



SG ESTATES PRIVATE LIMITED

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Jasola District Center, New Delhi - 110025

Corporate Office : GF - 03, SG Alpha Tower-I,
Sector - 9 / INS - 10, Vasundhara, Ghaziabad , U.P. - 201012

Site Office Address : SG Vista, Khasra No. 953,
Rajnagar Extension, Ghaziabad, U.P. - 201017

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SCAN FOR
LOCATION



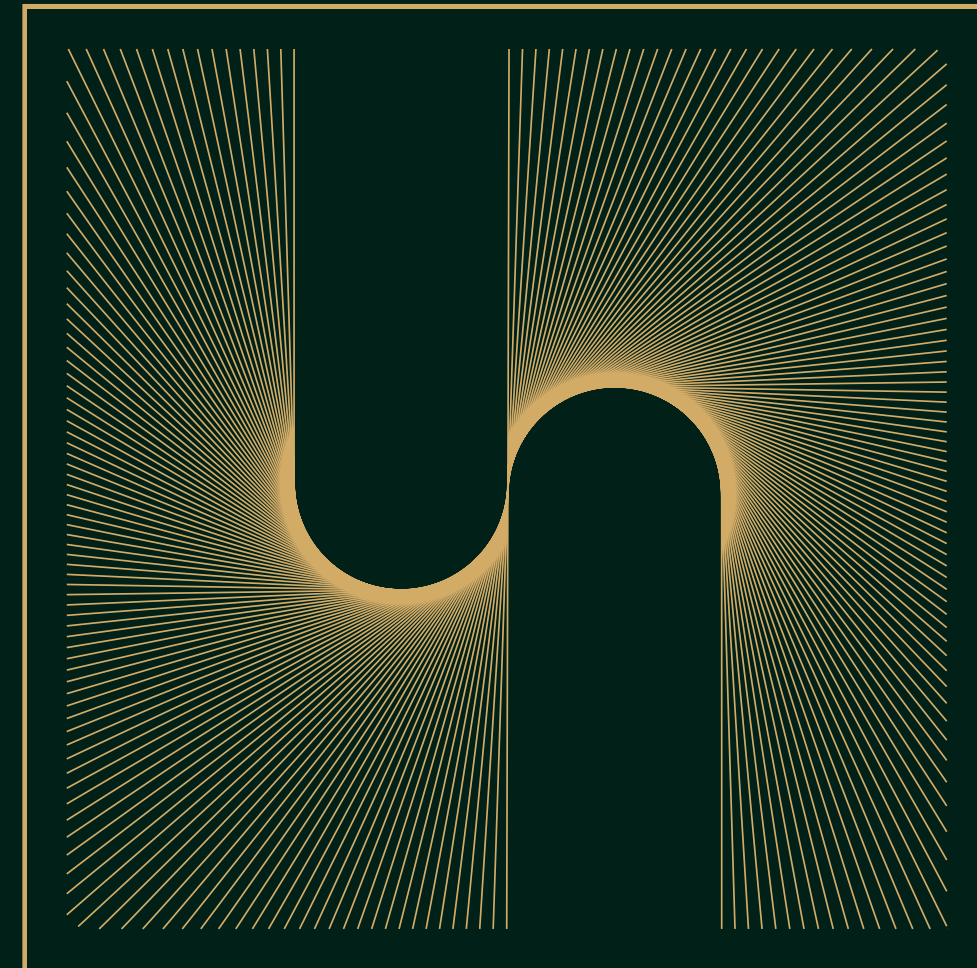
Member
CREDAI

Project Funded By:

Aditya Birla
Housing Finance Ltd.



