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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.



# SPIRA SUITES

A LANDMARK THAT DEFINES YOUR SUCCESS

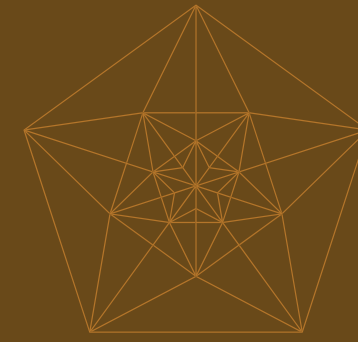






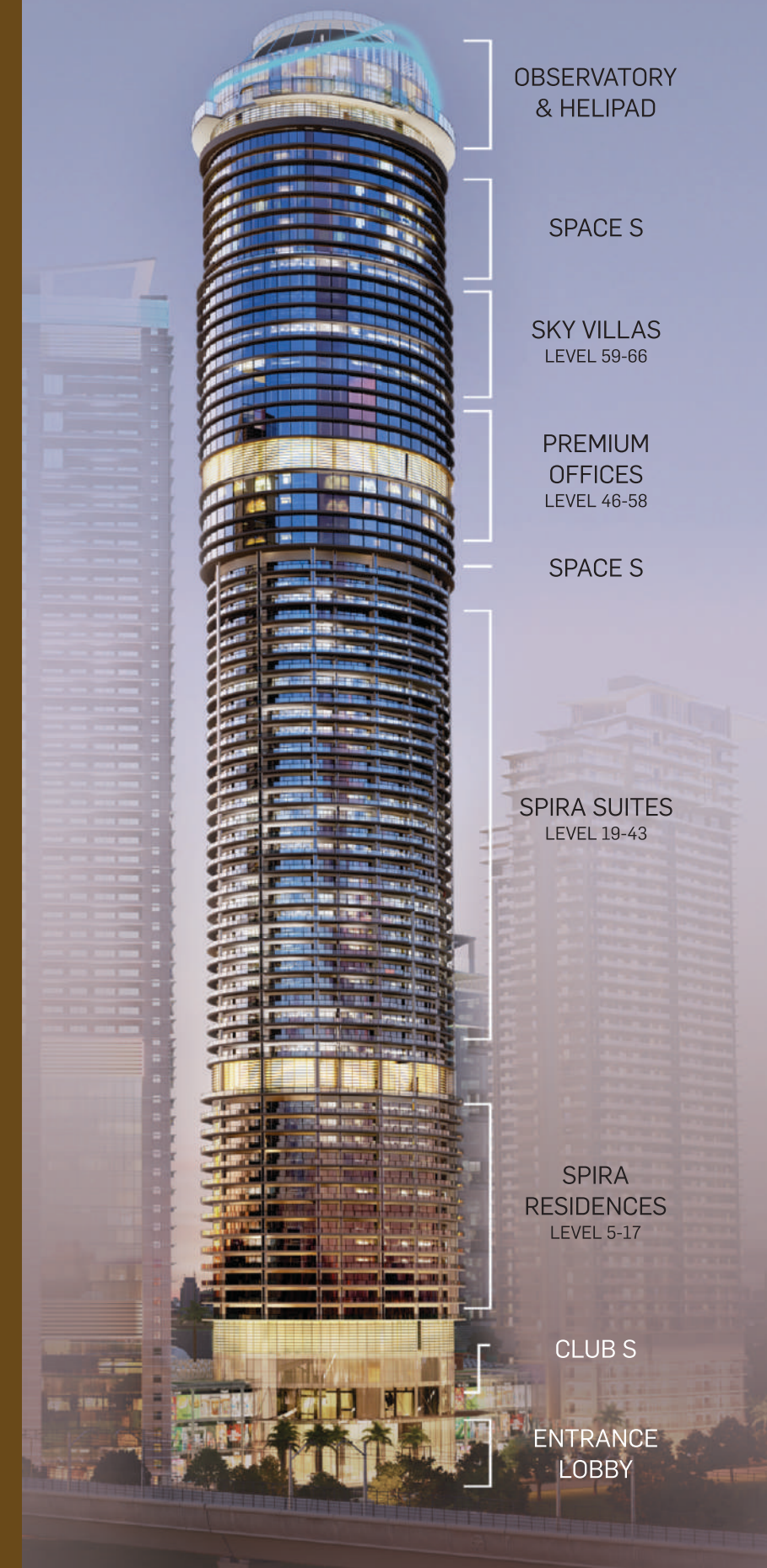
FOR THE JETSETTERS.  
THE REASON TO RETURN.

Spira Suites takes the definition of serviced suites to a different level. Created not just with a view to give you your own space when you visit the city but designed to give you an added reason to come back more often, and stay longer.



SPIRA

A LANDMARK THAT DEFINES YOUR SUCCESS



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

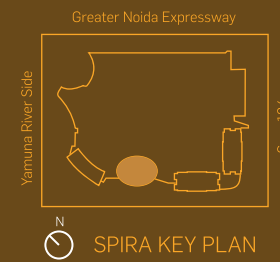
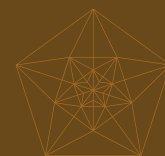




## A HOME BEFITTING YOUR STYLE.

Even if it is work that brings you here, Spira Suites give you every reason to think of it as your very own homecoming.

