



Coco County

3 BHK RESIDENCES
SECTOR-10 • G.NOIDA-WEST

Live the tropical life



An amalgamation of nature and modern living, Coco County is a well planned, yet affordable housing project from the developers of the iconic Cleo County, Orange County, Olive County and Cherry County.

Spread over 4.5 acres, the Coco County project is a corner plot facing with wide green belt on two sides and has been inspired by the lush green tropical lifestyle and love for nature.





Boasting the best in class features and amenities that are hallmark to every County projects, Coco County will be a Certified earthquake resistant structure with project features like High speed Lifts, Landscaped Parks, Children play area, Rain water harvesting, to name a few.

The project will also feature a world class Club House boasting an array of amenities of modern living, including Swimming Pool, Spa, Steam, Jacuzzi, Gymnasium, Lawn Tennis, Badminton, Table Tennis, Card Room & Billiard Room, Yoga & Aerobics and an in-house Restaurant.



Layout Plan

- 1. Entrance
- 2. Swimming Pool
- 3. Club House
- 4. Area Under Planning

TYPE 1 **TYPE 2**



Project Highlights

-  SPREAD OVER 4.5 ACRES
-  LOCATED ON 80 MTR. WIDE ROAD
-  CORNER PLOT FACING WIDE GREEN BELT
-  CERTIFIED EARTHQUAKE RESISTANT STRUCTURE
-  6 HIGH SPEED LIFTS PER TOWER
-  PARKS AND CHILDREN PLAY AREA
-  INTERNATIONAL STANDARD LANDSCAPING BY S.BOSE
-  RAIN WATER HARVESTING

Club highlights

-  SWIMMING POOL
-  SPA
-  STEAM
-  JACUZZI
-  GYMNASIUM
-  LAWN TENNIS, BADMINTON
-  CARD ROOM & BILLIARDS TABLE TENNIS,
-  RESTAURANT



All Artistic Impressions

CHIEF ARCHITECT : **Confluence** LANDSCAPE CONSULTANT : **S BOSE** INTERIOR DESIGNER : *Archi hives* STRUCTURAL CONSULTANT : **VINTECH CONSULTANTS**





Type-1	Super Area	Built up Area	Carpet Area
3BHK+2T	1152 Sq. Ft.	878 Sq. Ft.	644.4 Sq. Ft.
	107 Sq. Mt	81.53 Sq. Mtr	59.87 Sq. Mtr



Type-2	Super Area	Built up Area	Carpet Area
3BHK+2T	1152 Sq. Ft.	870 Sq. Ft.	644.4 Sq. Ft.
	107 Sq. Mt	80.78 Sq. Mtr	59.87 Sq. Mtr

Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including half of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/fire control rooms etc.
 Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline(P.Line) area measured on the outer line of the unit including balconies and /or terrace with or without roof. The outer walls which are shared with another unit shall be computed at 50% Remaining Outer walls are computed at 100%.
 Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
 Disclaimer: While every attempt has been made to ensure the accuracy of the plans shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1 sq. ft. = 0.0929 sq. mt., 1 sq. mt. = 10.764 sq. ft., 1 ft. = 0.305 mt and 1 mt = 3.281 ft.

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Specifications

Living & Dining Area

- Main entry door frame of Marandi or equivalent wood with skin moulded door shutter
- Finished walls & ceiling with OBD in pleasing shades
- Vitrified tiles flooring
- Provision for DTH connection

Bedrooms

- Wooden laminated flooring in Master Bedroom
- Vitrified tiles flooring in other Bedrooms
- Finished walls & ceiling with OBD in pleasing shades
- Internal door-frames of Marandi or equivalent wood
- Internal door made of painted flush shutters

Kitchen

- Granite working top with stainless steel sink
- Designer ceramic tiles upto 2' above working counter
- Finished walls & ceiling with OBD in pleasing shades
- Individual RO unit for drinking water
- Vitrified tile flooring

