

RERA NO. UPRERAPRJ120088

NIRALA
Greenshire
PHASE-II

Greater Noida West

LAUNCH PREMIUM
TOWER IN GREENSHIRE
BY **NIRALA**
GLOBAL



SURROUNDED BY A FULLY DEVELOPED INFRASTRUCTURE



Nirala Greenshore Ph-II



niralaglobal.com

Actual Image

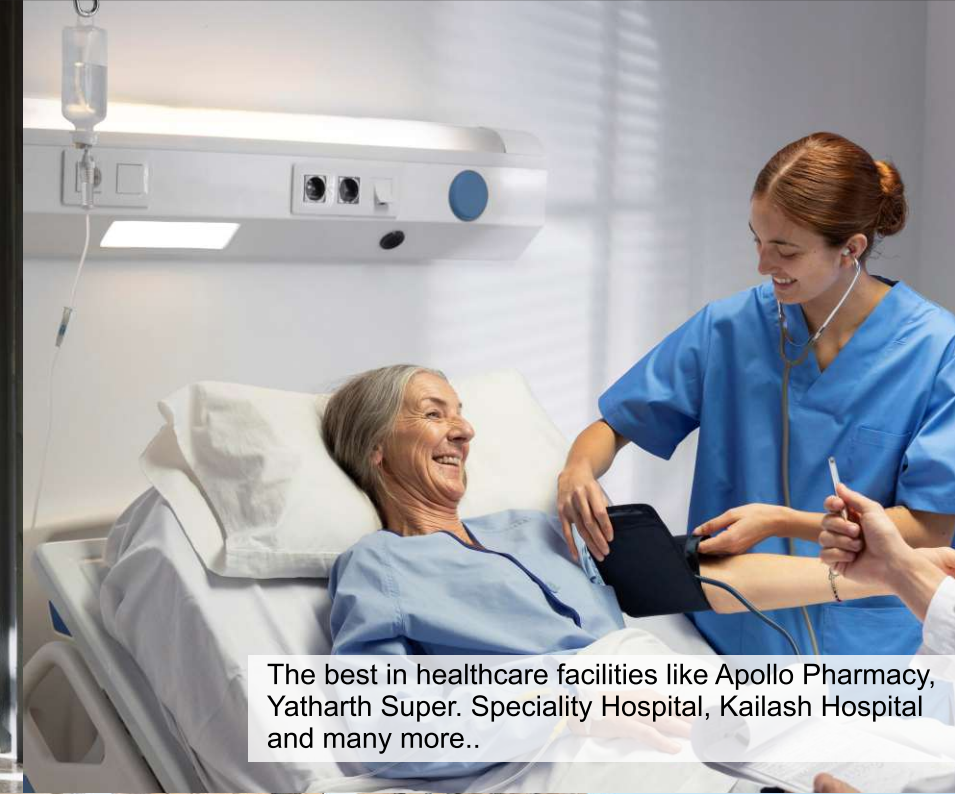
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LOCATED AT SURROUNDED BY EVERYTHING YOU NEED

- ST. JOHN'S SCHOOL FRONT OF THE SOCIETY
- YATHARTH HOSPITAL APPROX. 2 MIN DRIVE
- D-MART APPROX. 3 MIN DRIVE
- PARTY PLACE APPROX. 3 MIN DRIVE
- GAUR CITY MALL APPROX. 6 MIN DRIVE
- NCR SPORTS GROUND APPROX. 6 MIN DRIVE
- RAJA CRICKET ACADEMY APPROX. 2 MIN DRIVE
- VED VAN PARK APPROX. 10 MIN DRIVE



Spend quality time and making memories with the family nearby Shopping Malls, Cinema and Commercial hub.



The best in healthcare facilities like Apollo Pharmacy, Yatharth Super. Speciality Hospital, Kailash Hospital and many more..



Experience easy connectivity to outstation areas via, the Faridabad-Noida-Ghaziabad Highway (FNG)



Actual photograph

Greenshore Mart Commercial Shops within the Complex.

