
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 spacious 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





*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

Double height
entrance lobby

4 Lifts
per tower

Facing a 100 mtr
fully developed green belt

On 130 mtr
wide main road

Near proposed
metro station



Wellness



Comfort



Community

Crafted for Wellness, Comfort & Community

At Eternia, life is shaped by thoughtful detail. Every space is designed to restore your energy, enhance your comfort, and surround you with a sense of belonging. Wellness, comfort, and community come together here; not as add-ons, but as essentials of everyday living.

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.



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Gymnasium

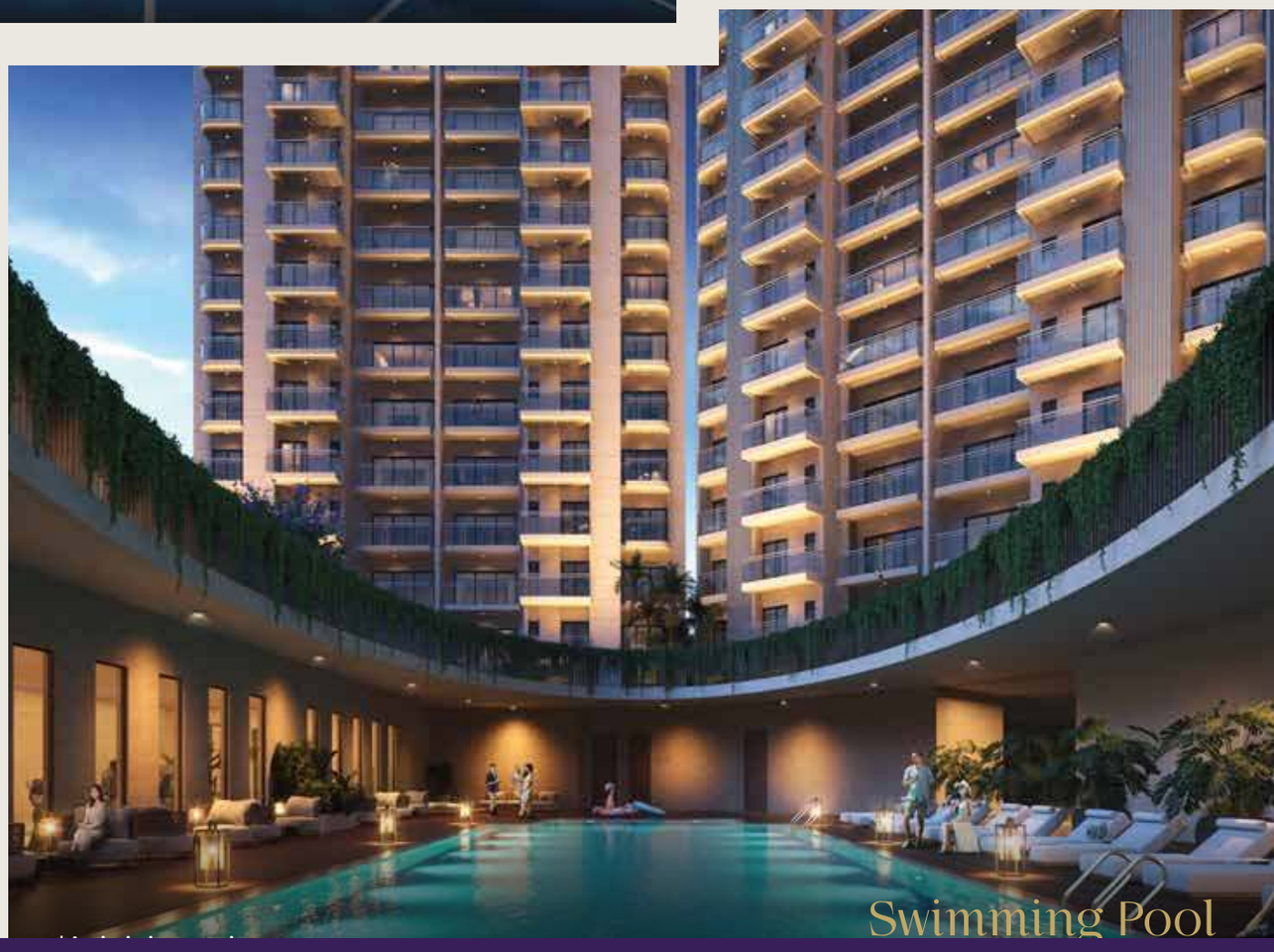


Multipurpose Court

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

Swimming Pool

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



Comfort

Water Feature & Deck Seating

Find serenity by the soothing water feature, with scenic views and cozy seating just a breath away.



