



**TAKE OUT
THOSE SNEAKERS**

SPORTS CENTRIC LIFESTYLE IS HERE!

GAUR 
SPORTSWOOD
live it up
SECTOR-79, NOIDA

Get the lifestyle that others covet. Live in Gaur Sportswood, a residential paradise. Complete with lots of greenery, amusements and latest amenities, it is a place where you will discover life in its different hues. Here the spacious apartments are well equipped to embrace all your dreams. The soothing green landscapes, well planted pathways and jogging tracks will make you feel closer to nature. So come home to a clean, green and carefree living.

- 3 & 4 BR Apartments
- Prime Location at Sector 79, Noida
- Lavish Residential Project (A part of Sports City Noida)
- Low density project maintaining a wide Expanse of Greenery
- Approx. 30000 sq.ft. club
- Two level Basement Parking with extra height to accommodate mechanical parking for future requirements
- IGBC Green Pre Certified Buildings
- Each Building contains Double Height Entrance lobby
- Apartments designed with extra floor to floor height (11'-0')
- Every Building contains a drop-off plaza
- One extra Sink in Kitchen Utility Balcony
- All apartments have 8'-0" door height for the Grand Impression
- Residential project in Noida along with 45m wide road, facing 35m wide Green Belt as per master plan of Noida Authority
- Existing Metro in Sec-32, Noida in close vicinity
- Small Temple within complex



- Three tire 24X7 Security with CCTV camera, video phone in each apartment
- Wi-fi Enabled Complex • Individual R.O. unit in Kitchen • High speed Elevators in each block • Plumbing done with CPVC pipes or equal to avoid corrosion • Convenient Shopping within Complex • Rainwater Harvesting
- Entrance Plaza • Swimming Pool • Kids' Pool • Jacuzzi • Amphitheater • Tennis Court • Basket Ball Hoop • Kids' Play Area

