



NIRVANA HOMES





NIRVANA HOMES

WHERE NATURE MEETS LUXURY

Discover A Life Of Tranquility Within The Lush green 3.30-acre Haven At Raj Nagar Extension. Nirvana Homes Has Thoughtfully Crafted This Project To Immerse You In Nature While Maintaining Easy Access To Essential Social Infrastructure And City Landmarks. Here, You'll Find Luxurious Villas And A Wide Array Of Best-in-class Amenities And Facilities, All Complemented By A Dedicated Clubhouse, Enhancing Your Overall Quality Of Life



STEP INTO UNPARALLELED
ELEGANCE AND **LUXURY**





EXQUISITE FAÇADES, DESIGNED FOR **ELEGANCE AND LUXURY**

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

STUNNING EVENINGS, WHERE **LUXURY** MEETS **TRANQUILITY**



SPACIOUS AND SOPHISTICATED FOR COMFORT AND STYLE

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

SERENITY - YOUR PERSONAL RETREAT



CONVENIENCE AND PEACE IN CHORUS

ARTISTIC IMPRESSION





THE PERFECT BLEND OF **LEISURE** AND **RECREATION**

ARTISTIC IMPRESSION

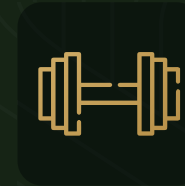
CLUB NIRVANA



YOGA &
MEDITATION HALL



SWIMMING
POOL



GYM & AEROBICS



BASKETBALL
COURT



BADMINTON



TABLE TENNIS



KIDS PLAY
AREA



PARK & LAWNS



POOL TABLE

DIVE INTO FUN AND RELAXATION AT OUR CLUB NIRVANA





EVERY MOMENT IS INFUSED WITH **VITALITY**

ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

UNDER THE STARS, IT GLOWS WITH **SERENITY** AND **TRANQUILITY**

FLOOR PLAN

120 Sq.Yard (25'0" x 43'0")

5 BHK + Servant

Built Up Area : 2300.68 sq.ft (213.74 sq.mtr)
 Super Area : 2750 sq.ft (255.48 sq.mtr)

GROUND FLOOR

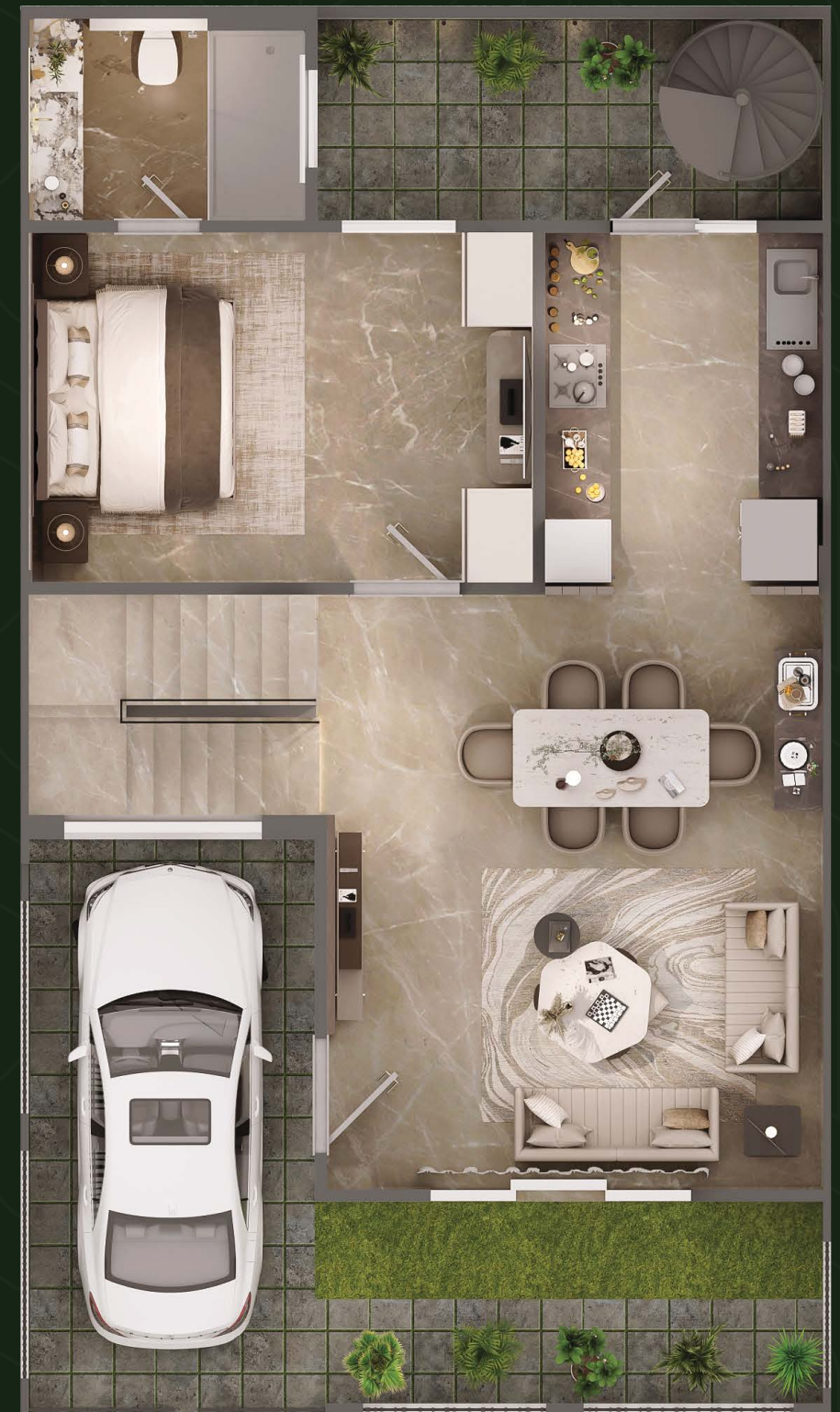
Living and Dining	:	15'3"	x	18'3"
Kitchen	:	8'6"	x	10'9"
Bed Room	:	15'6"	x	10'9"
Bedroom Toilet	:	8'6"	x	6'2"
Powder Room	:	5'6"	x	3'6"
Front Lawn	:	6'9"	x	15'9"
Rear Open	:	6'3"	x	15'9"
Parking Space	:	9'0"	x	17'9"

