

READY TO MOVE IN  
HOME

 **GRAND Carnesia**  
2 / 3 / 4 BHK HOMES

 **GRAND Paeonia**  
2 / 3 / 4 BHK HOMES

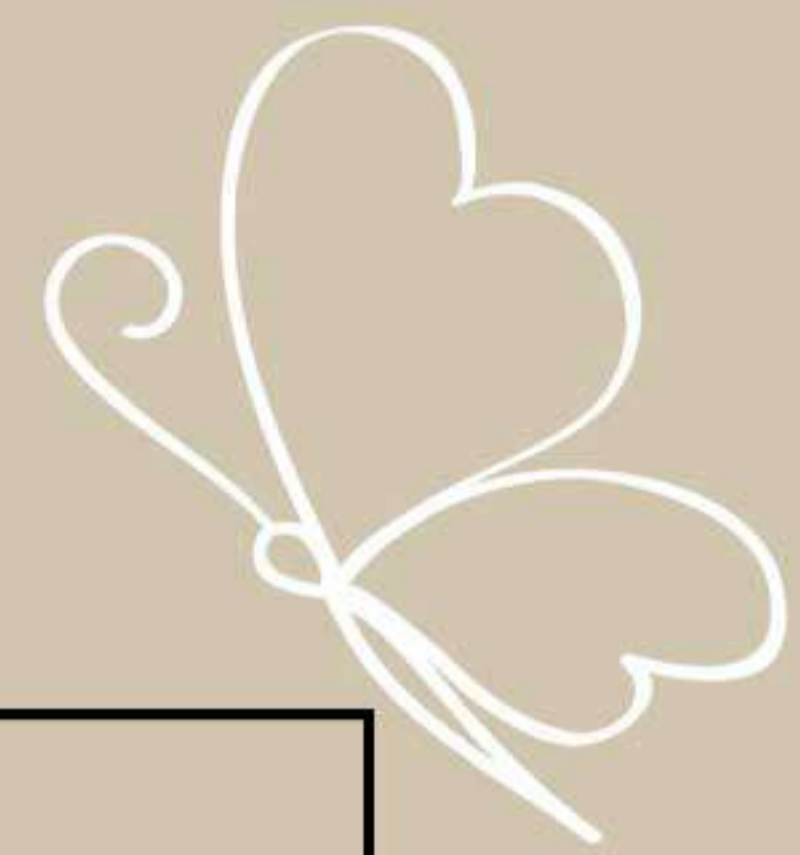
AT

PRATEEK

 **GRAND CITY**  
THE GRAND LIFE

Siddharth Vihar next to Indirapuram, NH-9 (NH-24), Ghaziabad





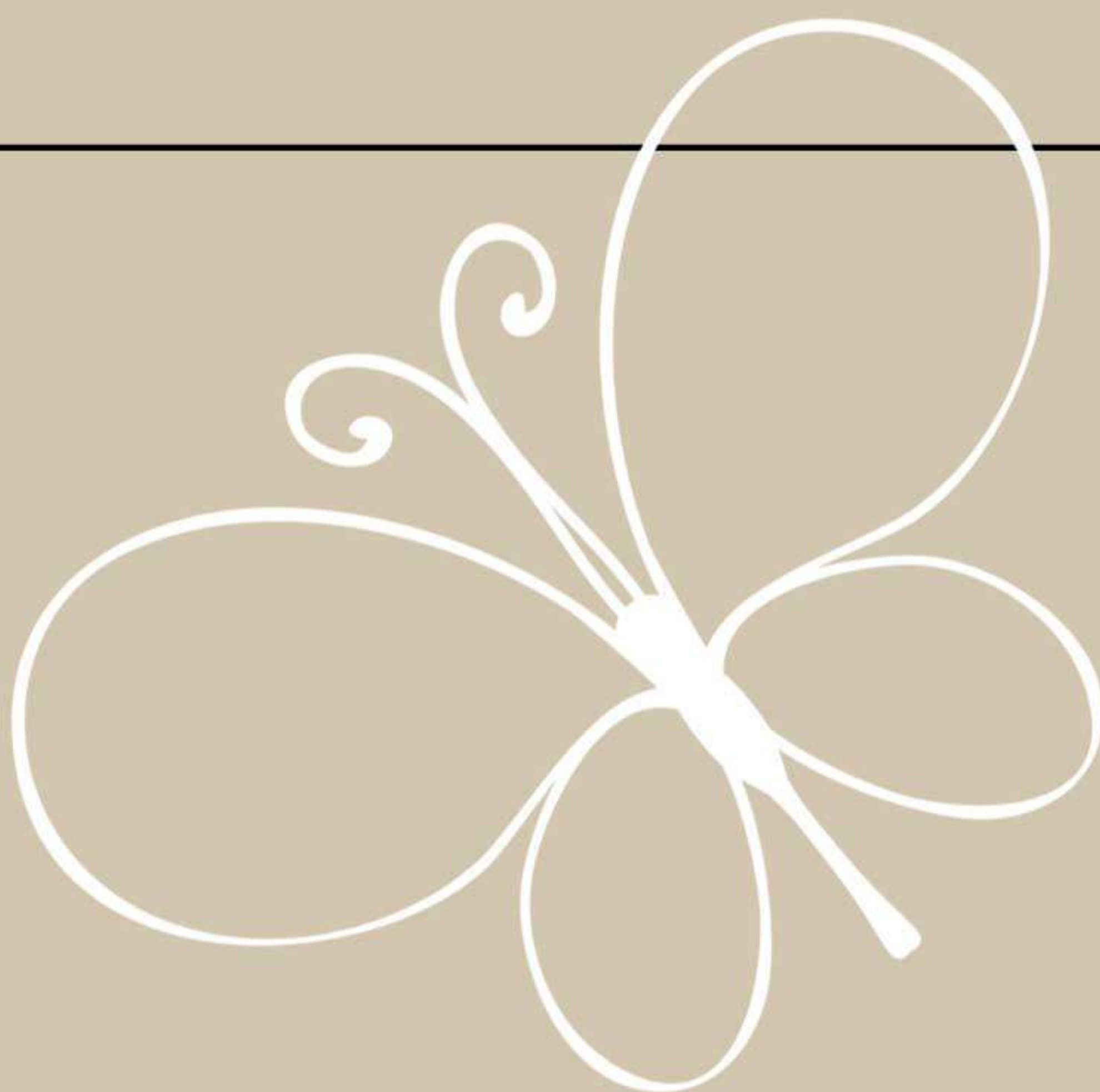
READY TO MOVE  
IN HOME



PRATEEK

**GRAND CITY**  
— THE GRAND LIFE —

Siddharth Vihar next to Indirapuram, NH-9 (NH-24), Ghaziabad



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# THE GRAND LIFE IS HERE.



