



FOR BOOKING CALL

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live next to nature

live next to nature

Panchsheel Exotica Housing Pvt. Ltd. present **Fresco**. The homes in the lap of urban comforts of Noida also offer the joy of living beside an expansive forest. These homes rest in the heart of Noida at sector 137 and offer you a unique combination of urban living clubbed with natural surroundings. Being close to forest these homes allow fresh air and better ventilation into your living space. Apart from this, the homes offer a luxurious lifestyle that easily fits your budget. All in all, you get to live a serene life while at the same time you enjoy the benefits of a metropolitan location.

EXOTICA **fresco**TM homes close to nature 2/3/4 BR Homes • Sec. 137 Expressway, Noida

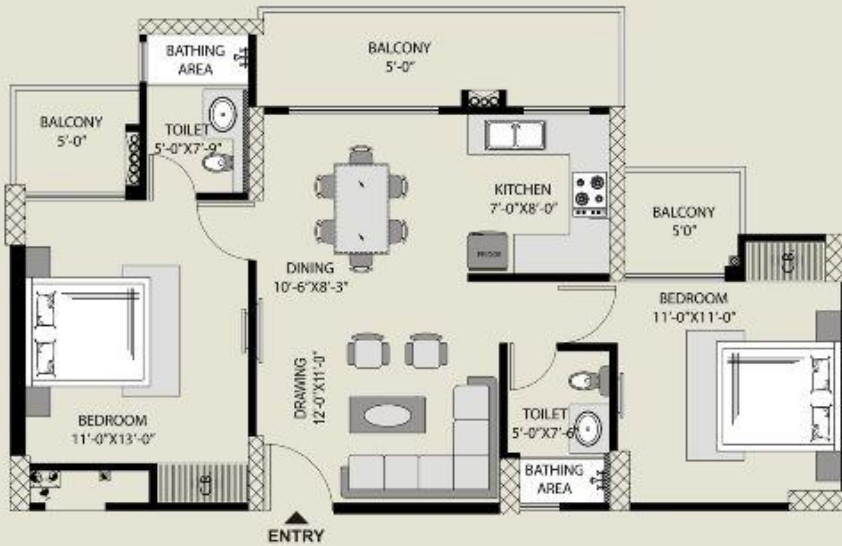


noida

Over the past 25 years, Noida has emerged as a well planned, integrated, modern industrial city that is well connected to Delhi through a network of roads, national highways, and the ultra-modern DND flyover. A special ambitious project - The Noida-Agra-Mathura Expressway that is under construction will add another dimension to the success of the development corporations of Noida. Other Planning charts include construction and maintenance of commercial centres in each sector, amusement parks, Noida Habitat Centre and sports complexes. In addition to this, institutional and industrial development projects are also in the swing. Among all these great developments is another magnificent development by Exotica Housing and Infrastructure Co. Pvt. Ltd. under the name **Fresco Homes**.

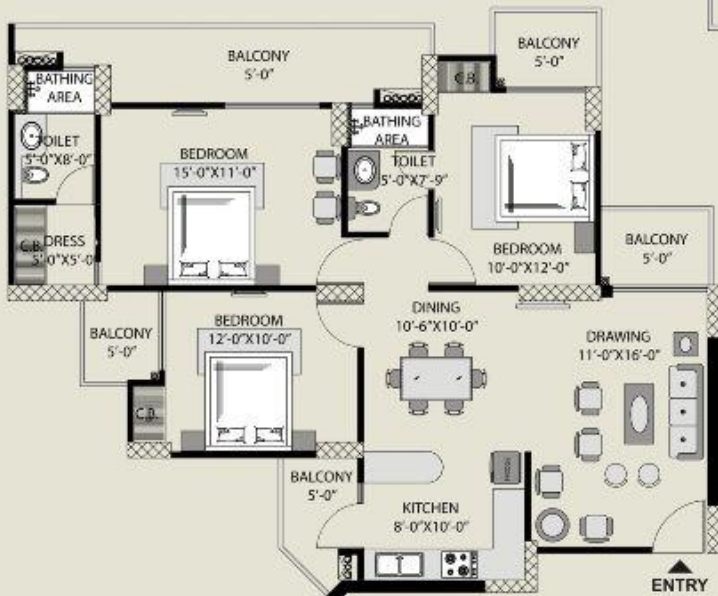
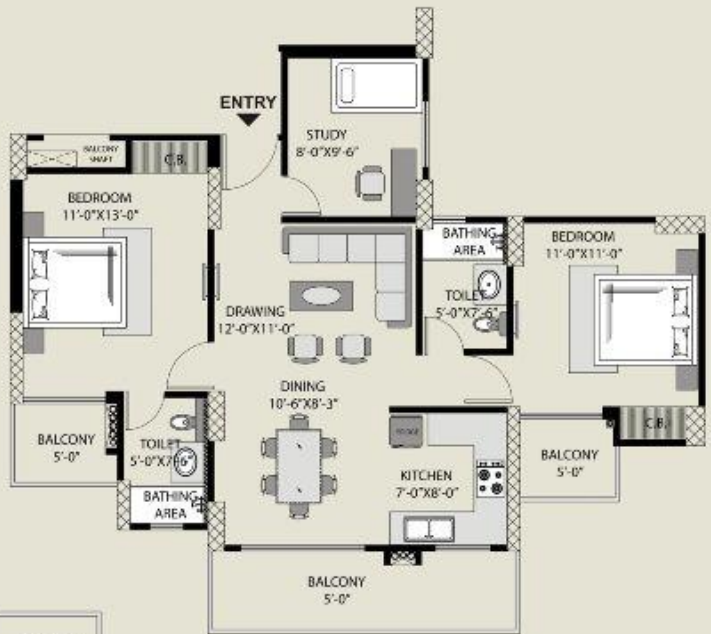
into the arms of nature
and modernity





