

Location

Next to Delhi-Lucknow NH-24, Proposed to be made an 8 Lane intersection free zone between Nizamuddin Bridge & Hapur.

Bang across the prestigious Noida Electronic City.

11 kms. away from Ashram-the gateway to South Delhi.

Just 13 kms. away from Connaught Place.

Anand Vihar Railway Station (Proposed to be upgraded to terminal station for New Delhi Railway Station) 3 kms. away.

Proposed Anand Vihar Metro Rail Terminal 3 kms. away.

Proposed Commonwealth Games Village 6 kms. away.

In close proximity to the world class Ranbaxy Fortis Super-Speciality Hospital.

Prestigious schools like the DPS, Cambridge, Bharatiya Vidya Bhawan, St. Francis, St. Thomas and Indus Valley close by.



BUILDING YOUR STATUS



Nirala Developers Pvt. Ltd.

AN ISO 9001:2000 CERTIFIED COMPANY

Site Office : Nirala's - Eden Park, GH-5, Ahinsa Khand-II, Indrapuram, Ghaziabad

Registered Office : G-83/207, IIInd Floor, Vijay Chowk, Laxmi Nagar, Delhi - 110092



BUILDING YOUR STATUS



The Project

Eden Park is a unique and an exclusive option for living that assures to be original and exactly the way you want your dream house to be. Experience the joys of living in a blissful and heaven-like abode that falls no short of being a paradise in itself. The spectacular 2, 3 & 4 bedroom apartments are stunningly superior from what all that has been presented so far.

Earthquake resistant, R.C.C. frame structure designed by IIT Engineers (as per IS codes).

Vitrified tiles in drawing-dining, kitchen & master bedroom.

All flats are provided with video phone security system.

Ample open & covered parking space.

Minimum coverage with maximum green area.

Innovative designing & Optimum utilization of covered area with spacious balconies.





BUILDING YOUR STATUS



The Amenities

Living is incomplete until it is accompanied by fun, frolic and pleasure. Eden Park has made comprehensive arrangements for the joys of life with the attendance of Club, Swimming Pool and Jogging Track. You need not go anywhere else to indulge in your desires and fantasies. They exist within Eden Park and enhance the thought of dreamy and pleasant means of life.

Submit yourself to the fresh and clear water in swimming pool to refresh yourself from your daylong exhaustion. Find a gathering of like minded people in the midst of the vibrant & classy clubs and form an intense social bond with other residents.

Residents can coddle intrinsically in a privileged club house that will have various leisure activities like a tennis court, table tennis and a card room. Health conscious residents can smarten themselves at an up-to-date fitness centre to keep body and mind in full vitality. The best of your years will experience a wonderful upswing in perfect tandem with life and nature.



Features

- 80% Open Area • Central Park
- Children Park • Jogging Track
- Club House & Swimming Pool
- Lawn Tennis Court
- Fitness Club and Indoor Games facilities
- Wide Balconies with Rooms
- 150 ft. Wide Road
- Freehold Land
- Fire Fighting arrangement
- 3 Tier Security System
- Two Elevators and Two Staircases in each block
- 100% Power Back-up for essential services
- Power Back-up for each flat
- Ample Parking Space
- Modular Kitchen with independent RO System
- In-house maintenance services for all common facilities (On sharing basis)
- Spacious Utility Balcony with Kitchen
- Community Hall

Site Plan



Specification

Structure	Earthquake resistant RCC frame structure designed by highly experienced structural engineers.
Flooring	Vitrified tiles in master bedroom, drawing, dining and kitchen, ceramic tiles in other bedrooms, toilets and all balconies.
Internal Wall Finish	Internally plastered and painted in oil bound distemper or equivalent.
Toilets	Shower panel in master bedroom and sanitary fitting of Standard make.
Doors and Windows	Skin molded doors. Door & window frames and window shutters of miranti wood.
Kitchen	Modular Kitchen, well furnished granite stone counter top, (Double bowl/single bowl with drain board), SS Sink, glazed tiles up to 2 ft above counter, independent RO in each flat. (Modular kitchen & RO will be charged separately for flat booked for Block-F)
Electrical	Copper wiring in concealed PVC conduits. Provision for TV & Telephone points, Circuit with MCB of approved make. Tube lights and fans of standard make in all bedrooms, drawing and dining room. Chrome plated tap fitting of standard make.
Elevators	Two elevators in each block.

Unit Plan



2 BEDROOM (CENTER UNIT)
Saleable Area 1250 Sq. Ft.



3 BEDROOM (CENTER UNIT)
Saleable Area 1600 Sq. Ft.



BUILDING YOUR STATUS

Unit Plan



BUILDING YOUR STATUS



3 BEDROOM(CORNER UNIT)
Saleable Area 1600 Sq. Ft.



4 BEDROOM + SERVANT(CORNER UNIT)
Saleable Area 2250 Sq. Ft.

Unit Plan



BUILDING YOUR STATUS



2 BEDROOM(CORNER UNIT)
Saleable Area 1250 Sq. Ft.



2 BEDROOM(CENTER UNIT)
Saleable Area 1095 Sq. Ft.