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PART OF SPORTS CITY

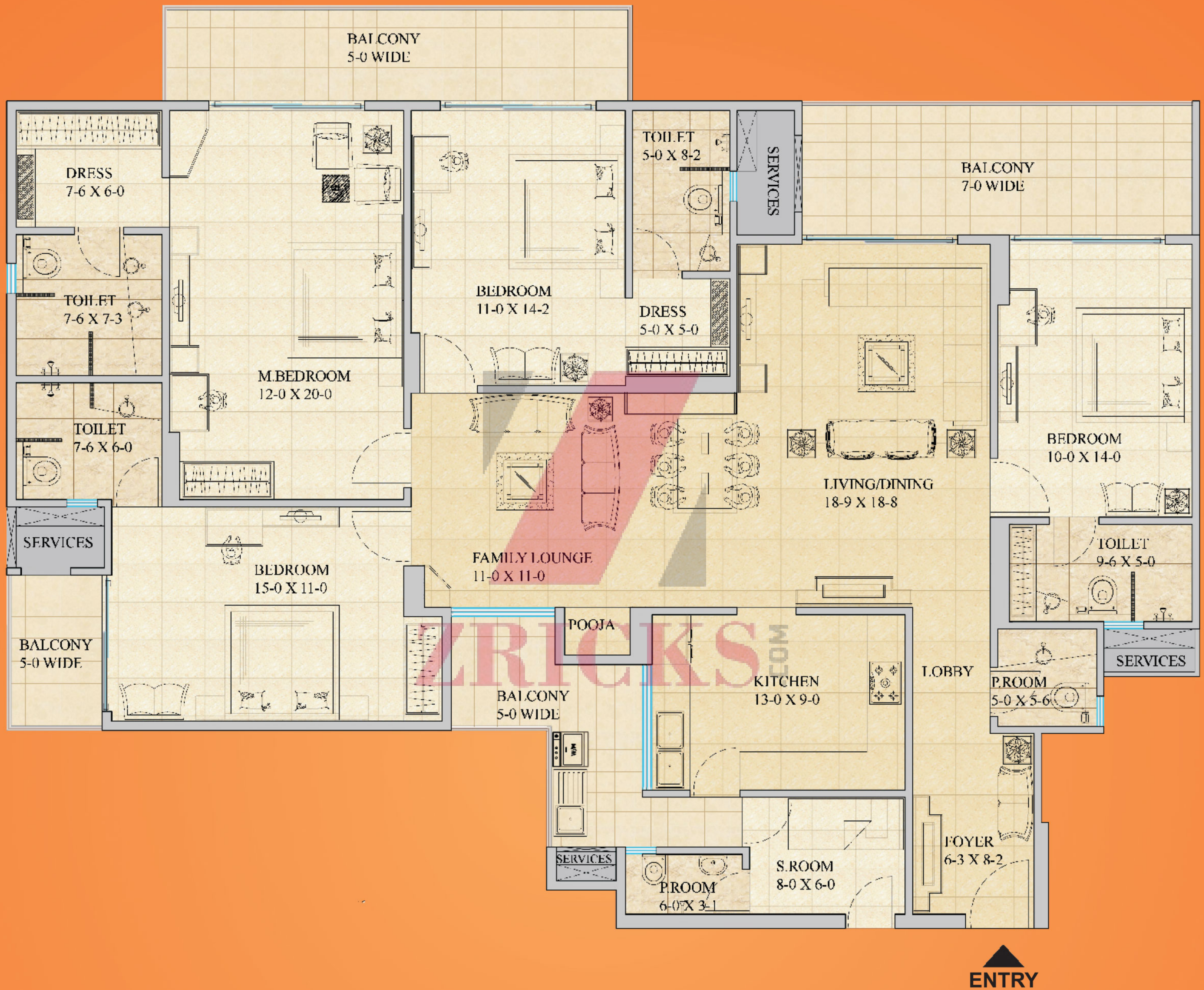
PLAN



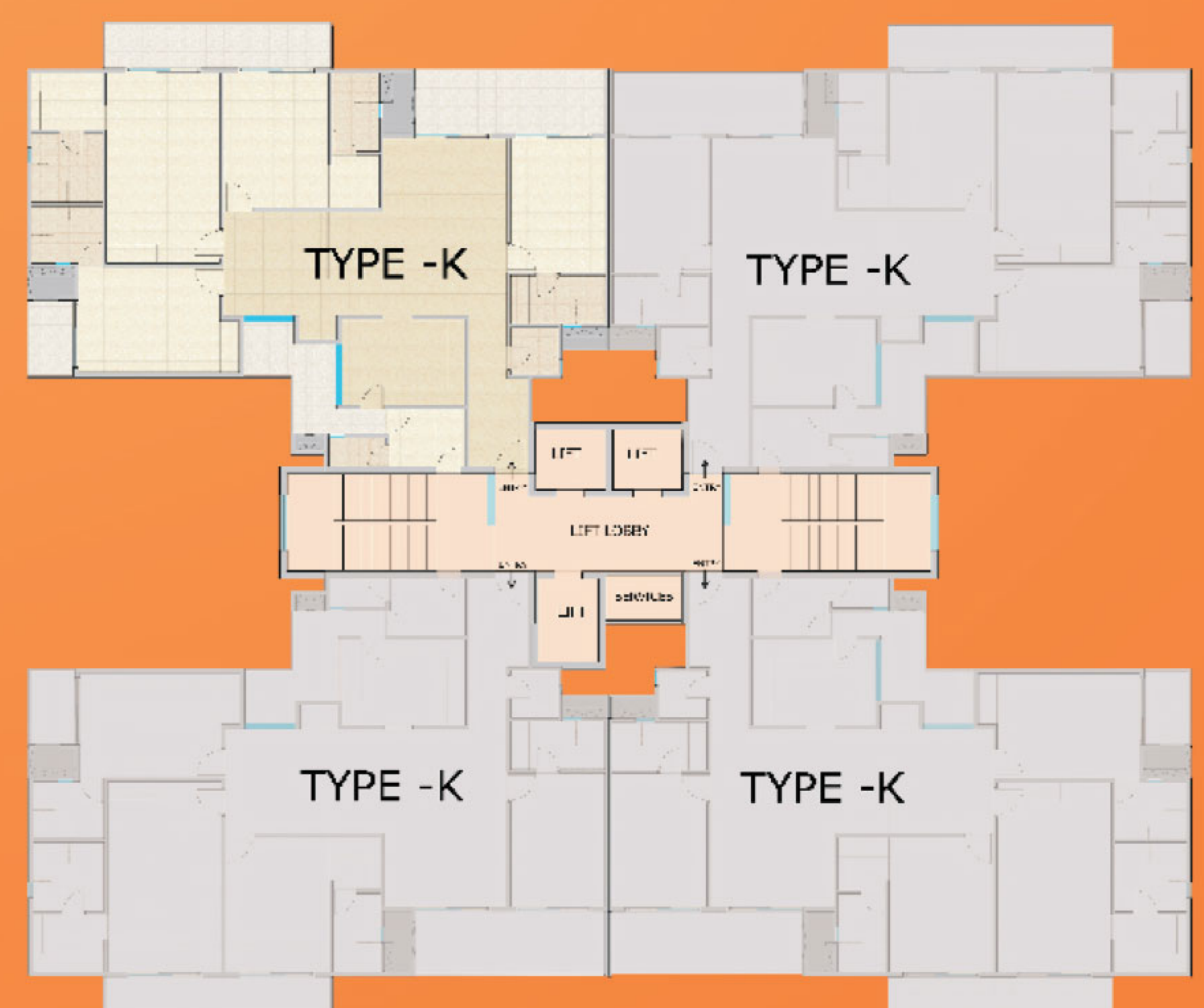
- LEGEND**
- Entry Gate
 - Entrance Plaza
 - Club
 - Commercial
 - Waterbody
 - Feature Wall
 - Driveway
 - Skating Rink
 - Drop-Off Plaza
 - Pathway/Jogging Track
 - Ladies Alcove
 - Ramp
 - Tensile Shelter with Seating below
 - Play Area
 - Banquet Hall
 - Banquet Spillover-Party Lawn
 - Basketball Hoop
 - Landscape Court
 - Temple Area
 - Swimming Pool
 - Kids Pool
 - Jacuzzi
 - Amphitheater
 - Tennis Court
 - E.S.S.

Super Built-up area:- The constructed areas of the project comprising of polly line area of the apartment and other constructed areas of common use. All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. 1sqm = 10.764 sq. ft., 304.8 mm=1'-0".

