

Where  
Life  
Blooms..

•PRATEEK•

# Grand Begonia

PREMIUM RESIDENCES



Where Life blooms



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# Vision about to be delivered



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This is where your imagination  
transforms into reality

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Love  
strikes <sup>♥</sup>  
**only** <sup>♥</sup>  
once

Who said so ?





# Flourish in the captivating features

Prateek Grand Begonia is truly a perfect blend of elegance and functionality.

*Grand arches and welcoming ambience.*

*The lobby height is grand, making the grand entrance*



Discover the  
redefined  
living



Image used are artistic impressions of the project. Actual project may vary





# A bouquet of amenities abound



Classical Architecture



Grand Galleria



Grand Roof Parterre Garden



Golf Cart Facility



Dwell in the  
nectar of  
nature





 **Thrive  
in the ENCHANTING  
CLUBHOUSE** 

*The joy of community living awaits you!*



Swimming Pool



Gymnasium



Multipurpose Hall  
With Party Lawn





# An array of athletic. arena

## Indoor

 Chess

 Carrom

 Snooker/Billiards

 Tennis court

 Box Cricket

 Jogging track & more



# Revolutionary project in **DELHI** **NCR**

**EV CHARGING POINTS  
WITH  
EVERY PARKING**

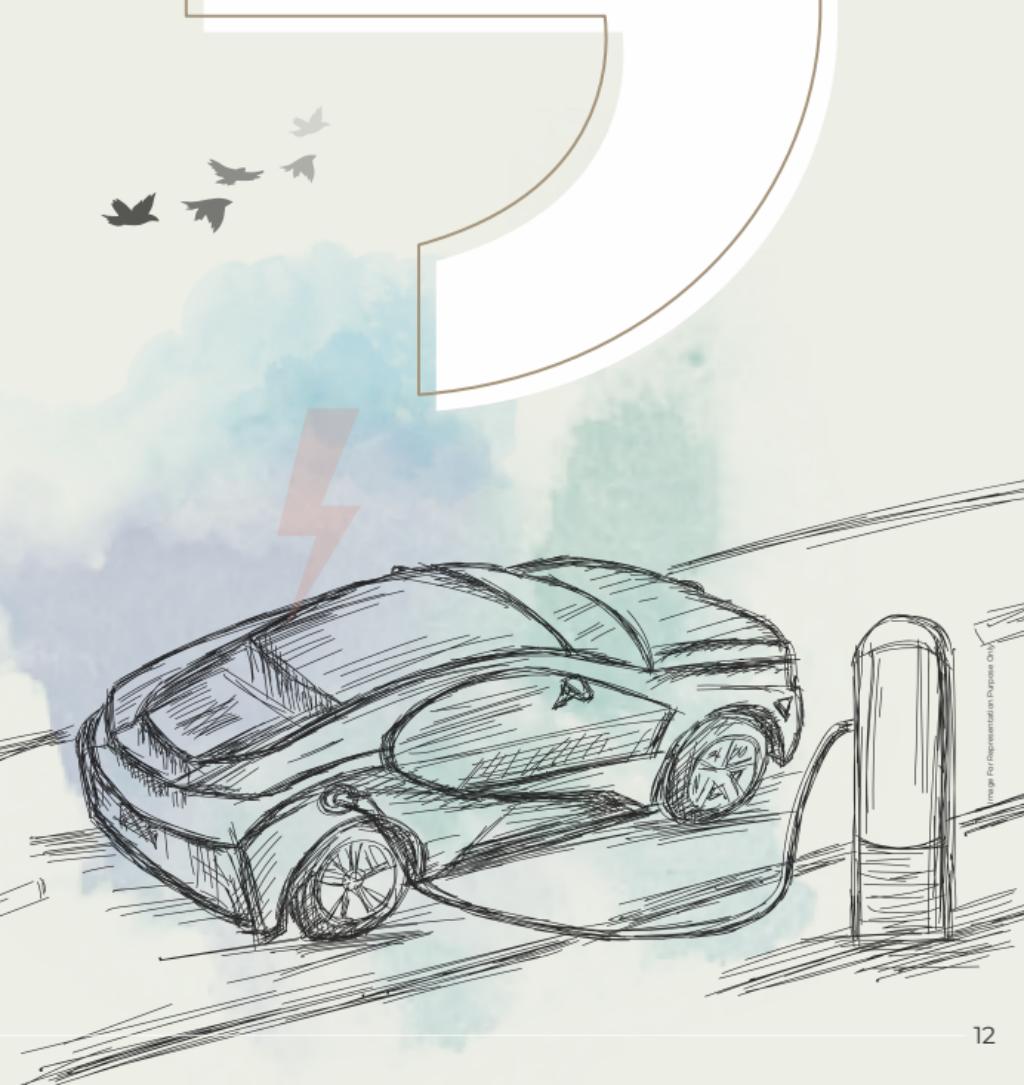




Image used for artistic impressions of the project. Actual project may vary.



