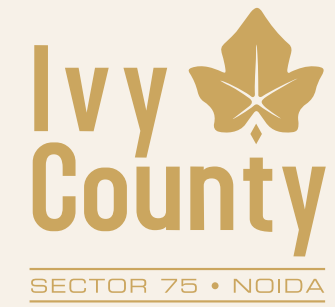




SECTOR 75 • NOIDA



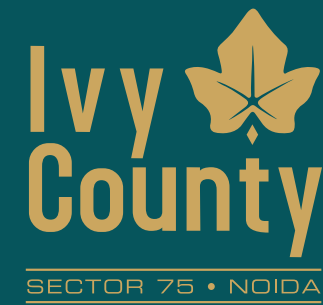
## IVY LEAGUE OF APARTMENT LIVING

INTRODUCING AN IVY LEAGUE OF APARTMENT LIVING FOR THOSE WHO EXPECT  
JUST A LITTLE ABOVE THE BEST.

COUNTY GROUP'S, **IVY COUNTY** IS AN OUT OF THE BOX OFFERING, CREATED  
BY THE TEAM OF REAL ESTATE VISIONARIES, BOASTING MORE THAN 30 YEARS OF  
STATE-OF-THE-ART ARCHITECTURE AND DEVELOPMENT LEGACY.







## THE IVY LEAGUE OF ECO-FRIENDLINESS

INSPIRED BY THE CLIMBING EVER GREEN PLANT OF IVY, WE ARE COMMITTED TO OFFER A COUNTY PROJECT THAT WILL BE LANDMARKED AS IVY LEAGUE IN ECO-FRIENDLINESS WITH AMPLE AMOUNT OF OPEN AREA ON OFFERING, THE PROJECT WILL NOT ONLY BOAST OF INTERNATIONAL STANDARDS OF LANDSCAPING BUT ALSO NEVER BEFORE SEEN LIGHT SCAPING IN ADDITION.

5 TOWERS  
27 FLOORS  
546 RESIDENCES





## LEGENDS

- 1 ENTRY
- 2 KIDS PLAY AREA
- 3 PLACE OF WORSHIP

- 4 COMMERCIAL
- 5 AMPHITHEATRE
- 6 CENTRAL GREEN

- 7 BASEMENT ENTRY
- 8 OUTDOOR SPORTS
- 9 CLUB

### TYPE - A

- 4 BED ROOMS
- DRAWING / DINING
- KITCHEN
- 4 TOILETS
- 4 BALCONIES
- UTILITY WITH TOILET

SUPER AREA  
2511 SQ. FT.  
BUILT-UP AREA  
2091 SQ. FT. (194.29 SQ. MT.)  
CARPET AREA  
1534 SQ. FT. (143.47 SQ. MT.)  
BALCONY AREA  
370 SQ. FT. (34.42 SQ. MT.)

### TYPE - B

- 3 BED ROOMS
- DRAWING / DINING
- KITCHEN
- 3 TOILETS
- 4 BALCONIES
- UTILITY WITH TOILET

SUPER AREA  
2124 SQ. FT.  
BUILT-UP AREA  
1779 SQ. FT. (165.31 SQ. MT.)  
CARPET AREA  
1264 SQ. FT. (117.44 SQ. MT.)  
BALCONY AREA  
361 SQ. FT. (33.49 SQ. MT.)