**ADITYA BIRLA
CAPITAL**

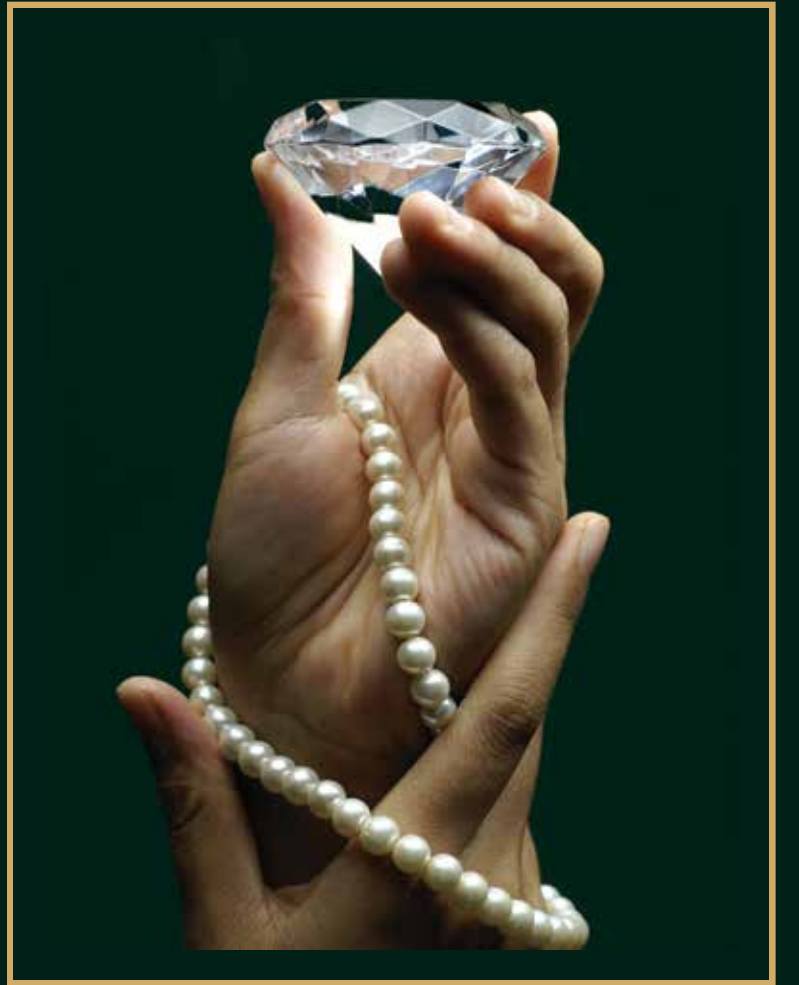


A Signature Living





SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES



MOST LUXURIOUS OFFERING

To date



SCAN FOR
LOCATION



Seamless connectivity is not just a feature; it's a lifestyle at SG Vista.
Enjoy the privilege of effortless access to urban conveniences, ensuring you're always connected to what matters.



