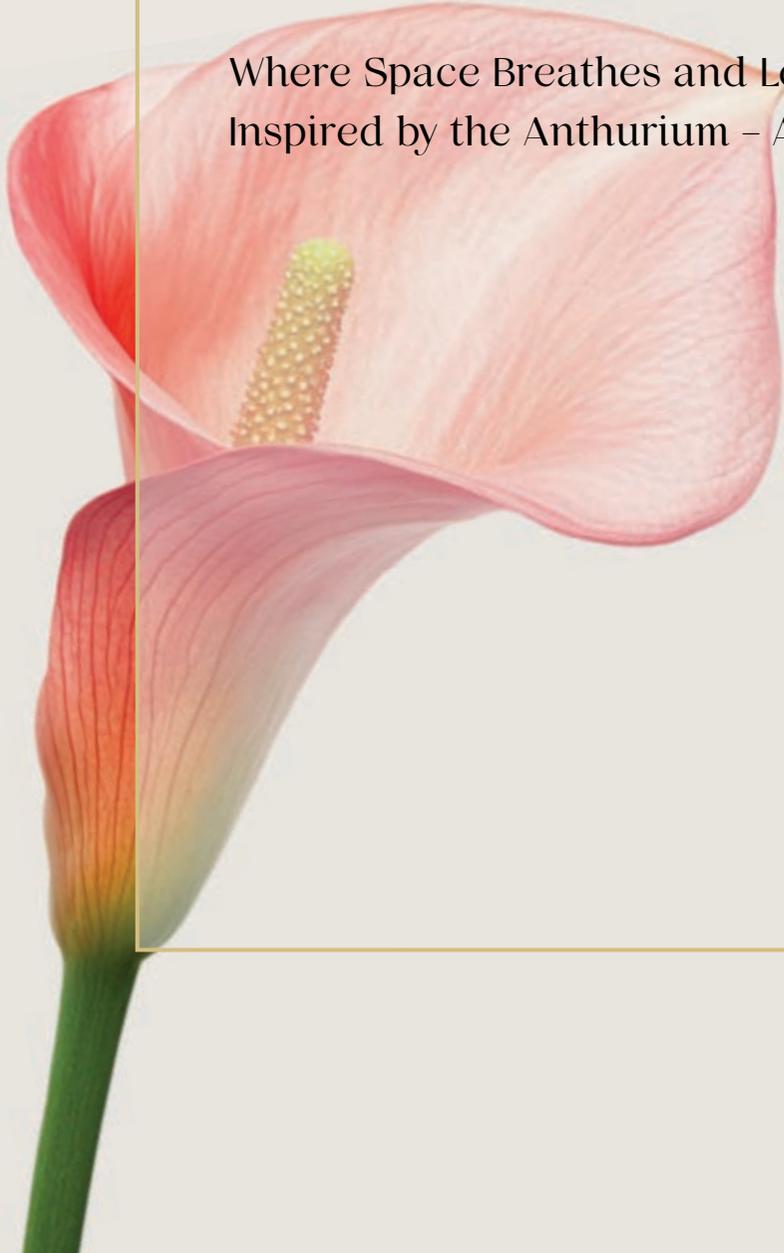




Eternia 





Where Space Breathes and Legacies Bloom
Inspired by the Anthurium – A Symbol of Timeless Grace.

Eternia is more than a residence,
It's a living legacy.

Welcome to Eternia^o

Spacious Residences For Grand Living

Inspired by the Anthurium flower, a symbol of eternal life and resilience, Eternia stands proudly in one of Greater Noida West's most coveted locations. This spacious enclave offers uninterrupted views, seamless connectivity, and a thoughtfully planned environment. With efficient layouts, premium finishes, and expansive living spaces, Eternia redefines modern luxury—where elegance meets endurance, and design meets purpose.



3 & 4 BHK
Spacious Residences



*Artistic impression



*Artistic impression



* Artistic Impression

PROJECT HIGHLIGHTS

6 ACRES | 6 TOWERS | G+30 FLOORS



3 & 4 BHK
spacious residences



More usable area
with lesser saleable ratio



Symmetrical layout
with skyline view



Double height
entrance lobby



4 Lifts
per tower



Facing a 100 mtr
fully developed green belt



On 130 mtr
wide main road



Near proposed
metro station



Wellness



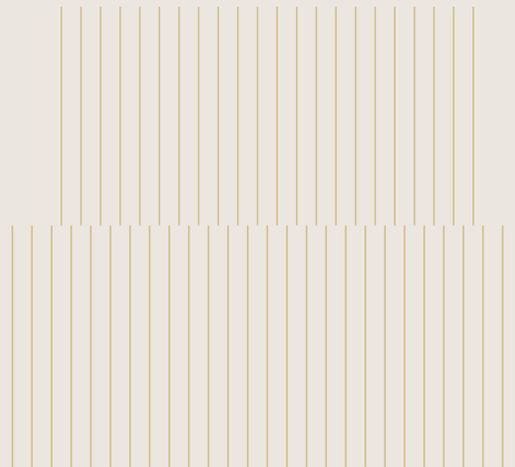
Comfort



Community

Crafted for Wellness, Comfort & Community

At Eternia, life is shaped by thoughtful detail. Every space is designed to restore your energy, enhance your comfort, and surround you with a sense of belonging. Wellness, comfort, and community come together here; not as add-ons, but as essentials of everyday living.



Wellness

Yoga, Aerobics

Awaken your mind and body in a space designed for serenity and vitality.

Jogging Track & Gymnasium

Stay active and healthy in spaces that motivate you to move and grow.



*Artistic impression

Gymnasium



*Artistic impression

Multipurpose Court



Multipurpose Court

A vibrant arena where different games come together, offering endless opportunities for fun, fitness, and friendly competition.



Swimming Pool

Dive into tranquility with crystal-clear waters that refresh and rejuvenate.



*Artistic impression

Swimming Pool



Comfort



Water Feature & Deck Seating

Find serenity by the soothing water feature, with scenic views and cozy seating just a breath away.



*Artistic impression

Water Feature Area



Double Height Entrance Lobby

A statement of scale and sophistication, the double-height entrance lobby features a reception and lounge designed to balance luxury with comfort.



EV Car Charging Station

Power up your car while you power down in your serene surroundings.



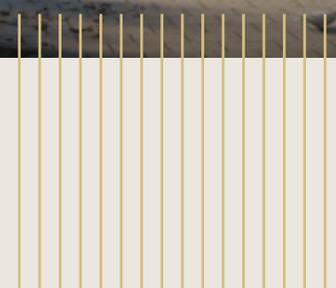


*Artistic impression

Green Lawn

 **Lawn**

A refreshing green retreat to relax, play, or simply soak in nature's calm.





*Artistic impression

Billiard Room



Indoor Games Room

Unleash the fun in a space where every game is a new adventure.



Community

Toddlers' Play Room

Where every laugh and smile makes a vibrant community come to life.



*Artistic impression

Toddlers' Play Room



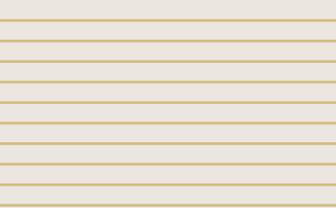
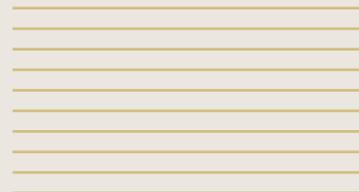
*Artistic impression

Kids Play Area



Kids Play Area

A playful escape where imagination and joy find no bounds.



