



**NIRALA**  
**INDIA**  
WINNING REAL ESTATE TEAM

# NIRALA ASPIRE

Greater Noida West

2/3/4 BHK APARTMENTS



**NIRALA HOUSING PVT. LTD.**

**Corporate Office:** H-121, Sec-63, Noida • **Phone:** 0120 - 4143000

**Site Office:** GH-03, Sec-16, Greater Noida West

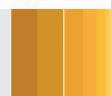
**E-mail:** info@niralaindia.in • **Web:** www.niralaindia.in

Member of  
**CREDAI**

**DISCLAIMER:** Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to change by the company or the competent authorities sanctioning plans and constitute no legal offering.



**Creating The Reality**



Nirala India has a longstanding experience in building construction, spanning ten years. The Nirala signatures, imprint the NCR region, block after block.

Managed by a select team of professionals, the group's strategic business conduct has catapulted it into a Rs. 3000 million enterprise. Experienced Architects, Innovative Planners, abreast with the latest techniques, skill sets and knowhow, enrich the group's creations in its chosen field of endeavour. The group is an ISO 9001-2008 company an achievement testifying its impeccable standards.

Aspire's intricate interiors give it a warm and comforting ambience. Your Aspire home comes in choices of 2/3/4 bedroom apartments. The finest tiles, stones and construction accessories create an aura of a special place. It is a testimony to the art of architecture & science of construction, complementing a modern & convenient lifestyle, latest innovations, enhanced technology & upgraded materials.

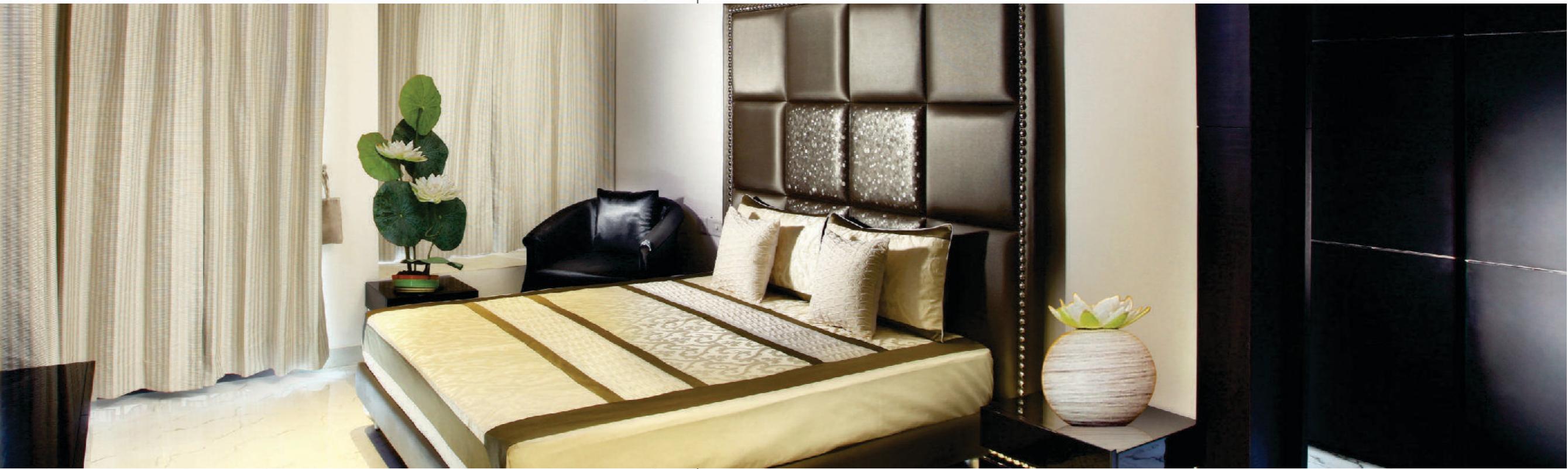
All incorporated together, to create the best.



**Luxury in Every Corner**

**At Aspire, the very privileged  
elite of National Capital Region, shares your  
neighbourhood. You are next-door to  
the likes of Virender Sehwag.**

Aspire Stands Apart In Mid Segment Apartments  
Because Of Its Enviable Features, Which Gives You  
The Best Within Your Budget.