- Excellent Metro Connectivity



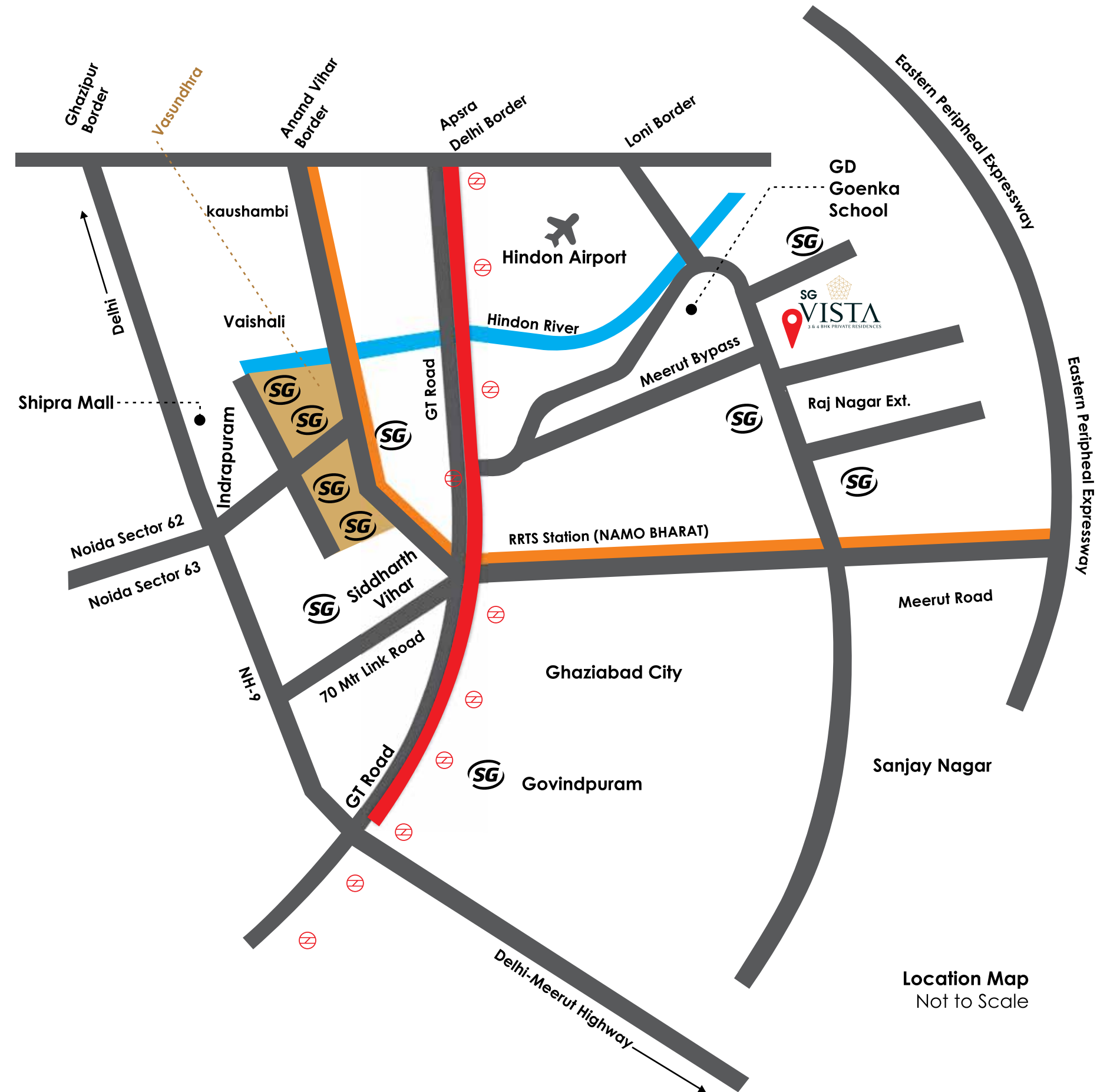
Elevated Road connecting
Raj Nagar Extn to Delhi



Namo Bharat Metro (Rapid Metro Rail)



- City Forest Spread over
150 acres area (Approx)



THE NEXUS OF 21ST CENTURY
Living in ghaziabad

Welcome to SG Vista – a meticulously-planned residential abode where opulence meets sophistication in a harmonious blend of architectural brilliance and curated living spaces. Nestled within the gated society, these residences are crafted to be an idyllic choice for luxury seekers.



