



PARAMOUNT GROUP OF COMPANIES

Corporate Office: H-123, Sector-63, Noida-201305 (U.P.)

Site Address: Plot No. BQH-A, Site-C (Housing Extra.), Near PHG Expressway
Opp. Sector Zeta, Greater Noida. (U.P.)



TOWNSHIPS • COMMERCIAL COMPLEXES • RESIDENTIAL COMPLEXES • VILLAS • IT PARKS • MALLS • HOTELS

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PARAMOUNT
golfforesté
villas opp. zeta sector, greater noida

Villas

Privileged & Premium



It's a
lifestyle statement

Super luxurious villas
amidst bountiful nature



TYPE
A

*Much of the magic of the elite privileges of
luxurious lifestyle within away in the hectic pace
of city living. One gets a feeling that there's no
escape from this. Yet golf course exclusive villas
give you another world, exclusively privileged and
distinctively premium.*



TYPE
B

Passion of the elite to live in a grand ambience makes them a class apart. Defines their lifestyle statement, which is why golf course villas give unerring beauty of acres of lush green lawn. A rare blend of style and opulence. In the midst of nature that's so magnificent.



TYPE
C

An unparalleled example of architectural excellence, each golf front villa is a unique blend of aesthetics, quality construction and impeccable planning.



TYPE
E

Contemporary styling, flawless finish and an overwhelming sense of tranquility, makes you enjoy the unique advantages of a peaceful home. Golf course villas enable you to reach out the highs of nature, individually with world-class finishes!



Welcome to a
world-class living

PREMIER
goiforesté
where life is better, greater, nobler

Master Planning & Construction done by

Surbana

110, Jalan Sultan Muzaffar
Sulawesi One Singapore 110110

Units designed by

Yoshino Aoi
Architects

Unique master plan.
Luxurious villa with
exclusive features.
A promising investment.



Awesome Outdoors

- Spacious well designed villas
- Gated community with round the clock security
- Electronic surveillance through CCTV cameras
- Centralised control room for the entire security management
- Specially designated play area for kids with joy rides, toy train & artificial lake
- Club (operational), swimming pool with wave effect
- Spa & sauna
- Beautification of internal road with variety of flowers in every season
- Commercial zone / convenient shopping zone
- 100% power back-up for essential services
- Spacious approach roads
- Rain water harvesting
- Bus facility for residents

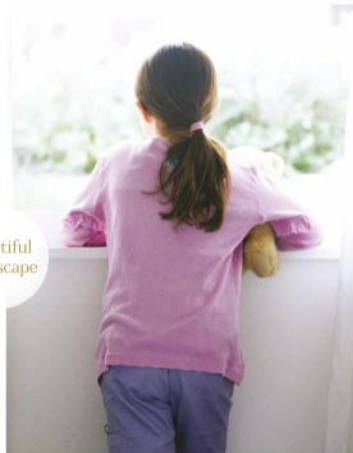


Beautiful
Landscape

NEWCLIFF
golf foresté

offices, shops, restaurants, fitness center

Actual Photograph





Inviting Interiors

- World class quality UPVC door windows from German based multinational company ALUPLAST
- Golf Course facing well ventilated drawing / dining rooms
- Generous bedrooms with attached dress and toilet
- Superior fittings in all bathrooms
- R.C. water provision in each villa



Actual Photograph

PARAMOUNT
golf foresté
club
Retreat

MANICOUNT
golf foresté
club
Retreat



Swimming pool with Wave Effect

Actual Photograph



Where little ones
enjoy learning..



- India's first play school chain.
- Over 175+ branches all over India and abroad.
- Managed by experienced educators.



Its just another life with futuristic homes

- Capacity for ultra high speed broadband up to 100 mbps per home.
- Up to six IPTV connectivity in one home.
- Security and surveillance in the entire society.
- Wi-Fi connectivity in club areas.
- Fire alarm system.
- Intercom.

We can make your home enable for:

(At an additional cost by service provider)

- A choice of up-gradation of your intercom to video intercom & video conference facility.
- VoIP – you can make ISD calls at local rates.
- A choice of 500 satellite channels from across the world.
- A choice of 1000 movie / video on demand.
- Music on demand.
- Games on demand.
- Single remote for all equipments like TV, refrigerator, AC, lights, washing machine etc.
- The choice to switch on-off your appliance at home while you are at office.
- Choice to check your entire home / kids from office.
- Enabling any PC / mobile / touch screen for your entire home controls.
- Digital locking system for doors.
- The choice of working from home because now you can.
- The choice to change service providers when you want to.
- To use any kind of sensor in your home without having any new wiring.



Registered Member



Responsibly energy efficient...

- Building orientation to get maximum benefits from the natural resources.
- Maximum paved surface covered with planters.
- Use of low flow CP fittings.
- Use of low VOC paints.
- Maximum use of fly ash in construction.
- Minimum skin to volume ratio.
- Better roof insulation.
- Use of fibre optics instead of copper.
- Use of grey water in landscaping.
- Effective waste management.
- Earthquake resistant RCC structure.





TYPE - A

road side elevation



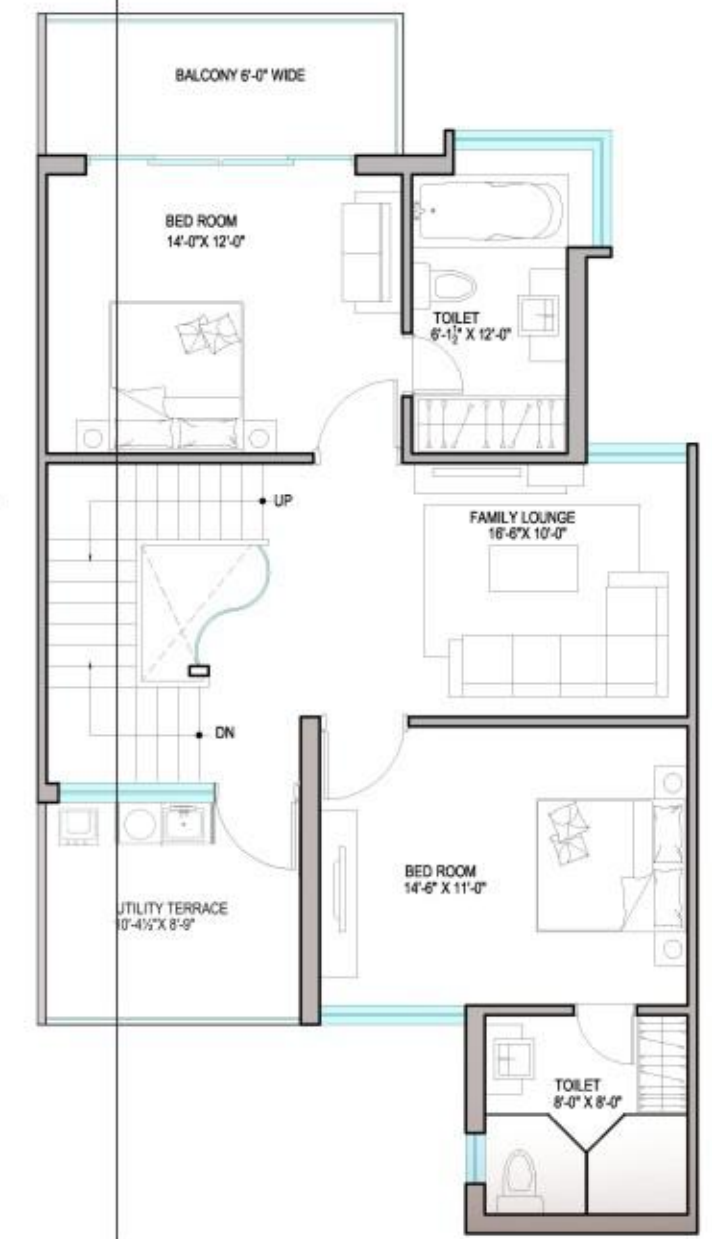
TYPE - A

G+2
 villa: 157.4 sq.yd.
 total saleable
 area = 3008 sq.ft.
 4 bedroom + servant
 + utility terrace
 (golf/linear forest facing)

ground floor plan



first floor plan



second floor plan





Isometric View

TYPE - A

D-4 Villa
 Total plot area = 3000 sq ft.
 4 Bedrooms + 5 Bath
 + 1 Party Terrace
 Golf Course Front Facing