EXPERIENCE EASY CONNECTIVITY

Prime location makes it accessible to several major commercial and business hubs in the region, i.e. Faridabad, Noida and Ghaziabad (FNG Highway)

FNG Expressway

Approx. **8 min drive**
from the Nirala Greenshire



YOU ARE WELCOME TO YOUR
OWN PRIVATE AND PREMIUM
LIFE COMMUNITY

NIRALA
Greenshire
PHASE-II

Greater Noida West



Nirala Greenshire Ph-II



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Artistic Impression

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**SURROUNDED BY REAL LIFE,
WITH PRIVACY AND PANACHE.**

Spacious Balconies that Offer Panoramic Views



HERE'S A **Reality**

MORE **Beautiful**
THAN YOUR DREAMS.
PREMIUM
Tower

NIRALA
Greenshire
PHASE-II

Greater Noida West

Built with Mivan structure

Nirala Greenshire Ph-II



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Artistic Impression

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School

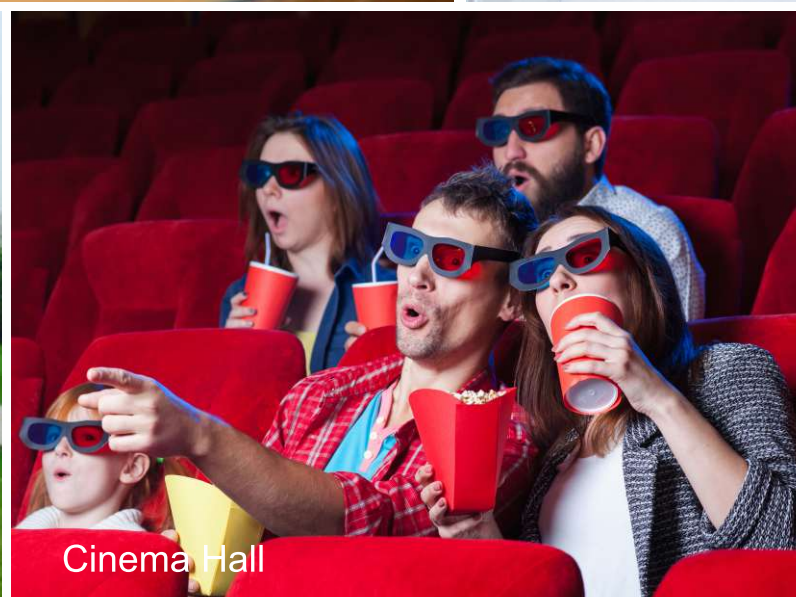


At Nirala Greenshore you are conveniently placed with all your social, Religious, entertainment and daily needs being around the corner. You are stone's throw away from school, college, markets, malls, temple etc. Living this up close to convenience makes your life smoother and better.

Health care facilities



Ved Van Park



Cinema Hall



Entertainment Zone

TRANSFORM YOUR
Living Space INTO A UNIVERSE
UNIQUELY **Crafted By You...**



Nirala Greenshire Ph-II

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Artistic Images

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EXPLORE A WORLD FILLED WITH A VARIETY OF CHOICES

You now have the opportunity to connect, relax, and unwind while basking in the sun surrounded by the beauty of the great outdoors.



THE GRAND GREEN LIFE IS AT YOUR DOORSTEP

the variety of green open spaces in central park provides a welcoming environment.



