



KVIRAAJ

MAYFAIR  
RESIDENCY



A home is not defined by walls and rooms.  
It is defined by how life feels inside it.

By the comfort of routine.  
By the safety of belonging.  
By the space to grow.

# OUR PHILOSOPHY

## BUILT AROUND REAL LIVING

Mayfair Residency is designed around a simple idea, that a good home should feel within reach, without compromise on dignity, comfort, or quality of life. It is not built as a statement of excess, but as a foundation for everyday happiness.

Every planning decision from open spaces to amenity mix is shaped around how families actually live, move, rest, and grow. Because a home should support life not complicate it.





KYRAAJ  
MAYFAIR RESIDENCY

## PROJECT INTRODUCTION— DESIGNED TO GROW IN BOTH VALUE AND MEANING.

Kviraaj Mayfair Residency is a thoughtfully planned residential community in Noida Extension, created for families seeking value, comfort, and completeness in their first or next home.

With modern towers, generous green areas, and a wide range of lifestyle amenities, the project brings together everything needed for balanced urban living — within one integrated environment.

A place where practicality meets aspiration.

### Connected to What Matters

Located in Noida Extension's fast-growing residential corridor, Mayfair Residency enjoys strong connectivity to Delhi, Greater Noida, and Gurugram through major road networks and evolving metro access.

### Planned for Breathing Room

The master plan is shaped around openness. With lower ground coverage and wider green distribution, the project prioritizes light, ventilation, and movement.

### A Defined Sense of Arrival

A modern, well-marked entrance gateway, landscaped edges, and a designed entry court create a welcoming and secure first impression.

# LOCATION & CONNECTIVITY

## WELL PLACED FOR EVERYDAY LIFE.

Located in Noida Extension's fast-growing residential corridor, Mayfair Residency enjoys strong connectivity to Delhi, Greater Noida, and Gurugram through major road networks and evolving metro access.

Daily essentials — schools, healthcare, retail, and workplaces are within practical reach, making everyday life smoother and more predictable.

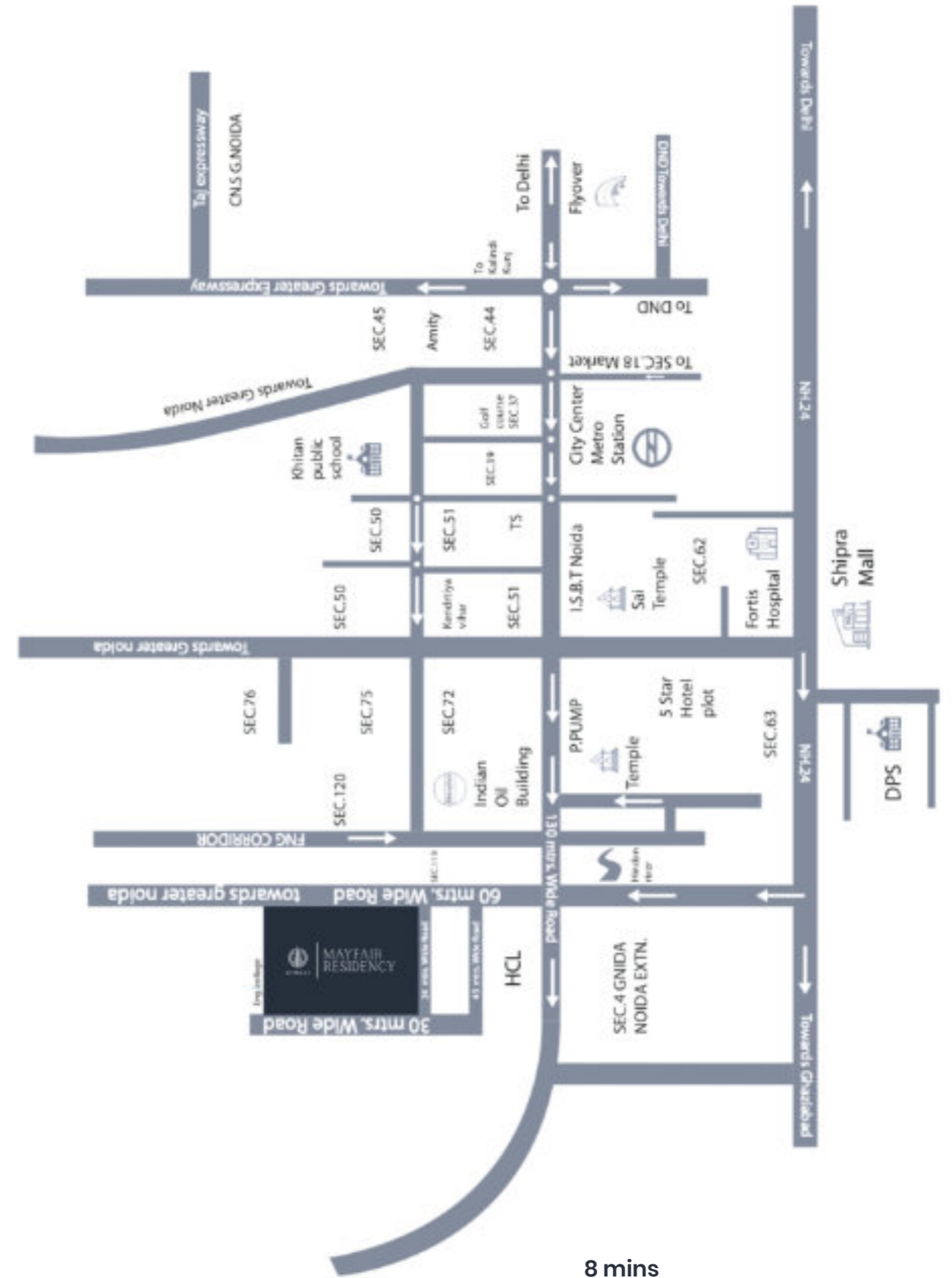
Well connected yet calm enough to call home.



