



we believe

ZRICKS.COM

in an ultimate lifestyle with unlimited smiles



in the race for the ultimate,

only a few win.





we believe

in a winning formula!

*Come closer to Formula One*



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we believe

in cheering for everything premium!

*Live next to a Cricket Stadium*

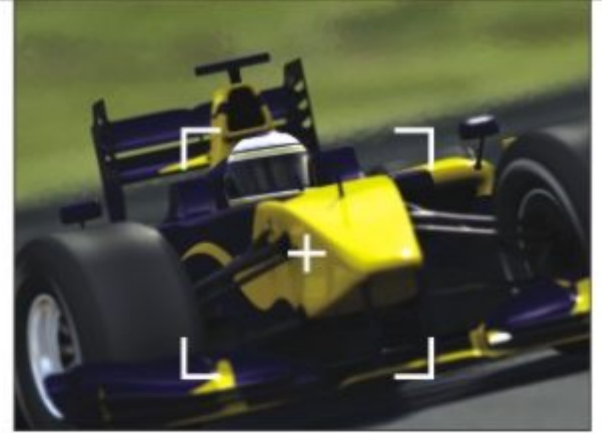


**ZRICKS**.COM  
we believe

**you are the one, off-course!**

*Right next to a Golf Course*





we believe

in a concept beyond imagination







Welcome to Speedway Avenue - a futuristic development spread across 5 acres of sheer comfort right near India's most advanced highway-Yamuna Expressway. This spectacular gated estate is lavishly designed as an elegant and relaxed setting, encompassing a range of opulent facilities. It's an extraordinary opportunity for the discerning few to own one of the most beautiful pieces of paradise imaginable. Now is the time to savour a never before sports-inspired living.

**Ideally nestled amidst Jaypee Greens Sports City  
Premium 2, 3 & 4 BHK apartments & penthouses**

**Overloaded with state-of-the-art amenities**

**Worry-free lifestyle at its best**

**Surrounded by world-class developments**

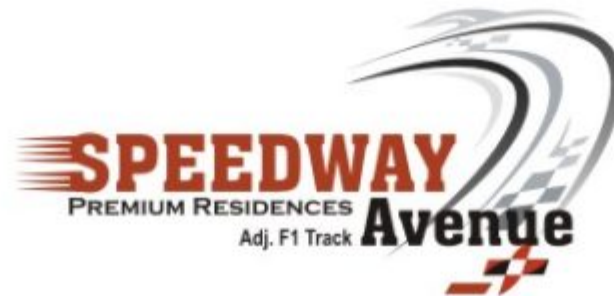





we believe

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in a city with a difference





Speedway Avenue is thoughtfully planned within Jaypee Greens Sports City, Greater Noida. A one-of-its-kind city in India, it's a home to international sports centers, entertainment districts, premium cultural center and mesmerizing lakes and canals. The city is also designed with a stunning mix of residential, commercial and institutional landmarks. An appetizing retreat for sports enthusiasts, this massive township boasts a host of ultra-modern facilities for shopping, medical and education etc., all within easy reach. Explore a sprawling 2500-acre legendary destination where you will love to live in. Come, make sports an integral part of your life.

**Budh International Circuit Formula One Racing Track**

**International Cricket & Hockey Stadiums**

**Sports Centre with a Golf Course**

**Gorgeous 18 hole Golf Course**

**Go-karting Tracks, Equestrian Centre & Many more...**

**Charming Flower Farm, Theme Gardens & Recreational Centres**

**3-tier security system & Cutting-edge amenities**





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we believe

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in tranquility that has no boundaries





Tucked away from everyday pollution and clamour, Speedway Avenue is set under an immense deep blue sky, luxuriant greenery and healthy surroundings. Inhabit your world in an enchanting sanctuary that will beautify each moment of your life. You can breathe in fresh air, indulge in panoramic views of water-bodies and relish an abundance of unspoiled nature. An experience, truly natural, truly melodious!

**80% open & green | Holistically natural living**

**Breathtaking landscapes | Enthralling water bodies & tree-lined boulevards**

**Blessed with a healthy climate round the year**

**Awe-inspiring theme gardens & jogging track**

**Area dedicated for yoga & meditation**







**SPEEDWAY**  
PREMIUM RESIDENCES  
Adj. F1 Track **Avenue**





we believe

in interiors that are as exclusive as exteriors





The interiors are stunning blend of comfort and privacy. Creative ingenuity along with a deep understanding of the environment and space, transforms your living into an absolute palatial experience. Come, savour a rare confluence of gracious sophistication and responsible luxury.

