



# Cleo County

APARTMENTS • PENTHOUSES  
SECTOR - 121 • NOIDA







A PROJECT OF ABA CORP., THE NAME BEHIND SOME OF THE MOST SOUGHT AFTER RESIDENTIAL PROJECTS SUCH AS ORANGE COUNTY, OLIVE COUNTY AND ONGOING CHERRY COUNTY, WHICH IS COMMITTED TO CREATE A FUTURE THAT IS FILLED WITH ABUNDANCE AND IN BUILDING HOMES THAT INNOVATIVELY COMBINE ENVIRONMENT-FRIENDLY LIFESTYLE WITH LATEST TECHNOLOGIES. COMMITTED TO NEW CONCEPTS, NEW DESIGNS AND NEW SURROUNDINGS, ABA CORP. IS PROUD TO BE ONE OF THE FEW NAMES IN THE INDUSTRY BLESSED WITH REPEAT CUSTOMERS WHO CONTINUE TO REPOSE THEIR TRUST IN ITS PROJECTS



CLEO COUNTY SEEKS ITS INSPIRATION FROM THE RICH BUILT HERITAGE OF ANCIENT EGYPT. THE PROJECT ITSELF HAS BEEN NAMED AFTER ONE OF THE MOST BEAUTIFUL WOMAN OF THE TIME, THE NAME THAT STILL STIRS PASSION, CLEOPATRA. CLEO COUNTY COMBINES THE BEAUTY OF THE LEGENDRY QUEEN AND BLENDS IT WITH THE EGYPTIAN ARCHITECTURAL THEME, IN THE PROCESS BUILDING HOMES THAT AMALGAMATE UNSURPASSED LUXURY, UNMATCHED AESTHETICISM AND UNPARALLELED FACILITIES.

ZRICH



The inspiration to change the main gate from the original design to the current, was to capture the soul of Egyptian architecture and turn it into the essence of Cleo County. Naturally it demanded a magnificent gateway, similar to one found at the Temple of Philae, Egypt.

THE TEMPLE OF PHILAE, EGYPT





### LITTLE PHAROAH LAND - CHILDREN'S PLAY AREA

*A huge play area naturally had to fulfill everyone's expectations, right from kids to senior citizens. What makes it unique is the presence of varied textures for multiple activities i.e. rubberised, concrete, grass, wet and sandy.*

WET PLAYING AREA



### CASCADING SWIMMING POOL WITH SKY BRIDGE

*India's first cascading swimming pool pushes the boundary in terms of design, visual and physical experience, combining relaxation with recreation. The entire club complex that includes this cascading pool has been designed to exude one unifying whole"*

INDOOR TEMPERATURE CONTROLLED SWIMMING POOL





### CLUB & SWIMMING POOL

*In Singapore, high end projects are defined by the quality and quantity of water bodies present in the project. We have redefined luxury living with modern architecture supplementing that with building materials of unsurpassed quality and design.*

CLUB, AERIAL VIEW

## Highlights

### General

- Gold certified Green Building
- Spread over 25 acres
- Approved leasehold property
- Egyptian Theme based project
- Resort style living
- Golf carts for ferrying
- Rain water harvesting
- Hi-tech security with touch panel system
- Optical Fibre Technology in Complex
- Grand Double Height Lobby
- Use of Energy Efficient Equipment
- Use of Solar Panels
- Separate play area for toddlers and kids
- Earthquake resistant structure

### Club

- Swimming pool - 1 (Outdoor)  
India's 1st five level cascading swimming pool
- Swimming pool - 2 (Indoor)  
Temperature controlled all weather Swimming Pool
- Fitness center with Spa, Gym, Steam, Sauna, Jacuzzi
- Yoga and Aerobics hall
- Mini home theater
- Squash court, Basket Ball court
- 2 Banquet Halls
- Restaurant & Coffee lounges
- Table Tennis, Lawn Tennis, Cricket Net Practice
- Business centre with conference room
- Cards room, Reading room
- Snooker & Billiard Room

