



supertech
Yours for Life

Corporate Office:
E Square, Plot No. C2, Sector-96, Noida,
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Supernova Address:
Plot 3, Sector 94, Noida 201301.

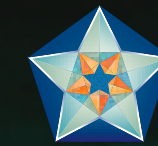
www.supertechlimited.com

www.supernova.in

RERA NO: UPRERAPRJ5720

Allotment details: NOIDA/Commercial/2011/335 dated 28.3.2011 by NOIDA. Sanction detail: NOIDA/IV-1315/588 DATED 13/12/2012 *Conditions apply. All inclusive rate, all buildings, information, specifications, etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Images are for representative purpose only. *1 sq. m. is equal to 10.764 sq. ft., 1 sq. m. is equal to 1.196 sq. yd. & 1 acre is equal to 4840 sq. yd. or 4048 sq. m. Note: The details of approval may be seen in our office. **Legal disclaimer:** All contents of this document with respect to flat/unit of Supertech's projects is subject to the Real Estate (Regulation and Development) Act 2016, rules framed thereunder and implementation, thereof.

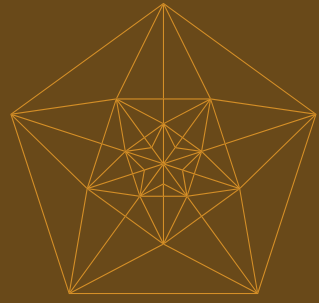
29/07/21



SPIRA

A LANDMARK THAT DEFINES YOUR SUCCESS





APPROACHING NOIDA

Just a few minutes drive from South Delhi, Supernova stands as an embodiment of human desire and ambition – an iconic landmark development ready to define the skyline of Delhi NCR. But long before you reach the marvel, the 80-floor mixed use tower – Spira, with a helipad on the rooftop, stands like a colossal structure, guiding you to your destiny.

- A global business destination in the making with the presence of companies like LG, Oracle, Adobe, HCL among others
- A booming hub for IT/ITES industry and automobile ancillary units
 - Part of the growth corridor on NH-24 via Taj Expressway to Greater Noida and further towards Lucknow



A glorious 270-degree view of the Yamuna and the city below from Spira Residences.

GET READY TO BE CHARMED BY THE VIEW OUTSIDE.

A vast expanse of waterbody merging into the distant horizon offering you a canvas that is as spectacular as nature itself. With a view this rare in all of North India, you would not want more.

YOUR SPACE CARVED OUT FROM THE SKIES.

An intelligent plan that led to an iconic marvel. Spira residents come home to a treat, with a clubhouse spread across one full level, and a Helipad on the 80th floor. The higher levels offer panoramic views of the vistas, they are surely in for the most mesmerising experience ever. In between are the magnificent residences in various sizes and trims. Each created with painstaking detail and with an eye for people who expect nothing but perfection.





Club' S



A Clubhouse fit for the icons of today.

Set apart from Supernova's Athletic Club, think of this as your personal space shared with only those who can claim to have risen as high as you.

Equipped with meeting rooms, a swimming pool, game rooms and more, Spira's exclusive clubhouse on the 45th floor, Club 'S is designed to provide the environment you need to take high-level decisions, and to celebrate the results.

Rejuvenating Spa | Swimming Pools | Luxurious Open Lounges |
Squash Court | Snooker & Pool Tables | Multipurpose Activity Halls
Games Room | Yoga & Aerobics

BEGIN FRESH

A dip in the swimming pool, or a quick session of spinning. Gourmet breakfast at the coffee shops or a smash at the courts. Be spoilt for choice.



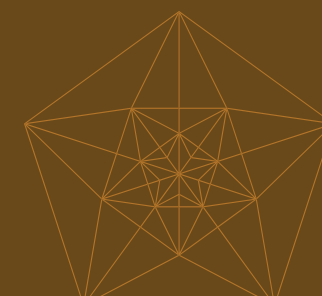
MEET UP

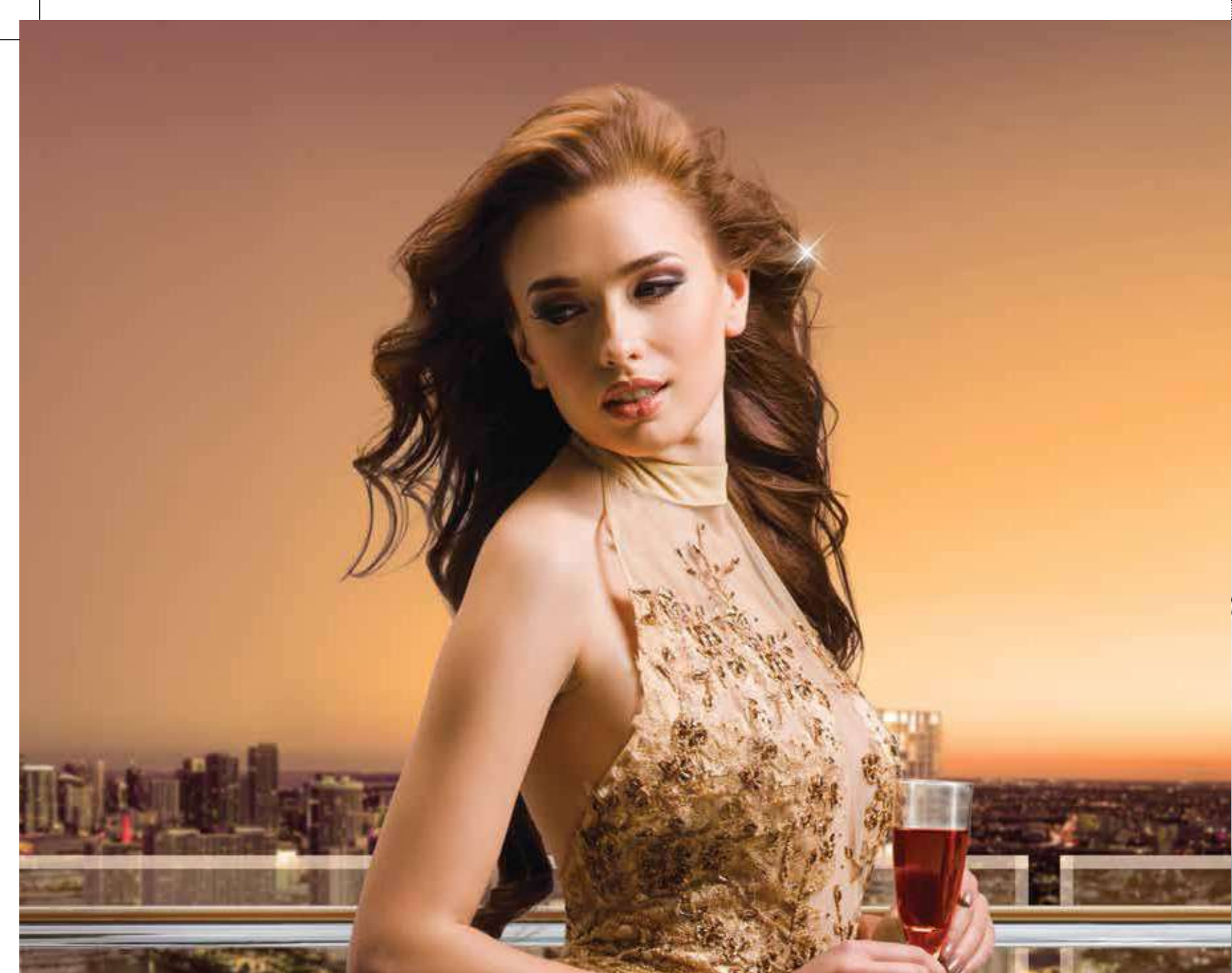
A one-on-one with your close confidant, or with a larger team at the most well equipped space.