Step into a  
**Blooming**  
Wonderland  
of Joy





In bloom  
amidst the  
urban  
orchard





# An odyssey of blissful blooms

Prateek Grand City - a 40-acre integrated township is the very epitome of purposeful living.

***It's a paradise that magical tales are made for!***

- Right on 75 Mtr. and 50 Mtr. road-connecting NH-58 and NH-24 -(NH-9) 16 lane expressway
- Proposed High Street Mall
- Two Commercial Shopping Centers
- Beautiful Landscapes & Hardscape
- Fast EV Charging Stations
- Proposed High-End International School

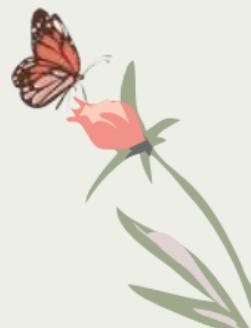








# legends and master layout



# MASTER LAYOUT



*Legend*

| UNITS                                  | TOTAL AREA (Sq.ft) |
|--|--------------------|
| 2 BHK ELITE                            | 1075               |
| 2 BHK ELITE (A)<br>TOWER BII - UNIT 08 | 1075               |
| 2 BHK DELUXE                           | 1280               |
| 3 BHK DELUXE                           | 1500               |
| 3 BHK PREMIUM                          | 1810               |
| 3 BHK LUXURY                           | 2200               |

- Police Station
- Education Facility School Plot (A)
- Reserve Plot (B) For Primary School
- Medical Facility Plot (A)
- Medical Reserve Plot (B)
- Commercial Plot (CP-01)





### PRATEEK BEGONIA ENTRANCE

- ENTRANCE EAST – GRAND BEGONIA (1)
- GRAND WATER FOUNTAIN (3)
- GRAND GALLERIA (12)
- ENTRANCE WEST – GRAND BEGONIA (15)

### CLUB HOUSE & AMENITIES ZONE

- GRAND BEGONIA CLUB (6)
- GRAND BEGONIA PARTY LAWN (5)
- GRAND ROOF PARTERRE GARDEN (7)
- READING ROOM
- YOGA
- ZUMBA & AEROBICS

### GREEN ZONE

- LIVELY PATHWAYS
- TROPICAL GARDEN (2)
- GRAND BEGONIA SUNKEN GARDEN/AMPHITHEATER (13)
- PLEASANT LAWN
- CASCADE WATER FEATURE (14)
- EASEFUL SIT OUT COURTS
- GRAND BEGONIA PLAY PARK (9)
- GRAND BEGONIA LIVING GARDEN (10)

