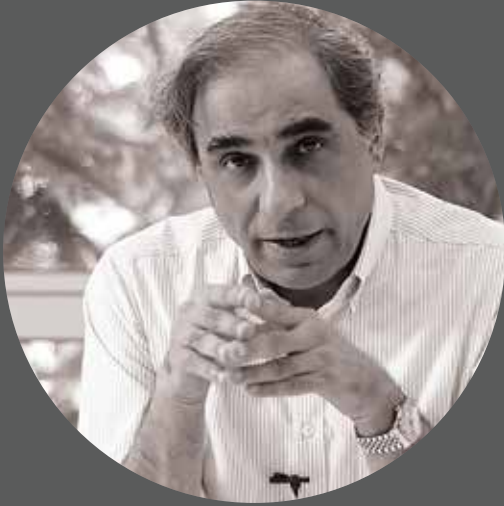




**THE BROOK**  
ecstasy flowing forever

Flow  
towards a  
flourishing  
life





Conceptualized by none other than Architect Hafeez Contractor whose designs are inspiring and timeless

*“In design, everything has to have a purpose. Best design is the one that is aesthetically functional”*  
Architect Hafeez Contractor

### Special Features:

- Close to IT Hub, Education Hub, Commercial Area, Mall Mile and Speciality Hospitals
- Connected through 130 m wide road providing easy highway connectivity

### Distinguished Features:



Identifying locations of the future, your home is closer to the malls, educational institutes, healthcare, and IT parks



The project is in the vicinity of Aqua line extension and Sector 12 is proposed 600 m away



An envious 3-side open corner plot in Sector 12 which is facing 130 m road with a 24 m service road to ensure an additional layer of security



Offering sophisticated amenities, serene surroundings with exciting nearby attractions like the luxury club Paper Boat



44 km away from Indira Gandhi International Airport, New Delhi and 63 km away from Noida International Airport (Jewar Airport)



Easy access to facilities like wide roads, gas networks, electricity, water supply & sewerage

### Loans Available:



Disclaimer : The purchaser at his/her discretion and cost may avail housing loan from bank/financial institutions. The company shall under no circumstances be held responsible for non- sanction of the loan to the purchaser for what's ever reason. The payment of installments to the company shall not be linked to the housing loan availed/ to be availed by the purchaser

## Specifications of The Unit



### Living and dining area

- Finished walls & ceiling with OBD in pleasing shades
- Vitrified tiles flooring (600 mm x 600 mm)
- Provision for DTH connection / ONT (optical fibre)



### Bedrooms

- Wooden textured tiles (600 mm x 600 mm) flooring in the master bedroom
- Vitrified tiles flooring (600 mm x 600 mm) in other bedrooms
- Finished walls & ceiling with OBD in pleasing shades



### Kitchen

- Granite working top with stainless steel sink
- Designer ceramic tiles upto 600 mm above working counter
- Finished walls & ceiling with OBD in pleasing shades



### Toilets

- Ceramic tiles (300 mm x 450 mm) on walls up to door level
- Anti-skid ceramic tiles (300 mm x 300 mm) flooring
- White sanitary ware with WC, CP fittings and mirror in all the toilets



### Doors & Windows

- Aluminium powder coated external doors (2450 mm) and windows or UPVC
- Seasoned hardwood frames (Height: 2450 mm) for all internal frames and laminated door shutter



### Structure

- Earthquake resistant RCC structure in Aluminium Framework
- 3100 mm floor to floor height

## Value Proposition:



Most renowned developer



3 side open



Unbeatable amenities



Unique location



Upmarket yet affordable



Luxury Club: Paper Boat



World renowned professionals



Peaceful appeal



- Spa
- Billiards room
- Work spaces for residence
- Gaming zone for kids and elders
- Terrace party area with buffet counters



**Type 2A (2BHK + 2T + 3B) ; 1115 Sqft**

Carpet Area*	:	53.85 sqm
Unit External Walls	:	5.10 sqm
Exclusive Balcony	:	19.01 sqm
<b>Unit Built-up Area</b>	:	<b>1,166 sqft</b>
Common Area**	:	16.58 sqm
Parking Area***	:	13.75 sqm
<b>Sale-able Area</b>	:	<b>1,115 sqft</b>



**Type 3B (3BHK + 2T + 3B) ; 1200 Sqft**

Carpet Area*	:	59.89 sqm
Unit External Walls	:	5.84 sqm
Exclusive Balcony	:	17.80 sqm
<b>Unit Built-up Area</b>	:	<b>1,246 sqft</b>
Common Area**	:	18.44 sqm
Parking Area***	:	13.75 sqm
<b>Sale-able Area</b>	:	<b>1,200 sqft</b>

\*"Carpet Area" shall mean net usable floor area of the unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area appurtenant to the unit for exclusive use of the applicant(s) and exclusive open terrace area appurtenant to the unit for exclusive use of the applicant(s), but includes the area covered by the internal partition walls of the unit.



