

N I R A L A

TRIO

— BY NIRALA WORLD —



'What we say, we deliver!' This is the motto of Nirala World. Since 1996, we have been living up to our words, setting up a new benchmark in the domain of real estate and becoming one of the most trusted developer in Noida and Greater Noida West.

After all, trust is everything.

We value your time, money and a dream to have your own home. Nirala World's team of experienced professionals always aims to deliver a good quality construction, exactly as promised, within the committed timeline.

Our renowned projects include:

- Nirala Eden Park – Ahinsa Khand-2, Indirapuram (2,3,4 BHK Apartments)
- Nirala Estate – Phase 1, Techzone-IV, Greater Noida West, UP (2 ,3 & 4 BHK Apartments)

Currently, we are crafting:

- Nirala Estate – Phase 2, Phase 3, Phase 4 and Phase 5 in Techzone-IV, Greater Noida West, UP (2 & 3 BHK Apartments)



A close-up photograph of a person's hands in a white wedding dress. The hands are positioned as if about to place a ring on a finger. The dress features a row of white buttons down the front. The background is a soft, out-of-focus white fabric.

AS REAL AS YOU WANT YOUR WORLD TO BE!



F  THE DESTINATION
REVER
& FOR THE LIFETIME

TRIO, as the name portrays, have three towers, T1, T2 and T3, with 27 floors that have 3 BHK and 3 BHKs with study. Located in Sector 2, Greater Noida West, UP; the project offers absolute peace, joy, comfort and good connectivity.

TRIO, the semi-podium-based project, has a club to help you build relationships over games and coffee.



SKATING RINK



REFLEXOLOGY PATH



KIDS PLAY AREA



WATER BODIES



YOGA/MEDITATION PAVILION

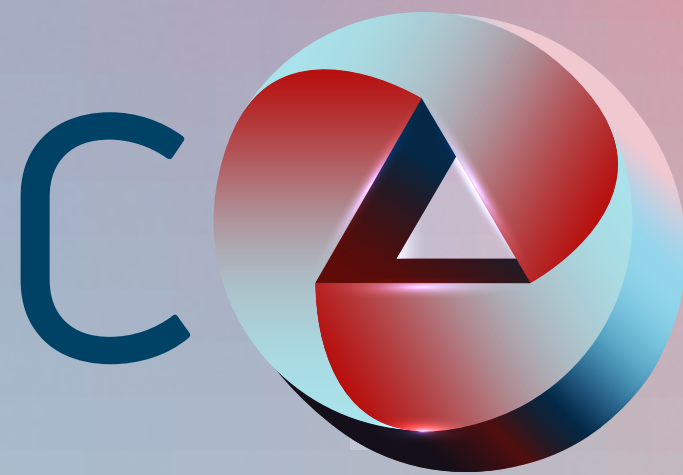




CENTRAL LAWN



OPEN AIR THEATRE



T H E W O R L D T H A T

COMLETE

I N I T S E L F

TRIO is crafted to meet desires of every age group. Here, kids can race with the wind in the skating rink, movie lovers can hoot on their favorite scene in an open-air theatre, newlywed couples can take a romantic walk in the fragrance garden, fitness freaks can sweat out stress in the outdoor gym and seniors can celebrate life in the reflexology garden.



BADMINTON COURT



BANQUET HALL



SPA



PARTY LAWN



SWIMMING POOL / KIDS POOL



JACUZZI



STATE-OF-THE-ART CLUB

U L T I M A T E
REJOICE
FOR THE BODY & SOUL



BILLIARDS/POOL

At TRIO, we want you to have small to big joys of life... whether it is diving into a cool swimming pool in hot summer or celebrating joys in a party lawn, relaxing in a jacuzzi or simply winning a carom or table tennis game, having a rejuvenating spa to get ready for a grand party at the banquet hall or reading your favorite novel in the library.



SPECIFICATIONS

FLOORING

- Vitrified tiles 600x600 / 800x1200 mm in Drawing Room, Kitchen, Study Room, and all Bedrooms.
- Ceramic tiles in Bathrooms and Balconies.

WALL & CEILING FINISH

- Finished walls & ceiling with putty and Plastic Paint in pleasing shades.

KITCHEN

- Granite working top & stainless steel sink single bowl with drain board. 2'-0" dado above the working top by ceramic tiles.

