



PLUSH HAVEN



IVORY COUNTY

*INTRODUCING* IVORY COUNTY,  
A LUXURIOUS 3/4/5 BEDROOM  
RESIDENCES *NESTLED IN THE* EXCLUSIVE  
*COMMUNITY* OF SECTOR 115, NOIDA



OPULENT DWELLING

WE WANT THE NEW.  
A PLACE *WE'VE NOT* YET KNOWN.  
A HEIGHT OF LIVING *NOT YET* SCALED.  
WE WANT TO *LIVE* FREE.  
OUR WAY. NO LIMITS.  
WITH THE WORLD *AT OUR* DOOR.

\*Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.\*





THE MOST  
DESIRABLE  
PROJECT  
OF NOIDA.

At Ivory County, prepare to immerse yourself in a world of unrivaled opulence and refinement. From meticulously crafted interiors to lavish amenities, every aspect of this extraordinary residential project has been designed to offer an unparalleled level of luxury. Indulge in a lifestyle that epitomizes grandeur and sophistication at Ivory County.

Embrace Unparalleled Luxury at Ivory County, where discerning residents are treated to an exclusive selection of luxurious apartments. Designed to perfection, these exceptional homes seamlessly blend timeless elegance with contemporary aesthetics.





A SYMPHONY OF GRACIOUS LIVING

A NEW EMOTION  
*DAWNS* IN NOIDA.  
A NEW TOMORROW.  
A *NEW* ERA.



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EXQUISITE  
DESIGNS  
FOR DISCERNING  
TASTES

Indulge in the unparalleled allure of Ivory County's extraordinary design. Exquisitely curated with a harmonious blend of soft hues, graceful contours, and exquisite craftsmanship, each residence and common area is a testament to refined opulence.

Ivory County's design transcends boundaries, embracing the gentle touch of natural light. Sunbeams dance effortlessly, cascading upon expansive spaces adorned with the finest selection of sumptuous materials.



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WANDER THROUGH GREEN HAVENS

A HEALTHY *LIFESTYLE* FINDS ITS NATURAL  
COURSE IN THE *CRADLE* OF OUR COMMUNITY,  
WHERE THE GREEN PATCHES *BECKON* YOU TO  
*UNWIND, MEDITATE,* AND EMBRACE THE *TRANQUILITY* OF  
MIND AND BODY.

Here, we understand that nature's embrace is not just a backdrop but  
a cornerstone of well-being and contentment.





## SPECIFICATIONS

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STRUCTURE	Earthquake Resistant RCC Framed Structure (with latest Seismic Code)	
FLOORING	Drawing/Dining/Kitchen	Vitrified Tiles
	All Bedrooms	Laminated Wooden Flooring
	Balconies	Designer Anti-Skid Tiles
	Toilets	Granite Stone
ELECTRICAL	Internal	Fire Resistant Copper wiring in concealed PVC conduits Modular Switches & Sockets in adequate numbers
	T.V. & Telephone points	In all rooms
	Exhaust Fan	In Kitchen & Toilet
	Split Air Conditioner	In all Bed rooms
	Provision for A/C	In Drawing room & Dining room
	Geysers	In Toilets
	Light Fixtures	In Drawing room & Bedrooms
	Fans	In Drawing room & Bedrooms
External	Adequate lighting in common areas, staircase, lobby, parkingspace, garden etc.	
WOODWORK	Wardrobe <i>(Laminated Particle Board)</i>	In all Bedrooms

## SPECIFICATIONS

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KITCHEN	Working Counter	Granite Counter with Stainless Steel Sink fitted with R.O.
	Woodwork	Modular Cabinets
	Wall Tile	Designer Ceramic Tiles upto 2 ft. above working counter
DOORS & WINDOWS	Internal	Designer flush doors in polish/duco paint fixed in hard wood
	External	UPVC Sliding doors & windows
WALL FINISH	External	Most Modern and Elegant Permanent Finish with High Quality Texture Paint
	Internal	All internal walls of the room & Drawing Dining will be painted using O.B.D.
RAILING	Balcony	Stainless Steel/ Glass Railing/ RCC/ Brick work/ Block work
	Staircase	Mild Steel
POP WORK	Internal	P.O.P. work of punning will be done in all the rooms including drawing & dining
SANITARY WORK	For Internal Piping	Corrosion free PPR/UPVC Pipes & Fittings All Taps and Fittings of reputed brands in C.P.
	Bath Fittings & Ware	Wash Basins, Wall mounted W/C of reputed brands in appropriate shades matching with ceramic tiles

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MASTER PLAN

INSPIRED BY THE *DESIRES* AND *ASPIRATIONS* OF  
 DISCERNING *INDIVIDUALS*, OUR MASTER PLAN  
 UNVEILS A HARMONIOUS FUSION OF  
 ARCHITECTURAL BRILLIANCE, *LUSH GREEN LANDSCAPES*,  
 AND AN *ARRAY OF THOUGHTFULLY CRAFTED AMENITIES*.

