



Suryodaya Towers

SECTOR-10,
GREATER NOIDA (WEST)



EXCLUSIVE MARKETING PARTNER



ACRES N INCHES

BRINGING CLARITY INTO REAL ESTATE

Creating Homes, Shaping lifestyles

Bulland Group, founded about 15 years back, is a reputed player in the field of real estate development with a proven track record in developing residential and commercial projects which has earned tremendous goodwill for the company. They have it all, creativity, commitment, quality, openness, financial stability, customer satisfaction and professionalism in the work arena which keeps them ahead of their competitors.

Project Handed over

HEIGHTS
2/3/4 BR Homes
IN
CROSSINGS
Republik
NH-24, Ghaziabad
Possession Handed over



Ongoing Projects

elevates
LIVE AN ELEVATED LIFESTYLE
2/3/4 BR Premium Apts
Sec. 16C, Gr. Noida (Noida Extn.)
Construction in Full Swing



Galleria
SECTOR 16C, GR. NOIDA
SHOPS/COMMERCIAL SPACE
Construction starting soon



Embrace the Richness Of Elegance

Suryodaya Towers is an adorable choice for affluent living with a distinct option of 2 & 3 BHK premium apartments. Here every apartment is spacious and designed to perfection with excellent space management, ergonomic interiors and adorable amenities. This luxuriously furnished space evidently depicts your class. The captivating landscape around the complex is adorned with beautiful plantation, boulevards and all modern amenities. This superb blend of beauty with functionality ensures that the residents enjoy the finest quality of life.

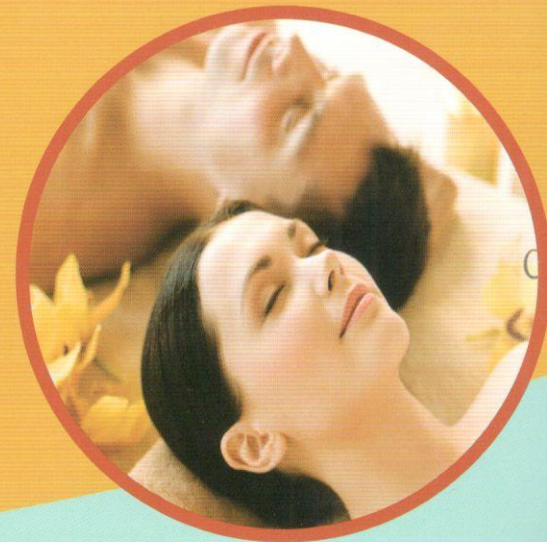
Accessibility At Its Best

Suryodaya Towers provides the perfect lifestyle where life blooms in all its manifestation. Suryodaya Towers is a part of Bulland Calisto project is situated in Sector-10, Greater Noida-West (Noida Extension), a locale which is far away from the humdrum of city life yet in proximity to it. Noida Extension is an emerging city, wide open with lush greenery and allows convenient accessibility to all leading business centers of Delhi and Noida. 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!

Noida Extension is a heaven for people desirous of settling in the NCR or looking for an investment destination in real estate.