CALL IT A DAY

Catch up with friends, or make new ones at an indoor extravaganza set to make you forget all.





Space' S

Celebrate being on top of the world. At the top of the world. Spira offers you one of the highest party spaces and observatory in the world. Together called the Space 'S', this place is enough and more for all the events and high-end social functions, or just a quiet candlelight dinner with your confidant.

TAKE IT SLOW

Fine dining options, in case you want to savour the chef's special with a view of the drifting moon.

FEEL THE RUSH

Move to the tempo at the nightclub for an unparalleled high.

OTHER INDULGENCES

Exclusive Heated Swimming Pool | Cafe with Waiting Lounge | Reading Lounge | Golf Simulator | Screening Theater | Kids Play Area | Indoor Games with Table Tennis, Carrom, Snooker & much more



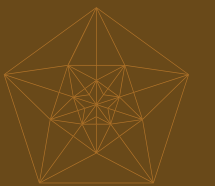
GATHER THE STARS

Use the spacious halls to assemble a gathering of your best people. Celebrate a victory, or plan for one.



The expansive 360-degree view

OBSERVATORY & HELIPAD

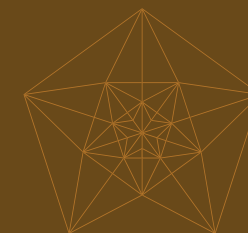


Arrive in style. Among the stars.

The top floors with observatory give you a surround-view of the world around you. Take pride in what you helped create, as you savour the feeling of doing it from a place where only a few would reach.



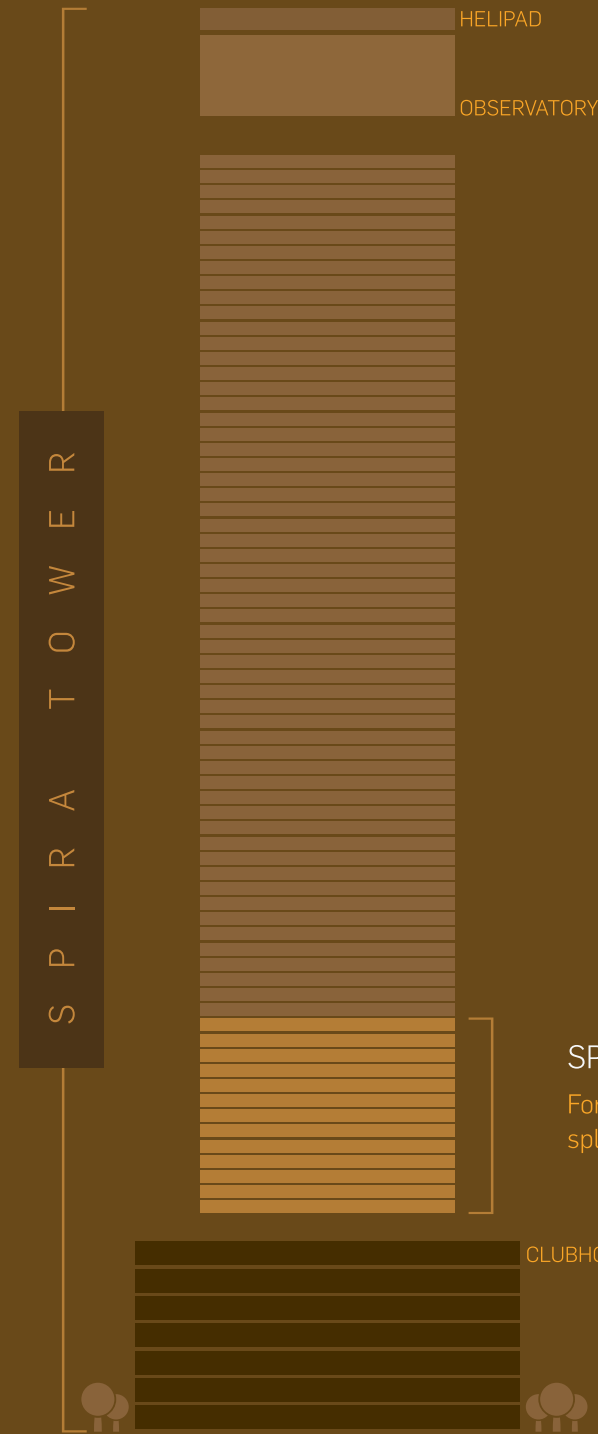
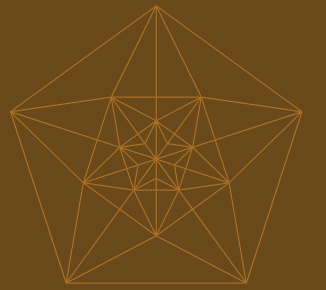
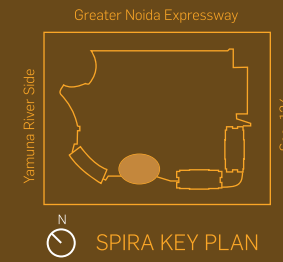
Helipad





HOME FOR YOU, BEYOND DREAMS FOR THE REST.

Choose your very own luxury Spira residence with 3 and 4 bedroom options. With every square foot crafted and designed to perfection you open up to the views outside, or the pleasures of the small touches in every detail inside.



