



**Mangalya**  
**NOVENA  
GREEN**  
2/3 BHK APARTMENTS  
Tech Zone IV, Gr. Noida (West)





Gift yourself a life. Enjoy it.

Live it to the fullest. And experience it in full glory. Novena Green is poetry in brick and mortar. Built with utmost care and a passion to give you the very best of lifestyle. There will never be a dull moment in Novena Green.

Novena Green literally soaks in the spirit of nature. Designed to be airy and planned in a manner to be naturally lit complete with proper ventilation, words fail to describe the experience you will have at Novena Green.

Life here is a celebration. It is a Sheer Delight unmatched by anything else.

## Gift yourself ...



## ... a life !!!

## Exclusive Features

- 24 Hours Power Backup for essential services
- 24 Hours Drinking Water in each apartment
- Exclusive Club House
- High Speed Lift in each block
- Huge and specious balconies
- Wi-Fi enabled apartments
- Cable/DTH Facility
- Wooden Textured Tiles
- Semi-Modular Kitchen
- Intercom
- Latest Fire Safety Norms
- Ample Covered Parking Space
- Basket Ball Court
- Swimming Pool
- Kids Play Area
- Water Efficient and Rain Water Harvesting
- 24 Hours Security with CCTV surveillance



# Technical Specifications



**Structure:** Earthquake resistant RCC framed structure (with latest seismic code)

**Flooring:** Drawing/Dinning/Bedroom/Kitchen - Vitrified Tiles. Master Bedroom Laminated Wooden Flooring. Balconies & Toilet Anti-skid Tiles.

**Electrical (Internal):** T.V. & Telephone Points in all bedrooms. Exhaust Fans points in Kitchen and Toilets. Copper wires in concealed PVC Conduits Modular Switches & Sockets in Adequate Number as per ISI.

**Wood Work:** Wardrobe (Particle Board with Ply/Laminate) in Two Bedrooms.

**Kitchen:** Working Counter with Granite Stones, Stainless Steel Sink, Modular Cabinets, Designer Ceramics Tiles Up to 2 Ft. above Working Counter.

**Doors And Windows (External):** UPVC / Aluminum Glazing or equivalent.

**Internal Doors :** Hard Wood Frame with Flush Door Shutter.

**Electrical (External):** Adequate Lightning in Common Areas, Staircase, Lobby, Parking Space Garden Etc.



**Wall Finish (External Finish):** Most Modern and Elegant Permanent Finish with High Quality Texture Paint.

**Wall Finish (Internal Finish):** All Internal Walls of the Room and Drawing Dinning will be painted using O.B.D.

**P.O.P:** P.O.P Punning on the Walls in the Flat.

**Sanitary Work (for Internal Piping):** Corrosion free PPR/CPVC pipes and fitting & CP Fitting & Chinaware.

**Complimentary R.O in each Unit.**



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2/3 BHK APARTMENTS  
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1. Parking
2. Main Entry & Exit Gate
3. Amphitheater
4. Club
5. Main Pool
6. Basketball Court
7. Jogging Track
8. Landscaped Garden
9. Skating
10. Space for Yoga
11. Children Play Area
12. Commercial
13. Commercial Plaza
14. Covered Sitting
15. Badminton Court
16. Water Body





**2 BHK :**

- 2 Bedroom
- 2 Toilets
- 3 Balconies
- 1 Utility

**GOLD-1**  
**1050**  
sq.ft.



<b>Carpet Area as per RERA:</b>	560.799 sq.ft. (52.1 sq.m.)
<b>Balcony Area:</b>	181.059 sq.ft. (16.821 sq.m.)
<b>External Wall &amp; Column Area:</b>	91.009 sq.ft. (8.455 sq.m.)

**3 BHK :**

- 3 Bedroom
- 2 Toilets
- 3 Balconies
- 1 Utility

**PLATINUM-1**  
**1355**  
sq.ft.



<b>Carpet Area as per RERA:</b>	780.877 sq.ft. (72.546 sq.m.)
<b>Balcony Area:</b>	193.287 sq.ft. (17.957 sq.m.)
<b>External Wall &amp; Column Area:</b>	102.418 sq.ft. (9.515 sq.m.)

**GOLD-2**

**1115**  
sq.ft.

**2 BHK :**

- 2 Bedroom
- 2 Toilets
- 3 Balconies
- 1 Utility



<b>Carpet Area as per RERA:</b>	598.300 sq.ft. (55.584 sq.m.)
<b>Balcony Area:</b>	192.921 sq.ft. (17.923 sq.m.)
<b>External Wall &amp; Column Area:</b>	92.171 sq.ft. (8.563 sq.m.)

**3 BHK :**

- 3 Bedroom
- 3 Toilets
- 3 Balconies
- 1 Utility



**PLATINUM-2**

**1500**  
sq.ft.

<b>Carpet Area as per RERA:</b>	868.840 sq.ft. (80.718 sq.m.)
<b>Balcony Area:</b>	211.833 sq.ft. (19.68 sq.m.)
<b>External Wall &amp; Column Area:</b>	103.452 sq.ft. (9.611 sq.m.)



**2 BHK :**

- 2 Bedroom
- Study Room
- 2 Toilets
- 3 Balconies
- 1 Utility

**GOLD-3**  
**1225**  
sq.ft.

**3 BHK :**

- 3 Bedroom
- 1 Servant Room
- 3 Toilets
- 3 Balconies
- 1 Utility

**PLATINUM-3**  
**1656**  
sq.ft.



**LOCATION MAP**

**ROAD MAP**



**Location Advantages :**

1. Walking distance from Gaur City Mall
2. Adjacent to IT Park
3. 0 KM from Ryan International School
4. Surrounded by NCR Largest Commercial Centres
5. 0 KM from Proposed Metro Station
6. 10 Minutes drive from Noida City Centre
7. 5 Minutes drive from NH 24
8. Connected to Faridabad-Noida-Ghaziabad Expressway
9. 10 Minutes from Fortis Hospital, Noida
10. 8 Minutes drive from Sai Mandir, Noida