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**AMBIENCE**



**Sector - 50, Noida**

**LUXURIOUS APARTMENTS**



AMBIENCE

TIVERTON

Sector - 50, Noida



Actual Image



**INTERNATIONALLY THE TWO GREATEST STORES  
OF WEALTH TODAY ARE CONTEMPORARY  
ART AND LUXURY APARTMENTS,  
ACCORDING TO A REPORT FROM BLOOMBERG.**







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Since its inception in 1986, Ambience Group distinguished itself from the competition as the developers of premium real estate projects.

Ambience commenced its journey of developing premium residential apartments in South Delhi, and later acquired a landmark real estate land parcel in Gurugram, NH-8, zero km from Delhi Border for the development of signature integrated township 'Ambience Island'. The property comprises of Residential (Ambience Caitriona & Ambience Lagoon), Retail (Ambience Mall), Hotel (Leela Ambience), Commercial (Ambience Corporate Tower), 9 Hole Golf Greens and Community Facilities.

The company is recognized in Delhi-NCR as a pioneer in building the finest developments in terms of design, location, and quality. Other developments by the group includes Ambience Tower in Vasant Kunj & Shalimar Bagh (Commercial), Ambience Mall Vasant Kunj (Retail), The Leela Ambience Convention Hotel Delhi, Ambience Public School Gurugram & Ambience First Step in Hauz Khas, Delhi. Pioneering new trends in the market, Ambience Group has an array of ongoing and planned projects at strategic locations in Delhi NCR, Sonapat, Panipat, Udaipur and Visakhapatnam incorporating a mix of Townships, Residential, Commercial, SEZ, Hospitality and Education.

Residential projects of Ambience Creacions, a 15 Acre development in Sector 22 Gurugram and Ambience Tiverton, a 3.5 Acre development in Sector 50, Noida is taking shape as the upcoming landmark projects by the group.

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Sector - 50, Noida

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Located strategically at Sector 50, Noida, Ambience Tiverton is a short distance away from everything you need, and is also well-connected to the Metro Stations.

Spread over 3.50 acres, the project encompasses cosmopolitan features, wide open spaces, water bodies and is home to long forgotten pleasures of wandering paths and natural surprises in the form of an adjacent 32 acre green belt.

Ambience Groups's conviction to create a world class projects in Noida has brought forth its culture of commitment to finer subtleties which translates into a great living experience. Ambience Tiverton's quality meets excellence, technology meets aesthetics and passion meets perfection. The project essays the grandeur of luxurious lifestyle wherein the residents soak in the luxury provided by a plethora of amenities on offer. A corner plot with two frontages for entry makes life much more easier.

The marvelous residences comprise of seven towers with 2 apartments per floor. The beautifully crafted façade acts as a towering excellence in Noida skyline. The project also has exclusive limited-edition Penthouses to offer as well. All this and more with a clubhouse which offers everything you ever desired for.

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Actual Image





## SALIENT FEATURES

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Located amongst the Fully Developed Infrastructure  
& Inhabitated Sectors free from Bottlenecks

Easy access from Noida Expressway and multiple  
roads from all corners in Noida

At a walking distance from the Noida Sector-34 Metro Station  
In the Vicinity of Noida Golf Course and Fully Developed Parks

Corner plot with good frontage on two roads

Air-conditioned condominiums

Delivery of Apartment to be in ready to 'move and live-in' state

Fully furnished kitchen fitted with High end Home appliances

Imported/International Standard bathroom fittings & fixtures

Carefully selected neighbourhood

Hassle free post possession experience

3-tier international standard security with CCTV  
and Audio/Video at the Main Door

Fully Furnished Club with Contemporary Sport Facilities,  
Swimming Pool, Gymnasium and party/meeting rooms

