



*presents*



**Luxurious Villas**  
*in Greater Noida West*







*Enjoy the Lavish*

# *Lifestyle of*



## **About Us:**

Gren Villas-II are located in the prime location of greater noida west. These residential villas have excellent connectivity, medical facilities, shopping centre and schools. Each villas have been carefully designed to allow superior ventilation & spectacular landscape.

The neighbourhood has the essential social infrastructure including leading educational institutions, shopping malls reputed hospitals, bank branches and ATMs.

## **Amenities:**

- Round the clock water supply.
- Submersible.
- Majestic Entrance and landscaping
- Fully fenced boundaries.
- Dedicated car parking.
- Spacious community hall.

# SITE PLAN





# VILLA FLOOR PLAN

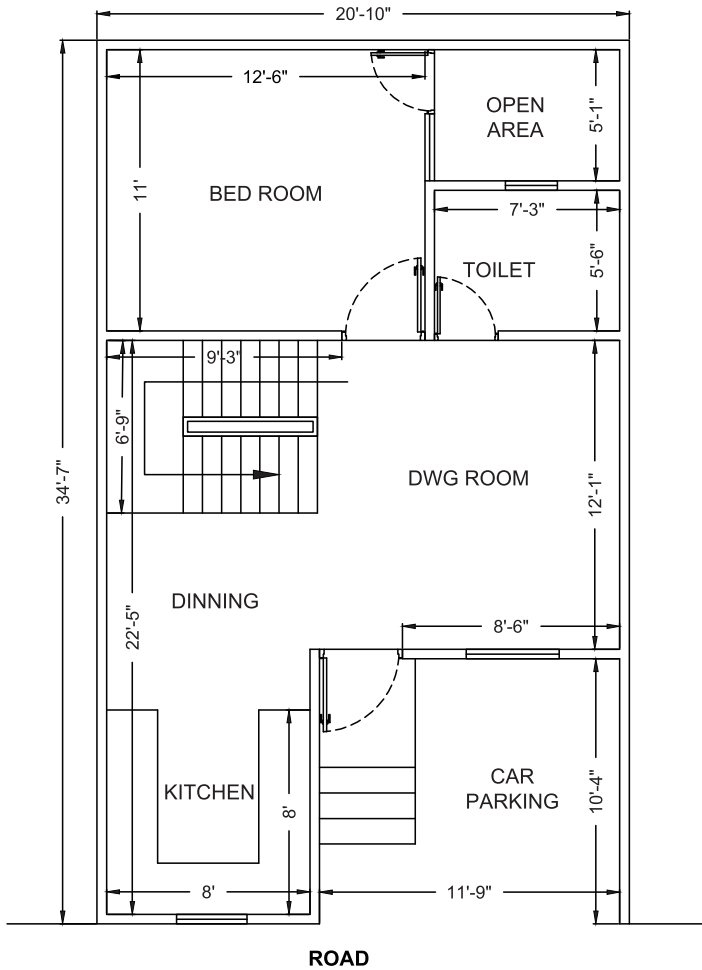
(TYPE : 1550 SQ.FT.)