Nirala Greenshire Ph-II

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CLUB HOUSE AMENITIES

OTHER FACILITIES WITHIN THE SOCIETY



Excellent Social
Infrastructure



24*7 surveillance
& security



Club House



Kids Play Area



Jogging Track



Car Parking



Sports Facility



Amphitheater

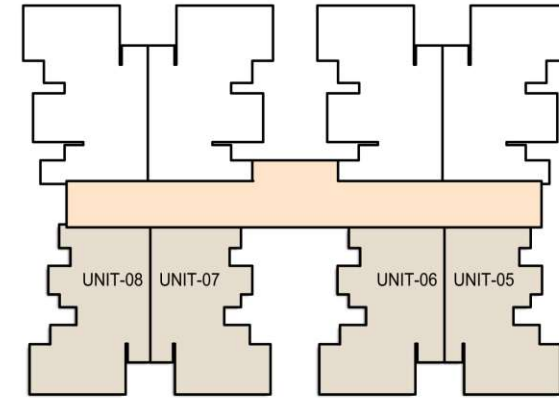
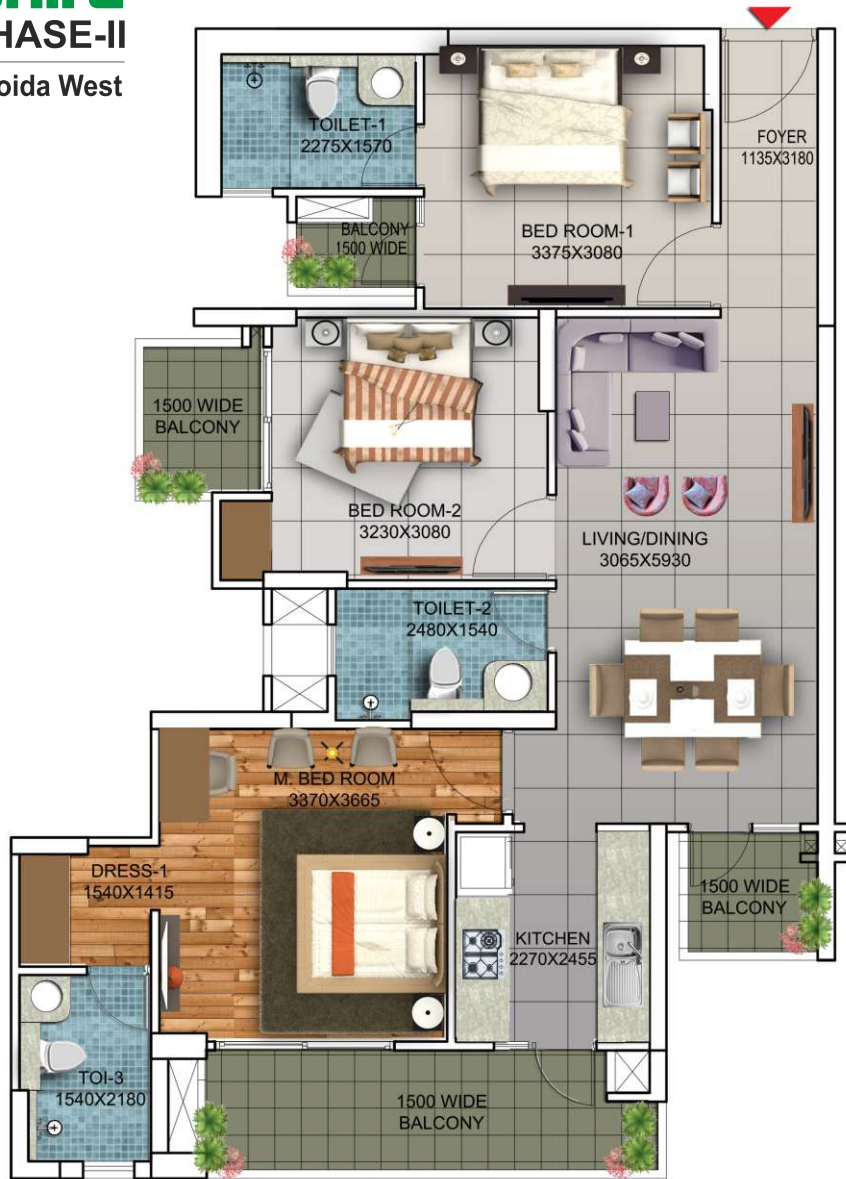
NIRALA Greenshore PHASE-II