Ground Floor Plan



First Floor Plan



Isometric View



Second Floor Plan



Isometric View



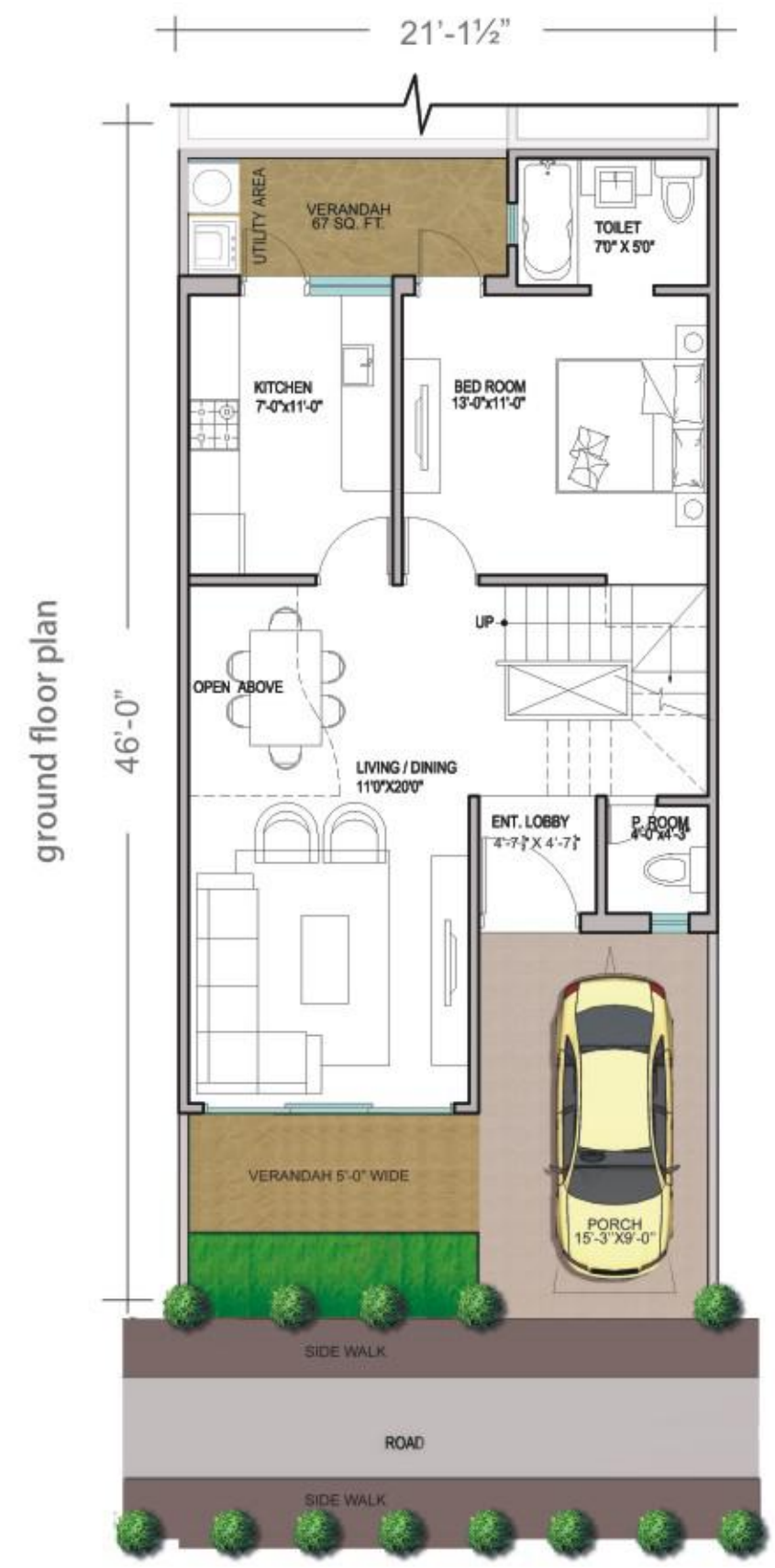
TYPE - B

road side elevation

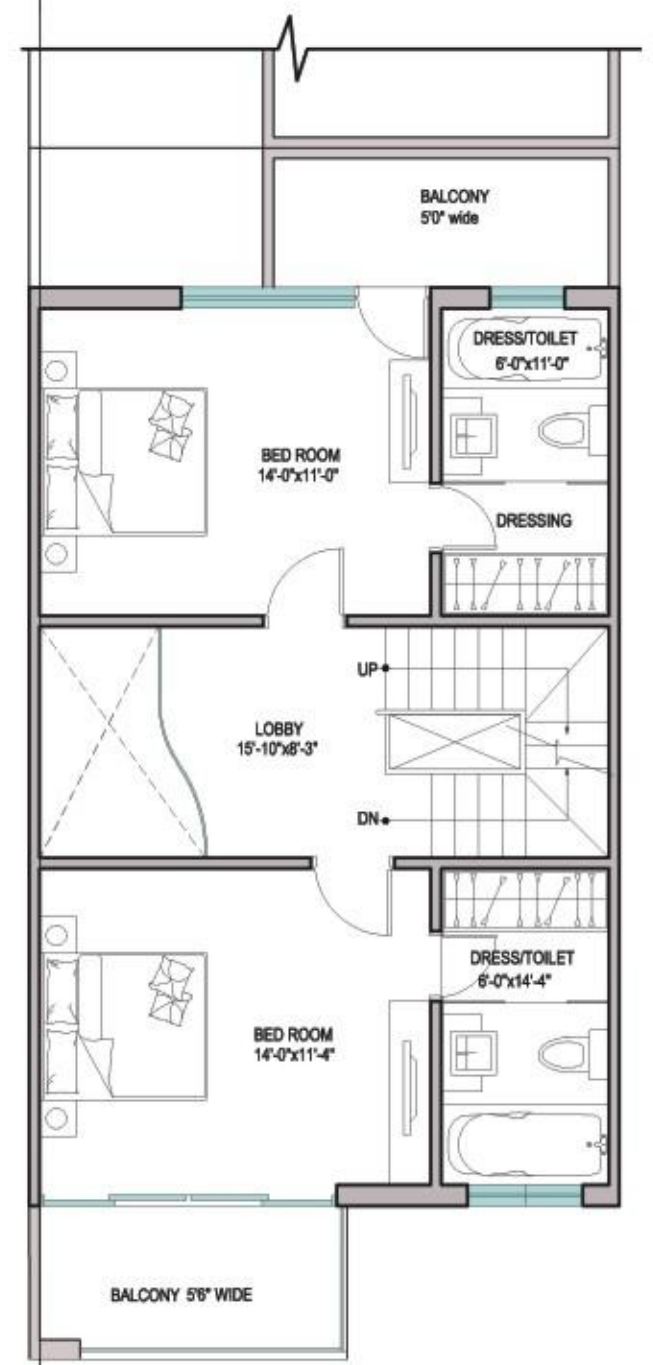


TYPE - B

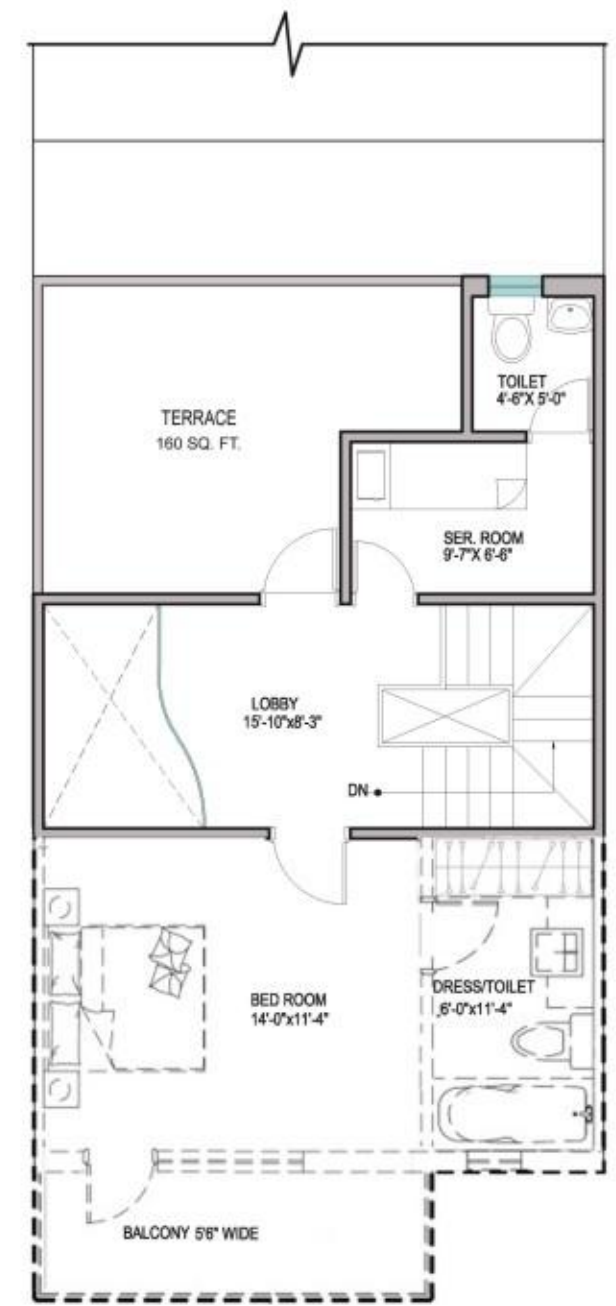
G+2
 villa: 108.0 sq.yd.
 total saleable
 area = 2220 sq.ft.
 3 bedroom + servant
 + 1 bedroom (expandable)
 (back to back)



