

## Fusion The Brook

West, Sector 12, Greater Noida

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Facing a 130-meter wide road, The Brook Phase – 1 is a premium residential development located in Sector 12, Greater Noida, Uttar Pradesh. The Brook Phase – 1 offers 384 vastu-compliant apartments with different variations. The project is developed by Fusion Buildtech Pvt. Ltd. It was launched in June 2022, and the possession is scheduled for June 2024.

Total land area	5 acres
Total towers	7
Building Design Structure	Basement + Podium + 24 floors
Unit Variants	2 BHK, 3 BHK & 4 BHK
Built-up area	1115 – 2000 square feet

### Project Features

Plan approved from – GNIDA (Greater Noida Industrial Development Authority)

Gated or non-gated community – Gated Community

Water Supply Certificate – Approved from Greater Noida Jal Board

Electricity Certificate – Approved from NPCL (Noida Power Company Ltd.)

Sewage Disposal – Greater Noida Jal – Sewer Department

### Key Amenities

The Brook Phase – 1 offers the following amenities and services to suit the needs of modern living :

- Earthquake resistant RCC framed structure in Mivan Aluminum Formwork
- Vitrified tile flooring
- Finished walls; ceiling with Oil Bound Distemper paint
- Premium quality CP & Sanitary Fixtures
- Modular switches and 3 Phase power supply connection
- UPVC windows
- 100% Power Backup
- Granite working top with stainless steel sink in the kitchen
- Smog Gun on every tower to eradicate pollution from within the society
- Grand Entrance
- Sprawling lawns with club catering for parties
- Surrounded by lush greenery
- Triple height lobby
- Club House, Amphitheater
- Indoor games, swimming pool, jogging track
- Kids Play Area, Multipurpose Court
- Ample Parking Space

## Location Advantages and Connectivity

- Just 8 minutes drive away from NH 24, The Brook Phase – 1 is located at Sector 12, Greater Noida, and is well connected to Greater Noida West Link Road.
- Greater Noida West (Sampooranam) Bus Stop and Tusyana Bus Stop are 1 km and 4.5 km away respectively from The Brook Phase – 1 and are well connected via UPSRTC (Uttar Pradesh State Road Transport Corporation) buses.
- Proposed Metro Station Ecotech XII will be 1.7 km away from the project.
- Maripat Railway Station and Dadri Railway Station are situated at a distance of about 6.5 km and 9.1 km respectively.
- Indira Gandhi International Airport is about 45.8 km away via Mahatma Gandhi Road.

## Fusion The Brook Price List

Configuration	Size	Price
Fusion The Brook 2BHK Apartment	1,115 sq.ft.	Rs. 80 L onwards
Fusion The Brook 3BHK Apartment	1,200 sq.ft.	Rs. 87 L onwards
Fusion The Brook 4BHK Apartment	2,000 sq.ft.	Rs. 1.45 Cr onwards

## Overview

Property Type: Apartment	Possession Date: Jun, 2029	RERA ID: UPRERAPRJ228846
County: India	City: Greater Noida	Pin code: 201009
Carpet Area: 1115 – 2000sq.ft	Configuration (BHK): 2,3,4	Sale price: ₹80 L – 1.45 Cr

## Amenities

- |             |                          |                 |           |
|-------------|--------------------------|-----------------|-----------|
| ✓ Balcony   | ✓ Lift                   | ✓ Pool          | ✓ Parking |
| ✓ Gymnasium | ✓ Intercom Facility      | ✓ Guest Parking | ✓ CCTV    |
| ✓ Security  | ✓ Multiple Purpose Court |                 |           |

## Distances

Metro 14.1km	Healthcare 1.1km	Restaurant 1.1km	School 0.4km
Mall 1.4km	Cinemas 4.4km	Park 1.0km	



## Contact Details

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**Townmanor Technologies Pvt Ltd.**

