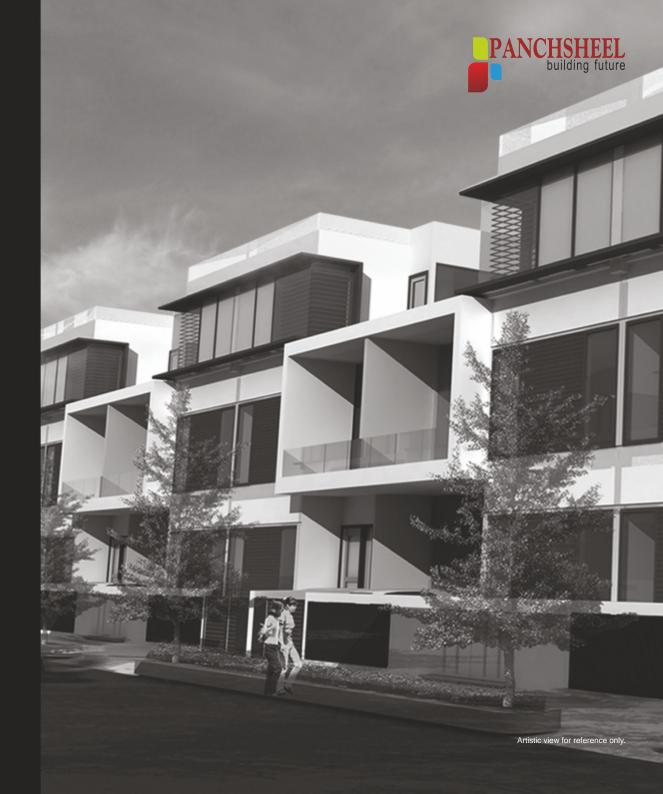
### WHY JUST OWN THE LAND.

WHEN YOU CAN
OWN THE SKY AS WELL.





### UNLIMITED SPACE. UNLIMITED FREEDOM.

Space. Space that liberates. Space that sets you free. Space that grows, as your needs grow. Welcome to Panchsheel Villas. Here, you own the land you live on. And the sky above. Here, you pronounce your freedom.

Strategically located at Greater Noida (West), Panchsheel Villas offer spacious living that grows to accommodate your needs. Equipped with all modern amenities, state-of-the-art infrastructure and everything that you need for a comfortable, modern day existence. Come home to Panchsheel Villas, come home to freedom.

### Luxury Villas featuring world-class amenities

Central Park spread across 1.5 acres of land | Jogging Tracks | Exotic Club House | Swimming Pool with changing rooms & locker facility | Unisex Gym | Indoor and outdoor sports facilities | Childrens' Play Area | Multi- Cuisine Outlets and Food Court | Business Centre | 24 Hours Security | 24 Hours Power Back-up | Earthquake Resistant RCC Structure



### SITE PLAN



# All specifications, design, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and not a legal offening. The areas are approx 1 sq. mt. = 10.764 sq. ft. (10.764 sq.ft. = 1.0 sq. mt. = 10° sq. mm.)

### 6610 [21'-8"] LIVING ROOM/DINING 13'4"X18'3"

GROUND FLOOR PLAN

### FLOOR PLAN (TYPE A: 90 SQ. YD.) SUPER BUILT-UP AREA: 1730 SQ. FT. + 180 SQ. FT. (EXPANDABLE)

3 bedrooms + living room / dining + kitchen + family lounge + 3 toilets + 2 balconies + porch + expandable area + one car parking





FIRST FLOOR PLAN TERRACE FLOOR PLAN

# conditions etc. are only indicative 10.764 sq. ft. (10.764 sq. ft. = 1.0



GROUND FLOOR PLAN

### FLOOR PLAN (TYPE B: 120 SQ. YD.) SUPER BUILT-UP AREA: 2325 SQ. FT. + 200 SQ. FT. (EXPANDABLE)

3 bedrooms + living room / dining room + kitchen + family lounge + 3 toilets + 1 store + 2 balconies + servant room with toilet + porch + expandable area + one car parking





FIRST FLOOR PLAN TERRACE FLOOR PLAN

## All specifications, design, layouts, conditions etc. are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual an The areas are approx 1 sq. mt. = 10.764 sq. ft. (10.764 sq.ft. = 1.0 sq. mt. = $10^6$ sq. mm.)



GROUND FLOOR PLAN

### FLOOR PLAN (TYPE C: 142 SQ. YD.) SUPER BUILT-UP AREA: 2690 SQ. FT. + 185 SQ. FT. (EXPANDABLE)

4 bedrooms + drawing / living room + dining room + kitchen + family lounge + 4 toilets + 1 dress room + 2 balconies + servant room with toilet + porch + expandable area + one car parking





FIRST FLOOR PLAN SECOND FLOOR PLAN

### SPECIFICATIONS



**FLOORING** 

Vitrified tile flooring in all rooms.



### **INTERIOR**

All internal walls plastered and painted with pleasing shades of O.B.D. in Drawing Room/Dining and Bedrooms.



### KITCHEN

Ceramic Glazed Tiles up to 2 feet height above counter. Pre-polished Granite platform with stainless steel sink.



### **TOILETS**

Designer ceramic tiles up to door level. All taps chrome plated ISI Mark, Wash basin, W.C. in all toilets, provision for Hot & Cold.



### **DOORS & WINDOWS**

All external doors and windows chaukhats with Powder Coated Aluminium or equivalent Decorative doors with hardwood at main entrance & rest decorative flush doors duly polished.



### **ELECTRICALS**

Copper concealed wires in all the bedrooms/ Drawing/Dining, Toilets & Kitchen, Modular Switches/Sockets in all bedrooms, drawing, dining & kitchen.



**CUPBOARDS** 

Woodwork in all bedrooms.

### PANCHSHEEL GROUP. BUILDING FUTURE.

Over 10,000 apartments under construction | Over 2 decades of strong standing | Thousands of satisfied customers | World-class commercial and residential projects in Noida, Greater Noida and Ghaziabad

### RECENTLY DELIVERED PROJECTS













### **ONGOING PROJECTS**

















### **NEWLY LAUNCHED PROJECTS**





### GREENS-II Villas 45 MTR. 60 MTR. 45 MTR. **HYNISH** ← NH - 24 FARIDABAD-NOIDA-GHAZIABAD (FNG) CORRIDOR 150 MTR FNG CORRIDOR SEC-70 SEC-71 PETROL SEC-50 SEC-32 ADOBE SEC-4 METRO STATION SPICE MALL NOIDA GOLF COURSE NFP7 METRO RAIL @ L THE GREAT SEC-17 INDIA PLACE CROSSING SEC-18 AMITY MAYUR VIHAR FILM CITY TO GREATER NOIDA **EXPRESSWAY** AKSHARDHAM TEMPLE UNITECH IT PARK NIZAMUDDIN SARITA VIHAR **BRIDGE**

### LOCATION MAP

Panchsheel Villas are located at Plot No. 1, Sector 16, Greater Noida (West). Famed as one of the most well planned residential developments, these exotic premium villas are just a 10 minute drive from Sector 32 City Centre, Noida. With proposed commercial, educational and medical facilities in the vicinity, the area is sure to evolve as the most sought-after destination.



Panchsheel Buildtech Pvt. Ltd. An ISO 9001: 2008 Company

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