

## 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, Basketball Court

## Facilities

- Separate Kids Play Area
- Provision of Gas Pipeline in Kitchens
- Intercom facility & high speed internet accessibility
- 100% Power Backup
- Hi-speed Elevators
- Convenient Shopping Area for daily needs
- AC Banquet Party Hall
- Coffee Shop
- Medical Facility

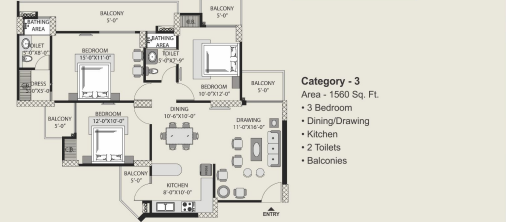
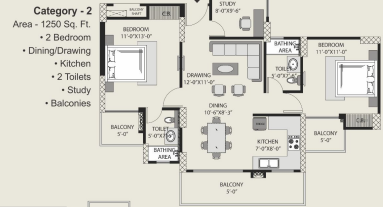
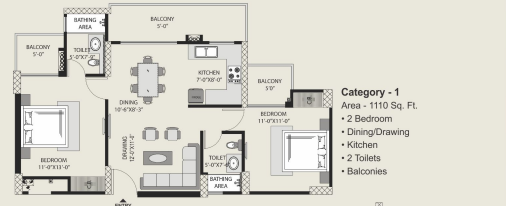
## Eco-friendly

- 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

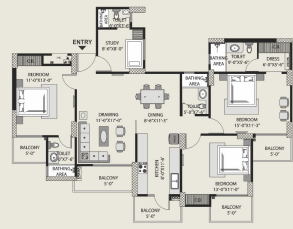
## Location

- 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



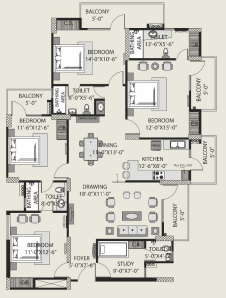
## Category - 4

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



## Category - 6

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



## 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
17. ROCK GARDEN
18. PLUMERIA GARDEN



## SITE LAYOUT



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. 1 sq. mtr=10.764 sq. ft.

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EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE DESIGNED BY HIGHLY EXPERIENCED STRUCTURE ENGINEERS AND APPROVED BY ITI OR EQUIVALENT AUTHORITIES

structure

VITRIFIED TILES 2'X2' 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.B.s.

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-DINING, KITCHEN AND ALL BEDROOMS. INTERCOM FACILITY FOR SECURITY.

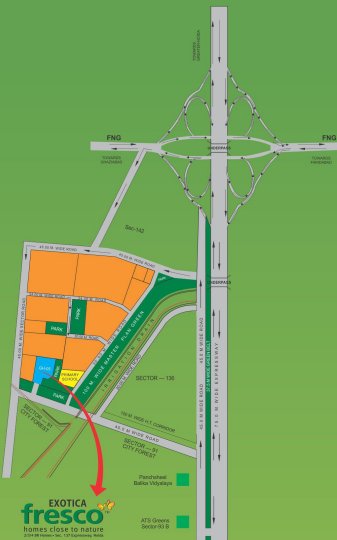
fixtures & fittings

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



**Exotica Housing Pvt. Ltd.**  
Head Office: 228, Basement, Jagriti Enclave, Delhi-110 092  
Corp. Office - H-63, Sector-63, Noida, U.P. 201301  
Site Office - Plot No. GH-05A, Sector - 137, Noida, U.P.



**EXOTICA**  
creating space for life

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

All specifications, design, layout, conditions and other particulars & names of houses can be changed at the discretion of Exotica Housing Pvt. Ltd. without any legal liability.



live next to nature

Exotica Housing Pvt. Ltd. presents **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**  
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 has added 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 Fresco**.

into the arms of nature  
and modernity