




IVORY COUNTY

GOLD

HEAR YE, HEAR YE! , YOUR SOVEREIGN,
HAVE JOURNEYED FAR AND WIDE, SEEKING A
DOMAIN WORTHY OF MY LINEAGE, AN ESTATE
LADEN WITH LUXURY AND NATURE'S BOUNTY.
AND IN THE HEART OF NOIDA, WITHIN THE
ESTEEMED ENCLAVE OF SECTOR-115, I HAVE
FOUND A JEWEL - IVORY COUNTY GOLD.



The Alhambra

YOUR CASTLE IN THE CLOUDS

RISE ABOVE THE ORDINARY TO YOUR SKY SANCTUARY. SHIMMERING IVORY FAÇADES REACH FOR THE SUN, WELCOMING YOU TO A HAVEN OF UNPARALLELED COMFORT WITHIN GOLD TOWERS. LUSH EMERALD LANDSCAPES UNFURL BENEATH YOUR BALCONY, YOUR PRIVATE DOMAIN SOARING 21 FEET ABOVE THE GROUND. HERE, NATURE, AQUA, AND LUXURY SEAMLESSLY BLEND, BLURRING THE LINES BETWEEN YOUR PERSONAL SPACE AND A PLAYGROUND OF INDULGENCE.





"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.



The Club

CLUB AURUS: A PLAYGROUND FOR MAJESTY



WHEN THE ROYALS DESIRE REVELRY, CLUB AURUS BECKONS. THIS OPULENT CLUBHOUSE IS A PLAYGROUND FOR THE SENSES, WHERE EVERY WHIM FINDS ITS FULFILMENT. TAKE A REFRESHING DIP IN THE AZURE EMBRACE OF THE OUTDOOR POOL, OR BASK IN THE WARMTH OF THE INDOOR POOL, A SANCTUARY FROM THE SUN'S FIERY GAZE. CHALLENGE YOUR PEERS ON THE TENNIS COURTS, UNLEASH YOUR INNER GLADIATOR IN THE STATE-OF-THE-ART SPORTS ARENA, OR UNWIND IN THE LUXURIOUS SPA, EMERGING REJUVENATED AND READY TO CONQUER THE DAY.





"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

The Landscape

BEYOND THE GATES A KINGDOM AWAITS

AS YOU STEP FROM YOUR IVORY TOWER, A RICH KINGDOM UNFOLDS. LUSH PATHWAYS, ADORNED WITH SPARKLING AQUAS AND WHISPERING GROVES, GUIDE YOU THROUGH THIS ENCHANTED OASIS. STROLL PAST THE SERENE WATER BODIES, AN AQUA MIRROR REFLECTING THE CELESTIAL WEAVE ABOVE, OR LOSE YOURSELF IN THE RUSTLING SYMPHONY OF THE GARDEN OF STILLNESS, WHERE ART AND NATURE INTERTWINE IN A BREATHTAKING PERFORMANCE.





"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



The Aquascape

A FLOWING EMBRACE

AS YOU NAVIGATE THIS LUXURIOUS DOMAIN, LET THE WORLD MELT AWAY. SEAMLESS WALKWAYS, ADORNED WITH EMERALD CARPETS AND SAPPHIRE AQUA, GUIDE YOU THROUGH THIS ENCHANTED OASIS. AND WITNESS THE SPRAWLING TAPESTRY OF YOUR DOMAIN UNFOLD BENEATH YOU, A BREATHTAKING ODE TO THE HARMONIOUS UNION OF NATURE AND LUXURY.





Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.

The Amusements

A TREASURE TROVE OF DELIGHTS

IF A KING'S LIFE IS ALL ABOUT MERRIMENT. THEN WITHIN THE KINGDOM OF IVORY COUNTY GOLD, A SYMPHONY OF TRANQUILLITY AWAITS. HONE YOUR CRAFT IN THE ARTIST'S CORNER, A SUN-DAPPLED HAVEN WHERE INSPIRATION FLOWS LIKE LIQUID GOLD. FIND SOLACE IN THE VERDANT EMBRACE OF THE YOGA GARDEN, WHERE EACH BREATH ECHOES WITH PEACE. LET YOUR LITTLE ROYALS FROLIC IN THE TOT LOT, A VIBRANT CANVAS OF LAUGHTER AND JOY.





