



Techzone IT City, Knowledge Park 1, Gr. Noida



Invest in Land of **PEACEFUL MIND...**



Our farmhouse isn't just a getaway, it's a total recalibration of the senses. Here, we've traded the gray haze of the city for a **"Green-Zone" AQL**, ensuring every breath you take is crisp, filtered by nature, and life-affirming. Designed with an eco-friendly soul, this estate harmonizes modern comfort with a deep respect for the earth. You'll find yourself wandering through lush **green expanses** that stretch toward the horizon, offering a visual detox that only a true canopy can provide.

But the real luxury here is the pin-drop **silence**. Away from the drone of engines and the hum of the electric grid, you are left with the gentle rustle of leaves and the grounding rhythm of the natural world. It's more than a home; it's where your spirit finally finds its quiet.

WHY THIS IS YOUR NATURAL HEAVEN ?

PRISTINE AIR QUALITY :

Experience an AQL that consistently stays in the "Good" range, far from urban pollutants.



SUSTAINABLE LIVING :

Solar-integrated power and organic water harvesting systems.



BIODIVERSITY :

A curated landscape featuring native flora and a thriving local bird population.



CELESTIAL VIEWS :

Minimal light pollution allows for breathtaking stargazing every clear night.



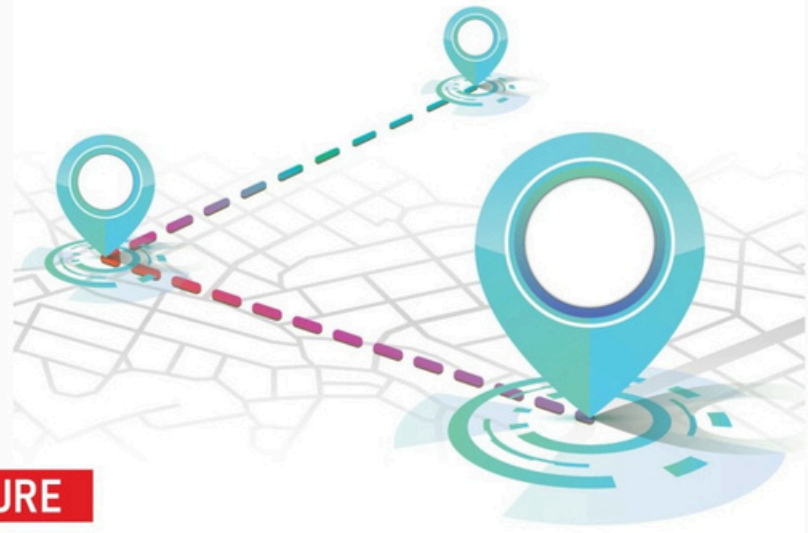
MINUTES... That Matters Most



TECHZONE
IT CITY, NOIDA

LOCATION...

Advantages



✓ CONNECTIVITY & INFRASTRUCTURE

- **YAMUNA EXPRESSWAY :**
The backbone of North India's growth, providing high-speed access to Delhi and Agra.
- **JEWAR INTERNATIONAL AIRPORT :**
Be minutes away from India's largest upcoming global aviation hub.
- **METRO CONNECTIVITY :**
Seamless public transport links connecting you to the entire NCR.



✓ BUSINESS & INNOVATION

- **HUBS WTC (WORLD TRADE CENTER) :**
Proximity to the global center for business and trade.
- **TECH CORRIDOR :**
Located near major corporate offices including Coforge and the Stellar Company campus.



✓ EDUCATION & LIFESTYLE

- **GALGOTIAS UNIVERSITY :**
Access to one of the region's premier educational institutions.
- **PARI CHOWK :**
The central landmark and gateway to Greater Noida.
- **MIGSUN STUDIO :**
Nearby premium commercial and retail spaces.

