



— THE —
MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY

U N R E A L E S T A T E



OWN THE CROWN

"Monarque," inspired by the word "Monarch," exudes a sense of power, prestige, and exclusivity. The name captures the essence of a lifestyle that is luxurious and aspirational, offering residents a home where their rule is the only rule.

Just as monarchs symbolise leadership, legacy, and timeless grandeur, Monarque raises the bar of residential living with its European-themed architecture, superior quality, and unparalleled amenities. With 'The Monarque', every home is a kingdom, and the crown is yours making it a fitting choice for a project that promises to redefine luxury living.





THE
MONARQUE

SECTOR-22D, YAMUNA EXPRESSWAY

UBER LUXURY
RESIDENCES ON
YAMUNA EXPRESSWAY



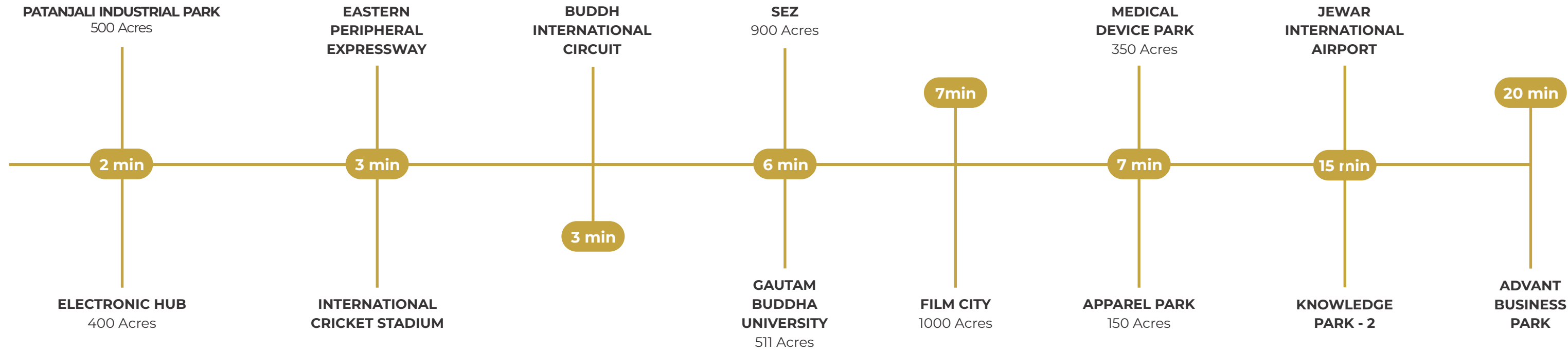
WHERE LOCATION MEETS LIFESTYLE

Nestled in part of the 100 acre Golf theme township in Sector 22D, The Monarque Residences is close to Noida International Airport, Eastern Peripheral Expressway, Film City, Gautam Buddha University, and other prominent places becoming your gateway to unmatched convenience and luxury.

LOCATION
MAP

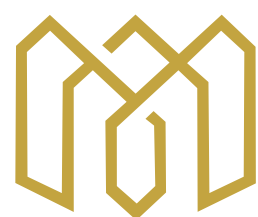


THE MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY





Artistic impression



UNREAL BY DESIGN

The Monarque Residences embraces biophilic design, where gardens and landscapes blend effortlessly into stunning architecture. Spread across 4.22 acres (17,095.31 sq.m.), The Monarque is a part of 100 acre development - Greenbay Golf Village. Each tower,

designed by the world-renowned consultancy Confluence, is a harmonious mix of nostalgia and modernity. The elegant facades shimmer and where past & future meet in perfect symmetry.



A SITE WORTH THE SIGHT

The Monarque is a masterpiece of thoughtful architecture and meticulous planning. Blending luxury with functionality every element has been curated to enhance the living experience, ensuring a harmonious balance between open spaces, green landscapes, and modern structures.