Exhibiting the **pinnacle** of luxury

Immaculate **space** planning

An epitome of **futuristic** modernity

Flawless indoor-outdoor **harmony**

**Earthquake resistant** structure

Constructed with utmost **precision**

**Vastu-amicable** layouts



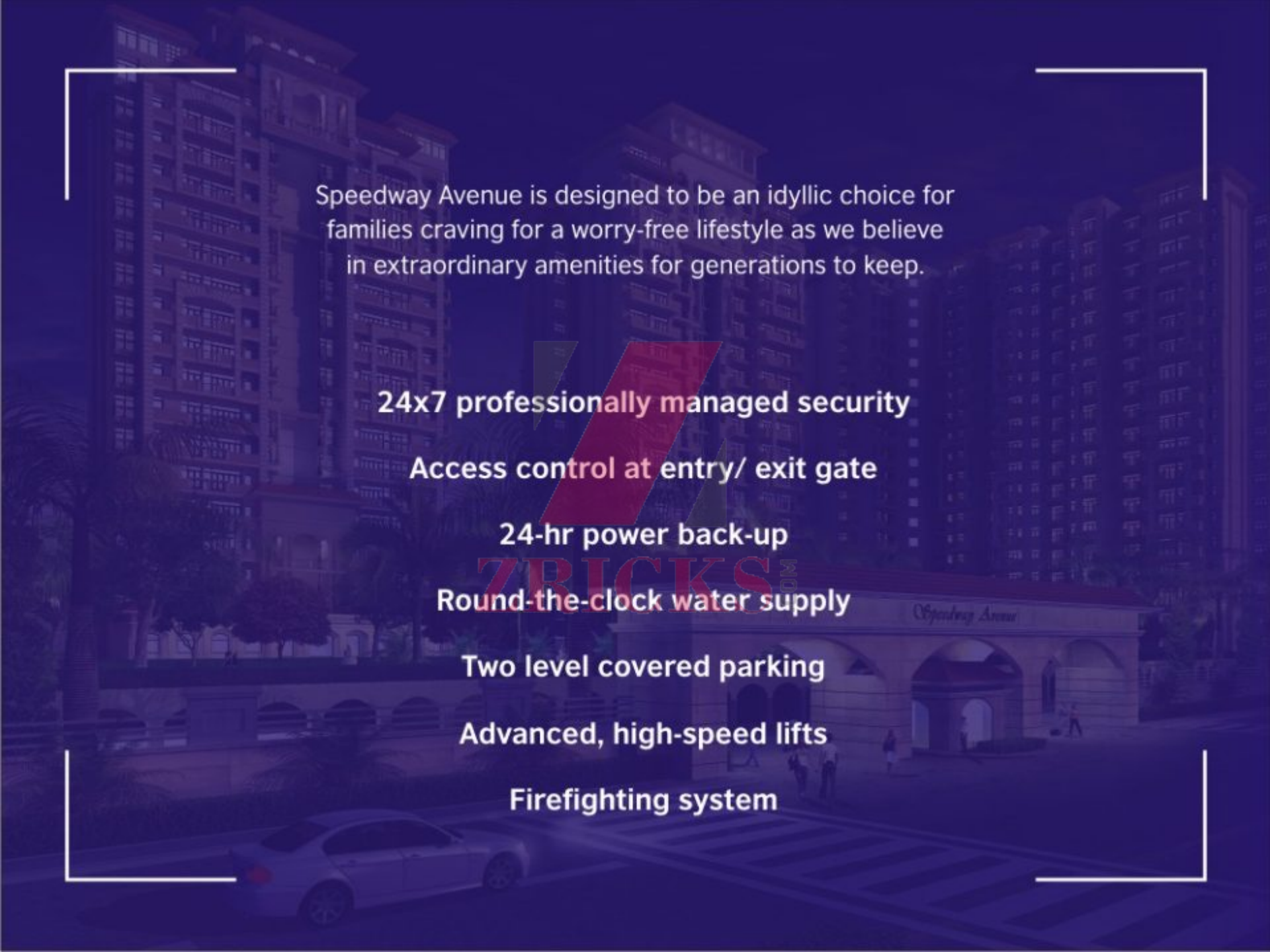




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Speedway Avenue





Speedway Avenue is designed to be an idyllic choice for families craving for a worry-free lifestyle as we believe in extraordinary amenities for generations to keep.

**24x7 professionally managed security**

**Access control at entry/ exit gate**

**24-hr power back-up**

**Round-the-clock water supply**

**Two level covered parking**

**Advanced, high-speed lifts**

**Firefighting system**



we believe

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in pampering all ages







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Add to your exercise routine, practise your game skills, develop some new friendships or rekindle your love for adventure. An international standard clubhouse is designed to be an awe-inspiring world for fun, fitness and recreation. From a relaxing swim in luxurious pool to exercise in a magnificent gymnasium, it hosts a wide array of facilities. Come, nurture your mind, body and spirit.