THE GREEN RETREAT OF
Opulence

PREMIUM 3 & 4 BHK
RESIDENCES

STRATEGICALLY
PERCHED AT RAJ NAGAR
EXTENSION, GHAZIABAD



*Artistic impression only



SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES

FULLY SECURE COMMUNITY

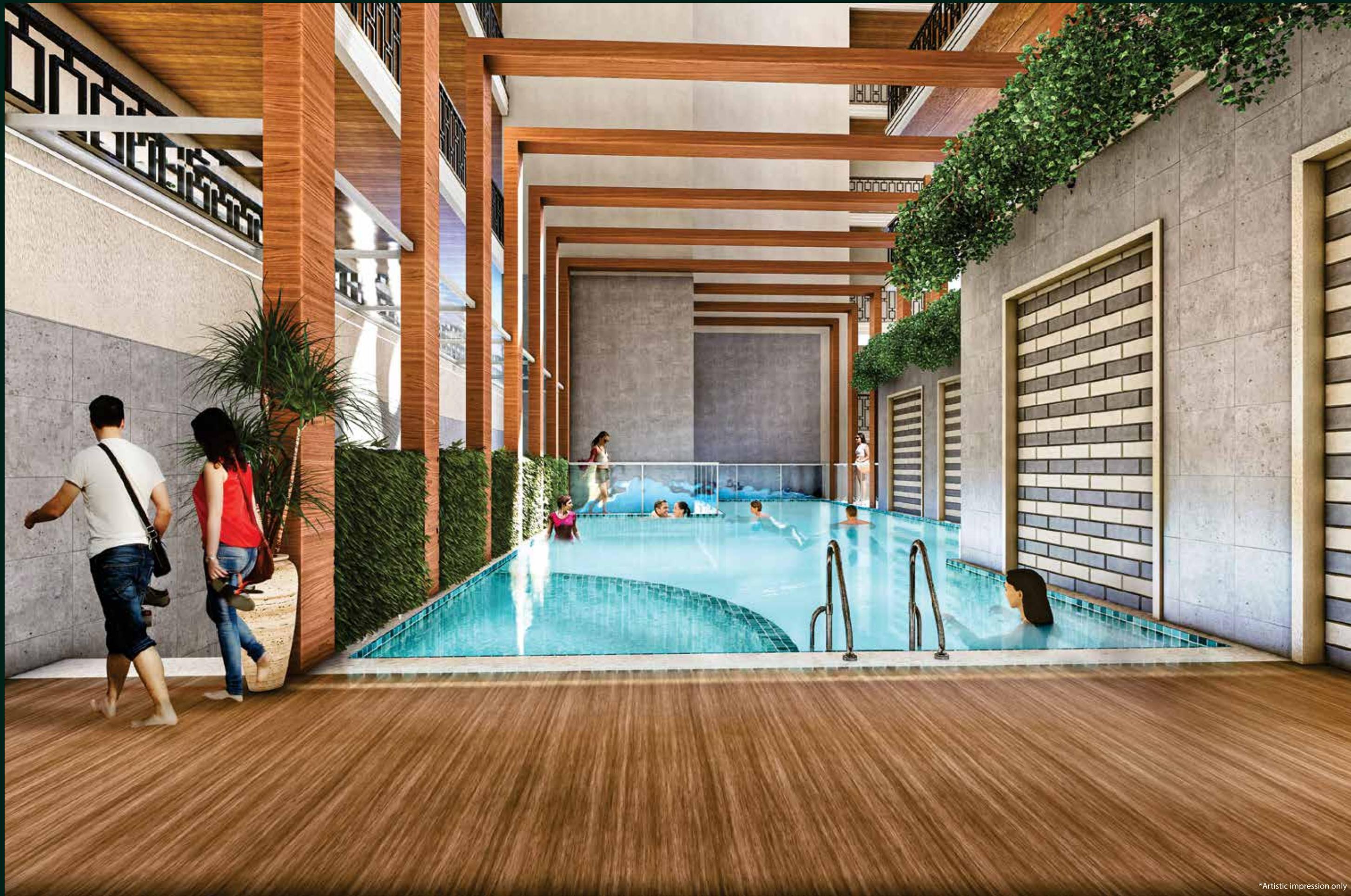
MAGNIFICENT WELCOMING
ENTRANCE

PRIME LOCATION WITH
EASY ACCESSIBILITY

EARTHQUAKE RESISTANT
STRUCTURE



*Artistic impression only



*Artistic impression only

SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES



EXCLUSIVE STATE-OF-THE-ART

Clubhouse



SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES

A PALATIAL MASTERPIECE OF
Luxury Living

Immerse yourself in a host of exclusive amenities with fully-equipped gymnasium and a gamut of other facilities for the health-enthusiast residents. The clubhouse is thoughtfully planned to be not just another facility; it's a retreat for those who appreciate the finer things in life.