### Landscaping

- Palm Court  
Surrounded by palm trees
- Island Court  
Sitting area with water on all four sides
- Giza Court  
Pyramid shaped huts
- Mist Garden  
Artificial mist created to keep the temperature down
- Pillar of 5 Senses  
9 mteter tall stone structure with Egyptian engraving
- 6 hole Golf Putting
- 5 Acre Little Pharoah Land
- Wet Play Area
- Open air Amphi Theater

## Professional Team

CHIEF CONSULTANT :



LIGHTING CONSULTANT :



CHIEF ARCHITECT :



LANDSCAPE CONSULTANT :



STRUCTURAL CONSULTANT :



CONSTRUCTION :





# Master Plan

- A** - 1620 sq.ft.
- B** - 1827 sq.ft.
- C** - 2070 sq.ft.
- D** - 2448 sq.ft.

## LEGENDS

1. Entrance
2. Club
3. Swimming Pool
4. Island Court
5. Palm Court
6. Mist Garden
7. Giza Court
8. Pillar of 5 Senses
9. Sculpture Garden
10. Putting Golf
11. Cricket Net Practice
12. Tennis & Basket Ball
13. Amphitheater
14. Skating Section
15. Wet Playing Area
16. Kids Zone
17. Commercial Space
18. Future Developments
19. Proposed Creche
20. Basement Entry/Exit



# Specifications

Structure	Earthquake Resistant RCC Framed Structure (with latest Seismic Code)	
Flooring	Drawing/Dining/Kitchen All Bedrooms Balconies Toilets	Vitrified Tiles Laminated Wooden Flooring Designer Anti-Skid Tiles Granite Stone
Electrical	Internal T.V. & Telephone points Exhaust Fan Split Air Conditioner Provision for A/C Geysers Light Fixtures Fans	Fire Resistant Copper wiring in concealed PVC conduits Modular Switches & Sockets in adequate numbers In all rooms In Kitchen & Toilet In all Bed rooms In Drawing room In Toilets In Drawing room & Bedrooms In Drawing room & Bedrooms
	External	Adequate lighting in common areas, staircase, lobby, parking space, garden etc.
Wood Work	Wardrobe (Laminated Particle Board)	In all Bed rooms
Kitchen	Working Counter Woodwork Wall Tile	Granite Counter with Stainless Steel Sink fitted with R.O. Modular Cabinets Designer Ceramic Tiles upto 2 ft. above working counter
Doors & Windows	Internal External	Designer flush doors in polish/duco paint fixed in hard wood UPVC Sliding doors & windows
Wall Finish	External Finish Internal Finish	Most Modern and Elegant Permanent Finish with High Quality Texture Paint All internal walls of the room & Drawing Dining will be painted using O.B.D.
Railing	Balcony Staircase	Stainless Steel Mild Steel
P.O.P. Work	Internal	P.O.P. work of punning will be done in all the rooms including drawing & dining
Sanitary Work	For Internal Piping Bath Fittings & Ware	Imported corrosion free PPR/UPVC Pipes & Fittings All Taps and Fittings of reputed brands in C.P. Wash Basins, Wall mounted W/C of reputed brands in appropriate shades matching with ceramic tiles

