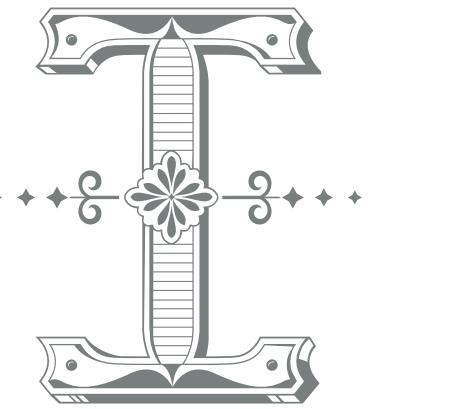


IVORY COUNTY

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.



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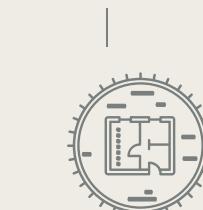
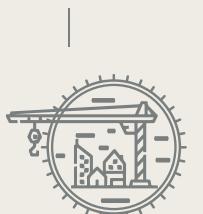
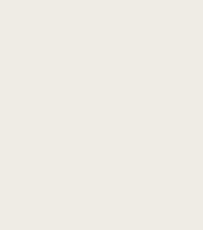
Ivory County Is the Canvas where your life's Chapter unfolds.



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.



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 tranquillity.

Efficient Construction

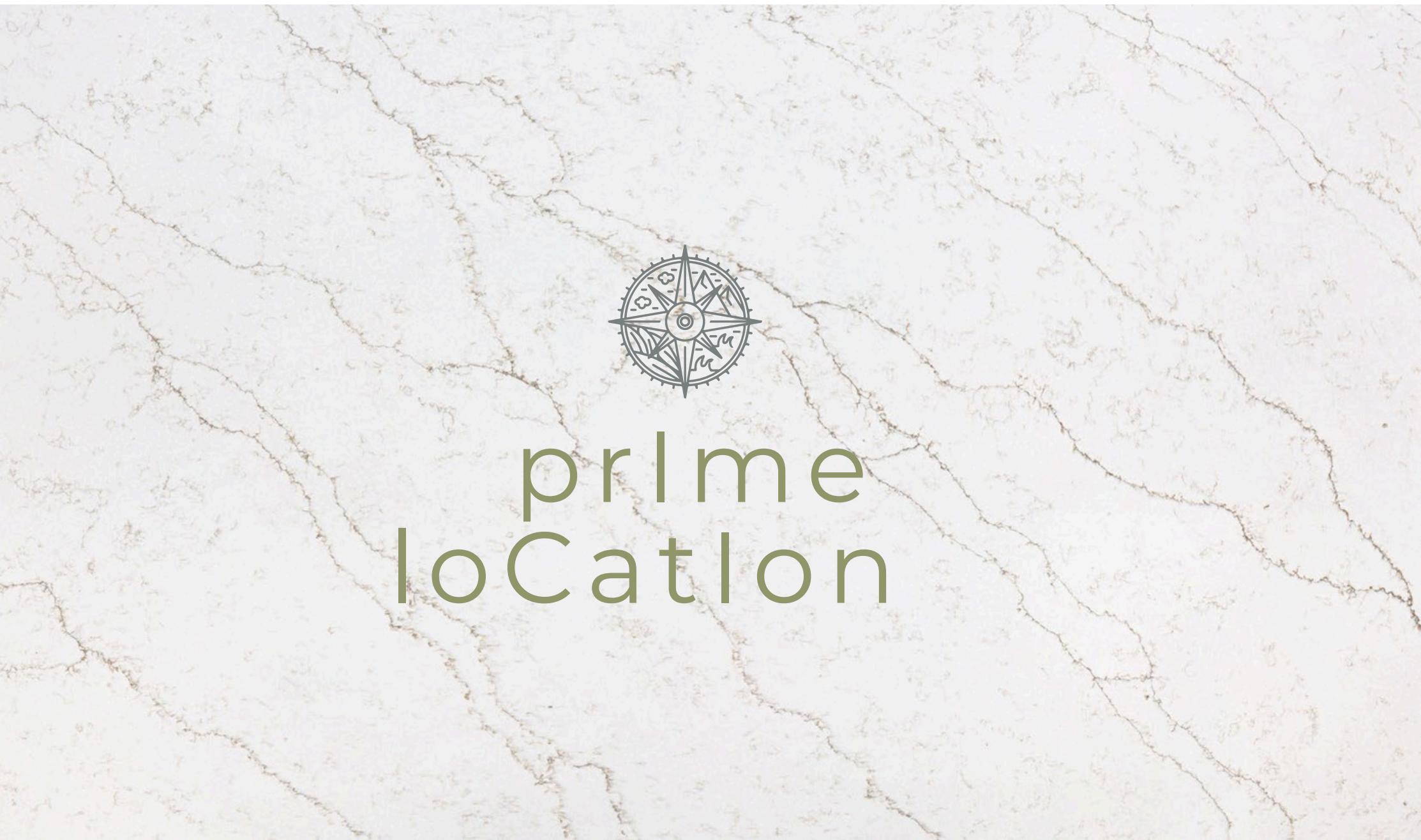
Crafted with meticulous attention to detail, Ivory County's efficient construction not only guarantees a structurally robust home but also one that echoes your aesthetic aspirations.