Extensive landscape with international standard designs & features

Stamp of Quality of Ambience

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# SPECIFICATIONS



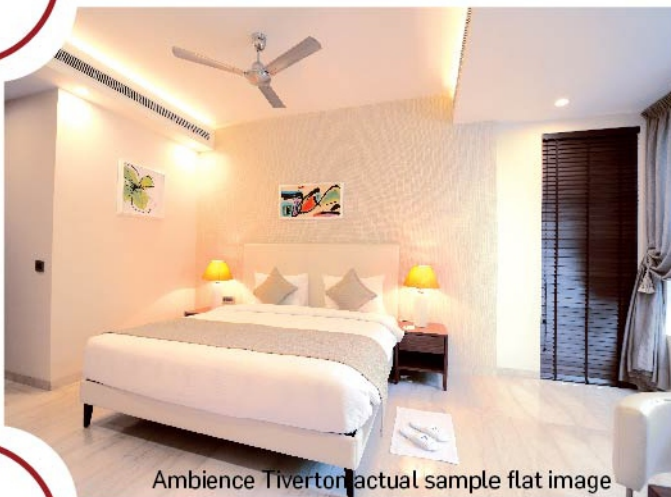
Ambience Tiverton actual sample flat image



Ambience Tiverton actual sample flat image



Ambience Tiverton actual sample flat image



Ambience Tiverton actual sample flat image



Ambience Tiverton actual sample flat image



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### **LIVING/DINING ROOM, LOBBY & PASSAGE**

- ▶ POP punning with plastic emulsion (velvet touch) paint or texture finish on walls
- ▶ Flooring done with Italian/Spanish/Turkish marble of Dyna/Perlato Sicilia/Botticino/ Cerma Marfil or equivalent quality with designer patterns

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### **BEDROOMS**

- ▶ POP punning with plastic emulsion (Velvet touch) paint or texture finish on walls
- ▶ Flooring done with Imported marble
- ▶ Designer wardrobes, cupboards, almirahs
- ▶ Fitting on doors/windows/almirahs shall be of high quality Indian/imported make

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### **BATHROOMS AND POWDER ROOM**

- ▶ Single lever C.P. Fittings Grohe/Hans Grohe/Jaquar or equivalent
- ▶ Shower with toughened glass on patch fitting or cubical bathtub as per design/scheme/space.
- ▶ Chinaware, imported/high class wall hung W.C. and washbasin in matching/contrast shades/colours as per design/scheme.
- ▶ Includes Exhaust Fan/Mirror/Towel Rack/Rod & Ring accessories
- ▶ Geysers of Venus heavy duty or equivalent make in all attached bathrooms
- ▶ Walls with blend of high quality granite/tiles/Italian marble and texture paint upto ceiling

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### **SECURITY AND TECHNOLOGY**

- ▶ Gated Complex with controlled / regulated access
- ▶ 3 tier international standard security
- ▶ CCTV and audio/video at the main door

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### **STRUCTURAL & OTHER SPECIFICATIONS**

- ▶ R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by code, ensuring better safety
- ▶ State of the art elevation and façade
- ▶ External walls in texture paint and stone finish

### **STANDARD APARTMENT FEATURES**

- ▶ Staircase and common entrance lobby and visitors lounge in Imported marble and quality granite
- ▶ 2 passengers elevators of Mitsubishi/Hitachi/Schindler/OTIS or equivalent make per apartment block
- ▶ Internal doors/window frames and shutters shall be of Hardwood/Flushed.
- ▶ External doors/window frames and shutters shall be of coated aluminium/UPVC.
- ▶ Elegantly designed entrance door.

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### **BALCONIES**

- ▶ Imported/Indian marble/Granite
- ▶ External walls in texture paint in stone finish

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### **KITCHEN**

- ▶ Designer modular kitchen
- ▶ Fitted with high end Cooking range, Microwave oven, Refrigerator and R.O. System, Garbage Crusher, Washing machine with dryer etc.
- ▶ Chimney with exhaust fan
- ▶ Geysers of Venus heavy duty or equivalent make in kitchen
- ▶ Designer/modular woodworks & fittings
- ▶ Floor/counter/walls shall feature combination of high quality granite/tiles/Imported marble
- ▶ Double bowl stainless steel sink with drain board
- ▶ Single lever hot & cold water
- ▶ Provision for piped gas supply

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### **EXTERNAL FEATURES**

- ▶ Rich soft and hard landscaping
- ▶ Plantation in common area with proper street light
- ▶ Water fountains/features

