FW Group | FUTURE ESTATE
Genesis of ZEN living

Plot No 16 E, Sector 1 Greater Noida West, UP 201318
FW Group a unit of (Future World Green Homes Private Limited)

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UPRERAPRJ7371
TOWER - A

UPRERAPRJ7321
TOWER - B

UPRERAPRJ7347
TOWER - C

UPRERAPRJ7386
TOWER - G

UPRERAPRJ7369
TOWER - H

UPRERAPRJ7361
TOWER - I

SWAMIH INVESTMENT FUND I
Managed By
SBI Ventures

FW Group
BUILT ON TRUST

# An idea born in opulence

Future Estate brings together two worlds in perfect harmony a sense of calm, peace, and balance, deeply rooted in greenery and mindful living. It reflects the project's promise of creating a serene residential haven away from the chaos, where every space inspires tranquility.

The class of design adds the defining edge — that elevates Future Estate beyond ordinary living. It stands for exclusivity, modern sophistication, and that touch of panache which makes this address truly iconic.

More than a home —it's a lifestyle statement where peace meets panache, and nature blends seamlessly with modern elegance.




***The mind*** finds stillness
when free from clutter
***The body*** aligns in harmony
through simplicity and balance
***The soul*** awakens when both
move together in quiet awareness
Artist's Impression

FW Group | FUTURE ESTATE

Genesis of ZEN living


An art piece
as the art of peace




# *A curated living*

The essence of Peace flows through every detail of the project, creating spaces that inspire mindful and conscious living. From the balanced architectural design to the thoughtful use of natural light, each element is crafted to bring harmony between the inner self and the outer environment. Quiet corners for reflection, open green landscapes, and wellness-focused amenities together cultivate a lifestyle where the body feels grounded, the mind stays uncluttered, and the soul finds peace.