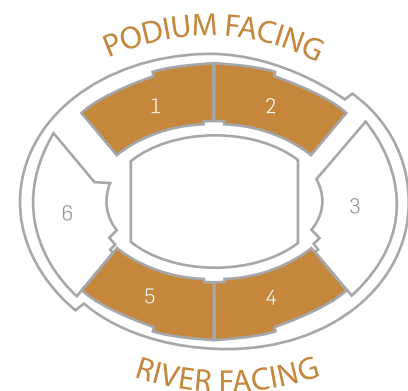
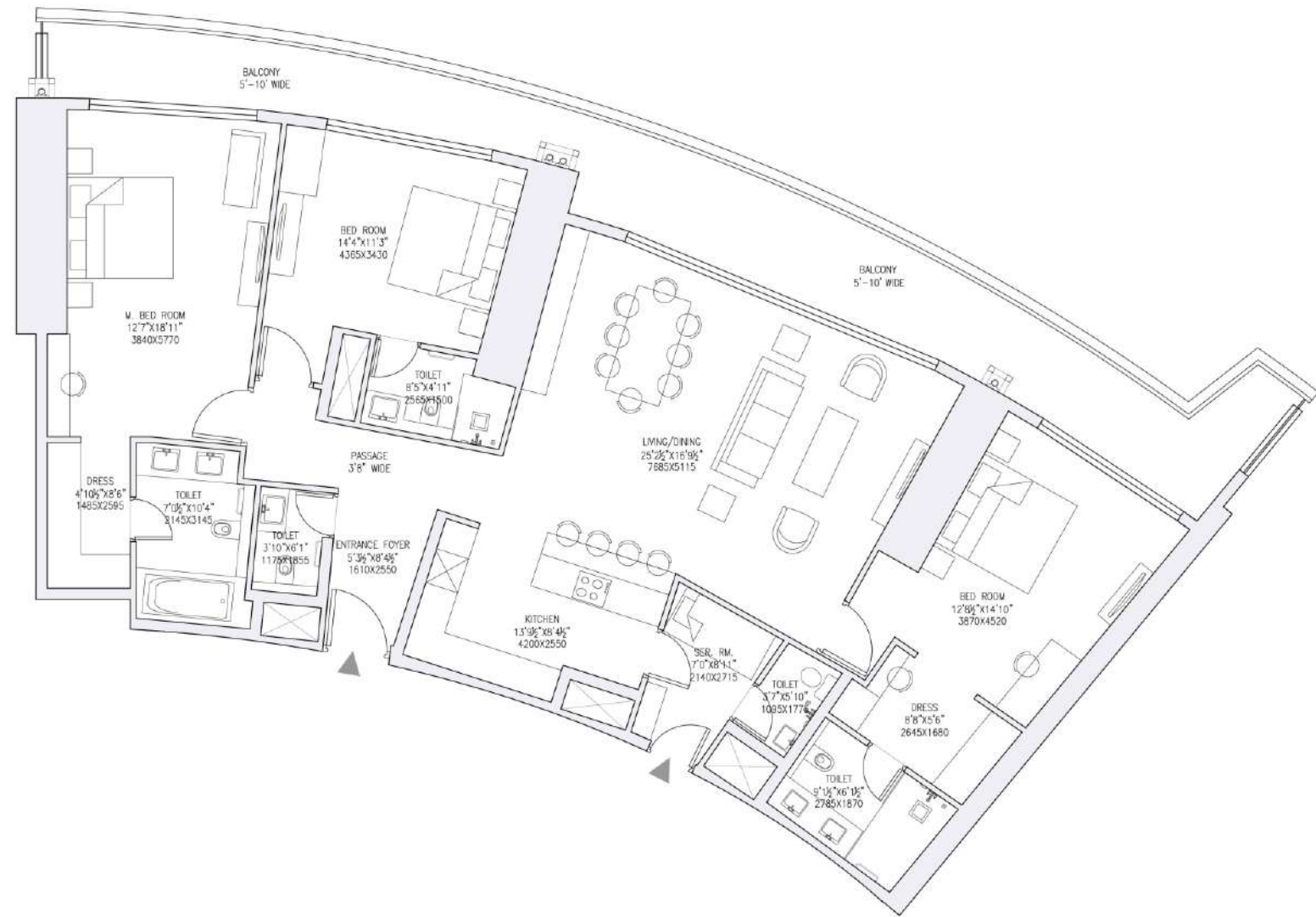
SPIRA RESIDENCES, FLOOR PLAN (LVL 5th to 17th)

For those who aspire king-size living, here's an equally splendid kingdom where you rule supreme.

All dimensions are approximate and subject to normal construction variances and tolerances. Square footage exceeds the usable floor area. Plans and dimensions may contain minor variations from floor to floor/unit to unit due to nature of building. Exact areas of units can be obtained from sales team. Furniture layouts shown are for concept only.

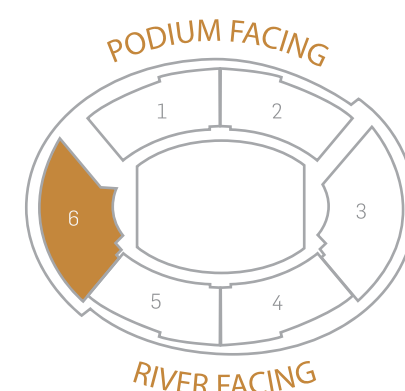
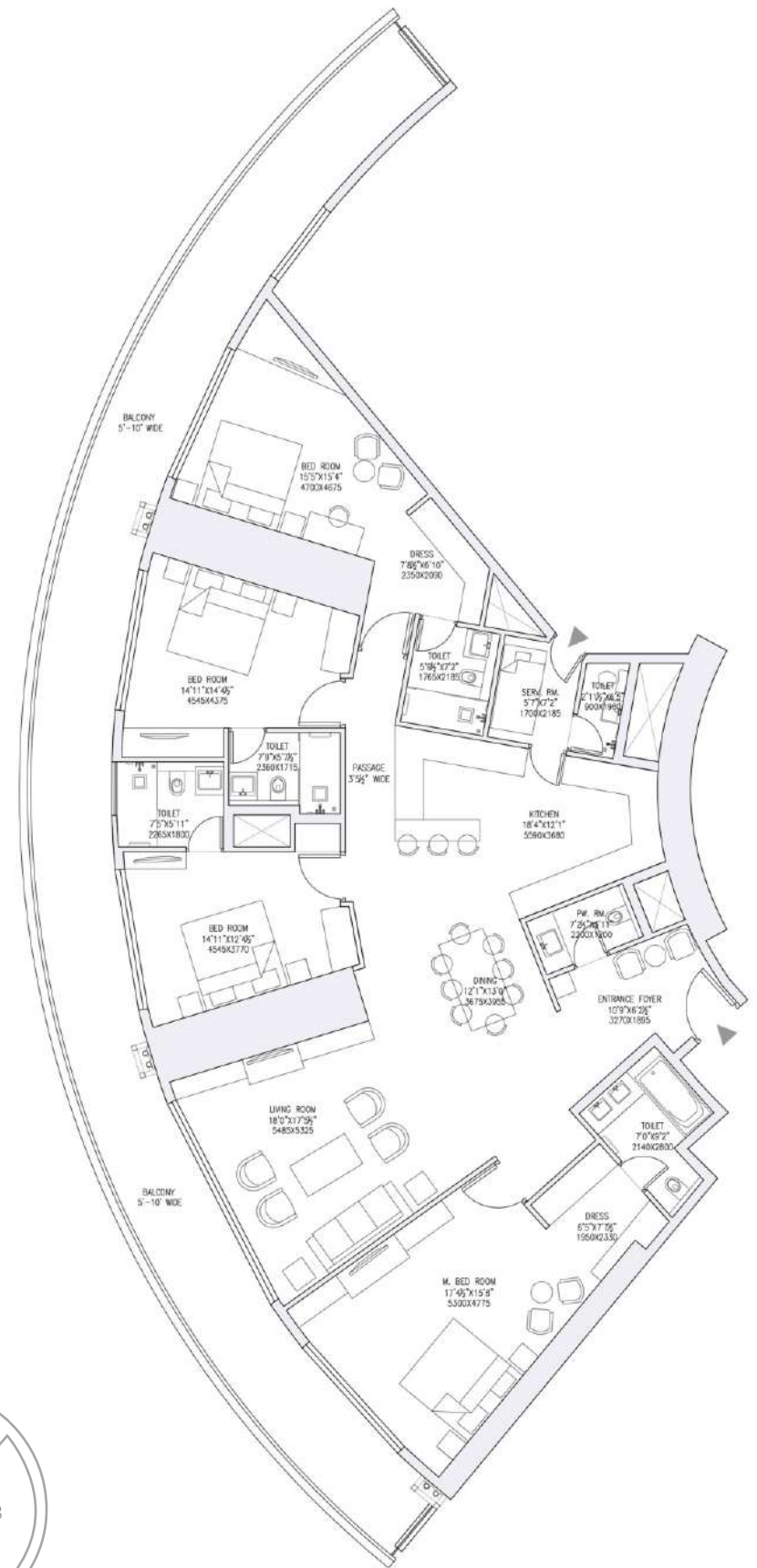
SPIRA RESIDENCES