STATE-OF-THE-ART CLUBHOUSE
SWIMMING POOL
GYMNASIUM
INDOOR & OUTDOOR GAMES
YOGA & ZUMBA DANCE ROOM
JOGGING TRACK
GOLF SIMULATOR
MINIPLEX WITH RECLINERS
LIBRARY | BILLIARDS
TABLE TENNIS
TODDLERS ROOM
DOUBLE HEIGHT
MULTIPURPOSE HALL



*Artistic impression only



*Artistic impression only



*Artistic impression only

SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES



KID's
Wanderland



SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES



A PALATIAL MASTERPIECE OF
Luxury Living

Escape the hustle and bustle of
the city within the beautiful
canvas of our serene green
spaces.



Immerse yourself in the
tranquillity of lush landscapes
and meticulously-manicured
gardens.

BASKETBALL COURT
OUTDOOR
EXERCISE ALCOVES
TOWER DROP AREA
MAJESTIC COLISEUM
SCENIC PALM GARDEN



BUTTERFLY GARDEN
HERBAL GARDEN
ACUPRESSURE GARDEN
PET ZONE
RAISED PAVILION
BARBEQUE & CHESS GARDEN
TERRACE GARDEN
WITH SUNBATH DECK





SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES



OPULENT
Interior Design



UNPARALLELED
Comfort
AND STYLE

Each residence at SG Vista is a testament to unparalleled craftsmanship and attention to detail, providing a sanctuary that redefines the concept of dream home. Come, lead a blissful life amidst the beauty of your own oasis.

LAVISHLY-DESIGNED INDOORS
OPTIMUM NATURAL LIGHT
AIRY & VASTU-AMICABLE LAYOUTS
INTELLIGENT SPACE PLANNING
QUALITY SPECIFICATIONS





We understand that luxury extends beyond the confines of your home. Indulge in a myriad of amenities at SG Vista. The project is well-equipped with 3 tier security, manned by a team of security professionals, ensuring the safety of your loved ones and belongings around the clock.

SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES



Vastu Friendly
Apartment

REFINED UPPER CLASS
Atmosphere



Numerous trees of
varying species



Concierge
Service



High Speed Lift



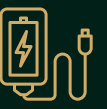
Dedicated parking space
for residents and visitors



Peripheral Jogging
Tracks for Fitness
Enthusiasts



Video door phone in
every apartment



24x7 Power Back-up



SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES

PANORAMIC BLISS

Breathtaking Vistas

Legend

01. ENTRY/EXIT GATE
02. GUARD ROOM
03. FEATURE ENTRY PLAZA
04. SCULPTURE
05. FEATURE WALL
06. ACUPRESSURE GARDEN
07. PLANTER WITH SEATING
08. CANOPI
09. COLISEUM
10. HERBAL GARDEN
11. PALM GARDEN
12. RAISED PAVILLION
13. FLOWER GARDEN
14. HALF BASKET BALL COURT
15. PARKING
16. FEATURE PAVING IN ROAD
17. ENTRANCE POARCH DROP OFF
18. BASEMENT RAMP
19. PET ZONE
20. KIDS PLAY AREA WITH SWING
21. OUTDOOR EXERCISE ALCOVE
22. SWIMMING POOL
23. CLUB

Note : All specifications, Designs, Layout, Images Conditions are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and constitute no legal offering. To convert measurements in Sq. mtr. = 10.764 and 1 mtr = 3.28 ft



Floor Plans



Unit - 1
4 BHK + Servant
Carpet Area (As Per RERA) : 1527 Sq. Ft. (141.86 Sq. Mt.)

Built-UP Area : 2092 Sq. Ft. (194.35 Sq. Mt.)
Balcony Area : 468 Sq. Ft. (43.47 Sq. Mt.)
Total Area : 2895 Sq. Ft. (268.95 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.



Unit - 2
4 BHK + Servant
Carpet Area (As Per RERA) : 1556 Sq.Ft. (144.55 Sq.Mtr.)

