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Sangam Associates

REAL ESTATE AGENTS & FINANCE ADVISOR

SALE * PURCHASE * RENTING

Deals in : Residential & Commercial all kinds of Properties

Off.: Shop No.-06, GF Galaxy Shoppe, Gaur City-2, Sec.-16C, Gr. Noida (W)
H.Off.: 4/304, Opp. Metro Suites, Vaishali, Gzb.
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A splendid life awaits you

PRISTINE AVENUE
2/3 BHK Apartments, Gaur City II, G. Noida West (Noida Extn.)



A FRESH TAKE ON ASPIRATIONAL LIVING

Pristine Avenue from the house of Geotech Homz, is an adorable choice for affluent living with a distinct option of two and three bedroom apartments. Here every apartment is super-spacious and designed to perfection with excellent space management, ergonomic interiors and adorable amenities. The captivating landscape around the complex is adorned with beautiful plantation, boulevards and water bodies. This superb blend of beauty with functionality ensures that the residents enjoy the finest quality of life.

A FRESH TAKE ON ASPIRATIONAL LIVING

SETTLE IN AN ELITE ADDRESS

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Geotech Pristine Avenue provides the perfect lifestyle where life blooms in all its manifestation. The project is situated within a grand township Gaur City II in Noida Extension, a locale which is far away from the humdrum of city life yet in proximity to it. 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.

Noida Extension is an emerging city, wide open with lush greenery and allows convenient accessibility to all leading business centers of Delhi. This ultra-modern city pampers its inhabitants with scenic wealth and a hearty infrastructure. Living here is bound to be awesome in both size and grandeur!





* Conditions apply



ASPECTS THAT ALLURE

- Swimming pool with separate pool for kids
- Badminton court
- Cricket practice net
- Jogging track
- Kids play area
- Gymnasium
- Jacuzzi, Spa, Steam and Sauna
- Billiard room
- Card, carom and chess room
- Multipurpose hall

ASPECTS THAT ALLURE

ELEGANCE BLENDED WITH FUNCTIONALITY

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- | | |
|--------------------------|--|
| Structure | • Earthquake resistant RCC framed structure certified by authorised institution |
| Exterior Finish | • Excellent weather proof finish of pleasing shades. |
| Kitchen | • Granite platform with stainless steel sink and good quality CP fitting
• 2ft ceramic tiles above working top
• Individual RO unit for drinking |
| Flooring | • Vitrified tiles in Bedrooms, Drawing/Dining and Kitchen
• Anti Skid/Ceramic Tiles in Bathrooms and balconies
• Wooden laminated flooring in Master bedroom |
| Walls and ceiling finish | • Finished walls and ceiling with oil bound distemper in pleasing shades
• One wall in Master bedroom duly textured finished |
| Toilets | • Designer glazed tiles on walls up to door level
• Sanitary/ Chinaware with European WC and CP fitting |
| Doors and Windows | • Outer doors and windows in aluminium powder coated/UPVC
• All internal doors frames of hardwood
• Internal doors made of painted flush shutter
• Main entry door frame of hardwood with skin moulded door shutter |
| Electrical | • Cooper wire in PVC conduits with MCB supported circuits and light and power points |
| Water Supply | • 24 hours uninterrupted water supply |
| Miscellaneous | • Provision for DTH connection
• Intercom facility in all Flats. |



Notes

- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of tiles/granite and occur
- Variation in the colour 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-rate changes are applicable.



GEOTECH

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- CLUB
- MALLS
- OFFICES
- PETROL PUMP
- CONVENIENCE SHOPPING
- MEGA SPORTS COMPLEX
- NURSERY & CRECHE
- MULTILEVEL PARKING
- SCHOOLS
- HOTEL
- HOSPITAL
- SERVICE APARTMENTS
- PARK
- MULTIPLEX



LAYOUT PLAN

LOCATIONAL ADVANTAGE

- 2 Mins. drive from NH-24
- 3 Mins. drive from FNG 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
- Nearby Proposed Metro Station

SITE PLAN

LEGEND

- ① Entry Gate Complex
- ② Exit Gate Complex
- ③ Front Water Feature
- ④ Car Parking in Grass Pavers
- ⑤ Drop-off Areas with Accent Paving
- ⑥ Jogging Track (2.0M wide) in Fire Tender Route (6.0M Wide)
- ⑦ Main Swimming Pool
- ⑧ Kids' Pool
- ⑨ Pool Deck
- ⑩ Featured Screen Wall
- ⑪ Water Feature in Central Green
- ⑫ Central Green
- ⑬ Badminton Court
- ⑭ Pergola with Seats
- ⑮ Cricket Practice Net
- ⑯ Elders sitting area
- ⑰ Children Play Area
- ⑱ Plumeria Court

