

# *The Alien Court*

TRONICA CITY

Ghaziabad

*A home to live... happily forever*



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# Cherished privileges of world class TRONICA CITY

One of the most desired township in the present scenario, Tronica City is offering an ultimate experience of community living. A gateway from the busy streets, Tronica City is blessed with 70% green land and peace beyond comparison with a world-class infrastructure and every modern facilities. Truly - the future belongs to Tronica City. This is a multi-crore project spread across over thousands of acres of land offering excellent opportunities for trade, commerce and industrial purposes. Uninterrupted water and electricity supply, internal and external drainage network, state-of-the-art security and telecommunication facilities, green belt and recreational centers add to the overall value of Tronica City. Further to add more Tronica City is strategically located and well supplemented by social infrastructure & environmental benefits.



## A home to live... happily forever

Community living has never been so unique before. With luxury so close and comfort so natural, The Alien Court has the ability to stand apart. Welcome to the next level of fine living. Here is the home close to your dreams, a reason to celebrate. The Alien Court is one of the most well planned housing project so far in Tronica City.

Magnificent apartments in The Alien Court with 70% of green area and beautiful landscape are being constructed with state-of-the-art architectural and elegant designing. The Alien Court is constructed with highest quality standards incorporating modern and elegant styling. The Alien Court brings a euphoric living experience which offers a unique blend of privacy and community living. The Alien Court is far more than just an apartment, as it's serene ambience relieves all the stress and motivates to lead a happy and healthy life.

## 2/3 Bedroom Apartments

Take your

lifestyle  
to  
new heights

Take a break from your hectic schedule and ease out in peace and joy in the territory of The Alien Court. With 70% of the land as open and green space, relax completely in nature's lap as the lush green environment will keep your body and soul united.

- ★ Land allotted by U.P.S.I.D.C. for group housing.
- ★ At the heart of the Tronica City.
- ★ Eco-friendly layout of project.
- ★ 70% open space with wide internal roads.
- ★ Lush green environment with resort like landscaped central park spread over around two acres.
- ★ East facing three side corner plot.
- ★ 80% of flats are either park facing or corner.
- ★ Vastu friendly layout.





## Salient features of TRONICA CITY



- ★ A well planned integral township.
- ★ Conveniently located on proposed 8-lane Delhi-Saharanpur highway.
- ★ Self sufficient township with Shopping Malls, Commercial Center / Office Spaces, Residential, Industrial, Recreational & Educational facilities.
- ★ Proposed 4-lane approach road from Delhi to Tronica City.
- ★ Independent captive power plant.
- ★ Construction of world class Signature Bridge next near to Tronica City in full swing.
- ★ Just 2 km from Delhi border.

### Fascinating way of living

- ★ A splendid fountain at grand entrance foyer.
  - ★ Round the clock high tech security.
  - ★ Day boarding facility.\*
  - ★ Dedicated car parking.\*
  - ★ Provision for rain water harvesting.
  - ★ Convenient shopping place for daily needs.
  - ★ Three / two elevators in each cluster block.
  - ★ 100% power backup for common premises.
  - ★ In-house maintenance services for all common facility ( on sharing basis ).
- \*Conditions Apply



*The Alien Court*

TRONICA CITY

G h a z i a b a d





## Get pampered & rejuvenated...

A cherished place to enjoy after hard day's work is Alien's Club which provides you a healthy environment to revitalize. A gym along with swimming pool make the idea to stay fit & fine. Have jacuzzi, Steam & Sauna bath to recharge your body, mind and soul before you start for the next day.

- ★ An executive in-house club with swimming pool.
- ★ Fitness club with Jacuzzi / Sauna / Steam.
- ★ Snooker / Squash / Basketball & Badminton Court / Tennis Court / Skating Ring.
- ★ In-house Party Lawn.



# The Alien Court

Care Group is a fast emerging competitive player in the real estate industry headed by experienced professionals & dedicated management team. Our group is capitalizing on emerging market opportunities to deliver high-end facilities and projects to our wide base of customers by constantly upgrading our internal skills and resource capabilities. With an ambition to create a progressive organization matching International Standards we maintain Integrity, High Ethical Standards and Transparency within and outside the organization. We are committed to provide Quality, Trust and Customer satisfaction and delivering on our promise with agility and financial prudence, so as to make us different from our competitors... building trust with Care.







## Structure

Earthquake resistant RCC framed structure as per I.S.Code.

## Flooring

Designer vitrified tiles all over. Anti-skid ceramic tiles in bathrooms, toilets and balconies.

## Doors

European style decorative shutters with brass/ss hardware.

## Windows

Aluminium composite powder coated with anodized aluminium hardware.

## Kitchen

Modular wooden cabinets, granite work top with 2ft. high ceramic tiles dedo above counter. RO water purifier system, gas line with meter and stainless steel sink.

## Toilet

Designer ceramic tiles upto 7ft. height on walls. Granite / glass counter in master toilet. Hindustan Cera or equivalent wash basin, Wc's & chrome plated tap fittings.

## Electrical

Copper wiring as per I.S.Code with modular switches, Circuit with MCBs of approved make. TV and telephone point in every room. Internet wiring in all rooms. Tube light and fan in all rooms.

## Painting

Pleasing shades of OBD.

## Facade

Permanent finish/Texture paint.

## Signature Bridge - Bridging the Gap

Asia's first "Signature Bridge" being constructed across the Yamuna river at Wazirabad promises to be a great attraction of Delhi. It is an eight lane bridge, four lane each way, and has a harp shaped Cable-Stay solution. A tourism and recreation project has been planned on 1,000 acres of land alongside the bridge. Apart from a theme park for children, a water body is also being developed around this bridge for water-sports enthusiasts. The top of the towers will be equipped with platforms for restaurants and other entertainment facilities. Once operational, the Signature Bridge will dramatically improve access between North and West Delhi, with a free flow of traffic even in peak hours. To further facilitate the movement of traffic, new express lanes will also be constructed to connect Ring Road with the bridge. Tronica City, a well planned integrated township next to the up-coming world class Signature Bridge will have an excellent connectivity with the four-laning of the Sonia Vihar Road, widening of the Delhi-Yamotri Highway and completion of the Signature Bridge - the new symbol of Delhi-NCR.



Note: The above specifications, conditions and designs are only indicative & some of these can be changed in consultation with architect or equivalent provided at the discretion of company. The brochure is purely conceptual and not a legal offering.

Note: All natural products such as tiles, wood etc. may have slight variation in texture, colour and behaviour.

# Tronica City Site Map

Tronica City, strategically located township, has an excellent connectivity to NCR.



- ★ 2 kms from Delhi Border
- ★ 8 kms from Wazirabad
- ★ 12 kms from ISBT
- ★ 22 kms from CP



\*Map not to Scale

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