Home
is a statement
of your class

# *Rich outside, rare inside*

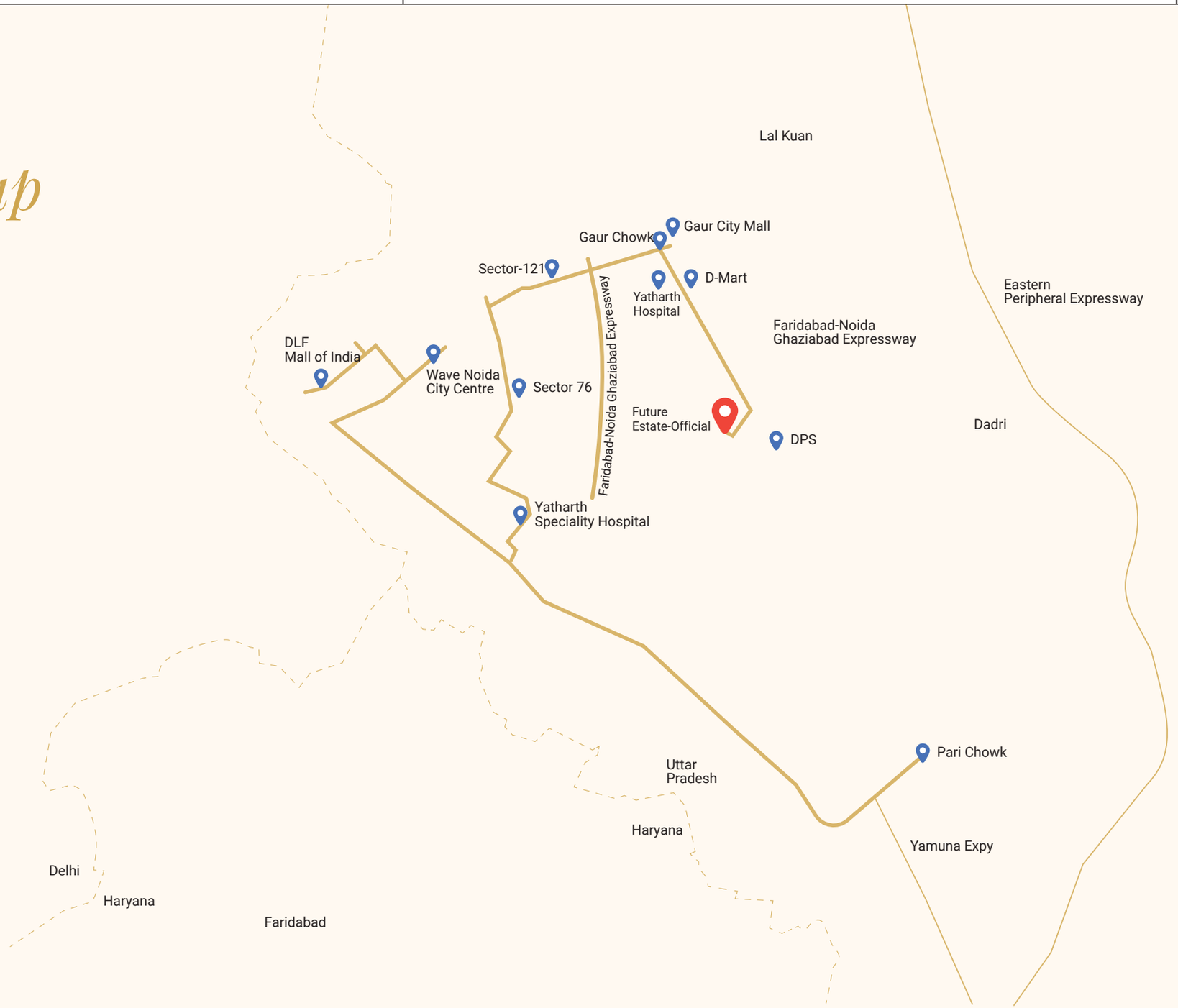


Artist's Impression

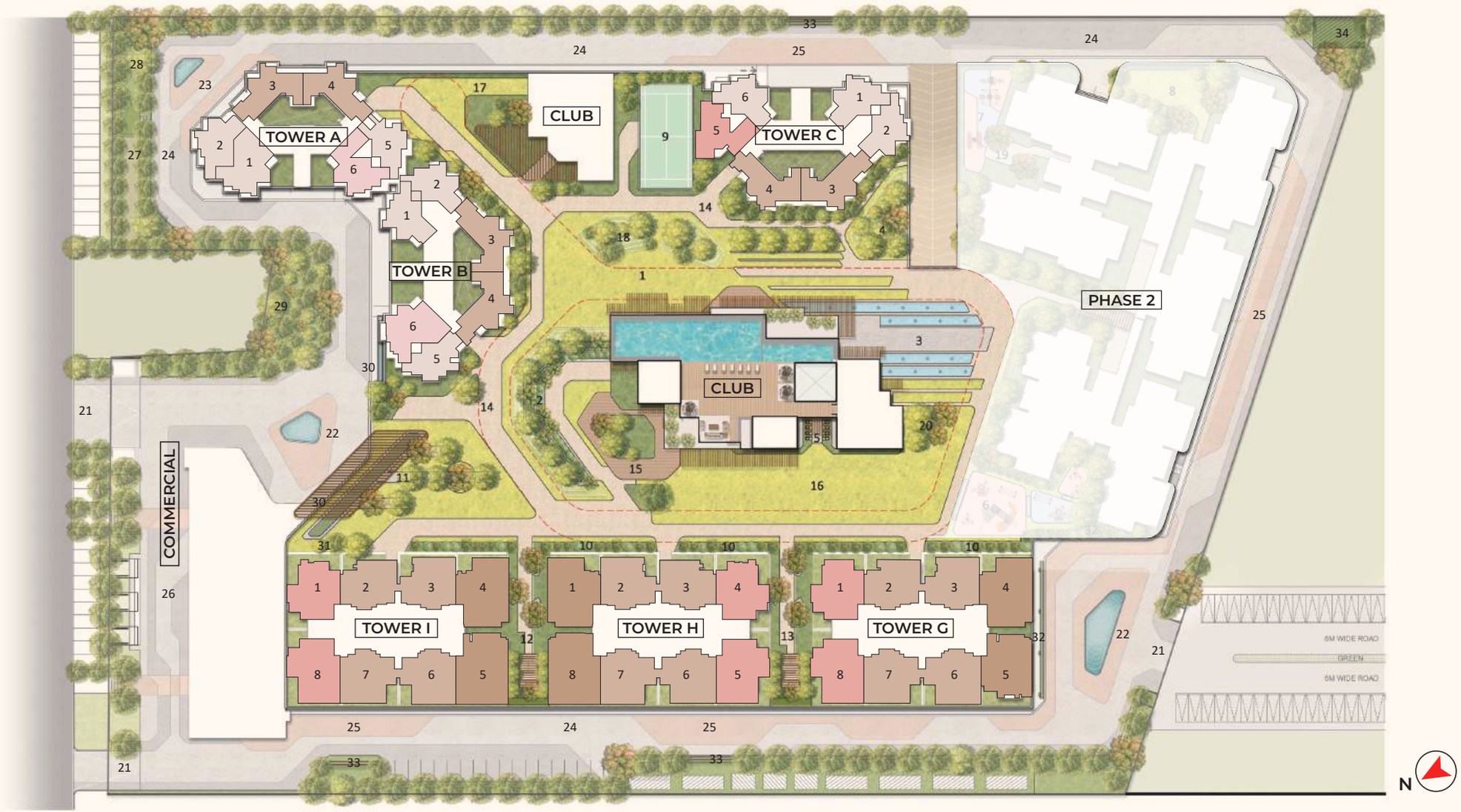
# *Location Map*

## *In the centre of life*

| | |
|---|---|
| FNG Expressway | 10 minutes |
| Sector 76 Metro | 15 minutes |
| Gaur City Mall | 8 minutes |
| Yatharth Hospital | 5 minutes |
| Pari Chowk | 25 minutes |
| Noida City Center | 20 minutes |
| DLF Mall of India | 25 minutes |
| Kailash Hospital | 20 minutes |



# Site Plan




## Podium Legends

1. Ceremonial lawn
2. Amphitheatre
3. Experiential zone
4. Canopy space
5. Sculpture court
6. Kid's play area
7. Outdoor Gym