# Ghaziabad गाजियाबाद



**Mayfair Residency**  
मेफेयर रेजिडेंसी



- 8 mins NH -24
- 5 mins FNG Corridor
- 5 mins Guar City Mall
- 2 mins Proposed Metro Station
- 5 mins Yatharth Multispecialty Hospital
- 3 mins Ek Murti Chowk
- 10 mins Sector - 52 Metro Station
- 20 mins Kalinidi Kunj

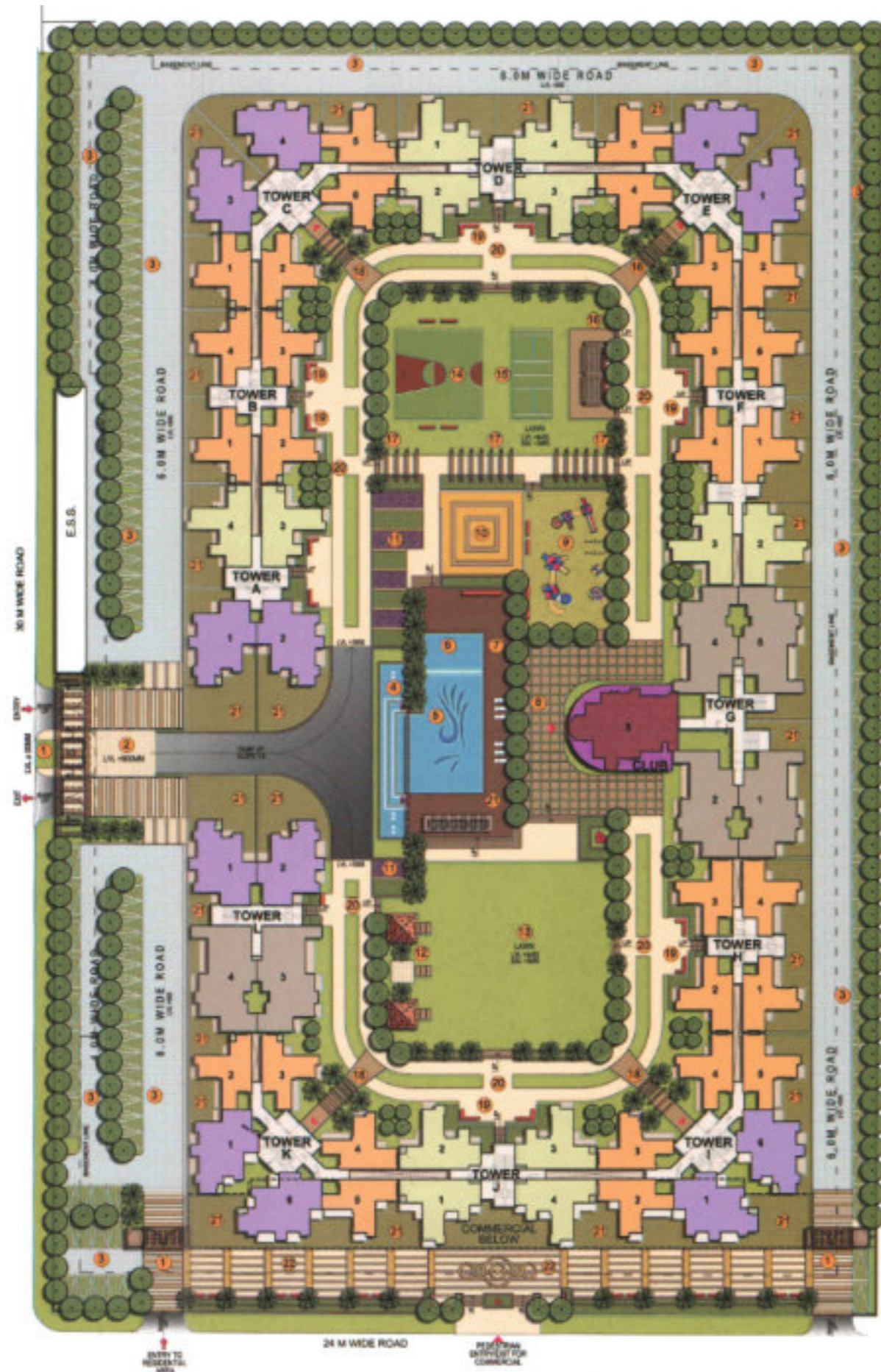
# MASTER PLAN & OPENESSS

The master plan is shaped around openness. With lower ground coverage and wider green distribution, the project prioritizes light, ventilation, and movement.

Open lawns, walkable internal roads, and distributed amenity zones ensure that the community feels spacious – not crowded.

Because density should never replace livability.





**AMENITIES AND AREAS**

1. ENTRANCE/EXIT GATE COMPLEX
2. ENTRANCE PLAZA
3. CAR PARKING
4. FEATURE WALL WITH WATER ELEMENT