**Redefining Aspirations**



Soak your Senses in a world of luxuries at Aspire. In this age of jet set lifestyle, private moments away from the madding crowds are an undisputed luxury, and what could be more private than the joy of a personal haven, with the warmth of comforting opulence.

These photographs are only a prelude to the luxuries that await you at Aspire. A place where you are the regal majesty and there are no worries except, what to aspire next from life.



Actual Show Flat image

## SPECIFICATIONS

### FLOORING

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

### WALL & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

### KITCHEN

- Granite working top & stainless steel sink 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 Hindware, imported or equivalent
- CP fitting of Jaquar / imported or equivalent

### DOORS & WINDOWS

- Outer doors & windows aluminium powder coated
- Internal door-frames of Marandi or equivalent wood
- Internal door-flush door of designer look
- Main entry door frame of Marandi or equivalent wood with flush Door of designer Look
- Good quality hardware fittings

### ELECTRICAL

- Copper wire in PVC conducts with MCB supported circuits and adequate number of points and light points on the ceilings

### TV & TELEPHONE

- One landline connection with intercom facilities
- Provision for DTH/IPTV connection

### POWER BACKUP

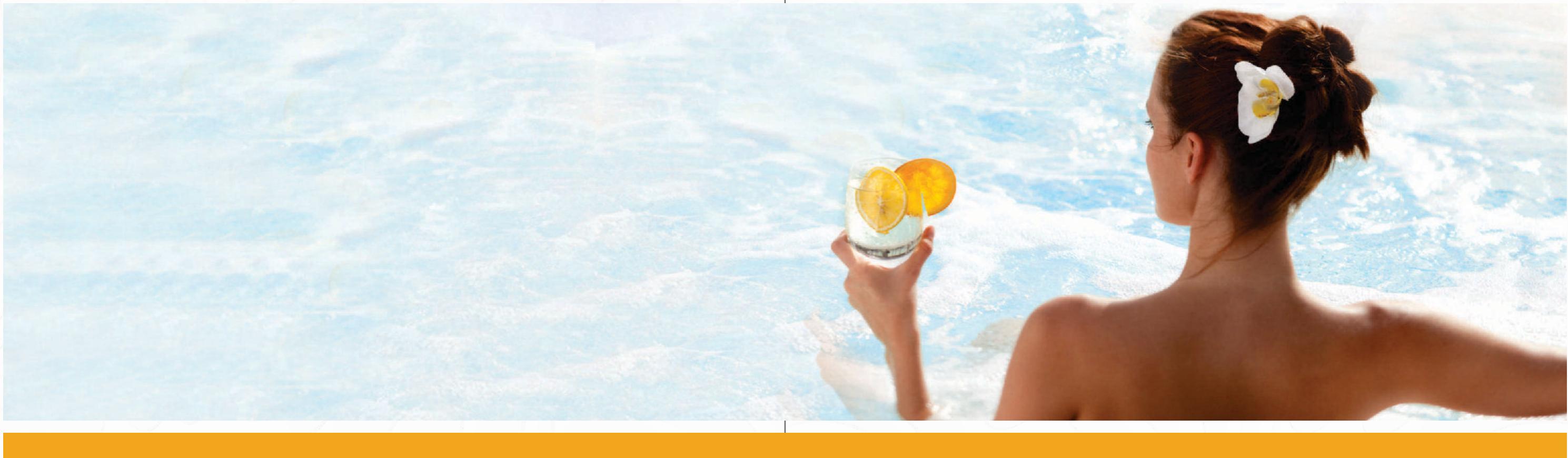
- 100% DG power back-up for all common areas
- 100% DG power back-up available to individual flat on paid basis

### SECURITY SYSTEM

- Secured gated community with intercom

### LIFT LOBBY

- High speed passenger elevators
- Lift lobby floor-combination of one or more of marble/granite/ vitrified tiles



## AMENITIES

### Life Style

- Luxurious club House
- Swimming Pool
- Billiards Table, Badminton Court, Basket Ball Court, Lawn Tennis Court, Table Tennis, Cafeteria and Children Play Room
- Wi-Fi Connectivity
- Creche/Day Care arrangement, Separate kids playing area with sand pits
- Beautifully Theme Based Landscape Park/garden with water fountain & Jogging track

