

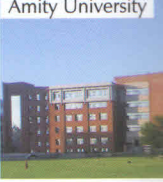
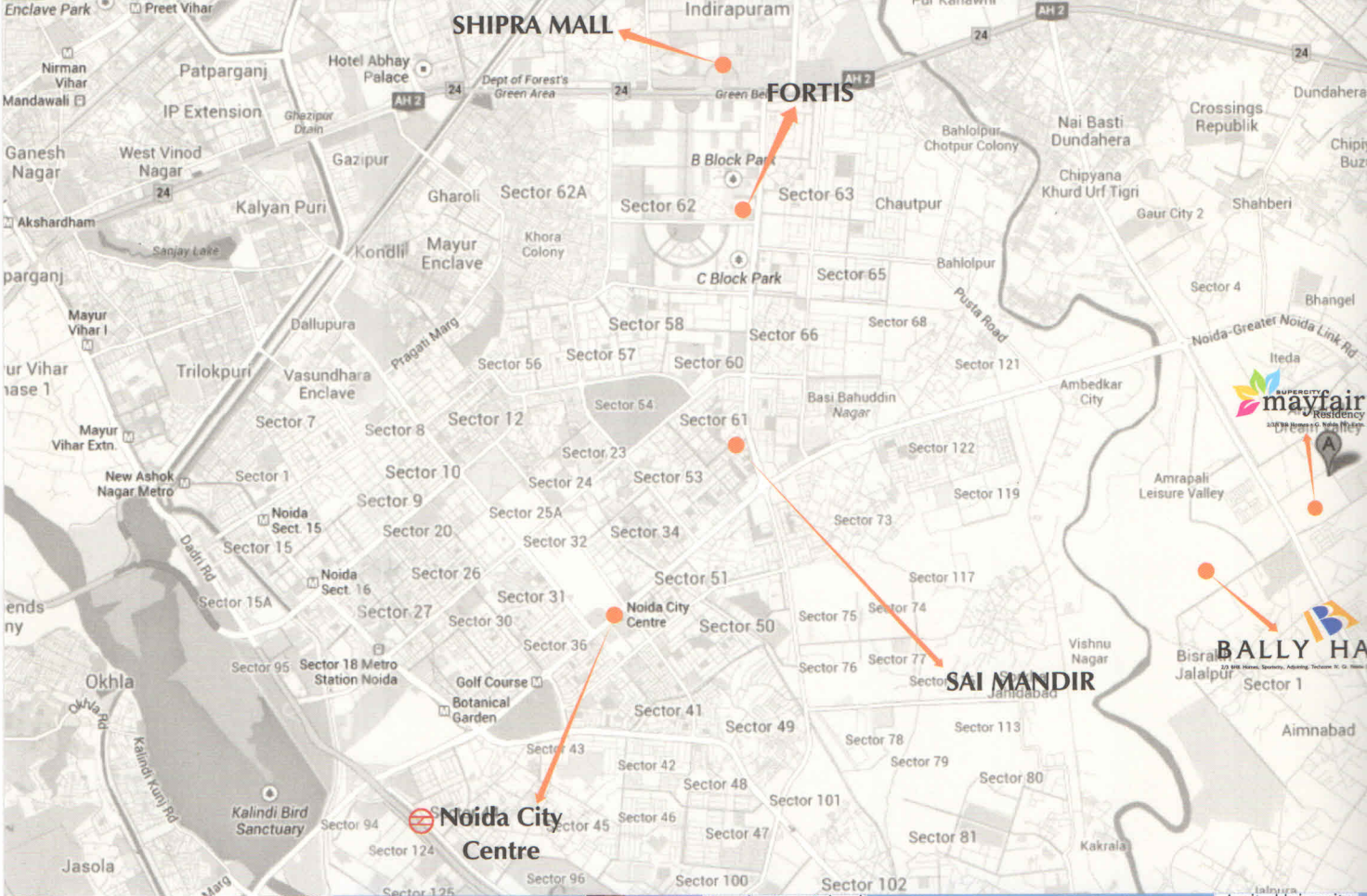




## ON THE EDGE OF A GOLF COURSE BUT EASILY WITHIN YOUR BUDGET

Imagine a stylish retreat overlooking a golf course. A place where picturesque views of the riverside leads your day. And by the evening you can entertain guests in your private outdoor space. This is Bally Ha'i, where style abounds. Less than a mile from Delhi and just across the Hindon river, Bally Ha'i occupies the prime riverside & golf location in India's largest regeneration area, a brand new district right at the heart of Noida.

  
**BALLY HA'I**  
2/3 BHK Homes, Adjoining Sportscty, Gr. Noida (West)



Bally Ha'i is strategically located at Sports city plot No. SC-01, GH-07, Sector Adjoining Techzone IV Greater Noida West The new cynosure of elite living: Gr. Noida (W). Buzzing with infrastructure development and bursting with premium residential, commercial, industrial and retail projects, Gr. Noida (West) is the place to be. It's totally active with resourceful developments and is very well connected to major landmarks of Delhi, Noida and Ghaziabad. Further, easy access to prominent schools, hospitals, recreation hubs and work places in the NCR make it a destination of choice.

