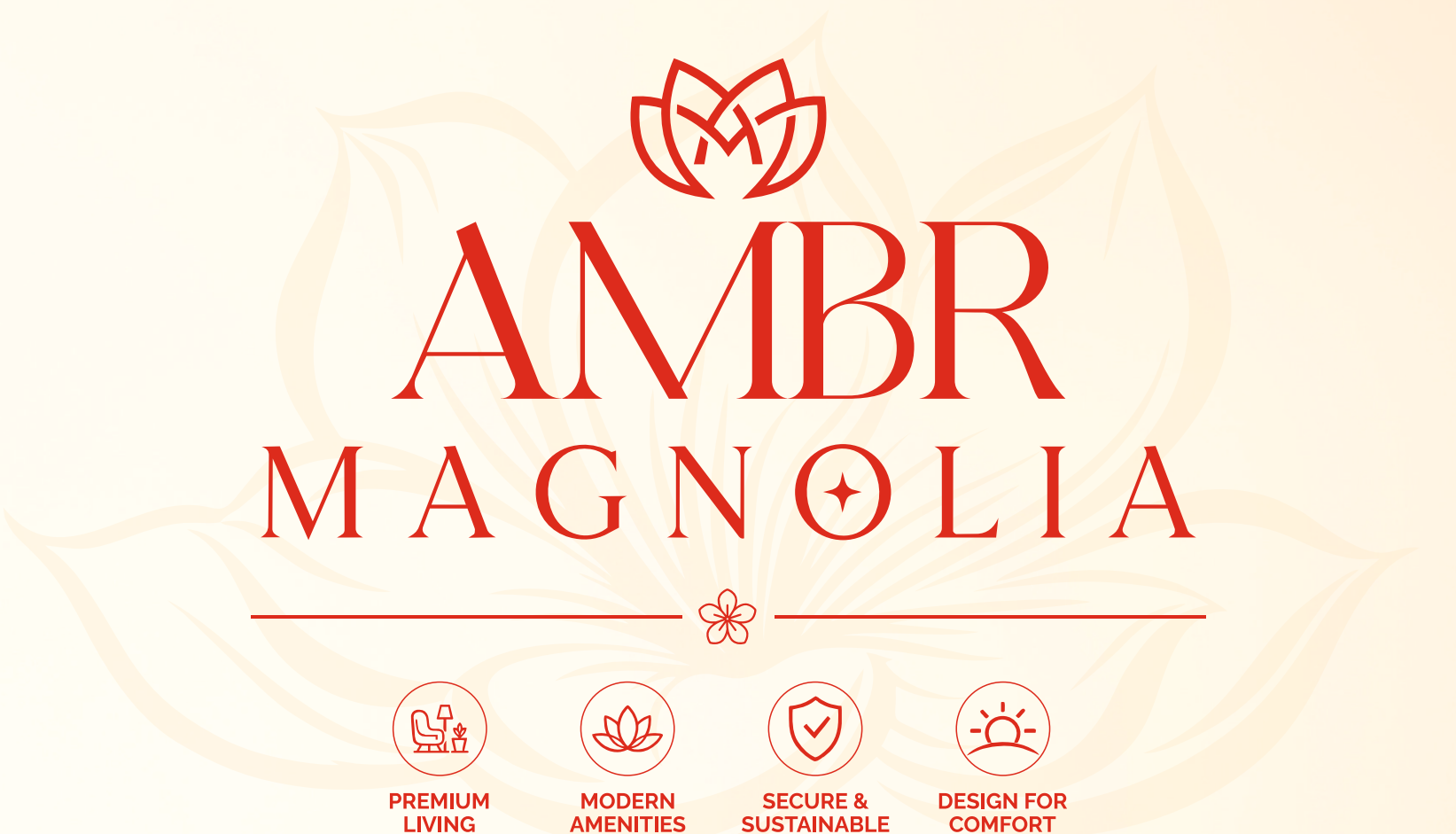




AMBR

MAGNOLIA



PREMIUM
LIVING



MODERN
AMENITIES



SECURE &
SUSTAINABLE



DESIGN FOR
COMFORT



**AMBR
HOMES**
STRENGTH IN EVERY BRICK

A Home Made for Every Generation



A home where
every generation

FINDS ITS OWN SPACE,
yet stays beautifully connected.