### Service

- Ample car parking space
- Super market for daily needs, Laundry
- 24x7 Soft water supply & power backup
- A stylized designer, grand lobby entrance for each tower
- Specially designed entrance facilities (ramp) from lobby to lift for the physically challenged and senior citizens
- Doctors on call, Taxi on call. (Paid Basis)
- 2/3 high speed elevators per block including one service lift

### Security

- Each and every tower will be equipped with fire Suppression system
- 24x7 security system



4 BED + 5 TOI + SERVANT (2480 sq. ft)

3 BED + 3 TOI + SER + DRESS (1710 sq. ft.)

3 BED + 2 TOI + DRESS (LARGE) (1460 sq. ft.)

3 BED + 2 TOI + DRESS (1365 sq. ft.)

2 BED + 2 TOI + STUDY (1180 sq. ft.)

2 BED + 2 TOI + STORE (1065 sq. ft.)

2 BED + 2 TOI (890 sq. ft.)

## Legends

- 01. Main Entrance
- 02. Water Cascade
- 03. Boulevard
- 04. Club
- 05. Swimming Pool
- 06. Kids Pool
- 07. Sculpture Court
- 08. Tennis Court
- 09. Cricket Pitch
- 10. Kids Play Area
- 11. Sand Pit
- 12. Skating Rink
- 13. Amphitheater
- 14. Central Lawn
- 15. Stream
- 16. Theme Garden
- 17. Rock Garden
- 18. Flower Garden
- 19. Pavilion
- 20. Badminton Court
- 21. Jogging Track
- 22. Central Area
- 23. Bamboo Court
- 24. Palm Court
- 25. Commercial/Studio Apartment
- 26. River Garden
- 27. Benches
- 28. Plaza
- 29. Mounds
- 30. Drop-Off
- 31. Gazebo
- 32. Pergola
- 33. Parking
- 34. Half Basket Ball
- 35. Road
- 36. Stepping Stone
- 37. Ramp
- 38. EVA
- 39. Pool Deck
- 40. Exercise Zone
- 41. Lilly Pool
- 42. Zen Garden
- 43. Nursery School