SITE PLAN



LEGEND

- | | | |
|--------------------------------|---|-------------------------|
| 1. ARRIVAL COURT | 9. REFLEXOLOGY & YOGA GARDEN | 17. TREE COURT |
| 2. GOLF COURSE | 10. HEDGE GARDEN | 18. MULTI PURPOSE COURT |
| 3. CLUB DROP OFF | 11. SITOUT | 19. TOT LOT |
| 4. MINI GOLF COURSE | 12. PAVILLION GARDEN | 20. CRICKET PITCH |
| 5. ATER FEATURE WITH SCULPTURE | 13. WATER FEATURE WITH FLOATING PLANTER | 21. TENNIS COURT |
| 6. BANQUET DROP OFF | 14. CENTRAL LAWN | 22. ORCHARD |
| 7. WATER BODY | 15. OAT | |
| 8. PARTY LAWN | 16. CUT- OUT | |



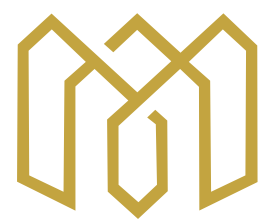


THE
MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY

A PEACEFUL HOME
WITH MODERN
LIFESTYLE

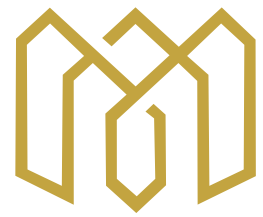


Artistic impression



A LAVISH WELCOME

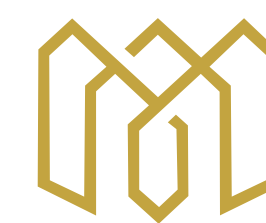
A Grand 18-meter approach road leads to an entrance framed by lush landscaping and serene water features to pamper you every time.



A SYMPHONY OF SPACE AND SERENITY

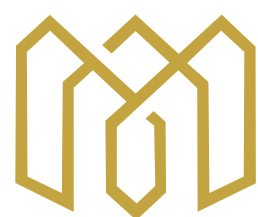
Step into a community where imagination shapes every corner. Just minutes from the bustling NCR, Monarque's setting offers an oasis of tranquillity while being connected to life's essentials. The Monarque Residences is your gateway to unmatched convenience and luxury.





THE MAJESTIC TRIAD

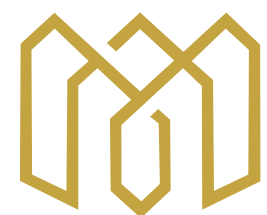
Nestled in an expansive landscape, these 3 majestic towers offer uninterrupted views of acres of forest to the west and a golf course to the east, giving each residence a panoramic vision of peace.



A PLACE WHERE EVERY MOMENT CREATE MEMORY

At The Monarque, we understand that a home is more than just walls and windows it's the space where families grow, connect, and create lasting memories. That's why every detail in our community is designed to bring families closer, offering spaces and experiences that nurture togetherness.





A WORLD BEYOND REALITY

The Monarque Residencies is not just a place—it's a realm where dreams and reality blur. The three majestic towers stand as a crown over this kingdom, redefining what it means to live luxuriously.

A Monarque resident doesn't just wake up to beauty; they awaken to a community of visionaries, creators, and connoisseurs. Welcome to an unreal estate of mind, where the extraordinary is the everyday.



THE HIDDEN LUXURY FOUNDATION OF FINE LIVING

True luxury isn't always loud. At The Monarque, it's built into the very foundation in the details you don't always see, but always feel.



THE
MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY





Artistic impression



Artistic impression

SMOOTH MOVEMENT

Residents enjoy dedicated, traffic-free access with electric golf carts ensuring seamless transportation. Separate entryways for staff and services ensure your privacy.



HUG THE BREEZE AT A 12-HOLE GOLF COURSE

Residents of The Monarque enjoy privileged access to the exclusive 12-hole Golf Course at Greenbay Golf Village. A beautiful escape where sport meets serenity, just moments from your doorstep.



Reference image

A MAGICAL KINGDOM
NEXT TO A DENSE
GREEN FOREST

YOUR OASIS AWAITS
PRIVATE DECK WITH
RELAXING JACUZZI



Reference image



Reference image


**THE
MONARQUE**
SECTOR-22D, YAMUNA EXPRESSWAY

A HOME WITH 3 TIER SECURITY

At The Monarque, security isn't an afterthought it's a promise. We've designed a multi-layered security system that works seamlessly around the clock, so you and your loved ones can enjoy every moment with absolute peace of mind.



Reference image



WHERE WELLNESS
MEETS MODERN LIVING



At The Monarque, we believe your home should be more than just a place to live, it should be a space that supports your complete well-being. Nestled in a thoughtfully planned, vibrant community, The Monarque is designed for those who value a balanced, active, and healthy lifestyle.

