



PARAMOUNT

GUIDED BY TOMORROW

 **golfforesté**



Luxury & Class - Made for each other



When a home offers you a lifestyle that is elegant and spacious, you aren't thinking let you up for it without a second thought. Call Fortise for conditioned apartments in one such address when you choose it, you feel overwhelmed. The reason is obvious, a sporty lifestyle and the luxurious ambience.



Golf & a great lifestyle A perfect duo

Awesome Outdoors

- Spacious well designed apartments
- Gated community with round the clock security
- Electronic surveillance through CCTV cameras
- Centralised control room for the entire security management
- Specially designated play area for kids with joy rides, toy train & artificial lake
- Club (operational), swimming pool with wave effect
- Spa & sauna
- Beautification of internal road with variety of flowers in every season
- Commercial zone / convenient shopping zone
- 100% power back-up for essential services
- Spacious approach roads
- Rain water harvesting
- Bus facility for residents

Inviting Interiors

- Spacious apartments with only four unit per cluster
- Well ventilated drawing / dining rooms
- Generous bedrooms with attached toilet
- Superior fittings in all bathrooms

Exclusively Designed Golf Course



Besetzel with ultramodern outlook and sophistication, Golf Forum AC apartments proliferates in a greenscape with delightful scenery, offers much breathing space to life. With the mix of proper space utilization, an intrinsic excellence and aesthetic design Golf Forum has surpassed the definition of luxury and elegance.



Infrastructure & Location
Prospering together

- Located on 130m wide expressway near six lane INOJ expressway
- Proposal metro connectivity
- Well connected with Delhi and other vital commercial centres through highways and expressways
- Near F1 circuit and night safari
- At stone throw distance from Surajpur bird sanctuary
- Near proposed international airport
- Near North India's biggest proposed rail terminal coming up in Badli on the Delhi - Howrah railway line
- DPS, Wipro IT Park, Cleaner Noida Habitat Centre, Heritage Club, City Park, one of the biggest proposed amusement park in NCR in vicinity



Features and Amenities
A world-class synchronization

PARAMOUNT
golf foresté
club

Retreat

Actual Photograph



Centralised control room
for the entire security
management



Where little ones
enjoy learning..

- India's first play school chain.
- Over 175+ branches all over India and abroad.
- Managed by renowned educationists.

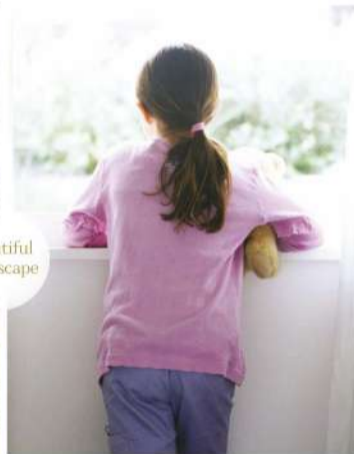




Beautiful
Landscape

MANAGED BY
golfforesté

Actual Photograph



PARADISE
golf foresté
club
Retreat



Swimming Pool with Wave Effect

Actual Photograph



Its just another life with futuristic homes

- Capacity for ultra high speed broadband up to 100 mbps per home.
- Up to six IPTV connectivity in one home.
- Security and surveillance in the entire society.
- Wi-Fi connectivity in club area.
- Fire alarm system.
- Intercom.

We can make your home enable for:

(At an additional cost by service provider)

- A choice of up-gradation of your internet to video internet & video conference facility.
- VoIP - you can make ISD calls at local rates.
- A choice of 500 satellite channels from across the world.
- A choice of 1000 movie / video on demand.
- Music on demand.
- Games on demand.
- Single remote for all equipments like TV, refrigerator, AC, lights, washing machine etc.
- The choice to switch on-off your appliance at home while you are at office.
- Choice to check your entire home / kids from office.
- Enabling any PC / mobile / touch screen for your entire home controls.
- Digital locking system for doors.
- The choice of working from home because now you can.
- The choice to change service providers when you want to.
- To use any kind of sensor in your home without having any new wiring.