TOILETS

- Ceramic tiles on walls upto door level.
- White sanitary ware of reputed brand or imported.
- CP fitting of reputed brand or imported.

DOORS & WINDOWS

- External doors & windows – Composite Metal /UPVC/ aluminium powder coated.
- Internal door-frames – Composite Metal frames /Marandi or equivalent wood frames.
- Internal door – Skin moulded door.

ELECTRICAL'S

- Copper wire in PVC conduits with MCB supported circuits.

POWER BACKUP

- 100% DG power back-up for all common areas.
- Upto 100% DG power back-up available to individual flat buyer on paid basis as agreed at the time of booking.

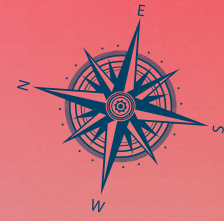
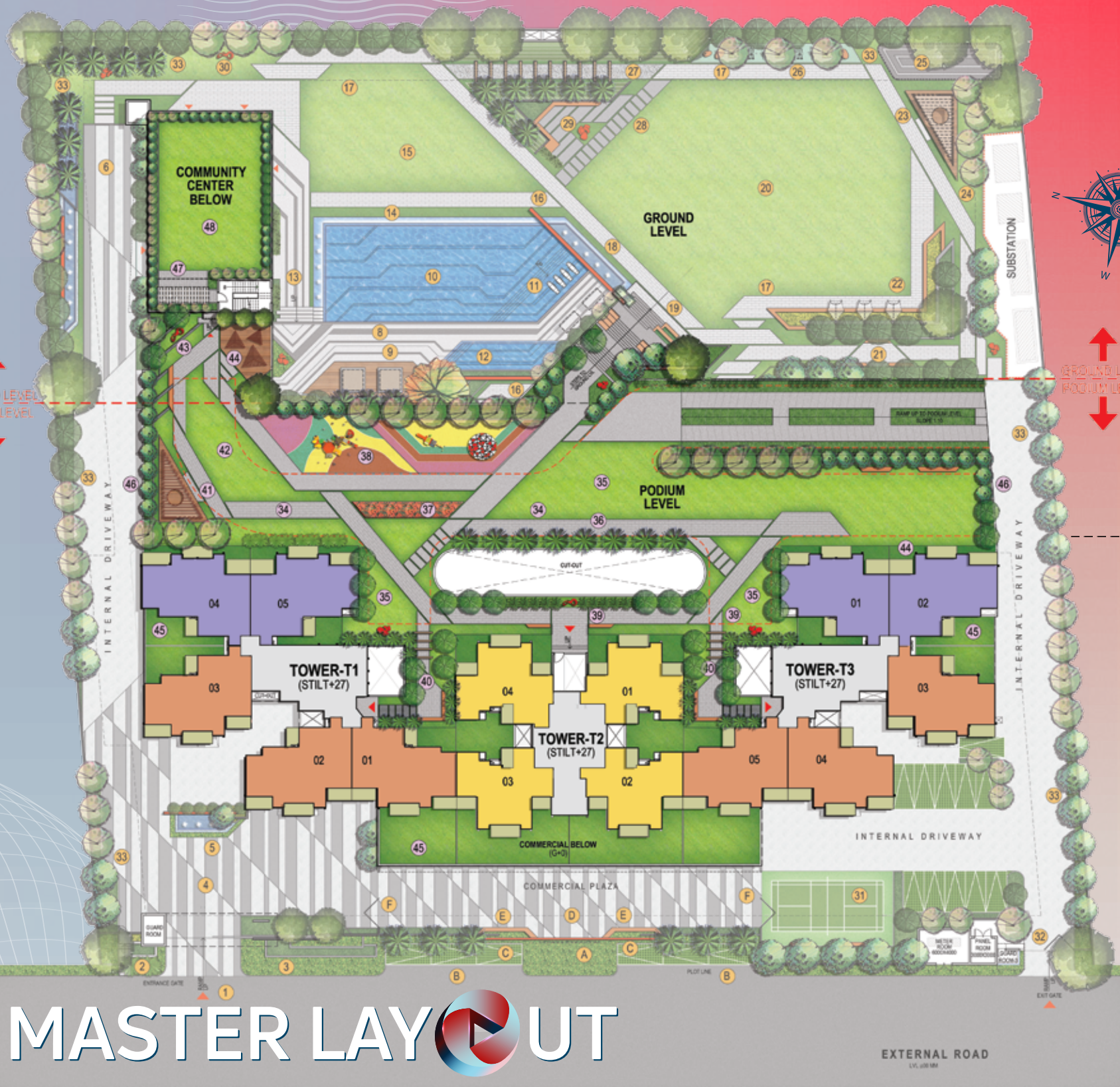
SECURITY SYSTEM & LIFT

- Secured gated community & high speed passenger elevators.

