



IVORY COUNTY

3/4/5 BHK PREMIUM RESIDENCES
SECTOR-115



With a legacy spanning over a millennium, Ivory has symbolized wealth, prosperity, across diverse cultures. Drawing inspiration from this rich heritage, we present to you

IVORY COUNTY

A definitive status symbol of the 21st century, offers luxurious 3/4/5-bedroom residences nestled within the exclusive community of Sector-115, Noida, The most desirable project of Noida.





Embarking on the journey to find your perfect home involves a careful evaluation of key factors that define comfort, convenience, and lasting value.

Ivory County

comprehends the essence of these considerations, making it a choice that resonates with those seeking an exceptional living experience

Ivory County Is the Canvas where your life's Chapter unfolds.



Prime Location

Nestled in a prime locale, in the heart of Noida, Ivory County ensures that everyday essentials, vibrant entertainment hubs, serene green spaces, and cultural landmarks are within reach.



Modern Amenities

Step into a life enriched at Ivory County. Surrounded by thoughtfully curated modern amenities, discover a new level of convenience, where your personal space becomes a sanctuary of tranquility.



Efficient Construction

Crafted with meticulous attention to detail, Ivory County's efficient construction not only guarantees a structurally robust home but also one that echoes your aesthetic aspirations.



Elegantly Planned Residences

Exquisite, timeless homes designed for well-being. Discover a haven where spaces nurture your soul and create lasting memories.



Trusted Developer

More than 35 years of development legacy. 7000+ happy families. 160 Million Sq. Ft. of reliable real estate delivery. Unblemished before time delivery record. Need we say more?

In the heart of Sector-115 Noida,
the exceptional location of
IVORY COUNTY
harmoniously tends to
all your requirements.



