



**TITANIA INFRA**  
— A NAME U CAN TRUST —



# TITANIA SUITES

FULLY FURNISHED & FULLY LOADED STUDIO

[www.titaniainfra.in](http://www.titaniainfra.in)

# STUDIO A 650SQFT TOP VIEW



ISOMETRIC VIEW



# STUDIO B 450SQFT TOP VIEW



ISOMETRIC VIEW

# FURNISHING SPECIFICATIONS

## FURNITURE & FIXTURES



- DOUBLE BED
- MATTRESS AND PILLOW
- SOFA
- DESIGNER LIGHT FITTINGS
- STUDY TABLE WITH CHAIR
- CUPBOARD
- IRONING BOARD
- CURTAIN WITH RODS
- GEYSER IN BATHROOM

## LIFESTYLE & GADGETS



- AIR CONDITIONER
- REFRIGERATOR
- LED TV
- ELECTRIC KETTLE
- HAIR DRYER
- ELECTRIC IRON
- WALL CLOCK

# FURNISHING SPECIFICATIONS

## STRUCTURE

Earthquake resistant RCC framed structure designed by highly experienced structural engineers as per IS code

## LIVING/DINING BEDROOMS

Flooring : Quality Vitrified Tiles and Wooden Flooring in Master Bedroom  
wall and Ceiling : OBD / Texture Paint  
Wardrobe : Wooden Wardrobes

## KITCHEN

Flooring : Quality Anti Skid/Vitrified Tiles  
Wall and Ceiling : Designer Ceramic Tiles with Border Upto 2ft, above counter  
Counters : Granite Working Platform  
Fitting/Fixtures : Stainless Steel Sink with Drain Board

## DOORS & WINDOW

Flush door with ISI fitment & exterior door aluminum powder coated.

## ELECTRICALS

T.V. and telephone point in living area, Branded fire resistant electrical wire (ISI marked)  
ISI mark electrical switches, A.C. power point in all bedrooms & drawing room, imported unbreakable conduit pipes.

## SECURITY

EPABX System, 24 hours CCTV security, Security peep hole for entrance.

## ENTERTAINMENT

Gymnasium, Billiards Room, Spa, Jogging track, Indoor games, Library, Terrace Party Lawn,  
Swimming pool, Children Play area.





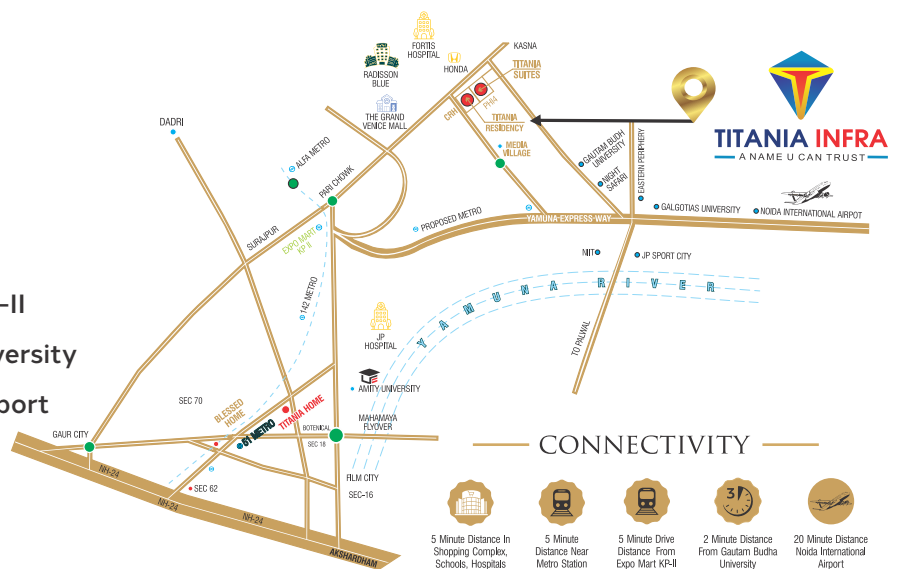




## LOCATION MAP

### CONNECTIVITY

- 5 Min. Distance in Shopping Complex, Schools, Hospitals
- 5 Min. Distance Near Metro Station
- 5 Min. Drive Distance from Expo Mart KP-II
- 2 Min. Distance from Gautam Budha University
- 20 Min. Distance Noida International Airport
- 24X7 Water Supply
- Power Backup
- Fire Sprinklers



## TITANIA SUITES STUDIO

SIZE 450 SQ FT AND 650 SQ FT

WITH LOAN FACILITY & LEASE GUARANTEE

FULLY FURNISHED & FULLY LOADED STUDIO / 1 BHK WITH GUARANTEED RENTAL INCOME

AT SEC-PHI-4, NEAR VENICE MALL, GREATER NOIDA (U.P.)

**LEASE  
GUARANTEE**

**POSSESSION  
SOON**

**ASSURED RETURN  
10% AND 12% ON TILL POSSESSION**

**TITANIA INFRATECH PVT. LTD.**

**SEC-PHI-4, NEAR VENICE MALL,  
GREATER NOIDA (U.P.)**

**FOR ENQUIRIES, PLEASE CONTACT**

**7042363301**