

N I R A L A

# TRIO

— BY NIRALA WORLD —



'What we say, we deliver!' This is the motto of Nirala World. Since 1996, we have been living up to our words, setting up a new benchmark in the domain of real estate and becoming one of the most trusted developer in Noida and Greater Noida West.

After all, trust is everything.

We value your time, money and a dream to have your own home. Nirala World's team of experienced professionals always aims to deliver a good quality construction, exactly as promised, within the committed timeline.

Our renowned projects include:

- Nirala Eden Park – Ahinsa Khand-2, Indirapuram (2,3,4 BHK Apartments)
- Nirala Estate – Phase 1, Techzone-IV, Greater Noida West, UP (2 ,3 & 4 BHK Apartments)

Currently, we are crafting:

- Nirala Estate – Phase 2, Phase 3, Phase 4 and Phase 5 in Techzone-IV, Greater Noida West, UP (2 & 3 BHK Apartments)



A close-up photograph of a person wearing a white wedding dress. The person's hands are reaching towards a row of gold buttons on the dress. The top hand is positioned above a button, and the bottom hand is positioned below it, as if about to touch or adjust it. The background is a soft, out-of-focus white fabric.

**AS REAL AS YOU WANT YOUR WORLD TO BE!**



F  THE DESTINATION  
**REVER**  
& FOR THE LIFETIME

TRIO, as the name portrays, have three towers, T1, T2 and T3, with 27 floors that have 3 BHK and 3 BHKs with study. Located in Sector 2, Greater Noida West, UP; the project offers absolute peace, joy, comfort and good connectivity.

TRIO, the semi-podium-based project, has a club to help you build relationships over games and coffee.



**SKATING RINK**



**REFLEXOLOGY PATH**



**KIDS PLAY AREA**



**WATER BODIES**



**YOGA/MEDITATION PAVILION**

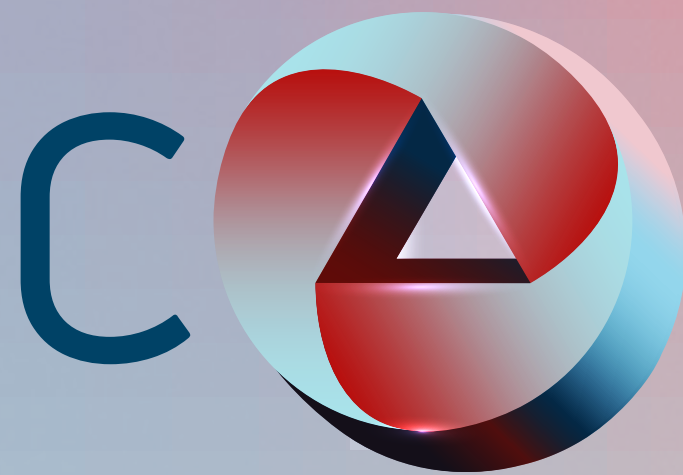




CENTRAL LAWN



OPEN AIR THEATRE



T H E W O R L D T H A T

COMPOSITE

I N I T S E L F

TRIO is crafted to meet desires of every age group. Here, kids can race with the wind in the skating rink, movie lovers can hoot on their favorite scene in an open-air theatre, newlywed couples can take a romantic walk in the fragrance garden, fitness freaks can sweat out stress in the outdoor gym and seniors can celebrate life in the reflexology garden.



BADMINTON COURT



**BANQUET HALL**



**SPA**



**PARTY LAWN**



**SWIMMING POOL / KIDS POOL**





JACUZZI



STATE-OF-THE-ART CLUB

U L T I M A T E  
**REJOICE**  
FOR THE BODY & SOUL



BILLIARDS/POOL

At TRIO, we want you to have small to big joys of life... whether it is diving into a cool swimming pool in hot summer or celebrating joys in a party lawn, relaxing in a jacuzzi or simply winning a carom or table tennis game, having a rejuvenating spa to get ready for a grand party at the banquet hall or reading your favorite novel in the library.



# SPECIFICATIONS

## FLOORING

- Vitrified tiles 600x600 / 800x1200 mm in Drawing Room, Kitchen, Study Room, and all Bedrooms.
- Ceramic tiles in Bathrooms and Balconies.

## WALL & CEILING FINISH

- Finished walls & ceiling with putty and Plastic Paint in pleasing shades.

## KITCHEN

- Granite working top & stainless steel sink single bowl 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 reputed brand or imported.
- CP fitting of reputed brand or imported.