LEGEND :

- |                    |                             |   |                                   |
|--------------------|-----------------------------|---|-----------------------------------|
| 1 MAIN ENTRY       | 10 PARKING AREA             | 19 FISH POND AREA   | 26 LILY POND                      |
| 2 MAIN EXIT        | 11 SENIOR CITIZEN AREA      | 20 AMPHITHEATRE   | 27 WET PLAY AREA                  |
| 3 GUARD HOUSE      | 12 PATHWAY                  | 21 ENERGY BAR   | 28 ANIMAL PARK                    |
| 4 FEATURE COLUMNS  | 13 YOGA GARDEN & MEDITATION | 22 SPORT ACTIVITIES AREA<br>(CRICKET PITCHES, BASKETBALL COURT, PADDLE COURT, BADMINTON COURT, TENNIS COURT ETC.) | 29 SKATING RINK                   |
| 5 PRE-TEEN AREA    | 14 MUSIC AREA               | 23 PLAZA AT COMMERCIAL AREA   | 30 CLUB HOUSE (IVORY COUNTY)      |
| 6 TOT LOT AREA     | 15 MULTI PURPOSE COURT      | 24 TEMPLE   | 31 SUPER LUXURY CLUB (IVORY GOLD) |
| 7 FESTIVAL COURT   | 16 SEATING AREA             | 25 NURSERY HUB  | 32 SWIMMING POOL                  |
| 8 ARTIST CORNER    | 17 PERFORMANCE PLAZA        |   | 33 COMMERCIAL SPACE               |
| 9 SCULPTURE GARDEN | 18 FLOATING RESTAURANT      |   | 34 SCHOOL / CRECHE                |

Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.



IVORY COUNTY  
 MASTER PLAN





FLOOR PLANS

EVERY UNIT IS DESIGNED TO  
PROVIDE A *SEAMLESS FLOW* BETWEEN  
LIVING SPACES, EMBRACING AN  
*ABUNDANCE OF NATURAL LIGHT* AND  
INCORPORATING ELEGANT FINISHES.



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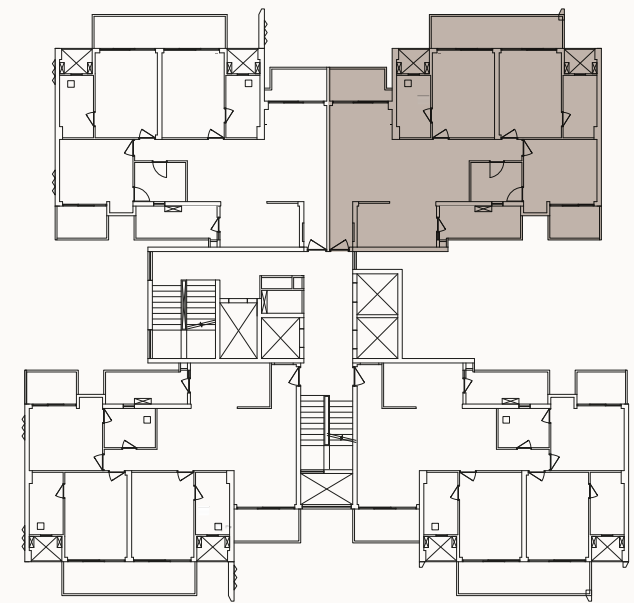
SUPER AREA = 2034 SQ. FT.