Registered Member



Responsibly energy efficient...

- Building orientation to get maximum benefits from the natural resources.
- Maximum paved surface covered with plants.
- Use of low flow CP fittings.
- Use of low VOC paints.
- Maximum use of fly ash in construction.
- Minimum slab to volume ratio.
- Better roof insulation.
- Use of fibre optics instead of copper.
- Use of grey water in landscaping.
- Effective waste management.
- Earthquake resistant RCC structure.





SALEABLE AREA = 1260 SQ. FT.
BUILT UP AREA = 985 SQ. FT.
2 Bedroom + Living / Dining Room
2 Toilets + Kitchen + 3 Balconies



Isometric View

Developer, all layouts, specifications, information and conditions are only indicative & some of them can be changed at the discretion of builder without liability. These are conceptual & illustrative layout offerings. The Site = 82760 Sq. Ft.



SALEABLE AREA = 1555 SQ. FT.
BUILT UP AREA = 1214 SQ. FT.
1 Bedroom + Living / Dining Room
2 Toilets + Kitchen + 4 Balconies



Isometric View

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Entry

SALEABLE AREA = 1730 SQ. FT.
BUILT UP AREA = 1352 SQ. FT.
3 Bedrooms + Living / Dining Room
3 Toilets + Kitchen + 4 Balconies



Isometric View

Developer of layout, specifications, construction and conditions are subject to change & some of them may be changed at the discretion of the developer without any liability. Please contact us for more details. Call: 9611 - 6778786, 74.

Smartly designed rich specifications

Area	Walls / Ceiling	Floor	Doors	Windows	Sanitary ware	Accessories (optional)
Living / Dining	POP / Wall Putty Oil Based Primer/Plastic Emulsion	Verified Tiles	Flush Door	Aluminium / UPVC	-----	Split AC- 2 Nos
Master Bedroom	POP / Wall Putty Oil Based Primer/Plastic Emulsion	Verified Tiles	Flush Door	Aluminium / UPVC	-----	Split AC- 1 Nos
Bedrooms	POP / Wall Putty Oil Based Primer/Plastic Emulsion	Verified Tiles/ Ceramic Tiles	Flush Door	Aluminium / UPVC	-----	Split AC- 1 Nos
Toilets	Ceramic Tiles Up to 7'0" Ht.	Anti Skid Ceramic Tiles	Flush Door	Aluminium / UPVC	Branded CP fittings, S Chromium	-----
Kitchen	-----	Anti Skid Ceramic Tiles/ Verified Tiles	-----	Aluminium / UPVC	5.5 Sink	-----
Balconies	Exterior Paint	Anti Skid Ceramic Tiles	Aluminium / UPVC	Aluminium / UPVC	-----	-----



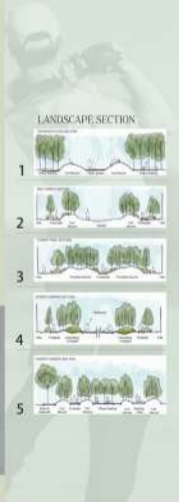
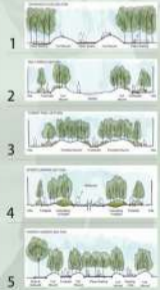
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Legends

- Golf course
- Grand function club
- Specially designed entrance road with water effect
- Party lawn
- Children play area (area, lawn, lake & boat)
- Tennis court
- Basketball court
- Cricket pitch
- Basketball court
- Sports court
- Courts
- Aquatic track
- Proposed nursery school by the road



LANDSCAPE SECTION



UNIT TYPE

- 2BHK + 2 TOILET - 1260 SQ.FT.
- 3BHK + 2 TOILET - 1555 SQ.FT.
- 3BHK + 3 TOILET - 1730 SQ.FT.