### TYPE - C

- 3 BED ROOMS
- DRAWING / DINING
- KITCHEN
- 2 TOILETS
- 3 BALCONIES

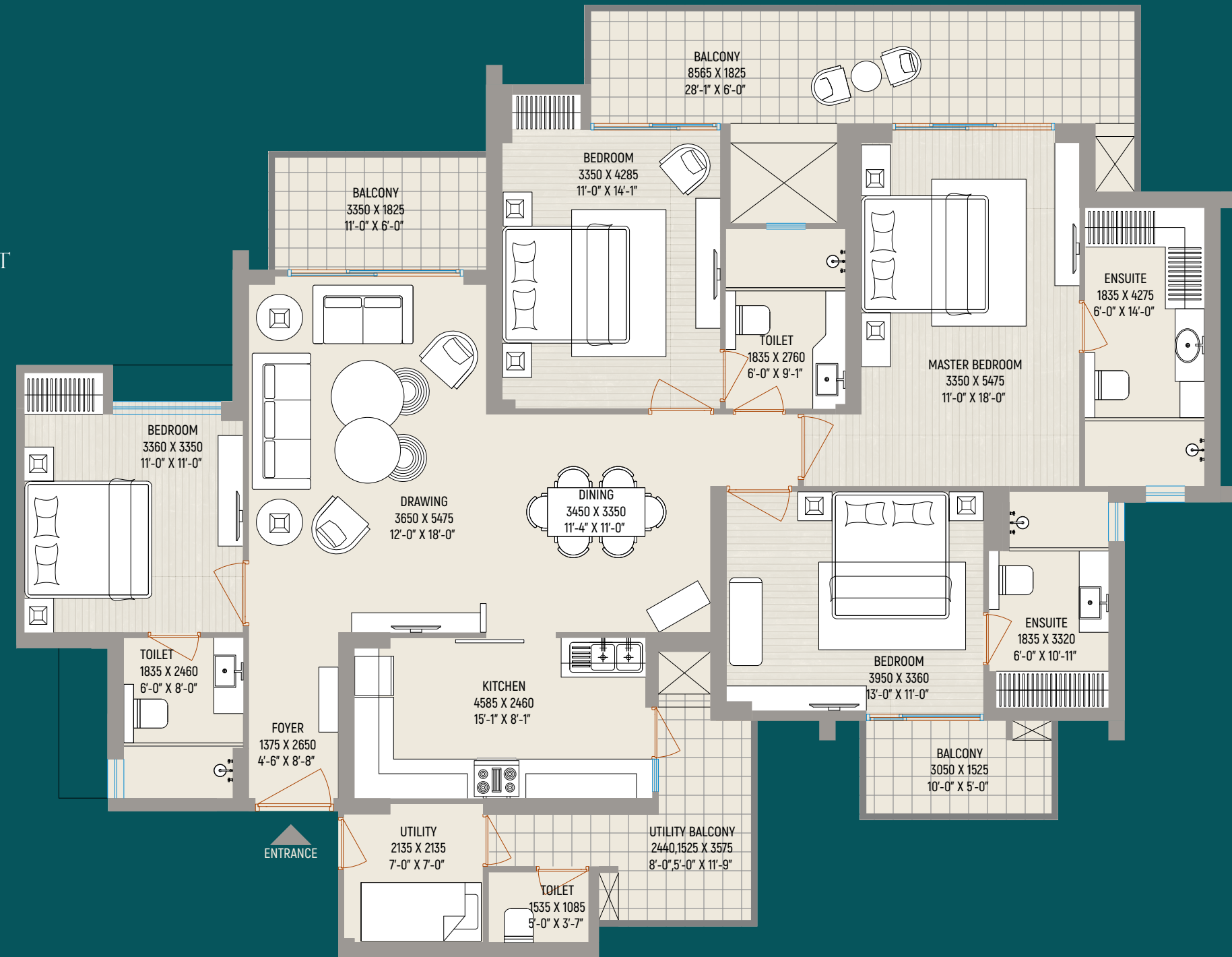
SUPER AREA  
1656 SQ. FT.  
BUILT-UP AREA  
1334 SQ. FT. (123.93 SQ. MT.)  
CARPET AREA  
1010 SQ. FT. (93.80 SQ. MT.)  
BALCONY AREA  
213 SQ. FT. (19.80 SQ. MT.)

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. • Super Area: (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(PLine) 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. • 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. The above shown plan is of typical unit and is used for reference or indicative purpose only. However balconies and other areas may vary as per the actual construction or as per individual unit/floor plan.



