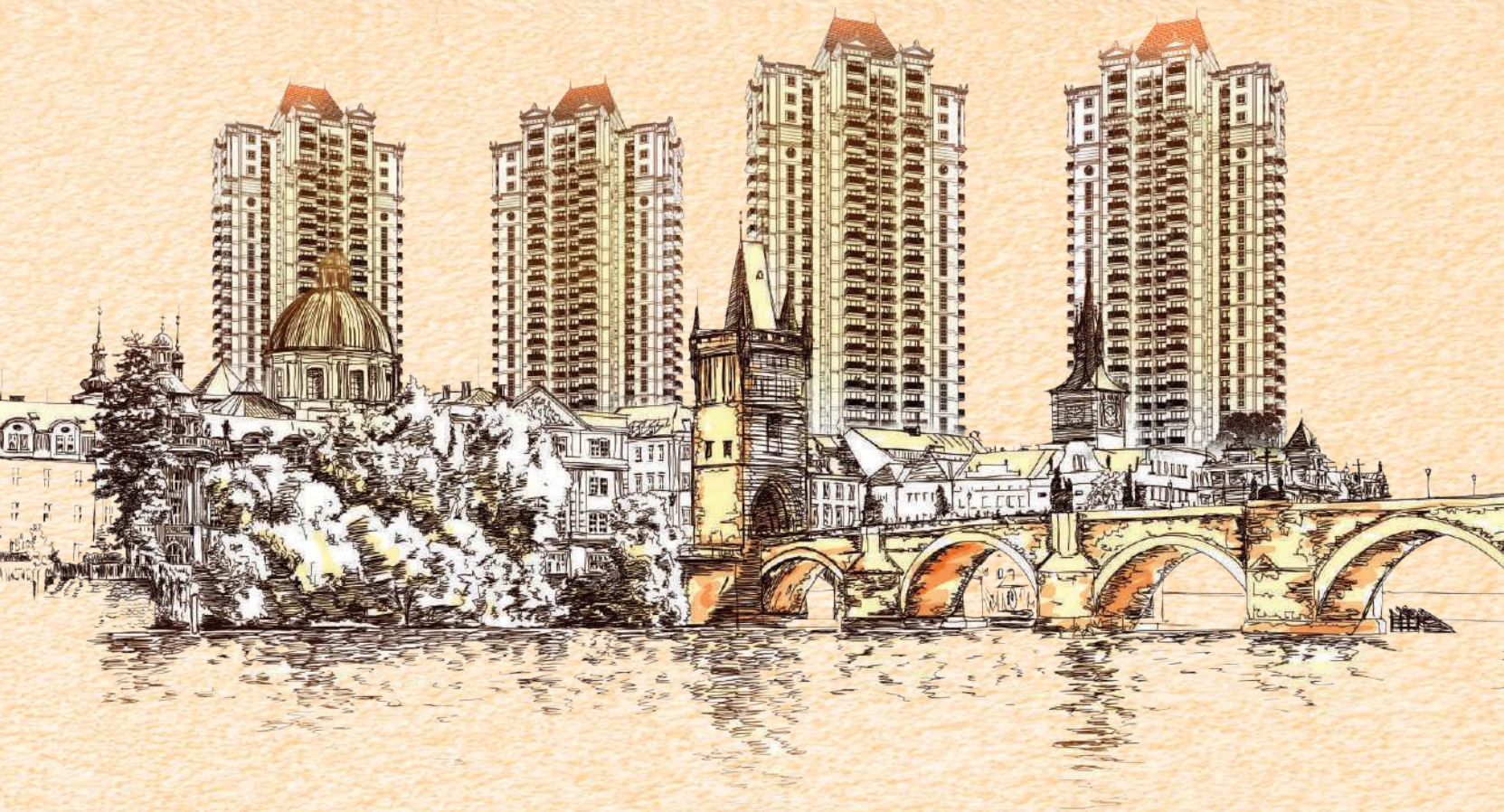


CAPITAL ATHENA

2/3/4 BHK PREMIUM APARTMENTS
G. NOIDA WEST



UPRERA REGISTRATION No.
PHASE-1 : UPRERAPRJ6310 / PHASE-2 : UPRERAPRJ6377
www.up-rera.in





Away from the clamour of city life, Capital Athena residential project has been developed in Sector 1, Greater Noida West by Capital Infratechomes. Pvt. Ltd. A wide expanse of greenery all around, Capital Athena is constructed with a fine amalgamation of luxury living and enterprise. Ensconced with luxury amenities and modern facilities, Capital Athena has been tastefully designed to meet the new age demands of the residents.

