

*livewhere*  *lifecomesalive*

**Prateek**  
**Wisteria**  
2,3,4 BR Homes • Sec.-77, Noida



# sample the comforts & conveniences

## CONVENIENCES

- Hyper Store for Daily needs **quick pick** by Prateek Group
- Banks, ATMs • Laundromat • 24x7 medical store

## SECURITY

- State-of-the-art centralized security system
- All lobbies with CCTV cameras • Automated boom barriers
- Three tier security systems • Intercom facility in each apartment

## OTHER FEATURES

- Provision of gas pipeline • Provision of Broadband connectivity
- High Speed elevators by Schendler or equivalent make
  - Ample covered car parking for all the apartments
  - Fire Fighting arrangements as per BIS code
  - Earthquake resistant structure
- 24 hour water supply through water softening plant
- Fully loaded modular kitchen with Chimney
- Designer concept paint for bedrooms & drawing/dining areas
- Designer POP finish with lights • Provision of DTH services
- Wooden Wardrobe / Cupboard • Top of the line CP fittings



# what leisure should be

# TRICKS.COM



## PRATEEK WISTERIA CLUB

- Two ultra modern clubs with 'top of the Line' facilities
- Two swimming pools with separate kids' pool
- State-of-the-art' Wellness Centre with Aerobics, Steam Bath, Sauna, Spa, Jacuzzi & Yoga Centre
- Fully loaded Gymnasium
- Gym & Wellness Centre managed & run by Renowned professionals
- Unisex salon in the club
- Cafeteria
- Fully Air-conditioned Party Hall

## INDOOR ACTIVITIES

- Billiards, Table Tennis, Card Room

## OUTDOOR ACTIVITIES

- Cycling & Jogging Tracks, Lawn Tennis Court, Squash Court, Basketball Court, Badminton Court, Skating Rink, Multiple Amphitheatres



# look closer: specifications

## DRAWING/DINNING ROOM

FLOOR	Vitrified tiles of (Size 2'x 2') Brand Kajaria or Equivalent.
EXTERNAL DOOR	Decorative solid hard wood Entry door & other skin & Windows moulded paneled doors. Aluminum Powder coated glazed and wire mesh shutters windows.
FIXTURE & FITTING	Modular electric switches, Brand Anchor, Legrand or Equivalent. Fans in Drawing Room, Dining Room & Lights in false ceiling.
WALLS	Designer concept Paint with combination of texture & rich Plastic Emulsion
INTERNAL DOORS CEILING	Skin moulded paneled doors. Designer POP false ceiling work.

## MASTER BEDROOM

FLOOR	Laminated wooden flooring in Master Bedroom and Dress Room
EXTERNAL DOOR	Aluminum Powder coated glazed Balcony Doors. Aluminum & Windows Powder coated glazed and wire mesh shutter windows.
FIXTURE & FITTING	Modular electric switches. Fan in Master Bed Room & Lights in false ceiling.
WALLS	Designer concept Paint with combination of texture & rich Plastic Emulsion, brand Asian, Nerolec, Delux or Equivalent.
INTERNAL DOORS CEILING	Skin moulded paneled door shutter. Designer POP false ceiling work.
WARDROBE/CUPBOARD	Wooden Wardrobe/Cupboard.

## BEDROOM

FLOOR	Vitrified tiles of (Size 2'x2') Brand Kajaria or Equivalent.
EXTERNAL DOOR	Aluminum Powder coated glazed Balcony Doors. Aluminum & Windows Powder coated glazed and wire mesh shutter windows.
FIXTURE & FITTING	Modular electric switches, Brand Anchor, legrand or Equivalent. Fans in all Bedrooms & lights in false ceiling.
WALLS	Designer concept Paint with combination of texture & rich Plastic Emulsion
INTERNAL DOORS CEILING	Skin moulded paneled door shutter. Designer POP work in bedrooms.
WARDROBE/CUPBOARD	Wooden Wardrobe/Cupboard.

## TOILET (MASTER BEDROOM)

FLOOR	Designer Ceramic Tiles of Kajaria or Equivalent.
WINDOWS/VENTILATOR	Aluminum Powder coated glazed and wire mesh shutters windows/ventilator.
FIXTURE & FITTING	Washbasin & W.C of "Hind ware" or equivalent C.P. fittings of "Marc" or equivalent. Shower panel in Master Toilet & Glass Partition.
WALLS	Designer Ceramic Tiles of Kajaria or Equivalent up to 7' ht.
INTERNAL DOORS CEILING	Skin moulded paneled door. Designer POP work.

