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Sangam Associates

REAL ESTATE AGENTS & FINANCE ADVISOR

SALE*PURCHASE*RENTING

Deals in : Residential & Commercial all kinds of Properties

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Far away from the clamour of city life, yet in proximity to all leading business centers of Delhi, exists a bright sunlit expanse of total peace called Casa Woodstock within a grand township Gaur City II. Spread over 130 acres, Gaur City II is a fine amalgam of high living ensconced not only by the greenery but also with modern amenities such as multiplex, stadium, Olympic size swimming pool, hotels, hospitals, schools and much more. Every corner of this complex receives profuse sunlight and fresh air. Casa Woodstock has been aesthetically designed and equipped with the most modern amenities to satisfy the new age family demands and standards.



Adding to the charm of living in a planned township is the location of Casa Woodstock. An emerging city with a great infrastructure, Noida Extension is an uncongested place and has a pollution-free environment with world-class facilities. For those who are in look out for serenity and refuge of nature as well as convenience of location, the Noida Extn. is the place to be.





Casa Woodstock ushers you to a life that is serene in its essence and luxurious in its spirit. Explore the lavish drawing cum dining room which offers you a splendid ambience. Walk across the huge bedrooms specifically designed to optimize space in accordance to the needs of a modern family. Discover the various picturesque views from your spacious balcony. The kitchen and the bathrooms offer functional ease and superb aesthetics with provision for housing all the modern gadgets. Dedicated parking facilities both covered and open have also been provided here for the visitors. The Walkways, Parks and Kids' Play area does not confront with the individual privacy of the units. This complex is fully secured with manned entry gates and provision for visitor screening. Provisions for rainwater harvesting have been made. It also offers the privilege of a lifestyle club with amenities like health and fitness centre, swimming pool, games and party arena to host family get-togethers.





Casa Woodstock offers its residents the privilege of a well equipped state-of-the-art club within a lavish ambience. The club will be a happening place to workout and rejuvenate. It will also be equipped with an ultra-modern health and fitness centre as well as courts for outdoor games.

• There are provisions for indoor games like Snooker, Table Tennis, Carrom, Billiards etc. and outdoor games like Badminton, Basketball, Cricket etc.

• A grand Swimming Pool
• State-of-the-art Spa

• Fully equipped multipurpose Gymnasium
• Party Lawn

And lots of leisure to give you the finest recreational experience.



locational advantage

- 2 Mins. drive from NH-24 + 3 Mins. drive from PNG corridor
- 5 Mins. Drive from Sector 119 and Sector 120 + 7 Mins. Drive from Sector 50 Sai Mandir + 10 Mins. Drive from Fortis Hospital + 10 Mins. Drive from Sector 32 Metro Station + 20 Mins. Drive from Sector 18 Market

all information, conditions are only indicative & some of them can be changed at the discretion of builder/architect, these are conceptual & constitute no legal offerings





FLOORING:

- Vitrified tiles in drawing/dining/bedroom & kitchen
- Anti-skid ceramic tiles in toilet & balcony
- Laminated wooden flooring in master bedroom

DOORS & WINDOWS:

- Sliding external doors made of UPVC
- Internal hardwood frames with flush doors

INSIDE WALL FINISH:

- Inside wall with POP punning with OBD

EXTERNAL FAÇADE:

- Exterior in superior paint finish

ELECTRICAL:

- ISI marked Copper wiring in concealed P.V.C. conduits
- Sufficient light & power point provision for T.V. and phone in living room and bedrooms

TOILET:

- Anti-skid ceramic tiles in toilet & balcony
- Ceramic tiles up to door level on the wall
- ISI marked sanitary ware, WC's & wash basins

KITCHEN:

- Granite top working platform
- Single bowl stainless steel sink
- Ceramic glazed tiles 2' above the platform with individual RO unit

SUPER STRUCTURE:

- Earthquake resistance RCC frame structure



Notes

- The colour and design of the tiles and motifs 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 + 3% without any change in cost.
- However, in case the variation is beyond + 3%, pro-rata changes are applicable.



envisaging better lifestyles

Traditionally real estate developers are known to churn out projects by themselves and strive ahead to take the best opportunity of their position. But what happens when two biggies in real estate merge. It might work out like this magical project- Casa Woodstock, brought together by real estate giant The Uppal Group and White House Infra City Pvt. Ltd., a trusted name in the industry.

Since 1989 The Uppal Group has carved a significant niche for itself in the real estate industry. Uppal's appeal lies in its artistic splendour and luxurious comfort making it the most preferred choice for all its customers. The wide spectrum of its expertise in real estate has extended to various sectors. Today, it has become synonymous with architectural brilliance and innovation with an essence of quality.

White House Infra City Pvt. Ltd. has been in realty business and construction for the past 8 years. It has successfully completed various commercial and residential projects of repute. The organization totally focuses on the quality of construction and in the integrity of commitment to their customers. At White House, great emphasis is laid on the aesthetics to ensure that all of their projects are architecturally pleasing. Its fervor for innovation has propelled the organization to achieve benchmarks of architectural excellence in the real estate industry.