prime
loCation

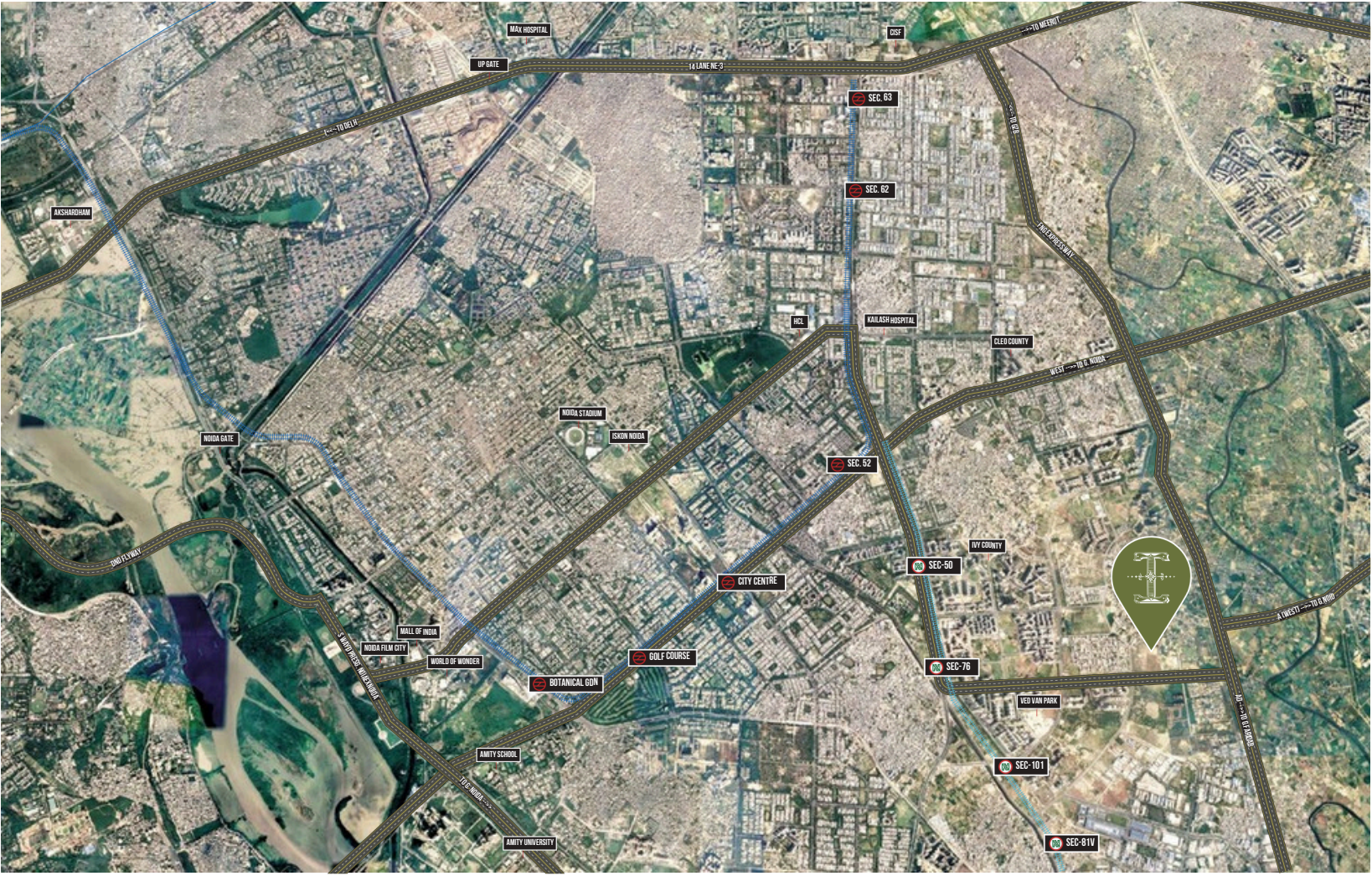
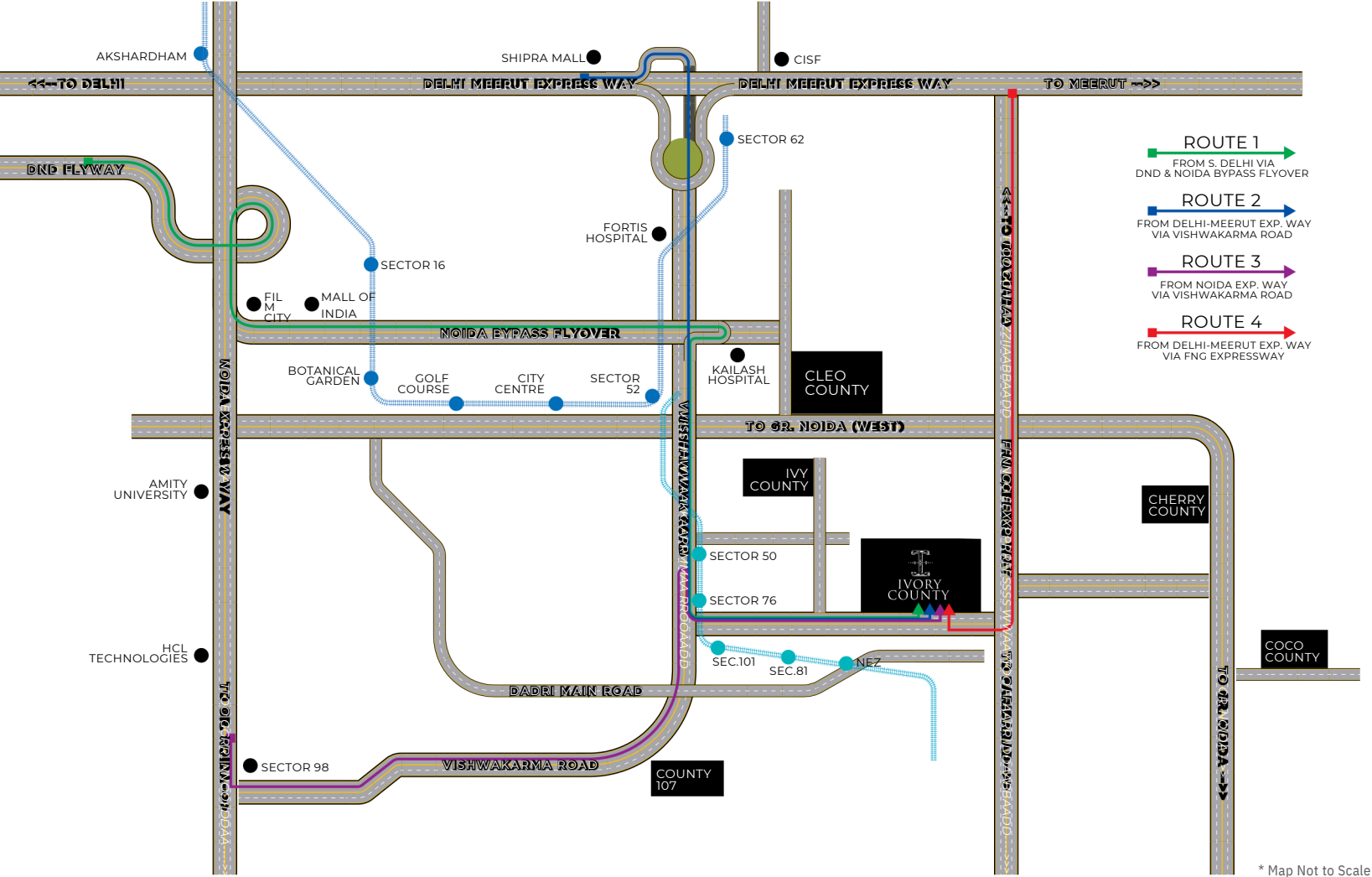
17
Minutes to
FORTIS HOSPITAL

