



# EMERALD VILLAS

AN ADDRESS THAT SPEAKS OF PRESTIGE



# Welcome to Emerald Villas

Situated in the thriving locale of Greater Noida (West), Emerald Villas puts you at the centre of excitement and convenience. Enjoy seamless connectivity via the 130 meter Noida-Greater Noida Link Road and furthermore with the convenience of a 25 Ft & 22 Ft. wide internal road for ease of accessibility within the residency. Discover the epitome of comfort and elegance in our 4 BHK premium residences, offering a seamless blend of opulence and convenience for a truly effortless lifestyle.





## About Developer

We are proud to be recognized among the leading property developers in Delhi NCR. Driven by a passion to serve, our young, energetic, and dedicated team of professionals brings years of experience and deep industry exposure to the table. We go the extra mile to deliver excellence — whether it's Flats, Apartments, Villas, Residential Plots, Industrial Plots, or Commercial Spaces like Offices, Shops, and Plots. We proudly offer our development services across prime locations such as:

- Noida
- Greater Noida
- Noida Extension
- Yamuna Expressway
- Noida Expressway
- Ghaziabad
- Faridabad
- Gurgaon
- Sonipat

## Our Strength

- Dynamic Team: Young minds with professional expertise.
- Client-Centric Approach: Your satisfaction is our top priority.
- Updated Market Knowledge: In sync with the latest developments in Delhi NCR's real estate landscape.
- Diverse Portfolio: Residential, Commercial, and Industrial Projects.

## Our Mission

To develop premium spaces that embody quality, trust, and innovation — delivering value beyond expectations.

## Our Vision

To be the most trusted name in real estate development across Delhi NCR, shaping lifestyles and creating thriving communities.



# EMERALD VILLAS

Emerald Villas is centrally located in the prime area of Noida having quick connectivity to banks, malls and commercial zones. Here, you will get a comfortable lifestyle in its well-made 4 BHK + 5T + Terrace Lounge luxurious Villas. Emerald Villas offers a safe and roomy living space with Gated Community with Boundary walls. The initiative is meant to provide happy living in the centre of a growing city so that daily serenity, security and luxury are given to the residents of this property.

# Project Highlights

- Gated Community with Boundary wall
- 19 Luxury Villas
- CCTV Surveillance for Entry/Exit
- Intercom Connectivity
- Proper Drainage & Sewage Connections
- 24\*7 Water Supply
- Underground Electric wiring
- Vastu Compliant Villas

# Site Layout



# Floor Plan

Ground Floor

First Floor

Second & Terrace Floor



- Duplex Villa
- Private Car Parking
- 4 BHK + 5 Toilets
- Terrace Lounge

Area Statement		
Total Covered Area	2018	Sq.Ft.
Open Terrace Area	274	Sq.Ft.
Total Super Area	2500	Sq.Ft.

# Special Features

- Double Glazed Steel Main Door with Wooden Finished
- Digital Lock in Main Door with Video Door Bell
- Ceiling Height of 11.6 feet with Door Height of 8 Feet
- Modular Kitchen
- Wardrobe in all Bedrooms
- Wooden work in Kitchen & Bedrooms comes with Termite free Material
- False Ceiling in Drawing / Dining Room with Profile / Magnetic Lights
- Fans & Lights in all Bedrooms & Drawing / Dining Room
- Pergola Designed on Roof with Dry Kitchnette



# *Having Fun* **WITH FAMILY**

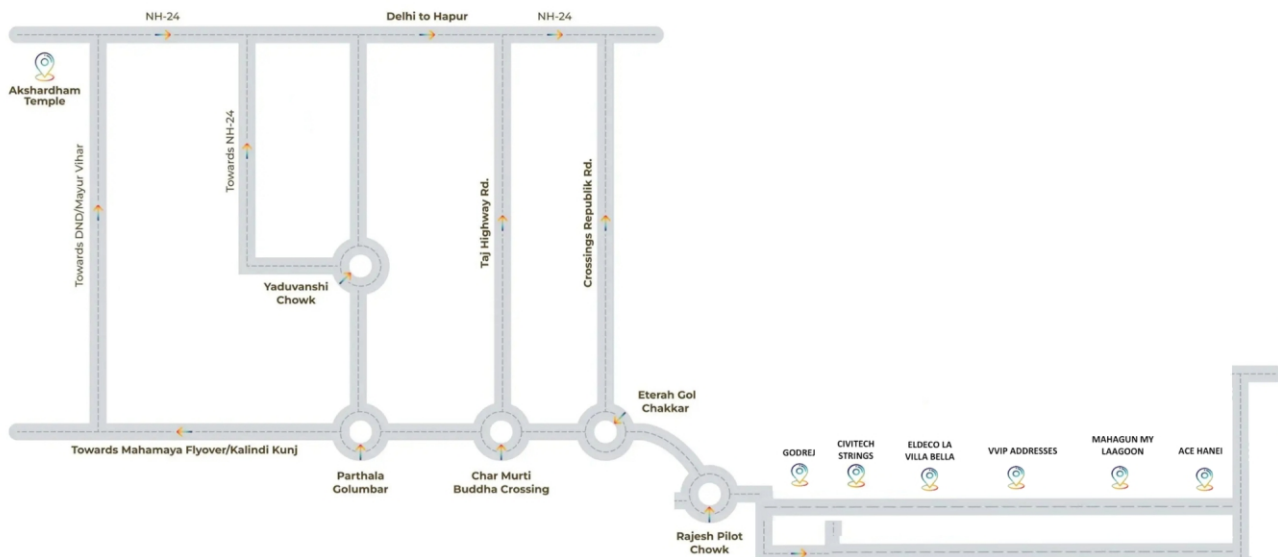
The family is one of nature's  
masterpieces.