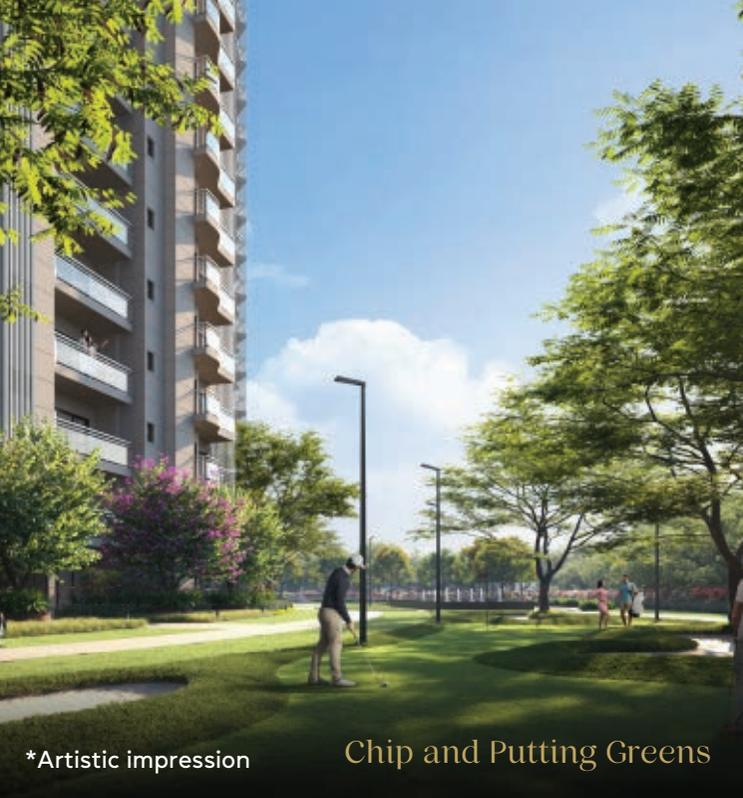
Multipurpose Hall

A vibrant hub for celebrations, connections, and memorable gatherings that bring everyone together.



*Artistic impression

Multipurpose Hall



Stepped Sitting

Where conversations flow and connections grow; a stepped arena for pause and togetherness.



*Artistic impression

Chip and Putting Greens

*Artistic impression

Senior Citizen Garden



Chip and Putting Greens

Sharpen your skills, relax with friends, and enjoy endless moments of fun.



Senior Citizen Garden

A peaceful retreat for cherished moments of calm and reflection.

*Artistic impression

Stepped Sitting



*Artistic impression

Sitting plaza

Spacious Layouts Crafted For Life At Its Fullest



Spacious layout



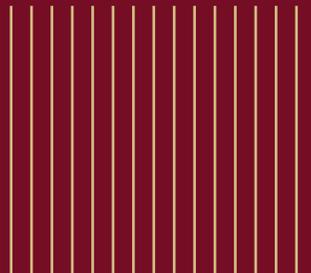
Modular kitchen



Abundant natural light



Seamless cross ventilation





*Artistic impression

Living Room



*Artistic impression

Kitchen



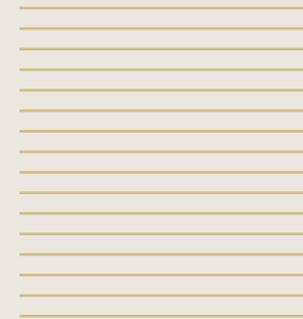
*Artistic impression

Master Washroom



*Artistic impression

Master Bedroom





Clubhouse

A Warm Embrace of Wellness, Comfort & Community

*Artistic impression

TT & Cards Room

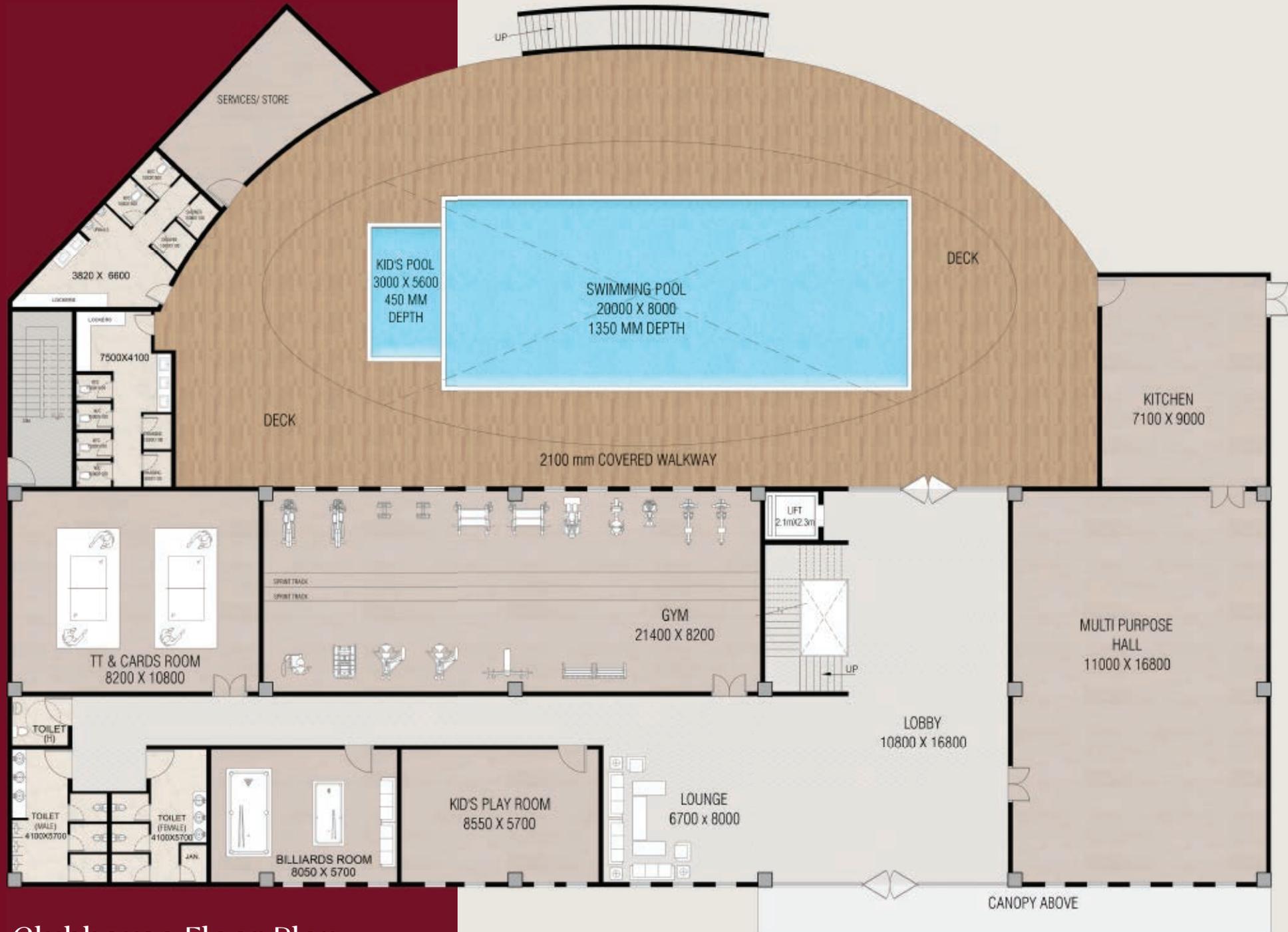


*Artistic impression

Lobby

1Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet

Thoughtfully designed clubhouse and amenities, spread across approx. 25,000 sq. ft., offering a curated selection of premium amenities that cater to your every need. Experience wellness, leisure, and community; all under one elegant roof.