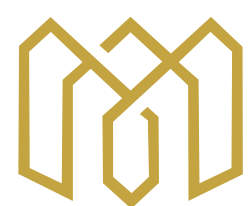


UNLOCK THE SECRET
TO A BLISSFUL LIFE


— THE —
MONARQUE
SECTOR-22D, YAMUNA EXPRESSWAY



Artistic impression



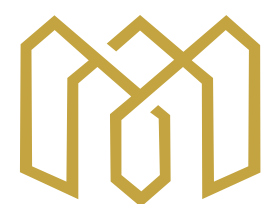
A GATEWAY TO GRANDEUR

For residents, entry to the towers is through dazzling double-height lobbies, setting the stage for what lies beyond. Visitors are greeted with an exclusive club, while the landscaped open deck invites leisure. Whether it's sunbathing or barbeques, the space allows you to let your imagination soar.



BEYOND FOUR WALLS

- | Lavish 3.5 & 4.5 BHK Residences
- | High ceilings and wide open spaces for a sense of grandeur
- | Smart zoning for privacy and function living, dining, and bedrooms distinctly placed
- | Luxuriously appointed bathrooms with top-tier sanitary ware and fittings
- | Panoramic views of forest greens & Golf Course



ADDRESS OF THE UNREAL

Step into a home where elegance meets excellence. A masterpiece designed for those who seek more than just a residence. This is not simply a place to live, but a space to thrive in splendour.