## PLAN A

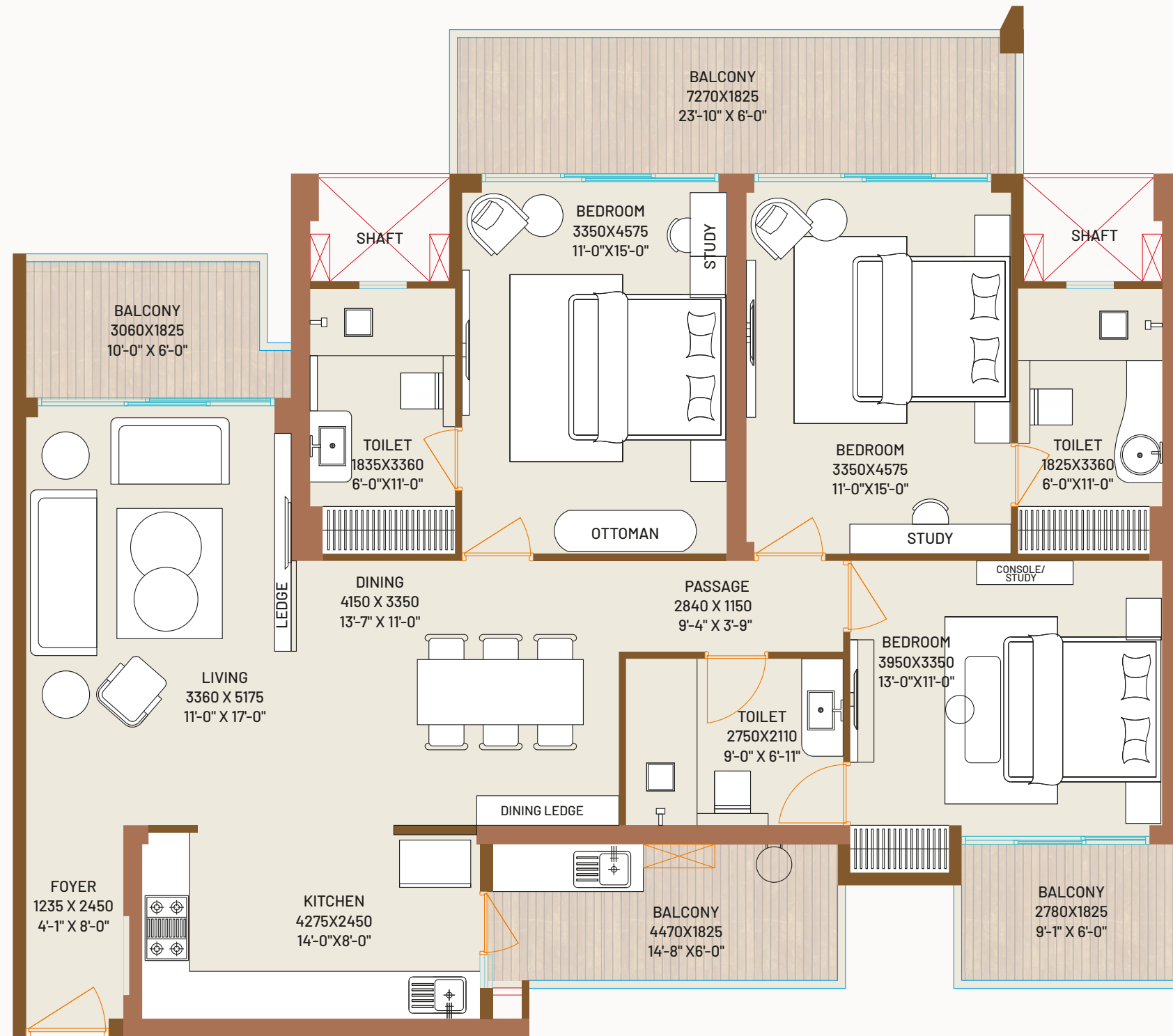
3 BHK + 3 TOILET + 4 BALCONY

TOWER: A1 TO A5

Built-Up Area : 1769 Sq. Ft. (164.38 Sq. Mt.)  
Carpet Area : 1255 Sq. Ft. (116.63 Sq. Mt.)  
Balcony Area : 358 Sq. Ft. (33.25 Sq. Mt.)



TYPICAL FLOOR PLAN



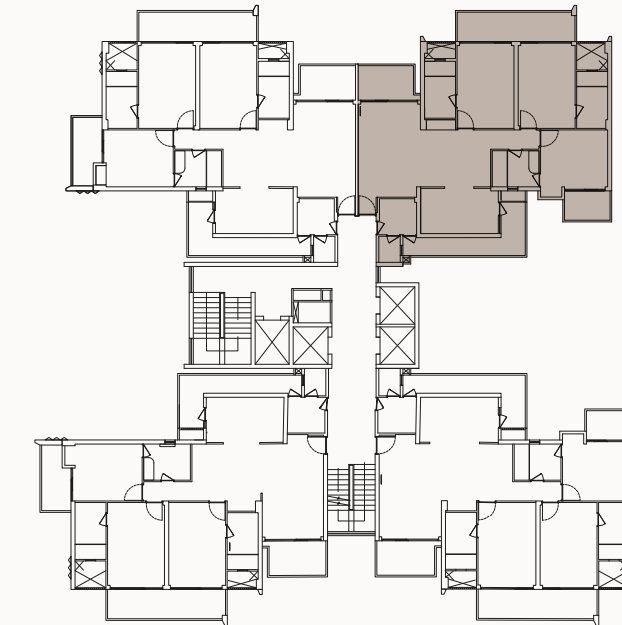
SUPER AREA = 2304 SQ. FT.