(LVL 5th to 17th)
 Built up Area: 2214-2423 sq.ft.
 Carpet Area: 1686-1696 sq.ft.
 Balcony: 394-578 sq.ft.
 Super Area: 3100-3390 sq.ft.



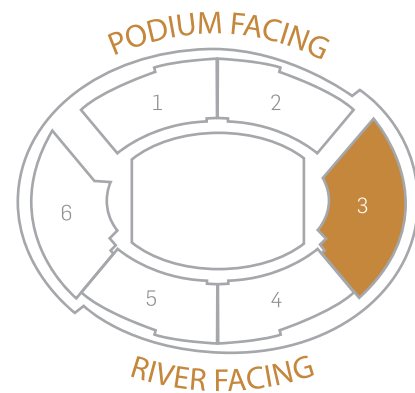
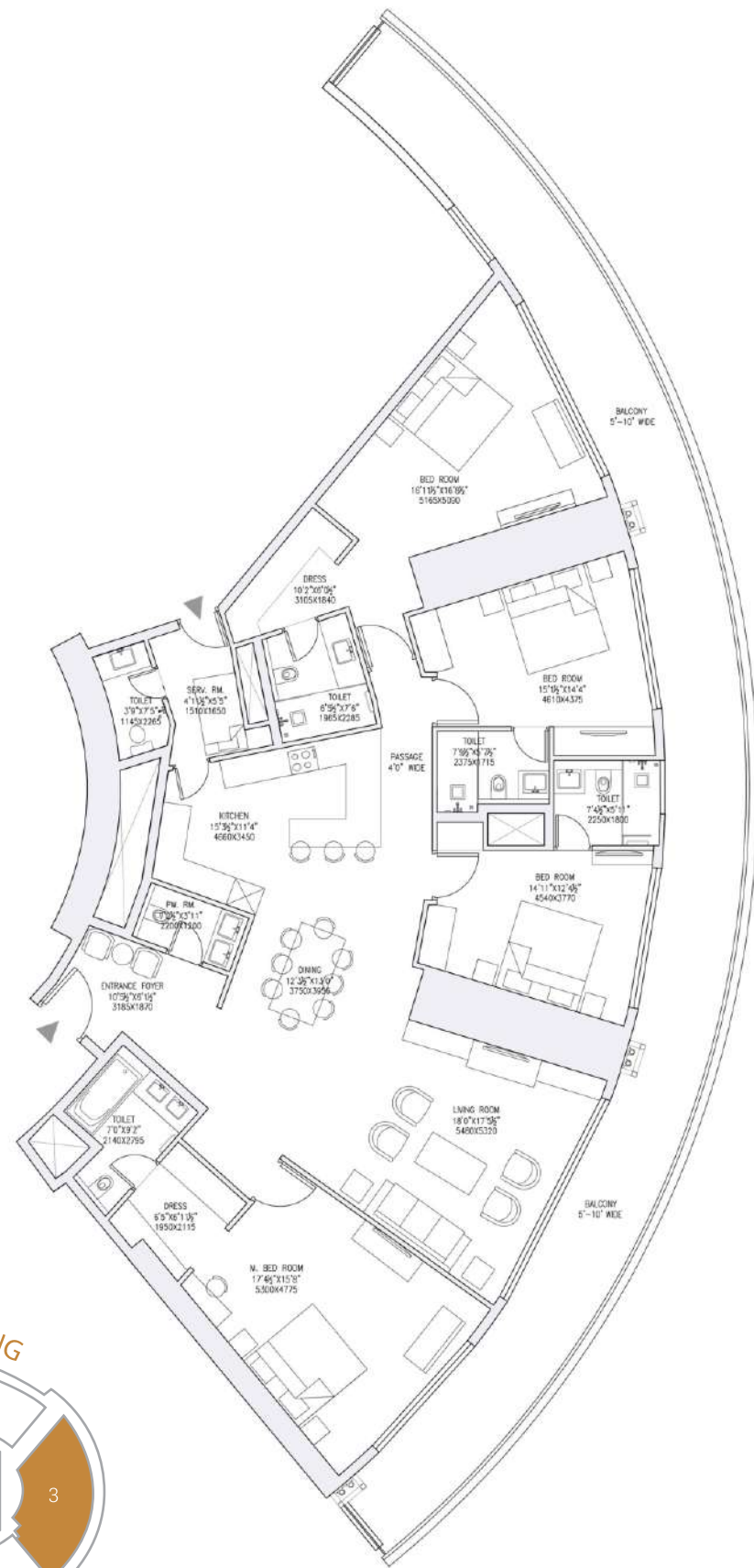
SPIRA RESIDENCES

(LVL 5th to 17th)
 Built up Area: 2941-2948 sq.ft.
 Carpet Area: 2069 sq.ft.
 Balcony: 706-713 sq.ft.
 Super Area: 4130 sq.ft.



