

Some wishes are answered
Luxuriously.
Presenting



LUXURIA ESTATE

WHERE LUXURY COMES INBUILT



ZRICKS

Concept & Design By www.luxuriate.com



AGARWAL ASSOCIATES GROUP

Head Office: 10, New RajBari Enclave, Adjacent to Preet Vihar Metro Station,

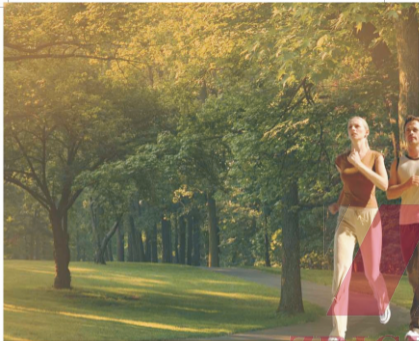
Wazirpur Marg, Delhi-110080(India) Ph: 011-43402222, 43402203

Marketing Office: G-18 G-2, 16, Kankaria Road, Marg, Opp. Birla Centre,

New Delhi-110001, Ph: 011-43742222, 43742223

Site Office: Aditya World City, NH-24, Ghazipur, U.P.- 201109

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at Aditya World City, nothing will be far away from your home.

Luxurious. Laidback. Secure. Every word defines Lushia Estate.
It is one of a kind gated residential development, ideally located in a self-sustainable & integrated township Aditya World City.
This township offers a balance of lifestyle elements and variety of residential space options like apartments, penthouses, plots, villas, whereas commercial options are like shopping, hypermarket and food court etc. Aditya World City also comprises various other amenities like offices, schools, hospital and post office etc. Grand planning, superbly developed infrastructure, exquisite finishes, world class facilities and amenities abound with Lushia Estate.
Aditya World City, an unadorned way of life. It is way to enjoyment the process of new resurgence India, taking the world as its stride.

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Aditya Worldcity™
NH-24, Ghaziabad





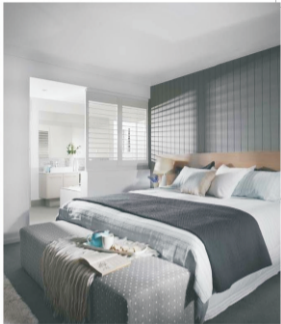
Live in the lap of *Luxury*

There are different ways to define luxury. At Luxuria Estate, you will witness many definitions coming together that will give luxury a whole new meaning. Here natural and healthy living comes together with a focus on creating an environment that is perfectly in tune with nature. Here, open areas are integrated with lot of greenery, landscaped gardens, water body and fountain that gives a glimpse of luxury. All these features make Luxuria Estate a distinguished project.

- GDA Approved Plan
- Group Housing Project within Aditya World City
- Contemporary Architecture
- Gated Complex
- CCTV Surveillance
- Sprawling Greenery
- Intercom Facility
- DG Backup For Elevator, Water Pump And Common Lighting
- Conveniently Approachable From NH-24, Ghaziabad, Noida And Delhi
- Value For Money Estate

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Cast a spell on yourself **ZBRICKS**.COM

A home at Luxuria Estate is a home with heart and happiness. Luxuria Estate, ensure vastu friendly layout plans, approved by the authorities. It also offers excellent space management design for optimum use of the space available in flats. The architecture of all the apartments is meticulously planned to ensure proper ventilation and natural air flow to add to the soothing serenity of Luxuria Estate.

- Vastu Friendly Layout
- Optimum Utilization Of Space
- Sheltered Drop Off / Pick Up Area Leading Into Spacious Lobby
- Proper Ventilation And Natural Light
- Ultra Modern Fittings
- Attached Balconies With Master Bedroom And Living Room





Fall in love with our facilities



Luxuria Estate touches your life with splendor and well being. The club at Luxuria Estate is designed to offer you best of the luxurious lifestyle facilities including everything you require for fitness, healthy living, relaxation and entertainment. It also acts as a place where you relax and forget the fatigue of the whole day. Here you can enjoy and actively participate with yours neighbours in everything you do.