5. MAIN SWIMMING POOL WITH INFINITY EDGE
6. KIDS POOL
7. POOL DECK
8. GRASS JOINTED PAVEMENT
9. CHILDREN PLAY AREA
10. SKATING RINK
11. FRAGRANCE GARDEN
12. YOGA / MEDITATION AREA
13. PARTY LAWN
14. HALF BASKETBALL COURT
15. BADMINTON COURT
16. SITTING UNDER PERGOLA
17. WALK WAY THROUGH PORTALS
18. TOWER ENTRANCE THROUGH PORTALS
19. ELDERS' ZONE WITH SITTING
20. JOGGING TRACK -CUM- FIRE WITH GREEN STRIP (2.0M WIDE)
21. PRIVATE GARDENS
22. COMMERCIAL PLAZA

**HARD LANDSCAPE**



**SOFT LANDSCAPE**



**APARTMENTS**

- 2 BEDROOMS + 2 TOILETS **895 SFT.**
- 3 BEDROOMS + 2 TOILETS **1212 SFT.**
- 3 BEDROOMS + 3 TOILETS **1490 SFT.**
- 4 BEDROOMS + 4 TOILETS **1890 SFT.**
- 4 BEDROOMS + 5 TOILETS + STUDY **2285 SFT.**



# WHAT SETS MAYFAIR APART

Mayfair Residency stands apart through planning depth rather than surface features.

