

The
RESIDENCES
SECTOR - 117, NOIDA

UNITECH THE RESIDENCES SECTOR-117 NOIDA



PROJECT OVERVIEW:

Unitech brings you a new residential project "**THE RESIDENCES**" in **sector 117, Noida**. Unitech the Residences offers **2, 3 and 4 bedroom** apartments varying in sizes. The project is well connected with national highway and offers excellent amenities such as **swimming pool, sports facility, school** and a lot more to enjoy. Unitech the Residences truly redefines the essence of an energizing residential living. Conceived to the highest standards is for those who seek to live their dreams. The bustling clubhouse offers an array of recreational activities.

UNITECH new project being launched from **Unitech at Sec 117** Noida. Name of the project is '**The Residences** which consists of **2, 3 and 4 BHK** Air Conditioned Luxury Apartments. The tentative price is **Rs 3945 p sq ft** Inaugural discount is **Rs 350**. The Residences presents you the magical options of 2, 3 & 4 bedroom apartments in the range of 1140-1980sq ft area overlooking in the sprawling greens. The Residences at Sec -117 in Noida offers panoramic vision of its landscaped environs And the region is the boasts of premium health centers, Major hospitals, schools, shopping plazas, shopping complexes, much more in the locality.

SPECIFICATION UNITECH THE RESIDENCE

	Bedroom	Living/ Dining	Kitchen	Balcony	Toilets	Servant Room
Floor	Laminated wooden flooring	Vitrified tiles	Ceramic tiles	Ceramic tiles	Ceramic tiles	Ceramic tiles
Walls	Plastic emulsion paint	Plastic emulsion paint	Ceramic tiles up to 600mm height above the counter area		Ceramic tiles up to 2100mm height	Plastic emulsion paint,
Ceilings	Oil Bound Distemper	Oil Bound Distemper	Oil Bound Distemper	Oil Bound Distemper	Oil Bound Distemper	Oil Bound Distemper
Fittings & Fixtures			Granite counter with stainless steel sink with drain board		EWC & wash basin in white colour, single lever CP fittings, granite counter, pipelines for geyser	
Electrical	Three phase supply with independent meter copper wiring in concealed conduits modular switches TV Point in living room and master bedroom 24x7 power back-up					
Maintenance	Maintenance Staff Water Supply / Storage Boring / Tube-well Rain Water Harvesting Waste Disposal					

AMENITIES:

- Club House
- Gymnasium
- **Lift**
- Park / Play Area
- **Power Back Up**
- Reserved Parking
- Security Personnel
- **Swimming Pool**



