

# Not only an address but a world in itself

Troy is most advantageously located at the new cynosure of elite living - Gr. Noida (West). Buzzing with innovative developments and infrastructure and laced by premium residential, commercial, industrial and retail projects, Gr. Noida (West) is the place to be. It's totally active with resourceful developments and is very well connected to major landmarks of Delhi, Noida and Ghaziabad. So residing here is a boon as the residents will get easy access to prominent schools, hospitals, recreation hubs and of course work places in NCR.



- Easy access from NH-24 Ghaziabad, Noida and Greater Noida
- On Noida - Greater Noida 150 meter link Road
- Just 14 kilometers from City Center Metro Station & Sector 32, Noida
- Proposed Metro in proximity
- IT & Educational hub (knowledge park & colleges) nearby
- Medical facilities in close vicinity
- Just 14 kilometers from Vaishali Metro Station
- 52 kms. from New Delhi Railway Station

## Road Map



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M/s. Nivas Promoters Pvt. Ltd. (A Company of One Leaf Group)  
 Corp Office: B-51/5, First Floor, Tower B, The Corenthum, A-41, Sector 62, Noida (NCR) • Phone: 0120-4853355  
 sms OLT to 56677  
 Site Office: Plot No. GH-01D, Sector-10, Greater Noida (West), Gautam Buddha Nagar (NCR) (L.P.)  
 www.oneleafgroup.com • www.oneleafroy.com • email: info@oneleafgroup.com



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## Modern comfort Complete happiness

**ONELEAF**  
**TROY**  
2, 3 BHK HOMES  
GR. NOIDA (WEST)



ZRICKS

## Celebrating the luxury of uber living



- COMFORT**
- 90% of apartments facing garden or pool.
  - Twin Swimming pool.
  - High speed elevators in each tower.
  - CCTV security system.
  - Dedicated visitors parking
  - Independent vehicular/pedestrian pathways.
  - Wi-Fi enabled Club & Library
  - Access control system with boom barriers.
  - Star configuration intercom facility in all the apartments.
  - Fire Alarm System.
  - Centralized Water Treatment Plant for Portable Water
- LEISURE**
- Sand pits for Kids' Play Area.
  - Basketball and badminton courts.
  - Library.
  - Gymnasium with modern equipment.
  - SPA with steam sauna massage facilities.
  - Rooftop restaurant
  - Indoor games

Elevated lifestyle is an outcome, when you opt to reside at One Leaf Troy (Sec. 10, Greater Noida West), the most impressive address in the town. Located between two industrial areas of western U.P. and accessible by a three-lane corridor from Noida, Greater Noida and Ghaziabad, One Leaf Troy is at an ideal distance and an ideal destination. Being built over an area of 5 acres of land, One Leaf Troy will be redefining the skyline, with its high rise offerings.

With Troy, One Leaf is offering a mix of 2 & 3 BHK Condominium dwellings with an open and a spacious plan setting. Using the best quality materials for floorings, fittings and finishing's, Troy is not only for the beckoning few, but it is for anyone who appreciates affordable quality.

Apart from constructing the best dwellings units in the entire area, One Leaf Troy offers world class amenities and landscaping, with maximum condos getting a direct view of the central landscape and pool area's

- ECO FRIENDLY**
- Provisions for rainwater harvesting.
  - Solar power heating systems.
  - Energy efficient lighting fixtures.
  - Use of low VOC paints.



All the above features, layouts and facilities are subject to change without prior notice. These are purely conceptual and constitute no legal offering.



- 5 BHK + 5 Toilet
  - 2 BHK + 2 Toilet + Study
  - 2 BHK + 2 Toilet
01. Club House
  - 0a. Roof Top Restaurant
  - 0b. Library
  - 0c. Gymnasium
  - 0d. SPA & Sauna
  - 0e. Recreational Area
  - 0f. Multipurpose Hall
  - 0g. Restaurant
  02. Commercial
  03. Tower Entrance Lobby
  04. Private Green
  05. Green Area
  06. Lawn Area
  07. Meditation Garden
  08. Kid's Garden
  09. Swimming Pool
  10. Toddler's Pool
  11. Pool Deck
  12. Amphitheatre
  13. Half Basketball Court
  14. Badminton Court
  15. Stage
  16. Surface Parking
  17. Jogging Path
  18. Ramp
  19. Guard Room
  20. Change Room
  21. Services
  22. Pathway
  23. Wooden Deck