**INTERIOR SPACES:** Crafted around your needs and your personality. It is where you belong.



SPIRA TOWER

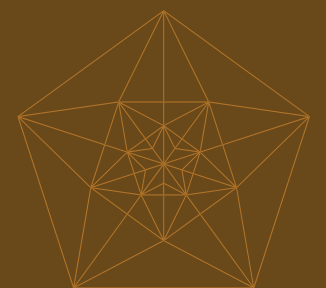


## AMENITIES

Private Sit out lounge with Furniture, Centrally Air Conditioned Suites, Curtain with Rods, 32"LCD, Wardrobe, Three Seater Sofa, Centre Table, Two Lounge Chairs, Double Bed with Mattress and Pillow, Bed Side Table, Bookshelf Cum Showcase, Study Desk, Designer Light Fittings, Fully Loaded Modular Kitchenette, Cooking Hob, Electric Chimney, Under Counter Refrigerator, Microwave Oven, Towel Rack in Bathroom, Vanity in Toilet, Latest Full Body Shower in Bathroom, Geysers, High Speed Wi-Fi Internet, Cutlery, Pots and Pans, Hand Free Video Door Phone

### SPIRA SUITES, FLOOR PLAN (LVL 19th to 43rd)

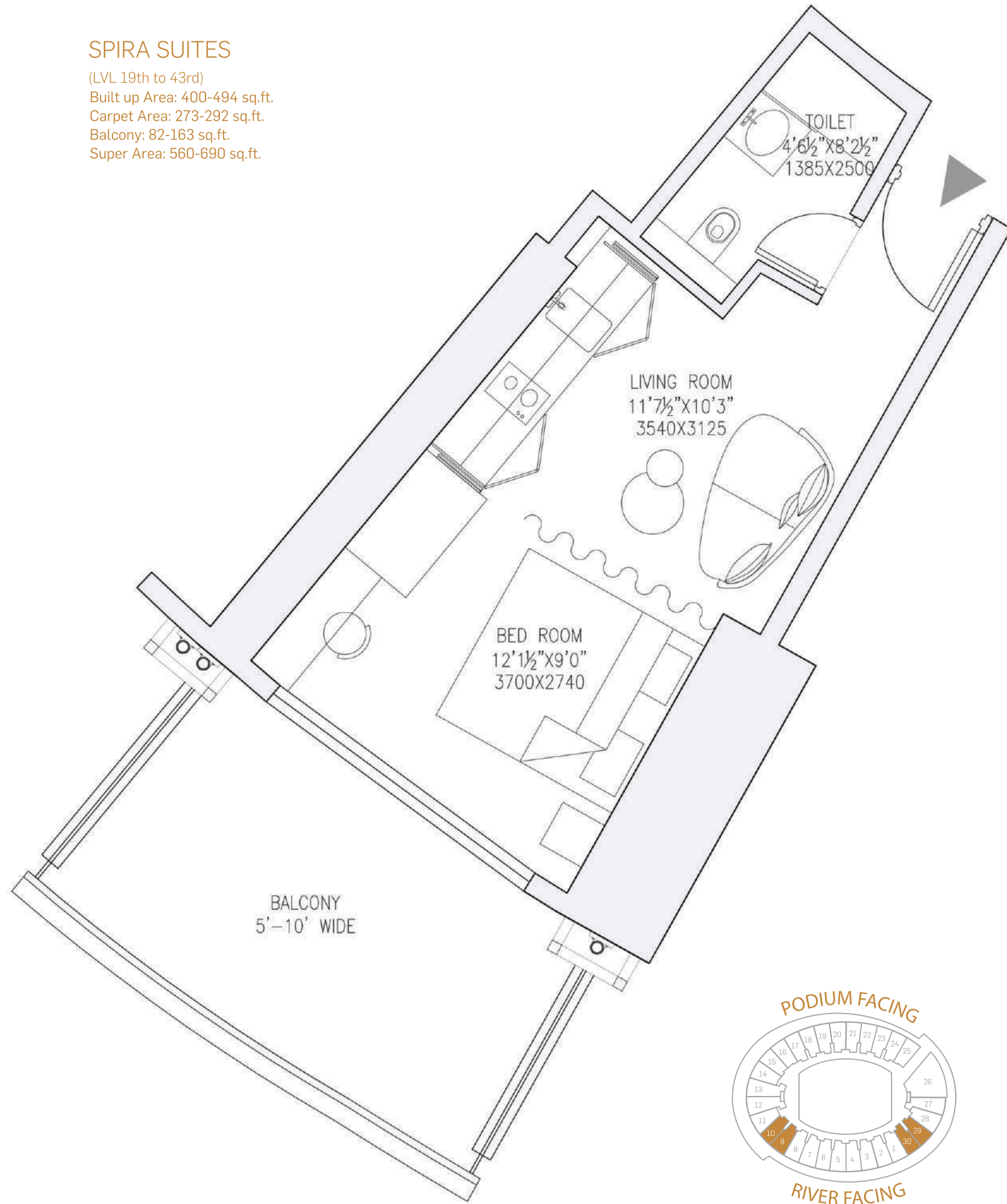
For those who value finesse in living, the exquisite suite is the embodiment of space for life and pleasure beyond.



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.