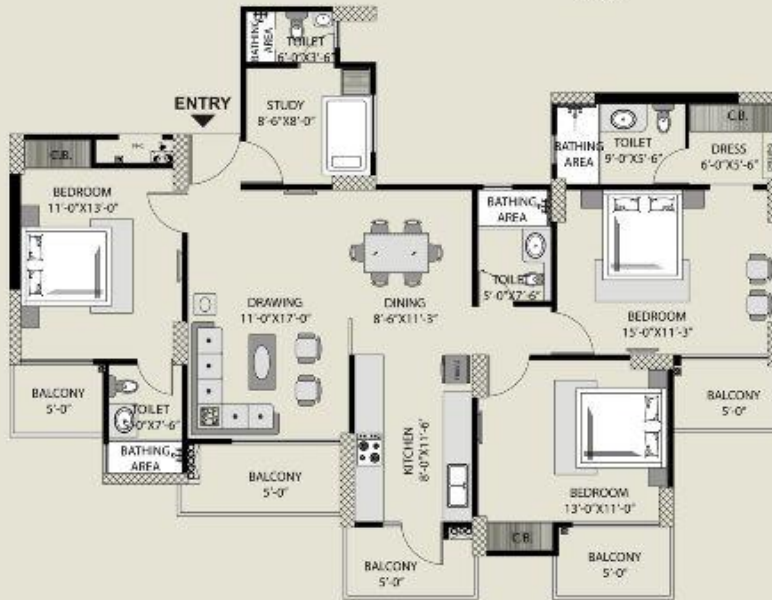
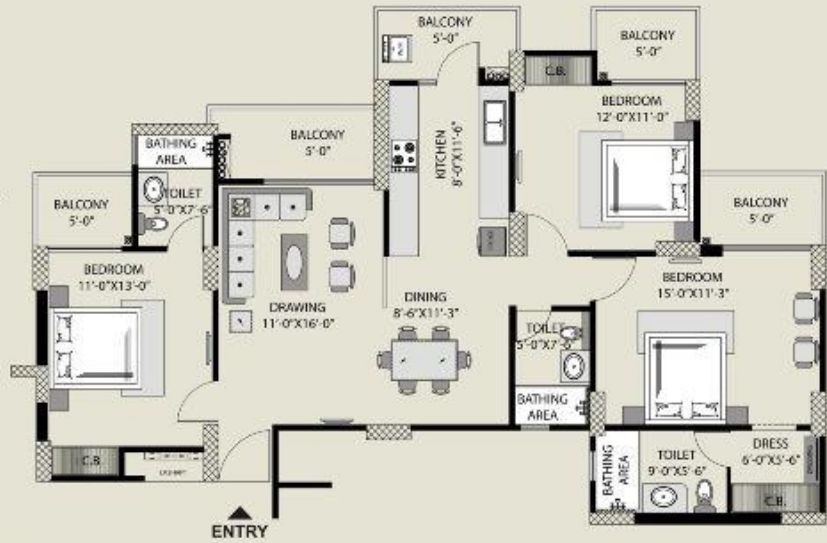
- Category - 1**
 Area - 1110 Sq. Ft.
- 2 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - Balconies

