

CLOVE
COUNTY





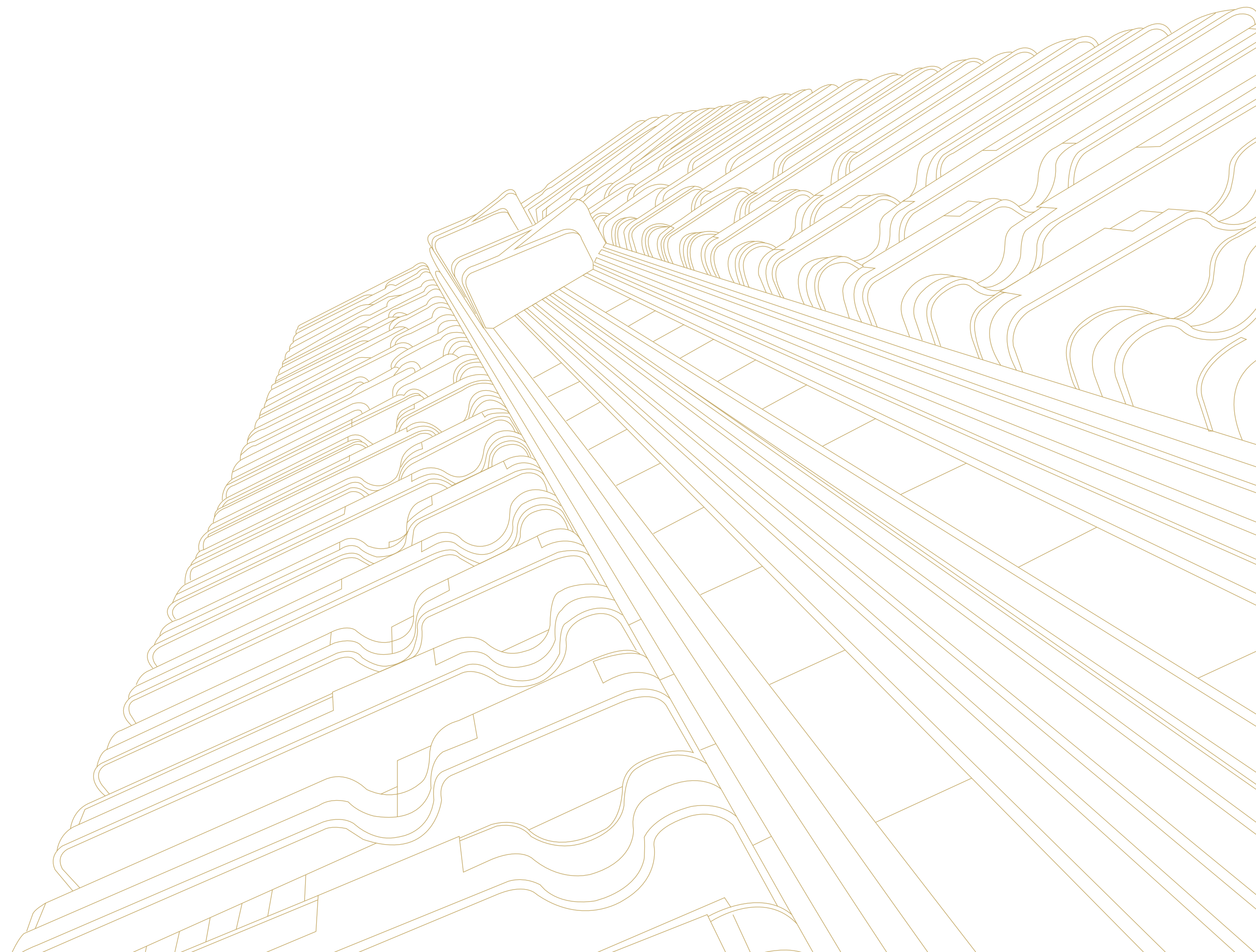
YOUR CURATED AUTOBIOGRAPHY



LIVING BREATHING TOWERS

Inspired by the organic silhouette of a clove bud, the architecture rises in smooth curves and deep earthy tones. The design introduces *scooped balconies*, curved recesses that define the façade and ensure every home opens to air and light.

