



Lets celebrate good living.

# Marvel

MAIA

Raj Nagar Extension, NH-58, Ghaziabad

2, 3 & 4 BHK Apartments

## About Project

For those who desire best of modern living and want to settle in Delhi and NCR, we present the ultimate destination Maia MARVEL, located on NH-58, Raj Nagar Extension, Ghaziabad, just 3 kms away from the proposed metro station.

It offers affordable apartments in close proximity to reputed schools, educational institutes and hospitals, yet very well connected to Delhi.

The USP of this area is an adjoining perennially green and unpolluted belt, which will remain undisturbed owing to the fact that Ghaziabad Development Authority has declared 500 acres along Hindon river as a green belt and banned all construction activity in the area.

The place offers world class infrastructure, residential and commercial complexes, shopping malls, multiplexes, schools, hospitals, community centre, parks and shopping centers and other luxuries of modern living. Future scope of development includes IT, SEZ and Stadium for sports facilities.

In addition, GDA has taken up major development projects in Ghaziabad like the construction of 17 new flyovers for signal-free travel, a 6/8-lane expressway for faster connectivity, and has also proposed a 7,800 MW power generation project at Dadri, which will provide uninterrupted power supply to the area.

GDA also has plans to create a land bank in excess of 2,000 acres to for an upcoming IT hub encompassing the proposed 1,284-acre SEZ and an Institutional Area on 141 acres. To ensure a holistic development of the area, plans are also on to develop a sports complex of international standards on about 434 acres and a golf course conforming to international standards on 245 acres.

All this at an unthinkable price of Rs. 20-30 lakhs. Due to easy accessibility and affordability it is the most preferred accommodation.



# Location Advantage and Highlights

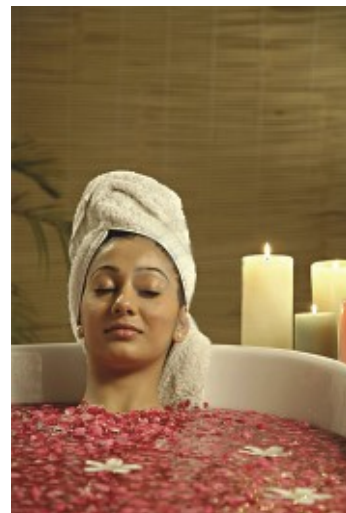
- Located next to the banks of Hindon river in the middle of 200 acres of green area
- Located on congestion free 6-lane express high way at NH-58.
- 3 kms from Metro Station ( Proposed )
- Close proximity to Anand Vihar ISBT and Railway Mega Terminal (for East bound trains)
- Aesthetically designed modern apartments
- Proximity to reputed Schools and Colleges like GD Goenka School, Delhi Public School, Amity International School, Amity University,
- Proximity to reputed Multi specialty hospitals like Fortis Multi speciality hospital, Mohan Nagar Multi speciality Hospital, Pushpanjali Crosslay Multi speciality Hospital.
- Nearby excellent malls and recreation centres like Pacific Mall, Shipra Mall, Mahagun Mall, and EDM Mall.
- Opportunity of 100% cost appreciation in near future
- Located on freehold land with plan approved by GDA.
- GDA planned upcoming IT Hub, SEZ, Sports Complex and Golf Course conforming to the International standards.
- Proposed a 7,800 MW power generation project at Dadri, which will provide uninterrupted power supply to the area.



# Amenities Offered



- Approx 80% open area.
- Earthquake resistant RCC framed structure designed by highly experienced structural engineers.
- Fire protection system.
- 2 Hi-speed automatic lifts with intercom facility for each lobby.
- Regulated entry with intercom connection from entrance gate to flat, and flat-to-flat with visitor screening.
- Round-the-clock manned security.
- Uninterrupted water supply.
- Domestic RO plant in every kitchen.
- Power backup of 1 KW for every flat.
- Spacious balconies.
- Ample parking space.
- Corridors and stairs designed with stones.
- Power backup for common utilities.
- Children's swimming pool.
- Well equipped gymnasium.
- Recreation room with TV and sofa set.
- Club house with billiards, table tennis, pool, etc.
- Meditation centre.
- Multipurpose hall.
- Outdoor play area for children.
- Ample covered and open parking space.
- Housing loan facilities available.



