



**CENTRAL
PARK**
RESIDENCES

Live it up



VISION

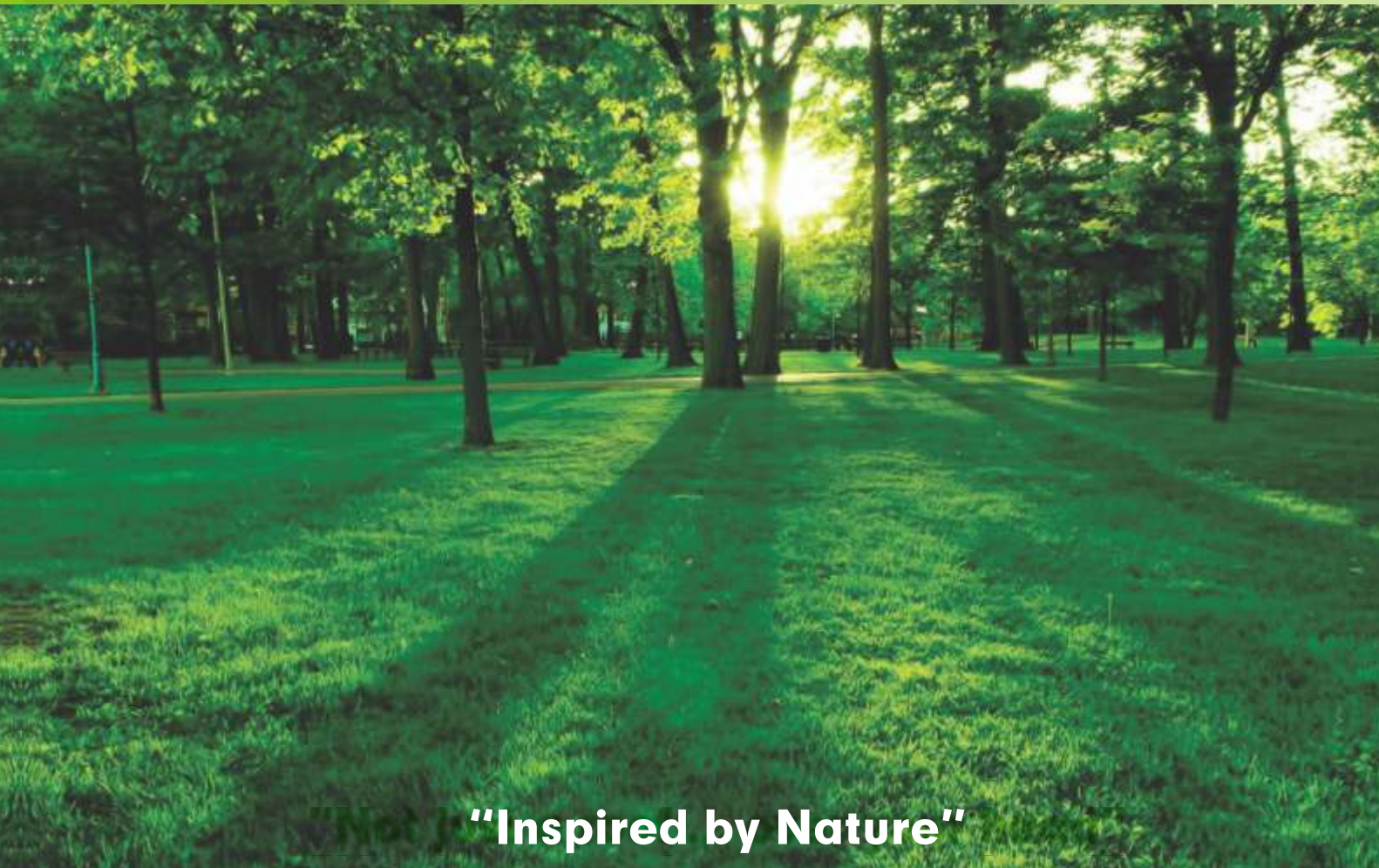
- Inspire the best and constantly raise the standards to innovate & create environment friendly real estate solutions for you.

