

LIVE THE LUXURY YOU DESERVE

NIRALA  
ASPIRE

PHASE-IV

## *The finest lifestyle awaits you*

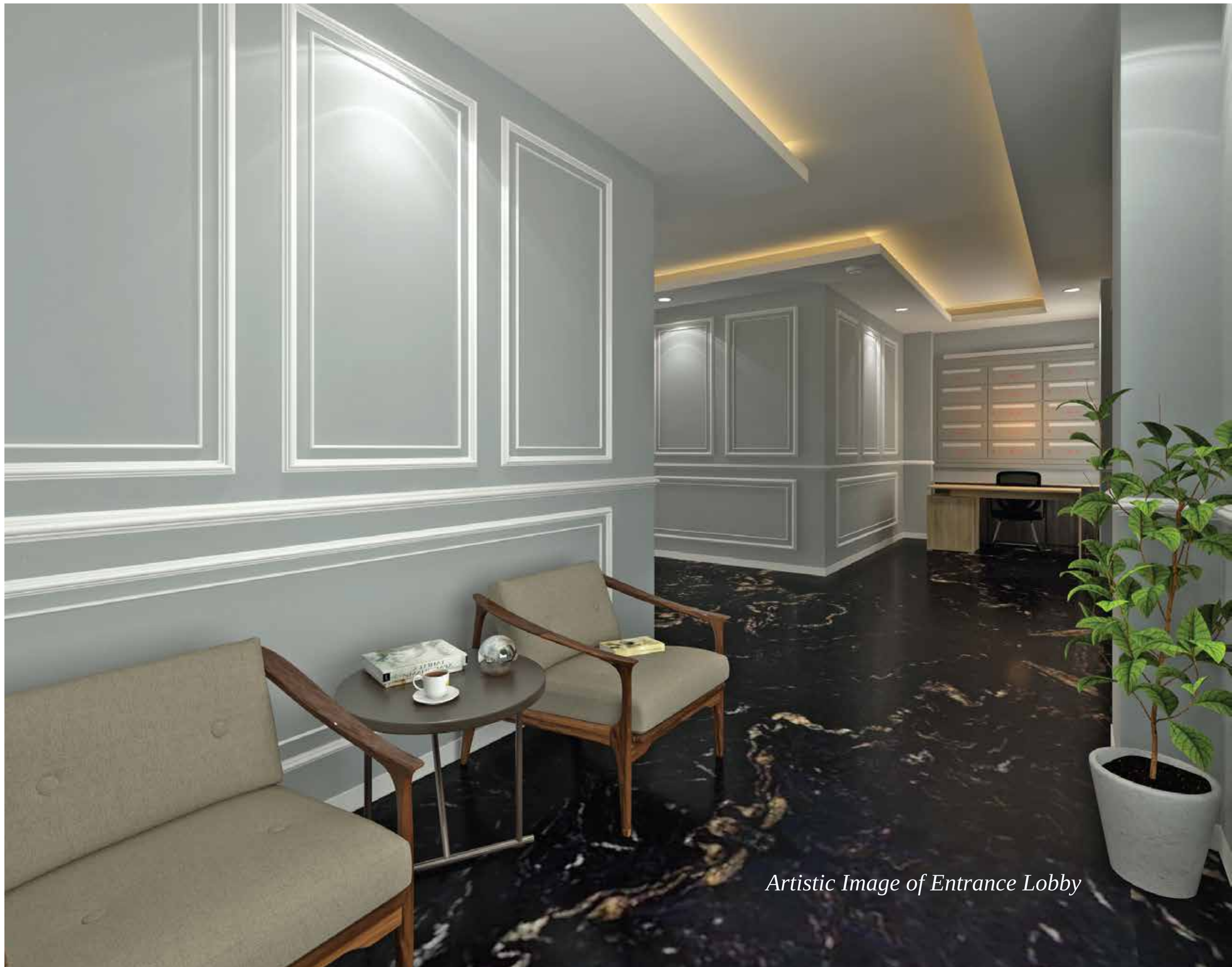
*We have taken our excellence a notch up to enable you level up your class. Presenting Nirala Aspire Phase IV, an exclusive low-rise property with finely crafted, astonishing, ready-to-move 3 BHKs flats. This 5 floors property accommodates only 4 apartments on every floor, thus offering greater space and privacy. Further, modern decorative elevators, connecting each floor, narrates our commitment of taking care of your minutest comfort. This one-of-a-kind low-rise property is not just the representation of our in-depth experience of years in this field but is more of a promise to offer you a peerless experience.*