- | | |
|---|--|
|  Clubhouse |  Splash Pool |
|  Banquet Hall |  Temple |
|  Swimming Pool |  Multi-purpose Hall |
|  Indoor Gym |  Billiards Room |
|  Kids Play Area |  Zumba Hall |
|  Jogging Track |  TT Room |
|  Landscaped Walkways |  Carrom Room |



WELCOME TO AMBR MAGNOLIA

A BIG SIZE LIVING FOR YOUR BIG FAMILY DREAMS.

AMBR Magnolia is a premium low-rise residential community in the heart of Greater Noida West, designed for families who value comfort, elegance, and modern living. Offering **spacious 2 & 3 BHK** residences along with exclusive **Rooftop Penthouses**, every home features expansive balconies, open kitchens, abundant natural light, and premium specifications.

Surrounded by landscaped greens, lifestyle amenities, and a secure, low-density environment, AMBR Magnolia offers the perfect blend of luxury, privacy, and everyday convenience.

AMBR Magnolia isn't just a home, it's a lifestyle designed to elevate the way you live.



2 BHK+Expansive
Residences



3 BHK+
Extra Space



Rooftop
Penthouse



Spacious
Home



Multi-Generational
Living



Green & Serene
Environment



Safe & Secure
Community



AMENITIES & FACILITIES



STRUCTURE

- RCC (Ready Mix Concrete) structure using M25 grade concrete without fly ash, crafted with 53-grade UltraTech cement. The structure is earthquake-resistant and engineered by highly experienced structural consultants, ensuring durability and safety.



ELECTRICAL

- High-quality copper wiring by Great White
- Premium modular switches with elegant switch plates (Great White)
- MCB circuits for enhanced safety and load management



FLOORING

- Drawing & Dining: Premium vitrified tiles (2' x 4')
- Master Bedroom: Elegant wooden flooring
- Other Bedrooms: Vitrified tiles (2' x 4')
- Kitchen, Toilets & Balconies: Anti-skid ceramic tiles (Kajaria/Equivalent)
- Staircases & Common Areas: Finished with white & grey marble/Kota stone/tiles



WALL FINISH

- Smooth finish with JK White/Birla POP in living, dining, bedrooms, and kitchen
- High-quality plastic emulsion paint by Asian Paints/Birla Opus or equivalent



EXTERIOR FINISH

- Weather-resistant, long-lasting exterior paint with aesthetically pleasing textures and shades for a premium façade.



FIXTURES & FITTINGS

- Ceiling fans, tube lights, and LED lighting in living/dining and all bedrooms
- All fittings sourced from reputed, high-quality brands



WATER SUPPLY

- Efficient water management system with underground and overhead tanks to ensure uninterrupted water supply in every block.



KITCHEN

- Granite working platform
- Stainless steel sink
- 2 ft. high glazed ceramic tile backsplash
- Modular kitchen setup for modern convenience



SMART DIGITAL DOOR LOCK

Advanced fingerprint & number lock system for secure, keyless entry. Designed for safety, convenience, and modern living.

- One-touch fingerprint access
- PIN code entry for easy unlocking
- Keyless convenience, modern design
- Auto-lock & emergency key backup
- Enhanced security & style for your home



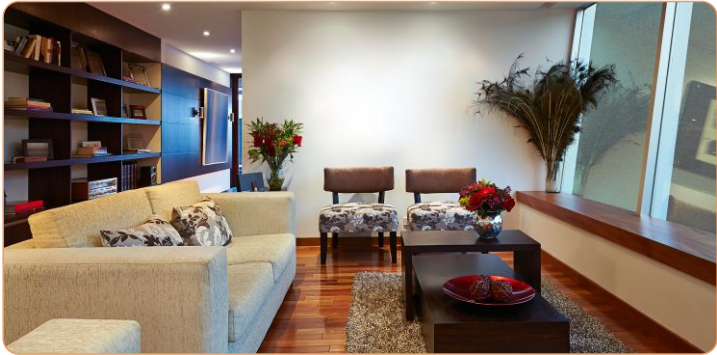
DOORS & WINDOWS

- Main Entrance Door: 8 ft. high laminated flush door with polished hardwood frame
- Internal Doors: 8 ft. high European-style doors with polished hardwood frames
- Kitchen Doors & Windows: UPVC/Wooden finish
- Toilet Windows: UPVC/Wooden with additional wire mesh panel



