



# IVORY COUNTY

3/4/5 BHK PREMIUM RESIDENCES  
SECTOR-115







With a legacy spanning over a millennium, Ivory has symbolized wealth, prosperity, across diverse cultures. Drawing inspiration from this rich heritage, we present to you

## IVORY COUNTY

A definitive status symbol of the 21st century, offers luxurious 3/4/5-bedroom residences nestled within the exclusive community of Sector-115, Noida, The most desirable project of Noida.



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# IVORY COUNTY IS THE CANVAS WHERE YOUR LIFE'S CHAPTER UNFOLDS.



Embarking on the journey to find your perfect home involves a careful evaluation of key factors that define comfort, convenience, and lasting value.

## IVORY COUNTY

comprehends the essence of these considerations, making it a choice that resonates with those seeking an exceptional living experience



### PRIME LOCATION

Nestled in a prime locale, in the heart of Noida, Ivory County ensures that everyday essentials, vibrant entertainment hubs, serene green spaces, and cultural landmarks are within reach.



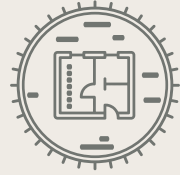
### MODERN AMENITIES

Step into a life enriched at Ivory County. Surrounded by thoughtfully curated modern amenities, discover a new level of convenience, where your personal space becomes a sanctuary of tranquillity.



### EFFICIENT CONSTRUCTION

Crafted with meticulous attention to detail, Ivory County's efficient construction not only guarantees a structurally robust home but also one that echoes your aesthetic aspirations.



### ELEGANTLY PLANNED RESIDENCES

Exquisite, timeless homes designed for well-being. Discover a haven where spaces nurture your soul and create lasting memories.



### TRUSTED DEVELOPER

More than 35 years of development legacy. 7000+ happy families. 160 Million Sq. Ft. of reliable real estate delivery. Unblemished before time delivery record. Need we say more?



In the heart of Sector-115 Noida,  
the exceptional location of  
**IVORY COUNTY**  
harmoniously tends to  
all your requirements.