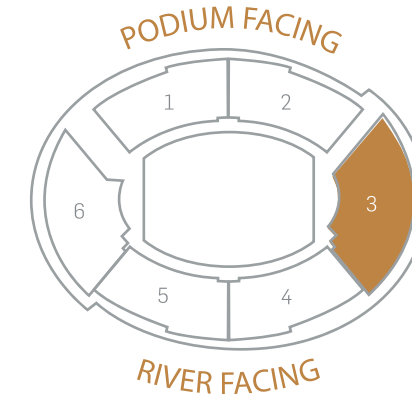
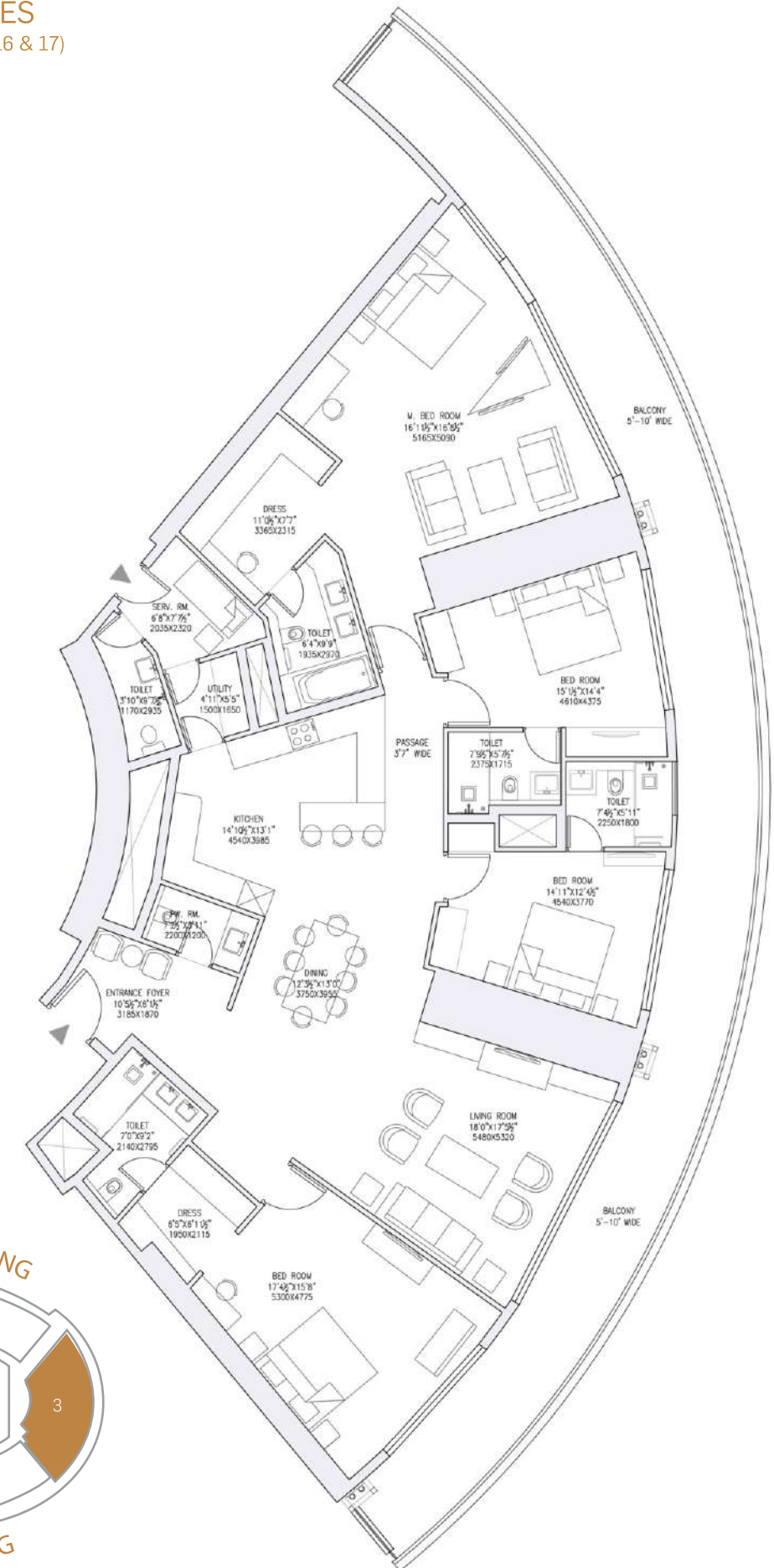
SPIRA RESIDENCES

(LVL 6, 9, 12 & 15)
 Built up Area: 2995-3003 sq.ft.
 Carpet Area: 2123 sq.ft.
 Balcony: 706-714 sq.ft.
 Super Area: 4200 sq.ft.

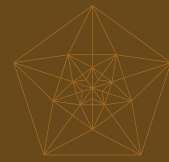


SPIRA RESIDENCES

(LVL 5, 7, 8, 10, 11, 13, 14, 16 & 17)
 Built up Area: 3257 sq.ft.
 Carpet Area: 2363 sq.ft.
 Balcony: 709 sq.ft.
 Super Area: 4560 sq.ft.



SPECIFICATIONS



STRUCTURE :

R.C.C. structure designed for the high seismic consideration for Zone V, against Zone IV as stipulated by the code, ensuring better safety.

WALL FINISH :

Internal : Internal walls in cement plaster with POP punning with plastic emulsion paint or texture finish.
External : Combination of glass, stone, tiles, Acrylic emulsion/ Texture paint.
Ceiling : False ceiling in P.O.P./ GYPSUM in entire apartment.

ENTRANCE FOYER, LIVING, DINING & LOBBY :

Flooring : Mix of imported marble & granite.
Wall & Ceiling : Plastic emulsion paint or texture finish.

BEDROOMS

Flooring : High quality engineered wooden flooring/ Italian marble.
Wall & Ceiling : Plastic emulsion paint or texture finish.

KITCHEN :

Flooring : High quality Italian marble.
Wall & Counter : High quality Italian marble/ corian/ silestone.
Fitting and Fixtures : Imported fitting of toto, kohler or equivalent. Double bowl stainless steel sink with drain board, chimney with exhaust fan, single lever hot and cold water, provision for piped gas supply with option of international brand modular kitchen equivalent to poggenpohl/ siematic/ dada molteni, berloni along with appliance package of high end cooking range, microwave oven, refrigerator, dish washer, coffee maker, wine chiller and R.O. system equivalent to Miele/ Gaggenau/ Siemen/ Bosch.

BALCONY & TERRACE :

Flooring : High quality antiskid ceramic tiles.
Railing : SS hand rail with toughened glass.

SERVANT ROOM :

Flooring : Ceramic tiles.
Wall & Ceiling : Plastic emulsion paint or texture finish.

BATHROOMS :

Flooring: Italian marble.
Wall : Italian marble/ imported tiles up to the ceiling.
Fixtures & Fitting : Premium quality imported sanitary ware of DURAVIT /TOTO or equivalent, high class wall hung W.C. and washbasin in matching shades/ colors, Single lever C.P. Fittings of Grohe/ Kohler/ Jaquar or equivalent. All the toilets will include exhaust fan, mirror, towel rack, rod & ring accessories.
For specially designed master toilets : Bathtubs, dual washbasin counter, mirror with wall mounted vanity lighting & geyser as per specially designed scheme for master toilet.
Servant toilet will have vitrified tiles and standard fittings.