UNIT TYPE-K

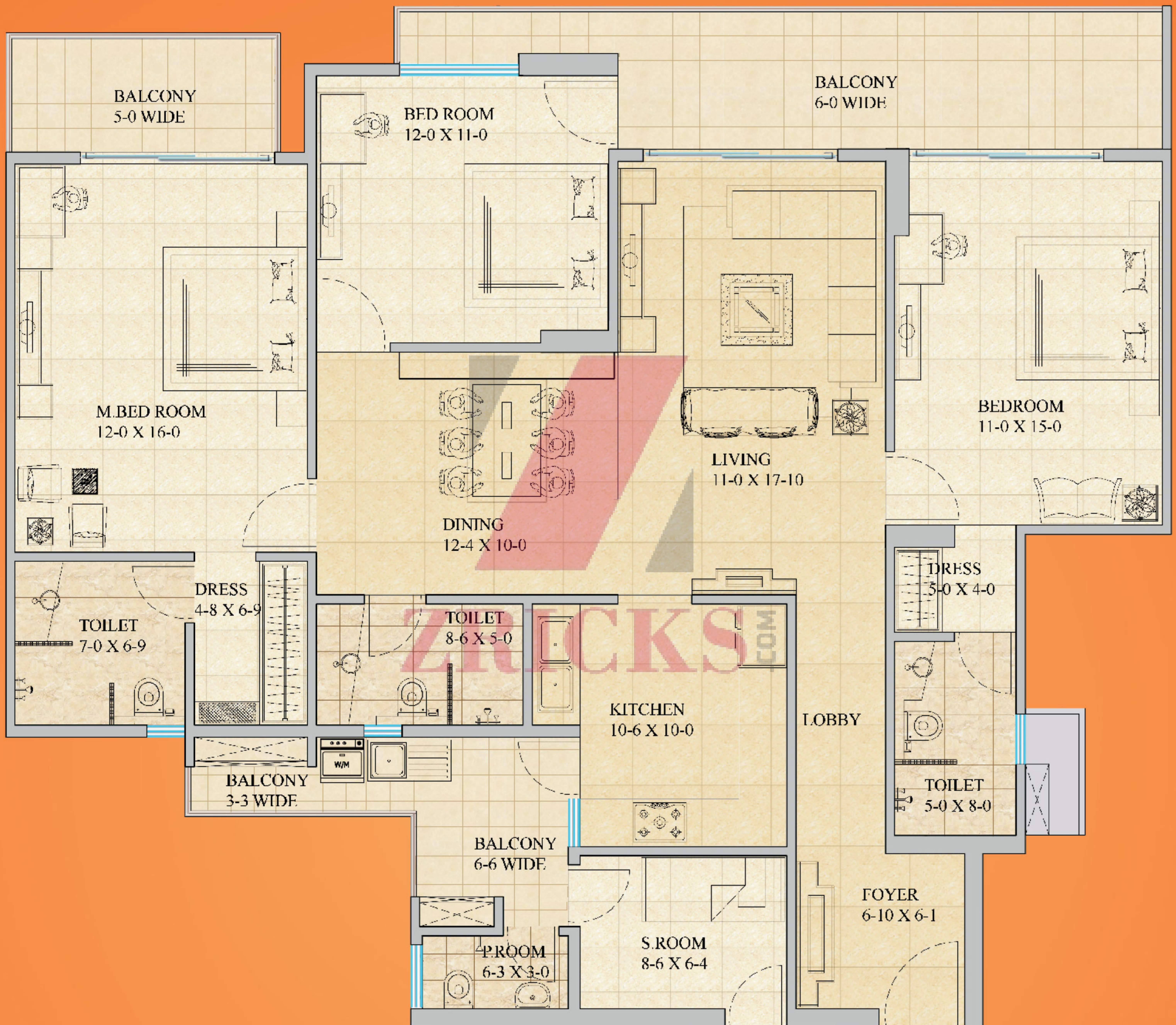


- UNIT TYPE-K**
 SUPER BUILT-UP AREA
 2780.00 SQ.FT. / 258.27 SQ.MTR.
 P-LINE AREA
 (R.C.C. SLAB AREA OF FLAT)
 2381.00 SQ.FT. / 221.20 SQ.MTR.
- 4 BEDROOM
 - LIVING
 - DINING
 - FAMILY LOUNGE
 - KITCHEN
 - 2 DRESSING
 - 4 TOILETS
 - 2 POWDER ROOM
 - SERVANT
 - FOYER
 - LOBBY
 - POOJA
 - BALCONIES

