



**AMBIENCE**



**Sector - 50, Noida**

Internationally the two greatest stores of wealth today are contemporary art and luxury apartments, according to a report from Bloomberg.

3 & 4 BHK luxurious apartments.

## SALIENT FEATURES

Located amongst the Fully Developed Infrastructure & Inhabited Sectors free from Bottlenecks.

Easy access from Noida Expressway and multiple roads from all corners in Noida.

At a walking distance from the Noida City Centre Metro Station.

In the Vicinity of Noida Golf Course and Fully Developed Parks.

Corner plot with good frontage on two roads.

Air-conditioned condominiums

Delivery of Apartment to be in ready to 'move and live-in' state.

Fully furnished kitchen fitted with High end Home appliances.

Imported/International Standard bathroom fittings and fixtures.

Carefully selected neighbourhood

Hassle free post possession experience

3-tier international standard security with CCTV and Audio/Video at the Main Door

Fully Furnished Club with Contemporary Sport Facilities, Swimming Pool, Gymnasium and party/meeting rooms.

Extensive landscape with international standard designs and features

Stamp of Quality of Ambience





Ambienc Tiverton actual sample flat image

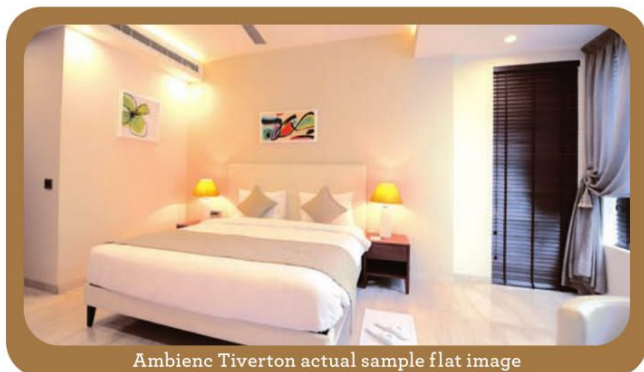
# SPECIFICATIONS



Ambienc Tiverton actual sample flat image

## LIVING/DINING ROOM, LOBBY & PASSAGE

- ▶ POP punning with plastic emulsion (velvet touch) paint or texture finish on walls
- ▶ Flooring done with Italian/Spanish/Turkish marble of Dyna/Perlato Sicilia/Botticino/ Cerma Marfil or equivalent quality with designer patterns



Ambienc Tiverton actual sample flat image

## STANDARD APARTMENT FEATURES

- ▶ Staircase and common entrance lobby and visitors lounge in Imported marble and quality granite
- ▶ 2 passengers elevators & one service lift of Mitsubishi/Hitachi/Schindler/OTIS or equivalent make per apartment block
- ▶ Internal doors/window frames and shutters shall be of Hardwood/Flushed.
- ▶ External doors/window frames and shutters shall be of coated aluminium/UPVC.
- ▶ Elegantly designed entrance door.
- ▶ Two staircase in every tower.

## BEDROOMS

- ▶ POP punning with plastic emulsion (Velvet touch) paint or texture finish on walls
- ▶ Flooring done with Imported marble
- ▶ Designer wardrobes, cupboards, almirahs
- ▶ Fitting on doors/windows/almirahs shall be of high quality Indian/imported make

Cont...

# SPECIFICATIONS



## BALCONIES

- ▶ Imported/Indian marble/Granite
- ▶ External walls in texture paint in stone finish

## SECURITY AND TECHNOLOGY

- ▶ Gated Complex with controlled / regulated access
- ▶ 3 tier international standard security
- ▶ CCTV and audio/video at the main door

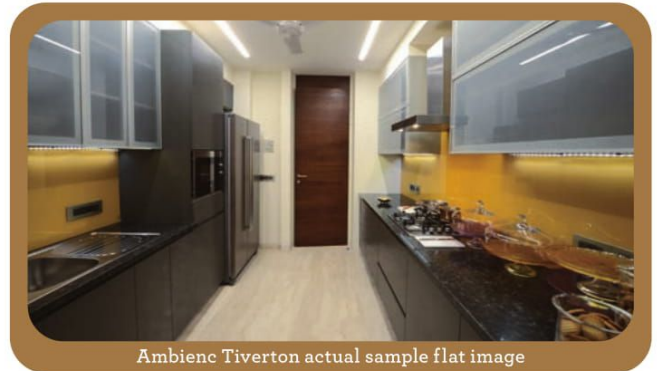


## BATHROOMS AND POWDER ROOM

- ▶ Single lever C.P. Fittings Grohe/Hans Grohe/Jaquar or equivalent
- ▶ Shower with toughened glass on patch fitting or cubical bathtub as per design/scheme/space.
- ▶ Chinaware, imported/high class wall hung W.C. and washbasin in matching/contrast shades/colours as per design/scheme.
- ▶ Includes Exhaust Fan/Mirror/Towel Rack/Rod & Ring accessories
- ▶ Geysers of Venus heavy duty or equivalent make in all attached bathrooms
- ▶ Walls with blend of high quality granite/tiles/Italian marble and texture paint upto ceiling