Tower layout





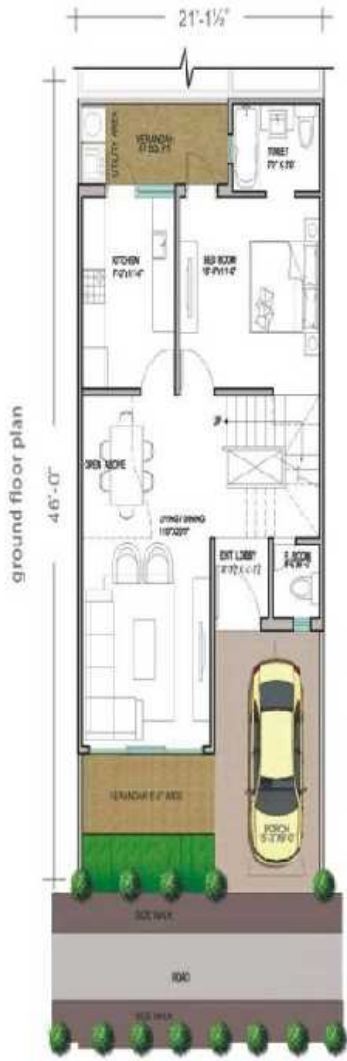
TYPE - A

G+2
 villa: 157.4 sq.yd.
 total saleable
 area = 3008 sq.ft.
 4 bedroom + servant + utility terrace
 (all floor area)

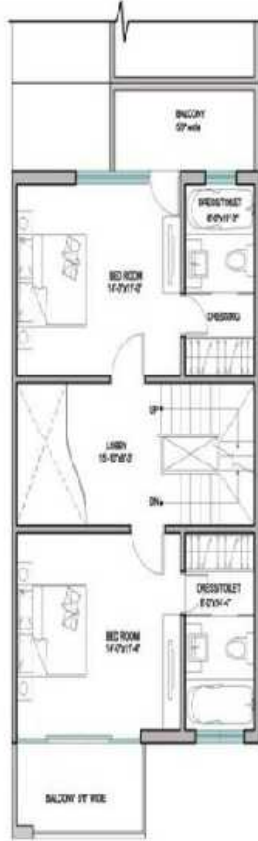


TYPE - B

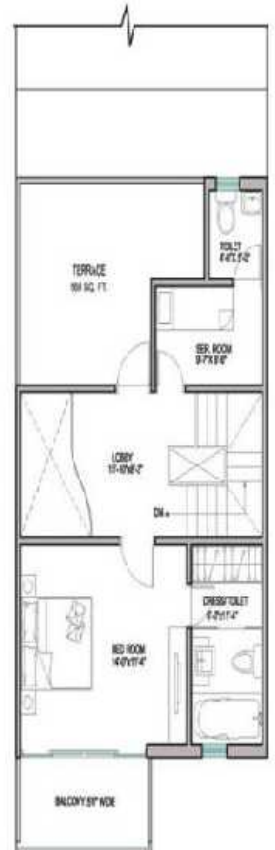
G+2
 villa: 108.0 sq.yd.
 total saleable
 area = 2452 sq.ft.
 4 bedroom + servant
 (back to back)



first floor plan



second floor plan





TYPE - B

G+2 villa: 108.0 sq.yd. • total saleable area = 2220 sq.ft.
 3 bedroom + servant + 1 bedroom (expandable) (back to back)



