



AIGIN ROYAL

SEC-1, NOIDA EXTENSION

2 / 3 B H K

R E S I D E N C E S

CELEBRATE
the spirit of luxury living







A LIFE WITHOUT LIMITS

Here, you enter the world quite differently than how you know.

Experience a vast private isle, with the luxury of privacy and exclusivity.

*The home of your dreams has to be that perfect blend
of the best this world has to offer, right where you want it to be.*

No compromises. No middle path. No corners cut.

But a testament to who you are.

*Each of the following pages is a testimony of how we are
redefining the idea of space and privacy.*



*LIVE THE HIGH LIFE WHERE
PRESTIGE AND CONVENIENCE
ARE NOT PRIVILEGES
BUT A WAY OF LIFE*



THE
HIGH
LIFE
AWAITS
YOU

A SPARKLING
ADDITION TO
NOIDA'S SKYLINE





MAKE YOUR LIVING GRAND

*Amidst the sprawling landscape of the magnificent township
AIG Royal consisting of exclusive independent edifices.*

*Living at AIG Royal, has amazing perks. You have the privacy of
your exclusive 2/3BR apartments with the security and facility of
a gated community. This is a perfect haven that offers you peace,
opulence and the company of like-minded individuals.*

*With best-in-class comforts and amenities, large open areas, green
landscaping and more this is a world where you truly belong.*

Towering above the rapidly changing skyline of Noida Extension,

*AIG Royal invite you to live a life only a handful will have the
privilege to enjoy.*



MASTER PLAN



LEGEND

- | | | |
|--------------------------|---------------------|---------------------------|
| 1. Entry | 6. Pergola | 11. Volleyball Court |
| 2. Exit | 7. Wooden Deck | 12. Half Basketball Court |
| 3. Lawn | 8. Swimming Pool | 13. Shrub Beds |
| 4. Kids' Play Area | 9. Children Pool | 14. O.A.T. |
| 5. Pathway/Jogging Track | 10. Badminton Court | 15. Sculpture |



- 16. Paved Plaza
- 17. Water Features
- 18. Sitting Court
- 14. Cricket Pitch
- 15. Parking

	2BHK	1050 sqft
	2BHK+STUDY	1295f sqft
	3BHK	1495 sqft
	3BHK	1575 sqft

THE PLEASURES OF LUXURY



*WHEN
LUXURIES ARE
AT YOUR FEET*



*FEEL THE COMPLETENESS
INSIDE OUT*

At AIG Royale, you embrace a brand new life altogether. Your residence sports the finest finishes and fittings, with spectacular views of pool and greenery.

Luxurious amenities that are best in class provides an unparalleled living experience with more luxury per square foot that anything else you've seen.

An environment where co-curricular activities can be partaken along-with recreational activities, leisurely walks is what AIG Royal insists on delivering.

- ✦ *Hi-Speed Lifts in each block from OTIS/Kone or equivalent*
- ✦ *Covered & Open reserved Car Parking**
- ✦ *Kids' Play Area*
- ✦ *Vast Open Spaces, Parks & Landscaping*
- ✦ *24 Hr Multi-level security with CCTV Surveillance*
- ✦ *100% Power back-up**
- ✦ *24 Hour security with intercom facility*
- ✦ *Clubhouse with multiple sports facility including indoor and outdoor courts*
- ✦ *Adequate provision for fire fighting on each floor*

*EMBRACING A
REWARDING
LIFESTYLE*

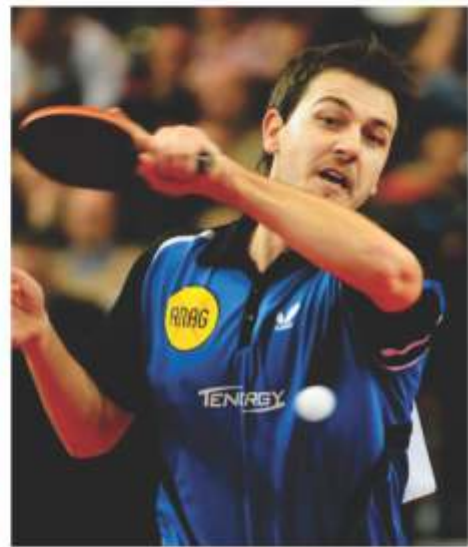




CLUB

AN INTRODUCTION TO A NEW LEVEL OF EXTRAVAGANCE

The Club at AIG Royale will boast of eclectic assortment of pastimes, hobbies, activities and invigorating sports and fitness facilities, among other things. Go for an exhilarating workout at the state-of-the-art gym overlooking the stunning pool that beckons you to splash and swim a few laps. Watch the kids laugh on the playground and enjoy the completely integrated club experience.