**PRIME  
LOCATION**



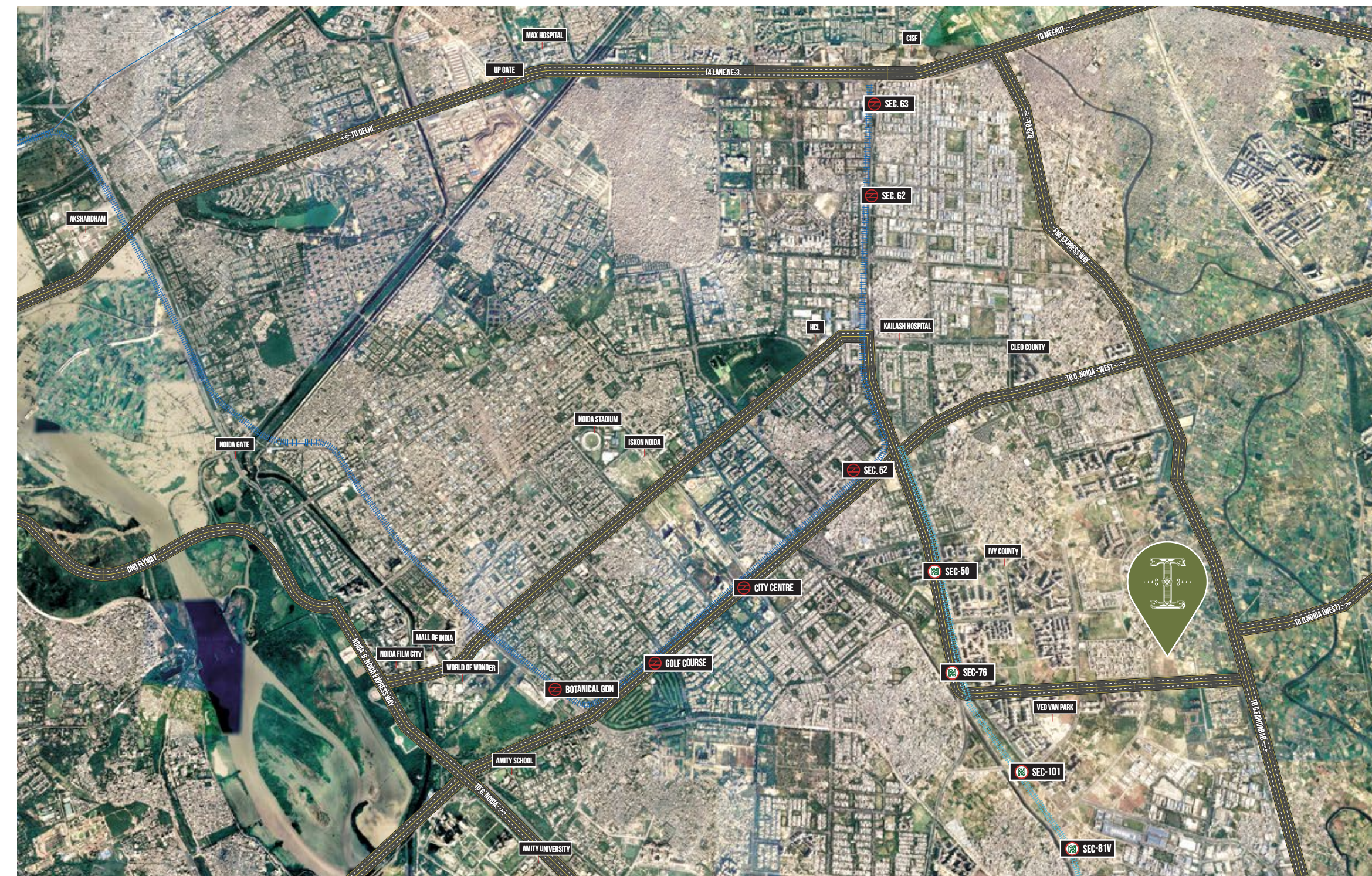
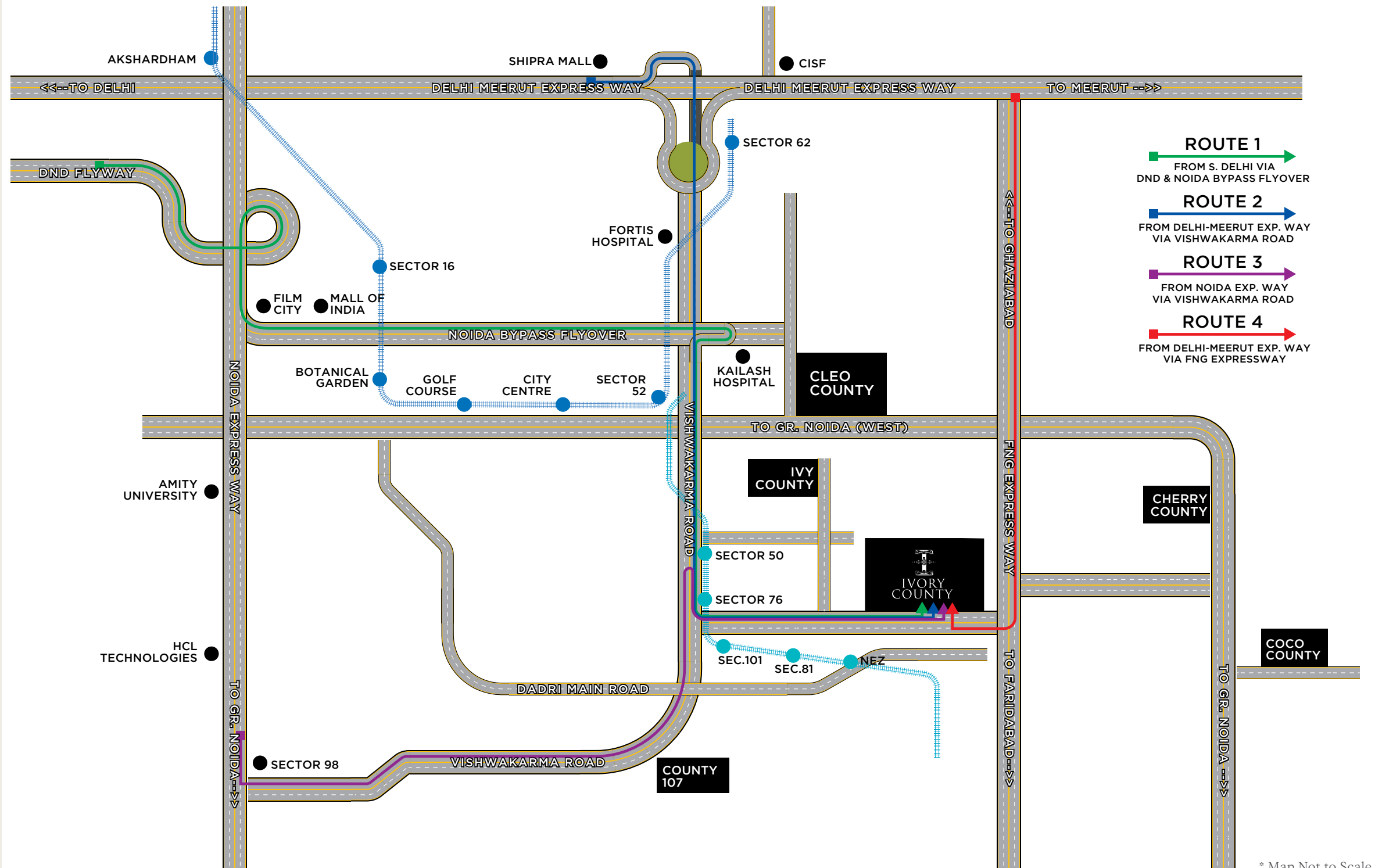
17  
Minutes to  
FORTIS HOSPITAL

