



# सुखवीरी villas





## Welcome to Sukhbiri Villas

Introducing "Sukhbiri Villas" in Noida by Contour Buildcon Pvt. Ltd. (CBPL) featuring luxurious 3 and 4-bedroom villas. Experience comfort, sophistication, and convenience with privacy. Enjoy top-notch features, high-quality facilities, stunning views, and modern living. Live your dream life in our luxurious & modern villas! Spread over a sprawling 17 Bigha in the Noida 107 region, Sukhbiri Villas is located in one of the prime locations of Noida in terms of road connectivity and close proximity to popular leisure locations! Also, your city essentials like hospitals, schools & markets are very close by.

## About CBPL

**Contour Buildcon Pvt. Ltd. (CBPL)** is one of the top real estate developers in the NCR region. Over the years, with a team of visionary professionals, CBPL has made a significant impact in the industry by delivering some of the best real estate projects in the city - Vista Farms, Vista Plots, Mount Attalia, Raghuvanshi Farms, CBPL Homes.

The company's core principles of sustainability and wellness serve as the driving force behind its commitment to promoting eco-friendly lifestyles. At CBPL, their mission revolves around enhancing the experiences of customers who aspire to acquire and invest in the real estate sector. With an unwavering focus on client satisfaction, CBPL aims to accurately anticipate and understand the needs of their customers, delivering results that align with their expectations while ensuring timeliness and cost.

# Amenities



Discover the epitome of luxurious living at our exclusive villa, where every detail has been meticulously designed to provide you with the utmost comfort, convenience, and security.

