



IITL Group

For Booking - 86044-06044
www.nextvisionhome.com



THE GOLDEN PALMS

1, 2, 3, 4 BHK APARTMENTS



**Finest, Richest, Golden Lifestyle at
the posh Sector 168, Noida. Right on the Expressway.**

Perspective View



THE GOLDEN PALMS

1, 2, 3, 4 BHK APARTMENTS

WITH PLUSH LIFESTYLE AMENITIES

- 80% open area with a variety of palms, flowers, hedges & ground cover
- Club with Gym, Conference Hall, Sports, Yoga & Meditation facilities
- The Golden Palms 5 Star Spa & Resort Hotel, Bangalore will manage the luxurious club.
- 3-side open apartments facilitating excellent natural light and ventilation in all rooms
- Efficient roads, pavements and ample parking areas avoiding chaos
- Secured premises, gated complex with guards and security systems.
- Regulated entry with intercom connection from gate to each apartment



Club View



Actual View




THE GOLDEN PALMS

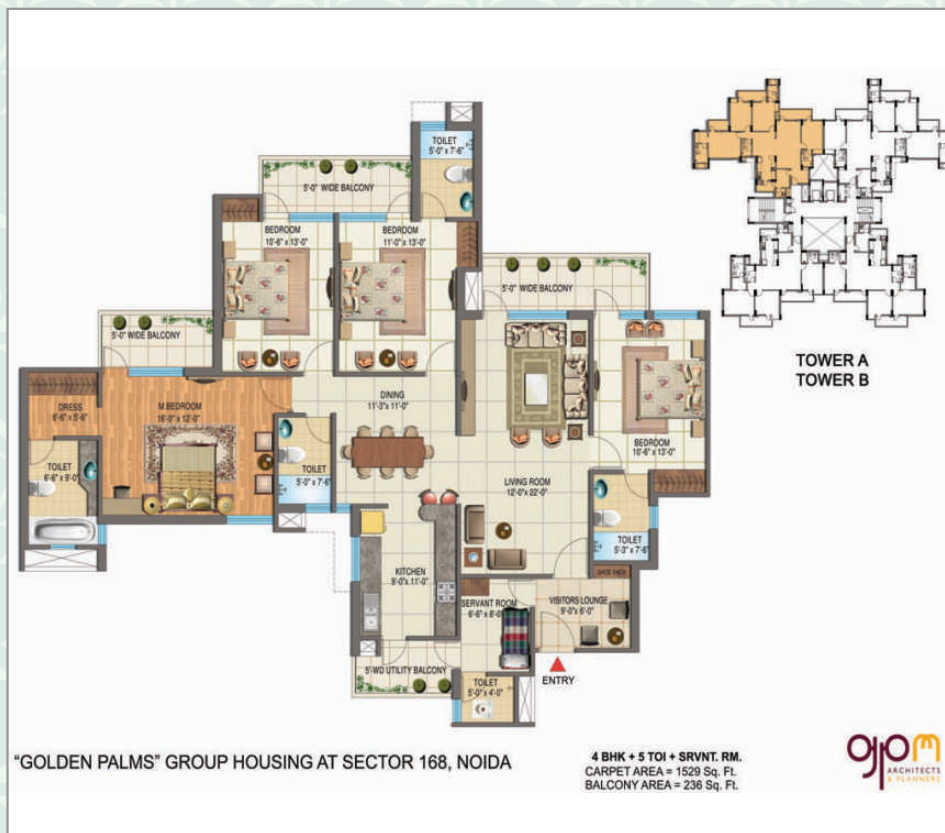
1, 2, 3, 4 BHK APARTMENTS



THE GOLDEN PALMS

1, 2, 3, 4 BHK LUXURY APARTMENTS

FLOOR PLANS

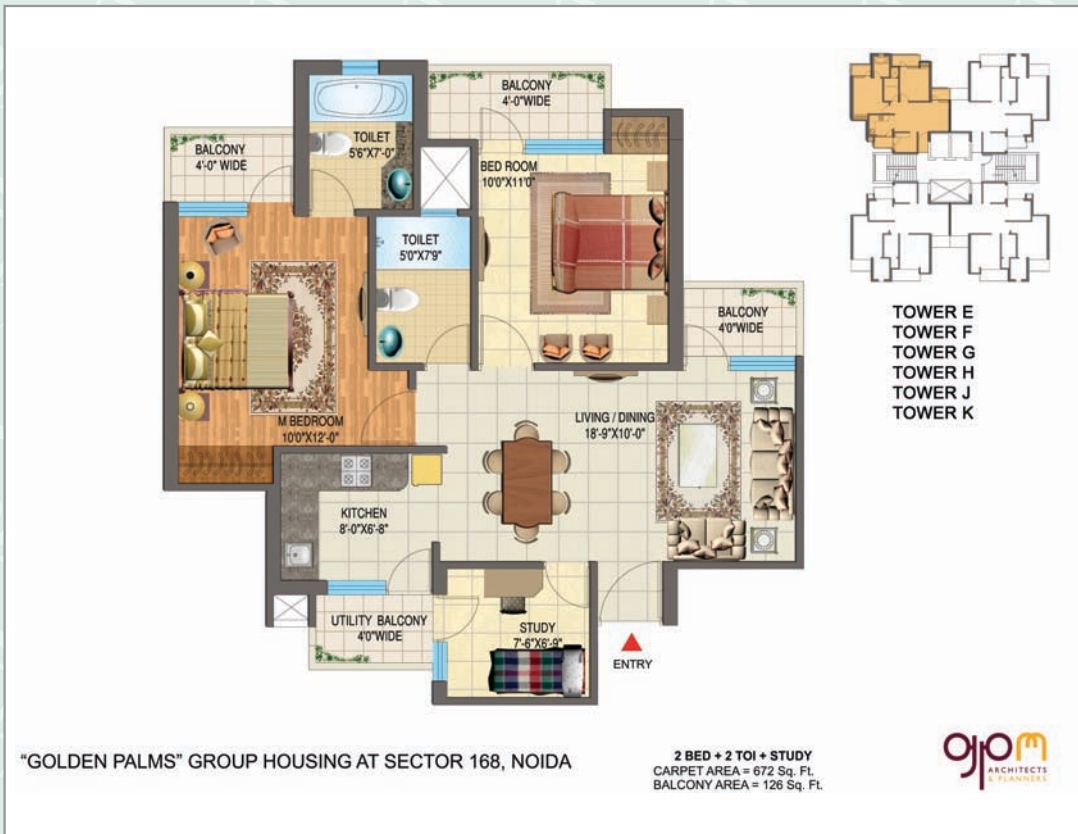




THE GOLDEN PALMS

1, 2, 3, 4 BHK LUXURY APARTMENTS

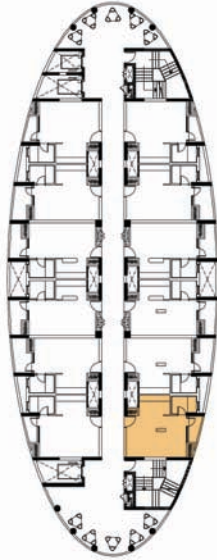
FLOOR PLANS





THE GOLDEN PALMS
1, 2, 3, 4 BHK LUXURY APARTMENTS

FLOOR PLANS



Tower O



