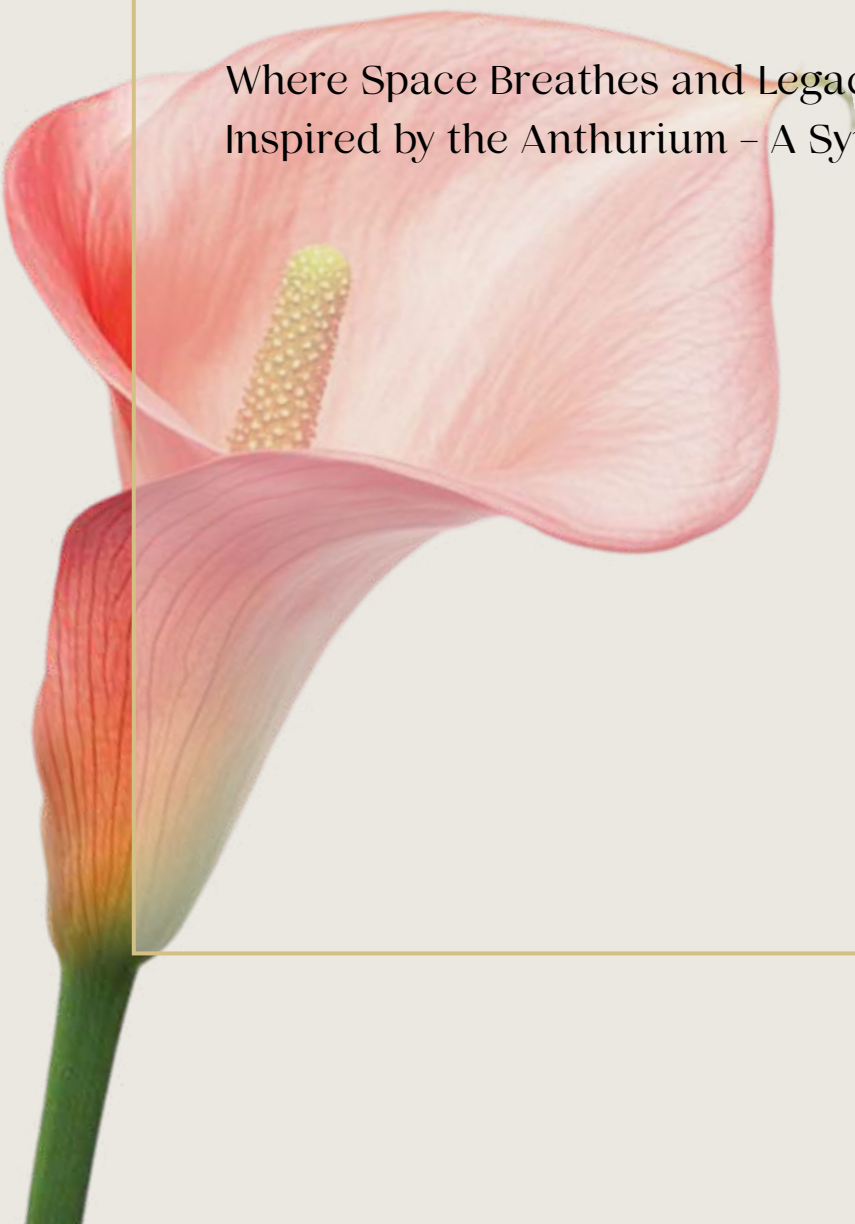




Eternia





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[®]

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 non-congested 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

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



Near proposed
metro station



On 130 mtr
wide main road



Facing a 100 mtr
fully developed green belt



4 Lifts
per tower



Double height
entrance lobby



Wellness



Comfort



Community



*Artistic impression

Entrance Lobby

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.



Gymnasium

*Artistic impression



*Artistic impression

Multipurpose Court



Swimming Pool

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



*Artistic impression

Swimming Pool



Multipurpose Court

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



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



*Artistic impression

Fountain



Lounge in Each Tower

Thoughtfully designed common areas to relax, connect, or simply unwind.



EV Car Charging Station

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



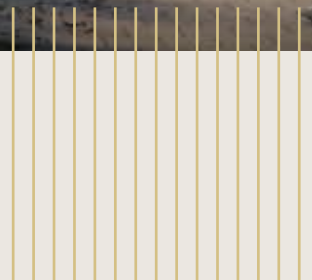
*Artistic impression

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



Multipurpose Hall

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



Kids Play Area



*Artistic impression

Multipurpose Hall



*Artistic impression

Chip and Putting Greens



Chip and Putting Greens

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



*Artistic impression



Topiary Garden

Where nature's art meets community spirit, creating a green escape for all.



Stepped Sitting



*Artistic impression

Senior Citizen Garden



Senior Citizen Garden

A peaceful retreat for cherished moments of calm and reflection.



