




IVORY COUNTY

GOLD





HEAR YE, HEAR YE! , YOUR SOVEREIGN,  
HAVE JOURNEYED FAR AND WIDE, SEEKING A  
DOMAIN WORTHY OF MY LINEAGE, AN ESTATE  
LADEN WITH LUXURY AND NATURE'S BOUNTY.  
AND IN THE HEART OF NOIDA, WITHIN THE  
ESTEEMED ENCLAVE OF SECTOR-115, I HAVE  
FOUND A JEWEL - IVORY COUNTY GOLD.



# The Alhambra

YOUR CASTLE IN THE CLOUDS

RISE ABOVE THE ORDINARY TO YOUR SKY SANCTUARY. SHIMMERING IVORY FAÇADES REACH FOR THE SUN, WELCOMING YOU TO A HAVEN OF UNPARALLELED COMFORT WITHIN GOLD TOWERS. LUSH EMERALD LANDSCAPES UNFURL BENEATH YOUR BALCONY, YOUR PRIVATE DOMAIN SOARING 21 FEET ABOVE THE GROUND. HERE, NATURE, AQUA, AND LUXURY SEAMLESSLY BLEND, BLURRING THE LINES BETWEEN YOUR PERSONAL SPACE AND A PLAYGROUND OF INDULGENCE.







"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."





\*Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.\*





The Club

CLUB AURA: A PLAYGROUND FOR MAJESTY



WHEN THE ROYALS DESIRE REVELRY, CLUB AURUS BECKONS. THIS OPULENT CLUBHOUSE IS A PLAYGROUND FOR THE SENSES, WHERE EVERY WHIM FINDS ITS FULFILMENT. TAKE A REFRESHING DIP IN THE AZURE EMBRACE OF THE OUTDOOR POOL, OR BASK IN THE WARMTH OF THE INDOOR POOL, A SANCTUARY FROM THE SUN'S FIERY GAZE. CHALLENGE YOUR PEERS ON THE TENNIS COURTS, UNLEASH YOUR INNER GLADIATOR IN THE STATE-OF-THE-ART SPORTS ARENA, OR UNWIND IN THE LUXURIOUS SPA, EMERGING REJUVENATED AND READY TO CONQUER THE DAY.





"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



# The Landscape

BEYOND THE GATES A KINGDOM AWAITS

AS YOU STEP FROM YOUR IVORY TOWER, A RICH KINGDOM UNFOLDS. LUSH PATHWAYS, ADORNED WITH SPARKLING AQUAS AND WHISPERING GROVES, GUIDE YOU THROUGH THIS ENCHANTED OASIS. STROLL PAST THE SERENE WATER BODIES, AN AQUA MIRROR REFLECTING THE CELESTIAL WEAVE ABOVE, OR LOSE YOURSELF IN THE RUSTLING SYMPHONY OF THE GARDEN OF STILLNESS, WHERE ART AND NATURE INTERTWINE IN A BREATHTAKING PERFORMANCE.







"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."





# The Aquascape

A FLOWING EMBRACE

AS YOU NAVIGATE THIS LUXURIOUS DOMAIN, LET THE WORLD MELT AWAY. SEAMLESS WALKWAYS, ADORNED WITH EMERALD CARPETS AND SAPPHIRE AQUA, GUIDE YOU THROUGH THIS ENCHANTED OASIS. AND WITNESS THE SPRAWLING TAPESTRY OF YOUR DOMAIN UNFOLD BENEATH YOU, A BREATHTAKING ODE TO THE HARMONIOUS UNION OF NATURE AND LUXURY.







\*Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.



mayabious art



# The Amusements

A TREASURE TROVE OF DELIGHTS

IF A KING'S LIFE IS ALL ABOUT MERRIMENT. THEN WITHIN THE KINGDOM OF IVORY COUNTY GOLD, A SYMPHONY OF TRANQUILLITY AWAITS. HONE YOUR CRAFT IN THE ARTIST'S CORNER, A SUN-DAPPLED HAVEN WHERE INSPIRATION FLOWS LIKE LIQUID GOLD. FIND SOLACE IN THE VERDANT EMBRACE OF THE YOGA GARDEN, WHERE EACH BREATH ECHOES WITH PEACE. LET YOUR LITTLE ROYALS FROLIC IN THE TOT LOT, A VIBRANT CANVAS OF LAUGHTER AND JOY.







THE ENERGY BAR

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."





THE FLUID RESTRO

"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."