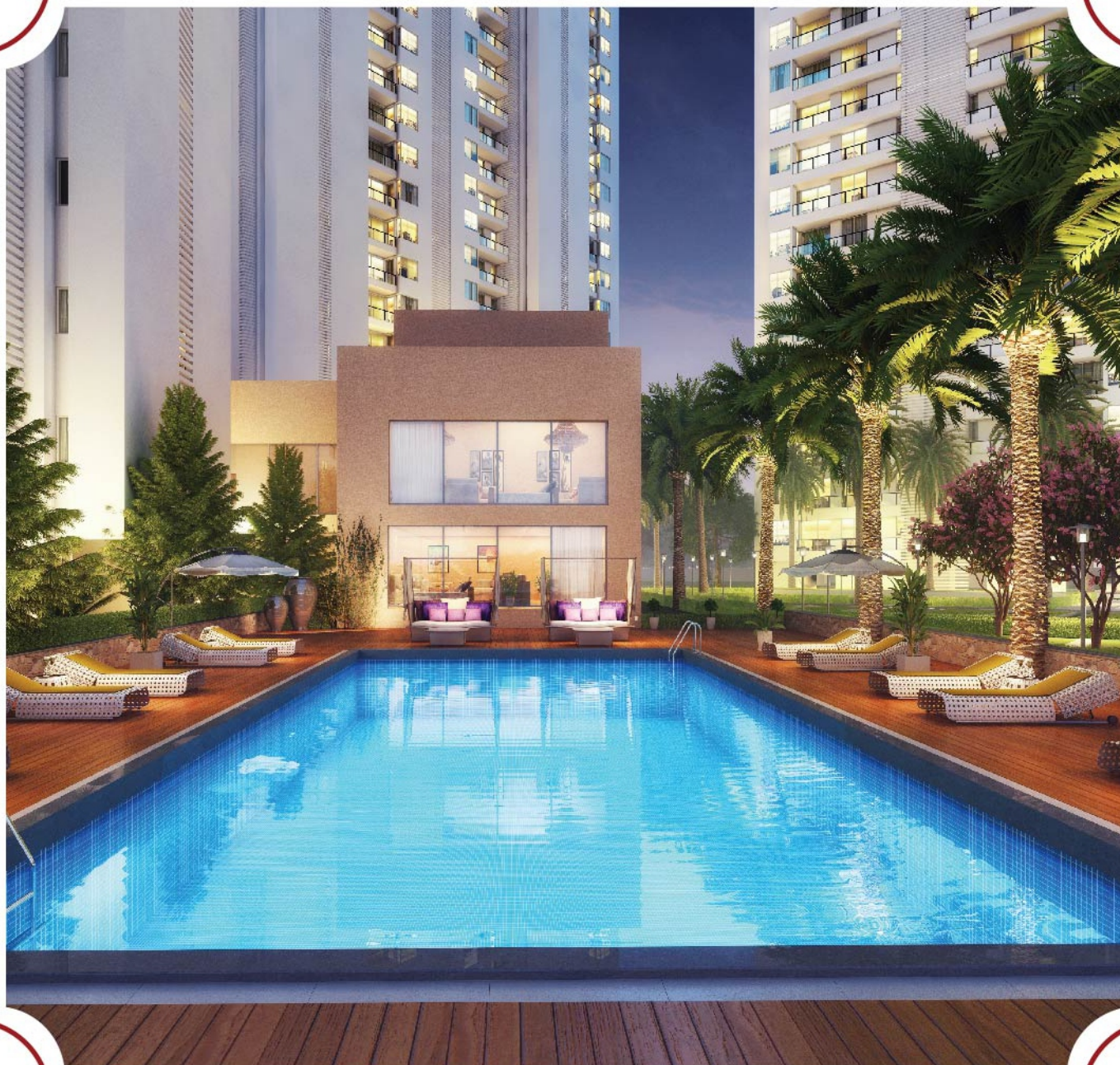
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### **ENVIRONMENTAL FEATURES**

- ▶ State-of-the-art waste water recycling plant
- ▶ Rain water harvesting
- ▶ Planned scientific garbage treatment & solid waste disposal
- ▶ Modern energy efficient property design



