

# PINNACLE OF LUXURY





52<sup>ND</sup>  
AVENUE™  
LIVE THE LIMELIGHT  
IN CENTRAL NOIDA

By

**MMR**  
**SAHA**  
A Venture of MMR Group



\*All Specification / Bird eye view / Areas/ Plans / Layouts are indicative and are subject to change by the Architect / Developer in the best interest of the development as deemed fit





- A Noida City Center - 1 KM
- B Golf Course - 2 KM
- C Airport - 29 KM
- D ISBT Delhi - 19 KM

- A Sector 18, Noida - 3KM
- B Kalindi Kunj - 4 KM
- C DND - 4 KM
- D Proposed Metro - 0KM

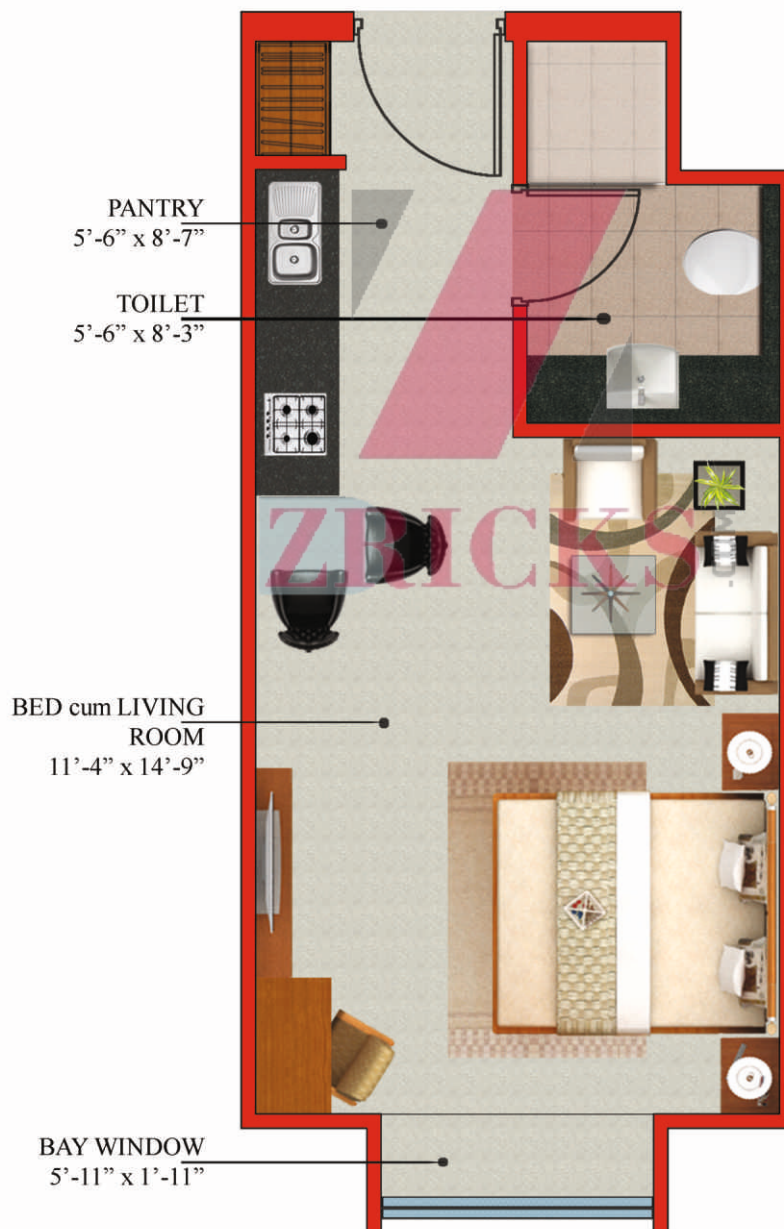


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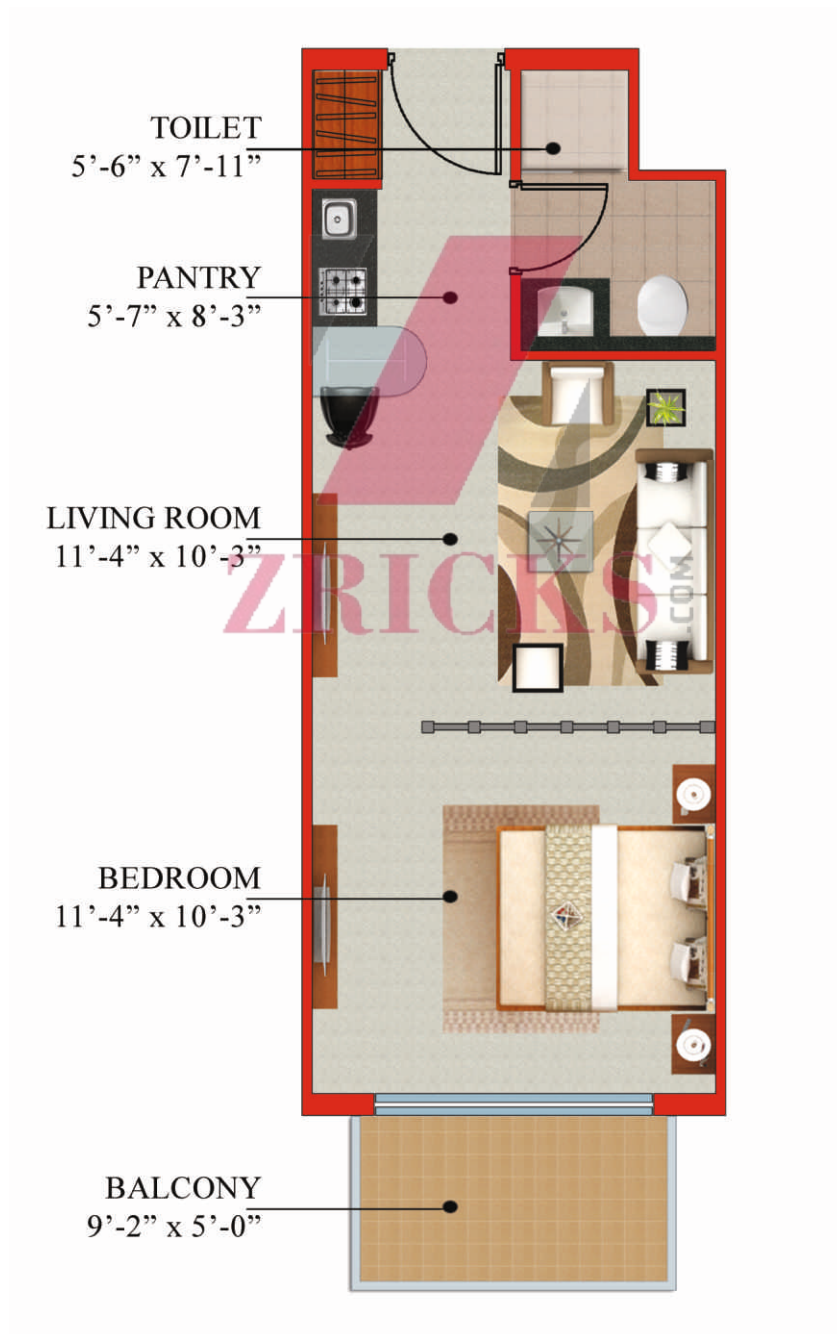