Capital Athena adding an exotic essence to the charm of living in the midst of nature. An uncongested and peaceful environment to live in, Capital Athena apartments diffuse pollution free environment in your residence and surrounding areas. These apartments built on various spacious floor sizes, offers a perfect environment dotted with serenity and luxury. Lavish balconies of these apartments overlook the picturesque beauty of the surrounding environment while allowing enough sunlight and natural air to penetrate within the rooms. Nestled in a prudent location with excellent communication facilities and other modern conveniences of daily life within close proximity, living at Capital Athena apartments is redefining your eco-friendly way of living.

**A DESTINATION
DEDICATED TO AN
ULTRA MODERN
LIFE STYLE**





CAPITAL ATHENA G. NOIDA WEST

PROJECT HIGHLIGHTS

- Site spread across World class Sports City
- Acres of open & green spaces
- Intermittent water bodies
- Zero-traffic jogging tracks
- One of the first residential projects with Handicap friendly ramps
- Leisure Park for Senior Citizens & Children's play area
- Dedicated tot-lots
- Theme park & interactive games for children
- Exotic flower park
- Private lawns for ground floor apartments
- View of greens from each apartment.
- Designed by world renowned, award winning architect HAFEEZ CONTRACTOR.
- Vaastu-compliant layout & design
- Energy efficient homes with environment friendly materials
- Well managed Solar Lighting at landscaped areas
- Earthquake Resistant Structure
- International style Clubhouse with all state-of-the-art facilities





Facilities for Recreation & Relaxation

- Basketball Practice Court
- Badminton Court
- Jogging & Cycling Track
- Skating Rink
- Yoga Lawn
- Cricket Pitch
- Kids Play Area
- Golf Area
- Children's Maze
- Gazibo
- Sand Pit





Fine
Dimension
of Delight



H.O.M.E
HAPPINESS
OWNERSHIP
MEMORIES
EVERYTHING.





**Walk up
To your
Dream home**



Upscale Double Height Lobby-Inside View





LAYOUT PLAN

TOWER	UNIT CATEGORY	TOWER
CA-5,6,7	Flat No-1,2,4,5,6,8	1075 Sq.ft
CA-5,6,7	Flat No-3,7	1290 Sq.ft
CA-8,9,10,11	Flat No-1,2,3	1675 Sq.ft
CA-8,9,10,11	Flat No-4	1875 Sq.ft
CA-2,3,4	Flat No-1,3	2175 Sq.ft
CA-2,3,4	Flat No-2,4	2790 Sq.ft

Plot No. G.H. 12A-2, Sector - 1, G. Noida West

In-complex Amenities
100% Power back-up & 24 hour water supply
24X7 Multi-Tier Secured entrance to residential towers
CCTV camera at common access points
Well managed basement parking
Laundry services
Amphitheatre
Large banquet and party lawns
Medical centre & polyclinic
Shopping centre & departmental stores inside omplex
Rainwater harvesting

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1sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt. and 1mt = 3.281 ft.

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CAPITAL ATHENA

2/3/4 BHK PREMIUM APARTMENTS
G. NOIDA WEST

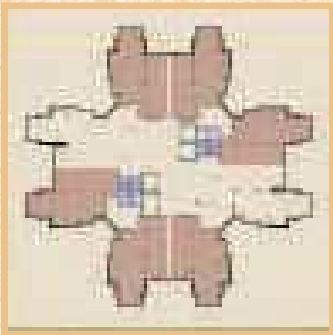




UNIT SIZE 1075 SQ.FT.

2 Bedroom + Living Room & Dining + Kitchen +
2 Toilet + 3 Balcony + Utility Balcony

SUPER AREA - 1075 SQ.FT. (99.87 SQ.MTR.)
BUILT UP AREA - 813 SQ.FT. (75.53 SQ.MTR.)
CARPET AREA - 631 SQ.FT. (58.62 SQ.MTR.)



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UNIT SIZE 1290 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen +
2 Toilet + 3 Balcony + Utility Balcony

SUPER AREA - 1290 SQ.FT. (119.84 SQ.MTR.)
BUILT UP AREA - 988 SQ.FT. (91.79 SQ.MTR.)
CARPET AREA - 789 SQ.FT. (73.30 SQ.MTR.)



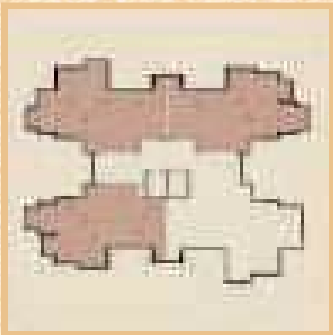
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UNIT SIZE 1675 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen +
3 Toilet + 3 Balcony + Utility Balcony

SUPER AREA - 1675 SQ.FT. (155.61 SQ.MTR.)
BUILT UP AREA - 1315 SQ.FT. (122.17 SQ.MTR.)
CARPET AREA - 985 SQ.FT. (91.51 SQ.MTR.)