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

Unwind in lush green gardens,
fine dine on deck of a Culinary Island.
A vibrant hub with several peaceful retreats,
it's a symphony of amazing experiences.



modern
amenities



flowing waters
In green Canvas

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the energy Bar

The perfect place
for a morning kick-
start, a post-workout
recharge, or a casual
meet-up with friends
and a place to refuel.
It's a destination
where residents
gather to savour
nourishing bites and
energizing drinks.



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Ivory sports area

Dive into fitness fun
at our diverse sports
area. Paddle Court,
Cricket Net Practice,
Skating, Tennis,
Badminton, Basket
ball, and a whole lot
more.
It's a place to play,
cheer, and celebrate.



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the nature Bridge

Embrace tranquillity and innovation on this modern nature bridge. Suspended gracefully above a calm water body, and capsuled in lush greens offers a unique perspective of the surrounding beauty.



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the fluid restro

The project's very own culinary island, surrounded by water to dine amidst the gentle lapping of waves, and panoramic views that transforms every meal into a memory.



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Little Champ's Zone



Dedicated to little
Ivory champions
and their
unmatched energy
for adventures,
creativity and fun.
From swirling
slides and whirling
swings to climbing
structures and
imaginative play
zones, the activities
never ends.



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garden of stillness



Nestled within our
residential oasis lies
a unique treasure,
the Sculpture
Garden, where art
and nature embrace
serene harmony
with an array of
exquisite
sculptures, each
telling its own
silent story.

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your gateway to leisure and luxury

relaxation & socializing

- Elegant Lounges
- Event Spaces
- Banquet Hall
- Reading Room
- Business Center
- Guest Rooms

fitness & wellness

- Gymnasium
- Temperature Controlled Indoor Swimming Pool
- Spa
- Yoga Room
- Salon

Indoor games

- Billiards Room
- Card Room
- Table Tennis
- Arcade Games
- Board Games

dining & entertainment

- In-House Restaurant
- Mini Theatre



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the Ivor
sanCtuary
serene CluB outdoors

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effiCient ConstruCtion



Ivory County Residences are meticulously crafted with state-of-the-art safety features, ensuring the tranquillity of its inhabitants. The earthquake-resistant structure, complemented by fire-resistant materials, provides a reassuring sense of security. Smoke detectors and sprinklers are strategically placed throughout the premises, serving as a vigilant guardian against potential hazards.





Ivory County Residences are a testament to quality and craftsmanship. High-quality materials are selected for their durability and aesthetic appeal, adorn every aspect of the residences. Time-tested construction methods, honed over generations, ensure structural integrity and longevity.





IVORY COUNTY
3/4/5 BHK PREMIUM RESIDENCES
SECTOR-115

MASTER PLAN

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

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.



Every unit is designed to provide a seamless flow between living spaces,
embracing an abundance of natural light and incorporating elegant
finishes.



Elegant & Planned Residences

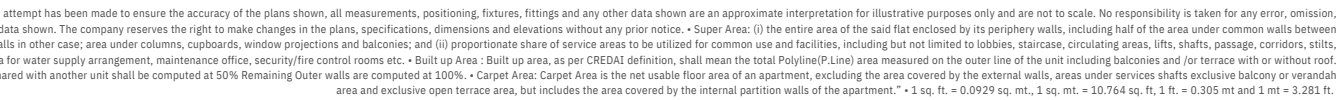
PLAN A

TOWER: A1 to A5

Carpet Area : 1255 Sq. Ft. (116.63 Sq. Mt.)



