

RERA NO. UPRERAPRJ120088

**NIRALA**  
**Greenshire**  
**PHASE-II**

Greater Noida West

LAUNCH PREMIUM  
TOWER IN GREENSHIRE  
BY **NIRALA**  
**GLOBAL**





**SURROUNDED BY A FULLY DEVELOPED  
INFRASTRUCTURE**



**NIRALA  
Greenshore  
PHASE-II**

Greenshore Mart-Commercial

**Nirala Greenshore Ph-II**



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Actual Image

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# LOCATED AT SURROUNDED BY EVERYTHING YOU NEED

- ST. JOHN'S SCHOOL FRONT OF THE SOCIETY
- YATHARTH HOSPITAL APPROX. 2 MIN DRIVE
- D-MART APPROX. 3 MIN DRIVE
- PARTY PLACE APPROX. 3 MIN DRIVE
- GAUR CITY MALL APPROX. 6 MIN DRIVE
- NCR SPORTS GROUND APPROX. 6 MIN DRIVE
- RAJA CRICKET ACADEMY APPROX. 2 MIN DRIVE
- VED VAN PARK APPROX. 10 MIN DRIVE





Spend quality time and making memories with the family nearby Shopping Malls, Cinema and Commercial hub.



The best in healthcare facilities like Apollo Pharmacy, Yatharth Super. Speciality Hospital, Kailash Hospital and many more..



Experience easy connectivity to outstation areas via, the Faridabad-Noida-Ghaziabad Highway (FNG)



Actual photograph

Greenshore Mart Commercial Shops within the Complex.



# EXPERIENCE EASY CONNECTIVITY

Prime location makes it accessible to several major commercial and business hubs in the region, i.e. Faridabad, Noida and Ghaziabad (FNG Highway)

## FNG Expressway

Approx. 8 min drive  
from the Nirala Greenshire



YOU ARE WELCOME TO YOUR  
OWN PRIVATE AND PREMIUM  
LIFE COMMUNITY

**NIRALA**  
**Greenshore**  
PHASE-II

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**Nirala Greenshore Ph-II**

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Artistic Impression

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**SURROUNDED BY REAL LIFE,  
WITH PRIVACY AND PANACHE.**

Spacious Balconies that Offer Panoramic Views



HERE'S A **Reality**

MORE **Beautiful**  
THAN YOUR DREAMS.  
PREMIUM  
**Tower**

**NIRALA**  
**Greenshire**  
PHASE-II

Greater Noida West

Built with Mivan structure

**Nirala Greenshire Ph-II**



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School



Health care facilities



Ved Van Park



Cinema Hall



Entertainment Zone



TRANSFORM YOUR  
**Living Space** INTO A UNIVERSE  
UNIQUELY **Crafted By You...**



**Nirala Greenshire Ph-II**

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Artistic Images

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# EXPLORE A WORLD FILLED WITH A VARIETY OF CHOICES

You now have the opportunity to connect relax and unwind while basking in the sun surrounded by the beauty of the great outdoors.





# THE GRAND GREEN LIFE IS AT YOUR DOORSTEP

the variety of green open spaces in central park provides a welcoming environment.



**Nirala Greenshire Ph-II**

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# CLUB HOUSE AMENITIES



# OTHER FACILITIES WITHIN THE SOCIETY



Excellent Social  
Infrastructure



24\*7 surveillance  
& security



Club House



Kids Play Area



Jogging Track



Car Parking



Sports Facility



Amphitheater

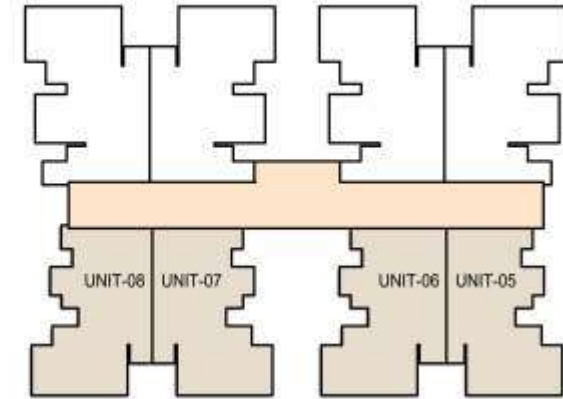


SITE PLAN



Site Plan-Nirala Greenshore Phase-II



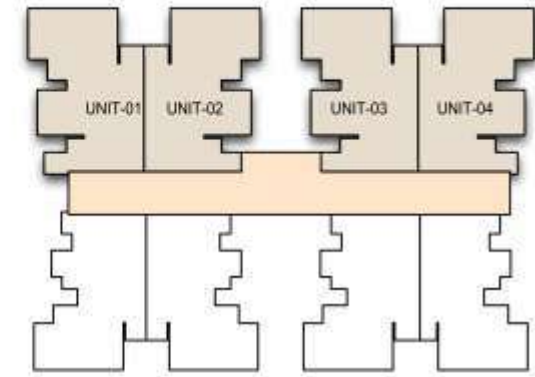


TOWER-G1  
KEY PLAN  
TYPICAL UNIT PLAN (3 BED + 3 TOI)  
Saleable Area = 1370 sq.ft.  
Builtup Area = 1075 sq.ft.  
Carpet Area = 825 sq.ft.

