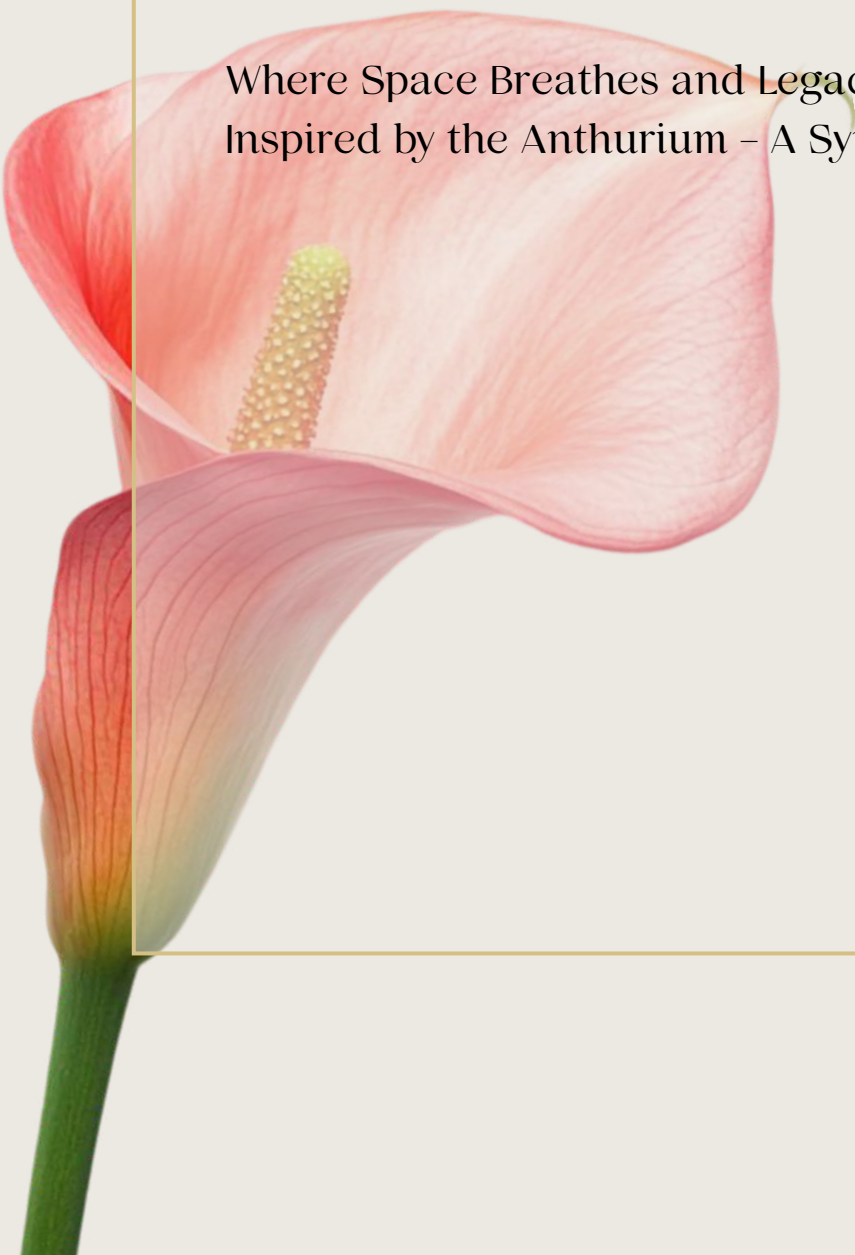




Eternia





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



Swimming pool

*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



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

Wellness

Yoga, Aerobics

Awaken your mind and body in a space designed for serenity and vitality.

Swimming Pool

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



*Artistic impression

Multipurpose court



*Artistic impression

Fully equipped gymnasium

Jogging Track & Gymnasium

Stay active and healthy in spaces that motivate you to move and grow.

Multiplay Court

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

Comfort



Lounge in Each Tower

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



Indoor Games Room

Unleash the fun in a space where every game is a new adventure.



