



SAMRAT HOMES



A SPACE TO LIVE, RELAX & REVIVE

The urbanite dream of a relaxed yet extravagant living is finally closest ever to reality. Welcome to Sikka Kimaantra Greens - 3/4 BHK Apartments and Villas, a space to live, relax and revive. This zen inspired gated community living is envisioned to create a place of refuge within the bustle of the city. Here, a sense of serenity would be captured through the curation of lustrous interior finishes, opulent lobby designs and a previously unseen range of resident amenities.



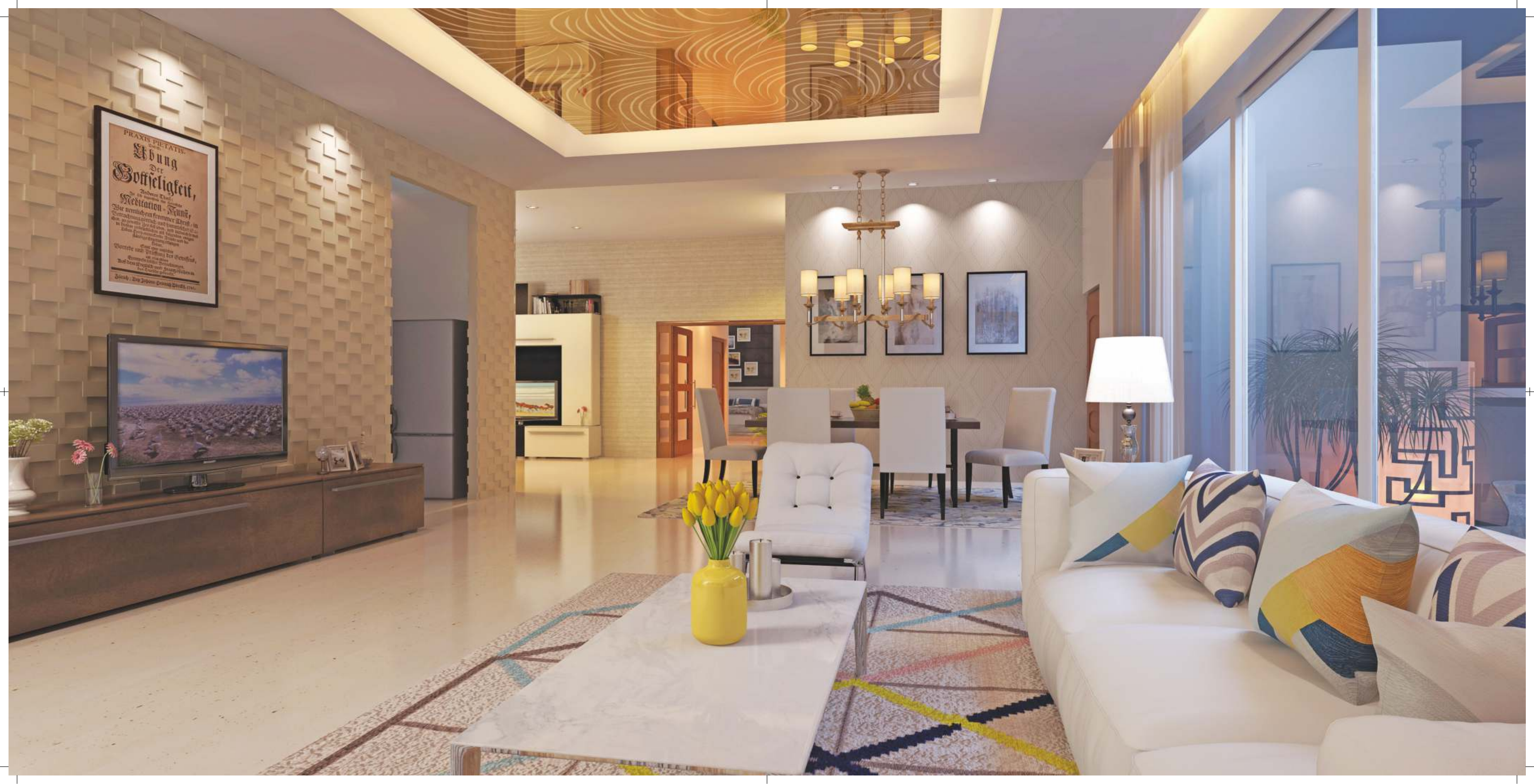


A LIFE
SURROUNDED BY
80%
GREEN AREA



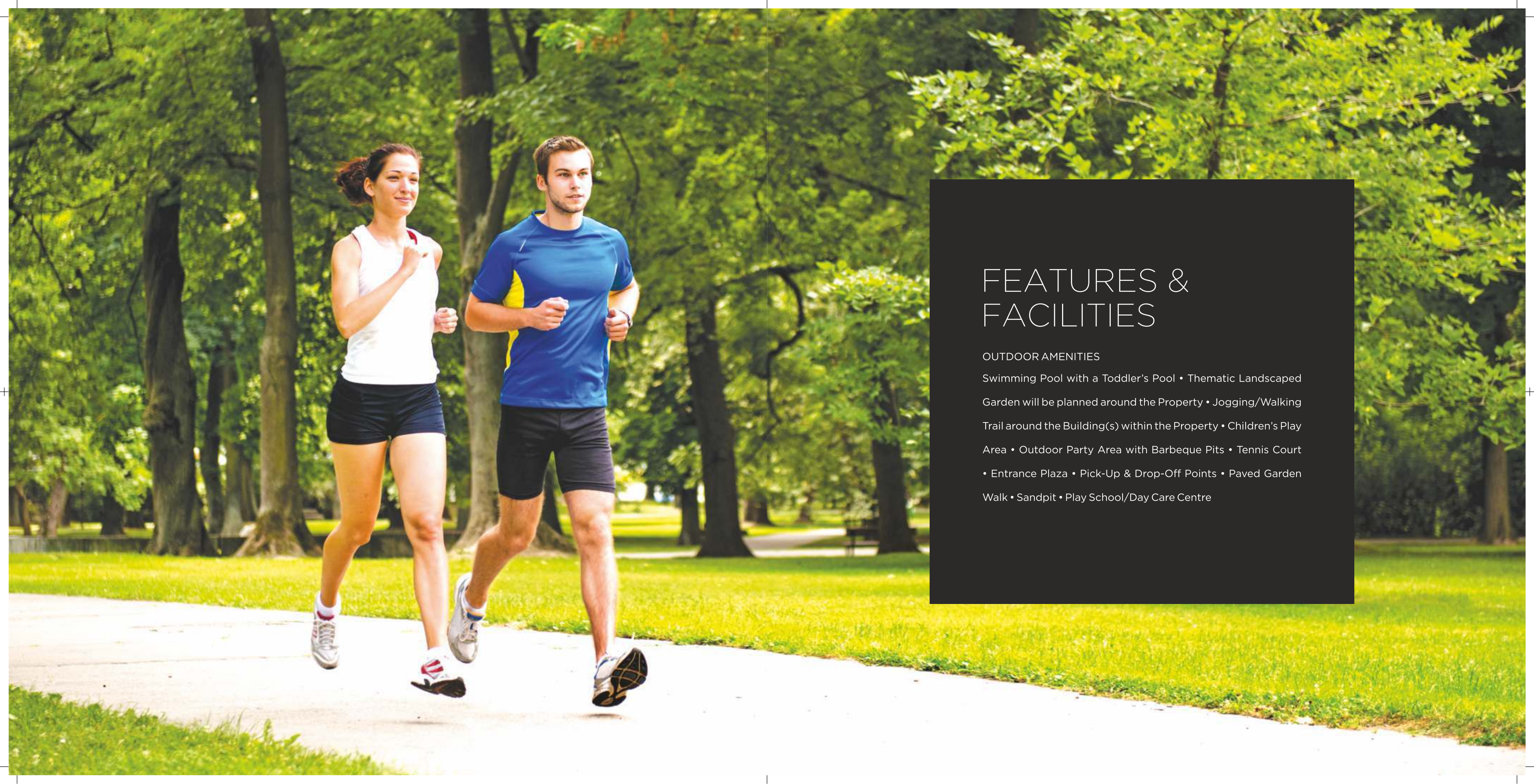
WELCOME TO YOUR VERY OWN GATED OASIS

Hop out of your bed with your loved ones to the tune of the bright and breezy sunrise and sip a cup of hot coffee in your spacious balcony. Take a long walk and enjoy the zen inspired landscaped garden. Be happy and enjoy your private sanctuary because life in Sikka Kimaantra Greens will always be a pleasant surprise.