## THE ELITE FLOOR PLANS FOR THE MAXIMUM COMFORT



2 BED + 2 TOI  
Saleable Area: 890 sq. ft.



2 BED + 2 TOI + STORE / PUJA  
Saleable Area: 1065 sq. ft.



2 BED + 2 TOI + STUDY  
Saleable Area: 1180 sq. ft.



3 BED + 2 TOI + DRESS  
Saleable Area: 1365 sq. ft.

# THE ELITE FLOOR PLANS FOR THE MAXIMUM COMFORT



3 BED + 2 TOI + DRESS  
Saleable Area: 1460 sq. ft.

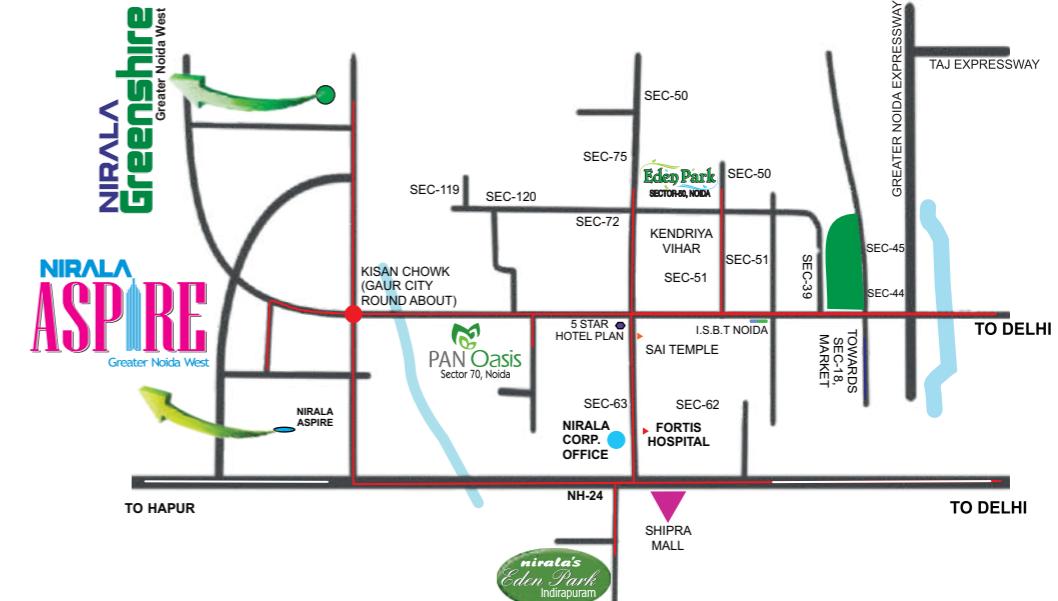


3 BED + 3 TOI + SER / STUDY + DRESS  
Saleable Area: 1710 sq. ft.



4 BED + 5 TOI + SER.  
Saleable Area: 2480 sq. ft.

## LOCATION MAP



## LOCATION MAP, NIRALA ASPIRE

PLACE	DRIVE-AWAY Distance / Time	PLACE	DRIVE-AWAY Distance / Time
• DND Flyover	- 25 Minutes	• Metro Station	- 15 Minutes
• Amity	- 20 Minutes	• Fortis Hospital	- 15 Minutes
• Golf Course	- 15 to 20 Minutes	• Sai Dham	- 10 Minutes
• Sec-18 & Atta Market	- 20 Minutes		

### Landmarks By Promoters



Eden Park, Sector-50, Noida



Pan Oasis, Sector-70, Noida



Nirala Eden Park I, Indirapuram



Nirala Eden Park II, Indirapuram

### Ongoing Promoters Projects



Nirala Greenshire, Sec-02, Gr. Noida West



Nirala Arcade & Suites, Lucknow



NRI Greenshire, Roorkee



Nirala Hills, Ajmer

LIVE THE LUXURY YOU DESERVE

NIRALA  
**ASPIRE**

PHASE-IV

# *The finest lifestyle awaits you*

*We have taken our excellence a notch up to enable you level up your class. Presenting Nirala Aspire Phase IV, an exclusive low-rise property with finely crafted, astonishing, 3 BHKs flats. This 5 floors property accommodates only 4 apartments on every floor, thus offering greater space and privacy. Further, modern decorative elevators, connecting each floor, narrates our commitment of taking care of your minutest comfort. This one-of-a-kind low-rise property is not just the representation of our in-depth experience of years in this field but is more of a promise to offer you a peerless experience.*

**NIRALA**  
**ASPIRE**  
LUXURIOUS FIVE LEVELS  
PHASE-IV



W A V I L L O W





*Artistic Image of Entrance Lobby*

# PRIME

*Surrounded by comfort and unsurpassed joy*

Imagine living in a house where every little thing portrays your elevated life... simplicity with a great style. From tiles to wall colours to lightings to every small fitting, this project redefines perfection. When you step in this luxurious apartment, from what feel to what you see, you explore a new level of glee that is calm, soothing and persistent. The house is engineered in such a way that it offers the space for your long-awaited décor arrangements, enabling you to make it a place exactly like your dream without any ifs and buts.





NIRALA  
**ASPIRE**  
LUXURIOUS FIVE LEVELS  
PHASE-IV

*Waking up in the morning with a beautiful view... taking a slow walk into your balcony where the open sky with lush greenery greets you... and your heart says, "Wow! This is life! This is the exact experience that these low-rise apartments, constructed amongst thick of high rise as exclusive jewel product. Here, every single day introduces you to the beauty of life.*



Artistic Image

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.





## *A dream that is a reality*

*Who says happiness is formless! Here is one of the epitomes of absolute glee... premium, luxurious, beyond imagination low-rise apartments where everyday reality is dream like.*



All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

*Artistic Image*



*Actual Image*

*Delivered in Phase-1*



*Actual Images*

## *Expand your circle*

*Whether it is about socializing with new people or buying daily essentials with great ease or enjoying a fine dine-in, the location is committed to serve you with every possible comfort and happiness. The property is within an established and operational high-rise society with a super market at a walking distance. What's more, the club acts as a place to relax or party or simply enjoy a great meal with your family and new friends.*



*Actual Image*

*Delivered in Phase-1*



*Actual Images*

## *Dive into some relaxed moments*

*Take a break every day to find yourself. The club offers you everything to calm your mind. Whether you find intense exercising relaxing or you desire to float in a pool of water, our well-equipped gym and pool makes sure that you are never disappointed. The club also offers play area and pool for kids to encourage outdoor sports, so that they can live a healthy childhood. What's more, this space also encourages elderly residents to interact and enjoy their lives.*

