

ANSAL API


Building lifestyles since 1967

Life



is a melodious
symphony here

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SUSHANT
serene
residency
ETA-II, Greater Noida
Peace. Pride. Lifestyle.

Celebrate life in a home, free from all hassles, tensions and worries. A perfect habitat that gives you a peace of mind. Sushant Serene Residency is one such peaceful project in Greater Noida that stands out truly with no legal obstacles and brings happiness into your life.

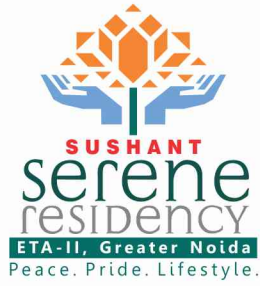
Features

- Strategically located at Sector ETA-II, Greater Noida
- Close to WIPRO SEZ, LG, Moser Baer & Honda
- Close to proposed Metro station
- Exclusively designed Studio Apartments
- 1 BHK, 2 BHK, 2 BHK+ Servant / Study Room
- 3 BHK, 3 BHK+ Servant / Study Room
- 80% Open Area
- 14 Towers proposed
- Gated colony with 24x7 security
- Garden, Jogging Track & Club House
- Children play area & in-house shopping complex
- 2 min. drive from Pari Chowk & 25 min. drive from DND.





Sushant Serene Residency, the new address for impressive lifestyle awaits you...It is a place that can be vouched as the perfect confluence of simplicity, elegance and natural beauty. Designed eminently it is spread over 13 acres of lush green landscape and brings to you 14 glorious towers comprise of lavish apartments and exclusively designed studio apartments.



SPECIFICATIONS

ETA-II, Greater Noida

STRUCTURE : Earthquake resistant Framed Structure confirming to BIS Codes with RCC Columns/Shear Walls and Beams arrangement with Brick Masonary/Block Masonary Filler Walls

FLOOR FINISHES

Living/ Dining : Good Quality Indian marble/Vitrified Tiles with skirting
 Bedrooms : Laminated wooden flooring /Vitrified Tiles Flooring with skirting
 Stairs : Indian marble/ Vitrified stair Tiles
 Balconies/Sit outs : Non - Skid Ceramic Tiles.

TOILETS

Flooring : Anti - Skid Ceramic Tiles/Porcelain Tiles.
 Walls : Ceramic Tiles as per architectural design at least upto 7' feet height
 Chinaware : White Coloured European Type WC, wash basin. Single Lever CP fittings.
 Counter : Marble / Granite counter.
 Water Supply : Provision for hot and cold water supply. All with PPR/equivalent pipes and fitting
 Other Fixtures : Matching set of mirror, Towel Ring/Rod, Paper holder, Soap Dish and shower cubical

KITCHEN

Flooring : Anti - Skid Ceramic Tiles/Porcelain Tiles.
 Dado : Ceramic Tiles cladding above kitchen counter as per architectural design.
 Counter : Granite/Marble
 Water Supply : Individual RO unit for each Flat Provision of Hot and Cold water supply. All with PPR/equivalent pipes and fittings
 Gas Supply : Provision for metered piped gas supply(piping only) on cost basis.(Subject to Govt. Clearance)