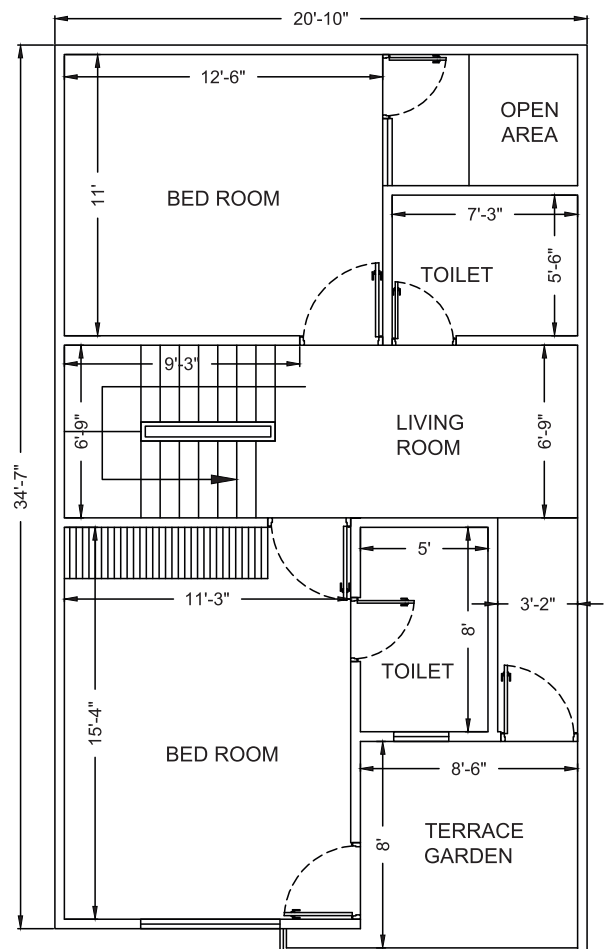
# VILLA FLOOR PLAN

## (TYPE : 1640 SQ.FT.)

- 3 Bedrooms
- 3 Toilets
- Kitchen
- Family Lounge
- Drawing
- Balconies
- Verandah
- Store / Puja Room
- Expandable Area



**Ground Floor Plan**



**First Floor Plan**

## CUSTOMIZED OPTION AVAILABLE

### FLOOR PLAN (TYPE : 1975 SQ.FT.)

SUPER BUILT-UP AREA 1975 SQ.FT+EXPANDABLE

Terrace Floor Plan



First Floor Plan

- 3 Bedrooms
- 3 Toilets
- Kitchen
- Family Lounge
- Drawing
- Balconies
- Verandah
- Store / Puja Room
- Expandable Area