Greater Noida West

SITE PLAN



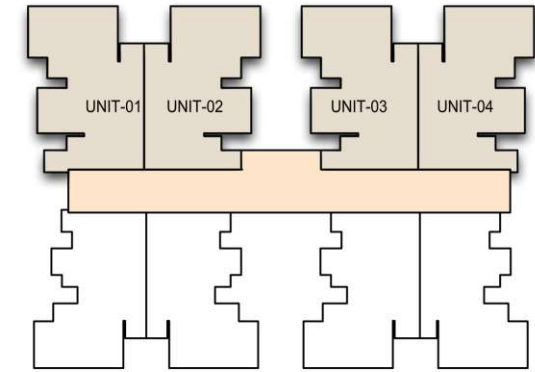
Site Plan-Nirala Greenshore Phase-II



TOWER-G1
KEY PLAN
TYPICAL UNIT PLAN (3 BED + 3 TOI)
Saleable Area = 1370 sq.ft.
Builtup Area = 1075 sq.ft.
Carpet Area = 825 sq.ft.

UNIT PLAN

Nirala Greenshore Phase-II, TYPICAL UNIT (5,6,7,8) (TOWER G-01)



TOWER-G1
KEY PLAN
TYPICAL UNIT PLAN (3 BED + 3 TOI)
Saleable Area = 1585 sq.ft.
Builtup Area = 1256 sq.ft.
Carpet Area = 955 sq.ft.

UNIT PLAN

Nirala Greenshires Phase-II, TYPICAL UNIT (1,2,3,4) (TOWER G-01)

INTERNAL & EXTERNAL Specifications

1. FLOORING

Drawing Room, Kitchen and all Bedrooms:
Vitrified Tiles 800X1600mm (KAJARIA / SOMANY / VARMORA / RAK / EQUIVALENT)

Balconies: Vitrified Tiles 600X600mm in matt finish (KAJARIA / SOMANY / RAK / VARMORA / EQUIVALENT)

Toilets: Vitrified Anti-Skid Tiles 600X600mm

2. WALLS & CEILING FINISH

Toilets: Designer Vitrified Wall Tiles of Size 600X1200mm up to Beam Level Paint & Ceiling Finish: Finished Walls & Ceiling light with Plastic emulsion paint

3. KITCHEN

Kitchen Counter: Quartz stone Top & Stainless Steel Single Sink with drain board above Counter: 2'-0" Dado above the Working Top with Vitrified Tiles

4. TOILETS PLUMBING

Chinaware: Sanitary Ware of Jaquar / Imported or Equivalent (JAQUAR / EQUIVALENT) with Wall mounted WC (hanging) CP

Fitting: CP Fitting of Jaquar / Imported Or Equivalent (JAQUAR / EQUIVALENT)

Washbasin: Counter top Washbasin with Vanity

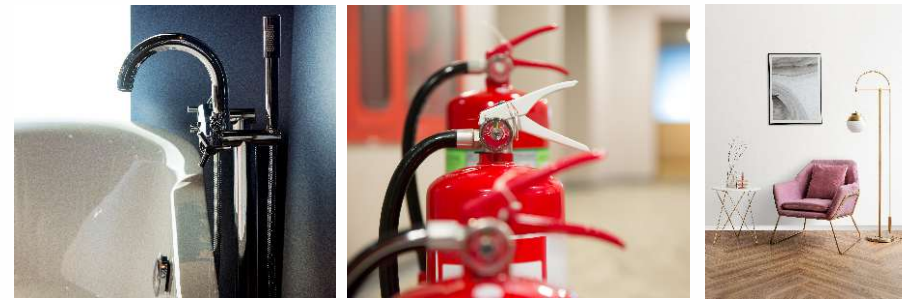
5. DOORS & WINDOWS

Outer Doors: External Door and Window 8' Height of UPVC / Powder coated Aluminum with Glass & SS Mesh

Internal Doors: Internal Flush Door with Hardwood Marandi Door Frame of 8' height with Paneling in Veneer Look MICA Lamination.