## KITCHEN

- ▶ Designer modular kitchen
- ▶ Fitted with high end Cooking range, Microwave oven, Refrigerator and R.O. System, Garbage Crusher, Washing machine with dryer etc.
- ▶ Chimney with exhaust fan
- ▶ Geysers of Venus heavy duty or equivalent make in kitchen
- ▶ Designer/modular woodworks & fittings
- ▶ Floor/counter/walls shall feature combination of high quality granite/tiles/Imported marble
- ▶ Double bowl stainless steel sink with drain board
- ▶ Single lever hot & cold water
- ▶ Provision for piped gas supply



## STRUCTURAL & OTHER SPECIFICATIONS

- ▶ R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by code, ensuring better safety
- ▶ State of the art elevation and façade
- ▶ External walls in texture paint and stone finish

## EXTERNAL FEATURES

- ▶ Rich soft and hard landscaping
- ▶ Plantation in common area with proper street light
- ▶ Water fountains/features

## ENVIRONMENTAL FEATURES

- ▶ State-of-the-art waste water recycling plant
- ▶ Rain water harvesting
- ▶ Planned scientific garbage treatment & solid waste disposal
- ▶ Modern energy efficient property design

Cont...

# SPECIFICATIONS

## DOMESTIC FACILITIES

- ▶ Air conditioned apartment
- ▶ Electric load of 15/20 KVA for each apartment
- ▶ 100% power backup/load, not exceeding 10 KVA per apartment
- ▶ Wireless internet facilities for all units
- ▶ Hydraulically pressurized water system
- ▶ Fire protection system/Sprinklers, Heat and Smoke detectors
- ▶ 24 hours treated water supply
- ▶ Modular range Switches/Sockets/MCBs
- ▶ Fans one in each bedroom, lobby, kitchen and two fans in drawing/dining
- ▶ Ceiling wall light fixtures in the apartment as per design

## RECREATIONAL FACILITIES AT PRIVATELY OWNED CLUB

- ▶ Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms
- ▶ Health club facility with equipped unisex gym
- ▶ Sports facility with tennis courts, swimming pool with body splash
- ▶ Lounge, Billiard room, cards room, multi purpose hall, function lounge with bar and multi cuisine restaurant
- ▶ Party/Meeting rooms & aerobics/yoga centre