"GOLDEN PALMS" GROUP HOUSING AT SECTOR 168, NOIDA

1 BHK (TYPE-A1)
CARPET AREA = 321 Sq. Ft.
BALCONY AREA = 24 Sq. Ft.

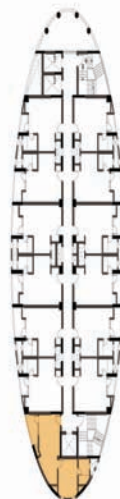


1 BHK Apartment

1 BHK Type (A1, A2, A3, B) Apartments and Club is proposed to be managed by The Golden Palms, 5 Star Spa & Resort Hotel, Bangalore Management.

Fully Loaded 1BHK Apartments

- Air Conditioner
- LCD with Cable Connection
- Two Seater Dining Table
- Double Bed with Mattresses & Pillow
- Complete Woodwork of the Cupboards
- Bookshelf-cum-showcase
- Light Fitting
- Curtains with Rods
- Towel Rack in Bathroom
- Rocking Chair
- Refrigerator
- Food Processor
- RO in Kitchen
- Electric Chimney
- Electric Oven
- Crockery
- Electric Kettle
- Juicer Mixer
- Toaster
- Gas Burner
- EPABX System
- Study Table with Chair



TOWER O



"GOLDEN PALMS" GROUP HOUSING AT SECTOR 168, NOIDA

1 BHK (TYPE-B)
CARPET AREA = 422 Sq. Ft.
BALCONY AREA = 54 Sq. Ft.





Commercial View

Schedule of Phase wise Possession

Phase -1

Tower : D, E, F, G, H, J, K

Possession Delivered

Facilities : • Children's Play Area
• Lawn
• Outdoor Gym

Phase - 2

Tower : A,B,L,M,N

Facilities : • Badminton Court
• Club
• Swimming Pool
• Half Basketball Court
• Skating Ring
• 2nd Children Play Area
• Fountain
• Jogging Track