*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



Master Bedroom



*Artistic impression

Kitchen



*Artistic impression

Master Washroom



Clubhouse

A Warm Embrace of Wellness, Comfort & Community

*Artistic impression

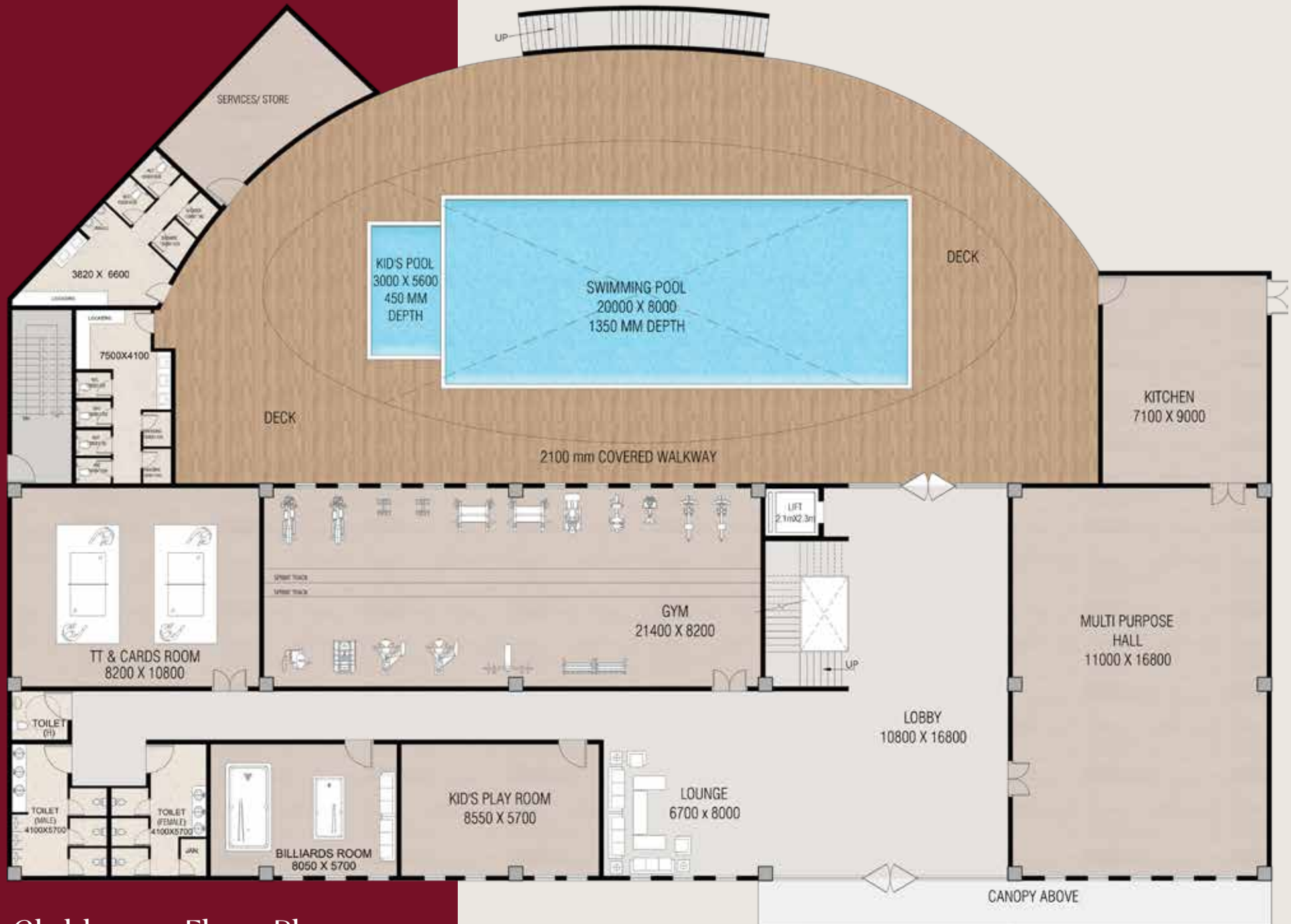
TT & Cards Room



*Artistic impression

Lobby

Eternia presents a thoughtfully designed 25000 sq. ft. clubhouse & amenities, 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



*Artistic impression



*Artistic impression



Palm Court Sitting Area

Location Map



Location Advantage



Health care

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



Business parks

R Systems	6 MINS
Kyndryl Solutions	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	45 MINS
Noida International Airport	40 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
Gaur Cricket Stadium	12 MINS

Site Plan

A1 Tower Lily

CLUSTER 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 Dhalia

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)

3 Club House With Swimming Pool

4 Green Landscape Area

5 Toddlers' Play Area

6 Lawn

7 Water Feature

8 Topiary Garden

9 Chip And Put

10 Sitout Plaza

11 Senior Citizen Garden

12 Stepped Seating

13 Multiplay Court

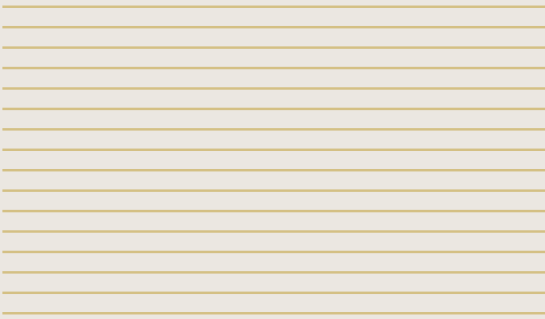
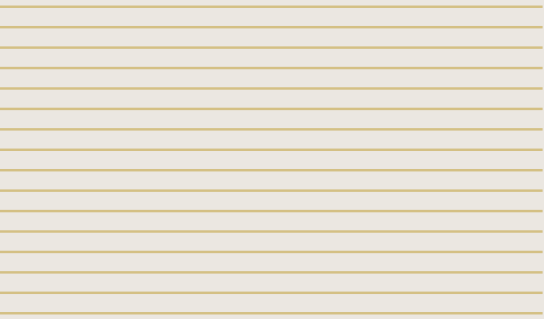
14 Swimming Pool