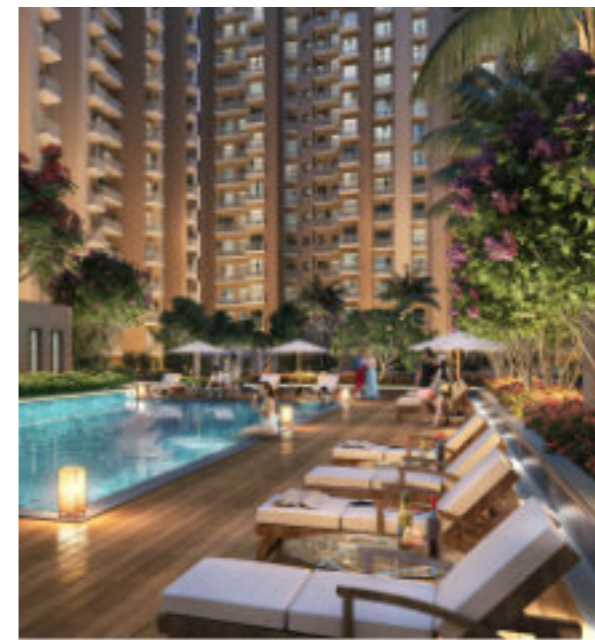
## LARGER OPEN SPACES



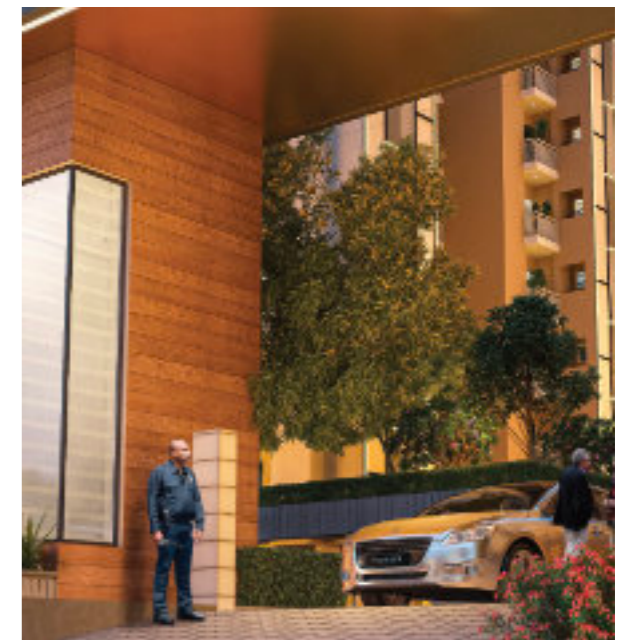
## MULTI-SPORT AMENITIES



## FAMILY-FIRST DESIGN



## SECURITY AT EVERY TOWER



It is designed to deliver more usable lifestyle — not just more marketing claims.

# A DISTINCT SENSE OF ARRIVAL

A well-defined entrance, landscaped edges, and a modern gateway create a first impression of order, safety, and pride.

The arrival porch and roundabout are built for smooth daily movement – from quick drop-offs to unhurried returns. Every arrival should feel reassuring.



# LANDSCAPED GREENS

Large central lawns, shaded seating zones, pergola corners, and landscaped pathways create everyday access to green environments.

These are not decorative patches — but usable outdoor spaces for morning walks, children's play, and evening conversations.

Nature is part of daily life here.