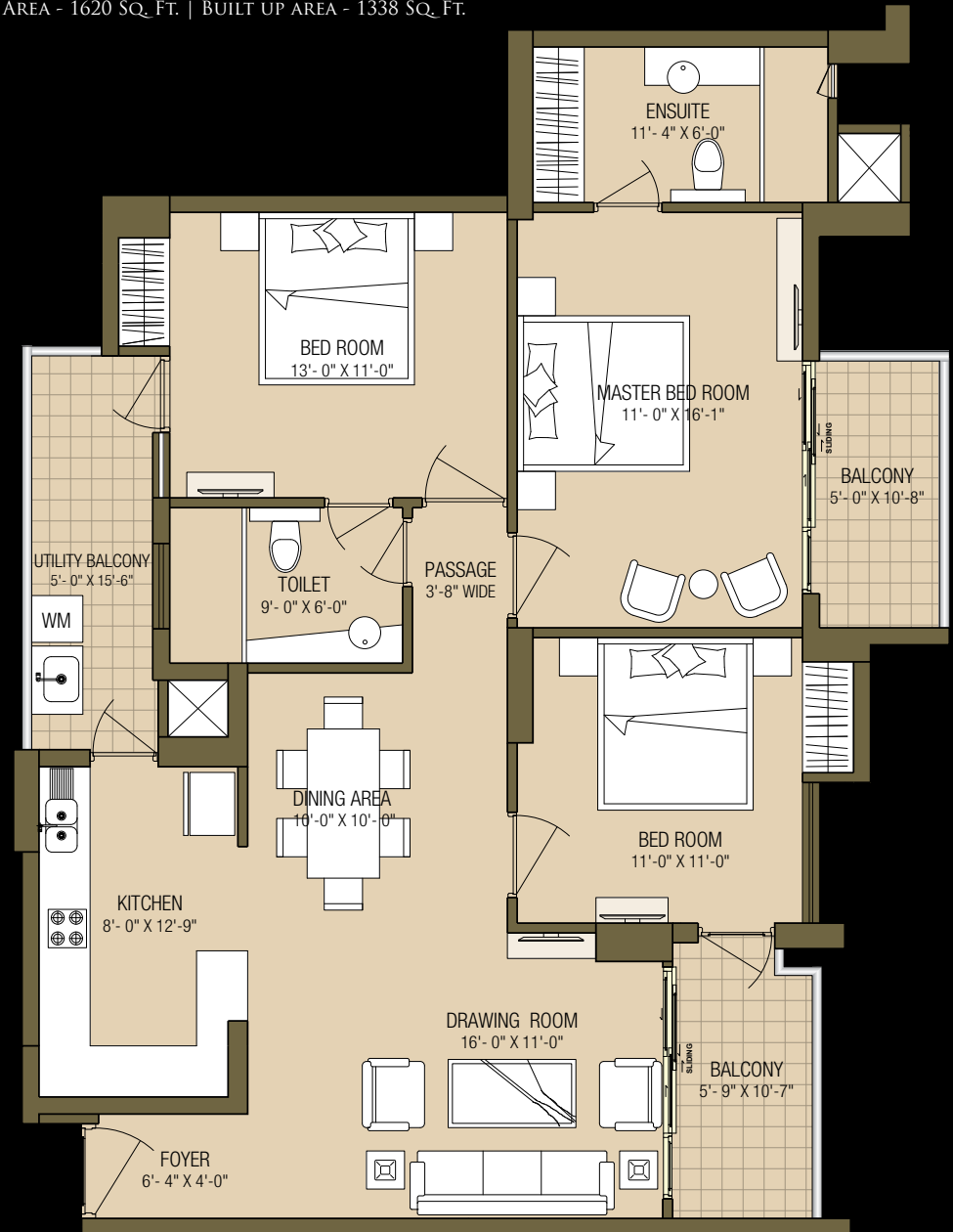




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