



PRESENTING

# NIRALA ESTATE



2 & 3 BHK APARTMENTS- PHASE 5  
GH-04, TECHZONE-IV, G. NOIDA (W)







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Delivered

Possession Soon

Possession Soon

Under Construction



Nirala Estate is a tranquil haven that offers a truly cherished living experience. The complex is a testament to the allure of modern and contemporary living, blending the best of both worlds.

Nestled in a rapidly developing and highly coveted neighborhood in NCR Delhi, Nirala Estate is a gem of an apartment complex that will leave you enamored with its charm. With an array of top-notch amenities on offer, you are guaranteed to fall in love with this place and the lifestyle it offers. Indulge in the joys of life with Nirala Estate, where everyday living is a celebration.







**NIRALA**  
ESTATE







Lotus Pond



Entrance Rotary



Open Gym Day



Sculpture Garden



Amphitheater



Swimming Pool



Walkway Portals



Children Park





# layout plan

## Legends

- Water Cascade
- Bamboo Court
- Podium Plaza
- Entrance Water Features with Portals
- Reflexology Path
- Palm Gardens
- Central Green
- Children Play Area
- Tensile Canopies
- Sculpture Garden
- Badminton Courts
- Outdoor Gym
- Swimming Pool
- Kids Pool
- Club
- Jacuzzi
- Rain Dance Area
- Yoga/Meditation Garden
- Open Air Theater (O.A.T.)
- Open Parking

- TYPE -C** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets
- TYPE -D** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets
- TYPE -F** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets
- TYPE -G** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 2 Toilets (Big)
- TYPE -H** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 3 Toilets
- TYPE -I** 3 Bedrooms + Drawing/Dining Hall + Kitchen + 4 Toilets + Study



Note: The facilities & amenities mentioned above are part of different phase/project in total project, and will be available for use after development of respective phase/project.

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.

# specifications

## Flooring

Vitrified tiles 2'\*2' 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.



## Electricals

Copper wire in PVC conduits with MC 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

Secured gated community.

## Lift

High speed passenger elevators.

## Lift, Lobby & Staircases

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

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# floor plans

**3 Bedrooms +  
2 Toilet**  
1250 Sq.Ft.

**Carpet Area**  
70.78 Sqm. | 761.89 Sqft.

**Builtup Area**  
91.04 Sqm. | 979.97 Sqft.

**Super Area**  
116.13 Sqm. | 1250.00 Sqft.

**TYPE C** ■



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**3 Bedrooms +  
2 Toilets**  
1250 Sq. Ft.

**Carpet Area**  
70.78 Sqm. | 761.89 Sqft.

**Builtup Area**  
90.83 Sqm. | 977.74 Sqft.

**Super Area**  
116.13 Sqm. | 1250.00 Sqft.

**TYPE D** ■





# floor plans

**3 Bedrooms +  
2 Toilets  
1385 Sq. Ft.**

**Carpet Area**  
78.26 Sqm. | 842.37 Sqft.

**Builtup Area**  
100.75 Sqm. | 1084.43 Sqft.

**Super Area**  
128.67 Sqm. | 1385.00 Sqft.

**TYPE F** ■



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**3 Bedrooms +  
2 Toilets  
1535 Sq. Ft.**

**Carpet Area**  
85.70 Sqm. | 922.51 Sqft.

**Builtup Area**  
111.69 Sqm. | 1202.20 Sqft.

**Super Area**  
142.60 Sqm. | 1535.00 Sqft.

**TYPE G** ■



Entry



# floor plans



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**TYPE H** 3 Bedrooms + 3 Toilets 1645 Sq. Ft.

**Carpet Area** 92.62 Sqm. 996.95 Sqft.

**Builtup Area** 119.53 Sqm. 1286.64 Sqft.

**Super Area** 152.82 Sqm. 1645.00 Sqft.

**TYPE I** 3 Bedrooms + 4 Toilets + Study 1897 Sq. Ft.

**Carpet Area** 107.06 Sqm. 1152.40 Sqft.

**Builtup Area** 139.59 Sqm. 1502.53 Sqft.

**Super Area** 176.24 Sqm. 1897.00 Sqft.



# location map



Scan for Location



**NIRALA INFRATECH PRIVATE LTD.**

**Corp. Office**  
H-61, 1st Floor, Sector-63,  
Noida (U.P.) 201301

**Site Office**  
GH-04, Techzone-IV,  
Gr. Noida (West), U.P.

**Tel.:** 0120-4823000  
**Email:** sales@niralaworld.com  
**Web:** www.niralaworld.com

**For Sales enquiries**  
**9212131476**