"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



LILY POND





SERENE CLUB OUTDOORS

\*Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.





SPORTS AREA

Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information.





"Disclaimer: The imagery presented is for representative purposes only and may not accurately reflect the final product or exact details. Actual features, specifications, and designs may vary. Please refer to official documentation and materials for precise information."



# The Dwellings

A SANCTUARY FOR THE SOUL

IVORY COUNTY GOLD IS NOT MERELY A DWELLING, IT IS A SANCTUARY FOR THE SOUL. IN THIS COMMUNITY THAT CHERISHES BOTH ELEGANCE AND SUSTAINABILITY, YOU SHALL FORGE BONDS OF KINSHIP WITH KINDRED SPIRITS, FELLOW MONARCHS WHO, LIKE YOU, SEEK A KINGDOM WHERE EVERY DAY IS A ROYAL DECREE.

TOWERS E AND F, OFFERS UNMATCHED PRIVACY AND TRANQUILLITY AS ONLY **TWO DWELLINGS** GRACE EACH FLOOR. ASCEND TO GOLD AND GLITTER OF TOWER G, TO DISCOVER THE EPITOME OF GRANDEUR, WHERE THE **ENTIRE FLOOR** BOWS TO YOUR EVERY DESIRE - YOUR OWN PRIVATE SANCTUARY IN THE SKY.









**TYPE-E**

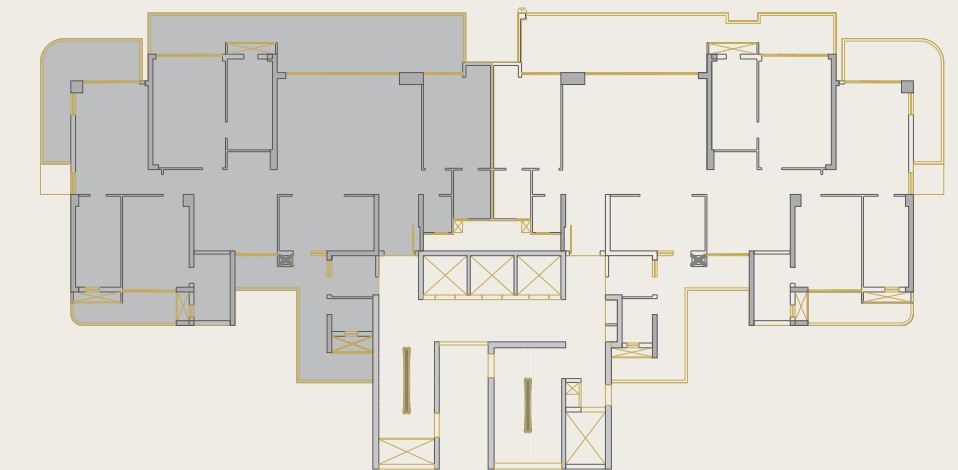
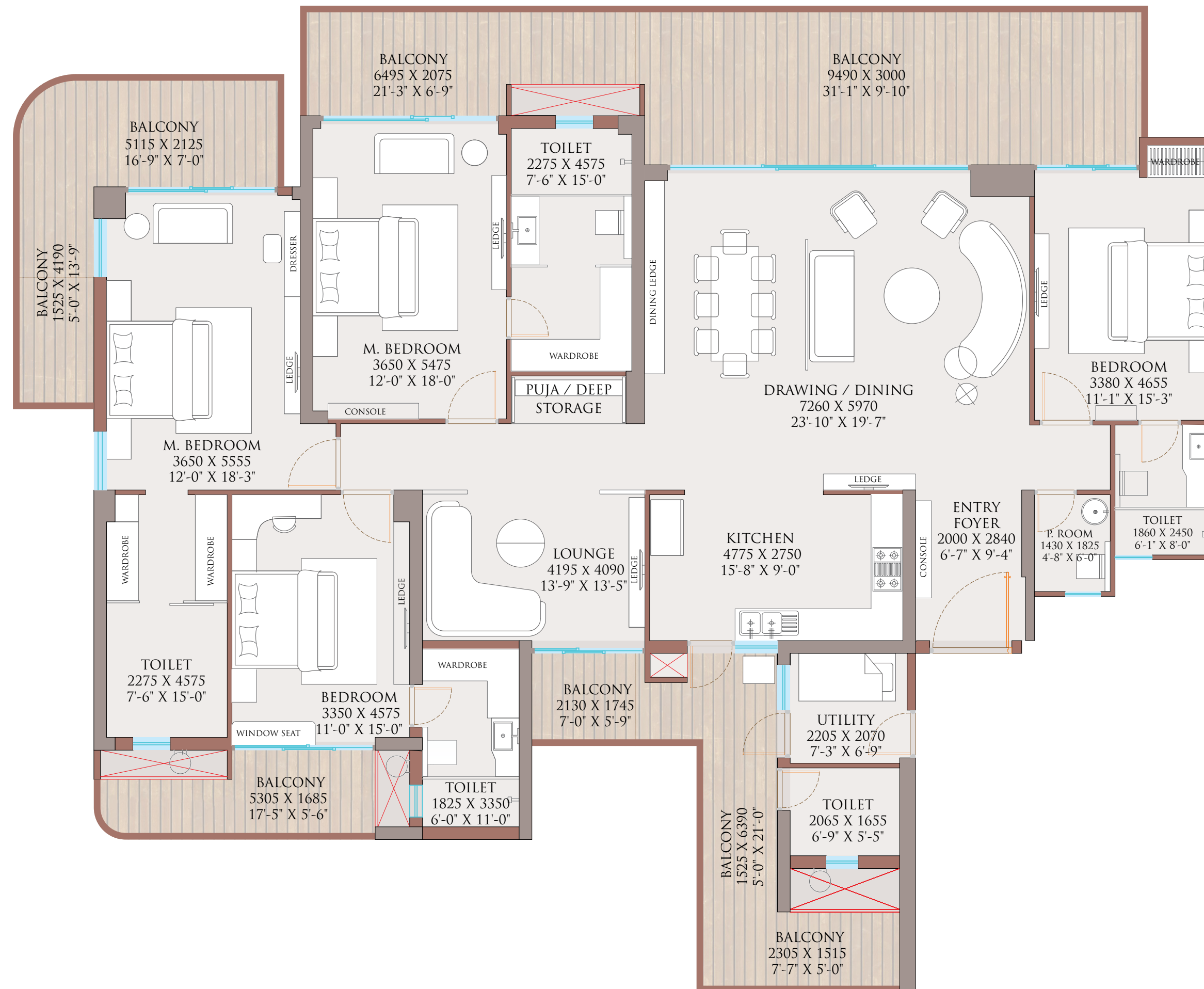
**4 BHK + 5 TOILET + 4 BALCONY  
+ UTILITY ROOM WITH TOILET**

