



**AERO HEIGHTS**  
KOYAL ENCLAVE, GHAZIABAD

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Oxirich Group is a Real Estate Company founded in 2006 with the single minded vision of making aspirational housing affordable. In a journey of more than a decade the organisation has dedicated to delivering high functioning homes at the right value, location and a commitment to quality and timelines. Under the pragmatic leadership of experienced stakeholders, Oxirich has cultivated a culture of excellence and efficiency with a personable quality that has made the brand relatable to its customers and people.



Where high aspirations meet a higher standard of living. Aero Heights is a project by Oxirich that offers a great lifestyle to young couples and small families in a community that feels like home. A great location in the heart of Ghaziabad, with the Capital city of New Delhi at 0 kms and the proximity to the upcoming Hindon airport puts it at the hilt of all future development. With the advantages of a metropolitan culture and conveniences along with a close-knit local neighbourhood, Aero Heights presents 2 BHK homes that are highly efficient and with all modern amenities that are a signature of an Oxirich Home. So begin a wonderful journey to choosing your perfect home.





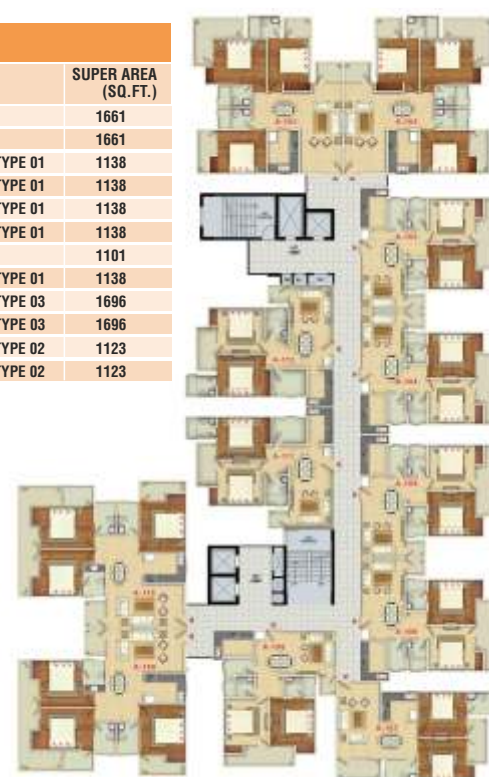
# Site Plan



**KOYAL ENCLAVE - 7B**  
FLOOR PLAN - TOWER B

TOWER - B		
UNIT NO.	TYPE	SUPER AREA (SQ.FT.)
B-101	2BHK-TYPE 06-B	1103
B-102	2BHK-TYPE 07	1126
B-103	2BHK-TYPE 06-B	1103
B-104	2BHK+STUDY-TYPE 02	1123
B-105	2BHK+STORE-TYPE 01	1138
B-106	2BHK+STORE-TYPE 01	1138
B-107	2BHK+STORE-TYPE 01	1138
B-108	2BHK+STORE-TYPE 01	1138
B-109	2BHK+STORE-TYPE 01	1138
B-110	2BHK+STORE-TYPE 01	1138
B-111	2BHK+STORE-TYPE 01	1138
B-112	2BHK+STORE-TYPE 01	1138
B-113	2BHK+STORE-TYPE 01	1138
B-114	2BHK-TYPE 06-A	1118
B-115	2BHK-TYPE 07	1126
B-116	2BHK-TYPE 06-A	1118

TOWER - A		
UNIT NO.	TYPE	SUPER AREA (SQ.FT.)
A-101	3BHK-TYPE 04	1661
A-102	3BHK-TYPE 04	1661
A-103	2BHK+STORE-TYPE 01	1138
A-104	2BHK+STORE-TYPE 01	1138
A-105	2BHK+STORE-TYPE 01	1138
A-106	2BHK+STORE-TYPE 01	1138
A-107	2BHK-TYPE 05	1101
A-108	2BHK+STORE-TYPE 01	1138
A-109	3BHK+STORE-TYPE 03	1696
A-110	3BHK+STORE-TYPE 03	1696
A-111	2BHK+STUDY-TYPE 02	1123
A-112	2BHK+STUDY-TYPE 02	1123