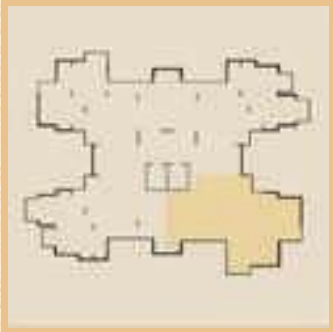
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UNIT SIZE 1875 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen +
3 Toilet + 3 Balcony + Utility Balcony

SUPER AREA - 1875 SQ.FT. (174.19 SQ.MTR.)
BUILT UP AREA - 1466 SQ.FT. (136.19 SQ.MTR.)
CARPET AREA - 1133 SQ.FT. (105.26 SQ.MTR.)



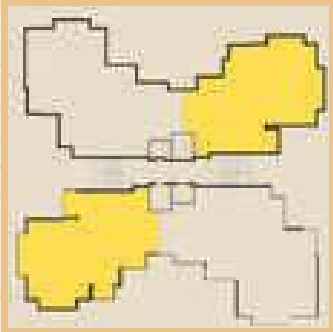
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UNIT SIZE 2175 SQ.FT.

3 Bedroom + Living Room & Dining + Kitchen +
3 Toilet + 3 Balcony + Utility Balcony + Servent Room with Toiet

SUPER AREA - 2175 SQ.FT. (202.06 SQ.MTR.)
BUILT UP AREA - 1651 SQ.FT. (153.38 SQ.MTR.)
CARPET AREA - 1315 SQ.FT. (122.16 SQ.MTR.)



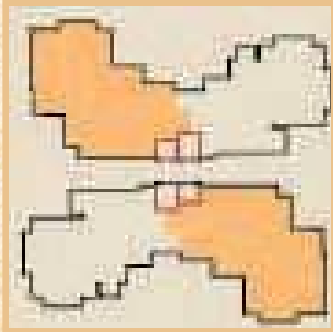
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UNIT SIZE 2790 SQ.FT.

4 Badroom + Living Room & Dining + kitchen +
4 Toilet + 4 Balcony + Utility Balcony + Servant Room With Toilet

SUPER AREA - 2790 SQ.FT. (259.19 SQ.MTR.)
BUILT UP AREA - 2125 SQ.FT. (197.41 SQ.MTR.)
CARPET AREA - 1643 SQ.FT. (152.64 SQ.MTR.)



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SPECIFICATIONS

Structure	Earthquake resistant RCC Structure as per Seismic Zone with latest framework technique
LIVING/DINING	
Wall Finish	OBD paint
Flooring	Vitrified Tiles
Ceiling	OBD paint
Door	ISI Marked 32mm thick skin molded doors
MASTER BEDROOM	
Wall Finish	OBD paint & texture paint up to celing
Flooring	Wooden Textured Tiles
Ceiling	OBD paint
Door	ISI Marked 32mm thick skin molded Doors
OTHER BEDROOM	
Wall Finish	OBD paint & texture paint up to ceiling
Flooring	Vitrified Tiles
Ceiling	OBD paint
Door	ISI Market 32mm thick skin molded Doors
KITCHEN	
Wall Finish	Ceramic Tiles up to 2' above working counter
Flooring	Anti-skid Ceramic Tiles
Ceiling	OBD Paint
Door	Granite Counter with Sink
TOILET MASTER BEDROOM	
Wall Finish	Ceramic tiles in dado up to 7' high
Flooring	Anti Skid Ceramic Tiles
Ceiling	OBD Paint

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SPECIFICATIONS

Fittings	White sanitary ware with EWC, CP Fittings (Jaquar or equivalent)
TOILET OTHER BEDROOM	
Wall Finish	Ceramic tiles in dado up to 7'high
Flooring	Anti Skid Ceramic Tiles
Ceiling	OBD paint
Fittings	White sanitary ware with EWC, CP Fittings (Jaquar or equivalent)
SERVANT ROOM/UTILITY/STUDY ROOM	
Wall Finish	OBD Paint
Flooring	Ceramic Tiles
Ceiling	OBD paint
Door	Wooden/Ply door frame with flush door
EXTERNAL FACADE FINISH	
Wall Finish	Excellent weatherproof and permanent finish of pleasing shades
OTHER	
Balconies	Anti-skid Ceramic Tiles, External paint
External Door & Windows	Aluminum Powder Coated/UPVC with good quality hardware fitting
Electrical	Copper wire in PVC Conduit with MCB supported circuit with adequate number of power point & lights points (Anchor, Havells or Equivalent)
Power Backup*	24 Hours
Lobbies/Corridor	Terrazzo/Marble on flooring, OBD Paint
TV & Telephone	Provision for points in living/Drawing & Bedroom
Security System	Secured gated community with intercom facility

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Address : Plot No. G.H. 12A-2, Sector -1, G. Noida West
 Phone No. : +91-9999-62-64-62
 Website : www.capitalathena.com

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SWAMIH INVESTMENT FUND I
 Acting Through
SBICAP VENTURES