15  
Minutes to  
CITY CENTRE

19  
Minutes to  
MALL OF INDIA

15  
Minutes to  
AMITY UNIVERSITY

25  
Minutes to  
AKSHARDHAM TEMPLE



Scan to go to  
Geo Location



Unwind in lush green gardens,  
fine dine on deck of a Culinary Island.  
A vibrant hub with several peaceful retreats,  
it's a symphony of amazing experiences.



# MODERN AMENITIES





## FLOWING WATERS IN GREEN CANVAS

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## THE ENERGY BAR

The perfect place for a morning kick-start, a post-workout recharge, or a casual meet-up with friends and a place to refuel.

It's a destination where residents gather to savour nourishing bites and energizing drinks.



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## IVORY SPORTS AREA

Dive into fitness fun at our diverse sports area. Paddle Court, Cricket Net Practice, Skating, Tennis, Badminton, Basket ball, and a whole lot more.

It's a place to play, cheer, and celebrate.



## THE NATURE BRIDGE

Embrace tranquility and innovation on this modern nature bridge. Suspended gracefully above a calm water body, and capsuled in lush greens offers a unique perspective of the surrounding beauty.



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## THE FLUID RESTRO

The project's very own culinary island, surrounded by water to dine amidst the gentle lapping of waves, and panoramic views that transforms every meal into a memory.



## LITTLE CHAMP'S ZONE



Dedicated to little  
Ivory champions  
and their  
unmatched energy  
for adventures,  
creativity and fun.

From swirling  
slides and whirling  
swings to climbing  
structures and  
imaginative play  
zones, the activities  
never ends.



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## GARDEN OF STILLNESS



Nestled within our  
residential oasis lies  
a unique treasure,  
the Sculpture  
Garden, where art  
and nature embrace  
serene harmony  
with an array of  
exquisite sculptures,  
each telling its own  
silent story.

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## YOUR GATEWAY TO LEISURE AND LUXURY

### RELAXATION & SOCIALIZING

- Elegant Lounges
- Event Spaces
- Banquet Hall
- Reading Room
- Business Center
- Guest Rooms

### FITNESS & WELLNESS

- Gymnasium
- Temperature Controlled Indoor Swimming Pool
- Spa
- Yoga Room
- Salon

### INDOOR GAMES

- Billiards Room
- Card Room
- Table Tennis
- Arcade Games
- Board Games

### DINING & ENTERTAINMENT

- In-House Restaurant
- Mini Theatre



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THE IVOR  
SANCTUARY  
SERENE CLUB OUTDOORS

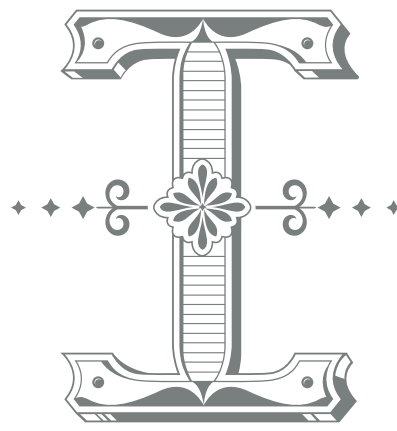
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# EFFICIENT CONSTRUCTION

