

Park
AVENUE
Reflecting your hopes & dreams

Gaur City, Gr. Noida (West)




AIG ROYAL
SEC.1, GR. NOIDA (WEST)

give into a
seamless *experience*



AIG ROYAL
SEC.1, GR. NOIDA (WEST)

ALPINE INFRA PROJECTS PVT. LTD.
Site Off : D-16, Sec-1, Greater Noida (West)
Corp Off : B-16, Sector-67, Noida • Ph. 8376800561/2/3
Email : aigroyal@aiginfratech.com
Website: www.aiginfratech.com, www.aigroyal.com



homes that exceed

your expectation

Elegant, refined and exclusive, the homes of AIG Royal have much to offer. From the lush green surroundings to the breath-taking green view, the intricate detailing of each home, these warm and spacious 2 and 3 BHK apartments are indeed the quintessence of the good life. So if you love comforts, then you'll feel right at home here.

*homes that exceed
your expectation*



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comfort that
complement luxury



living

• Complete premises loaded with all amenities and facilities • Certified earthquake resistant structure
• per IS Codes of Practice • Lifts by OTIS/KONE/JOHNSON or equivalent in each block • Housing
loan facility available from the leading financial institutions • Covered and open reserved car parking
within the complex* • Parks, children play area, landscaping within the complex • Minor covered area
and vast open space • Rainwater harvesting • Plumbing with CPVC pipes to avoid corrosion • Timely
possession with penalty clause • 100% Power back-up* • 24 Hour security with intercom facility
• Adequate provision for fire fighting on each floor • Clubhouse with multiple sports facility including
indoor and outdoor courts.

comforts
that complement
luxury living



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STRUCTURE

Earthquake resistant R.C.C. framed structure certified by IIT.

FLOORING

Vitrified tiles floorings and European laminated wooden flooring in master bedroom.

DOORS/ WINDOWS

All external doors and window frames in powder coated aluminium.

Decorative doors with hard wood at main entrance and inner door frame of Marandi or equivalent wood. Internal door made of painted flush shutters.

KITCHEN

Granite working platform with 2ft. High glazed ceramic tiles above it with stainless steel sink. Individual RO unit for drinking water.

WATER SUPPLY

Underground and overhead water tanks with pumps for 24 hours uninterrupted water supply.

lavish details that enhance grandeur

TOILETS

Provision for Hot & Cold water system. Glazed tiles in pleasing colours on walls up to door levels.

European W.C.'s wash basins & cisterns in white shade.

INTERNAL FINISH

All internal walls plastered & painted in off white shade of oil bound distemper. Plaster of Paris punning & Cornices in drawing/dinning room & bedrooms.

EXTERNAL FINISH

Most modern & elegant permanent outer finish with high quality texture paint.

ELECTRICAL

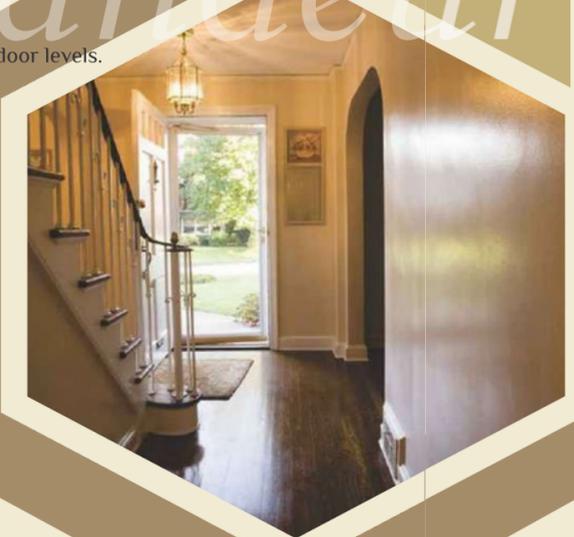
ISI copper wiring P.V.C. concealed conduit. Provisions for adequate light and power points as well as Telephone & T.V. outlets with protective M.C.Bs.

HARDWARE - All fittings with aluminium powder coated materials.