PRAXIS PILATIS.
Übung
Der
Böfeligkeit,
Meditation - Übung,
Die notwendigsten Fertigkeiten der
Körperkultur, die in der
in der Welt der Gegenwart
die besten Mittel sind, um die
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FEATURES & FACILITIES

OUTDOOR AMENITIES

Swimming Pool with a Toddler's Pool • Thematic Landscaped Garden will be planned around the Property • Jogging/Walking Trail around the Building(s) within the Property • Children's Play Area • Outdoor Party Area with Barbeque Pits • Tennis Court • Entrance Plaza • Pick-Up & Drop-Off Points • Paved Garden Walk • Sandpit • Play School/Day Care Centre



VIEW
CLUBHOUSE



LEGEND

- 1. Entry
- 2. Exit
- 3. Guard Room
- 4. Entrance Water Feature
- 5. School Entry / Exit
- 6. Drive way
- 7. Tower Drop off
- 8. Drop off Feature
- 9. Club Drop Off
- 10. Basement Ramp
- 11. Senior Citizen Court
- 12. Swimming Pool
- 13. Pool Deck
- 14. Club Outdoor Seating
- 15. Private Garden
- 16. Badminton Courts
- 17. Villa Entry / Exit
- 18. Arrival Plaza
- 19. School Court
- 20. Central Lawn / Kid's Play
- 21. Pavilion
- 22. Tot Lot Play Area

 TYPE-A 1270 SQ.FT 3BHK + 2T	 TYPE-D 1555 SQ.FT 3BHK + 4T + STUDY
 TYPE-B 1355 SQ.FT 3BHK + 2T	 TYPE-E 1695 SQ.FT 3BHK + 4T + STUDY
 TYPE-C 1470 SQ.FT 3BHK + 2T	 TYPE-F 5022 SQ.FT 4BHK + 4T + FAMILY LOUNGE+ENTERTAINMENT+PWD & SERVANT ROOM



SAMRAT TOWER



UNIT AREA = 3358.37 Sq.Ft.
 BALCONY AREA = 659.71 Sq.Mt.
 SUPER AREA = 5022.60 Sq.Ft.

4BHK + 4 TOILET + FAMILY LOUNGE + LIVING + DINING + ENTERTAINMENT + PARTY HALL + SERVANT ROOM WITH TOILET + 5' WIDE BALCONIES



ADVANTAGE

1. Land allotted by Noida Authority
2. As per Noida Master Plan 2021: Golf Course, Sports City & Stadium, Metro Corridor, Sub Business District to be right opposite sector-78
3. Widespread green plotted area open for free flow of light & air, ensuring an eco-friendly structure
4. 24X7 renowned high-tech security with intercom, CCTV
5. 24X7 water supply & 100% Power Backup
6. Premium ambience entrance lobby in each tower
7. Most of the rooms of the units facing green landscaped area
8. Natural lights & ventilation in all dwelling units
9. Thoughtfully designed floor plans for maximum usable area
10. Exclusive club building with party hall and other amenities
11. Fire fighting equipment on all floors
12. Broadband connectivity provisions
13. Rainwater harvesting
14. Excellent connectivity from Delhi/NCR
15. School, institutions nearby
16. Hospitals in close proximity
17. Shopping Malls & Hotels within reach
18. Gold rated green building



Features & Facilities

OUTDOOR AMENITIES

- Swimming Pool with a Toddler's Pool & Jacuzzi, Thematic Landscaped Gardens planned around the property, Jogging/Walking Trail around the building(s) within the property, Children's Play Areas, Tennis Court
- Entrance Plaza, Pick-up & Drop-off Points, Paved Garden Walkway, Sandpit, Play School/Day Care Centre

INDOOR AMENITIES/CLUBHOUSE

- Gymnasium, Table Tennis, Pool Billiards Table, TV Room, Multipurpose Dance/Aerobics Hall
- Meeting Room, Library/Reading Room

SPECIFICATIONS

GENERAL

- Earthquake resistant structure zone IV compliant construction designed by highly experienced structural engineers

SUPER STRUCTURE

- Sheer wall structure with columns R.C.C. slabs & beams with brick wall partitions in between
- Floor to ceiling height is 11 feet
- Glass Railing
- Height of all the doors is 8 feet

FLOORING

- Vitrified tiles in Drawing/Dining/Bedrooms
- Laminated wooden flooring in master bedrooms
- Anti-skid ceramic tiles in kitchen, toilet & balcony
- Marble stone in corridor, lift, lobby and staircase

DOORS AND WINDOWS

- External doors & window with UPVC and high performance glass
- Internal doors in hardwood frames with laminated flush doors
- Entrance door - decorative finish

KITCHEN

- Granite top working platform
- Stainless steel sink
- Ceramic glazed tiles 2 feet above working platform with chrome finish sanitaryware

TOILETS

- Provision for hot and cold water
- Glazed tiles in pleasing colours on walls up to door level
- European WC's, washbasins & light shaded cisterns of standard brand. Chrome plated fitting of standard make

INSIDE WALL FINISH

- Inside wall with POP and one concept wall in bed room, acrylic emulsion paint

ELECTRICALS

- Modular and elegant light and power points, cable TV and telephone points in drawing room and master bed room. Copper wires in concealed PVC conduits with MCB