SUPER AREA : 370.40 SQ.MT. (3987 SQ.FT.)

BUILT -UP AREA : 313.45 SQ.MT. (3374 SQ.FT.)

CARPET AREA : 208.94 SQ.MT. (2249 SQ.FT.)

BALCONY AREA : 83.09 SQ.MT. (894 SQ.FT.)



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.

· Super Area : (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.

· Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.

· Carpet Area : Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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



**TYPE-F**

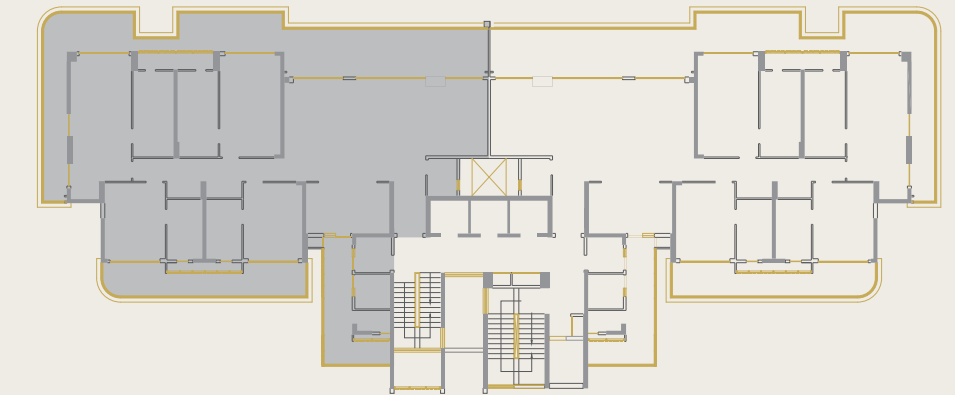
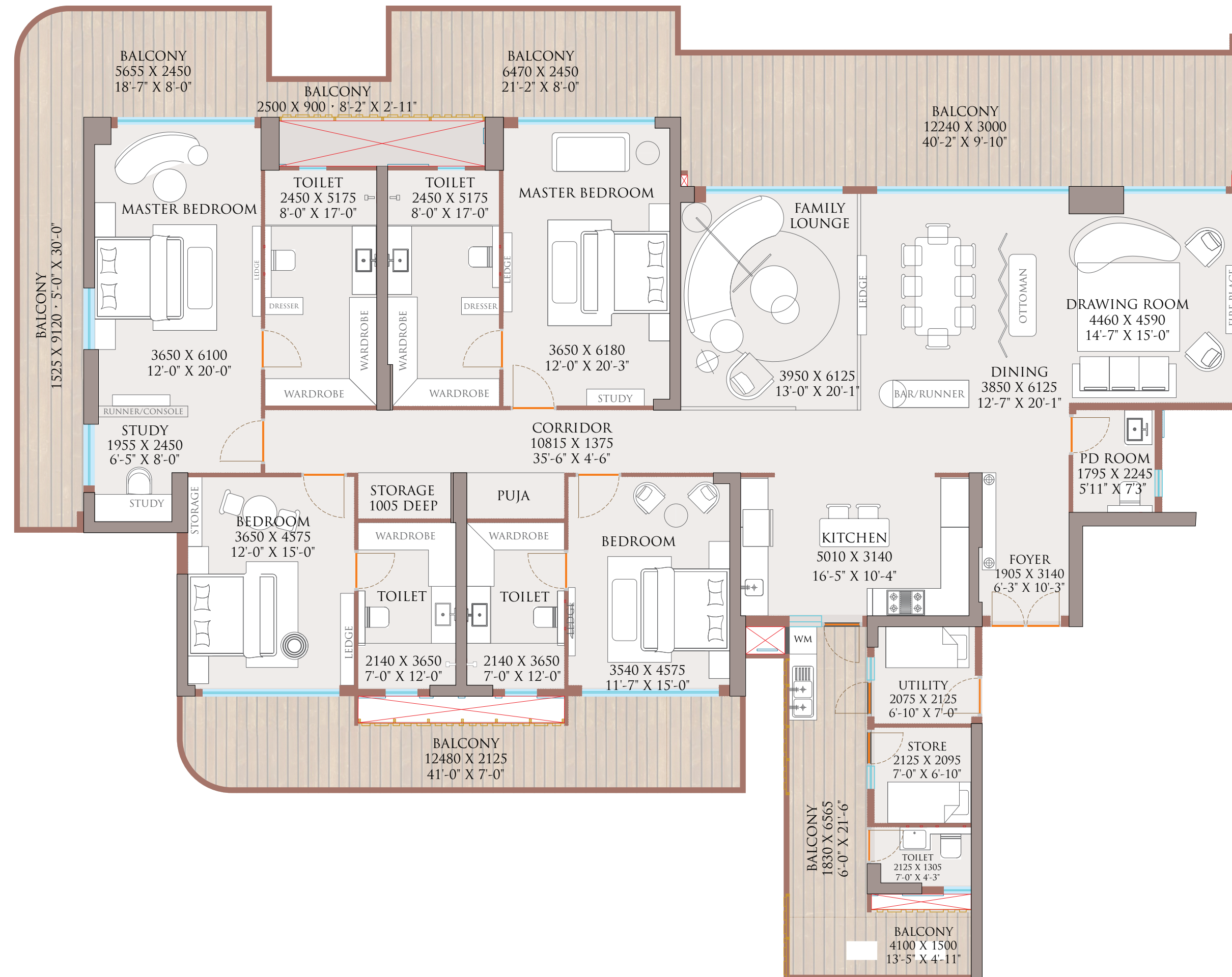
**4 BHK + 5 TOILET + 3 BALCONY  
 + 2 UTILITY ROOM WITH TOILET**

SUPER AREA : 437.29 SQ.MT. (4707 SQ.FT.)

BUILT -UP AREA : 411.46 SQ.MT.(4429 SQ.FT.)

CARPET AREA : 260.22 SQ.MT. (2801 SQ.FT.)

BALCONY AREA : 124.10 SQ.MT. (1336 SQ. FT.)



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.

• Super Area : (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.

• Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.

• Carpet Area : Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.\*

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





IVORY COUNTY  
**GOLD**

**TYPE-G**

**5 BHK + 6 TOILET + 4 BALCONY  
+ 3 UTILITY ROOM WITH TOILET**

SUPER AREA : 644.65 SQ. MT. (6939 SQ. FT.)