## DOORS & WINDOWS

- External doors & windows – Composite Metal /UPVC/ aluminium powder coated.
- Internal door-frames – Composite Metal frames /Marandi or equivalent wood frames.
- Internal door – Skin moulded door.

## ELECTRICAL'S

- Copper wire in PVC conduits with MCB supported circuits.

## POWER BACKUP

- 100% DG power back-up for all common areas.
- Upto 100% DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.

## SECURITY SYSTEM & LIFT

- Secured gated community & high speed passenger elevators.

## LIFT, LOBBY & STAIRCASES

- Lift lobby floor and staircase combination of one or more of marble / granite / vitrified tiles.





### LEGEND: LANDSCAPE ELEMENTS - GROUND LEVEL (RESIDENTIAL)

- |  |   |
|--|---|
| 1 VEHICULAR ENTRY GATE                 | 18 WATER FEATURE WITH NOZZLES             |
| 2 PEDESTRIAN GATE                      | 19 GRAND STEPS TO PODIUM LEVEL            |
| 3 HOUSING SIGNAGE                      | 20 CENTRAL LAWN                           |
| 4 ENTRANCE PLAZA                       | 21 BAMBOO COURT                           |
| 5 ENTRANCE WATER FEATURE               | 22 OPEN AIR THEATRE WITH TENSILE CANOPIES |
| 6 COMMUNITY CENTER ENTRANCE PLAZA      | 23 GARDEN PAVILION                        |
| 7 DECORATIVE SCREEN WITH GATE          | 24 FRAGRANCE GARDEN                       |
| 8 POOL DECK WITH ACCENT PAVING         | 25 SKATING RINK                           |
| 9 POOL CABANAS OVER RAISED DECK        | 26 OUTDOOR GYM                            |
| 10 MAIN POOL WITH INFINITY EDGE        | 27 REFLEXOLOGY GARDEN                     |
| 11 SPECIMEN TREE IN TRIANGULAR PLANTER | 28 PATHWAY IN STEPPING STONES             |
| 12 KIDS' POOL                          | 29 PALM COURT WITH SITTING                |
| 13 FLOATING STEPS TO POOL DECK         | 30 SCULPTURE GARDEN                       |
| 14 WATER FEATURE AT INFINITY EDGE      | 31 BADMINTON COURT                        |
| 15 PARTY LAWN                          | 32 VEHICULAR EXIT GATE                    |
| 16 FEATURE WALL                        | 33 BOUNDARY PLANTATION                    |
| 17 1.8M WIDE PATHWAY                   |   |

### LEGEND: LANDSCAPE ELEMENTS - PODIUM LEVEL

- |                         |  |
|-------------------------|--|
| 34 2.0M WIDE PATHWAY    | 41 YOGA/MEDITATION PAVILION                |
| 35 LAWN                 | 42 YOGA/MEDITATION LAWN                    |
| 36 PALM GARDEN          | 43 MOON GARDEN WITH SITTING                |
| 37 FLORAL GARDEN        | 44 SITTING UNDER METAL TRIANGULAR CANOPIES |
| 38 KIDS' PLAY AREA      | 45 APARTMENT PRIVATE GARDEN                |
| 39 TOWER ENTRANCE COURT | 46 BOUNDARY PLANTATION                     |
| 40 WALKWAY THRU PORTALS | 47 SITTING UNDER PERGOLA                   |
|                         | 48 MULTIPLAY AREA                          |

### LEGEND: LANDSCAPE ELEMENTS - GROUND LEVEL (COMMERCIAL)

- |                                |                       |
|--------------------------------|-----------------------|
| A GRAND FLOATING STEPS FLANKED | D COMMERCIAL PLAZA    |
| B CAR PARKING                  | E OUTDOOR SITTING     |
| C FEATURE WALLS                | F MS SCREEN WITH GATE |

### LEGEND: HARD LANDSCAPE:

- | LEGEND | DESCRIPTION       |
|--------|-------------------|
|        | 2.0M WIDE PATHWAY |
|        | SCULPTURE         |
|        | ENTRY/EXIT POINTS |

### LEGEND: SOFT LANDSCAPE:

- | LEGEND | DESCRIPTION              |
|--------|--------------------------|
|        | PLANTING BEDS            |
|        | LAWN                     |
|        | ORNAMENTAL FOLIAGE TREES |
|        | ORNAMENTAL PALM TREES    |