MISSION

- Profitable growth through superior customer service, innovation, quality and improvement.

VALUES

- Customer focused, Result driven, Receptive to change, Honor our commitments.



“Inspired by Nature”

They say the grass is greener on the other side

Welcome to the other side

Where the grass is greener

Where the garden views are prettier

Where the landscaping is smarter

Where the connectivity is easier

Where the lifestyle is brighter

Welcome to Nilaya Central Park Residences

THE GREENER SIDE OF LIFE

LOOK AT LIFE AFRESH

Live life with peace of mind cocooned within a world of luxury.

Reconnect with the nature that you are cut off from

Grey cityscapes are replaced by green landscapes.

And noise, by a delightful calm.

A life bestowed with better things - be it greener design, smarter landscaping, better connectivity or a brighter lifestyle.





**Experience the best of nature
and modern conveniences of the city**

Every flat showcases design and fluid spaces that lends a wonderful airy feeling of a securely gated complex.

While sculpted gardens, soothing water bodies, fountains, cobbled pathways dot the landscape at the right junctures, elevating your lifestyle to an entirely new level.

Now is the opportunity to step out and be on the greener side of life.

THE GREENER SIDE OF BEAUTY

At Nilaya Central Park Residences, every apartment comes with its own balcony. Most of these overlook a garden and present you with a beautiful view of lush green park.

Step outside to be surrounded by extensively landscaped zones with intermediate courtyards that not only improve aesthetics but also help you to be one with nature.





Take a breath of fresh air
Feel the grass beneath your feet
Surrender yourself to tranquility
Make every morning a sunshine moment.

Welcome to Nilaya Central Park Residences

Beautiful garden views
Excellent connectivity
75% open green spaces
Extensive pedestrian - friendly landscaping
World class amenities
Covered car parking for every home
Surrounded by excellent social infrastructure

THE GREENER SIDE OF LUXURY

LET LUXURY ENGULF YOU

Convenience of Apartment - Luxury of Bungalows

All Nilaya Central Park Residences homes are created to indulge you in the luxury of space. The well-designed layout, efficient spaces, over 75% of the Green Space*, includes green terraces and balconies ensure that there's plenty of fresh air and natural light to brighten your life.

The clubhouse at Nilaya will be envy of all your friends staying in other gated communities, where you can enjoy and explore the never ending moments of joy and bliss.





**Largest Skypark in the area
(A sheer indulgence at 150 Ft.)**

Raising the bar higher with exclusive features at the terraces like

Infinity Pool

Sky Lounge,

Star Gazing Lawn,

Starlit Dining Terrace,

Sky Park Jogging Track,

Sky Pavilion – Sun & Moon

Cozy Sit-outs

Barbeque Counter

Golf Putting Greens



THE GREENER SIDE OF CONNECTIVITY

With its development, NCR has rapidly evolved as a major business & educational hub.

The city boundaries are expanding at an impressive rate with upcoming & supporting residential developments.

Nilaya Central Park Residences is located just off the NH-58 and is in the perfect location, which is well planned, integrated, modern and is well connected to Delhi NCR through a network of wide roads.