Clubhouse Floor Plan

NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet



*Artistic impression



*Artistic impression

Palm Court Sitting Area

Location Map



SCAN FOR LOCATION

Location Advantage



Health care

Yatharth Super Speciality Hospital	6 MINS
Kailash Hospital	25 MINS
Fortis Hospital	19 MINS



Business parks

R Systems	6 MINS
Artha infratech	6 MINS
Yotta Data Center Park	10 MINS
Golden I	7 MINS



School & colleges

The Shri Ram Universal School	6 MINS
Ryan International School	4 MINS
Pacific World School	6 MINS
Lotus Valley International School	8 MINS
JBM Smart Start	7 MINS



Airport

Indira Gandhi International Airport	60 MINS
Noida International Airport	55 MINS



Hotels

Radisson Blu	8 MINS
Holiday Inn	6 MINS
Gaur Sarovar Portico	12 MINS
Hibiscus Hotel	8 MINS



Shopping & entertainment

D-Mart	7 MINS
Gaur City Center & Mall	9 MINS
Blue Sapphire Mall	6 MINS

Site Plan



NOTE : Company reserves its right to change the area and specifications without prior notice due to architectural or statutory reasons.

A1 Tower Lily

CLUASTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK+S)

A2 Tower Orchid

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK+S)

A3 Tower Rose

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK+S)

A4 Tower Dahlia

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK+S)

A5 Tower Tulip

CLUSTER OF 4 FLATS PER FLOOR
(2NOS. 3 BHK & 2NOS. 4 BHK+S)

B Tower Lotus

CLUSTER OF 4 FLATS PER FLOOR
(4NOS.3BHK)

1 Club House With Swimming Pool

2 Green Landscape Area

3 Toddlers' Play Area

4 Lawn

5 Water Feature

6 Topiary Garden

7 Chip And Put

8 Sitout Plaza

9 Senior Citizen Garden

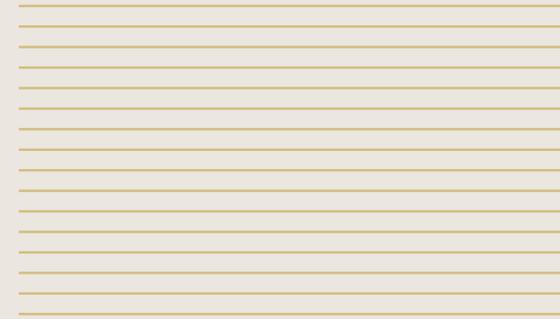
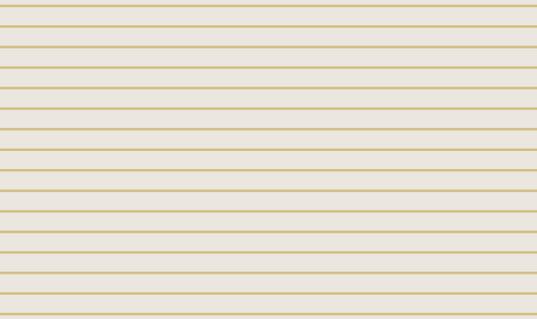
10 Stepped Seating