Main Door: Main Entry Door (8' height) Frame of Marandi or Equivalent with Paneling and Flush Door of Veneer Look MICA Lamination with digital door lock

Additional Main Door: Designer SS Door (optional)



6. RAILING

Balcony Railing: Balcony Railing of SS with Toughened Glass

Staircase Railing: Solid MS Steel Staircase Railing.

7. LIFT LOBBY

Passenger Elevators: OTIS Elevators with Aura Gold Finish,

Lift Car Flooring: Lift Flooring with Italian Granite

Lift Lobby Floor: with Combination of Italian Granite

Lobby False Ceiling: Lift Lobby False Ceiling with Lights.

8. ELECTRICAL

Wiring: FRLS Copper Wire in PVC Conduits with MCB Supported Circuits (ISI Marked)/ Equivalent and Adequate Number of Points and Light Points on Ceiling (ISI Marked)

Switch/Socket: Modular Type Switch Sockets (SCHNEIDER / PHILIPS / ISI MARKED)

9. TV & TELEPHONE

Intercom connection with Telephone instrument.

DTH/IPTV Connection: Provision for DTH / IPTV Connection

10. POWER BACKUP

Common Areas: 100% DG Power Back-up for all Common Areas Individual Flat:

100% DG Power Back-up Available to Individual Flat on Paid Basis

11. SECURITY SYSTEM

Access Control System: Secured Gated

Community with Intercom, Access Control System in Each Tower Entry.

Lobby Area at ground floor will be Covered with Toughened Glass and Access Control facility