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. 700+ 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.



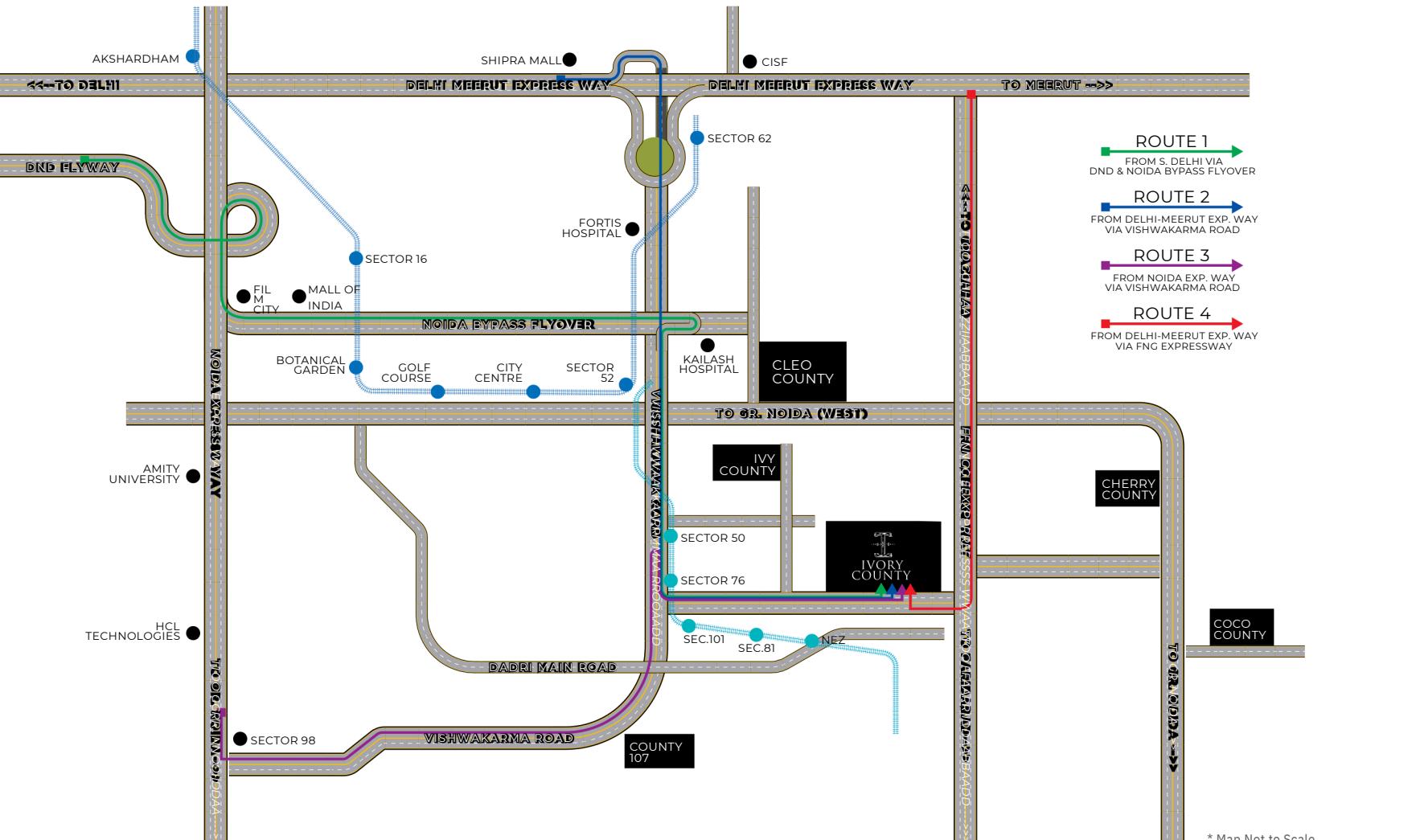
17
Minutes to
FORTIS HOSPITAL

15
Minutes to
CITY CENTRE

19
Minutes to
MALL OF INDIA

15
Minutes to
AMITY UNIVERSITY

25
Minutes to
AKSHARDHAM TEMPLE



Scan to go
Geolocation

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

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

the
nature
Bridge



Embrace tranquillity and innovation on this modern nature bridge. Suspended gracefully above a calm water body, and capsule 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 die in amidst the gentle leaping of waves, and panoramic views that transforms every meal into a memory.

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



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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.



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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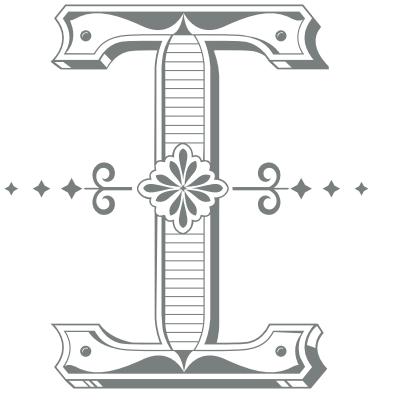
the ivc
sanctuary

serene Club outdoors

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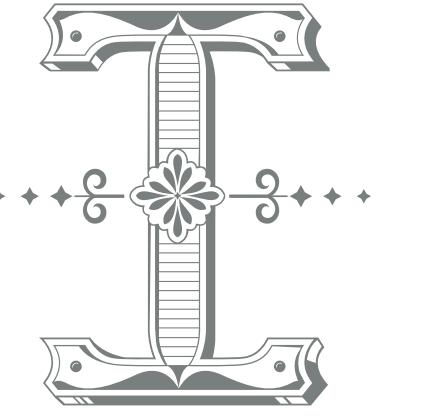
effICient
ConstruCtion



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.



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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
- 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