- Ancient colonial architecture with ultra-modern interiors
- 40-acre world-class township
- Great connectivity to all parts of NCR
- A grand clubhouse
- Emerald green landscapes and water bodies
- High-street retail
- Sports & recreation
- Health & wellness
- Secured gated community
- All civic amenities within the premises



# RAISING THE STANDARDS, LITERALLY.



Entrance Lobby



School



Hospital



# THERE ARE MANY REASONS WE CALL IT GRAND CITY.



75 Mtr. Road



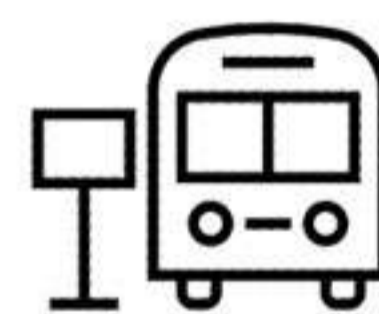
Bird's Eye View

50 Mtr. Road

Towards NH-24(NH-9)



2 Mins. from Metro Station and  
Bus Stand



- Overlooking NH-24 (proposed 14 lane expressway)
- City centric location with super connectivity
- Right on 75 Mtr. operational road - connecting NH-58 and NH-24
- 2 Mins. drive from Metro Station and Shaheed Stal  
New Bus Stand (Ghaziabad)
- 12 Mins. drive from Pragati Maidan
- 2 Mins. drive from Ghaziabad Railway Station
- Police station in close proximity

GREAT  
CONNECTIVITY  
WITH A  
GRAND VIEW.



Balcony View



Metro Station



Bus Stand



# GRAND IS THE WAY OF LIFE.



- Hyper store for daily needs
- Bank and ATMs
- Laundromat
- 24x7 Medical store
- Branded restaurants
- Leading fast food chains
- Commercial shops
- Retail stores
- Cafeteria
- Food court



IT DOESN'T GET ANY GRANDER.



Restaurants



Hyper Store



Shopping Arcade



Banks & ATMs



World-class Salon



Medical Facilities



# MAKE EVERY MOMENT GRAND.



- Dedicated sit-out areas for senior citizens
- Kids' play area
- Fantasia play land
- Ceremonial plaza
- Sculpture lawn/ Party lawn
  
- Open lawn
- Living garden
- Meditation/ Healing garden
- Classic fountain
- Water fountain
  
- Double height entrance lobby
- Welcome lounge in each tower
- 8-meter high stilt floor for clear view of the landscape



