

FOR THE DISCERNING FEW



Plot No. 005 B, Sector - 78, Noida

RECONFIGURABLE APARTMENTS for INDIVIDUALITY



ZRICKS.COM



*'Two roads diverged in a wood, and I - I took the one less traveled by,  
and that has made all the difference.'*

Robert Frost



## Sunshine on the horizon

'Flexibility of Layout Design' is the embryo of an apartment which evolves into a dream home. This is the basis on which HELIOS has been designed - to provide flexible layout options catering to the individual needs of a family and to create a planned building complex that will be easy to maintain, while preserving its aesthetics for a long time.

Sunshine core team comprises of dedicated professionals from different fields, who share the common vision of building an international standard residential complex while delivering highest quality and fulfilling the commitments made to every home buyer. The Sunshine Team is committed to sacrifice Quantity to provide Quality, ON SCHEDULE.

With industry experts on the Sunshine platform, be assured of a new star that will create benchmarks for the realty in the future.



Every human is unique !  
Why shouldn't the Apartments be ?

I need a work den !



I need dining space  
with formal living !

I need a  
servant room !



I need a  
extra study room  
in between  
bedrooms !

I need 2 attached  
bedrooms with  
a dresser !



I need dining space  
with a  
private lounge !

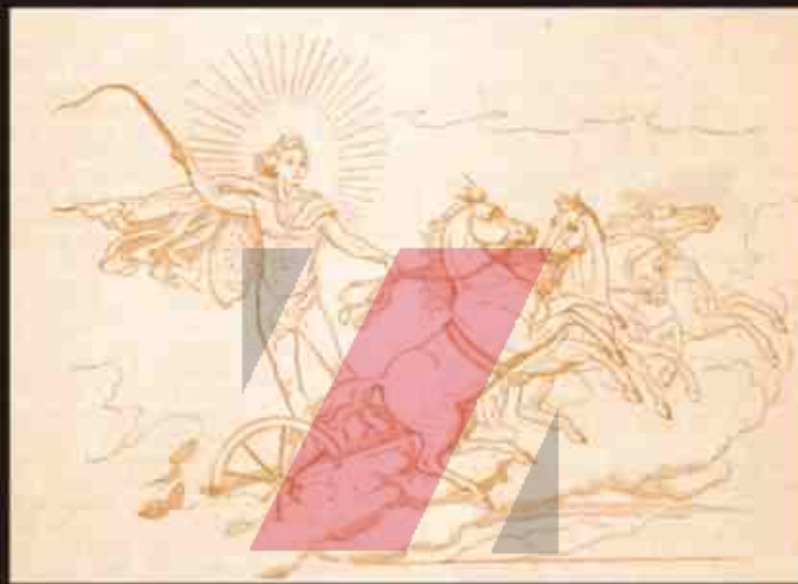
I need a  
large kitchen  
with store !

I need  
my Puja room !

I need duplex  
arrangement where parents  
can live in lower floor  
while we on the  
upper !



**THE SOLUTION !**  
**RECONFIGURABLE APARTMENTS for INDIVIDUALITY**



**Helios** [Hee-lee-os] *noun* - **HELIOS** was the Titan god of the sun. He was also the guardian of oaths and the god of gift of sight. Helios dwelt in a golden palace located in the River Okeanos at the eastern end of the earth. From there he emerged each dawn driving a chariot drawn by four, fiery winged steeds and crowned with the aureole of the sun. He is the symbol of power on earth.



*'But what is happiness except the simple harmony  
between a man and the life he leads.'*

Albert Camus



Plot No. 005 B, Sector - 78, Noida  
Spacious 3 / 4 / 5 Bedroom Apartments

A 400 (approx.) apartment multi-storied condominium complex located in the most anticipated sector of Noida offering the luxury of community living amidst like minded connoisseurs of fine tastes. It has been designed to provide you with reconfigurable apartments according to your needs. The easy maintainability of the complex enhances your living experience and helps preserve aesthetics for the future.

Decisively different !