# ACTIVE LIVING

## MOVEMENT FOR EVERY AGE

An active lifestyle is supported through a wide mix of sports and movement amenities

Pickleball Court

Box Cricket

Badminton Court

Half Basketball Court

Skating Zones

Jogging Tracks

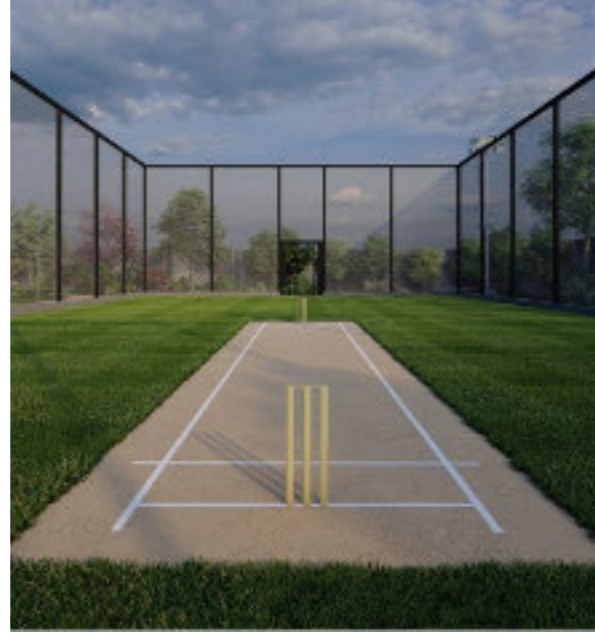
Fully Equipped Gym

Childrens Play Area

**HALF BASKETBALL COURT**



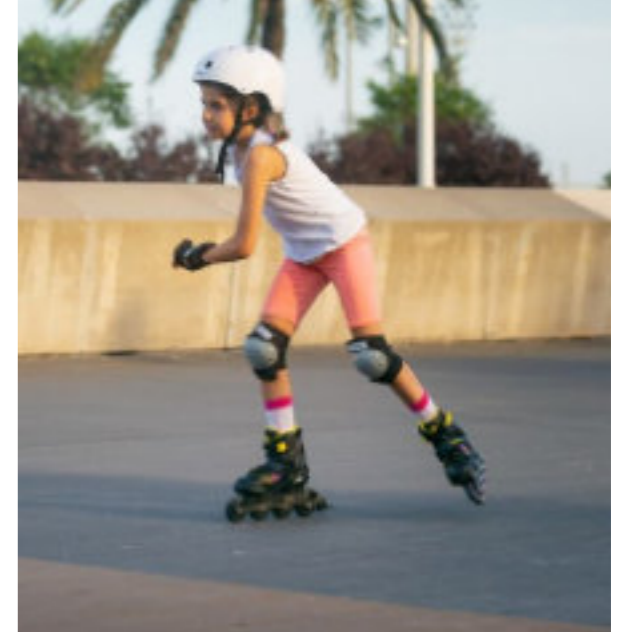
**BOX CRICKET**



**BADMINTON COURT**



**SKATING ZONES**



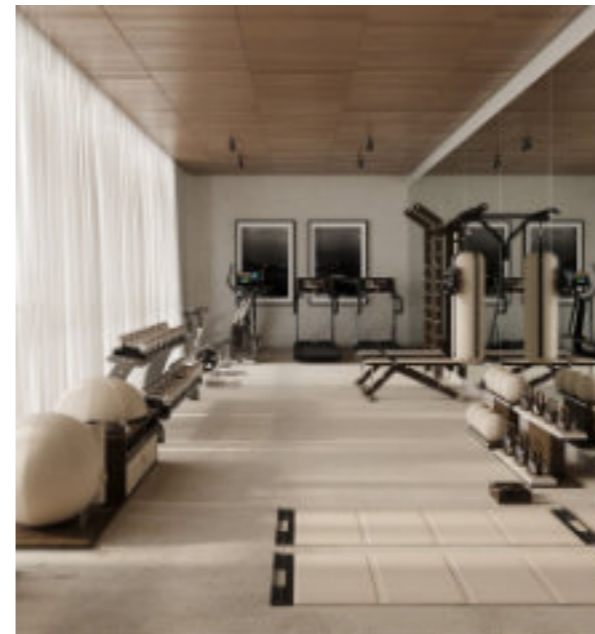
**PICKLEBALL COURT**



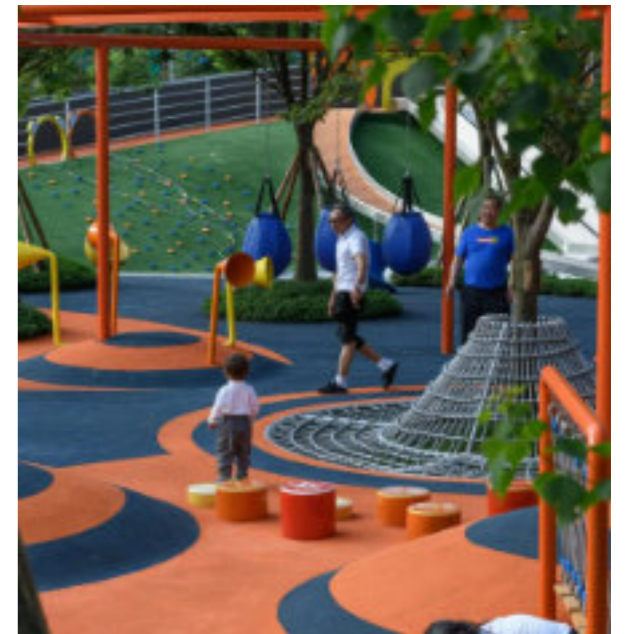
**JOGGING TRACK**



**FULLY EQUIPPED GYM**



**CHILDRENS PLAY AREA**





# CHILDRENS SPACES

## DESIGNED FOR GROWING YEARS

Outdoor play areas with swings and activity structures provide safe, open play opportunities.

An indoor toddler zone ensures younger children have protected spaces regardless of weather.

Childhood needs space and safety.

# WELLNESS & REST

Wellness is not occasional, it is accessible.

Spa, steam, and sauna facilities support recovery and relaxation — encouraging not just activity, but balance.



Dedicated yoga and meditation areas provide quiet spaces within the development.



# THE POOL & DECK EXPERIENCE

A well-designed swimming pool with a lounging deck brings a sense of leisure into everyday life. From morning laps to relaxed evenings, the pool zone becomes a shared lifestyle space for residents.

Moments of pause matter too.





# CLUBHOUSE & COMMUNITY LIFE

The clubhouse forms the social heart of the development.

Residents can enjoy:

- Indoor games
- Activity areas
- Pool tables
- Social gathering spaces
- Banquet hall for celebrations and events

These spaces bring neighbors together and help build a vibrant community.

MORE AMENITIES.

MORE HOME.

MORE LIFE.

#### DAILY CONVENIENCE

A planned commercial zone within the project supports access to groceries, essentials, and daily services.