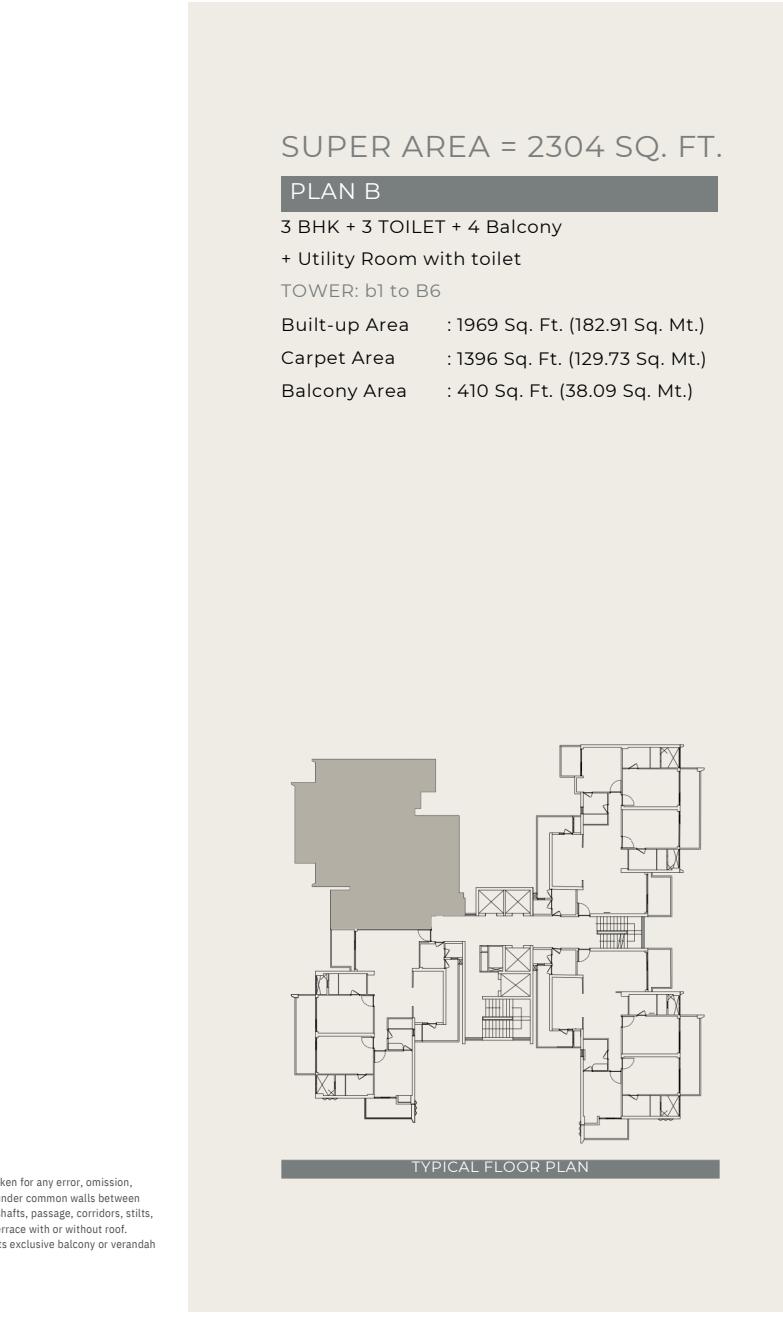
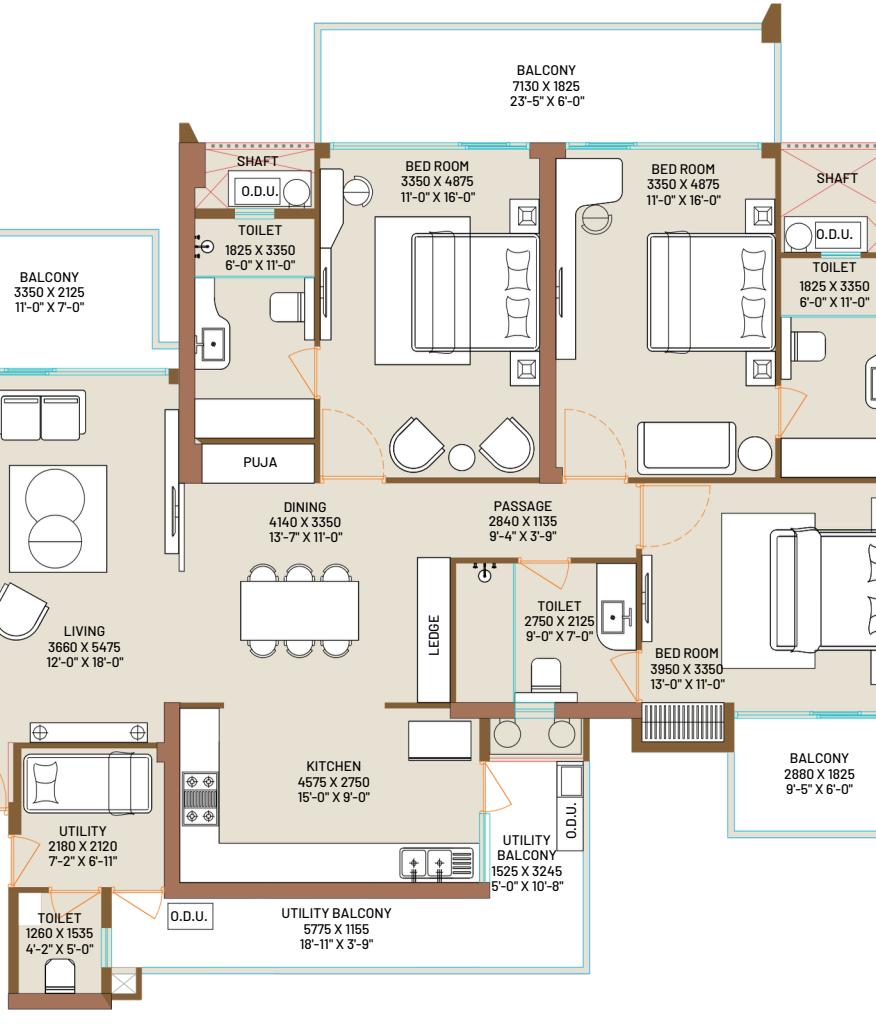
