

ANSAL API

Building lifestyles since 1967



SUSHANT
aquapolis

HIGH-RISE LAKE FRONT TOWNSHIP
NH-24, GHAZIABAD

KBPL presents

ALPHA HEIGHTS

...here your dreams come true



The best of aquapolis

After altering the skylines of the North, Ansals once again present a project with great assets - Sushant aquapolis in Ghaziabad. Touching the heights of estate achievements, Kalash Buildtech offer "Alpha Heights". It soars to the blue skies in the high rise lake front township.

Underpasses connect; leaving the area free for landscaped gardens and trees

Inhale the clear fresh unpolluted air, from the lush greenery of aquapolis. Every apartment is carefully planned to create the max possible space utility with glorious sun rays streaming in creating a fascinating pattern of light and shade.

Let the cool vitrified tiles reflect a lifestyle of easy sophistication. Laminated wood flooring adds style to the bedroom. The marbled staircase takes one back to the luxury that one enjoyed many years ago.

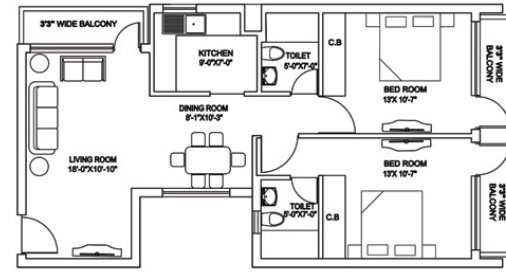




Ansal API
Sushant Aquapolis
Township Master Plan



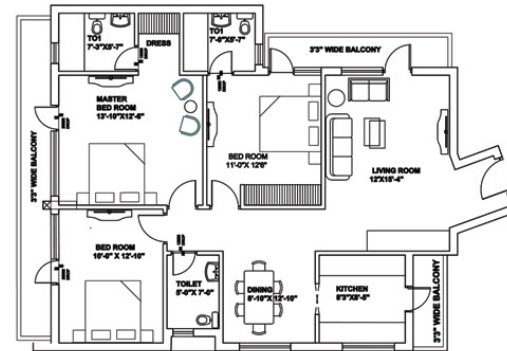
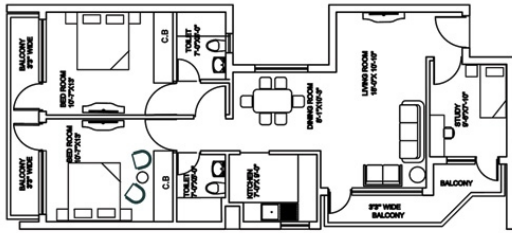
Layout plan



2 bkh + 2t
Sale Area- 1199 sq ft



NOTE: All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the Company or directed by any competent authority in the best interests of the development. Soft furnishing furniture and gadgets do not form a part of the offering. All dispute will fall under Delhi jurisdiction.



2 bhk + study
Sale Area- 1399 sq ft



3 bhk
Sale Area- 1776 sq ft



Specifications

STRUCTURE

Earthquake resistant RCC framed.

LIVING / DINING LOBBY PASSAGE

Floor : Vitrified tiles / equivalent.

Walls : With pop & obd with one designer wall

Ceiling : With pop & obd

BEDROOM

Floor : Vitrified tiles / laminated wood flooring in master bedroom

Walls : With pop & obd with one designer wall

Ceiling : With pop & obd

BALCONY

Floor : Anti skid Terrazzo, Kajaria or the equivalent tiles

Wall & Ceiling : Exterior finish paint / textured paint

KITCHEN

Walls : Designer ceramic tiles with border up to 2 ft. above counter, Kajaria or the equivalent tiles

Floor : Combination of anti-skid, ceramic, vitrified, Kajaria or the equivalent tiles

Counters : Granite working platform

Fitting / Fixtures : Branded CP fittings, stainless steel sink

Woodwork : Semi modular kitchen

WASHROOM

Walls : Designer ceramic, Kajaria or the equivalent tiles

Floor : Combination of anti-skid ceramic, vitrified, Kajaria or the equivalent tiles

Fittings / fixtures : ISI fittings, granite counter, standard chinaware, Hindware or the equivalent, fixtures and fittings for geyser and water supply

Water : Hot and cold water pipeline provision

DOORS

Entrance Doors : Polished / Duco paint skin doors.

Internal Doors : Hardwood frame with flush door shutter / Duco paint skin doors.

WINDOWS : Polished / Duco paint with hardwood frame

LIFT LOBBY

Floor : Combination of different colours of imported flooring / stone in pattern.

Walls : Granite tiles cladding up to 3 ft. and texture paint above.

ELEVATORS : 4 specially designed high speed elevators.

ELECTRICAL : Modular switches, 24 hours' power back-up provision

WATER : 24 hours' water supply

EXTERNAL DOORS

/ WINDOWS : Powder coated aluminum or UPVC

Stylish life amidst a posh neighbourhood

- Tower in integrated township developed by Ansals API-Aquapolis
- 2-3 BHK luxury apartments
- Unmatched location in Ghaziabad city
- Main entrance from 24 meters wide road
- Proposed metro station in the vicinity
- All apartments are minimum two side open
- Educational institutions in close vicinity
- Assured timely possession with penalty clause
- Firm prices: no escalation for units sold
- International School, shopping complexes and multiplex in the township
- Multi specialty hospital in the township
- 4-high speed elevators
- Each and every apartment will be equipped with fire suppression system
- Jogging track / separate kids' play area
- Ample covered car parking space and free guest open car parking
- Designer landscaping with front and rear lawns
- Paved roads with high quality riding surface
- Rechargeable pits for rainwater harvesting
- One lakh sq ft club exclusively for the township
- Dust bin shaft on each floor
- 24 hours' power back up
- Beautiful and vast lake in the township
- Professional maintenance services for all common facilities
- 24 hours' water supply
- Specially designed semi-modular kitchen



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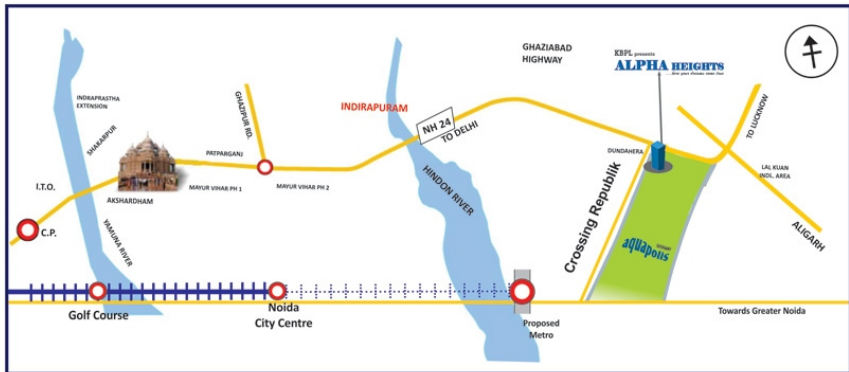
**Designed in USA –
by Chelsea West, New York**



The modern clear lines lend a rare elegance to Alpha Heights. Inspired by the finest of Western architecture, Alpha Heights is graced by reflecting pools, gardens, towers and abundant greenery.



Location Map



Approx Distance from Ansal API Sushant Aquapolis

Noida	1 km	Shipra Mall	6 kms
Opulent Mall	4.5 kms	Anand Vihar (I.S.B.T.)	18 kms
Ghaziabad City	5 kms	Akshardham (Mandir)	18 kms
Sector 63 Noida	5 kms	Connaught Place	26 kms



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