



Saffron

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## Welcome To Niho Saffron Scottish Garden

Niho Saffron Scottish Gardens is a residential project that is located in Ghaziabad, close to NH 24. This project offers elegant and well designed 2 BHK deluxe apartments that cover a total area of 1,075 sq. ft, 3 BHK deluxe penthouse apartments that cover a total area of 1,545 sq. ft, 3 BHK deluxe apartments that cover a total area of 1,485 sq. ft and 4 BHK deluxe penthouse apartments that cover a total area of 2,170 sq. ft. Saffron Scottish Gardens brings luxury living at extremely affordable prices. This project is ready to move into.

### Project USP

- Exclusive club with a range of recreational facilities such as:
  1. Indoor and outdoor sports
  2. Reading room with a library
  3. Conference rooms
  4. Guest rooms that can be booked
  5. Swimming pool to keep you cool
  6. Community hall that can be booked anytime
  7. Restaurant with great food
- Reserved parking spaces for cars with all apartments along with a separate space dedicated to guests
- A completely gated community that promotes a sense of community living along with privacy and adheres to stringent security measures such as 24x7 guard duty, CCTV surveillance and restricted entry for unknown people
- 100% automatic power back up for all homes in the complex to ensure convenience and comfort at all times
- Landscaped greens with jogging tracks that help create a lush, green environment in the complex, bringing residents closer to nature



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BALC.  
7'0"X4'0"

M.BED ROOM  
13'9"X10'6"

BED ROOM  
10'0"X12'0"

DRAWING  
10'0" X 15'4.5"

TOIL.  
5'0"X  
7'6"

TOIL.  
5'X7'6"

DINING  
10'10.5" X 11'4.5"

KITCHEN  
10'0"X7'6"

WASH  
4'0"  
WIDE

UP DN

FOYER  
12'9"X10'0"

LIFT  
5'X5'









M. BED ROOM  
15'6" x 11'6"

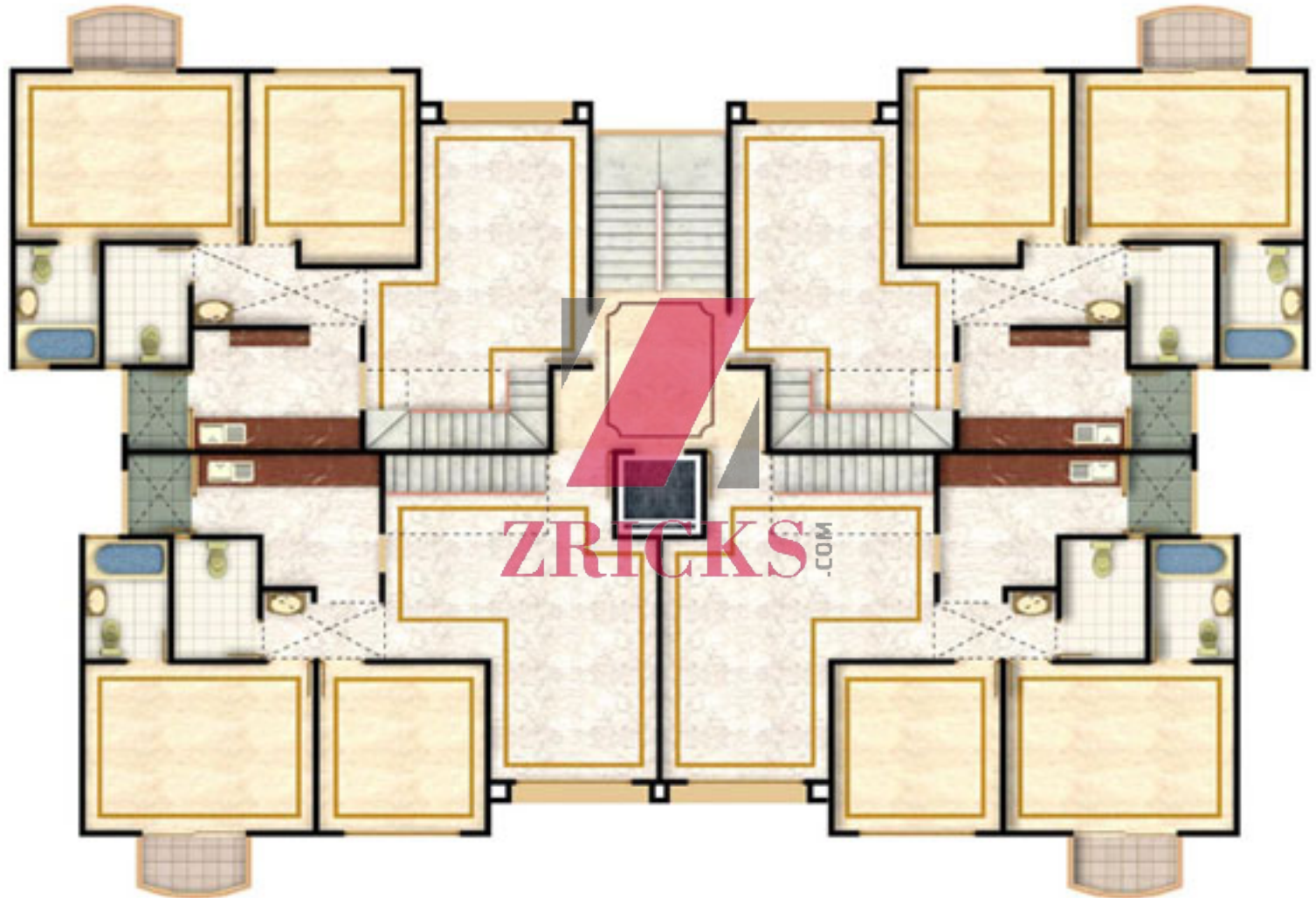
LIVING ROOM  
10'0" x 5'0"