### Apartments at a glance - Typical Floor

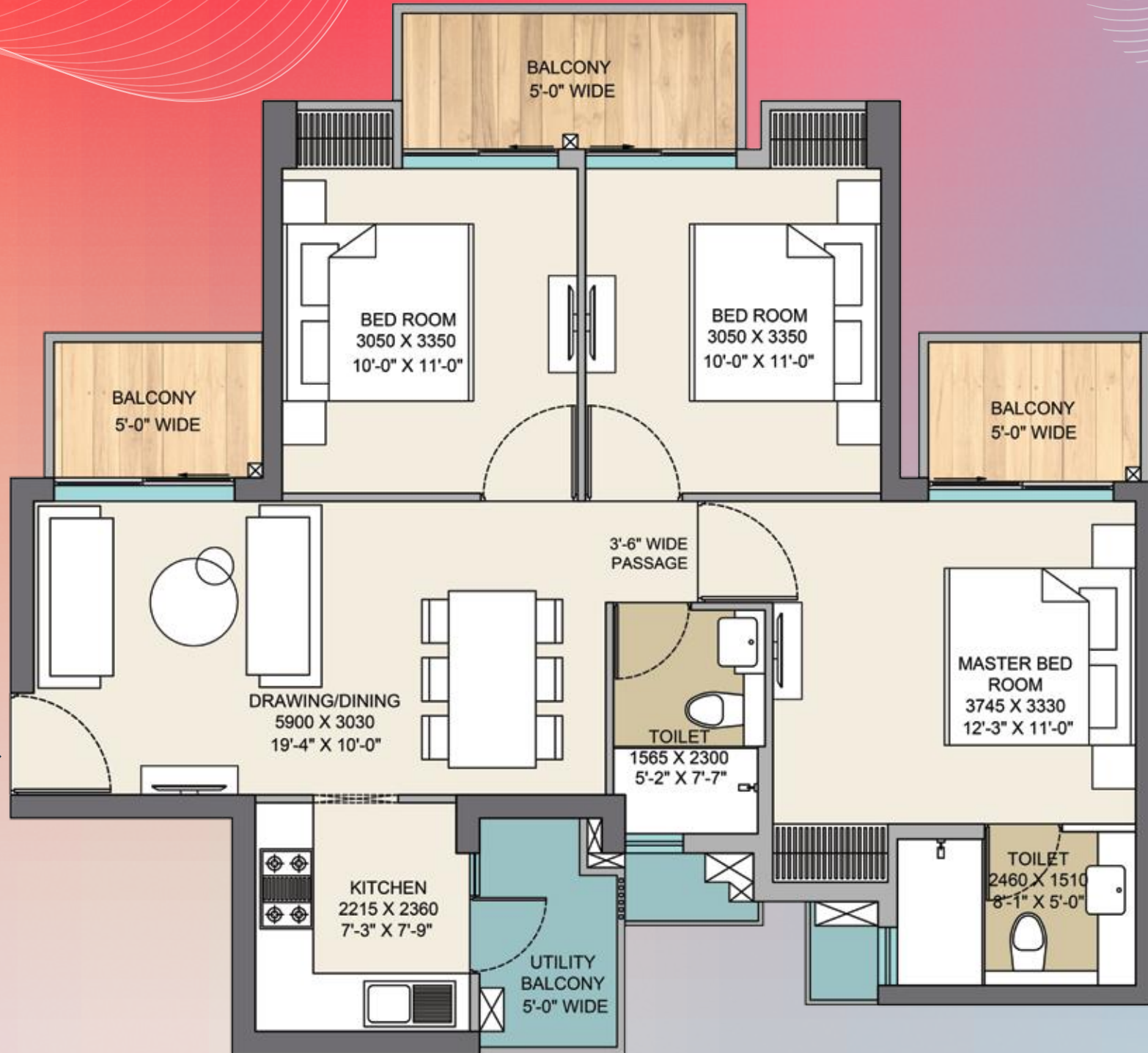
Colour Code	Unit Type	Accommodation Details	Area (In Sq. Ft.)
	Type-A	3 BHK + 2 Toilets	1325
	Type-B	3 BHK + 2 Toilets + Study	1600
	Type-C	3 BHK + 2 Toilets + Study	1675