Super Area = 92.62 sq. mtr./997 sq. ft. (2 BHK + 2 Toilets)  
• 2 Bedrooms • Drawing & Dining • 1 Kitchen • 2 Toilets • 3 Balconies



Super Area = 109.160 sq. mtr./1175 sq. ft. (2 BHK + 2 Toilets + Study)  
• 2 Bedrooms • Drawing & Dining • 1 Kitchen • 2 Toilets • 4 Balconies



Super Area = 125.418 sq. mtr./1350 sq. ft. (3 BHK + 3 Toilets)  
• 3 Bedrooms • Drawing & Dining • 1 Kitchen • 3 Toilets • 5 Balconies

## Fine conveniences that make all the difference

SUPER STRUCTURE		KITCHEN	
Floors	Earthquake resistant RCC structure as per IS code designed by highly experienced structural engineers	Floors	Branded/ Imported Anti Skid Ceramic Tiles
	Standard brick work with cement mortar plastering with fresh cement produced from recognized brand	Wall	Branded OBD of Pleasing Shades
LIVING/DINING ROOM		Doors	Open Kitchen/Aluminium Door to balcony
Floors	Branded/Imported Vitrified Tiles	Windows	Powder Coated Aluminium Window
Wall	One Concept wall, Branded OBD of Pleasing Shades	Electrical Fittings	Branded Modular Switches
Doors	Hardwood frame with good quality polish	Fixtures	Granite Counter with SS Sink
Windows	Powder Coated Aluminium Window	Ceiling	OBD
Electrical Fittings	Branded Modular Switches	BALCONIES	
Ceiling	OBD	Floors	Branded/ Imported Anti Skid Ceramic Tiles
MASTER BEDROOM		Wall	Branded OBD of Pleasing Shades
Floors	Laminated Wooden Flooring	Doors	Powder Coated Aluminium
Wall	Branded OBD of Pleasing Shades	Windows	Powder Coated Aluminium Window
Doors	Hardwood frame with good quality polish	Electrical Fittings	Branded Modular Switches
Windows	Powder Coated Aluminium Window	MAIN ENTRANCE LOBBY/ LIFT LOBBY/ CORRIDORS	
Electrical Fittings	Branded Modular Switches	Floors	Combination of marbles stone/ granite/ Kota Stone
Ceiling	OBD	Walls	Granite/ Marble/ Tiles Cladding and Texture Paint
BEDROOMS		Doors	Flush/Moulded Panel Doors with wooden frame
Floors	Branded/Imported Vitrified Tiles	EXTERIOR FINISH	
Wall	Branded OBD of Pleasing Shades	Combination of Texture Paint/ water proof cement paint/ Snowcem	
Doors	Hardwood frame with good quality polish	SECURITY SYSTEM	
Windows	Powder Coated Aluminium Window	CCTV, INTERCOM FACILITY	
Electrical Fittings	Branded Modular Switches	CLUB HOUSE	
Ceiling	OBD	Floors	Branded/ Imported Antiskid ceramic tiles
		Wall	Branded OBD of Pleasing Shades, Ceramic Glazed Tiles upto 7ft height
Doors	Hardwood frame with good quality polish	Doors	Hardwood frame with good quality polish
Windows	Powder Coated Aluminium Window	Windows	Powder Coated Aluminium Window
Electrical Fittings	Branded Modular Switches	Electrical Fittings	Branded Modular Switches
Fixtures	White China Ware: Imported/ Branded, CP Fittings: Imported/ Branded	Ceiling	OBD
Ceiling	OBD	Club house with all modern amenities like twin swimming pool, well equipped gymnasium, kids corner, lounge, SPA with steam and sauna massage facilities	

Disclaimer: Colour & Design of this can be changed without prior notice. All product such as Marble/ Granite/ Wood/ Tiles have inherent characteristics of slight variation in texture colour, grain variations, cracks and blemishes. Specifications are indicative and are subject to change as decided by the company/architect or competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/ appliances and their make/brand/model are tentative and liable to change at sole discretion of the company. Applicant/Member shall not have any right to raise objection in this regard.

All the above features, layouts are tentative and subject to approval. These are purely conceptual and not a legal offering. Balconies are subject to change as per elevation drawing. All the above features, layouts, landscape layout and parking are tentative and they can be changed at the sole discretion of the Company.

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All specifications, images, layout, images, conditions are only indicative and none of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offering. Super Area = 125.418 sq. mtr./1350 sq. ft. (3 BHK + 3 Toilets) • 3 Bedrooms • Drawing & Dining • 1 Kitchen • 3 Toilets • 5 Balconies