

NILAY SQUARE

»»» —»» —»» —»» —»»
THE HEIGHT OF LUXURY
»»» —»» —»» —»» —»»

ALPHA - II GREATER NOIDA

RETAIL | OFFICE | RESTAURANT | LUXURY STUDIOS

PREMIUM
RETAIL | OFFICE | RESTAURANT | LUXURY STUDIOS



EXQUISITE RETAIL IN GREATER NOIDA

Nilay is envisioned to become the most vibrant shopping paradise in town. Spread across three floors - Lower Ground, Ground, and First Floor, the retail avenue at Nilay will offer a captivating mix of convenience and leisure. It will showcase large anchor stores alongside a diverse selection of small and mid-sized retail units, glittering boutiques, a store-lined street, flea markets, cafes, a gourmet hub, a kids' play arena, and a host of indoor entertainment features. Whether it's entrepreneurs sealing business deals, friends catching up over coffee, or families enjoying a day out, Nilay will be the town's most eclectic and lively rendezvous destination.





Close to
Noida / Jewar
International Airport



Close to Up coming
Film City



Adjoining Delta 1
Metro Station



Retail, Food Court,
Office and
Studio Space, all
under one roof



Project at Round About
+ 3 Side Open
Plot



Delivering
220000 sqft (approx)
Commercial Area



Approx 200+ Car
Parking Space



Why NILAY SQUARE

NILAY SQUARE in Greater Noida is often considered a perfect investment for various reasons. If you're thinking of investing here are several key factors that make it an attractive option:

Prime Location:

Strategic Location on main Greater Noida belt with Metro connectivity, Its location also connects it well to Delhi, Noida, and other parts of Greater Noida, making it an ideal location.

Modern Infrastructure and Amenities:

State-of-the-Art Construction advanced features like high-speed elevators, ample parking space, and spacious, well-designed commercial units. The construction quality and design are geared towards attracting businesses from various sectors.

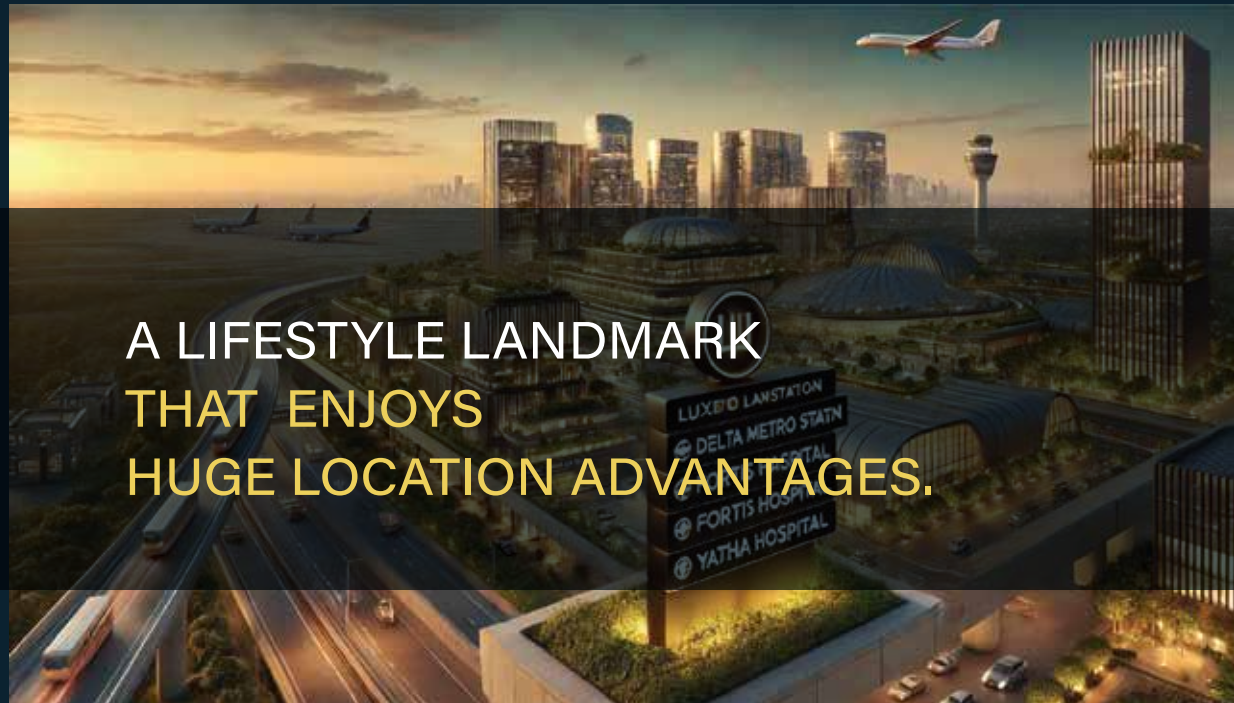
Amenities: The property comes equipped with essential amenities like 24/7 security, power backup, Wi-Fi, and central air conditioning, making it a comfortable and secure space for tenants.