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PLAN B

+ Utility Room with toilet

Built-up Area : 1969 Sq. Ft. (182.91 Sq. Mt.)

Balcony Area : 410 Sq. Ft. (38.09 Sq. Mt.)



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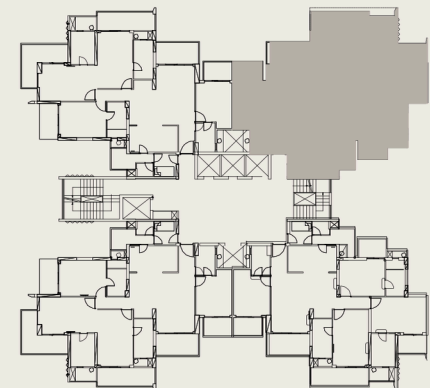
PLAN C

+ Utility Room with toilet

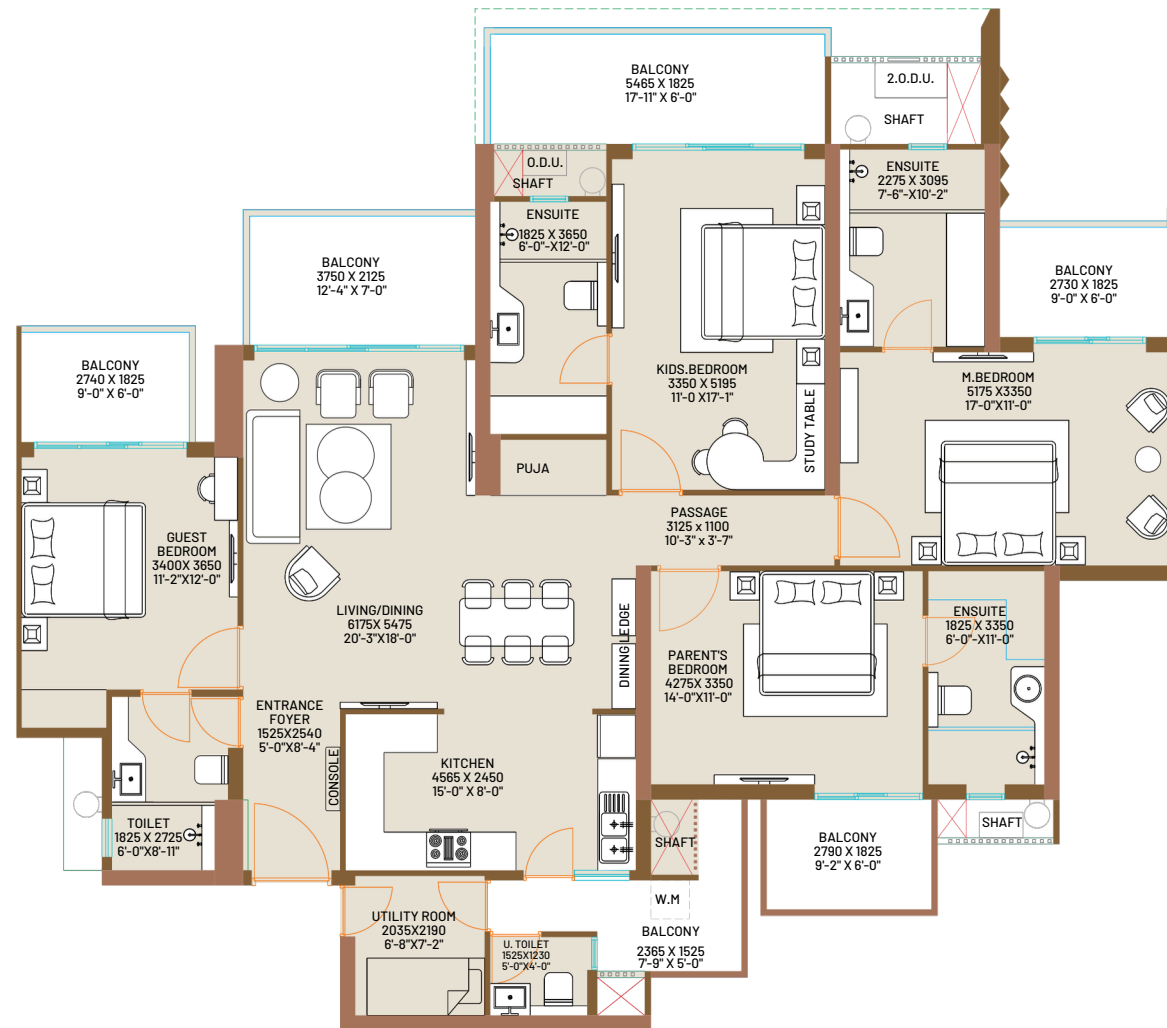
Built-Up Area : 2253 Sq. Ft. (209.36 Sq. Mt.)