Besides the luxurious comforts that the homes offer inside

Located in the heart of Ghaziabad within a fully inhabited locality

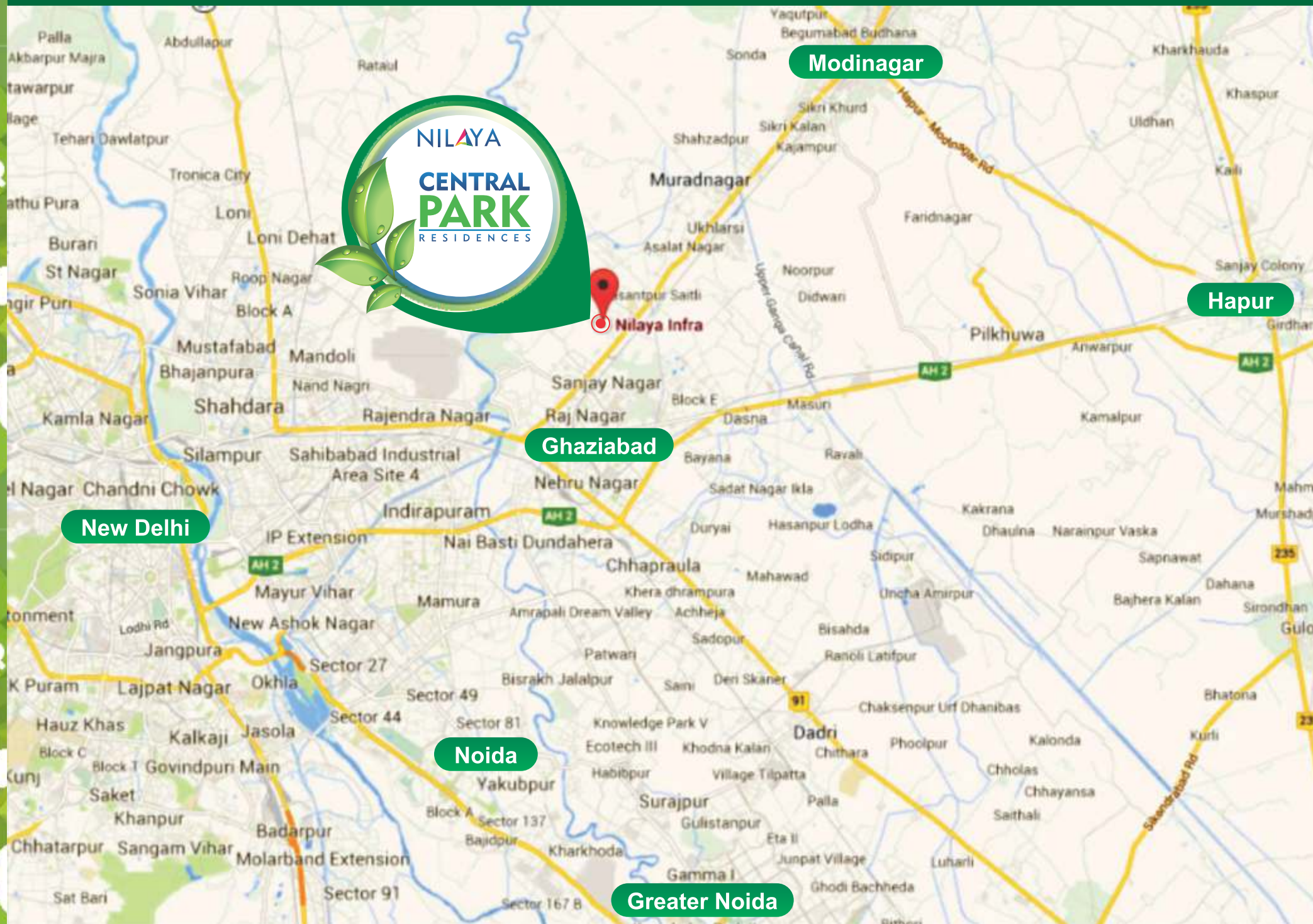
Walking distance to proposed Sports Stadium

In close proximity to elevated road from Delhi border to Rajnagar Extn.
(Signal free drive in 7 min.)

- 1 min. drive from NH-58, a 6-lane highway
- 2 min. drive from proposed Highspeed train station from Delhi to Meerut
- 2 min. drive from Eastern peripheral expressway
- 2 min. drive from proposed hospital
- 10 min. drive from proposed metro station

Close proximity to neighborhood top Schools; Medical, Dental, Engineering & Management Colleges (within 5 km radius)

Location Map



Map not to scale

MASTER PLAN

AN ADDRESS

where lifestyle is a statement of your fine taste

Spread lavishly across 10 acres, Central Park residences is a gated residential project of more than 1500 homes, offering you a choice of 2/3/4 BHK beautifully designed Luxurious yet Affordable apartments in eleven elegantly designed high rise towers.

