

An address
of happiness

Ophira
2 & 3 BHK APARTMENTS
SECTOR-1, GREATER NOIDA (WEST)



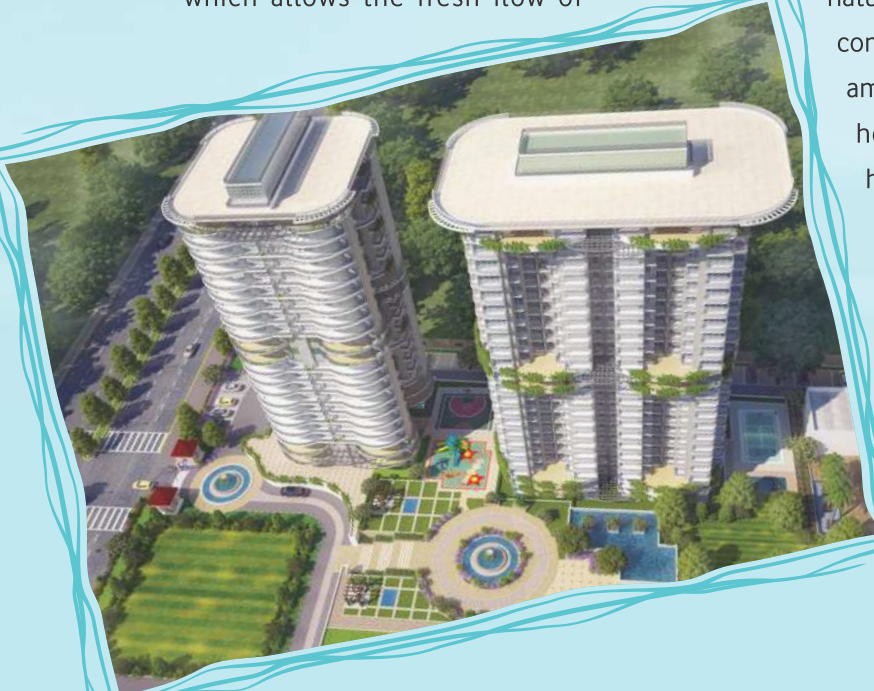


Ophira

2 & 3 BHK APARTMENTS
SECTOR-1, GREATER NOIDA (WEST)

See all around you a world of infinite possibilities. The lovely green is a blessing of the Nature. A fresh, pollution free environment that is the ideal location to have a beautiful, spacious and comfortable home that is far from the bustle of city life. Designed and build by Mangalya Group, these grandiose apartments are what luxury and lifestyle are made of. Dream child of renowned architect and mirror reflection of true nature of living a life that you deserve. The apartments are laced with innovative design, stylish interiors, extraordinary conveniences and the best of specifications, to provide comfort and luxury. The balconies are so elegant that you can enjoy the scenic view of lush green gardens. Mangalya OPHIRA at Greater Noida (West), a world-class project with all the modern amenities like health and yoga centre, parks, shopping plaza. Surrounded with lush green and peaceful environment this project offers an unmatched lifestyle providing comfort, convenience and luxury, to unwind you to your calm and relaxed self to. A large variety of unmatched living options, which include 2 & 3 BHK apartments that are designed impeccably and with most aesthetic sense to offer best in quality living. The rooms here are very spacious, airy and open, which allows the fresh flow of

natural air and sunlight. The components that comprise the whole project are its world class amenities to truly relax and rejuvenate after a hectic day, includes 80% open area, club house, swimming pool, well equipped gym, kids play area, ample parking space, modern lifts with intercom facility, earthquake resistant RCC framed structure, 100% water and power supply, fire protection system etc., to fulfilling all your desires of living a luxurious lifestyle.



3 BHK

1455 sq.ft
(135.17 sq. mtr.)



1	Master Bedroom	15'-0" x 11'-0"
2	Master Dress	5'-6" x 5'-6"
3	Master Toilet	5'-6" x 7'-6"
4	Bedroom	11'-4" x 11'-0"
5	Bedroom	13'-0" x 11'-0"
6	Toilet	7'-6" x 5'-6"
7	Dining Room	9'-6" x 10'-6"
8	Kitchen	8'-0" x 10'-0"
9	Living Room	10'-6" x 17'-0"
10	Balcony	40'-0" x 5'-0"
11	Balcony	8'-6" x 5'-0"
12	Balcony	7'-1" x 5'-0"

2 BHK

1250 sq.ft

with Study

(116.12 sq. mtr.)



1	Master Bedroom	11'-0" x 14'-0"
2	Master Toilet	5'-6" x 7'-6"
3	Bedroom	13'-6" x 11'-0"
4	Study Room	9'-0" x 7'-5"
5	Toilet	5'-6" x 7'-5"
6	Kitchen	8'-10" x 7'-3"
7	Living Room	11'-0" x 18'-0"
8	Balcony	14'-8" x 4'-11"
9	Balcony	6'-9" x 4'-11"
10	Balcony	5'-9" x 4'-11"
11	Balcony	5'-10" x 4'-11"

2 BHK

1025 sq.ft

(95.22 sq. mtr.)



