

Fusion The Brook

GH-03C, West, Sector 12, Greater Noida

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The Brook Phase – 1: Premium Residential Development in Greater Noida

The Brook Phase – 1 is an upscale residential project located in Sector 12, Greater Noida, Uttar Pradesh. This premium development is strategically positioned along a 130-meter wide road, offering an elevated standard of living. The project, developed by Fusion Buildtech Pvt. Ltd., presents a variety of vastu-compliant apartments ranging from 2 BHK to 4 BHK units. Launched in June 2022, The Brook Phase – 1 is scheduled for possession in June 2024.

Project Specifications

- **Total Land Area:** 5 acres
- **Number of Towers:** 7
- **Building Structure:** Basement + Podium + 24 Floors
- **Unit Variants:** 2 BHK, 3 BHK, and 4 BHK
- **Built-up Area:** 1115 – 2000 square feet

Project Features

The Brook Phase – 1 is a meticulously planned residential community with several key features:

- **Approval and Certification:**
 - **Plan Approved by:** GNIDA (Greater Noida Industrial Development Authority)
 - **Gated Community:** Yes
 - **Water Supply Certificate:** Approved by Greater Noida Jal Board
 - **Electricity Certificate:** Approved by NPCL (Noida Power Company Ltd.)
 - **Sewage Disposal:** Managed by Greater Noida Jal – Sewer Department

Key Amenities

The project offers a comprehensive range of amenities designed to enhance the living experience:

- **Structural Design:** Earthquake-resistant RCC framed structure using Mivan Aluminum Formwork
- **Flooring:** Vitrified tiles throughout the units
- **Walls and Ceilings:** Finished with Oil Bound Distemper paint
- **Fixtures:** Premium quality CP and sanitary fixtures
- **Electrical:** Modular switches with a 3-phase power supply connection
- **Windows:** UPVC for durability and insulation
- **Power Backup:** 100% backup available
- **Kitchen:** Granite working top with stainless steel sink
- **Pollution Control:** Smog Gun installed on every tower to reduce pollution within the community
- **Entrance:** Grand entrance for a welcoming experience
- **Outdoor Spaces:** Expansive lawns with a clubhouse for social gatherings
- **Surroundings:** Lush greenery surrounding the property
- **Lobby:** Triple-height lobby for an elegant first impression
- **Recreational Facilities:** Includes a clubhouse, amphitheater, indoor games, swimming pool, jogging track, kids play area, and multipurpose court
- **Parking:** Ample parking space for residents

Location Advantages and Connectivity

The Brook Phase – 1 is conveniently located with excellent connectivity:

- **Proximity to NH 24:** Just an 8-minute drive away
- **Nearby Bus Stops:** Greater Noida West (Sampooranam) Bus Stop (1 km) and Tusyana Bus Stop (4.5 km), both well-connected via UPSRTC buses
- **Proposed Metro Station:** Ecotech XII Metro Station, located 1.7 km away
- **Railway Stations:** Maripat Railway Station (6.5 km) and Dadri Railway Station (9.1 km)
- **Airport:** Indira Gandhi International Airport is approximately 45.8 km away via Mahatma Gandhi Road

Landmarks and Social Infrastructure

The area surrounding The Brook Phase – 1 offers a range of essential amenities and facilities:

- **Schools:** Seth Anandram Jaipuria School (2.8 km), St. Francis School (2.9 km), GD Goenka International School (2.9 km), and others within a 4.3 km radius
- **Colleges/Universities:** BBS Inter College (1.9 km), Shri Sant Vinoba Inter College (3.5 km), NIILM-CMS (4 km), among others
- **Hospitals:** Arogaya Hospital (3.8 km), Yatharth Super Specialty Hospital (8 km), Green City Hospital (12.2 km)
- **Malls/Market Places:** Gaur City Center (8.4 km), Arihant Arcade (8.6 km), Mahagun Mart (11.4 km), and others

- **Hotels/Resorts:** Om Residency (5.5 km), Crowne Plaza Greater NOIDA (8.4 km), and others

Considerations

Potential residents should be aware of the following concerns:

- **Air Quality:** Poor air quality due to nearby construction activities
- **Traffic:** Traffic congestion during peak hours
- **Power Outages:** Occasional power outages

About the Developer

Fusion Buildtech Pvt. Ltd., with 12 years of experience, is a prominent real estate developer in Noida and Greater Noida. The company is known for its commitment to delivering projects that combine modern infrastructure with world-class amenities.

- **Total Projects:** 3
- **Completed Projects:** 1
- **Ongoing Projects:** 2

Fusion Buildtech Pvt. Ltd. continues to establish its reputation through developments that offer quality living spaces in well-planned environments.

Discover Fusion The Brook Price List:

Configurations	Area	Price
2 BHK + 2T	1115 Sqft	57.98 Lacs onwards
3 BHK + 2T	1200 Sqft	62.40 Lacs onwards
3 BHK + 2T	1240 Sqft	64.48 Lacs onwards
3 BHK + 3T	1535 Sqft	79.82 Lacs onwards
4 BHK + 3T	2000 Sqft	1.04 Cr onwards

Overview

Property Type: Apartment	Possession Date: June 2029	RERA ID: UPRERAPRJ228846
County: India	City: Greater Noida	Pin code: 201318
Super Built-up Area: 1115 – 2000sq.ft	Configuration (BHK): 2, 3, 4	Sale price: ₹57.98 L – 1.04 Cr

Amenities

- | | | | |
|----------------|---------------------|-----------------|-------------|
| ✓ Balcony | ✓ Lift | ✓ Pool | ✓ Parking |
| ✓ Gymnasium | ✓ Intercom Facility | ✓ Guest Parking | ✓ CCTV |
| ✓ Power Backup | ✓ Park/Garden | ✓ Security | ✓ Play Area |

Distances

Metro 28.5km	Healthcare 1.6km	Restaurant 1.4km	School 0.4km
Mall 1.9km	Cinemas 5km	Park 1.1km	



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