### SPORTS ZONE

- BOX CRICKET (8)
- LAWN TENNIS COURT (11)
- JOGGING TRACK
- SQUASH COURT
- CHESS
- CARROM & MORE



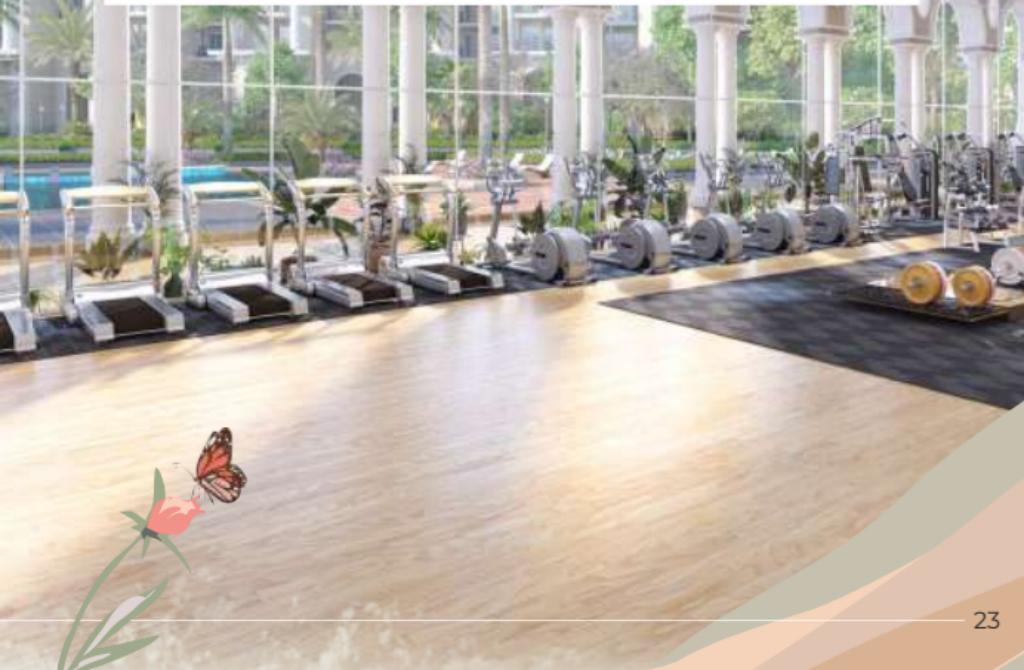
| APARTMENT TYPE  | CARPET AREA (sq ft) | BUILT UP AREA (sq ft) | BALCONY AREA (sq ft) | EXTERNAL WALL AREA (sq ft) | TOTAL AREA (sq ft) |
|---|---------------------|-----------------------|----------------------|----------------------------|--------------------|
| 2 BHK (ELITE) (1075)                                      | 626.57              | 839.16                | 148.76               | 63.83                      | 1075.00            |
| 2 BHK (ELITE A) (1075)<br><small>TOWER B1 UNIT 05</small> | 630.88              | 840.67                | 144.45               | 65.34                      | 1075.00            |
| 2 BHK (DELUXE) (1280)                                     | 786.74              | 1001.70               | 145.33               | 69.43                      | 1280.00            |
| 3 BHK (DELUXE) (1500)                                     | 914.29              | 1165.95               | 165.98               | 85.68                      | 1500.00            |
| 3 BHK (PREMIUM) (1810)                                    | 1099.22             | 1414.82               | 230.67               | 84.93                      | 1810.00            |
| 3 BHK (LUXURY) (2200)                                     | 1312.45             | 1712.44               | 290.63               | 109.36                     | 2200.00            |

\*Note :- 1 sq m. = 10.764 sq ft.



Embrace the  
Essence of  
Grandeur







Images used are artistic impressions of the project.  
Actual project may vary.



Images used are artistic impressions of the project. Actual project may vary.





Images used are artistic impressions of the project.  
Actual project may vary.



Images used are artistic impressions of the project.  
Actual project may vary.



# unit and cluster plan





# UNIT PLAN

## 2 BHK (ELITE)

|                    |                        |
|--------------------|------------------------|
| Carpet Area        | 626.57 sq. ft.         |
| Built-up Area      | 839.16 sq. ft.         |
| Balcony Area       | 148.76 sq. ft.         |
| External Wall Area | 63.83 sq. ft.          |
| <b>Total Area</b>  | <b>1075.00 sq. ft.</b> |

- 2 Bedrooms
- 2 Toilets
- Living/Dining
- Kitchen with Dry Balcony
- Balconies



# UNIT PLAN

## 2 BHK (ELITE A) TOWER B11 UNIT 08

|                    |                        |
|--------------------|------------------------|
| Carpet Area        | 630.88 sq. ft.         |
| Built-up Area      | 840.67 sq. ft.         |
| Balcony Area       | 144.45 sq. ft.         |
| External Wall Area | 65.34 sq. ft.          |
| <b>Total Area</b>  | <b>1075.00 sq. ft.</b> |

- 2 Bedrooms
- 2 Toilets
- Living/Dining
- Kitchen with Dry Balcony
- Balconies



# UNIT PLAN

## 2 BHK (DELUXE)

|                    |                        |
|--------------------|------------------------|
| Carpet Area        | 786.74 sq. ft.         |
| Built-up Area      | 1001.70 sq. ft.        |
| Balcony Area       | 145.53 sq. ft.         |
| External Wall Area | 69.43 sq. ft.          |
| <b>Total Area</b>  | <b>1280.00 sq. ft.</b> |