THE ENERGY BAR

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



THE FLUID RESTRO



"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

LILY POND



SERENE CLUB OUTDOORS

*Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.



SPORTS AREA

Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.



LITTLE CHAMP'S ZONE

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."

The Dwellings

A SANCTUARY FOR THE SOUL

IVORY COUNTY GOLD IS NOT MERELY A DWELLING, IT IS A SANCTUARY FOR THE SOUL. IN THIS COMMUNITY THAT CHERISHES BOTH ELEGANCE AND SUSTAINABILITY, YOU SHALL FORGE BONDS OF KINSHIP WITH KINDRED SPIRITS, FELLOW MONARCHS WHO, LIKE YOU, SEEK A KINGDOM WHERE EVERY DAY IS A ROYAL DECREE.

TOWERS E AND F, OFFERS UNMATCHED PRIVACY AND TRANQUILLITY AS ONLY **TWO DWELLINGS** GRACE EACH FLOOR. ASCEND TO GOLD AND GLITTER OF TOWER G, TO DISCOVER THE EPITOME OF GRANDEUR, WHERE THE **ENTIRE FLOOR** BOWS TO YOUR EVERY DESIRE - YOUR OWN PRIVATE SANCTUARY IN THE SKY.





TYPE-F

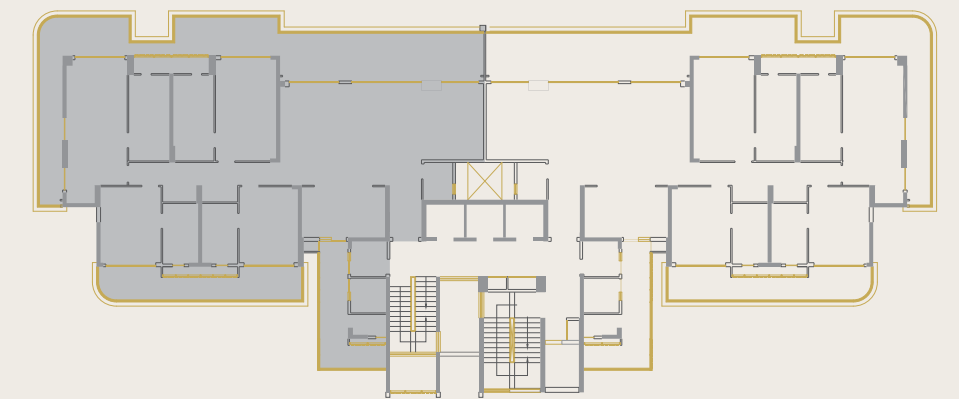
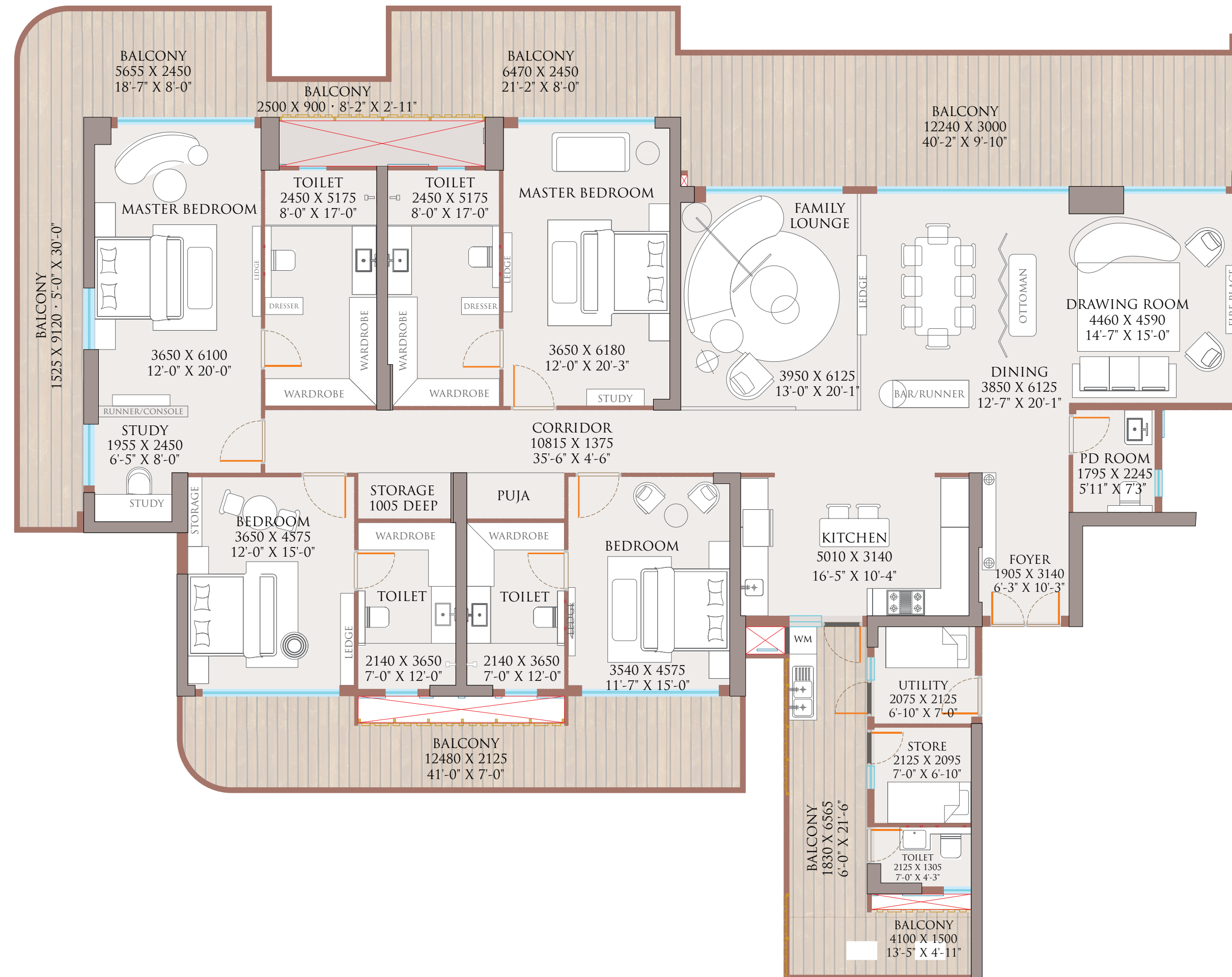
**4 BHK + 5 TOILET + 3 BALCONY
 + 2 UTILITY ROOM WITH TOILET**