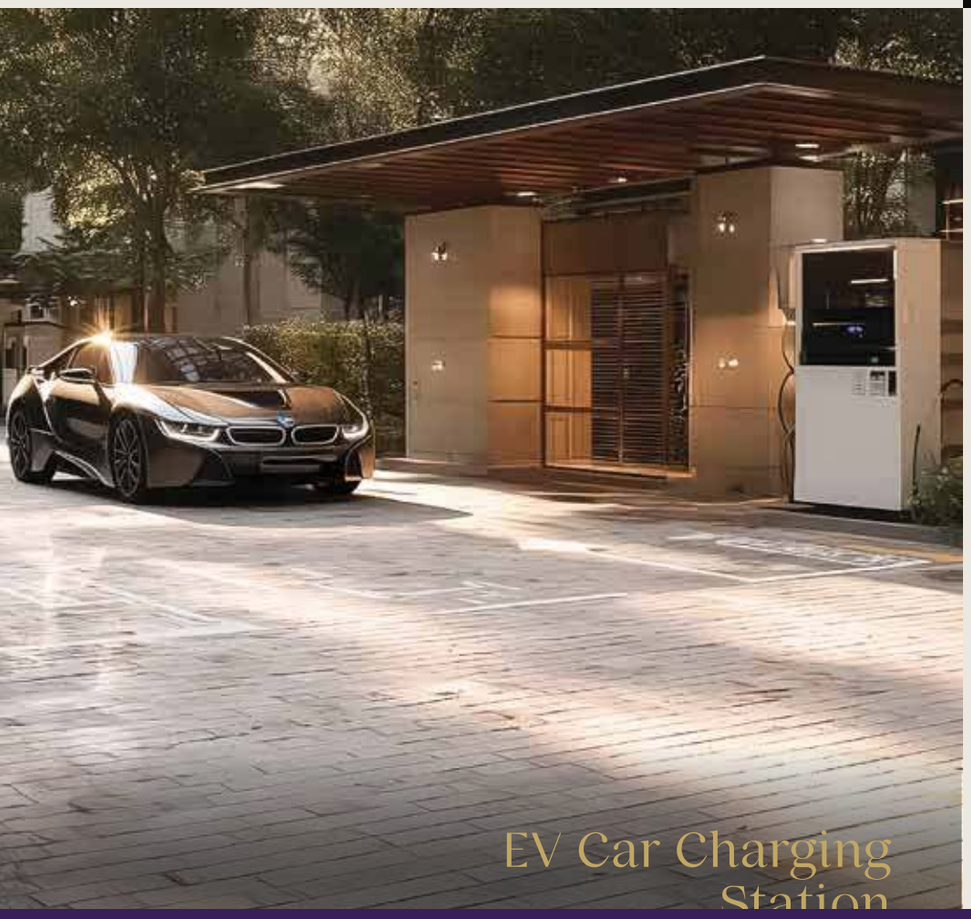
*Artistic impression

Water Feature Area

Double Height Entrance Lobby

A statement of scale and sophistication, the double-height entrance lobby features a reception and lounge designed to balance luxury with comfort.





EV Car Charging Station

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



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Green Lawn

Lawn

A refreshing green retreat to relax, play, or simply soak in nature's calm.



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



Kids Play Area

A playful escape where imagination and joy find no bounds.

Multipurpose Hall

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





*Artistic impression

Chip and Putting Greens

Chip and Putting Greens

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

Stepped Sitting

Where conversations flow and connections grow; a stepped arena for pause and togetherness.