# Specifications



## GENERAL

Earthquake resistant structure, designed and tested against static and dynamic forces under seismic conditions approved by I.I.T.

## STRUCTURE

R.C.C. framed structure with tie beams connecting the columns R.C.C. slabs and beams with brick walls in between.

## DOOR / WINDOW

All frames, panelled flush door shutters and glass window shutters with superior quality hard wood and decorative entrance door.

## FLOORING

Branded vitrified tiles flooring in drawing/dining and bedrooms. Anti-skid floor tiles in bathrooms, kitchen and balcony.

## INTERNAL FINISH

All internal walls plastered and painted in pleasing shades of oil bound distemper (ceiling white). Decorative plaster-of-paris cornice in drawing/dining and bedrooms.

## TOILETS

Glazed tiles in pleasing colours on walls up to door level. Sanitary ware/Chinaware in white, with tiles and chrome plated fittings and fixtures of good quality make.

## KITCHEN

Granite work platform with 2 ft high glazed tiles above its other wall, glazed tiles up to the same level and provided with stainless steel sink.

## ELECTRICAL

All copper wiring in PVC concealed conduit. Provision for adequate light and power points as well as telephone and TV, internet outlets in all areas. Switches and sockets of good quality with protective MCBs.

## WATER SUPPLY

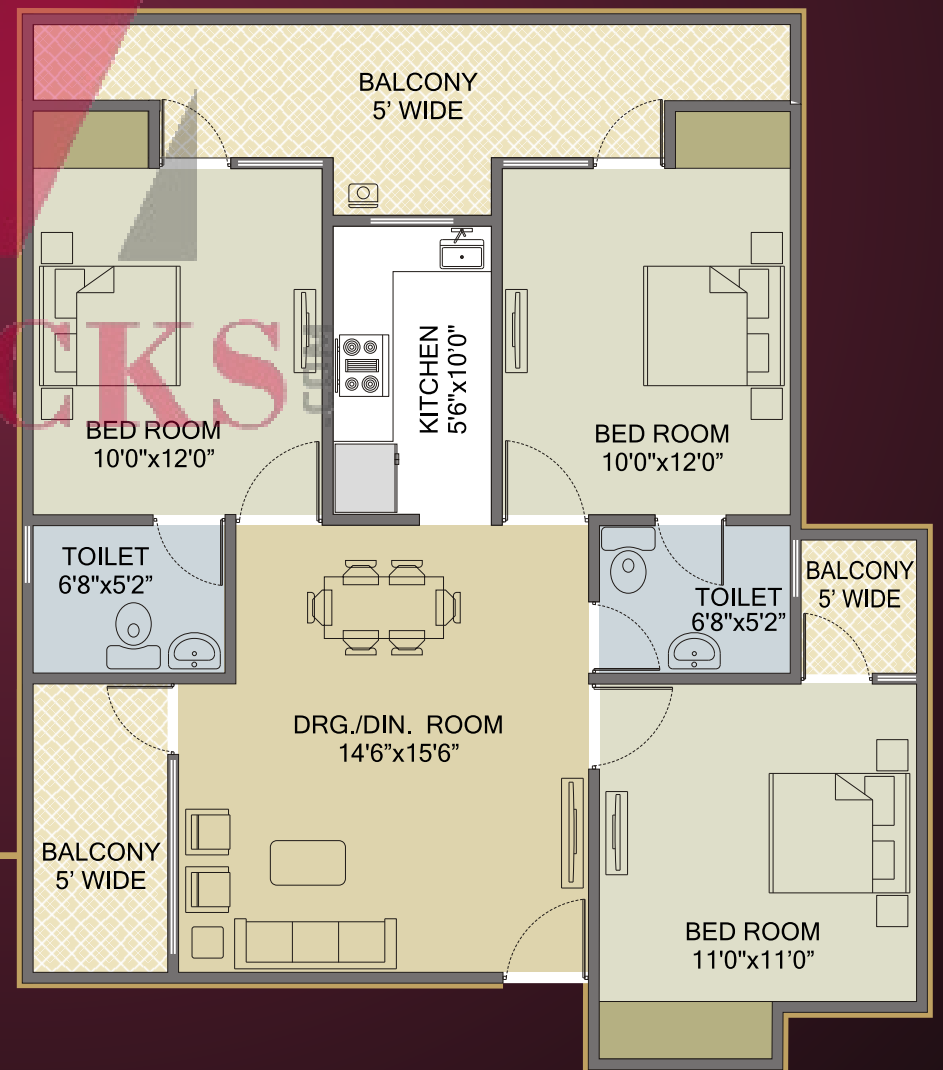
Underground and overhead water tanks with pumps for uninterrupted supply of water.

