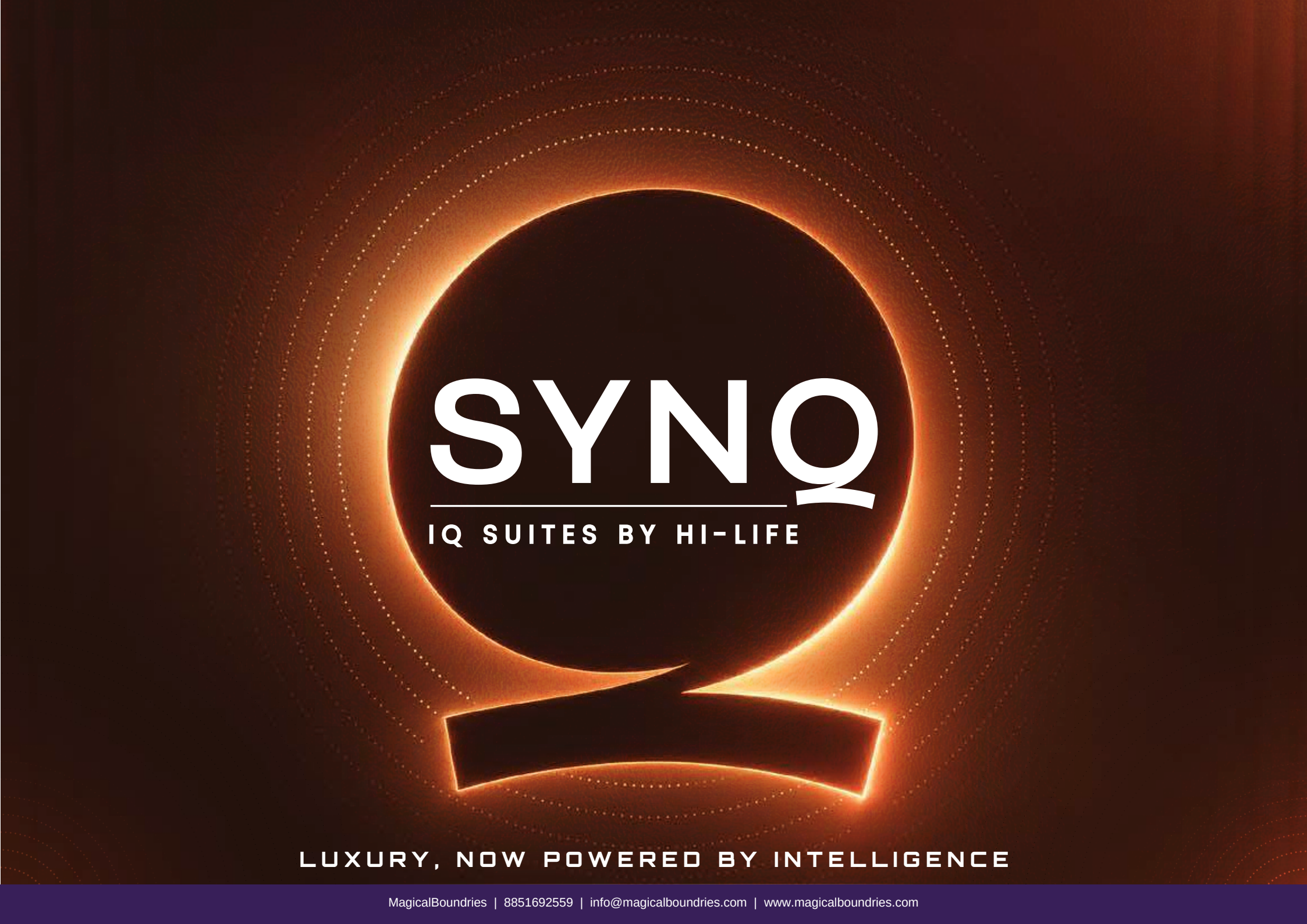
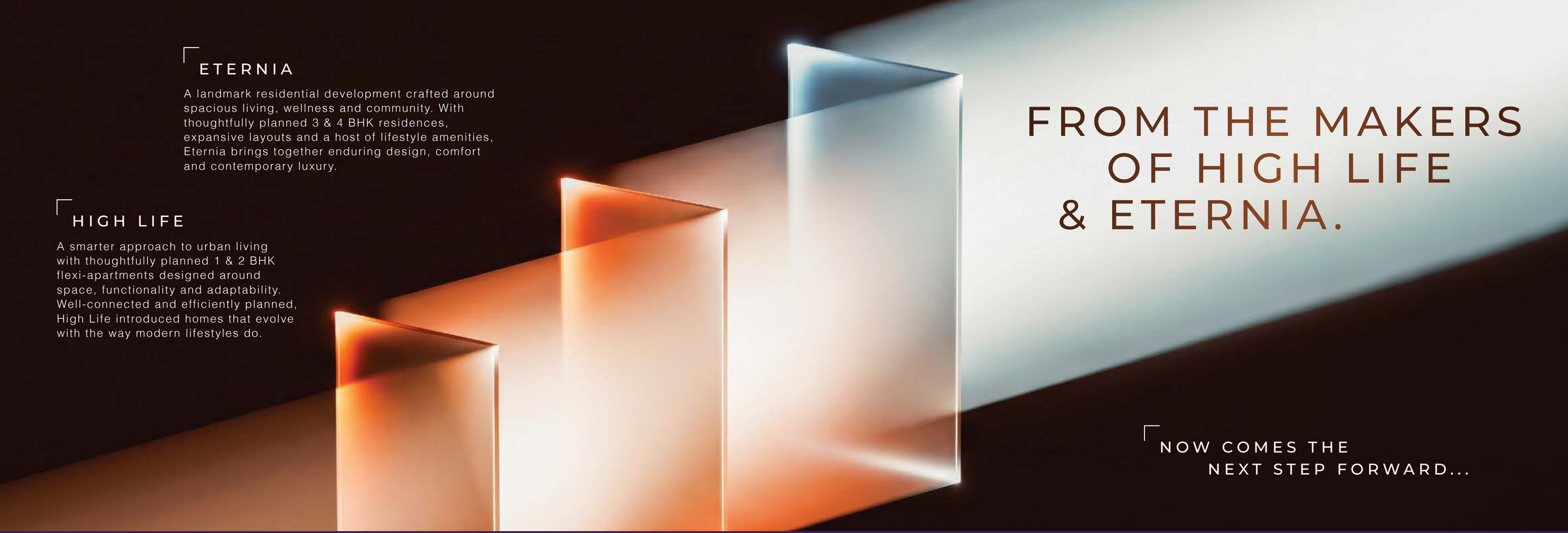