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

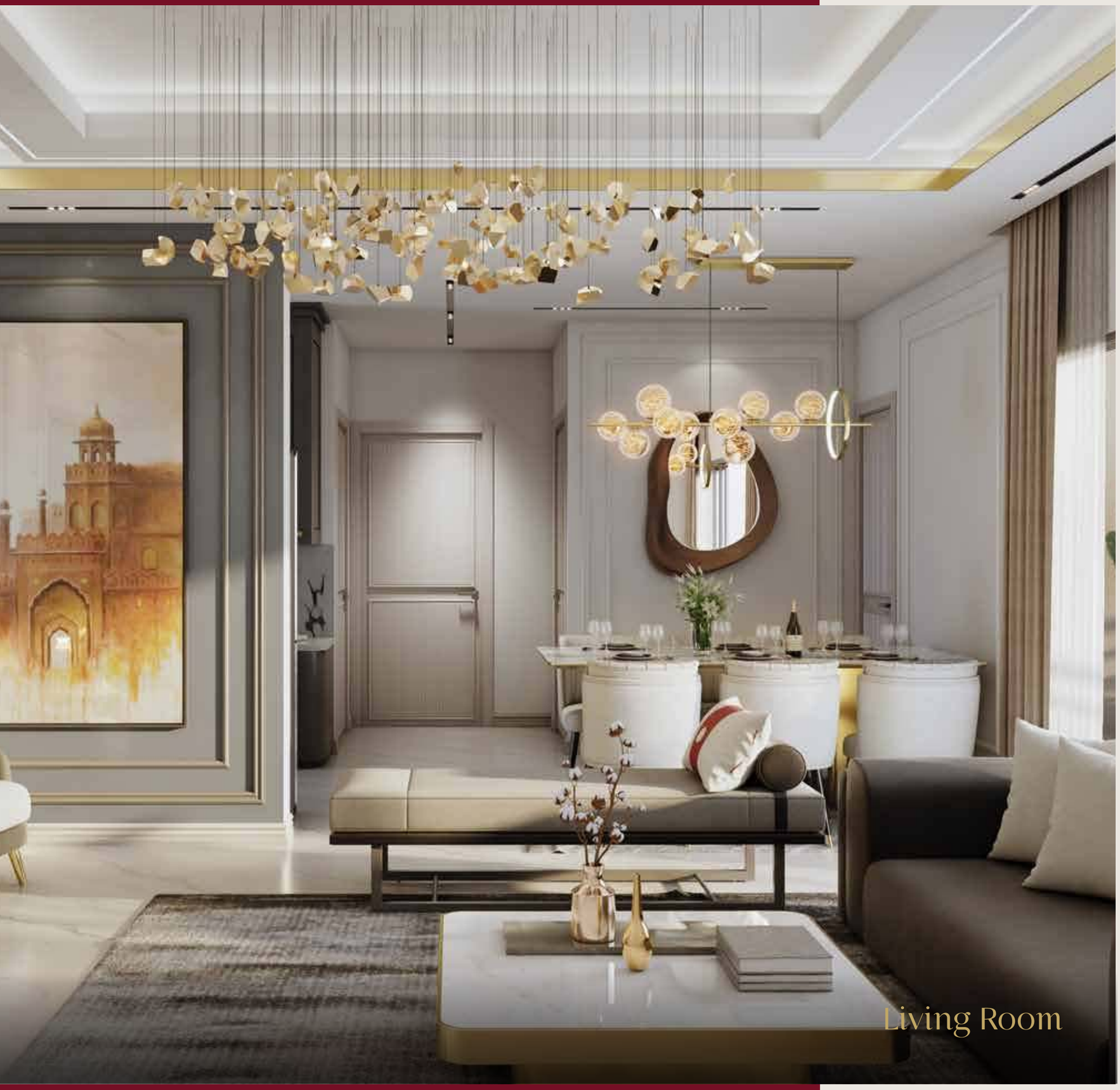
Modular kitchen

Abundant natural light

Seamless cross ventilation



*Artistic impression



Living Room



*Artistic impression



Master Bedroom

Master Washroom





*Artistic impression

Kitchen



Clubhouse

A Warm Embrace of Wellness, Comfort & Community

TT & Cards Room

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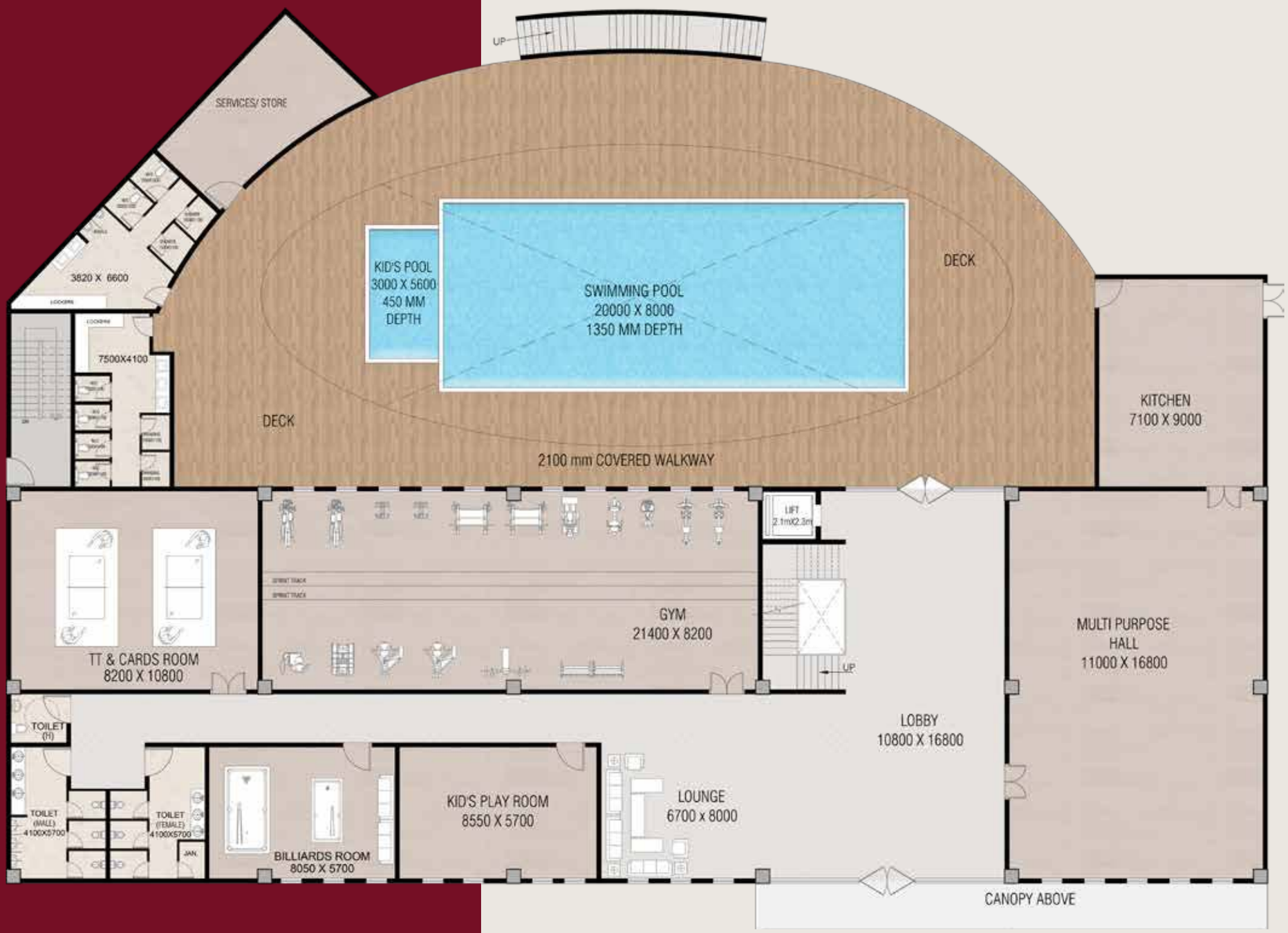


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Lobby

Thoughtfully designed clubhouse and amenities, spread across approx. 25,000 sq. ft., offering a curated selection of premium amenities that cater to your every need. Experience wellness, leisure, and community; all under one elegant roof.

1Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet



Clubhouse Floor Plan

NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet



*Artistic impression



*Artistic impression



Palm Court Sitting Area

Location Map



Location Advantage

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

Airport

Indira Gandhi International Airport	60 MINS
Noida International Airport	55 MINS

Shopping & entertainment

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

Hotels

Radisson Blu	8 MINS
Holiday Inn	6 MINS
Gaur Sarovar Portico	12 MINS
Hibiscus Hotel	8 MINS

Disclaimer: Distances are indicative and not to scale.

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)





AMENITIES

1 Club House With Swimming Pool

2 Green Landscape Area

3 Toddlers' Play Area

4 Lawn

5 Water Feature

6 Topiary Garden

7 Chip And Put

8 Sitout Plaza

9 Senior Citizen Garden

10 Stepped Seating

11 Multiplay Court

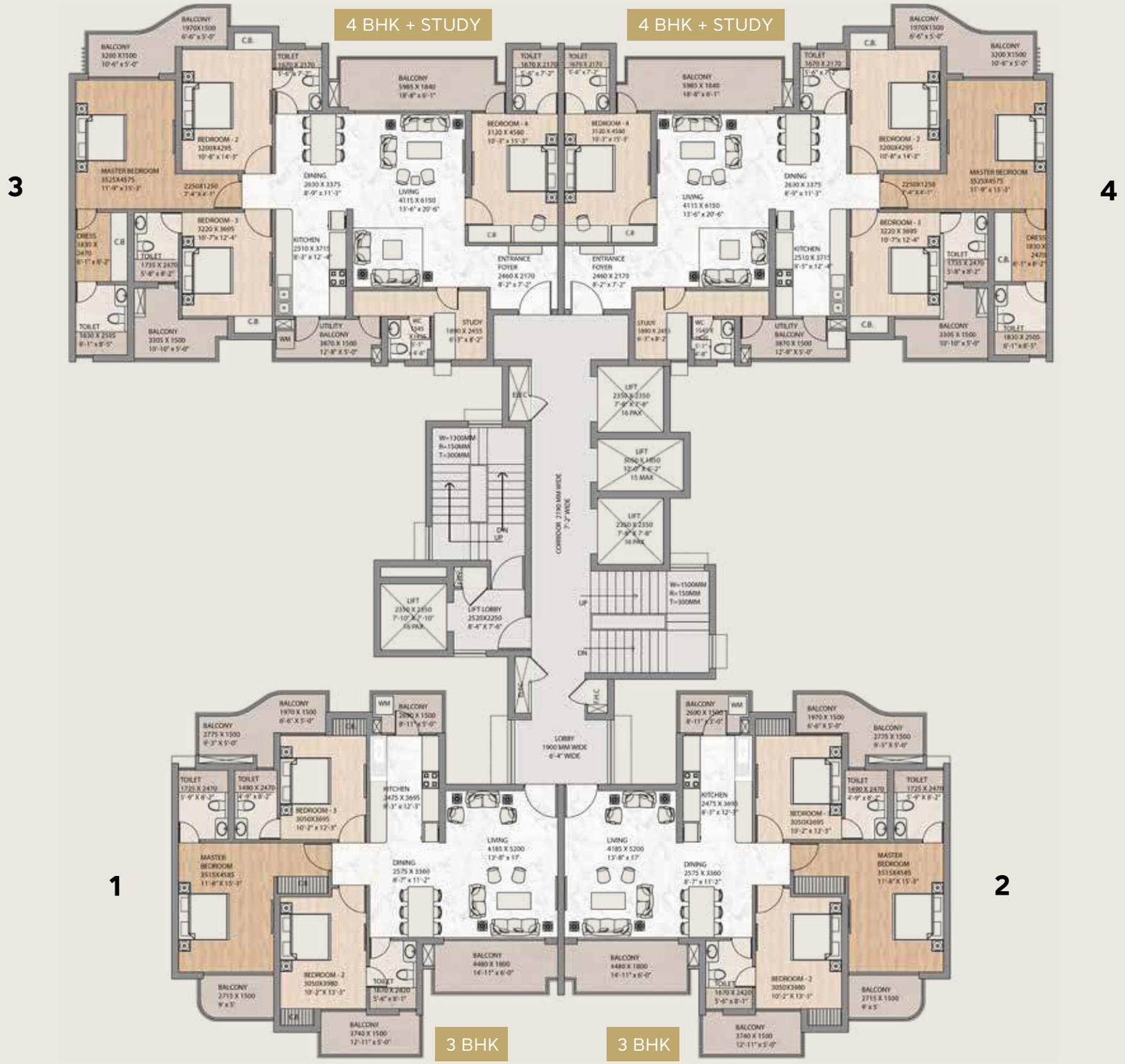
12 Swimming Pool

13 Water Feature And Deck Seating

14 Jogging Track

Floor Plans

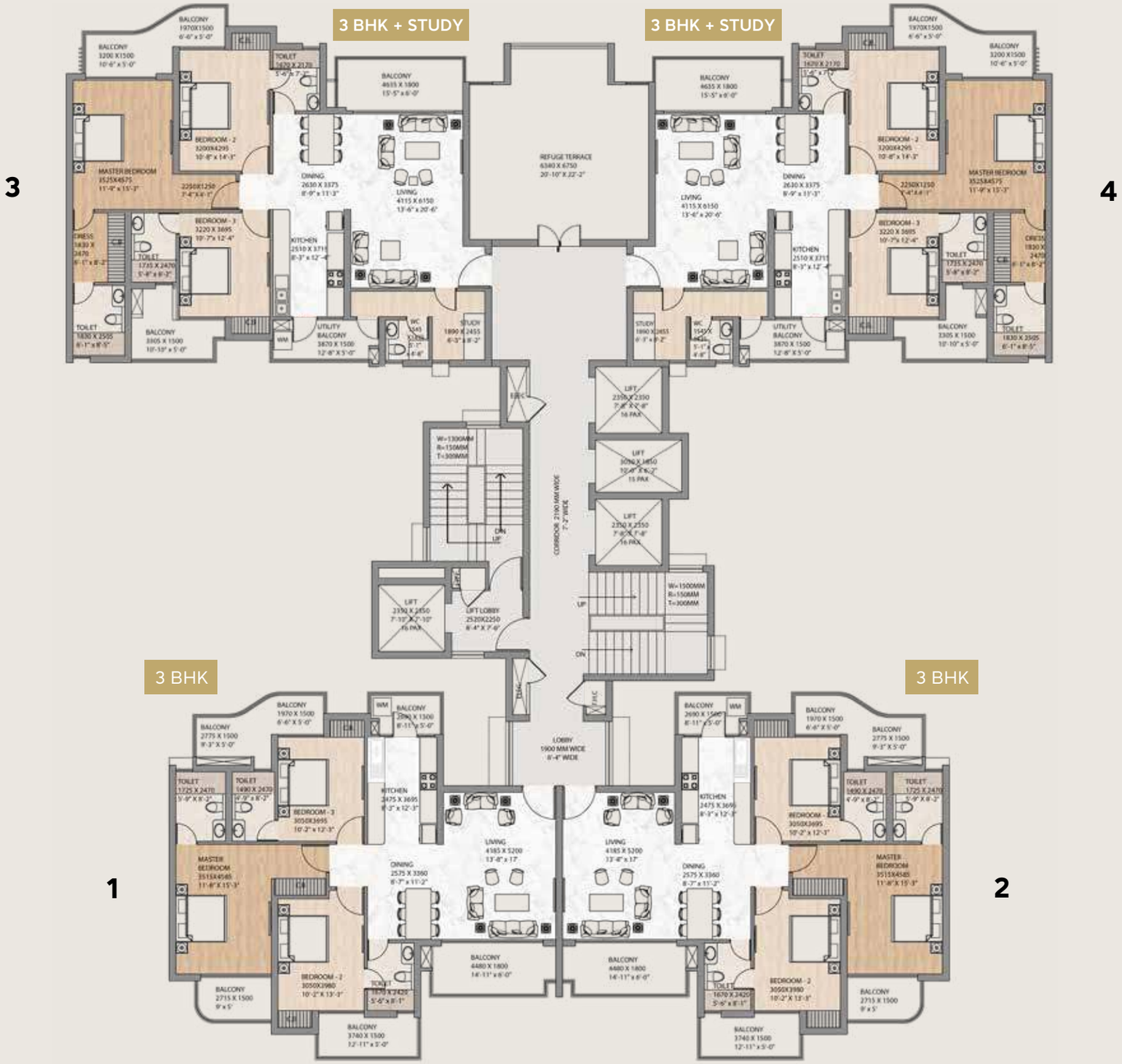
Blueprints of Space, Sculpted for Spacious Living



TOWER A

TYPICAL FLOOR

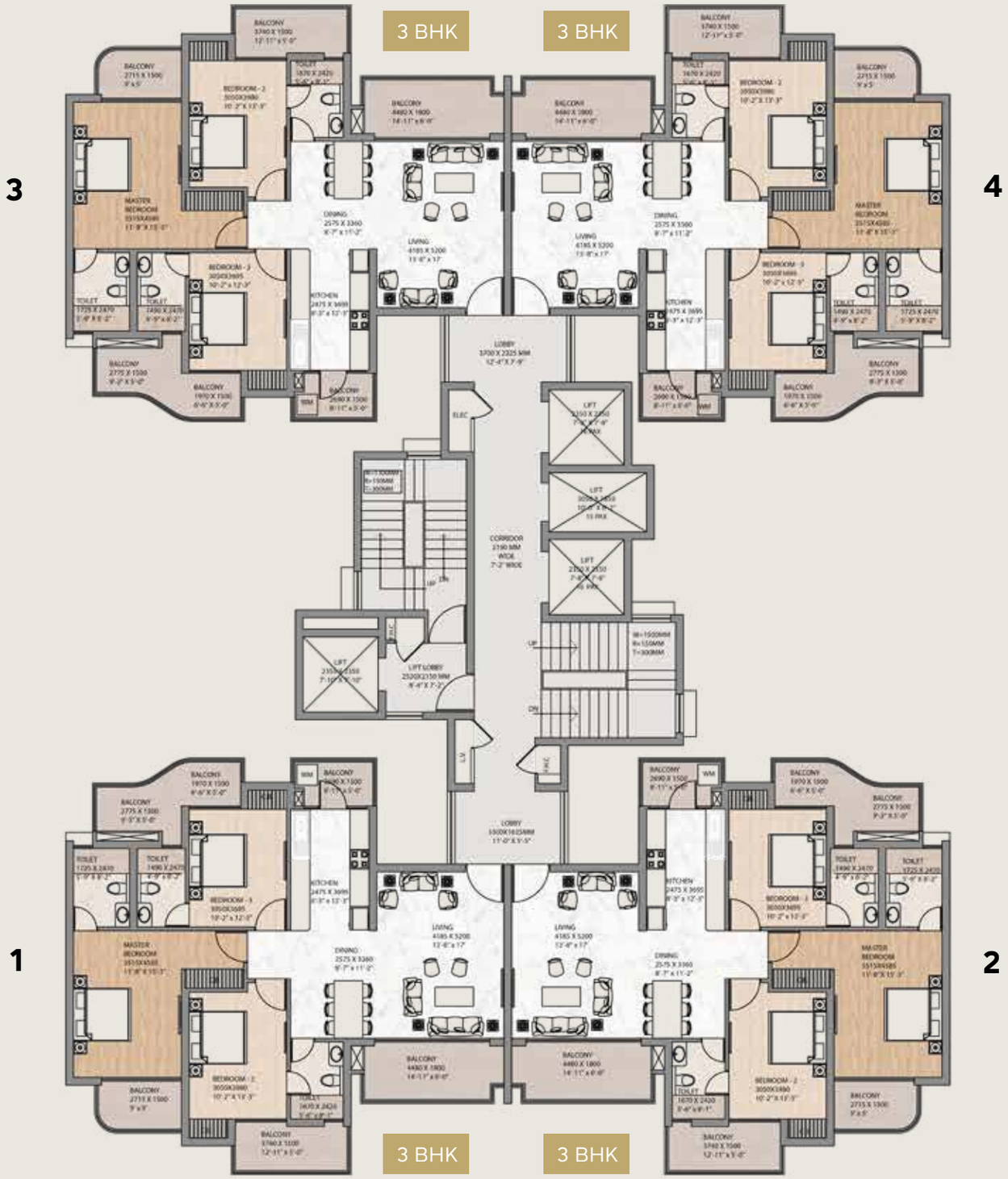
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Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.



TOWER A

FLOOR -1st 17th, & 27th Floor

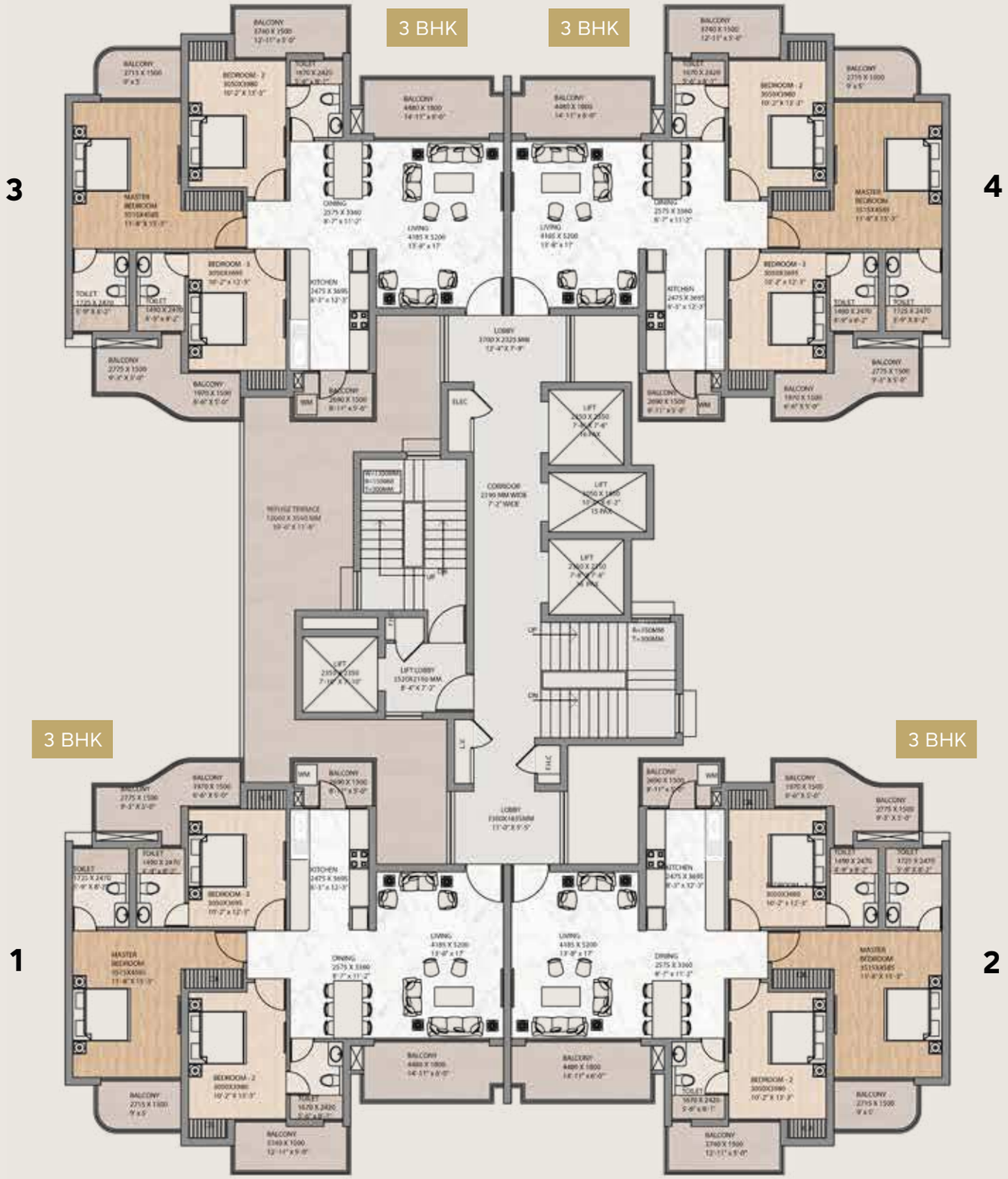
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TOWER B

TYPICAL FLOOR

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TOWER B

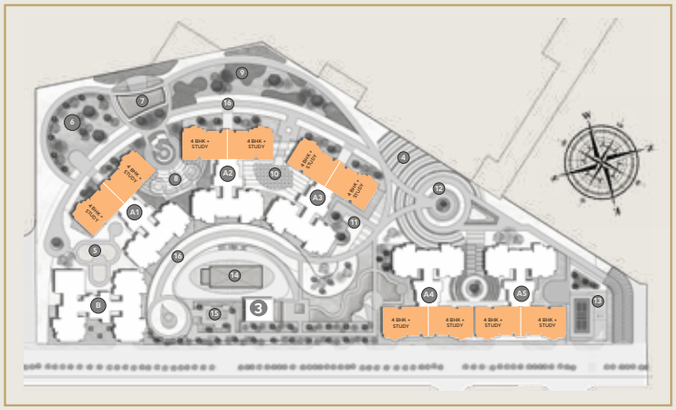
FLOOR -1st, 17th & 27th Floor

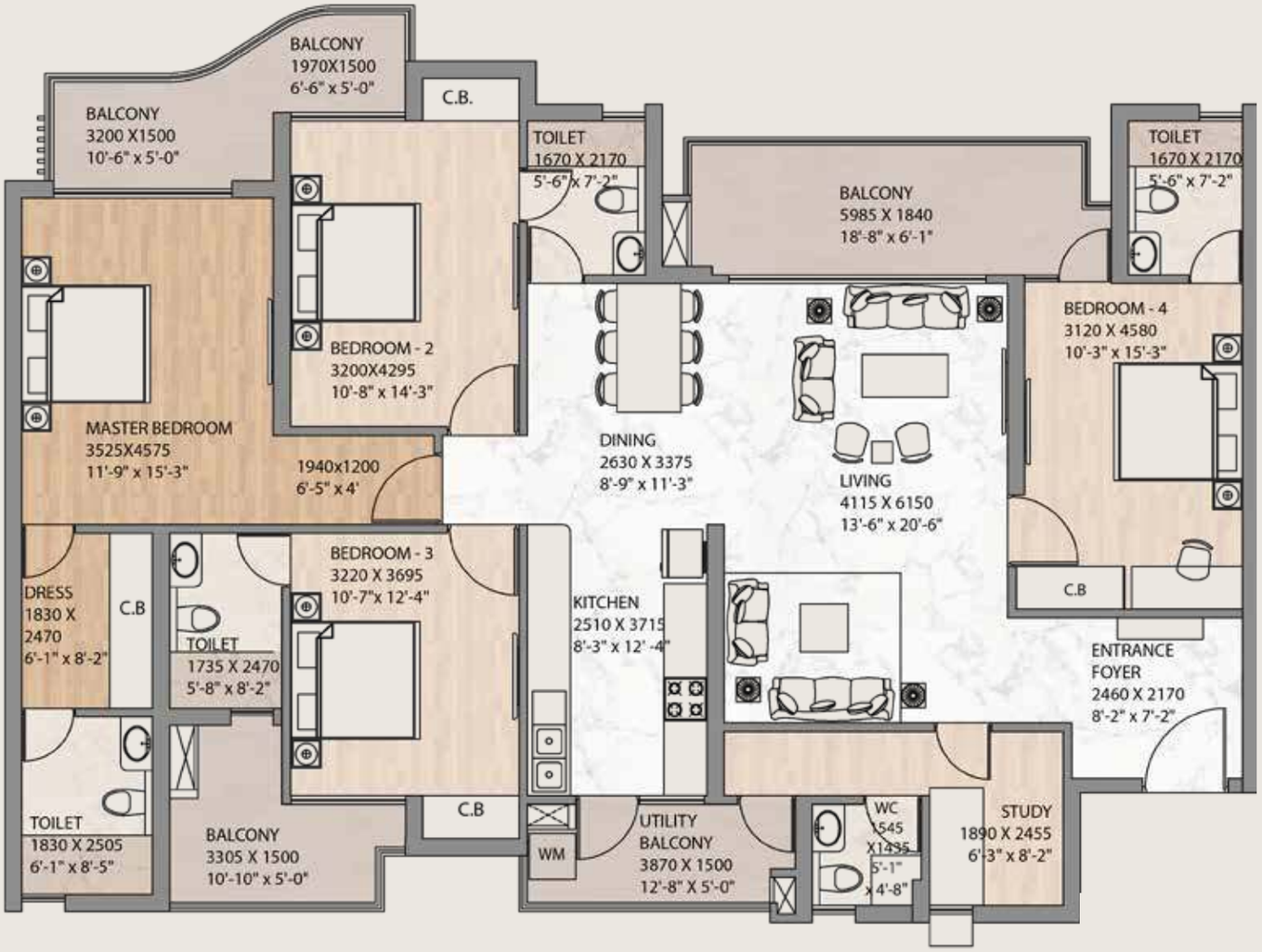
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4 BHK + STUDY UNIT PLAN

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)
TOTAL BALCONY AREA	30 SQ.M (322.92 SQ.FT)

Entrance Foyer, Living Room, Dining Area, Study Room with Toilet, 4 Bedrooms with 4 Toilets, Kitchen with Utility Balcony, 4 Balconies