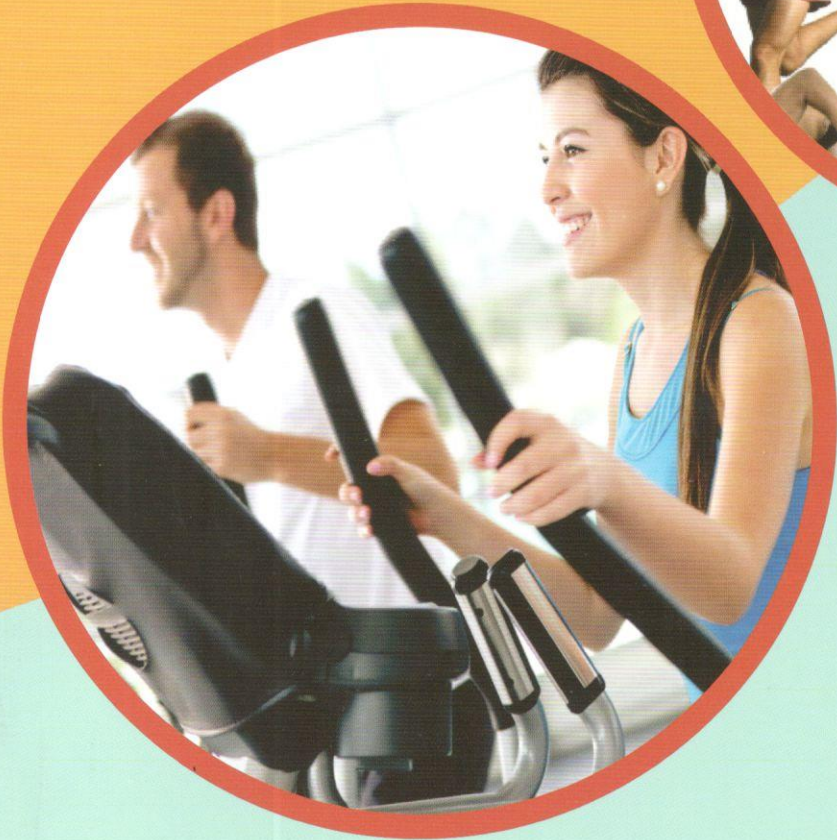
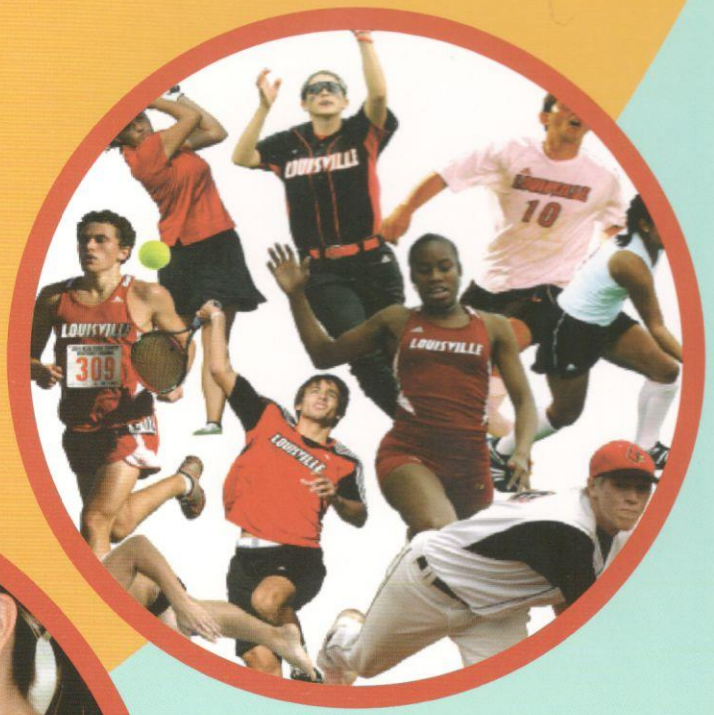


Convenience abounds here



Features that enhance the way you live

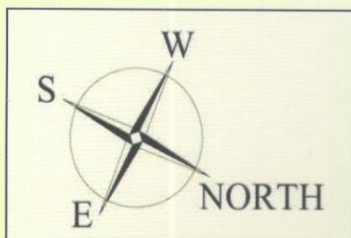
- Clubhouse with swimming pool • Spa with steam & sauna
- Gymnasium • Indoor table tennis • Badminton Court • Yoga Centre • Jogging track/ Bicycle track • 24 x 7 x 365 Security
- Lavish theme garden • Separate kids play area • 24 hrs. soft water supply • Convenient shopping area for daily needs
- Internet connectivity • Provision of Intercom facilities in all flats • CCTV camera at main entrance • Adequate fire fighting system on all floors • Rain water harvesting • 2 High speed lifts in each block • Ample covered & open parking space on payment basis • Adequate power back up for each unit
- Individual R.O. unit for drinking water in each apartment
- Provision of natural gas pipeline infrastructure in kitchen.



Major Highlights

- Grand/Featured entrance gate • Landscaped podium project
- 2 side open project with large central park to allow maximum air and sun light into the rooms making every apartment airy, spacious and well lit • Well connected to 130 mtr. wide road known as Noida-Greater Noida link road • Nestled adjacent to the International standard Schools, Colleges, Hospitals, Shopping Malls, Community Centre, Entertainment Avenues etc • 70% open space with beautiful landscape • Vastu friendly layout and design • Housing loan facility available from leading financial institutions • Timely possession with 12% p.a. penalty clause.