Lose yourself in acres of open spaces & landscaped gardens that covers 75% of the property, offering you complete relaxation.

Living Services

- 8 Spacious flats per floor* – four 2 BHK and four 3 BHK.
- Bathrooms with modern fittings and fixtures
- 3 high speed elevators in each block; of these one dedicated for services
- Covered and open parking space for approx 1900 vehicles





4 side open plot with proposed roads

Approximate 20,00,000 sq. ft. built up area*

Spacious luxury apartments

2 bedroom + 2 Attached baths

3 bedroom + 3 attached baths + utility

1 assigned parking space per apartment

Nursery & Play School

Healthcare Centre

Extensive manicured greens

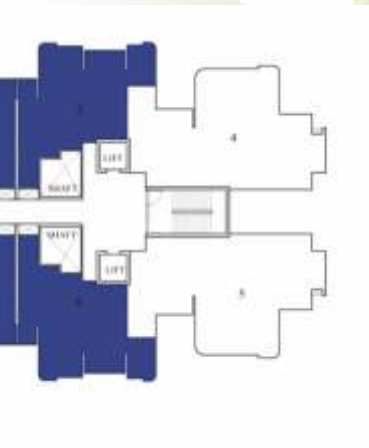
Swimming Pool, Gymnasium

Clubhouse with modern amenities

LAYOUT PLAN – 2 BHK

SUPER AREA – 990 sq. ft.

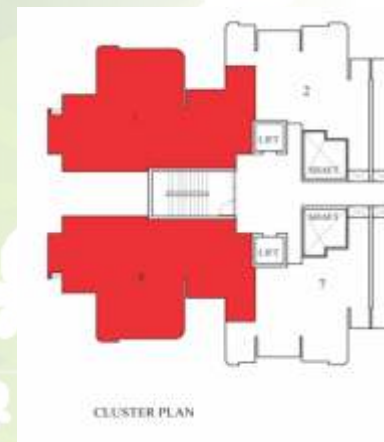
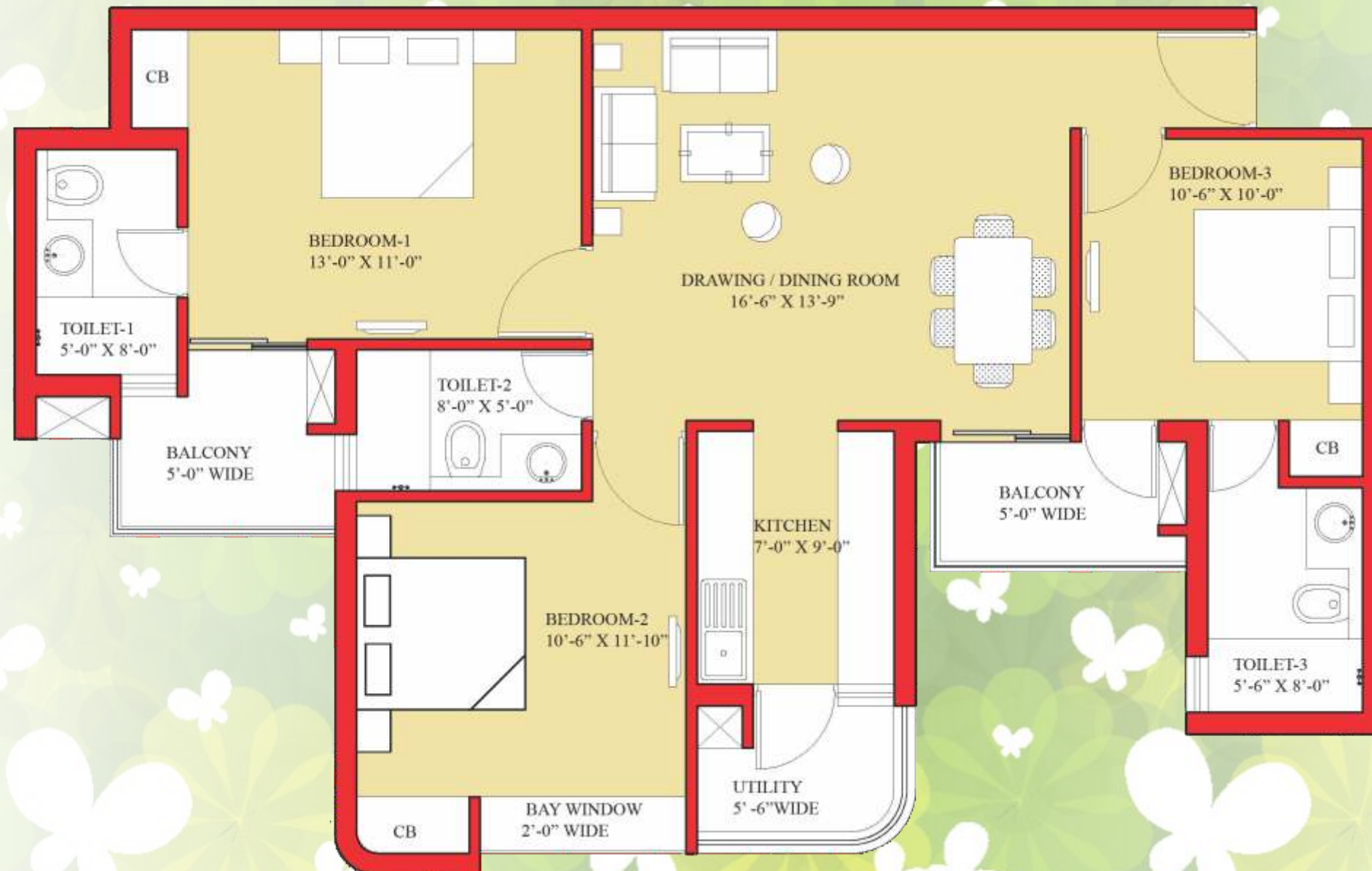