Carpet Area : 1636 Sq. Ft. (151.96 Sq. Mt.)

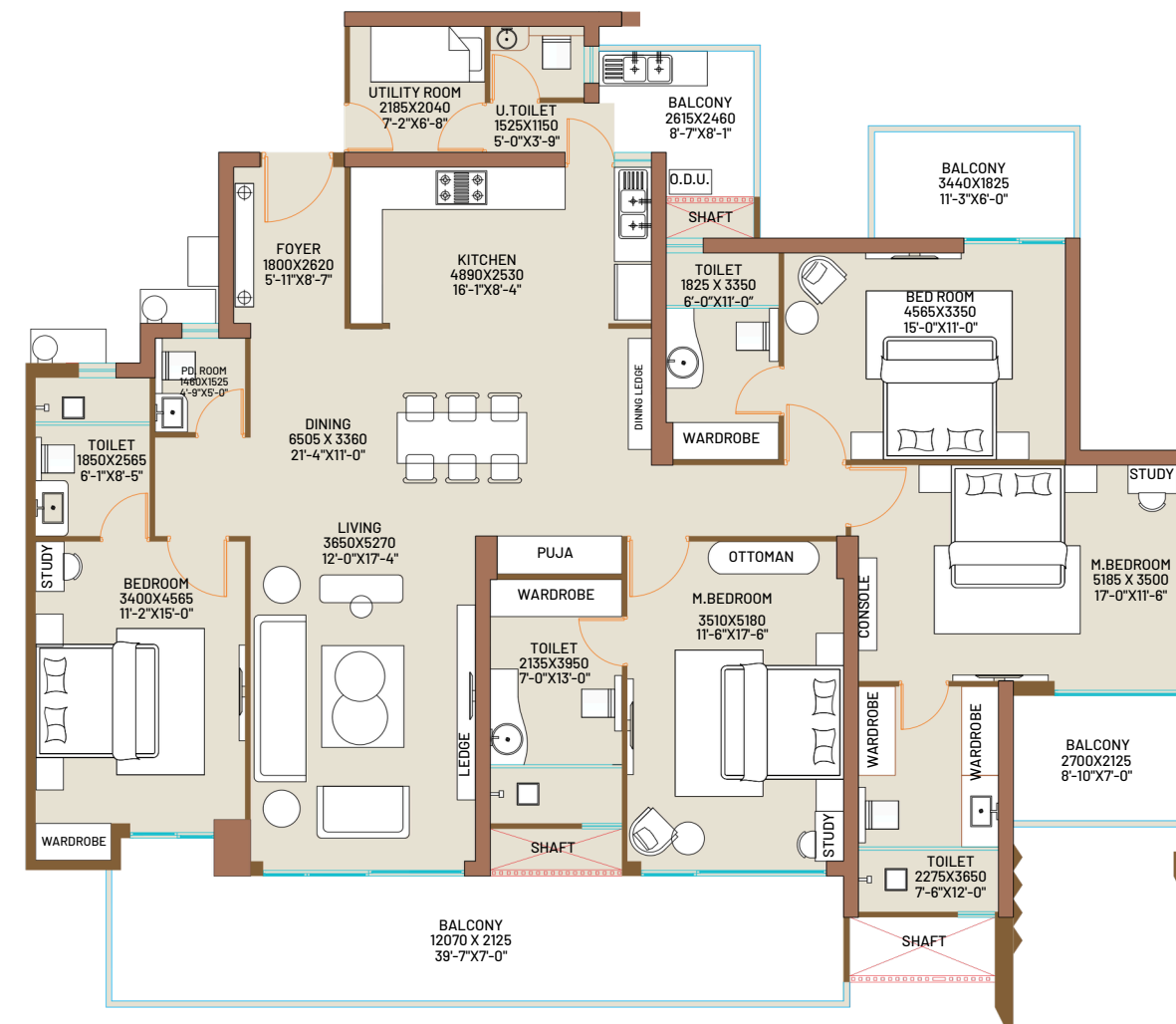
Balcony Area : 418 Sq. Ft. (38.81 Sq. Mt.)