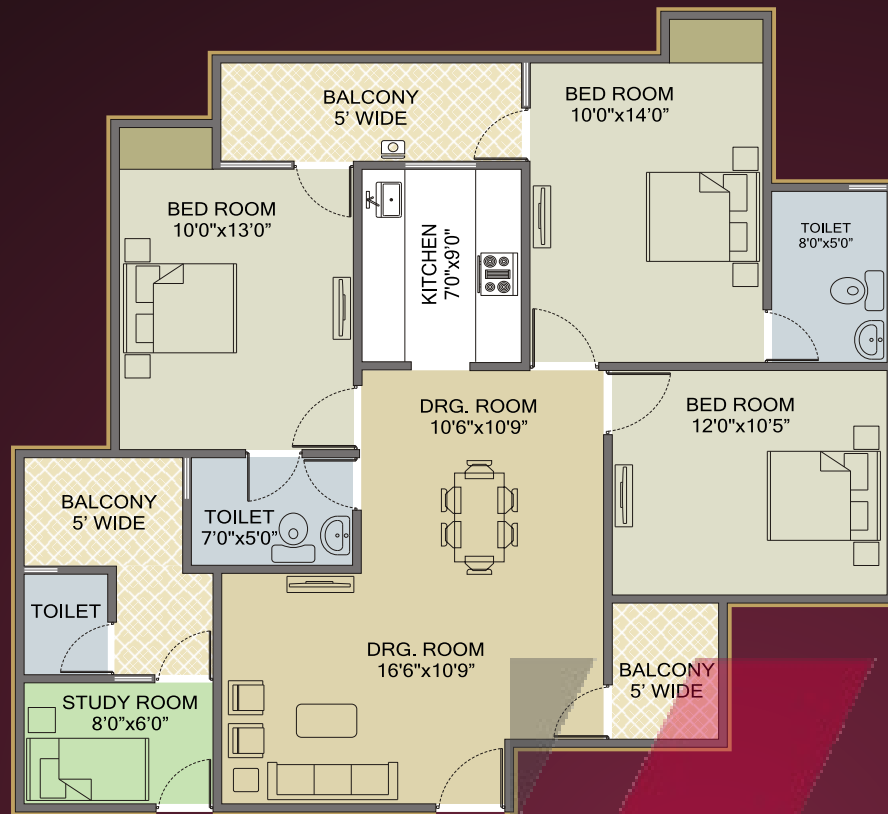


**PLAN-B**  
1060 Sq. Ft. / 2 BHK



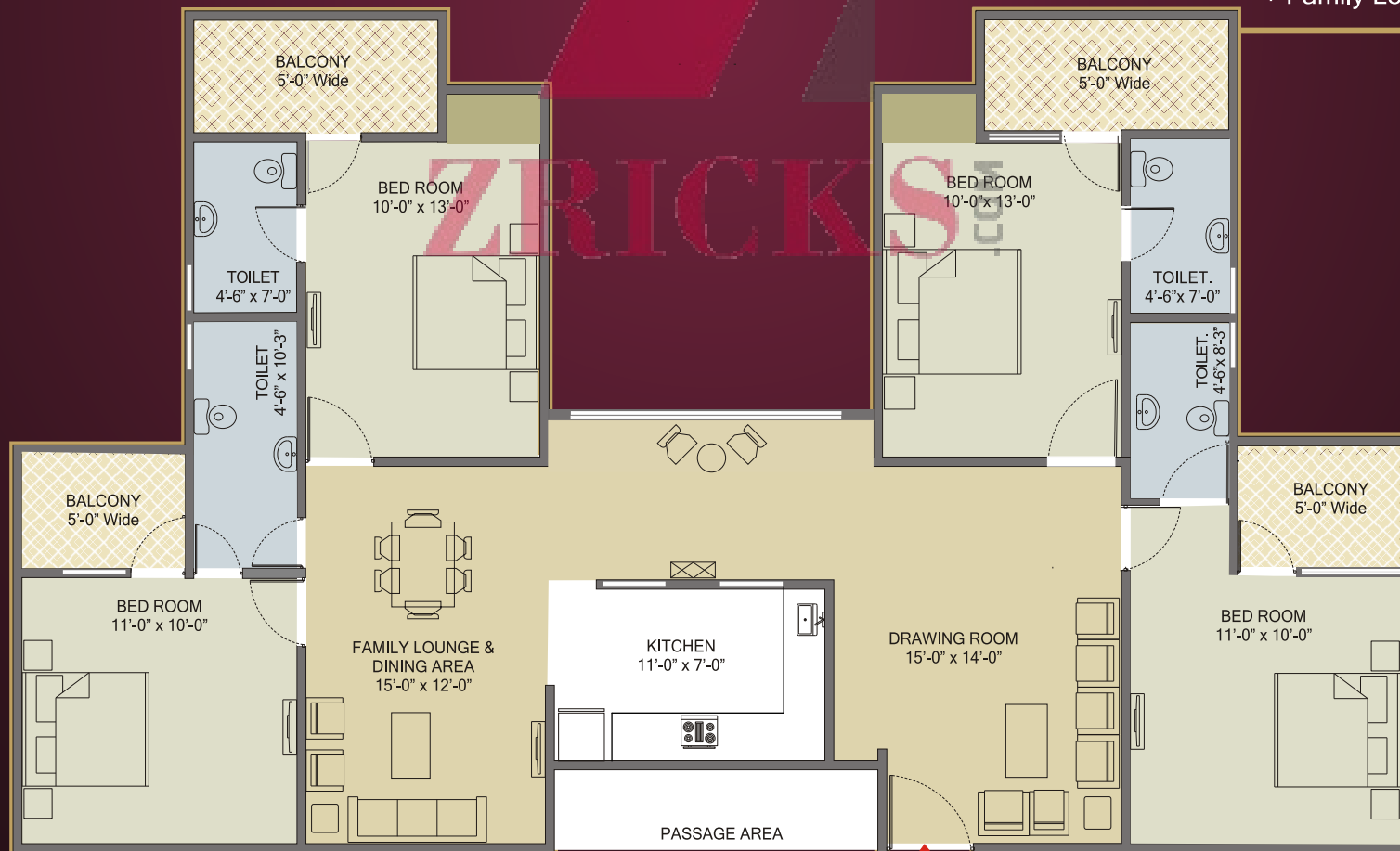
**PLAN-C**  
1260 Sq. Ft. / 3 BHK