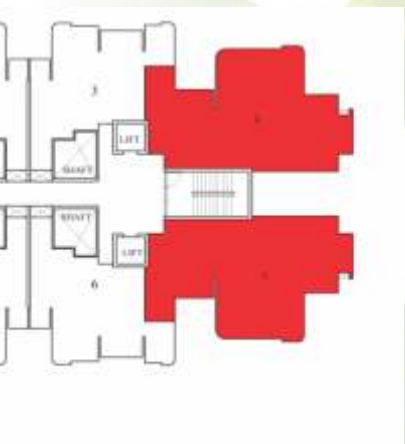


NILAYA reserves its right to change the area & specification without prior notice, if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be.

LAYOUT PLAN – 3 BHK

SUPER AREA – 1375 sq. ft.





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THE GREENER SIDE OF DESIGN

LIVE IT UP

You have worked hard & moved in life. Now it is time for you & your family to indulge. After all you have earned it.

A lot of thought has gone into making your home a great place to live. We have integrated class and comfort so your home is as pleasing to the eye as it is functional.

Nilaya Central Park Residences seamlessly integrates Smart design, contemporary living and sustainability, blurring the boundaries between architecture and nature into one landscape element.





RECREATION

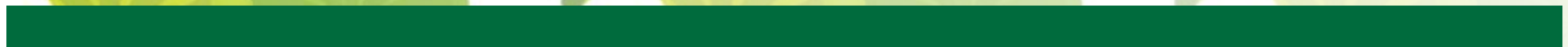
Where you could perfectly balance
your mind, body and soul.

You choose the game, and set the adrenaline pushing high.

Dive into a world class swimming pool designed
to challenge your stamina and rejuvenate your senses.

Every imaginable sports facility in a world class setting
with tennis, table tennis, basketball & billiards.

Separate Kids Pool & Kid's play area
so your children can have the best memories of growing up.