- 2 Bedrooms
- 2 Toilets
- Study
- Living/Dining Room
- Kitchen with Dry Balcony
- Balconies



# UNIT PLAN

## 3 BHK (DELUXE)

|                    |                        |
|--------------------|------------------------|
| Carpet Area        | 914.29 sq. ft.         |
| Built-up Area      | 1165.95 sq. ft.        |
| Balcony Area       | 165.98 sq. ft.         |
| External Wall Area | 85.68 sq. ft.          |
| <b>Total Area</b>  | <b>1500.00 sq. ft.</b> |

- 3 Bedrooms
- 2 Toilets
- Living/Dining
- Kitchen with Dry Balcony
- Balconies





# UNIT PLAN

## 2 BHK (DELUXE)

|                    |                        |
|--------------------|------------------------|
| Carpet Area        | 786.74 sq. ft.         |
| Built-up Area      | 1001.70 sq. ft.        |
| Balcony Area       | 145.53 sq. ft.         |
| External Wall Area | 69.43 sq. ft.          |
| <b>Total Area</b>  | <b>1280.00 sq. ft.</b> |

- 2 Bedrooms
- 2 Toilets
- Study
- Living/Dining
- Kitchen with Dry Balcony
- Balconies





# UNIT PLAN

## 3 BHK (PREMIUM) IMPERIAL TOWERS

|                    |                        |
|--------------------|------------------------|
| Carpet Area        | 1099.22 sq. ft.        |
| Built-up Area      | 1414.82 sq. ft.        |
| Balcony Area       | 230.67 sq. ft.         |
| External Wall Area | 84.93 sq. ft.          |
| <b>Total Area</b>  | <b>1810.00 sq. ft.</b> |

- 3 Bedrooms
- 3 Toilets
- Living
- Family Lounge
- Kitchen with Dry Balcony
- Balconies



# UNIT PLAN

## 3 BHK (LUXURY) IMPERIAL TOWERS

|                    |                        |
|--------------------|------------------------|
| Carpet Area        | 1312.45 sq. ft.        |
| Built-up Area      | 1712.44 sq. ft.        |
| Balcony Area       | 290.63 sq. ft.         |
| External Wall Area | 109.36 sq. ft.         |
| <b>Total Area</b>  | <b>2200.00 sq. ft.</b> |

- 3 Bedrooms
- 4 Toilets
- 1 Dress
- Study/Servant Room
- Living
- Family Lounge
- Kitchen with Dry Balcony
- Balconies

## TOWER B-1



(1st to 29th Floor)  
CLUSTER PLAN

## TOWER B-2



(1st to 32nd Floor)  
CLUSTER PLAN

## TOWER B-3 & B-6



(1st to 29th Floor)  
CLUSTER PLAN

## TOWER B-4



(1st to 29th Floor)  
CLUSTER PLAN

## TOWER B-5



# IMPERIAL TOWERS

## TOWER BI-7, BI-8, BI-9 & BI-10

3 BHK LUXURY



3 BHK PREMIUM



(1st to 32nd Floor)  
CLUSTER PLAN

## TOWER B-11



## TOWER B-12



(1st to 28th Floor)  
CLUSTER PLAN

# SPECIFICATIONS



## LIVING/DINING

|                                |  |
|--------------------------------|--|
| Walls                          | POP Punning work & Oil Bound Distemper |
| Floor                          | High End Vitrified Tiles               |
| Ceiling                        | POP Punning work & Oil Bound Distemper |
| Doors                          | Designer Entry Door of 8' Height       |
| Windows                        | Powder coated Aluminium/UPVC Windows   |
| Electrical Fixtures & Fittings | Modular Electric Switches              |



## MASTER BEDROOM

|                                |  |
|--------------------------------|--|
| Walls                          | POP Punning work & Oil Bound Distemper         |
| Floor                          | Laminated Wooden Flooring                      |
| Ceiling                        | POP Punning work & Oil Bound Distemper         |
| Doors                          | Skin moulded paneled door/laminated flush door |
| Windows                        | Powder coated Aluminium/UPVC Windows           |
| Electrical Fixtures & Fittings | Modular Electric Switches                      |