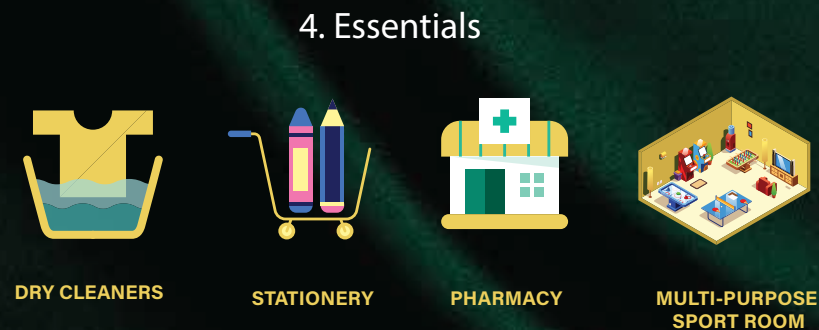
## 1. Multi-tier Security System



## 2. Clubhouse Facilities



## 3. Common Amenities





## Location benefits:

**Excellent connectivity:** Greater Noida Expressway, Vishwakarma Road, Dadri Road.

**Proximity to renowned schools:** Delhi Public School, Ramagya School, Kothari, Khaytan, etc.



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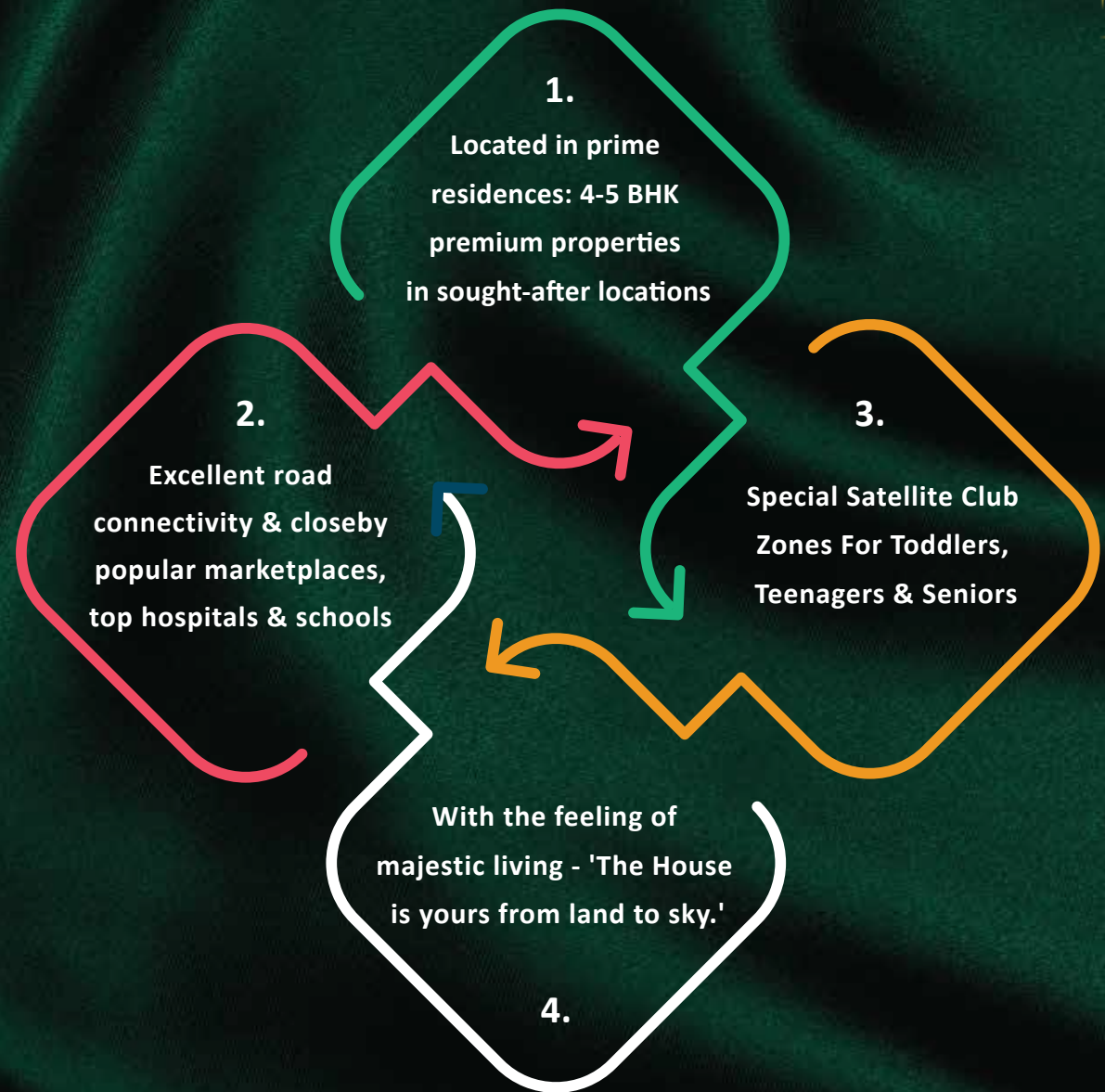
**Excellent connectivity:** Greater Noida Expressway, Vishwakarma Road, Dadri Road.