# THERE ARE LANDSCAPES AND THEN THERE ARE GRANDSCAPES.



Thematic Garden

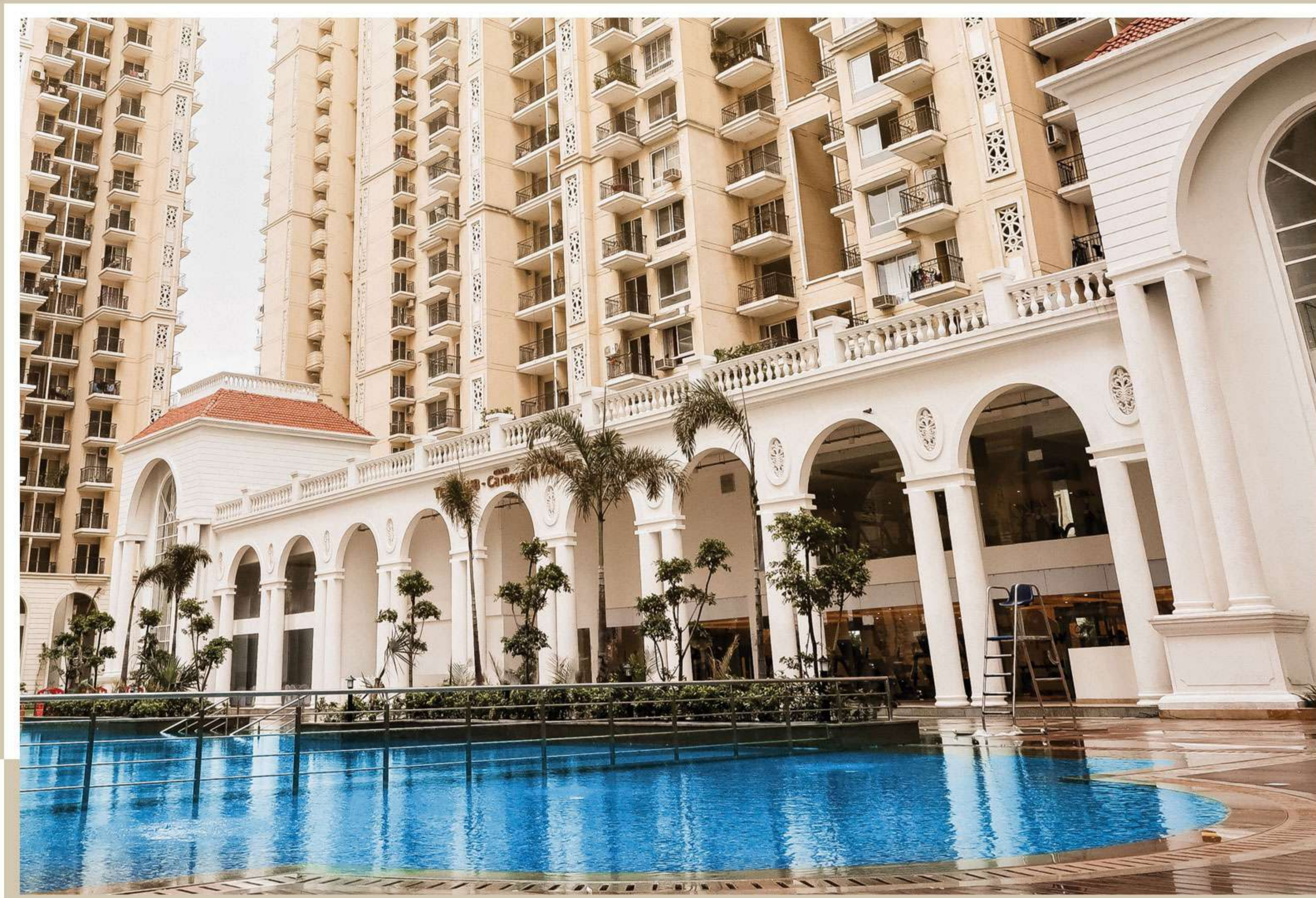


Classic Fountain



Kids' Play Area

# TWO CLUBHOUSES INSTEAD OF ONE.



Pool Facing Clubhouse Party Deck

Actual Image



Aerobics



Spa and Sauna

## INDOOR

- Luxury waiting lounge
- Concierge facility
- Fully air-conditioned party hall
- Salon
- Reading room
- State-of-the-art wellness center
- Well-equipped gymnasium - Aerobics - Yoga center
- World-class spa
- Dedicated room for carrom, chess and card games
- Squash court
- Table tennis



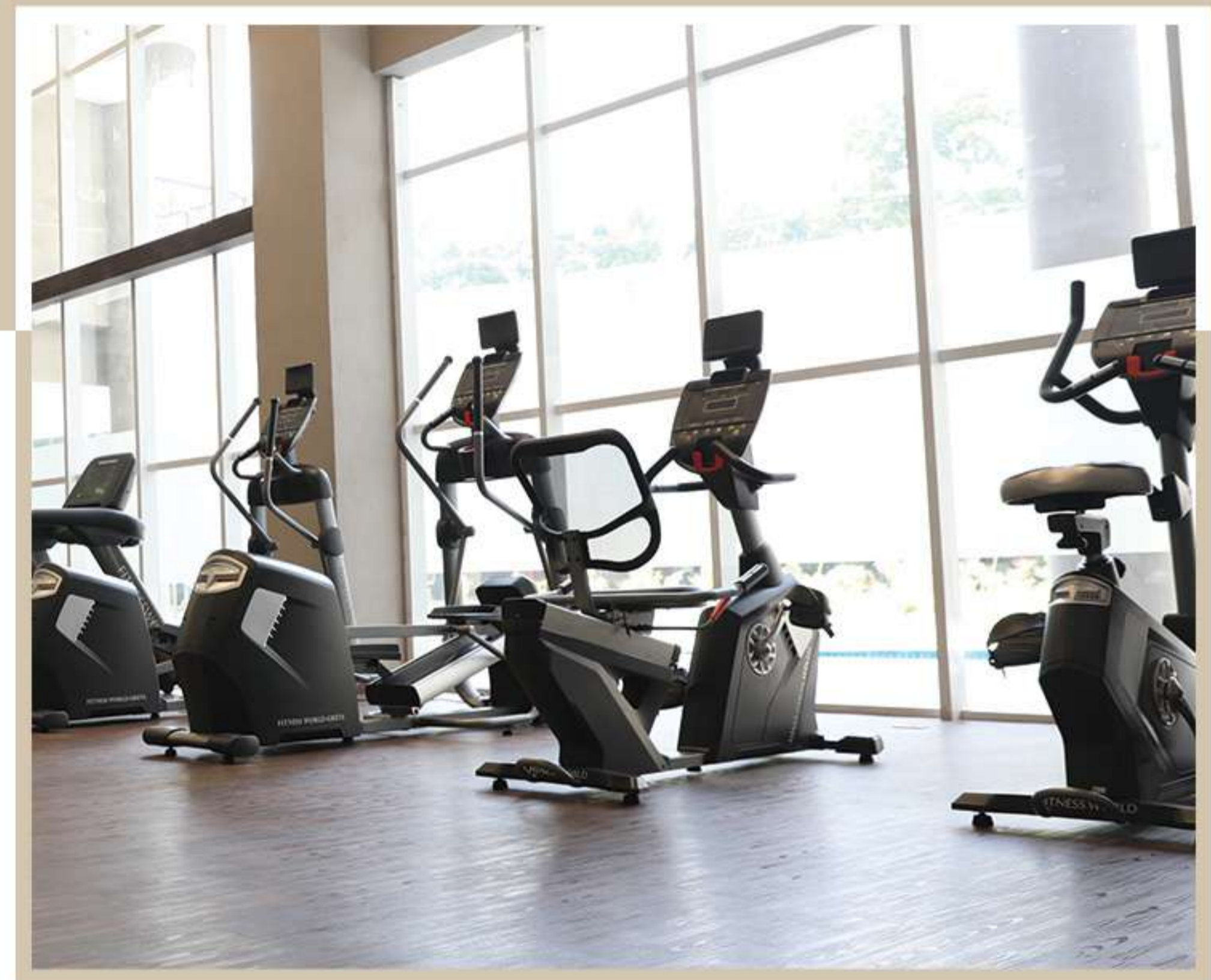
SET A  
GRAND TARGET  
EVERY DAY.



