



*Ki-Bird*

ZRICKS

Niho Hi Bird Scottish Gardens is a residential project that is located in Ghaziabad, close to NH 24. This project offers a wide range of homes in varying configurations and sizes such as 3 BHK Deluxe apartments which cover a total area of 1,485 sq. ft, 4 BHK Deluxe penthouse apartments that cover a total area of 2,170 sq. ft, and 3 BHK Super Deluxe apartments that cover a total area of 1,769 sq. ft and 4 BHK Super Deluxe penthouses that cover a total area of 2,570 sq. ft. Hi-Bird Scottish Gardens in Ghaziabad is ready to move into.

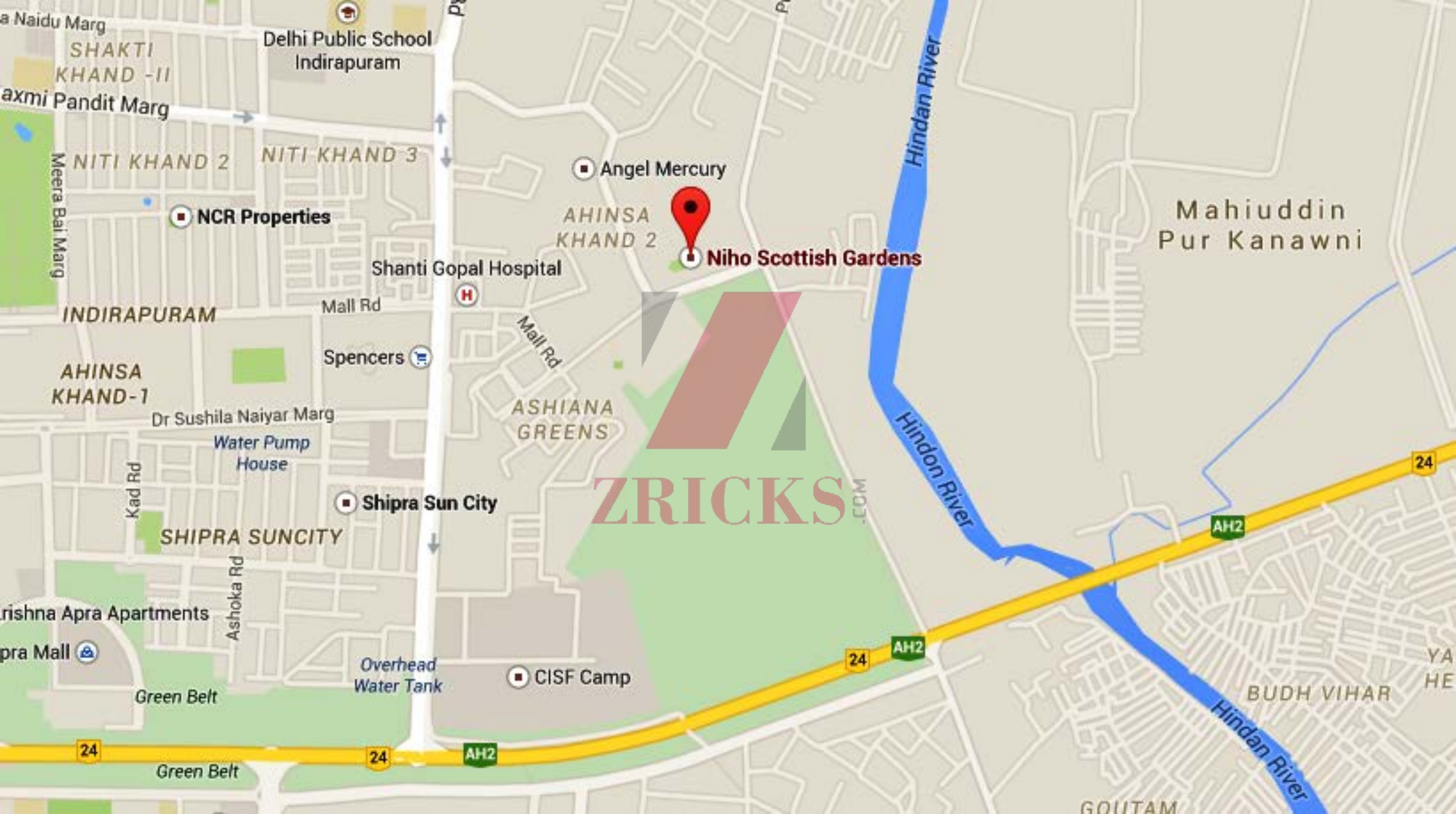
### Project USP

- 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 that help create a lush, green environment in the complex, bringing residents closer to nature
- This project adheres to international standards of architecture and design, creating a world that is not only beautiful but also has all the basic amenities that one could ask for









Map labels and landmarks include:

- SHAKTI KHAND -II
- axmi Pandit Marg
- Meera Bai Marg
- NITI KHAND 2
- NITI KHAND 3
- Delhi Public School Indirapuram
- Angel Mercury
- AHINSA KHAND 2
- Niho Scottish Gardens
- Shanti Gopal Hospital
- Mall Rd
- Spencers
- INDIRAPURAM
- AHINSA KHAND-1
- Dr Sushila Naiyar Marg
- Water Pump House
- Kad Rd
- SHIPRA SUNCITY
- Ashoka Rd
- Green Belt
- Overhead Water Tank
- CISF Camp
- BUDH VIHAR
- GOUTAM
- MAHIUDDIN PUR KANAWNI
- Hindon River
- 24
- AH2
- ZRICKS

Angel Mercury



Niho Scottish Gardens

ZRICKS

## 3 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>
<b>Electrification :</b>	Copper concealed wiring with sufficient number of light/fan/telephone T.V./power points in all rooms/toilets/kitchen etc. with modular switches and protective MCBs.
<b>Furniture/ Fixtures :</b>	<ul style="list-style-type: none"> <li>▶ Fans in all rooms</li> <li>▶ Geyser in all Bathrooms and instant geyser in kitchen</li> <li>▶ Decorative light fittings in all rooms and chandelier in drawing room</li> <li>▶ Wooden Elmira in all bed rooms</li> <li>▶ Video phone security system.</li> </ul>
<b>Elevators :</b>	One elevator in blocks with floors up to five floors and two elevators in blocks with floors above five floors.
<b>Internal Wall finish :</b>	Plastered and painted in Oil Bound Distemper or equivalent with one wall in each bed room duly textured finish. POP cornice in drawing and all bed rooms.
<b>External Wall Finish :</b>	Excellent weather proof and permanent finish of pleasing shades.
<b>Water Supply :</b>	Under ground/Over head water tank for adequate water supply in each block and adequate number of bores in the entire complex.
<b>Common Amenities :</b>	Well developed land scalped garden in the entire complex. Well furnished all purpose club having facilities like indoor/outdoor sports, health, library, conference room, guest rooms, joggers trails community hall etc. facilities with membership at reasonable rates.RCC roads connecting all the sectors of the complex with well laid greens and footpaths on both sides of the main roads of the gates for the entire complex with proper security arrangements.
<b>Parking :</b>	Adequate parking in the complex with covered/allotted open parking at reasonable rates.

Note 1: All natural products such as tiles, marble stones & wood etc. may have slight variation in texture, color & behavior.

Note 2: All specifications, designs, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. They are purely conceptual and not a legal offering.