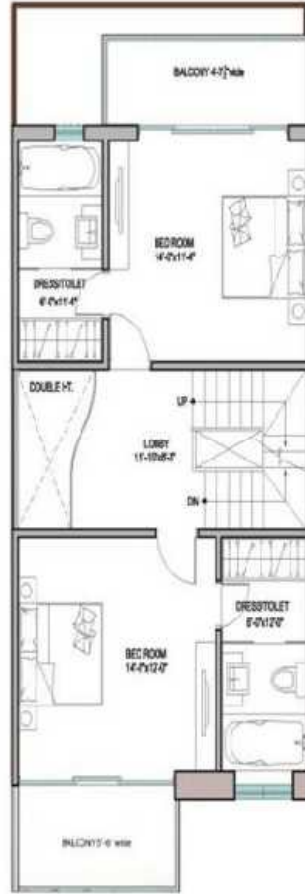


TYPE - C

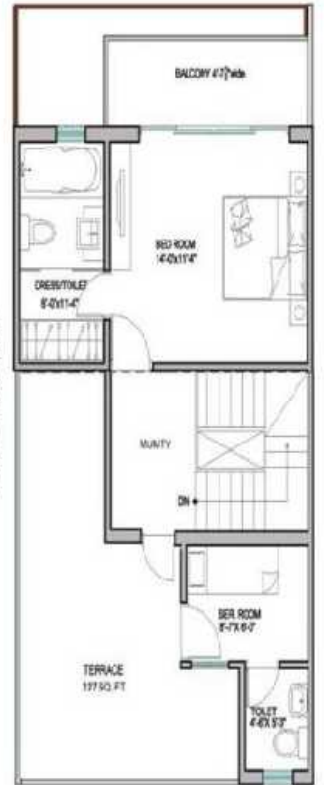
G+2
 villa: 108.0 sq.yd.
 (rear side golf/forest)
 total saleable
 area = 2485 sq.ft.
 4 bedroom + servant
 (golf/forest: foreste facing)



first floor plan



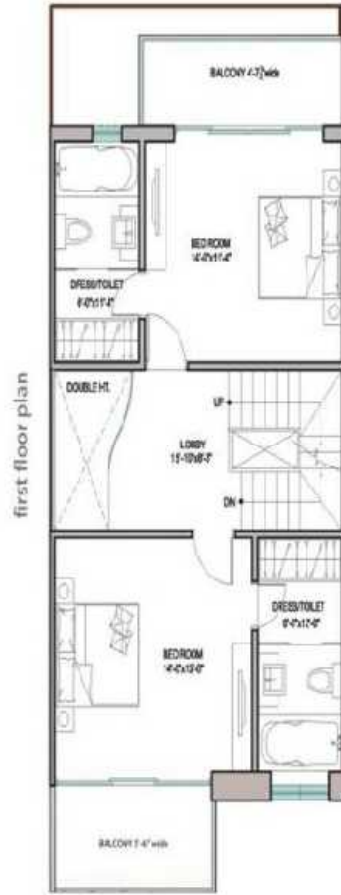
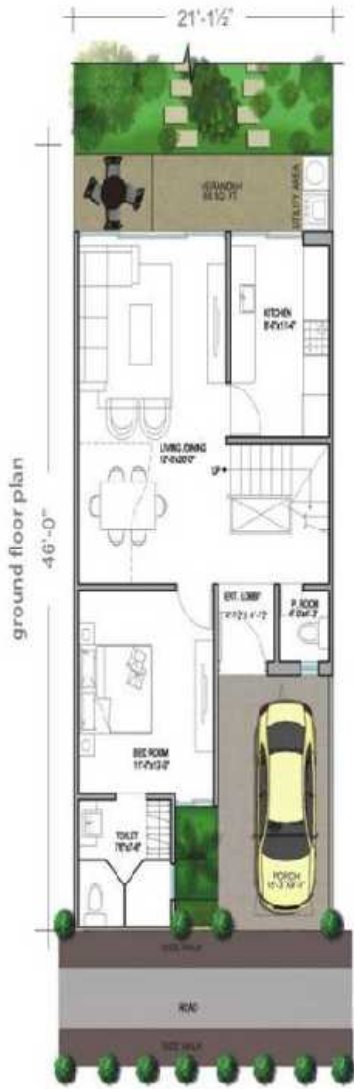
second floor plan