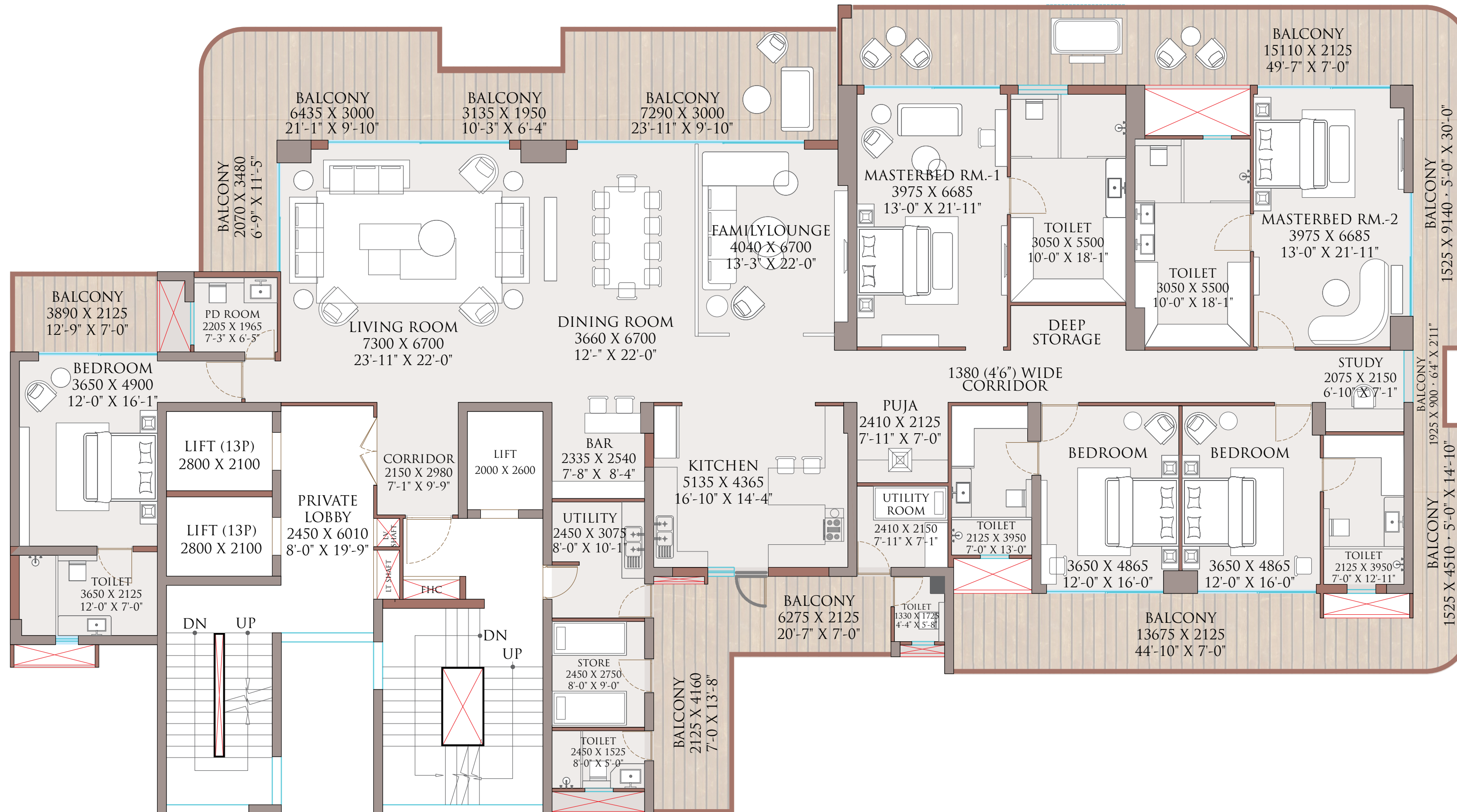
BUILT -UP AREA : 578.78 SQ. MT. (6230 SQ. FT.)

CARPET AREA : 379.51 SQ. MT. (4085 SQ. FT.)

BALCONY AREA : 165.92 SQ. MT. (1786 SQ. FT.)

**OWN THE WORLD,  
ONE FLOOR AT A TIME.**

PANORAMIC CITYSCAPES UNFURL BENEATH YOUR  
FEET. WHERE EVERY SUNRISE AND SUNSET IS A  
MASTERPIECE, FRAMED BY ENDLESS SKY.



Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice.

• Super Area : (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilt, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.