Snooker Table



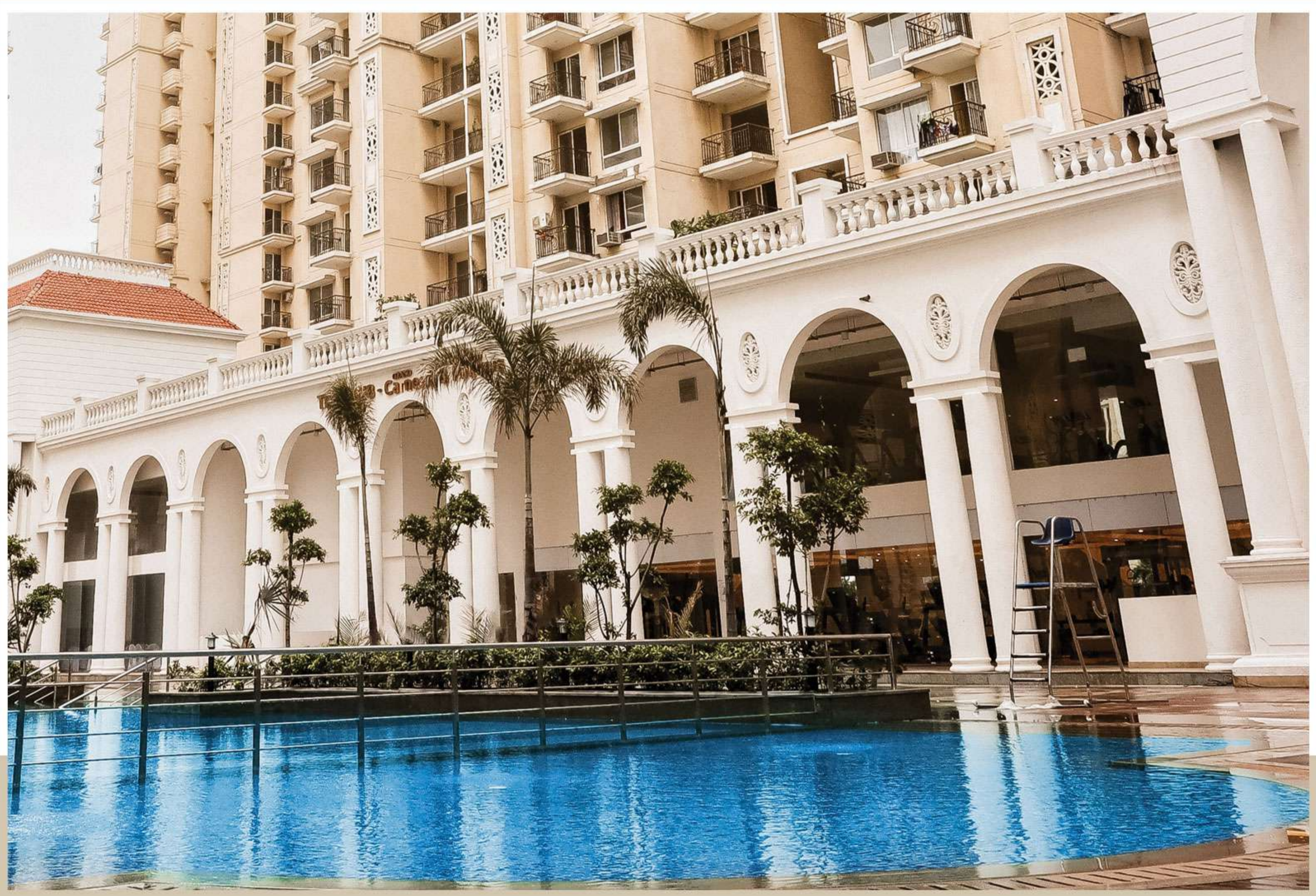
Squash



Gymnasium



STAY ACTIVE.  
LIVE GRAND.



Clubhouse View



Sports Zone



Swimming Pool

## OUTDOOR

- Swimming pool with changing rooms and lockers
- Wide open sun deck
- Separate pool for kids
- Lawn tennis court
- Golf cart services