# MASTER LAYOUT

EXTERNAL ROAD  
LV. 00.00

# FLOOR PLAN

ENTRY



**TYPE A**

**1325 Sq. Ft.**

3 BEDROOM  
2 TOILET

**Carpet Area**

68.47 Sq.mt. | 737 Sq.ft.

**Builtup Area**

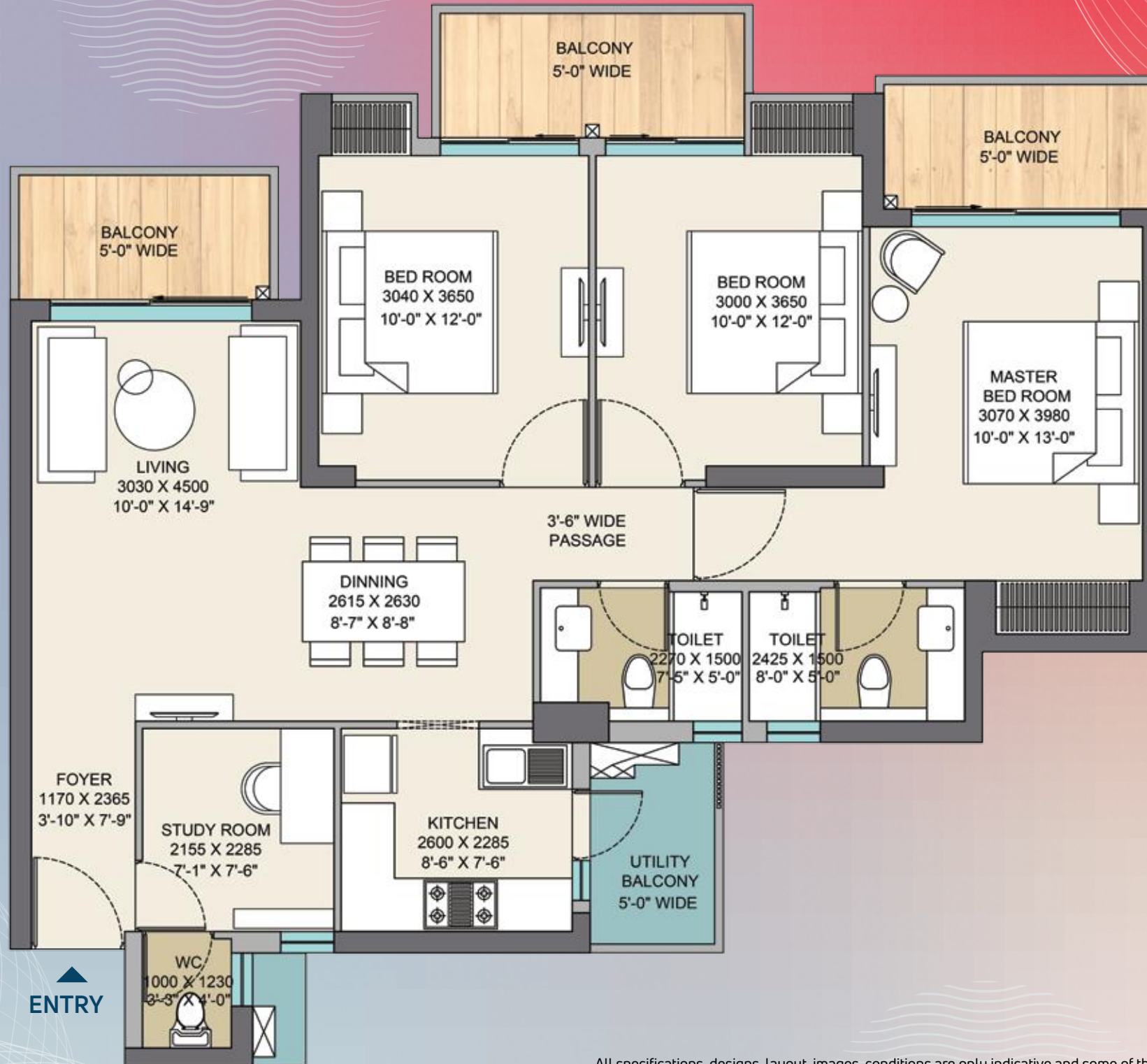
93.65 Sq.mt. | 1008 Sq.ft.

**Super Area**

123.10 Sq.mt. | 1325 Sq.ft.

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. 1sqm = 10.764 sq. ft.