**NIRALA**  
**ASPIRE**  
LUXURIOUS FIVE LEVELS  
PHASE-IV

LAWSON





*Artistic Image of Entrance Lobby*



# PRIME

## *Surrounded by comfort and unsurpassed joy*

*Imagine living in a house where every little thing portrays your elevated life... simplicity with a great style. From tiles to wall colours to lightings to every small fitting, this project redefines perfection. When you step in this luxurious apartment, from what feel to what you see, you explore a new level of glee that is calm, soothing and persistent. The house is engineered in such a way that it offers the space for your long-awaited décor arrangements, enabling you to make it a place exactly like your dream without any ifs and buts.*



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*Waking up in the morning with a beautiful view... taking a slow walk into your balcony where the open sky with lush greenery greets you... and your hearts says, "Wow! This is life!" This is the exact experience that these low-rise apartments, constructed amongst thick of high rise as exclusive jewel product. Here, every single day introduces you to the beauty of life.*



*Artistic Image*

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.



institutional area

Other Blocks

Artistic Image



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*A dream that is a reality*

*Who says happiness is formless! Here is one of the epitomes of absolute glee... premium, luxurious, beyond imagination low-rise apartments where every day reality is dream like.*



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*Artistic Image*



*Actual Image*

*Delivered in Phase-1*



*Actual Images*

## *Expand your circle*

*Whether it is about socializing with new people or buying daily essentials with great ease or enjoying a fine dine-in, the location is committed to serve you with every possible comfort and happiness. The property is within an established and operational high-rise society with a super market at a walking distance. What's more, the club acts as a place to relax or party or simply enjoy a great meal with your family and new friends.*



*Actual Image*

*Delivered in Phase-1*



*Actual Images*

## *Dive into some relaxed moments*

*Take a break every day to find yourself. The club offers you everything to calm your mind. Whether you find intense exercising relaxing or you desire to float in a pool of water, our well-equipped gym and pool makes sure that you are never disappointed. The club also offers play area and pool for kids to encourage outdoor sports, so that they can live a healthy childhood. What's more, this space also encourages elderly residents to interact and enjoy their lives.*

S.No.	Descriptions	Locations	Specifications (Included in the Price)	Optional on additional price
<b>A</b>	<b>Structure Works</b>			
1	Stability	Entire Tower	Earthquake Resistant R.C.C. Framed Structure	
<b>B</b>	<b>Finishing Works</b>			
1	Flooring & Skirtings	Drawing / Dinning / Bed Rooms & Kitchens	Digital Vitrified Tiles, Size: Bigger Size	
		Master Bed Room	Wooden Laminated Flooring .	
		Other Bed Rooms	Digital Vitrified Tiles/ Wooden Laminated Flooring	
		Bathrooms	Antiskid Ceramic/ Vitrified Tile.	
		Balconies	Ceremic/ Vitrified Tile.	
		Kitchen Platforms / Counters	Polished Granite/ FBV 15 mm thickness) or equivalent	
		Common Area / Passage Area / Staircase	Polished Granite/ 15 mm thick (FBV) or equivalent Flooring & Skirting.	
2	Cladding / Dado	Kitchens	Ceremic/ FBV Tile upto 600 mm Height.	
		Bathrooms	Ceremic Tile/ Vitrified Tile upto Celing (Full Height) in pleasing shades and design.	
		Lift Facia	Polished Granite/ FBV or equivalent Cladding	
3	Internal & External Painting	Internal Walls	Plastic Acrylic Paint ( One Wall with Texture Paint/ Wall Paper)	
		External Walls	Bubble Spray Texture or Weather Shield Paint	
4	Door, Windows & Ventilators	Drawing / Dinning / Bed Rooms	Balcony side with UPVC Door & Window Double Sliding Door with Glazed and Mosquitoes Net.	
		Kitchens / Toilets	UPVC Door & Window With Side Hung Window.	
		Main Door	Designer Door with both Side Polished Teak Veneered/ Laminated full height Panelled/Flush Door Shutter with Smart Lock.	
		Bed Rooms/Toilets	Full Height Both Side Laminated Flush Door shutters	