**Prime malls & markets nearby:** Noida Central Avenue, Sector 104 Market, Sector 110 Market, and Bhangel Market.



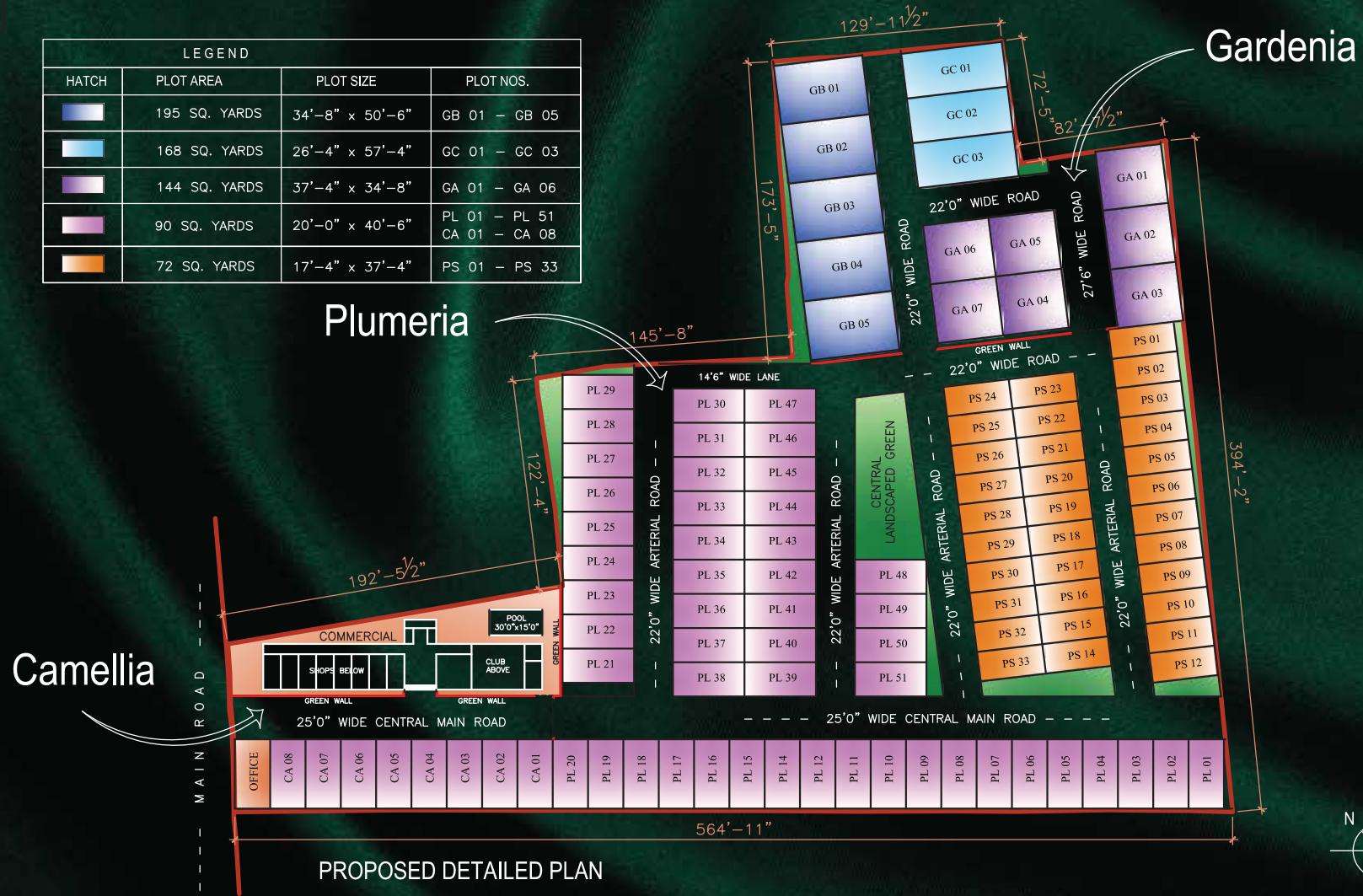
## Project USPs

Discover the pinnacle of luxurious living with our exquisite villa which has been carefully crafted in the heart of the most sought-after locations. We promise Sukhbiri Villas will surpass all your expectations in terms of luxury and comfort!



# Site Plan

LEGEND			
HATCH	PLOT AREA	PLOT SIZE	PLOT NOS.
	195 SQ. YARDS	34'-8" x 50'-6"	GB 01 - GB 05
	168 SQ. YARDS	26'-4" x 57'-4"	GC 01 - GC 03
	144 SQ. YARDS	37'-4" x 34'-8"	GA 01 - GA 06
	90 SQ. YARDS	20'-0" x 40'-6"	PL 01 - PL 51 CA 01 - CA 08
	72 SQ. YARDS	17'-4" x 37'-4"	PS 01 - PS 33