Phase - 3

Tower : O

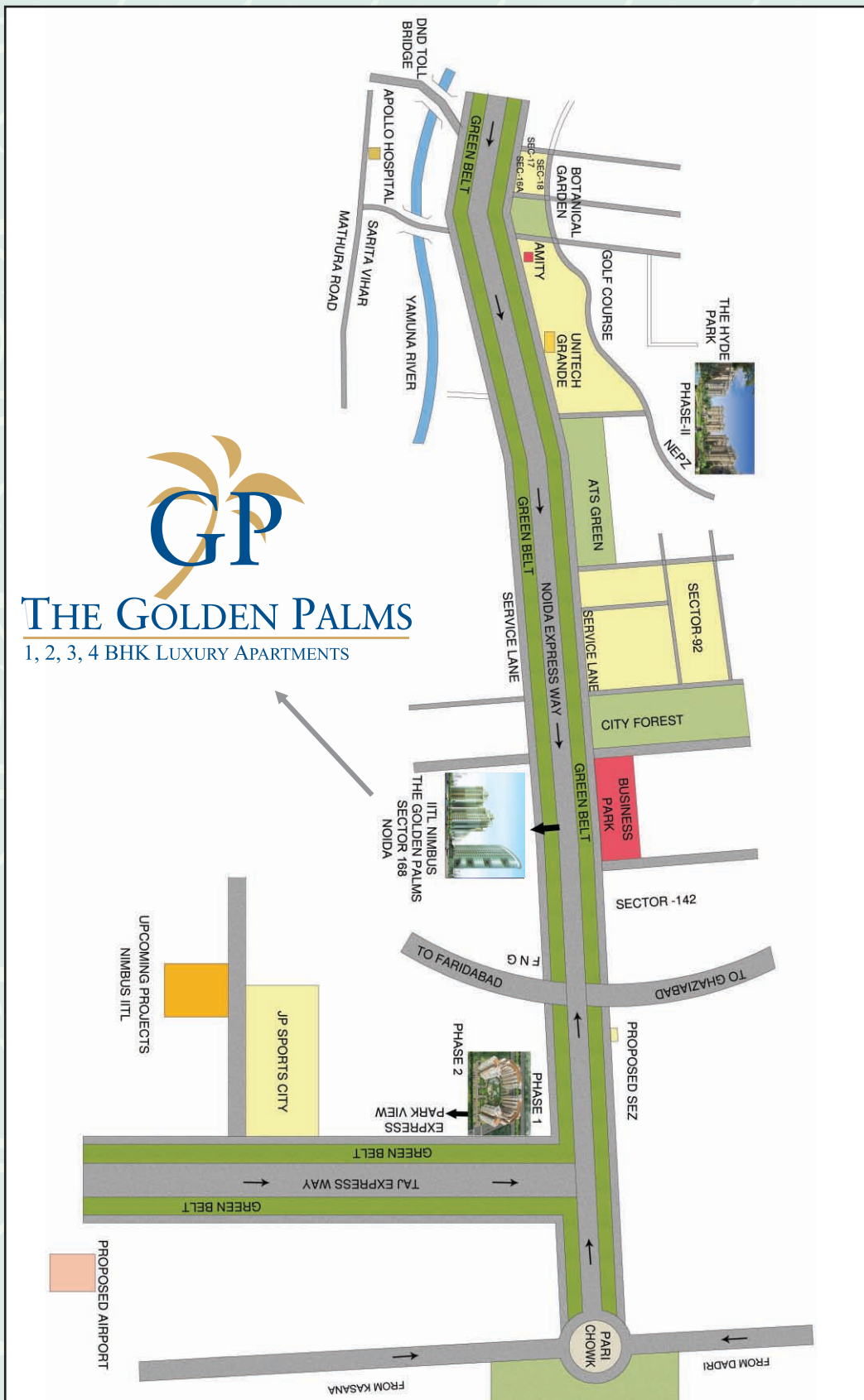
Facilities : • Commercial
• Amphitheater
• Theme Garden

RERA Registration Number

For TOWER-A,B,L,M & N - UPRERAPRJ10240

For TOWER-O - UPRERAPRJ10275

Location Map




THE GOLDEN PALMS
 1, 2, 3, 4 BHK LUXURY APARTMENTS

Excellent Location

- In close proximity to IT Corridor, Malls, Golf Courses & Prestigious Institutes
- Right opposite to the proposed Metro station • 25 minutes from South Delhi
- 5 minutes from Amity University • 10 minutes from DND & Sec-18 market

