

86044-06044


MIGSUN
DREAM IT LIVE IT


MIGSUN
Kiaa


LUXURY IN
EVERY INCH

*T*he idea of luxury melt in lifestyle in every corner of your house.

Kiaan is the place that represents you, who you are.

Kiaan is a statement about you. The finest details
have been crafted for your comforts. It is your abode.

It is your haven. It is your way of life.







A TOUCH OF YOU IN EVERY CORNER

Kiaan offers the luxurious and opulent lifestyle that you have planned and dreamt about and present to you the feeling which has the touch of sophistication, your signatures. You had set the bar high and Kiaan is the personification.



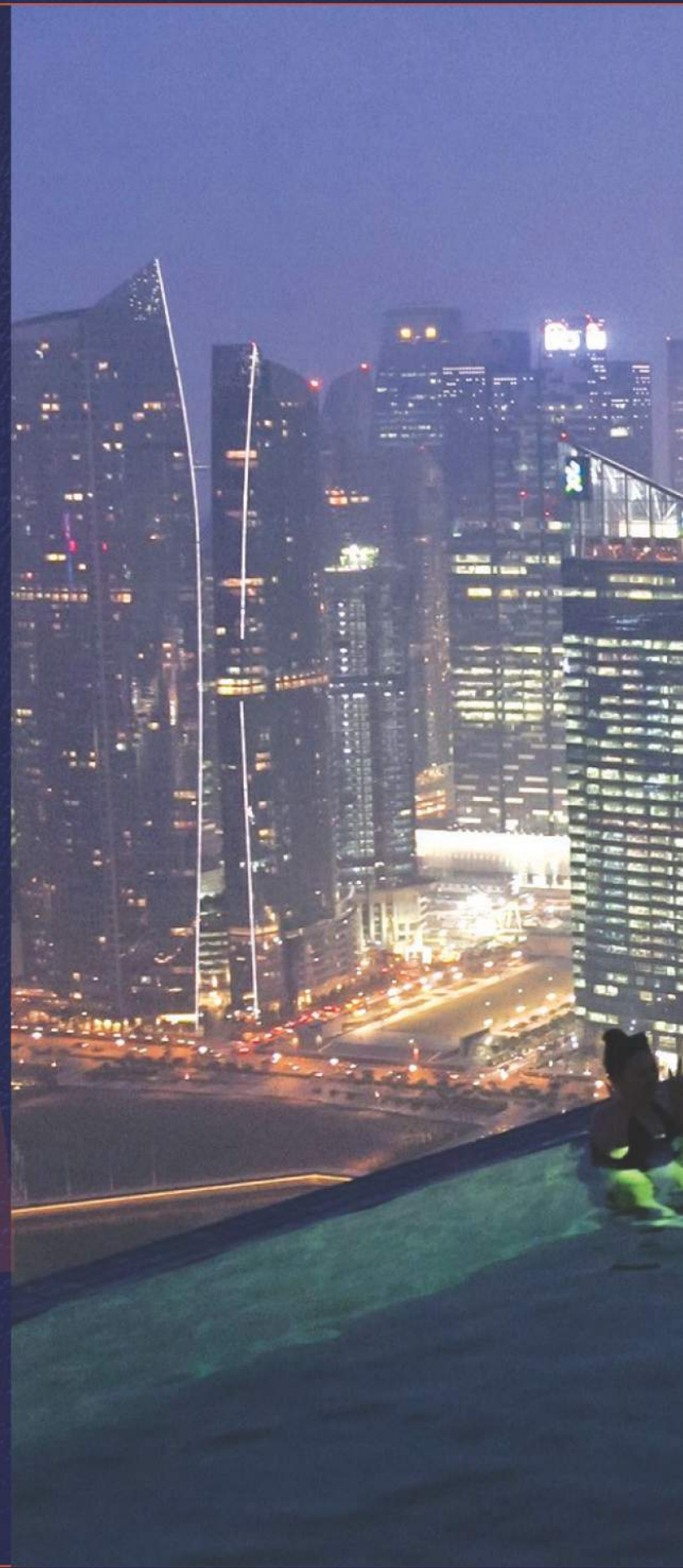


UNMATCHED SPACE AND COMFORT

You are making new stories everyday, and we have designed the space just right for your adventures. This is the place for the memories that you will make and it will make you cherish them more

WHEN YOUR LIFESTYLE DEFINES YOUR LIFE

While lavish swimming pools are the thing of the past, we present to you the ultimate infinity pool on the 32nd floor to enjoy life and the beauty that comes with it. A stunning view, a breathtaking habitat and the comfort and luxury like never before, is now, a part of your dream home.









BALCONY

ULTRA - MODERNISM

For you to destress and stay in shape to compliment the lifestyle that you have worked for, we offer the finest of gymnasiums with all the modern equipment and right space. Along comes a range of yoga room, indoor games and recreational activity areas for you to unwind. The modern clubs at Kiaan and the banquet halls with lawns add to the layers of luxury that you have always sought.