## BEDROOMS

|                                |  |
|--------------------------------|--|
| Walls                          | POP Punning work & Oil Bound Distemper         |
| Floor                          | High End Vitrified Tiles                       |
| Ceiling                        | POP Punning work & Oil Bound Distemper         |
| Doors                          | Skin moulded paneled door/laminated flush door |
| Windows                        | Powder coated Aluminium/UPVC Windows           |
| Electrical Fixtures & Fittings | Modular Electric Switches                      |



## TOILETS

|                                |  |
|--------------------------------|--|
| Walls                          | Ceramic Tiles cladded upto 7ft height                      |
| Floor                          | Anti Skid Ceramic tiles                                    |
| Ceiling                        | POP Punning work & Oil Bound Distemper                     |
| Doors                          | Skin moulded paneled door/laminated flush door             |
| Windows                        | Powder coated Aluminium/UPVC Windows                       |
| Sanitary Fixtures & Fittings   | Branded Wall hung W.C, Counter Top Wash Basin, CP Fittings |
| Electrical Fixtures & Fittings | Modular Electric Switches                                  |





## KITCHEN

|                                |   |
|--------------------------------|---|
| Walls                          | Ceramic Tiles cladded upto 2ft height, above Granite Counter/Marble Counter |
| Floor                          | High End Vitrified Tiles  |
| Ceiling                        | POP Punning work & Oil Bound Distemper                                      |
| Windows                        | Powder coated Aluminium/UPVC Windows  |
| Sanitary Fixtures & Fittings   | Branded CP Fittings with Single Bowl Stainless Steel Sink.                  |
| Electrical Fixtures & Fittings | Modular Electric Switches   |



## BALCONIES

|                                |                                    |
|--------------------------------|------------------------------------|
| Walls                          | External Weather Proof Paint       |
| Floor                          | Anti Skid Ceramic tiles            |
| Doors                          | Powder coated Aluminium/UPVC Doors |
| Electrical Fixtures & Fittings | Modular Electric Switches          |





## STUDY

|                                |  |
|--------------------------------|--|
| Walls                          | POP Punning work & Oil Bound Distemper         |
| Floor                          | High End Vitrified Tiles                       |
| Ceiling                        | POP Punning work & Oil Bound Distemper         |
| Doors                          | Skin moulded paneled door/laminated flush door |
| Windows                        | Powder coated Aluminium/UPVC Windows           |
| Electrical Fixtures & Fittings | Modular Electric Switches                      |



Notes: 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 the colour of lamination may occur • Area in all catagories of apartments may vary up to  $\pm 3\%$  without any change in cost, however, in case the variation is beyond  $\pm 3\%$ , charges are applicable.



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Embrace a magnificent lifestyle that flourishes in a “World-Class Township”

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# Connect to every Beads of life



Place Where "Me Time" is connected with Peace , Security,  
Convenient Travel Time & Unbridled True Love.