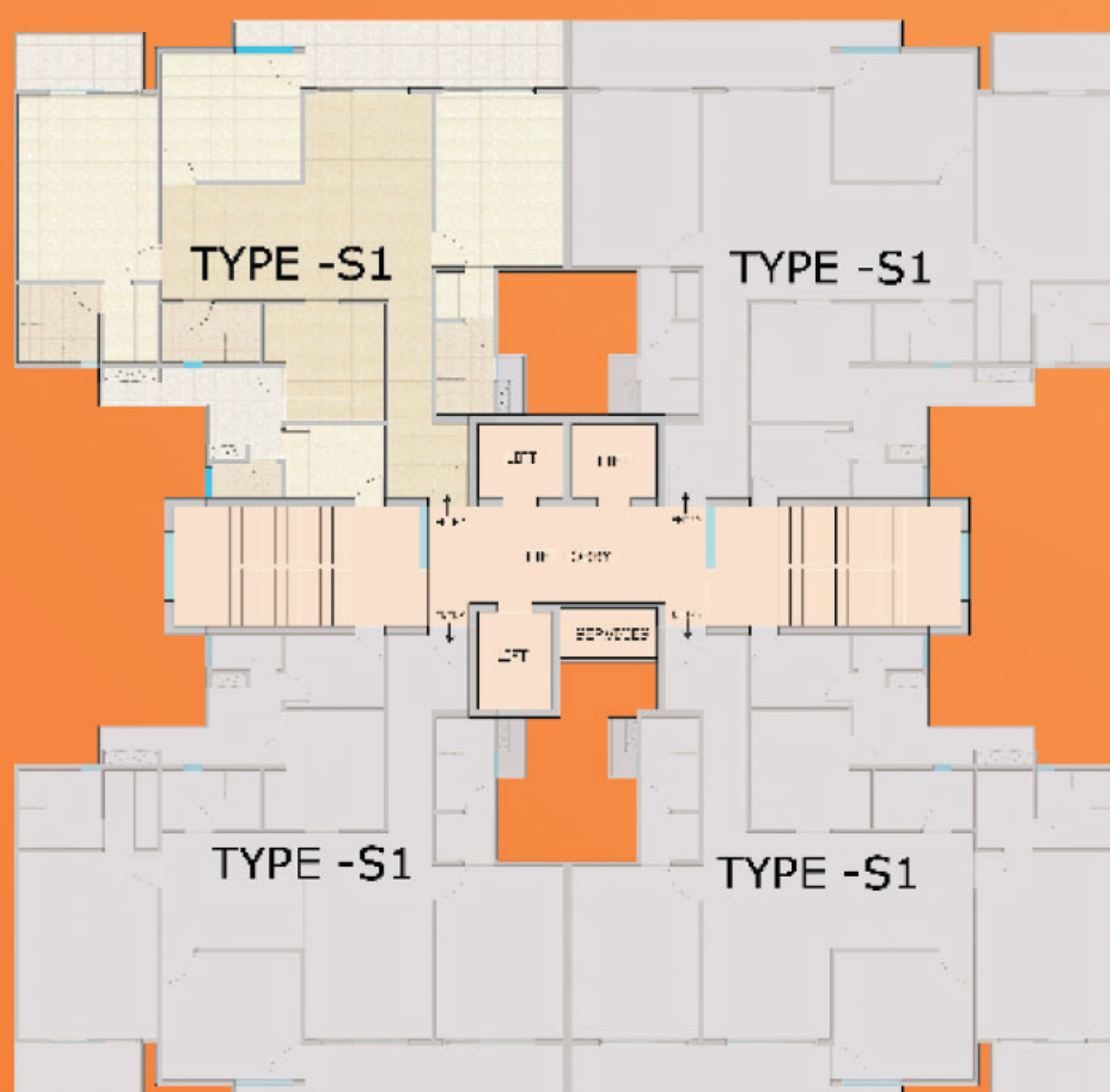


Cluster Plan Block - A, B

UNIT TYPE-S1



ENTRY

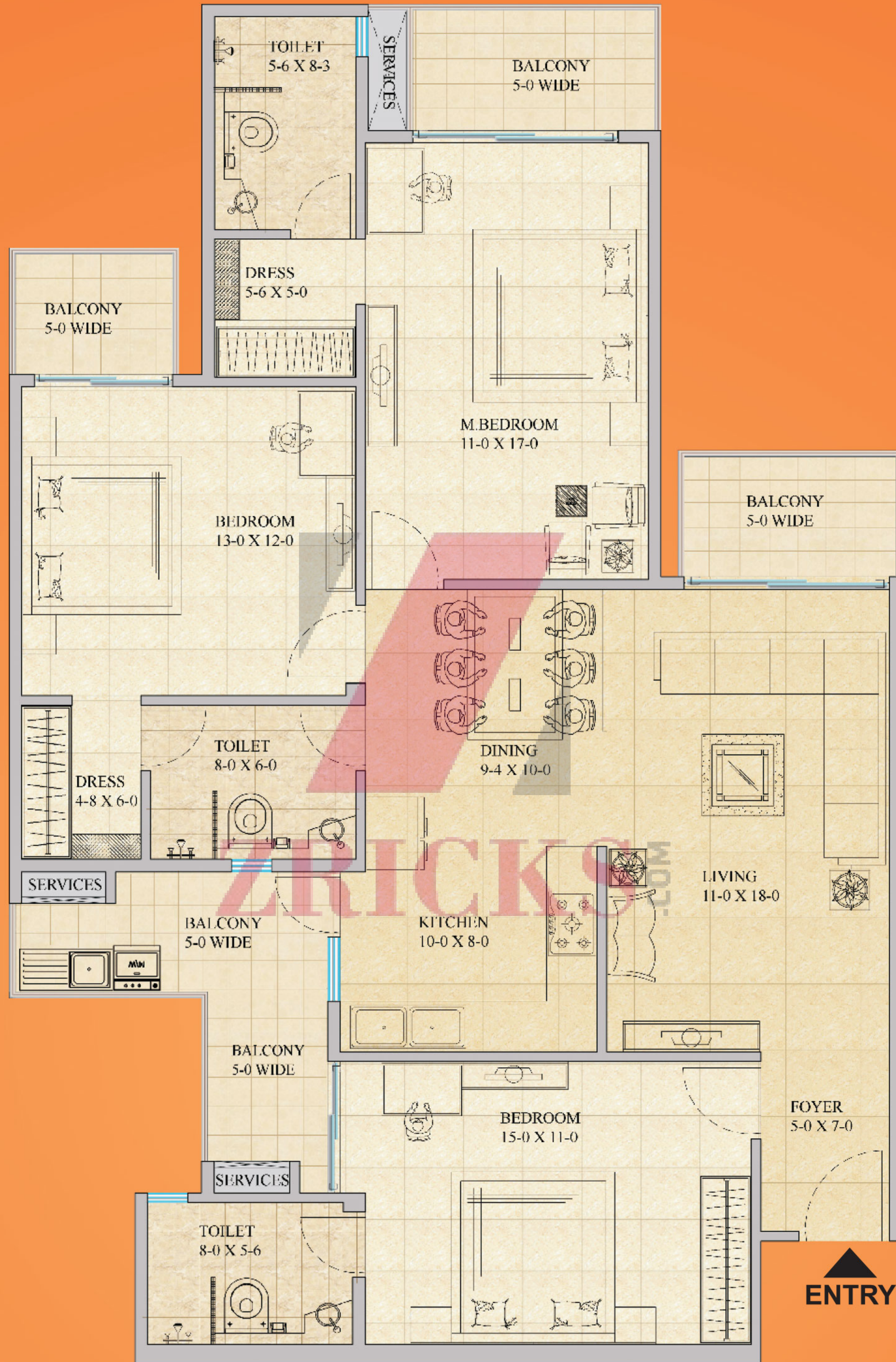


Cluster Plan Block -C

UNIT TYPE-S1
 SUPER BUILT-UP AREA
 2070.00 SQ.FT. / 192.31 SQ.MTR.