JOINERY

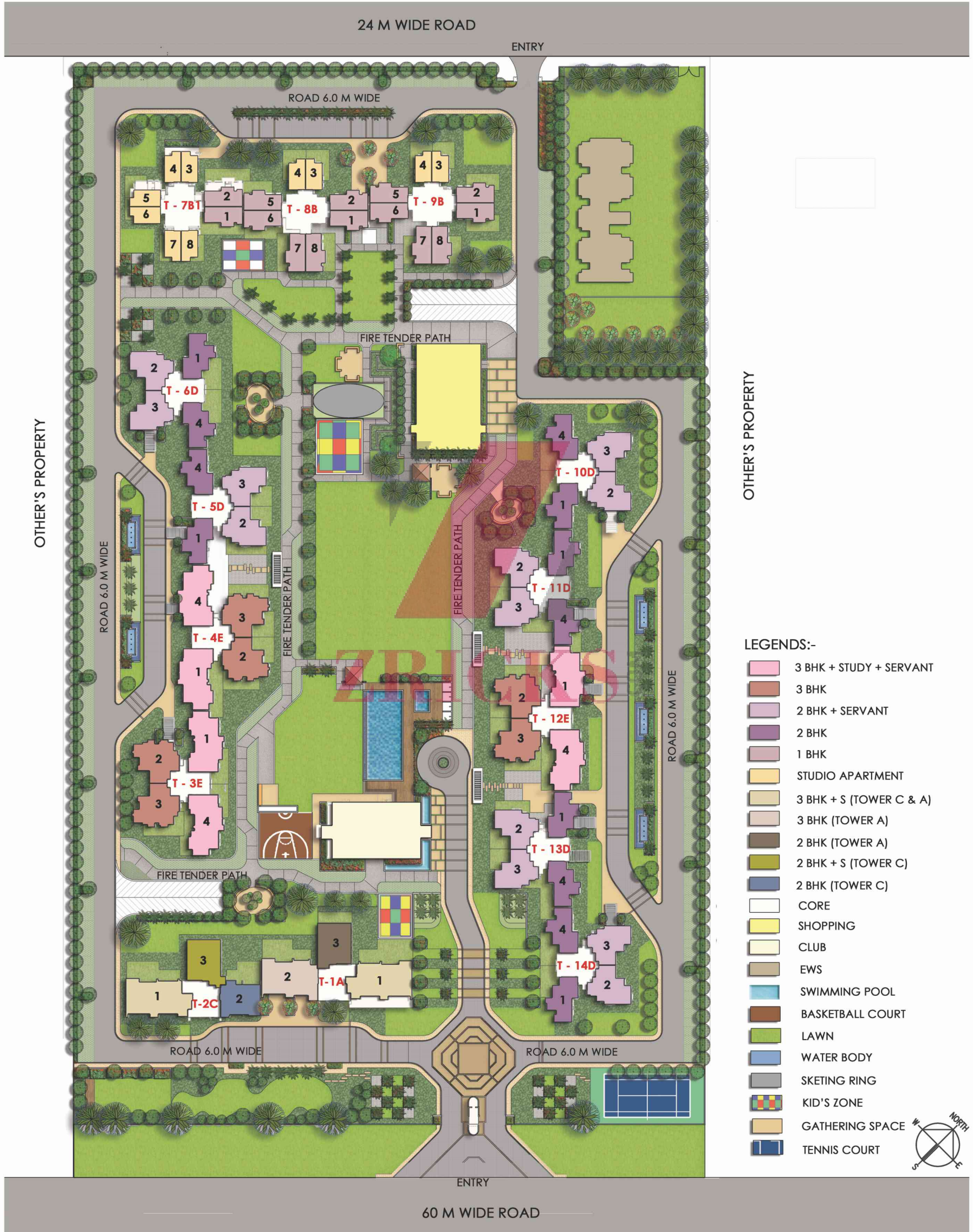
Windows : UPVC / Aluminum with 6mm Float glass.
 Internal Doors : Machine made Moulded Door shutters with stainless steel hardware Door frame of Solid wood/ Moulded

WALLS FINISHES

Internal : All walls of Drawing and Dining rooms/ bedrooms shall be painted with plastic emulsion paint as per design, POP/ cement based putty
 External : Pleasing elevation with combination of Permanent with texture paint and Semi - Permanent Finish




OTHER FEATURES

Electrical : Dual Energy Meters-Prepaid/Postpaid Copper wiring in conduits with Modular Switches
 Telecommunication : Provision of Telephone Points in Drawing Room, Dinning Room and All Bedrooms.
 Internet : Provision for Wi-Fi Enabled complex
 Security system : Intercom System for Tower gate to the unit with Audio/Video device. CCTV around the complex
 Power Backup : Full backup only at extra cost by all owners as per the load requirements
 Meter costs : Electricity meter/Dual energy meter/water meter to be charges separately from customers.