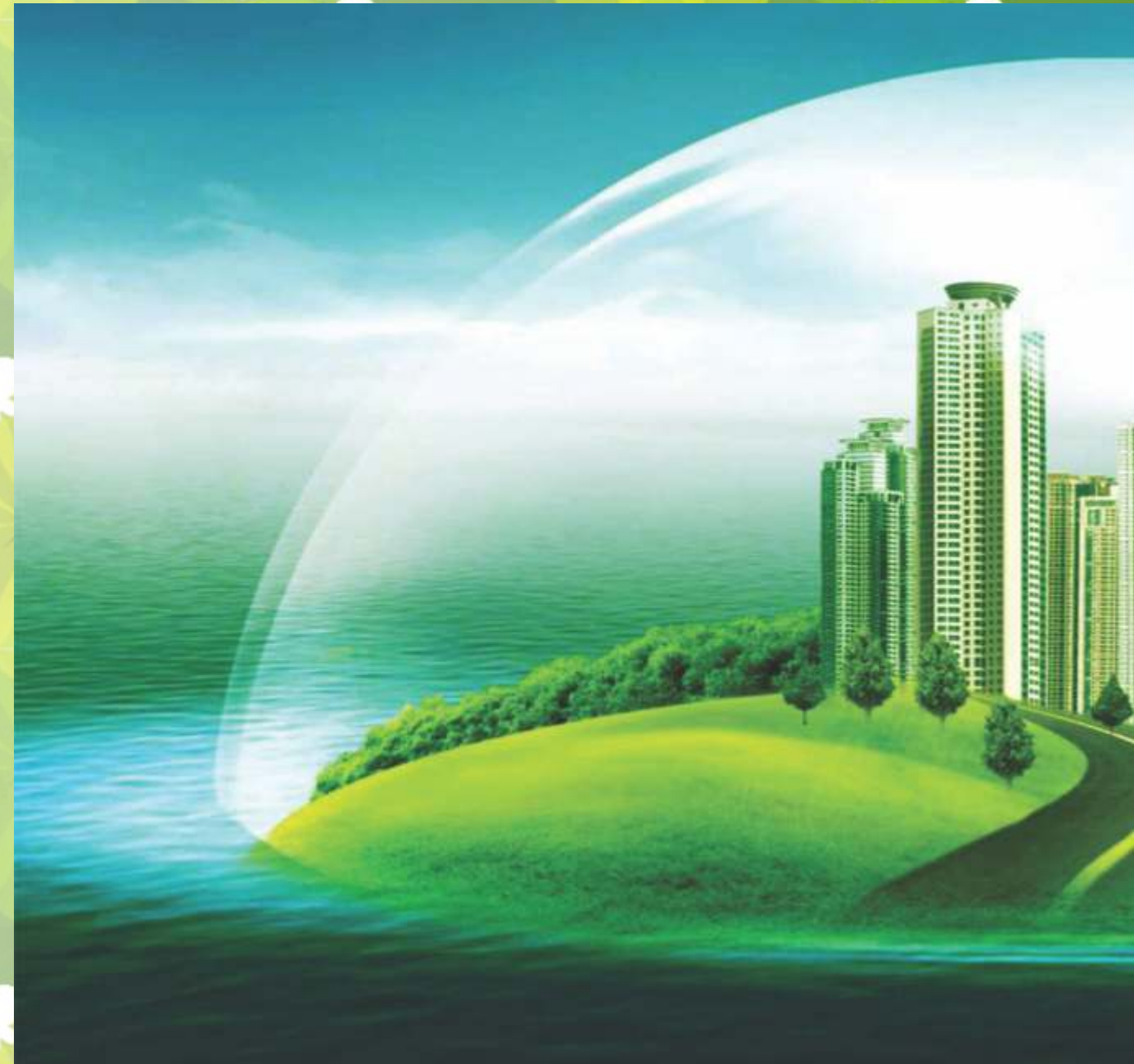
THE GREENER SIDE OF SAFETY

You will be surprised by the simple yet effective solutions offered to make sure you and your family are relaxed and protected.

Nilaya Central Park Residences utilizes renewable construction material, rainwater harvesting, natural illumination and green building features that enrich the environment.

