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**SKYTECH**  **COLOURS**  
*Avenue*

Beyond Ordinary

 Sector 10, Greater Noida West

Premium Residences **2 BHK & 3 BHK**

**Disclaimer:** The visuals, images, layouts, amenities, specifications, and artistic impressions presented in this brochure are purely conceptual and intended for illustrative purposes only. Actual development, design, dimensions, surroundings, and features may vary during execution and are subject to approvals from the concerned authorities. Prospective buyers are advised to independently verify all project details, plans, approvals, specifications, and legal documents before making any purchase decision. The developer reserves the right to make changes, modifications, alterations, or improvements in the interest of the project or as directed by regulatory authorities without prior notice.

Nothing contained in this brochure shall be deemed to constitute a legal offer, commitment, warranty, or contract of any nature. The developer shall not be held responsible for any variations or changes made in the project from time to time.

**SKYTECH**  **COLOURS**  
*Avenue*



*Close* to the City Far from the Noise.

# Where the city breathes, and you do too

A residence where modern city life meets curated living every detail crafted for those who expect more.

5

Towers

6+

Completed Projects

RERA

Registered

Architects, engineers and legal minds – united by quality, safety and your satisfaction.

# The city, placed at your feet

- **Schools** : 2 mins drive @
  - Shri Ram Global School
  - BGS Vijnatham School
  - The Infinite School
  - GD Goenka International School

- **Hotels**: 15 Mins Drive @
  - Hotel Crown Plaza
  - Hotel Radisson Blu

## On Walking Distance:

- KDSG Super Speciality Hospital
- St. Terrasa School

\*All distances and travel times are approximate and may vary based on traffic and route conditions.








# A community, considered in full



Five residential towers – A, B, C, D, E set around a lush central green with 24m wide road access

## Unit Sizes

-  2 BHK – 870 Sq. Ft.
-  2 BHK – 1020 Sq. Ft.
-  3 BHK – 1160 Sq. Ft.
-  3 BHK – 1240 Sq. Ft.
-  3 BHK – 1350 Sq. Ft.
-  Commercial Block



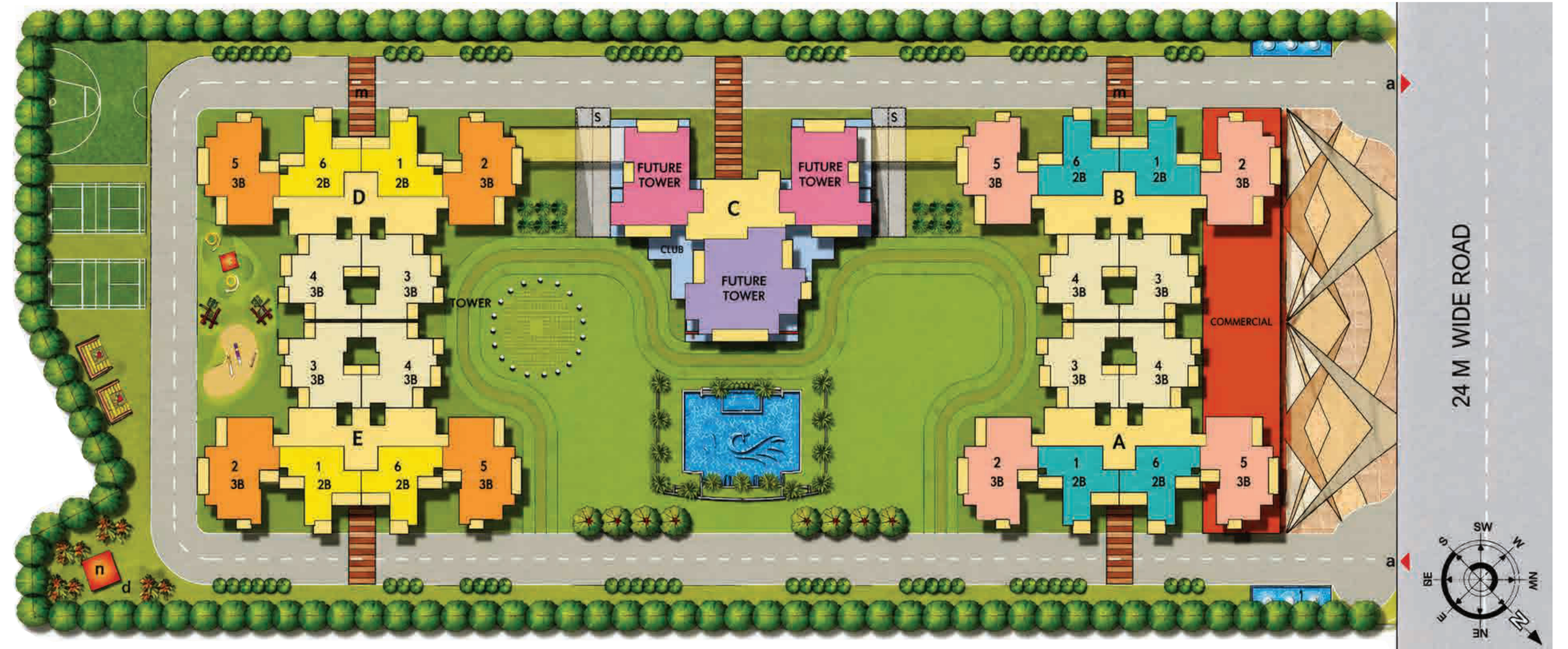
**A & B Towers**  
2 & 3 BHK | 6 Units/Floor