POWDER ROOM :

Flooring : Italian marble.
Wall & Ceiling : Italian marble/ imported tiles up to the ceiling.

DOOR/ WINDOWS :

Main Door : 60mm thick, shutter door with Masonite skin on both side.
Bedroom Doors : Hardwood frame & architrave.
Toilet Door : Shutter with outside masonite skin & inside laminate hardwood frame & architrave.
External Door & Windows : Specially designed heavy duty UPVC airtight frames preventing air conditioning losses.

WARDROBES/WALK IN CLOSETS

International brand modular wardrobes/ walk in closet equivalent to Poggenpohl, Carre etc.

AIR CONDITIONING

Centralized air conditioning with VRV units. VRV system for air conditioning helps in giving individual control/ conditions in each rooms, boosting energy efficiency making economical for user.

ELECTRICALS

Modular range switches/ sockets/ MCBs, copper wiring (Legrand or equivalent). Two energy efficient wall light fixtures in each of living, dining, lobby and bedrooms area.

POWER BACK-UP

100% power back-up per apartment.

COMMUNICATION

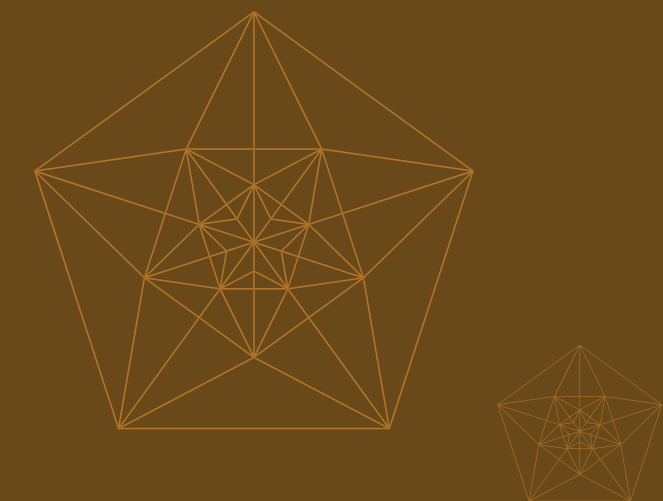
TV and telephone points, EPABX and video door phone.

HOME AUTOMATION

Automation which integrates and control lighting, AC, curtains, music system & central database, LPG gas detection alerts, sensor lights for washrooms. Depending upon technology prevalent at the time of possession of APARTMENT.

SECURITY

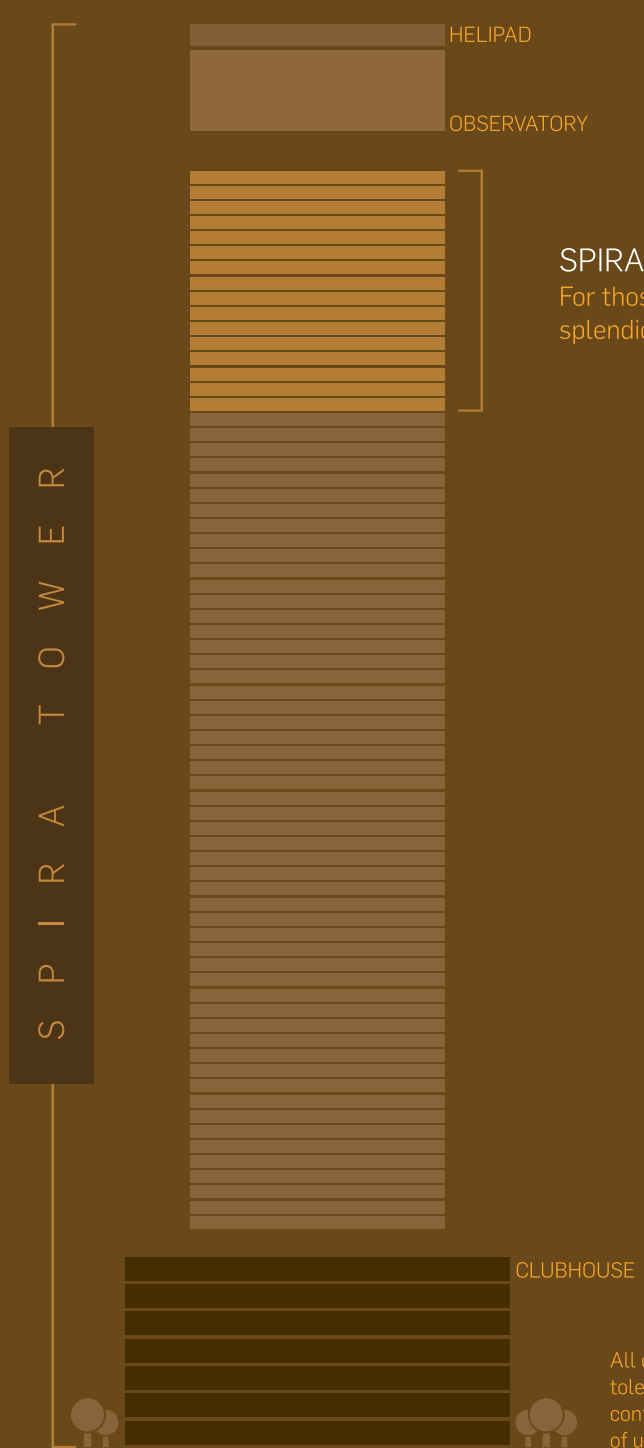
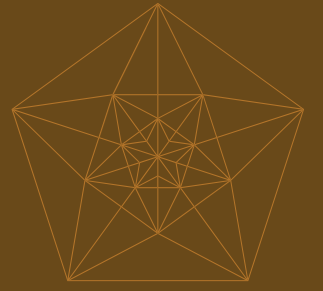
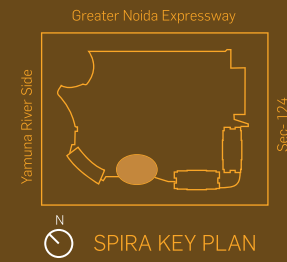
Video door phone for each apartment. Each apartment linked to main security via intercom.