## PLAN-D

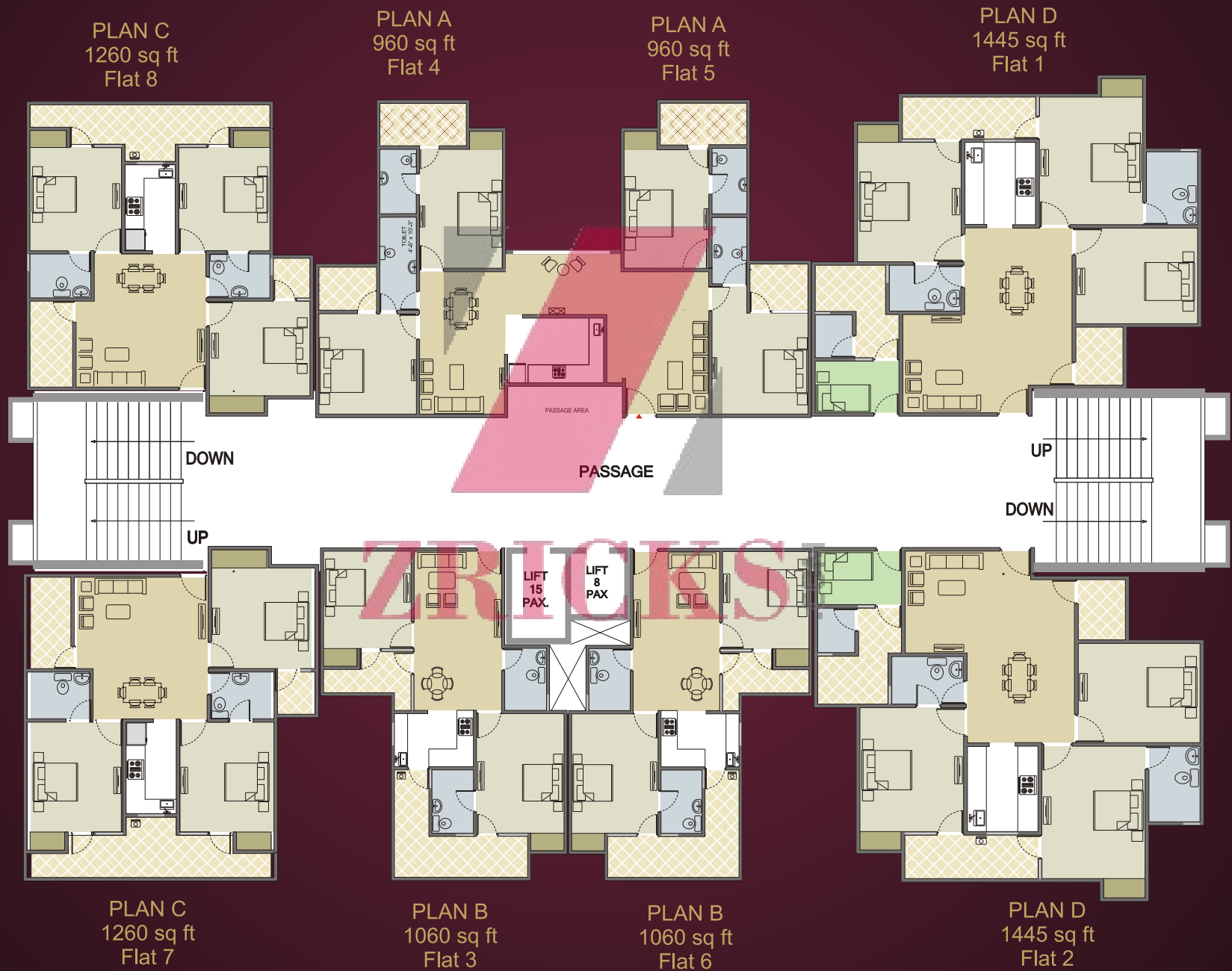
1445 Sq. Ft.  
3 BHK + STUDY



## PLAN-E

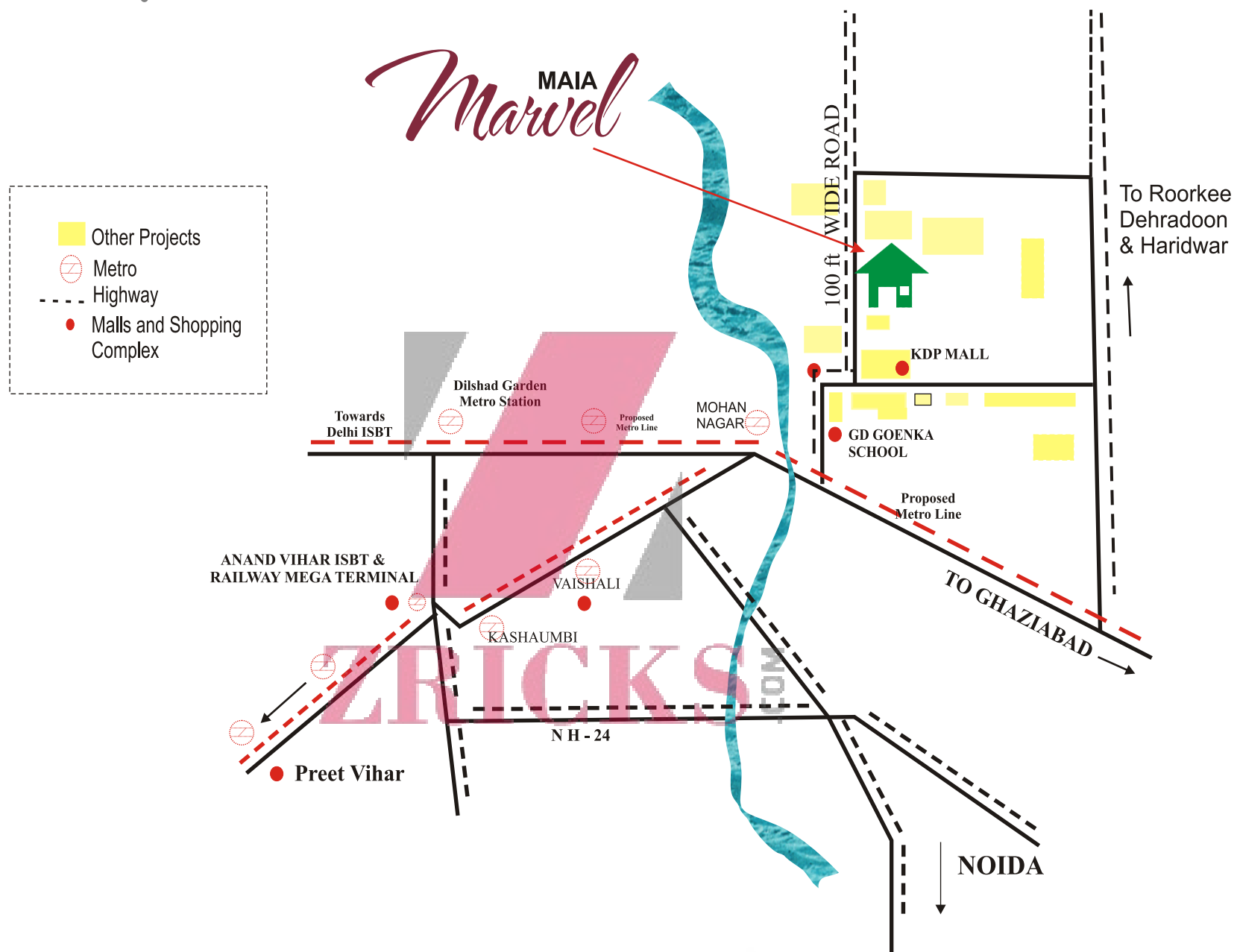
1920 Sq. Ft.  
Premium 4 BHK  
+ Family Lounge

# CLUSTER PLAN





# Location Map



## LOCATION ADVANTAGE

- Located at NH-58, on 6 lane Signal free highway
- 15 minutes drive from Anand Vihar ISBT
- 30 minutes drive from Connaught Place
- 15 minutes drive from Noida
- 25 minutes drive for Kashmiri Gate ISBT





ZRICKS



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