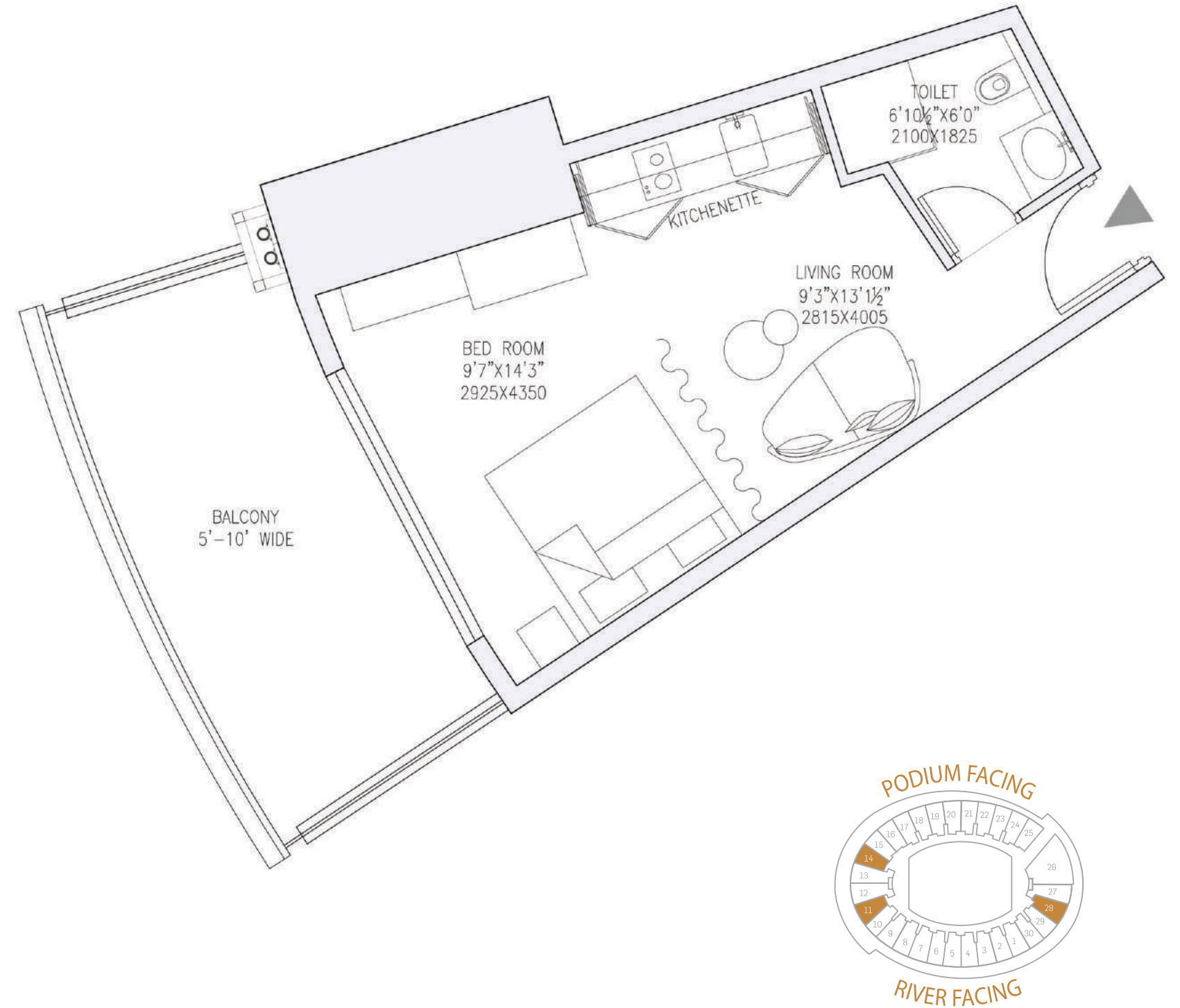
### SPIRA SUITES

(LVL 19th to 43rd)  
Built up Area: 400-494 sq.ft.  
Carpet Area: 273-292 sq.ft.  
Balcony: 82-163 sq.ft.  
Super Area: 560-690 sq.ft.



### SPIRA SUITES

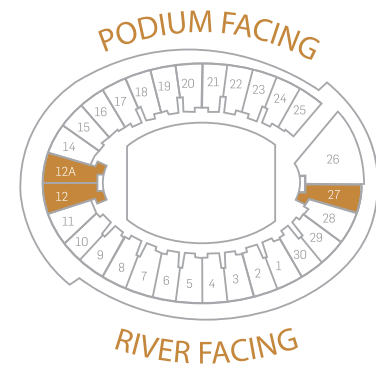
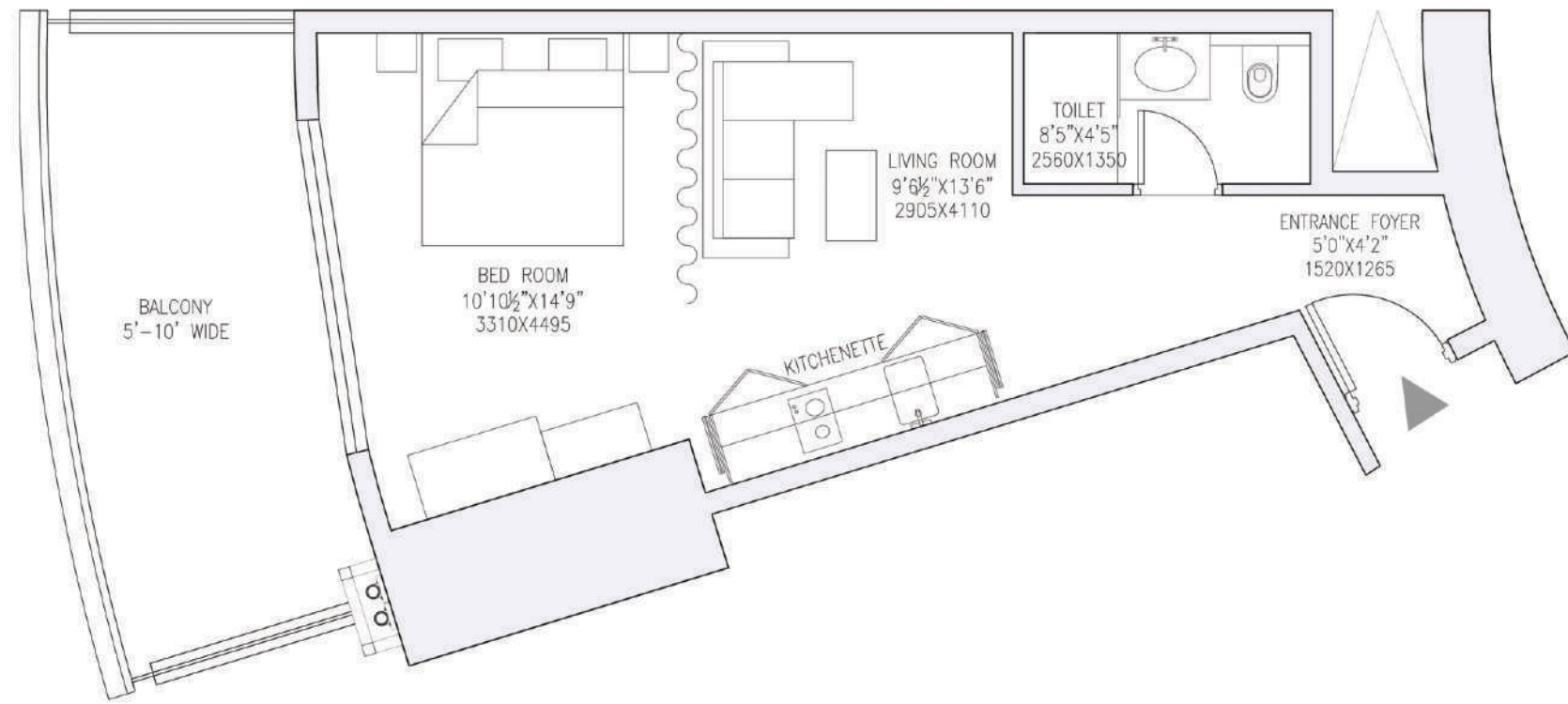
(LVL 19th to 43rd)  
Built up Area: 443-486 sq.ft.  
Carpet Area: 285-292 sq.ft.  
Balcony: 109-153 sq.ft.  
Super Area: 630-690 sq.ft.