LIFT, LOBBY & STAIRCASES

- Lift lobby floor and staircase combination of one or more of marble / granite / vitrified tiles.





LEGEND: LANDSCAPE ELEMENTS - GROUND LEVEL (RESIDENTIAL)

- 1 VEHICULAR ENTRY GATE
- 2 PEDESTRIAN GATE
- 3 HOUSING SIGNAGE
- 4 ENTRANCE PLAZA
- 5 ENTRANCE WATER FEATURE
- 6 COMMUNITY CENTER ENTRANCE PLAZA
- 7 DECORATIVE SCREEN WITH GATE
- 8 POOL DECK WITH ACCENT PAVING
- 9 POOL CABANAS OVER RAISED DECK
- 10 MAIN POOL WITH INFINITY EDGE
- 11 SPECIMEN TREE IN TRIANGULAR PLANTER
- 12 KIDS' POOL
- 13 FLOATING STEPS TO POOL DECK
- 14 WATER FEATURE AT INFINITY EDGE
- 15 PARTY LAWN
- 16 FEATURE WALL
- 17 1.8M WIDE PATHWAY
- 18 WATER FEATURE WITH NOZZLES
- 19 GRAND STEPS TO PODIUM LEVEL
- 20 CENTRAL LAWN
- 21 BAMBOO COURT
- 22 OPEN AIR THEATRE WITH TENSILE CANOPIES
- 23 GARDEN PAVILION
- 24 FRAGRANCE GARDEN
- 25 SKATING RINK
- 26 OUTDOOR GYM
- 27 REFLEXOLOGY GARDEN
- 28 PATHWAY IN STEPPING STONES
- 29 PALM COURT WITH SITTING
- 30 SCULPTURE GARDEN
- 31 BADMINTON COURT
- 32 VEHICULAR EXIT GATE
- 33 BOUNDARY PLANTATION

LEGEND: LANDSCAPE ELEMENTS - PODIUM LEVEL

- 34 2.0M WIDE PATHWAY
- 35 LAWN
- 36 PALM GARDEN
- 37 FLORAL GARDEN
- 38 KIDS' PLAY AREA
- 39 TOWER ENTRANCE COURT
- 40 WALKWAY THRU PORTALS
- 41 YOGA/MEDITATION PAVILION
- 42 YOGA/MEDITATION LAWN
- 43 MOON GARDEN WITH SITTING
- 44 SITTING UNDER METAL TRIANGULAR CANOPIES
- 45 APARTMENT PRIVATE GARDEN
- 46 BOUNDARY PLANTATION
- 47 SITTING UNDER PERGOLA
- 48 MULTIPLAY AREA

LEGEND: LANDSCAPE ELEMENTS - GROUND LEVEL (COMMERCIAL)

- A GRAND FLOATING STEPS FLANKED
- B CAR PARKING
- C FEATURE WALLS
- D COMMERCIAL PLAZA
- E OUTDOOR SITTING
- F MS SCREEN WITH GATE

LEGEND: HARD LANDSCAPE:

- LEGEND DESCRIPTION
- 2.0M WIDE PATHWAY
- SCULPTURE
- ENTRY/EXIT POINTS

LEGEND: SOFT LANDSCAPE:

- LEGEND DESCRIPTION
- PLANTING BEDS
- LAWN
- ORNAMENTAL FOLIAGE TREES
- ORNAMENTAL PALM TREES

Apartments at a glance - Typical Floor

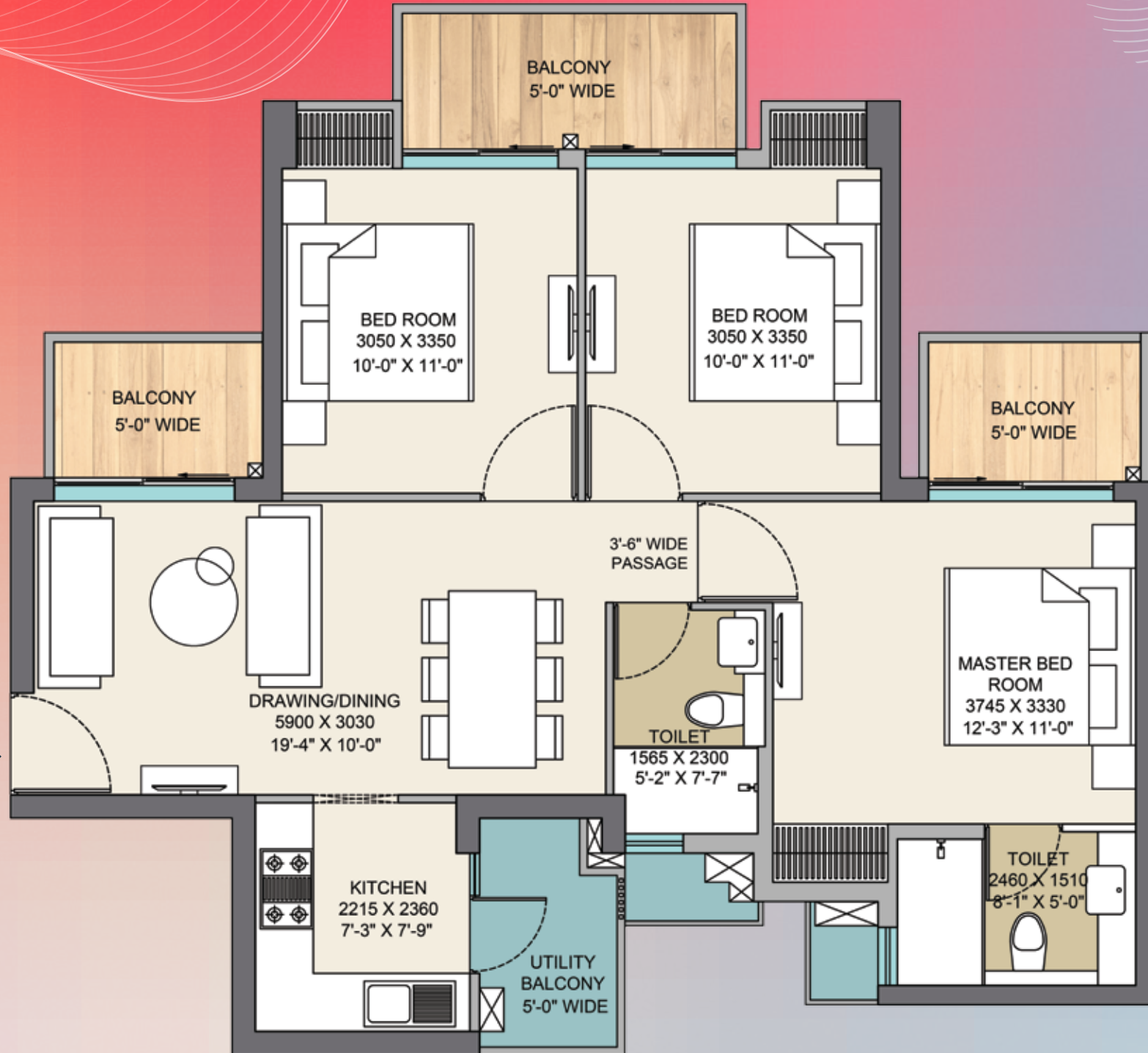
Colour Code	Unit Type	Accommodation Details	Area (In Sq. Ft.)
Yellow	Type-A	3 BHK + 2 Toilets	1325
Orange	Type-B	3 BHK + 2 Toilets + Study	1600
Purple	Type-C	3 BHK + 2 Toilets + Study	1675