Ambienc Tiverton actual sample flat image

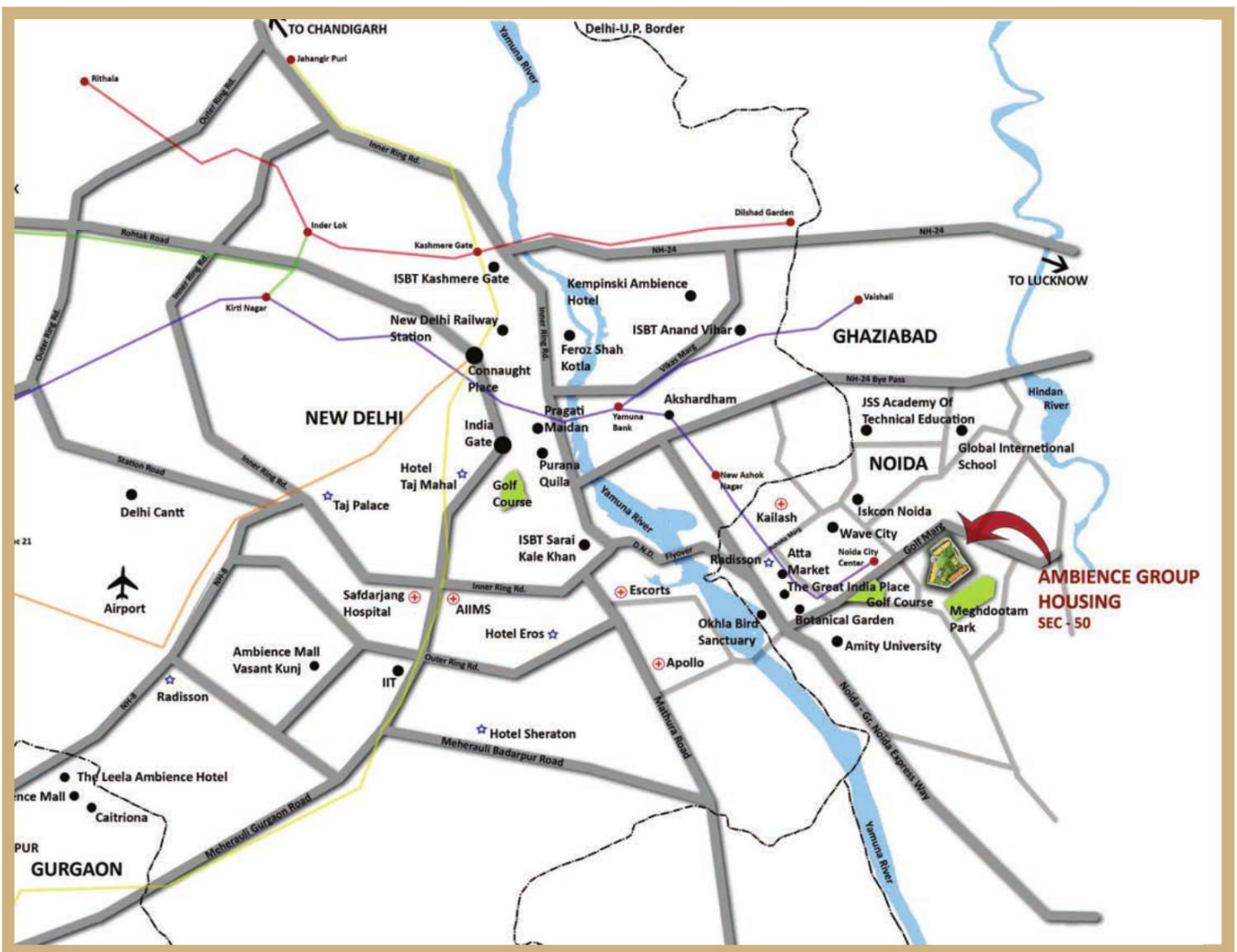
# LANDSCAPE PLAN



## Legends

- |                                      |                           |                        |
|--------------------------------------|---------------------------|------------------------|
| 1. Arrival Court                     | 12. Multifunctional Court | 23. Children play Zone |
| 2. Drop Off                          | 13. Deck                  | 24. TT and Chess Court |
| 3. Parking                           | 14. Swimming Pool         | 25. Sitting Pavilion   |
| 4. Ramp to Basement                  | 15. Kids Pool             | 26. Water Features     |
| 5. Ramp from Basement                | 16. Jacuzzi               | 27. HSD Tank           |
| 6. Indoor activity - Pool & Football | 17. Outdoor fitness       | 28. Community Sitting  |
| 7. Convenio Shop (as/Arch.)          | 18. Lawn                  | 29. Cricket Pitch      |
| 8. Club Entry                        | 19. Party Lawn            | 30. Jogging Track      |
| 9. Sculpture Court                   | 20. Pool side cabana      | 31. Meditation Area    |
| 10. Walkway nodes                    | 21. Skating Rink          |                        |
| 11. Cafe and serving Deck            | 22. Central Plaza         |                        |