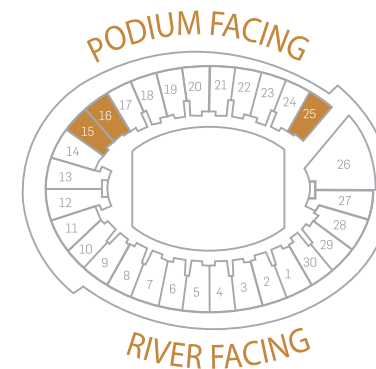
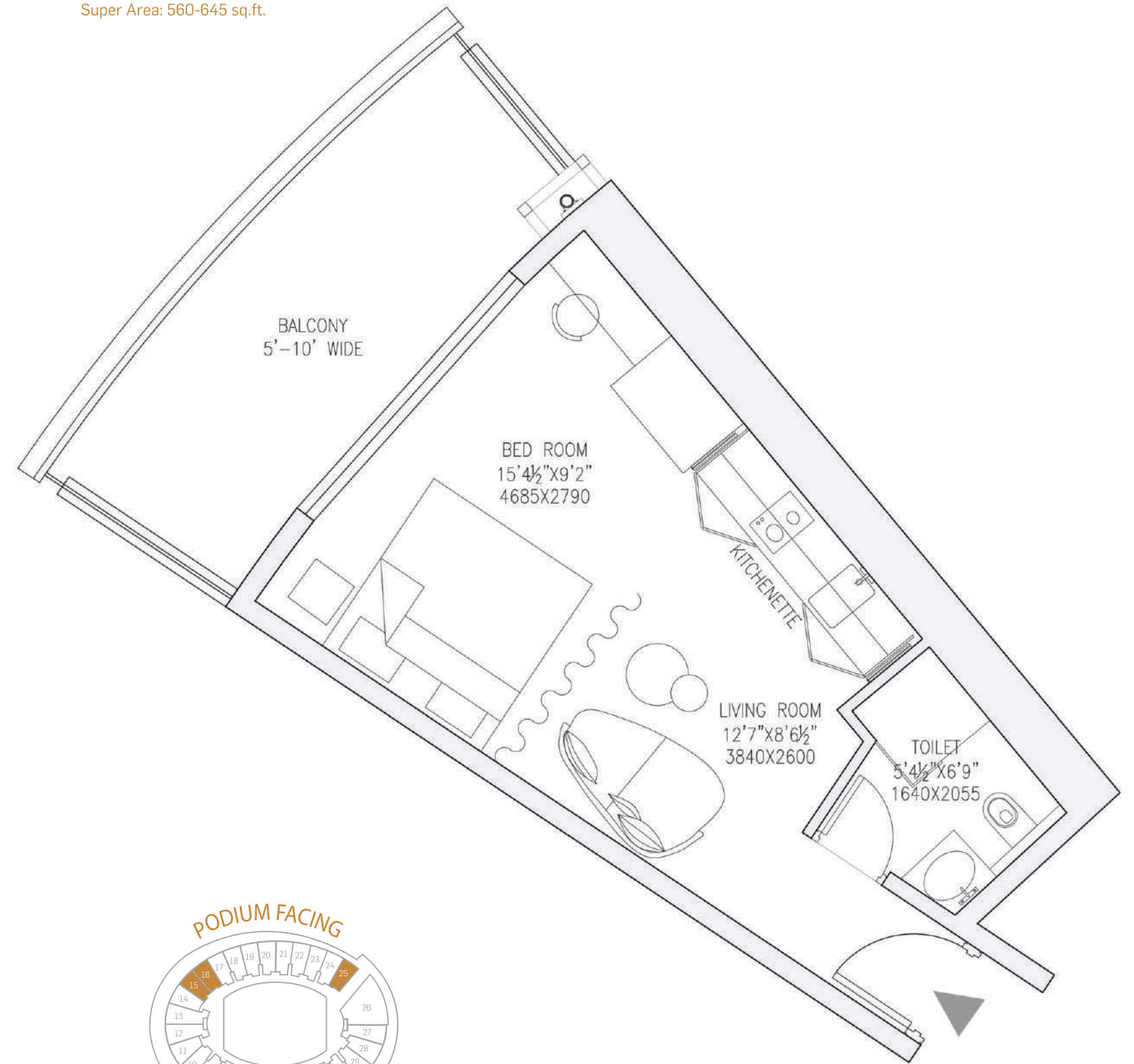
### SPIRA SUITES

(LVL 19th to 43rd)  
 Built up Area: 542-575 sq. ft.  
 Carpet Area: 360-367 sq. ft.  
 Balcony: 115-146 sq. ft.  
 Super Area: 760-800sq. ft.



