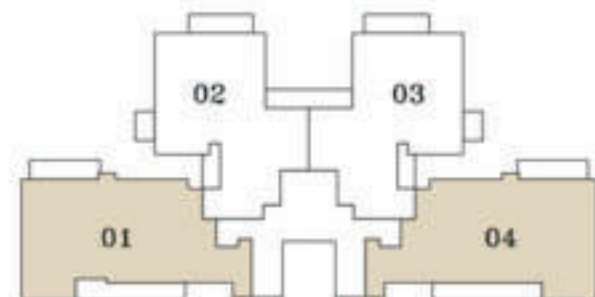
# 4 Bedroom + 3 TOILETS + SERVANT

SUPER AREA : 2190 SQFT.

TYPE-I



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TOWER : A & H

001 TO 1301  
004 TO 1304

1 sq. MTR. = 10.764 Sq. Ft.

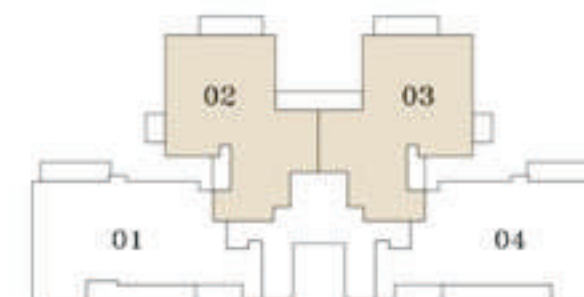
# 4 Bedroom + 3 TOILETS

SUPER AREA : 2050 SQFT.

TYPE-II



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TOWER : A & H

002 TO 1302  
003 TO 1303

1 sq. MTR. = 10.764 Sq. Ft.

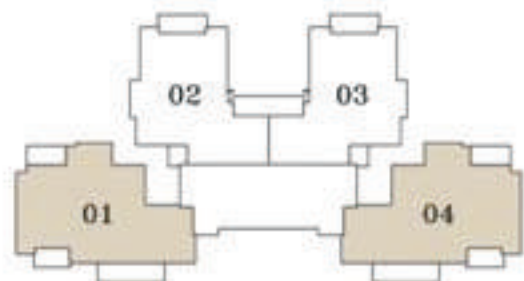


# 3 Bedroom + 3 TOILETS



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SUPER AREA : 1600 SQFT.  
TYPE-III



TOWER : B & G  
001 TO 1401  
004 TO 1404

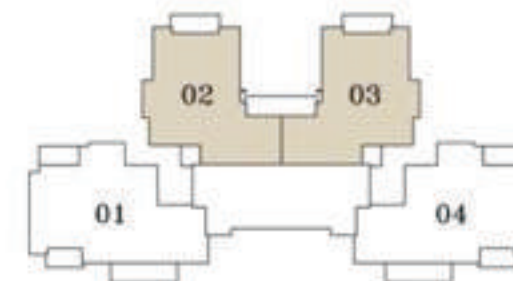
1 SQ. MTR. = 10.764 Sq. Ft.

# 3 Bedroom + 2 TOILETS



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SUPER AREA : 1400 SQFT.  
TYPE-IV



TOWER : A & H  
002 TO 1402  
003 TO 1403

1 SQ. MTR. = 10.764 Sq. Ft.



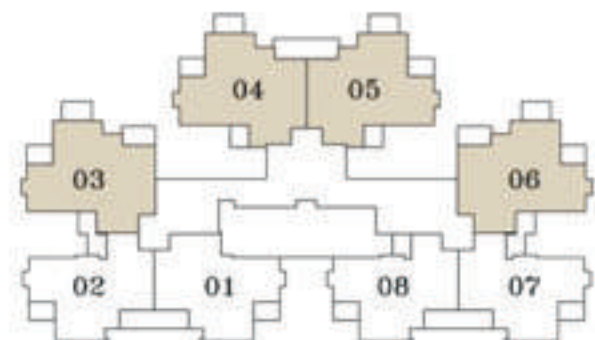
# 2 Bedroom + 2 TOILETS



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SUPER AREA : 1074 SQFT.

TYPE-V



TOWER : C,D,E & F

003 TO 1403  
004 TO 1404  
005 TO 1405  
006 TO 1406

1 SQ. MTR. = 10.764 SQ. FT.

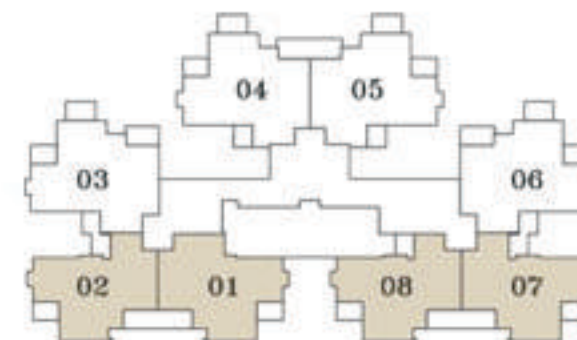
# 2 Bedroom + 2 TOILETS



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SUPER AREA : 875 SQFT.

TYPE-VI



TOWER : C,D,E & F

001 TO 1401  
002 TO 1402  
007 TO 1407  
008 TO 1408

1 SQ. MTR. = 10.764 SQ. FT.





## AGARWAL ASSOCIATES GROUP

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CITY OFFICE: G1 & G2, 16, KASTURBA GANDHI MARG, OPP. BRITISH COUNCIL, NEW DELHI-110001  
PH: 43742222/43752222, FAX: 43742223

SITE OFFICE: GROUP HOUSING PLOT No: GH-01 / B, SECTOR-78, NOIDA, U. P.  
MOBILE: 9540201111 / 9540302222 / 9540304444 / 9540305555 / 9540308888 / 9310302222

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NOTE: VISUAL REPRESENTATIONS SHOWN IN THIS BROCHURE ARE PURELY CONCEPTUAL. ALL BUILDING PLANS, SPECIFICATIONS, LAYOUT PLANS ETC. ARE TENTATIVE AND SUBJECT TO VARIATION & MODIFICATION BY THE COMPANY OR THE COMPETENT AUTHORITIES SANCTIONING PLANS. BRAND NAMES APPEARING IN THE BROCHURE ARE FOR ARTWORK PURPOSES ONLY.