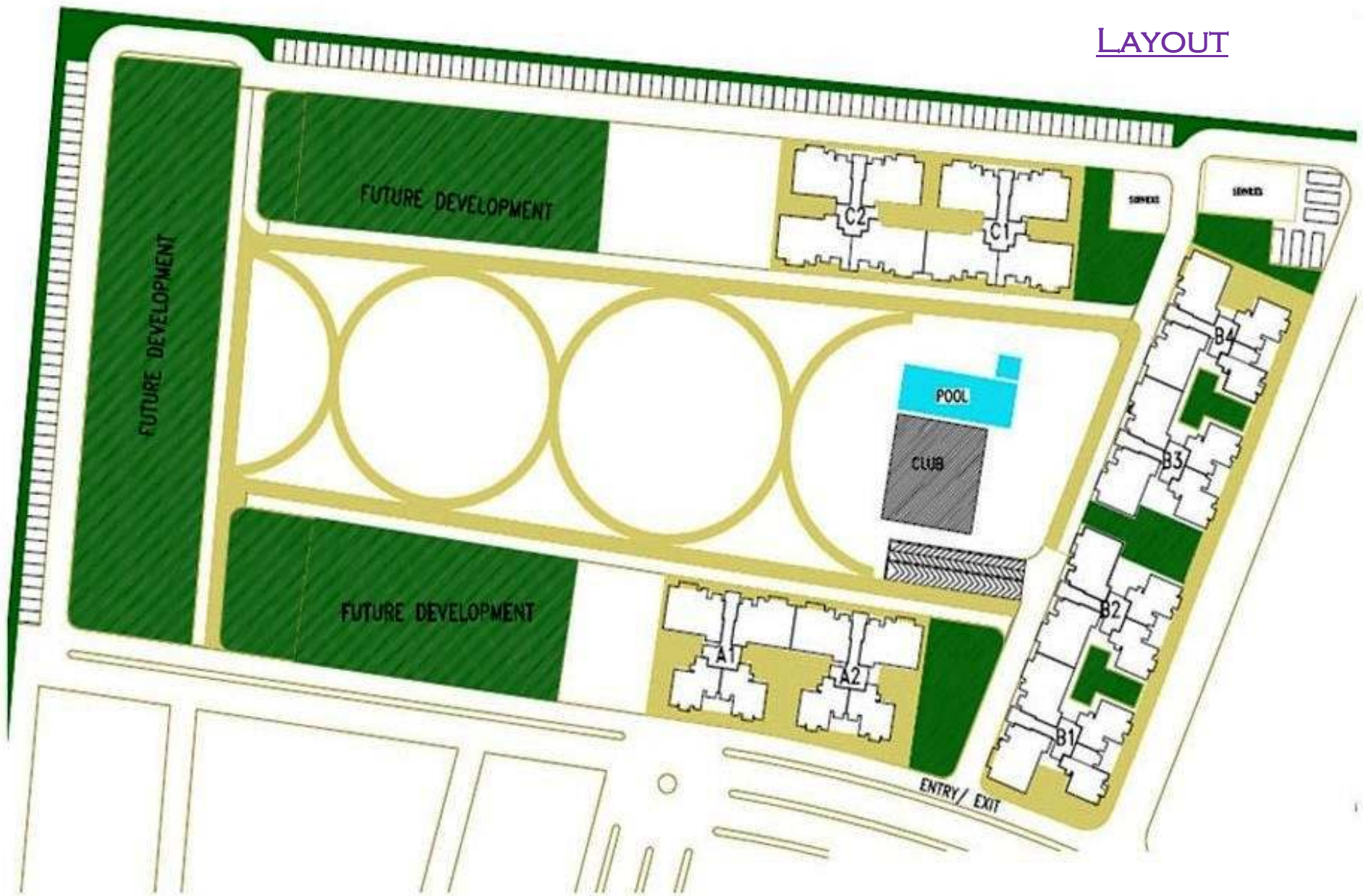
LOCATION MAP

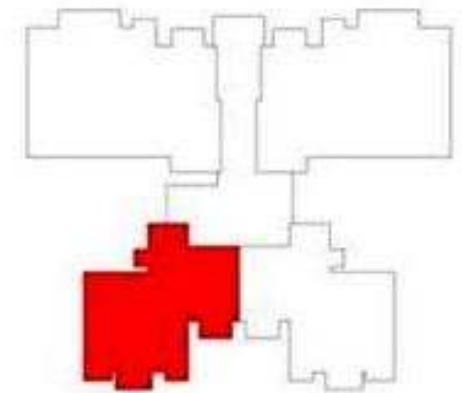
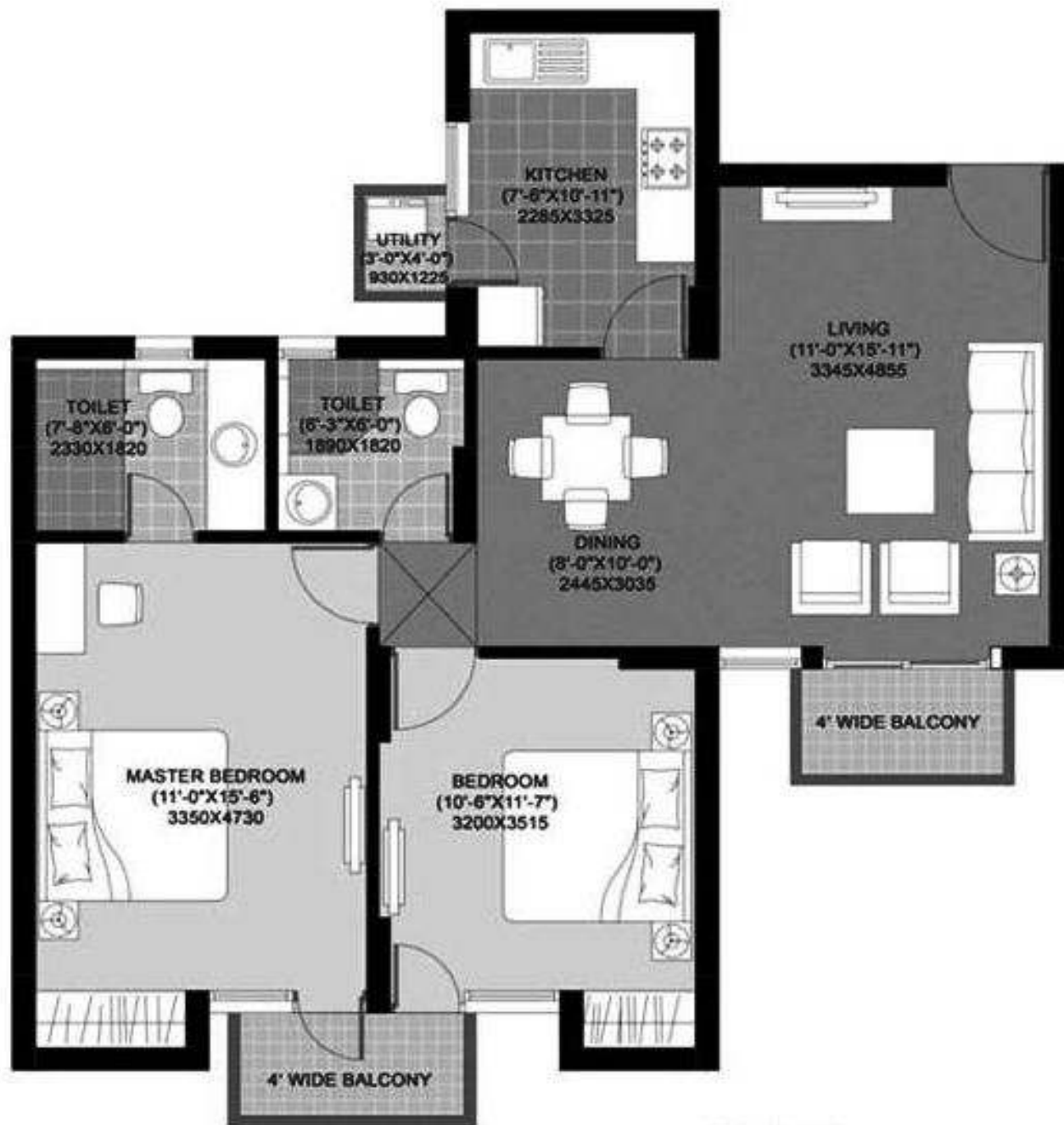
The map illustrates the location of **The Residences** project in Noida. Key features include:

- Proposed Metro to Greater Noida:** A red dashed line indicates the metro route passing through the project area.
- Faridabad-Noida-Ghaziabad (FNG) Corridor:** A major road corridor running horizontally across the top of the map.
- NH 24:** A vertical road on the left side of the map.
- Project Location:** The project is located in Sector 117 (S-117), highlighted in blue, near the intersection of the FNG Corridor and the proposed metro line.
- Surrounding Areas:**
 - North:** Sectors 62, 64, 70, 71, 118, 119, 120, 122.
 - East:** Sectors 39, 41, 50, 51, 75.
 - South:** Sectors 32, 35, 37, 18.
- Landmarks and Amenities:**
 - Commercial:** UNITECH INFOSPACE IT PARK, ADOBE, SPICE MALL, The Great India Place, FILM CITY.
 - Recreational:** Noida Golf Course, Mayur Vihar, Akshar Dham Temple.
 - Infrastructure:** Metro Rail, Metro Station, Dadri Road, Expressway to Greater Noida.
- Water Bodies:** Yamuna River, Okhla Barrage, Sarita Vihar.

The
RESIDENCES

LAYOUT

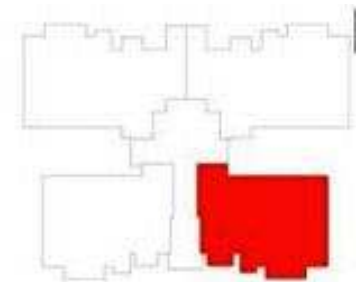




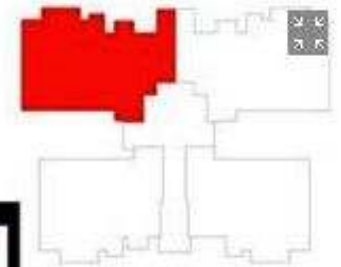
Floor Plan

SUPER AREA = 1140 SQFT.





3BR3T1S



4BR4T1S



FOR FURTHER QUERIES, PLEASE FEEL FREE TO CONTACT.

Thanks & Regards,

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