### SPIRA SUITES

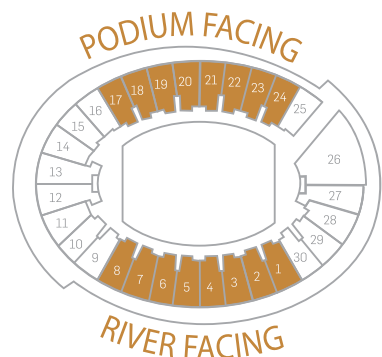
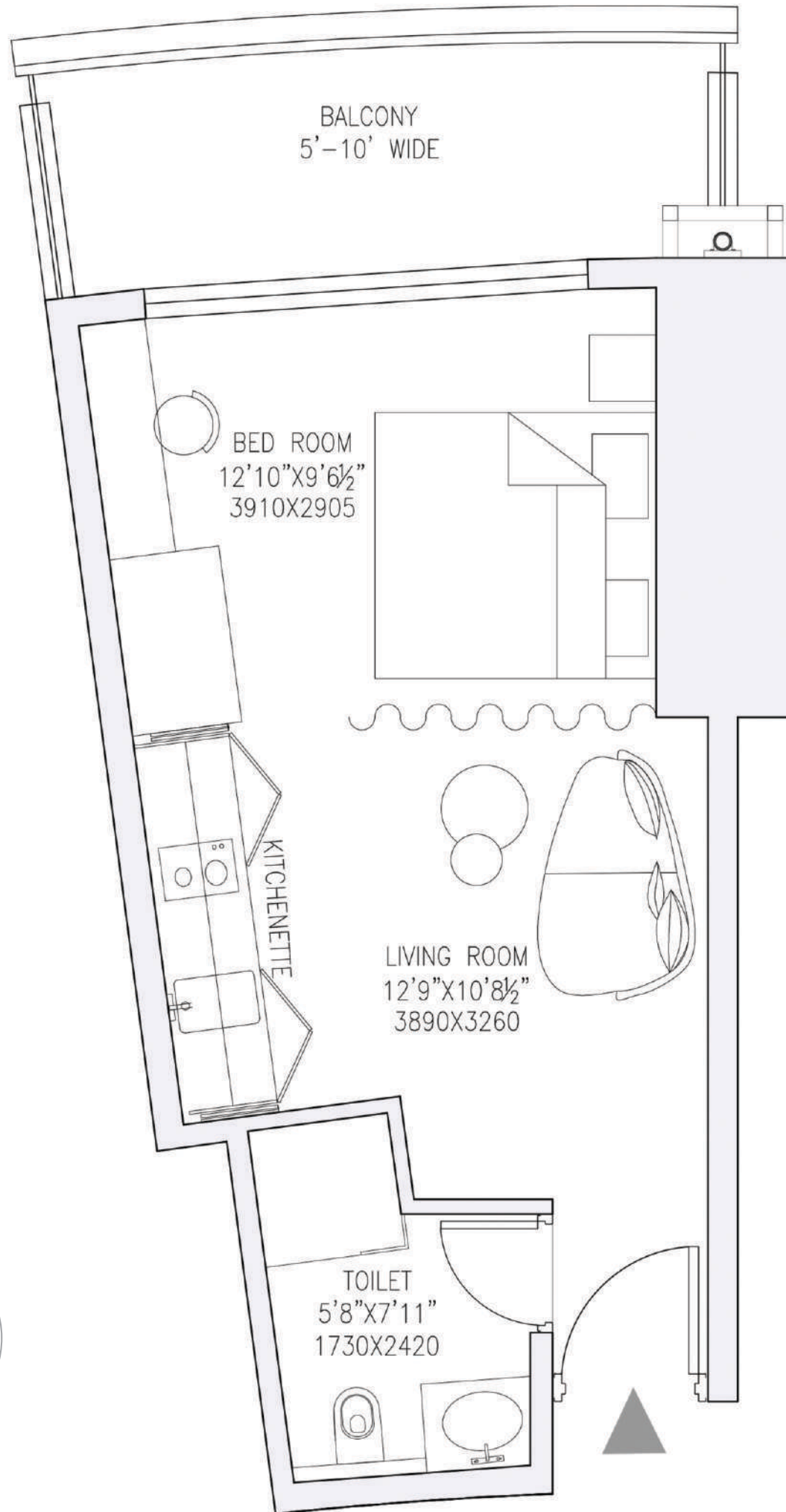
(LVL 19th to 43rd)  
 Built up Area: 398-467 sq.ft.  
 Carpet Area: 259-285 sq.ft.  
 Balcony: 82-136 sq.ft.  
 Super Area: 560-645 sq.ft.