first floor plan



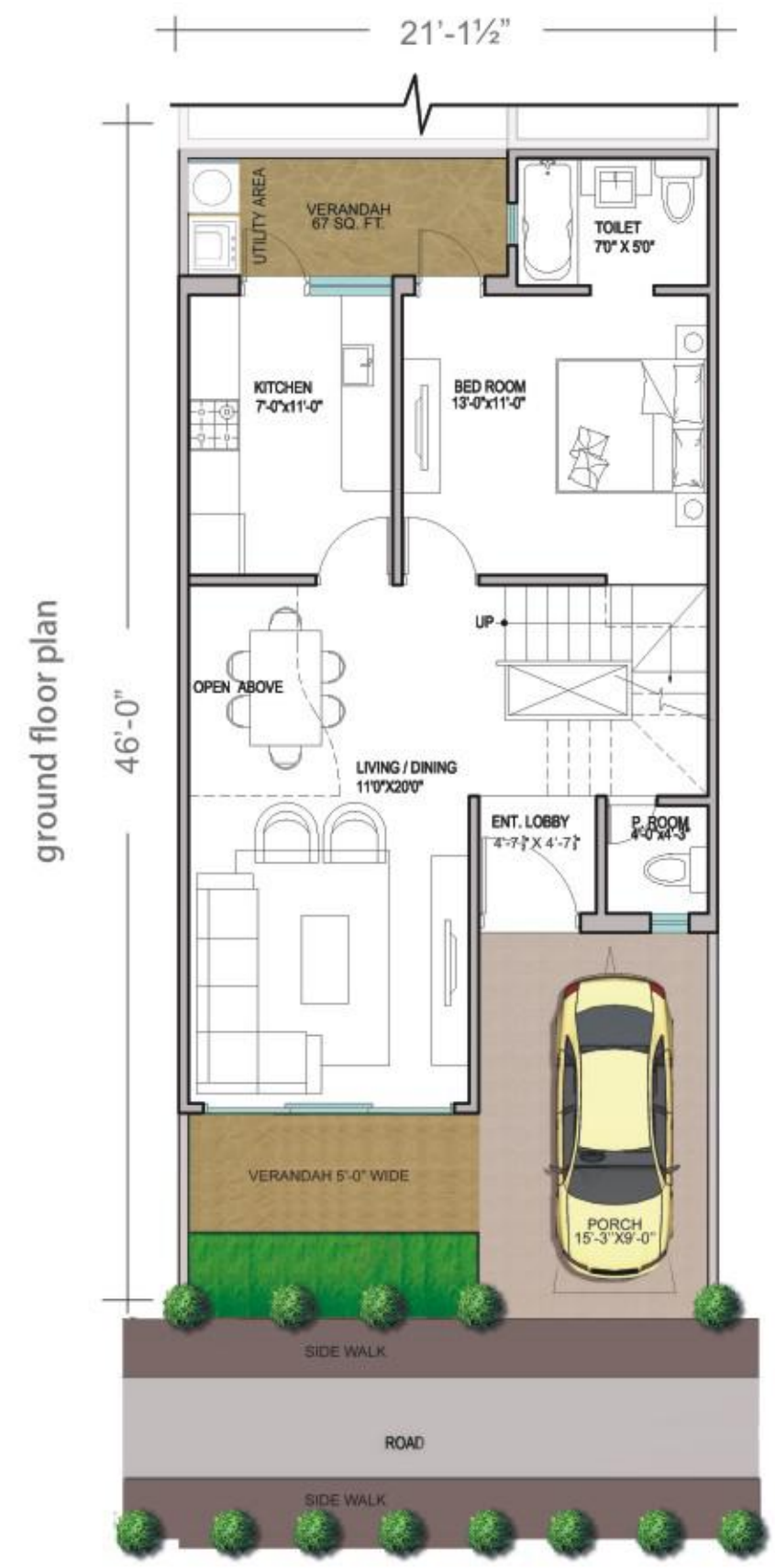
second floor plan



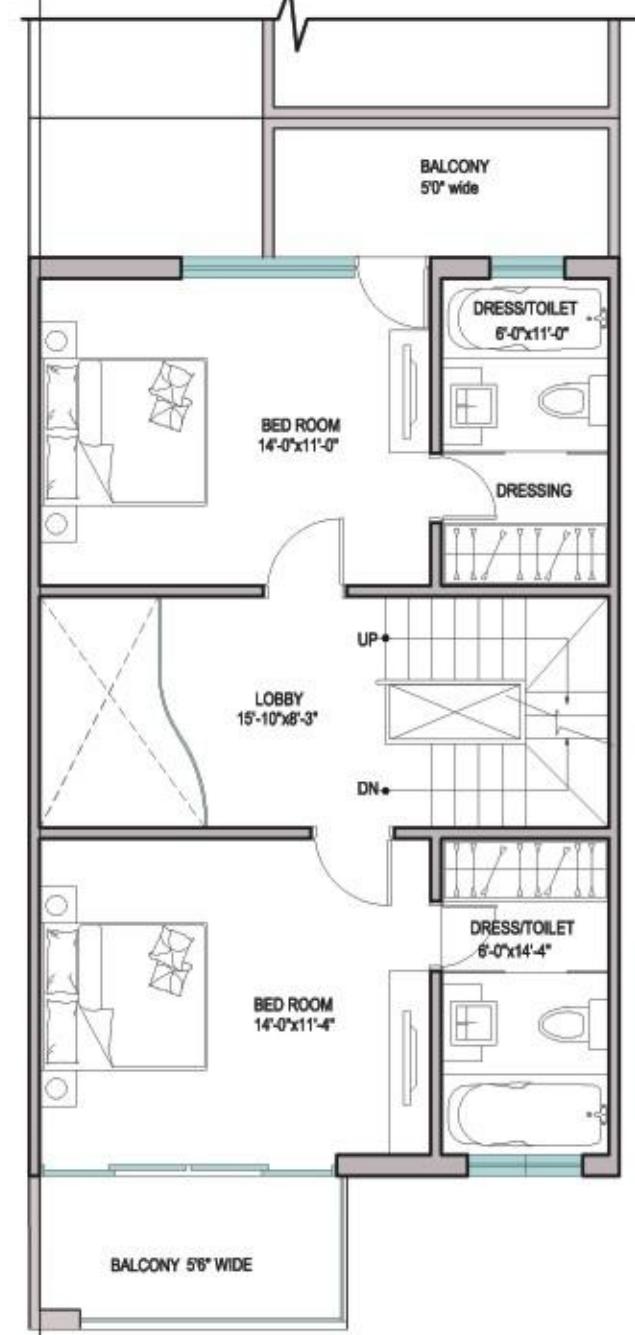


TYPE - B

G+2
 villa: 108.0 sq.yd.
 total saleable
 area = 2452 sq.ft.
 4 bedroom + servant
 (back to back)

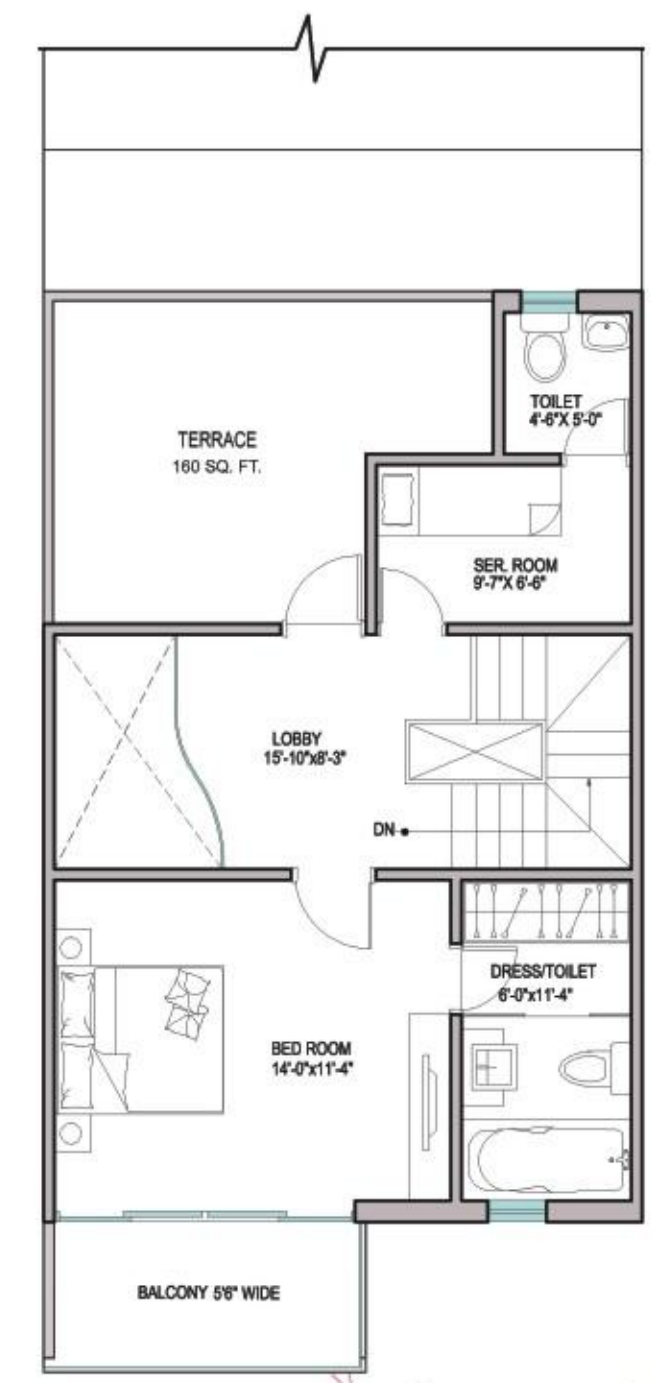


ground floor plan



first floor plan

second floor plan





Isometric View

TYPE - B01

G+2 Vile:
 Total saleable area = 2402 sq.ft.
 4 Bedrooms + Servant
 (Back to Back)

TYPE - B01*

S+2 Vile:
 Total saleable area = 3200 sq.ft.
 3 Bedrooms + Servant
 +1 Bedroom (Expandable)
 (Back to Back)



Ground Floor Plan



Isometric View



First Floor Plan



Second Floor Plan

* option for expansion
 (Bedroom + Toilet)