# TYPE A

- 4 BED ROOMS
- DRAWING / DINING
- KITCHEN
- 4 TOILETS
- 4 BALCONIES
- UTILITY ROOM WITH TOILET



**SUPER AREA**  
2511 SQ. FT.

**BUILT-UP AREA**  
2091 SQ. FT. (194.29 SQ. MT.)

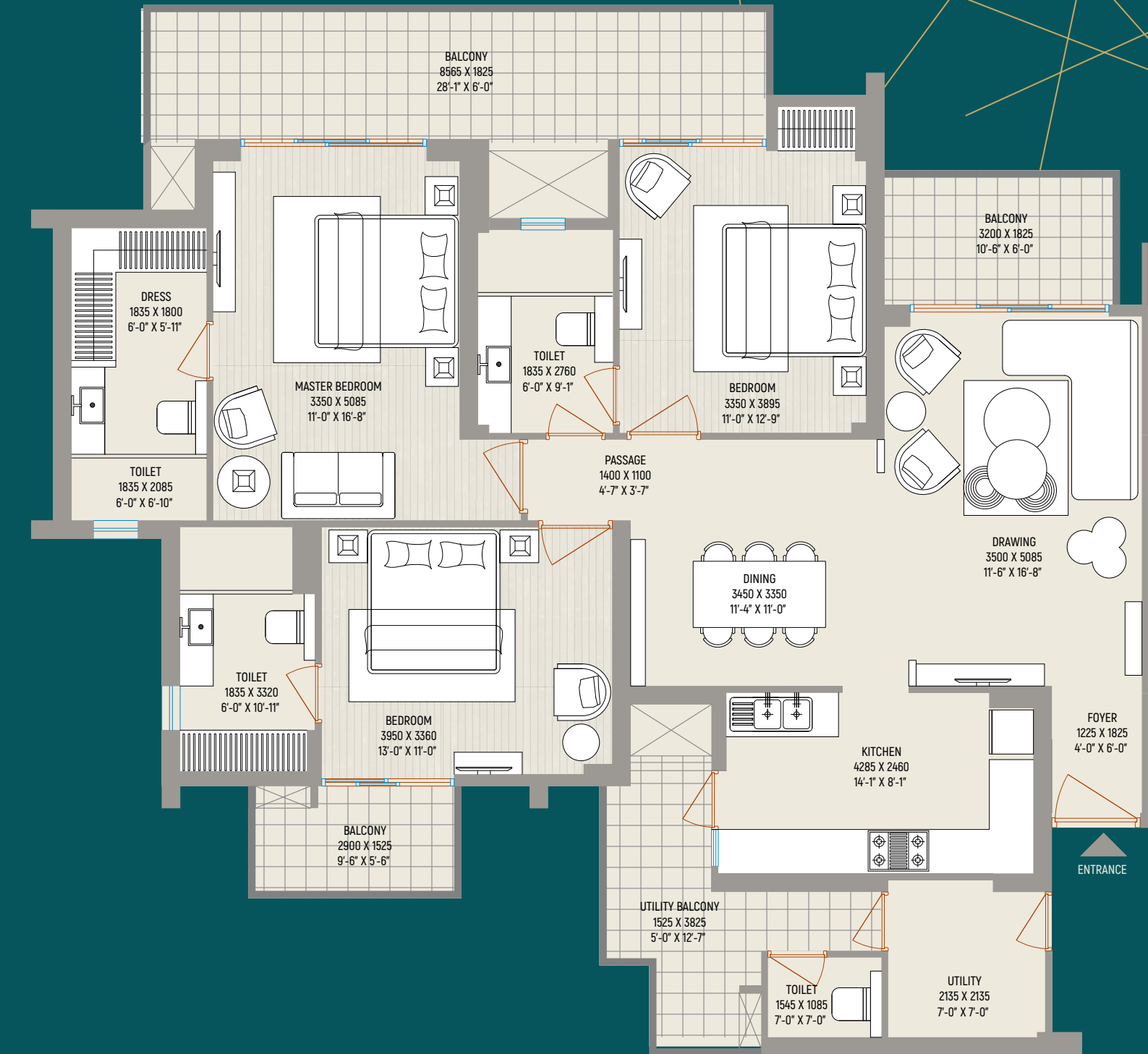
**CARPET AREA**  
1534 SQ. FT. (143.47 SQ. MT.)