## PLAN B

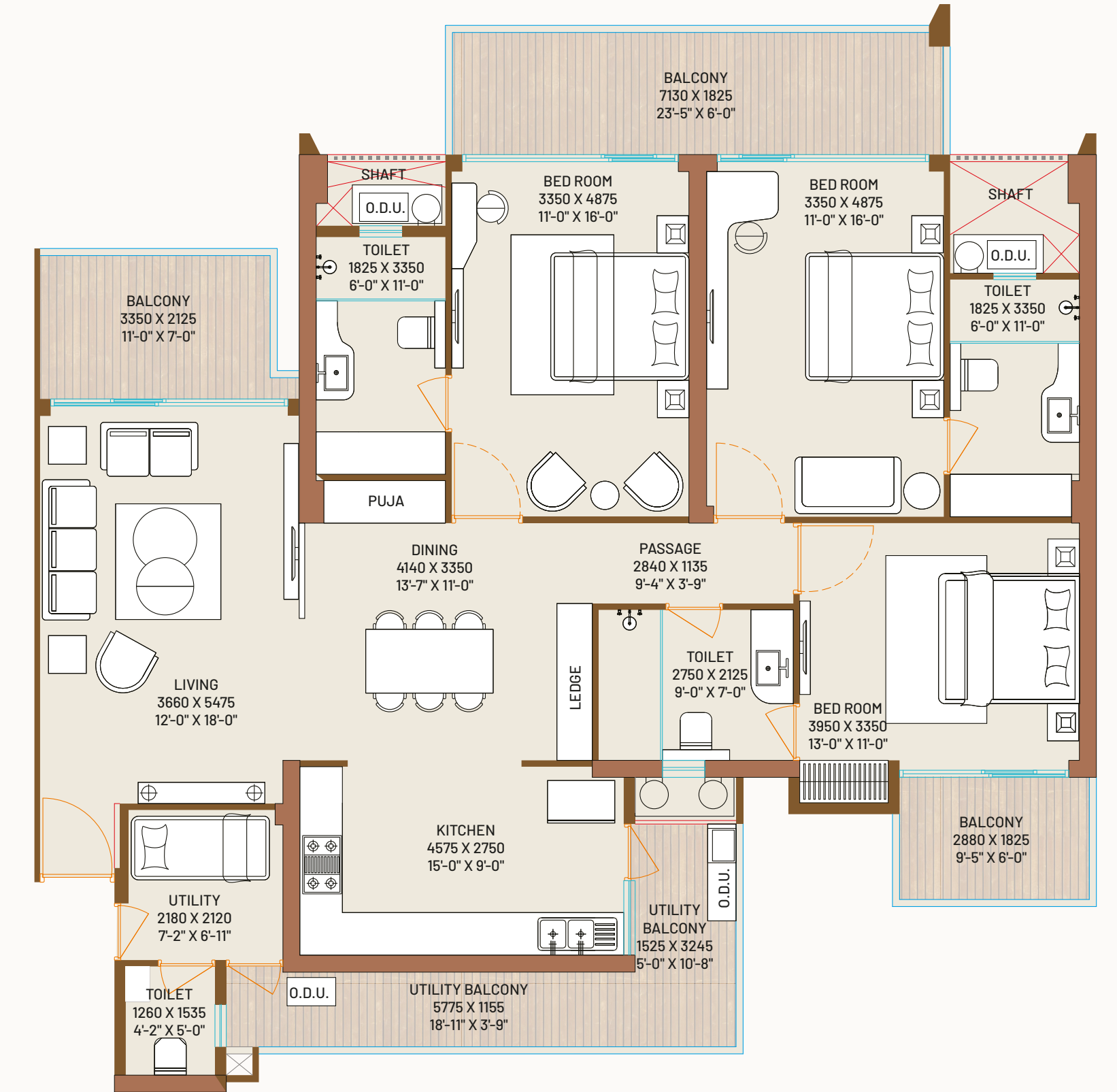
3 BHK + 3 TOILET + 4 BALCONY  
+ UTILITY ROOM WITH TOILET

TOWER: B1 TO B6

Built-up Area : 1969 Sq. Ft. (182.91 Sq. Mt.)  
Carpet Area : 1396 Sq. Ft. (129.73 Sq. Mt.)  
Balcony Area : 410 Sq. Ft. (38.09 Sq. Mt.)



TYPICAL FLOOR PLAN



Disclaimer: The unit plan and layout described above are for representational purposes and are specific to a single unit. The same should not be considered as a standard offering. The size, layout, and features may vary based on the unit, floor, and location. The unit plan and layout provided along with the Agreement to Sale will be the final version. It is important to note that all measurements, positioning, fixtures, fittings, and other data depicted are approximate and for illustrative purposes only, and they are not drawn to scale. The company does not take responsibility for any errors, omissions, misstatements, or the use of the information shown. Additionally, the company reserves the right to make changes in the plans, specifications, dimensions, and elevations without any prior notice.