SUPER AREA : 4707 SQ.FT. (437.29 SQ.MT.)

BUILT -UP AREA : 4429 SQ.FT. (411.46 SQ.MT.)

CARPET AREA : 2801 SQ.FT. (260.22 SQ.MT.)

BALCONY AREA : 1336 SQ. FT. (124.10 SQ.MT.)



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.

• Super Area : (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.

• Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.

• Carpet Area : Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.*

* 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

SPECIFICATIONS



FLOORING

| | |
|---------------|-----------------------------------|
| DRAWING | : PREMIUM QUALITY IMPORTED MARBLE |
| DINING | : PREMIUM QUALITY IMPORTED MARBLE |
| KITCHEN | : PREMIUM QUALITY IMPORTED MARBLE |
| ALL BEDROOMS | : LAMINATED WOODEN FLOORING |
| BALCONIES | : DESIGNER ANTI-SKID TILES |
| TOILETS | : PREMIUM QUALITY IMPORTED MARBLE |
| MULTI UTILITY | : LAMINATED WOODEN FLOORING |

SANITARY WORK

| | |
|----------------------|---|
| INTERNAL PIPING | : CORROSION FREE CPVC PIPES & FITTINGS ALL TAPS AND FITTINGS OF REPUTED BRANDS IN C.P. |
| BATH FITTINGS & WARE | : WASH BASINS, WALL MOUNTED W/C OF REPUTED BRANDS IN APPROPRIATE SHADES |