# EXPLORE THE GRANDEUR.



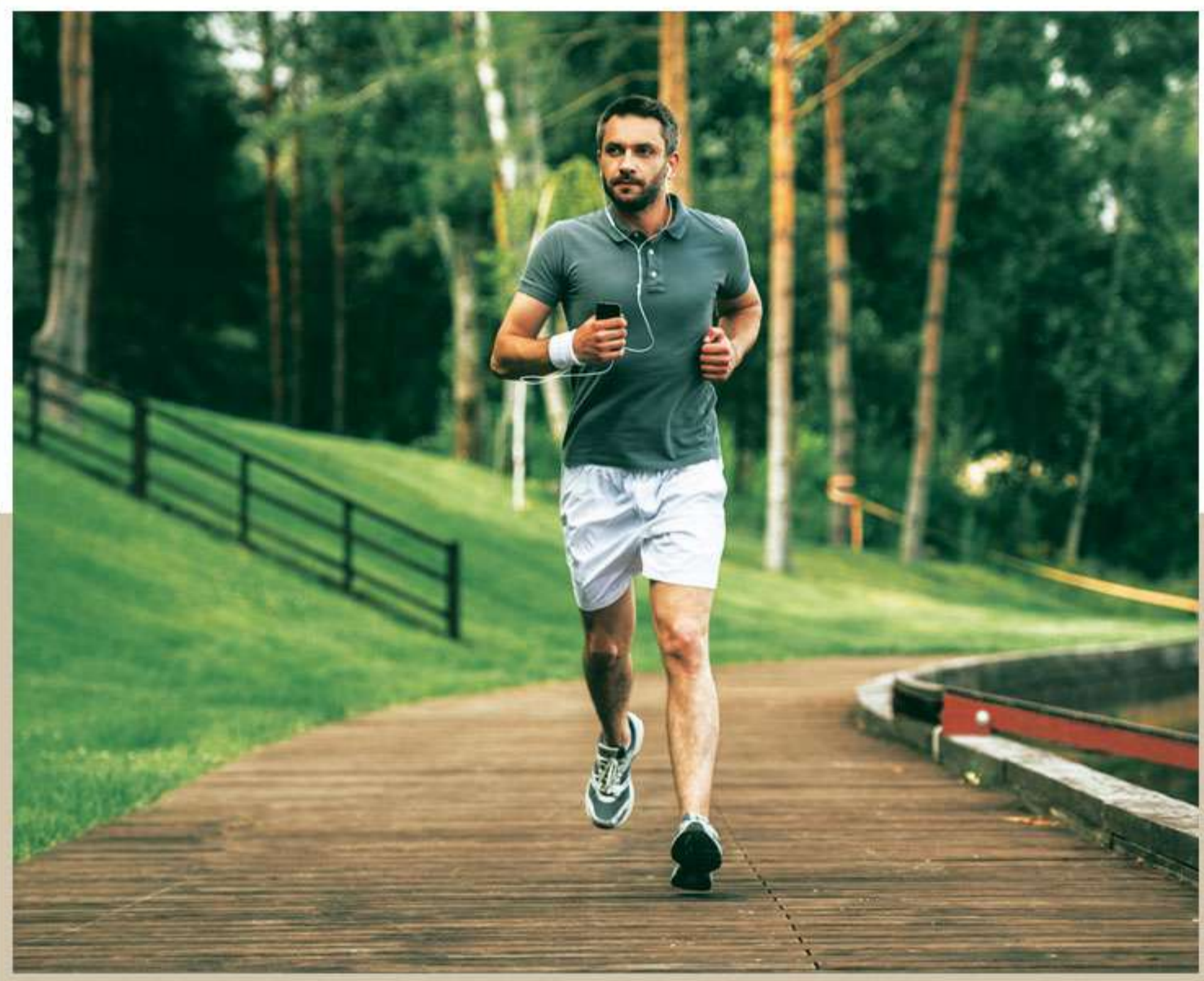
Yoga Center



Cycling Track



Golf Cart Services



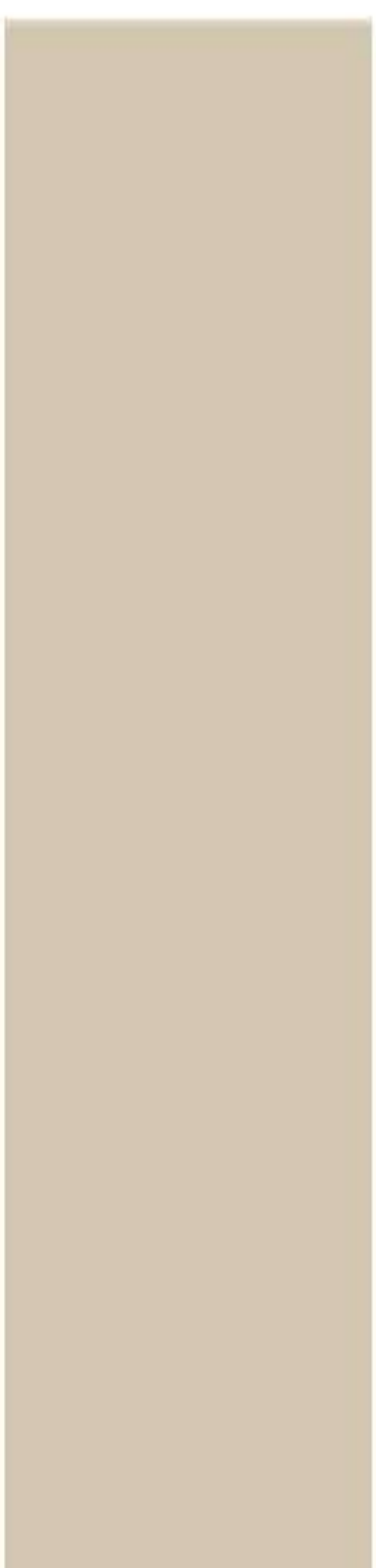
Jogging Track



Lawn Tennis



Kids Pool

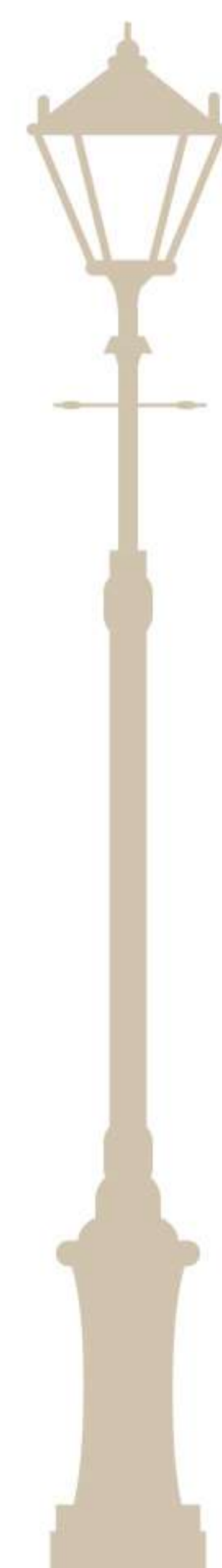


# LEGEND

1. Grand Entrance Paeonia
2. Grand Entrance Zinnia
3. Grand Sculpture
4. Grand Water Fountain
5. Grand Zinnia Swimming Pool
6. Grand Zinnia Party lawn
7. Grand Zinnia Club
8. Grand Zinnia Roof Partere Garden
9. Grand Plumeria Court
10. Grand Begonia Play Park
11. Grand Begonia Living Garden
12. Lawn Tennis
13. Grand Galleria
14. Grand Begonia Sunken Garden/Amphitheatre
15. Grand Begonia Classical Fountain
16. Grand Entrance Begonia
17. Grand Carnesia Sitting Alcove
18. Grand Ceremonial Plaza
19. Grand Paeonia Garden
20. Grand Plaza
21. Multi Purpose Court
22. Grand Fantasia Play-Land
23. Carnesia Healing Garden
24. Entry Towards Club House
25. Carnesia Roof Garden
26. Carnesia Sculpture Lawn/Party Lawn
27. Carnesia Classical Fountain
28. Grand Entrance Carnesia
29. School Bus Drop Off Area



UNITS	Total area (Sq.Ft.)	Built up area (Sq.Ft.)	Carpet area (Sq.Ft.)
2 BHK (COMPACT)	770	607	532
2 BHK (OPTIMA)	970	766	644
2 BHK+STUDY (DELUXE)	1155	910	798
3 BHK (OPTIMA)	1380	1090	946
3 BHK (ELITE)	1585	1261	1110
3 BHK+STUDY (DELUXE)	1795	1428	1272





# MASTER ROOF PLAN.



Police Station



Education Facility Plot (A)



Reserve Plot (B) for Primary School



Medical Facility (A)



Medical Facility (B)