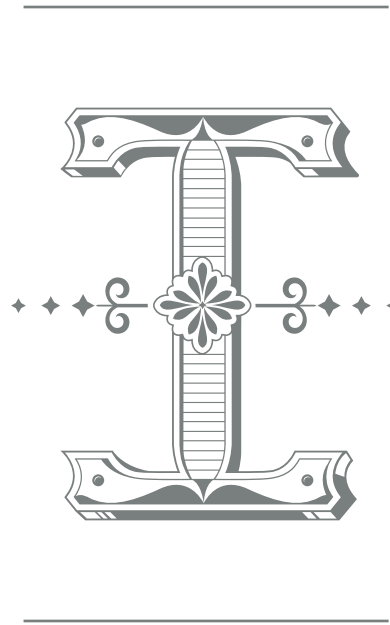




Ivory County Residences are meticulously crafted with state-of-the-art safety features, ensuring the tranquillity of its inhabitants. The earthquake-resistant structure, complemented by fire-resistant materials, provides a reassuring sense of security. Smoke detectors and sprinklers are strategically placed throughout the premises, serving as a vigilant guardian against potential hazards.







Ivory County Residences are a testament to quality and craftsmanship. High-quality materials are selected for their durability and aesthetic appeal, adorn every aspect of the residences. Time-tested construction methods, honed over generations, ensure structural integrity and longevity.



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# IVORY COUNTY

3/4/5 BHK PREMIUM RESIDENCES  
SECTOR-115

## MASTER PLAN

- |                    |   |                             |                   |
|--------------------|---|-----------------------------|-------------------|
| 1 PRE-TEEN AREA    | 9 WET PLAY AREA   | 15 YOGA GARDEN & MEDITATION | 23 NURSERY HUB    |
| 2 ARTIST CORNER    | 10 TOT LOT AREA   | 16 PERFORMANCE PLAZA        | 24 ENTRANCE PLAZA |
| 3 SKATING RINK     | 11 ENERGY BAR   | 17 MUSIC AREA               | 25 MAIN GATE      |
| 4 SCULPTURE GARDEN | 12 FISH POND AREA   | 18 THE FLUID RESTRO         | 26 SCHOOL         |
| 5 AMPHITHEATRE     | 13 SPORT ACTIVITIES AREA<br>(CRICKET PITCHES, BASKETBALL COURT,<br>PADDLE COURT, BADMINTON COURT,<br>TENNIS COURT ETC.) | 19 COMMERCIAL COMPLEX       |                   |
| 6 CLUB IVOR        | 14 ANIMAL PARK  | 20 CLUB AURUS (IVORY GOLD)  |                   |
| 7 SWIMMING POOL    |   | 21 LILY POND                |                   |
| 8 FESTIVAL COURT   |   | 22 PLACE OF WORSHIP         |                   |

Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.





Every unit is designed to provide a seamless flow between living spaces,  
embracing an abundance of natural light and incorporating elegant finishes.



# ELEGANT & PLANNED RESIDENCES



SUPER AREA : 2034 SQ. FT.