15 Water Feature And Deck Seating

16 Jogging Track

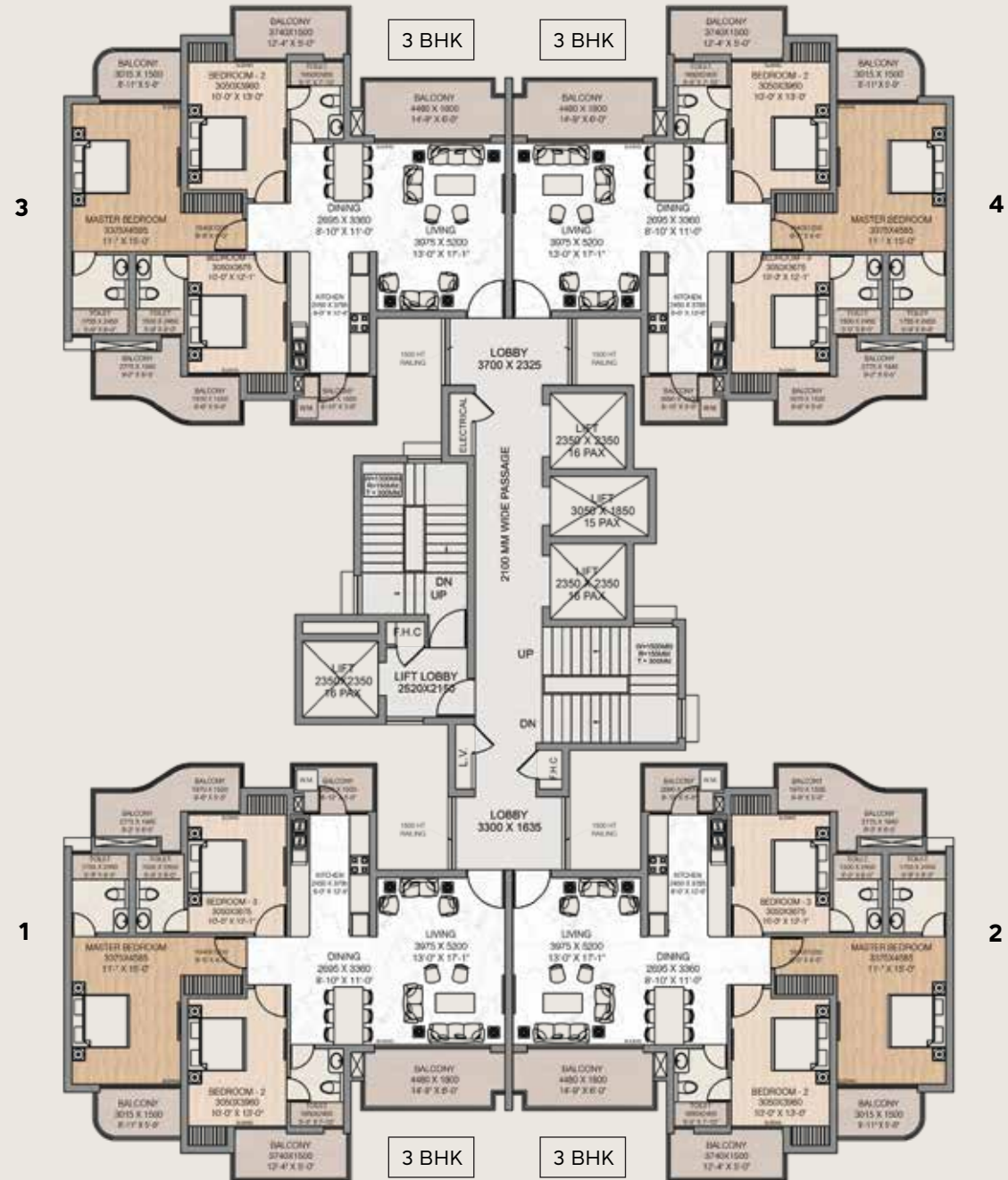