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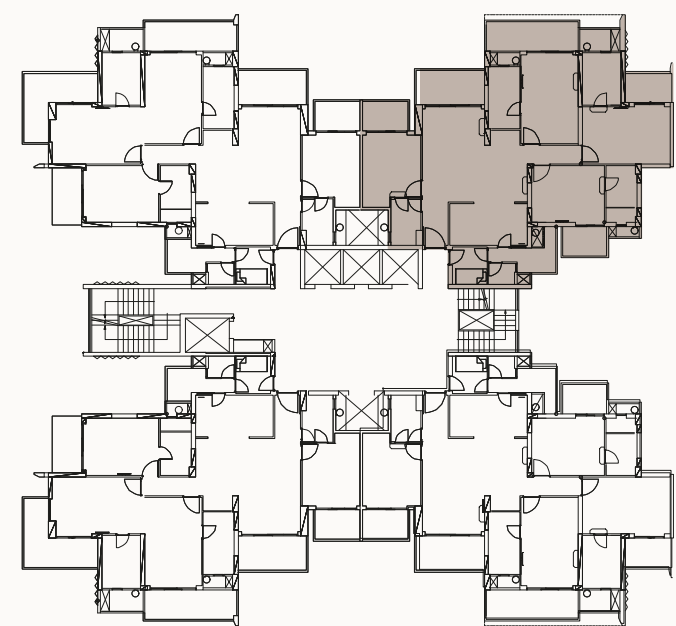
SUPER AREA = 2727 SQ. FT.

## PLAN C

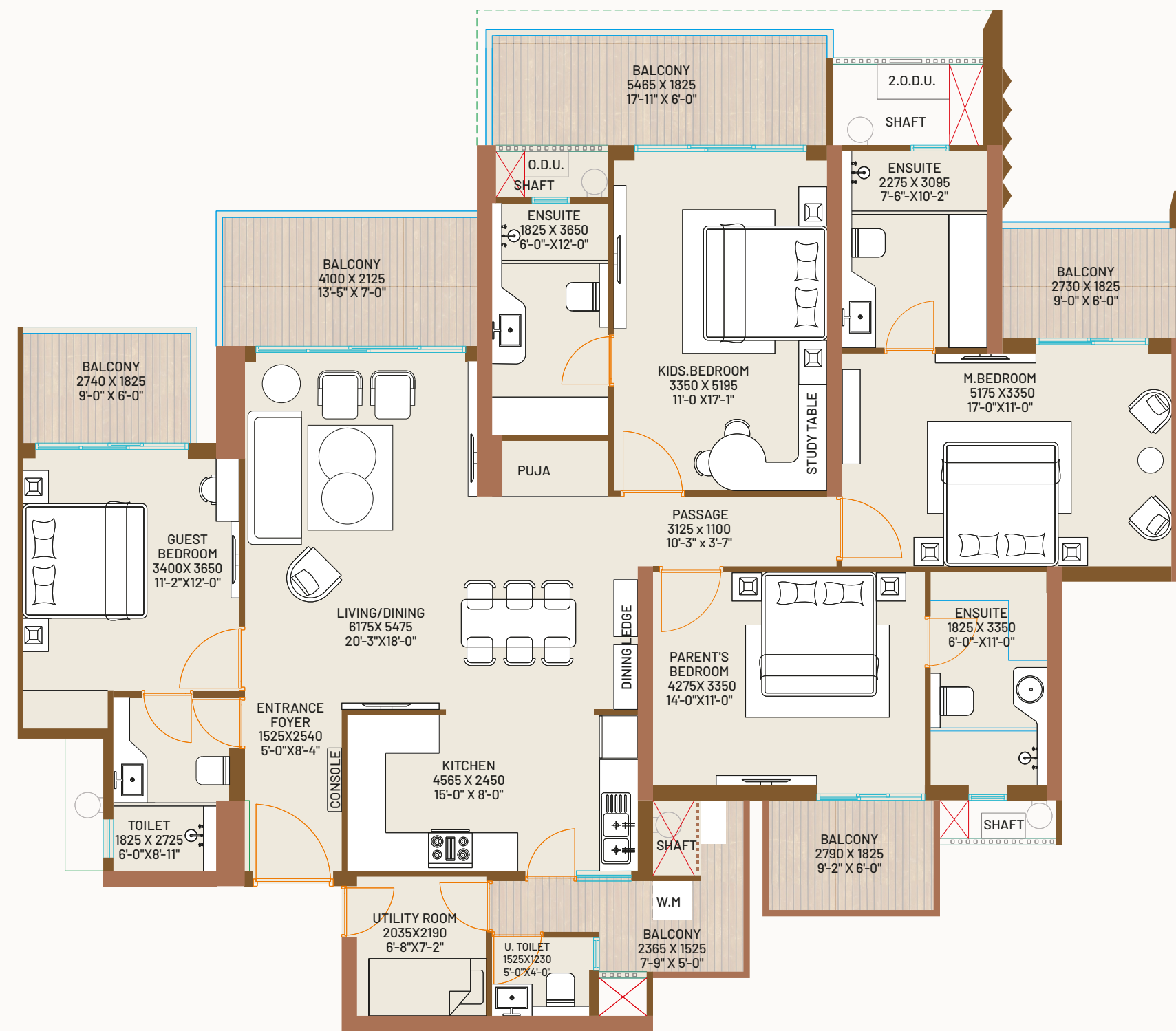
4 BHK + 4 TOILET + 6 BALCONY  
+ UTILITY ROOM WITH TOILET