SITE PLAN






Space Designers
architects & planners
www.spacedi.com

Awarded as Best Architect
(North India)

PHASE - 2 FLAT TYPOLOGY		
2 Bedrooms + 2 Toilets	920 Sq.ft.	Orange
2 Bedrooms + 2 Toilets	1025 Sq.ft.	Purple
2 Bedrooms + 2 Toilets + Kids Room	1210 Sq.ft.	Yellow
3 Bedrooms + 2 Toilets	1285 Sq.ft.	Light Blue
3 Bedrooms + 2 Toilets	1590 Sq.ft.	Light Green

- ## LEGEND
- ### PHASE-1
1. GREEN LAWN
 2. KIDS' PLAY AREA
 3. FLOWER BED
 4. STONE SCULPTURE
 5. GAZEBO
-
- ### PHASE-2
6. SKATING RINK
 7. FEATURED WALL
 8. GREEN LAWN
 9. SITING AREA
-
- ### PHASE-3
10. OPEN PARKING
 11. GUARD ROOM
 12. WATER JETS
 13. PALM COURT
 14. TROPICAL GARDEN
 15. AMPHITHEATER
 16. GREEN LAWN
 17. EARTH MOUNDS
 18. SENIOR CITIZEN GARDEN
 19. ECO POND
 20. ZEN COURT
 21. SLOPED GREEN
 22. PARTY LAWN
 23. STEPPED PLANTER
 24. JOGGING TRACK
 25. KIDS POOL
 26. SWIMMING POOL
 27. POOL DECK
 28. YOGA & MEDITATION LAWN
 29. CLUB

All floor plans, photographs, specifications, layout plans etc. are tentative and subject to change by the company or the competent authority and constitutes no legal offering.



**Super Area
1025 sq.ft.**

2 Bedrooms
Drawing/Dining
Kitchen
2 Toilets

CARPET AREA	=	52.62 Sq.mt.	(566 Sq.ft.)
BALCONY AREA	=	15.44 Sq.mt.	(166 Sq.ft.)
COVERED AREA	=	73.50 Sq.mt.	(791 Sq.ft.)
SUPER AREA	=	95.22 Sq.mt.	(1025 Sq.ft.)



NOTE: COVERED AREA* (INCLUDES EXTERNAL WALLS, BALCONIES AND CARPET AREA)

All floor plans, specifications, layout plans etc. are tentative and subject to change by competent authority and constitutes no legal offering.
1 sq.mtr. = 10.764 sq.ft., 1 sq.ft. = 0.09290304 sq.mtr.

**Super Area
1210 sq.ft.**

2 Bedrooms
+Kids Room
Drawing/Dining
Kitchen
2 Toilets

CARPET AREA	=	64.38 Sq.mt.	(693 Sq.ft.)
BALCONY AREA	=	16.25 Sq.mt.	(175 Sq.ft.)
COVERED AREA	=	86.48 Sq.mt.	(931 Sq.ft.)
SUPER AREA	=	112.41 Sq.mt.	(1210 Sq.ft.)



▲
ENTRY

**Super Area
1285 sq.ft.**

3 Bedrooms
Drawing & Dining
Kitchen
2 Toilets

CARPET AREA	=	68.96 Sq.mt.	(742 Sq.ft.)
BALCONY AREA	=	17.20 Sq.mt.	(185 Sq.ft.)
COVERED AREA	=	92.06 Sq.mt.	(991 Sq.ft.)
SUPER AREA	=	119.38 Sq.mt.	(1285 Sq.ft.)



▲
ENTRY

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CARPET AREA	=	76.92 Sq.mt.	(828 Sq.ft.)
BALCONY AREA	=	31.31 Sq.mt.	(337 Sq.ft.)
COVERED AREA	=	114.06 Sq.mt.	(1228 Sq.ft.)
SUPER AREA	=	147.77 Sq.mt.	(1590 Sq.ft.)

