



MIDDLE CLASS BUDGET.
WORLD CLASS LIVING.

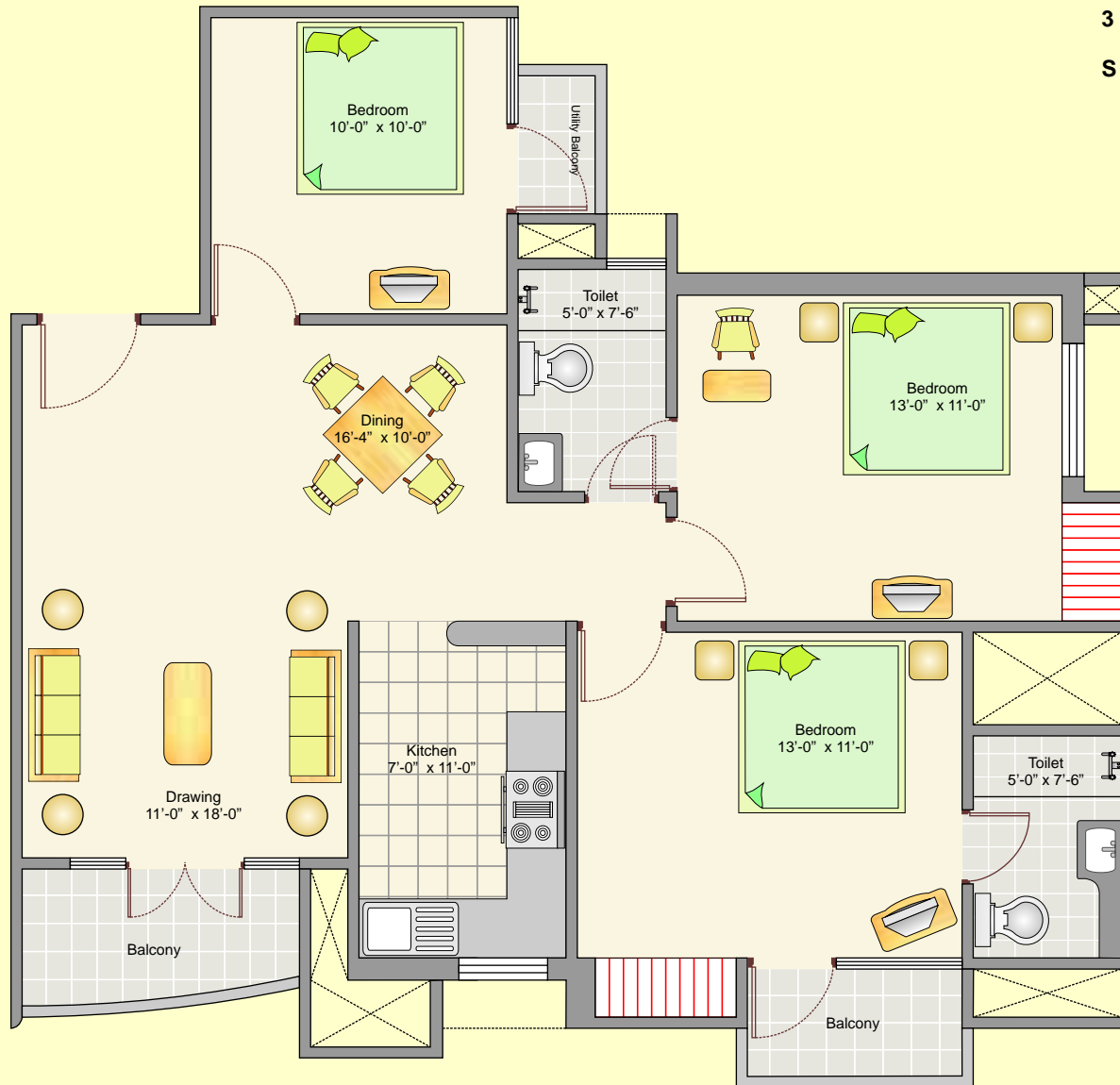


Situated on NH-58, in close proximity of Raj Nagar District Centre, and accessible by the proposed six lane link road, Ashiana Palm Court is beautifully located...



