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**KHATU SHYAM CITY**



## **INDEPENDENT HOUSE**

Book your site visit now and take the first step toward owning your dream home!

**BOOK NOW**

📍 Roza Jalalpur, Behind Rama Devi School, Bisrakh Road, Greater Noida West, G.B. Nagar



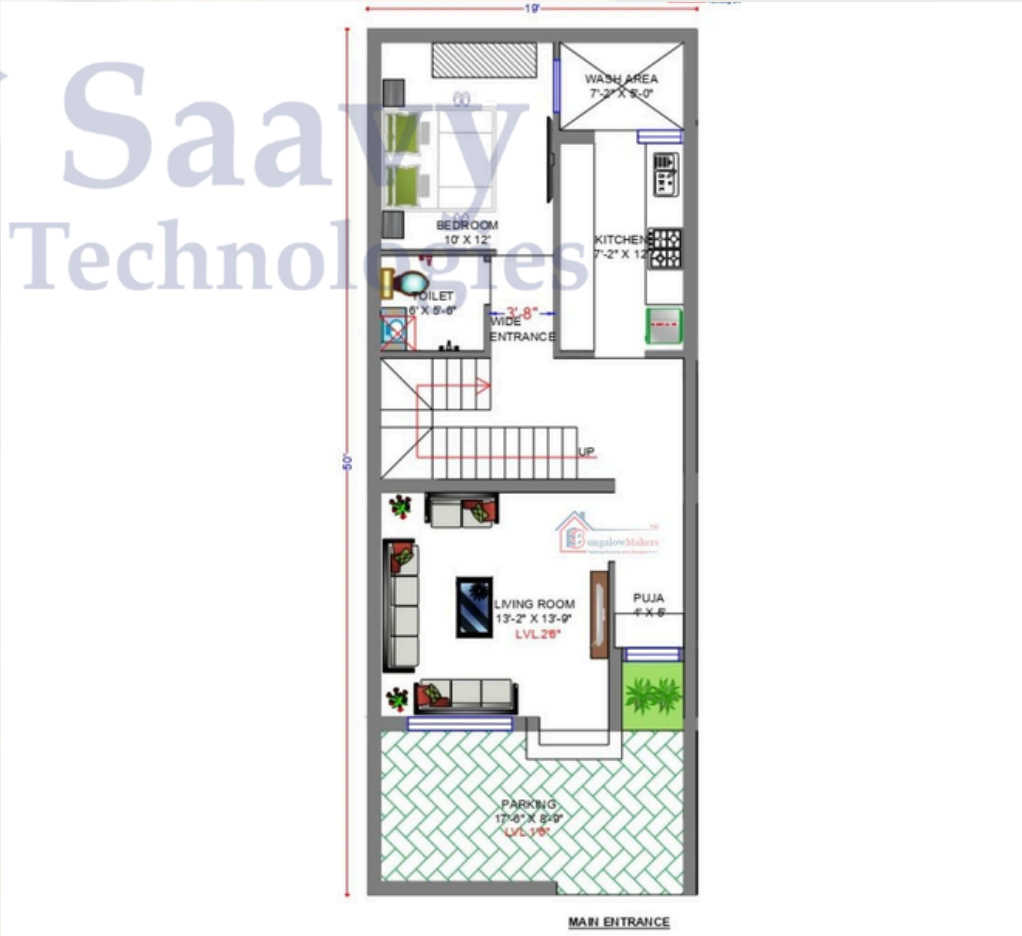
## DESCRIPTION

Khatu Shyama City 3 is trusted by India's leading companies and corporate investors. Our company provides a comprehensive range of investment, property management, and sales services tailored to your specific needs. With a full spectrum of solutions across the property cycle, our innovative and cutting-edge business model ensures a competitive advantage for every client we serve.