Floor Plans

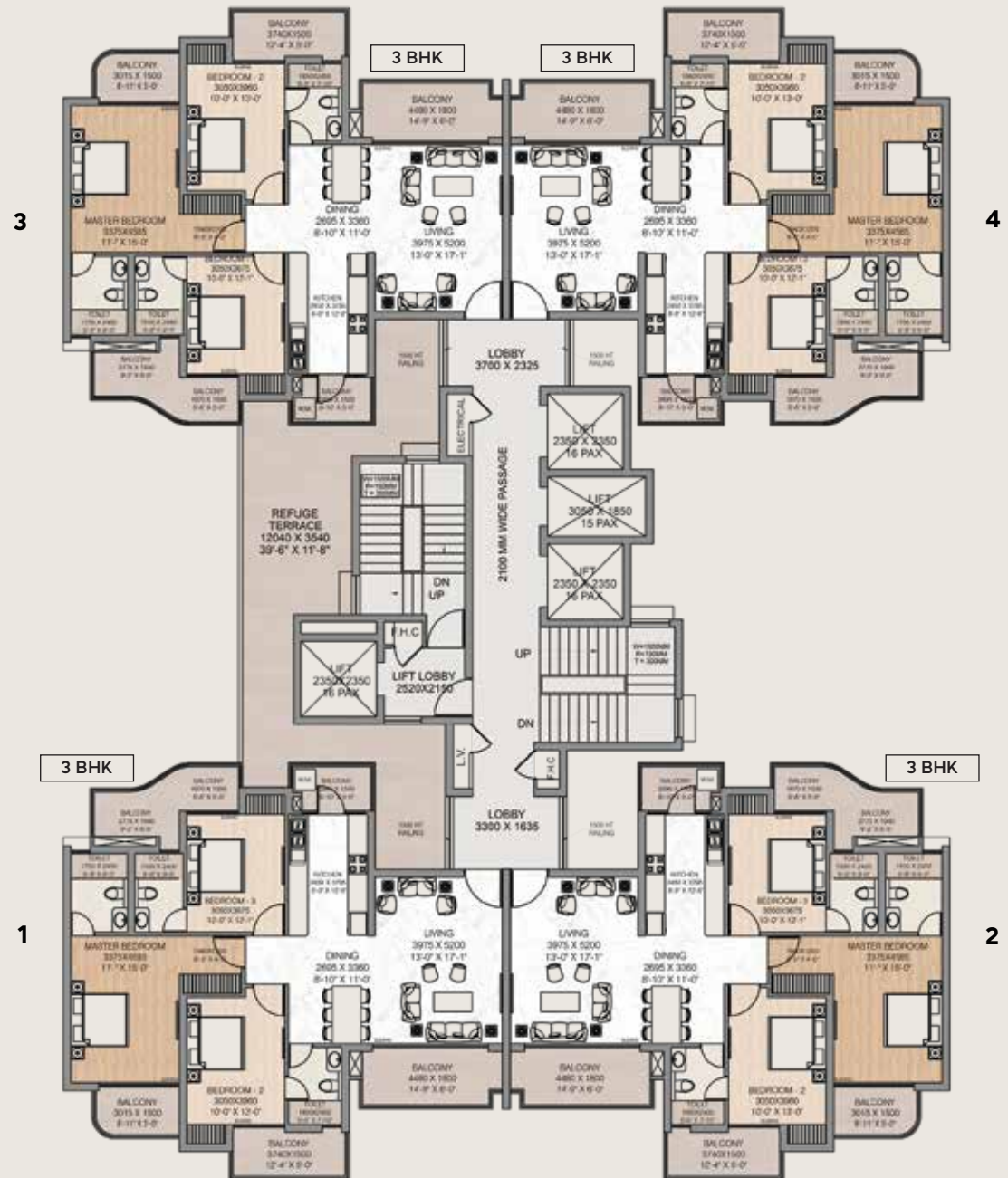
Blueprints of Space, Sculpted for Spacious Living