PLAN A

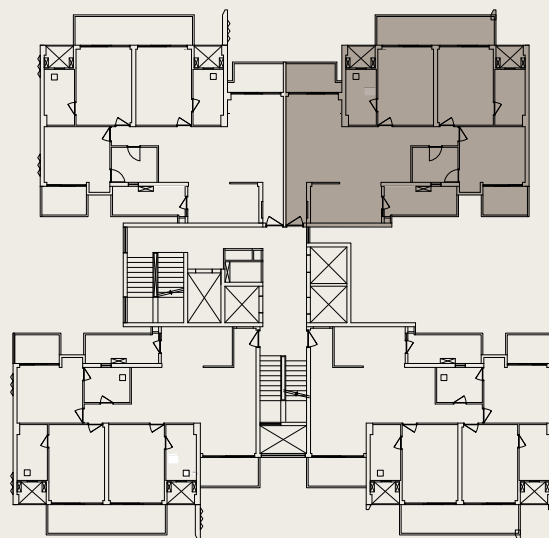
3 BHK + 3 TOILET + 4 BALCONY

TOWER: A1 TO A5

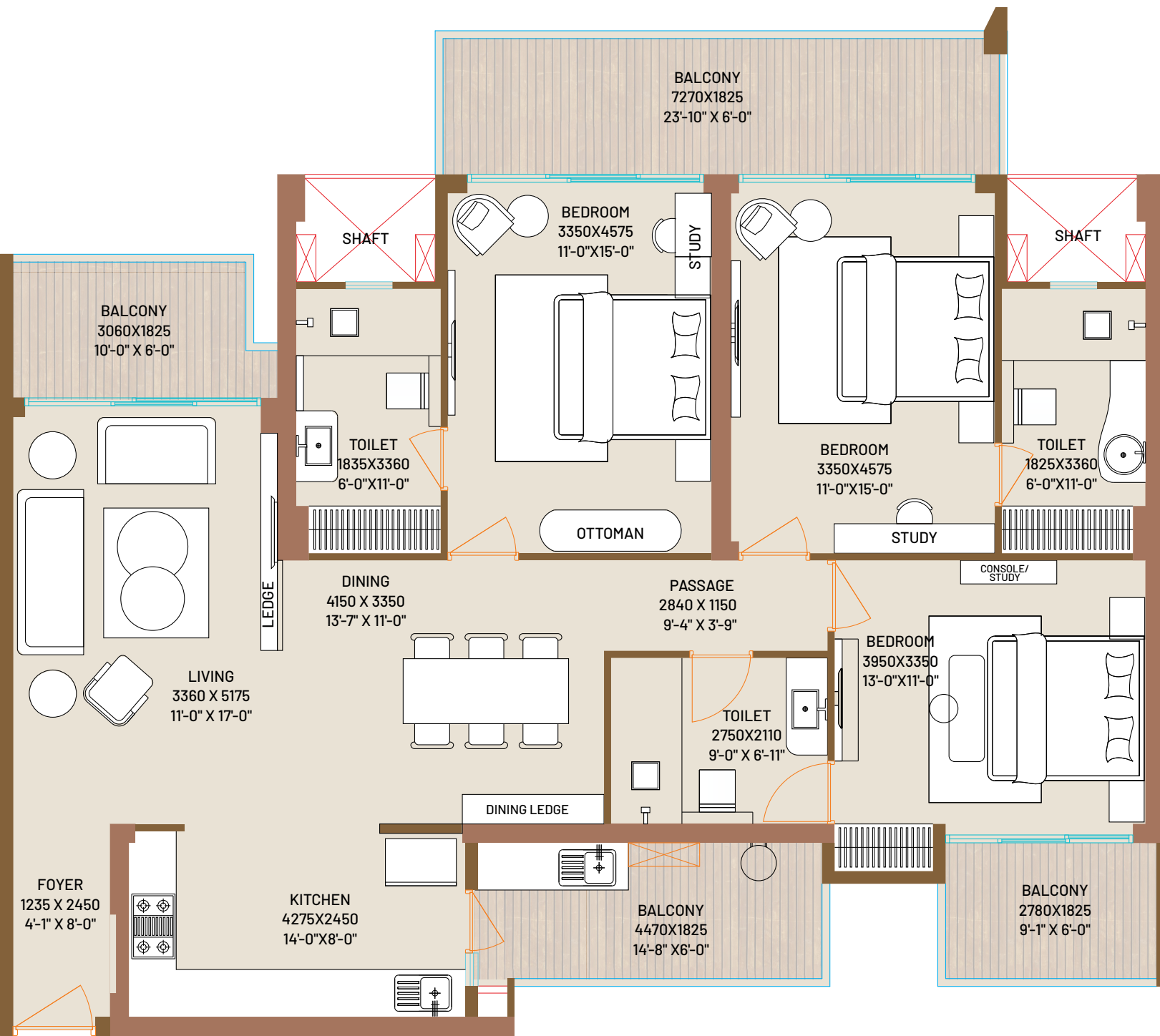
BUILT-UP AREA : 1769 SQ. FT. (164.38 SQ. MT.)

CARPET AREA : 1255 SQ. FT. (116.63 SQ. MT.)

BALCONY AREA : 358 SQ. FT. (33.25 SQ. MT.)



TYPICAL FLOOR PLAN



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. · Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. · Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. · Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.” · 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft, 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

SUPER AREA = 2304 SQ. FT.