DRESS ROOM  
7'0" x 5'0"

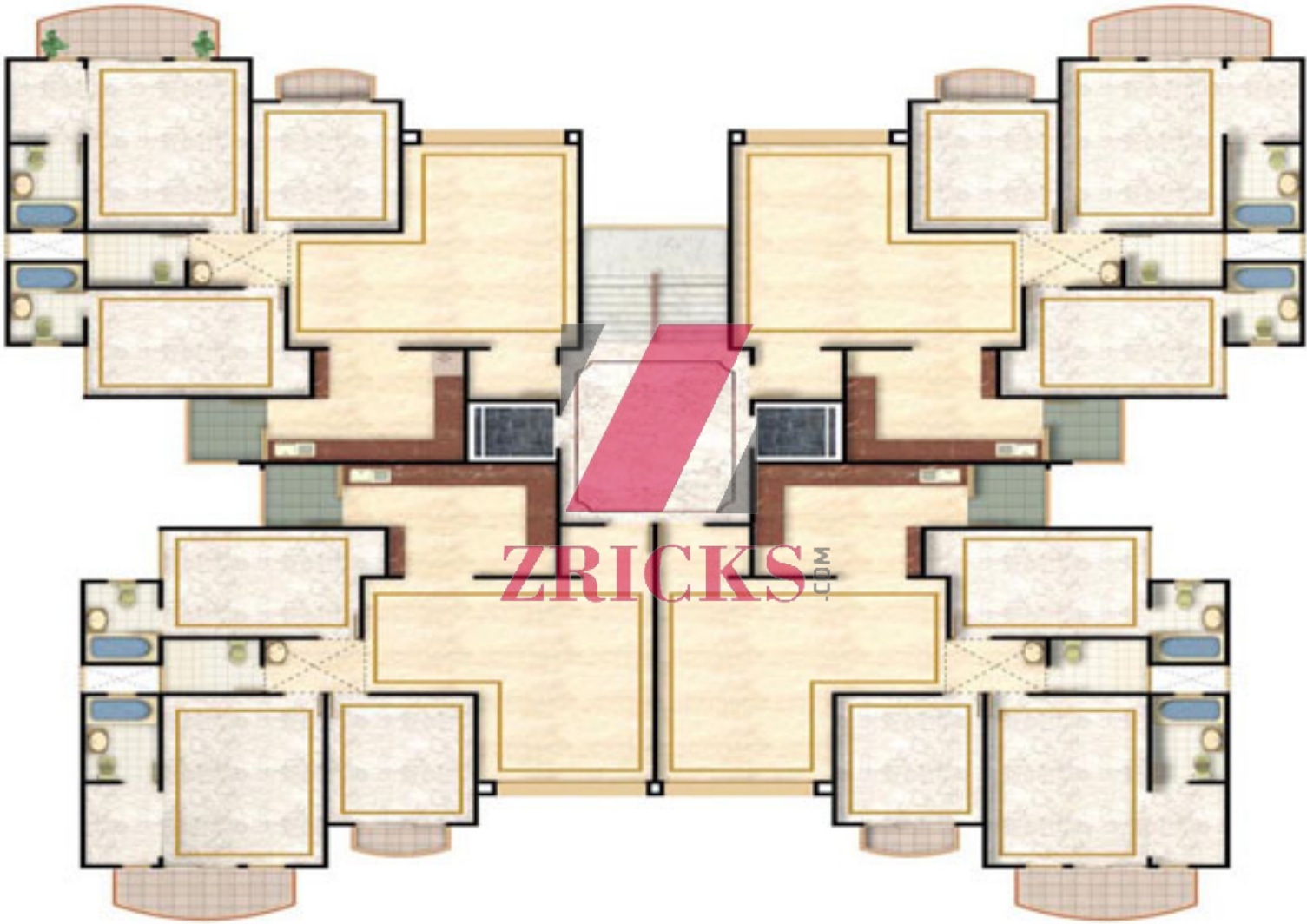
FOYER  
10'0" x 17'0"