1	Master Bedroom	11'-0" x 13'-0"
2	Master Toilet	5'-6" x 7'-6"
3	Bedroom	10'-0" x 12'-6"
4	Toilet	5'-6" x 7'-6"
5	Kitchen	7'-10" x 6'-3"
6	Living Room	11'-0" x 16'-0"
7	Balcony	13'-5" x 4'-11"
8	Balcony	5'-1" x 4'-11"
9	Balcony	4'-9" x 4'-11"
10	Balcony	5'-3" x 4'-11"
11	Entry	

LEGENDS

- 1 Main Entry
- 2 Guard House
- 3 Exit
- 4 Driveway
- 5 Parking
- 6 Ramp
- 7 Entrance Steps
- 8 Entrance Plaza
- 9 Yoga/Meditation Area
- 10 Children Play
- 11 Reflecting Pool
- 12 Basket Ball Court
- 13 Badminton Court
- 14 Interaction Area
- 15 Club & Changing Room
- 16 Swimming Pool
- 17 Toddlers Pool
- 18 Wooden Deck
- 19 Pergola
- 20 Central Green
- 21 Jogging Track
- 22 Nodes
- 23 Colour Garden
- 24 Feature Wall with Benches
- 25 Floating Pavillion
- 26 Sit Out
- 27 Commercial Block
- 28 Gazebo
- 29 Flower Bed
- 30 Green Area



1025 sq.ft.
1250 sq.ft.
1455 sq.ft.

Future Expansion

Well Connected

- Upcoming 2-Bridges over Hindon River
- Metro Route from City Centre to KP-5

Salient Features

- 80% Open area with Landscaping Parks.
- 24 hours Power Backup for essential services
- 24 hours Drinking water in each apartment.
- Exclusive Club house.
- High Speed Lift in each block.
- Huge and spacious balconies
- Latest Fire safety norms.
- Ample Covered parking space.
- Beautifully designed landscaped areas.
- Flower garden and zen garden.
- Tennis and basket ball court.
- Swimming pool and kids splash pool.
- Sit out for senior citizens.
- Joggers track and Meditation hut.
- Water Efficient and Rain Water Harvesting.
- 24 hours security with CCTV surveillance.



Technical Specifications



DRAWING / DINING

FLOORS - Vitrified Tiles
DOOR - Flush door with mortise lock

MASTER BEDROOM

FLOORS - Wooden Flooring
DOOR - Flush door with mortise lock
WINDOWS - Aluminium Powder coated UPVC or equivalent
INTERNAL WALL FINISH - Pleasant Color OBD with POP cornice

BEDROOMS

FLOORS - Vitrified Tiles
DOOR - Flush doors
WINDOWS - Aluminium Powder coated UPVC or equivalent
INTERNAL WALL FINISH - Pleasant Color OBD with POP cornice

KITCHEN

Semi Modular Kitchen
FLOOR - Antiskid Ceramic Tiles
DOOR - FLUSH door with mortise latch
FIXTURES & FITTINGS - Granite top with stainless steel sink
WALLS - Designer ceramic tiles with border up to 2 ft. above counte



TOILETS

FLOORS - Anti skid ceramics tiles
DOOR - Flush door with mortise latch
FIXTURES & FITTINGS - Superior & branded chinaware and CP fittings.
GRANITE COUNTER - in attached Toilet of Master Bedroom
WALLS - Designer ceramics tiles upto 7'-0"
INTERNAL WALL FINISH - Oil bound Distemper

LOBBY

WALL FINISH - Texture Paint
FLOOR - Kota Stone

ELECTRICAL

Efficient, high quality insulated copper wires
Designer modular switches

EXTERIOR FINISH

Texture Paint

SECURITY SYSTEMS

Intercom Facility(from flat to Security Room),
High Selective CCTV(in common areas)





LOCATION ADVANTAGES

- 5 Km from Crossings Republik, NH-24
- 4 Km from Noida, Sec-71
- 5 Km from Noida, Sec-121
- 7 Km from Noida City Center Metro Station
- 5 Km from Sai Mandir
- 7.5 Km from Indirapuram, Ghaziabad

Disclaimer : Visual representations shown in this brochure are purely conceptual. All building plans, specifications, floor plans and elevations etc. are tentative and subject to variation and modification of the competent authority sanctioning plans.

Member of
CREDAI

Mangalya Buildtech Pvt. Ltd.

Corporate Office

H-97, Sri Sai House, Sector 63, Noida, U.P.

Site Office

Plot No. 16F, Sector-1, Greater Noida (West)

Telephone : 0120-4229777

Web : www.mangalyagroup.in

Toll free : 1800-30102244