# LOCATION MAP





# AWARD'S/ APPRECIATION ACHIEVED



Developer of The Year - Luxury  
Real Estate



Brand Excellence Award  
Real Estate



Residential Property of The Year  
Real Estate



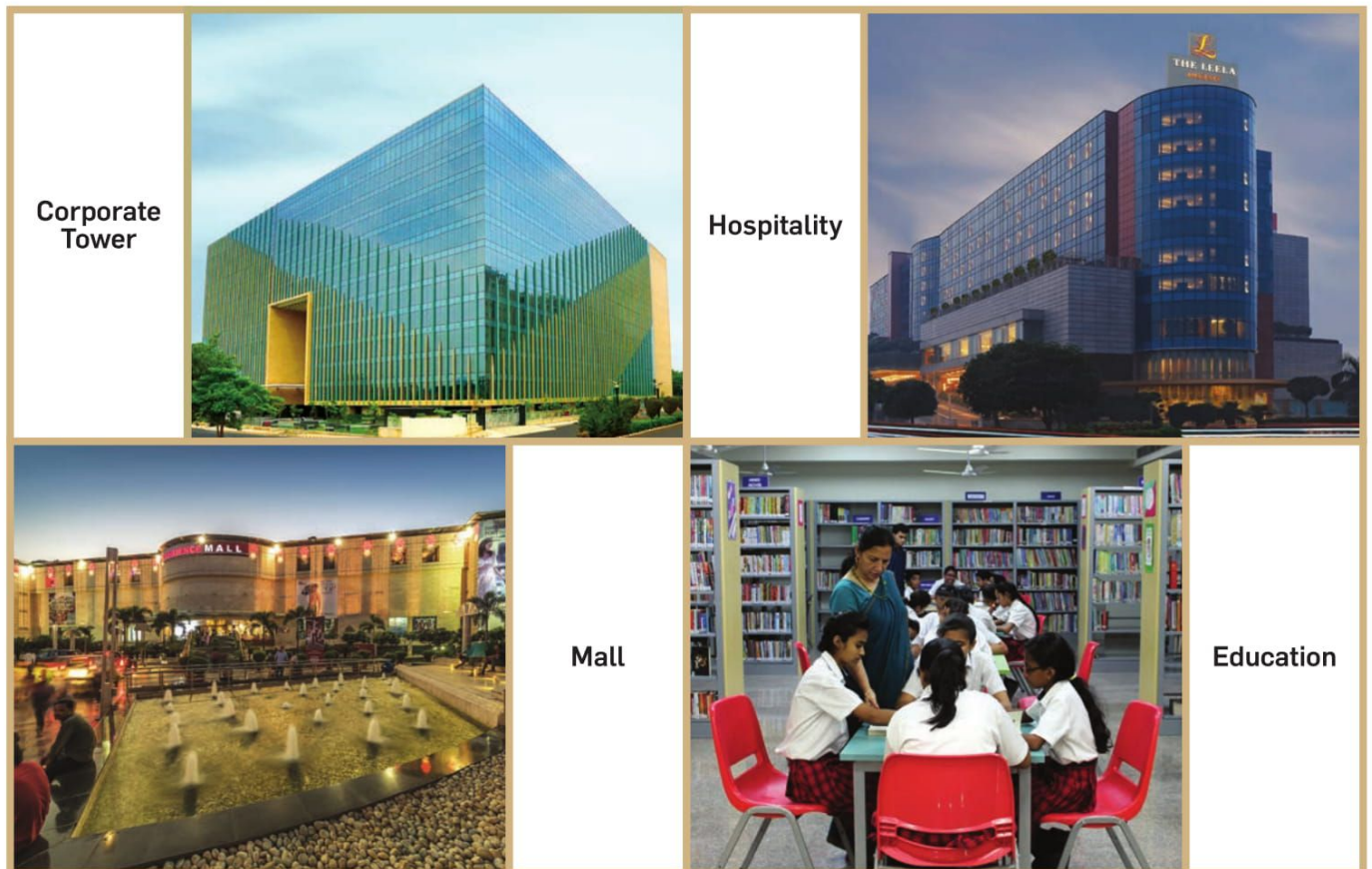
Residential Property of The Year  
Real Estate



National Health Awards  
Real Estate

AND MANY MORE...

# OUR LEGACY



**Real Estate:** Ambience Golf Greens – NH-8, Gurgaon | Ambience Lagoon Residential Apartments – Gurgaon | Ambience Corporate Tower – Vasant Kunj, New Delhi | Ambience Corporate Tower - I – NH-8, Gurgaon | Ambience Corporate Tower - II – NH-8, Gurgaon | Ambience Corporate Towers – Shalimar Bagh, Delhi | Ambience Creacions Premium Residences – Gurgaon | Ambience Tiverton Premium Residences – Noida

**Malls:** Ambience Mall – Gurgaon | Ambience Mall – Vasant Kunj, New Delhi | Ambience Mall – Rohini, Delhi

**Hospitality:** The Leela Ambience Hotel – NH-8, Gurgaon | Ambience Leela Deluxe Hotel & Convention Centre – Delhi

**Education:** Ambience Public School – Safdarjung Enclave, New Delhi | Ambience First Steps – Hauz Khas, New Delhi

### Our Other Prestigious Projects



### Our Banking Partners



#### Disclaimer:

Ambience Tiverton project with configuration of 3 / 4 BHK and Penthouses is being constructed in Residential Plotted Colony (UP RERA Number UPRERAPRJ4249 - Registered by AMBIENCE PRIVATE LIMITED) admeasuring about 14,187.80 Sq.mtr. and the building plans approved vide Memo No. रूख्या नोएडा/मु०वा०नि०/2016/III-186/914 dated 30.06.16 and is situated in Plot No. F - 33, Sector 50, Noida, District Gautam Budh Nagar, State Uttar Pradesh. The rendering shown in this advertisement is to give an idea of manner of utilisation of the constructed space and is not a legally enforceable offering. Travel time given is subjective, estimated and based on completion of work. The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the company / nominated agency and are likely to become functional subject to the occupancy of the entire project under license. This advertisement is not a legal offering and does not form a part of any agreement or legal binding on the part of the company. The price mentioned is subject to change without notice. \*T&C Apply, Pricing is indicative in nature. Loan arrangement from leading banks is subject to eligibility. 1 acre = 4840 square yards or 4046.873 square meters. 1 square meter = 10.76 square feet.

CIN: U51503DL1986PTCo23886.