Isometric View

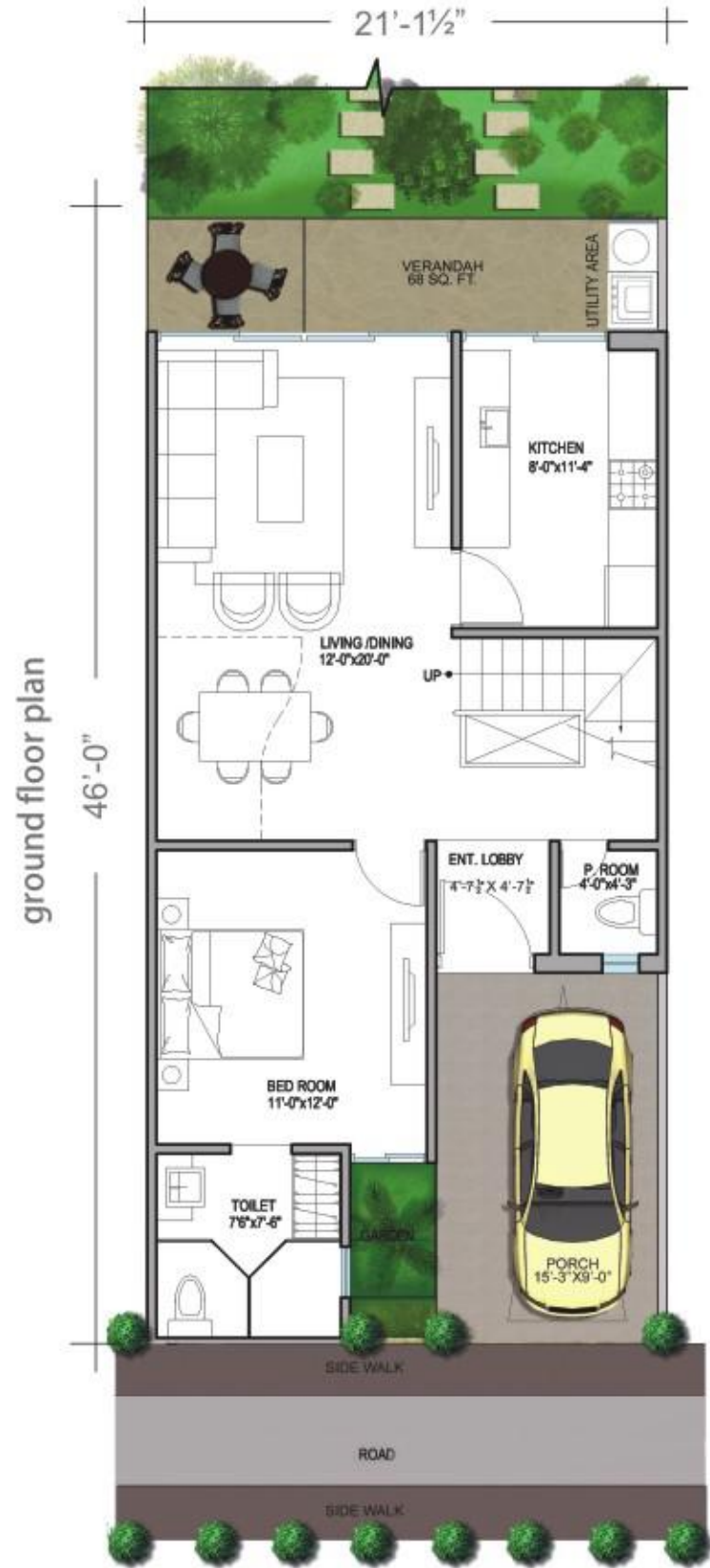


TYPE - C

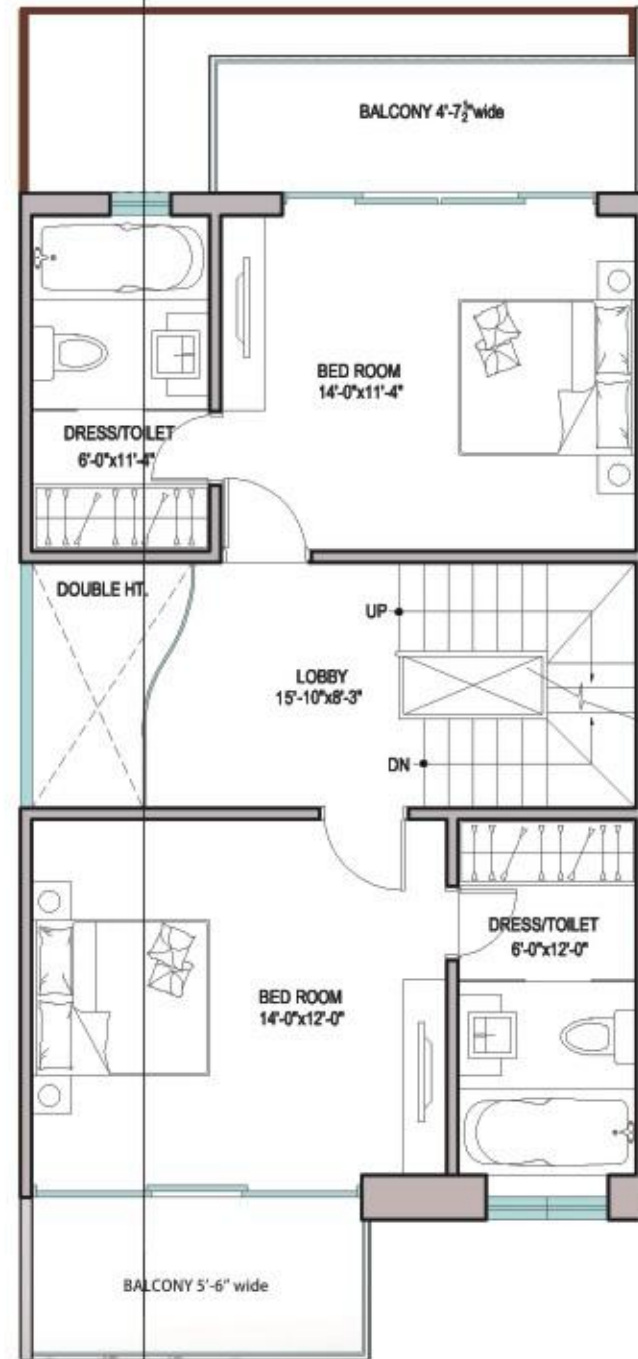
road side elevation

TYPE - C

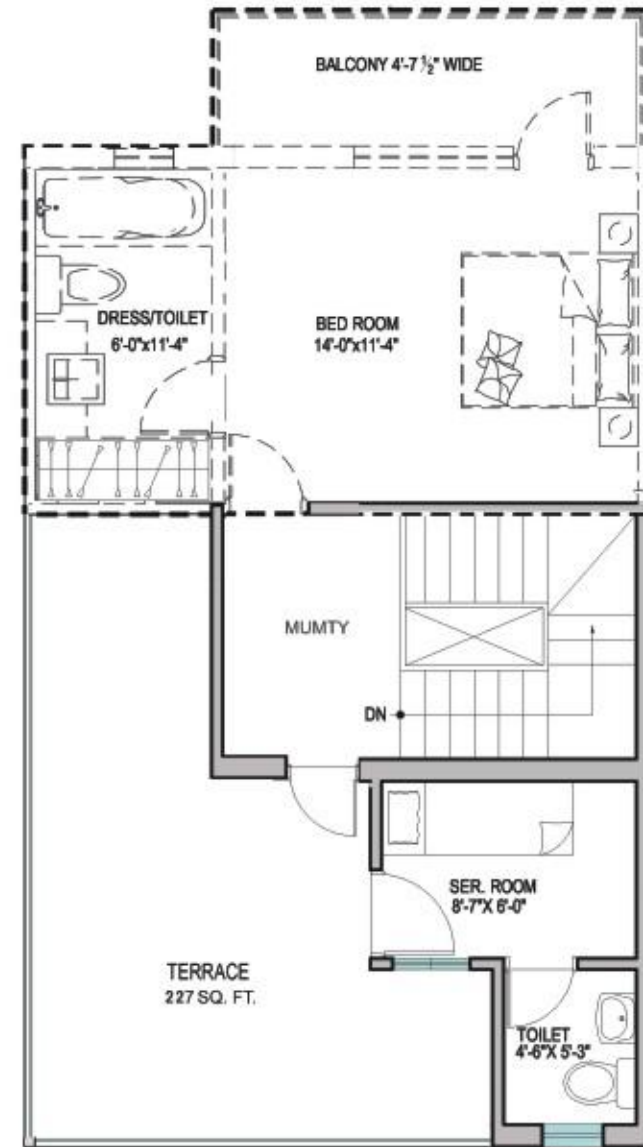
G+2
 villa: 108.0 sq.yd.
 (rear side golf/forest)
 total saleable
 area = 2185 sq.ft.
 3 bedroom + servant+
 1 bedroom (expandable)
 (golf/linear foreste facing)