WALL FINISH

| | |
|----------|---|
| EXTERNAL | : MOST MODERN AND ELEGANT PERMANENT FINISH WITH HIGH QUALITY TEXTURE PAINT |
| INTERNAL | : ALL INTERNAL WALLS OF THE ROOM & DRAWING DINING WILL BE PAINTED USING OBD |

KITCHEN

| | |
|-----------|--|
| COUNTER | : KITCHEN COUNTER WITH STAINLESS STEEL SINK. FITTED WITH R.O. HOB, CHIMNEY WITH EXHAUST PIPE |
| WOOD WORK | : MODULAR CABINET |
| WALL TILE | : DESIGNER CERAMIC TILES UPTO 2 FT. ABOVE WORKING COUNTER |

DOORS & WINDOWS

| | |
|----------|---|
| EXTERNAL | : ALUMINIUM/UPVC SLIDING OPENABLE DOORS & WINDOWS |
| INTERNAL | : DESIGNER FLUSH DOORS IN POLISH/DUCO PAINT FIXED IN HARDWOOD |

ELECTRICAL FITTINGS

| | |
|----------------|--|
| EXHAUST FAN | : IN KITCHEN & TOILETS |
| LIGHT FIXTURES | : IN ALL ROOMS CHANDELIER/ HANGING LIGHT IN DRAWING ROOM & MASTER BEDROOM |
| FANS | : IN BEDROOMS, D/D, KITCHEN & UTILITY |
| EXTERNAL | : ADEQUATE LIGHTING IN COMMON AREAS |

WIRING & SWITCHES

| | |
|-------------|--|
| WIRING | : FIRE RESISTANT COPPER WIRING IN CONCEALED PVC CONDUITS |
| SWITCHES | : MODULAR SWITCHES & SOCKETS IN ADEQUATE NUMBERS |
| TV. POINTS | : IN ALL ROOMS |
| TEL. POINTS | : IN ALL ROOMS |

AC & GEYSERS

| | |
|---------|--------------------------------|
| VRV ACS | : IN BEDROOMS, D/D AND KITCHEN |
| GEYSERS | : IN TOILETS AND KITCHEN |

RAILING

| | |
|-----------|-------------------------------|
| BALCONY | : RAILING WITH SECURITY GLASS |
| STAIRCASE | : MILD STEEL |

P.O.P WORK

| | |
|----------|---|
| INTERNAL | : GOOD QUALITY DESIGNER FALSE CEILING IN ALL ROOMS AND DRAWING DINING |
|----------|---|

WOOD WORK

| | |
|----------|--------------------|
| WARDROBE | : IN ALL BED ROOMS |
|----------|--------------------|

SECURITY

| | |
|----------|------------------------|
| INTERNAL | : VIDEO INTERCOM PHONE |
|----------|------------------------|



IVORY COUNTY GOLD

MASTER PLAN

- 1 PRE-TEEN AREA
- 2 ARTIST CORNER
- 3 SKATING RINK
- 4 SCULPTURE GARDEN
- 5 AMPHITHEATRE
- 6 CLUB IVOR
- 7 SWIMMING POOL
- 8 FESTIVAL COURT
- 9 WET PLAY AREA
- 10 TOT LOT AREA
- 11 ENERGY BAR
- 12 FISH POND AREA
- 13 SPORT ACTIVITIES AREA (CRICKET PITCHES, BASKETBALL COURT, PADDLE COURT, BADMINTON COURT, TENNIS COURT ETC.)
- 14 ANIMAL PARK
- 15 YOGA GARDEN & MEDITATION
- 16 PERFORMANCE PLAZA
- 17 MUSIC AREA
- 18 THE FLUID RESTRO
- 19 COMMERCIAL COMPLEX
- 20 CLUB AURUS (IVORY GOLD)
- 21 LILY POND
- 22 PLACE OF WORSHIP
- 23 NURSERY HUB
- 24 ENTRANCE PLAZA
- 25 MAIN GATE
- 26 SCHOOL