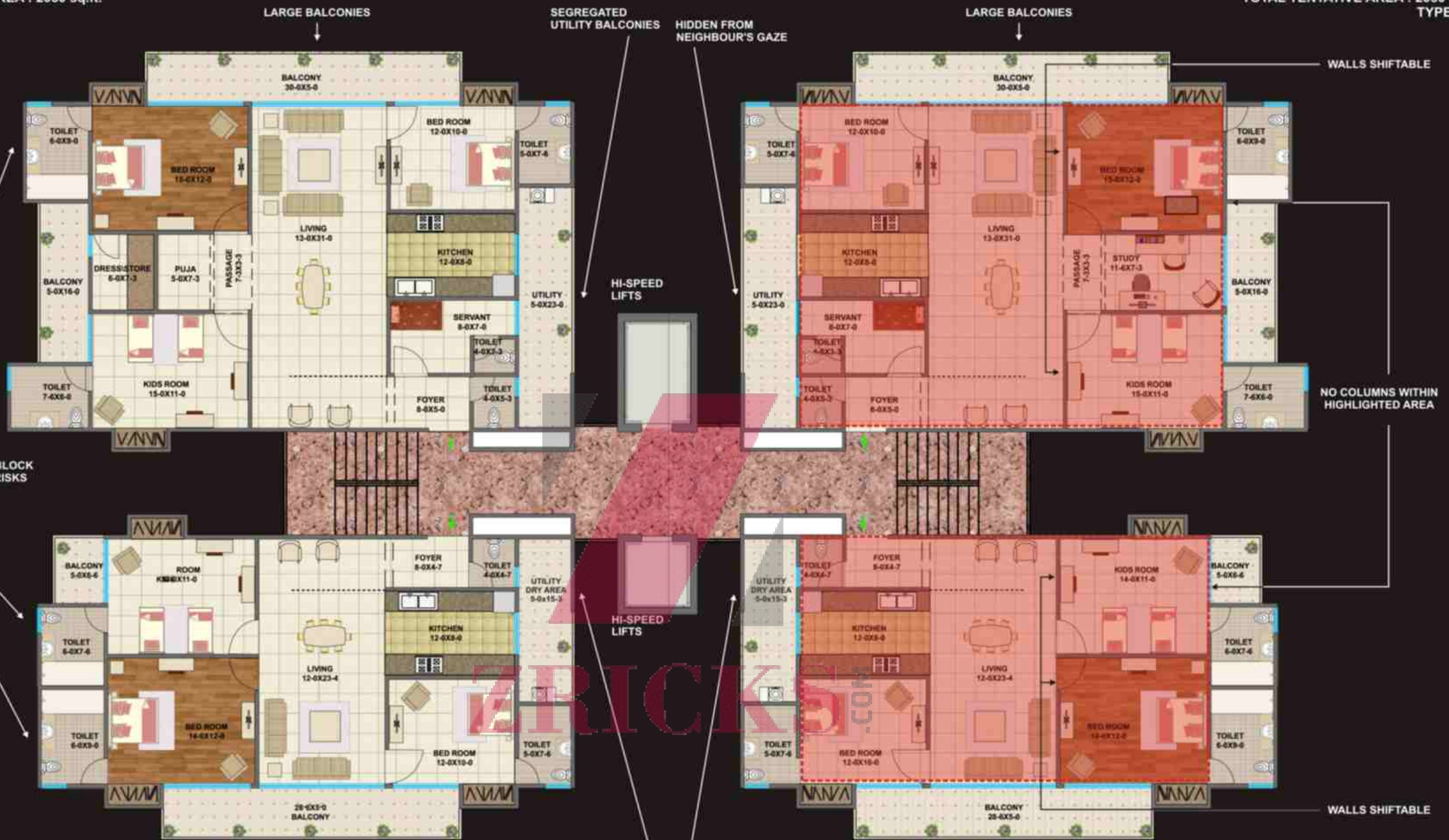
## Features - truly class apart

- 2 Hi-speed elevators per block with duplex mode of operation
- Club with Gym, Pool Table, Ante room
- Air-conditioned Banquet Hall for residents
- Convenience store and Garden Cafe
- Swimming pool with children slides
- Indoor Badminton and Squash court
- Separate children's play area
- Centralised security system
- Piped gas supply
- Water softening plant
- Earthquake resistant RCC structure
- Rain-water harvesting system



TOTAL TENTATIVE AREA : 2050 sq.ft.  
TYPE : 4A

TOTAL TENTATIVE AREA : 2050 sq.ft.  
TYPE : 4B



TOTAL TENTATIVE AREA : 1575 sq.ft.  
TYPE : 3B

TOTAL TENTATIVE AREA : 1575 sq.ft.  
TYPE : 3A

## Design - the differentiator

- Option of multiple internal layouts in each category
- Option of converting to a duplex unit or with a personalized layout
- 6 towers in 5.5 acres (approx.) providing maximum open space
- Maximum 'usable area' in the 'super area' (approx. 84% area is inside the apartment) (Usable Area is Total Carpet Area including Balconies and Cupboards)
- Aesthetic planning for ample natural light and cross ventilation
- No common walls between apartments
- In-house interior designing support



**HELIOS**

**SITE LAYOUT**



**SPORTS CITY**



- 1 MAINTENANCE OFFICE, GENERATOR ROOM, STORE
- 2 BADMINTON & SQUASH COURT AT BASEMENT LEVEL
- 3 CLUBHOUSE AT BASEMENT LEVEL
- 4 VIEWING GALLERY
- 5 COFFEE SHOP
- 6 CONVENIO STORE
- 7 SWIMMING POOL
- 8 SUNBATHING AREA
- 9 GAZEBO
- 10 MEDITATION AREA
- 11 SITOUT AREA
- 12 SUNDIAL
- 13 CASCADING WATERFALL
- 14 JOGGING TRACK
- 15 WALKING PATHWAY
- 16 PERSONAL LAWN WITH PICKET FENCE & DECK
- 17 PERIPHERAL PARKING
- 18 STREET WITH COBBLESTONE
- 19 EVERGREEN TREES WITH LARGE CANOPY
- 20 WATERSCAPED BOUNDARY WALL
- 21 SECURITY / GUARD ROOM
- 22 ENTRY TO BASEMENT PARKING