## TOILET (OTHER BEDROOMS)

FLOOR	Designer Ceramic Tiles of Kajaria or Equivalent.
WINDOWS/VENTILATOR	Aluminum Powder coated glazed and wire mesh shutters windows/ventilator.
FIXTURE & FITTING	Washbasin & W.C of "Hind ware" or equivalent C.P. fittings of "Marc" or equivalent.
WALLS	Designer Ceramic Tiles of Kajaria or Equivalent up to 7'ht.
INTERNAL DOORS CEILING	Skin moulded paneled door shutter. Designer POP work.

## KITCHEN

FLOOR	Vitrified tiles of (2'x 2' in size), Brand Kajaria or Equivalent.
EXTERNAL DOOR	Aluminum Powder coated glazed Balcony Doors. Aluminum & Windows Powder coated glazed and wire mesh shutter windows.
FIXTURE & FITTING	Full Modular Kitchen equipped with electric chimney & R.O. System. Working Platform with Granite top and double bowl Stainless Steel Sink.
WALLS	Designer Ceramic Tiles of Kajaria or Equivalent up to 2' ht above Counter.

## DRESSING ROOM

FLOOR	Wooden laminated
FIXTURE & FITTING	Modular Switches Brand Anchor or Legrand or Equivalent.
WARDROBE/CUPBOARD	Wooden Wardrobe/Cupboard.

## BALCONIES

FLOOR	Ceramic Tiles Floors
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## creating landmarks setting benchmarks

The word 'Prateek' in Hindi means a symbol. And that's exactly what we are - a symbol of perfection. We're a symbol of the spirit that pushes on to surpass earlier benchmarks and outdo ourselves ceaselessly. At Prateek Group, we're not just building homes; we're creating a lifestyle less ordinary. Armed with passion, ambition and commitment and driven by customer satisfaction, we have created a formidable reputation in a short span of time.

Since inception, we have put our best foot forward, every single time. Being young makes us more eager to please. And it is this fervour to give more than what's promised that has earned us substantial respect in a really short span of time. We are truly thankful to our customers and associates for having trust and being with us..

Come, look at lifestyles the way we do and become a part of the Prateek Group.

MEETING DELIVERY TIMELINESS

COMPLETE TRANSPARENCY

FLAWLESS QUALITY

**ZRICKS**  
HONOURING COMMITMENT

[www.prateekgroup.com](http://www.prateekgroup.com)

### Ongoing Projects



Possession in May 2017

Possession in Apr 2015

### Delivered Projects



Delivered Mar 2011



Delivered May 2012



Delivered Jun 2013



# layout plan

SECTOR 74

45 M WIDE ROAD



## LEGEND

1. Featured Entrance Gate
2. Entrance Plaza
3. Water Feature
4. Fragrance Garden
5. Cycling/jogging Track
6. Central Green
7. Open Air Theater
8. Garden Pavilions
9. Lawn Tennis
10. Squash Cour
11. Badminton Courts
12. Basketball Court
13. Skating Rink
14. Main Swimming Pool
15. Kids Pool
16. Club House
17. Kids Play Lots
18. Elders Zone
19. Yoga/meditation Garden
20. Cricket Practice Pitch

## SITE AREA

TOTAL SITE AREA - 62,200 SQM, 15.36 ACRES

## APARTMENT... AT A GLANCE

Type - I	4 Bed + 5 Toilet + Dress + Study	2135
Type - II	3 Bed + 4 Toilet + Study + Dress	1735
Type - III	3 Bed + 3 Toilet + Dress	1560
Type - IV	3 Bed + 2 Toilet + Store	1385
Type - V	2 Bed + 2 Toilet + Study	1135
Type - VI	2 Bed + 2 Toilet	955





**UNIT TYPE: II**  
**SUPER AREA : 1735 SQ. FT.**  
**BUILT UP AREA : 1377 SQ. FT.**

- 3 BEDROOMS
- DRAWING/DINING
- 4 TOILETS
- KITCHEN
- BALCONIES
- STUDY
- DRESS



**UNIT TYPE: III**  
**SUPER AREA : 1560 SQ. FT.**  
**BUILT UP AREA : 1257 SQ. FT.**

- 3 BEDROOMS
- DRAWING/DINING
- 3 TOILETS
- KITCHEN
- BALCONIES
- DRESS





- UNIT TYPE: IV**  
**SUPER AREA : 1385 SQ. FT.**  
**BUILT UP AREA : 1134 SQ. FT.**
- 3 BEDROOMS
  - DRAWING/DINING
  - 2 TOILETS
  - KITCHEN
  - BALCONIES
  - STORE