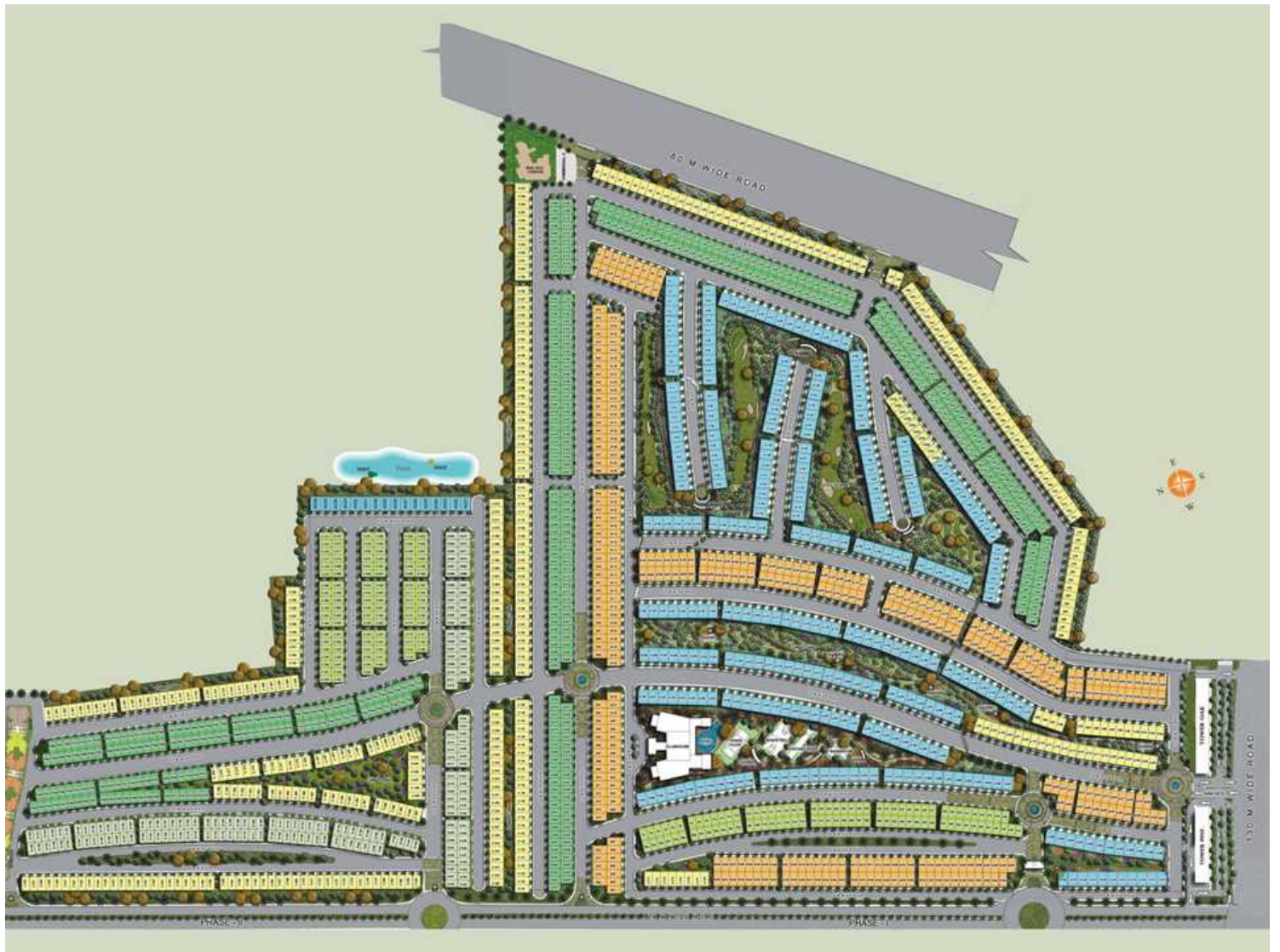




TYPE - C

G+2
 villa: 108.0 sq.yd.
 rear side golf/forest
 total saleable
 area = 2185 sq.ft.
 3 bedroom + servant
 (golf/linear foreste facing)







