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# WORLD RESIDENCY

INDIRAPURAM



*by* **Real Anchors**





**LUXURY  
HAS A  
NEW  
ADDRESS**



PRESENTING  
THE CONNOISSEUR  
OF INDIRAPURAM;  
THAT'S BUILT  
TO CREATE  
A LEGACY OF  
ITS OWN

Surprised? Don't be. We never planned World Residency. We dreamt of it. We never built it, to be honest. We crafted it. Architecture, technology helped us a lot. So here we are, right in the heart of Indirapuram, World Residency is here to take your heart away.

And we are not just talking about a 360-degree view. We are not even talking about 81% open area with thematic gardens. We are talking about you. We were thinking of you when we were planning structural brilliance and architecture. We had to win your heart. We had to win your mind.

Heart and mind seldom agree! This one is an exception. Come, see it for yourself.



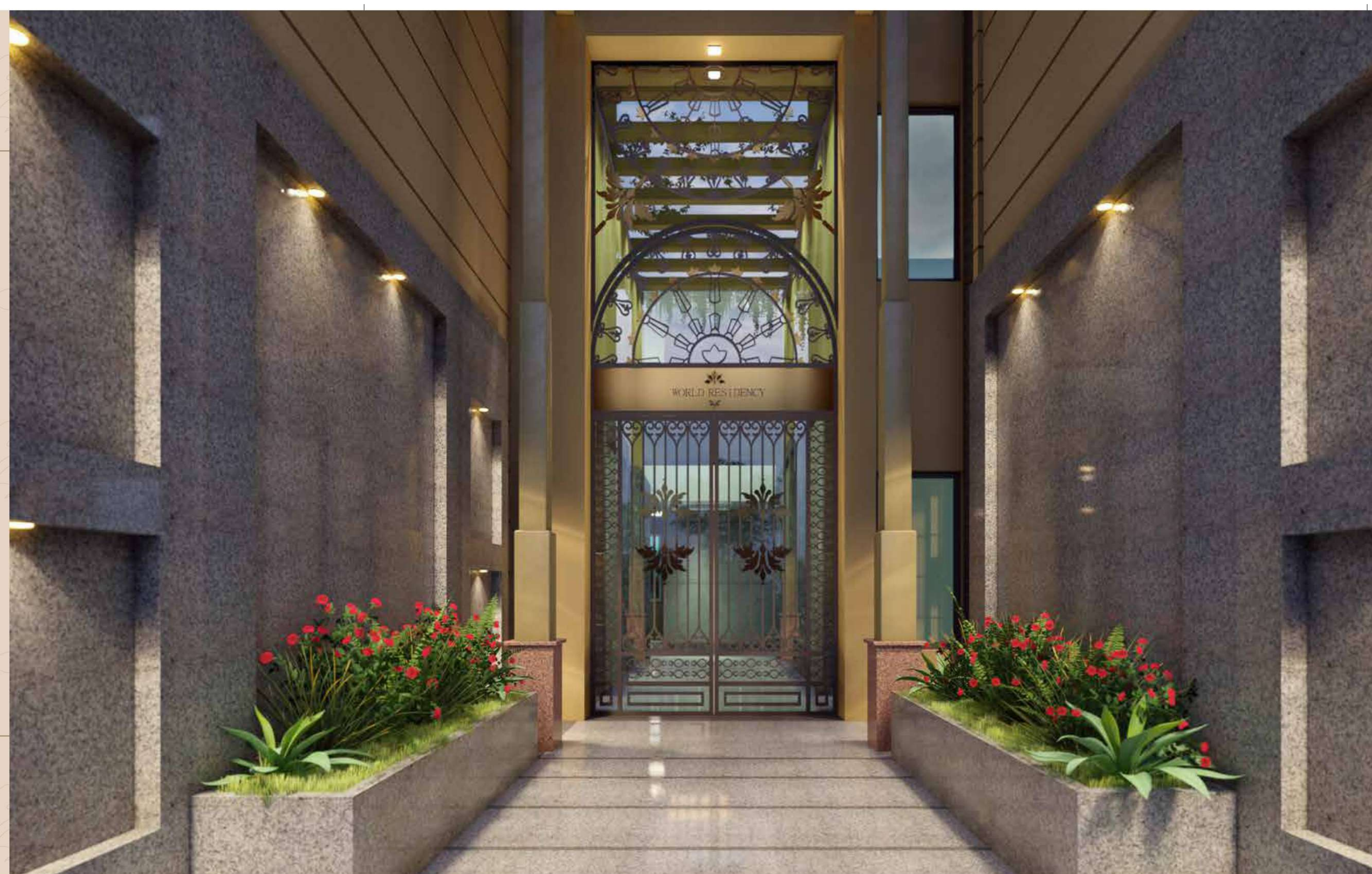


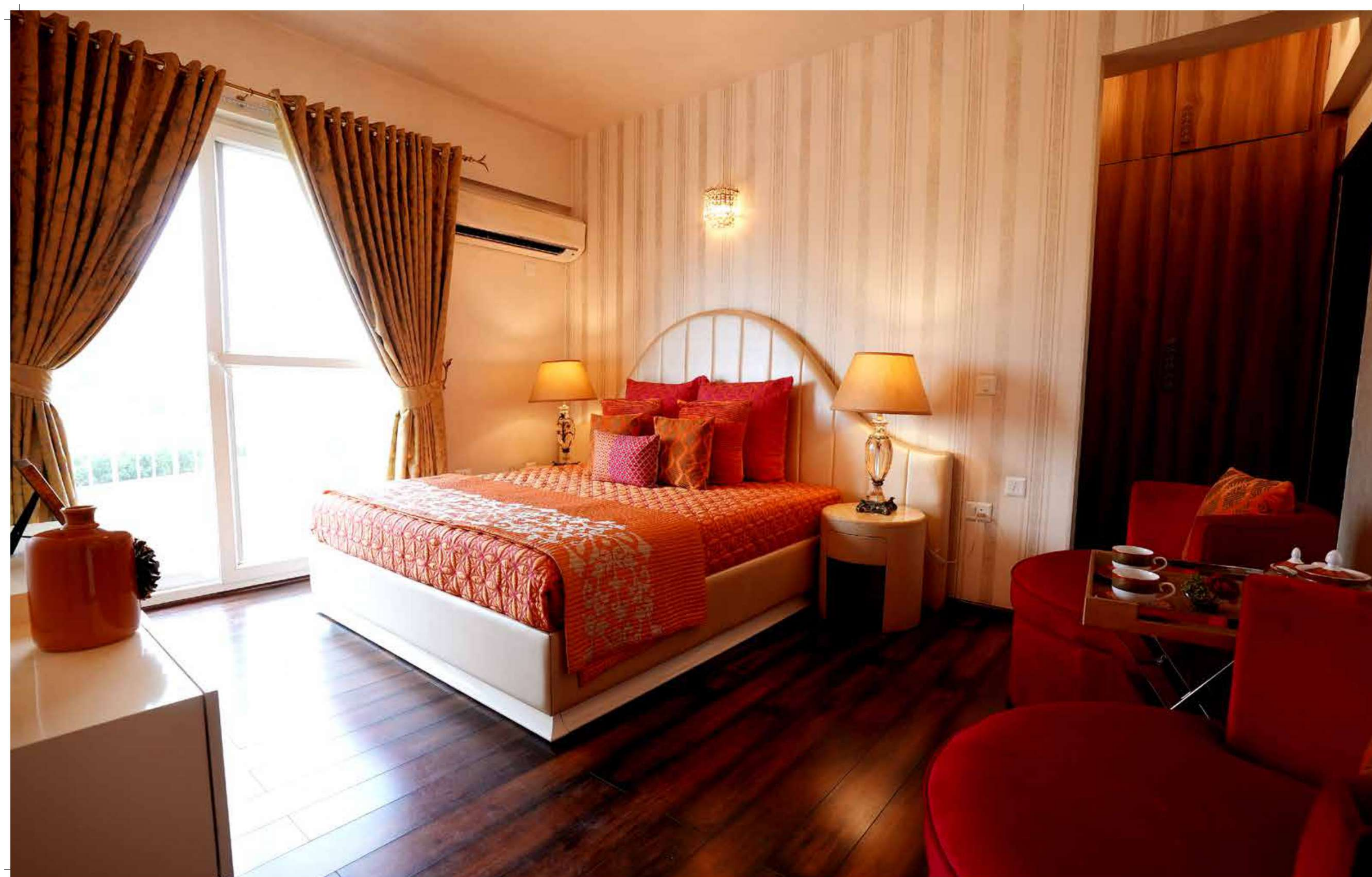
COME,  
FALL IN LOVE.  
WHY JUST LIVE.  
STAY ALIVE.