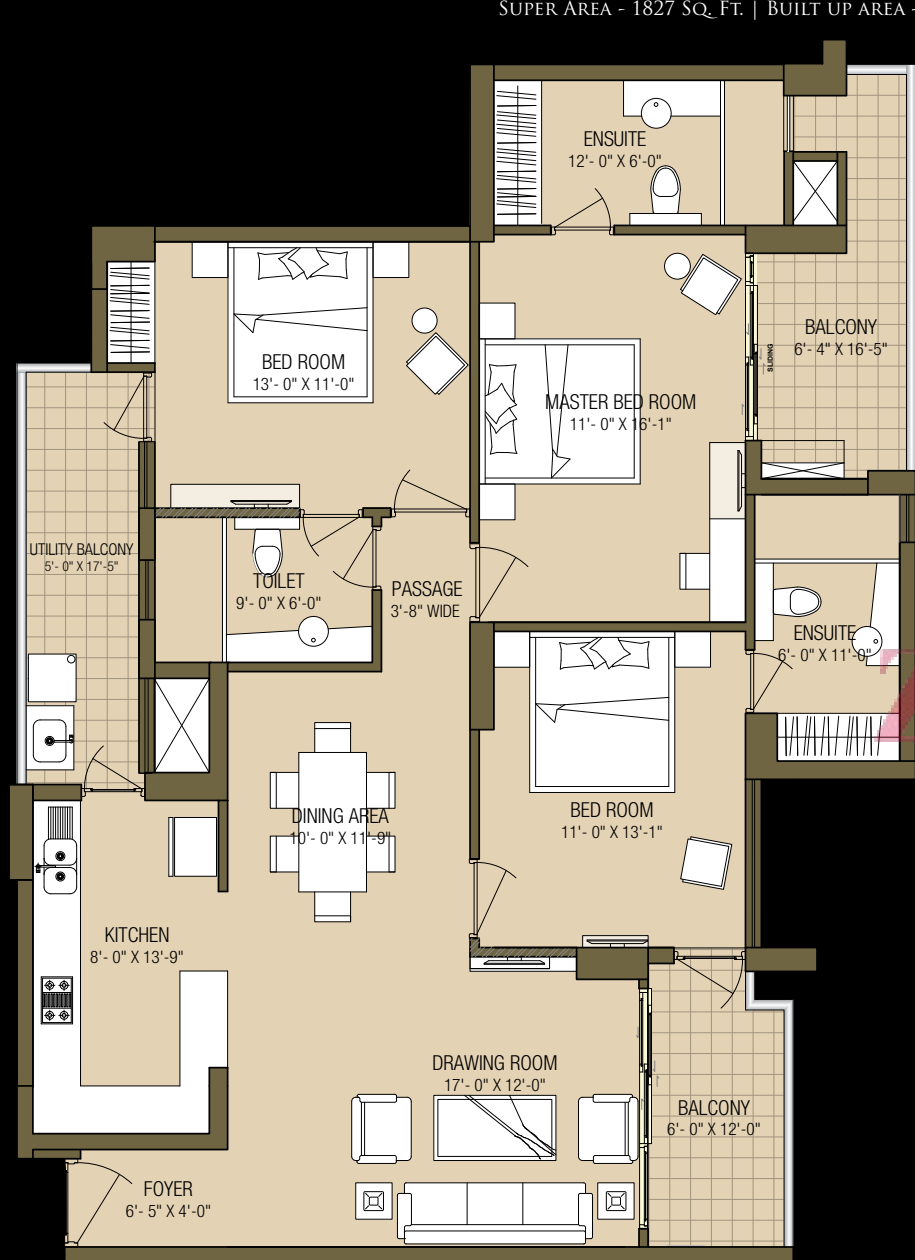
### TYPE - A