TOWER: C1 TO C6

Built-Up Area : 2253 Sq. Ft. (209.36 Sq. Mt.)  
Carpet Area : 1636 Sq. Ft. (151.96 Sq. Mt.)  
Balcony Area : 418 Sq. Ft. (38.81 Sq. Mt.)



TYPICAL FLOOR PLAN



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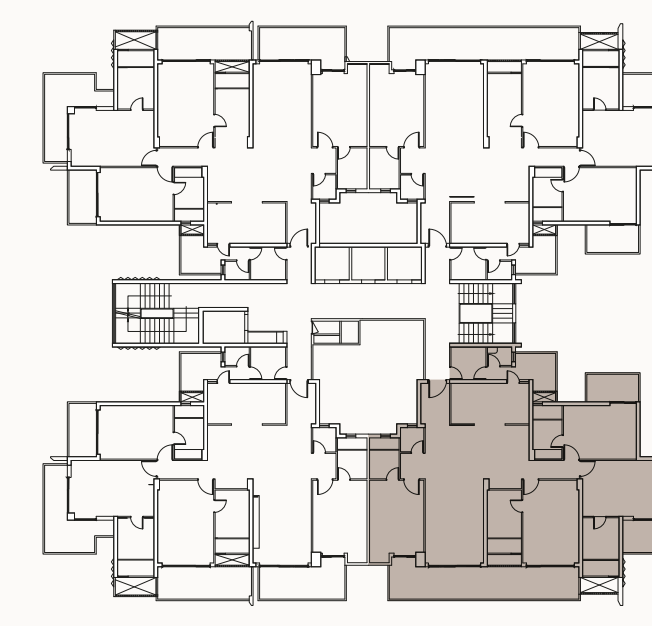
SUPER AREA = 3195 SQ. FT.