OTHER'S PROPERTY

LEGENDS:-

-  3 BHK + STUDY + SERVANT
-  3 BHK
-  2 BHK + SERVANT
-  2 BHK
-  1 BHK
-  STUDIO APARTMENT
-  3 BHK + S (TOWER C & A)
-  3 BHK (TOWER A)
-  2 BHK (TOWER A)
-  2 BHK + S (TOWER C)
-  2 BHK (TOWER C)
-  CORE
-  SHOPPING
-  CLUB
-  EWS
-  SWIMMING POOL
-  BASKETBALL COURT
-  LAWN
-  WATER BODY
-  SKETING RING
-  KID'S ZONE
-  GATHERING SPACE
-  TENNIS COURT



STUDIO-UNIT



Area: 550 Sq.Ft.



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1-BHK-UNIT



Area: 750 Sq.Ft.



2-BEDROOM+SERVANT



Area: 1350 Sq.Ft.

2-BEDROOM-UNIT



Area: 1125 Sq.Ft.

3-BEDROOM+SERVANT



Area: 1875 Sq.Ft.



3-BEDROOM-UNIT

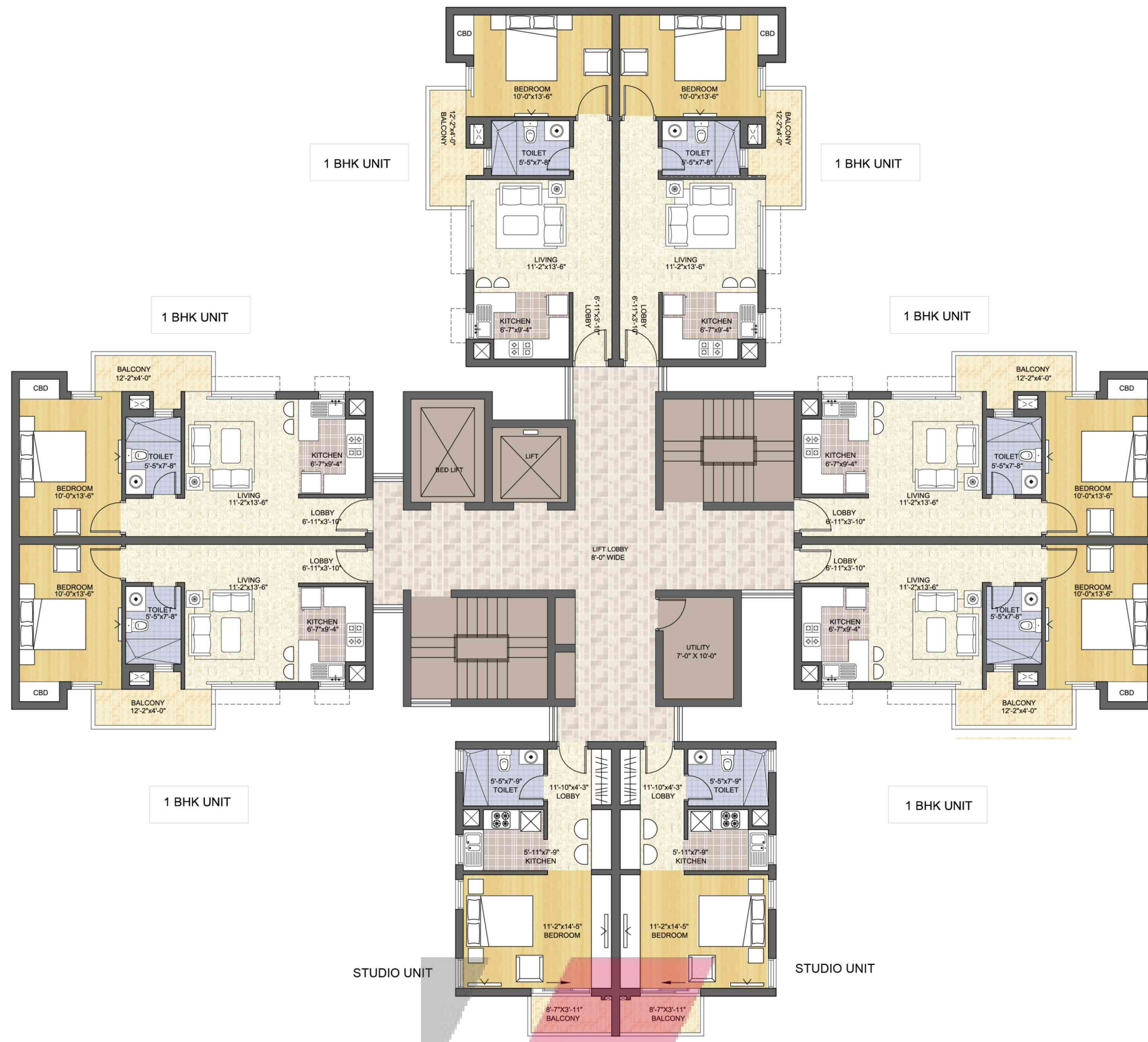


Area: 1575 Sq.Ft.