TOILETS

- Provision for hot & cold water system
- Designer glazed tiles up to ceiling height (2' x 4')
- Premium sanitary fittings from brands like Cera/Hindware/Equivalent
- Vanity/washbasin with modern design
- Chrome-plated taps and fittings
- Designer false ceiling with POP
- Granite working platform
- Stainless steel sink
- 2 ft. high glazed ceramic tile backsplash
- Modular kitchen setup for modern convenience



SUPERIOR QUALITY BRANDED MATERIALS FROM FOUNDATION TO FINISH



Disclaimer: Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/wood/tiles have inherent characteristics of slight variations and cracks and behavior. Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/ variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

Highlights That Define Elevated Living

Every detail at AMBR Magnolia is thoughtfully designed to deliver comfort, luxury, and a future-ready lifestyle.

Ambr Magnolia Is Not Just Designed To Meet Expectations It Is Crafted To Exceed Them In Every Detail



STRUCTURE & CONSTRUCTION EXCELLENCE

- Earthquake-resistant RCC structure for superior safety
- Lab-tested materials used in construction
- High-end luxury finishes with superior craftsmanship
- All fittings & accessories from trusted, branded manufacturers



SAFETY, SECURITY & CONVENIENCE

- Gated society with advanced 3-tier security system
- 24x7 treated water supply
- Earthquake-safe infrastructure
- Power backup for common areas
- Dedicated parking for all residents & visitors
- Group housing maintenance by reputed agency



HOMES & PLANNING

- Premium 2 & 3 BHK residences with modern layouts
- Exclusive duplex sky villas for elevated living
- Low-density project ensuring privacy & openness
- Spacious layouts with maximum space utilization
- Every unit with wide, airy balconies
- Large windows for natural light & cross ventilation
- Air-conditioning piping provision in all homes



AMENITIES & LIFESTYLE

- Premium clubhouse with modern facilities
- Banquet space for lavish parties & celebrations
- Swimming pool & fully equipped gym
- Kids play area & recreational zones
- Jogging tracks & landscaped walkways



GREEN & SMART LIVING

- Landscaped green areas & open spaces
- Energy-efficient design for reduced consumption
- Maximum natural light & ventilation
- Eco-conscious planning for healthier living



LOCATION ADVANTAGE

- Prime location in Greater Noida West
- Close proximity to metro, schools, hospitals & malls
- Seamless connectivity to highways & expressways
- Well-developed surrounding infrastructure



COMFORT & ACCESSIBILITY

- Ramps designed for senior citizens & physically challenged
- Smooth and accessible movement across the project
- Thoughtfully designed common areas for convenience



FIRE FIGHTING SYSTEM

- Complete Fire Fighting System
- Smoke Detectors in Corridors
- Fire Alarm & Emergency System
- Fire Extinguishers in Common Areas