FIRST FLOOR

Lobby Area	:	9'6"	x	7'0"
Front Bedroom	:	13'6"	x	11'0"
Front Bedroom Toilet	:	5'6"	x	11'0"
Front Balcony	:	4'0"	x	19'6"
Master Bedroom	:	15'9"	x	10'9"
Master Bedroom Toilet	:	8'6"	x	10'6"
Master Bedroom Closet Area	:	8'6"	x	7'0"

SECOND FLOOR

Lobby Area	:	9'6"	x	7'0"
Front Bedroom	:	13'0"	x	11'0"
Front Bedroom Toilet	:	5'6"	x	11'0"
Front Balcony	:	4'0"	x	19'6"
Rear Bedroom	:	11'3"	x	10'9"
Rear Bedroom Toilet	:	5'0"	x	10'9"
Servant Room	:	7'0"	x	5'9"
Servant Room Toilet	:	4'0"	x	4'9"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLAN

150 Sq.Yards (26'0" x 52'0")

5 BHK + Servant

Built up Area : 3086.44 sq.ft (286.74 sq.mtr)
 Super Area : 3410 sq.ft (316.80 sq.mtr)

GROUND FLOOR

Living and Dining	: 14'6" x 27'6"
Kitchen	: 13'6" x 8'0"
Pooja Area	: 5'9" x 4'6"
Lift Area	: 5'3" x 5'6"
Bedroom Area	: 11'0" x 15'0"
Bedroom Toilet	: 5'6" x 8'6"
Front Lawn	: 15'3" x 8'9"
Parking Space	: 17'0" x 11'0"

FIRST FLOOR

Lobby Area	: 10'9" x 9'6"
Front Bedroom	: 12'6" x 13'0"
Front Bedroom Toilet	: 6'6" x 8'6"
Front Balcony	: 4'0" x 21'0"
Lift	: 5'3" x 5'6"
Master Bedroom	: 16'9" x 13'3"
Master Bedroom Closet	: 8'0" x 13'3"
Master Bedroom Toilet	: 11'0" x 6'0"

SECOND FLOOR

Lobby Area	: 10'9" x 9'6"
Front Bedroom	: 12'6" x 13'0"
Front Bedroom Toilet	: 6'6" x 8'6"
Front Balcony	: 4'0" x 21'0"
Lift	: 5'3" x 5'6"
Rear Bedroom	: 11'6" x 13'6"
Rear Bedroom Toilet	: 5'6" x 13'3"
Servant Room	: 7'6" x 8'0"
Servant Room Toilet	: 4'0" x 5'0"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLAN

175 Sq.Yards (30'6" x 53'0")

5 BHK + Servant

Built Up Area : 3565.65 sq.ft (331.26 sq.mtr)

Super Area : 4095 sq.ft (380.43 sq.mtr)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA SPECIFICATIONS

LIVING / DINING ROOM

FLOOR: ITALIAN MARBLE

WALLS: PAINT BY ASIAN PAINTS OR DULUX OR EQUIVALENT.