first floor plan

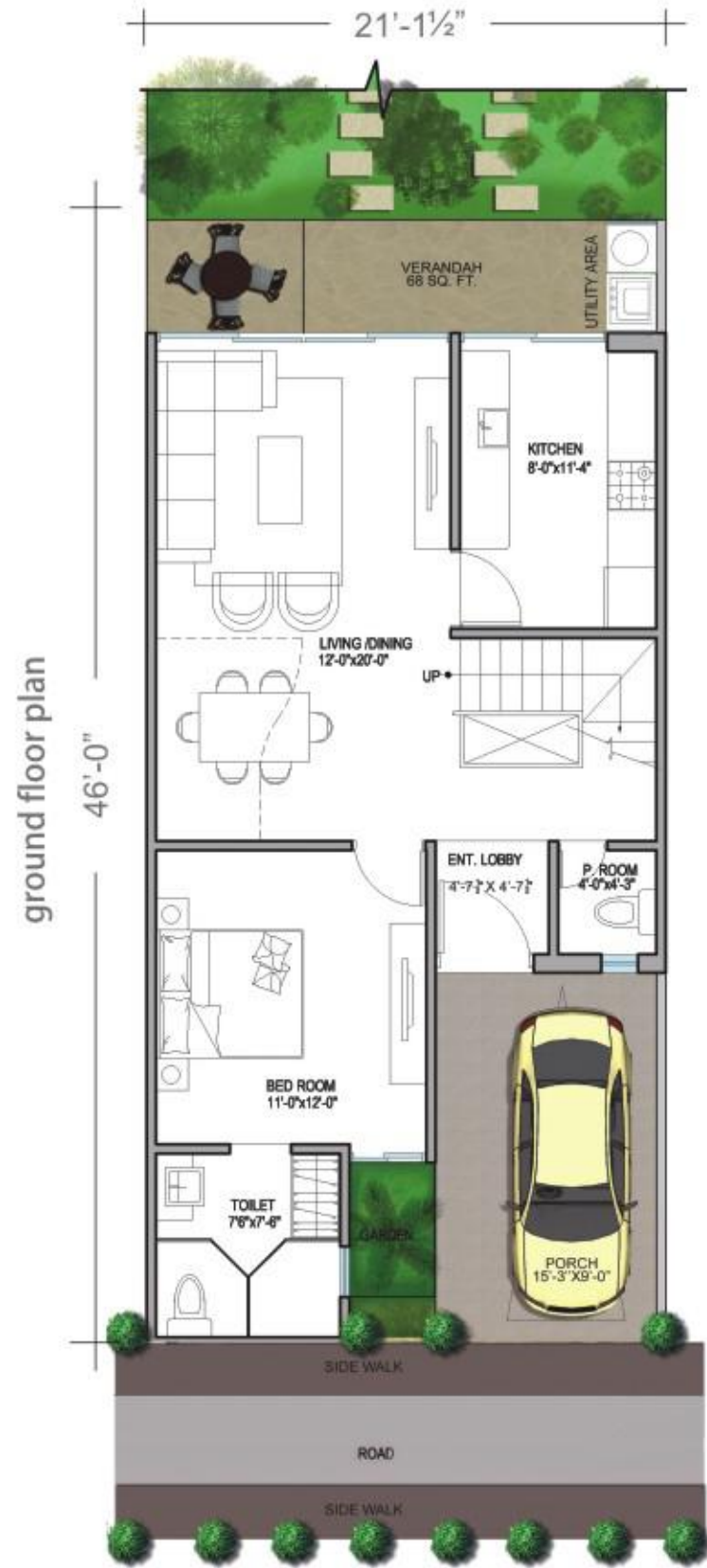


second floor plan



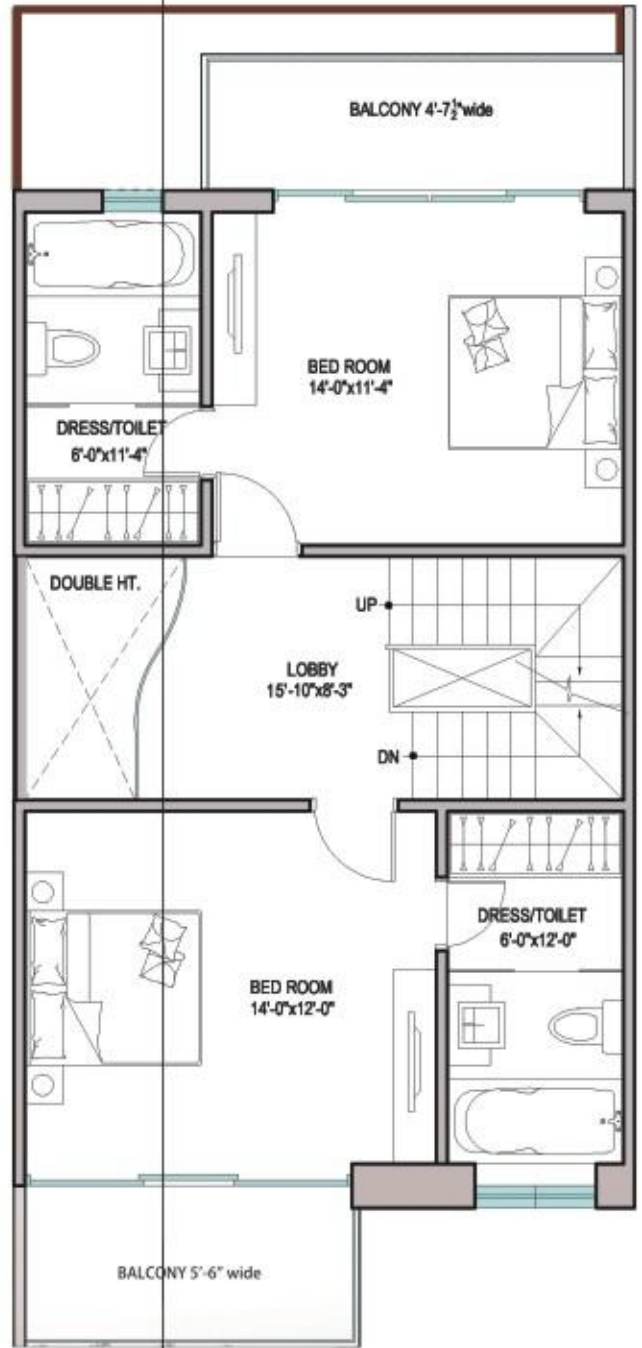
TYPE - C

G+2
 villa: 108.0 sq.yd.
 (rear side golf/forest)
 total saleable
 area = 2485 sq.ft.
 4 bedroom + servant
 (golf/linear foreste facing)