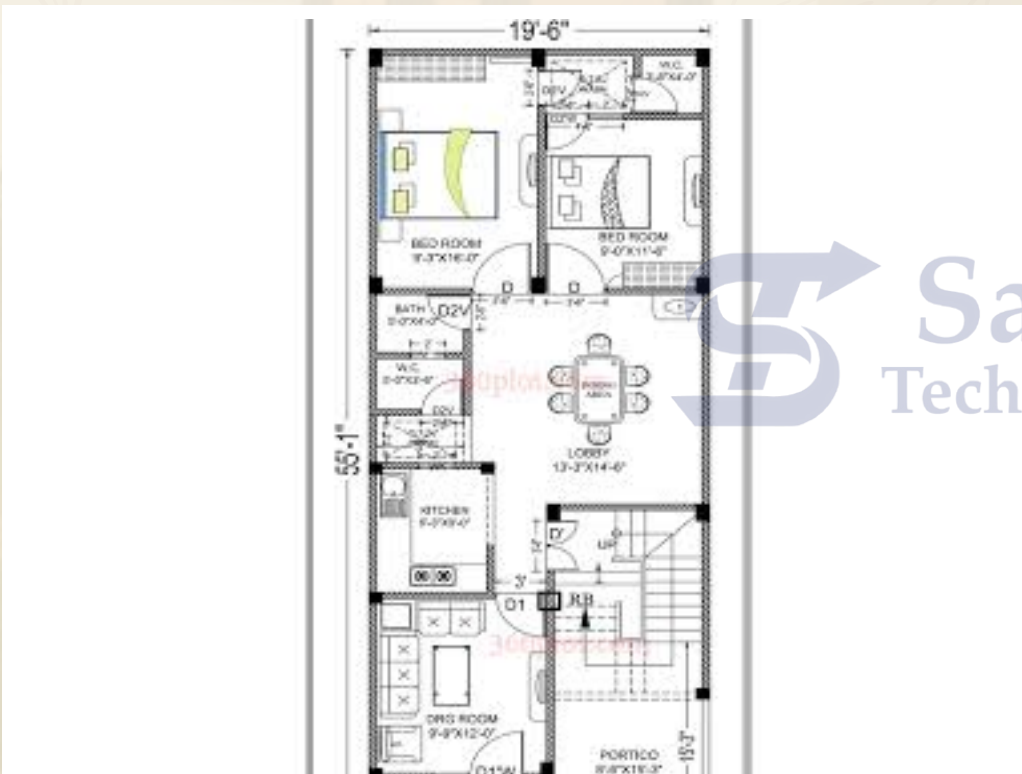
This is why you can confidently trust your most valuable property requirements with Khatu Shyama. In recent years, Khatu Shyama City 3 has built a team of highly skilled and experienced professionals.



**PLOT LAYOUT**



**50 GAJ HOUSE**



**60 GAJ HOUSE**

## SPECIFICATION

### STRUCTURE

- Earthquake Resistant RCC structure

### LIVING / DINING / LOBBY / PASSAGE / STAIRS

- Floor: Polished vitrified tiles with marble effects
- Walls: Plastic paints, DNE wall with texture paint
- Ceiling: POP cornice



### TOILET

- Walls: Designer ceramic tiles up to 7'-0" height
- Fitting / Fixture: Branded CP fittings and chinaware
- Water: Water pipeline fitting

### BEDROOM

- Floor: Polished vitrified tiles
- Walls: Plastic paints
- Ceiling: POP cornice



### PAINT & RAILING

- Walls & Ceiling: Plastic paint / Beauty Gold paint
- Railing: S.S. railing on roof & staircase only

### KITCHEN

- Walls: Designer ceramic tiles up to 2'-0" above counter
- Floor: Anti-skid ceramic tiles / vitrified tiles
- Counter: Granite working platform
- Fitting / Fixture: Branded CP fittings, SS single bowl sink
- Woodwork: Woodwork in kitchen