Water Feature & Deck Seating

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



Car Charging Station

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



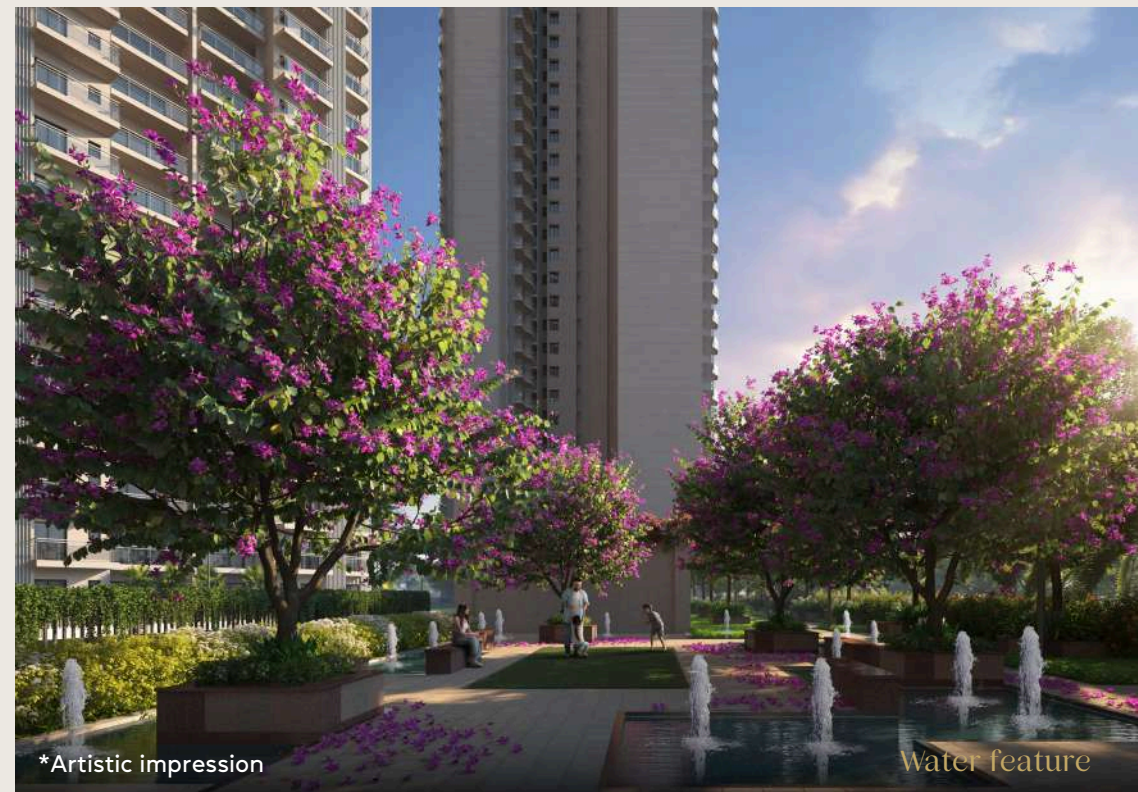
Lawn

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



*Artistic impression

Billiards lounge



*Artistic impression

Water feature

Community



Multipurpose Hall

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



Toddlers' Play Area

Where every laugh and smile makes a vibrant community come to life.



Senior Citizen Garden

A peaceful retreat for cherished moments of calm and reflection.



Topiary Garden

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



Chip and Putting Greens

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



*Artistic impression

Toddlers play room



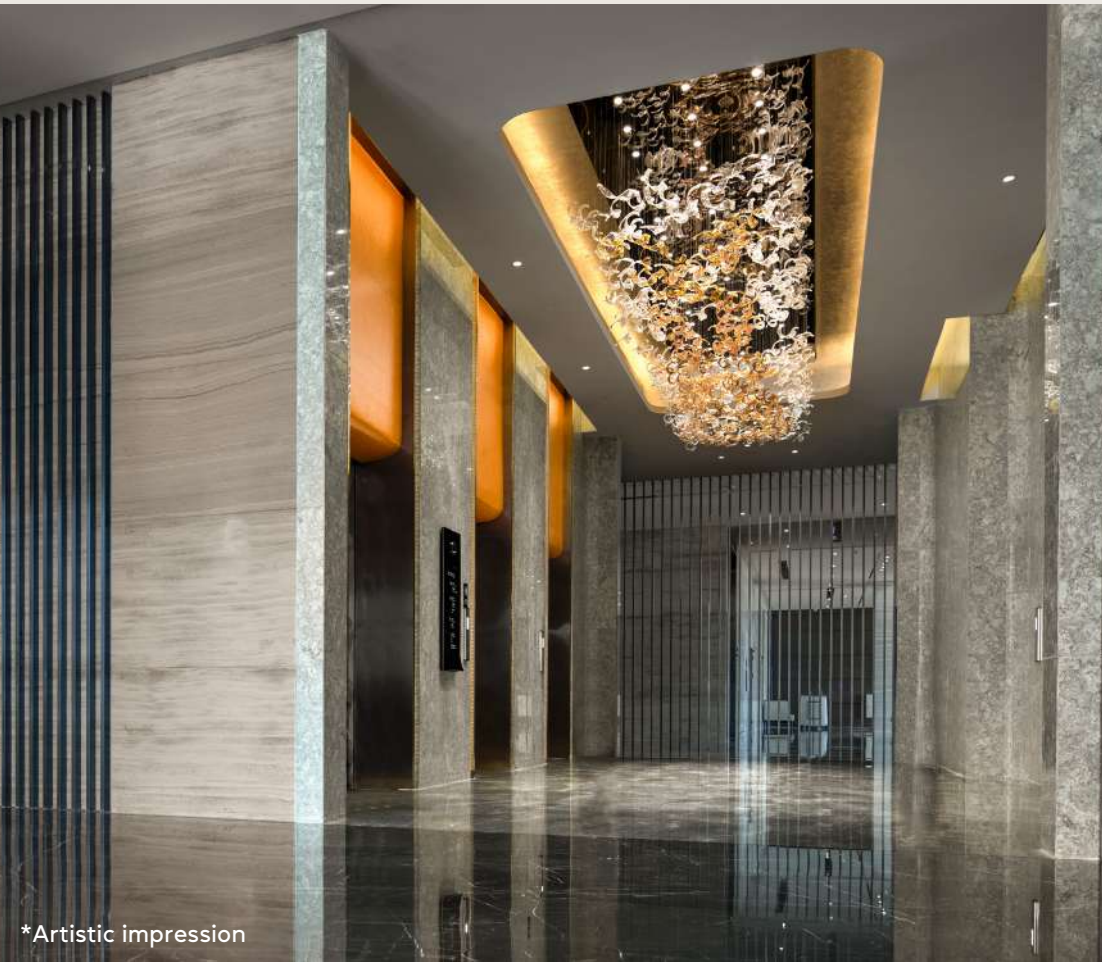
*Artistic impression

kids' play area



*Artistic impression

Spacious Layouts Crafted For Life At Its Fullest



*Artistic impression



Spacious layout



Modular kitchen



Double height
entrance lobby



Abundant natural light
And cross ventilation



*Artistic impression



Clubhouse

A Warm Embrace of Wellness, Comfort & Community

*Artistic impression



*Artistic impression

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.