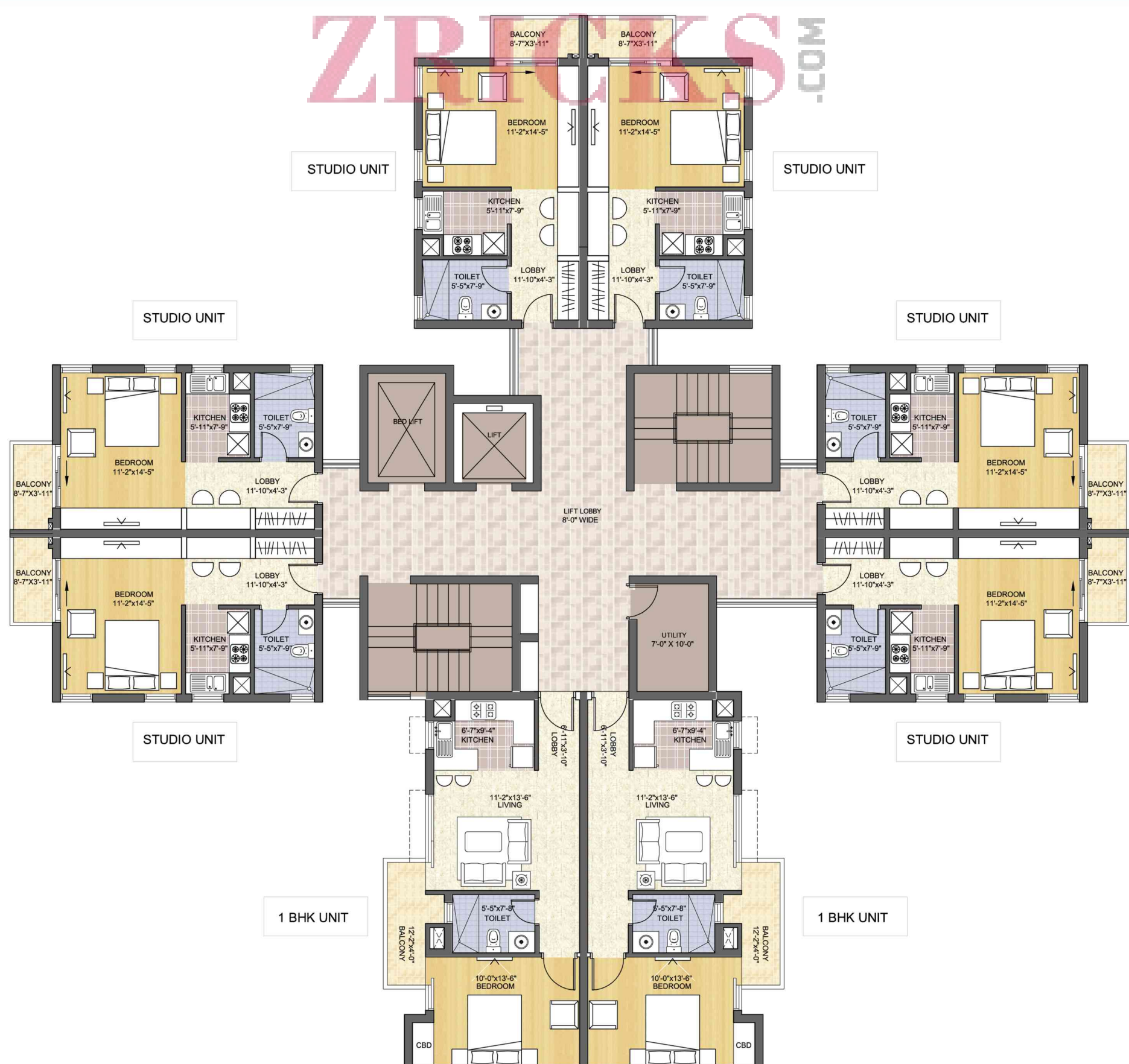


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