**BALCONY AREA**  
370 SQ. FT. (34.42 SQ. MT.)

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# TYPE B

- 3 BED ROOMS
- DRAWING / DINING
- KITCHEN
- 3 TOILETS
- 4 BALCONIES
- UTILITY ROOM WITH TOILET



**SUPER AREA**  
2124 SQ. FT.

**BUILT-UP AREA**  
1779 SQ. FT. (165.31 SQ. MT.)

**CARPET AREA**  
1264 SQ. FT. (117.44 SQ. MT.)

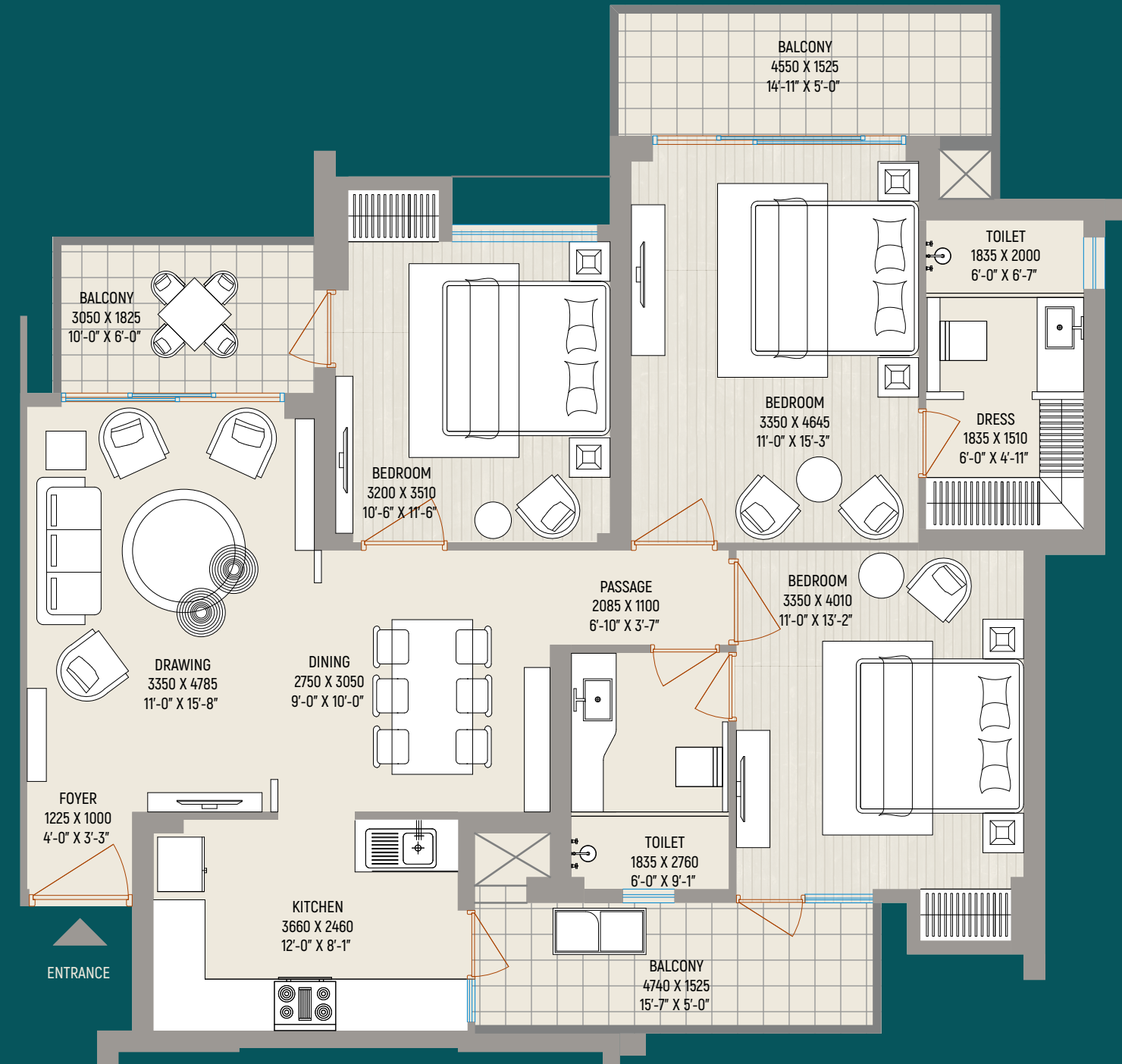
**BALCONY AREA**  
361 SQ. FT. (33.49 SQ. MT.)

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# TYPE C

- 3 BED ROOMS
- DRAWING / DINING
- KITCHEN
- 2 TOILETS
- 3 BALCONIES



## SUPER AREA

1656 SQ. FT.

## BUILT-UP AREA

1334 SQ. FT. (123.93 SQ. MT. )

## CARPET AREA

1010 SQ. FT. (93.80 SQ. MT. )

## BALCONY AREA

213 SQ. FT. (19.80 SQ. MT. )

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# CLUB IVY

## EXCLUSIVE AMENITIES FOR AFFLUENT CLASS

- INDOOR SWIMMING POOL • FITNESS CENTER WITH SPA, GYM, STEAM, JACUZZI
- YOGA AND AEROBICS HALL • BASKET BALL COURT • BANQUET HALL
- RESTAURANT & TERRACE GARDEN • COFFEE LOUNGE
- TABLE TENNIS, CRICKET NET PRACTICE, LAWN TENNIS • CARDS ROOM, READING ROOM
- SNOOKER & BILLIARD ROOM



Artistic image for illustrative purposes only

# SPECIFICATIONS

## FLOORING

DRAWING	:	VITRIFIED TILES
DINING	:	VITRIFIED TILES
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
SWITCHES	:	MODULAR SWITCHES & SOCKETS IN ADEQUATE NUMBERS
EXTERNAL	:	ADEQUATE LIGHTING IN COMMON AREAS, STAIRCASE, LOBBY, PARKING SPACE, GARDEN ETC.

