

*Get Ready to Live
Your Dream...*



**ULTIMA
ALLURE**
— Ultra Luxury Apartments —
2 & 3 Bhk Premium Apartments





The **ULTIMA ALLURE**

Welcome to Ultima Allure, where modern living meets luxury in the heart of Surajpur, Greater Noida. Offering meticulously designed 2 and 3 BHK premium apartments, Ultima Allure is the perfect blend of comfort, style, and practicality.

Ideally located, Ultima Allure ensures excellent connectivity and convenience. With easy access to major shopping malls, healthcare facilities, educational institutions, and industrial zones, life here promises to be extraordinary.

Our project boasts a range of world-class amenities, including a rooftop clubhouse and gym, branded high-speed elevators, a tranquil temple, and a half basketball court to enrich your lifestyle. Every home is fitted with premium sanitaryware and features sophisticated designs, ensuring an elevated living experience.

Experience a new level of urban living at Ultima Allure – the ideal place to make your home !

Features:

A natural forest with a mosaic of habits. A breeding ground for many birds, including waterfowl, rare birds, and more..

A good indicator of biodiversity. A unique example of biodiversity conservation near urban areas.



Location:

Located near Surajpur in Dadri Tehsil. 800 meters from Delhi-Noida-Dadri Road.

Surajpur Wetland is a 308 hectare bird sanctuary in the Gautam Buddha Nagar district of Uttar Pradesh, India. It's a breeding ground for many birds and is considered an example of Urban Wetland conservation.



Breathe Green Live Near by the Nature...

Breathe Fresh, Live Fresh

Nestled in the heart of nature, our flats offer a perfect blend of modern living and green tranquility. Project is located near (600 Meters) Surajpur Wetland, Bird Sanctuary, lush greenery and serene landscapes, your home becomes a sanctuary of fresh air and best breathable atmosphere. Enjoy the luxury of a healthier lifestyle with abundant natural beauty just outside your doorstep. Whether it's morning walks or peaceful afternoons, Living close to nature is your constant companion. Come, experience the harmony of nature and comfort at your new home.

Birds:

- Spot-billed duck
- Lesser-whistling duck
- Cotton pygmy goose
- Comb Duck
- Red-crested pochard
- Ferruginous pochard
- Bar-headed goose
- Greylag goose
- Common teal
- Northern Shoveler



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ENTRY
VIEW



Project Highlights:

- Temple.
- Gated Society.
- 24 x 7 Security.
- Kids Play Area.
- High Speed Lifts.
- Half Basketball Court.
- Gym with latest equipments.
- Terrace Garden with Gazebo's.
- Beautifully designed Corridor's.
- Clubhouse with guest waiting lounge.

TEMPLE
VIEW

(Ground Floor)



Unit Type

1 BHK – 695 Sq. ft.



(1 Bedroom, Kitchen, Toilet)

2 BHK – 1250 Sq. ft.



(2 Bedroom, Kitchen, 2 Toilets)

(Upper Ground Floor)



Unit Type

1 BHK – 615 Sq. ft.



(1 Bedroom, Kitchen, Toilet)

2 BHK – 1025 Sq. ft.



(2 Bedroom, Kitchen, 2 Toilets)

Typical Floor Plan

(1st to 4th Floor)



Unit Type

3 BHK – 1395 Sq. ft.



(3 Bedroom, Kitchen, 2 Toilets)

2 BHK – 1095 Sq. ft.



(2 Bedroom, Kitchen, 2 Toilets)



MAIN ENTRY
GATE



TERRACE
VIEW

*The Finest Design & the
Most Luxurious Lifestyle*

Unmatched Connectivity & Convenience

- Walking distance from Surajpur Site-C Industrial Corridor.
- 2 mins. drive from Crown Plaza.
- 5 mins. drive from Pari Chowk, The Grand Venice Mall, Omaxe Connaught Place.
- 7 mins. from Yamuna Expressway and Delta 1 Metro Station.
- Near by Schools: Sanfort World School, Delhi Public School, and Sparsh Global School.
- Near by Hospitals: Mahanandan Superspeciality Hospital, Fortis Hospital and Yatharth Super Speciality Hospital.



GYM



TERRACE
RENDER
VIEW

LUXURY IS AFFORDABLE NOW

Specifications

FEATURES

- Possession on Time.
- Home Loan Available.
- Sufficient Parking Space.
- Modern Lift for easy access.
- Most convenient shopping area for daily needs.
- CCTV Camera in common Areas.



STRUCTURE

Earthquake resistant RCC Structure



FLOORING

Vitrified tiles in drawing/dining/bedrooms & kitchen.

Anti-skid ceramic tiles in balcony.



DOORS & WINDOWS

External doors & windows Wooden/UPVC.

Windows hardwood framed.



ELECTRICAL

ISI Copper wiring in concealed P.V.C. Conduits.

Sufficient Light & Power points.

Provision for TV, Telephone points in living room and bedrooms.



TOILETS

Anti-skid ceramic floor tiles.

Ceramic tiles up to door level on the wall.

Branded sanitaryware and CP fittings.



KITCHEN

Granite Top Working Platform.

Stainless steel sink.

Ceramic glazed tiles.

2 above working platform.

Individual RO point.

Individual geyser point.



INSIDE WALL FINISH & EXTERNAL FACADE

Inside walls with OBD.

Exterior in superior paint finish.



Location Map



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Site Sales Office:

Surajpur, Site-C Industrial Corridor, Greater Noida, U.P.