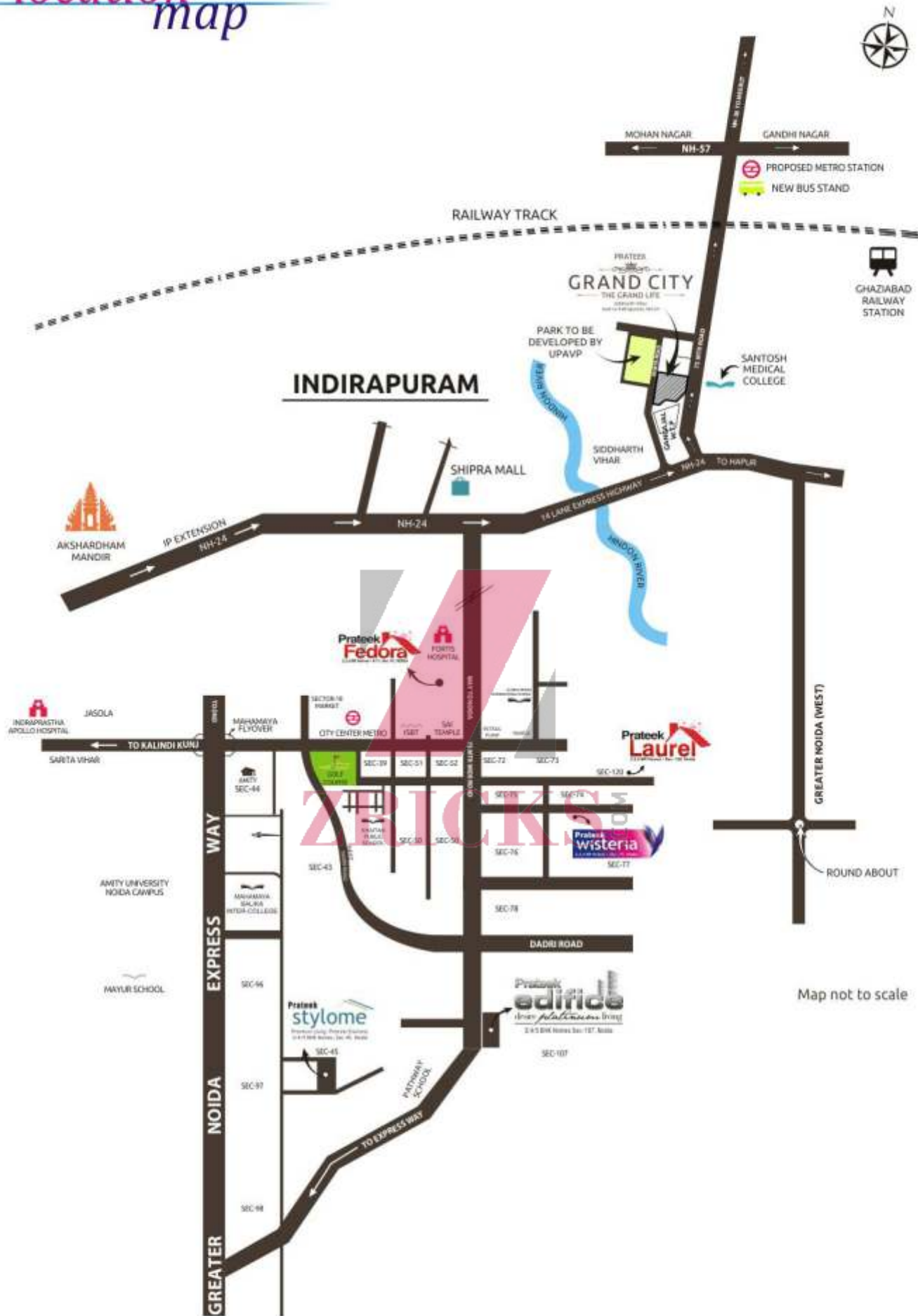
- UNIT TYPE: V**  
**SUPER AREA : 1135 SQ. FT.**  
**BUILT UP AREA : 909 SQ. FT.**
- 2 BEDROOM
  - DRAWING/DINING
  - 2 TOILETS
  - STUDY
  - KITCHEN
  - BALCONIES



- UNITTYPE: VI**  
**SUPER AREA : 955 SQ. FT.**  
**BUILT UP AREA : 773 SQ. FT.**
- 2 BEDROOMS
  - DRAWING/DINING
  - 2 TOILETS
  - KITCHEN
  - BALCONIES



# location map



map not to scale

Map not to scale



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