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here the fun



With the fantastic host of amenities that the clubhouse at AIG Royal has, your time here will always be special. Enjoy an evening dip in the pool, de-stress after a busy day in the meditation room or play a game of basketball with your kids. One thing is for sure. Every memory here will be a happy one.

never ends
here the fun
never ends



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Site layout



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LEGEND

- | | | |
|-----------------------|----------------------------|--------------------------|
| 1. Main Entry/Exit | 10. Mini Basket Ball Court | 19. Car Park |
| 2. Gaurd Room | 11. Green Area | 20. Planter With Seating |
| 3. Entry Plaza | 12. Mound | 21. Fire Tender Road |
| 4. Lawn | 13. Pathway | 22. Toddlers Area |
| 5. Stepping Stone | 14. Club | 23. Elder Zone |
| 6. Ramp | 15. Pool Deck With Pergola | 24. Water Feature |
| 7. Badminton Court | 16. Swimming Pool | 25. Palm Court |
| 8. Bench | 17. Screen Wall | 26. Gazebo |
| 9. Children Play Area | 18. Building | |

- 2 BHK
- 2 BHK + Study
- 3 BHK



floor plan



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2 BHK • Super Area = 94.76 sq.mt. (1020 sq. ft.)
 2 Bedrooms • Drawing/Dining • 2 Toilets • 3 Balconies

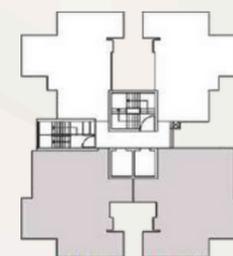
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floor plan



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**CLUSTER-C, E, F & G
 FLOOR 1 TO 22**

2 BHK + STUDY • Super Area = 117.06 sq.mt. (1260 sq. ft.)
 2 Bedrooms • Drawing/Dining • 2 Toilets • Kitchen • 3 Balconies

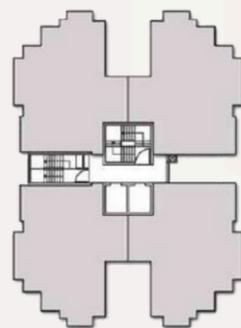
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floor plan



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CLUSTER-A&B
FLOOR 11 TO 22

3 BHK + 2 TOILETS • Super Area = 125.42 sq.mt (1350 sq. ft.)
3 Bedrooms • Drawing/Dining • 2 Toilets • Kitchen • 4 Balconies

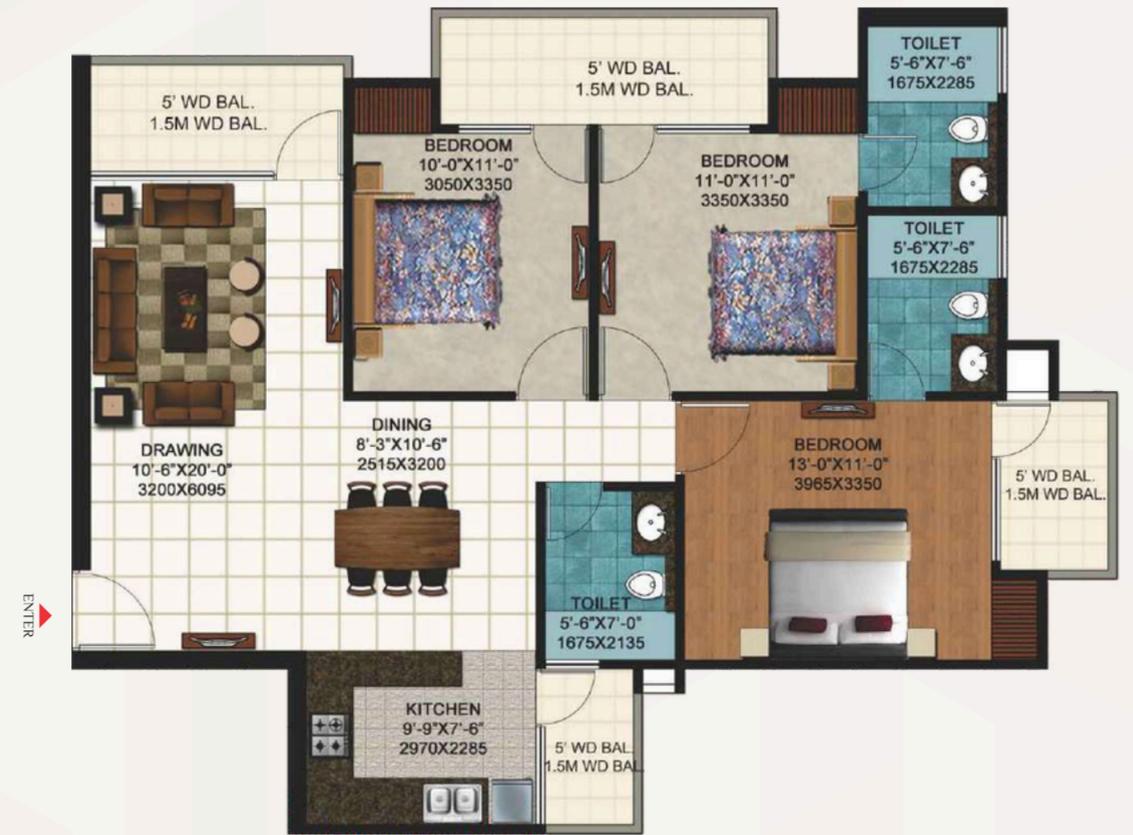
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floor plan