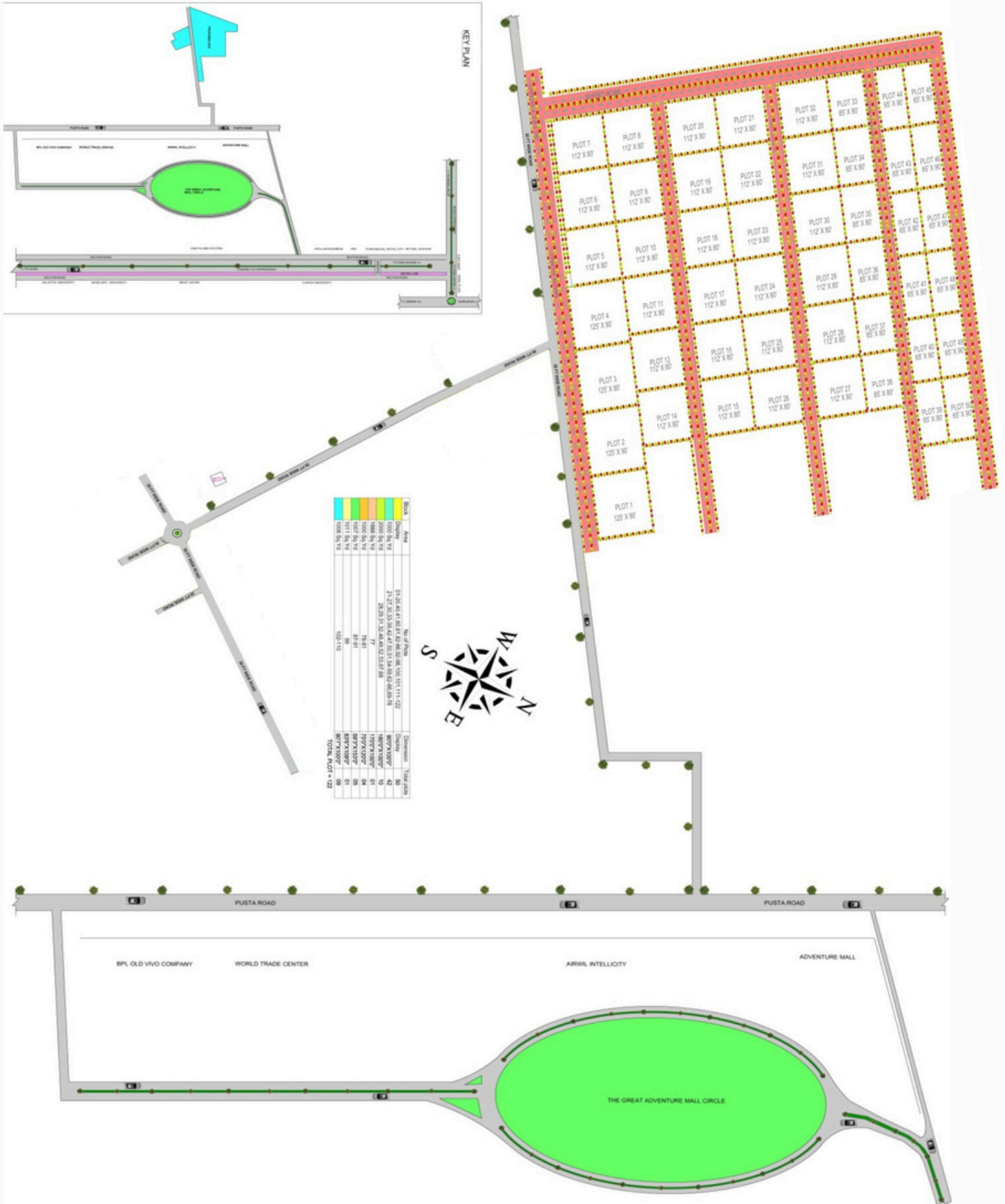


✓ SPORTS & ENTERTAINMENT

- **F1 RACING TRACK (BUDDH INTERNATIONAL CIRCUIT) :**
Experience world-class sporting events just a short drive away



Perfect PLOT... Awaits





JEWAR INTERNATIONAL AIRPORT



NOIDA METRO



GALGOTIAS UNIVERSITY

F1 RACING TRACK (BUDDH INTERNATIONAL CIRCUIT)

YAMUNA EXPRESSWAY

WTC (WORLD TRADE CENTER)

METRO CONNECTIVITY

PROJECT... Highlights



Delhi-50 min.



**Buddh International
Circuit-5 min.**



**International Cricket
Stadium-5 min.**



**Eastern Peripheral
Highway-6 min.**



**Residential Sector
17b-5 min.**



Galgotias University-8 min.



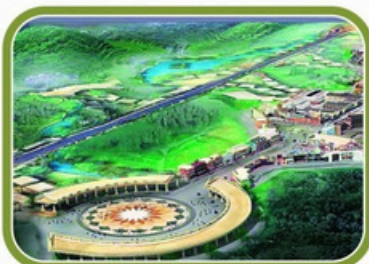
Night Safari-15 min.



**Noida International
University-10 min.**



**Gaur Yamuna
City-5 km.**



Film City-20 min.



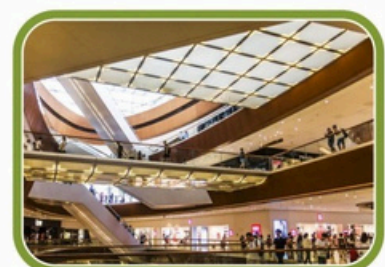
Airport Metro-18 min.



Jewar Airport-20 min.



Industrial Zone-15 min.



Amr Mall-2 min.



NOTE : 100% REGISTRY



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