• Built up Area : Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and / or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.

• Carpet Area : Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.\*

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



# SPECIFICATIONS



## FLOORING

DRAWING	: PREMIUM QUALITY IMPORTED MARBLE
DINING	: PREMIUM QUALITY IMPORTED MARBLE
KITCHEN	: PREMIUM QUALITY IMPORTED MARBLE
ALL BEDROOMS	: LAMINATED WOODEN FLOORING
BALCONIES	: DESIGNER ANTI-SKID TILES
TOILETS	: PREMIUM QUALITY IMPORTED MARBLE
MULTI UTILITY	: LAMINATED WOODEN FLOORING

## SANITARY WORK

INTERNAL PIPING	: CORROSION FREE CPVC PIPES & FITTINGS ALL TAPS AND FITTINGS OF REPUTED BRANDS IN C.P.
BATH FITTINGS & WARE	: WASH BASINS, WALL MOUNTED W/C OF REPUTED BRANDS IN APPROPRIATE SHADES

## WALL FINISH

EXTERNAL	: MOST MODERN AND ELEGANT PERMANENT FINISH WITH HIGH QUALITY TEXTURE PAINT
INTERNAL	: ALL INTERNAL WALLS OF THE ROOM & DRAWING DINING WILL BE PAINTED USING OBD

## KITCHEN

COUNTER	: KITCHEN COUNTER WITH STAINLESS STEEL SINK. FITTED WITH R.O. HOB, CHIMNEY WITH EXHAUST PIPE
WOOD WORK	: MODULAR CABINET
WALL TILE	: DESIGNER CERAMIC TILES UPTO 2 FT. ABOVE WORKING COUNTER

## DOORS & WINDOWS

EXTERNAL	: ALUMINIUM/UPVC SLIDING OPENABLE DOORS & WINDOWS
INTERNAL	: DESIGNER FLUSH DOORS IN POLISH/DUCO PAINT FIXED IN HARDWOOD

## ELECTRICAL FITTINGS

EXHAUST FAN	: IN KITCHEN & TOILETS
LIGHT FIXTURES	: IN ALL ROOMS CHANDELIER/ HANGING LIGHT IN DRAWING ROOM & MASTER BEDROOM
FANS	: IN BEDROOMS, D/D, KITCHEN & UTILITY
EXTERNAL	: ADEQUATE LIGHTING IN COMMON AREAS

## WIRING & SWITCHES

WIRING	: FIRE RESISTANT COPPER WIRING IN CONCEALED PVC CONDUITS
SWITCHES	: MODULAR SWITCHES & SOCKETS IN ADEQUATE NUMBERS
TV. POINTS	: IN ALL ROOMS
TEL. POINTS	: IN ALL ROOMS

## AC & GEYSERS

VRV ACS	: IN BEDROOMS, D/D AND KITCHEN
GEYSERS	: IN TOILETS AND KITCHEN

## RAILING

BALCONY	: RAILING WITH SECURITY GLASS
STAIRCASE	: MILD STEEL

## P.O.P WORK

INTERNAL	: GOOD QUALITY DESIGNER FALSE CEILING IN ALL ROOMS AND DRAWING DINING
----------	---

## WOOD WORK

WARDROBE	: IN ALL BED ROOMS
----------	--------------------

## SECURITY

INTERNAL	: VIDEO INTERCOM PHONE
----------	------------------------

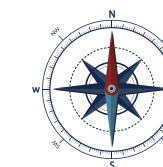




# IVORY COUNTY GOLD

## MASTER PLAN

- 1 PRE-TEEN AREA
- 2 ARTIST CORNER
- 3 SKATING RINK
- 4 SCULPTURE GARDEN
- 5 AMPHITHEATRE
- 6 CLUB IVOR
- 7 SWIMMING POOL
- 8 FESTIVAL COURT
- 9 WET PLAY AREA
- 10 TOT LOT AREA
- 11 ENERGY BAR
- 12 FISH POND AREA
- 13 SPORT ACTIVITIES AREA (CRICKET PITCHES, BASKETBALL COURT, PADDLE COURT, BADMINTON COURT, TENNIS COURT ETC.)
- 14 ANIMAL PARK
- 15 YOGA GARDEN & MEDITATION
- 16 PERFORMANCE PLAZA
- 17 MUSIC AREA
- 18 THE FLUID RESTRO
- 19 COMMERCIAL COMPLEX
- 20 CLUB AURUS (IVORY GOLD)
- 21 LILY POND
- 22 PLACE OF WORSHIP
- 23 NURSERY HUB
- 24 ENTRANCE PLAZA
- 25 MAIN GATE
- 26 SCHOOL



Disclaimer: The Master Plan including concerning landscape features and plans are subjected to change. Please be aware that this layout is not a standard offering. The Master Plan and layout referenced in your Agreement to Sale will be finalised and determined after necessary changes or modifications. The final plan will be communicated to you accordingly. It is important to note that the company does not accept responsibility for any errors, omissions, misstatements, or misuse of the data presented. Moreover, the company retains the right to make alterations to the plans, specifications, dimensions, and elevations without any prior notice.