- Fortis Hospital: 7 km
- Noida City Center Metro Station: 8 km
- DND Maha Maya Flyover: 15 km
- AMITY University: 16 km
- Anand Vihar: 17 km
- Apollo Hospital: 19 km
- AIIMS: 25 km
- Rajiv Chock: 28 km
- India Gate: 29 km

Disclaimer: Architects and developer reserves the right to alter the specifications and facilities for design improvement. This brochure is purely conceptual and not a legal offering. The developer reserves the right to amend/alter the area, layout, elevation specifications and amenities mentioned in this brochure. Elevation, photographs/images used in this brochure are purely artistic in nature and tend to change with / without prior notice, unless explicitly mentioned.

# THE ARCHITECT

Deepak Mehta is a well known architect in India with an experience of nearly 25 years. He worked as an associate with renowned national & international architects. His immaculate work in the field of architecture has been recognized by many awards and accolades. He has many famous projects to his credit and has served various corporate groups, leading developers and builders in India.



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**BALLY HAI**  
2/3 BHK Homes, Sportscity, Adjoining, Techzone IV, Gr. Noida (West)

# FLOOR PLAN

- 3 Bedrooms
  - 1 Drawing/Dining
  - 2 Toilets
  - 3 Balconies
  - 1 Kitchen
- 3 Bedrooms + 2 Toilets  
Super Area : 1283 sq. ft.



- 2 Bedrooms
  - 1 Drawing/Dining
  - 2 Toilets
  - 4 Balconies
  - 1 Kitchen
- 2 Bedrooms + 2 Toilets  
Super Area : 954 sq. ft.



3 Bedrooms + 3 Toilets  
Super Area : 1507 sq. ft.

- 3 Bedrooms
- 1 Drawing/Dining
- 3 Toilets
- 5 Balconies
- 1 Kitchen



## SPECIFICATIONS

### Flooring:

- Vitrified tiles 2' X 2' in Drawing Room, Kitchen and two Bedrooms
- Ceramic anti skid tiles in Bathrooms and Balconies

### Walls & Ceiling Finish:

- Finished walls & ceiling with OBD in pleasing shades

### Kitchen:

- Granite working top with stainless steel sink
- 2'-0' dado above the working top and 5'-0' from the floor level on remaining walls by ceramic tiles

### Toilets:

- Ceramic tiles on walls up to door level
- White Sanitary ware with EWC, CP fittings

### Doors and Windows:

- Outer doors and windows aluminum powder coated /UPVC
- Internal doors frames of Marandi or equivalent wood
- Internal door made of painted flushdoor shutters

- Main entry door frame of Marandi or equivalent wood with skin moulded door shutter
  - Good quality MS hardware fittings
- ### Electrical:
- Copper wire in PVC conduits with MCB supported circuits.
  - Adequate number of electrical points as per residential units
  - Only provision of internal wiring for one land-line connection having provision for intercom

  
**BALLY HAI**

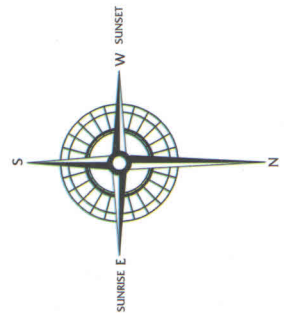
GOLF VIEW



60 M WIDE ROAD

- 2 Bedroom + 2 Toilet
- 3 Bedroom + 2 Toilet
- 3 Bedroom + 3 Toilet

- Golf Side Walk
- Private Garden
- Water Feature
- Inside Park
- Swimming pool
- Meditation Room
- Gym
- Creche
- Retail/Convenience Store
- Basement Car Park Entrance
- Visitor Parking
- Lawned Area
- Water Feature
- Ampitheater
- Walking Track



# MIGLANI



## WE DESIGN DREAMS

Miglani Group is one of the foremost real estate investment and development ISO Certified company, focused on large scale projects across Delhi- NCR. One of the things that distinguish the company from many other developers is the depth of involvement. We at Miglani, expect to take a project from the birth of an idea until its full completion, leading and managing the process every step of the way. And we remain fully committed to our projects, through our management teams, long after the last unit has been sold. Perhaps the most important of all, we never forget that we're building for people. If anything can be said to characterise a Miglani creation, it would be its "human dimension". We create buildings that make a positive, sustainable and lasting impact on the landscape that will be a benchmark in the real estate industry.

### FEW OF OUR DELIVERED PROJECTS



Saini Enclave, Delhi



Sarita Vihar, Delhi



IRCTC, Noida



BirlaSoft, Noida

### ONGOING PROJECTS



Ballyhai



Mayfair Residency

### UP COMING PROJECT



Vasundhara

MIGLANI



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