## Location Advantages

- Noida special economic zone 30 mins away
- Yotta Data centre just 2 kms away
- Knowledge park V just 5 mins drive
- Well, connected via 130 meter Noida-Greater Noida link road
- Multiple Super Speciality Hospitals within 7KM
- High Street Malls at a driving distance
- GD Goenka International School 2.9 km
- Indira Gandhi International Airport 50 Km
- Golf Course, Crossings Republik 10.2 Km
- Ghaziabad Railway Station 14.5 Km
- Gaur City Mall 8.2 Km
- Yatharth Super Speciality Hospital 7.5 km

## Location Map



# Specifications

## ⚙️ STRUCTURE

- Earthquake Resistant RCC framed structure designed by qualified structural engineer

## ⚙️ RAILINGS AND GRILLS

- **Balcony:** Toughened Glass Railing With MS Handrail.
- **Shaft:** MS Pipe / Strip Grill with Black Paint.

## ⚙️ DOORS AND WINDOWS

- **Doors :** Painted or polished press doors/ Flush Doors with Door skin mica/Polished Teak Flush Doors with Handle Locks.
- **Windows :** Powder Coated Aluminium/ UPVC shutters and Fittings.

## ⚙️ WALL FINISH

- **Living/Dining/Bed Rooms :** Wall putty and OBD Paint.
- **External Facade of Walls :** Weather Coat/Apex or Equivalent Paint.
- **Kitchen :** Designer Ceramic Tiles upto 2' above Granite Platform/counter and OBD Paint coats in remaining area.

## ⚙️ CEILINGS

- **Living Room:** False Ceiling with Profile/Magnetic Lights
- **Bedrooms and Others:** Wall putty and OBD Paint Only.

## ⚙️ FLOORING

- **Living/Dining/Bedroom:** Vitrified Tiles
- **Balcony/Toilets:** Anti-Skid Ceramic Tiles
- **Stairs:** Selected Marble/Granite
- **Corridor:** Anti-Skid Ceramic Tiles
- **Parking area:** Paved/Concrete/Kota Stone/Tiles.

## ⚙️ ELECTRICAL WORK/POINTS

- **Wire and Switches:** Copper wiring and modular switches with ISI mark.
- **Living/Bed Rooms :** Tube Light, Ceiling Lights and points for AC and Fans.
- **Kitchen:** Tube Light and Points for Refrigerator, Exhaust, Mixer, R.O. etc.
- **Toilet:** Light with Exhaust and Mirror
- **Corridors & Parking:** Lights and Point for Electric Charging for Vehicles

## ⚙️ CP FITTINGS / FIXTURES

- **Kitchen:** Wall/Top Mounted Mixer and Stainless-Steel Sink with Platform, Angle Valve points for Geyser and R.O.
- **Toilets :** Wall Mounted Mixer, Shower, Basin Mixer, Angle Valves Points for Geyser. (All Medium Range C.P. Fittings)
- **Balcony :** Washing Machine Tap

## ⚙️ SANITARY WARE

- In all Toilets EWC Pots and Basins with White or off-white Colour of Parryware Jaquar or Equivalent

# Best Location!

For your new home!





## SHRI RAM BHARAT DEVELOPERS LLP

Site Address:

**Sector 12, Greater Noida West**

Office Address:

**B-204, Sector 3, Greater Noida West, Uttar Pradesh - 201306**



SCAN FOR GET LOCATION

+91 9990205577

info@2abdevelopers.com

www.emeraldvillas.in