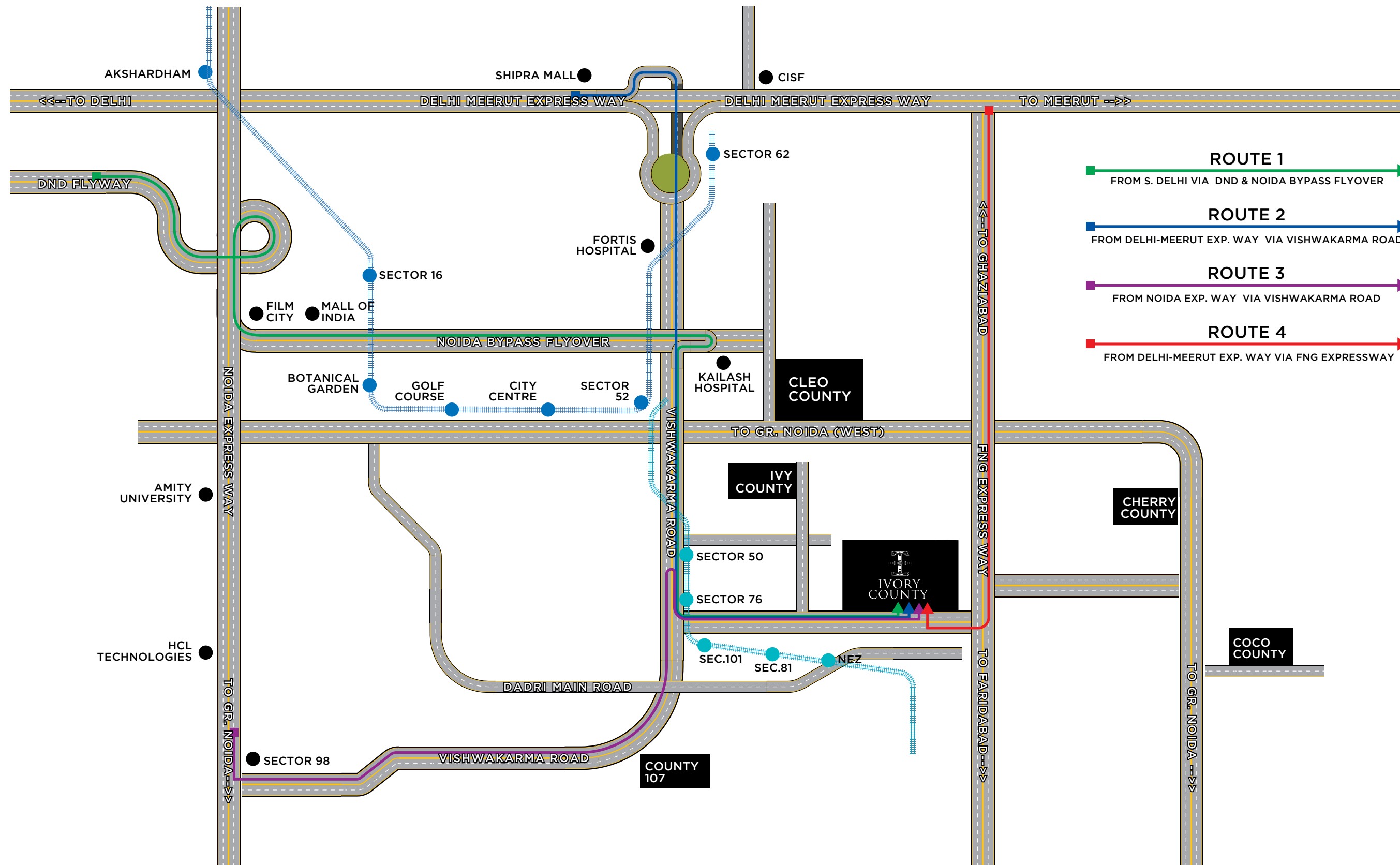
# Location

A CITY FIT FOR KINGS

PICTURE, IF YOU WILL, A METROPOLIS VIBRANT YET SERENE, WHERE TOWERING EDIFICES KISS THE SKY AND FLOURISHING AVENUES WHISPER TALES OF TRANQUILLITY. THIS IS SECTOR 115, NOIDA, A CANVAS OF MODERN MARVELS AND LUSH OASES, A STAGE UPON WHICH YOUR ROYAL STORY UNFOLDS.