### DOORS & WINDOWS

- Wooden doors & windows

### ELECTRICAL

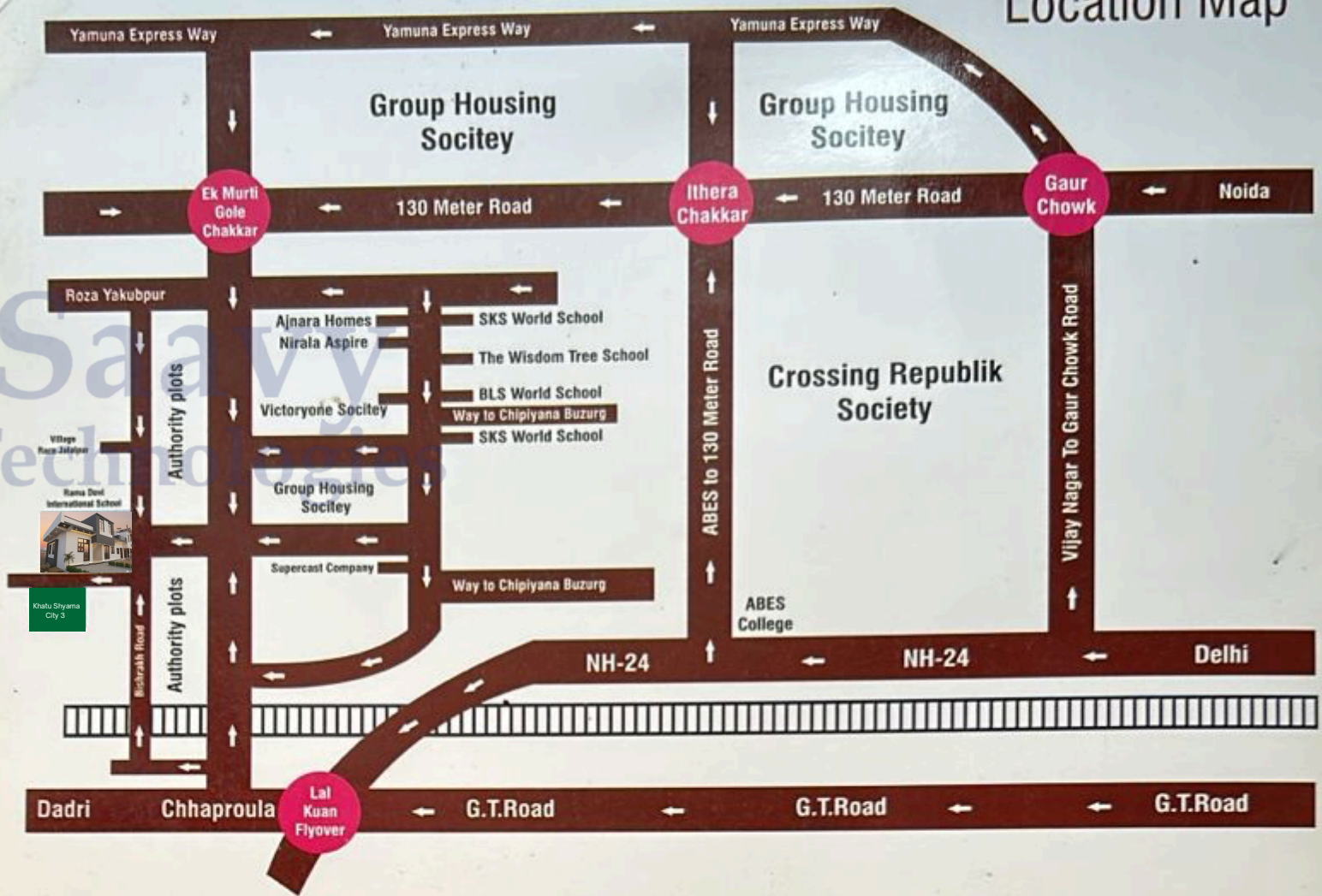
- Modular switches with copper wire
- Submersible pump

### FRONT GATE

- M.S. designer gate
- Iron Designer Gate



# Location Map



## LOCATION ADVANTAGE

- 2 Min. Drive from Proposed Metro
- 10 Min. Drive from Noida City Centre
- Rama Devi International School in our campus & SKS World School
- 2 Min. Drive from Shopping Complex, Bank & ATM
- 15 Min. Drive from DND Flyway
- 5 Min. Drive from FNG Expressway

## AMENITIES

- 24 Hours Security
- Market / Commercial
- Sewerage System
- Electricity
- Covered Boundary
- Street Light