Built-UP Area : 2057 Sq. Ft. (191.10 Sq. Mt.)
Balcony Area : 399 Sq. Ft. (37.06 Sq. Mt.)
Total Area : 2895 Sq. Ft. (268.95 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

Floor Plans



Unit - 3
4 BHK + Servant
Carpet Area (As Per RERA) : 1541 Sq. Ft. (143.16 Sq. Mt.)

Built-UP Area : 1917 Sq. Ft. (178.09 Sq. Mt.)
Balcony Area : 261 Sq. Ft. (24.24 Sq. Mt.)
Total Area : 2650 Sq. Ft. (246.19 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.



Unit - 4
4 BHK + Servant
Carpet Area (As Per RERA) : 1604 Sq. Ft. (149.01 Sq. Mt.)

Built-UP Area : 1916 Sq. Ft. (178.00 Sq. Mt.)
Balcony Area : 186 Sq. Ft. (17.29 Sq. Mt.)
Total Area : 2650 Sq. Ft. (246.19 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

Floor Plans



Unit - 5
3 BHK
Carpet Area (As Per RERA) : 1089 Sq. Ft. (101.17 Sq. Mt.)

Built-UP Area : 1406 Sq. Ft. (130.62 Sq. Mt.)
Balcony Area : 245 Sq. Ft. (22.76 Sq. Mt.)
Total Area : 2000 Sq. Ft. (185.80 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.



Unit - 6
3 BHK + Servant
Carpet Area (As Per RERA) : 1147 Sq. Ft. (106.55 Sq. Mt.)

Built-UP Area : 1433 Sq. Ft. (133.13 Sq. Mt.)
Balcony Area : 202 Sq. Ft. (18.76 Sq. Mt.)
Total Area : 2000 Sq. Ft. (185.80 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

Floor Plans



Unit - 7
3 BHK + Servant
Carpet Area (As Per RERA) : 1144 Sq. Ft. (106.28 Sq. Mt.)

Built-UP Area : 1429 Sq. Ft. (132.76 Sq. Mt.)
Balcony Area : 202 Sq. Ft. (18.76 Sq. Mt.)
Total Area : 2000 Sq. Ft. (185.80 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.



Unit - 8
3 BHK + Servant
Carpet Area (As Per RERA) : 1162 Sq. Ft. (107.95 Sq. Mt.)

Built-UP Area : 1511 Sq. Ft. (140.38 Sq. Mt.)
Balcony Area : 253 Sq. Ft. (24.06 Sq. Mt.)
Total Area : 2095 Sq. Ft. (194.63 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

Floor Plans



Unit - 9
3 BHK + Servant
Carpet Area (As Per RERA) : 1106 Sq. Ft. (102.75 Sq. Mt.)

Built-UP Area : 1520 Sq. Ft. (141.21 Sq. Mt.)
Balcony Area : 330 Sq. Ft. (30.65 Sq. Mt.)
Total Area : 2095 Sq. Ft. (194.63 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.