11 Multiplay Court

12 Swimming Pool

13 Water Feature And Deck Seating

14 Jogging Track

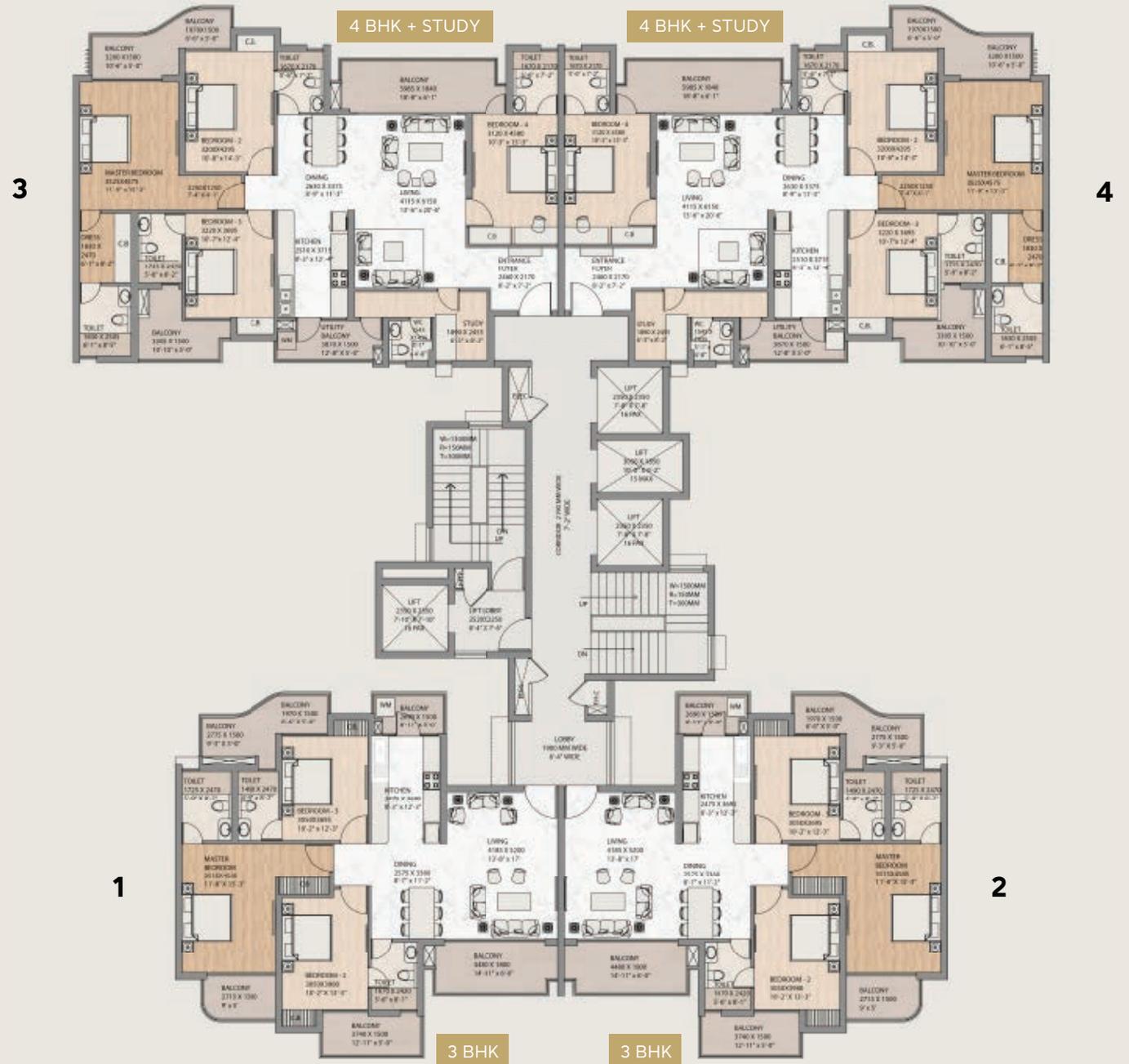


Floor Plans

Blueprints of Space, Sculpted for Spacious Living

TOWER A

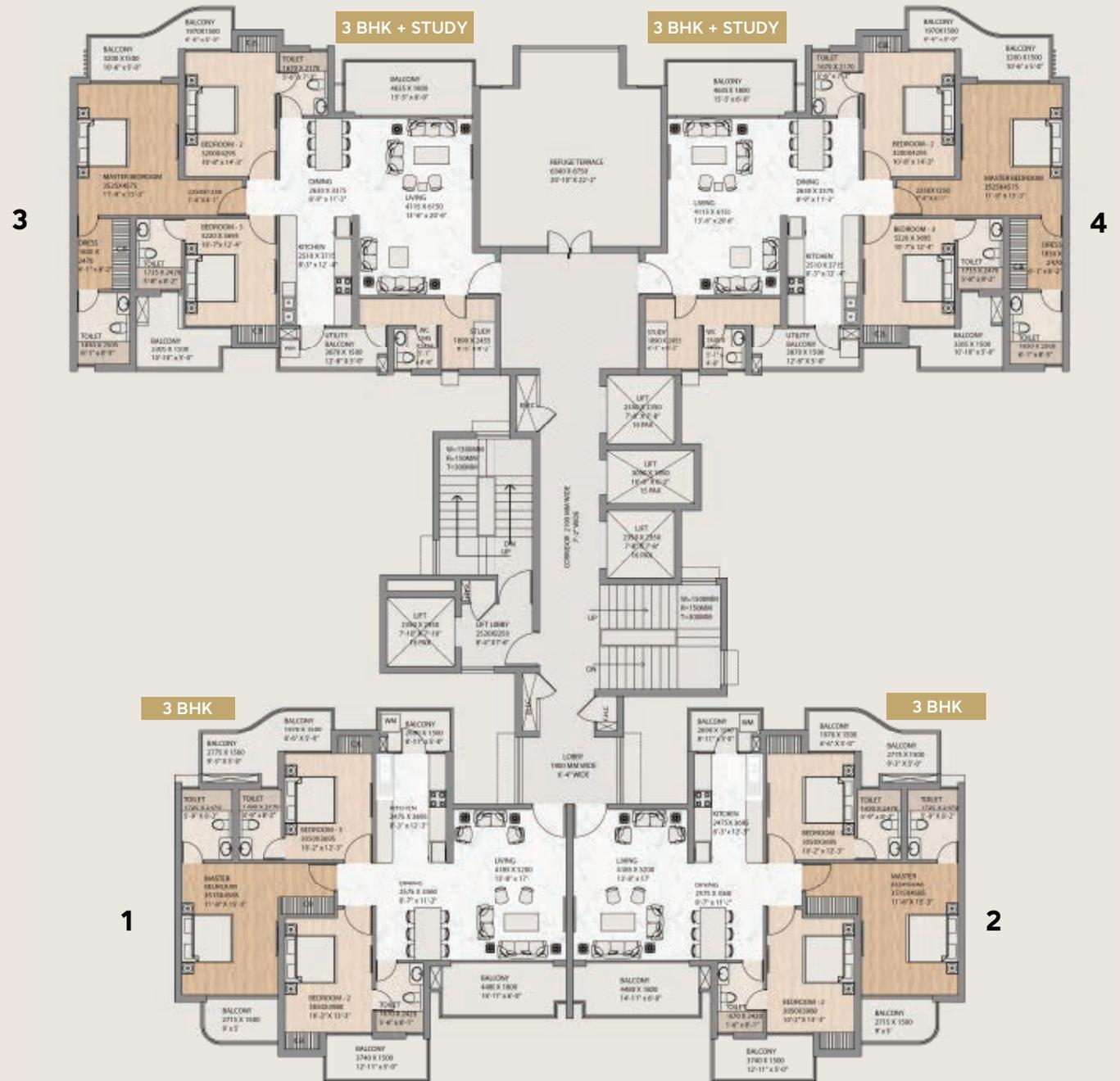
TYPICAL FLOOR



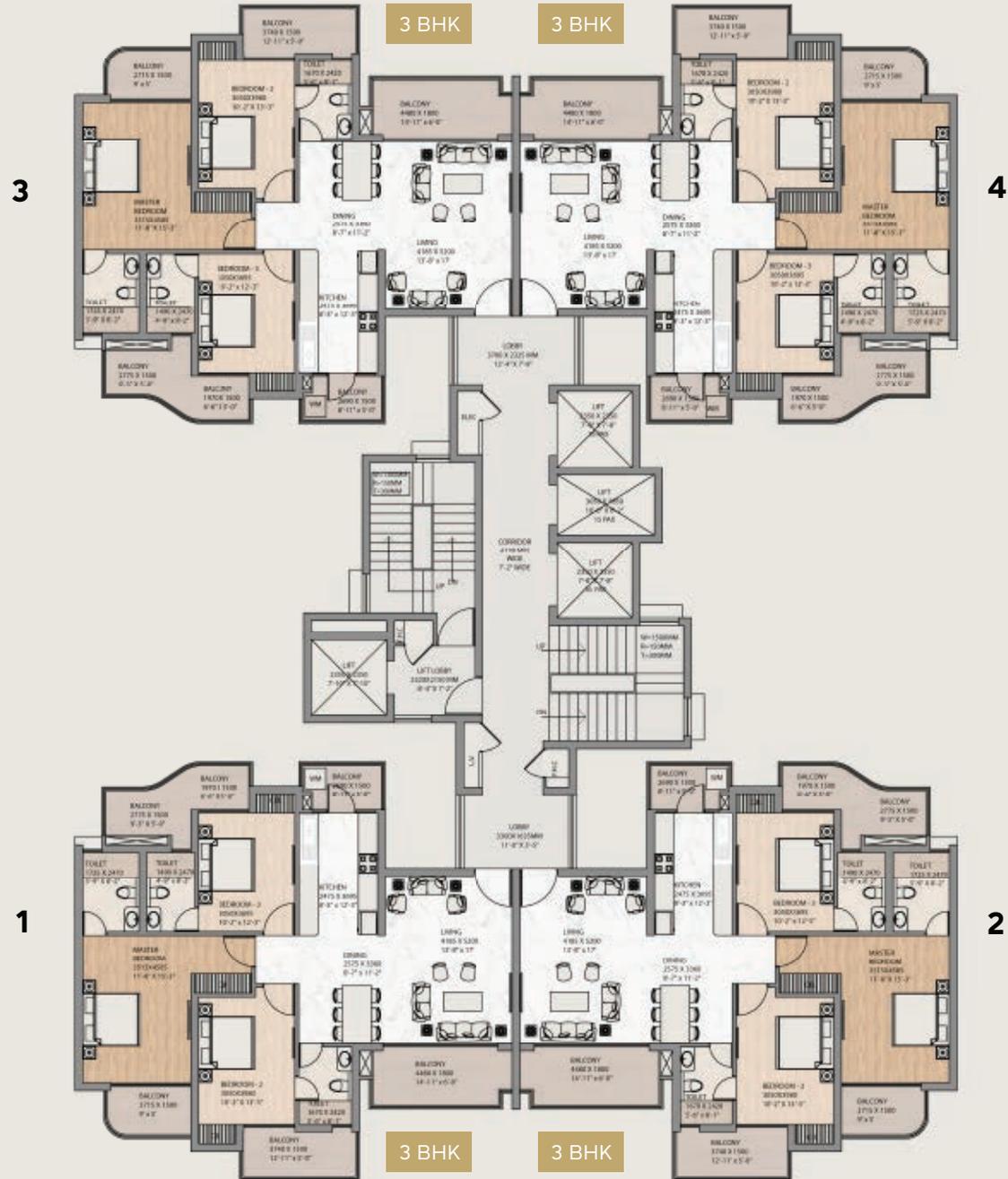
NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

