



# SG GRAND

2/3 BHK Homes, Rajnagar Extn.



Artistic Image



# SG GRAND

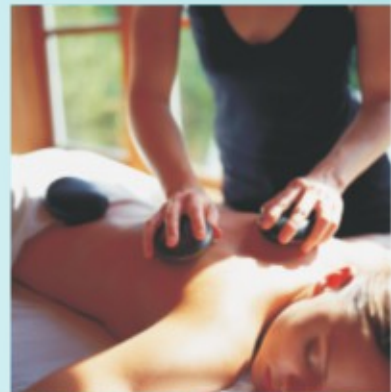
2/3 BHK Homes, Rajnagar Extn.

After the successful delivery of SG Impressions58, Phase-I, Phase-II & SG Impressions Plus in Rajnagar Extension, SG Estates Limited now presents SG Grand in Rajnagar Extension. As the name says the project is Grand with options of 2 & 3 BHK homes. It offers secure and quality lifestyle for people looking for a Grand living experience. The apartments at SG Grand will offer a choice of homes starting from 830 sq. ft. size that fits your needs and budget. Facilities like gym, club, swimming pool and space for outdoor activities will further add to the holistic lifestyle.

SG Grand is committed to provide quality homes that impart complete peace of mind and this commitment is backed with dedication and experience of more than 27 years.

## AT A GLANCE

- Swimming pool with separate kids' pool space
- Power back-up\*
- Dedicated car parking
- 70% open area with beautiful landscapes
- High speed lifts & latest fire fighting equipments
- Planning as per vastu norms
- Spacious and well ventilated rooms
- Gymnasium
- Badminton court
- Club with billiards, card room & multipurpose hall
- Landscaped garden dotted with flower beds
- Professional maintenance\*
- Secured central park
- Separate kids' play area



## SAFETY FEATURES

- 2 tier security
- Gated complex
- Fire fighting system
- Earthquake resistance structure
- Peace of mind & secured lifestyle

grand is the  
experience, not the cost



- Proposed elevated road from UP Gate to Rajnagar Extn.
- Near to proposed Metro Station
- Easy connectivity with key locations like Greater Noida, Vasundhara, Indirapuram & Vaishali
- Connectivity with Delhi as well as Noida (15 min drive)
- Meerut and Hapur (40 minutes each)
- Full functional expressway GT Road with NH-58
- 25 km. from the Central Business District, Connaught Place
- 14 km from Delhi
- Major Schools, Hospitals & Railway Station in accessible vicinity



# flat area sizes starting from 830 sq. ft. to fit your needs and wallet

## DRAWING & DINING ROOM:

Floors: Vitrified Tiles or equivalent flooring • Doors & Windows: M.S. Frame and Flush Door Shutter • Walls: POP Cornice & Oil bound Distemper • Electrical Fittings: Modular switches telephone cable outlet etc.

## BEDROOMS:

Floors: Vitrified Tiles or equivalent flooring • Doors & Windows: M.S. Frame and Flush Door • Walls: POP Cornice & Oil bound Distemper Paint • Electrical Fittings: Modular switches telephone cable outlet

## TOILETS:

Floors: Floor Tiles • Doors & Windows: Wooden Flush Door • Walls: Ceramic tiles up to 7 feet • Electrical Fittings: Arrangement of hot & cold water (without geyser), western seat with cistern of Hindware or its equivalent washbasin with CP fittings (ISI mark)

## KITCHEN:

Floors: Vitrified Tiles or equivalent flooring • Doors & Windows: Flush Door • Walls: Ceramic tiles up to 2 feet on working counter • Electrical Fittings: Modular switches • Fixtures & Fittings: Granite counter & stainless steel sink

## BALCONIES:

Floors: Ceramic Tiles • Railing: M-Steel Railings, • Ceiling: Texture Paint

## LIFT LOBBIES/CORRIDORS:

• Floors: Baroda Green with white marble or equivalent, • Walls: Oil Distemper • Ceiling: Oil Distemper • Fixtures & Fittings: Adequate light points • Staircase: Floors: Baroda Green with white marble or equivalent • Exterior: • Outer Finishing: Weather proof coating



Image for reference only

**NOTE:** 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 +3% without any change in cost, however, in case the variation is beyond +3% charge are applicable.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings. 1 sqm=10.764 sq. feet



# PEARL & RUBY TOWER



Super Area = 77.1 Sq. Mtr.  
(Approx) = 830 Sq. Ft.

- 2 Bedroom
- Drawing/Dining Room
- Kitchen
- 2 Toilets
- 3 Balconies
- Pearl-3, 8
- Ruby-2, 7

ENTRY

Super Area = 86.3 Sq. Mtr.  
(Approx) = 930 Sq. Ft.

- 2 Bedroom
- Drawing/Dining Room
- Kitchen
- 2 Toilets
- 3 Balconies
- Pearl-1, 4, 5, 6, 7, 9, 10, 11



ENTRY

Super Area = 97.5 Sq. Mtr.  
(Approx) = 1050 Sq. Ft.

- 2 Bedroom
- Drawing/Dining Room
- Kitchen
- 2 Toilets
- 3 Balconies
- Study Room
- Pearl-2, 9
- Ruby-1, 3, 4, 5, 6, 8

ENTRY





# EMERALD & DIAMOND TOWER



Super Area = 92.9 Sq. Mtr.  
(Approx) = 1000 Sq. Ft.

- 2 Bedroom
  - Drawing/Dining Room
  - Kitchen
  - 2 Toilets
  - 1 Store
  - 3 Balconies
- Emerald-3, 6  
Diamond-2, 3, 6, 7

Super Area = 106.8 Sq. Mtr.  
(Approx) = 1150 Sq. Ft.

- 2 Bedroom
  - Drawing/Dining Room
  - Kitchen
  - 2 Toilets
  - 1 Study
  - 1 Store
  - 3 Balconies
- Emerald-2, 4, 5, 7  
Diamond-1, 4, 5, 8



Super Area = 128.2 Sq. Mtr.  
(Approx) = 1380 Sq. Ft.

- 3 Bedroom
  - Drawing/Dining Room
  - Kitchen
  - 3 Toilets
  - 2 Balconies
- Emerald-1, 8



# SG GRAND

2/3 BHK Homes, Rajnagar Extn.



Map not to scale

## DELIVERED PROJECTS

ACTUAL PHOTOGRAPHS



SG Impressions 58 Phase-I & II, Rajnagar Extn., Ghaziabad



SG Impressions, Vasundhara, Ghaziabad



SG Impressions Plus, Rajnagar Extn., Ghaziabad



SG Alpha Tower, Sec-9, Vasundhara, Ghaziabad



SG Beta Tower, Sec-3, Vasundhara, Ghaziabad

## ONGOING PROJECTS



SG Oasis, Sector-2B, Vasundhara, Ghaziabad



SG Homes, Vasundhara, Ghaziabad



SG Benefit, Govindpuram, (Hapur Road) Ghaziabad



**SG ESTATES LIMITED**  
 QUALITY CONSTRUCTION, OUTSTANDING INTEGRITY  
 -An ISO 9001-2000 certified company-  
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