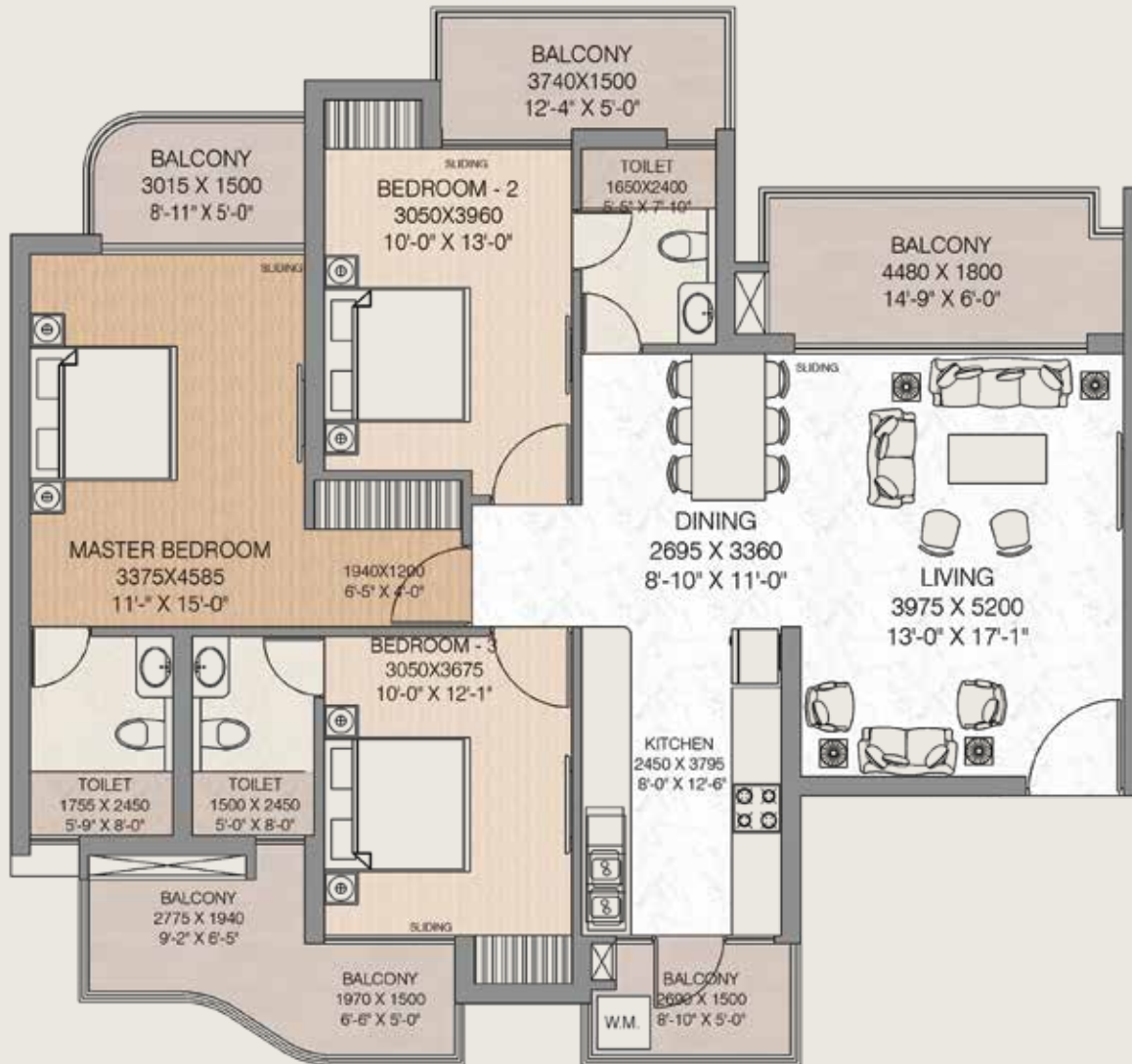
TOWER B
TYPICAL FLOOR

TOWER B

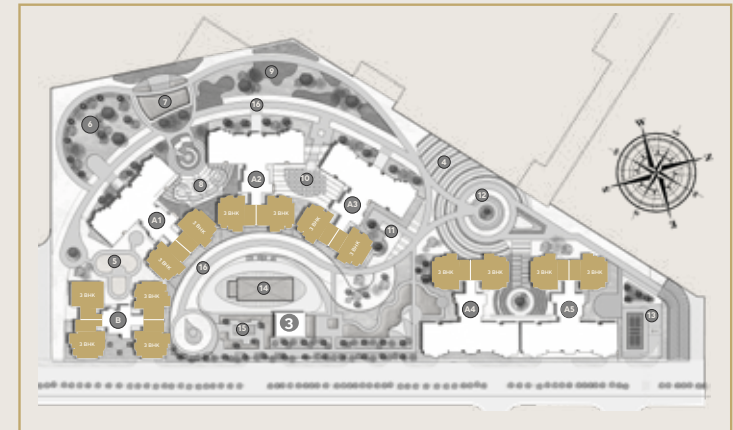
REFUGE FLOOR -17th & 27th Floor



3 BHK UNIT PLAN

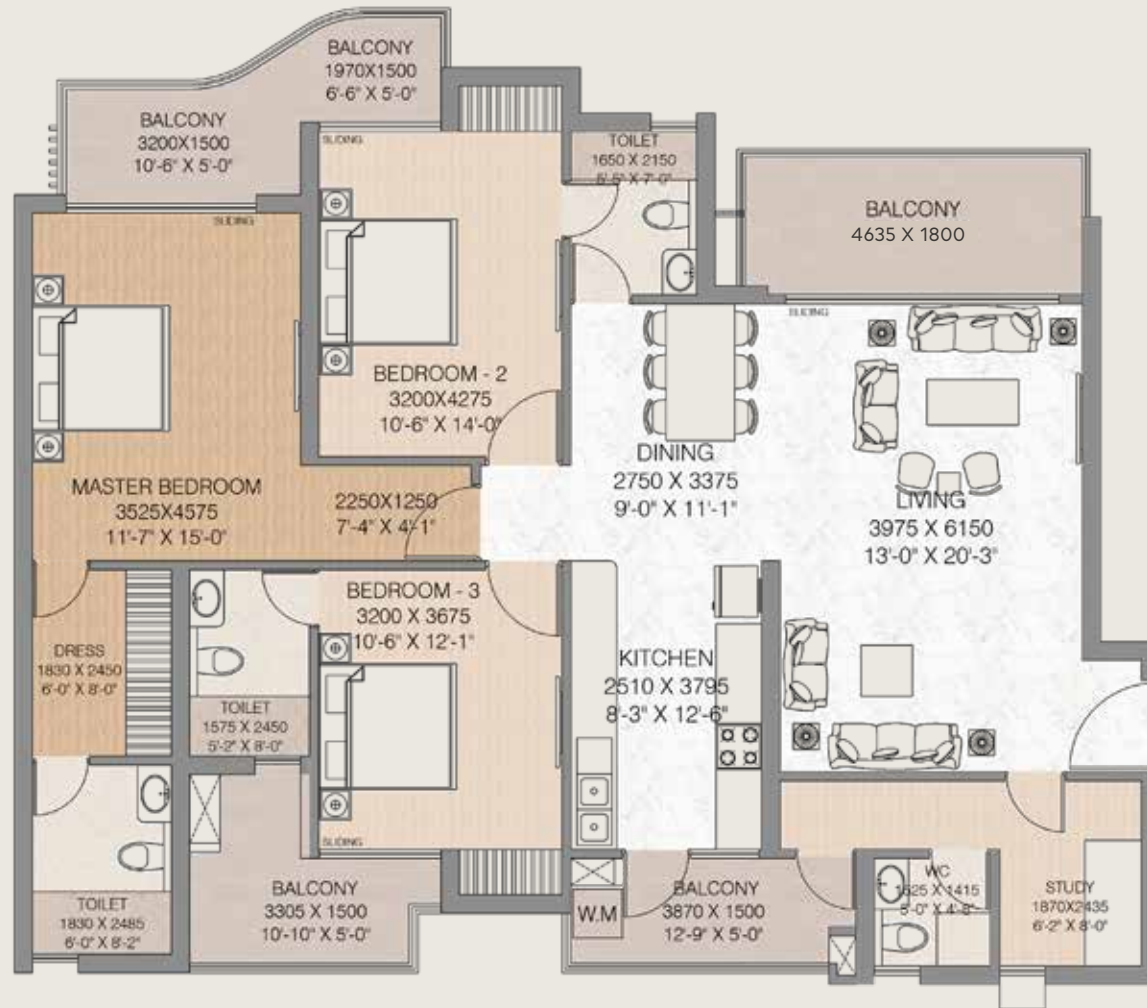


TOTAL SALEABLE AREA	179.53 SQ.M (1932 SQ.FT)
TOTAL BUILT UP AREA	142.39 SQ.M (1532 SQ.FT)
TOTAL CARPET AREA	100.89 SQ.M (1086 SQ.FT)

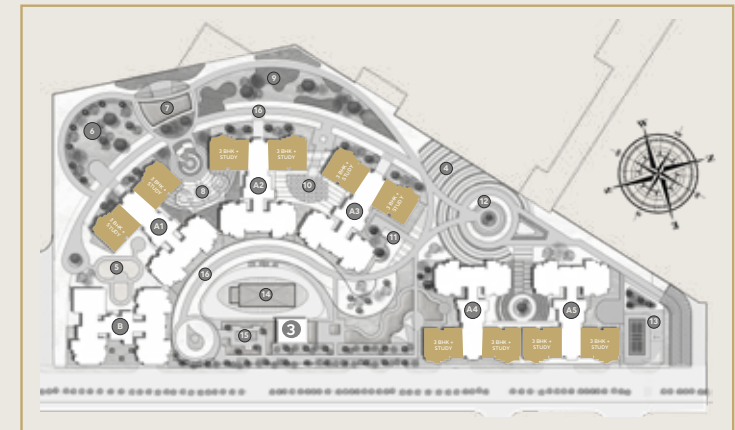


NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.76 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