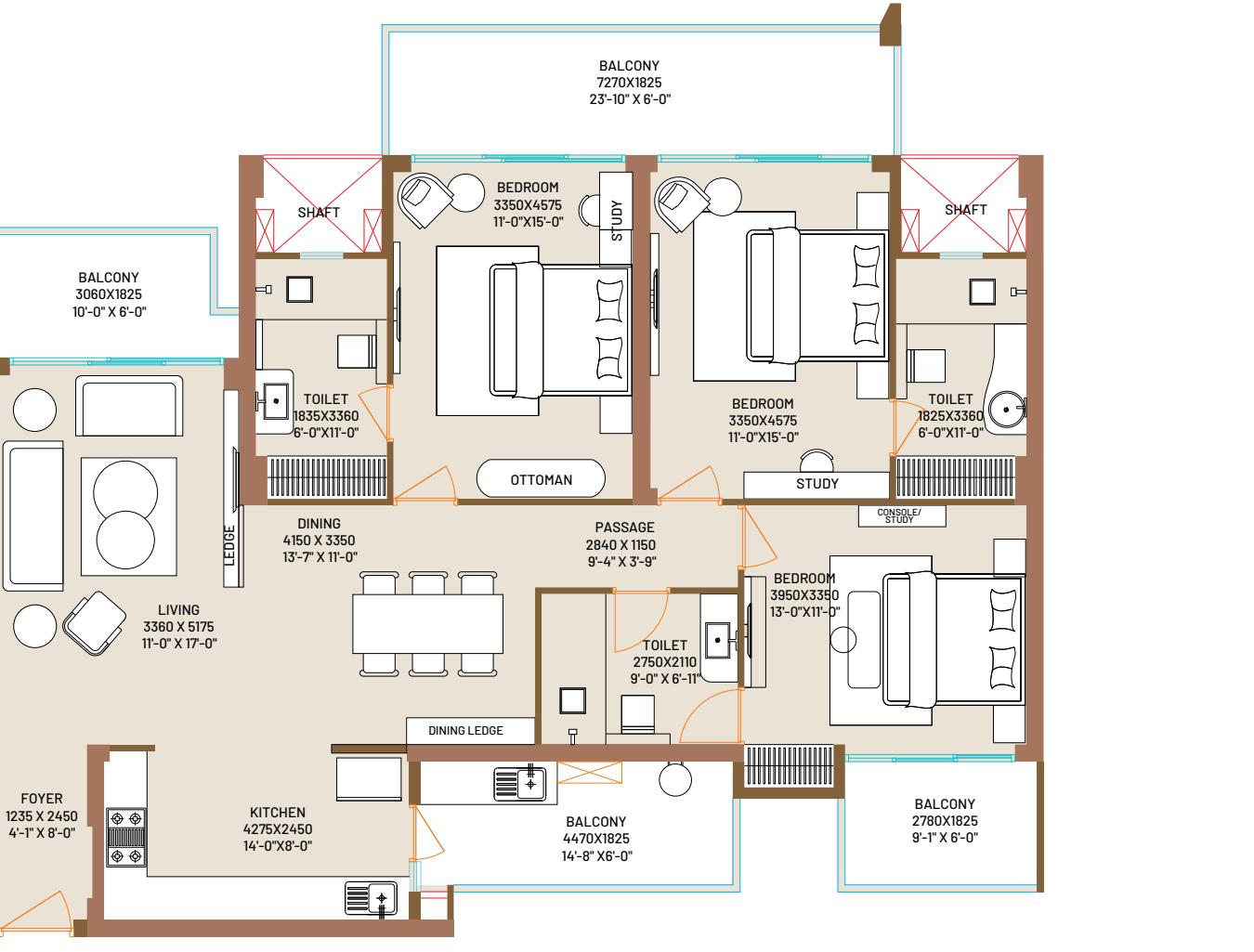
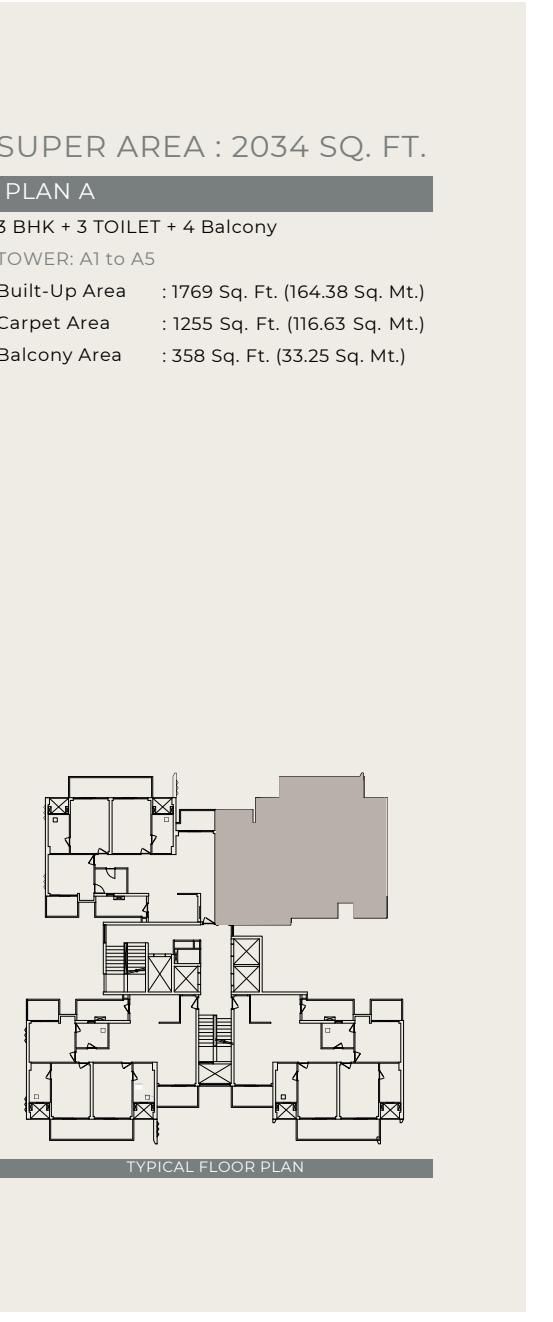
Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. 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