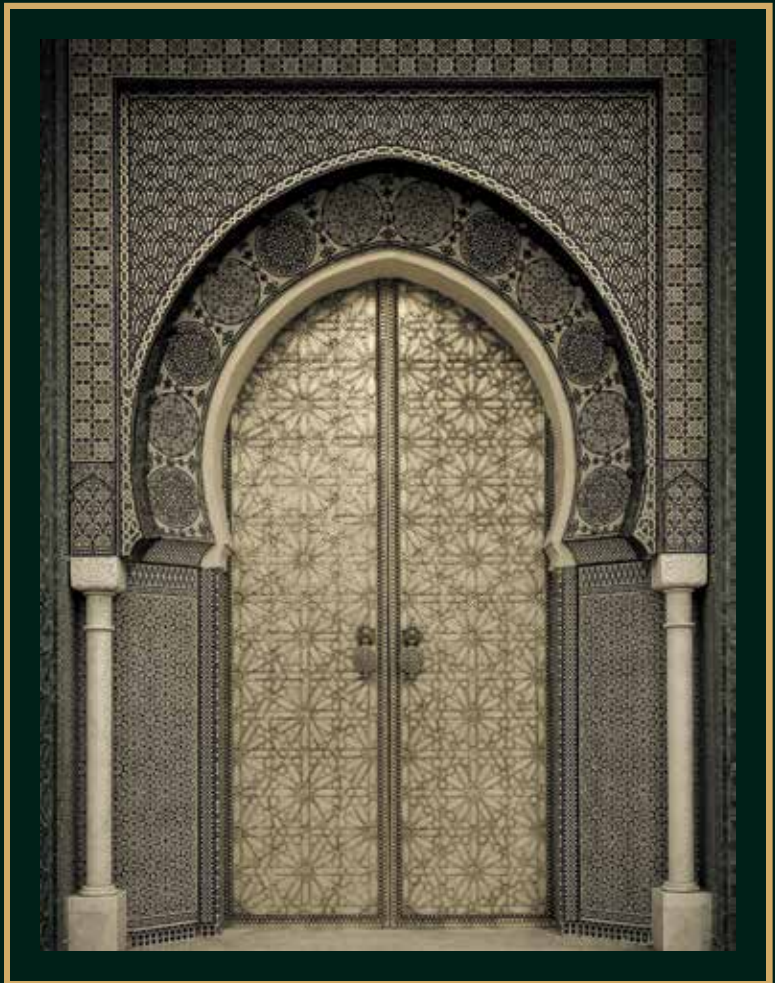
Unit - 10
3 BHK + Servant
Carpet Area (As Per RERA) : 1152 Sq. Ft. (107.02 Sq. Mt.)

Built-UP Area : 1493 Sq. Ft. (138.70 Sq. Mt.)
Balcony Area : 253 Sq. Ft. (23.50 Sq. Mt.)
Total Area : 2095 Sq. Ft. (194.63 Sq. Mt.)

Carpet Area (as per RERA Guidelines) : The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.



SG
VISTA
3 & 4 BHK PRIVATE RESIDENCES



Units Specifications



STRUCTURE : Earthquake Resistant structure

LIVING CUM DINING ROOM

Floor : Vitrified Tiles (GBT) of 4'X2'
External Door and Window : UPVC windows frames with toughened glass and hardware
Walls : Plastic emulsion of appropriate color
Main Entry Door : Main Entrance Door of 8'with veneer polish finish, Smart door lock, Video Doorbell with phone
Electrical : Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television & TV outlets with modular switches and protective M.C.Bs

BED ROOMS

Floor : Wooden flooring in Master Bedroom,4'X2' Vitrified Tiles in other Bedrooms
External Door and Window : UPVC windows frames with toughened glass and hardware
Walls : Plastic emulsion of appropriate color
Internal Door : Finish 7' High Wooden Frame with laminated flush door
Electrical : Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television & TV outlets with modular switches and protective M.C.Bs

KITCHEN

Floor : Vitrified Tiles (GBT) of 4'X2'
Windows : UPVC windows frames with toughened glass
Walls : Ceramic tiles of 2' height from the platform and granite on top
Fittings : C.P. fittings with Double bowl Stainless steel Sink,
Internal Door : Open
Electrical : Copper wiring and PVC Concealed conduit, Provision for adequate lights and power points with modular switches and protective M.C.Bs

TOILET

Floor : Anti-skid ceramic tiles
Walls : Ceramic tiles up to ceiling height, Glass Partition
Fittings : Wall mounted WC with concealed cistern, vanity washbasin with granite in master toilet, sanitary China Ware with WC & CP fittings of Jaquar/Kohler equivalent make
Internal Door : Flush Shutter with laminate finishing
Electrical : Concealed Copper Wiring and PVC Concealed conduit, Provision for adequate light & power points with modular switches and protective M.C.Bs
Water Supply : Underground and Overhead water tanks with pumps

BALCONIES

Floor : Design of Moroccan tiles in one Balcony and Plain tiles in others
Walls : Oil Bound Distemper
Electrical : Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

TELEPHONE : Intercom facility with instrument.

