



**TECH ZONE
RESIDENCY**



Achieve the perfect balance with the fast pace of metro life on the one hand and luxury of low rise living on the other. Strategically located at main Yamuna Expressway HBA TECHZONE RESIDENCY offers world famous Classical Architecture with **"Pitch Roof Style Elevation"** homes with prime accessibility to civic amenities and luxury facilities. Now find every destination, far and near, welcome you with warm heart...





Gives you every reason to
celebrate your life.....

Here you find enough Space inside
your home as well as outside to
live to the fullest.

FEATURES

(PERSPECTIVE VIEW)



Gated Community with 24x7 Security



Beautifully Designed Central Green Lawn



Ample Covered Parking Space



Kid's Play Zone with Swings



Jharokha Style Balcony



Rooftop Sitting Area



Dedicated Yoga & Meditation Area



Outdoor Sports Facilities



Classical Architecture
"Pitch Roof Style Elevation"

Perspective View

SITE LAYOUT



AMENITIES



UNIT PLAN - "TYPE A"

1 BHK- Super Area 600 Sq. Feet



	Space	Size (in Feet & Inches)
1	Living Room	13'3" x 10'10"
	Dining Room	
2	Bedroom	12'4" x 10'3"
3	Kitchen	5'11" X 7'5"
4	Toilet	4'11" x 6'11"
5	Balcony	4'0" wide
Super Area (Sq. Feet)		600
Built-up Area (Sq. Feet)		473.50 (78.91%)

UNIT PLAN - "TYPE B"

1 BHK- Super Area 625 Sq. Feet
(with store)



	Space	Size (in Feet & Inches)
1	Living Room	12'4" x 13'8"
	Dining Room	
2	Bedroom	11'10" x 10'3"
3	Kitchen	5'5" x 7'6"
4	Toilet	4'11" x 6'11"
5	Store	4'11" x 3'11"
6	Balcony	4'0" wide
Super Area (Sq. Feet)		625
Built-up Area (Sq. Feet)		501.49 (80.23%)

UNIT PLAN - "TYPE C"

1 BHK- Super Area 700 Sq. Feet
(2 Balcony corner Unit)



	Space	Size (in Feet & Inches)
1	Living Room	12'8" x 13'8"
	Dining Room	
2	Bedroom	12'1" x 10'3"
3	Kitchen	5'6" x 10'7"
4	Toilet	4'11" x 6'11"
5	Balcony-1	7'3" wide
6	Balcony-2	4'0" wide
	Super Area (Sq. Feet)	700
	Built-up Area (Sq. Feet)	572.21 (81.74%)



SPECIFICATIONS

Structure

Earthquake resistant R.C.C. framed structure in accordance with norms.

Flooring

Vitrified tiles in Drawing- Dining area & Bedrooms with skirting.

Anti-skid ceramic tiles in Kitchen and Toilets.

Ceramic Tiles in Balcony.

Marble/Kota Stone/Tiles in corridors, staircase & lobby area.

Electrical

Concealed copper wiring, Enough lighting in each room (CFL)

Ceiling Fan in all Bedrooms & Drawing room (standard brand).

Standard switches & sockets

Doors & Windows

Prelaminated flush doors/skin moulded shutters doors.

Frame of hardwood/UPVC/ Aluminium window with glass shutter.

Fittings & Fixtures

Cup Board provision in each bedroom without woodwork. Single/Double bowl stainless steel sink with drain board in kitchen.

White sanitary chinaware english W.C., washbasin with mirror & other standard accessories in toilets.

Finishes

Internal wall painted with pleasing shades of Plastic-Emulsion. External wall painted with external grade paint.

Toilet

Ceramic tiles up to 7 feet height

Kitchen

Pre polished granite platform with ceramic glazed tiles

Dado up to two feet height.



NEAR BY LANDMARK



Sports Hub-

5 KM before Formula-1 Race Track & upcoming IIC standard Cricket Stadium.

Education Hub-

Opposite 3 big functional Universities Noida International, Galgotia & Gautam Buddha University. Few more educational institute are coming up soon.

IT/ITES Hub-

Adjoining 650 acres IT-Zone having ready offices of NIIT, World Trade Center and Stellar Business Park with few thousand IT professionals already working there. Infosys, Wipro, Ansal, Unitech, SpireTech, Uppal, Globus & KLJ Projects are also in this area. AMR mall within 1 KM radius.

Tourist Hub-

Upcoming Night Safari will make this place an international tourist hub. Within 1 KM radius of Eastern Peripheral & Yamuna Expressway crossing point.

Metro Link-

Zero KM from proposed Gr. Noida-Jewar metro link. 7 KM from Noida- Gr. Noida metro line.





Distance from important Locations -

F1 Buddh International Circuit	3 mins (before)
Gautam Buddha University	2 mins
Pari Chowk	7 mins
Expo Mart	7 mins
Sector 18 Noida	20 mins
DND Toll	25 mins
Proposed Int. Airport (Jewar)	20 mins (before)
Agra	120 mins

Yamuna Expressway further going to connect Lucknow.



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