 P-LINE AREA
 (R.C.C. SLAB AREA OF FLAT)
 1722.00 SQ.FT. / 159.98 SQ.MTR.

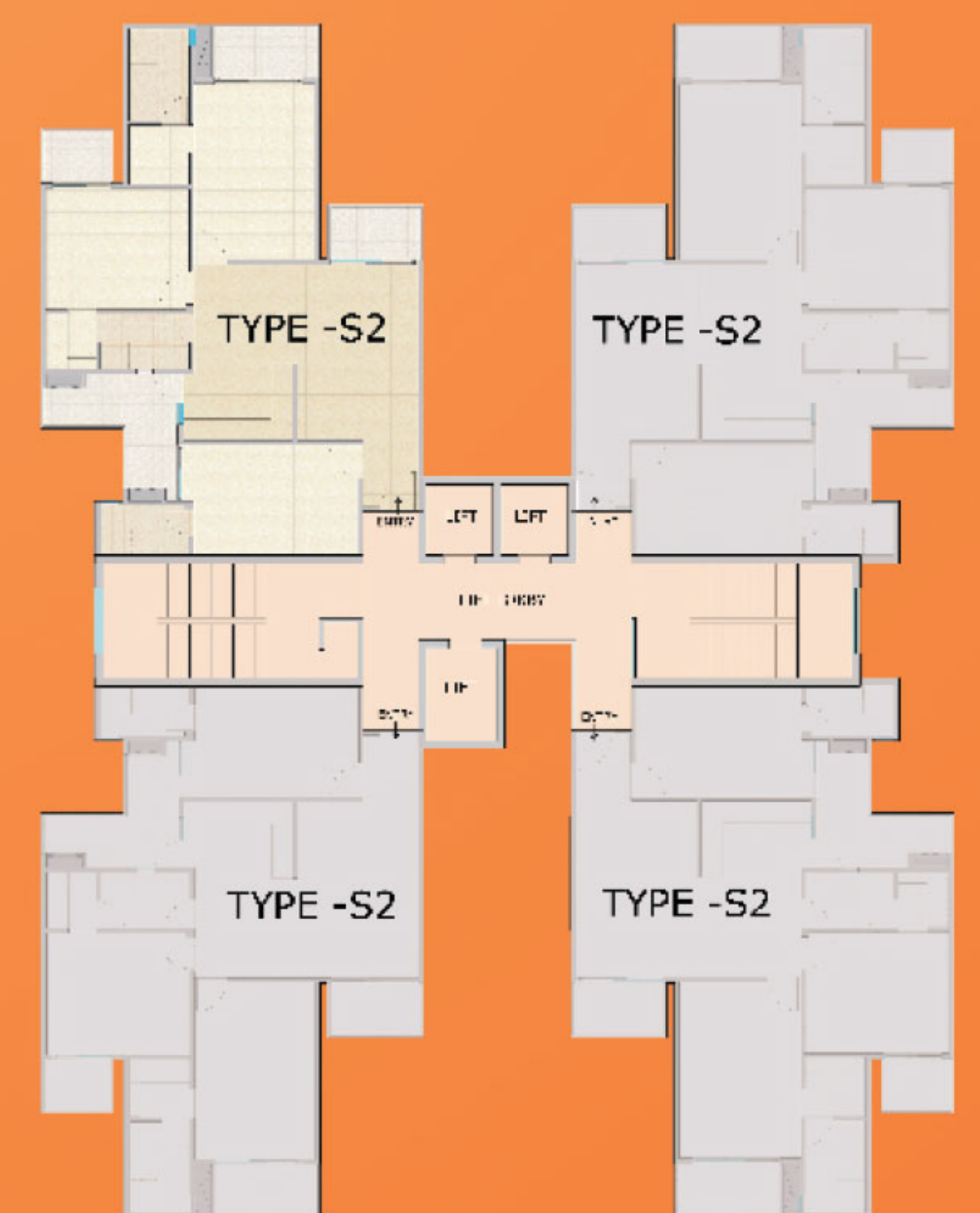
- 3 BEDROOM
- LIVING
- DINING
- KITCHEN
- 2 DRESSING
- 3 TOILETS
- POWDER ROOM
- SERVANT
- FOYER
- LOBBY
- BALCONIES