TOWER A

REFUGE FLOOR -17th & 27th Floor



NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
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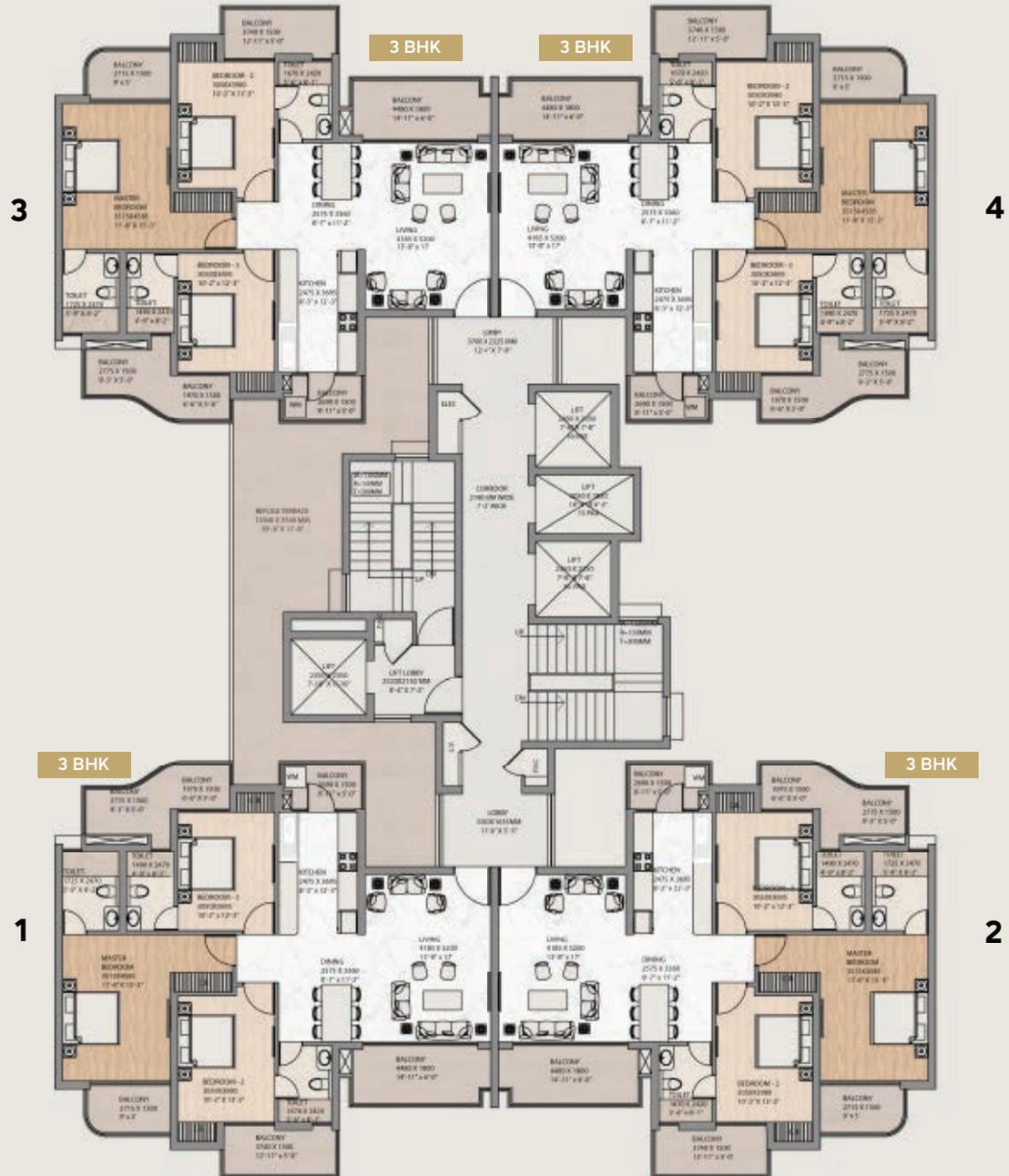
TOWER B

TYPICAL FLOOR

NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

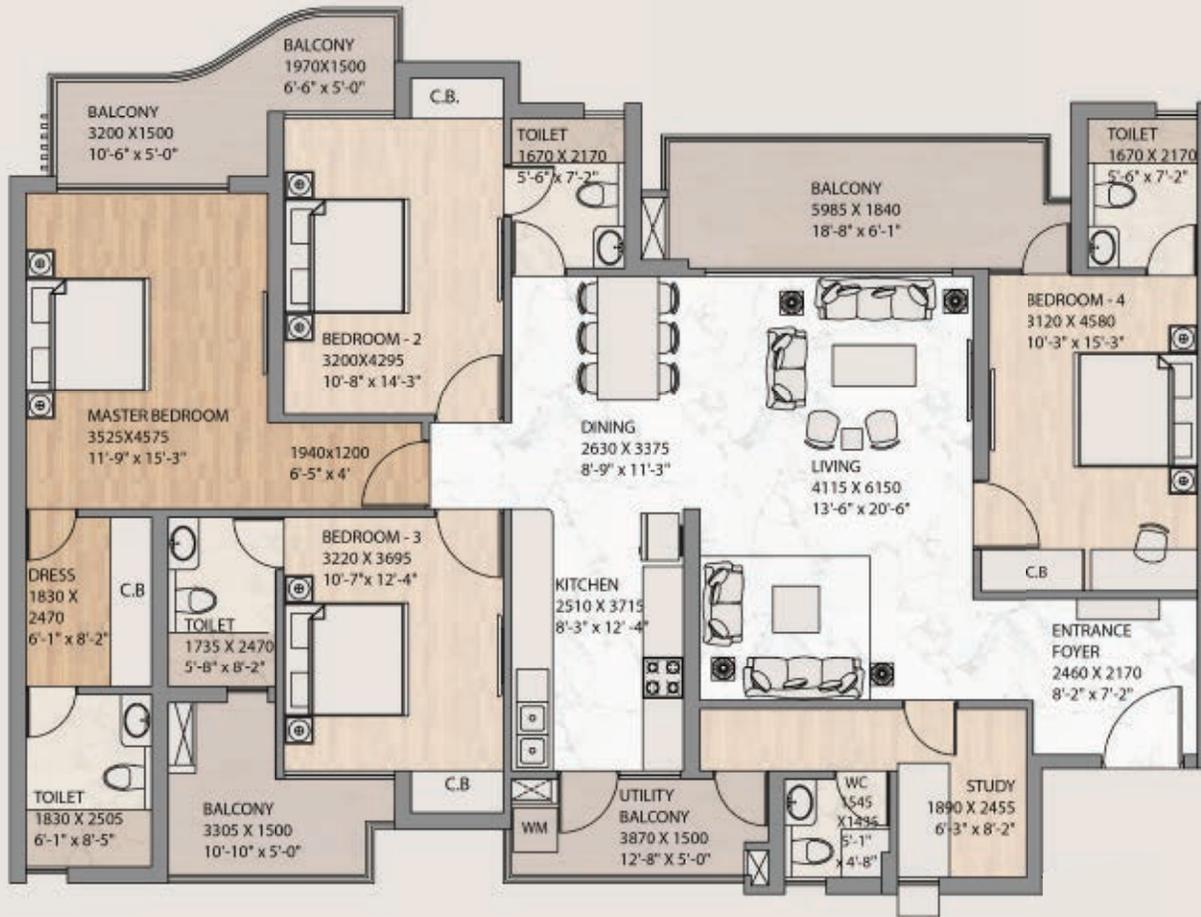
TOWER B

REFUGE FLOOR -17th & 27th Floor



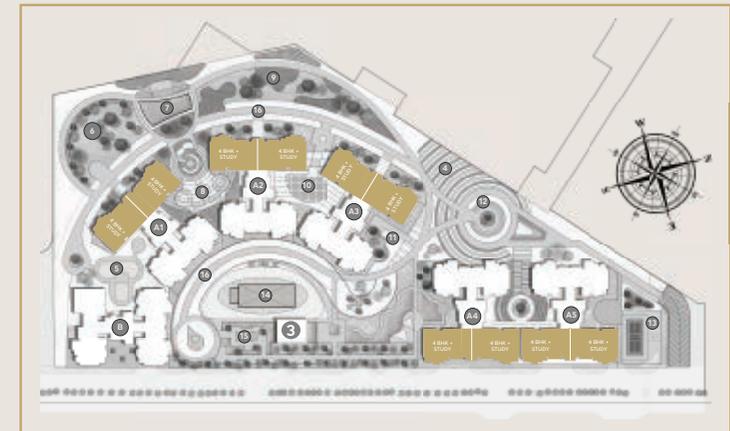
NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