THE FLOOR PLAN

3BHK + SERVANT

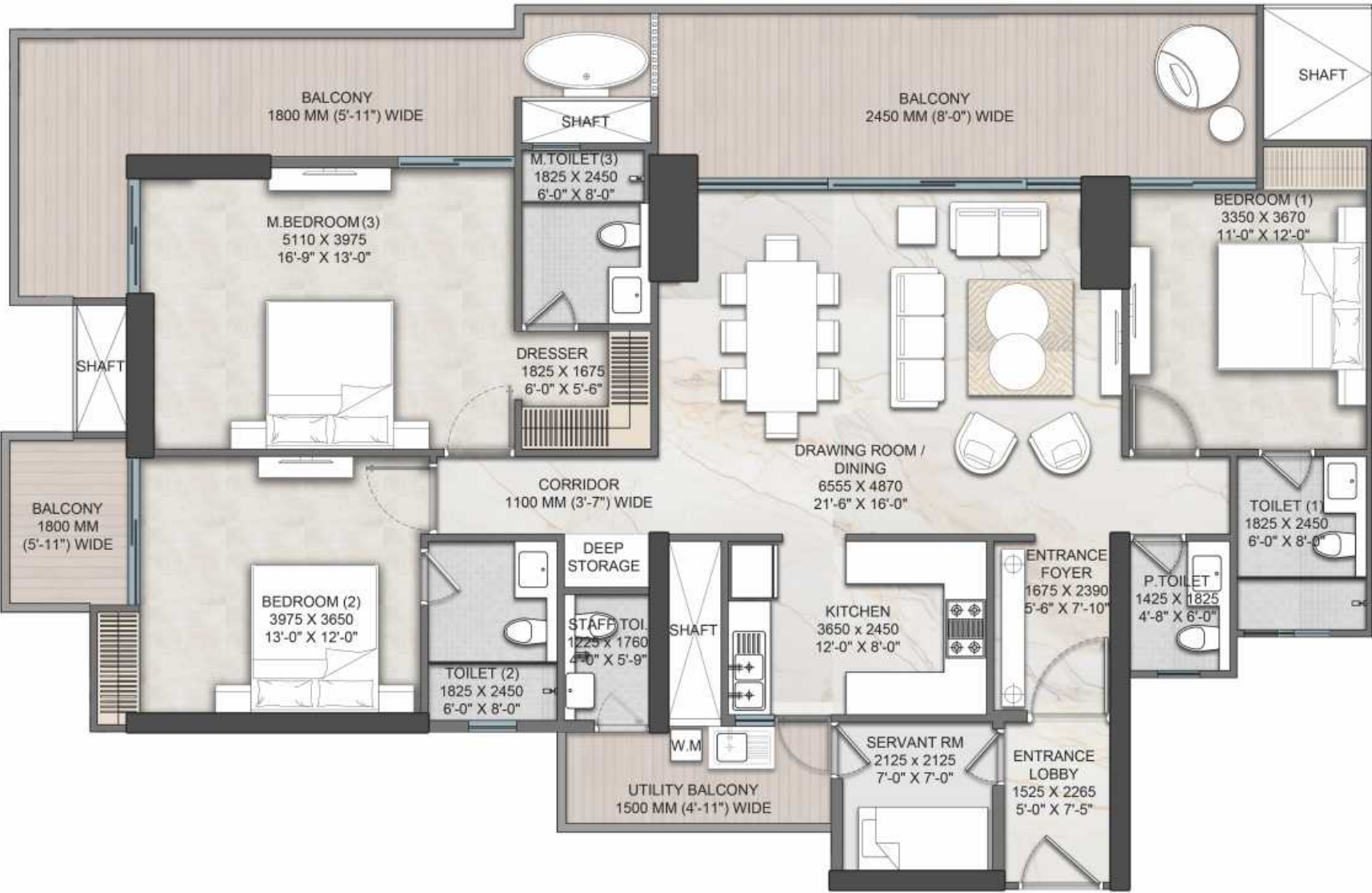
TOWER- B TOWER- C

UNIT B- 01 to B- 04 UNIT C- 01 to C- 04

SALEABLE AREA: 228.35 SQ.M. (2458 SQ.FT.)

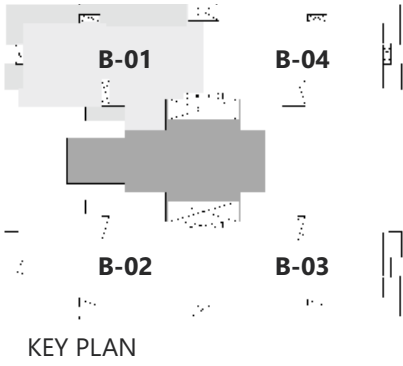
BUILT AREA: 196.02 SQ.M. (2110 SQ.FT.)

RERA CARPET AREA: 135.17 SQ.M. (1455 SQ.FT.)



- Entrance Lobby
- Entrance Foyer
- Drawing/Dining Room
- 1 Master Bedroom
- Dress Area
- 2 Bedrooms
- Kitchen
- 3 Balconies
- 1 Utility Balcony
- 5 Toilets
- Servant Room