TYPE-2

- 2 BEDROOM
- LIVING ROOM
- KITCHEN
- 2 TOILETS
- 3 BALCONIES

SUPER AREA= 1060 SQ. FT.

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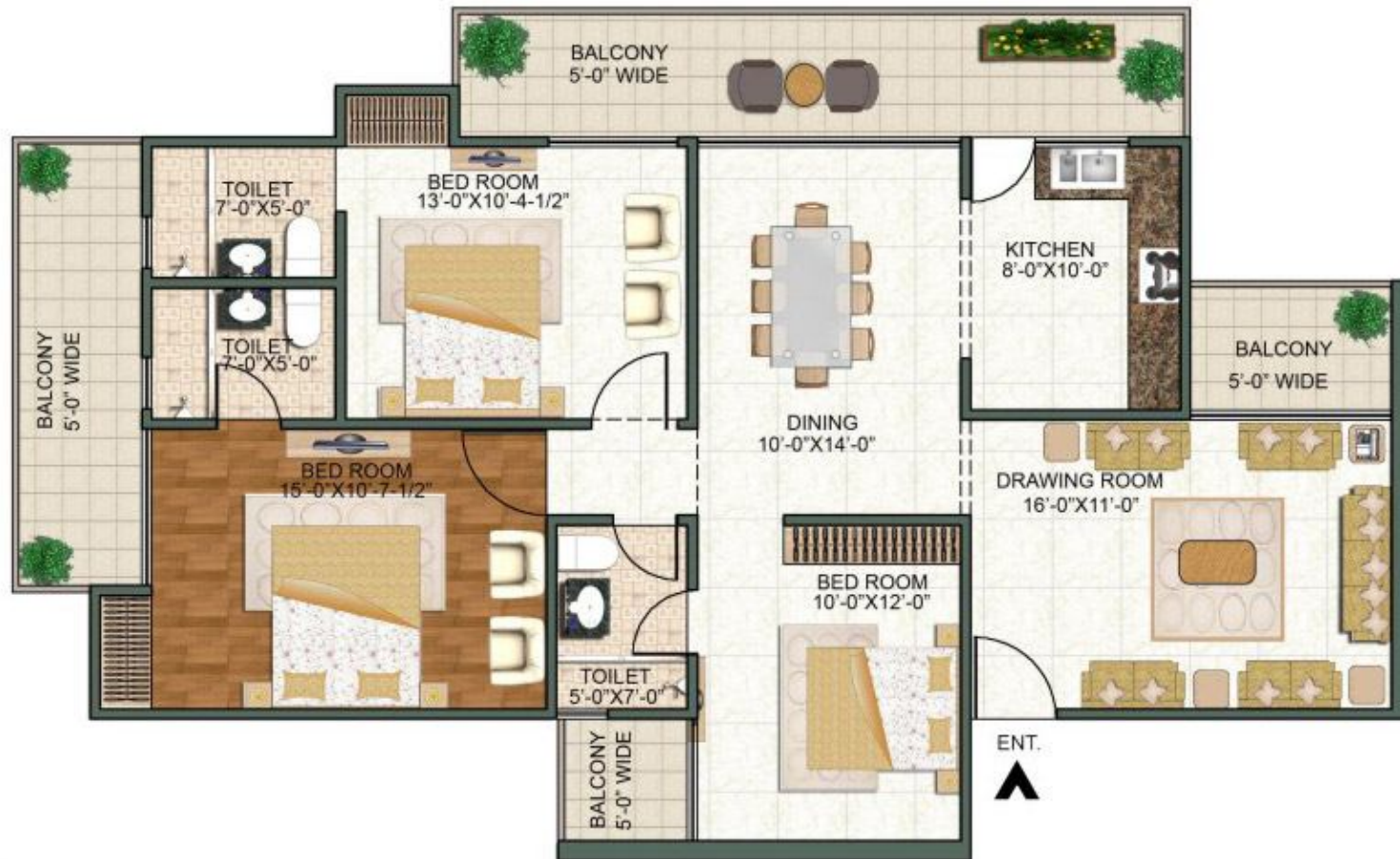
TYPE-2+
 3 BEDROOM
 LIVING ROOM
 KITCHEN
 2 TOILETS
 4 BALCONIES
SUPER AREA= 1275 SQ. FT.



TYPE-3

- 3 BEDROOM
- DRW/DINING ROOM
- KITCHEN
- 2 TOILETS
- 4 BALCONIES
- SUPER AREA= 1580 SQ. FT.**





TYPE-3+
 3 BEDROOM
 DRW/DINING ROOM
 KITCHEN
 3 TOILETS
 4 BALCONIES
SUPER AREA= 1750 SQ. FT.

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- LEGEND
1. Parking
 2. Main Exit & Entry Gate
 3. Amphitheater
 4. Club
 5. Main Pool
 6. Basketball Court
 7. Skating Ring
 8. Jogging Track
 9. Landscaped Garden
 10. Ramp for Basement
 11. Space for Yoga
 12. Children's Play Area

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