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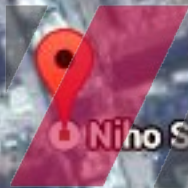


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Angel Mercury



Niho Scottish Gardens

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## ■ SPECIFICATION

<b>Structure :</b>	Earth quake resistant RCC framed structure designed by highly experienced structural engineers and approved by IIT or equivalent authorities.
<b>Doors :</b>	Main entrance designer panel door made of teak wood. Internal doors made of designer flush doors.
<b>Windows :</b>	Powder coated aluminum/wooden windows duly powder coated with fly mesh net.
<b>Flooring :</b>	<ul style="list-style-type: none"><li>▶ <b>Drawing/Dining Room</b> - Designer marble with border and mirror finish</li><li>▶ <b>Bed Rooms</b> - Marble with border and mirror finish/ceramic tiles</li><li>▶ <b>Entrance Foyer/Lobby/Staircase</b> - Marble flooring</li><li>▶ <b>Kitchen</b> - Marble flooring.</li></ul>
<b>Kitchen :</b>	<ul style="list-style-type: none"><li>▶ Granite platform with stainless steel sink.</li><li>▶ Dado upto 2 ft. ceramic tiles</li><li>▶ Furnished with modular type kitchen furniture.</li></ul>
<b>Toilet :</b>	<ul style="list-style-type: none"><li>▶ Dado upto 7 ft. height of designer ceramic tiles.</li><li>▶ Designer antiskid ceramic flooring</li><li>▶ Cera/Hindustan/Parryware sanitary ware fittings in pleasing shades</li><li>▶ Excellent quality of C.P. Fittings</li><li>▶ Bath tub in master bed room.</li></ul>
<b>Wood Work :</b>	<ul style="list-style-type: none"><li>▶ All frame of hard wood.</li><li>▶ Wooden cupboards in all the bedrooms.</li><li>▶ Main door - Teak panel door.</li><li>▶ Wardrobe in dress area.</li><li>▶ Kitchen Cabinet with modular accessories.</li><li>▶ Internal door - Flush-door Teak</li><li>▶ Brass hardware fittings.</li></ul>



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