TYPICAL FLOOR PLAN



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PLAN D

+ Utility Room with toilet

TOWER: D1, D2

Built - Up Area : 2603 Sq. Ft. (241.86 Sq. Mt.)

Carpet Area : 1950 Sq. Ft. (181.17 Sq. Mt.)

Balcony Area : 486 Sq. Ft. (45.11 Sq. Mt.)



TYPICAL FLOOR PLAN



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Indulge in the unparalleled allure of Ivory County's extraordinary design. Exquisitely curated with a harmonious blend of soft hues, graceful contours, and craftsmanship, each residence and common area is a testament to refined opulence. Ivory County's design transcends boundaries, embracing the gentle touch of natural light. Sunbeams dance effortlessly, cascading upon expansive spaces.



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Specifications



STRUCTURE

Earthquake Resistant
RCC Framed Structure
(with latest Seismic Code)



FLOORING

Drawing/Dining /Kitchen
All Bedrooms
Balconies
Toilets

Vitrified Tiles
Laminated Wooden Flooring
Designer Anti-Skid Tiles
Granite Stone



WOODWORK

Wardrobe
In all Bedrooms
(Laminated Particle Board)



RAILING

Balcony
Staircase

Stainless Steel/ Glass Railing/ RCC/ Brick work/ Block work
Mild Steel



ELECTRICAL

Internal
Modular Switches & Sockets
T.V. & Telephone points
External

Fire Resistant Copper wiring in concealed PVC conduits
In adequate numbers
In all rooms
Adequate lighting in common areas, staircase, lobby, parking space, garden etc.



SANITARY WORK

Internal Piping
Bath Fittings & Ware

Corrosion free PPR/UPVC Pipes & Fittings
All Taps & Fittings Of Reputed brands in C.P.
Wash Basins, Wall mounted W/C of reputed brands in appropriate shades matching with ceramic tiles



KITCHEN

Working Counter Granite Counter with Stainless Steel Sink fitted with R.O.
Woodwork
Wall Tile
Modular Cabinets
Designer Ceramic Tiles up to 2 ft. above working counter



DOORS & WINDOWS

Internal
External

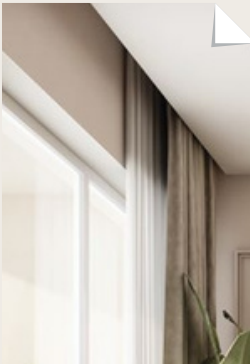
Designer flush doors in polish/duco paint fixed in hard wood
UPVC Sliding doors & windows



WALL FINISH

Internal
External

All internal walls of the room & Drawing/ Dining will be painted using O.B.D.
Most Modern and Elegant Permanent Finish with High Quality Texture Paint



POP WORK

Internal

P.O.P. work of punning will be done in all the rooms including Drawing/ Dining



ELEC. FITTINGS

Exhaust Fan
Split AC
Provision for A/C
Geysers
Light Fixtures
Fans

In Kitchen & Toilet
In all Bed rooms
In Drawing room & Dining room
In Toilets
In Drawing room & Bedrooms
In Drawing room & Bedrooms

Where generations of trust build your sanctuary. Inherit confidence, brick by brick,
and make life's biggest decision with unwavering peace of mind.

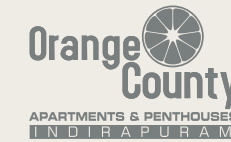


trusted
developer



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





IT'S ALL ABOUT U

Conceptualized,
Developed and Managed by:
THEMECOUNTY PRIVATE LIMITED

Corporate Office :
Royal Kapson, A-118, 5th Floor, 136
Noida Expressway

Site/Sales Office:
809,810 8th Floor, Gaur City Mall, West,
Sector 4, Greater Noida, Uttar Pradesh

M: +91 8447792266
W: www.euphoricarealty.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	



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