Location Map



Scan for location
on google

Location Advantage



Health care

Numed Super Speciality Hospital	3.5 KMS
Yatharth Super Speciality Hospital	4 KMS
Kailash Hospital	10 KMS
Fortis Hospital	11 KMS



Business parks

R Systems	3.5 KMS
Kyndryl Solutions	3.5 KMS
Artha infratech	3.5 KMS
Yotta Data Center Park	7 KMS



School & colleges

The Shri Ram Universal School	2.0 KMS
Ryan International School	2.8 KMS
Pacific World School	3.1 KMS
Lotus Valley International School	3.5 KMS
JBM Smart Start	4 KMS



Airport

Indira Gandhi International Airport	40 kms
Noida International Airport	60 kms



Sports & entertainment

Noida Cricket Stadium	3 KMS
Gaur City Center & Mall	4 KMS
Blue Sapphire Mall	4.5 KMS
D-Mart	14 KMS

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. 3 BHK)

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

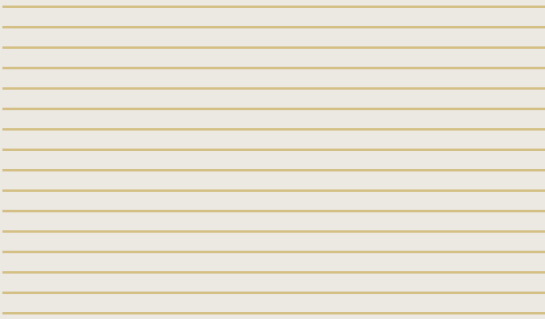
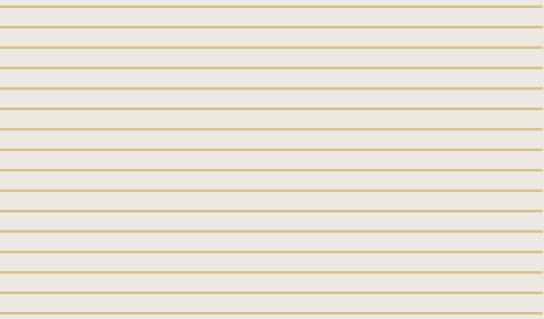
12 Stepped Seating