Inside, the spaces draw from the same warm palette, clove browns, walnut veneers and antique gold accents. The architectural form culminates in a distinctive super roof that crowns each tower, a bold, graceful gesture that plays with light and shadow by day and glows as an illuminated crown at night. Clove County is a self-contained world for those who value mindfulness and silence.



THE ADDRESS

Set across five acres, in Sector 151 of Noida, this is a true low-density haven. The master plan comprises just three towers and 226 residences, ensuring that the community remains exclusive and uncrowded.

Positioned along the Expressway for connectivity yet focused inward for serenity, this is an address chosen not for noise, but for its assurance- where your family's future is anchored by convenience, stability and elegance.



BIOPHILIC BRILLIANCE

We embody the philosophy of *trees to every apartment*. The elevation is transformed into a living structure, where private vertical gardens, horizontal greens and a variety of water features create a restorative micro-climate.

Sustainability here is the core ethos, not an add-on. With wide decks acting as passive shading devices and active climate-responsive measures, the project is designed to target an IGBC Platinum rating, merging mindful wellness with responsible luxury.



*Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.

THE ART OF DOING NOTHING

The wide decks, *flowing along the periphery of your apartment*, create a continuous edge of openness. These deep overhangs are not just aesthetic; they minimize heat gain while framing expansive views.

This is where days begin gently and evenings close on your own quiet note, a private sanctuary where the architecture fosters a continuous dialogue between the inside and the outside.



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THE ART OF SLOW LIVING

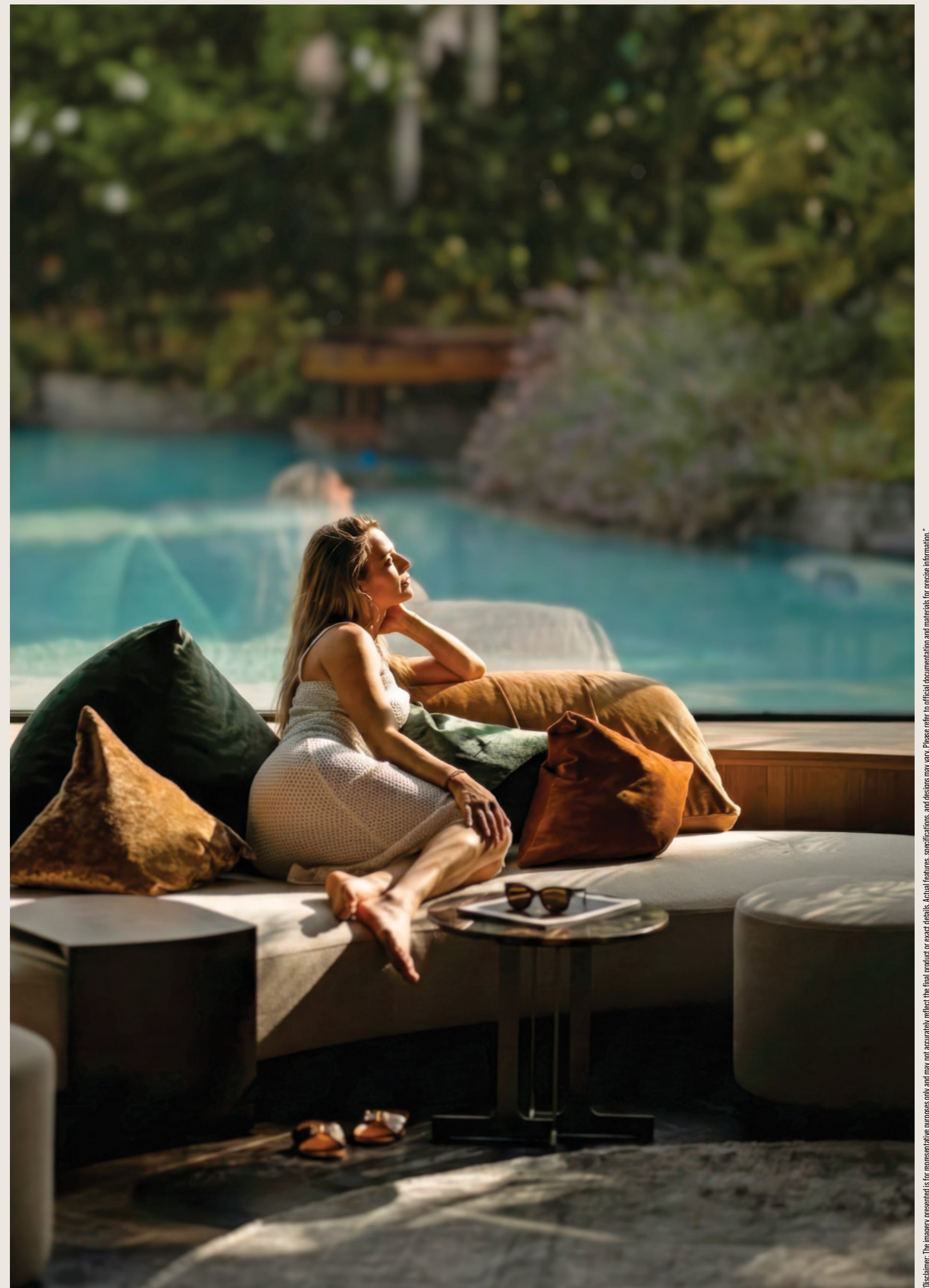
Clove County is a pristine, self-contained estate crafted for the ultra-affluent. Far from urban chaos, it offers a sanctuary where space, silence, and style converge. Curated by County Group, these limited residences define quiet luxury, a place for perfection, slow mornings, and rediscovering the simple pleasures of life.