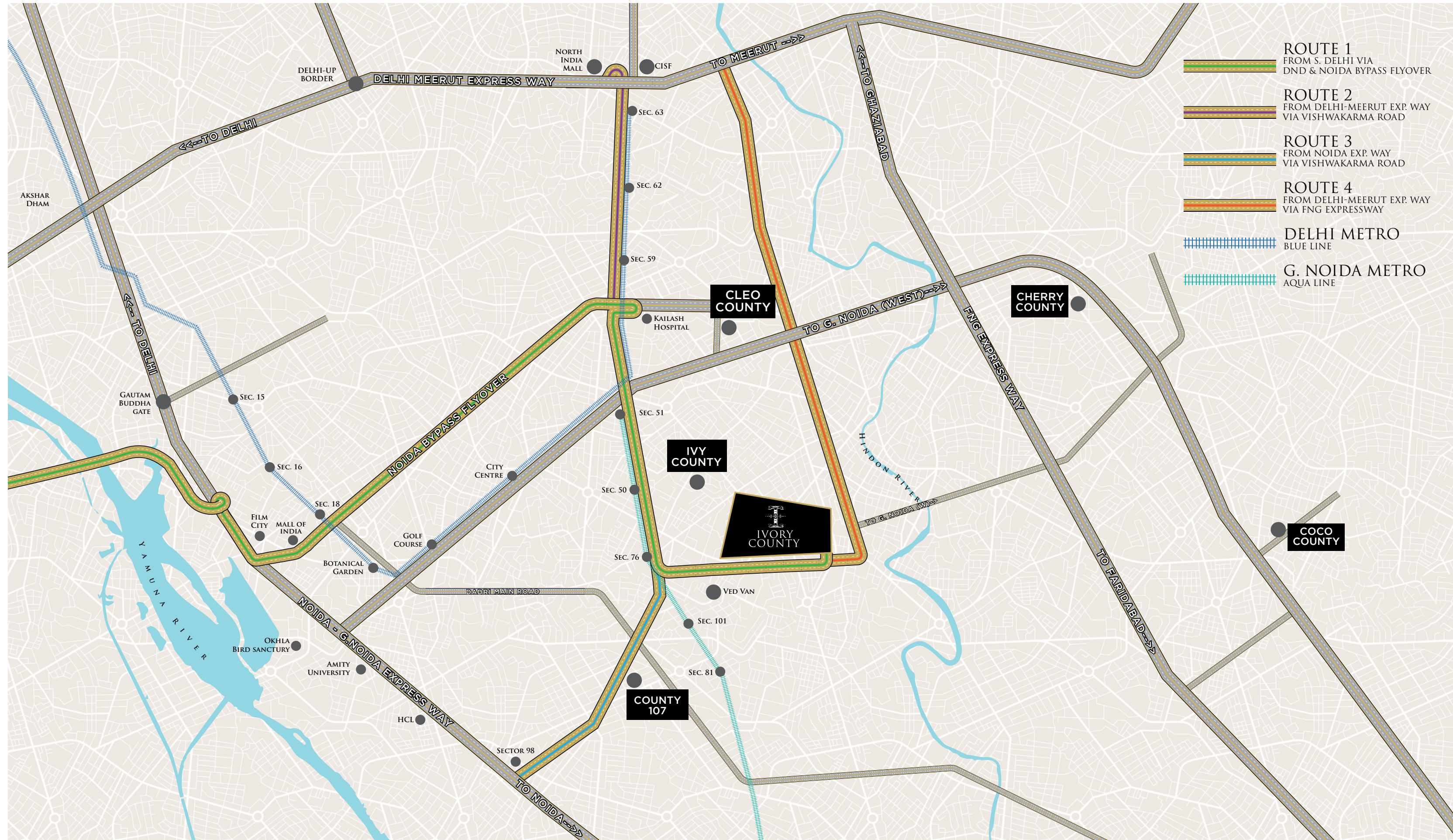
Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.







Location

A CITY FIT FOR KINGS

PICTURE, IF YOU WILL, A METROPOLIS VIBRANT YET SERENE, WHERE TOWERING EDIFICES KISS THE SKY AND FLOURISHING AVENUES WHISPER TALES OF TRANQUILLITY. THIS IS SECTOR-115, NOIDA, A CANVAS OF MODERN MARVELS AND LUSH GREENS, A STAGE UPON WHICH YOUR ROYAL STORY UNFOLDS.