13 Multiplay Court

14 Swimming Pool

15 Water Feature & Deck Seating

16 Jogging Track

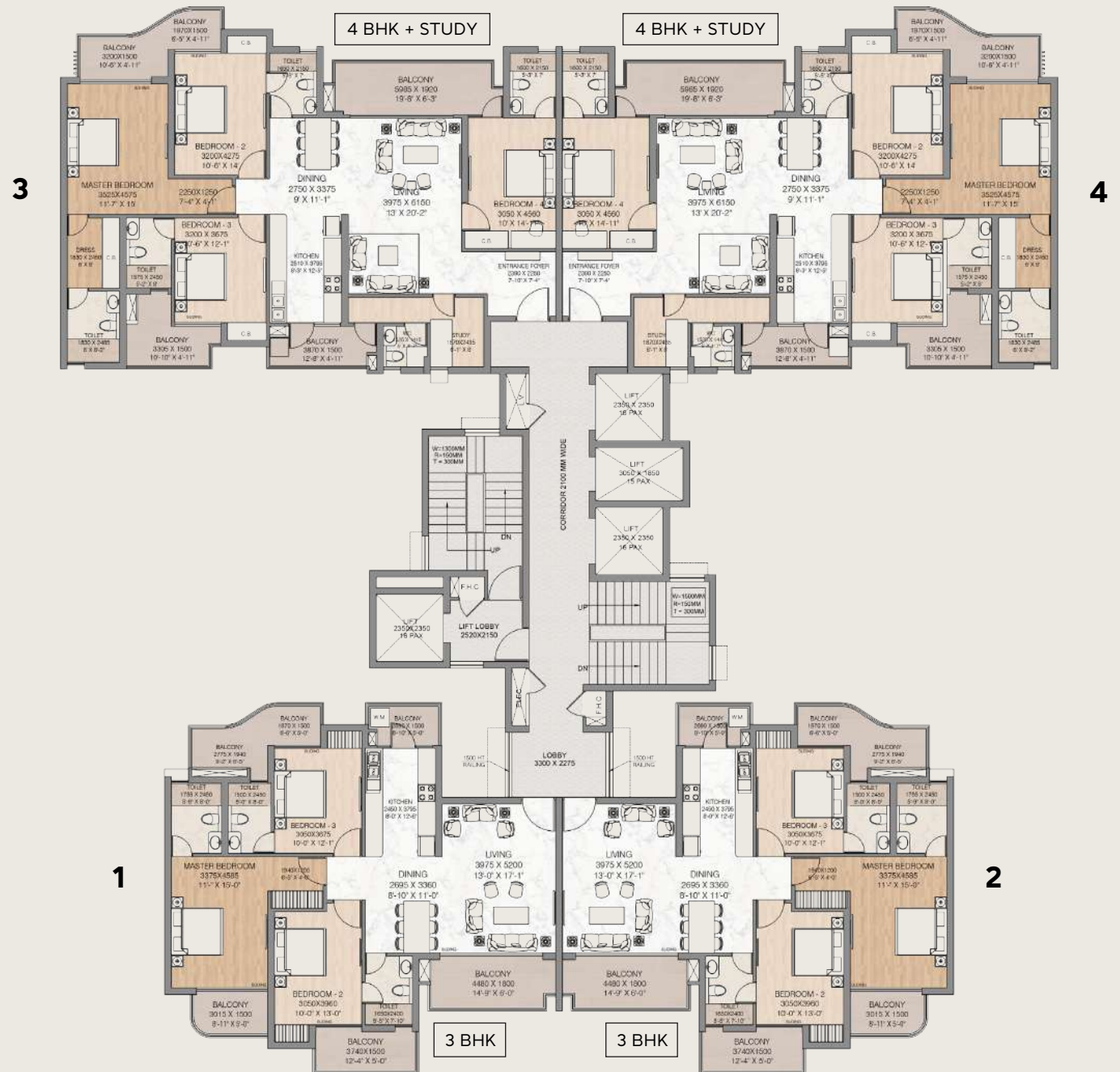


Floor Plans

Blueprints of Space, Sculpted for Spacious Living

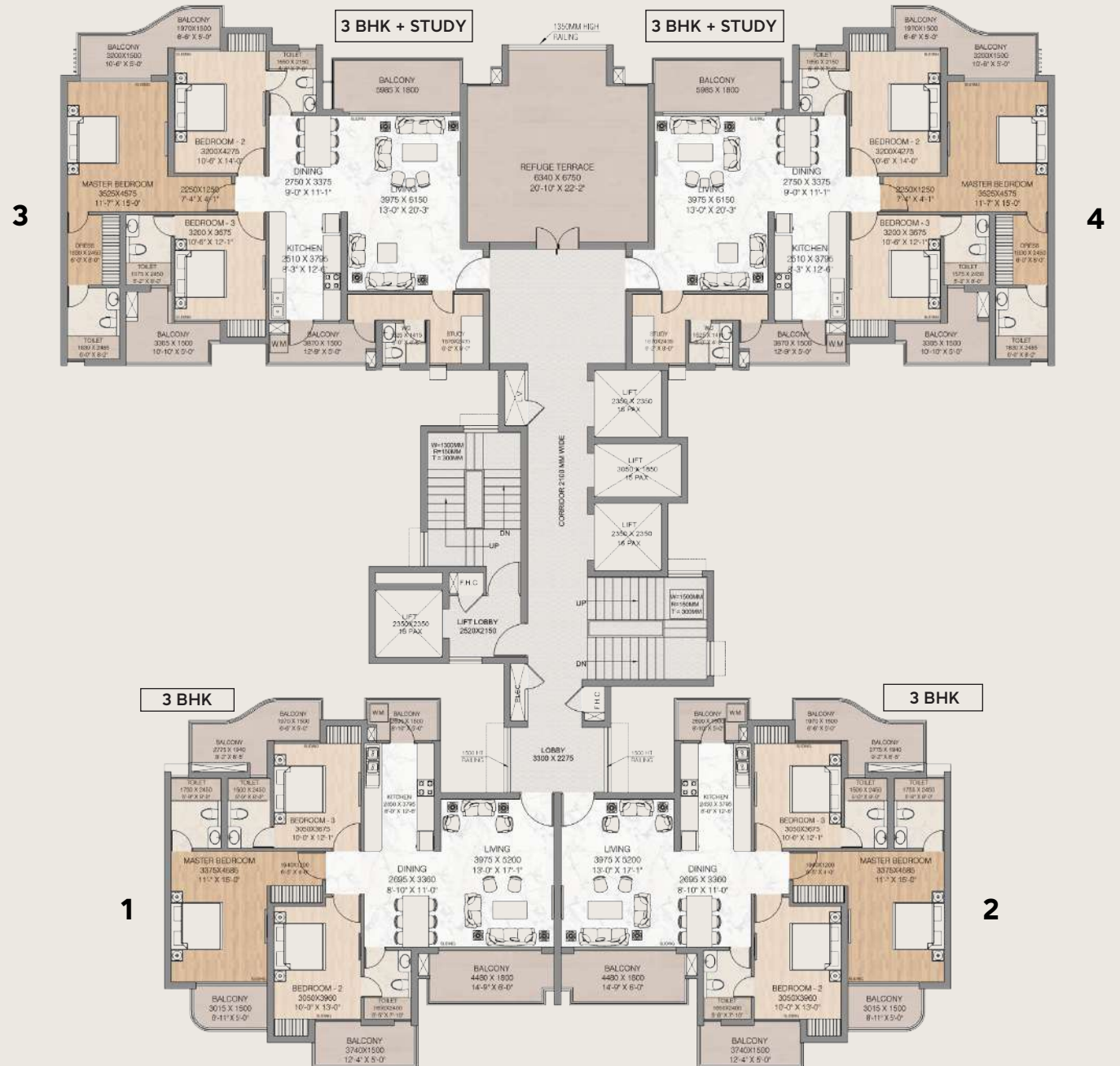
