

# PRESIDENCY HEIGHTS

SECTOR 25, YAMUNA EXPRESSWAY

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# THOUGHTFUL DESIGNS. METICULOUS EXECUTIONS.

Innovation is a change that unlocks a better life. Presidency Infraheights presents experiential living spaces designed to inspire an active lifestyle amidst luxury and serenity.

We envision creating new age spaces that prove to be a paradigm shift in India.

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INCOMPARABLY  
**LOCATED.**  
PERFECTLY DECORATED.

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A leisurely 20 minute highway drive from Noida Expressway takes you to the hub of robust modern residential and commercial developments – Sector 25, Yamuna Expressway. Where recent developments like the F1 International Circuit, an upsurge in commercial activity and future ready projects like Night Safari, Noida International University, Super Speciality Hospitals, Golf Course, Central Business District, Galgotia University, Hockey Turf, Football Field & proposed Cricket Stadium are in the close proximity.

Yamuna Expressway has defined new benchmarks in international living.

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- > LAKE DISTRICT AREA, SECTOR 25, YAMUNA EXPRESSWAY

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  - > 40 MINS FROM DELHI

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  - > LOCATED 300 METERS AWAY FROM F1 INTERNATIONAL CIRCUIT

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LOCATION MAP

GAUTAM BUDDHA UNIVERSITY

GALGOTIA UNIVERSITY

Towards Delhi

Towards Agra

CRICKET STADIUM

F1 TRACK

JAYPEE KOVE

PRESIDENCY  
HEIGHTS  
SECTOR 23, AMUNDA EMPRESS WVA

IMPERIA MIRAGE

BOULEVARD ROAD

LAKE



## WELCOME TO A PARADIGM SHIFT IN THE WAY YOU LIVE

Away from the clutter and hustle bustle of the city, life blossoms beautifully amidst the tranquility of Presidency Heights. Designed meticulously to give you sweeping views of greens on one side and a lake on the other, Presidency Heights' "panoramic windowed" architecture takes grand living to a whole new level.

An international clubhouse consisting of gym, spa, sports facilities etc. inspires you to indulge in an active lifestyle.

> ARCHITECT - HAFEEZ CONTRACTOR

> STRUCTURAL CONSULTANT - MAHIMTURA CONSULTANTS PVT. LTD.

> LANDSCAPING ARCHITECT - INTEGRAL DESIGNS INTERNATIONAL STUDIO PVT. LTD.





# ARRIVE IN STYLE

## AT THE GRAND DUPLEX LOBBY

Enter the wonderful world of Presidency Heights through a duplex lobby that's always abuzz with life. The gateway to the extraordinary life has been designed to serenade your senses with its grace and grandeur.

- > COMMON ENTRANCE TO TWIN TOWERS
- > SUBLIME AMBIENCE
- > DOUBLE HEIGHT CEILING







NIGHT VIEW



# PRIVATE SANCTUARY

FOR A GOOD NIGHT. EVERY NIGHT.

Wake-up to uninterrupted views of lush green fields. Replete with ultra modern fittings and fixtures, the bedrooms at every Presidency Heights' apartment have been designed to reflect the style and sophistication of its residents.

Minimalist yet maximal. Sleek yet powerful. From lacquered wooden flooring to splendid paint finishes, every element has been carefully planned and selected.



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## LARGE WINDOWS FOR LARGER THAN LIFE VIEWS

Natural lighting is good for your health, and great for the environment. Presidency Heights' iconic design philosophy imbues maximized luminosity into your home with specialized glass, which lets in plenty of light.

More natural light helps cut down electricity bills and creates an aura of serenity and tranquility in every home.

# FINE INDULGENCES

## AMIDST THE FINEST PLAYGROUND

In every Presidency Heights' home, we have transformed the kitchen into something more than just cooking spaces. A chic representation of your exquisite lifestyle, every kitchen space has been metamorphosed with modular styles.



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# INSPIRED COMFORT

## FOR LIFE'S NEEDS

Accentuated with the choicest bath accessories, every bathroom tells a separate story of fine selections and elegant executions. Equipped with comfort enhancing materials, ergonomically designed to maximize convenience and give you an ethereal experience, every time you step into the room.

