

## 3 Bedroom Apartment / Flat for sale in Sector 77, Noida

2.3 crores



### 3 BHK + Servant Apartment Is Available | Central Noida

Girah Pravesh Society, Sector 77 Noida, Sector 77, Noida..

- Area: 1971 SqFeet ▼
- Bedrooms: Three
- Bathrooms: Four
- Floor: Fifteenth
- Total Floors: Nineteen
- Furnished: Furnished
- Transaction: Resale Property
- Price: 23,000,000
- Rate: 11,669 per SqFeet **+35%**
- Age Of Construction: 5 Years
- Possession: Within 3 Months

### Advertiser Details

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### Description

Explore the ideal combination of comfort & warmth in our welcoming & spacious 3 BHK flat + servant + Puja/ Storeroom. The property, registered by the Noida Authority in 2016, will be available for possession from March 2024.

### Property Specifications

Located on the 15th floor of a 19-floor tower, this west-facing residence offers a carpet area of 1971 sq feet (183.11 sq meters) sqft and boasts a higher floor placement for breathtaking views and enhanced privacy.

The flat has 3 bedrooms, a storeroom, and a separate servant room that has been seamlessly merged into the living room. The interior showcases a meticulous blend of modern aesthetics and functionality, with 4 bathrooms (3 attached to bedrooms and 1 guest bathroom) and 4 balconies, each serving as a private retreat. 1 balcony is covered with slide glass, providing an all-season outdoor experience (and doubles up as a small pvt. office space with a wonderful open green view), while the others are secured with steel grills and pigeon nets.

All wirings and AC vents are discreetly tucked away, contributing to the seamless and sophisticated design. The modular kitchen is equipped with high-grade fittings, and the living room and bedrooms feature cupboards and overhead storage. A covered parking space in the basement adds to the convenience. The flat offers a serene garden-facing view with a glimpse of the swimming pool. The flooring is a combination of ceramic and vitrified tiles, adding to the overall elegance.

### Facilities

Key events like Independence Day, Republic Day, and festivals such as Holi, Diwali, Gurunanak Jayanti, and Durga Puja are celebrated with fervor. Premium clientele fills the society with a 98% occupancy rate. Home delivery for all general needs like grocery, medicine, food, etc is available through major delivery apps, nearby stores, and instant delivery vendors.

Griha Pravesh is a prominent residential project, with 24-hour water availability, and full power backup. The gated community is well-maintained, featuring modern amenities such as a swimming pool, badminton, and lawn tennis courts, skating rink, indoor games room, gym, children's play area, & garden. A well-equipped clubhouse includes a large party hall with separate washrooms and a lavish open area fitted with ACs.

The community is secure with security, maintenance staff, housekeeping services, and dedicated estate managers. Also, rainwater harvesting, a water softening plant, lifts, drainage and sewage treatment, well-paved internal roads, fire alarm, ATM, bank, and an in-house shopping centre are present here.

### Locality

Situated close to Noida Sector 51 and Sector 76 Metro Stations, the locality offers proximity to gardens, dog parks, theme parks like Ved Van, markets, malls, schools, and hospitals. This property is a rare blend of luxury, functionality, and a vibrant community lifestyle.

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### Features

#### General

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

#### Security

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

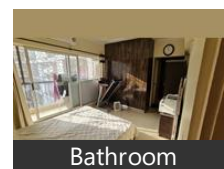
### Pictures



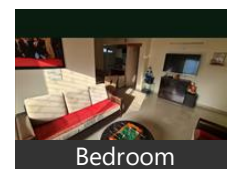
Aerial View



Aerial View



Bathroom



Bedroom



Drawing Room



Elevation



Front View

## Lot

- Balcony
- Corner Location
- Park Facing

## Exterior

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

## Maintenance

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

## Location

## Interior

- Woodwork
- Modular Kitchen
- Marble Flooring
- Granite Flooring
- Wooden Flooring
- Fly Proofing
- Feng Shui / Vaastu Compliant

## Recreation

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

\* Location is approximate

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