S.No.	Descriptions	Locations	Specifications (Included in the Price)	Optional on additional price
<b>A</b>	<b>Structure Works</b>			
1	Stability	Entire Tower	Earthquake Resistant R.C.C. Framed Structure	
<b>B</b>	<b>Finishing Works</b>			
1	Flooring & Skirtings	Drawing / Dinning / Bed Rooms & Kitchens Master Bed Room Other Bed Rooms Bathrooms Balconies Kitchen Plateforms / Counters Common Area / Passage Area / Staircase	Digital Vitrified Tiles, Size: Bigger Size Wooden Laminated Flooring . Digital Vitrified Tiles/ Wooden Laminated Flooring Antiskid Ceremic/ Vitrified Tile. Ceremic/ Vitrified Tile. Polished Granite/ FBV 15 mm thickness) or equivalent Polished Granite/ 15 mm thick (FBV) or equivalent Flooring & Skirting.	
2	Cladding / Dado	Kitchens Bathrooms Lift Facia	Ceremic/ FBV Tile upto 600 mm Height. Ceremic Tile/ Vitrified Tile upto Celing (Full Height) in pleasing shades and design. Polished Granite/ FBV or equivalent Cladding	
3	Internal & External Painting	Internal Walls External Walls	Plastic Acrylic Paint ( One Wall with Texture Paint/ Wall Paper) Bubble Spray Texture or Weather Shield Paint	
4	Door, Windows & Ventilators	Drawing / Dinning / Bed Rooms Kitchens / Toilets Main Door Bed Rooms/Toilets	Balcony side with UPVC Door & Window Double Sliding Door with Glazed and Mosquitoes Net. UPVC Door & Window With Side Hung Window. Designer Door with both Side Polished Teak Vineered/ Laminated full height Panelled/Flush Door Shutter with Smart Lock. Full Height Both Side Laminated Flush Door shutters	

*Well-crafted* | *Specifications that guarantee a great living*



S.No.	Descriptions	Locations	Specifications (Included in the Price)	Optional on additional price
5	CP fittings & Chinawares	Kitchens	Double Bowl Stainless Steel Sink Or SS single bowl sink with Drain Board Single Lever Sink Mixture	
		Toilets	Wall Hung E.W.C. with Concealed Cistern	
			Vanity Wash Basin in Master Toilet	
6	Railings	Balconies	Combination of SS and Toughned Glass Railing as per Architect Design	
		Corridor Area / Passage Area	SS Railing	
<b>C</b>	<b>Electrical Works</b>			
1	Wires	Drawing/Dinning/Bed Rooms/Kitchens/Toilets	FRLS Copper Wire in Concealed conduits	
			TV, Telephone points in Master Bed Room & Drawing Room	
			ONT (Optical Node Terminal) for TV, Tel, Wi-fi Provision	
2	Switches & etc.	Drawing/Dinning/Bed Rooms/Kitchens/Toilets	Moduler Switchs, Make - Schneider/ Havells/ MK or equivalent	
			Distribution Boards, Make - Schneider/ Havells/ MK or equivalent	
3	Air Conditioning	Drawing / Dinning / Bed Rooms	Copper Piping with insulation, Drainage Piping, Wiring	
4	Power Backup	Common Area / Passage Area	100% Power Backup	
5	Power Backup	Within Flat	1 KVA with each Flat	Add on facilities on paid basis
<b>D</b>	<b>Others</b>			
1	Lift	Common Area	Decorative MRL Lifts	
	TOWER ENTRY	At Ground Level	Decorative Entrance Lobby with Reception and seating for visitors	

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.



*Typical Unit Plan*

3 Bedroom + 3 Toilets

Carpet Area: 923 Sq. Ft.

Built-up Area: 1223 Sq. Ft.

Total Area: 1596 Sq. Ft.

**NIRALA**  
**ASPIRE**  
**LUXURIOUS FIVE LEVELS**  
**PHASE-IV**

NOTE: Conversion 1000 MM = 3.28 FT. & 1 SQ.MT. = 10.764 SQ.FT.