## AMENITIES



### DOMESTIC FACILITIES

- ▶ Air conditioned apartment
- ▶ Electric load of 15/20 KVA for each apartment
- ▶ 100% power backup/load, not exceeding 10 KVA per apartment
- ▶ Wireless internet facilities for all units
- ▶ Hydraulically pressurized water system
- ▶ Fire protection system/Sprinklers, Heat and Smoke detectors
- ▶ 24 hours treated water supply
- ▶ Modular range Switches/Sockets/MCBs
- ▶ Fans one in each bedroom, lobby, kitchen and two fans in drawing/dining
- ▶ Ceiling wall light fixtures in the apartment as per design

### RECREATIONAL FACILITIES AT PRIVATELY OWNED CLUB

- ▶ Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms
- ▶ Health club facility with equipped unisex gym
- ▶ Sports facility with tennis courts, swimming pool with body splash
- ▶ Lounge, Billiard room, cards room, multi purpose hall, function lounge with bar and multi cuisine restaurant
- ▶ Party/Meeting rooms & aerobics/yoga centre



# LANDSCAPE PLAN

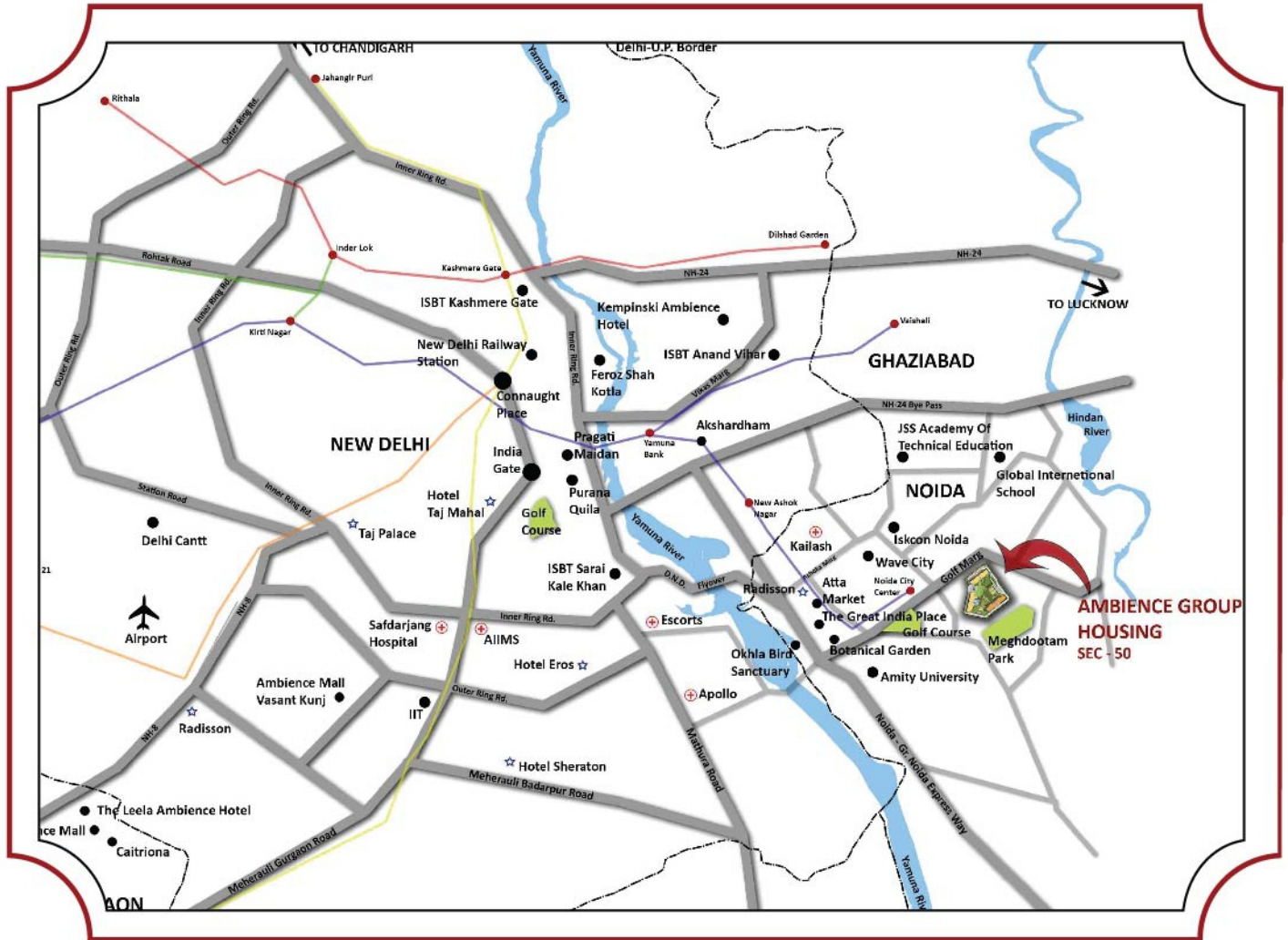


## LEGENDS

- |                                      |                           |                        |                       |
|--------------------------------------|---------------------------|------------------------|-----------------------|
| 1. Arrival Court                     | 10. Walkway nodes         | 18. Lawn               | 26. Water Features    |