UNIT TYPE-S2



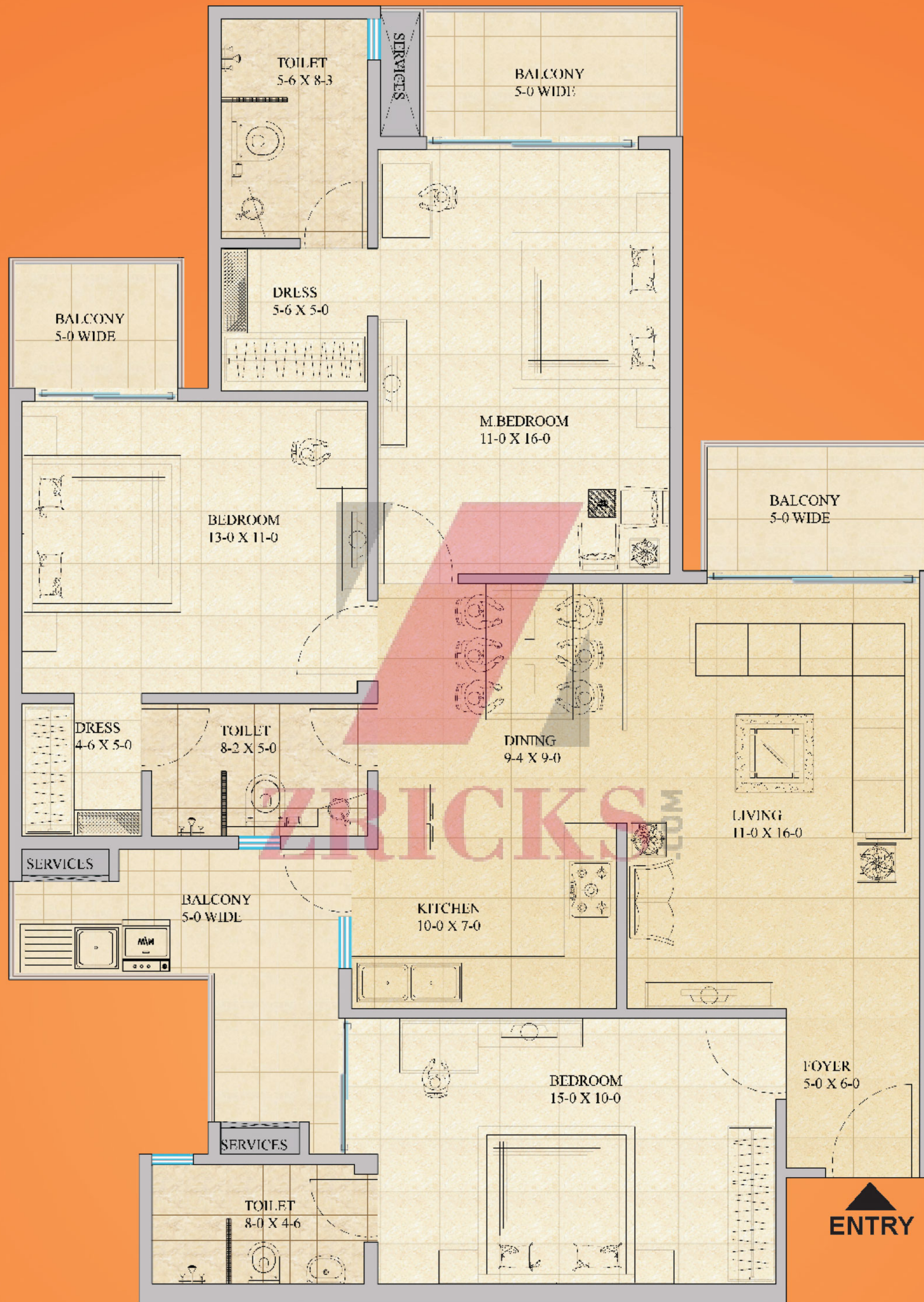
UNIT TYPE-S2
 SUPER BUILT-UP AREA
 1855.00 SQ.FT. / 172.34 SQ.MTR.
 P-LINE AREA
 (R.C.C. SLAB AREA OF FLAT)
 1497.00 SQ.FT. / 139.10 SQ.MTR.