**D & E Towers**  
2 & 3 BHK | 6 Units/Floor



**C Tower**  
Future Expansion



## Super Areas

-  2 Bed + 2 Toilets  
870 Sq. Ft.
-  2 Bed + 2 Toilets  
1020 Sq. Ft.
-  3 Bed + 2 Toilets  
1160 Sq. Ft.
-  3 Bed + 2 Toilets  
1240 Sq. Ft.
-  3 Bed + 3 Toilets  
1350 Sq. Ft.
-  Commercial

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FAR is in accordance with GNIDA norms. Queries, if any, shall be answered at the time of booking.

# Well-Planned Living Spaces



**2 Bedrooms + 2 Toilets  
+ 3 Balconies**

Super Area: 870 sq.ft.  
Byiltup Area: 665 sq. ft.  
Carpet Area: 502 sq.ft.

## 05 Floor Plans

### 2 Bedrooms + 2 Toilets + 3 Balconies

Super Area: 1020 sq.ft.  
Byiltup Area: 788 sq. ft.  
Carpet Area: 572 sq.ft.



### 3 Bedrooms + 2 Toilets + 3 Balconies

Super Area: 1160 sq.ft.  
Byiltup Area: 865 sq. ft.  
Carpet Area: 673 sq.ft.



## 06 Floor Plans



**3 Bedrooms + 2 Toilets  
+ 5 Balconies**

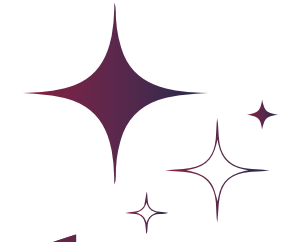
Super Area: 1240 sq.ft.  
 Built-up Area: 951 sq. ft.  
 Carpet Area: 717 sq.ft.



**3 Bedrooms + 3 Toilets  
+ 4 Balconies**

Super Area: 1350 sq.ft.  
 Built-up Area: 1013 sq. ft.  
 Carpet Area: 785 sq.ft.

# A life, fully lived



## Swimming Pool

Pool-side sit-out with curated lounging spaces



## Meditation Pavilion

Yoga & meditation in lush, peaceful surroundings



## Loaded Gymnasium

State-of-the-art equipment for every fitness need



## Children's Play Area

World-class play facilities for little ones



## Walking Tracks

Landscaped green pathways with fountain features



## Beautiful Landscaping

Nature-inspired outdoor living & green spaces



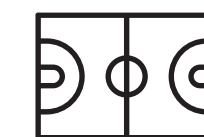
# Where happiness multiplies



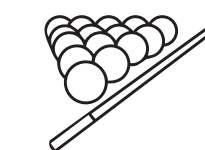
Gymnasium



Badminton Court



Basketball Court



Billiards / Snooker

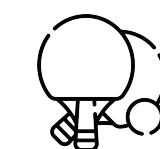
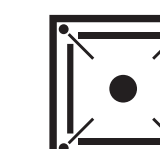


Table Tennis



Carrom Board



# An exciting place for family & friends

A beautifully appointed clubhouse for leisure, rejuvenation and quality time together.

## 65% Open Space

Enjoy a spacious lifestyle with 65% open area designed for comfort and greenery.

## Pool Deck Lounge

Curated poolside seating in the open air

## Cafeteria & Event Spaces

Social café for celebrations

**24 Hr Security**  
3-Tier System

**100% Power Backup**  
Uninterrupted

**High Speed Lifts**  
Every Tower

**24\*7 Water Supply**  
Uninterrupted

**CCTV Surveillance**  
24 Hours

**Fire Fighting**  
Every Floor



# Everything you need, already here near by to the complex

## CAFETERIA

Dining & café options

## ATM & BANKING

On-site financial services

## PHARMACY

Medical essentials nearby

## SALON & GROOMING

Professional grooming services



## Residences

# Designed for the way you choose to live

Vastu-compliant 2 & 3 BHK residences with spacious balconies and finest specifications throughout.