MagicalBoundries | 8851692559 | info@magicalboundries.com | www.magicalboundries.com





ETERNIA

A landmark residential development crafted around spacious living, wellness and community. With thoughtfully planned 3 & 4 BHK residences, expansive layouts and a host of lifestyle amenities, Eternia brings together enduring design, comfort and contemporary luxury.

HIGH LIFE

A smarter approach to urban living with thoughtfully planned 1 & 2 BHK flexi-apartments designed around space, functionality and adaptability. Well-connected and efficiently planned, High Life introduced homes that evolve with the way modern lifestyles do.

FROM THE MAKERS OF HIGH LIFE & ETERNIA.

NOW COMES THE NEXT STEP FORWARD...

EVERYTHING IN PERFECT SYNQ...

A HOME THAT WORKS AROUND YOU

A well-designed home shouldn't make you think about how it works, it should simply work around you. SYNQ introduces 1 & 2 BHK IQ Suites by High Life - AI-optimised homes designed to make everyday living more intuitive. Instead of managing lighting, climate, curtains, security and other functions separately, the home brings them together into one connected experience. With a touch, a command or a preset routine, multiple elements can work together around what you need, setting the ambience, adjusting comfort, securing your home or preparing it for your arrival.

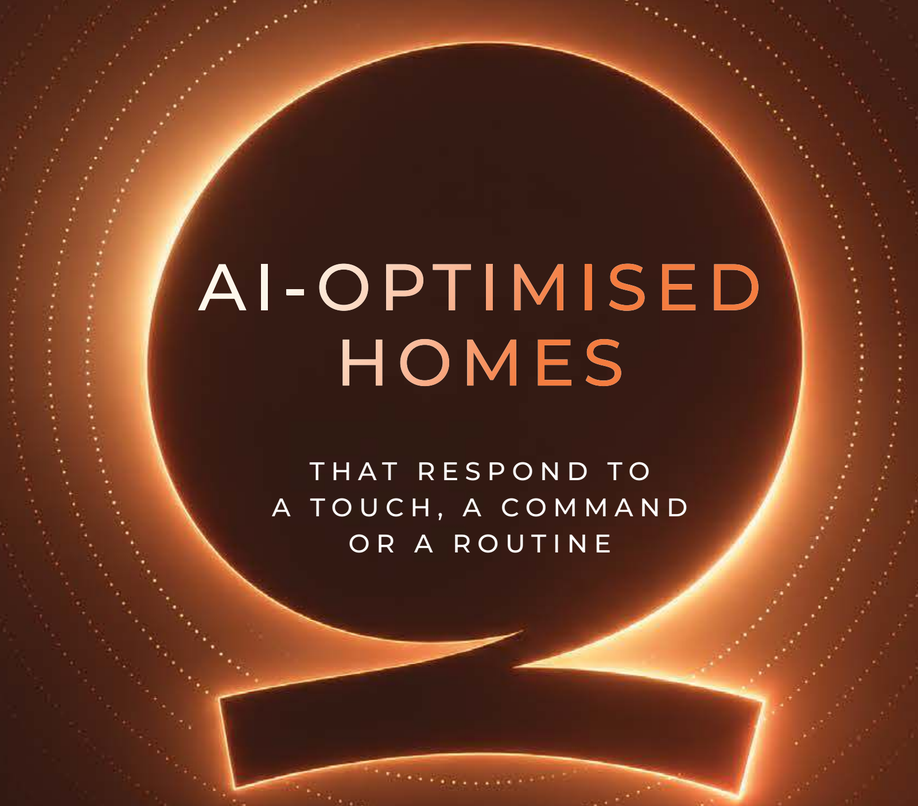
Because the real intelligence of a home is not in how much technology it has, but in how effortlessly it adapts to the way you live.

YOUR HOME.
YOUR ROUTINE.
YOUR LIFE.

ALL IN SYNQ.