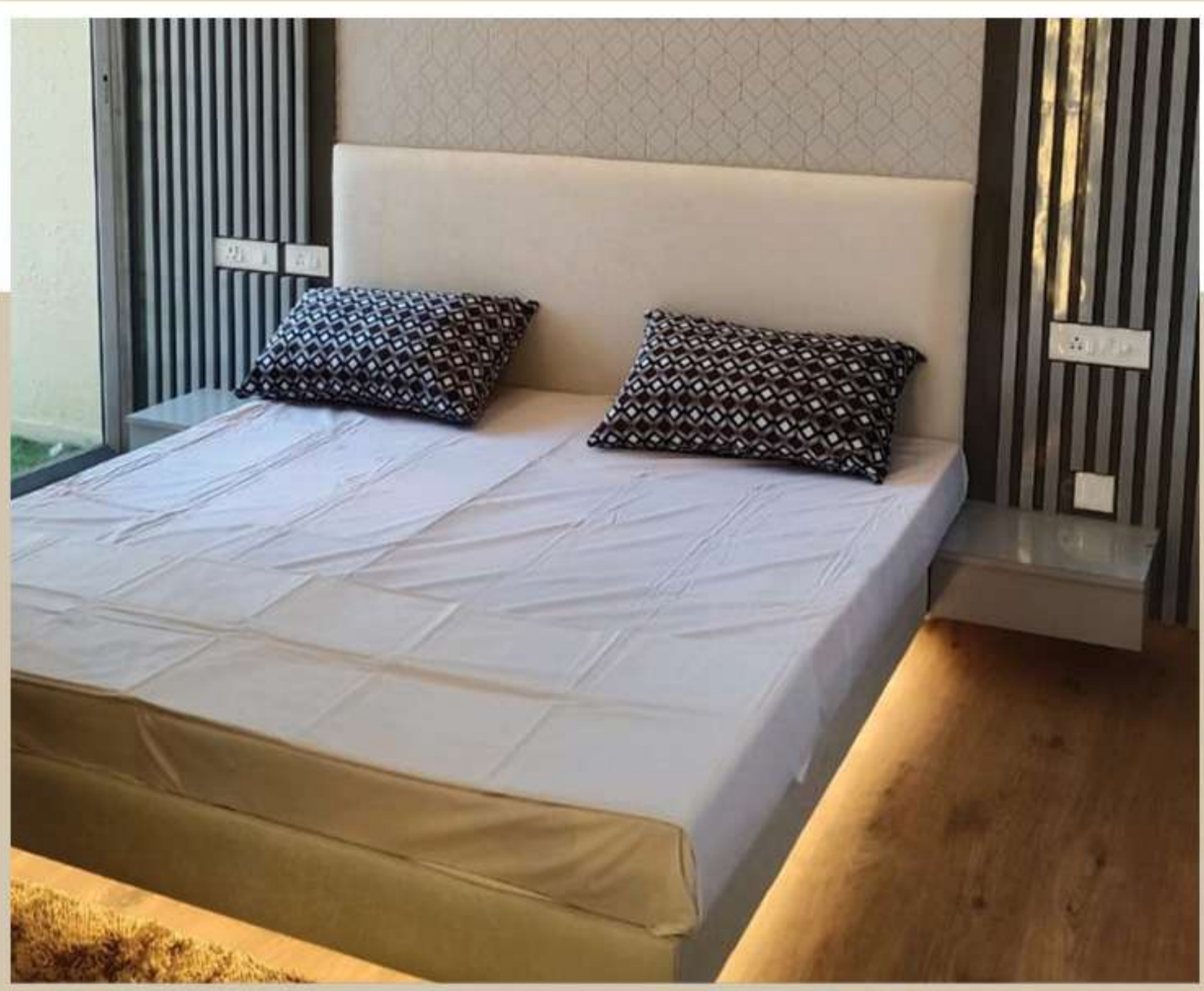
Commercial



# GRAND OUTSIDE. GRAND INSIDE.



Drawing Room



Bedroom



Kitchen



Balcony

# FLOOR PLAN 770

2 BHK (COMPACT)

**Total Area - 770.00 sq.ft.**

Built-up Area – 607.00 sq.ft.

Carpet Area – 532.00 sq.ft.



**+2 Bedrooms**

Live life Grand City size

**+2 Toilets**

Think afresh. Think grand.

**+Living Room**

Grand like your hospitality

**+Dining Room**

Every meal, a grand feast

**+Kitchen with Dry Balcony**

The perfect recipe of grandeur

**+Balconies**

Wake up to a grand view

# FLOOR PLAN 970

2 BHK (OPTIMA)

**Total Area - 970.00 sq.ft.**

Built-up Area – 766.00 sq.ft.

Carpet Area – 644.00 sq.ft.



**+2 Bedrooms**

Live life Grand City size

**+2 Toilets**

Think afresh. Think grand.

**+Living Room**

Grand like your hospitality

**+Dining Room**

Every meal, a grand feast

**+Kitchen with Dry Balcony**

The perfect recipe of grandeur

**+Balconies**

Wake up to a grand view

# FLOOR PLAN 1155

2 BHK+ STUDY (DELUXE)

**Total Area - 1155.00 sq.ft.**

Built-up Area – 910.00 sq.ft.

Carpet Area – 798.00 sq.ft.



**+2 Bedrooms**

Live life Grand City size

**+1 Study**

**+2 Toilets**

Think afresh. Think grand.