- Measurement of dimension are from unplastered wall to unplastered wall.
- Balcony dimension are inclusive of parapet wall & railing.
- Carpet Area as per RERA.

• Carpet Area: (RERA Definition) means net useable floor area of an apartment excluding the area covered by the external walls, area under service shafts exclusive balcony/veranda area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.

• All dimensions mentioned above are in mm.



All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.



## Typical Unit Plan

3 Bedroom + 3 Toilets

Carpet Area: 923 Sq. Ft.

Built-up Area: 1210 Sq. Ft.

Total Area: 1579 Sq. Ft.

NOTE: Conversion 1000 MM = 3.28 FT. & 1 SQ.MT. = 10.764 SQ.FT.

- Measurement of dimension are from unplastered wall to unplastered wall.
- Balcony dimension are inclusive of parapet wall & railing.
- Carpet Area as per RERA.

- Carpet Area: (RERA Definition) means net useable floor area of an apartment excluding the area covered by the external walls, area under service shafts exclusive balcony/veranda area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.

• All dimensions mentioned above are in mm.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

**NIRALA**  
**ASPIRE**  
LUXURIOUS FIVE LEVELS  
PHASE-IV



# Well-planned

## A great planning ensures greater experiences



1. Commercial Plaza	20. Sculpture Court
2. Entry Gate With Idrs	21. Flower Garden
3. Raised Planter With Hedges	22. Amphitheatre
4. Community Garden	23. Skating Ring
5. Edible Landscaping	24. Parking
6. Children's Play Area	25. Swimming Pool
7. Sand Pit	26. Kid's Pool
8. Feature Garden	27. Community Club
9. Badminton Court	28. Main Entrance
10. Cricket Pitch	29. Water Cascade
11. Entry To Community Building	30. Boulevard
12. Side Entry	31. Central Lawn
13. Intimate Seating Spaces	32. Small Garden
14. Pergola With Seating Spaces	33. Central Area
15. Tennis Court	34. Gazebo
16. Raised Planter	35. Road
17. Paved Jogging Track	36. Ramp
18. Rock Garden	37. Exercise Zone
19. Theme Garden	

Building Legend 3 Bed + 3 Toilets

### Future Development



All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

# Here is the new location of your home

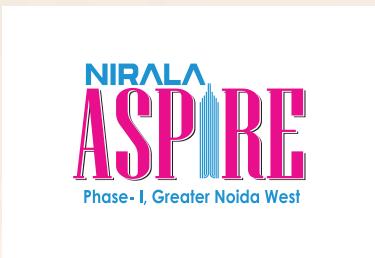
Situated in a well-established high-rise society at a corner plot, living in these low-rise apartments will not only provide you the calmness and peace but will also make sure that you are surrounded by friends. Further, good schools, markets and hospitals nearby make this location suitable to families. In addition, the upcoming metro station will add more comfort to your day to day life.

- ▶ **School - 100 Mtr.**
- ▶ **Mall - 1 Km**
- ▶ **Hospital - 3 Km**
- ▶ **Market 50 Mtr.**
- ▶ **Proposed Metro Station - 1Km**
- ▶ **Nearest Metro Existing - 6.5 Km**

**NIRALA**  
**ASPIRE**  
 LUXURIOUS FIVE LEVELS  
 PHASE-IV



*Landmarks delivered so far*



*Constantly striving for excellence*

Nirala India Parivar is not just a brand but a commitment to continue offering the best on the committed deadline. With our well-trained and experienced staff, Promoters have delivered 8 projects, constructed with utmost perfection, right on time. Nirala India Parivar Team, believes in creating great experiences and considers client's happiness as company's success. Therefore, the company has zero tolerance policy when it comes to quality. This value has resulted in high acceptance of Nirala Aspire Phase IV in the market in a short span of time.

COMMENDED





### Iresh Nirala Gold Projects LLP

Site Address: GH-03, Sector-16, Gr. Noida West, U.P.

Sales Office: GF, B11 (Opposite SKS World School)

RERA NO.: UPRERAPRJ508551 | [www.up-rera.in](http://www.up-rera.in)

[www.niralaindiaparivar.com](http://www.niralaindiaparivar.com) | [sales@niralaindiaparivar.com](mailto:sales@niralaindiaparivar.com)