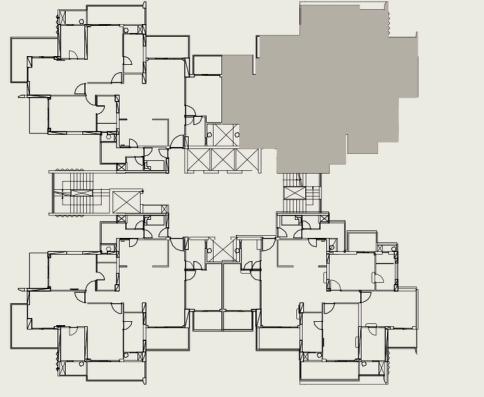


SUPER AREA = 2727 SQ. FT.

PLAN C

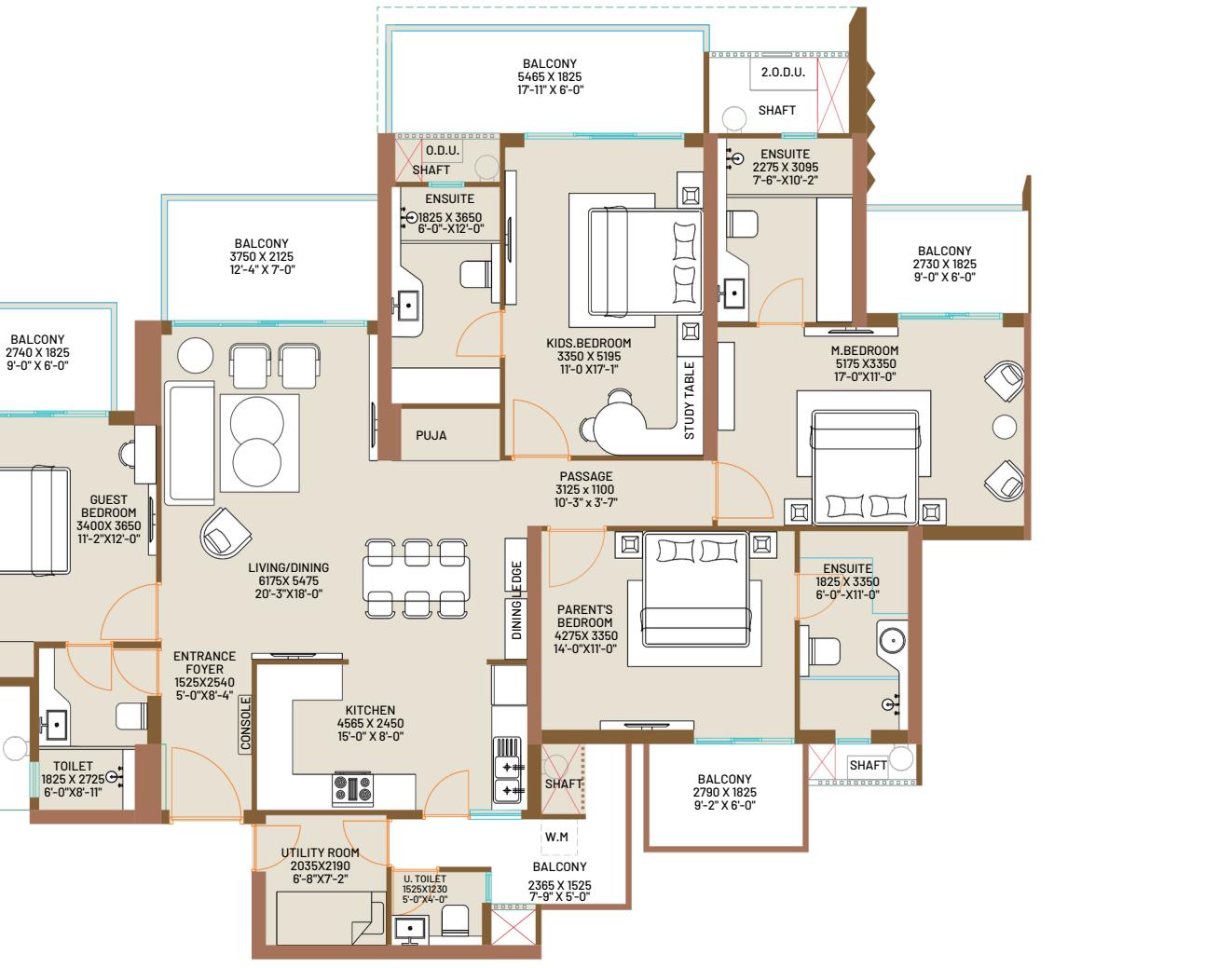
4 BHK + 4 TOILET + 6 Balcony
+ Utility Room with toilet
TOWER: c1 to c6

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.)