Plumeria

Gardenia

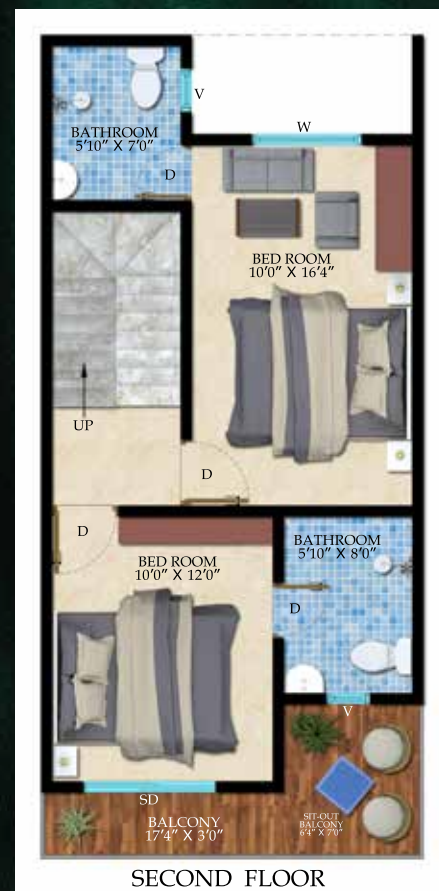
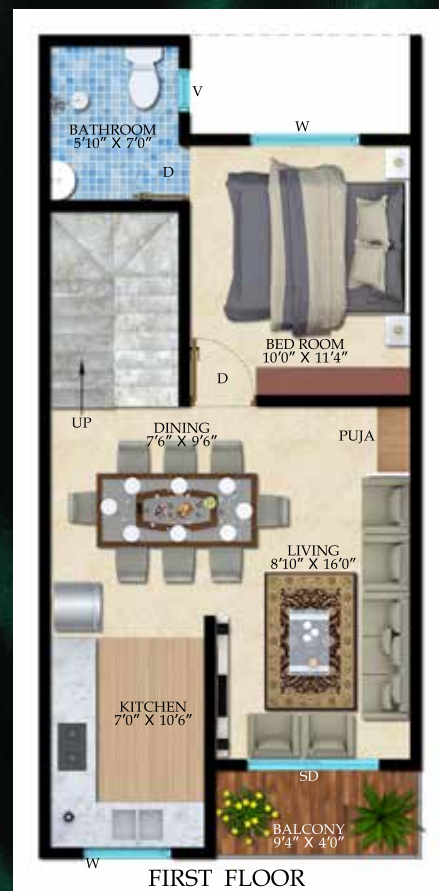
Camellia