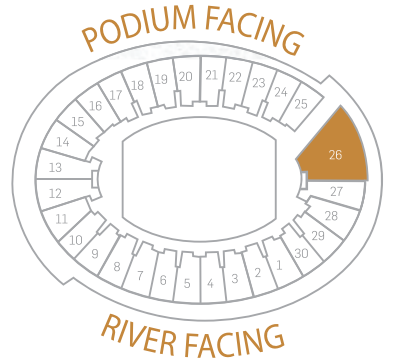
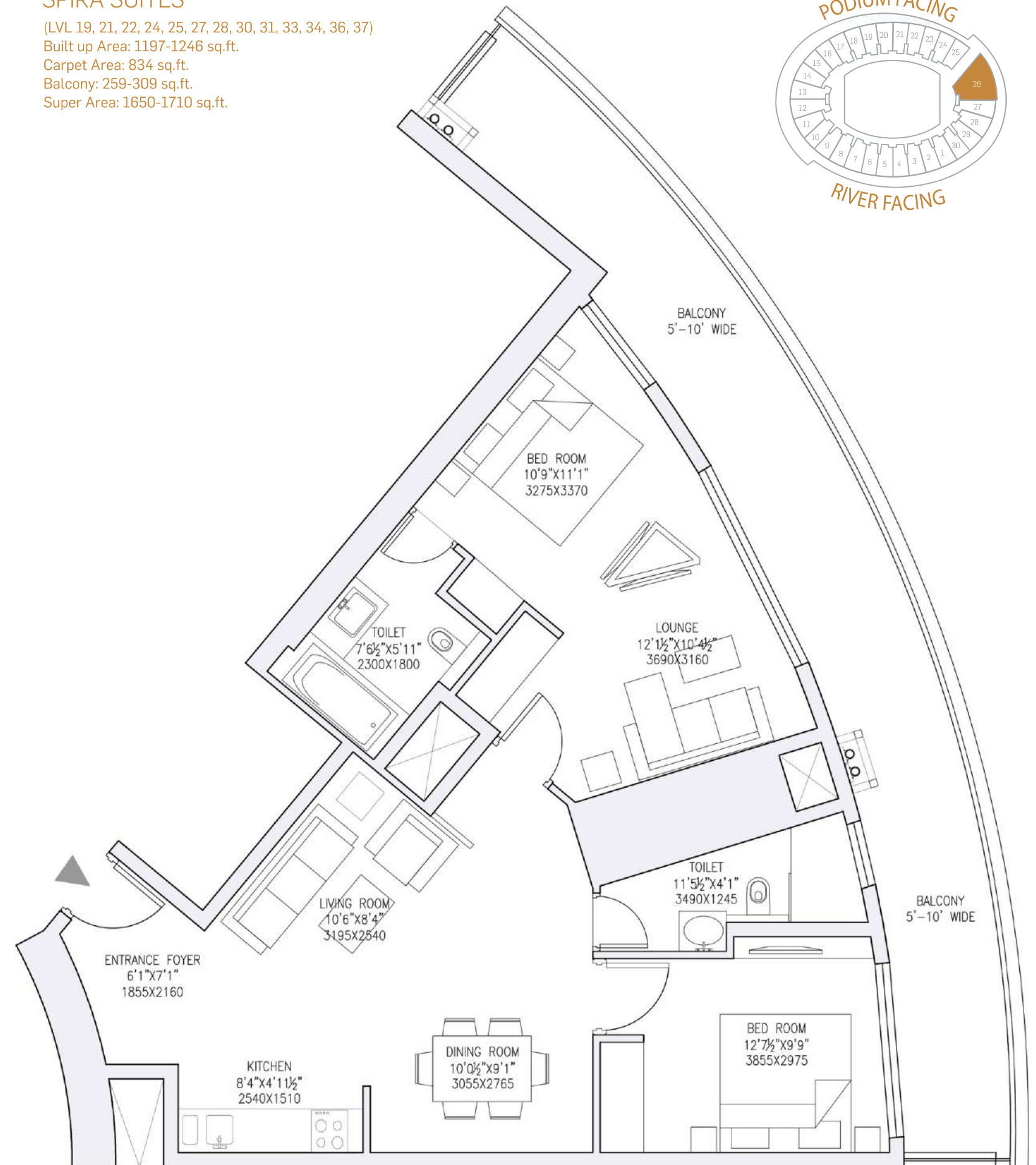
## SPIRA SUITES

(LVL 19th to 43rd)  
 Built up Area: 387-487 sq.ft.  
 Carpet Area: 283-285 sq.ft.  
 Balcony: 63-147 sq.ft.  
 Super Area: 560-680 sq.ft.