### Config I · 2 BHK

2 Bed · 2 Bath · 3 Balconies

Super Area	870 Sq. Ft.
Built-up	665 Sq. Ft.
Carpet	502 Sq. Ft.

### Config II · 2 BHK

2 Bed · 2 Bath · 3 Balconies

Super Area	1020 Sq. Ft.
Built-up	788 Sq. Ft.
Carpet	572 Sq. Ft.

### Config III · 3 BHK

3 Bed · 2 Bath · 3 Balconies

Super Area	1160 Sq. Ft.
Built-up	865 Sq. Ft.
Carpet	673 Sq. Ft.

### Config IV · 3 BHK

3 Bed · 2 Bath · 5 Balconies

Super Area	1240 Sq. Ft.
Built-up	951 Sq. Ft.
Carpet	717 Sq. Ft.

### Config V · Signature 3 BHK

3 Bed · 3 Bath · 4 Balconies

Super Area	1350 Sq. Ft.
Built-up	1013 Sq. Ft.
Carpet	785 Sq. Ft.



**SKYTECH COLOURS**  
Avenue

# Every material, considered with care

## MASTER BEDROOM

Walls	Gypsum Plaster / Emulsion paint
Floors	Lamination Wooden Flooring / Tile
Doors	Laminated / Flush Doors
Windows	UPVC / Aluminium

## OTHER BEDROOMS & LIVING

Floors	High quality 4x2 Vitrified Tile
Walls	Gypsum Plaster / Emulsion paint
Windows	UPVC / Aluminium

**Disclaimer:** The project specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company

## KITCHEN

Counter	Granite / Engineered stone + SS sink
Fittings	High quality Branded CP Fittings
Water	Kent RO or equivalent

## TOILETS / BATHROOMS

Walls	Stone finish tiles up to false ceiling
Fixtures	Jaquar, Grohe, Kohler or Equivalent
Counter	Vanity with branded chinaware

## BALCONY & STAIRCASE

Balcony	Matt finish tile + MS railing
Staircase	Granite floors + MS railing

## INFRASTRUCTURE

Security	3-tier security system
Power	100% backup
Elevators	High speed elevators
Water	24x7 uninterrupted supply

## The Group

# Built on your trust, for decades



Skytech Group – experts in construction, finance and law – united by quality, safety and customer satisfaction.

Skytech Residency



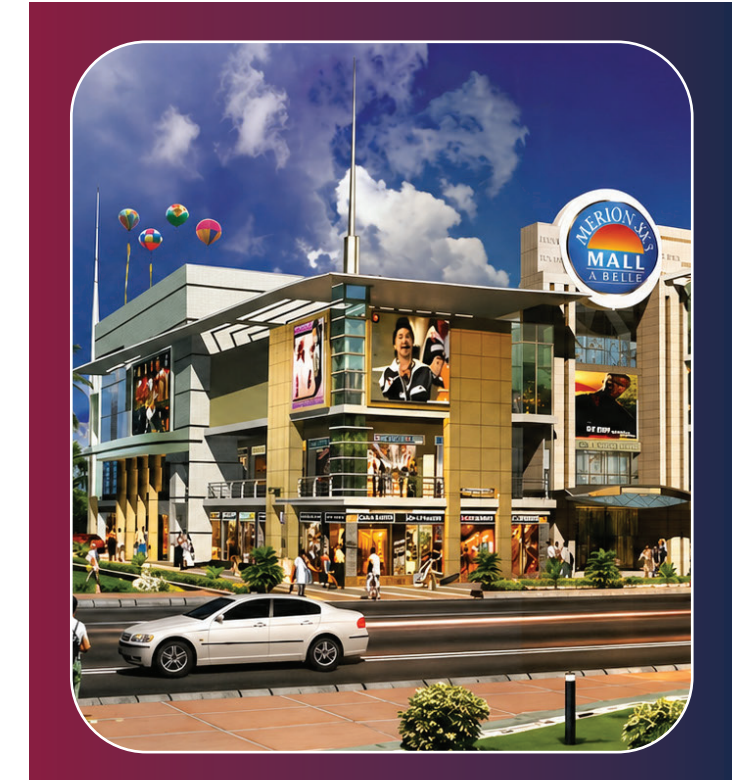
Vaishali Ghaziabad

Skytech Magadh



Vaishali, Ghaziabad

Skytech Mall



Rohtak City Haryana

Skytech Merion Residency - I



Crossing Republic Township Gzb

Skytech Merion Residency - II



Crossing Republic Township Gzb

Skytech Matrott



Sec 76 Noida

# Your finest chapter starts here





## Address

 GH01/C, Sector-10 Greater Noida West.

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## Contact

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