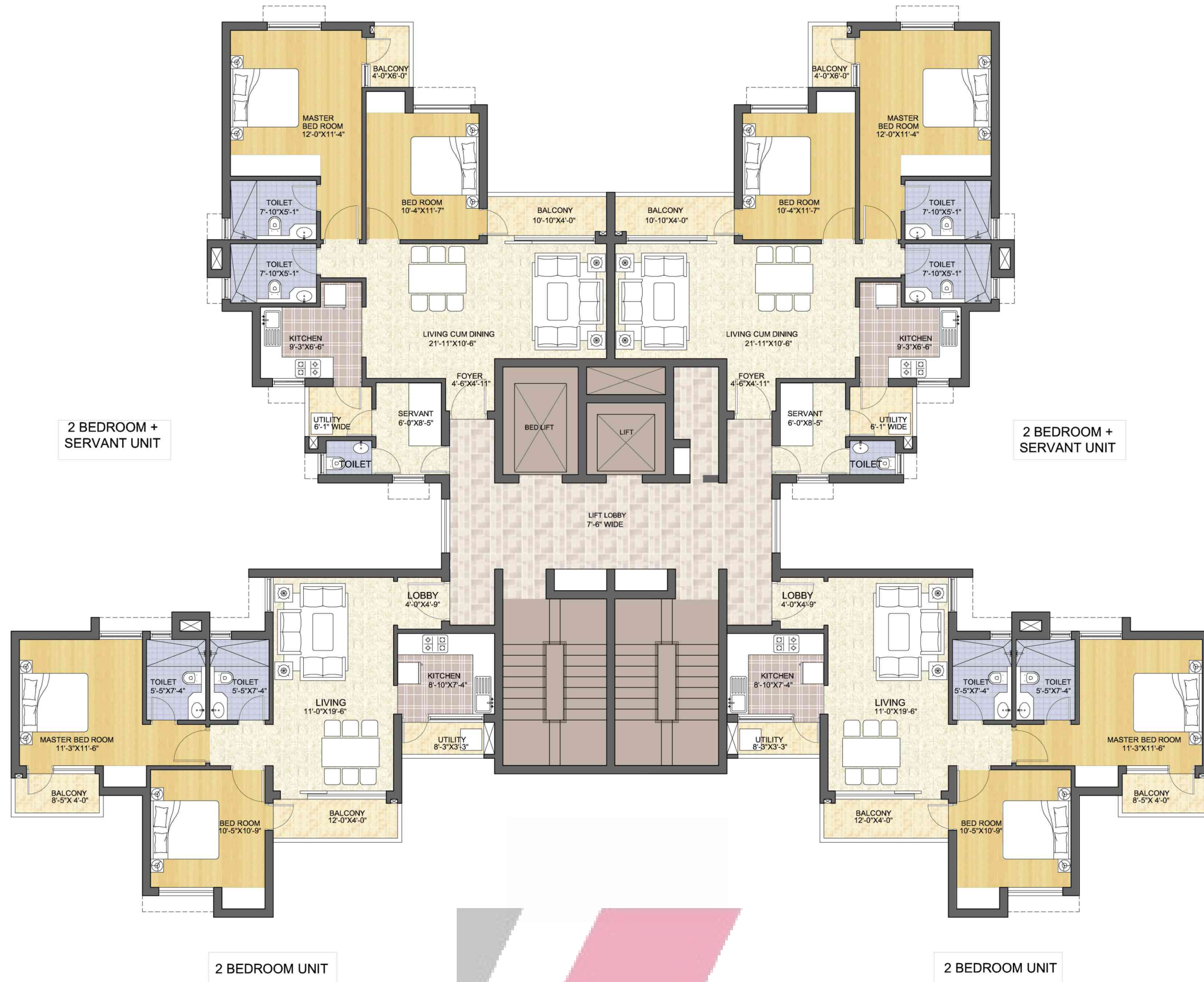
TOWER- B



