

LIVIA

2/3/4 BHK & STUDIO APARTMENTS
EXPRESSWAY-G, NOIDA

live livia life



Open your eyes and all around you will see miles and miles of open spaces. Close it and infinite bliss will pervade your entire being. Situated in an expansive setting right where the state-of-the-art Yamuna Expressway starts and about 7 km before F1 Racetrack, LIVIA will literally turn your life into a lifelong of smooth drive. Fully optimized to the demands of the contemporary lifestyle, the icing on the cake is that this future ready incredible apartment complexes also fully scalable with the changing times.



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An ISO 9001:2008 company



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SPECIFICATIONS

DOORS AND WINDOWS

- Wooden door frames. Main door of panelled Ghana or equivalent teak with brass/SS fittings.
- Prelaminated flush doors/skin moulded shutters.
- All external doors and windows of powder-coated aluminium.

STRUCTURE

- Earthquake resistant R.C.C. framed structure in accordance with norms.

ELECTRICAL

- Modular switches and sockets.
- Copper wiring, optical fiber cable.
- Light and fans in every room.
- Provision for A.C. in every room.

FINISHES

- Internal wall painted with pleasing shades of Plastic-Emulsion.
- Permanent weather coated heat reflective texture paint or equivalent on external walls.
- Glazed/Ceramic tiles upto 7 ft. Height, wash basin, EWC, towel rail and other accessories in toilets.
- Pre-polished granite platform with stainless steel sink, dado up to 2'-0" height above platform in ceramic glazed tiles.

FLOORING

- Designer floor tiles in drawing & dining area.
- Vitrified tiles in bed rooms.
- Anti-skid ceramic tiles in kitchen and toilets
- Ceramic tiles in balconies
- Marble/Kota stone in corridors, staircase and lobbies

FIRE FIGHTING

- Fire Fighting arrangements as per norms.



When the amenities roll out it will leave you impressed. And when you actually come to relish them the smile will never leave your face. LIVIA is not just a world within a world. It's a paradise. Capsule lift, swimming pool, club, café, gym, park, kids corner and open spaces, the list goes on and on. Designed to turn even ordinary celebration into joyous occasion, there literally won't be any dull moment. It's a way of life you read about only in lifestyle magazines.

**HIP.
HAPPENING.
COOL.**



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Type-A 45 sq.ft.	Type-B 160 sq.ft.	Type-C 150 sq.ft. Middle units	Type-C 165 sq.ft. Corner units	Type-D 175 sq.ft.	Type-E 210 sq.ft.
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SITE LAYOUT PLAN

luxury Features

Club Features

- Personal care Sauna, steam, Jacuzzi & Spa centre
- Air-Conditioned saloon and beauty parlour
- Air-conditioned gymnasium with modern equipment and music system.
- Swimming pool with separate kids pool

Apartment Features

- Designer flooring
- Two high speed lifts for three flats cluster

Campus Features

- Water softening plant with 24 hours water supply
- DG power backup, Rain water harvesting
- Jogging track, party lawn, badminton court etc.
- Wi-fi enabled complex

Security Features

- 3 Tier security
- CC TV and Intercom
- Remote viewing through Internet



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Step inside and the sheer beauty will sweep you off your feet. Look closer and the quality of construction and the openness will mesmerize you like anything. At LIVIA, through intelligent designing and spectacular Italian marbles we've not only added more openness per square feet but using the expertise of architectures and designers made them, like a work of art, truly impressionable. It's a home you'll love to fall in love with.

**FUTURISTIC.
IMPRESSIONABLE.
CHIC.**



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TYPE - A

2 Bed + Kitchen + Drawing + Dinning +
2 Toilets + 3 Balconies
Saleable Area - 995 Sq. Ft.



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TYPE - B

3 Bed + Kitchen + Drawing + Dinning +
2 Toilets + 4 Balconies
Saleable Area - 1260 Sq. Ft.



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TYPE - C

3 Bed + Kitchen + Drawing + Dining +
3 Toilets + 3 Balconies
Saleable Area - 1590 Sq. Ft.
(Middle Units)



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TYPE - C

3 Bed + Kitchen + Drawing + Dining +
3 Toilets + 3 Balconies
Saleable Area - 1595 Sq. Ft.
(Corner Units)



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TYPE - D

3 Bed + Kitchen + Drawing + Dining
 + 3 Toilets + 3 Balconies
 + Utility Room with Toilet
 Saleable Area - 1785 Sq. Ft.



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TYPE - E

4 Bed + Kitchen + Drawing + Dining
 + 3 Toilets + 4 Balconies
 + Utility Room with Toilet
 Saleable Area - 2180 Sq. Ft.



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Price List

S. No.	Floors	Basic Price (Per Sq. Ft.)
1.	9th & Above	Rs. 2295/-
2.	7th & 8th	Rs. 2345/-
3.	5th & 6th	Rs. 2395/-
4.	3rd & 4th	Rs. 2445/-
5.	1st & 2nd	Rs. 2495/-
6.	Ground	Rs. 2545/-

OTHER CHARGES	
One Time Charges (OTC)	Amount
Reserved Open Car Parking	Rs. 1,00,000/-
Reserved Covered Car Parking	Rs. 2,00,000/-
One Time Lease Rent	Rs. 75/-
Electricity Installation Charges (for 1 KVA)	Rs. 20,000/- KVA
External Electrification Charges	Rs. 25/-
Fire Fighting Charges	Rs. 25/-
Club Membership Charges	Rs. 50,000/-
EDC + IDC	Rs. 45/-
PREFERENTIAL LOCATION CHARGES	
Preferential Location Charges	Amount / Sq. Ft.
Central Park / Swimming Pool Facing PLC	Rs. 50/-
Open Greens / River Bank PLC	Rs. 25/-
Corner PLC	Rs. 25/-
Road Facing PLC	Rs. 25/-

Payment Plan

FLEXI PAYMENT PLAN

Sr. No.	Floors	% of Total Cost
1.	Booking Amount	15 %
2.	At the time of Excavation/30 days	15 %
3.	At the time of foundation raft casting	10 %
4.	At the time of Ground Floor Casting	10 %
5.	At the time of 1 st Floor Casting	10 %
6.	At the time of 5 th Floor Casting	10 %
7.	At the time of 10 th Floor Casting	10 %
8.	At the time of 15 th Floor Casting	10 %
9.	At the time of Top Floor Casting	5 %
10.	At time of offer of possession	5 %

Note :

1. Prices are subject to change without any prior notice at sole discretion of the company.
2. No escalation shall be charged for apartment sold.
3. The above area is super built – up area , which includes covered areas plus proportionate share of common area such as staircase , passage , community.
4. Plans , layout sizes , specifications are subject to change / modifications as may decided by the company / architect or any other competent authority.
5. Booking is subject to detailed terms and conditions as given in buyer's agreement.
6. Registration , stamp duty charges and any other taxes extra as per government norms.
7. Service tax as applicable would be levied extra.
8. The company and its agents donot endorse any kind of credit notes.

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TM



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