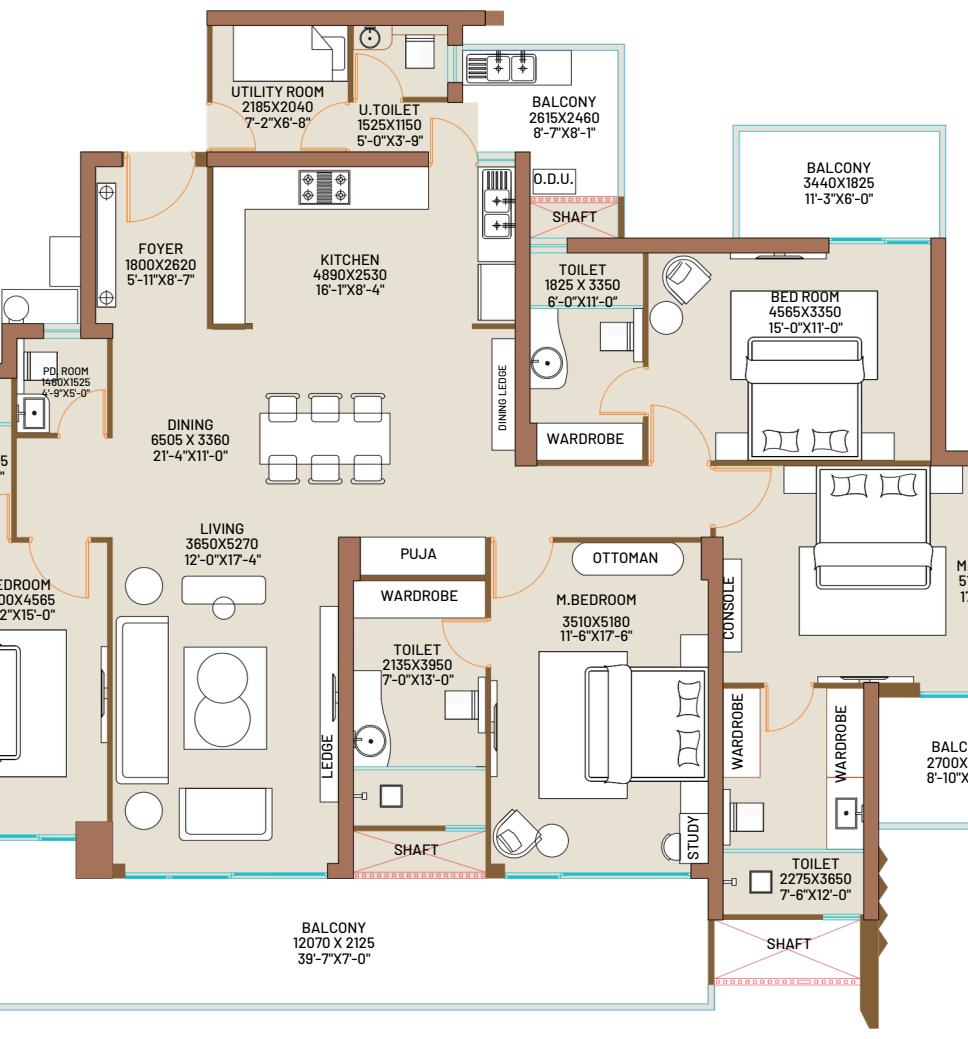


THE FOREST GARDEN

claimer: 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, 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 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, 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. 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.



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SUPER AREA = 3195 SQ. FT.

4 BHK + 4 TOILET + 4 Balcony
+ 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.)



error, omission, or other irregularities.



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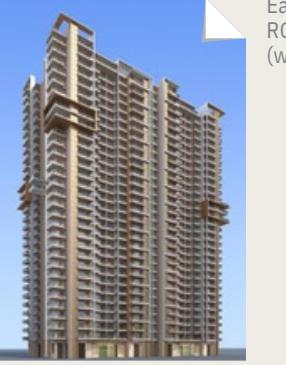
Indulge in the unparalleled allure of Ivory County's extraordinary design. Exquisitely curated with a harmonious blend of soft hues, graceful contours, and craftsmanship, each residence and common area is a testament to refined opulence. Ivory County's design transcends boundaries, embracing the gentle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



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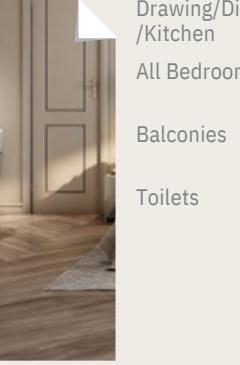
Specifications

STRUCTURE



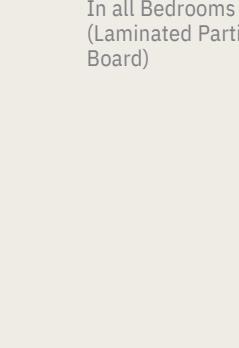
Earthquake Resistant
RCC Framed Structure
(with latest Seismic Code)

FLOORING



Drawing/Dining /Kitchen Vitrified Tiles
All Bedrooms Laminated Wooden Flooring