**+Living Room**

Grand like your hospitality

**+Dining Room**

Every meal, a grand feast

**+Kitchen with Dry Balcony**

The perfect recipe of grandeur

**+Balconies**

Wake up to a grand view

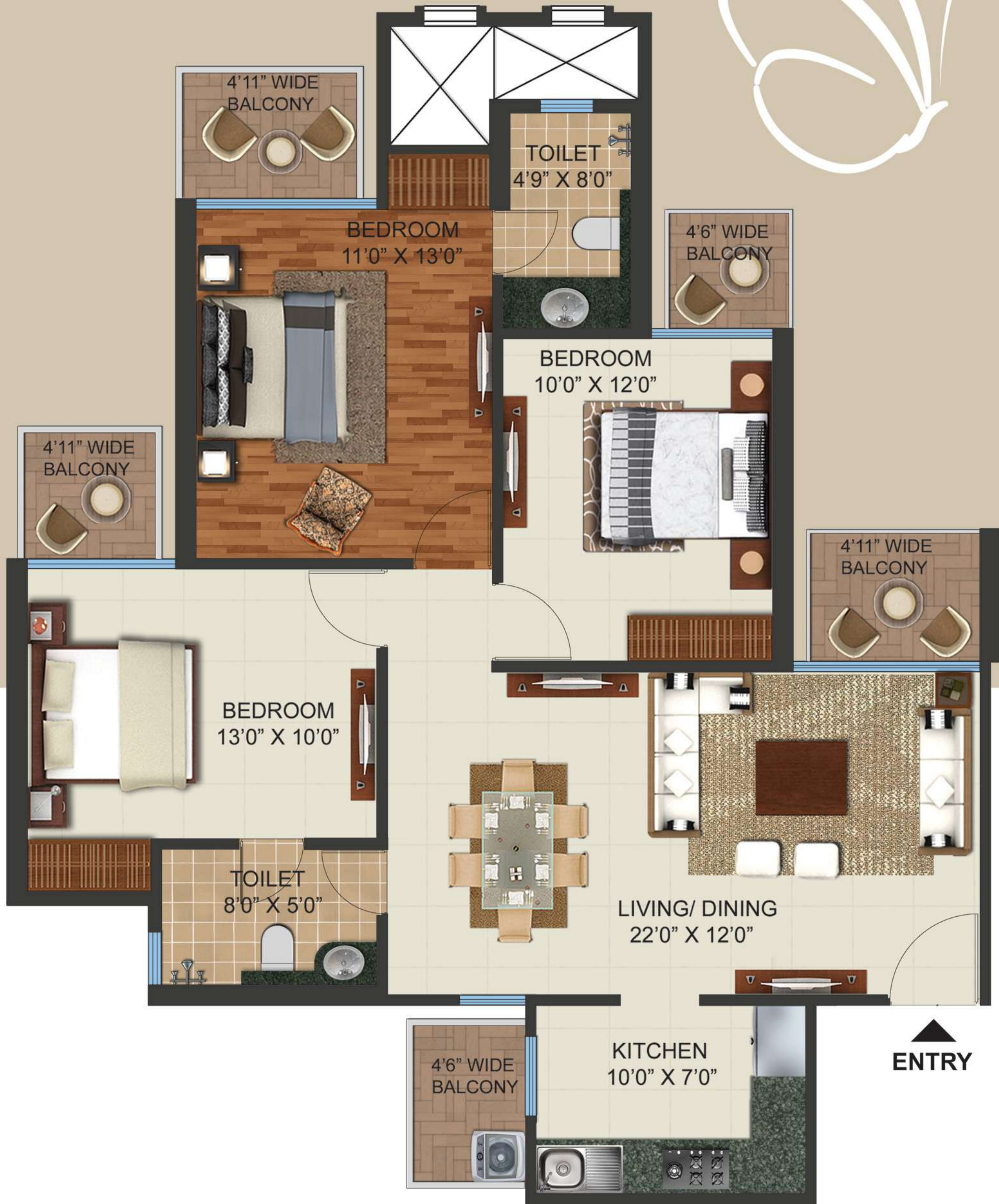
# FLOOR PLAN 1380

3 BHK (OPTIMA)

**Total Area - 1380.00 sq.ft.**

Built-up Area – 1090.00 sq.ft.

Carpet Area – 946.00 sq.ft.



**+3 Bedrooms**

Live life Grand City size

**+2 Toilets**

Think afresh. Think grand.

**+Living Room**

Grand like your hospitality

**+Dining Room**

Every meal, a grand feast

**+Kitchen with Dry Balcony**

The perfect recipe of grandeur

**+Balconies**

Wake up to a grand view

# FLOOR PLAN 1585

3 BHK (ELITE)

**Total Area - 1585.00 sq.ft.**

Built-up Area – 1261.00 sq.ft.

Carpet Area – 1110.00 sq.ft.



**+3 Bedrooms**

Live life Grand City size

**+Store/Puja**

**+3 Toilets**

Think afresh. Think grand.

**+Living Room**

Grand like your hospitality

**+Dining Room/Family Lounge**

Every meal, a grand feast

**+Kitchen with Dry Balcony**

The perfect recipe of grandeur

**+Balconies**

Wake up to a grand view

# FLOOR PLAN 1795

3 BHK + STUDY (DELUXE)

**Total Area - 1795.00 sq.ft.**

Built-up Area – 1428.00 sq.ft.

Carpet Area – 1272.00 sq.ft.



## +3 Bedrooms

Live life Grand City size

## +1 Study

## +1 Dresser

## +Store/ Puja

## +4 Toilets

Think afresh. Think grand.

## +Living Room

Grand like your hospitality

## +Dining Room/ Family Lounge

Every meal, a grand feast

## +Kitchen with Dry Balcony

The perfect recipe of grandeur

## +Balconies

Wake up to a grand view



# IT'S THE LITTLE THINGS THAT MAKE A GRAND DIFFERENCE.

## TABLE OF SPECIFICATIONS

AREA		LIVING/ DINING	MASTER BEDROOM	BEDROOM	TOILETS
WALLS		Designer Concept Paint With Combination of Texture & Oil Bound Distemper	Designer Concept Paint With Combination of Texture & Oil Bound Distemper	Designer Concept Paint With Combination of Texture & Oil Bound Distemper	Ceramic Tiles Cladded upto 7 ft. ht.
FLOOR		Vitrified Tiles	Laminated Wooden Flooring	Vitrified Tiles	Anti Skid Ceramic Tiles
FALSE CEILING		POP False Ceiling Work	POP False Ceiling Work	POP Punning Work	POP PUNNING Work
DOORS	Finish	Skin Moduled Door of 8 ft. ht.	Skin Moulded Paneled Door or Laminated Flush Door	Skin Moulded Paneled Door or Laminated Flush Door	Skin Moulded Paneled Door or Laminated Flush Door
	Hardware	Godrej / Dorset or Equivalent	Godrej / Dorset or Equivalent	Godrej / Dorset or Equivalent	Godrej / Dorset or Equivalent
WINDOWS		Powder Coated Aluminium Windows	Powder Coated Aluminium Windows	Powder Coated Aluminium Windows	Powder Coated Aluminium Windows
SANITARY WARE Fixtures & Fittings					W.C. Washbasin & C.P. fittings
ELECTRICAL Fixtures & Fittings		Modular Electric Switches, Lights in false Ceiling only	Modular Electric Switches, Lights in False Ceiling only	Modular Electric Switches	Modular Electric Switches
WOOD WORK			Space for Wardrobes	Space for Wardrobes	