\* Map Not to Scale



# IVORY COUNTY GOLD

## LOCATION MAP

17 MINUTES TO  
FORTIS HOSPITAL

15 MINUTES TO  
CITY CENTRE

19 MINUTES TO  
MALL OF INDIA

15 MINUTES TO  
AMITY UNIVERSITY

25 MINUTES TO  
AKSHARDHAM TEMPLE



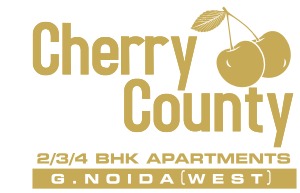
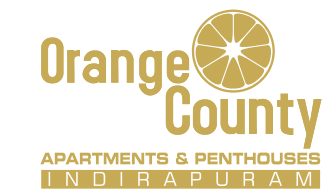
to Geo Location





AT COUNTY GROUP, OUR CUSTOMERS COME FIRST. WE'RE NOT JUST A DISTINGUISHED DEVELOPER IN DELHI/NCR, WE'RE A LEGACY BUILDER. OUR PORTFOLIO BRIMS WITH ICONIC RESIDENTIAL APARTMENTS AND COMMERCIAL COMPLEXES, EACH A TESTAMENT TO OUR UNWAVERING DEDICATION TO EXCELLENCE. AS ONE OF NOIDA'S TOP BUILDERS, OUR ROOTS LIE IN THE SUCCESS OF RENOWNED HOUSING PROJECTS ACROSS DELHI/NCR. WE DON'T JUST BUILD HOMES, WE BUILD ASPIRATIONS. OUR VISION IS TO REDEFINE INDUSTRY STANDARDS, ALL WHILE ENSURING OUR CUSTOMERS RECEIVE THE HIGHEST POSSIBLE VALUE.

## LEGACY PROJECTS



## ONGOING PROJECTS







IVORY COUNTY  
GOLD

SO COME, MY ROYAL PATRONS, AND JOIN ME IN THIS GRAND OFFERING OF OPULENCE. LET IVORY COUNTY GOLD BE YOUR ROYAL RESIDENCE, YOUR ROYAL PLAYGROUND, YOUR SANCTUARY OF SERENITY. FOR WITHIN THESE GILDED GATES, A KING'S JOURNEY NOT ONLY CONTINUES, BUT TRANSCENDS.



# COUNTY<sup>®</sup> GROUP

IT'S ALL ABOUT U

Conceptualized,  
Developed and Managed by:  
THEMECOUNTY PRIVATE LIMITED

Corporate Office :  
County Spaces, Plot No. 15, Sector-135  
Noida - 201305, Uttar Pradesh

Site/Sales Office:  
Plot No. GH-01, Sector 115, Noida  
Gautam Buddha Nagar, UP-201301

E: info@countygroup.in  
M: +98999 98222  
W: www.countygroup.in

PROMOTER NAME	THEMECOUNTY PRIVATE LIMITED
Promoter Registration No.	UPRERAPRM206951
UP RERA Registration No.	Collection A/c of the Projects
Ivory County Phase-1: UPRERAPRJ256314	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-1", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202301
Ivory County Phase-2 : UPRERAPRJ115902	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-2", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202304
Ivory County Phase-3 : UPRERAPRJ507062	"Themecounty Pvt Ltd Collection A/c for Ivory County Phase-3", Indusind Bank, having IFSC Code INDB0001953, Account No. 253105202307
Website of UP RERA – www.up-rera.in	

Member of:  
**CREDAI**



© 2024, All rights reserved. Images, content, layout or design may not be reproduced in any manner or media without the specific written permission.  
Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft. *Super Area:* Super Area is (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilts, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc. *Built up Area:* Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%. *Carpet Area:* Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

© 2024, All rights reserved. Images, content, layout or design may not be reproduced in any manner or media without the specific written permission of COUNTY GROUP