4 BHK + STUDY UNIT PLAN



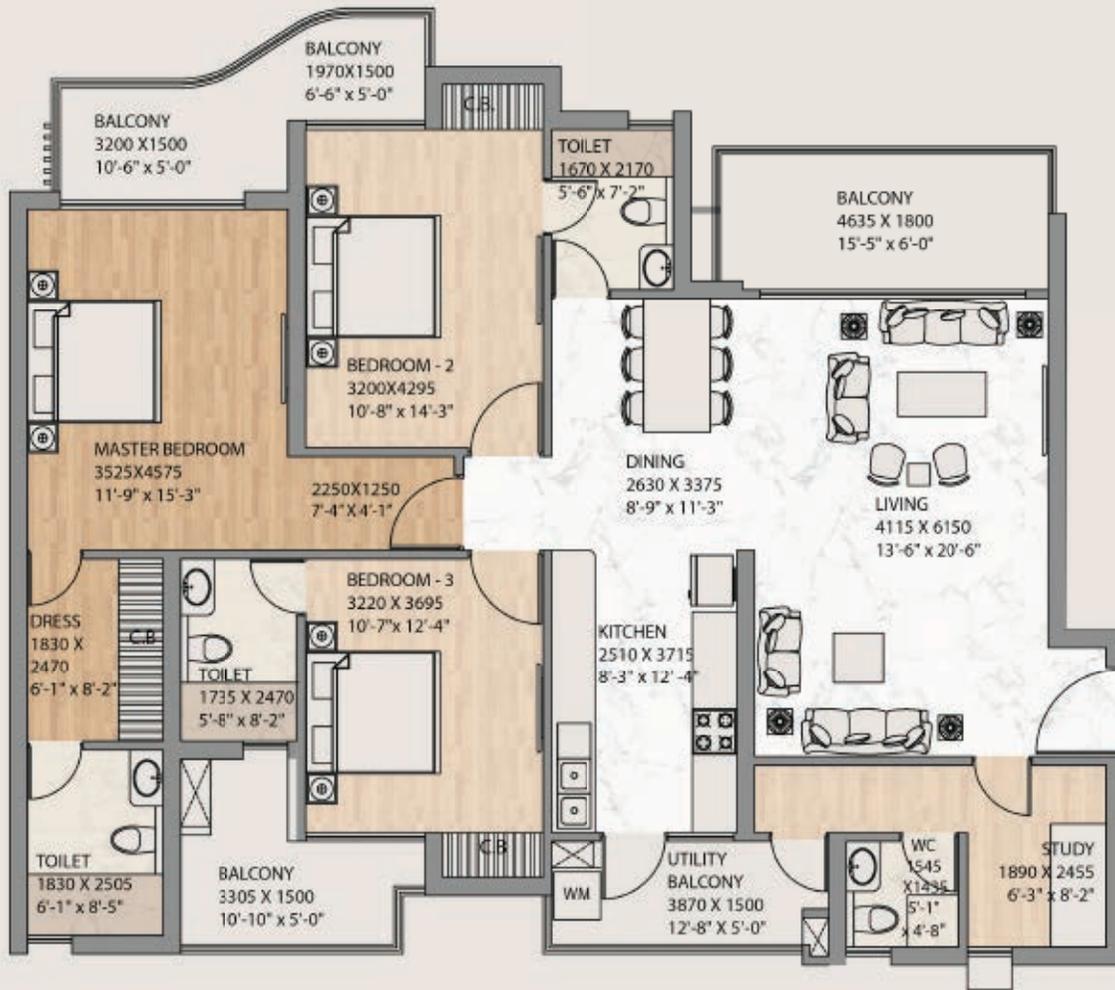
TOTAL SALEABLE AREA	243.91 SQ.M (2625 SQ.FT)
TOTAL BUILT UP AREA	194.05 SQ.M (2088 SQ.FT)
TOTAL CARPET AREA	148.60 SQ.M (1599 SQ.FT)
TOTAL BALCONY AREA	30 SQ.M (322.92 SQ.FT)

Entrance Foyer, Living Room, Dining Area, Study Room with Toilet, 4 Bedrooms with 4 Toilets, Kitchen with Utility Balcony, 4 Balconies



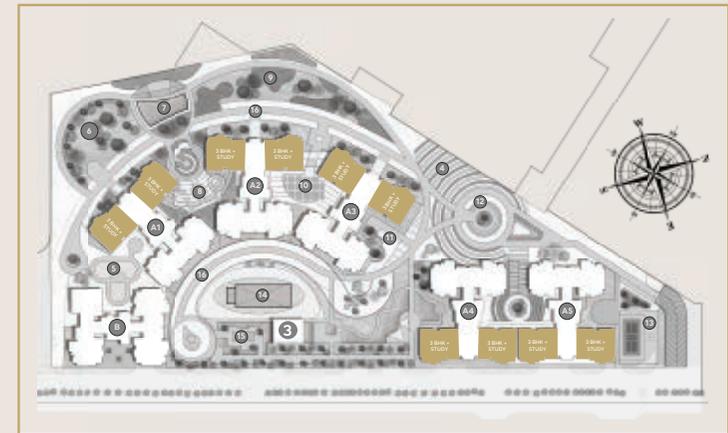
NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