TOWER A

TYPICAL FLOOR



TOWER A

REFUGE FLOOR -17th & 27th Floor

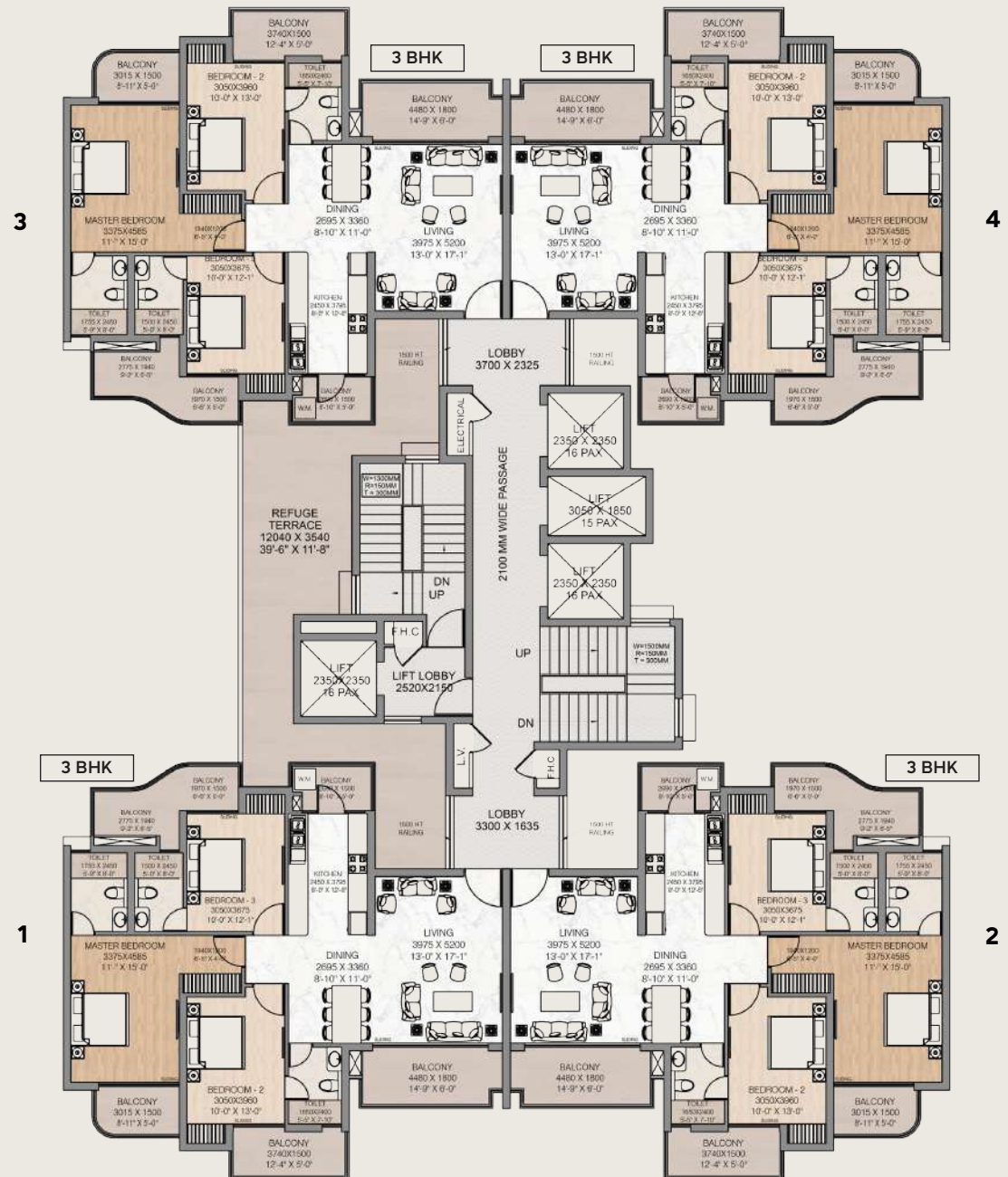




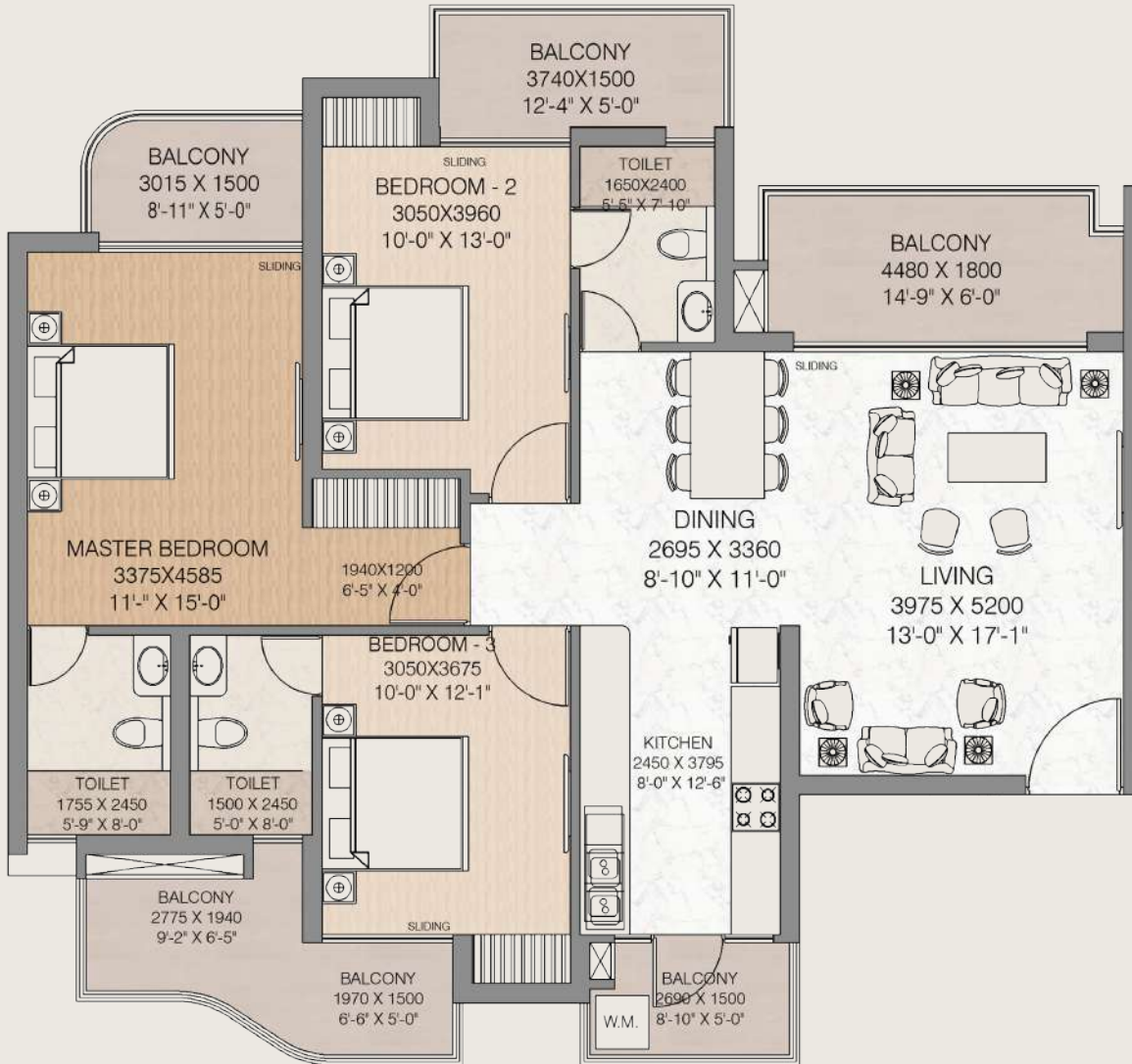
TYPICAL FLOOR

TOWER B

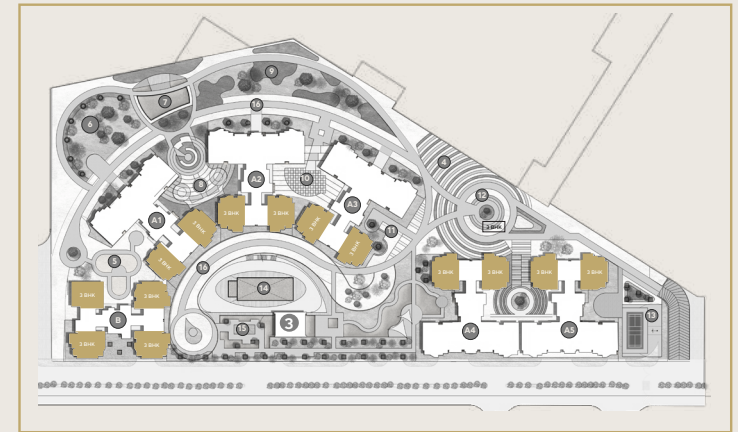