MASTER LAYOUT

EXTERNAL ROAD
LV, 400 MM

FLOOR PLAN

ENTRY



TYPE A

1325 Sq. Ft.

3 BEDROOM
2 TOILET

Carpet Area

68.47 Sq.mt. | 737 Sq.ft.

Builtup Area

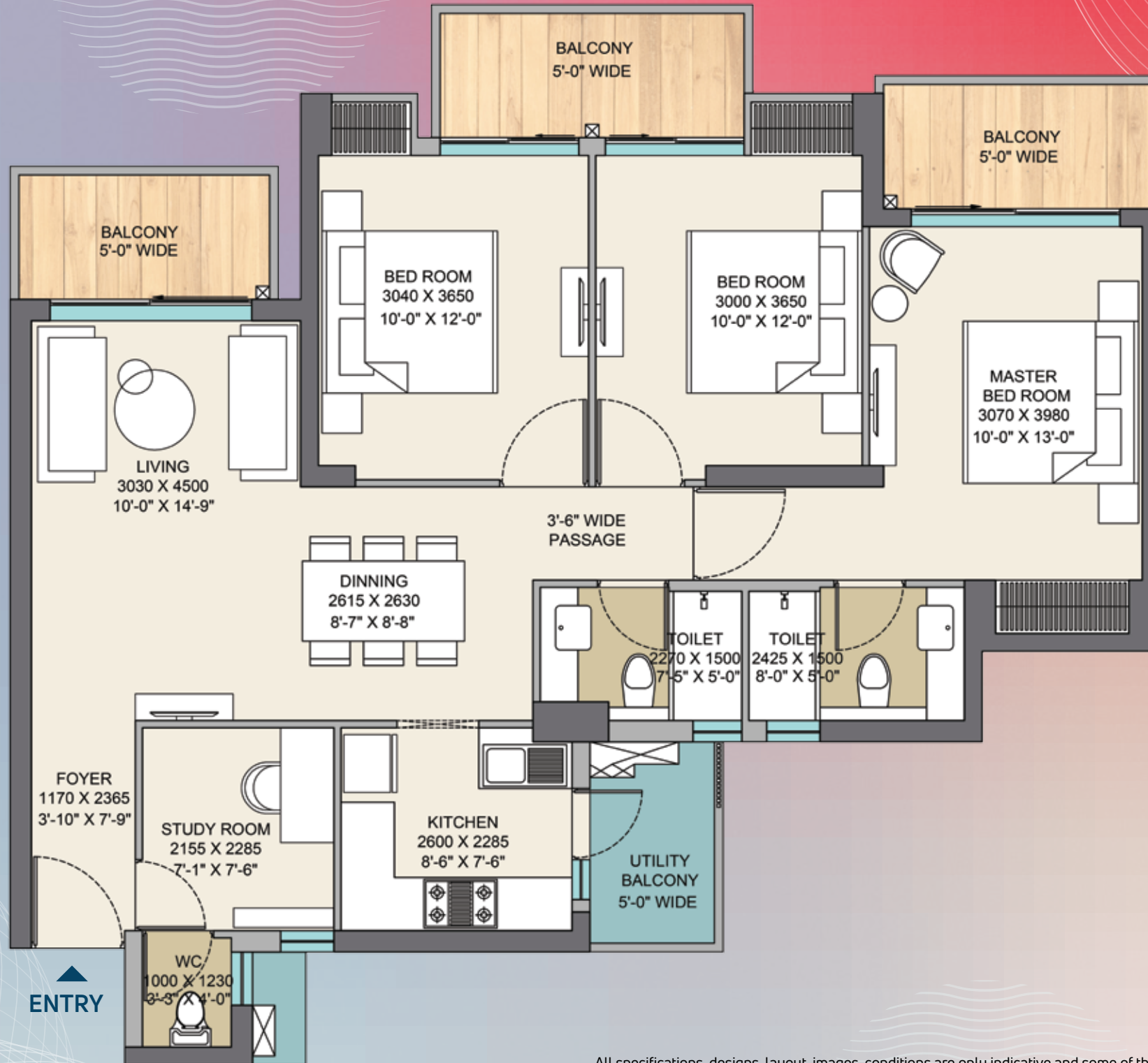
93.65 Sq.mt. | 1008 Sq.ft.