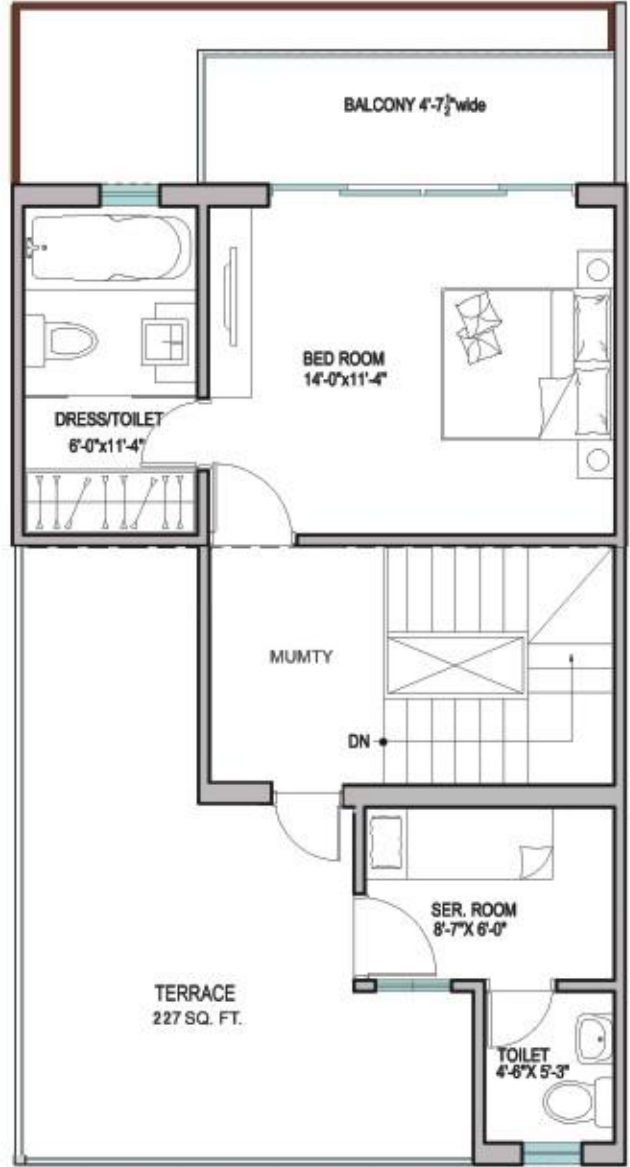


ground floor plan

first floor plan



second floor plan





Isometric View

TYPE - C(1)

G+2 Villa
Site area (plot/lot):
Total saleable area = 3485 sq ft
4 Bedrooms + Servant
1 car/lower fence facing

TYPE - C(1)*

G+2 Villa
Site area (plot/lot):
Total saleable area = 2700 sq ft
3 Bedrooms + Servant
+1 Bedroom (expandable)
1 car/lower fence facing