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A LIFE COMPOSED IN QUIET DETAIL

Every amenity is crafted for discernment rather than display-spacious club lounges, serene wellness zones, contemplative courts and outdoor retreats that respond to light, air and rhythm. From private greens to measured community spaces, each setting is designed to slow time and elevate the way you live. This is a place where elegance is felt, not announced-an address where luxury is expressed on being quietly exclusive.



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DAILY SENSORY RESET

Water, metal and a single resonant note. Wellness here is not an add-on, but a quiet current that runs through spaces and routines. Spaces that let you slow your breathing, listen inward and return to yourself.



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REFINED HYDRO-WELLNESS

This water sanctuary is an ode to the healing power of water in its most sophisticated forms. This exclusive collection moves beyond the conventional pool experience, offering residents private access to therapies previously reserved for world-class destination spas. It is here that the elements of wellness, tranquility and daily health rituals converge to rejuvenate the body and quiet the mind.



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Disclaimer: The Master Plan including landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout returned in your Agreement to Sale will be finalized and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.



MASTER PLAN

- 1. ENTRY
- 2. EXIT
- 3. RETAIL ENTRY
- 4. WATER FEATURE
- 5. BASEMENT RAMP

- 6. CLUB
- 7. SWIMMING POOL
- 8. AMPHITHEATER
- 9. PLACE OF WORSHIP
- 10. OPEN LAWN BOWLING ALLEY

- 11. YOGA & EXERCISE GARDEN
- 12. ZEN GARDEN
- 13. BADMINTON COURT
- 14. TENNIS COURT
- 15. HALF BASKETBALL COURT

- 16. PICKLEBALL COURT
- 17. PADEL COURT
- 18. CRICKET NET PRACTICE
- 19. ORCHARD
- 20. GREEN HOUSE

- 21. KIDS ZONE
- 22. PET PLAY AREA

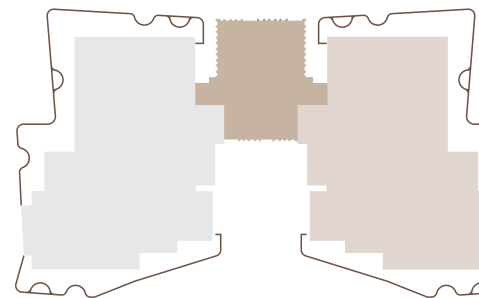
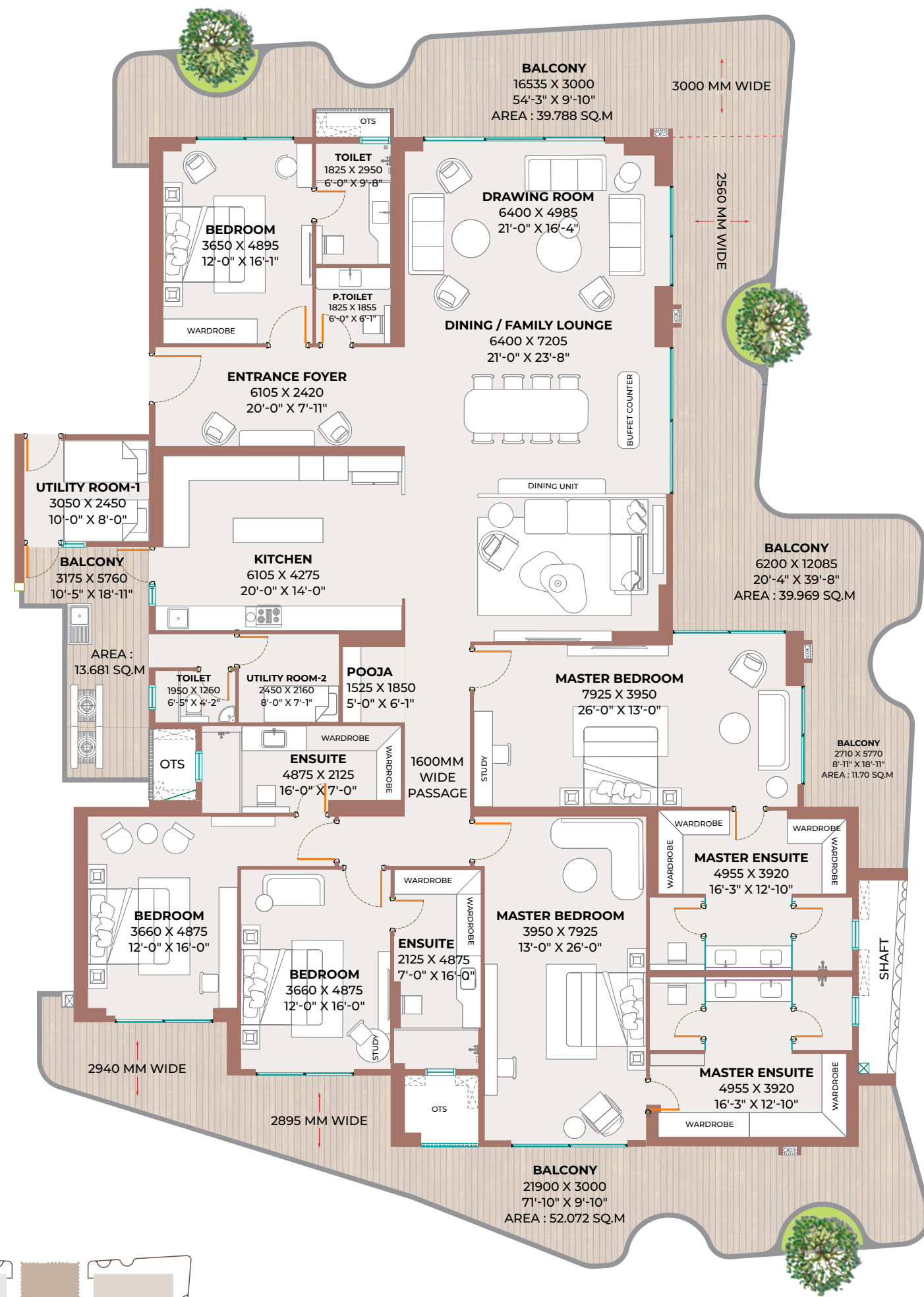




UNIT PLAN : TYPE - A

SUPER AREA	BUILT UP AREA	CARPET AREA	BALCONY AREA
6417 SQ. FT.	5685 SQ. FT.	3744 SQ. FT.	1712 SQ. FT.
596.15 SQ.MT.	528.15 SQ.MT.	347.8 SQ.MT.	159.06 SQ.MT.