# FLOOR PLAN



**TYPE B**

**1600 Sq. Ft.**

3 BEDROOM  
3 TOILET + STUDY

**Carpet Area**

85.75 Sq.mt. | 923 Sq.ft.

**Builtup Area**

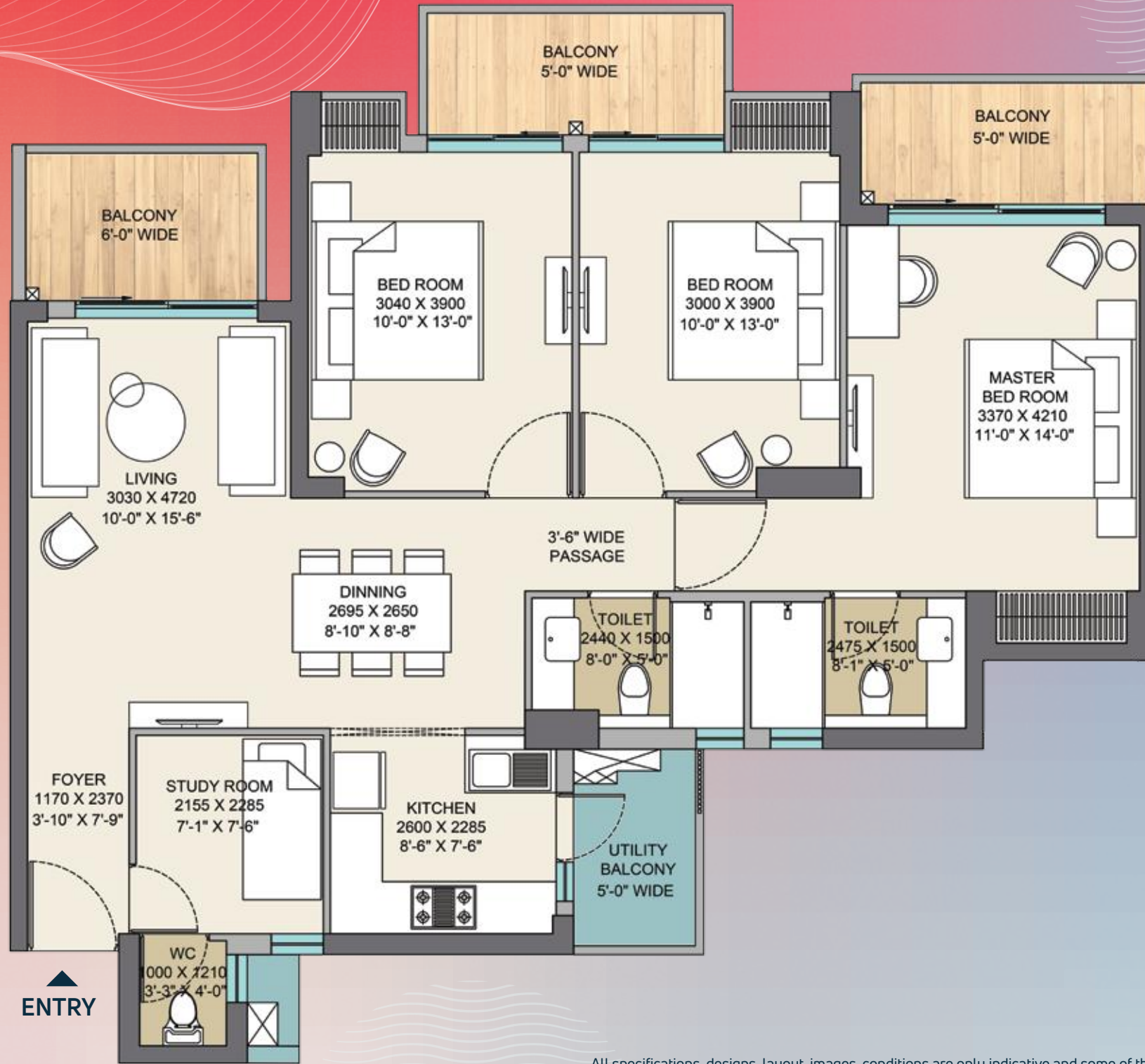
113.06 Sq.mt. | 1217 Sq.ft.

**Super Area**

148.64 Sq.mt. | 1600 Sq.ft.

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# FLOOR PLAN



**TYPE C**



**1675 Sq. Ft.**

3 BEDROOM  
3 TOILET + STUDY

**Carpet Area**

90.58 Sq.mt. | 975 Sq.ft.

**Builtup Area**

119.75 Sq.mt. | 1289 Sq.ft.

**Super Area**

155.61 Sq.mt. | 1675 Sq.ft.

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Brochure (Phase-V) Single Page 17 May 2023

Map not to scale

Scan for Location



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