*Well-crafted | Specifications that guarantee a great living*



S.No.	Descriptions	Locations	Specifications (Included in the Price)	Optional on additional price
5	CP fittings & Chinawares	Kitchens	Double Bowl Stainless Steel Sink Or SS single bowl sink with Drain Board Single Lever Sink Mixture	
		Toilets	Wall Hung E.W.C. with Concealed Cistern	
			Vanity Wash Basin in Master Toilet	
6	Railings	Balconies	Combination of SS and Toughned Glass Railing as per Architect Design	
		Corridor Area / Passage Area	SS Railing	
<b>C</b>	<b>Electrical Works</b>			
1	Wires	Drawing/Dinning/Bed Rooms/Kitchens/Toilets	FRLS Copper Wire in Concealed conduits	
			TV, Telephone points in Master Bed Room & Drawing Room	
			ONT (Optical Node Terminal) for TV, Tel, Wi-fi Provision	
2	Switches & etc.	Drawing/Dinning/Bed Rooms/Kitchens/Toilets	Moduler Switchs, Make - Schneider/ Havells/ MK or equivalent	
			Distribution Boards, Make - Schneider/ Havells/ MK or equivalent	
3	Air Conditioning	Drawing / Dinning / Bed Rooms	Copper Piping with insulation, Drainage Piping, Wiring	
4	Power Backup	Common Area / Passage Area	100% Power Backup	
5	Power Backup	Within Flat	1 KVA with each Flat	Add on facilities on paid basis
<b>D</b>	<b>Others</b>			
1	Lift	Common Area	Decorative MRL Lifts	
	TOWER ENTRY	At Ground Level	Decorative Entrance Lobby with Reception and seating for visitors	

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**NIRALA**  
**ASPERE**  
LUXURIOUS FIVE LEVELS  
PHASE-IV



## Typical Unit Plan

3 Bedroom + 3 Toilets

Carpet Area: 923 Sq. Ft.

Built-up Area: 1223 Sq. Ft.

Total Area: 1596 Sq. Ft.



NOTE: Conversion 1000 MM = 3.28 FT. & 1 SQ.MT. = 10.764 SQ.FT.  
• Measurement of dimension are from unplastered wall to unplastered wall.  
• Balcony dimension are inclusive of parapet wall & railing.  
• Carpet Area as per RERA.

• Carpet Area: (RERA Definition) means net useable floor area of an apartment excluding the area covered by the external walls, area under service shafts exclusive balcony/veranda area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment.

• All dimensions mentioned above are in mm.

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## Typical Unit Plan

3 Bedroom + 3 Toilets

**Carpet Area: 923 Sq. Ft.**  
**Built-up Area: 1210 Sq. Ft.**  
**Total Area: 1579 Sq. Ft.**

NOTE: Conversion 1000 MM = 3.28 FT. & 1 SQ.MT. = 10.764 SQ.FT.

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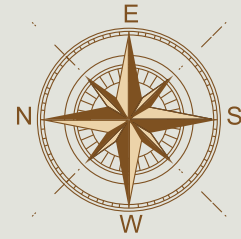
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# Well-planned

A great planning ensures greater experiences



- |                                 |                    |
|---------------------------------|--------------------|
| 1. Commercial Plaza             | 20. Sculture Court |
| 2. Entry Gate With Idrs         | 21. Flower Garden  |
| 3. Raised Planter With Hedges   | 22. Amphitheatre   |
| 4. Community Garden             | 23. Skating Ring   |
| 5. Edible Landscaping           | 24. Parking        |
| 6. Children's Play Area         | 25. Swimming Pool  |
| 7. Sand Pit                     | 26. Kid's Pool     |
| 8. Feature Garden               | 27. Community Club |
| 9. Badminton Court              | 28. Main Entrance  |
| 10. Cricket Pitch               | 29. Water Cascade  |
| 11. Entry To Community Building | 30. Boulevard      |
| 12. Side Entry                  | 31. Central Lawn   |
| 13. Intimate Seating Spaces     | 32. Small Garden   |
| 14. Pergola With Seating Spaces | 33. Central Area   |
| 15. Tennis Court                | 34. Gazebo         |
| 16. Raised Planter              | 35. Road           |
| 17. Paved Jogging Track         | 36. Ramp           |
| 18. Rock Garden                 | 37. Exercise Zone  |
| 19. Theme Garden                |                    |