PLAN B

3 BHK + 3 TOILET + 4 BALCONY

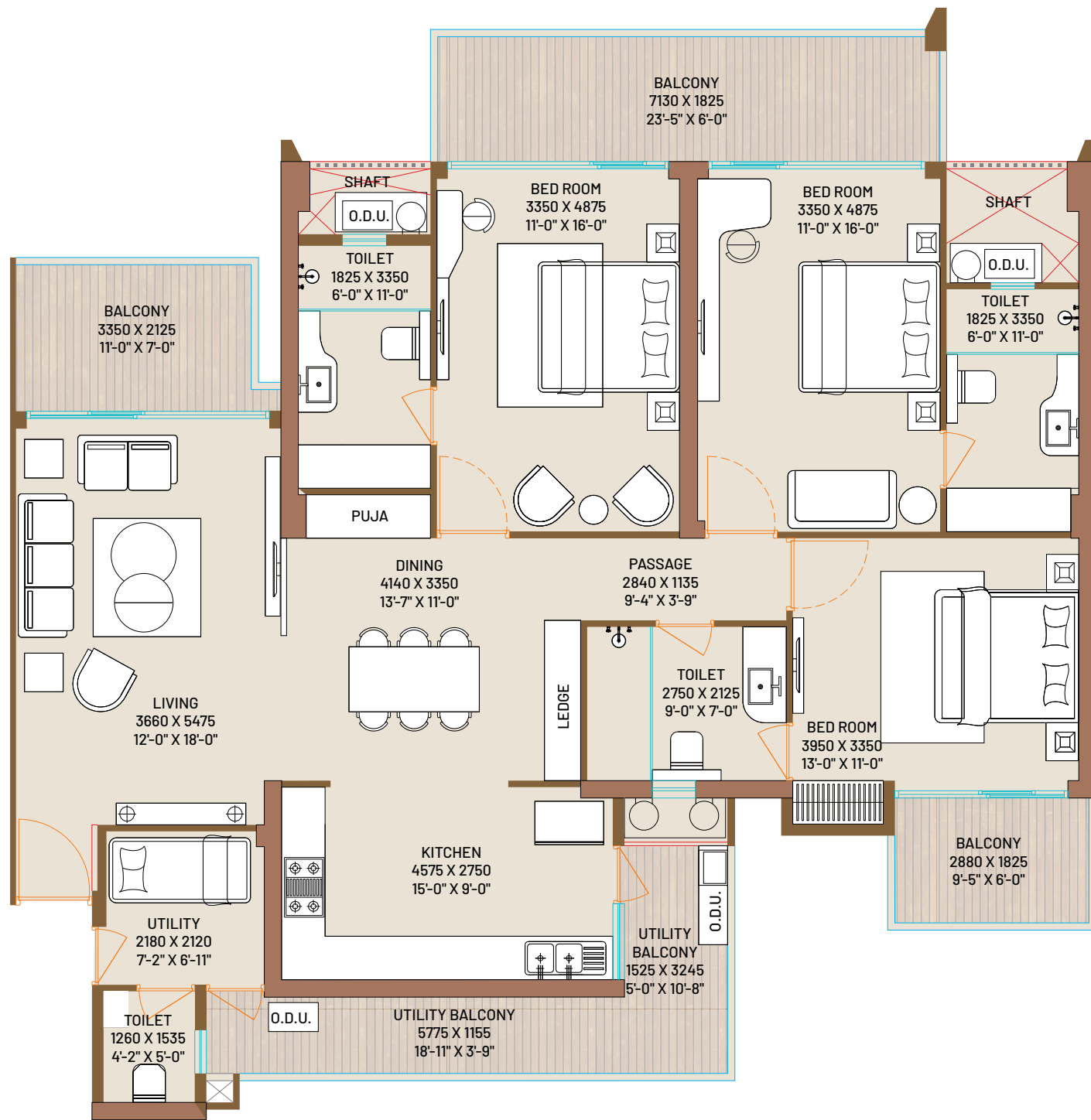
+ UTILITY ROOM WITH TOILET

TOWER: B1 TO B6

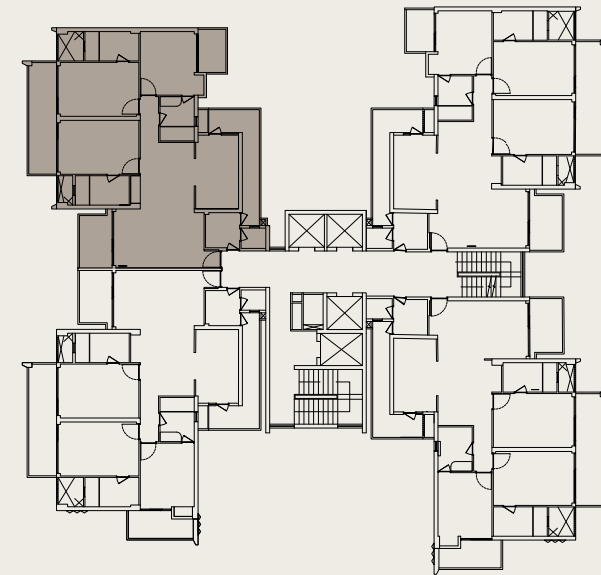
BUILT-UP AREA : 1969 SQ. FT. (182.91 SQ. MT.)

CARPET AREA : 1396 SQ. FT. (129.73 SQ. MT.)

BALCONY AREA : 410 SQ. FT. (38.09 SQ. MT.)



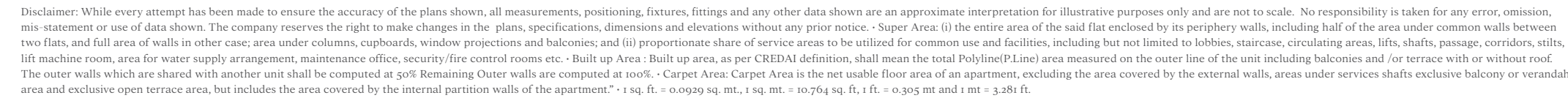
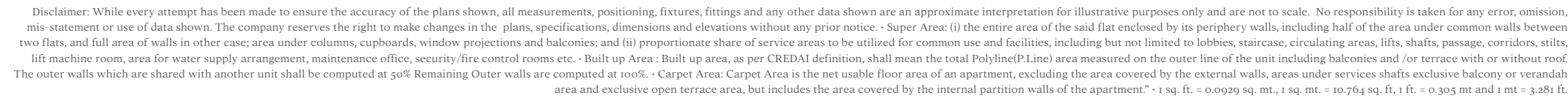
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TYPICAL FLOOR PLAN



4 BHK + 4 TOILET + 6 BALCONY  
+ UTILITY ROOM WITH TOILET  
TOWER: C1 TO C6  
BUILT-UP AREA : 2253 SQ. FT. (209.36 SQ. MT.)  
CARPET AREA : 1636 SQ. FT. (151.96 SQ. MT.)  
BALCONY AREA : 418 SQ. FT. (38.81 SQ. MT.)



4 BHK + 4 TOILET + 4 BALCONY  
+ UTILITY ROOM WITH TOILET  
TOWER: D1, D2  
BUILT - UP AREA : 2603 SQ. FT. (241.86 SQ. MT.)  
CARPET AREA : 1950 SQ. FT. (181.17 SQ. MT.)  
BALCONY AREA : 486 SQ. FT. (45.11 SQ. MT.)







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Indulge in the unparalleled allure of Ivory County's extraordinary design. Exquisitely curated with a harmonious blend of soft hues, graceful contours, and craftsmanship, each residence and common area is a testament to refined opulence. Ivory County's design transcends boundaries, embracing the gentle touch of natural light. Sunbeams dance effortlessly, cascading upon expansive spaces.



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# SPECIFICATIONS

## STRUCTURE



Earthquake Resistant  
RCC Framed Structure  
(with latest Seismic Code)

## FLOORING



Drawing/Dining /Kitchen	Vitrified Tiles
All Bedrooms	Laminated Wooden Flooring
Balconies	Designer Anti-Skid Tiles
Toilets	Granite Stone

## WOODWORK



Wardrobe

In all Bedrooms  
(Laminated Particle Board)

## RAILING



Balcony

Stainless Steel/ Glass  
Railing/ RCC/ Brick  
work/ Block work

Staircase

Mild Steel

## ELECTRICAL



Internal	Fire Resistant Copper wiring in concealed PVC conduits
Modular Switches & Sockets	In adequate numbers
T.V. & Telephone points	In all rooms
External	Adequate lighting in common areas, staircase, lobby, parking space, garden etc.