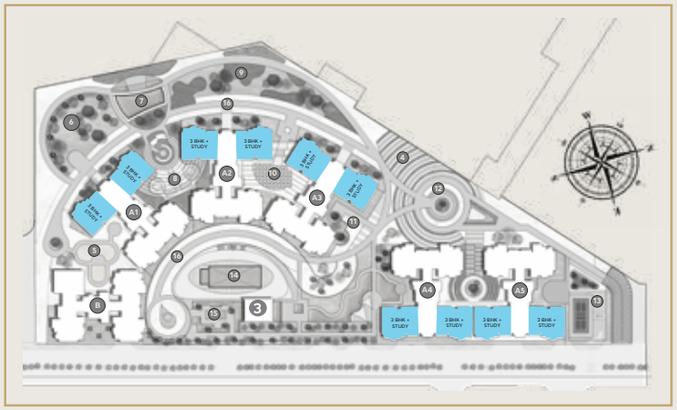


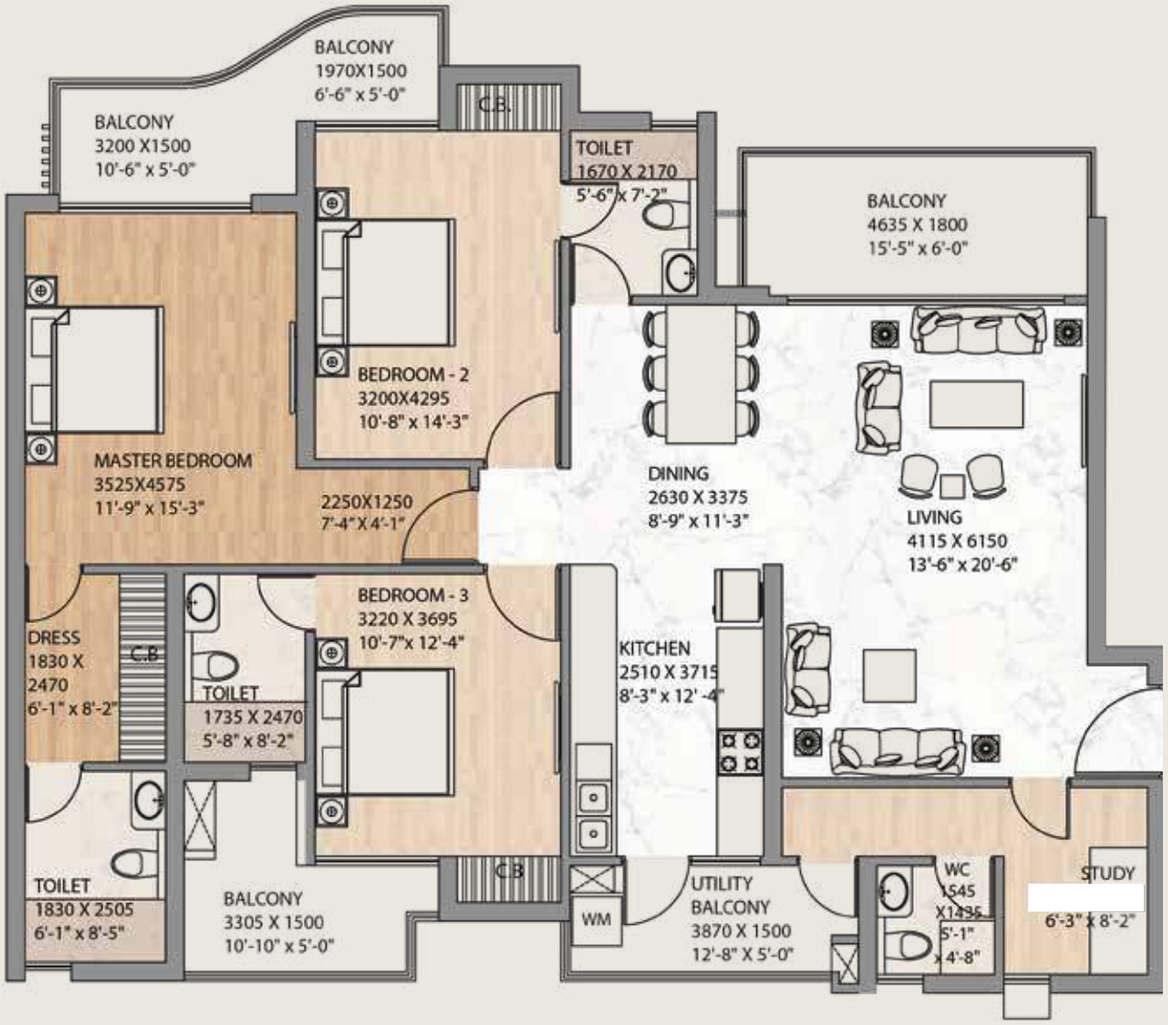
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3 BHK + STUDY UNIT PLAN

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)
TOTAL BALCONY AREA	27 SQ.M (290.62 SQ.FT)

Living Room, Dining Area, Study Room with Toilet, 3 Bedrooms with 3 Toilets, Kitchen with Utility Balcony, 4 Balconies