3 BHK + STUDY UNIT PLAN



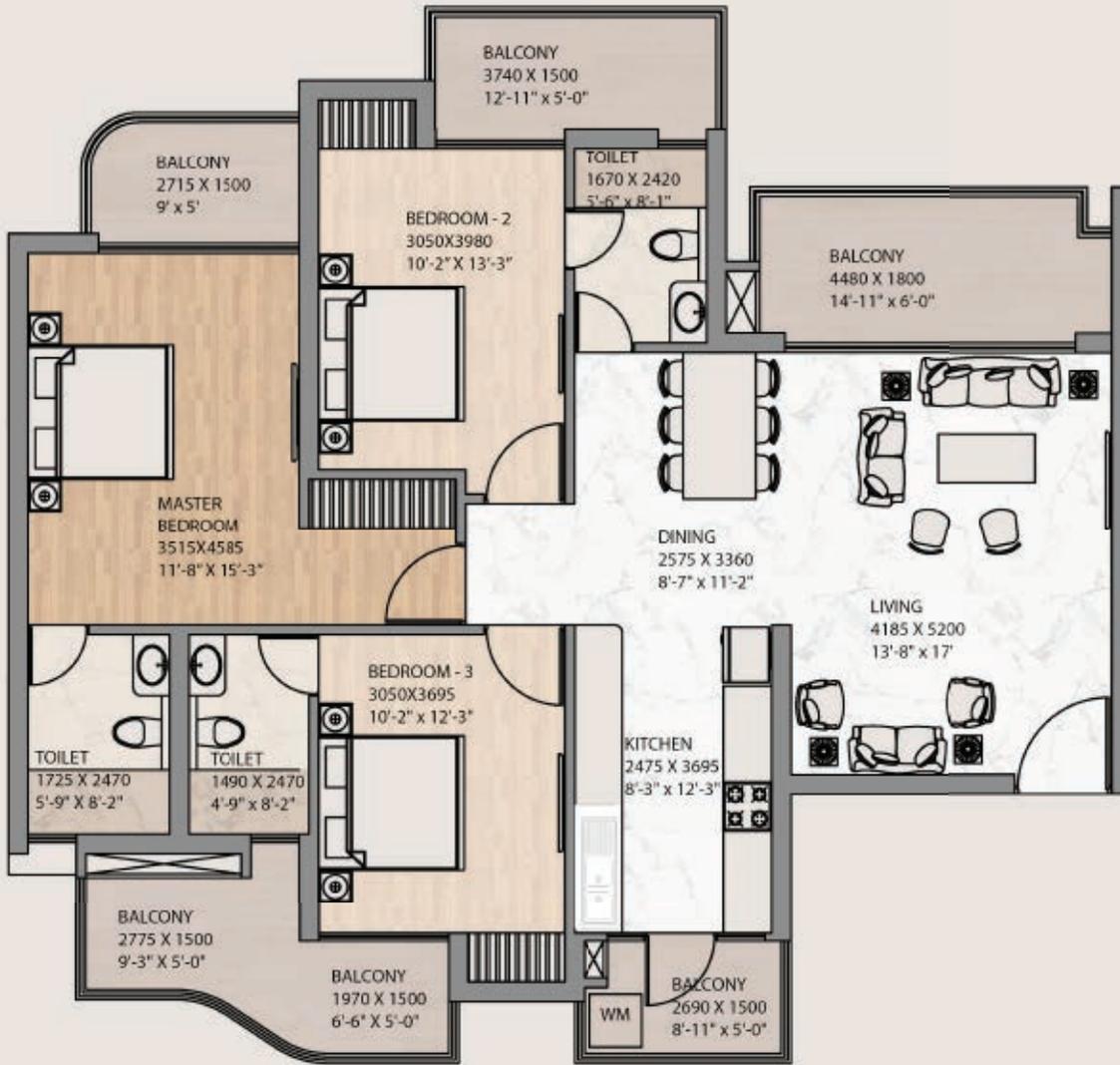
TOTAL SALEABLE AREA	208.02 SQ.M (2239 SQ.FT)
TOTAL BUILT UP AREA	165.88 SQ.M (1785 SQ.FT)
TOTAL CARPET AREA	123.92 SQ.M (1333 SQ.FT)
TOTAL BALCONY AREA	27 SQ.M (290.62 SQ.FT)

Living Room, Dining Area, Study Room with Toilet, 3 Bedrooms with 3 Toilets, Kitchen with Utility Balcony, 4 Balconies



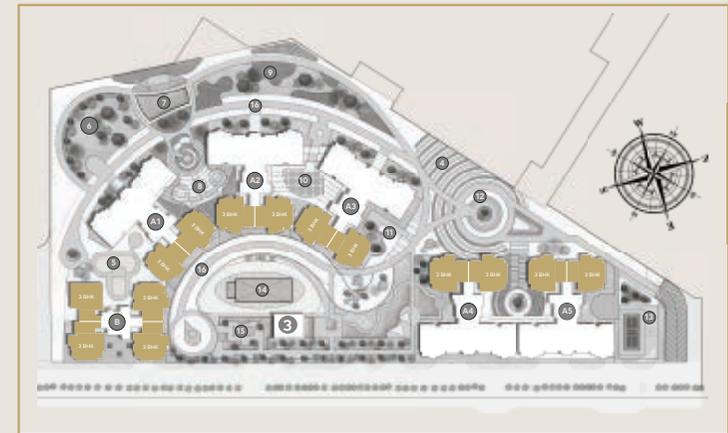
NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

3 BHK UNIT PLAN



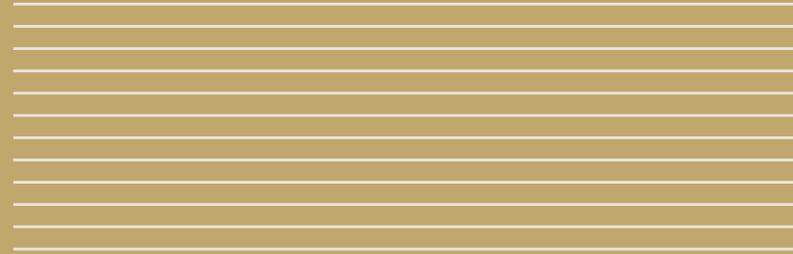
TOTAL SALEABLE AREA	179.53 SQ.M (1932 SQ.FT)
TOTAL BUILT UP AREA	142.39 SQ.M (1532 SQ.FT)
TOTAL CARPET AREA	100.89 SQ.M (1086 SQ.FT)
TOTAL BALCONY AREA	30 SQ.M (322.92 SQ.FT)

Living Room, Dining Area, 3 Bedrooms with 3 Toilets, Kitchen with Utility Balcony, 4 Balconies



NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

Apartment Specifications



Master Bedroom & Dress

Flooring Glazed Vitrified tiles with wooden look (200mmx1200mm)

Wall Low VOC Acrylic Emulsion Paint

Ceiling Low VOC Acrylic Emulsion Paint

**Door/
Windows** Laminated Flush Door with Teak Wood Frame

Balcony & Utility Balcony

Flooring Anti-skid Vitrified tiles (300 x 600 mm)

Ceiling Low VOC Acrylic Emulsion Paint

Railing Main Balcony- 1350mm high SS Railing with Toughened Glass, Utility Balcony - 1350mm high SS Railing

Kitchen

Flooring	Glazed Vitrified tiles (600mmx1200mm) 600 mm high Glazed Vitrified Tiles above counter
Wall	Low VOC Acrylic Emulsion Paint
Ceiling	Low VOC Acrylic Emulsion Paint
Cooking platform	Quartz Stone countertop
Modular Kitchen	Modular kitchen (Under counter & Overhead cabinets) with Double bowl sink

Toilets

Flooring	Anti-skid Vitrified tiles (600 x 600 mm)
Wall	Vitrified Tiles (600 mm x 1200 mm) upto False ceiling level
Ceiling	False Ceiling
Door	Laminated Flush Door with Teak Wood Frame
Window	UPVC window with frosted glass
CP Fitting	CP Fitting of approved make
Chinaware	Chinaware of approved make

Living, Dining & Foyer

Flooring	Glazed Vitrified tiles (600mmx1200mm)
Wall	Low VOC Acrylic Emulsion Paint
Ceiling	Low VOC Acrylic Emulsion Paint
Door	Main Door : Veneered flush door with teak wood frame

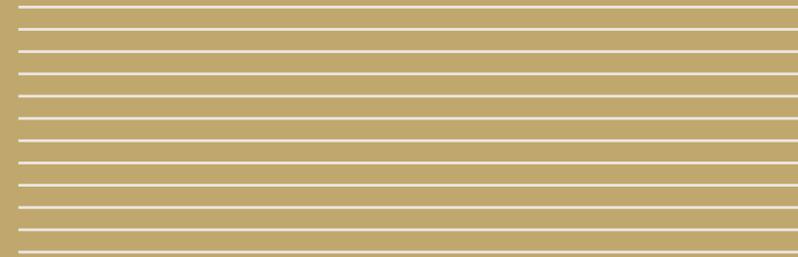
Study Room

Flooring	Glazed Vitrified tiles (600mmx600mm)
Wall	Low VOC Acrylic Emulsion Paint
Ceiling	Low VOC Acrylic Emulsion Paint
Door	Laminated Flush Door with Teak Wood Frame