E.S.S

6

3

6

TOWER D

TOWER E

TOWER F

PHASE II  
FUTURE EXPANSION

5

1

2

5

3

23

22

21

8

16

20

18

19

17

24

24

TOWER C

TOWER B

TOWER A

24

24

4

3





**THE BROOK**  
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LEGENDS

1. ENTRY
2. EXIT
3. DRIVEWAY
4. PARKING
5. ENTRANCE WATER FEATURE
6. TOWER DROP OFF
7. PATHWAY UP TO PODIUM
8. JOGGING TRACK
9. SWIMMING POOL
10. POOL DECK
11. CELEBRATION LAWN
12. TRANQUIL PAVILION
13. YOUTH PLAZA
14. KID'S BUTTERFLY GARDEN
15. KID'S PLAY AREA
16. MOUND
17. HERB GARDEN
18. OUTDOOR GYM
19. CONTEMPLATION PAVILION
20. YOGA MEDITATION LAWN
21. CENTRAL LAWN
22. AMPHITHEATRE
23. MULTIPURPOSE COURT
24. PRIVATE LAWN
25. PAPER BOAT

- 1115 SQ. FT.
- 1200 SQ. FT.
- 1240 SQ. FT.
- 1315 SQ. FT.
- 1535 SQ. FT.
- 2000 SQ. FT.



**Type 3A (3BHK + 2T + 4B) ; 1240 Sqft**

Carpet Area*	:	59.94 sqm
Unit External Walls	:	5.28 sqm
Exclusive Balcony	:	22.28 sqm
<b>Unit Built-up Area</b>	:	<b>1,289 sqft</b>
Common Area**	:	18.46 sqm
Parking Area***	:	13.75 sqm
<b>Sale-able Area</b>	:	<b>1,240 sqft</b>



**Type 4A (4BHK + 3T + 4B) ; 2000 Sqft**

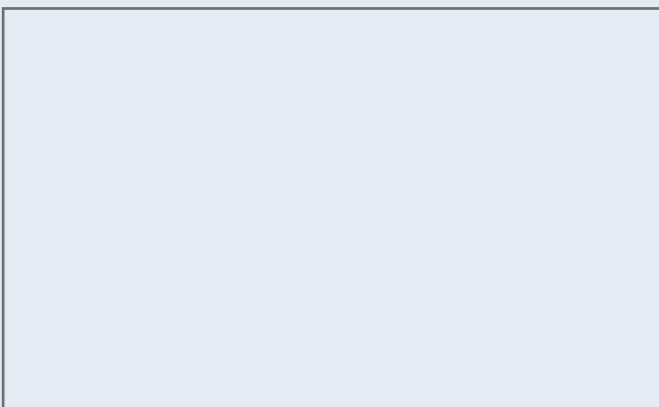
Carpet Area*	:	98.82 sqm
Unit External Walls	:	7.72 sqm
Exclusive Balcony	:	33.50 sqm
<b>Unit Built-up Area</b>	:	<b>2,029 sqft</b>
Common Area**	:	30.43 sqm
Parking Area***	:	18.00 sqm
<b>Sale-able Area</b>	:	<b>2,000 sqft</b>

\*\*\*"Common Area" is proportionate common area (AS PER Annex-D of Form A (Section 3(l) of UP Appt.Act) \*\*\*Exclusive "Parking Area" provided is 12 sq.m. (approx) for Type-2A, 3A, 3B and 3D; 18sq.m. (approx) for Type-4A. # "First Floor & Top Floor" units may have additional chargeable lawn and terrace area respectively. 19th Floor of respective units will vary in size due to provision of a refuge floor.

# Site Map



\*Map not to scale



The Brook Phase 1 | RERA number: UPRERAPRJ228846

Sales cum Site Office: GH-03C, Sector 12, Greater Noida (West), U.P. 201308  
 Corporate Office: A-6 Ground Floor, Yojana Vihar, Delhi 110092

All information displayed is merely for educational and informational purposes and does not constitute professional advice. You are recommended to meet a company representative for verification of facts and figures.

 Google Photos



Google Photos

 Google Maps



Site location

 YouTube



Show flat (1535 sq.ft.)