REFUGE FLOOR -17th & 27th Floor



3 BHK UNIT PLAN

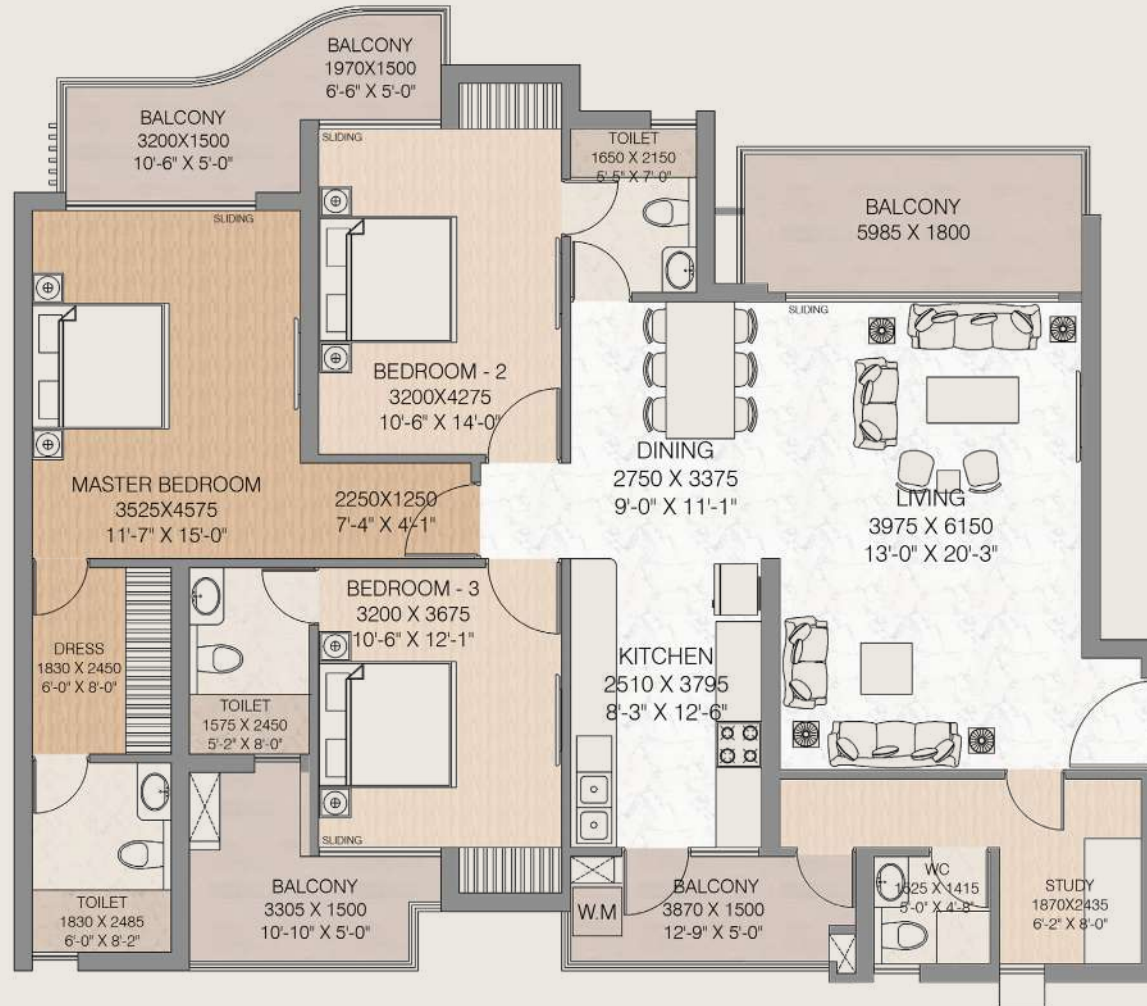


TOTAL SALEABLE AREA	179.53 SQ.M (1932 SQ.FT)
TOTAL BUILT UP AREA	142.39 SQ.M (1532 SQ.FT)
TOTAL CARPET AREA	100.89 SQ.M (1086 SQ.FT)