Super Area

123.10 Sq.mt. | 1325 Sq.ft.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft.

FLOOR PLAN



TYPE B

1600 Sq. Ft.

3 BEDROOM
3 TOILET + STUDY

Carpet Area

85.75 Sq.mt. | 923 Sq.ft.

Builtup Area

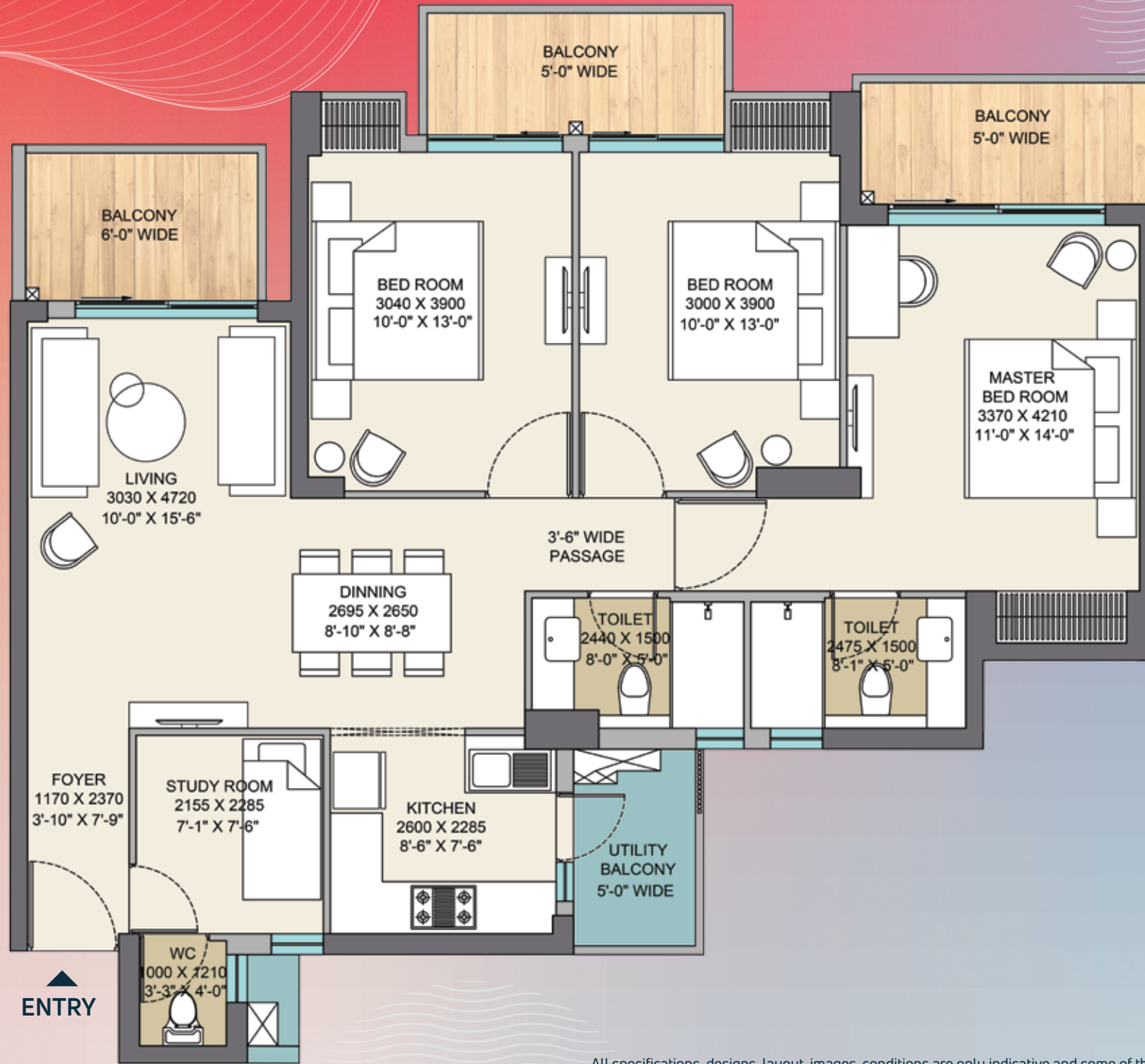
113.06 Sq.mt. | 1217 Sq.ft.

Super Area

148.64 Sq.mt. | 1600 Sq.ft.

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FLOOR PLAN



TYPE C



1675 Sq. Ft.

3 BEDROOM
3 TOILET + STUDY

Carpet Area

90.58 Sq.mt. | 975 Sq.ft.

Builtup Area

119.75 Sq.mt. | 1289 Sq.ft.

Super Area

155.61 Sq.mt. | 1675 Sq.ft.

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Brochure (Phase-V) Single Page 17 May 2023

Map not to scale

Scan for Location



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