- 3 BEDROOM
- LIVING
- DINING
- KITCHEN
- 2 DRESSING
- 3 TOILETS
- FOYER
- BALCONIES



Cluster Plan Block -H, I

UNIT TYPE-S3

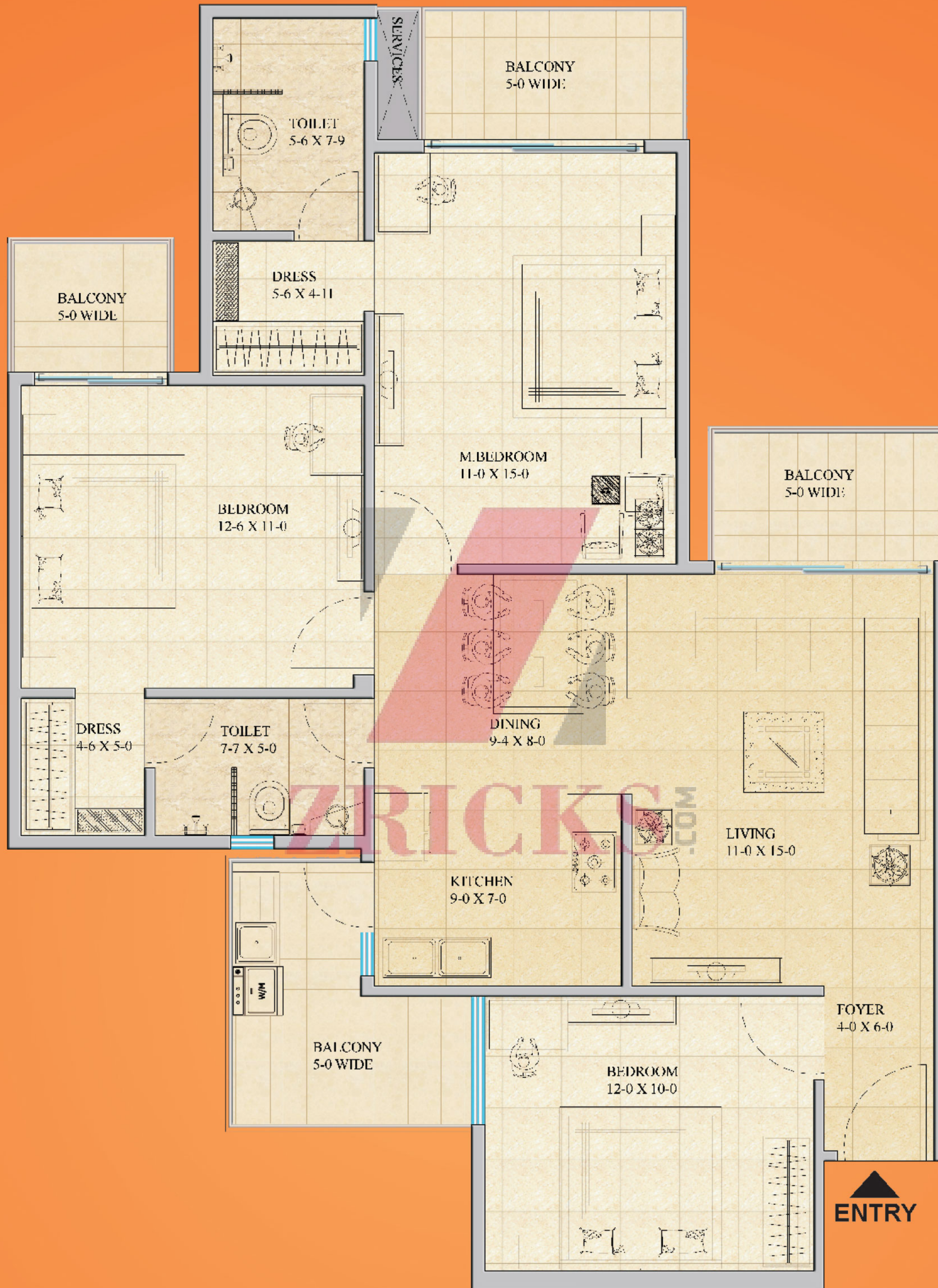


Cluster Plan Block - G

UNIT TYPE-S3
 SUPER BUILT-UP AREA
 1730.00 SQ.FT / 160.72 SQ. MTR.
 P-LINE AREA
 (R.C.C. SLAB AREA OF FLAT)
 1379.00 SQ.FT. / 128.12 SQ. MTR.