- ▼ *Gymnasium*
- ▼ *Pool Tables*
- ▼ *Swimming Pool*
- ▼ *Kids Pool*
- ▼ *Table Tennis*
- ▼ *Carom*
- ▼ *Chess Room*



YOUR
SPACE
JUST THE
WAY YOU
WANT IT



The interiors of your home say a lot about your personality, that's the idea on which the designs at AIG Royal are conceptualized. Every interior space at AIG Royal is designed keeping in mind modernity, aesthetics, beauty, serenity and openness. Rest, we welcome you to add your own touch of personality and creativity to the art we call interiors!

We have created an architectural masterpiece just for you.





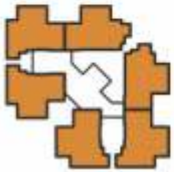
FLOOR PLANS

2BHK

2BHK+Study	SQM	SFT
Carpet Area	52.195	561.827
Wall Area	7.037	75.7463
Balcony Area	16.254	174.958
Cupboard Area	1.446	15.5647
Common Area	20.615	222
Total Area	97.547	1050



TOWER B & F

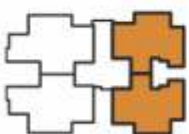


2BHK+Study

2BHK+Study	SQM	SFT
Carpet Area	67.209	723.438
Wall Area	7.565	81.4297
Balcony Area	16.37	176.207
Cupboard Area	1.349	14.5206
Common Area	27.815	299
Total Area	120.308	1295



TOWER A, C, E & G



3BHK (L)

3BHK (L)	SQM	SFT
Carpet Area	79.839	859.387
Wall Area	9.187	98.8889
Balcony Area	23.311	250.92
Cupboard Area	1.85	19.9134
Common Area	32.134	346
Total Area	146.321	1575



3BHK

3BHK (L)	SQM	SFT
Carpet Area	74.986	807.149
Wall Area	8.422	90.6544
Balcony Area	23.311	250.92
Cupboard Area	1.85	19.9134
Common Area	30.320	326
Total Area	138.889	1495





SPECIFICATIONS



STRUCTURE

Earthquake Resistant RCC framed Structure certified by IIT.



FLOORING

Vitrified Tiles in Drawing/Dining, Bed Rooms & Kitchen Anti-Skid Tiles in Balconies & Toilets.



DOORS/WINDOW

All external doors and windows are of UPVC with glass.



KITCHEN

Granite working platform with 2ft. High glazed ceramic tiles above it with stainless steel sink.



WATER SUPPLY

Underground and overhead water tanks with pumps for 24 hours uninterrupted water supply.



TOILETS

Provision for Hot & Cold water system. Glazed tiles in pleasing colours on walls up to door levels. European W.C.'s wash basins & cisterns in white shade.



INTERNAL FINISH

All internal walls plastered & painted in off white shade of oil bound distemper, Plaster of Paris punning & Cornices in drawing/ dining room & bedrooms.



EXTERNAL FINISH

Most modern & elegant permanent outer finish with high quality texture paint.



HARDWARE

All fittings with aluminium powder coated materials.



LIFTS

Hi-Speed Lifts by OTIS/KONE/Johnson or equivalent in each block.



ELECTRICAL

ISI copper wiring PVC concealed conduit. Provisions for adequate light and power points as well as Telephone & TV outlets with protective MCBs.



PLUMBING

Plumbing with CPVC pipes to avoid corrosion.



FIRE FIGHTING

Adequate provision for fire fighting on each floor.





LOCATION MAP



THE BEST OF LIFE JUST A JUST SHORT DRIVE AWAY

Noida Extension has emerged as one of the best option for Home Buyers in Delhi/NCR region, with the joint effort of developers. With multiple connectivity and range of apartments to choose from both in size and prize points, it has an edge over other areas. The entire area is developed and this has given the authority and developers a chance to carry on a planned developments here.



LOCATION ADVANTAGES

- 02** MINS FROM FNG EXPRESSWAY (UNDER CONSTRUCTION)
- 03** MINS FROM NEAREST UPCOMING HOSPITAL YATHARTH
- 05** MINS FROM NEAREST METRO STATION IN SECTOR-78
- 05** MINS FROM UPCOMING CITY CENTER MALL AT KISAN CHOWK
- 10** MINS FROM NH-24
- 15** MINS FROM FORTIS HOSPITAL, UPCOMING KAILASH HOSPITAL