- Category - 2**
 Area - 1250 Sq. Ft.
- 2 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - 2 Study
 - Balconies



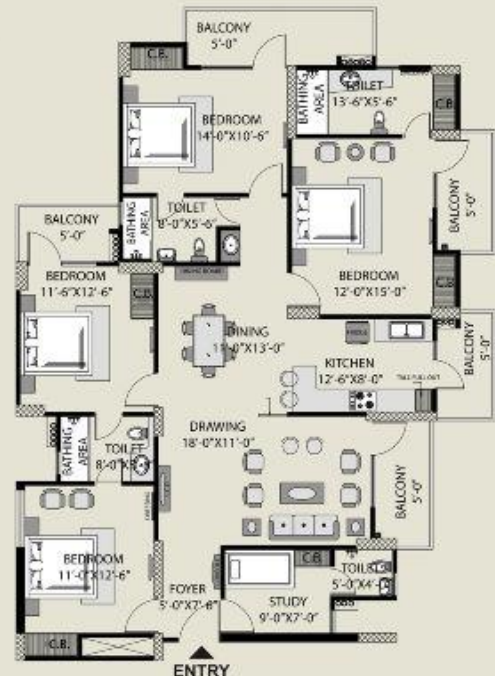
- Category - 3**
 Area - 1560 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 2 Toilets
 - Balconies

- Category - 4**
 Area - 1690 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 3 Toilets
 - Dressing Room
 - Balconies



- Category - 5**
 Area - 1835 Sq. Ft.
- 3 Bedroom
 - Dining/Drawing
 - Kitchen
 - 4 Toilets
 - Dressing Room
 - Study/Servant
 - Balconies

- Category - 6**
 Area - 2275 Sq. Ft.
- 4 Bedroom
 - Dining/Drawing
 - Kitchen
 - 4 Toilets
 - Dressing Room
 - Servant
 - Balconies



site layout



LEGEND

1. FEATURED ENTRANCE GATE
 2. ENTRANCE PLAZA
 3. WATER FEATURE
 4. FRAGRANCE GARDEN
 5. CYCLING/JOGGING TRACK
 6. CENTRAL GREEN
 7. AMPHITHEATER
 8. GARDEN PAVILIONS
 9. BADMINTON COURT
 10. BASKETBALL COURT
 11. SKATING RINK
 12. MAIN SWIMMING POOL
 13. KIDS POOL
 14. CLUB BUILDING
 15. KIDS PLAY AREA
 16. COMMERCIAL BLOCK
- | | | |
|--|------------------------------------------|--------------|
| | 2 BED + 2 TOILET | 1110 sq. ft. |
| | 2 BED + 2 TOILET + STUDY | 1250 sq. ft. |
| | 3 BED + 2 TOILET + DRESS | 1560 sq. ft. |
| | 3 BED + 3 TOILET + DRESSING ROOM | 1680 sq. ft. |
| | 3 BED + 4 TOILET + STUDY + DRESSING ROOM | 1835 sq. ft. |
| | 4 BED + 4 TOILET + STUDY + DRESSING ROOM | 2275 sq. ft. |



Facilities

- Separate kids play Area
- Provision of Gas Pipeline in kitchens
- Intercom facility & high speed internet accessibility
- 100% Power Backup
- 24 Hour Fresh Water Supply with Water Softener Plant
- Hi-speed Elevators
- Convenient Shopping Area for daily needs
- A.C Banquet Party Hall
- Coffee Shop
- Medical Facility



Eco-friendly

- Towers are oriented to consider the Sun Path to maximize the benefits from natural sun and wind movement.
- Maximum paved surface covered with planters to minimize the HEAT ISLAND EFFECT (reduction of temperature in urban landscape).
- Use of low flow CP fittings to reduce the per capita water demand in domestic use.
- Better roof insulation to reduce the high temperature levels in top floors.
- Provision for rain water harvesting
- Energy Efficient Housing Complex