TOWER- B1



TOWER- D



2 BEDROOM + SERVANT UNIT

2 BEDROOM + SERVANT UNIT

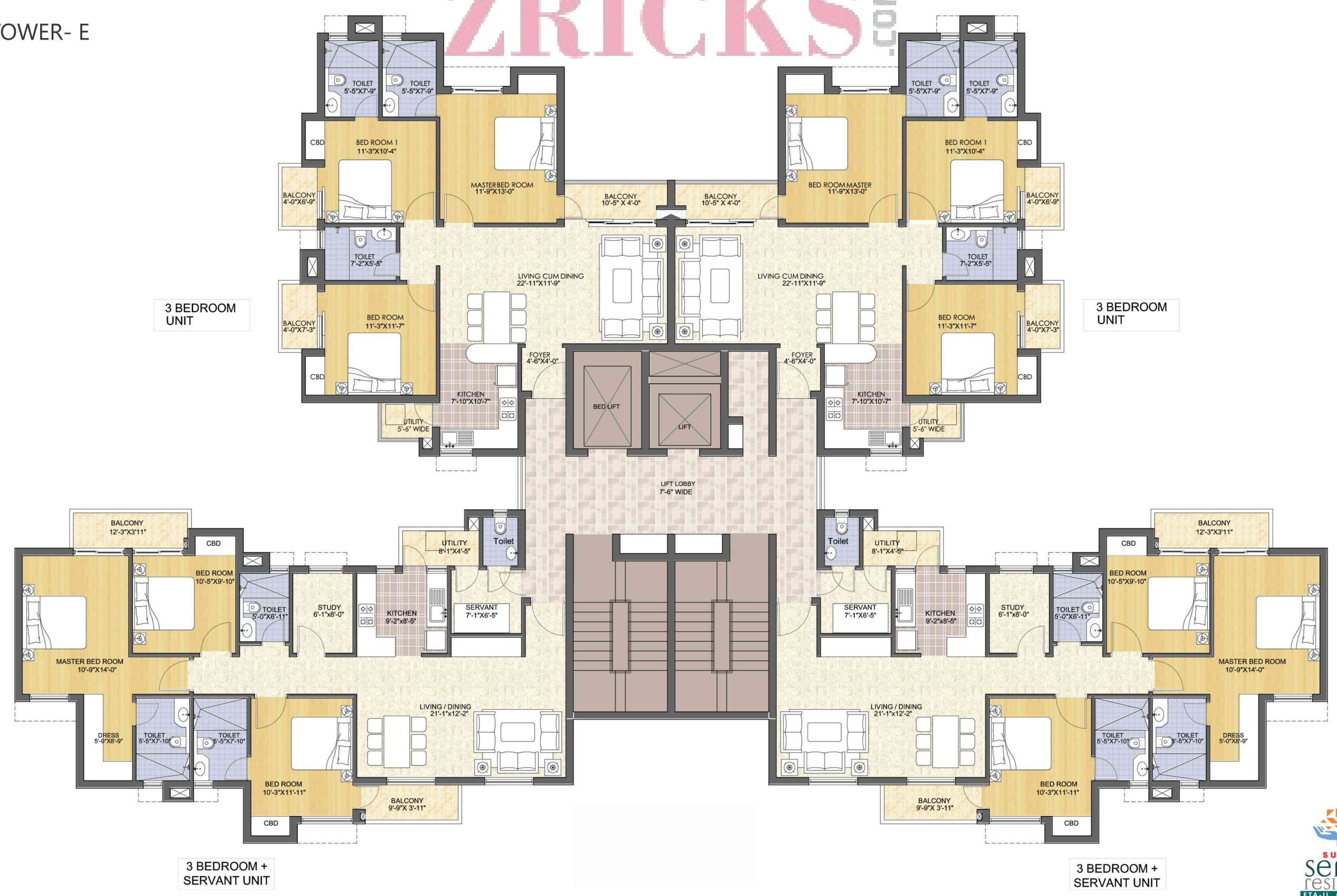
2 BEDROOM UNIT

2 BEDROOM UNIT



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TOWER- E



3 BEDROOM UNIT

3 BEDROOM UNIT

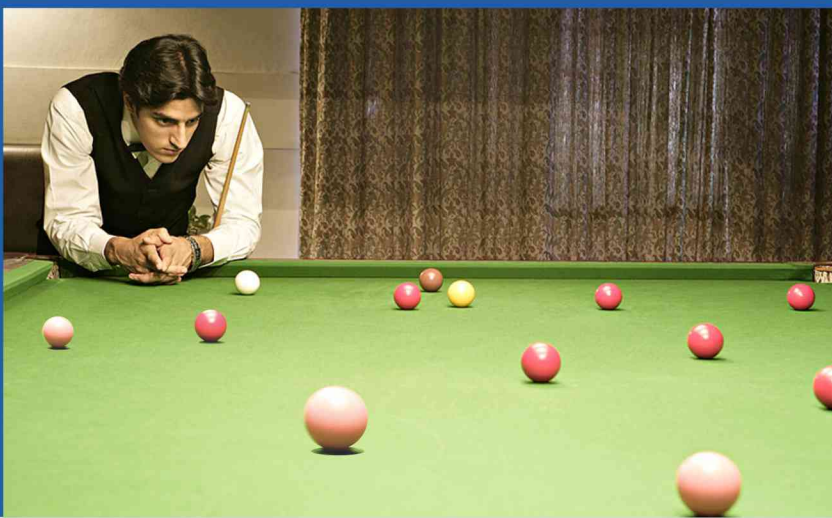
3 BEDROOM + SERVANT UNIT

3 BEDROOM + SERVANT UNIT





*Fascinating
Features
Fantastic
Lifestyle*



Sushant Serene Residency is a picture perfect address that has beautifully captured your imagination. It is placed strategically in the lush green surroundings of Greater Noida that makes it the most modern habitat wrapped with comfort and recreational activities. Here every day you find life in its best form, pampering itself with fascinating features and amazing lifestyle.

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 4 decades. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Townships, Condominiums, Group Housings, Malls, Shopping Complexes, Hotels, SEZs and IT parks. Besides expanding the business sectors, the company has been fast expanding its geographical presence in the past four decades.

With the vision and foresight gained by past experience, Ansal API's roadmap for future development envisages expanding the current areas of operation through more and more challenging projects and also foraying into related areas in infrastructure with innovative projects. It also proposes to drive its growth to more and more tier II and Tier III cities.

As the trailblazers in the Indian real estate-Infrastructure Industry, Ansal API has left its share of footprints in the sands of time. As the company continues the journey into the future, its vision for a new India is fast taking shape and its dreams fast becoming reality.

**ANSAL PROPERTIES & INFRASTRUCTURE LIMITED**

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