Unit specifications: Part -II

False Ceiling (In living/Dining) : False ceiling (only cove) with lighting in drawing room
Wall Paper : Designer wall paper in Master Bedroom.
Wardrobe : Wooden Almirah in all Bedroom with laminated door finish.
Ceiling Fan : Ceiling fans in all the Bedrooms & Living area.
Modular Kitchen : Wooden work upper & lower, Geyser, Electric Chimney & Hob.
Bathrooms accessories : Geyser & exhaust fan all bathrooms.

Project Specifications



A. Total No. of Units	:	144 Units + convenient shops	I. Parking Area	-	Open Parking /Stilt / Lower Basement /Upper Basement
B. No. of Floors	:	Residential Tower (2B+GF+14)	a. Lighting	-	Ceiling Mounted Light Fixture / Tube Lights
C. No. of Flats	:	Block A - 4 Per Floor Block B - 6			
D. No. of Lifts	:	4	J. Fire Fighting	-	All requirements in light of Pre NOC granted by UP FIRE SERVICE, LUCKNOW
Lift Facia	:	Granite / Equivalent	K. LT Panel Room		
External Door	:	MS Steel Finish	Size	:	In area and sizes as per requirement/norms
Internal Car	:	MS Wall & Granite Stone Flooring	Flooring	:	Kota stone
Number of Persons	:	8 / 13	Wall	:	White wash
Speed of Travel	:	1.5 m/s			
Landing Doors	:	Fully Automatic Landing Doors in stainless steel	L. Maintenance Room		
Make	:	Kone / Schindler or Equivalent	Size	:	200 sq. ft.
			Flooring	:	Vitrified Tiles
F. Corridor			Walls	:	OBD Paint
a. Flooring	-	Tiles/Granite			
b. Painting	-	OBD Paint	AMMENITIES		
c. Lighting	-	Ceiling Mounted Light Fixture	A) Security		
			i) 3 – Tier Security	-	24 x 7 security personnel, Intercom, CCTV Camera's at main Entry & Exit points
G. Staircase -			ii) Gated Complex		
a. Flooring	-	Granite	iii) Firefighting System as per present norms of Fire Fighting Department		
b. Painting	-	OBD Paint			
c. Railing	-	MS Railing	B) Landscape/ Green Area: -		
d. Lighting	-	Ceiling Mounted Light Fixture	Green area Facilities:		
			Total area 6458.40 sq. ft. Concept on (600 Sq. mtr.) of Grass/Grass Lawn/Plant/Trees		
H. Terrace					
a. Flooring	-	Brick Bat Coba	C) Club:		
b. Water Tank	-	R.C.C	A Club of super area of approx. 929.02 sq. meters (Approx. 10000 Sq.ft.) will be provided		
c. Terrace Garden with sitting area					



ABOUT THE *Group*

At SG Group, with 37 YEARS of experience in the construction business, we have provided exceptional space solutions to diverse segments of people.

We aim to become the top choice for discerning individuals by consistently meeting and exceeding customer expectations.

Our strong ties with banks/ FI/ Investors further establish SG Group as a responsible developer committed to the safety of our investors' funds.

As developers, we prioritize our customers' needs, ensuring swift project turnover and a user-focused approach.

This approach benefits the company and safeguards our investors' interests. At SG Group, your satisfaction and security are our top priorities.

RECENTLY *Delivered Projects*



SG Grand Phase - I & II
Raj Nagar Extn., Ghaziabad



SG Oasis
Vasundhara, Ghaziabad



SG Impressions
Sec. 4B, Vasundhara, Ghaziabad



SG Impressions 58
Raj Nagar Extn., Ghaziabad



SG Homes
Sec-3, Vasundhara, Ghaziabad



SG Benefit
Govindpuram, Ghaziabad



SG Alpha Tower
Sec-9, Vasundhara, Ghaziabad
Commercial

ONGOING *Delivered*



SG Shikhar Height
Siddharth Vihar Ghaziabad