# UNIT PLAN

Nirala Greenshore Phase-II, TYPICAL UNIT (5,6,7,8) (TOWER G-01)





TOWER-G1  
KEY PLAN  
TYPICAL UNIT PLAN (3 BED + 3 TOI)  
Saleable Area = 1585 sq.ft.  
Builtup Area = 1256 sq.ft.  
Carpet Area = 955 sq.ft.

# UNIT PLAN

Nirala Greenshires Phase-II, TYPICAL UNIT (1,2,3,4) (TOWER G-01)



# INTERNAL & EXTERNAL Specifications

## 1. FLOORING

Drawing Room, Kitchen and all Bedrooms:

Vitrified Tiles 800X1600mm (KAJARIA / SOMANY / VARMORA / RAK / EQUIVALENT)

**Balconies:** Vitrified Tiles 600X600mm in matt finish (KAJARIA / SOMANY / RAK / VARMORA / EQUIVALENT)

Toilets: Vitrified Anti-Skid Tiles 600X600mm

## 2. WALLS & CEILING FINISH

Toilets: Designer Vitrified Wall Tiles of Size 600X1200mm up to Beam Level Paint & Ceiling Finish: Finished Walls & Ceiling light with Plastic emulsion paint

## 3. KITCHEN

Kitchen Counter: Quartz stone Top & Stainless Steel Single Sink with drain board above Counter: 2'-0" Dado above the Working Top with Vitrified Tiles

## 4. TOILETS PLUMBING

**Chinaware:** Sanitary Ware of Jaquar / Imported or Equivalent (JAQUAR / EQUIVALENT) with Wall mounted WC (hanging) CP

**Fitting:** CP Fitting of Jaquar / Imported Or Equivalent (JAQUAR / EQUIVALENT)

**Washbasin:** Counter top Washbasin with Vanity

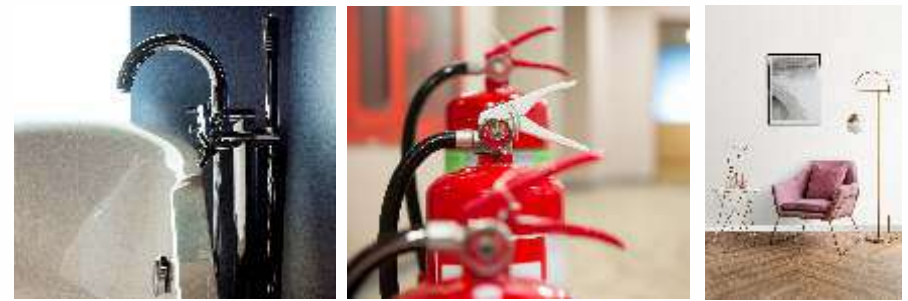
## 5. DOORS & WINDOWS

**Outer Doors:** External Door and Window 8' Height of UPVC / Powder coated Aluminum with Glass & SS Mesh

**Internal Doors:** Internal Flush Door with Hardwood Marandi Door Frame of 8' height with Paneling in Veneer Look MICA Lamination.

**Main Door:** Main Entry Door (8' height) Frame of Marandi or Equivalent with Paneling and Flush Door of Veneer Look MICA Lamination with digital door lock

**Additional Main Door:** Designer SS Door (optional)



## 6. RAILING

**Balcony Railing:** Balcony Railing of SS with Toughened Glass

**Staircase Railing:** Solid MS Steel Staircase Railing.

## 7. LIFT LOBBY

**Passenger Elevators:** OTIS Elevators with Aura Gold Finish,

**Lift Car Flooring:** Lift Flooring with Italian Granite

**Lift Lobby Floor:** with Combination of Italian Granite

**Lobby False Ceiling:** Lift Lobby False Ceiling with Lights.

## 8. ELECTRICAL

**Wiring:** FRLS Copper Wire in PVC Conduits with MCB Supported Circuits (ISI Marked)/ Equivalent and Adequate Number of Points and Light Points on Ceiling (ISI Marked)

**Switch/sockets:** Modular Type Switch Sockets (SCHNEIDER / PHILIPS / ISI MARKED)

## 9. TV & TELEPHONE

Intercom connection with Telephone instrument.

DTH/IPTV Connection: Provision for DTH / IPTV Connection

## 10. POWER BACKUP

**Common Areas:** 100% DG Power Back-up for all Common Areas Individual Flat:

100% DG Power Back-up Available to Individual Flat on Paid Basis

## 11. SECURITY SYSTEM

**Access Control System:** Secured Gated

Community with Intercom, Access Control System in Each Tower Entry.

Lobby Area at ground floor will be Covered with Toughened Glass and Access Control facility

## 12. ENTRANCE LOBBY:

Lavish Entrance Lobby with beautiful Sitting / waiting arrangements