*Proposed pictorial depiction



4BHK + SERVANT

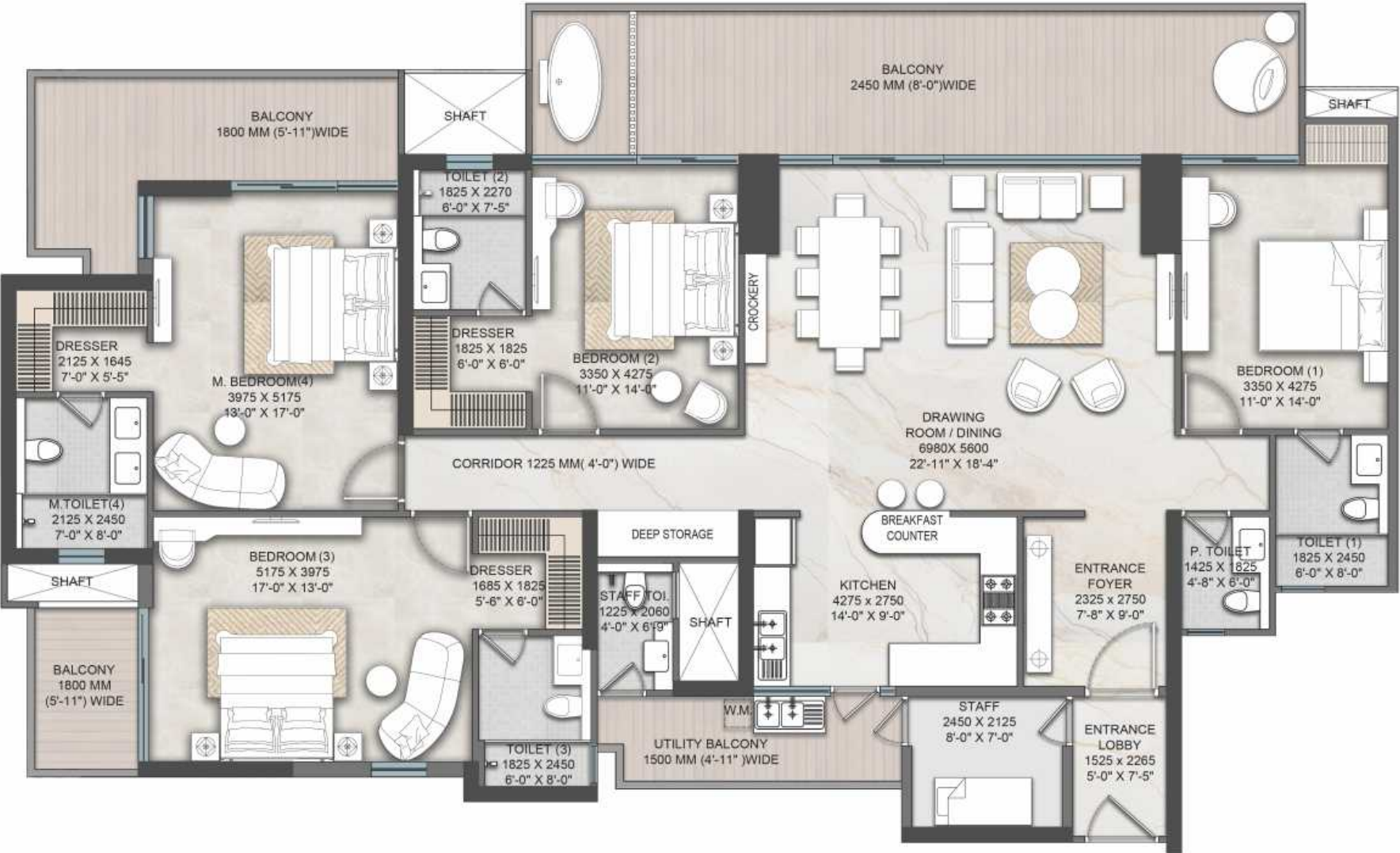
TOWER- A

UNIT A- 02

SALEABLE AREA: 337.42 SQ.M. (3632 SQ.FT.)

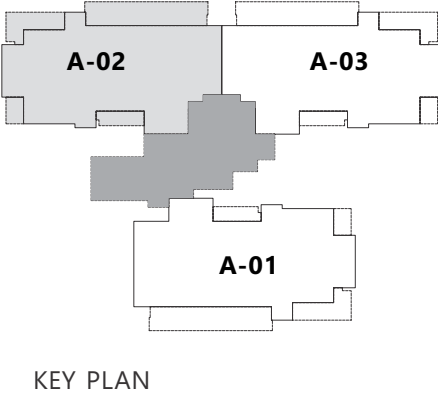
BUILT AREA: 261.70 SQ.M. (2817 SQ.FT.)

RERA CARPET AREA: 189.33 SQ.M. (2038 SQ.FT.)



- Entrance Lobby
- Entrance Foyer
- Living and Dining
- Kitchen
- 3 Bedrooms with
- Dress Area
- 1 Bedroom
- 3 Balconies
- 1 Utility Balcony
- 6 Toilets
- Servant Room

*Proposed pictorial depiction



SPECIFICATIONS

LIVING/ DINING/FOYER/ LOUNGE/ PASSAGE

Floor	Large Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

MASTER BEDROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish
Balcony	Jaccuzi

OTHER BEDROOM/ MULTIPURPOSE ROOM

Floor	Vitrified Tiles
Wall	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint Finish

MASTER TOILET

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top, Shower Partition
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

OTHER TOILETS

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Wall Tile, Dado up to 7 feet
Ceiling	Grid Ceiling with Provision of Geyser
Fixture /Fittings	Vanity Counter with Top
Sanitary Ware	Jaquar, Somani or Equivalent Make
CP Fittings	Jaquar, Somani or Equivalent Make
Toilet Accessories	Jaquar, Somani or Equivalent Make

KITCHEN

Floor	Vitrified/ Anti Skid Tiles/ Equivalent
Wall	Combination of Stone/ Vitrified Tiles 2 fit Above Counter & Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Counters	Granite/Engineered Stone Counter Top or Equivalent
Fixture /Fittings	Modular Kitchen with Chimney Hob Sink + Drain Board CP Fittings - Jaquar, Somani or Equivalent Make

UNIT BALCONIES

Flooring	Anti Skid Vitrified tiles / Equivalent
Ceiling	OBD
Railing	MS Railing with Toughened Glass
Wall	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

SERVANT/UTILITY ROOM

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint

SERVANT/UTILITY TOILET

Floor	Anti Skid Vitrified Tiles / Equivalent
Wall	Emulsion Paint
Ceiling	Emulsion Paint
Sanitary Ware & CP Fittings	Roca/ Hindware or Equivalent Make
Fitting	CP Fittings Local make