## Unit Plan - Type - A



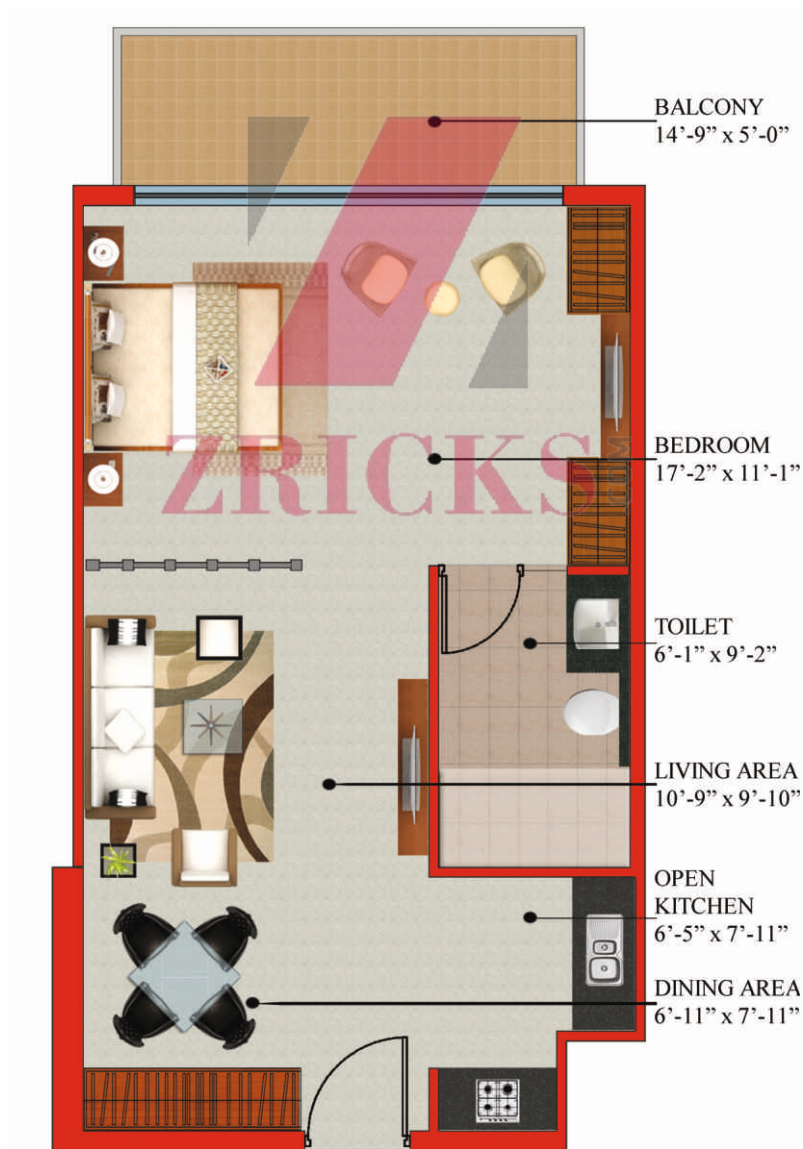
Builtup Area 310.37 Sq.Ft. | Super Area 425 Sq.Ft.

## Unit Plan - Type - B



Builtup Area 389.63 Sq.Ft. | Super Area 540 Sq.Ft.