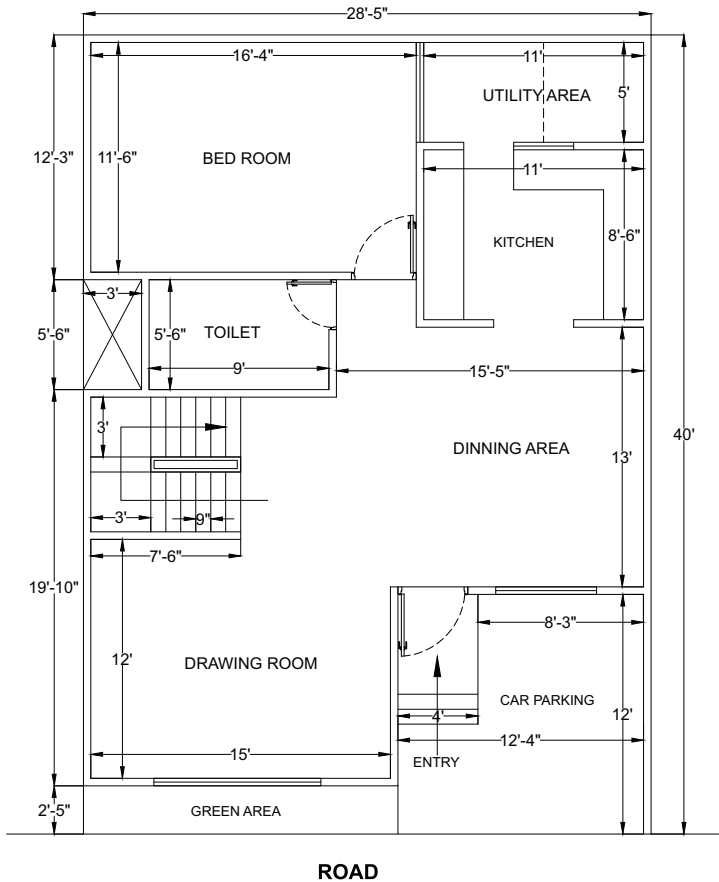
Ground Floor Plan



## CUSTOMIZED OPTION AVAILABLE

### FLOOR PLAN (TYPE : 2450 SQ.FT.)

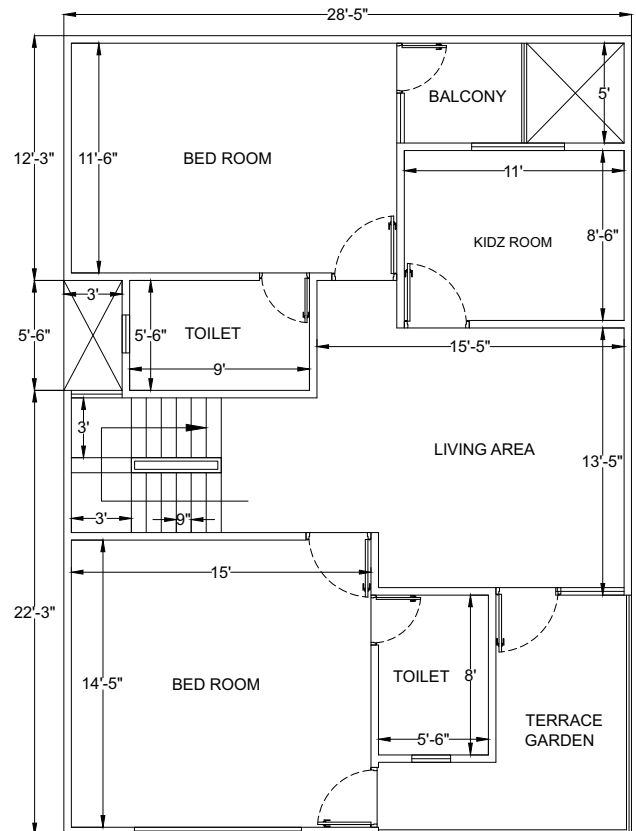
SUPER BUILT-UP AREA 2450 SQ.FT+EXPANDABLE



ROAD

**Ground Floor Plan**

- 3 Bedrooms
- 3 Toilets
- Kitchen
- Family Lounge
- Drawing
- Balconies
- Verandah
- Store / Puja Room
- Expandable Area



**First Floor Plan**







# SPECIFICATIONS

## Living/Dining Room/ Drawing Room

Floor: Vitrified Tiles (600mx600m)  
Wall: O.B.D. Paints  
Ceiling: Designer POP



## Master Bedroom

Floor: Laminated Wooden Flooring  
Wall: O.B.D. Paints  
Ceiling: Designer POP

## Structure

Earthquake Resistant RCC Structure

## Fittings & Fixtures

CP Fittings  
Branded China Ware Fixtures  
Hot and Cold Water Pipeline Provision

## Bedrooms

Floor: Vitrified Tiles (600mx600m)  
Wall: O.B.D. Paints  
Ceiling: Designer POP



## Kitchen

Floor: Anti Skid Ceramic Tiles  
Wall: O.B.D. Paints with  
Border upto 2 ft. above counter  
Paint: OBD Paint  
Counter: Marble with Stainless Steel  
Double Bowl Sink. Modular Type Kitchen with  
Individual Ro Unit



## Balconies

Anti Skid Ceramic Tiles

## External Doors

Hardwood Laminated  
Panels Sunmica

## Internal Doors

Sunmica

## Electrical Fittings

Modular Switches, Lights

# UNLIMITED SPACE UNLIMITED FREEDOM

## Luxury Villas featuring World-Class amenities

- Exotic Club House
- Multi-Cuisine Outlets and Food Court
- Business Centre
- 24 Hours Security
- Earthquake Resistant RCC Structure

# LOCATION MAP



- 1.5 Km from Crossing Republic, NH-24
- 7 Km from Noida, Sec-71
- 5 Km from Noida, Sec-121
- 10 Km from Noida City Centre Metro Station
- 8.5 Km from Sai Mandir
- 6.5 Km from Indirapuram, Ghaziabad
- 1 Kms from Proposed Metro Noida Extn.
- 1.5 Kms from NH-24, ABES Engineering College
- 4 Kms from Vijay Nagar Railway Station, Ghaziabad
- Shopping complexes, Nursery School, Religious Place
- Nursing Homes, Petrol Pump in close vicinity



**99 Homez Infrastructure Pvt. Ltd.**

Plot No. 223/224, Green Residency, Sector-16 B, Greater Noida West-201009, U.P

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**Marketed by:**