## SPIRA SUITES

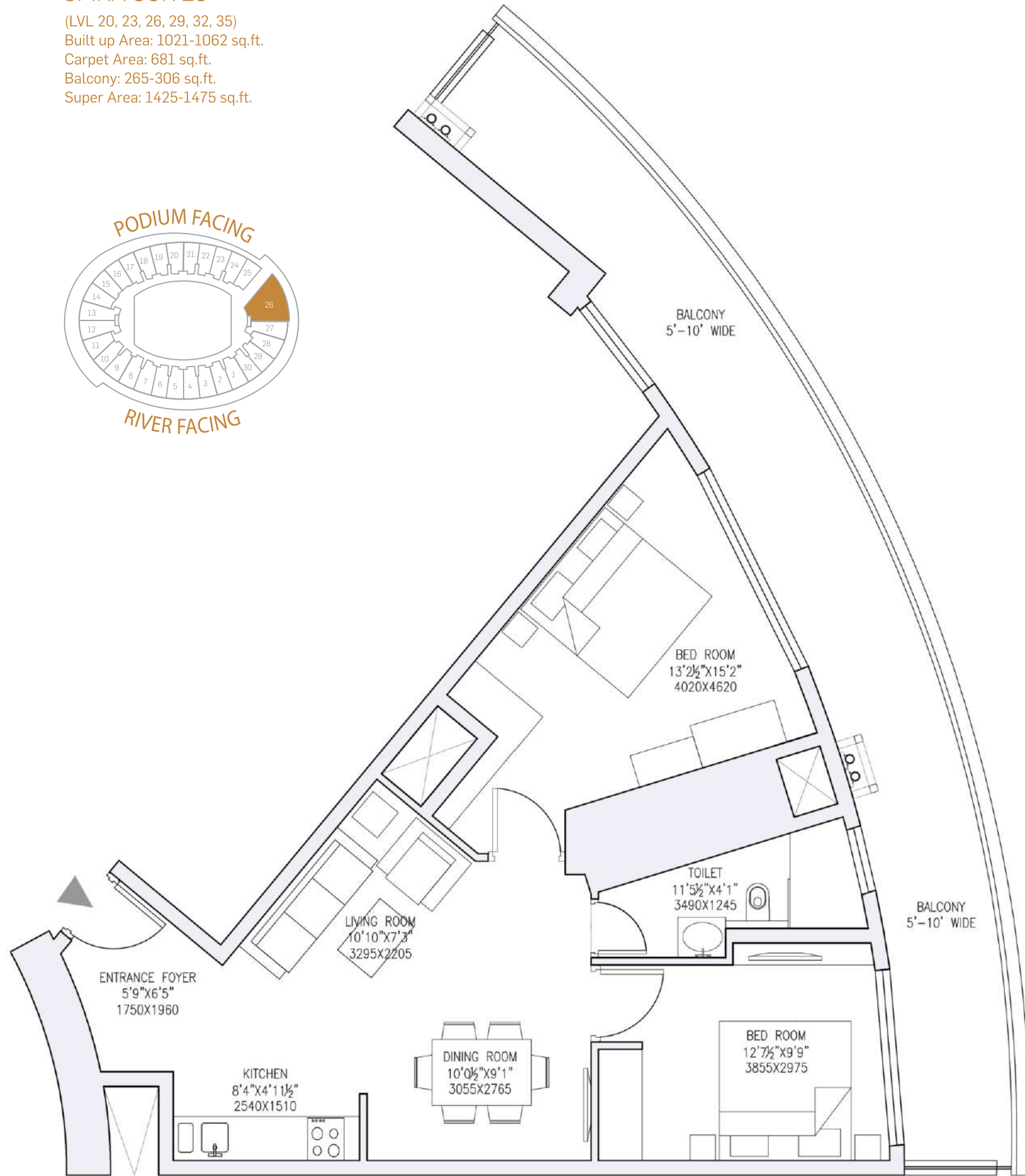
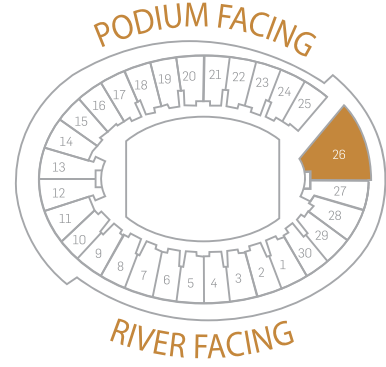
(LVL 19, 21, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 37)  
 Built up Area: 1197-1246 sq.ft.  
 Carpet Area: 834 sq.ft.  
 Balcony: 259-309 sq.ft.  
 Super Area: 1650-1710 sq.ft.





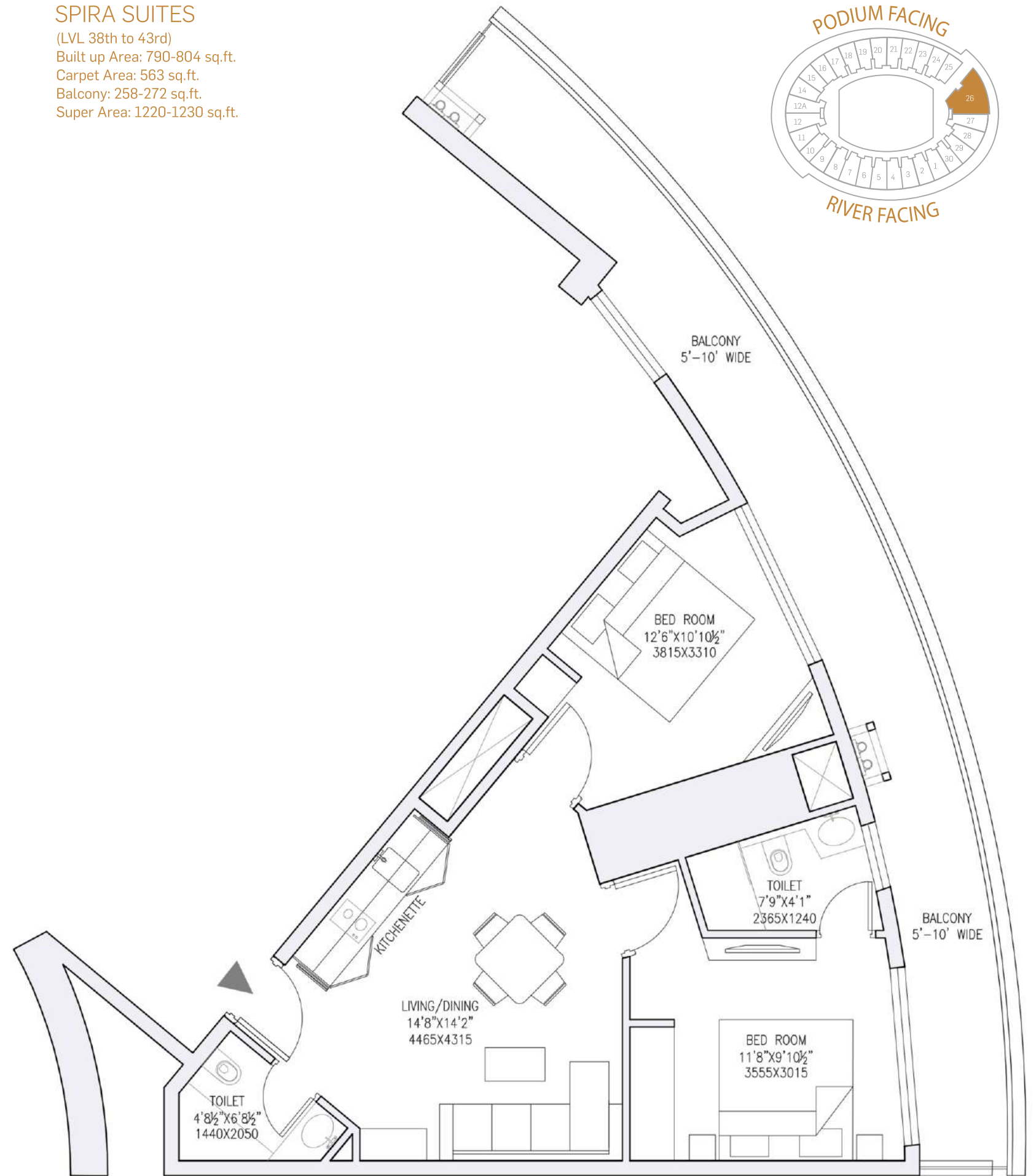
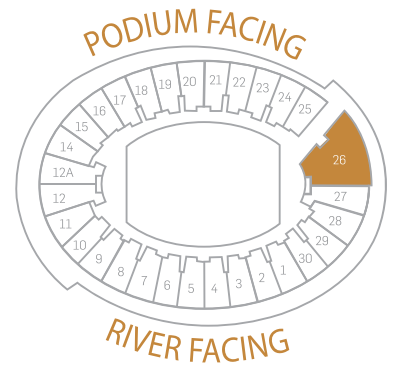
### SPIRA SUITES