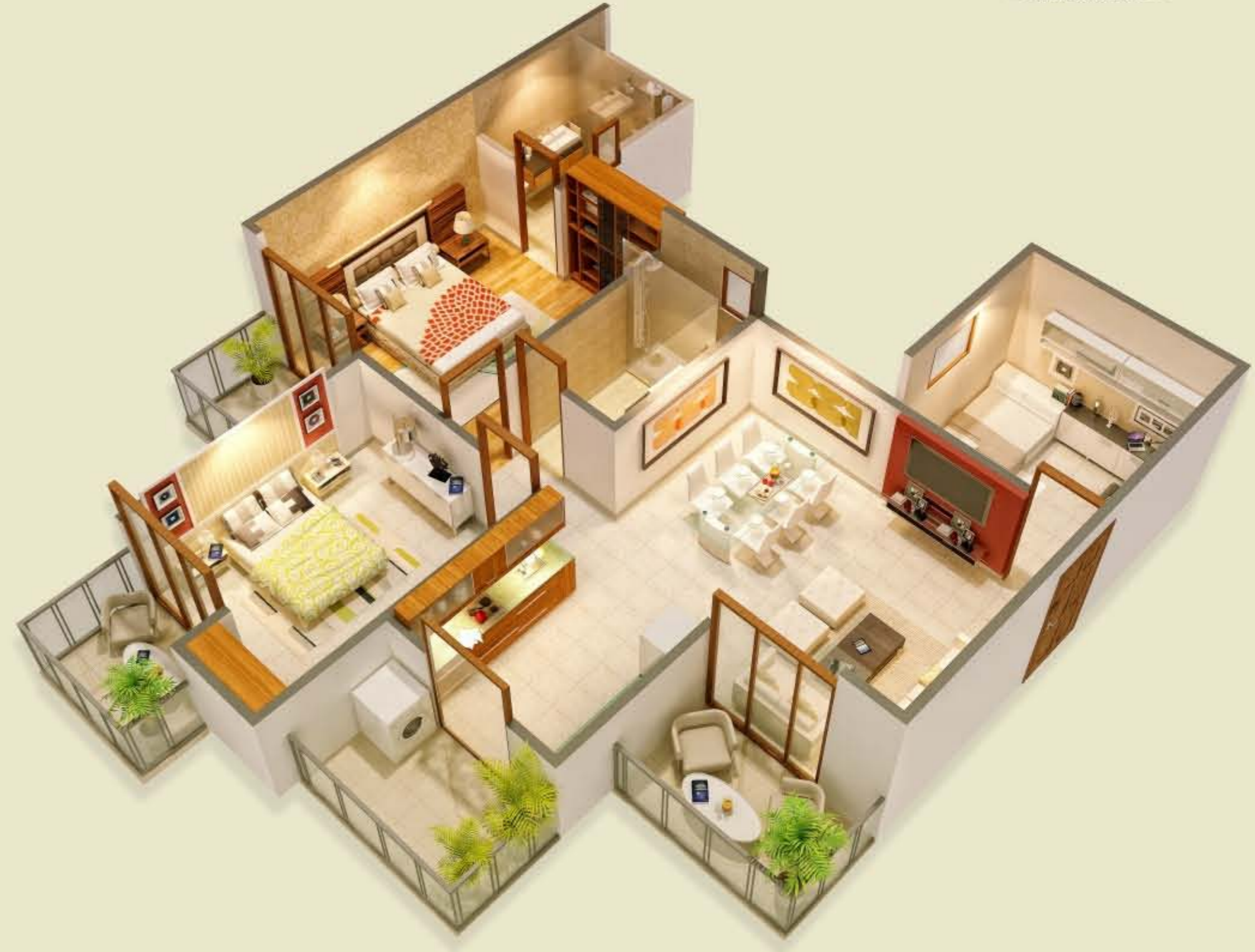
Apartments... at a Glance

Apartment Category	Accommodation	Super Area (in Sq.ft.)	Colour Code
Type I	2 BHK+2 Toilet	1060	Orange
Type II	2 BHK+2 Toilet+Study	1245	Pink
Type III	3 BHK+2 Toilet	1360	Purple
Type IV	3 BHK+3 Toilet	1590	Red



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.





2 BHK+2 Toilet + Study | Area = 1245 Sq. Ft.

• Drawing • Dining • 2 Bedrooms • Study Room • 2 Toilets • Kitchen • 4 Balconies



3 BHK+2 Toilet | Area = 1360 Sq. Ft.

• Drawing • Dining • 3 Bedrooms • 2 Toilets • Kitchen • 3 Balconies

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3 BHK+3 Toilet | Area = 1590 Sq. Ft.

• Drawing • Dining • 3 Bedrooms • 3 Toilets • Kitchen • 4 Balconies

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PERFORMANCE THAT SPEAKS

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"Geotech Homz is a professionally managed real estate company promoted by four real estate experts with profound knowledge and cumulative experience of 15 Years. The company's vision is to provide a lifestyle that "Redefines Exuberance". A competent team rightly complemented by modern technology and high quality material leads to the creation of the most luxurious and distinctive constructions by Geotech Homz. The company is committed to strive for benchmark quality, customer centric approach, uncompromising business ethics, on time delivery and transparency in all spheres of business conduct.

Geotech Homz brings forth a first of its kind luxurious project under the name of Pristine avenue in Noida Extension. Pristine Avenue offers a range of apartments spread on lush green open environs with thoughtful architecture and feature-rich interiors make room for homes that are elegant and Eco-friendly. A unique blend of affordability and lifestyle, Pristine Avenue offers the desirable concoction of a prime location matched with state-of-the-art amenities.



Location map



GEOTECH
PRISTINE AVENUE
2/3 BHK Apartments, Gaur City II, G. Noida West (Noida East)



Geotech Homz Pvt. Ltd.

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