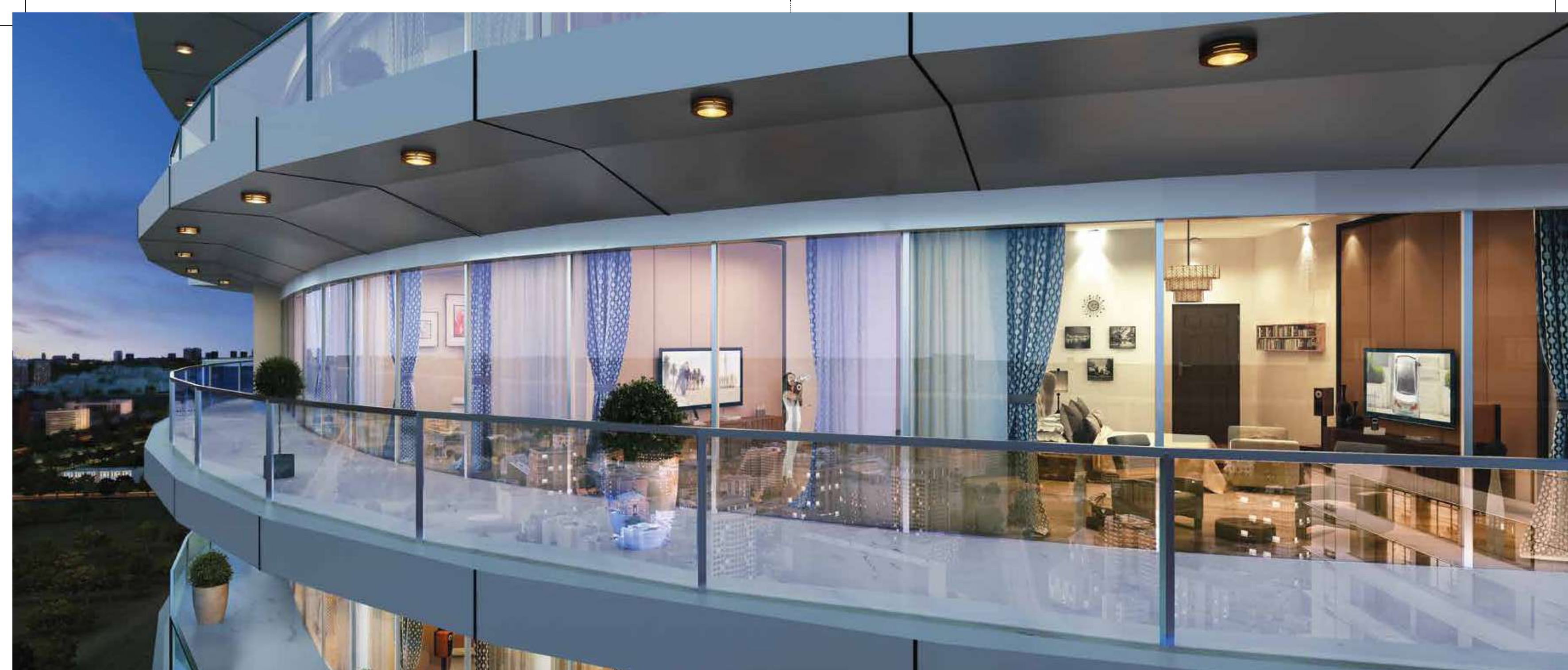
THE FIRST NAME IN LIVING SPACES, AND THE LAST.

Between floors 59 and 66, life takes on a different meaning. To someone who has seen the world, there isn't much that can come as a surprise. But Spira Sky Villas will certainly surprise you. Rising above the surroundings, but more importantly, your own expectations, these residences start beyond the known levels of luxury living.



SPIRA SKY VILLAS, FLOOR PLAN (LVL 59th & 66th)
For those who aspire king-size living, here's an equally splendid kingdom where you rule supreme

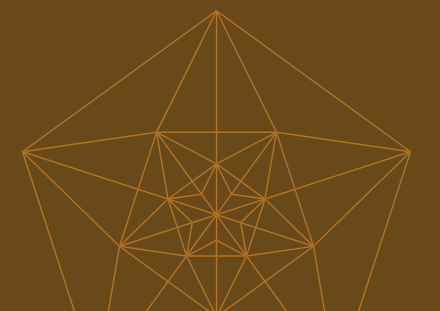
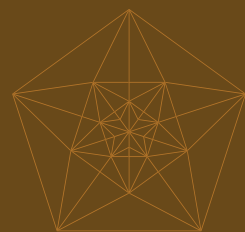
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Wrapped in serenity to soak up the breathtaking 270 degree verdant views.

SOAK UP THE SUNRISE. CONTEMPLATE THE SUNSET.

You belong to a world built on greater heights. You like to stand tall, far above the rest. Crafted for such icons are our lavish Spira Sky Villas, giving way to the glorious 270-degree view of the Yamuna and city below, when looked on from its spacious 'wrap around' balconies.



SPIRA SKY VILLAS

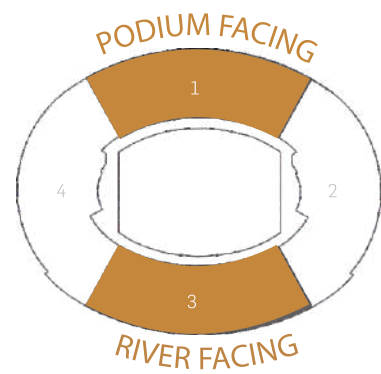
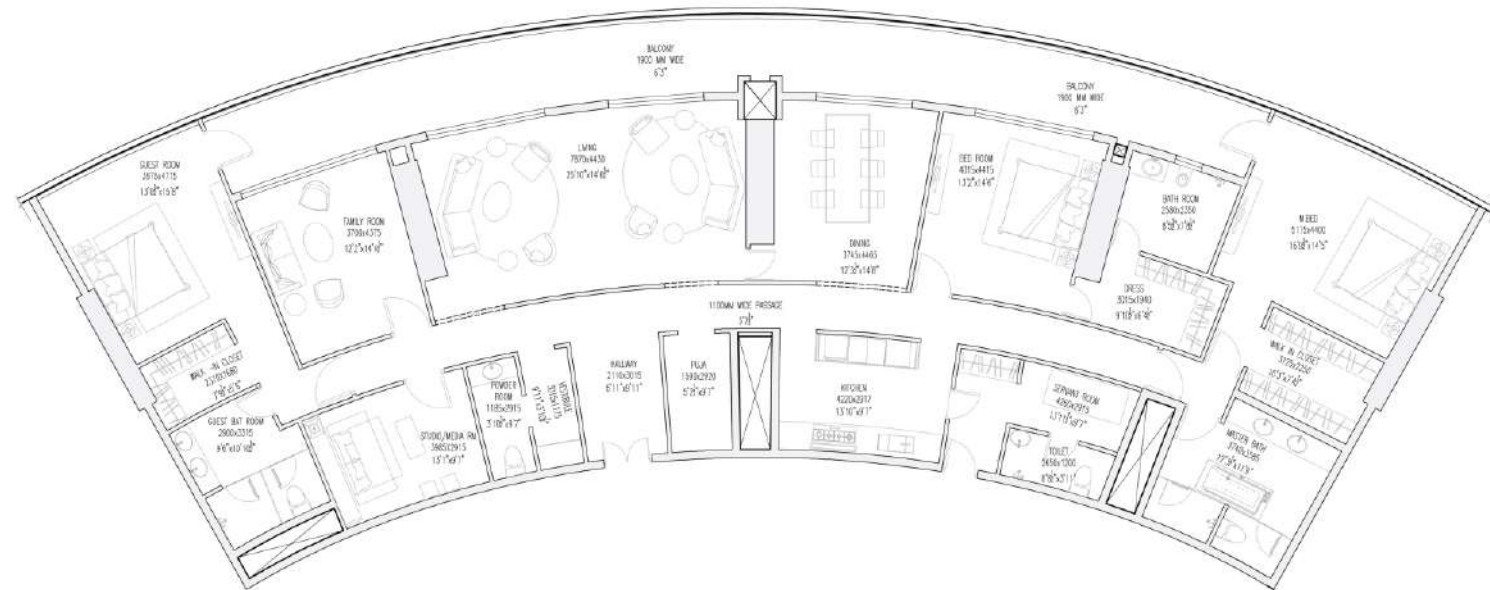
(LVL 59 to 66)

Built up Area: 3730-3740 sq.ft.