12. ENTRANCE LOBBY:

Lavish Entrance Lobby with beautiful Sitting / waiting arrangements

Kajaria

Jaquar

Schneider Electric

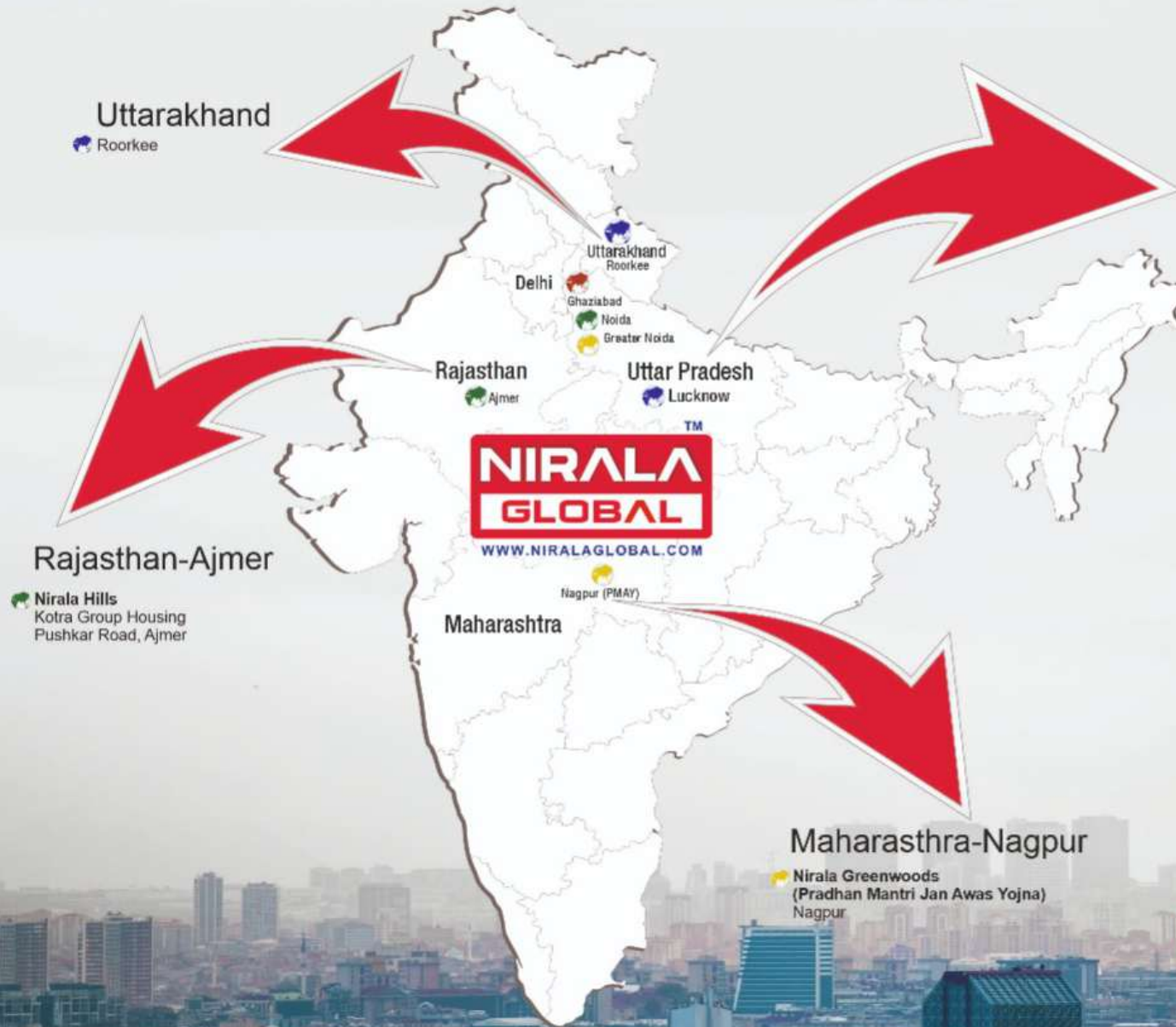
EXARO TILES
Pioneer for Innovation

SOMANY

OTIS

PHILIPS

NIRALA GLOBAL - Our Presence Across India



Delhi NCR

- Nirala Eden Park**
Indirapuram, Ghaziabad
- Nirala Eden Park**
Sector 50, Noida
- Nirala Aspire (Ph-I)**
Sector 16, Greater Noida West
- Nirala Aspire Plaza**
Sector 16, Greater Noida West
- Nirala Greenshore (Ph-I)**
Sector 02, Greater Noida West
- Nirala Greenshore Mart**
Sector 02, Greater Noida West
- Aspire Nirala Gold (Aspire Ph-II)**
Sector 16, Greater Noida West
- Nirala Aspire Ph-III**
Sector 16, Greater Noida West
- Nirala Greenshore Ph-II**
Sector 02, Greater Noida West

Uttar Pradesh

- Lucknow

Maharashtra-Nagpur

- Nirala Greenwoods**
(Pradhan Mantri Jan Awas Yojna)
Nagpur

Rajasthan-Ajmer

- Nirala Hills**
Kotra Group Housing
Pushkar Road, Ajmer

OUR LANDMARKS



NIRALA EDEN PARK
 INDIRAPURAM - GHAZIABAD, UP



NIRALA EDEN PARK
 SEC. 50 - NOIDA, UP



NIRALA ASPIRE
 SEC.16 - GREATER NOIDA (W), UP



NIRALA GREENSHIRE
 SEC. 2 - GREATER NOIDA (W), UP



NIRALA GREENSHIRE MART
 SEC. 2 - GREATER NOIDA (W), UP



NIRALA HILLS
 AJMER, RAJASTHAN



NIRALA ASPIRE PLAZA
 SEC. 16 - GREATER NOIDA (W), UP



ASPIRE NIRALA GOLD PH-II
 SEC. 16 - GREATER NOIDA (W), UP



NIRALA GREENWOODS
 NAGPUR, MAHARASHTRA



NIRALA GREENSHORE PH-II
 SEC. 2 - GREATER NOIDA (W), UP





WWW.NIRALAGLOBAL.COM

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