Guess what? We know you. We know what you want. We know your class and style. We know how you want your bedroom to look like. We know how you want your kitchen to be. So here's your apartment all dressed up.

Let the extravagant living lifestyle pamper you. Feel the grace. Toddlers, teenagers, grown up kids like you, we have planned it all. From a cup of tea in the morning to bidding a goodnight's sleep, World Residency is here to ensure luxury in all the nook and corners of your life.

Live life king size. Why compromise? When you have to fall in love, fall in love! Reasons are in aplenty.





## ALL THAT YOU WANT WILL BE YOURS.

### Gift-wrapped to Perfection.

9 am. Day starts. 7 pm. Evening ends. In between life is a mess. Now that you are back home, we have lined up something for you. We have lined up complete rejuvenation. We have lined up golf putting green, a tennis court and a 25000 sqft. Club area managed by a Five-star hotel chain. So you can work hard and play harder!

That's not all. You can tee off or even hit a tennis ball for a six. You can just plug your ear phone and take a walk in the beautifully theme-based landscape gardens. You can flex your muscles in the world-class gym. And in case you are obsessed with shuttle cork, basket ball net, or may be some indoor gaming activities, there's everything you could ask for.

A refreshing dip in the Temperature-controlled Pool, or a cup of coffee in our inhouse café managed by a prominent hospitality company in World residency you will surely be spoilt for choices. This is what we call a perfect blend of lifestyle and class. Come & See.

World Residency is here to delight you by exceeding all your expectations.



## COMING SOON. GOING SOONER.

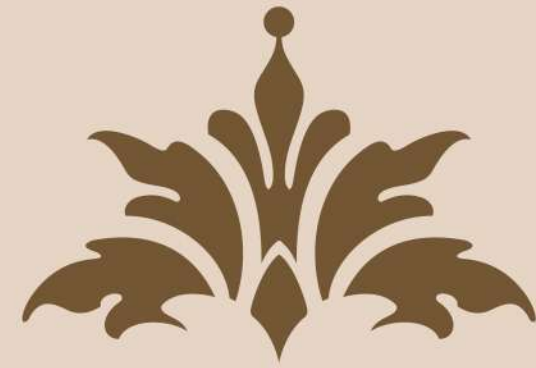
### Indirapuram. Why Go Elsewhere?

Location and connectivity are surely two cherries on the cake. With its signal free access to NH24, Metro Station & Raj Nagar elevated road, World Residency is extremely well connected to Delhi, NCR region.

Round the clock electricity supply. Malls, hospitals and schools all in a radius of two kilometers. Impressive law and order situation. In demand residential and commercial areas. Indirapuram is hot and happening!

It's our real pleasure to present World Residency. You have to see it to believe it.





## IN THE LAP OF NATURE.

### GREEN IS THE WORD.

Get lost. And we mean it. Get lost in the greens. Just imagine chirping of birds waking you up and not an alarm. Just imagine 81% open area giving you a feel of a resort. Just imagine a 30ft high Vertical Garden amazing you every day. Just imagine a 1.5 Acres of Thematic Garden and to top it all a 3.5 Acres of additional green area to keep your surroundings as fresh as a tropical forest.

World Residency is a class apart. Embrace yourself with nature's blissful offering. Our offering is a limited edition one. It's for a select few. **See it to believe it!**



Just peep out of the window. Share a few words with us in the balcony. Take a glance around. And get wowed!



# THE BEST OF ARCHITECTURE MEETS THE BEST OF TECHNOLOGY.

## IN SAFE HANDS.

There's breaking news. And it's not always a good one. So, while you are working for a presentation to be made or waiting for a flight to catch, you have your family in mind.

You have their security, their safety on your mind. Trust us, we have it in control, because the safety of your loved ones is our priority.



- Five tier AI enabled security system
- Video door phone in each flat.
- 24/7 surveillance. Intercom facility.
- Feel safe. Feel secure.



# REDEFINING CONSTRUCTION QUALITY PARAMETERS

## STRUCTURE

- As per code the earthquake zone for NCR region is zone-IV, where as the structure has been designed for zone-v, which is the highest zone in country and approved by IIT Delhi. Fe 415/ 500 tmt will be used. Design mix concrete shall be used in R.C.C.

## ELECTRICAL

- Electrical conduits, copper electrical wires, modular switches, telephone, intercom, D.B, T.V outlet etc. ISI Brands Anchor, Havells, Le grand or equivalent.
- Ceiling fan in drawing, dining and bedrooms.
- Exhaust fan in kitchen & toilets.

