

G GAUR CITY-2
Get used to more



Life
blossoms
here

DIVYANSH
flora
GAUR CITY II, NOIDA EXTN. 2/3 BR HOMES





Enjoy a fragrant lifestyle

Luxuriate in a planned residential complex within a grand township. Divyansh Flora will redefine luxurious living as it is situated within Gaur City II which is spread over 125 acres and has all the modern amenities required for a city life. Living amidst this rich green landscapes and multi-hued flowers will fill your life with a rich fragrance. Here every corner of this large complex has been aesthetically designed and even the minutest detail is taken care of.

Adding to the charm of living in a planned township is the location of Divyansh Flora. An emerging city with a great infrastructure, Noida Extension is an uncongested place and has a pollution-free environment with world-class facilities. For those who are in look out for serenity and refuge of nature as well as convenience of location, Noida Extn. is the place to be.





Creating Urbanscapes

Divyansh is one of the leading and renowned real estate developer in Delhi and the NCR. The group started its foray in real estate in Ghaziabad and today it is one of the fastest growing business groups in the NCR. People, technology and clear thinking have shaped Divyansh into a customer friendly organization, fully geared to meet the requirements of futuristic real estate projects. Clearly Divyansh has come a long way since its inception.



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Convenience at its best

- Swimming pool and club featured with Gymnasium, Billiards, Table Tennis, Card Table etc.
- Firm Price - no escalation.
- Certified earthquake resistant structure as per IS Codes of Practice.
- Lifts by OTIS/KONE/JOHNSON or equivalent in each block.
- Covered and open reserved car parking within the complex.
- Parks, children play area, landscaping within the complex.*
- Approx. only 25% covered area and 75% open space.
- Rainwater harvesting.
- Plumbing done with CPVC pipes to avoid corrosion.
- Timely possession with penalty clause.
- Individual RO Unit for drinking water in the complex.*
- 100% Power back-up.*
- 24 Hour security with intercom facility.
- Adequate provision for fire fighting on each floor.
- Extra spacious room sizes, balconies and big windows to ensure most comfortable living



*Conditions apply





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Fine details that enrich life

Structure

External Finish

Flooring

Walls & Ceiling Finish

Kitchen

Toilets

Doors & Windows

Electrical

Water Supply

TV & Telephone

- Earthquake resistant RCC framed structure certified by IIT
- Excellent weather proof finish in pleasant shades
- Vitrified tiles in Drawing Room, Kitchen & Bedrooms
- Ceramic tiles in Bathrooms and Balconies
- Finished walls & ceiling with OBD in pleasing shades
- One wall in master bedroom duly textured finished
- Granite working top with stainless steel sink & C.P. fittings
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles
- Individual RO unit for drinking water
- Provision for hot and cold water system
- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, Washbasin and CP fittings in all toilets
- Outer doors & windows aluminum powder coated/UPVC
- Internal door-frames of Maranti or equivalent wood
- Internal door made of painted flush shutters & skin moulded doors
- Main entry door frame of Maranti or equivalent wood with skin moulded door shutter
- Good quality hardware fittings
- Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points in ceiling
- Underground and overhead water tanks with pumps for 24 hrs uninterrupted water supply
- One landline connection having intercom facilities
- Provision for DTH connection



Notes

- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.
- However, in case the variation is beyond $\pm 3\%$, pro-rate changes are applicable.





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GAUR CITY-2 Get used to more

Gaursons and Saviour Builders are all set to create history in Noida Extension, Gaur City. With a portent to become landmark township for all future real estate developments, Gaur City, spread over 125 acres, is a fine amalgam of high living ensconced not only by the greenery but all the modern amenities such as multiplex, stadium, swimming pool, hotel, hospital and schools among others. With the incomparable features of Gaur City, the second phase (Gaur City-2) will be an enviable living destination for those desirous of an ultra modern lifestyle.

So don't resist the temptation. Give in.

Locational advantage

- 2 Mins. drive from NH-24
- 3 Mins. drive from FNG corridor
- 5 Mins. drive from Sector 119 and Sector 120
- 7 Mins. drive from Sector 50 Sai Mandir
- 10 Mins. drive from Fortis Hospital
- 10 Mins. drive from Sector 32 Metro Station
- 20 Mins. drive from Sector 18 Market
- Nearby proposed Metro Station

 DIVYANSH
flora
GAUR CITY II, NOIDA-EXTN. | 2/3 BR HOMES





-  CLUB
-  MALLS
-  OFFICES
-  PETROL PUMP
-  CONVENIENCE SHOPPING
-  MEGA SPORTS COMPLEX
-  NURSERY & CRECHE
-  MULTILEVEL PARKING
-  SCHOOLS
-  HOTEL
-  HOSPITAL
-  SERVICE APARTMENTS
-  PARK
-  MULTIPLEX

All information, conditions are only indicative & some of them can be changed at the discretion of builder/architect, these are conceptual & constitute no legal offerings



DIVYANSH
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GAUR CITY II, NOIDA EXTN. | 2/3 BR HOMES

2 BHK + 2 TOILET
Super Area = 965 Sq. Ft. Type-A

- Drawing
- Dining
- 2 Bedrooms
- 2 Toilets
- Kitchen
- Balcony





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DIVYANSH
flora
 GAUR CITY II, NOIDA EXTN. 2/3 BR HOMES

- Drawing
- Dining
- 2 Bedrooms
- 2 Toilets
- Kitchen
- Balcony

2 BHK + 2 TOILET
 Super Area = 1055 Sq. Ft. Type-C

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GAUR CITY II, NOIDA EXTN. | 2/3 BR HOMES



2 BHK + 2 TOILET + STORE
Super Area = 1155 Sq. Ft. Type-B

- Drawing
- Dining
- 2 Bedrooms
- 2 Toilets
- Store
- Kitchen
- Balcony





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 GAUR CITY II, NOIDA EXTN. | 2/3 BR HOMES

- Drawing
- Dining
- 2 Bedrooms
- Study
- 2 Toilets
- Kitchen
- Balcony

2 BHK + 2 TOILET + STUDY
 Super Area = 1340 Sq. Ft.

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GAUR CITY II, NOIDA EXTN. | 2/3 BR HOMES

3 BHK + 2 TOILET
Super Area = 1475 Sq. Ft.

- Drawing
- Dining
- 3 Bedrooms
- 2 Toilets
- Kitchen
- Balcony





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DIVYANSH
flora
 GAUR CITY II, NOIDA EXTN. | 2/3 BR HOMES

- Drawing
- Dining
- 3 Bedrooms
- 2 Toilets
- Kitchen
- Balcony

3 BHK + 2 TOILET
 Super Area = 1545 Sq. Ft.

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SITE PLAN

GAUR CITY II, NOIDA EXTN. | 2/3 BR HOMES





LEGEND

1. Guard Room and Entrance
2. Water Body
3. Badminton Court
4. Basketball Court
5. Skating Rink
6. Club House
7. Deck
8. Swimming Pool
9. Jogging Track
10. Private Green
11. Landscaped Lawn
12. Car Parking
13. Kids' Play Area
14. Senior Citizens Garden+Yoga
15. Sitting
16. Gazebo
17. Water Fountain
18. Water Lake
19. Flower Bed
20. Amphitheater
21. Party Lawn
22. Center Court



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FLAT TYPOLOGY

	965 sq. ft.	2-BHK + 2 Toilet	Type-A
	1055 sq. ft.	2 BHK + 2 Toilet	Type-C
	1155 sq. ft.	2 BHK + 2 Toilet + Store	Type-B
	1340 sq. ft.	2 BHK + 2 Toilet + Study	
	1545 sq. ft.	3 BHK + 2 Toilet	
	1475 sq. ft.	3 BHK + 2 Toilet	

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OUR ONGOING PROJECTS

DIVYANSH
Arc Angels
Raj Nagar Extn.



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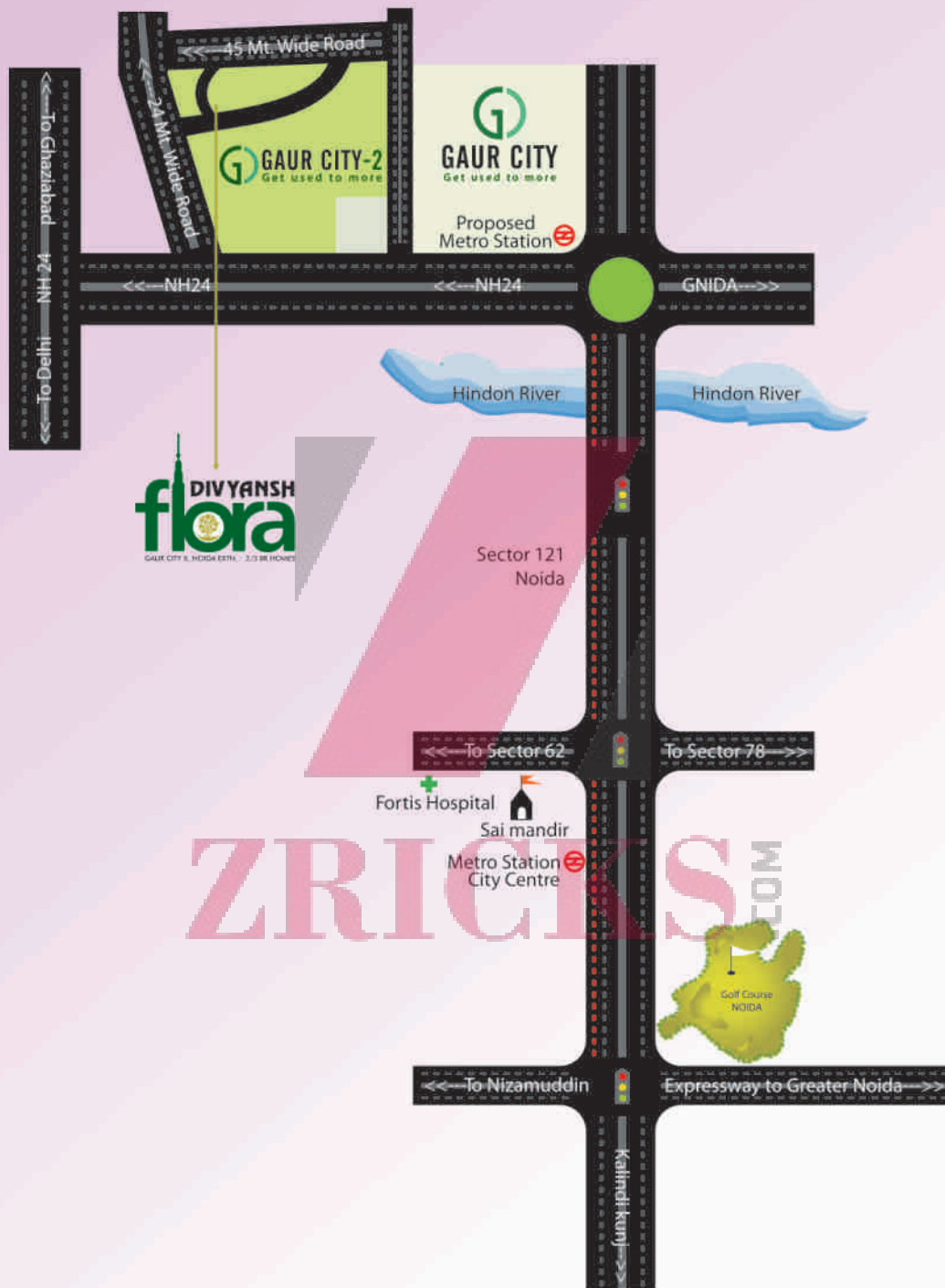


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Plot No. GH5A, Crossings Republik
Ghaziabad, U.P.





Location Map



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GAUR CITY 2, NOIDA EXTN. - 201308, NOIDA

ZRICH **SECTOR 121**

Map not to Scale



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