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## REFINED LIFESTYLES COMPLEMENTED BY A BESPOKE CLUBHOUSE

Relaxing and lounging gets a glamorous edge with Presidency Heights' international clubhouse. Envisioned to offer an active way of life, the clubhouse inspires you to get out of your home and indulge in some fun and frolic with your family. Everyday, Every moment.

State-of-the-art Gymnasium | Jacuzzi Spa with changing rooms | Multipurpose Hall | Cafeteria | Swimming Pool | Kids Pool | Indoor Games like Snooker, Cards and Carrom

> WE'VE GOT SOMETHING FOR EVERYONE!



Artistic Impression

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# WELL CURATED LIFE

## AT YOUR DOORSTEP

Living at Presidency Heights, one can't help but notice the vision, creativity and attention to detail that pervades every moment. Make no mistake, it is completely by design that life here seems more vibrant...more meaningful... more unforgettable. Every convenience. Every luxury. At your behest.





SIZE SPECIFICATIONS		
Tower	Unit	Area
T1 to T6	1 and 2	1405 Sq.Ft.
	3 and 4	1270 Sq.Ft.
T7	1 and 2	1850 Sq.Ft.
	3 and 4	1615 Sq.Ft.





# FLOOR PLAN

2 BHK / 1270 SQ. FT.



# FLOOR PLAN

2 BHK WITH STUDY / 1405 SQ. FT.



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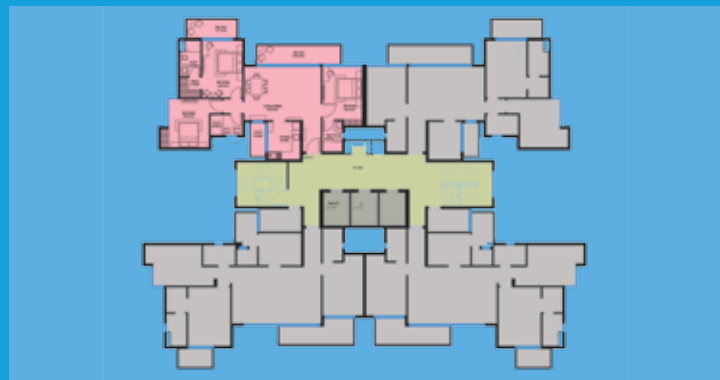
# FLOOR PLAN

3 BHK / 1615 SQ. FT.



# FLOOR PLAN

3 BHK WITH SERVANT ROOM / 1850 SQ. FT.



## SPECIFICATIONS

<b>Structure</b>	<b>R.C.C. Framed Structure</b>
<b>Living room, dining room and lounge</b>	
Floors	Vitrified tiles / Laminated wooden floor
External doors and windows	High quality Aluminium windows
Walls	Internal: Acrylic emulsion
	External: Good quality external grade paint
Internal doors	Veneer polished / Enamel painted
<b>Bed room &amp; dressing room</b>	
Floors	Vitrified tiles / Laminated wooden floor
External doors and windows	High quality Aluminium windows
Walls	Internal : Acrylic emulsion
	External: Good quality external grade paint
Internal doors	Veneer polished / Enamel painted
<b>Toilets</b>	
Floors	Anti skid ceramic tiles / Vitrified tiles
External doors and windows	High quality Aluminium windows
Walls	Tiles in cladding & painted in OBD
	External: Good quality external grade paint
Internal doors	Flush door / Enamel painted
Fixture and fittings	All provided with standard company make - Jaguar / Parryware / Marc
<b>Modular kitchen</b>	
Floors	Anti skid ceramic tiles / Vitrified tiles
External doors and windows	High quality Aluminium windows
Fixture and fittings	Granite top with sink
Walls	Ceramic tiles 2'-0" above counter, balance walls painted in OBD
<b>Balconies / verandah</b>	
Floors	Anti skid ceramic tiles / Vitrified tiles
Railings	Glass / MS railing as per design
Walls	OBD
<b>Lift lobbies / corridors</b>	
Floors	Granite / Marble / Vitrified tiles
Walls	Acrylic emulsion

## ASSOCIATE PARTNERS

### Architect – Hafeez Contractor

Architect Hafeez Contractor, who is the winner of over 70 national and international awards has conceptualized, designed and executed a wide range of architectural projects like bungalows, residential developments, hospitals, hotels, corporate offices, banks, financial institutions, commercial complexes, shopping malls, educational institutions, recreational & sports facilities, townships, airports, railway stations, urban planning & civic redevelopments and infrastructure projects.