- Swimming Pool
- Gym Area
- Amphitheatre
- Entrance Lounge
- Room For Snooker And Table Tennis
- Open Sitting Area
- Exquisite Landscaping
- Kids Outdoor Playing Area
- Jogging Track
- Rain Water Harvesting
- Water Body Features And Fountain



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Magically Located

Located just few minutes away from quite a few of landmarks, Luxuria Estate is well connected to all the commercial and leisure locations. Plotted on NH-24, it is being developed in close proximity of posh colonies of Ghaziabad, namely Kavi Nagar, Raj Nagar, Shastri Nagar etc. It is in the close vicinity of 3 best cities of the country namely electronic city Noida, Greater Noida and Delhi. But what makes this property even more convenient is its location inside the Aadiya World City. You won't feel the need to step out.



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Layout plans



Layout plan

Master plan



Legend:

- 1. Main Entrance
- 2. Club
- 3. Swimming Pool
- 4. Pavilion
- 5. Central Lawn
- 6. Amphitheatre
- 7. Jogging Track
- 8. Cluster Court
- 9. Stream
- 10. Children's Play Area

Specifications



EXTERNAL FINISH
Superior Paint Finish
BALCONY-
Flooring: Anti-Skid Ceramic Tiles
Super Structure: Earthquake Resistant
RCC Framed Structure



MASTER BEDROOMS
Flooring: Laminated Wooden Flooring
Walls: Elegantly Finished with POP
Painting & OBD
Internal Doors: Factory Made Panel
Doors with Hardwood Frames
External Doors & Windows: Powder Coated
Aluminum / UPVC Doors & Windows



CORRIDOR/LOBBY
Flooring: Vitrified Tiles
Walls: Granite Cladding & OBD



ELECTRICAL
Copper Wiring in Concealed PVC
Conduits
Sufficient Light Power Points, Provision
for TV, Telephone Point in Living
Room & Bedrooms.



LIVING / DINING
Flooring: Vitrified Tiles
Walls: Elegantly Finished with POP
Painting & OBD
Internal Doors: Factory Made Panel Doors
with Hardwood Frames
External Doors & Windows: Powder
Coated Aluminum / UPVC Doors &
Windows



KITCHEN
Flooring: Anti-Skid Ceramic Tiles
Walls: Elegantly Finished with POP
Painting & OBD
Internal Doors: Factory Made Panel
Doors with Hardwood Frames
External Doors & Windows:
Powder Coated Aluminum / UPVC Doors & Windows



BEDROOMS
Flooring: Vitrified Tiles
Walls: Elegantly Finished with POP
Painting & OBD
Internal Doors: Factory Made Panel Doors
with Hardwood Frames
External Doors & Windows: Powder Coated
Aluminum / UPVC Doors & Windows



TOILET
Flooring: Anti-Skid Ceramic Tiles
Walls: Elegantly Finished with POP
Painting & OBD
Internal Doors: Factory Made Panel Doors
with Hardwood Frames
External Doors & Windows: Powder
Coated Aluminum / UPVC Doors & Windows

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Group Profile



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During more than 3 decades, Agarwal Associates Group has reached the pinnacle of Real Estate & maintained its position by delivering quality lifestyle homes & business centres with total commitment & dedication. The genesis of Aditya was laid down by visionary, progressive & qualified civil engineer Late Shri B.B. Agarwal. He had a vision to foresee the scope in

Real Estate sector & sowed the seeds of quality for the company to create a niche in the market place.

Being an ISO 9001-2000 certified company, we benchmark against our previous best thereby increasing expectations from every new project. We like to meet & exceed expectations & have

earned ourselves a reputation of a trusted brand.

This trust has been built by delivering quality space within the committed time & cost, year after year. We at Agarwal Associates Group have stood the test of time for providing – not just quality of construction but also safety of investment & integrity of commitment.

No doubt Agarwal Associates Group is the name behind many of today's most advanced & prestigious facilities. The company believes in creating long term relationship with customers through close interaction, based on uncompromising quality & strict adherence to its commitments.