



**DEV INFRA
PROJECTS**

Presents



49th AVENUE

*You Deserve **A Home** You Love*



ABOUT THE COMPANY

As we move on to the next era of growth of urban projects, staying ahead of the competition will not be a priority, rather what will be important is if your concepts assist in establishing a new reality. DEV INFRA group is driven to foster new thinking in the real estate industry with its vision of transforming the cities of today for tomorrow.

Dev Infra Group has pioneered the design and implementation of luxury real estate projects with some of the best location projects in Noida and Indirapuram. Backed by decades of experience and a wealth of skills, Dev Infra Group has delivered the most modern flats, floors and retail spaces to the people of Delhi NCR. The Group has left strong imprints throughout the whole spectrum of real estate development in a very short period of time, establishing and managing the best commercial properties in Noida & Delhi NCR.

SOME IMPORTANT FEATURES:

- ✓ ***Since 2000***
- ✓ ***Delivered more than 100 project's in Delhi NCR***
- ✓ ***Trust is our Key***
- ✓ ***Recently Delivered Projects by the Company:***
Defence Enclave, Sector - 44



CURRENTLY RUNNING PROJECTS

Avenue 1 & 2, Sector 73, Noida



49th AVENUE

ABOUT THE PROJECT

49th Avenue is a residential project that offers elegant lifestyle amidst a serene environment, Nestled in Noida sector 49, our apartments welcome you to experience a new way of living, modernity blended with nature. Surrounded by reputed Public Schools & hospital it enjoys one of the best locations. Plus, the presence of shopping complexes, educational institution and excellent connectivity to Noida and Delhi makes it a preferred living or investment destination.

5 FLOORS • 4 SHOPS

FEATURES



Main road
of
Sector 49



2 side
Open Plot



Pivotal
location



Fastest
construction
speed



Commercial
markets
on the road



Metro, school,
hospital &
market place
(under 100 mtrs)

OTHER IMPORTANT FEATURES

- Basement Parking
- Lift on all Floors
- Cctv Enabled Building
- Seperate Guard Room
- Power Backup Enabled
- 24x7 Security
- Proper Sewage Treatment and Rainwater Harvesting on all the Floors

SPECIFICATIONS



► STRUCTURE

- Earthquake resistant
- RCC framed structure
- External finish combination of long lasting paint
- Vastu friendly layout

► FLOORING

- Glazed vitrified tiles 4/2 in drawing, dining, bed rooms and kitchen
- Ceramic / antiskid tiles in toilet and balconies



► KITCHEN

- Granite top on working platform
- Stainless steel sink
- Modular kitchen with wooden cabinet
- Ceiling plastered and painted with pleasing shades
- Walls ceramic glazed tiles

► TOILET

- Floor anti skid Ceramic tiles
- Walls ceramic tiles
- Fittings/fixtures all tapes chrome plated ISI mark
- Wash basin and wc in all toilets with provision of hot and cold water



► PAINT

- Wall texture on single wall of every bedroom, drawing and dining room
- Heavy false ceiling in all bedroom and drawing room

► BALCONIES

- Anti skid floor ceramic tiles



► LIFT LOBBY

- Floor combination of white and marble shade
- Walls with textures and heavy pop
- One high speed elevator

► DOOR AND WINDOWS

- Entrance door seasoned hardwood frame with panelling of designer duty laminates
- Almirah in bedrooms
- Heavy external and internal doors & windows with bright polishing



► ELECTRICAL

- Copper concealed wires in all bedrooms/drawing/dining toilets and kitchen
- Switches / sockets Modular in all bedroom/ drawing/dining toilets & kitchen
- All the electric wires will be copper with ISI Mark
- Ceiling lights & fans in all rooms & drawing room
- False ceiling light in all rooms