FANS: HAVELLS OR CROMPTON OR EQUIVALENT

CEILING: POP, FALSE CEILING WITH LED LIGHTS, PAINT - ASIAN PAINTS OR DULUX PAINT OR EQUIVALENT

BEDROOM

FLOOR: WOODEN FLOORING IN MASTER BEDROOM, VITRIFIED TILES - IN REST BEDROOMS

WALLS: PAINT BY ASIAN PAINTS OR DULUX OR EQUIVALENT.

FANS: HAVELLS OR CROMPTON OR EQUIVALENT

CEILING: POP, FALSE CEILING WITH LED LIGHTS, PAINT - ASIAN PAINTS OR DULUX PAINT OR EQUIVALENT

KITCHEN - MODULAR KITCHEN

FLOOR: ITALIAN MARBLE

WALL DADO: TILES BY KAJARIA OR SOMANY OR EQUIVALENT

CHIMNEY: KAFF, GLEN OR EQUIVALENT

WATER PURIFIER : BLUE STAR/ AO SMITH/ KENT OR EQUIVALENT

COUNTER TOP : GRANITE

HOB : FABER/ ELICA OR EQUIVALENT

GEYSER: 5 LITRE GEYSER OF HINDWARE OR EQUIVALENT

BALCONY/ DRIVEWAY/ STAIRCASE

FLOOR : ANTI SKID TILES BY KAJARIA/ SOMANY OR EQUIVALENT.

WALLS: WEATHER PROOF EXTERIOR PAINT BY ASIAN PAINTS OR EQUIVALENT .

STAIR CASE FLOORING : MARBLE

VILLA SPECIFICATIONS

BATHROOM

FLOOR & WALLS : ANTI SKID TILES ON FLOOR, TILES ON WALLS

GEYSER: 25 LITRE HINDWARE OR AO SMITH OR EQUIVALENT

CP FITTINGS : KOHLER OR JAQUAR OR ASIAN OR EQUIVALENT

SANITARY WARES: KOHLER OR JAQUAR OR ASIAN OR EQUIVALENT

BATHROOM ACCESSORIES : GLASS PANEL FOR SHOWER AREA, HEALTH FAUCET , MIRROR, TOILET PAPER HOLDER OF JAQUAR OR ASIAN OR EQUIVALENT.

DOOR/WINDOWS

DOOR FRAME : IMPORTED CANADIAN WOOD - YELLOW CEDAR

BEDROOM DOORS: DESIGNER DOORS

BATHROOM DOORS: DESIGNER DOORS

WINDOWS: UPVC WITH TOUGHNED GLASS

HARDWARE : DOORSET OR GODREJ LOCKS OR EQUIVALENT

GENERAL

INNER PIPE LINES : CONCEALED CPVC PIPE LINES (AKG OR EQUIVALENT)

CABLES & WIRES : HAVELLS OR ISI STANDARD EQUIVALENT

SWITCHES : MODULAR SWITCHES OF HAVELLS OR LEGRAND OR EQUIVALENT

AIR CONDITIONER : SPLIT AIR CONDITIONER IN LIVING, DINING & ALL BEDROOMS (DAIKIN OR PANASONIC OR HITACHI OR EQUIVALENT)