SPACIOUS LIVING & DINING AREA



MODULAR KITCHEN



COMFORTABLE BEDROOM



PREMIUM BATHROOM

AMBR Magnolia

Site Plan



ROAD

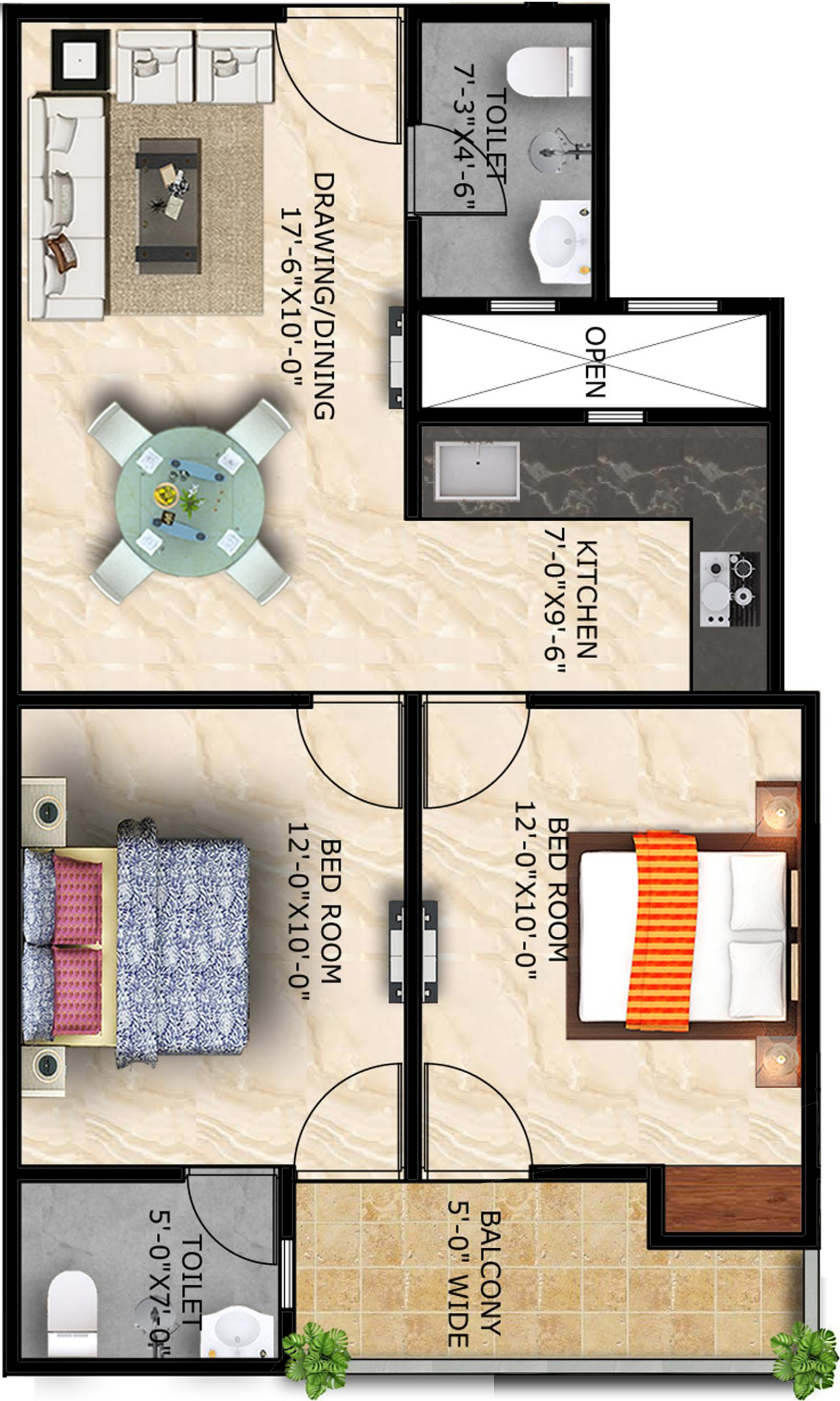
ROAD

FRONT ROAD 24'-0" WIDE

Unit-1

Segment Type: Prime

Size: 2BHK 1266 sq ft | Big Size Main Road Facing



Unit- 02

Segment Type: Elite

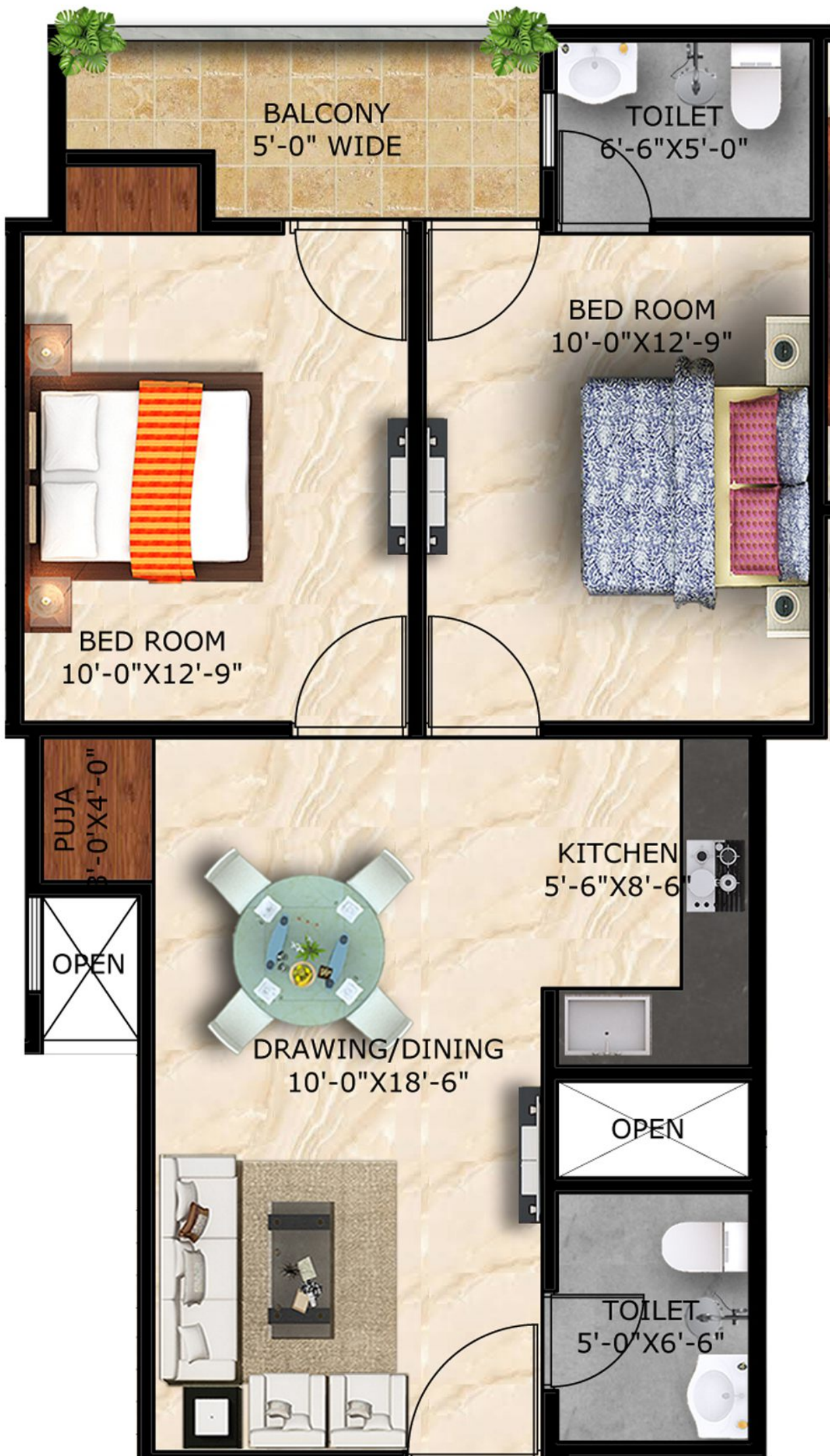
Size: 3BHK 1558 sq ft | Big Size 2 Side Facing



Unit-03

Segment Type: Prime

Size: 2BHK 1266 sq ft | Big Size Drawing Room



Unit- 04

Segment Type: Prime

Size: 2BHK 1266 sq ft | Big Size Drawing Room



Unit- 05

Segment Type: Prime

Size: 2BHK 1266 sq ft | Big Size Drawing Room



DEVELOPED & MARKETING BY:



BUILDING HOMES . BUILDING LEGACY

Site Office: Sector -10/16C, Vaidhpura, Greater Noida West - 203207



+91-90 900 900 32 |



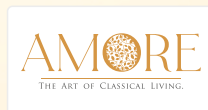
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