## PLUMBING

- P.V.C, U.P.V.C PIPE, C.P fitting (Grohe or equivalent), good quality. Chinaware, WC, Washbasin (Duravit or equivalent) shall be used.

## FIRE FIGHTING SYSTEM

- Sprinklers and smoke detector as per National Building Code Norms.

## FLOORING

- Vitrified tiles nano finish in drawing, dining, bedrooms (Kajaria/ Orient/ RAK or equivalent).
- Pre laminated wooden flooring in Master bedroom.
- Antiskid Ceramic tiles in balcony.

## TOILETS

- 7'-0" high ceramic tiles on wall.

## DOORS AND WINDOWS

- Granite/ Wooden counter top in Master bedroom's toilet.
- Polished wooden frames in doors. Teak finish decorative flush shutters.
- Window and outer doors shall be in UPVC/ ALUMINIUM with mosquito screen provision.

## KITCHEN

- Fully modular kitchen with chimney & hob.
- Chimney, hob (Faber), Branded stainless sink with drain board.
- Granite counter top.
- R.O system.
- 7'-0" high ceramic tiles on wall.

## WALL FINISH

- Pop punning with plastic emulsion paint on wall and flat oil paint on ceiling. One wall of drawing room shall be decorative with designer paint/ wall paper.

## EXTERIOR FINISHES

- Designer M.S railing in balconies.
- Permanent texture paint finish.





# SITE PLAN

## KEY UTILITIES, WORTH A MENTION

### SPECIAL FEATURES

- Centrally Airconditioned Entrance Bay & Lift Lobby.
- 30ft high Vertical Garden.
- 1.5 Acres Central Garden.
- 3.5 Acres additional adjacent green.
- 25000sqft Club house maintained by 5-star hotel chain.
- Landscaped Ramp areas specially designed for Elderly People.
- No open parking
- Dedicated guests' car parking slots in basement.
- 81% open & green area. Same Elements

### ADDITIONAL FEATURES

- 5 Tier Ai enabled Security System
- Zero Maintenance structure paint
- 4.5ft height high quality railings in balconies
- 4 high speed elevators for 6 flats
- Loft storage in each flat
- UV Protected reflective Toughened glass in balcony
- No Vehicle zone in common area of society
- Specialized Doctor's Clinic.
- In house Convenience Store.