### Well-appointed gymnasium

Refreshing swimming pool | Separate pool & play area for kids

Basketball & badminton courts | A host of indoor / outdoor games

Splendid party hall & lawn | Various fun activities & social events





PROFESSIONALLY MANAGED SECURITY



ACCESS CONTROLLED GATE



ADVANCED HIGH SPEED LIFTS



FIREFIGHTING SYSTEM



# we believe

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in absolute planning







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# Specifications

## LIVING / DINING ROOM / LOBBY

Flooring and Skirting  
Wall Finishes  
Ceilings

High quality vitrified tiles  
Smooth surface with acrylic emulsion paint on wall  
Oil bound distemper on ceiling

## BEDROOMS

Flooring and Skirting  
Wall Finishes  
Ceilings

High quality vitrified tiles  
Smooth surface with acrylic emulsion paint on wall  
Oil bound distemper on ceiling

## BALCONY

Flooring  
Wall Finishes  
Railing

Anti-skid tiles  
Textured paints  
M.S. railing as per design

## DOORS & WINDOWS

External Doors & Windows  
Main Door & Internal Doors

Powder coated aluminium or UPVC  
Hardwood chowkhats and modular doors

## ELECTRICALS

Concealed conduit with copper wires and modular switches, protective M.C.Bs

## TOILETS

Flooring  
Wall Finishes  
Chinawares  
C.P. Fittings

Anti-glazed tiles  
Glazed tiles till 7' level  
Chinawares fixture of Cera or equivalent  
Cera or equivalent

## KITCHEN

Flooring  
Wall Finishes  
Wall Finished, Ceiling  
Counter

Anti-skid tiles  
Glazed tiles (2' above counter)  
Glazed tiles till 7' level, O.B.D. on ceilings  
Granite

## COMMON PASSAGE

Flooring, Skirting  
Wall Finishes  
Railing

Tiles/Kota/Green marbles  
Birla putty with O.B.D. on walls/ceiling  
M.S. railing as per design

## EXTERIOR

Texture/Good quality exterior paint as per design

## STRUCTURE

Earthquake resistant R.C.C. framed structure with outer walls of bricks/H.C. blocks





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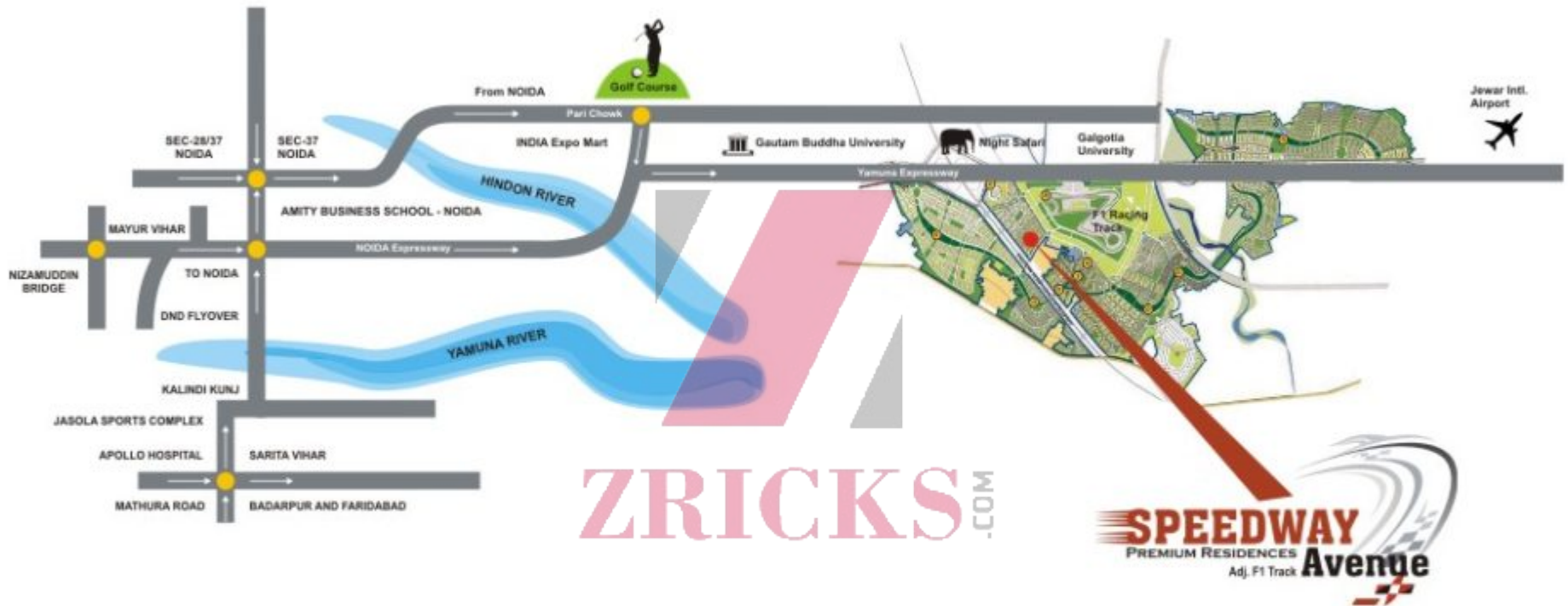
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in perfect specifications