THE NEXT STANDARD OF LUXURY THINKS AHEAD

THE INTELLIGENT SIDE OF
LUXURY LIVING



KEEPING YOUR HOME IN SYNQ WITH THE WAY

MagicalBoundries | 8851692559 | info@magicalboundries.com | www.magicalboundries.com

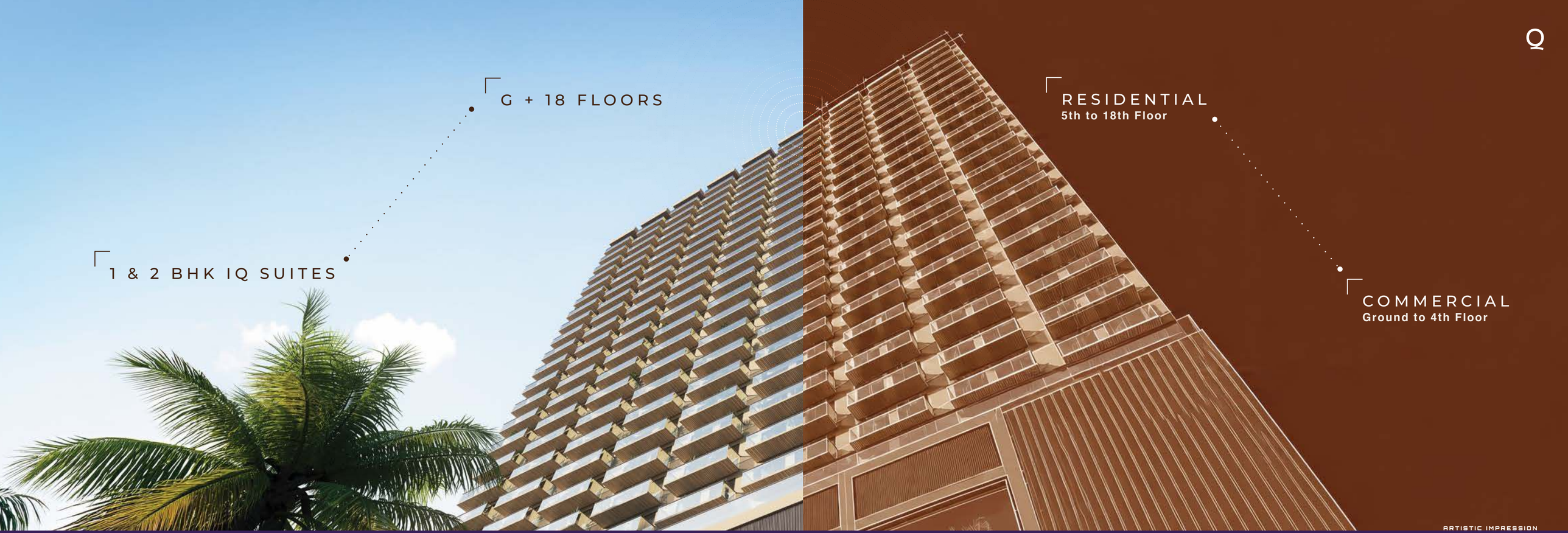

POWERED BY:
CLEUB
AUTOMATION
FULLY FURNISHED BY:
IKEA
ARTISTIC IMPRESSION
Adjacent to The Shriram Universal School
Close to key commercial hubs
Convenient access to work, retail and recreation
A connected address for everyday urban living

G + 18 FLOORS

1 & 2 BHK IQ SUITES

RESIDENTIAL
5th to 18th Floor

COMMERCIAL
Ground to 4th Floor



ARTISTIC IMPRESSION


INTELLIGENCE.
ORGANISED
AROUND YOU.
DIFFERENT INTELLIGENCES.
ONE SEAMLESS EXPERIENCE.



INTELLIGENCE BEGINS WITH THE WAY SPACE IS PLANNED.



WELL-PLANNED 1 & 2 BHK LAYOUTS

Layouts designed for more efficient use of every square foot.



OPEN LIVING AREAS

Flexible spaces designed around the way you live.

LARGE WINDOWS

For natural light and better ventilation.



PRIVATE BALCONIES

Open spaces to unwind, work or recharge.





GATED COMMUNITY

A secure, well-managed living environment.



COMMERCIAL SPACES

Everyday essentials conveniently within the development.

EXCELLENT CITY CONNECTIVITY

Easy access to key business and lifestyle hubs.



MORE USABLE AREA

Efficient planning with a lower saleable ratio.




SNYQ
SET THE MOOD
SMART SETTINGS THAT
MAKE YOUR HOME RESPOND
BETTER TO EVERY MOMENT.

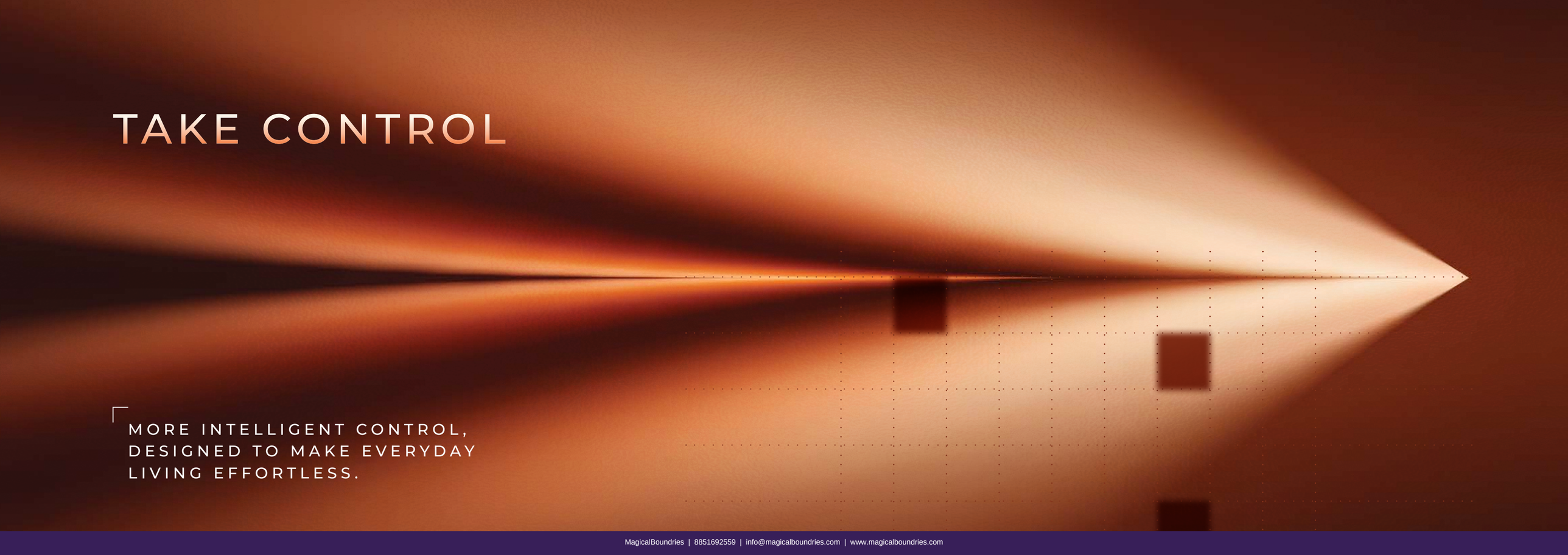


TUNABLE MOOD LIGHTING

Routine, Relax and Work, lighting scenes let the atmosphere shift with the moment.

MOTORISED CURTAINS

Open or close your curtains through an integrated automated system.


TAKE CONTROL
MORE INTELLIGENT CONTROL,
DESIGNED TO MAKE EVERYDAY
LIVING EFFORTLESS.



CENTRAL TOUCHSCREEN

One interface brings the home's connected functions together.

VOICE CONTROL

Control the connected home through simple voice commands.


READY WHEN
YOU ARE
AI-OPTIMISED INTELLIGENCE
THAT HELPS YOUR HOME STAY
ONE STEP AHEAD.



REMOTE CLIMATE CONTROL

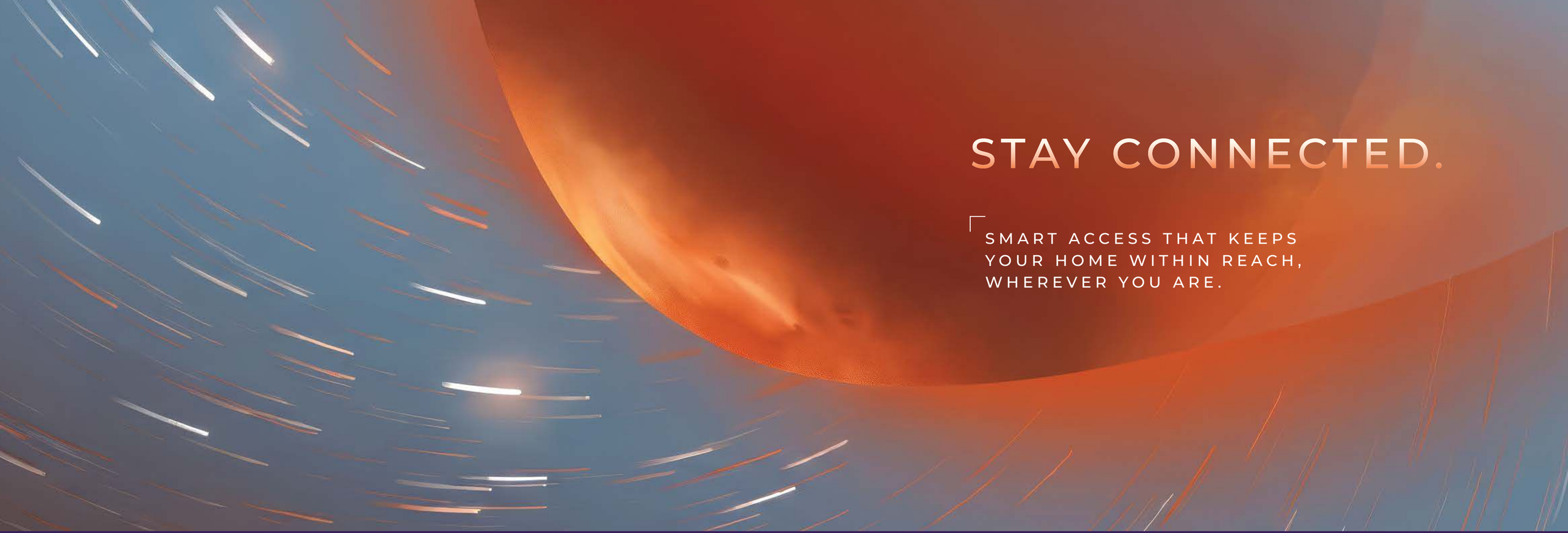
Switch on the AC before you arrive and walk into the comfort you want.

GEOFENCING

Control the connected home through simple voice commands.

WELCOME & AWAY MODES

Preset arrival and departure modes simplify multiple actions into one command.


STAY CONNECTED.
SMART ACCESS THAT KEEPS
YOUR HOME WITHIN REACH,
WHEREVER YOU ARE.



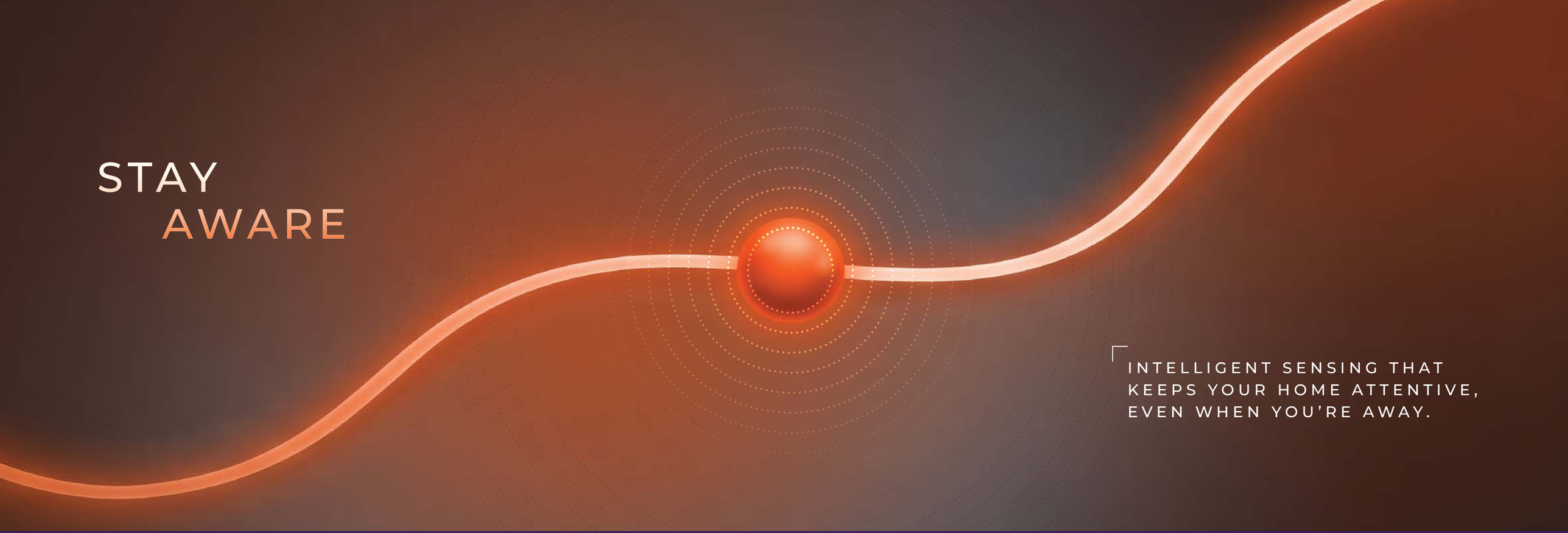
REMOTE HOME ACCESS

Stay connected to your home through your phone, wherever you are.

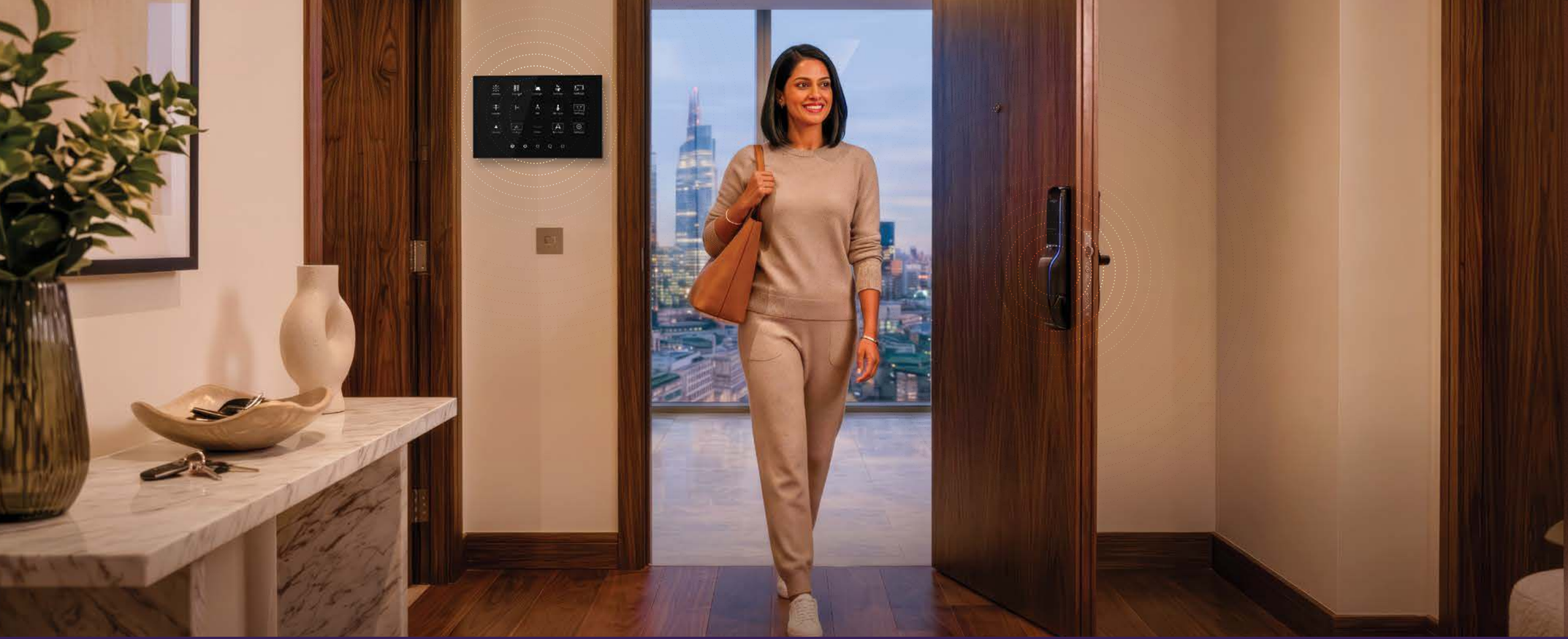
SMART CAMERAS

Live viewing keeps home within sight even when you're away.

STAY AWARE



INTELLIGENT SENSING THAT KEEPS YOUR HOME ATTENTIVE, EVEN WHEN YOU'RE AWAY.



DOOR & WINDOW SENSORS

Stay informed when an entry point is left open.

MOTION SENSORS

Detect movement within designated areas of the home.

INTELLIGENT CAMERA ALERTS

Motion detection, person detection and activity-triggered recording add another layer of awareness.

LOCATION MAP



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

SHOPPING & ENTERTAINMENT

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

MASTER PLAN

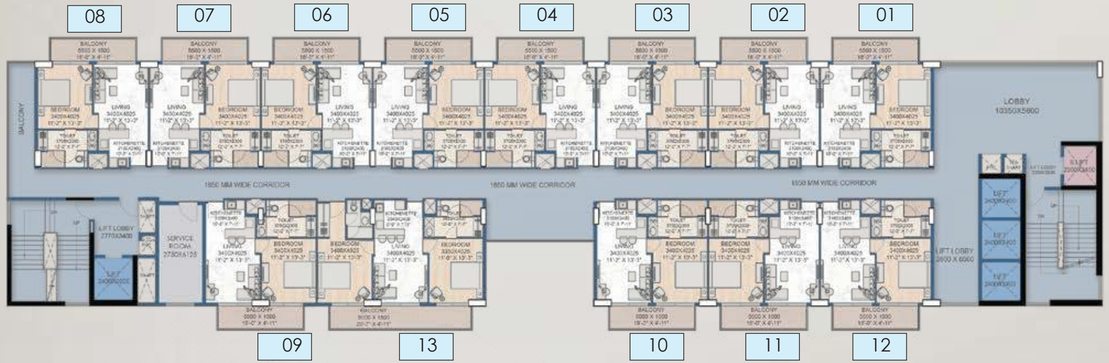


SITE PLAN



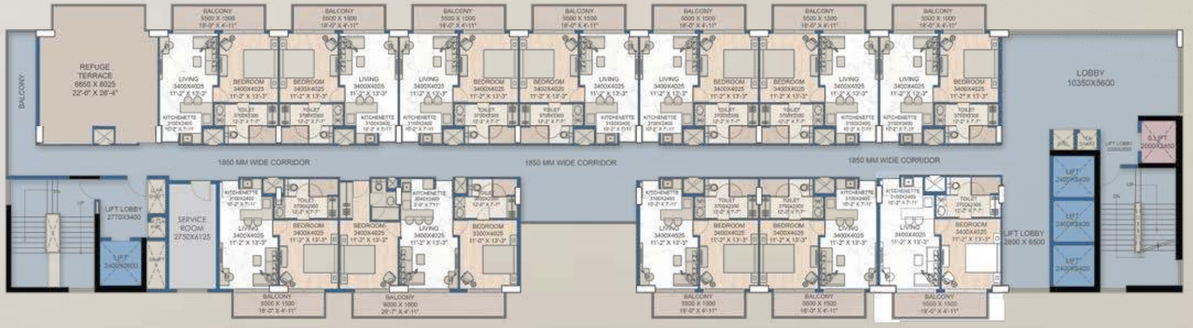
FLOOR PLANS

PLANNED WITH INTELLIGENCE.



TYPICAL FLOOR

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



REFUGE FLOOR- 18TH FLOOR

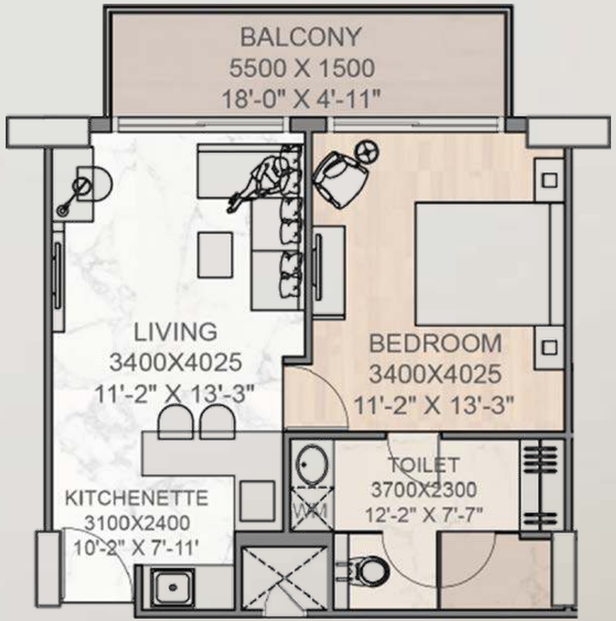
NOTE : Layouts are subject to change as decided by competent Authorities.
1 Meter = 3.28 Feet I 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

1 BHK
UNIT PLAN

TOTAL SALEABLE AREA 89.60 sq.m (964 sq.ft)

TOTAL BUILT UP AREA 55.10 sq.m (593 sq.ft)

TOTAL CARPET AREA 42.32 sq.m (456 sq.ft)



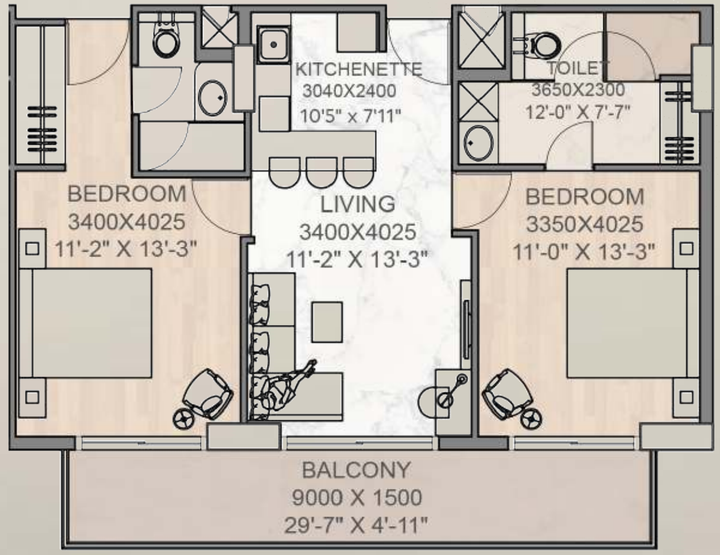
NOTE : Layouts are subject to change as decided by competent Authorities.
1 Meter = 3.28 Feet I 1 Sq. Meter = 10.764 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

2 BHK
UNIT PLAN

TOTAL SALEABLE AREA 135.12 sq.m (1454 sq.ft)

TOTAL BUILT UP AREA 84.23 sq.m (906 sq.ft)

TOTAL CARPET AREA 63.92 sq.m (688 sq.ft)



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

HEALTH AND WELLNESS AMENITIES



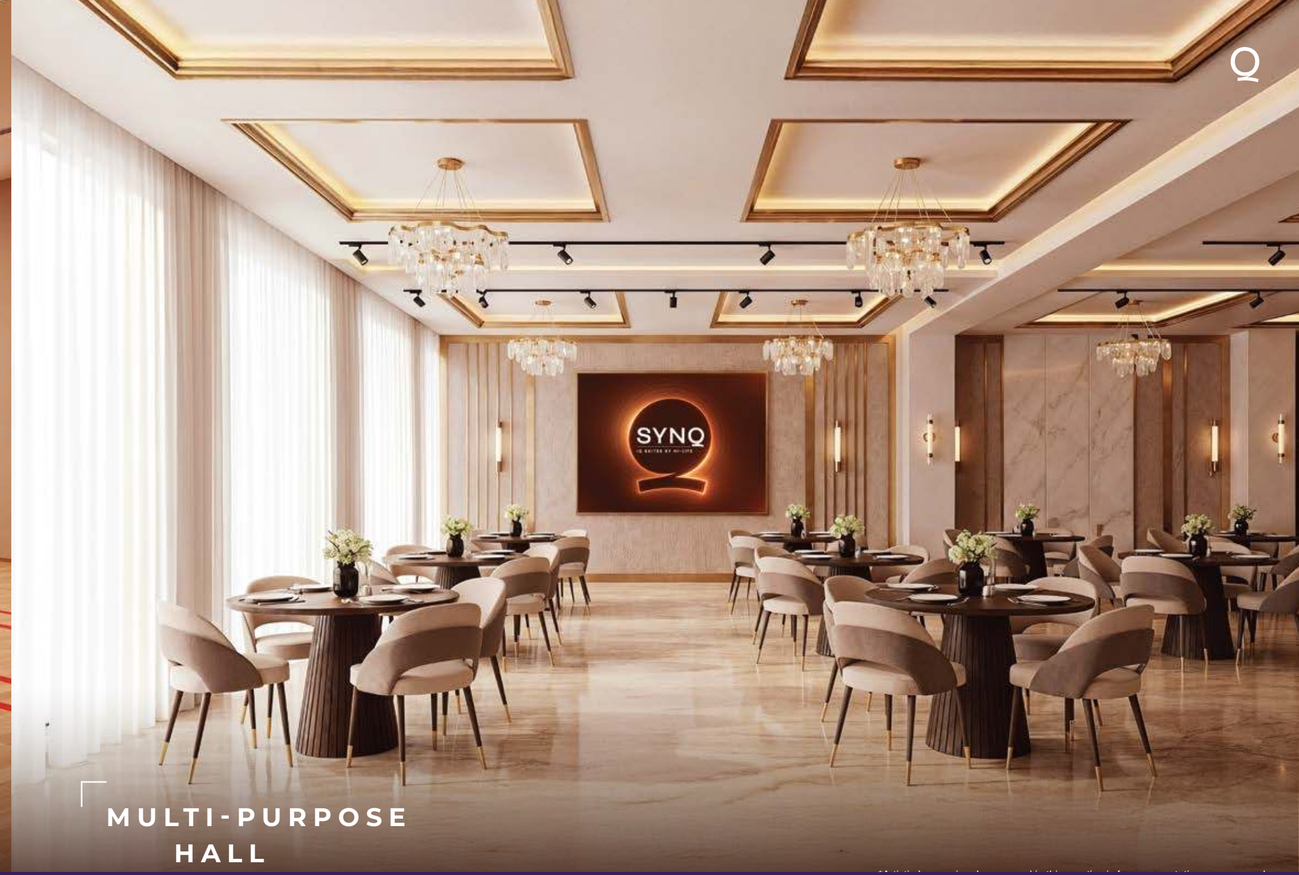
DESIGNED FOR THE MOMENTS THAT RESTORE BOTH BODY AND MIND.



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



GYM



MULTI-PURPOSE HALL



INDOOR GAMES AREA



CRECHE & KID'S PLAY AREA

OUR PARTNERS



VASTUNIDHI ARCHITECTS

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 Bhubaneswar. 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.

NBCC

Renowned as a dominant force in the construction sector, NBCC stands out for its exceptional capabilities, innovative mindset, commitment to top-quality standards, timely project delivery, and a dedicated workforce.

K.K. CONSTRUCTION AND BUILDERS

Established in 1991, K.K. Construction and Builders is a seasoned firm of engineers and construction specialists. Their commitment to quality and reliability has earned them the privilege of securing multiple repeat orders from a diverse clientele.

Great Value
REALTY

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 Sanctuary 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
REALTY

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.

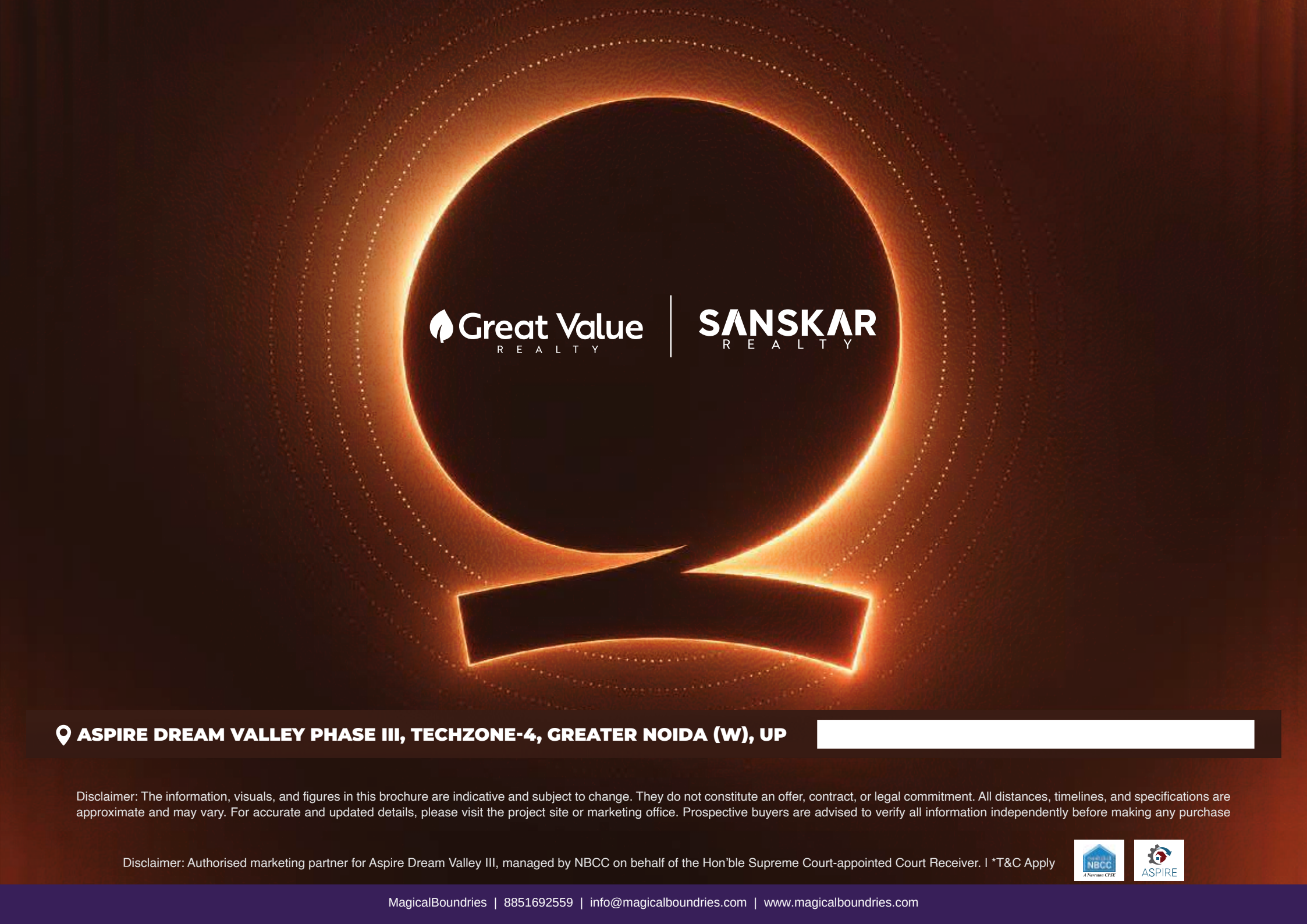
Building on this foundation of trust and excellence, Sanskar Realty embarks on a new chapter, focusing on strategic and long-term real estate investments with a vision to build lasting value and foster growth beyond healthcare.

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



ASPIRE DREAM VALLEY PHASE III, TECHZONE-4, GREATER NOIDA (W), UP

Disclaimer: The information, visuals, and figures in this brochure are indicative and subject to change. They do not constitute an offer, contract, or legal commitment. All distances, timelines, and specifications are approximate and may vary. For accurate and updated details, please visit the project site or marketing office. Prospective buyers are advised to verify all information independently before making any purchase

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

MagicalBoundries | 8851692559 | info@magicalboundries.com | www.magicalboundries.com