**KOYAL ENCLAVE - 7B**  
FLOOR PLAN - TOWER A



# Unit Plans



**2BHK - TYPE 02**  
SUPER BUILT-UP AREA - 1123 sq.ft.



**2BHK - TYPE 05**  
SUPER BUILT-UP AREA - 1101 sq.ft.



**2BHK - TYPE 07**  
SUPER BUILT-UP AREA - 1126 sq.ft.



**2BHK - TYPE 06 B**  
SUPER BUILT-UP AREA - 1103 sq.ft.

# Unit Plans



**2BHK - TYPE 01**  
SUPER BUILT-UP AREA - 1138 sq.ft.



**3BHK - TYPE 03**  
SUPER BUILT-UP AREA - 1696 sq.ft.



**2BHK - TYPE 06 A**  
SUPER BUILT-UP AREA - 1118 sq.ft.



**3BHK - TYPE 04**  
SUPER BUILT-UP AREA - 1661 sq.ft.



# Amenities

## Key features

- GDA approved project
- Luxury at affordable price
- Low rise society
- 0 Km from Delhi
- Earthquake Resistant structure
- Green building material for thermal insulation
- Basketball court & Club house



Uninterrupted power back-up



Well equipped gymnasium



Badminton court



Kids multi activity zone



All-mechanized basement parking dedicated for each flat



Gated complex with 2 tier security with CCTV surveillance



Use of AAC Blocks - Best known as Green Building Material for superior thermal insulation, fire resistant, cooler interior and environment friendly



RCC Framed Earthquake resistant structure



24 Hours uninterrupted Water Supply & Power back-up



Indraprastha Gas Pipeline



# Aero Heights Specifications

## LIVING/ DINING/ LOBBY

**Flooring:** Vitrified Tile.

**Walls:** Bricks / AAC Blocks with Acrylic emulsion.

**Door Frame:** Folded Steel Section / Wood.

**Doors:** 35mm thick Flush/Skin door with night latch, magic eye and premium handle with enamel paint/lamination.

**Windows:** Folded Steel Section / Wood / Anodized aluminium with clear Float glass.

**Fixture/fitting:** Modular switches/sockets/fan regulator.

## BEDROOM

**Flooring:** vitrified tile.

**Walls:** Bricks / AAC Blocks with acrylic emulsion.

**Door Frame:** Folded Steel Section/ Wood.

**Doors:** 32mm thick Flush / Skin door with enamel paint and hardware.

**Windows:** Folded Steel Section / Wood / Anodized aluminium with clear Float glass.

**Fixtures/fitting:** Modular switches/sockets/fan regulator.

## KITCHEN

**Flooring:** Vitrified / Ceramic tile.

**Walls:** Bricks / AAC Blocks with Acrylic emulsion. Up to 2' Ceramic tile over platform.

**Windows:** Folded Steel Section / Wood / Anodized aluminium with clear Float glass.

**Fixture/fitting:** Modular switches / sockets / regulator platform with Granite top, Stainless steel single bowl sink and provision for hot and cold water.

## BATHROOM

**Flooring:** Anti-skid / Ceramic tile.

**Walls:** Bricks / AAC Blocks with Acrylic emulsion and tiles up to 7'height.

**Door Frame:** Folded Steel Section / Wood.

**Doors:** 32mm thick Flush / Skin door with enamel paint and hardware.

**Windows:** Folded Steel Section / Wood / Anodized aluminium with clear Float glass.

**Fixtures/fitting:** CP fitting and sanitary wares European WC and Washbasin.

## BALCONY

**Flooring:** Anti-skid / Ceramic tile.

**Walls:** Acrylic emulsion exterior finish.

**Door Frame:** Folded Steel Section/ Wood / Anodized Aluminium.

**Doors:** 32mm thick Flush / Skin door with enamel paint and hardware / Anodized aluminium with clear Float glass.








**Fixtures/fittings:** Masonry / mild steel railing with high quality acrylic emulsion/ enamel paint.

## OTHER SPECIFICATIONS

- Fire resistant PVC insulated Copper electrical wires in concealed conduits.
- Passenger and service /stretcher lift in each tower with Automatic Rescue Device(ARD) and power back up.
- Earthquake resistant RCC frame structure.
- Firefighting system.
- Adequate light points and electrical sockets in the apartment.
- TV points in bedrooms and drawing/ dining room.



# Location highlights

-  5 Minutes drive from nearest hospital- Guru Teg Bahadur Hospital
-  5 Minutes drive from proposed Metro Station
-  5 Minutes drive from Dilshad Garden Metro Station
-  10 Minutes drive from all Big Shopping Malls like EDM, Cross River Mall & Pacific Mall
-  15 Minutes drive from Noida Sector 61 & 62
-  20 Minutes drive from ISBT Delhi & North Campus
-  20 Minutes drive from Connaught Place & Railway station

## Reach us



PROJECT FINANCED BY

DCB BANK



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