High Footfall Potential:

Retail and Office Space: With its mixed-use design (commercial and retail spaces), the Nilay Square has a significant potential for high footfall. Being in a fast-developing area with ample residential complexes, educational institutions, and corporate offices nearby.

Retail and Entertainment Hub:

Nilay Square will become a retail and entertainment hub, which can generate high rental yields due to the high demand for retail spaces.



-  Delta I Metro Station - 0 Mins Drive
-  Alpha I Comm. Market - 2 Mins Drive
-  Pari Chowk - 5 Mins Drive
-  Fortis / Yatharth Hospital - 5 Mins Drive
-  International University & Schools - 10 Mins Drive
-  Greater Noida First Railway Station Bodaki - 10 Mins Drive
-  Eastern Peripheral Expressway - 15 Mins Drive
-  Noida City Center - 20 Mins Drive
-  Upcoming Film City - 20 Mins Drive
-  Noida International Airport - 30 Mins Drive
-  IGI Airport - 45 Mins Drive

WELCOME TO THE LUXURY LIFESTYLE DESTINATION



*Artistic Image



NILAY
SQUARE

DOUBLE HEIGHTED SHOPS

- » INCREASED VISIBILITY
- » ENHANCED BRANDING
- » FLEXIBLE STORE DESIGN
- » IMPROVED SHOPPING EXPERIENCE
- » INCREASED RENTAL INCOME

*Artistic Image

NILAY SQUARE

BEST DINING AVENUES

INVESTING IN DINING AVENUES CAN BE A LUCRATIVE OPPORTUNITY, ESPECIALLY IN THE DELHI NCR REGION. HERE ARE SOME PROMISING OPTIONS:

FINE DINING RESTAURANTS: HIGH-END DINING EXPERIENCES WITH UNIQUE THEMES OR CUISINES CAN ATTRACT AFFLUENT CUSTOMERS.

AT NILAY WE BELIEVE IN GIVING THE BEST DINNING AND CLUBBING EXPERIENCE , WE TEND TO GIVE THE MOST HAPPENING VENUE AT NILAY ...

***Artistic Image**



*Artistic Image

NILAY SQUARE

CORPORATE SPACE

- » BALCONY ATTACHED WITH EVERY OFFICE
- » NATURAL SUNLIGHT AND VENTILATION
- » BROADER VIEW OF CITY FROM EVERY OFFICE
- » OFFICES IN THE HEART OF COMMERCIAL HUB CREATING LOTS OF NETWORKING OPPORTUNITIES

*Artistic Image



**TIME TO GROW
BIG.
CORPORATE/
ITES OFFICES**



***Artistic Image**

NILAY SQUARE

FULLY FURNISHED STUDIO APARTMENT

- » READY TO MOVE FULLY FURNISHED APARTMENT BALCONY ATTACHED WITH EVERY STUDIO
- » NATURAL SUNLIGHT AND VENTILATION
- » BROADER VIEW OF CITY FROM EVERY STUDIO IN THE HEART OF COMMERCIAL HUB
- » HIGH RENTAL DEMAND WITH GREAT RENTAL YIELD APPRECIATION POTENTIAL