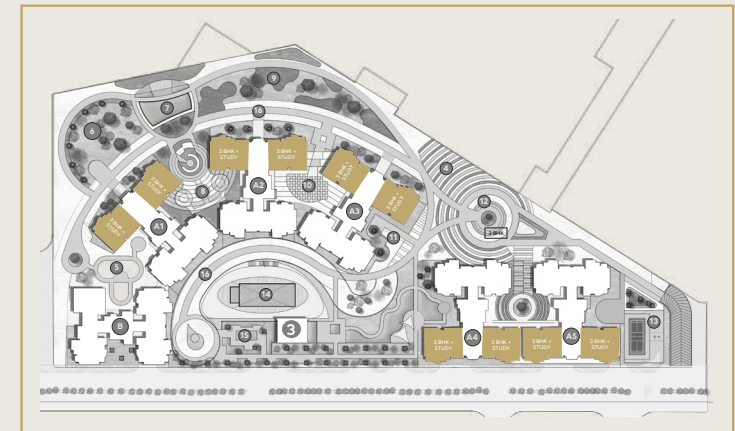


NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.76 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

3 BHK + STUDY UNIT PLAN

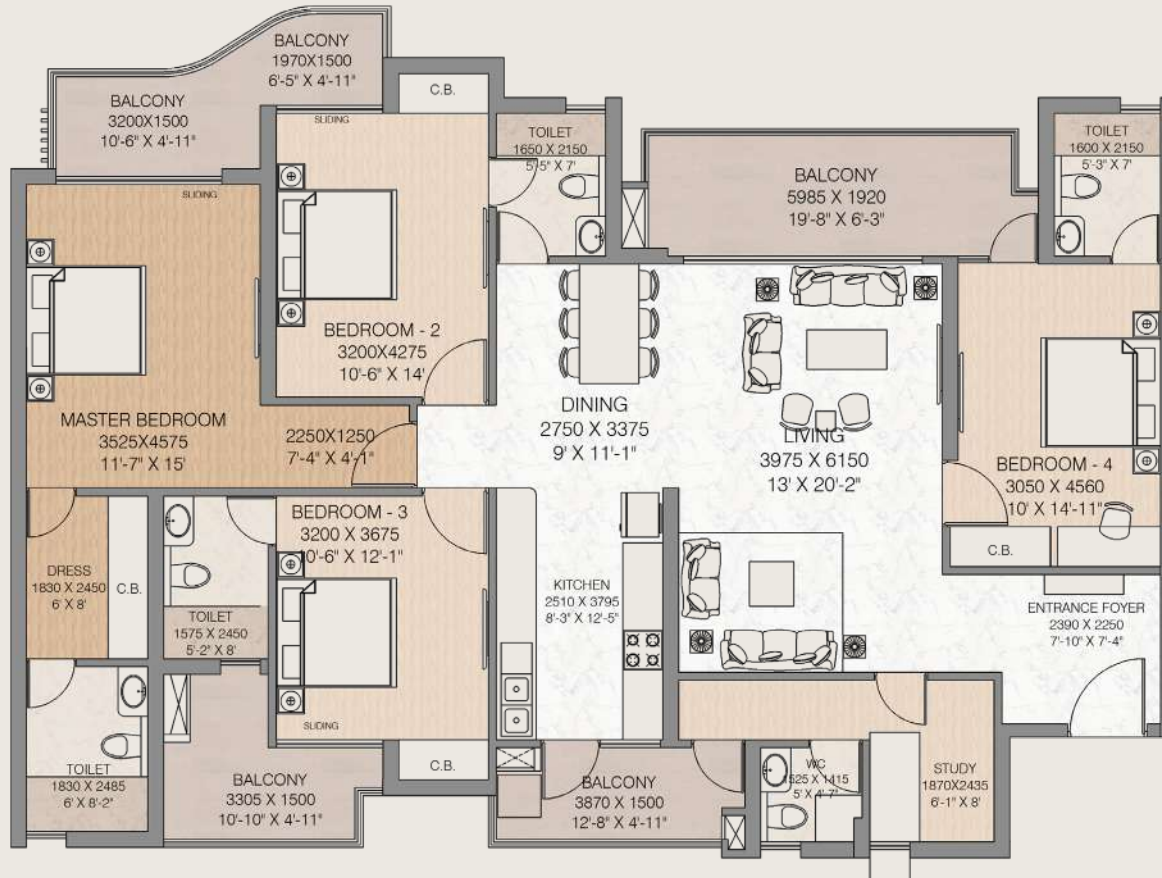


TOTAL SALEABLE AREA	208.02 SQ.M (2239 SQ.FT)
TOTAL BUILT UP AREA	165.88 SQ.M (1785 SQ.FT)
TOTAL CARPET AREA	123.92 SQ.M (1333 SQ.FT)

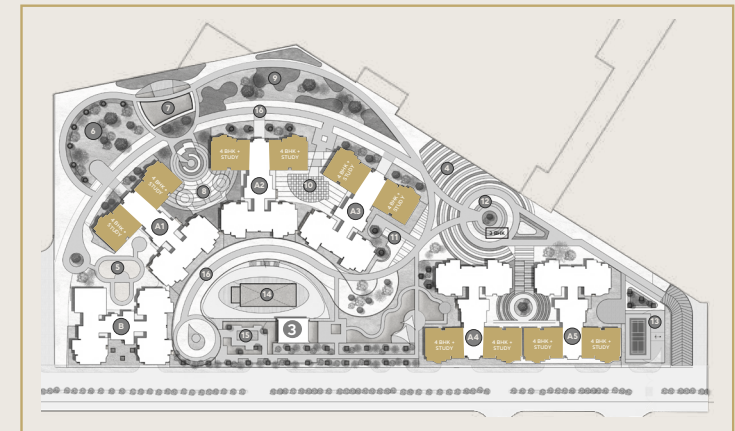


NOTE : Layouts are subject to change as decided by competent Authorities. 1 Meter = 3.28 Feet | 1 Sq. Meter = 10.76 Sq. Feet
Furniture as shown in the layout plans are only for illustrative purpose and will not be part of the unit.