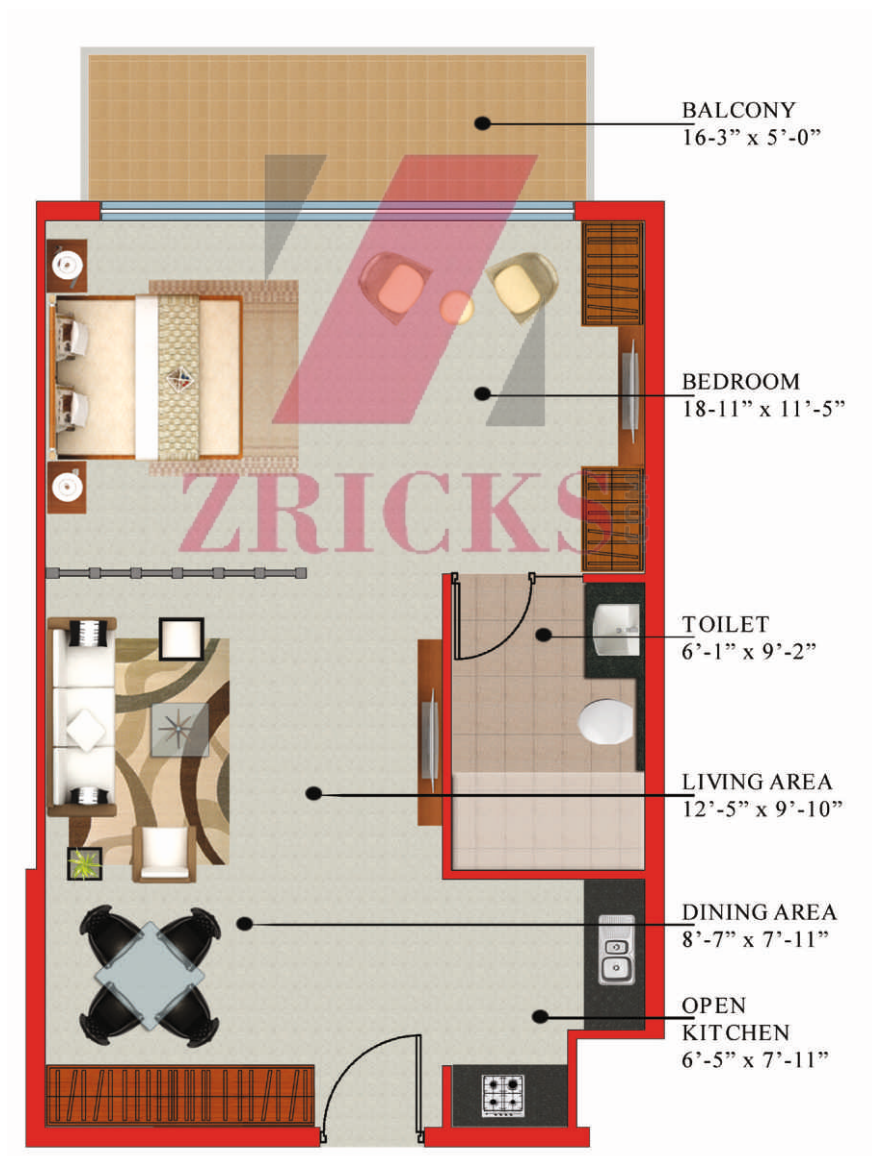
## Unit Plan - Type - C



Builtup Area 600.74 Sq.Ft. | Super Area 825 Sq.Ft.



## Unit Plan - Type - D



Builtup Area 659.26 Sq.Ft. | Super Area 890.00 Sq.Ft.

Studio Specifications							
S.No.	Area	Living/ Dining Room	Bedroom	Kitchenette	Balconies & Terrace	Bathroom	Dress Area
1	Walls	POP punning with acrylic emulsion paint	POP punning with one highlighter/ texture paint wall wallpaper and balance acrylic emulsion paint	Combination of glazed tiles between counters and acrylic emulsion on balance area	MS railing Powder Coated with handrail	Matt finish vitrified tiles	POP with acrylic emulsion paint
2	Floor	Imported marble/ vitrified tiles	Imported marble/ vitrified tiles/ Wooden Flooring	Mat Ceramic tiles	Branded anti-skid tiles	Branded anti-skid tiles	Imported marble/ vitrified tiles
3	Ceiling	Gypsum False ceiling with acrylic emulsion paint	Gypsum False ceiling with acrylic emulsion paint	Gypsum False ceiling with Acrylic emulsion paint	Exterior weather proof paint	Gypsum False ceiling with Acrylic emulsion	Gypsum False ceiling with Acrylic emulsion paint
4	Doors	Flush door with veneer finish complete with polish and necessary hardware			UPVC/powder coated aluminum door & windows with clear/frosted glass as required	Internal door: flush door	
5	Windows/ Glazing		UPVC/powder coated aluminum door & windows door with clear/ frosted glass as required		UPVC/powder coated aluminum door & windows door with clear/ frosted glass as required	UPVC/powder coated aluminum door & windows door with clear/ frosted glass as required	
6	Electrical/ AC	Branded modular switches/ Centralized air conditioning/ fan & lights	Branded modular switches/Centralized air conditioning/ fan & lights	Branded modular switches, fan, lights & Individual RO		Branded modular switches & lights	Branded modular switches & lights
7	Woodwork	Wardrobe	Wardrobe	Modular Kitchenette with Induction Cooktop and chimney.			
8	Fittings/ Fixtures/ Accessories			Chromium plated High-end fittings		Chromium plated High-end fittings shower cubical in bathrooms. Counters with above counter designer basin	
9	Metering	Prepaid dual electrical meters					





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