an artistic impression

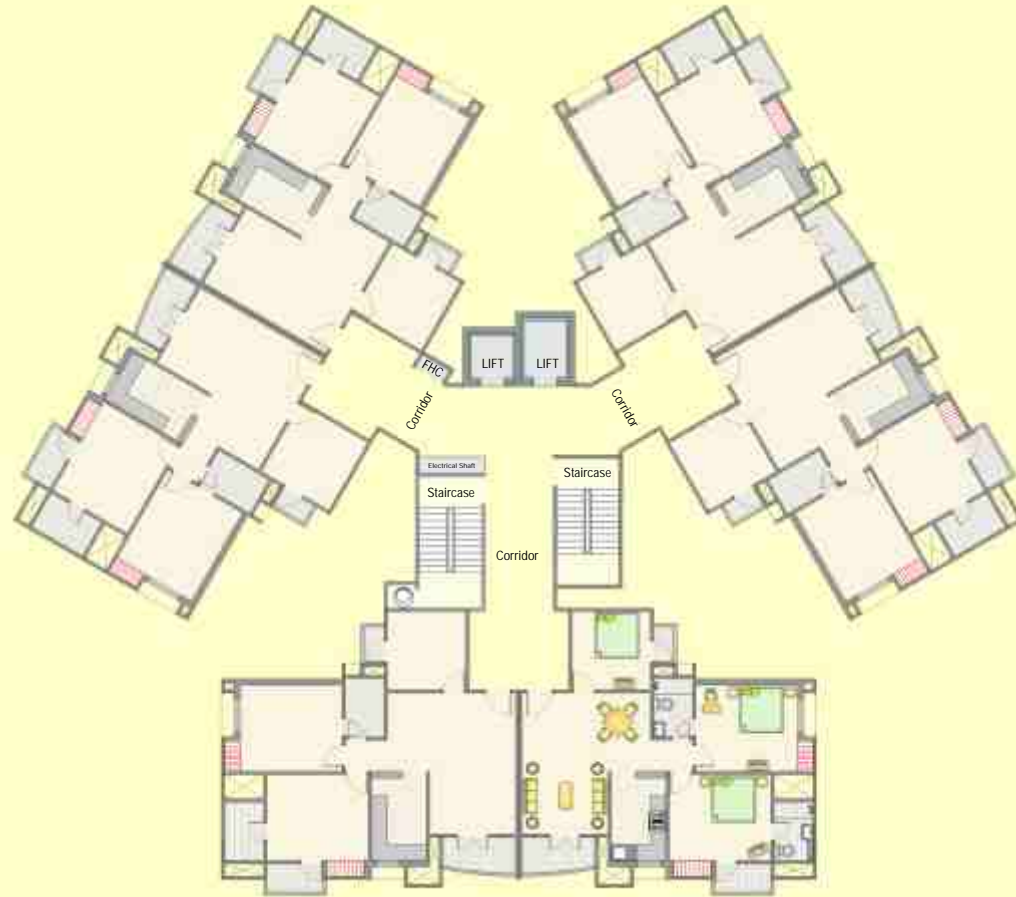
FLAT LAYOUT, TYPE - A



3 BEDROOMS + 2 TOILETS
SUPER AREA : 1275 SQ. FT.
(118.49 SQ. M)

1 Sq. M = 10.76 Sq. Ft.

TYPICAL FLOOR PLAN



ASHIANA PALM COURT HAS EVERYTHING YOU COULD DREAM OFF...



MORE THAN 80% OPEN AREA.
BEAUTIFULLY LANDSCAPED LARGE CENTRAL LAWN.
INTERNET ENABLED APARTMENTS.*
EXCLUSIVE CLUB HOUSE ALONG WITH GYM, SWIMMING POOL, JACUZZI, GAMES ROOM, TABLE TENNIS, T.V. LOUNGE AND PARTY HALL.

POWER BACKUP FROM CENTRALIZED GENERATOR SYSTEM.*
ROUND THE CLOCK SECURITY WITH VIDEO DOOR PHONE IN EACH APARTMENT.
REVERSE OSMOSIS (RO) SYSTEM IN EACH KITCHEN.
PROVISION OF PIPED COOKING GAS SUPPLY IN THE KITCHEN.*

MULTIPLE LIFTS IN EACH BUILDING INCLUDING ONE LARGE SIZE LIFT.
DIRECT TO HOME (DTH) TELEVISION FACILITY ENABLED IN THE COMPLEX.*
HOME LOAN FACILITY AVAILABLE FROM LEADING BANKS / FINANCIAL INSTITUTIONS LIKE HDFC, ICICI HFC LTD. AND IDBI BANK LTD.