## SANITARY WORK



Internal Piping

Corrosion free  
PPR/UPVC Pipes &  
Fittings

All Taps & Fittings  
Of Reputed brands  
in C.P.

Wash Basins, Wall  
mounted W/C of  
reputed brands  
in appropriate  
shades matching  
with ceramic tiles

Bath Fittings  
& Ware

## KITCHEN



Working Counter

Granite Counter  
with Stainless  
Steel Sink fitted  
with R.O.

Woodwork

Modular Cabinets

Wall Tile

Designer Ceramic  
Tiles up to 2 ft. above  
working counter

## DOORS & WINDOWS



Internal	Designer flush doors in polish/duco paint fixed in hard wood
External	UPVC Sliding doors & windows

## WALL FINISH



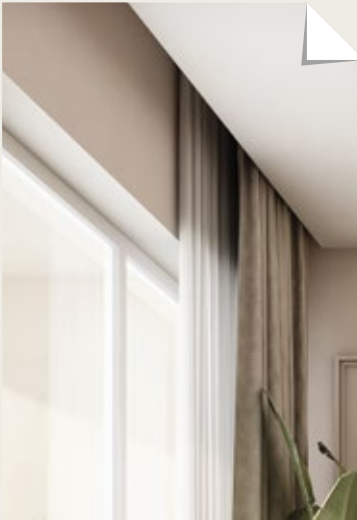
Internal

All internal walls of  
the room & Drawing/  
Dining will be  
painted using O.B.D.

External

Most Modern and  
Elegant Permanent  
Finish with High  
Quality Texture Paint

## POP WORK



Internal

P.O.P. work of  
punning will be  
done in all the rooms  
including Drawing/  
Dining

## ELEC. FITTINGS



Exhaust Fan	In Kitchen & Toilet
Split AC	In all Bed rooms
Provision for A/C	In Drawing room & Dining room
Geysers	In Toilets
Light Fixtures	In Drawing room & Bedrooms
Fans	In Drawing room & Bedrooms



Where generations of trust build your sanctuary. Inherit confidence, brick by brick,  
and make life's biggest decision with unwavering peace of mind.



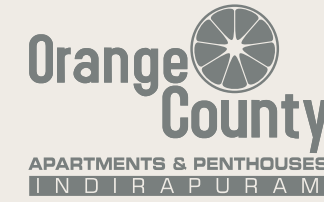
# TRUSTED DEVELOPER





At County Group, our customers come first. We're not just a distinguished developer in Delhi/NCR, we're a legacy builder. Our portfolio brims with iconic residential apartments and commercial complexes, each a testament to our unwavering dedication to excellence. As one of Noida's top builders, our roots lie in the success of renowned housing projects across Delhi/NCR. We don't just build homes, we build aspirations. Our vision is to redefine industry standards, all while ensuring our customers receive the highest possible value.

## LEGACY PROJECTS



## ONGOING PROJECTS





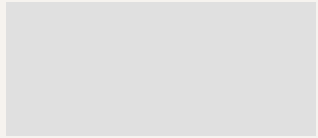


IT'S ALL ABOUT U

Conceptualized,  
Developed and Managed by:  
THEMECOUNTRY PRIVATE LIMITED

Corporate Office :  
County Spaces, Plot No. 15, Sector-135  
Noida - 201305, Uttar Pradesh

Site/Sales Office:  
Plot No. GH-01, Sector 115, Noida  
Gautam Buddha Nagar, UP-201301



PROMOTER NAME	THEMECOUNTRY PRIVATE LIMITED
Promoter Registration No.	UPRERAPRM206951
UP RERA Registration No.	Collection A/c of the Projects
Ivory County Phase-1: UPRERAPRJ256314	"Themecountry Pvt Ltd Collection A/c for Ivory County Phase-1", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202301
Ivory County Phase-2 : UPRERAPRJ115902	"Themecountry Pvt Ltd Collection A/c for Ivory County Phase-2", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202304
Ivory County Phase-3 : UPRERAPRJ507062	"Themecountry Pvt Ltd Collection A/c for Ivory County Phase-3", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202307
Website of UP RERA – www.up-rera.in	

Member of:  
**CREDAI**



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