Ground Floor Plan



Isometric View

First Floor Plan



Isometric View

* Subject to relevant
Reference Sheet

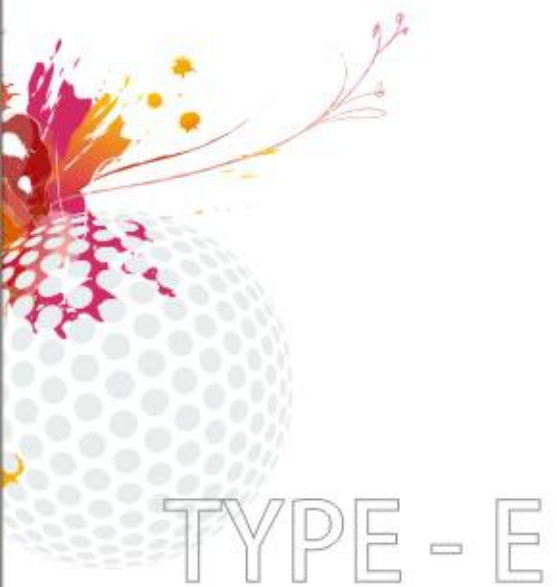


Second Floor Plan



TYPE - E

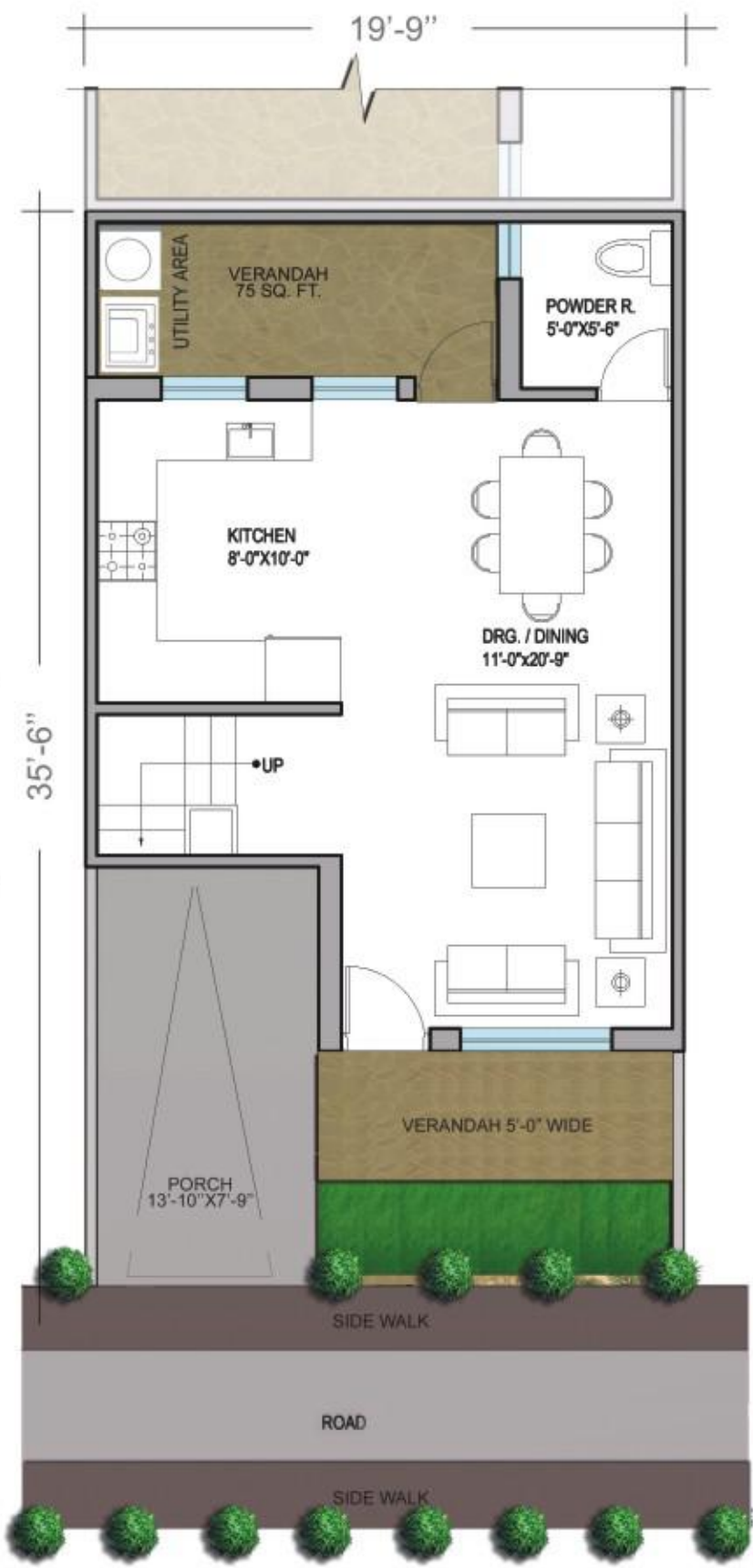
road side elevation



TYPE - E

G+2
 villa 78.0 sq.yd.
 total saleable
 area = 1742 sq.ft.
 3 bedroom + servant

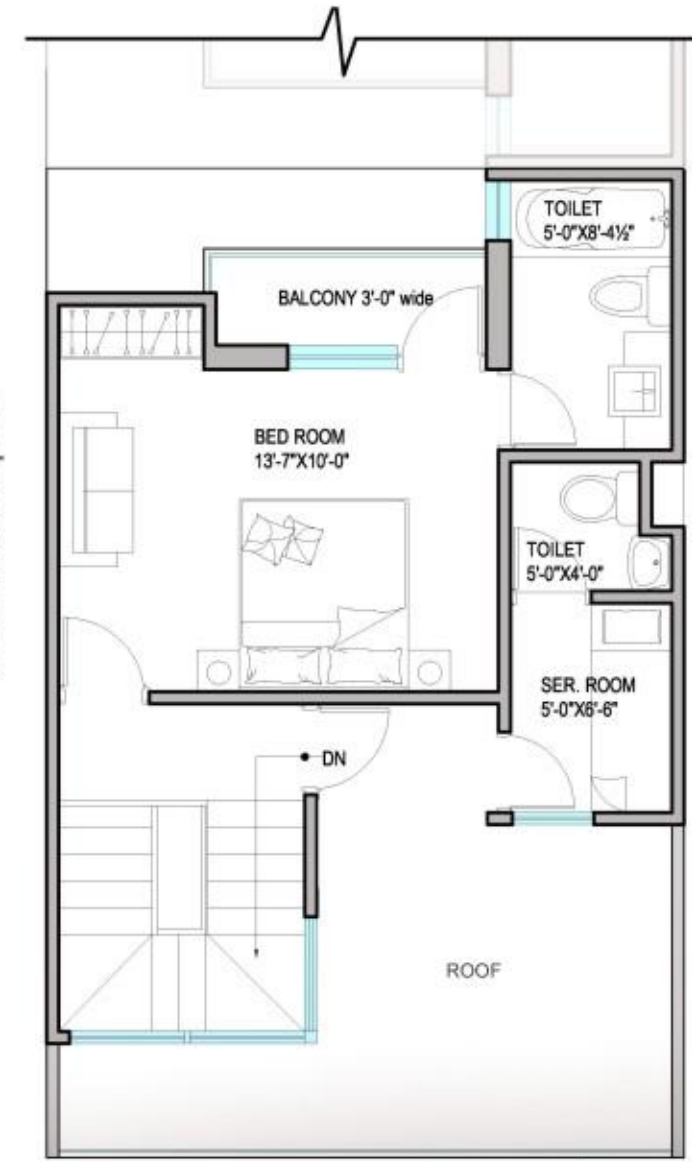
ground floor plan



first floor plan



second floor plan





Isometric View

TYPE - E

0+2 WIP
 Total Subletive area = 1702 sq. ft.
 3 Bedroom + 2 Bath



Ground Floor Plan



Isometric View

First Floor Plan



Second Floor Plan



Isometric View



Smartly designed rich specifications



STRUCTURE

Earthquake resistant RCC construction.

LIVING / DINING / LOBBY PASSAGE

FLOOR: Polished vitrified tiles with marble effect.
WALLS: Plastic paint.
CEILING: POP cornice.

BEDROOMS

FLOOR: Polished vitrified tiles with marble effect.
WALLS: Plastic paint.
CEILING: POP cornice.

BALCONY

FLOOR: Anti-slip ceramic tiles.
WALLS & CEILING: Plastic paint / sensory paint.
RAILINGS: M.S. railing (without glass).

KITCHEN

WALLS: Designer ceramic tiles up to 2'-0" above counter level.
FLOOR: Anti-slip ceramic tiles / vitrified tiles.
COUNTERTOPS: Granite working platform.
FITTINGS / FIXTURES: Branded CP fittings, stainless steel single bowl sink, individual RCC pipes, automated gas pipeline system.

TOILETS

WALLS: Designer ceramic tiles up to 2'-0" height.
FLOOR: Anti-slip ceramic tiles.
FITTINGS / FIXTURES: Branded CP fittings and drainage.
WATER: Hot and cold water pipeline provision.

DOORS

Slip doors.
Luxury wooden chakras for treated doors.