SITE PLAN



-  PLC Park/Club Facing
-  PLC Main Road Facing

Not to scale, indicative only

LOCATION MAP



DISTANCE FROM PALM COURT (APPROX.)			
		Anand Vihar ISBT	17 Km
New Delhi Railway Station	32 Km	Shipra Mall, Indirapuram	14 Km
I T O	27 Km	Meerut Road Tiraha	05 Km
Dilshad Garden Metro	14 Km	Raj Nagar / Kavi Nagar	03 Km

Not to scale, indicative only

SPECIFICATIONS

Structure		Earth Quake Resistant RCC framed structure with infill brick walls
Wall finish	Internal	Plastered, P.O.P. and paint in pastel shades of acrylic oil bound distemper. Ceiling white. P.O.P. cornice in Drawing/Dinning and all Bedrooms.
	External	Exclusive finish in texture paint.
Flooring	Drawing/Dining	Vitrified tiles or equivalent flooring.
	Bed rooms	Vitrified tiles or equivalent flooring.
	Balconies	Ceramic tiles.
	Staircase	Ceramic Tiles/Kota stone or equivalent flooring.
Toilet	Walls	Ceramic tiles upto 7' height.
	Flooring	Ceramic tiles.
	Fittings	Hot & Cold Water supply (without geyser) with CP fittings of Standard make and Mirror & Towel rail shall be provided.
	Sanitaryware	Pastel/ White colour Vitreous Ceramic sanitaryware of standard make.
Kitchen	Platform	Working platform in Black Granite top with Stainless steel kitchen sink.
	Wall	2 feet ceramic tiles dado above working platform.
	Flooring	Ceramic tiles.
	Fittings	Hot & cold water supply (without geyser) with CP fittings of standard make.
Windows		UPVC/Aluminium Powder Coated / Anodized windows with glass shutters.
Doors	Internal Doors	European Style Moulded door shutters painted in two coats of synthetic enamel paint. All frames of hard wood/aluminium duly painted. Internal Bed Room Doors shall have CP mortice locks & anodized aluminium hardware.
	Main Door	European Style Polished Moulded door with brass hardware.
Electrical		Copper wiring in concealed PVC conduits. Modular switches for light & power points. TV and telephone points in all bedrooms & drawing/dinning.
Water supply		Filtered water supply through centralized water filtration plant.
Power backup		1 KVA in 3 bed room plus common areas including one lift in each building. Monthly running cost of the back up power shall be payable extra
Pipe Gas cooking supply		Reticulated piped cooking gas provision shall be given in the kitchen**

**On extra cost

Note: 1) Color & Design of tiles may change subject to availability and discretion of the company or any other competent authority.
2) Variation in colors/texture of vitrified tiles, marbles, granite and wood/wooden products may occur.

**ASHIANA PALM COURT IS
YET ANOTHER MILESTONE,
AND YET ANOTHER SUCCESS
STORY FROM ASHIANA.**

ASHIANA GROUP HAS BUILT OVER
55 LACS SQ.FT. OF RESIDENTIAL
AND COMMERCIAL SPACE AND PUT A

SMILE ON THE FACES OF MORE THAN 5500 FAMILIES WHO
RESIDE IN VARIOUS PROJECTS AT INDIRAPURAM, GREATER
NOIDA, GHAZIABAD, GURGAON, BHIWADI (RAJASTHAN) AND
JAMSHEDPUR.

SINCE 1979, ASHIANA HAS STOOD THE TEST OF TIME FOR
QUALITY OF CONSTRUCTION, SAFETY OF INVESTMENT AND
INTEGRITY OF COMMITMENT. LIKE ALL ASHIANA PROJECTS,
ASHIANA PALM COURT ALSO HOLDS THE ASSURED PROMISE OF
QUALITY LIVING AND HANDSOME APPRECIATION.

**BUT DON'T TAKE OUR WORD FOR IT. VISIT ANY ASHIANA
PROJECT AND ASK PEOPLE LIVING THERE. YOU'LL ALWAYS
HEAR A HAPPY STORY.**



ASHIANA GREENS
INDRAPURAM



ASHIANA ORCHIDS
GREATER NOIDA



BLACK GOLD APTS.
GREATER NOIDA



ASHIANA HOMES PVT. LTD.

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