*Artistic Image





LOWER GROUND FLOOR



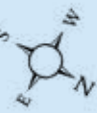
HYPER MARKET

GROUND FLOOR



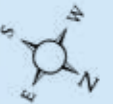
RETAIL SPACE

FIRST FLOOR



RETAIL SPACE

SECOND FLOOR



FOOD COURT

SEVEN & EIGHTH FLOOR

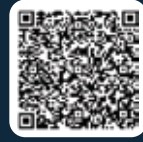


OFFICE SPACE

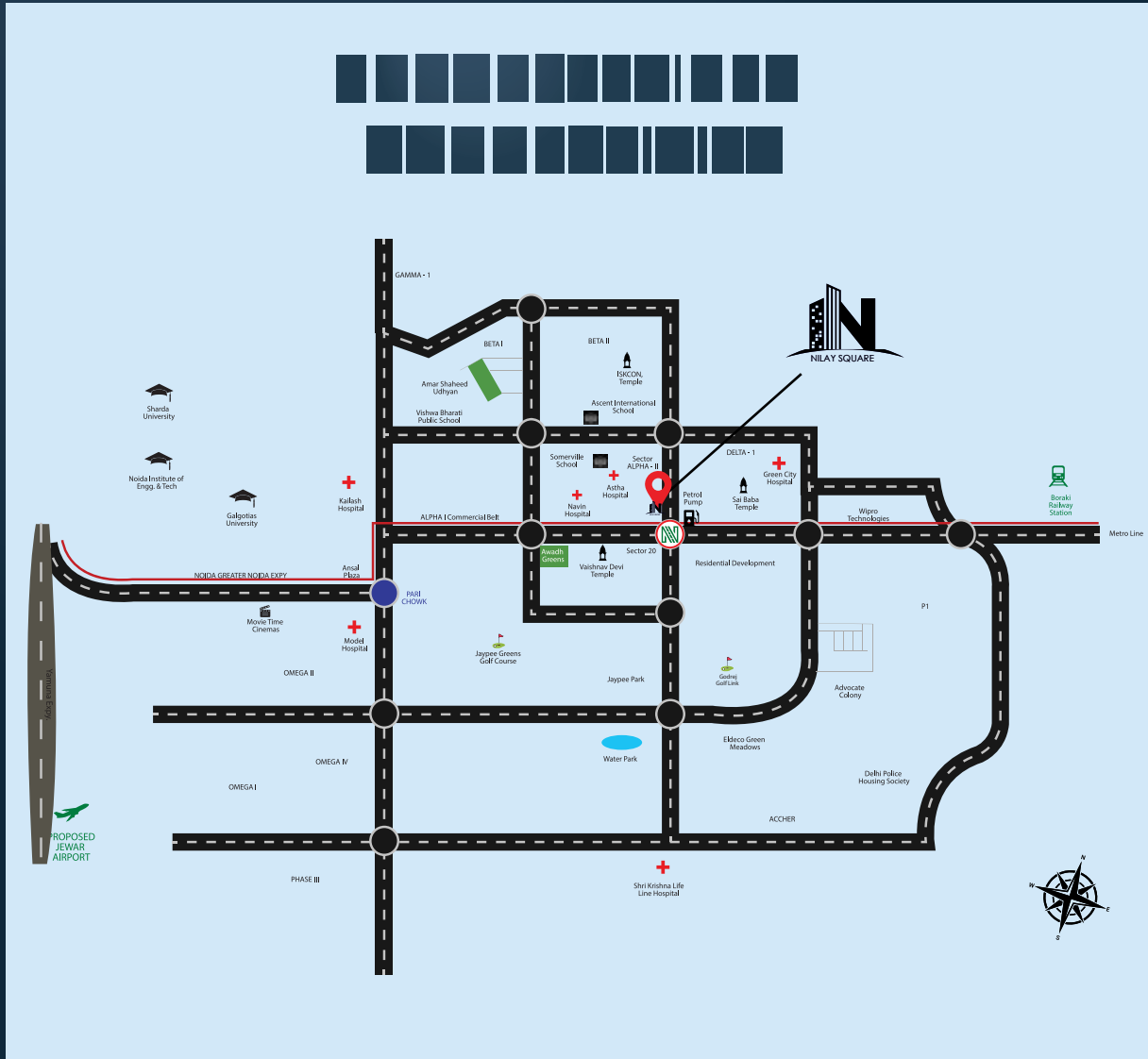
TENTH TO SIXTEENTH FLOOR



FULLY FURNISHED STUDIOS



RERA Regn no. : UPRERAPRJ243992/03/2025



NILAY GROUP

NILAY INFRATECH PVT.LTD.

CIN. No.: U68200UP2024PTC200575

PAN No : AAJCN5442K

Project Name : Nilay Square

RERA Reg. No.: UPRERAPRJ243992/03/2025 | www.up-rera.in

Reg. Office Add.: SLC 3/1, Alpha-2, Greater Noida

Site Add.: SLC 3/1, Alpha-2, Greater Noida

Mail Id.: nilayinfratech24@gmail.com

Nilay Infratech Pvt. Ltd. Collection Account for Nilay Square

Acc No.: 712020110000760

BANK OF INDIA / GREATER NOIDA

IFSC : BKID0007120