Specifications

Living / Dining Room / Passage & Lobby within Apartment

Floors	Vitrified tiles
Walls	Oil Bound Distemper on POP Punning
Ceiling	Oil Bound Distemper with POP Punning

Bedrooms

Floors	Laminated Wooden Flooring in the Master Bedroom, Vitrified Tiles Flooring in other Bedrooms
Walls	Oil Bound Distemper on POP Punning
Ceiling	Oil Bound Distemper with POP Punning

Toilet

Floors	Vitrified Tiles
Fixtures / Accessories	Glass shower-partition in the Master Bedroom, Towel Rail / Soap Dish
Sanitary Ware/ CP Fittings	Single Lever CP Fitting in master Toilet & quarter turn in other, Wash Basin, English WC
Walls	Combination of Tiles & Oil Bound Distemper
Counters	Marble / Granite
Ceiling	Grid False Ceiling and Oil Bound Distemper
Plumbing	CPVC for water supply inside the toilet and kichen & UPVC pipes for stacks

Kitchen

Floors	Vitrified Tiles
Fixtures and Fitting	CP fitting, Double Bowl SS Sink for 3 & 4 BHK
Walls	Tiles upto 2' above counter and Oil Bound Distemper in the balance area
Counter	Granite
Ceiling	Oil Bound Distemper

Balcony

Floor	Anti-skid Ceramic Tiles
Ceiling	Exterior Paints

Doors

Internal Doors	7' high polished Hard wood frame with polished flush doors
Entrance Door	8' high polished Hard wood frame with designer panel door External Doors / Windows / Ventilators Powder Coated aluminium

Lift Lobby

Lifts	High-speed Passenger Elevators
Lift Lobby Floors	Combination of one or more of Marble / Granite
Lift Lobby Walls	Combination of Marble / Granite and textured paint

Staircases

Floor	Granite /Kota
Walls	Dry Distemper

Security System

Secured Gated Community with intercom, CCTV at entrance Lobby at Ground Floor

Utility / S.Room

Floors	Ceramic Tiles
Walls & Ceiling	Oil Bound Distemper
Toilets	Ceramic tile Flooring and Cladding, Conventional CP fitting and Chinaware

Electricals

Modular Switches, Copper Wiring with MCBs

Power Backup

Reliable Power Backup



THE GOLDEN PALMS
1, 2, 3, 4 BHK LUXURY APARTMENTS

Master Layout Plan



- LEGEND:**
- 1. AMPHITHEATRE
 - 2. JOGGING TRACK
 - 3. YOGA
 - 4. BADMINTON COURT
 - 5. HALF BASKETBALL COURT
 - 6. CHILDREN'S PLAY AREA
 - 7. THEME GARDEN
 - 8. SWIMMING POOL
 - 9. KIDS POOL
 - 10. CLUB
 - 11. FOUNTAINS
 - 12. COMMERCIAL
 - 13. OUTDOOR PARTY LAWN

- 1 BHK (A1) (321 sft.)
- 1 BHK (A2) (307 sft.)
- 1 BHK (A3) (325 sft.)
- 1 BHK (B1) (422 sft.)
- 2BHK + STUDY (672 sft.)
- 3BHK + 3 TOILET (961 sft.)
- 3BHK + STUDY (1167 sft.)
- 4BHK + SERVANT (1529 sft.)



PHASE 1

NOTE : AREAS GIVEN ARE CARPET AREAS

Other Successful Projects



Express Park View-I, Greater Noida



Express Park View-II, Greater Noida



The Hyderpark, Sec. 78 Noida



The Golden Palm Village,
Yamuna Expressway, Sec. 22A Noida

Cheque/DD should be drawn in the favour of
“CAPITAL INFRAPROJECTS PRIVATE LIMITED”

Project approved and financed by:
 • **ORIENTAL BANK OF COMMERCE**
 • **UNION BANK OF INDIA**
 • **VIJAYA BANK**



ISO 9001:2008

IITL-NIMBUS GROUP
 CAPITAL INFRAPROJECTS PVT. LTD.

RERA Registration Number
 For TOWER-A,B,L,M & N - UPRERAPRJ10240
 For TOWER-O - UPRERAPRJ10275

Site office: Plot No. GH-01/E, Sector 168, NOIDA Corp. Office: 313-315, Vikas Deep Building, District Centre Laxmi Nagar, Delhi - 110092
 Phone: 011-43020300 (100 Lines) Website: www.iitlgroup.com, www.nimbusgroup.net

Follow us:

