

## Nitishree Aura Chimera - NH-58, Ghaziabad



### 2 & 3 Bhk Ready To Move Flats

Nitishree Aura Chimera offers 2 & 3 Bhk ultra luxury flats with world class modern amenities & specification. Aura Chimera project is situated on Raj Nagar Extension, NH-58, Ghaziabad.

- Project ID : J919053371
- Builder: Nitishree Infrastructure Ltd
- Properties: Apartments / Flats
- Location: Nitishree Aura Chimera,Raj Nagar, NH-58, Ghaziabad - 201001 (Uttar Pradesh)
- Completion Date: Jul, 2014
- Status: Started

## Description

**Nitishree Infrastructure Ltd** brings you luxury residential project name is "Aura Chimera" situated on Raj Nagar Extension, NH -58, Ghaziabad, Uttar Pradesh. The project offers **2 & 3 BHK luxury flats** and its sizes are ranging from 955 sq feet to 1755 sq feet for Lease, rent, buy, and sale with all aspects luxury features. Nitishree Aura Chimera has various amenities like 70 % open area, 24 hours power backup, 2 lifts in each block, professional security system, ample parking space, Multi Gym, Children park, health club, community center, indoor and outdoor games and it has lavish yet thoughtfully infrastructure designed eleven Blocks and 364 residences.

**Location:** Aura Chimera, Raj Nagar Extension, NH -58, Ghaziabad, Uttar Pradesh

### Price & Size:

Type	Size	Basic Price (Rs. )	Down Payment Price (Rs.)
2 BHK	955	18,71,800/-	16,71,250 /-
2 BHK Delux	1125	2,05,000/-	19,68,750/-
3 BHK	1425	27,93,000/-	24,93,750/-
3 BHK Deluxe	1755	34,39,800/-	30,71,250/-

### Amenities:

- Swimming Pool
- Gym
- Community Hall
- Kids Play Area
- Jogging Track
- 24 Hours power backup
- Security Gard 24 Hours
- Parking place

### Features:

- Three Tier round the clock security.Professional security system.Modern Fire fighting systems.
- Modern Safety devices.
- Controlled entry and exit.
- Approx. 7500 sq.yd. single park with Landscaping.Tree Lined, Well lit, Wide Roads.
- Ample parking space.
- 2 Lifts in each block.
- Hi-tech Waste Management system
- Adequate Power Backup.
- Broadband connectivity for all apartments.Cable connection in all apartments through centralized control system.
- Walking and jogging tracks.
- Specifications
- Structure
- Earthquake resistant RCC and non-load bearing brick walls.

### Doors & Windows:

- Frames : Imported Wood / Aluminium Frames
- Shutters : Flush Doors

### Hardware:

- All doors and windows with metal fittings, with mortice locks and doors.

### Walls & Ceilings:

- Pop finish on walls and ceilings in all bedrooms and D/D Room.

### Flooring:

- Kitchen, Bedrooms, D/D and Lobbies : vitrified tiles.

- Master Bedroom : Wooden Flooring(Optional).
- Toilets and Balconies : Anti-skid ceramic tiles.
- Staircases, entrance lobby and passage : Kota stone, baroda green stone combination.

#### **Electrical:**

- Copper wiring in PVC concealed conduit. Light fittings and fans in bedrooms, D/D rooms.

#### **Finishing:**

- Doors/Windows: lacquer polish finish / synthetic enamel paint.
- Internal/ceiling: oil bound distemper in pleasing colour shades.
- External/Wall finish : permanent textured finish.

#### **Kitchen:**

- Granite counter.
- Stainless steel sink with drain board, hot and cold CP mixture.
- Glazed wall tiles upto 2 ft. height above counter.
- 24 hrs. water supply.

#### **Toilets:**

- European Floor mounted WC in pastel shades.
- ChinaWare matching tiles upto 7 ft. height in all toilets Wash Basin, CP fittings mixture with provision of hot & cold water.
- 24 hours water supply.

**Shourya Towers Pvt. Ltd.** is also known as **Nitishree Infrastructure Ltd**, which is renowned and respected name in the building construction and real estate field in Delhi NCR and Punjab region. The aim of this company is to deliver uniquely designed and brilliantly developed marvels whether they be for residential and commercial or retail purposes and that they provide this on affordable price.

### Features

#### Luxury Features

- Power Back-up ■ Room AC ■ Lifts ■ Water Softner

#### Security Features

- Security Guards ■ Electronic Security
- Intercom Facility ■ Fire Alarm

#### Lot Features

- Private Terrace ■ Balcony ■ Private Garden
- Corner Location ■ Park Facing

#### Lot

- Basement

#### Interior Features

- Woodwork ■ Modular Kitchen
- Feng Shui / Vaastu Compliant

#### Interior

- Marble Flooring ■ Granite Flooring
- Wooden Flooring ■ Fly Proofing

#### Exterior Features

- Reserved Parking ■ Visitor Parking
- Independent Garage ■ Servant Quarter

#### Recreation

- Swimming Pool ■ Park ■ Fitness Centre / GYM
- Club / Community Center

#### Maintenance

- Maintenance Staff ■ Water Supply / Storage
- Boring / Tube-well ■ Rain Water Harvesting
- Waste Disposal ■ RO System ■ Water Softner

#### Commercial Features

- Service / Goods Lift

#### Land Features

- Clear Title ■ Plot Boundary Wall
- Society Boundary Wall ■ Corner Plot
- Feng Shui / Vaastu Compliant
- Club / Community Center ■ Adjacent to Main Road
- Park/Green Belt Facing ■ Water Connection
- Electric Connection ■ Close to Hospital
- Close to School ■ Close to Shopping Center/Mall

#### General

- Power Back-up ■ Centrally Air Conditioned
- Room AC ■ Lifts ■ High Speed Internet ■ Wi-Fi

#### Other features

- Ready To Move

### Gallery

#### Pictures



Aerial View



Front View

#### Floor Plans



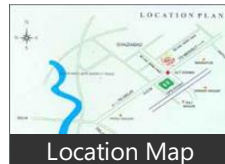
Floor Plan-A



Floor Plan-B



Floor Plan-C



Location Map

### Location

## Landmarks

### Transportation

Indira Gandhi International Airport (<.. Taxi Stand (<5km), Taxi Stand Lohia Nagar (<4km), New Ghaziabad Railway Station (<5k... Duhai Railway Station (<8km), Sahibabad (<10km), Ghaziabad Junction Railway Station (... Muradnagar Railway Station (<13km), Mehrauli Railway Station (<9km), Chander Nagar Railway Station (<15k.. Ghaziabad (<8km), Morta Bus Stop (<4km), Anand Vihar Bus Stand (<4km), Naya Bus Adda (<6km), Nehru Nagar Bus Stop (<5km), Lohia Nagar Bus Stop (<5km), Kavinagar Bus Stop (<5km), Purana Bus Adda (<5km), Shastri Nagar (<6km)

### Markets & Shopping Malls

berg-heim-zentrum (<1km), The Opulent Mall (<8km), The Great Northern Bazar (<2km), Cafe Coffee Day (<8km), Puru Palace (<3km), Amit Kumar Mall (<3km), Pacific Mall (<18km), EDM Mall (<19km), Shoppers Square Mall (<4km), Siyaram, Easyday (<8km), Konark Building (<5km)

### Banks & ATMs

Punjab National Bank ATM (<1km), HDFC Bank ATM (<3km), PNB ATM Sanjay Nagar (<3km), ICICI Bank ATM (<3km), PNB ATM (<3km), Indian Bank ATM (<4km), Oriental Bank Of Commerce (<2km), Indian Bank (<6km), ICICI Bank (<5km), IDBI Bank (<4km), State Bank of India (<3km), Union Bank of India (<5km)

### Hotels & Guest Houses

Hotel Krishna Sagar (<4km), Dwivedi Hotel (<2km), Cloud9 Resorts (<2km), Mela Plaza (<5km), Hotel Sharda (<6km), Hotel Clark, Hotel Royal Regency (<6km), Clarks Inn Pacific Mall (<18km), Jony Sharma, Hotel Tushar Elegant (<6km), Guest House (<5km), Gda Guest House (<6km), Relax Suites Hotel (<11km), NCMRWF guesthouse (<16km), FFOUR (<19km), Hotel LH Villa (<18km)

### Restaurants & Clubs

Orion Robotics Cell (<1km), CINCH Restaurant & Lounge Bar (<5... ALLTC Faculty Club (<5km), Ansals Chancellor Club (<8km), Rotary Club (<7km), GDA Club (<6km), Chandra Nagar Recreation Club (<15.. M4U (<12km), Sapphires The Blue (<5km), Domino, Big Treat (<1km), Disco Bright Bars (<3km), obaid, Delicious Restaurant (<2km), Hotel Parth Inn (<8km), Udupi Krishna Restaurant (<6km)

### Movie Halls

SRS Cinemas (<12km), Basant Cinema Building (<5km), BIG Cinemas (<18km), PVR Cinemas (<16km), Star X Cinemas (<16km), Navrang Theatre Private Limited (<8... Priya Cinema Hall (<13km), Big Cinemas (<17km)

### Parks

The Park Residency (<1km), Drizzling Land (<2km), Central Park (<3km), B Block Park (<3km), Sector 9 Park (<4km), Ramlila Maidan (<4km), Raj Nagar Sector 6 Park (<3km), Triangular Park (<3km)

### Hospitals & Clinics

Yashoda Hospital (<7km), Narinder Mohan Hospital (<8km), Brij Medical Centre (<6km), District Hospital (<4km), Ganesh Hospital (<7km), Pushpanjali Crosslay Hospital (<17km. Fortis Hospital (<16km), Kapoor, Dental care center (<3km), Dr. Grover Dental Clinic (<3km), Big Smile Dental Clinic (<7km), SKIN & VD CENTRE (<6km), Dr. Rajeev Garg Clinic (<3km), Healing Touch Clinic (<4km)

### Offices

Classic Residency (<1km), Landcraft River Heights (<2km), Ascent Satya Villa De (<2km), Fortune Residency (<1km), e-Home Tutors (<4km), Kavi Nagar Post Office (<6km), CGO Complex (<5km), BSNL Office (<3km)

### Schools & Colleges

Raj Kumar Goel Institute of Technolo.. Institute Of Management Technolog.. Ajay Kumar Garg Engineering Colleg... Krishna Engineering College (<8km), Krishna Institute Of Engineering and ... Inderprastha Engineering College (<1.. R D Engineering College (<8km), Delhi Public School Ghaziabad (<2km. Delhi Public School (<2km), Institute of Management Technolog... Ghaziabad Public School (<6km), Dehradun Public School (<3km)

\* All distances are approximate

## Properties

Type	Area	Possession	Price *
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2BHK Apartment / Flat	955 SqFeet	-	-
2BHK Apartment / Flat	955 SqFeet	-	₹ 30 lakhs
2BHK Apartment / Flat	1125 SqFeet	-	₹ 7,000
2BHK Apartment / Flat	1125 SqFeet	-	₹ 33.2 lakhs
2BHK Apartment / Flat	1154 SqFeet	-	₹ 48 lakhs
3BHK Apartment / Flat	450 SqFeet	-	-
3BHK Apartment / Flat	1425 SqFeet	-	₹ 45 lakhs

\* Data has been collected from publicly available sources and may not be up to date.

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