Other Bedrooms

Flooring	Glazed Vitrified tiles (600mmx1200mm)
Wall	Low VOC Acrylic Emulsion Paint above 100mm high Skirting
Ceiling	Low VOC Acrylic Emulsion Paint
Internal	Laminated Flush Door with Teak Wood Frame
Door	Laminated Flush Door with Teak Wood Frame

Building Specifications



Staircases

- Wall** Low VOC Acrylic Emulsion Paint
- Flooring** Granite Stone flooring
- Ceiling** Low VOC Acrylic Emulsion Paint
- Railing** For Main staircase : 1050mm High SS Railing
Fire Staircase : 1050mm MS Railing

Typical Floor Lift Lobby & Corridors

- Flooring** Full body Vitrified tiles (600 mm x 1200 mm)
- Wall** Lift Facia- Combination of Granite and Glazed Vitrified Tiles
- Ceiling** Low VOC Acrylic Emulsion Paint

Lifts

- Passenger Lift Three high speed lift in each tower
- Service lift One service lift in each tower

Roof Terrace

- Flooring Heat Resistant Floor Tiles as waterproofing treatment

Double Height Entrance Lobby

- Flooring Italian Marble
- Wall Lift Fascia : Combination of Italian Marble & Granite
- Ceiling Pattern False Ceiling in Gypsum/POP and Cove Lighting

Unit Number Plate

- SS plate (150 mm x 200 mm) with digitally printed vinyl on SS studs

Video Door Phone

- Video Door Phone to be provided in the Main Door

Structure

- Earthquake resistant monolithic framed structure with Aluminum shuttering

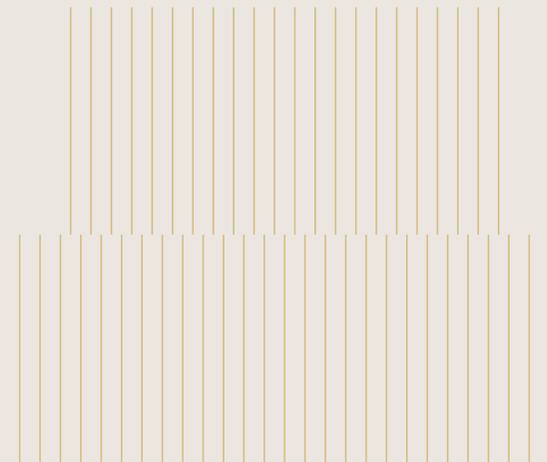
Balcony Doors

- 3 Track UPVC with Mosquito wire mesh and toughened glass

Floor to Floor Height

- 3.3 mts.

Note : Company reserves its right to change the area and specifications without prior notice due to Architectural or statutory reasons.



Our Partners

Trusted Titans, Timeless Triumphs



Vastunidhi (VNA) is a Noida-based architectural design consultancy with over 36 years of experience, delivering high-quality design services in various sectors across India. The firm has worked on several prestigious projects, including the Housing for AIIMS, Delhi, and Residences for the Reserve Bank of India, Mumbai. Other notable projects include CRC The Flagship, Noida; Assotech Business Cresterra, Noida; RPS Savana, Faridabad; and IIT Bhuvaneshwar. With expertise in master planning, architecture, and interior design, Vastunidhi focuses on creating sustainable, efficient, and community-focused spaces. Vastunidhi's portfolio exemplifies a steadfast commitment to designing spaces that not only foster economic growth and social well-being but also prioritise environmental responsibility, ensuring lasting impact for communities and future generations.





A Navratna CPSE

Renowned as a dominant force in the construction sector, NBCC (India) Ltd. stands out for its exceptional capabilities, innovative mindset, commitment to top-quality standards, timely project delivery, and a dedicated workforce. As a Navratna CPSE under the Ministry of Housing & Urban Affairs, NBCC has consistently demonstrated its leadership in executing large-scale infrastructure projects across India and abroad. The company's expertise spans Project Management Consultancy (PMC), Engineering, Procurement & Construction (EPC), and Real Estate Development, allowing it to offer comprehensive solutions tailored to diverse client needs.

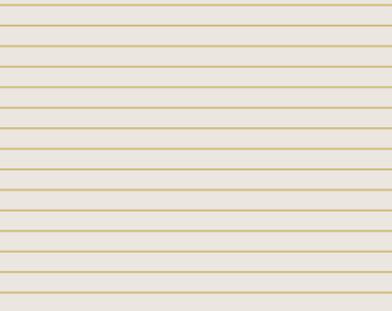


Dee Vee Projects Limited (DVPL), established in 1989, is a powerhouse in India's infrastructure and construction sector, specializing in high-quality civil engineering and large-scale projects. With a proven track record, DVPL has successfully completed major projects such as Talcher Fertilizers Limited, IIM Sambalpur, CARO Complex in Hyderabad, and the All India Institute of Ayurveda in Goa. Known for its expertise and commitment to excellence, DVPL delivers innovative, sustainable infrastructure that drives national growth and development.



Established in 1970, Great Value Realty (GVR) began as a leader in the glassware industry, quickly gaining prominence in packaging by 1990. Built on a foundation of trust and exceptional value, GVR has consistently evolved to meet changing market demands while fostering enduring client relationships. In 2001, GVR expanded its portfolio into the food processing sector and advanced technology solutions, pioneering initiatives such as E-Gram Samiti, E-Check Posts, E-Land Records, and E-Water Systems.

These advancements underscore GVR's commitment to innovation and impactful solutions that drive progress. By 2009, GVR made a strategic foray into real estate, delivering landmark projects such as the Great Value Mall in Aligarh. The company's residential ventures, including Sharanam, Anandam, Vilasa, Casa Uday, and Centuray 105, exemplify its dedication to quality, trust, and creating meaningful living experiences. With a vision for excellence and a commitment to shaping the future, GVR continues to forge strategic partnerships and develop pioneering solutions across industries, solidifying its reputation as a trusted leader in innovation and real estate.



50+

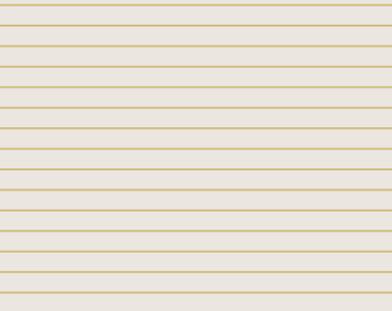
YEARS OF EXCELLENCE

15+

PROJECTS

2

OTHER VERTICALS



SANSKAR

R E A L T Y

A VENTURE OF YATHARTH GROUP

Sanskar Realty is an extension of the Yatharth Group of Hospitals' legacy, a name rooted in care, trust, and commitment since 2008. Over the years, Yatharth Hospitals has grown into the third-largest public-listed hospital chain in North India, operating seven hospitals across four states and touching countless lives with compassionate care.

Building on this foundation of trust and excellence, Sanskar Realty embarks on a new chapter, focusing on strategic and long-term real estate investments with a vision to build lasting value and foster growth beyond healthcare.

Rooted in the same principles that have guided our healthcare journey—integrity, foresight, and a deep sense of responsibility—Sanskar Realty aims to create a legacy of sustainable real estate investments that enrich the communities we serve.

17+

YEARS OF TRUST

4

STATES COVERED

Millions

OF LIVES SERVED



*Artistic impression

Eternia

 **Tech Zone IV, Greater Noida (W)**

 **www.eternia.greatvaluerealty.com**

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