## PLAN D

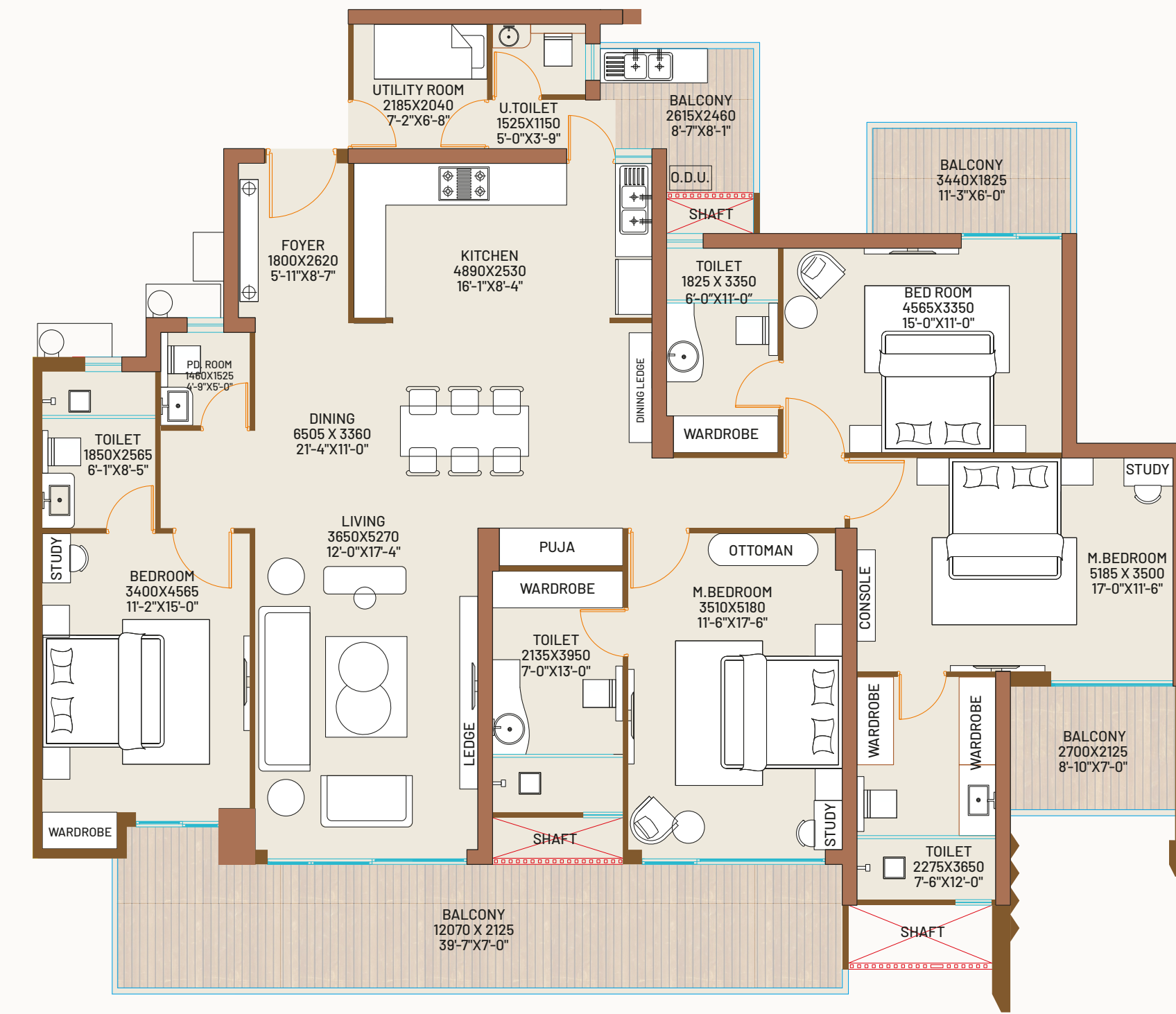
4 BHK + 4 TOILET + 4 BALCONY  
+ UTILITY ROOM WITH TOILET

TOWER: D1, D2

Built - Up Area : 2603 Sq. Ft. (241.86 Sq. Mt.)  
Carpet Area : 1950 Sq. Ft. (181.17 Sq. Mt.)  
Balcony Area : 486 Sq. Ft. (45.11 Sq. Mt.)



TYPICAL FLOOR PLAN



Disclaimer: The unit plan and layout described above are for representational purposes and are specific to a single unit. The same should not be considered as a standard offering. The size, layout, and features may vary based on the unit, floor, and location. The unit plan and layout provided along with the Agreement to Sale will be the final version. It is important to note that all measurements, positioning, fixtures, fittings, and other data depicted are approximate and for illustrative purposes only, and they are not drawn to scale. The company does not take responsibility for any errors, omissions, misstatements, or the use of the information shown. Additionally, the company reserves the right to make changes in the plans, specifications, dimensions, and elevations without any prior notice.





LOCATION

WITH EASY ACCESS TO *ESSENTIAL AMENITIES*, VIBRANT  
*ENTERTAINMENT HUBS*, AND SERENE GREEN SPACES,  
 THIS *EXCEPTIONAL LOCATION* OF SECTOR 115,  
 EFFORTLESSLY CATERS TO YOUR EVERY NEED.