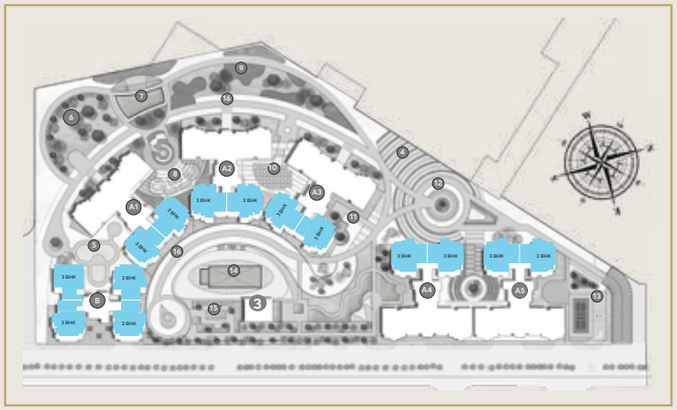


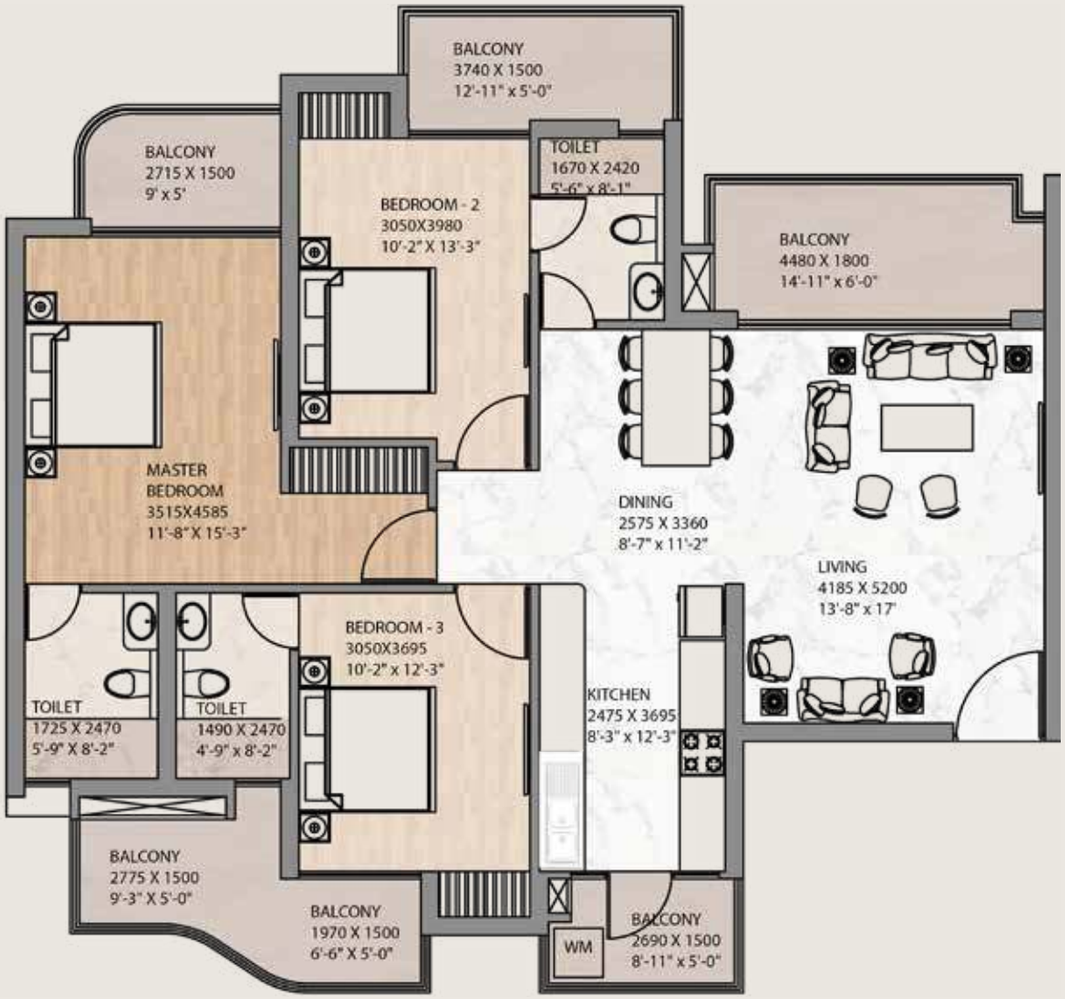
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3 BHK UNIT PLAN

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)
TOTAL BALCONY AREA	30 SQ.M (322.92 SQ.FT)

Living Room, Dining Area, 3 Bedrooms with 3 Toilets, Kitchen with Utility Balcony, 4 Balconies





NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.764 Sq. Feet
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Apartment Specifications

Master Bedroom & Dress

Flooring	Glazed Vitrified tiles with wooden look (200mmx1200mm)
Wall	Low VOC Acrylic Emulsion Paint
Ceiling	Low VOC Acrylic Emulsion Paint
Door/ Windows	Laminated Flush Door with Teak Wood Frame

Balcony & Utility Balcony

Flooring	Anti-skid Vitrified tiles (300 x 600 mm)
Ceiling	Low VOC Acrylic Emulsion Paint
Railing	Main Balcony- 1350mm high SS Railing with Toughened Glass, Utility Balcony - 1350mm high SS Railing

Kitchen

Flooring	Glazed Vitrified tiles (600mmx1200mm) 600 mm high Glazed Vitrified Tiles above counter
Wall	Low VOC Acrylic Emulsion Paint
Ceiling	Low VOC Acrylic Emulsion Paint
Cooking platform	Quartz Stone countertop
Modular Kitchen	Modular kitchen (Under counter & Overhead cabinets) with Double bowl sink

Toilets

Flooring	Anti-skid Vitrified tiles (600 x 600 mm)
Wall	Vitrified Tiles (600 mm x 1200 mm) upto False ceiling level
Ceiling	False Ceiling
Door	Laminated Flush Door with Teak Wood Frame
Window	UPVC window with frosted glass
CP Fitting	CP Fitting of approved make
Chinaware	Chinaware of approved make

Living, Dining & Foyer

Flooring	Glazed Vitrified tiles (600mmx1200mm)
Wall	Low VOC Acrylic Emulsion Paint
Ceiling	Low VOC Acrylic Emulsion Paint
Door	Main Door : Veneered flush door with teak wood frame

Study Room

Flooring	Glazed Vitrified tiles (600mmx600mm)
Wall	Low VOC Acrylic Emulsion Paint
Ceiling	Low VOC Acrylic Emulsion Paint
Door	Laminated Flush Door with Teak Wood Frame

Other Bedrooms

Flooring	Glazed Vitrified tiles (600mmx1200mm)
Wall	Low VOC Acrylic Emulsion Paint above 100mm high Skirting
Ceiling	Low VOC Acrylic Emulsion Paint
Internal	Laminated Flush Door with Teak Wood Frame
Door	Laminated Flush Door with Teak Wood Frame

Building Specifications

Staircases

Wall	Low VOC Acrylic Emulsion Paint
Flooring	Granite Stone flooring
Ceiling	Low VOC Acrylic Emulsion Paint
Railing	For Main staircase : 1050mm High SS Railing Fire Staircase : 1050mm MS Railing

Typical Floor Lift Lobby & Corridors

Flooring	Full body Vitrified tiles (600 mm x 1200 mm)
Wall	Lift Facia- Combination of Granite and Glazed Vitrified Tiles
Ceiling	Low VOC Acrylic Emulsion Paint

Lifts

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

Balcony Doors

3 Track UPVC with Mosquito wire mesh and toughened glass

Roof Terrace

Flooring	Heat Resistant Floor Tiles as waterproofing treatment

Floor to Floor Height

3.3 mts.

Double Height Entrance Lobby

Flooring	Italian Marble
Wall	Lift Fascia : Combination of Italian Marble & Granite
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 to be provided in the Main Door

Structure

Earthqauke resistant monolithic framed structure with Aluminum shuttering

Our Partners

Trusted Titans, Timeless Triumphs

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.

एन बी सी सी
NBCC
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

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.

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

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
A VENTURE OF YATHARTH GROUP

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



*Artistic impression

ASPIRE DREAM VALLEY PHASE III



MASTER PLAN

Disclaimer: Map is not to scale. This is for internal use and reference purpose only.*

Great Value
REALTY

SANSKAR
REALTY
A VENTURE OF YATHARTH GROUP

Eternia

Tech Zone IV, Greater Noida (W)

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 decision.

SCAN FOR LOCATION

SCAN FOR WEBSITE

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

NBCC
A Navratna CPSE

ASPIRE