#### TOWER & LOBBY EXPERIENCE

Tower lobbies are being designed as bright, organized transition spaces with waiting areas and guard presence.

#### SENIOR SPACES

Dedicated senior citizen seating areas under shaded pergolas create calm social corners within the landscape.

These are designed for comfort, conversation, and rest — close to nature, yet within the community.

#### SECURITY & SAFETY

The project is supported by CCTV monitoring across common areas and trained security personnel. Each tower includes dedicated guard presence, ensuring vigilance at multiple levels. Integrated fire safety systems and pumps add another layer of preparedness.

#### PARKING & MOBILITY

Stilt and basement parking areas provide structured vehicle management with designated spaces. Electric vehicle charging provisions are included to support evolving mobility needs.

#### INFRASTRUCTURE & SYSTEMS

Modern STP and WTP systems support sustainable water management and maintenance efficiency. Multi-point electrical infrastructure and service planning ensure smoother long-term operations.



# INTERIOR DESIGN

**WELCOMING FROM THE MOMENT YOU STEP INSIDE.**

Every layout focuses on efficient use of space, ensuring that each room serves its purpose without compromise.

At Mayfair Residency, every apartment has been thoughtfully planned to balance openness, practicality, and comfort.

Large windows and multiple balconies invite natural light and fresh air into the home, creating interiors that feel bright, breathable, and calm.

# THOUGHTFUL LAYOUTS

# PRACTICAL LIVING



Functional kitchens allow for easy movement and organization, while bedrooms are designed to offer privacy and relaxation after a long day. Carefully placed balconies extend living spaces outdoors, providing residents with quiet corners to unwind.