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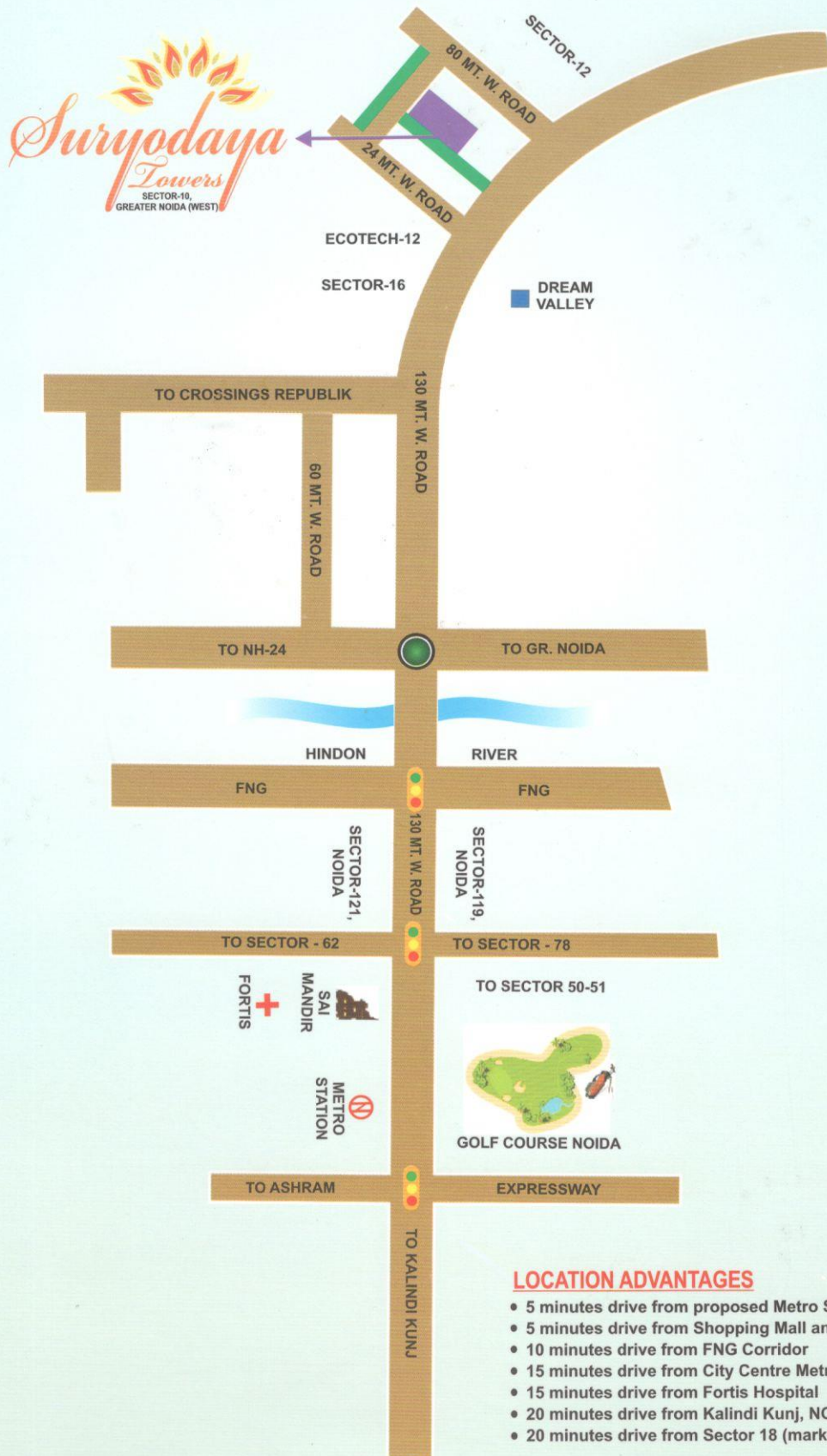
Specification

lavish up to the core

- STRUCTURE:** Earthquake resistant R.C.C. framed structure & non - load bearing brick walls.
- FLOORING:** Drawing / Dining / Kitchen / Bedroom to have vitrified tiles, Wooden laminated flooring in master bedroom. Ceramic tiles in Toilets & Balconies.
- DOORS & WINDOWS:** All external door and window frames in powder coated aluminium glazing. All internal and main entrance door frames in wood with skin molded main door and all internal rooms with flush door duly painted.
- HARDWARE:** All doors & windows with metal fitting, with mortice's locks on doors.
- KITCHEN:** Granite working platform with 2 ft. high glazed ceramic tiles above it with stainless steel sink & individual R.O. unit for drinking water.
- TOILETS:** Ceramic floor tiles, provision for hot & cold water system, glazed ceramic tiles in pleasing colours on walls up to door level. European W.C.'s, washbasins & cisterns in white shade of standard make.
- INTERNAL FINISH:** All Internal walls Plastered & Painted in off white shades of oil bond distemper (Ceilings white). Decorative Plaster of Paris (POP) cornices in Drawing/ Dining & Bedrooms.
- ELECTRICAL:** All copper wiring in P.V.C. concealed conduit. Provision for adequate Light & Power points as well as Telephone & T.V. outlets with protective M.C.B.'s



ROAD MAP



LOCATION ADVANTAGES

- 5 minutes drive from proposed Metro Station
- 5 minutes drive from Shopping Mall and 5 Star Hotel
- 10 minutes drive from FNG Corridor
- 15 minutes drive from City Centre Metro Station, NOIDA
- 15 minutes drive from Fortis Hospital
- 20 minutes drive from Kalindi Kunj, NOIDA
- 20 minutes drive from Sector 18 (market), NOIDA

Map not to scale

BULLAND REALTORS PVT. LTD.

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