A pioneer in the field of architecture, Hafeez Contractor is a living legend who is handcrafting the new age of India with vision and architectural brilliance.

### Structural consultant – Mahimtura Consultants Pvt. Ltd.

Mahimtura Consultants is a leading name in Civil Engineering and Construction Industry. The company possesses professional finesse in planning, designing and detailing structures and new-age buildings. With more than fifty years of profound experience and a team strength of 500 dedicated experts, the company has carved a niche for itself in luxury constructions. The company is committed to meeting and exceeding the expectations of their clients through unremitting dedication to perfection in providing the most economical & efficient designs & solutions for total client satisfaction.

### Landscaping architect – Integral Designs International Studio Pvt. Ltd., New Delhi.

A creative and dynamic organization that specializes in artistic landscapes, Integral Designs is led by industry veteran, Mr. Samir Mathur. From hotels to monuments to schools and hospitals, Integral Designs has been landscaping consultants for leading brands and buildings all over India. The company focuses on integrating indigenous flora with foreign species while maintaining the aesthetic sanctity of the location.

# ABOUT PRESIDENCY

## RISING ABOVE ALL

Presidency Infraheights Pvt. Ltd. is a dynamic and innovative brand with a passionate commitment to excellence in real estate development. The company stands for an uncompromising belief in quality and perfection and promotion of a truly global lifestyle in India. Every project the company plans to initiate will be unique in nature, in sync with the broad vision of its founder; Mr. Owais Usmani. Presidency Infraheights represents the luxury residential development foray of Oman's leading mining & trading agency National Gulf Minerals & Mining Co. Ltd. Financially robust with operations spread across the Gulf and China, the promoters commonly share the vision of crafting meticulous residential spaces in the upcoming sectors of NOIDA and Greater NOIDA.

The company's first foray into Noida's future, Presidency Heights, is a heaven for a cosmopolitan lifestyle, pioneering upscale condominium initiative located in Jaypee Sports City, Sector 25, Yamuna Expressway. The company believes in delivering nothing less than the best, hence, its associations with design and construction pioneers like Mr. Hafeez Contractor and Mahimtura Consultants Pvt. Ltd. promises timely delivery and world class buildings.



## CORE GROUP

### Mr. Owais Usmani, Managing Director

Mr. Owais Usmani started his journey of success 20 years ago. He has forayed into many fields including minerals trading, mining, marbles, metallurgy and energy industries. A multi faceted personality, Mr. Owais Usmani is a maverick entrepreneur who has contributed significantly to the growth of various countries pertaining to the Gulf, China and India. Currently, he holds key positions in three other companies.

- Partner & Director of Arabian Minerals Trading, with his key responsibility to sustain a constant supply of chrome ore and mineral products to United Arab Emirates, Oman, China and India
- Partner and Director of National Gulf Minerals & Mining Co. LLC, Muscat, Oman which is the highest exporter of non-ferrous metal products in the country
- Partner & Director of Aalia Star Mining Materials (Shanghai) Co. Ltd. Shanghai, P.R. China, which enjoys very high reputation in China's ferrous alloy market, imports of chrome ore, iron ore, manganese ore and marbles

### Mr. Shameem Azam, Director

Possessing an array of highest educational qualification, MA (Economics) followed by PGDBM and CAIIB, Mr. Shameem Azam is a celebrated scholar. He was associated with a leading nationalized bank for 35 years before joining Presidency Infraheights Pvt. Ltd. as a Director.

#### Disclaimer:

This brochure is conceptual in nature, not a legal offer. The brochure gives only a bird's eye view of project. The content in this brochure including elevations, images, floor plans, location details, area, design layouts, specifications etc. are tentative and merely indicative in nature and subject to variations and modifications at the sole direction of the competent statutory authorities of the company.



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