PROPOSED DETAILED PLAN





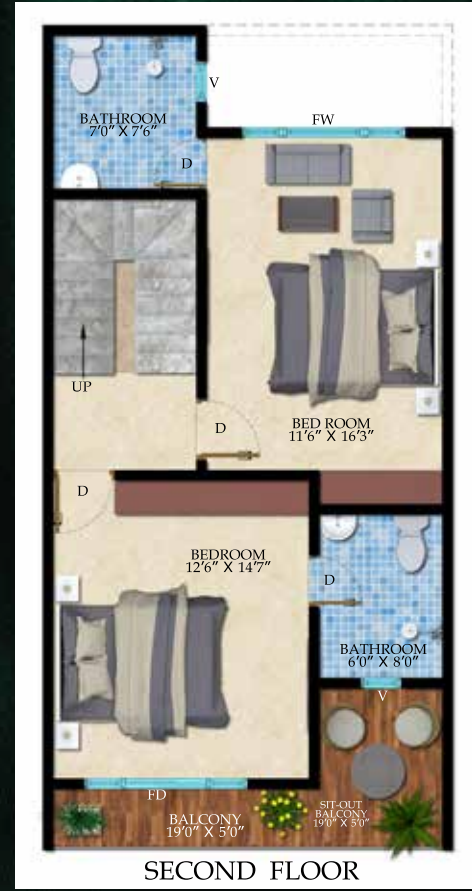
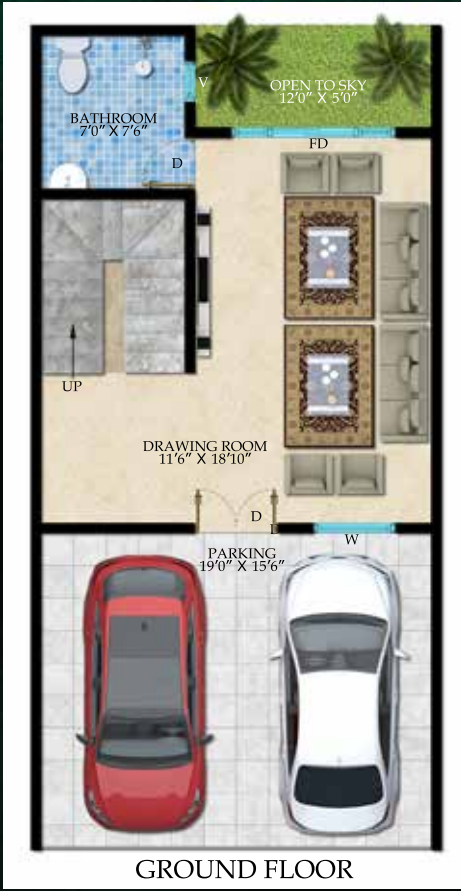
# 2850 Sq.Ft. (Floor Plan)







# 3250 Sq.Ft. (Floor Plan)





# Specifications

Furnished with high-quality materials and finishes in our design, we are confident that Sukhbiri Villas will provide you with everything you need to live your dream life!

## Kitchen

**Floor:** Vitrified Tiles

**Electrical Fittings:** Modular Plates & Switches

**Walls:** Ceramic tiles of 2' height from the platform

**Fittings:** Stainless steel sink with CP fittings

**Internal Door:** Open

**Woodwork:** Full Modular Kitchen

**Ceiling:** Oil-bound distemper

**Equipments:** chimney with hob, geyser, built-in microwave & oven and Under Counter R.O.

## Exterior Finish

**Walls:** Texture Paint / PVC Pannel / ACP (As per design)

**External Door and Window:** UPVC

**Hardware:** All Doors & windows with metal fittings

## Drawing & Living

**Floor:** Vitrified Tiles

**Walls:** Plastic Paint, Wallpaper on One Wall

**Ceilings:** Pop False Ceiling with Plastic Paint

## Bedroom

**Floor:** Vitrified Tiles

**External Door and Window:** UPVC

**Electrical Fittings:** Modular Plates & Switches

**Walls:** Plastic Paint, Wallpaper on One Wall

**Internal Door:** Flush Door with Wooden Frame

**Ceilings:** False Ceiling

**Woodwork:** Wardrobes

## Bathroom

**Floor:** Ceramic Tiles

**Walls:** Ceramic tiles up to the ceiling

**Fittings:** Branded chinaware & CP fittings

**Internal Door:** Flush Door with Wooden Frame

**Ceilings:** False ceiling

**Equipments:** Geyser, Exhausts

## Balconies & Staircase

**Floor:** Anti-skid Tiles

Glass Railing with Wooden Grab Rail

## Electrical:

Copper wiring & PVC concealed conduit, provision for adequate light and power points with T.V. outlets with modular switches and protective M.C.B.'s  
All Lights and Fans

## Security

CCTV Camera

Video Door Phone

Biometric Mortise Digital Door Locks

## Lobbies / Corridor

**Floor:** Vitrified Tiles

**Walls:** Plastic paint



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Developed and Promoted by:



**CONTOUR BUILDCON PVT. LTD.**

**B-84, Sector-2, Noida, Disst. G.B. Nagar, (U.P)**