DESIGNED TO SPEAK YOUR MIND

Kiaan is the specially crafted set of plans for your home depicting style, comfort, space and functionality. 2-3 BHK apartments for your most ultra modern needs, desires and aspirations.



SITE PLAN



LOCATION MAP

Shahdara
Metro Station

Dilshad Garden
Metro Station

A schematic map on a dark blue background with large, overlapping leaf-like shapes in shades of green and brown. The map shows a network of roads and metro lines. At the top right, two metro stations are marked with red circles containing a white 'M': Shahdara Metro Station and Dilshad Garden Metro Station. Below them, a road network is shown with white lines. Key locations include ISBT Anand Vihar, Dabur Crossing, Kaushambi, and Ghaziapur Border. A road labeled 'From Delhi' leads towards the Ghaziapur Border. Several 'MIGSUN' logos are placed along the road network, indicating project locations. The logo consists of the word 'MIGSUN' in white, with 'DREAM IT. LIVE IT.' in smaller text below it, and a stylized orange and red graphic to the right.

ISBT
Anand Vihar

Dabur
Crossing

Kaushambi

From Delhi

Ghaziapur
Border

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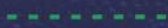
UPCOMING PROJECT



Metro Station



UNDER CONSTRUCTION METRO STATION



Existing Metro line

Not to scale, Indicative only

MIGSUN
ULTIMO

MIGSUN
Wynn
handcrafted homes

MIGSUN
GREEN MANSION

Roof
chaah ki need

HLM GROUP
OF COLLEGE

MAHALUXMI
MALL



APPLE
TREE

Hapur

Noida

GR. NOIDA

CLUSTER PLAN

TYPICAL FLOOR PLAN



UNIT PLANS





2BHK+2TOILET+DRESS
SUPER AREA - 1075 SQ.FT.
- 99.87 SQ. MTR.



3BHK+2TOILET (TYPE-A)
SUPER AREA - 1195 SQ.FT.
- 111.01 SQ.MTR.







SPECIFICATIONS

S. No.	Particulars	"CANVAS" (Bare shell)	Classic Interior (Semi Furnished)	Esthetica Interior (Furnished with Woodwork)
1	Flooring	N/A (No flooring will be provided)	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby
			Vitrifies tiles in all Bedrooms	Vitrifies tiles in all Bedrooms Wooden Flooring in Master Bedroom
2	Wall & Ceiling Finish	Only Plaster will be provided	POP Plaster finished walls & Plastic Paint	POP Plaster finished walls & Plastic Paint
			2'-0" dado above the working top and 4'-6' from floor level on remaining walls by tiles	2'-0" dado above the working top and 4'-6' from floor level on remaining walls by tiles
			Cornish in all bedrooms	Cornish in all bedrooms
			Wallpaper/ Paint in Bedrooms on 1 wall	Wallpaper/ Paint in Bedrooms on 1 wall
3	Kitchen	Only counter will be provided with Granite Top	RO unit in Kitchen for Drinking water	RO unit in Kitchen for Drinking water
			Only Counter with Granite top	Woodwork in kitchen with Accessories with Chimney & HOB
4	Toilets	Only Plaster on walls will be provided	Granite counter washbasin in Master Bedroom toilet	Granite counter washbasin in Master Bedroom toilet
			Floor mounted EWC	Floor mounted EWC
			White sanitary ware	White sanitary ware
			CP Fittings(Jaguar or Marc or equivalent standard)	CP Fittings(Jaguar or Marc or equivalent standard)
			Mirror & Towel rack	Mirror & Towel rack
			Ceiling Exhaust fan in each toilet	Ceiling Exhaust fan in each toilet Shower area separated by fixed glass partition in Master Bedroom Toilet
5	Doors & Windows	Main Door with Lock will be provided Window Frame in all rooms	Outer doors & windows aluminium powder coated/UPVC	Outer doors & windows aluminium powder coated/UPVC
			Internal Wooden Door Frames made of Maranti or equivalent wood	Internal Wooden Door Frames made of Maranti or equivalent wood
			Good quality hardware fittings	Good quality hardware fittings
			All Doors laminated Flush Shutter	All Doors laminated Flush Shutter One Almirah in all bedrooms
6	Electrical	Copper wire in PVC conduits with MCB supported circuits	Copper wire in PVC conduits with MCB supported circuits	Copper wire in PVC conduits with MCB supported circuits
			1 Tube light in each Bedroom	1 Tube light in each Bedroom
			Conduits for DTH connection	Conduits for DTH connection
			Intercom facilities for communication with lobby, main gate and other apartments	Intercom facilities for communication with lobby, main gate and other apartments
				Only provision of split AC points in All Bedrooms, Drawing & Dining area
7	Wood work	Not Provided	Not Provided	Video Door phone in Main Door Wooden Flooring in Master Bedroom Wood work in kitchen (upper & below)

* Client will be provided 2 choices for selection of tiles / wallpaper / paints / wardrobe / modular kitchen.

* The colour of and design of the tiles can be changed without any prior notice.

* Variation in the colour and size of vitrifies tiles / granite may occur.