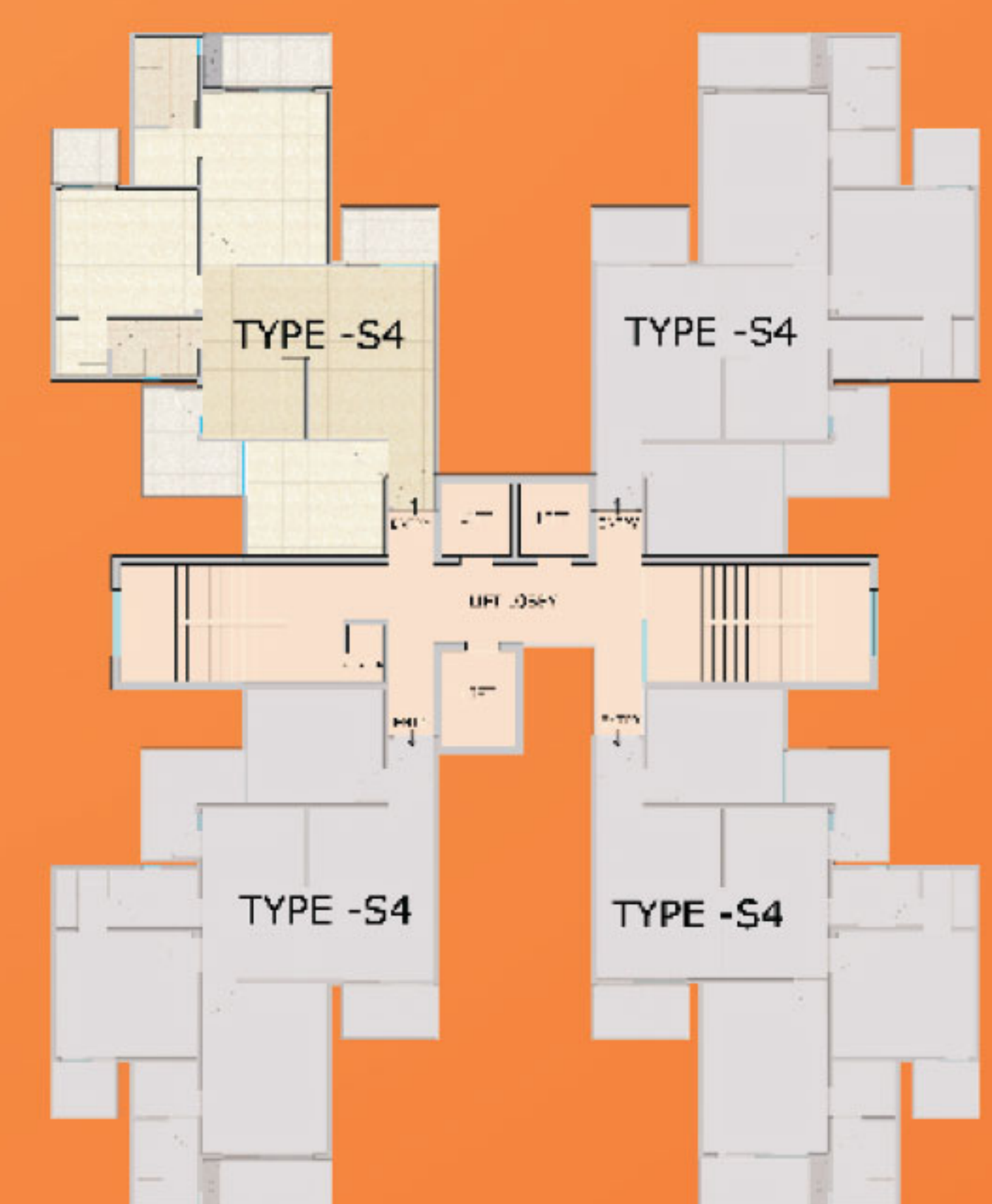
- 3 BEDROOM
- LIVING
- DINING
- KITCHEN
- 2 DRESSING
- 3 TOILETS
- FOYER
- BALCONIES

UNIT TYPE-S4



UNIT TYPE-S4
 SUPER BUILT-UP AREA
 1540.00 SQ.FT / 143.10 SQ. MTR.
 P-LINE AREA
 (R.C.C. SLAB AREA OF FLAT)
 1209.00 SQ.FT. / 112.32 SQ. MTR.

- 3 BEDROOMS
- LIVING
- DINING
- KITCHEN
- 2 DRESSING
- 2 TOILETS
- FOYER
- BALCONIES



Cluster Plan Block - D, E, F



adorned with contemporary luxuries

FLOORING

- Vitrified tiles (800x800) in Drawing, Dining, Kitchen & Entrance Lobby
- Vitrified tiles (600x600) in all Bedrooms
- Ceramic tiles in Toilets and Balconies.

WALLS & CEILING FINISH

- POP/Gypsum Plaster finished walls & ceiling with OBD.
- 2'-0" dado above the working top and 4'-6" from the floor level on remaining walls by ceramic tiles

KITCHEN

- Individual RO unit in Kitchen for drinking water
- Wood work in Kitchen with Accessories.

TOILETS

- Granite counter washbasin in Master Bedroom Toilet
 - Wall mounted EWC
 - White sanitary ware
- CP fittings (Jaguar or Marc or equivalent standard)
 - Mirror and towel rack
- Ceramic tiles on walls up to Ceiling in wet area and on remaining wall up to 4'-0" height
 - Texture paint up to ceiling
- Shower area separated by fixed glass partition in Master Bedroom Toilet
 - Ceiling Exhaust fan in each toilet

DOORS & WINDOWS

- Outer doors & windows aluminium powder coated/UPVC
- Internal Wooden Door Frames made of Maranti or equivalent wood
 - Good quality hardware fittings
 - One Almirah in All Bedrooms
- All Doors laminated Flush Shutter of 8'-0" Height

ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling.
 - One tube light/CFL light in each Room.
 - Conduits for DTH connection without wire.
- Intercom facilities for communication with lobby, main gate and other apartments.
- Only provision of split AC points in All Bedrooms, Drawing & Dining area.
 - Video door phone in Main door

NOTES

- The colour and design of the tiles can be changed without any prior notice.
 - Variation in the colour and size of vitrified tiles/granite may occur.
 - Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost.
 - However, in case the variation is beyond $\pm 3\%$ charges are applicable.

LOCATION MAP



Not as per scale

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