features amenities



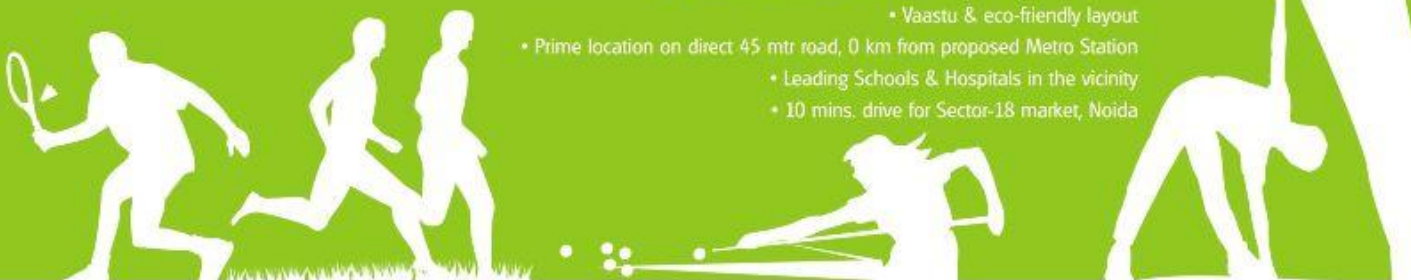
Recreation

- Swimming Pool with separate kids pool
 - Amphitheater
 - Jogging Track
- Club with a Yoga Centre, Sauna Steam and Spa
 - AC Gymnasium
 - AC Unisex Beauty Salon
 - AC Banquet Party Hall
- Indoor games facility Like, Table Tennis, Card Room, Pool
- Skating Rink, Badminton Court, Basket Ball Court



Location

- City forest view project
- More than 80% Open Area.
 - All flats green facing
- Grand Entrance through lush green belt with splendid fountains
 - Beautifully Landscaped Central Park with water bodies
 - Vaastu & eco-friendly layout
- Prime location on direct 45 mtr road, 0 km from proposed Metro Station
 - Leading Schools & Hospitals in the vicinity
 - 10 mins. drive for Sector-18 market, Noida





EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE DESIGNED BY HIGHLY EXPERIENCED STRUCTURE ENGINEERS AND APPROVED BY IIT OR EQUIVALENT AUTHORITIES **structure**

VITRIFIED TILES '2X2' IN DRAWING ROOM, KITCHEN AND TWO BEDROOM. WOODEN LAMINATED FLOORING IN MASTER BEDROOMS. CERAMIC TILES IN BATHROOMS AND BALCONIES. **flooring**

PROVISION FOR HOT & COLD WATER SYSTEM WITH IMPORTED PPR/UPVC PIPES & FITTINGS. GLAZED TILES IN PLEASING COLOURS ON WALLS UP TO DOOR LEVEL. EUROPEAN W.C WASHBASINS & CISTERNS IN WHITE SHADES OF IMPORTED BRAND. CHROME PLATED FITTINGS OF STANDARD MAKE. GRANITE COUNTERS. **toilet**

INTERNAL-PLASTERED AND PAINTED IN OBD. EXTERNAL-EXCELLENT WEATHER PROOF AND PERMANENT FINISH OF PLEASING SHADES. **wall finish**

specifications

PROVISION OF UTILITY BALCONY. INDEPENDENT RO SYSTEM. **kitchen**

FIRE RESISTANT WIRING IN P.V.C. CONCEALED CONDUIT. PROVISION FOR ADEQUATE LIGHT AND POWER POINTS AS WELL AS TELEPHONE & TV OUTLETS WITH PROTECTIVE M.C.Bs. **electrical**

EUROPEAN STYLE DESIGNER FLUSH DOORS WITH HARDWOOD FRAME AND POLISH/PAINT, WITH ANODIZED ALUMINIUM HARDWARE. UPVC/ALUMINIUM COMPOSITE POWDER COATED WITH ANODIZED ALUMINIUM HARDWARE. **doors & windows**

TUBE LIGHT IN DRAWING/DINNING, KITCHEN AND ALL BEDROOMS. INTERCOM FACILITY FOR SECURITY. **fixtures & fittings**

UNDERGROUND & OVER HEAD WATER TANK FOR ADEQUATE WATER SUPPLY IN EACH BLOCK. **water supply**

TWO HIGH SPEED ELEVATORS IN EACH BLOCK. ADEQUATE PARKING IN THE COMPLEX WITH COVERED/ALLOTTED OPEN PARKING AT REASONABLE RATES. **common amenities, parking, elevators,**





* Map not to scale

EXOTICA
fresco
 homes close to nature
 2/3/4 BR Homes • Sec. 137 Expressway, Noida

Panchsheel
 Balika Vidyalaya

ATS Greens
 Sector-93 B

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All specifications, design, layout, conditions are only indicative & some of these can be changed at the discretion of Builder/Architect. These are purely conceptual & constitute no legal offerings.