**40**  
MIN  
drive

IGI Airport

**25**  
MIN  
drive

Nehru Place  
IT Product Hub

**25**  
MIN  
drive

South Delhi  
Commercial Hub

**20**  
MIN  
drive

India Gate

**10**  
MIN  
drive

Akshardham

**2**  
MIN  
drive

Namo Bharat  
Rail Service to  
Jewar Airport

**2**  
MIN  
drive

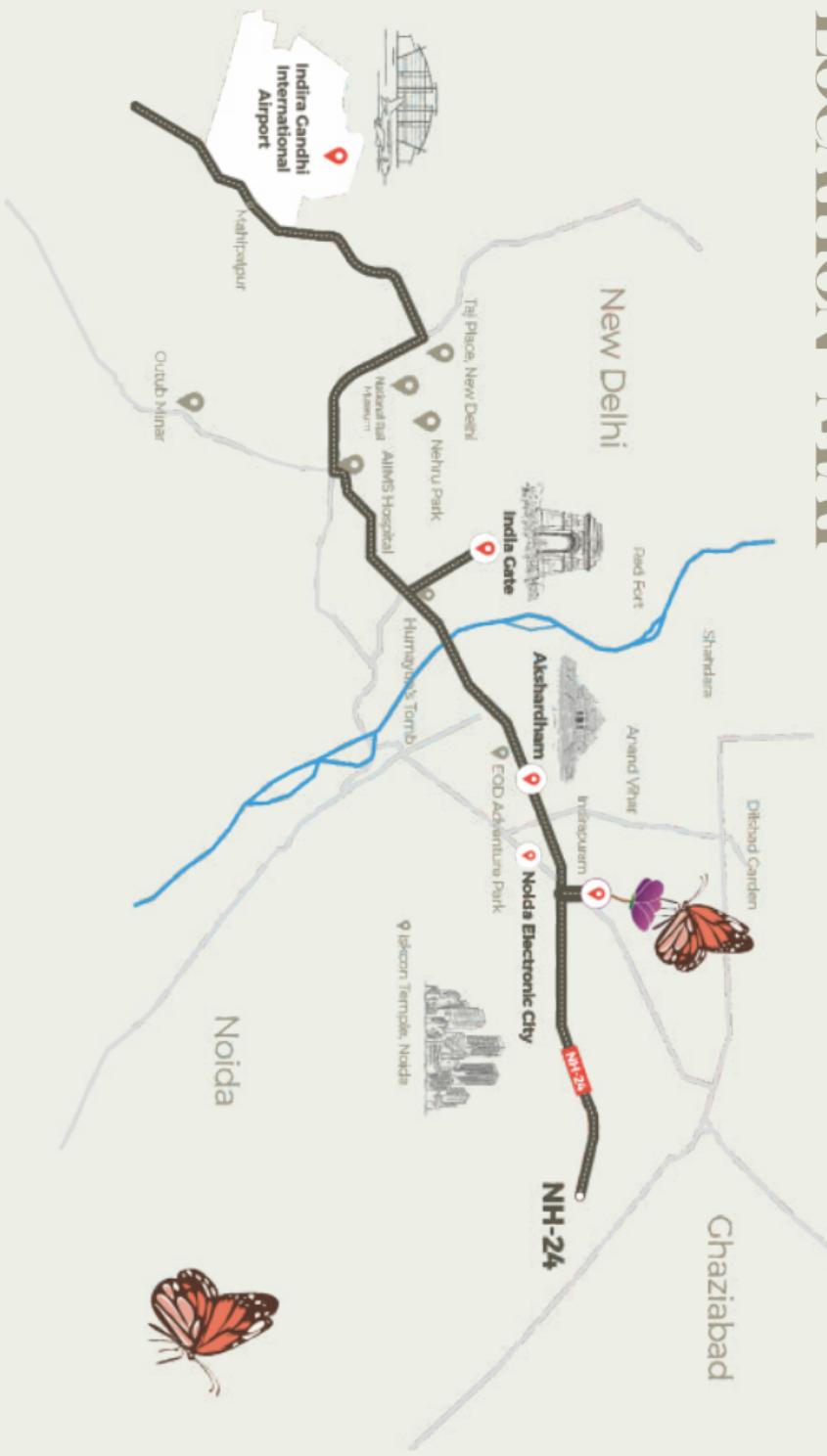
RRTS Station

**2**  
MIN  
drive

Metro  
Station



# LOCATION-MAP





## Where foundations are kept on commitment...

### Prateek Group at a glance



At Prateek, our commitment is our concrete. As we don't just create homes, we turn your dreams into a reality. Firmly guided by our core values of integrity, initiative and involvement, we have always tried to thread the path of excellence to deliver one supreme project after another, timely as promised. That's what makes us one of the most trusted and admired real estate groups in the region.

Our vision is to develop iconic infrastructural entities that redefine the industry standards while elevating the environs of our projects, transforming them into high-flying prime landmarks all over NCR.





**Prateek Group**  
Creating Landmarks, Setting Benchmarks

...and a promise is more than a bond.

•— DELIVERED PROJECTS —•

← RESIDENTIAL →



At Crossings Republik, NH-24  
Delivered in 2011



Sector-61, Noida  
Delivered in 2012



Sector-120, Noida  
Delivered in 2013



Sector-77, Noida  
Delivered in 2014



Sector-45, Noida  
Delivered in 2015



Sector-107, Noida  
Delivered in 2018

← COMMERCIAL →



•— READY TO MOVE IN —•



•— ON GOING PROJECT —•



•— ENTERTAINMENT VENTURE —•



•— CSR INITIATIVE —•





# Prateek Group

Creating Landmarks, Setting Benchmarks

## Creating Landmarks, Setting Benchmarks



Click & Follow the Butterfly to our Social Platforms

The brochure is purely conceptual and not a legal offering. The elevation, colour schemes, and/or exterior appearances specifications, design, layouts, 3D prospective views & stock images printed in this brochure are indicative and these can be changed at the sole discretion of the builder. 1sq. mttr = 10.764 sq.ft.