3 BHK + STUDY UNIT PLAN

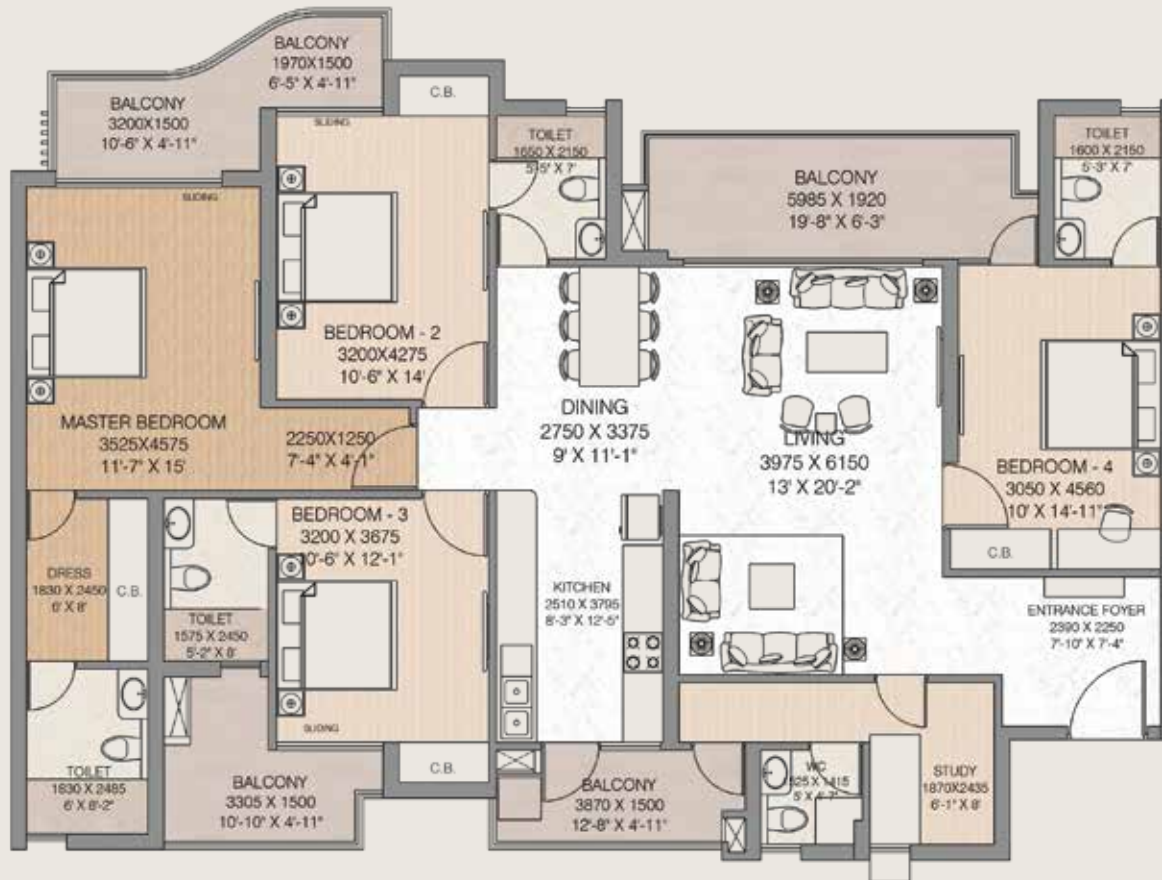


TOTAL SALEABLE AREA	208.02 SQ.M (2239 SQ.FT)
TOTAL BUILT UP AREA	165.88 SQ.M (1785 SQ.FT)
TOTAL CARPET AREA	123.92 SQ.M (1333 SQ.FT)

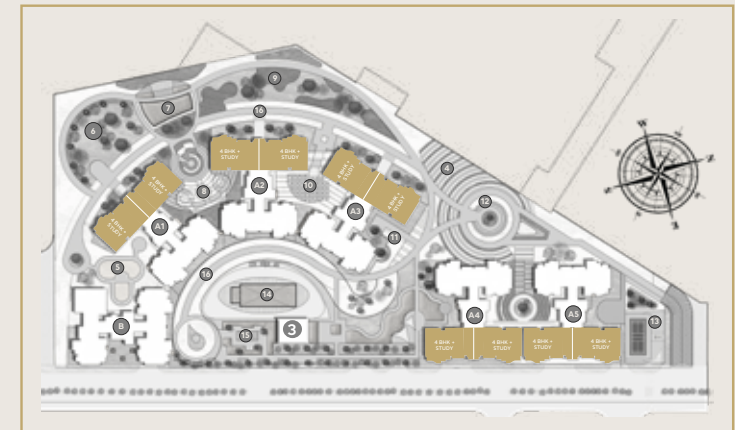


NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.76 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

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)



NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.76 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) Kajaria / Somany / NITCO / Johnson or equivalent make.
Wall	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints/ Berger or equivalent make.
Internal	Laminated Flush Door with Teak Wood Frame.
Door/ Windows	External:3 track UPVC with mosquito wire mesh and toughened glass.

Balcony & Utility Balcony

Flooring	Anti-skid Vitrified tiles (300 x 600 mm) - Kajaria / Somany / NITCO / Johnson or equivalent make.
Wall	1200 mm high Glazed Vitrified - Kajaria / Somany / NITCO / Johnson etc, tile in Utility balcony and Exterior Texture paint in other balconies.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Railing	Main Balcony- 1350mm high SS Railing with Toughened Glass.
Utility Balcony	1350mm high SS Railing.

Kitchen

Flooring	Glazed Vitrified tiles (600mmx1200mm) - Kajaria / Somany / NITCO / Johnson or equivalent make. 600 mm high Glazed Vitrified Tiles - Kajaria / Somany / NITCO / Johnson etc, above counter.
Wall	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints Berger or equivalent make.
Cooking platform	Quartz Stone countertop.
Modular Kitchen	Modular kitchen (Under counter & Overhead cabinets) Godrej Interio/ Royalsafe / Laxwood / Sleek / Durian / Arterior Infra Solutions (AIS) etc, with Double bowl sink and CP Fitting.
RO	10 - 15 LTRS with RO System - Thermax / Eureka Forbes Kent / Faber.
Exhaust Fan	YES

Toilets

Flooring	Anti-skid Vitrified tiles (600 x 600 mm) - Kajaria / Somany / NITCO / Johnson or equivalent make.
Wall	Vitrified Tiles (600 mm x 1200 mm) - Kajaria / Somany / NITCO / Johnson etc, upto False ceiling level.
Ceiling	Powder coated Linear Metal False Ceiling.
Door	Laminated Flush Door with Teak Wood Frame.
Window	UPVC window - Fenesta / NCL / Veka / Aluplast / Deceuninck / Window Magic / Duroplast etc, with frosted glass.
CP Fitting	Premium CP Fitting - Kohlar / Jacuzzi / Grohe / TOTO Queo / Roca etc, of approved make.
Chinaware	Premium Chinaware of approved make.
Exhaust Fan	Yes (1 in each Toilet)

Living, Dining & Foyer

Flooring	Glazed vitrified tiles (600mmx1200mm) - Kajaria / Somany/ NITCO / Johnson or equivalent make.
Wall	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints /Berger or equivalent make.
Main Door	2400mm high Veneered flush door with double rebate teak wood frame.
Door	External: 3 track UPVC - Fenesta / NCL / Veka / Aluplast / Deceuninck / Window Magic / Duroplast etc, with mosquito wire mesh and toughened glass.

Study Room

Flooring	Glazed Vitrified tiles (600mmx600mm) - Kajaria / Somany / NITCO / Johnson or equivalent make.
Wall	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Door	Laminated Flush Door with Teak Wood Frame.