- 
ROUTE 1
 FROM S. DELHI VIA
 DND & NOIDA BYPASS FLYOVER
- 
ROUTE 2
 FROM DELHI-MEERUT EXP. WAY
 VIA VISHWAKARMA ROAD
- 
ROUTE 3
 FROM NOIDA EXP. WAY
 VIA VISHWAKARMA ROAD
- 
ROUTE 4
 FROM DELHI-MEERUT EXP. WAY
 VIA FNG EXPRESSWAY
- 
DELHI METRO
 BLUE LINE
- 
G. NOIDA METRO
 AQUA LINE


IVORY COUNTY
GOLD

LOCATION MAP

17
 MINUTES TO
 FORTIS HOSPITAL

15
 MINUTES TO
 CITY CENTRE

19
 MINUTES TO
 MALL OF INDIA

15
 MINUTES TO
 AMITY UNIVERSITY

25
 MINUTES TO
 AKSHARDHAM TEMPLE



SCAN TO GO TO
 GEO LOCATION

* Map Not to Scale



AT COUNTY GROUP, OUR CUSTOMERS COME FIRST. WE'RE NOT JUST A DISTINGUISHED DEVELOPER IN DELHI/NCR, WE'RE A LEGACY BUILDER. OUR PORTFOLIO BRIMS WITH ICONIC RESIDENTIAL APARTMENTS AND COMMERCIAL COMPLEXES, EACH A TESTAMENT TO OUR UNWAVERING DEDICATION TO EXCELLENCE. AS ONE OF NOIDA'S TOP BUILDERS, OUR ROOTS LIE IN THE SUCCESS OF RENOWNED HOUSING PROJECTS ACROSS DELHI/NCR. WE DON'T JUST BUILD HOMES, WE BUILD ASPIRATIONS. OUR VISION IS TO REDEFINE INDUSTRY STANDARDS, ALL WHILE ENSURING OUR CUSTOMERS RECEIVE THE HIGHEST POSSIBLE VALUE.

LEGACY PROJECTS



ONGOING PROJECTS





SO COME, MY ROYAL PATRONS, AND JOIN ME IN THIS GRAND OFFERING OF OPULENCE. LET IVORY COUNTY GOLD BE YOUR ROYAL RESIDENCE, YOUR ROYAL PLAYGROUND, YOUR SANCTUARY OF SERENITY. FOR WITHIN THESE GILDED GATES, A KING'S JOURNEY NOT ONLY CONTINUES, BUT TRANSCENDS.

COUNTY[®] GROUP

IT'S ALL ABOUT U

Conceptualized,
Developed and Managed by:
THEMECOUNTY PRIVATE LIMITED

Corporate Office :
County Spaces, Plot No. 15, Sector-135
Noida - 201305, Uttar Pradesh

Site/Sales Office:
Plot No. GH-01, Sector 115, Noida
Gautam Buddha Nagar, UP-201301

E: info@countygroup.in
M: +98999 98222
W: www.countygroup.in

| | |
|--|--|
| PROMOTER NAME | THEMECOUNTY PRIVATE LIMITED |
| Promoter Registration No. | UPRERAPRM206951 |
| UP RERA Registration No. | Collection A/c of the Projects |
| Ivory County Phase-1: UPRERAPRJ256314 | "Themecounty Pvt Ltd Collection A/c for Ivory County Phase-1", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202301 |
| Ivory County Phase-2 : UPRERAPRJ115902 | "Themecounty Pvt Ltd Collection A/c for Ivory County Phase-2", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202304 |
| Ivory County Phase-3 : UPRERAPRJ507062 | "Themecounty Pvt Ltd Collection A/c for Ivory County Phase-3", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202307 |
| Website of UP RERA – www.up-rera.in | |

Member of:
CREDAI



© 2024, All rights reserved. Images, content, layout or design may not be reproduced in any manner or media without the specific written permission.
Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft. *Super Area:* Super Area is (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilts, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. *Built up Area:* Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. *Carpet Area:* Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

© 2024, All rights reserved. Images, content, layout or design may not be reproduced in any manner or media without the specific written permission of COUNTY GROUP