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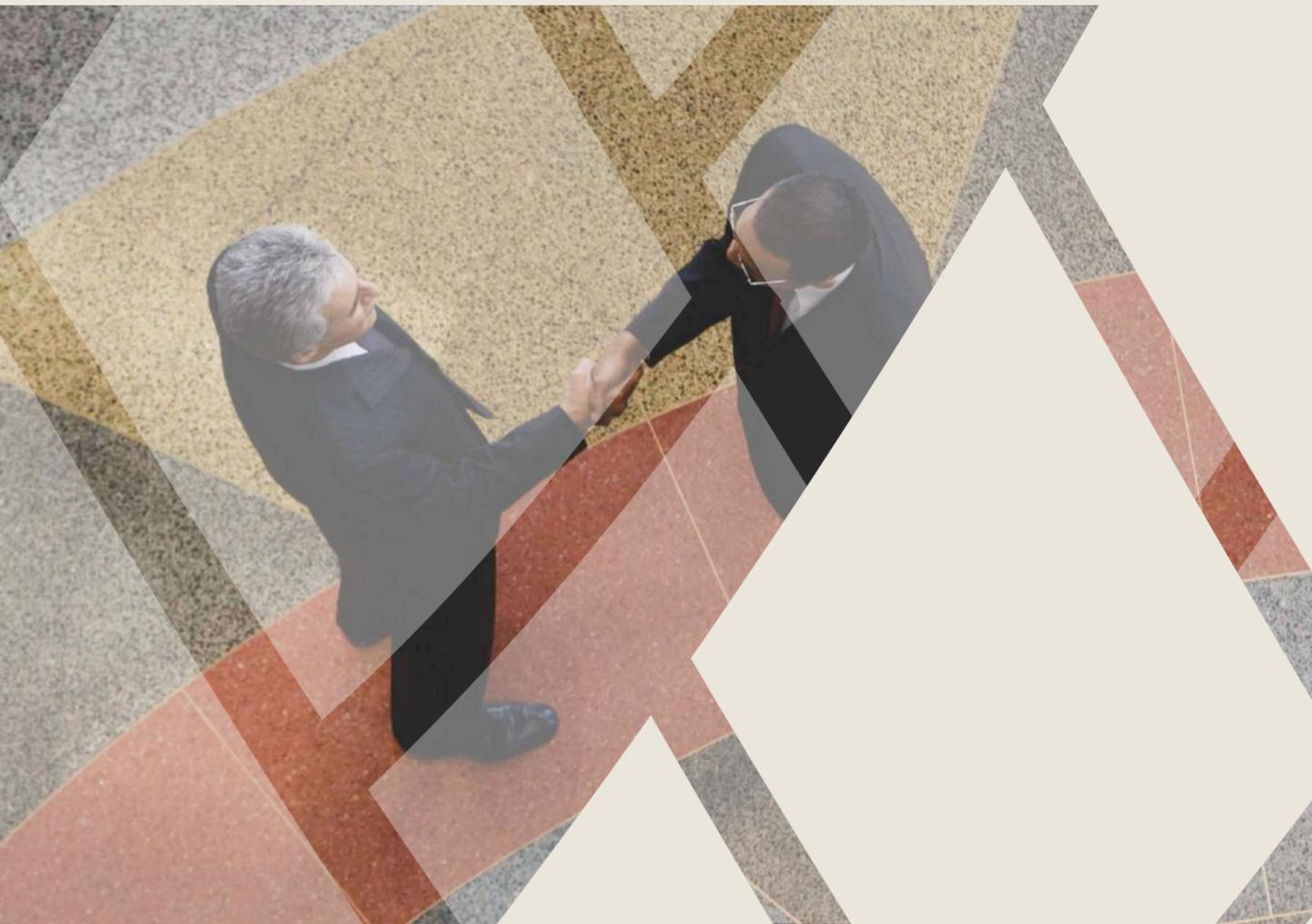


CLUSTER-A&B
FLOOR 1 TO 10

3 BHK + 3 TOILETS • Super Area = 144.00 sq.mt. (1550 sq. ft.)
3 Bedrooms • Drawing/Dining • 3Toilets • 4 Balconies

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ON GOING PROJECTS



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IN
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life of y
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Sales Office: +91 9718148747