LIFT LOBBY

Lift	3 High Speed Lift & 1 Normal Speed Service Lift for Each Tower
Floor	Anti Skid Vitrified Tiles /Engineered Stone/ Equivalent
Wall	Combination of Engineering Stone/ Marble Equivalent/Paint - Local Make
Ceiling	POP/Gympsum Boxing as and Where Required

OTHER

Power Back Up	A min of 5 KVA Mandatory Power Back-up for each Unit/Apartment to be Provided at Additional Cost & Shall be Calculated at 50% diversity, i.e. Genset of Capacity 50% of Total Shall be Installed. Provided that the Allottee may request the Promoter for additional load sanction and the Promoter may permit the Allottee additional load as may be required subject to permissible available load and additional costs on pro rata basis.
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DOORS

Main Door	9 Feet Large Hardwood/ Engineered Door Frame with Veneer Flush Door in High Gloss Finish or Equivalent
Internal Doors	Standard Hardwood/ Engineered Door Frame with Laminated Flush Doors or Equivalent

EXTERNAL GLAZING

Windows/Glazing	UPVC Frames with Clear Toughened Glass
External Wall Finish	Combination of Texture Paint/Cement Paint/ External Emulsion Paint

AIR CONDITIONING

Air Conditioning	Split A/C in all Bedrooms, Living & Dining Area
Fixtures/ Fittings	Switches (Havells/Northwest/ Schneider or Equivalent Make)

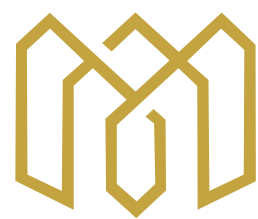
COMMON AREAS

Basement Floor	RCC Trimix Floor
Walls & Ceiling	OBD
Parking	Signages & Markings
Corridors - Flooring	Combination of Stone/ Vitrified Tiles
Corridors - Ceiling and Wall	OBD
Main Staircase & Fire Staircase	Tile / Kota Stone
Railing	MS Railing with Paint

Note: Specifications mentioned herein under are indicative & subject to change to equivalent substitutes due to non availability of the material. There might be color variation in flooring due to different manufacturing lots.

A man and a woman are standing in a dimly lit, elegant nightclub. The woman, on the left, has long, wavy red hair and is wearing a vibrant red, low-cut dress. She is holding a martini glass filled with a red liquid. The man, on the right, has dark hair and a beard, and is wearing a dark blue pinstripe suit with a black shirt and tie. They are looking at each other. The background features a bar with various bottles, a large crystal chandelier, and vertical wood paneling. The overall atmosphere is sophisticated and luxurious.

WELCOME TO
THE CLUB MONARQUE
WHERE LUXURY LIVES
NEXT DOOR



HERE LUXURY ISN'T JUST A LIFESTYLE IT'S A MINDSET

The Club Monarque takes luxury to new heights. Its three interconnected realms bring together the finest in health, entertainment, and leisure for those who demand the extraordinary.

Wellness Club All-weather swimming pool, kids' pool, jacuzzi, meeting room

Activity Club Fully Equipped Gym, Golf simulator, spa, kids' play area

Celebration Club Patisserie, restaurant & bar



GREENBAY GOLF VILLAGE

HOME TO THE UBER-CHICDESIGNED FOR THOSE WHO ARE GAME FOR AN ACTIVE LIFE.

Greenbay Golf Village is the very first gated, low density residential township delivered on Yamuna Expressway, braced with a 12-hole executive golf course within the development. Now that's what we call a nice tee-off! Spread over 100 acres, it imbibes an unmatched satisfaction of residing in a self-sustained environment, endowed with an ambience that exudes elegance, aesthetics and an eye for detail.

Sipping a cup of tea in your balcony, feeling the balmy sun and looking over the gracious greens - where every home is a true delight. Located next to a verdant forest reserve in the back, Greenbay Golf Village is a real sanctuary in that sense. This fully private golf course has been customised to allow the non-golfers to learn the game easily and the avid golfers to take their game to the next level. Golf is not merely a sport here, it is a way of life for those who live the game.



WWW.THEMONARQUE.IN

Site Address Plot No. GH-2, TS 06, Sector-22D, Yamuna Expressway, Gautam Buddh Nagar, Uttar Pradesh

Corporate Address J-10/5, DLF Phase-II, M.G. Road, Gurugram - 122 002

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Lease deed dated 27.03.2012 | Project name-The Monarque | License number-YEA/PLNG/685 dated 19.09.2024

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