Ai enabled  
5 tier security system



Super Speciality  
Doctor's clinic



Golf Putting  
Green

### AMENITIES

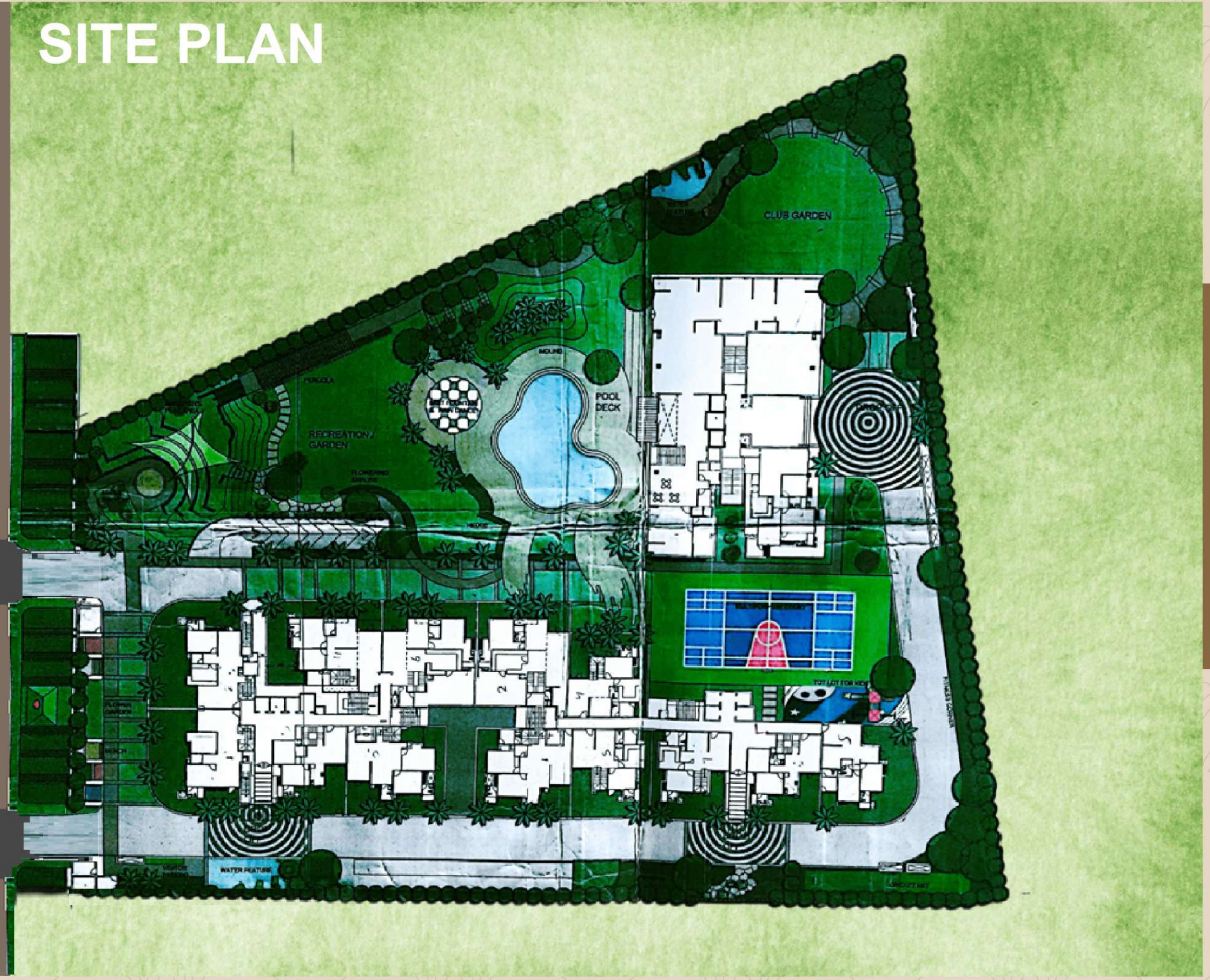
- Unisex saloon.
- Ladies tailoring boutique.
- Food & beverage café.
- Library & reading room.
- Recreational area around pool.
- Club house with all modern facilities like table tennis, gym and other indoor games facilities.
- Swimming pool.
- Tennis court Basket Ball court & Badminton court.
- Beautifully theme based landscape gardens.



**Well Connected to**  
 Noida - 10 min Drive  
 Ghaziabad - 5 min Drive  
 East Delhi - 8 min Drive  
 South Delhi - 20 min Drive



# SITE PLAN



## FLOOR PLAN 1



3BHK + 2T  
Area: 1430 sq.ft  
Covered Area: 1050 sq.ft

## FLOOR PLAN 2



3BHK + 3T  
Area: 1740 sq.ft  
Covered Area: 1310 sq.ft



When it comes to the layout & design of the floor plans of your home, it is crafted taking care of all your needs, be it the outdoor space or interiors.  
The structure & layout design of your residence has an excellent & an intellectual mind behind it.

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### FLOOR PLAN 3



3BHK + 3T + SERVANT + T  
Area: 1935 sq.ft  
Covered Area: 1470 sq.ft

### FLOOR PLAN 4



3BHK + 3T + SERVANT + T  
Area: 2150 sq.ft  
Covered Area: 1740 sq.ft

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## Down Payment Plan (for 3 BHK FLATS)

Booking Amount	15% of Total Cost
Final Installment within 45 days of booking	85% of Total Cost

### Notes:

- This is not a full offering. Price list and payment plans can be changed without notice at the sole discretion of the company
- There is no escalation for the Booked Apartment
- GST@ 12% on Basic Cost and 18% on additional charges will be applicable (As per Govt. prevailing tariff rates)
- Gas pipe line charges, club membership charges, power backup charges and interest free maintenance security are payable at the time of possession
- Club Membership Charges – Rs. 1,00,000/-
- Compulsory 5 KVA Power Backup facility @ 20,000/- per KVA
- Gas pipe line charges Rs. 10,000/-
- IFMS charges Rs. 75/- per sqft.
- EDC + IDC + FFC charges extra
- All Government taxes and levies to be paid by the buyer on actual basis as and when payable
- Electricity meter, Stamp Duty & Registration charges and any other charges payable at the time of possession

Cheque's to be made in favour of Real Anchors Developers Pvt. Ltd.