3 BHK + 2 TOILET + 3 BALCONY  
SUPER AREA - 1620 SQ. FT. | BUILT UP AREA - 1338 SQ. FT.



### TYPE - B

3 BHK + 3 TOILET + 3 BALCONY  
SUPER AREA - 1827 SQ. FT. | BUILT UP AREA - 1539 SQ. FT.



### TYPE - C

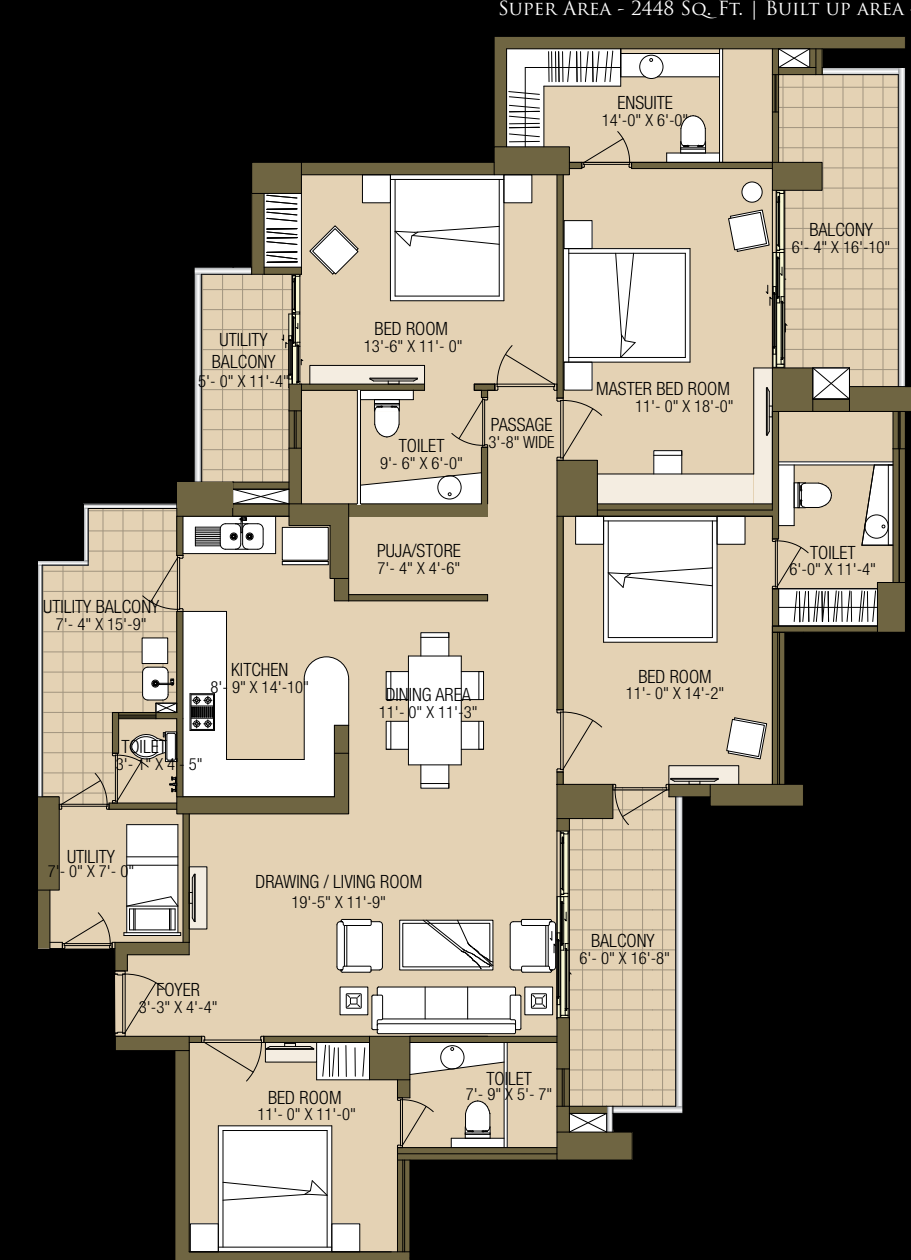
3 BHK + 3 TOILET + 4 BALCONY + PUJA/STORE + UTILITY WITH TOILET  
SUPER AREA - 2070 SQ. FT. | BUILT UP AREA - 1772 SQ. FT.