Carpet Area: 3000-3015 sq.ft.

Balcony Area: 555-565 sq.ft.

Super Area: 5230-5235 sq.ft.



SPIRA SKY VILLAS

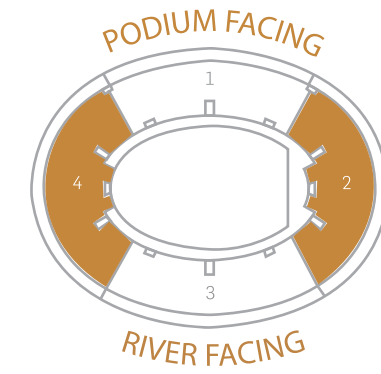
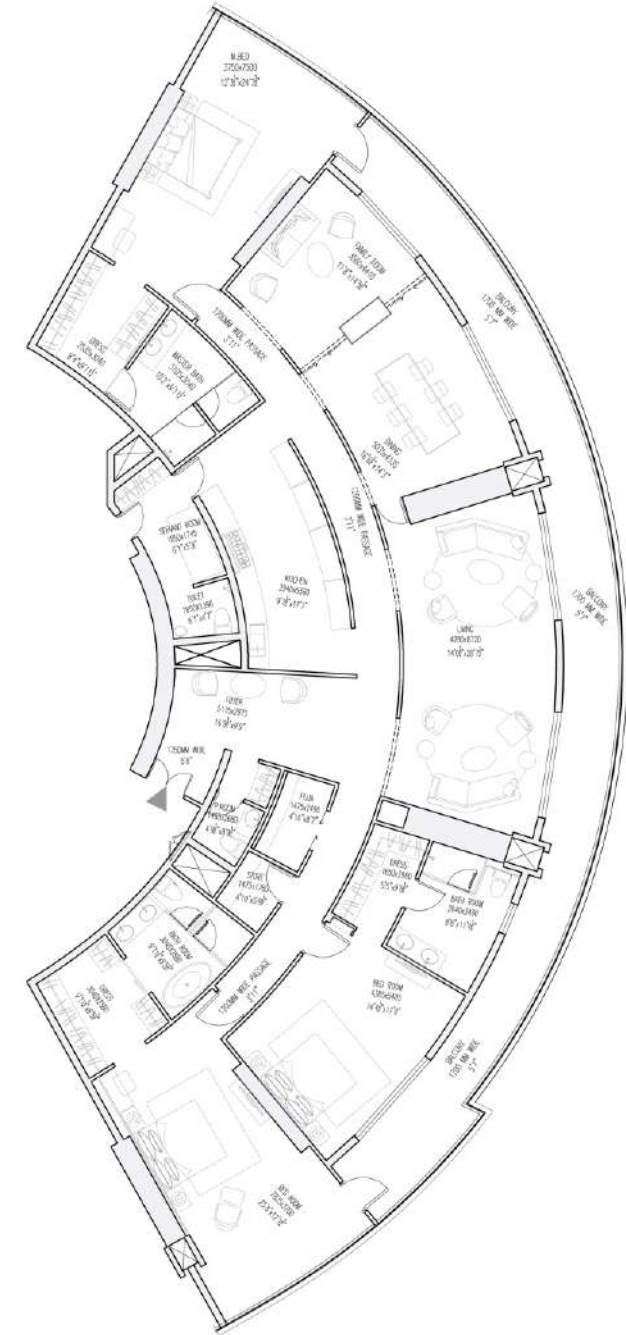
(LVL 59 to 66)

Built up Area: 4140-4190 sq.ft.

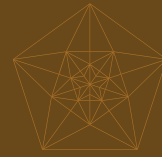
Carpet Area: 3340-3345 sq.ft.

Balcony Area: 616-660 sq.ft.

Super Area: 5830 sq.ft.



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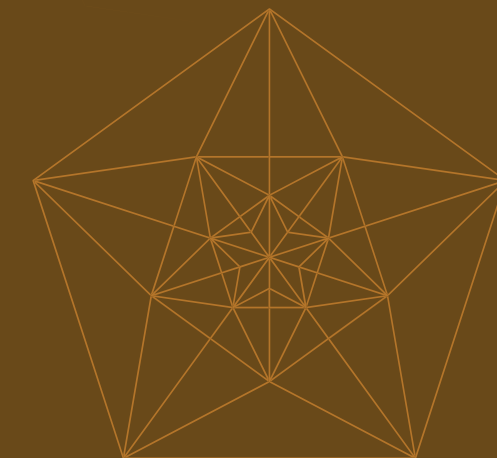
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SECURITY

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ABOUT SUPERTECH

Supertech Limited - an ISO 9001:2000 certified company, has successfully completed over 30 years in the real estate business with 40 projects spread across more than 25 locations. The company has to its credit a customer base of more than 65,000 satisfied customers. Supertech is scaling new heights constantly on the strength of engineering techniques, innovative designing, architectural finesse, quality and timely completion of the projects undertaken. Supertech has led to creation of various landmark projects in fields of residential, commercial, townships, retail and hospitality. The company has delivered more than 48,000 units across 48 million square feet area of residential and commercial spaces. It has presence in Noida, Greater Noida, Gurugram, Ghaziabad, Meerut, Moradabad, Dehradun, Haridwar, Rudrapur and Bengaluru.

KEY MILESTONES

- Projects across 50 plus locations
- More than 60,000 satisfied customers
- Projects worth Rs. 500 billion in progress
- More than 80,000 units and 120 million sq. ft. of real estate under development
- 40,000 units delivered in last 4 years
- Making 40,000 affordable homes under PMAY
- Over 32 years of delivering world-class projects in Residential, Commercial, Hospitality, IT Parks, education and Corporate Spaces

OUR CONSULTANTS / PARTNERS

Contractors



Concept and Architecture



Structural Consultant & MEP



Landscape Consultants



Consultants



Project Advisors



Vertical Movement Consultants



Lighting, Architects & Designers



OBSERVATORY & HELIPAD

SPACE S

SKY VILLAS
LEVEL 59-66

PREMIUM OFFICES
LEVEL 46-58

SPACE S

SPIRA SUITES
LEVEL 19-43

SPIRA RESIDENCES
LEVEL 5-17

CLUB S

ENTRANCE LOBBY