SUSTAINABILITY

- Earthquake resistant structure
- Green building features
- Over 75% of Green area
- STP and rainwater harvesting
- Highly recycled construction materials
- Smarter design for optimum daylight and cross ventilation
- Use of low VOC paints
- Planned for differently abled
- Design of swales to collect and channel the runoff water from landscape areas.





RELIABILITY

Freehold Land
Ghaziabad Development Authority (GDA) Approved
Adherence to all regulations and guidelines
Client friendly agreements
Designed by Renowned Architect

MAINTENANCE & SECURITY

24X7 Power Backup
Adequate Water Supply
Full Service Management Systems
Advanced Firefighting Systems (as per norms)
Common area CCTV Surveillance
Complete Security

THE GREENER SIDE OF SUSTAINABILITY

Environment friendly	As per MoEF requirements.
Structure:	Earthquake resistance RCC framed structure as per applicable seismic zone.
Flooring:	Marble/ vitrified tile flooring in living, dining & lobby; wooden/vitrified tiles flooring in bedrooms; vitrified tiles in kitchen & utility area and glazed ceramic tiles in toilets. Staircase and landings to be in kota/ terrazzo flooring. Balconies will be in Anti-skid ceramic flooring.
Dado:	Glazed tiles of required height in toilet
Doors & Windows:	Flush doors – polished/enamel painted; stainless steel/brass finished hardware fittings for main door & aluminum powder coated hardware fitting & locks of branded makes. Door frames & window panels of seasoned hardwood/ aluminum/UPVC sections.
Kitchen:	All kitchen counters in pre-polished granite/ marble stone, electrical points for kitchen chimney & hob, washing machine & fridge to be provided with modular cabinets of appropriate finish.
Plumbing:	As per standard practice, all internal plumbing in GI/CPVC/ Composite. All external in CI/UPVC. Automated irrigation system.
Toilet:	Premium sanitary fixtures, premium chrome plated fittings.
Electrical:	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & TV outlets in drawing, dining and all bedrooms; moulded modular plastic switches & protective MCB's.
Railings:	All railings will be in MS as per design of the architect.
Painting:	Oil bound distemper of appropriate color on interior walls & ceilings.
Exterior:	Appropriate finish of texture paint of exterior grade water proof paint.
Lift:	Lifts to be provided for access to all floors; finishing as per fire norms requirement.
Generators:	Generator to be provided for backup of emergency facilities i.e. lifts & common areas.
Water tanks:	Underground water tank with pump house for uninterrupted supply of water. Dual plumbing provisions for all toilets.
Clubhouse & Sports Facilities:	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall & jogging track.
Security & FTTH:	Provision for optical fibre network, video surveillance system, perimeter security & entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire norms.

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Yatharth Wellness Super-speciality Hospitals

150 beds hospital at sec-Omega-I, Greater Noida
and 340 beds hospital at sec-110, Noida



Previous Projects by the Core Team (2001-2013)

Prangan Tower

M/s Raghbir Projects Pvt. Ltd.,
Ghaziabad

A stilt+7 residential project with
2/3/4 BHK

Area - 2000 sq.mt., 42 units



Prangan Tower

Prangan Sahkari Awas Samiti Ltd,
Noida

A stilt+9 residential project with
2/3 BHK

Area - 5000 sq.mt., 70 units



Royal Tower

Royal Sahkari Awas Samiti Ltd,
Noida

A high rise residential project with
3/4/5 BHK

Area - 7326 sq.mt., 96 units



Royal Apartments

Royal Sahkari Awas Samiti Ltd,
Greater Noida

A low rise (G+4) residential project
with 3/4/5 BHK & Penthouses.

Area - 6.5 Acres, 167 units



Owner & Developer: M/s Nilaya Infra Private Limited

Site Office: Central Park Residences,
Sector-16, Rajnagar Extension, NH-58, Ghaziabad-201301

Regd Office: Nilaya infra Private Limited,
B-15, 1st floor, Pandav Nagar, Delhi-110092

Website: www.nilayainfra.com, **E-mail:** info@nilayainfra.com

Call: 85888 99909/19 or sms "NILAYA" to 52424

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