WINDOWS

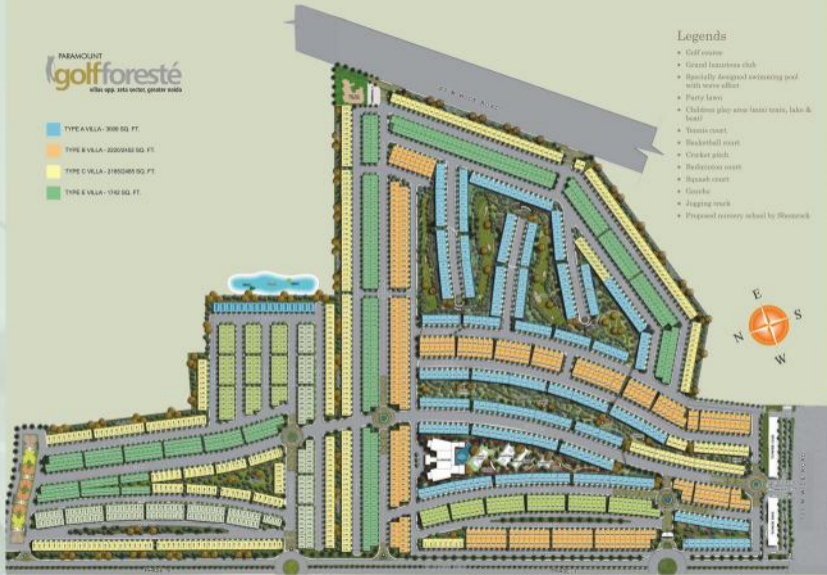
UPVC / Aluminium.

ELECTRICAL

Module switches.
24 hrs. power backup provision.

PARAMOUNT
golf foresté
with app. 300 units, greater roads

- TYPE A VILLA - 3000 SQ. FT.
- TYPE B VILLA - 2000/2400 SQ. FT.
- TYPE C VILLA - 2180/2480 SQ. FT.
- TYPE E VILLA - 1740 SQ. FT.

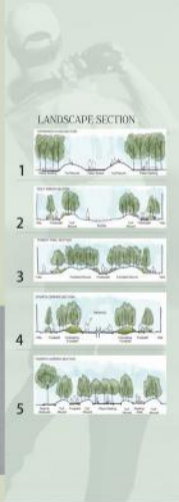
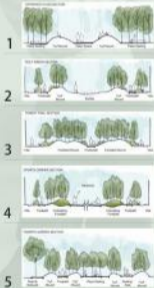


Legends

- Golf course
- Grand luxurious club
- Specially designed swimming pool with wave effect
- Party lawn
- Children play area (mini tennis, lake & boat)
- Tennis court
- Basketball court
- Cricket pitch
- Badminton court
- Squash court
- Gym
- Jogging track
- Proposed recovery school by the riverbank



LANDSCAPE SECTION



the legacy continues...

18 years of invaluable experience.
One of the seven promoters of Crossing Republik.
Delivered more than 11 residential and commercial projects.
More prestigious projects are on the verge of completion.
An ISO 9001:2000 certified company.



The much talked about Location...

- Located on US6 wide expressway near its late PNG expansion.
- Proposed metro connectivity.
- Well connected with Delhi and other vital commercial centres through highways and expressways.
- Near F1 circuit and night safari.
- At stone throw distance from Surajpur hub activity.
- Near Proposed international airport.
- Near North India's largest proposed rail terminal coming up in Bulki on the Delhi - Meerut railway line.
- DFS, Wipro IT Park, Greater Noida Habitat Centre, Heritage Club, City Park, one of the biggest proposed amusement park in NCR in vicinity.