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

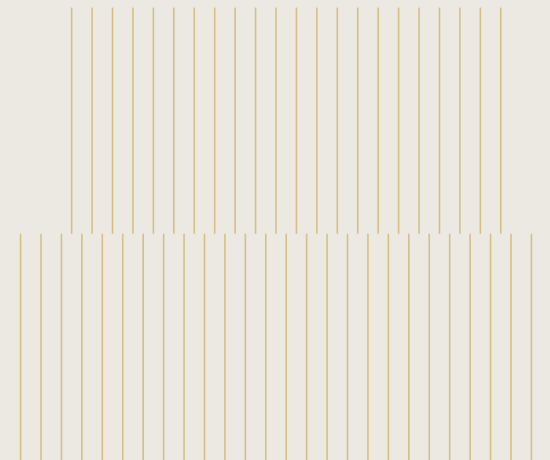
SS plate (150 mm x 200 mm) with digitally printed vinyl on SS studs.

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



CHAPMAN TAYLOR
GLOBAL ARCHITECTS & MASTERPLANNERS

With expertise spanning every key industry sector, Chapman Taylor excels in Residential, Retail, Leisure, Hospitality, Transportation, and Workplace design—masterfully integrating these elements to create dynamic, large-scale mixed-use environments. Their holistic approach blends functionality with aesthetic innovation, crafting spaces that enhance urban living and foster vibrant communities. By combining deep market insight with sustainable design principles, they deliver projects that respond to both client needs and future-proof urban demands. From iconic retail destinations like Global Harbor (Shanghai) and Trinity Leeds (UK), to thoughtfully planned residential and mixed-use developments such as MediaCityUK (Manchester), 42 Maslak (Istanbul), and Deniz Mall (Baku), Chapman Taylor consistently elevates the quality and experience of the built environment.





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

Driven by a steadfast commitment to quality and client satisfaction, DVPL's mission is to deliver infrastructure that not only meets but surpasses expectations. They play a vital role in strengthening connectivity, advancing economic growth, and supporting national development.



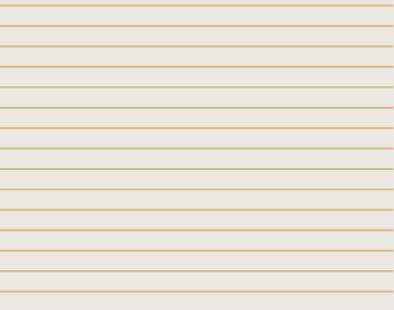
K K CONSTRUCTION AND BUILDERS

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.



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.



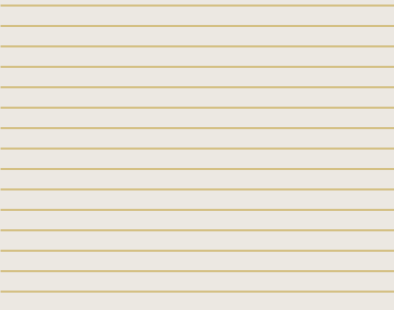
50+

YEARS OF EXCELLENCE

15+

PROJECTS

2

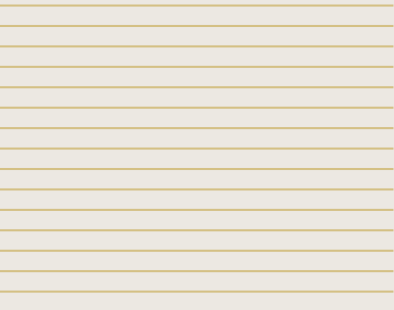
OTHER VERTICALS



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.

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17+

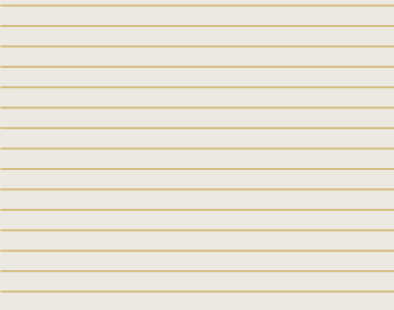
YEARS OF TRUST

4

STATES COVERED

Millions

OF LIVES SERVED

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PRICE LIST

PROJECT	LAUNCH BSP
Eternia	Rs. 9,900/sq.ft.
High Life 1	Rs. 10,500/sq.ft.
High Life 2	Rs. 9,900/sq.ft.

Special Payment Plan (20:20:20:20:20)
(With Rs. 200/sq.ft. applicable under this scheme)

Benefits Across All Projects

- Free Car Parking for 2 BHK Units
- Pre-Launch Savings Up to Rs. 25.75 Lakhs
- 2-Year Maintenance Free
- Power Backup and Electricity Infrastructure Included
- Receiver AMP New Unit Sale of Dream Valley Phase III Account (UCO Bank, IFSC: UCBA0000207)

Eternia

 **Tech Zone IV, Greater Noida (W)**

 www.greatvaluerealty.com/eternia-residences

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.

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





Proud Associate Partner of

Eternia

FOR FURTHER QUERIES

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