NOIDA MASTER PLAN 2021 GREEN BELT

NOIDA METRO LINE

METRO STATION

GOLF COURSE

SUB DISTRICT CENTRE



Other properties/units not by scale



# SPECIFICATIONS

Specifications	Wall Finish	Flooring	Ceiling	Fittings	External Facing Finishing
Living / Dining	Birla / J.K. Putty with Plastic Emulsion Paint with one wall having Texture Paint	High End Vitrified Tiles ( KAJARIA / SOMANI / Imported Equivalent)	POP cornices & ceilings white	Hard wood frame with moulding skin / flush door, Modular switches ( ANCHOR / HAVELLS or Equivalent )	UPVC / Powder Coated Aluminium Glazing
Master Bedroom	Birla / J.K. Putty with Plastic Emulsion Paint with one wall having Texture Paint	Wooden Laminated	POP cornices & ceilings white	Hard wood frame with skin moulded door / flush door, Modular switches ( ANCHOR / HAVELLS or Equivalent )	UPVC / Powder Coated Aluminium Glazing
Other Bedrooms	Birla / J.K. Putty with Plastic Emulsion Paint with one wall having Texture Paint	Vitrified Tiles (KAJARIA / SOMANI / Imported Equivalent)	POP cornices & ceilings white	Hard wood frame with skin moulded door / flush door, Modular switches ( ANCHOR / HAVELLS or Equivalent )	UPVC / Powder Coated Aluminium Glazing
Kitchen	Designer Ceramic Tiles up to 2'-0" above counter	Anti Skid Vitrified / Ceramic Tiles ( KAJARIA / SOMANI / Imported Equivalent)	POP cornices & ceilings white	Modular Kitchen Granite Counter, CP fixture & fitting (Jaguar / Imported equivalent) for geyser water supply	UPVC / Powder Coated Aluminium Glazing
Toilet (Master Bed Room)	Designer Ceramic Tiles up to 7'-0"	Anti Skid Vitrified / Ceramic Tiles ( KAJARIA / SOMANI / Imported Equivalent)	POP cornices & ceilings white	Chinaware ( HINDWARE or Equivalent ), CP fitting (JAGUAR / Imported equivalent), Granite counter & fitting for geyser water supply	UPVC / Powder Coated Aluminium Glazing
Toilet (Other Bed Rooms)	Designer Ceramic Tiles up to 7'-0"	Anti Skid Vitrified / Ceramic Tiles ( KAJARIA / SOMANI / Imported Equivalent)	POP cornices & ceilings white	Chinaware ( HINDWARE or Equivalent ), CP fitting (JAGUAR / Imported equivalent), Granite counter & fitting for geyser water supply	UPVC / Powder Coated Aluminium Glazing
Servant Room / Toilet	Oil Bound Distemper	Anti Skid Vitrified / Ceramic Tiles ( KAJARIA / SOMANI / Imported Equivalent)	POP cornices & ceilings white	Chinaware ( HINDWARE or Equivalent ), CP fitting ( JAGUAR / Imported equivalent) & WC	UPVC / Powder Coated Aluminium Glazing





Noida, adjacent to Delhi, is an example of truly integrated development of a city. Well laid out road system connects Noida to all major surrounding cities and towns. It is also well connected to the capital by the Delhi Metro system, the DND Flyway and NH-24. It is a major hub for multinational firms, large Software firms, BPO companies, major Industries and many of India's finest schools. Other attractions include, Entertainment City, Film City, Shopping Malls, Sector - 18 market, Expo Centers and the Noida Stadium while nearby Greater Noida is coming up with a Formula-1 Racing Track and a Night Safari Park.

**Within 2 Kms. from Sector - 50**

**Adjacent to Noida's Sports City and new Golf Course\***

**0 Km. from upcoming Metro Station (Noida-Greater Noida route)\***

**Next to Sub District Commercial Centre (Area equivalent to Sector-18)\***

**Only 2 Km. from Noida City Centre Metro Station (Sector - 32)**

**Only 2.5 Kms. from the Greater Noida Expressway.**

**8 minutes drive to NH - 24**

**Just 2 Kms. from proposed FNG Corridor\***

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**Architect : M/s Andley's Associates Pvt. Ltd.**

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**SUNSHINE INFRAWELL Pvt. Ltd.**

Site Office : GH-05 B, Sector 78, NOIDA -201301, UP.

Marketing Office : 105, Chokhani Towers, Sector 18, NOIDA - 201301, UP. Ph. : 0120-XXXXXXX

Mobile : XXXXXXXXXX / XX / XX / XX / XX

E-mail : info@sunshinehelios.com Website : sunshinehelios.com