17

MINUTES TO  
 FORTIS  
 HOSPITAL

15

MINUTES TO  
 CITY  
 CENTRE

19

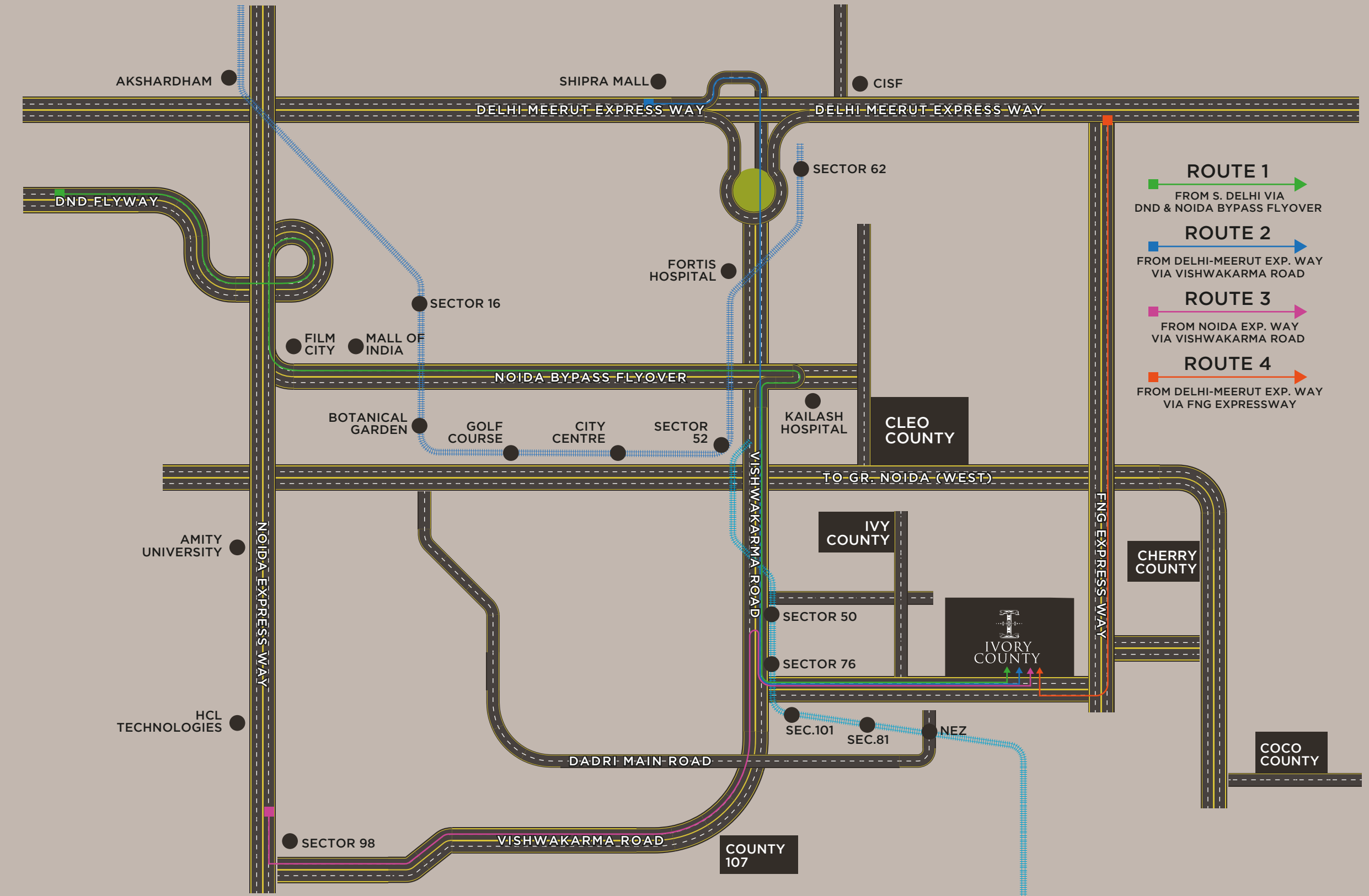
MINUTES TO  
 MALL  
 OF INDIA

15

MINUTES TO  
 AMITY  
 UNIVERSITY

21

MINUTES TO  
 AKSHARDHAM  
 TEMPLE



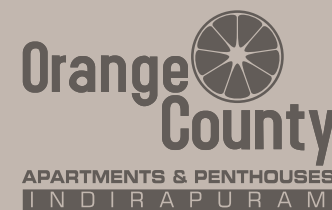
\*NOT TO SCALE: THIS MAP IS FOR REFERENCE PURPOSES ONLY.



# COUNTY<sup>®</sup> GROUP

IT'S ALL ABOUT U

## OUR PROJECTS, OUR PRIDE



WE PRIORITIZE  
OUR  
CUSTOMERS  
ABOVE  
ALL ELSE

County Group, a distinguished real estate developer and renowned builder in Delhi/NCR, has consistently made its mark in the industry. Our portfolio comprises remarkable residential apartments and commercial complexes that have become iconic landmarks in their respective locations. Renowned as one of the top builders in Noida, we have been established by the promoters of noteworthy housing projects in Delhi/NCR. Our vision is to set new benchmarks in the industry while ensuring the utmost value for our customers.





IT'S ALL ABOUT U

Conceptualized,  
Developed and Managed by:  
THEMECOUNTRY PRIVATE LIMITED

Regd. address:  
A-39, First Floor, Block- A, Sector-63, Noida  
Gautam Buddha Nagar, UP-201301

Site address:  
Plot No. GH-01, Sector 115, Noida  
Gautam Buddha Nagar, UP-201301

W: [www.countygroup.in](http://www.countygroup.in)

Member of:  
**CREDAI**



UP RERA Reg. Number

Phase-1 : UP RERA PRJ256314

Phase-2 : UP RERA PRJ115902

Phase-3 : UP RERA PRJ507062

[www.up-rera.in](http://www.up-rera.in)

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Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft. **Super Area:** Super Area is (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. **Built up Area:** Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. **Carpet Area:** Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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