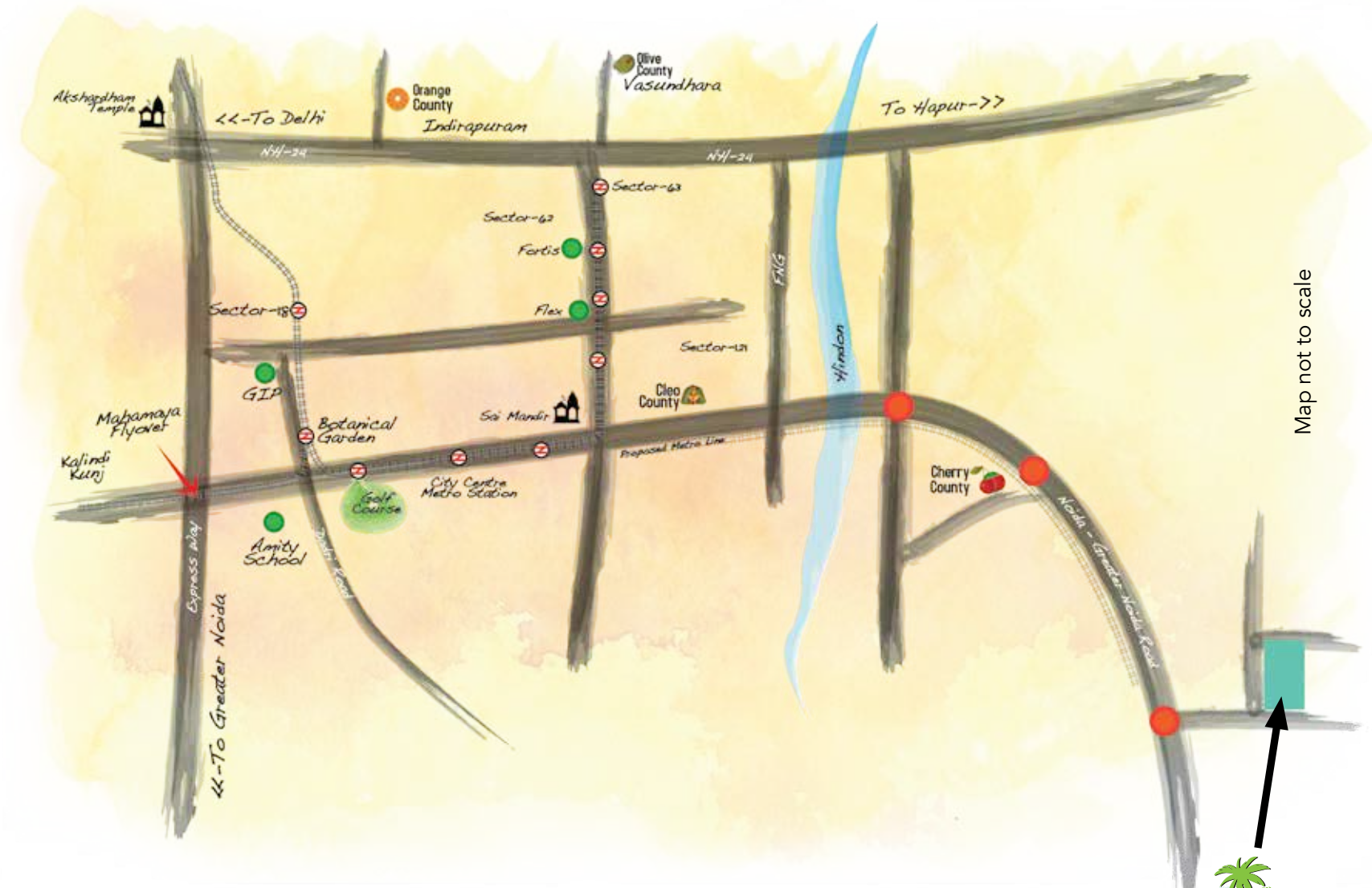
Toilets

- Ceramic tiles on walls up to door level
- Anti-skid ceramic tiles flooring
- White sanitary ware with WC, CP fittings and mirror in all the toilets



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G.NOIDA - WEST

Location Map



Coco County is strategically located at Sector-10, Greater Noida West. It is well connected with Ghaziabad, Noida, Greater Noida, Delhi and other parts of National Capital Region.



3 BHK RESIDENCES
G.NOIDA - WEST

FROM THE MAKERS OF



SHIRJA REAL ESTATE SOLUTIONS PVT. LTD.

Site Address: GH-03C, Sector-10, Greater Noida, Distt-Gautam Budh Nagar, U.P.

Corp. Office: A-39, First Floor, Sector-63, Noida

Sales Office: Cherry Arcade, GF-001-005, Cherry County, GH-5B
Tech Zone IV, Greater Noida, Uttar Pradesh 201306

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Plan Approval Number: PLG(BP) 3813/1911 Dated 5th March 2019

UPRERA Reg. No. : UPRERAPRJ958386

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