EXTERNAL FINISH

- Modern and elegant outer finish with high quality paint/stone with plaster & decorative
- Lobby/Entrance lobby wood/tiles up to 7 feet and texture paint

EXTERNAL FAÇADE

- Exterior with superior paint finish

INTERCOM FACILITY

- Provision of intercom facility in each flat

WATER SUPPLY

- Underground and overhead water tanks with pumps for uninterrupted water supply

PNG GAS PIPELINE

- Provision of gas pipeline infrastructure

HIGH-TECH SECURITY

Provision For:

- Hi-tech security system, safety alarm, safety camera
- High-speed Broadband
- Integration of common area Wi-Fi & CCTV system

ABOUT THE DEVELOPER



For a period of almost three decades now, Sikka has been pushing the boundaries to create spaces that are unrivaled in luxury, stature and design with a keen eye on the future and a sound knowledge base of the global business environment and trends. Over the years, Sikka has completed a series of real estate projects in and around the NCR region of India. Today the total built up area of their ongoing projects exceeds 6 million sq.ft. with plans to build around 3 million sq.ft. area in the current financial year, about 15 million sq.ft. in the coming 3 years, housing nearly 100000 families. Along with a prominent presence in real estate, Sikka is a distinguished business entity in the industry of automobiles, posting an impressive turnover of INR 5 billion. In the hospitality sector, the conglomerate is in the process of developing and operating 5 star hotels, service apartments and business & boutique hotels under its wings. This time around we wanted to push the envelope further. We wanted to challenge ourselves, exceed all expectations and usher the New Age India. The Proud India.

ALREADY DELIVERED PROJECTS



Sikka Karmic Greens, Sec. 78, Noida Sikka Classic Homes, Kaushambi, Ghaziabad Sikka Plaza, Mayur Vihar, Phase-I, Delhi Sikka Complex, Preet Vihar, Delhi Sikka Trade Complex, New Rajdhani Enclave, Delhi Sikka Galaxy, Shreshtha Vihar, Delhi

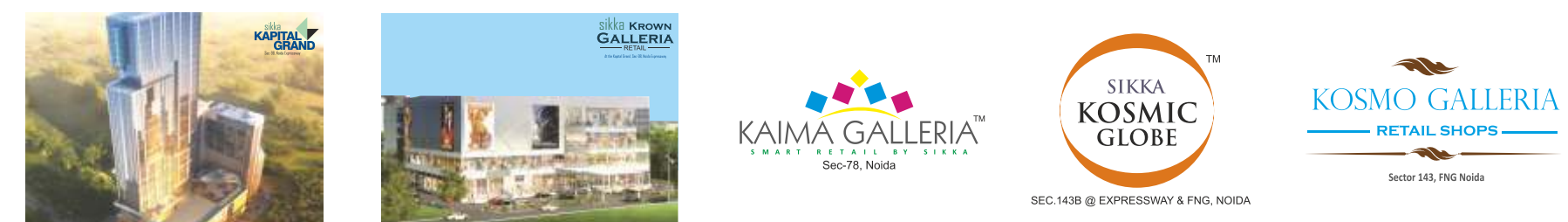
OTHER SIKKA PROJECTS

Residential Projects



Sikka Karnam Greens, Sec 143B, Noida Sikka Kaamna Greens, Sec 143, Noida Sikka Kimaya Greens, Dehradun Sikka Krissh Greens, Meerut Sikka Kaamya Greens, Sec 10, G. Noida (W)

Commercial Projects



Sikka Downtown, Sec 98, Noida Krown Galleria, Sec 98, Noida





SAMRAT HOMES

ZENTASTIC LOCATION

While Sikka Kimaantra Greens puts you at the heart of the City, its convenient location can easily be accessed via Noida Expressway and lies within walking distance from the Metro Station (sec-79). Sector-79 is one of the greenest sectors with least density in Noida. The delightfully serene location of this gated community makes the hustle of Noida seem a million miles away.

Set around a secluded tree-lined square, this gated community is a relaxed retreat away from the stress and strife of metropolitan living. A hidden enclave that offers a luxurious mix of superbly appointed villas, penthouses with zen inspired gardens and contemporary apartments.

CONVENIENCE

- :: Easy Accessibility
- :: 2 Mins Drive From Sec-79 Metro Station
- :: 10 Mins Drive From Fortis Hospital
- :: 10 Mins Drive From Noida Expressway
- :: 15 Mins Drive From DND
- :: 10 Mins Drive From Sec-18 Market
- :: Surrounded by Several Reputed Schools