(LVL 20, 23, 26, 29, 32, 35)  
 Built up Area: 1021-1062 sq.ft.  
 Carpet Area: 681 sq.ft.  
 Balcony: 265-306 sq.ft.  
 Super Area: 1425-1475 sq.ft.



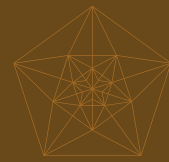
### SPIRA SUITES

(LVL 38th to 43rd)  
 Built up Area: 790-804 sq.ft.  
 Carpet Area: 563 sq.ft.  
 Balcony: 258-272 sq.ft.  
 Super Area: 1220-1230 sq.ft.





## SPECIFICATIONS



### STRUCTURE :

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

### ENVIRONMENT FRIENDLY GREEN BUILDING :

Pre-certified for green building (Platinum rating)

### WALL FINISH :

Internal : Internal walls in cement plaster with POP punning with plastic emulsion paint or texture finish.

Externals : Combination of stone, tiles, Acrylic emulsion/ Texture paint having special elements in architectural glass/ Sensitile.

Lift Lobbies : Marble/granite/vitrified cladding and acrylic emulsion

### FLOORING AND DADO :

Living Room : Superior quality vitrified tiles in combination with High quality wooden flooring.

Kitchen : Counter/ Walls shall feature combinations of high quality granite/imported/indian marble.

Toilet : Spanish vitrified tiles in flooring or equivalent; Glass Mosaic /Bisazza Mosaic/ imported tiles in walls till 7ft height, balance painted in acrylic emulsion paint.

Sit out lounge : High quality Anti skid tiles/ flamed granite.

Lift Lobbies : Granite / marble / vitrified

### KITCHEN :

Fitting : Imported fittings of TOTO/Kohler or equivalent. Single bowl stainless steel sink with drain board.

Designer/modular woodwork & fittings. Chimney with exhaust fan. Single lever hot and cold water, provision for piped gas supply, with appliance package of high end cooking range, microwave oven, under counter refrigerator

### TOILETS :

Fittings : Premium quality imported Chinaware, imported/high class wall hung W.C. and washbasin in matching shades/ colours. Single lever C.P. Fittings Grohe/ Kohler/ Toto/ Jaguar or equivalent. Glazed shower enclosure.

Toilet will include exhaust fan/mirror with wall mounted vanity lighting/ towel rack/ rod & ring accessories and heavy duty geyser.

### DOOR :

Main Entrance : Elegantly designed and finished 8' high Entrance door with Polished hardwood frame with European style moulded shutter and high quality imported/Indian hardware fittings.

Internal Door : Polished high quality wood veneer flush shutter with high quality imported/Indian hardware.

### WINDOWS :

Upvc/ Aluminium Window frames with combination of double/single glazed panels.

### ELECTRICALS :

Modular range switches/sockets/MCBs, copper wiring, two wall light, one ceiling chandelier with matching wall/ ceiling lights

### POWER BACK UP :

100% power backup for every apartment

### COMMUNICATION :

TV and telephone points, EPABX and video door phone.

### ENTRANCE LOBBY :

Air-conditioned with designer furniture in the waiting area

### PLUMBING :

Pressurized water supply system. Copper piping for water supply inside the toilet, kitchen & UPVC pipes for stacks

### SECURITY :

Secured gated community with access control at entrances with Automatic boom barriers and manual gates at entry and exits of the development, CCTV for basements, ground floor lobbies, EPABX system linked to each unit. Access control cards and video door phone for each apartment.

### AIR-CONDITIONING :

Air Conditioned Suites

### FIRE SAFETY :

Sprinkler system for fire-safety in all areas as per norms.