Utility spaces ensure that practical needs are well accommodated, keeping the main living areas organized and comfortable. Whether it is family dinners or celebrations, every home provides the flexibility to support the moments that matter most.

# FLOOR PLAN

## APARTMENT TYPE 1

Saleable Area - 895 Sq. Ft.



- 2 BEDROOMS
- 2 TOILETS
- LIVING/DINING
- KITCHEN
- 3 BALCONY
- UTILITY

## APARTMENT TYPE 2

Saleable Area - 1212 Sq. Ft.



- 3 BEDROOMS
- 2 TOILETS
- LIVING/DINING
- KITCHEN
- 4 BALCONY
- UTILITY

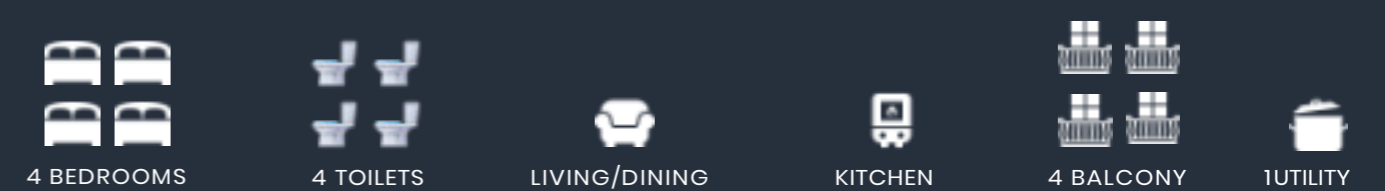
# FLOOR PLAN

## APARTMENT TYPE 3

Saleable Area - 1490 Sq. Ft.

## APARTMENT TYPE 4

Saleable Area - 1890 Sq. Ft.



# FLOOR PLAN

## APARTMENT TYPE 1

Saleable Area - 2285 Sq.Ft.



-  4 BEDROOMS
-  5 TOILETS
-  LIVING/DINING
-  KITCHEN
-  6 BALCONY
-  UTILITY
-  1STUDY ROOM

# SPECIFICATIONS

## STRUCTURE WORK

- RCC Structure
- Earthquake resistant

## FLOORING

- Drawing/Dining/Bedroom - 2x4 Matte Vitrified Tiles
- Kitchen - Vitrified Tiles
- Toilets - Anti skid Ceramic/Vitrified Tiles
- Balconies - Ceramic Tiles
- Staircase - Granite

## WALLS FINISH

- Internal - Plastered and painted in Oil Bound Distemper (OBD) or Equivalent
- Master Bedroom - Textured Finish
- External weather proof finish of pleasing shades

## KITCHEN

- Nano Vitrified Tile- working platform along with 2ft high tiles above it
- Stainless Steel sink
- Fire Sprinkler System

## DOORS AND WINDOWS

- European style designer flush doors with hardwood frame and polish/paint, with anodized aluminium hardware
- Aluminium composite powder coated with anodized aluminum hardware

## TOILETS

- Tiles in pleasing colours on walls upto door level
- Sanitary Fitting- JAGUAR or Equivalent
- Provision for Hot & Cold water system with imported PPR/UPVC pipes and fittings

## ELECTRICAL

- Fire resistant wiring (ISI Marked copper wire) in concealed PVC conduit with MCB.
- Adequate light and power points, telephone and T.V. outlets with protective MCB
- Sleek And Elegant Switches

## RAILINGS

- MS Railing in staircase and balconies/utility

## SAFETY AND SECURITY

- Provision of video surveillance system with CCTV Cameras on boundary entrance lobbies and main gate
- RFID enabled automated Car Entry/Exit
- Personalised Sensor based entry on elevators

# PROJECT ASSURANCE

From planning to amenities to infrastructure, Mayfair Residency is designed as a lasting residential ecosystem — not a short-term development.

The goal is simple: create homes that continue to serve families well over time.

Built With Long-Term Intent





Not designed for quick impressions.

Designed for everyday life.

MORE HOME. MORE LIFE.





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