## ACS & GEYSERS

ACS	:	SPLIT AIR CONDITIONER IN ALL BED ROOMS PROVISION FOR A/C IN DRAWING ROOM
GEYSERS	:	IN TOILETS

## DOORS & WINDOWS

INTERNAL	:	DESIGNER FLUSH DOORS IN POLISH/DUGO PAINT FIXED IN HARDWOOD
EXTERNAL	:	UPVC SLIDING DOORS & WINDOWS

## WALL FINISH

EXTERNAL FINISH	:	MOST MODERN AND ELEGANT PERMANENT FINISH WITH HIGH QUALITY TEXTURE PAINT
INTERNAL FINISH	:	ALL INTERNAL WALLS OF THE ROOM & DRAWING DINING WILL BE PAINTED USING O.B.D.

## RAILING

BALCONY	:	STAINLESS STEEL /RCC/ BRICKWORK/ BLOCKWORK
STAIRCASE	:	MILD STEEL

## ELECTRICAL FITTINGS

EXHAUST FAN	:	IN KITCHEN & TOILETS
LIGHT FIXTURES	:	IN DRAWING ROOM & BEDROOMS
FANS	:	IN DRAWING ROOM & BEDROOMS
TV POINTS	:	IN ALL ROOMS
TEL. POINTS	:	IN ALL ROOMS

## WOOD WORK

WARDROBE	:	IN ALL BED ROOMS (LAMINATED PARTICLE BOARD)
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## KITCHEN

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

## P. O. P. WORK

INTERNAL	:	P.O.P. WORK OF PUNNING WILL BE DONE IN ALL THE ROOMS INCLUDING DRAWING & DINING
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## SANITARY WORK

INTERNAL PIPING	:	CORROSION FREE PPR/ UPVC PIPES & FITTINGS
BATH FITTINGS & SANITARY WARE	:	ALL TAPS AND FITTINGS OF REPUTED BRANDS IN C.P. WASH BASINS, WALL MOUNTED W/C OF REPUTED BRANDS IN APPROPRIATE SHADES MATCHING WITH CERAMIC TILES

## STRUCTURE

STRUCTURE	:	EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE (WITH LATEST SEISMIC CODE)
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# PROMOTERS LEGACY

## COMPLETED PROJECTS



APARTMENTS & PENTHOUSES  
INDRAPURAM

TOTAL PLOT AREA : 40331 SQ. MTR.  
TOTAL APARTMENTS : 896  
STATUS OF PROJECT : COMPLETED & HANDED OVER IN 2010



2/3/4 BHK APARTMENTS  
G.NOIDA (WEST)

TOTAL PLOT AREA : 48000 SQ. MTR.  
TOTAL APARTMENTS : 1774  
STATUS OF PROJECT : COMPLETED & HANDED OVER IN 2016



DESIGNER APARTMENTS  
VASUNDHARA

TOTAL PLOT AREA : 51470 SQ. MTR.  
TOTAL APARTMENTS : 868  
STATUS OF PROJECT : COMPLETED & HANDED OVER IN 2012



LUXURY APARTMENTS  
SECTOR - 121 • NOIDA

TOTAL PLOT AREA : 99820 SQ. MTR.  
TOTAL APARTMENTS : 2638  
STATUS OF PROJECT : PHASE 1: COMPLETED & HANDED OVER IN 2018.  
PHASE 2: COMPLETED & HANDED OVER IN 2019.  
PHASE 3: COMPLETION IN NEXT 2 YEARS.

# PROMOTERS LEGACY

## ONGOING PROJECTS



TOTAL PLOT AREA  
20000 SQ. MTR.

TOTAL APARTMENTS  
230

TOTAL SALEABLE AREA  
11.30 LACS SQ. FT.

STATUS OF PROJECT  
COMPLETION DEC 2023



3 BHK RESIDENCES  
G.NOIDA - WEST

TOTAL PLOT AREA  
18380 SQ. MTR.

TOTAL APARTMENTS  
838

TOTAL SALEABLE AREA  
9.73 LACS SQ. FT.

STATUS OF PROJECT  
COMPLETION 2025





**PERFECT MEGASTRUCTURE PRIVATE LIMITED.**

**SITE OFFICE**

GH-15, Eco City, Sector-75, Noida  
Gautam Buddha Nagar, Uttar Pradesh-201307

**CORP. OFFICE**

A-39, Sector-63, First Floor  
Noida-201301



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www.up-rera.in

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