| 2. Drop Off                          | 11. Cafe and serving Deck | 19. Party Lawn         | 27. HSD Tank          |
| 3. Parking                           | 12. Multifunctional Court | 20. Pool side cabana   | 28. Community Sitting |
| 4. Ramp to Basement                  | 13. Deck                  | 21. Skating Rink       | 29. Cricket Pitch     |
| 5. Ramp from Basement                | 14. Swimming Pool         | 22. Central Plaza      | 30. Jogging Track     |
| 6. Indoor activity - Pool & Football | 15. Kids Pool             | 23. Children play Zone | 31. Meditation Area   |
| 7. Convenio Shop (as/Arch.)          | 16. Jacuzzi               | 24. TT and Chess Court |                       |
| 9. Sculpture Court                   | 17. Outdoor fitness       | 25. Sitting Pavilion   |                       |



# LOCATION MAP





## AWARDS / APPRECIATION ACHIEVED

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**DEVELOPER OF THE YEAR  
LUXURY REAL ESTATE**



**BRAND EXCELLENCE AWARD  
REAL ESTATE**



**RESIDENTIAL PROPERTY  
OF THE YEAR - REAL ESTATE**



**RESIDENTIAL PROPERTY  
OF THE YEAR - REAL ESTATE**



**NATIONAL HEALTH AWARDS  
REAL ESTATE**

**AND MANY MORE...**

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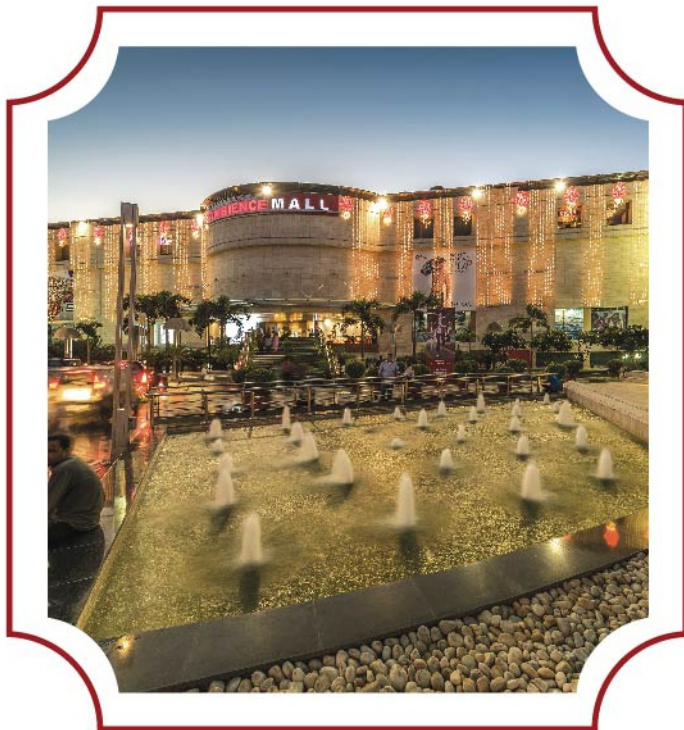
## OUR LEGACY