5BHK + 6 TOILET + 3 BALCONY+2 UTILITY ROOM WITH TOILET

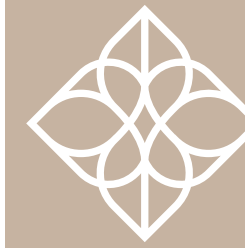


EVEN FLOOR

2 UNITS PER FLOOR

4 LIFTS

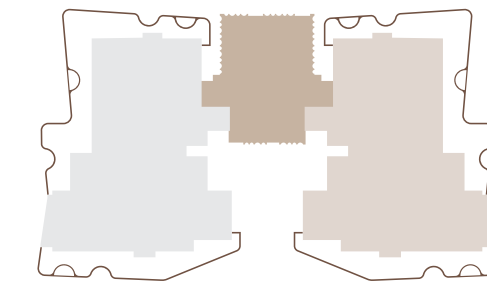
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UNIT PLAN : TYPE - B

SUPER AREA	BUILT UP AREA	CARPET AREA	BALCONY AREA
5310 SQ. FT.	4759 SQ. FT.	2990 SQ. FT.	1549 SQ. FT.
493.31 SQ.MT.	442.14 SQ.MT.	277.79 SQ.MT.	143.90 SQ.MT.

5BHK + 6 TOILET + 3 BALCONY+2 UTILITY ROOM WITH TOILET



EVEN FLOOR

2 UNITS PER FLOOR

4 LIFTS

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SPECIFICATIONS

FLOORING

Drawing	: Premium Quality Imported Marble
Dining	: Premium Quality Imported Marble
Kitchen	: Premium Quality Imported Marble
All Bedrooms	: Laminated Wooden Flooring
Balconies	: Designer Anti-Skid Tiles
Toilets	: Premium Quality Imported Marble
Multi Utility	: Laminated Wooden Flooring

SANITARY WORK

Internal Piping	: Corrosion Free CPVC Pipes & Fittings All Taps and Fittings of Reputed Brands in C.P.
Bath Fittings & Ware	: Wash Basins, Wall Mounted W/C of Reputed Brands in Appropriate Shades

WALL FINISH

External	: Most Modern and Elegant Permanent Finish with High Quality Texture Paint
Internal	: All Internal Walls of the Room & Drawing Dining will be Painted Using OBD

KITCHEN

Counter	: Kitchen Counter with Stainless Steel Sink. Fitted with R.O. Hob, Chimney With Exhaust Pipe
Wood Work	: Modular Cabinets
Wall Tile	: Designer Ceramic Tiles upto 2 Ft. Above Working Counter

DOORS & WINDOWS

External	: Aluminium/UPVC Sliding Openable Doors & Windows
Internal	: Designer Flush Doors in Polish/Duco Paint Fixed in Hardwood Frame

ELECTRICAL FITTINGS

Exhaust Fan	: In Kitchen & Toilets
Light Fixtures	: In All Rooms Chandelier/ Hanging Light in Drawing Room & Master Bedroom
Fans	: In Bedrooms, D/D, Kitchen & Utility
External	: Adequate Lighting in Common Areas

WIRING & SWITCHES

Wiring	: Fire Resistant Copper Wiring in Concealed PVC Conduits
Switches	: Modular Switches & Sockets in Adequate Numbers
T.v. Points	: In all Rooms
Tel. Points	: In all Rooms

AC & GEYSERS

VRV Acs	: In Bedrooms, D/D and Kitchen
Geysers	: In Toilets and kitchen

RAILING

Balcony	: Stainless Steel /Glass /RCC/Brickwork/Blockwork /Mild Steel
Staircase	: Mild Steel

P.O.P WORK

Internal	: Good Quality Designer False Ceiling in All Rooms and Drawing Dining
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WOOD WORK

Wardrobe	: In all Bed Rooms
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SECURITY

Internal	: Video Intercom Phone
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IT'S ALL ABOUT U

CONCEPTUALIZED, DEVELOPED AND MANAGED BY:
SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.

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CLOVE COUNTY
RERA Registration No. : UPRERAPRJ696539/11/2025
Project Launch Date : 27-11-2025
Collection Account : SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.COLLECTION ACCOUNT FOR CLOVE COUNTY
Account No. : 9049908384, Name of Bank : Kotak Mahindra Bank Ltd., Branch : Noida Sector, 137 IFSC Code : KKBK0005040

Promoter Name: SHIRJA REAL ESTATE SOLUTIONS PVT. LTD. · Promoter Registration No. UPRERAPRM80484 · Website of UP RERA - www.up-rera.in

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