# Location map

MAP NOT TO SCALE



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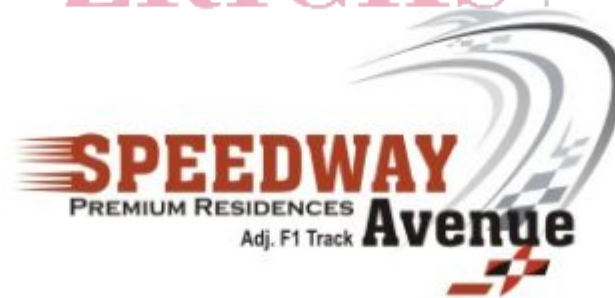
From	Driving Time (approx.)
Kalindi Kunj	25 mins
South Delhi	35 mins
Sector 18, Noida	20 mins
Night Safari	10 mins
Akshardham	25 mins
Noida Golf Course	20 mins
Metro Station	20 mins





we believe

in a location beyond belief



Come home to an unparalleled, world-class infrastructure at Yamuna Expressway. Today, it has evolved as India's one of the most coveted destinations. With many master-planned developments, Knowledge Park 1-5, notable universities and commercial hubs, it promises you everything at par with global standards. Enjoy incredible accessibility and plenty of shopping, entertainment and medical facilities, all within easy reach. Speedway Avenue is just a few minutes away from some of highly-celebrated places.

**Robust and ever- evolving infrastructure | Wonderful connectivity to Agra & entire NCR | Hassle-free transport services | Close to Knowledge Park 1-5 & Technology Zone | Commercial Zone having India's 1st CBD nearby**  
**Close proximity to renowned malls, hotels & educational institutes**  
**Cultural City Center within a few Kms.**





  
we believe

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in extraordinary customer delight

Skyline Aditya Group is a well recognized business house headquartered in New Delhi. The Group has diversified interests in Housing and Commercial Developments, Civil Construction and Contracting. The Skyline Group is running several Engineering, Management, Pharmacy and Law Colleges at Greater Noida under the name of “Skyline Institute of Engineering and Technology”. The group companies, viz. M/s Pyramid Townships Pvt. Ltd., M/s Aditya Durobuild Pvt. Ltd., M/s Skyline Infratech Pvt. Ltd. and M/s Skyline Aditya Infrastructure Pvt. Ltd. have set benchmark of quality and timely delivery with over 24 projects completed and delivered to our valued customers.





## few of our completed & ongoing projects



THE SHREE ARIHANT, GURGAON



GRAND FORTE - GREATER NOIDA



SIGMA AWAS - GREATER NOIDA



INTELLIGENTSIA - GURGAON



GRAND HARMONY - HARIDWAR



SHANTI SAMITI - VASUNDHARA- GHAZIABAD



SUNRISE GREENS, ZIRAKPUR, PUNJAB



PALM COURT, ZIRAKPUR, PUNJAB



GANDHARVA AWAS, GREATER NOIDA



JAYPEE GREENS KOSMOS - NOIDA



KRISHNA APRA GARDEN - INDIRAPURAM  
GHAZIABAD



GREEN VALLEY - FARIDABAD



RAHEJA ATLANTIS - GURGAON



ELDECO - NOIDA



TODAY HOMES BLOSSOMS - GURGAON



LLOYD LAW COLLEGE - GREATER NOIDA



SKYLINE INSTITUTE - GREATER NOIDA





## project team

architect



GIAN P. MATHUR & ASSOCIATES (P) LTD.

landscape consultant



STUDIOP | SUSTAINABLE DESIGN

mep consultant



CONSUMMATE ENGINEERING SERVICES (P) LTD.

concept & design



construction



SKYLINE GROUP

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