Other Bedrooms

Flooring	Glazed vitrified tiles (600mmx1200mm) - Kajaria / Somany / NITCO / Johnson or equivalent make.
Wall	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger etc, above 100mm high Skirting.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints Berger or equivalent make.
Internal	Laminated Flush Door with Teak Wood Frame.
Door/ Windows	External: 3 track UPVC with mosquito wire mesh and toughened glass.

Building Specifications



Staircases

Wall	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Flooring	Honed Finish Granite Stone with three antiskid grooves.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints / Berger or equivalent make.
Fire Staircase	1050mm High Duco painted MS Railing.
Railing	For Main staircase : 1050mm High SS Railing.

Typical Floor Lift lobby & Corridors

Flooring	Full body Vitrified tiles (600 mm x 1200 mm) - Kajaria / Somany / NITCO / Johnson or equivalent make.
Lift Facia	Combination of Granite and Glazed Vitrified Tiles up to 2.4 Meters.
Wall	Glazed vitrified tiles (600mm x 1200mm) NITCO / Johnson etc, upto 1200 mm height & Low VOC Acrylic Emulsion above.
Ceiling	Low VOC Acrylic Emulsion Paint - Dulux / Nerolac / Asian Paints Berger or equivalent make.

Lifts

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

Roof Terrace

Flooring	Heat Resistant Floor Tiles laid with adhesive over waterproofing treatment.
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Double Height Entrance Lobby

Flooring	Italian Marble
Lift Facia	Combination of Italian Marble & Granite
Wall	1200mm High Italian Marble Cladding
Ceiling	Pattern False Ceiling in Gypsum/POP and Cove Lighting.

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

Unit Number Plate

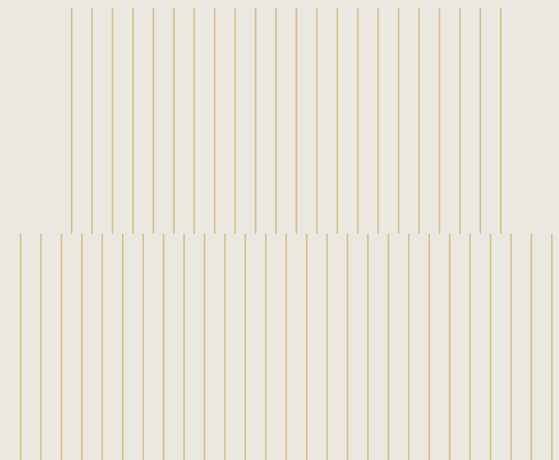
SS plate (150 mm x 200 mm) with digitally printed vinyl on SS studs.

Video Door Phone

Video Door Phone - Cavitak / Hikvision / Wöhr / Legrand / Godrej etc, to be provided in the Main Door

Structure

Earthquake resistant monolithic framed structure with Aluminum shuttering



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 Bhupaneswar. 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.

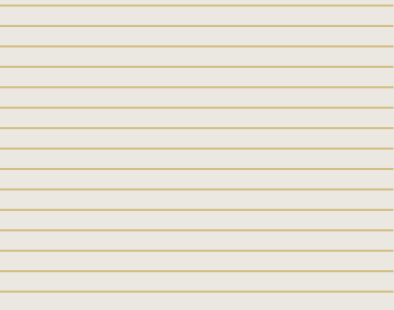


Dee Vee Projects Limited (DVPL), established in 1989, is a powerhouse in India's infrastructure and construction sector, specializing in high-quality civil engineering and large-scale projects. With a proven track record, DVPL has successfully completed major projects such as Talcher Fertilizers Limited, 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.

A series of horizontal lines in a light gold color, stacked vertically on the left side of the page.

50+

YEARS OF EXCELLENCE

15+

PROJECTS

2

OTHER VERTICALS

SANSKAR

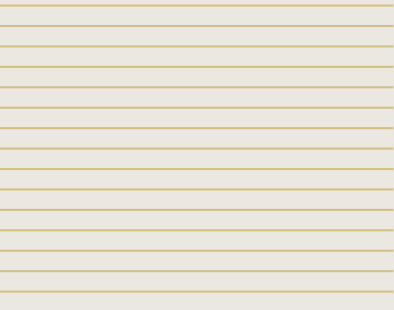
R E A L T Y

A VENTURE OF YATHARTH GROUP

Yatharth Family Office 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, Yatharth Family Office embarks on a new chapter, focusing on strategic and long-term 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—Yatharth Family Office aims to create a legacy of sustainable investments that enrich the communities we serve.



17+

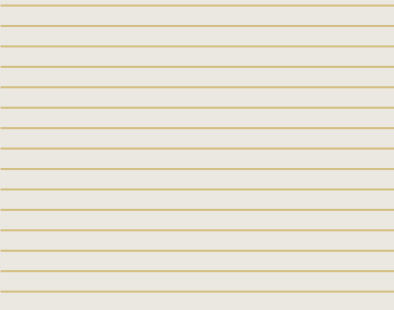
YEARS OF TRUST

4

STATES COVERED

Millions

OF LIVES SERVED





*Artistic impression



Eternia

 **Tech Zone IV, Greater Noida (W)**  **www.eternia.greatvaluerealty.com**

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Disclaimer: Authorised marketing partner for Aspire Dream Valley III, managed by NBCC on behalf of the Hon'ble Supreme Court-appointed Court Receiver. | *T&C Apply