## TABLE OF SPECIFICATIONS

AREA		KITCHEN	BALCONIES	STUDY ROOM	STUDY TOILET
WALLS		Ceramic Tiles Cladded upto 2 ft. ht. above Granite Counter	External Paint	Oil Bound Distemper	Ceramic Tiles
FLOOR		Vitrified Tiles	Anti Skid Ceramic Tiles	Anti Skid Ceramic Tiles	Anti Skid Ceramic Tiles
FALSE CEILING		POP PUNNING Work		POP PUNNING Work	POP PUNNING Work
DOORS	Finish	Powder Coated Aluminium Door	Powder Coated Aluminium Door	Skin Moulded Paneled Door or Laminated Flush Door	Skin Moulded Paneled Door or Laminated Flush Door
	Hardware	Godrej / Dorset or Equivalent	Godrej / Dorset or Equivalent	Godrej / Dorset or Equivalent	Godrej / Dorset or Equivalent
WINDOWS		Powder Coated Aluminium Windows		Powder Coated Aluminium Windows	Powder Coated Aluminium Windows
SANITARY WARE Fixtures & Fittings		C.P. fittings double bowl Stainless Steel Sink			W.C., Washbasin & C.P. fittings
ELECTRICAL Fixtures & Fittings		Modular Electric Switches	Modular Electric Switches	Modular Electric Switches	Modular Electric Switches
WOOD WORK		Complete Modular Wood Work & Individual R.O. System			

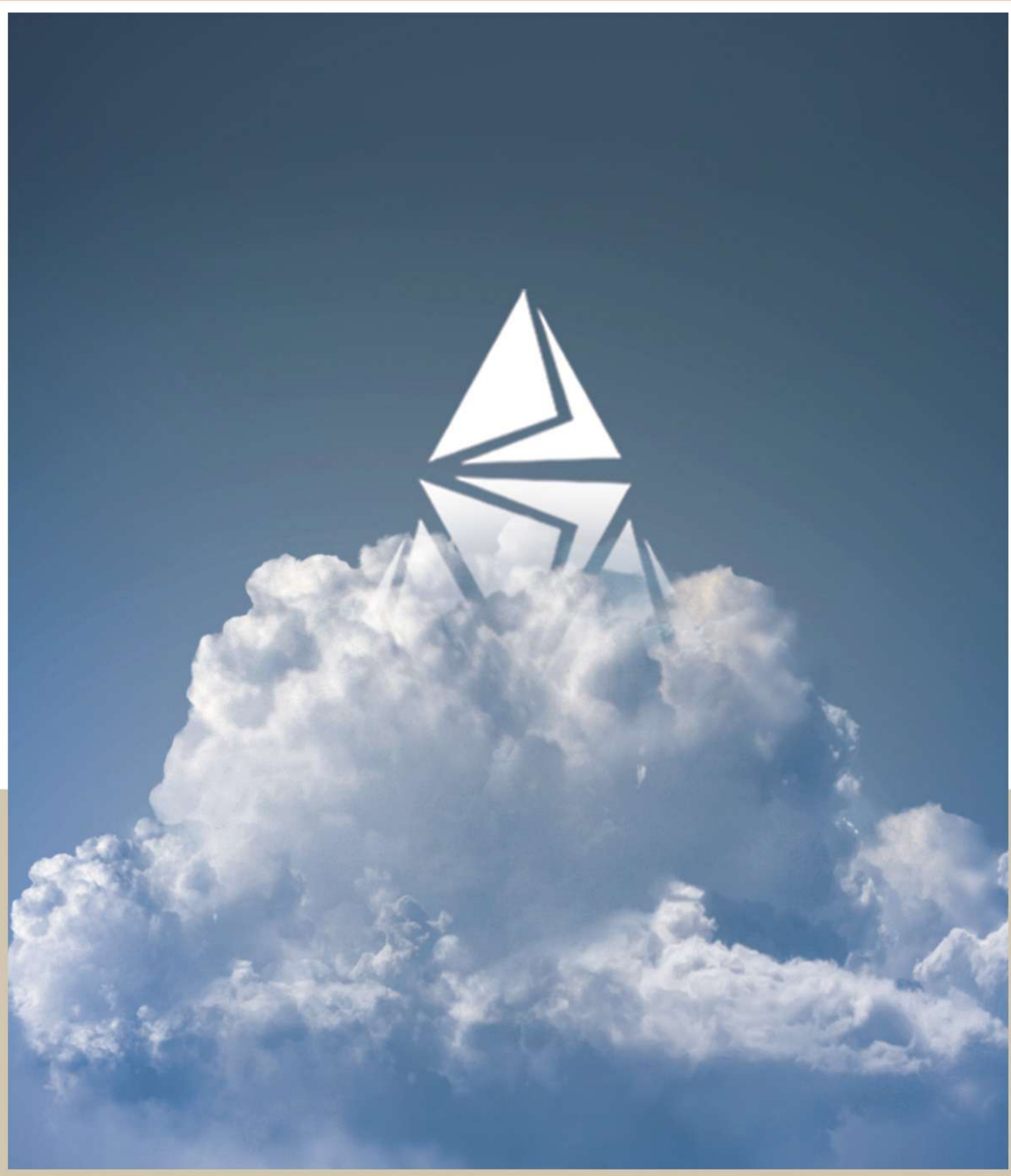
### NOTES

- The colour and design of the tiles can be changed without any prior notice.
- Variation in the colour and size of vitrified tiles/granite may occur.
- Variation in colour in mica may occur.
- Area in all categories of apartments may vary up to  $\pm 3\%$  without any change in cost, however, in case the variation is beyond  $\pm 3\%$  charges are applicable.

# FUTURE IS GRAND AND IT'S NOT FAR.



THE BIGGER  
YOUR DREAM,  
THE GRANDER  
OUR MILESTONES.



## **DELIVERED PROJECTS**

**Prateek The Royal Cliff**  
At Crossing Republic, NH-24

**Prateek Fedora**  
Sector-61, Noida

**Prateek Laurel**  
Sector-120, Noida

**Prateek Wisteria**  
Sector-77, Noida

**Prateek Stylome**  
Sector-45, Noida

**Prateek Edifice**  
Sector-107, Noida

Prateek Grand Carnesia

Prateek Grand City Walk-  
Carnesia

## **ONGOING PROJECTS**

Prateek Grand City-Paeonia

Prateek Grand City Walk-Paeonia

Prateek Canary





PRATEEK REALTORS INDIA PVT. LTD.

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call: 8010-959-959

E: [grandcity@prateekgroup.com](mailto:grandcity@prateekgroup.com)

[www.prateekgroup.com](http://www.prateekgroup.com)

**EVERY STEP,  
A GRAND EXPERIENCE.**

FOLLOW US ON