POWER BACKUP : 5 KVA

RAIN WATER DISPOSAL : RAIN WATER HARVESTING SYSTEM

SEWAGE TREATMENT : SEWAGE TREATMENT PLANT

SECURITY : TWO TIER SECURITY

WARDROBE/CUPBOARDS : WOODEN WARDROBE IN EVERY ROOM & TV PANELS IN MASTER BEDROOM & LIVING ROOM

INTERNET POINTS : CAT 6 IO POINTS IN LIVING AND ALL BEDROOMS

VIDEO DOOR PHONE: ON EVERY FLOOR

LOCATION MAP



SCAN FOR LOCATION

LOCATION ADVANTAGE

YASHODA MULTISPECIALITY HOSPITAL
ALT CENTER ROAD, GHAZIABAD | 5 MIN

SANTOSH HOSPITAL
AMBEDKAR ROAD, GHAZIABAD | 10 MIN

NAVIN HOSPITAL
MEERUT ROAD, GHAZIABAD | 10 MIN

MAX SUPERSPECIALITY HOSPITAL
SECTOR -I, VAISHALI, GHAZIABAD | 15 MIN

HOSPITALS

SHOPPING & ENTERTAINMENT

COMMERCIAL COMPLEX WITHIN THE PROJECT
NIRVANA HOMES, RAJ NAGAR EXTENSION, GHAZIABAD

VVIP STYLE MALL
RAJ NAGAR EXTENSION, GHAZIABAD | 2 MIN

GNB MALL
RAJ NAGAR EXTENSION, GHAZIABAD | 2 MIN

KW DELHI 6
RAJ NAGAR EXTENSION, GHAZIABAD | 2 MIN

AVS CITY PALACE
RAJ NAGAR EXTENSION, GHAZIABAD | 3 MIN

INTERNATIONAL CRICKET STADIUM
RAJ NAGAR EXTENSION, GHAZIABAD | 5 MIN

DPS GHAZIABAD SCHOOL
MEERUT ROAD, GHAZIABAD | 10 MIN

GD GOENKA SCHOOL
RAJ NAGAR EXTENSION, GHAZIABAD | 2 MIN

PAREVARTAN SCHOOL
RAJ NAGAR EXTENSION, GHAZIABAD | 2 MIN

PRESIDIUM SCHOOL
RAJ NAGAR EXTENSION, GHAZIABAD | 5 MIN

IMT GHAZIABAD
RAJ NAGAR, GHAZIABAD | 8 MIN

ITS COLLEGE
MOHAN NAGAR, GHAZIABAD | 10 MIN

KIET COLLEGE
MOHAN NAGAR, GHAZIABAD | 10 MIN

SCHOOLS & COLLEGES

CONNECTIVITY

GHAZIABAD RRTS STATION - 8 MIN
HINDON RIVER METRO STATION - 8 MIN

ELEVATED ROAD TO DELHI - 10 MIN
EASTERN PERIPHERAL EXPRESSWAY - 10 MIN

NH 58 - 5 MIN
NH 24 - 10 MIN

HINDON AIRPORT - 10 MIN

NEW BUS STAND GHAZIABAD - 10 MIN
ISBT ANAND VIHAR - 15 MIN

GHAZIABAD RAILWAY STATION- 10 MIN
ANAND VIHAR RAILWAY STATION- 15 MIN





THE **GRANDEUR** AND THE VISION OF NIRVANA HOMES

ARTISTIC IMPRESSION

ABOUT NIRVANA GROUP

WELCOME TO NIRVANA GROUP, WHERE CONSTRUCTION MERGES WITH HOSPITALITY AND REAL ESTATE EXPERTISE. FOUNDED BY A TEAM OF DEDICATED INDIVIDUALS, NIRVANA GROUP AMALGAMATES YEARS OF EXPERIENCE FROM THE HOSPITALITY AND REAL ESTATE SECTORS TO CRAFT OUTSTANDING LIVING SPACES.

WITH AN INNATE UNDERSTANDING OF WHAT MAKES A HOUSE A HOME, OUR TEAM IS COMMITTED TO CREATING RESIDENCES THAT SURPASS ORDINARY STANDARDS. WHETHER IT'S DESIGNING OPULENT INTERIORS, IMPLEMENTING SUSTAINABLE PRACTICES, OR INTEGRATING INNOVATIVE TECHNOLOGIES, WE AIM TO SURPASS EXPECTATIONS EVERY STEP OF THE WAY.

OUR DEDICATION TO QUALITY, INTEGRITY, AND CUSTOMER SATISFACTION IS THE CORNERSTONE OF OUR ETHOS. FROM INCEPTION TO COMPLETION, WE WORK DILIGENTLY TO ENSURE THAT EACH PROJECT EMBODIES OUR VALUES AND OUR PURSUIT OF EXCELLENCE.

JOIN US ON THIS JOURNEY AS WE REDEFINE THE ESSENCE OF LIVING.

"A VISION OF ELEGANCE, A PROMISE OF COMFORT."

-By Nirvana Group Founders



SITE OFFICE

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APPROVED BY