Balconies Designer Anti-Skid Tiles
Toilets Granite Stone

WOODWORK



Wardrobe In all Bedrooms
(Laminated Particle Board)

RAILING



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

ELECTRICAL



Internal Fire Resistant
Copper wiring in
concealed
PVC conduits
Modular Switches & Sockets
In adequate numbers
T.V. & Telephone points
In all rooms
External Adequate lighting
in common areas,
staircase, lobby,
parking space,
garden etc.

SANITARY WORK



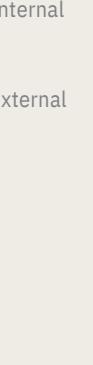
Internal Pipe Corrosion free
PPR/UPVC pipes &
Fittings
All Taps & Fittings
Of Reputed brands
in C.P.
Bath Fittings & Ware Washbasins, Wall
mounted W.C of
reputed brands
in appropriate
shades matching
with cream tiles

KITCHEN



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

DOORS & WINDOWS



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

WALL FINISH



Internal All internal walls of
the room & Drawing/
Dining will be
painted using O.B.D.
External 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 In Kitchen & Toilet
Split AC In all Bed rooms
Provision for A/C In Drawing room &
Dining room
Geysers In Toilets
Light Fixtures In Drawing room &
Bedrooms
Fans 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

Member of:



EUPHORICA
REALTY

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