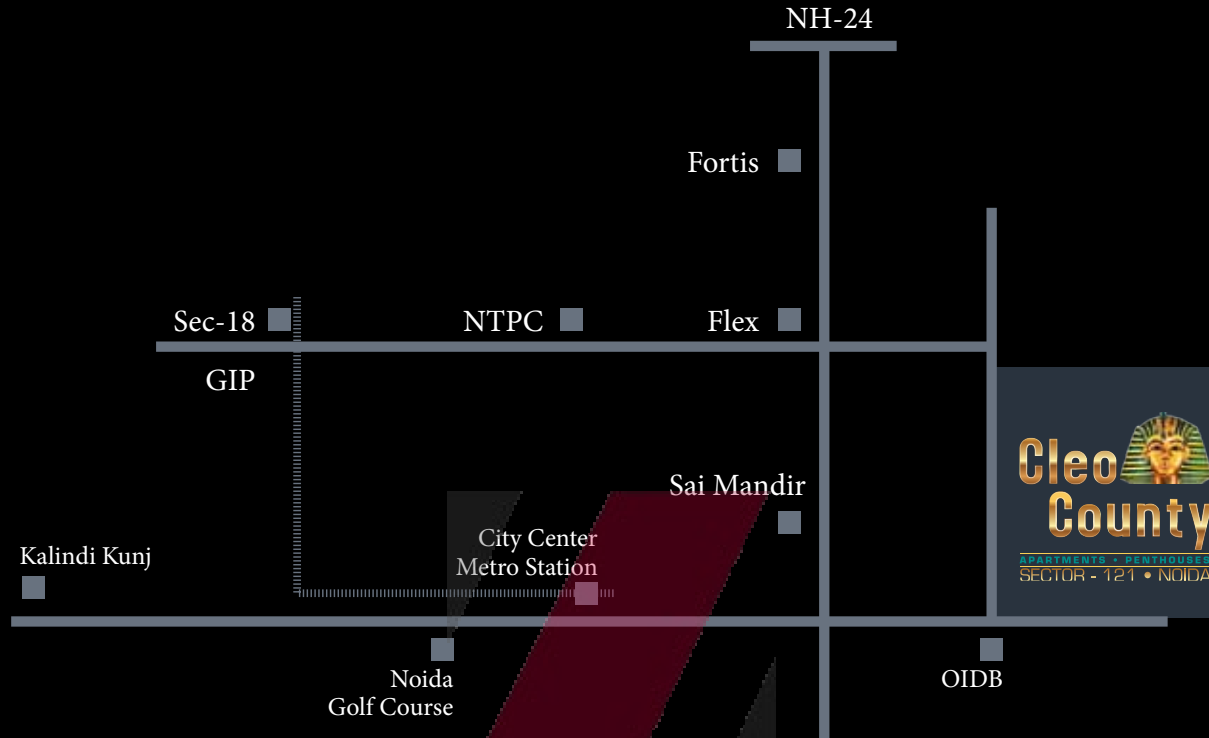
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### TYPE - D

4 BHK + 4 TOILET + 4 BALCONY + PUJA/STORE + UTILITY WITH TOILET  
SUPER AREA - 2448 SQ. FT. | BUILT UP AREA - 2085 SQ. FT.



# Location Map



## Locational Advantages

- Situated at one of the most prime location of Noida
- On 70m wide & straight road from Kalindi Kunj
- Four side open plot with roads on all four sides
- Green belt on two sides
- All essential services like Schools, Hospitals, Malls etc. nearby
- Located amidst Industrial, IT Hub & fully inhabited residential area
- Proposed Metro station in Sector -121



**ABA CORP.**  
—greenovations—

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Disclaimer : While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

Built Up Area : Built Up Area, as per CREDAI definition, shall mean the total Poly Line (P. Line) area measured on the outer line of the unit including balconies and/or terrace with or without roof. Built Up Area shall also include Mezzanine floors, if any and also detached habitable areas, if any, such as servant's room etc. allotted for exclusive ownership. The outer walls which are shared with another unit shall be computed at 50%. Remaining outer walls are computed at 100%

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