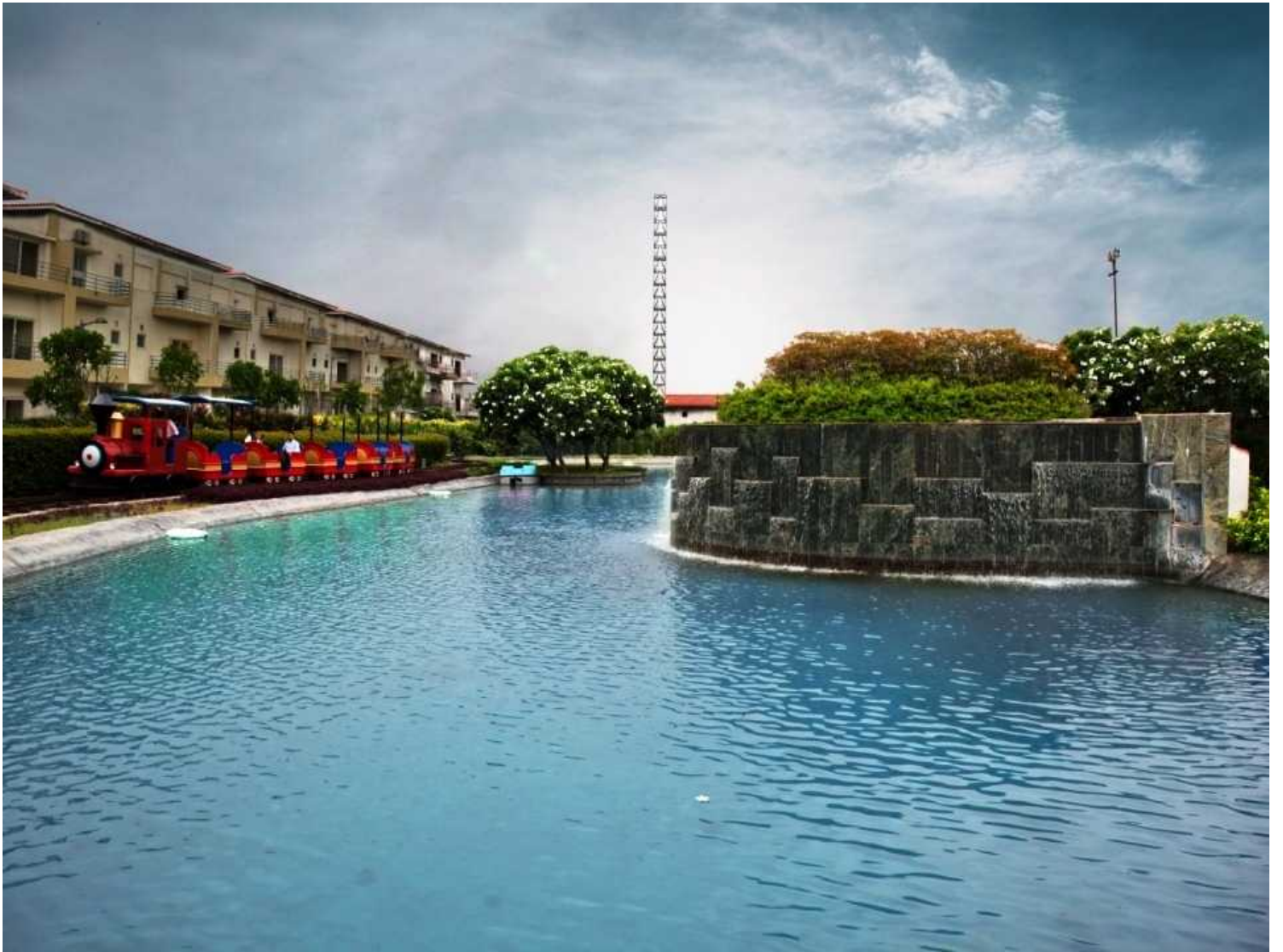








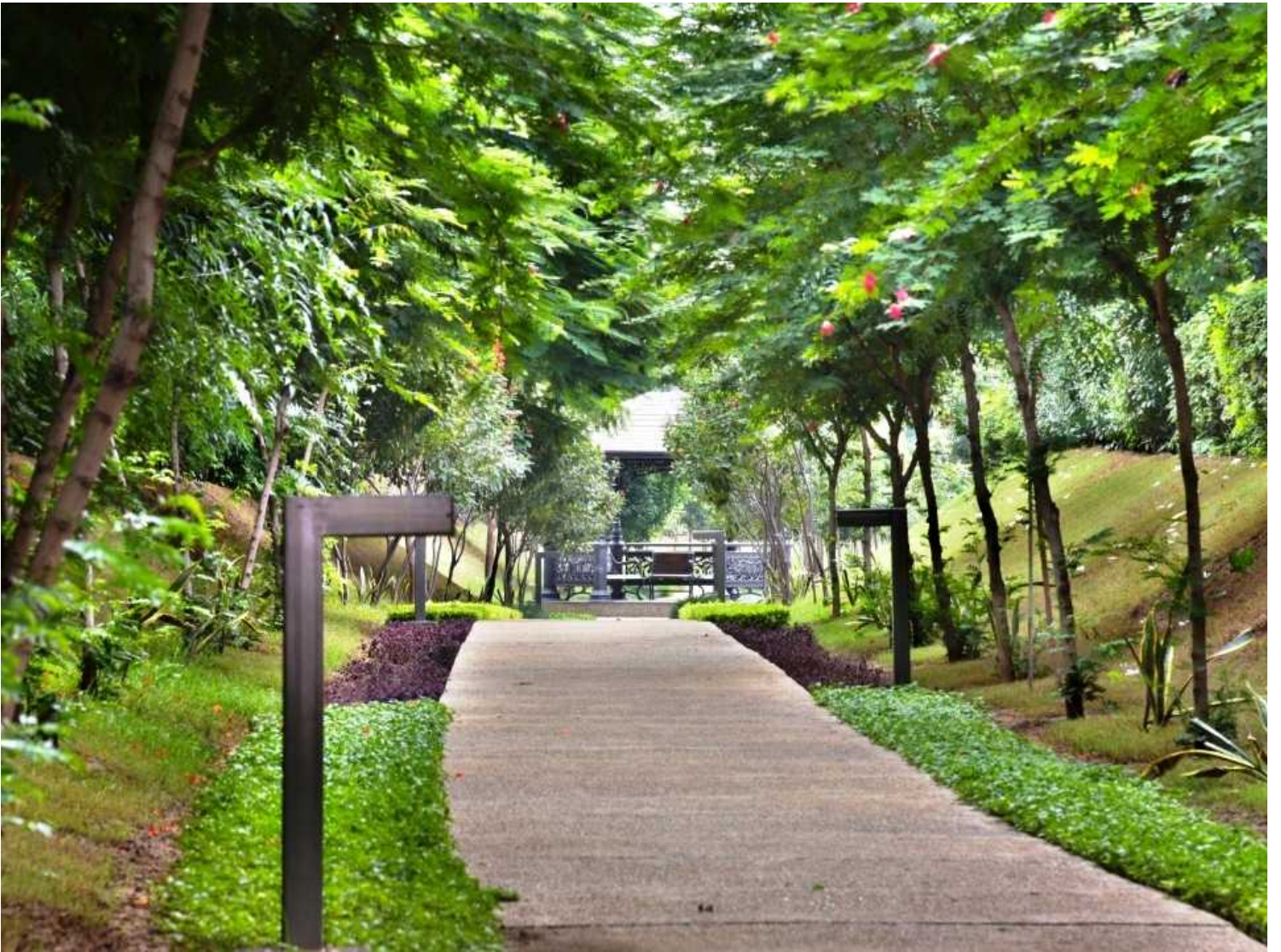


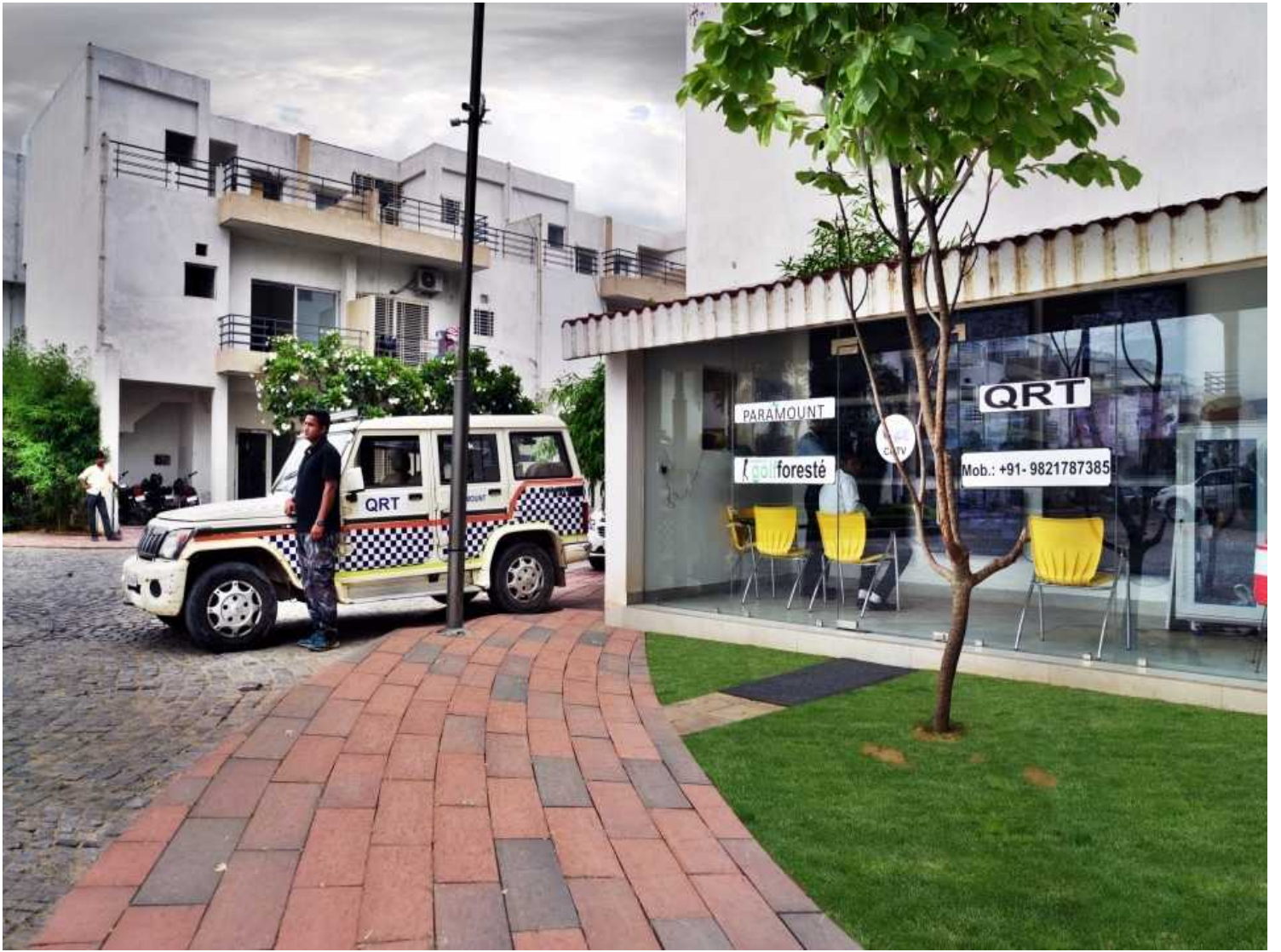


















the legacy continues...

18 years of invaluable experience.
 One of the seven partners of Crossings Republik.
 Delivered more than 11 residential and commercial projects.
 Many prestigious projects are on the verge of completion.
 An ISO 9001:2008 certified company.



Disclaimer: All names, information, specifications and conditions are only indicative & none of them can be changed at the discretion of architect/contractor. Make an appropriate visit to the office. 130, 131, - 13/108 Sq. Ft.



Location Map.



- LEGEND**
- Metro Road
 - Express Road
 - Proposed Metro Station
 - Metro Station
 - Metro
 - Metro Station
 - Metro Station
 - Metro Station

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