FLAT 1 LAYOUT PLAN



FLAT 2 LAYOUT PLAN



FLAT 3 LAYOUT PLAN



FLAT 4 LAYOUT PLAN



FLAT 5 LAYOUT PLAN



FLAT 6 LAYOUT PLAN



3D LAYOUT



FRONT ELEVATION

DAY VIEW



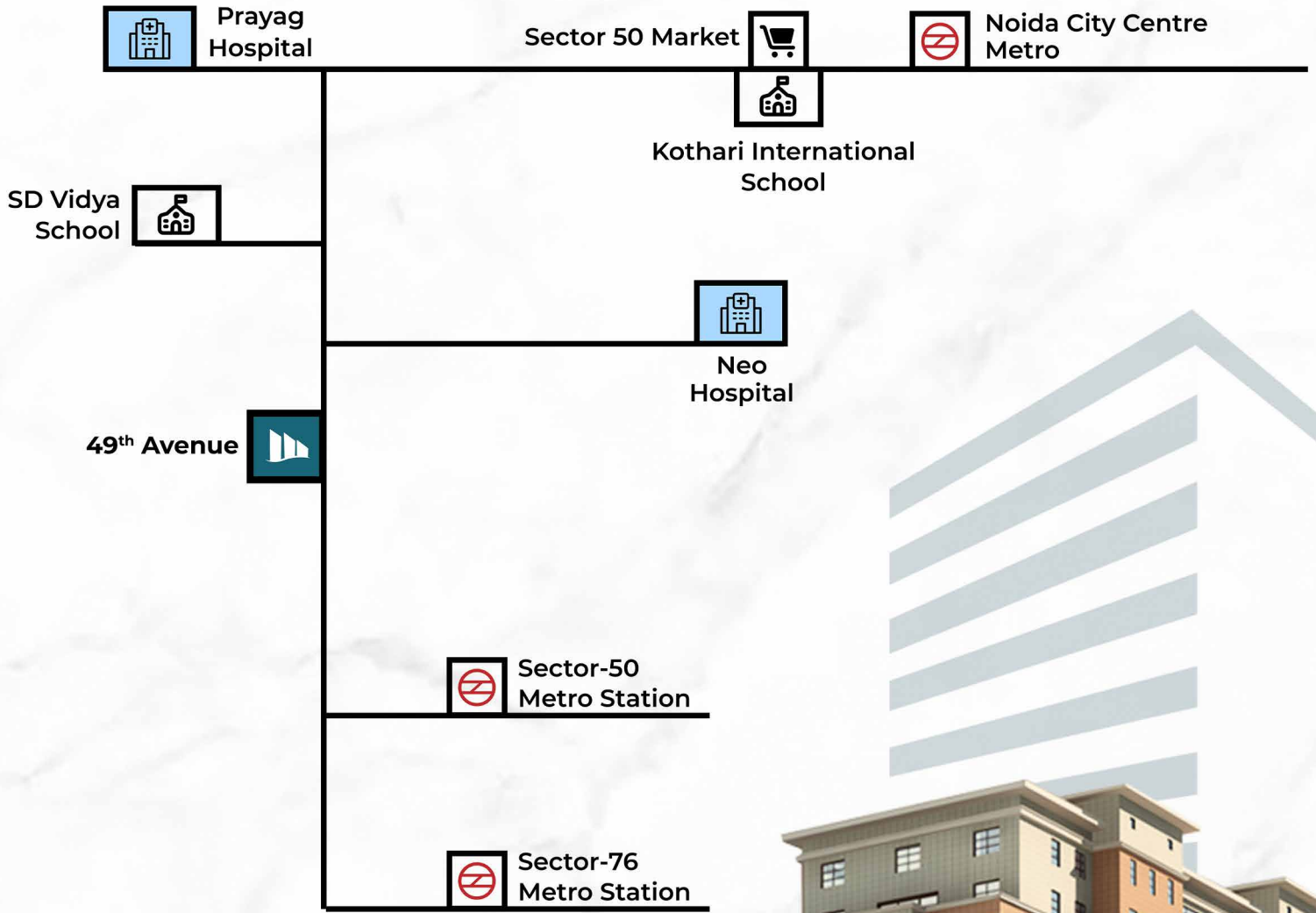
***Floors, elevation and colours can be changed without notice.
Floors can be increased.**

FRONT ELEVATION NIGHT VIEW



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MAP OF THE PROJECT



Location



100 M FROM
NEO HOSPITAL AND PRAYAG HOSPITAL, SECTOR 49



200 M FROM SD VIDYA PUBLIC SCHOOL &
KOTHARI INTERNATIONAL SCHOOL



1 KM FROM
3 NEAREST METRO STATIONS 76 & 50 & CITY CENTRE



1 KM FROM
SECTOR 50 MAIN MARKET



DEV INFRA PROJECTS, 49TH AVENUE
Sector 49, Baraula, Noida



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