Building Legend 3 Bed + 3 Toilets



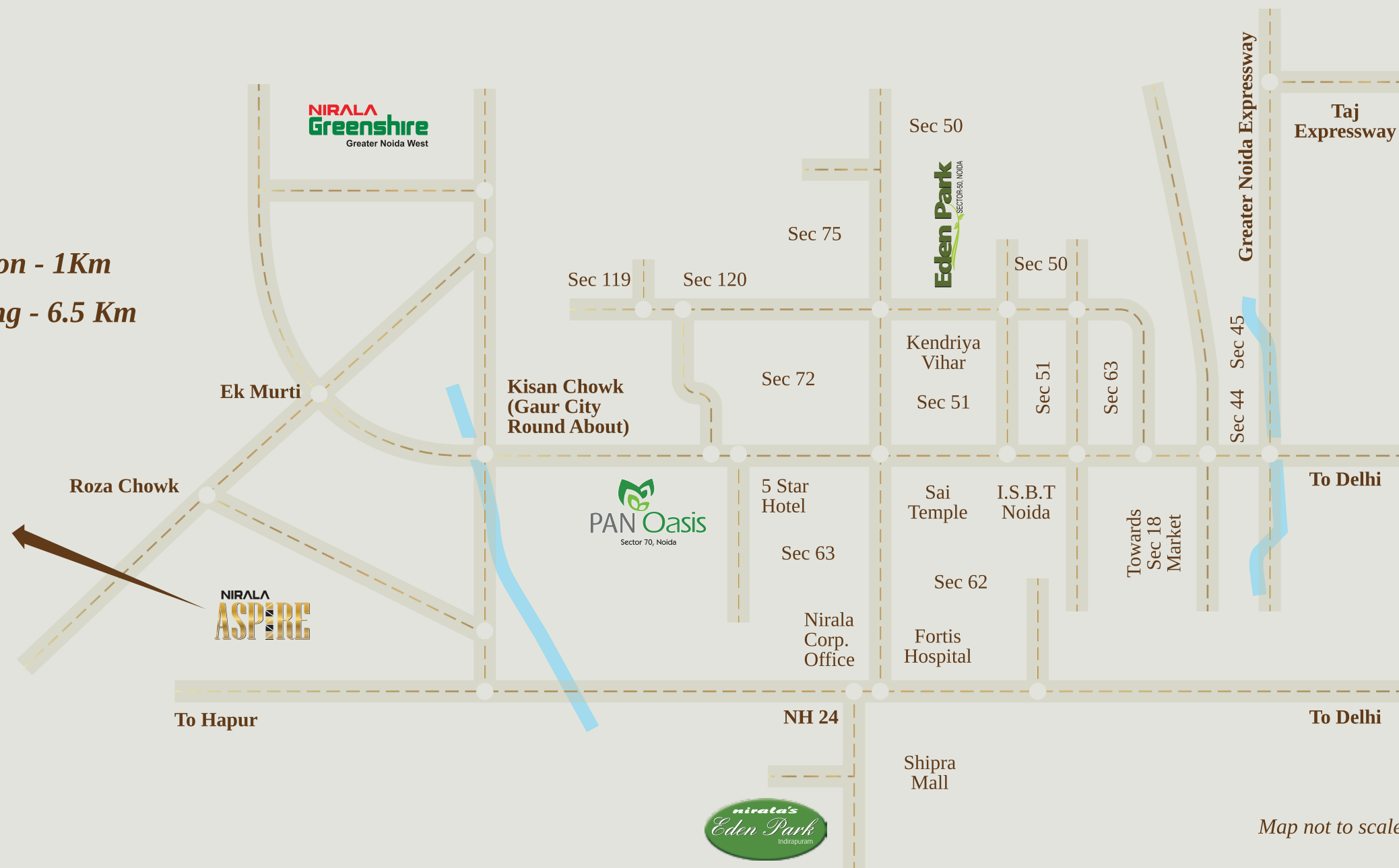
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# Here is the new location of your home

Situated in a well-established high-rise society at a corner plot, living in these low-rise apartments will not only provide you the calmness and peace but will also make sure that you are surrounded by friends. Further, good schools, markets and hospitals nearby make this location suitable to families. In addition, the upcoming metro station will add more comfort to your day to day life.

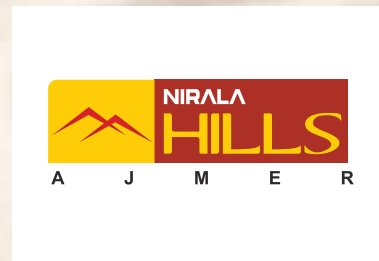
- ▶ School - 100 Mtr.
- ▶ Mall - 1 Km
- ▶ Hospital - 3 Km
- ▶ Market 50 Mtr.
- ▶ Proposed Metro Station - 1Km
- ▶ Nearest Metro Existing - 6.5 Km

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Map not to scale

## Landmarks delivered so far



## Constantly striving for excellence

*Nirala India Parivar is not just a brand but a commitment to continue offering the best on the committed deadline. With our well-trained and experienced staff, Promoters have delivered 8 projects, constructed with utmost perfection, right on time. Nirala India Parivar Team, believes in creating great experiences and considers client's happiness as company's success. Therefore, the company has zero tolerance policy when it comes to quality. This value has resulted in high acceptance of Nirala Aspire Phase IV in the market in a short span of time.*



# COMMUNITIFIED





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