**CORPORATE TOWER**



**HOSPITALITY**



**MALL**



**EDUCATION**

**Real Estate:** Ambience Golf Greens – NH-8, Gurgaon | Ambience Lagoon Residential Apartments – Gurgaon | Ambience Corporate Tower – Vasant Kunj, New Delhi | Ambience Corporate Tower - I – NH-8, Gurgaon | Ambience Corporate Tower - II – NH-8, Gurgaon | Ambience Corporate Towers – Shalimar Bagh, Delhi | Ambience Creacions Premium Residences – Gurgaon | Ambience Tiverton Premium Residences – Noida

**Malls:** Ambience Mall – Gurgaon | Ambience Mall – Vasant Kunj, New Delhi | Ambience Mall – Rohini, Delhi

**Hospitality:** The Leela Ambience Hotel – NH-8, Gurgaon | Ambience Leela Deluxe Hotel & Convention Centre – Delhi

**Education:** Ambience Public School – Safdarjung Enclave, New Delhi | Ambience First Steps – Hauz Khas, New Delhi



**AMBIENCE**



**Sector - 50, Noida**



# AMBIENCE

the new standard

Ambience Private Limited: L-4, Green Park Extension, New Delhi - 110 016  
 Mobile: 8604406044 | Toll free: 1800 102 2624  
 Email: sales@ambienceiverton.com | www.ambienceiverton.com

## Our Other Prestigious Projects



**caitriona**  
seven star living

Ambience Island, NH-8, Gurugram



**AMBIENCE  
CREACIONES**

Sector - 22, Gurugram



**THE LEELA**  
AMBIENCE GURGAON  
HOTEL & RESIDENCES



**THE LEELA**  
AMBIENCE LEELA  
DELUXE HOTEL &  
CONVENTION CENTRE



Space for a million smiles  
**AMBIENCE  
MALL**  
1km. of shopping on each floor



Space for a million smiles  
**AMBIENCE  
MALL**  
VASANT KUNJ



**AMBIENCE  
PUBLIC SCHOOL**

## Our Banking Partners



**ICICI Bank**  
khayaal aapka



**HDFC**  
HOME LOANS



**Oriental Bank of Commerce**  
(A Government of India Undertaking)  
Where every individual is committed



**Punjab & Sind Bank**  
(A Govt. of India Undertaking)  
Where service is a way of life



**ALLAHABAD BANK**  
(A Govt. of India Undertaking)



**PNB Housing  
Finance Limited**

Disclaimer: Ambience Tiverton project with configuration of 3 / 4 BHK and Penthouses is being constructed in Residential Plotted Colony (UP RERA Number UPRERAPRJ4249 – Registered by AMBIENCE PRIVATE LIMITED) admeasuring about 14,187.80 Sq.mtr. and the building plans approved vide Memo No. संख्या नोएडा/सुव्यवस्था/2016@III-186/914 dated 30.06.16 and is situated in Plot No. F – 33, Sector 50, Noida, District Gautam Budh Nagar, State Uttar Pradesh. The actual image shown in this advertisement is to give an idea of manner of utilisation of the constructed space and is not a legally enforceable offering, moveable items shown are not part of the offering. Travel time given is subjective, estimated and based on completion of work. The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the company / nominated agency and are likely to become functional subject to the occupancy of the entire project under license. This advertisement is not a legal offering and does not form a part of any agreement or legal binding on the part of the company. The price mentioned is subject to change without notice. \*T&C Apply, Pricing is indicative in nature. Loan arrangement from leading banks is subject to eligibility. 1 acre = 4840 square yards or 4046.873 square meters. 1 square meter = 10.76 square feet. CIN: U51503DL1986PTC023886.



For more information please visit UP Rera Website:

[http://www.up-rera.in/View\\_Registration\\_Details.aspx?binid=4249&hfflag=edit&ddlPRJ=Gautam%20Buddha%20Nagar&txtPRJ=](http://www.up-rera.in/View_Registration_Details.aspx?binid=4249&hfflag=edit&ddlPRJ=Gautam%20Buddha%20Nagar&txtPRJ=)