8. Yoga lawn
9. Paddle Tennis court
10. Herb garden
11. Tree plaza with seating
12. Youth corner
13. Senior citizen court
14. Strolling path
15. Performance deck
16. Cultural court
17. Serenity garden
18. Knolls
19. Reflexology path
20. Grove

## Ground Floor Legends

21. Entry / Exit
22. Entry plaza
23. Experiential plaza
24. Drive
25. Drop- offs
26. Retail plaza
27. Cricket pitch
28. Canopy space
29. Fruit orchard
30. Water feature wall
31. Golf cart parking
32. Green wall
33. Feature wall
34. Pet park

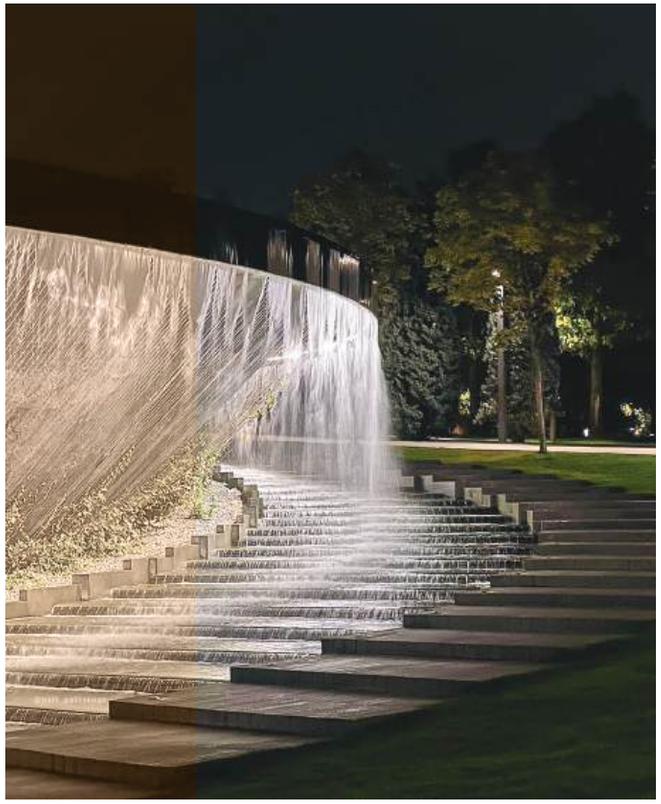
*Mindfulness is the journey not destination*



Artist's Impression

# *When outside meets inner peace*

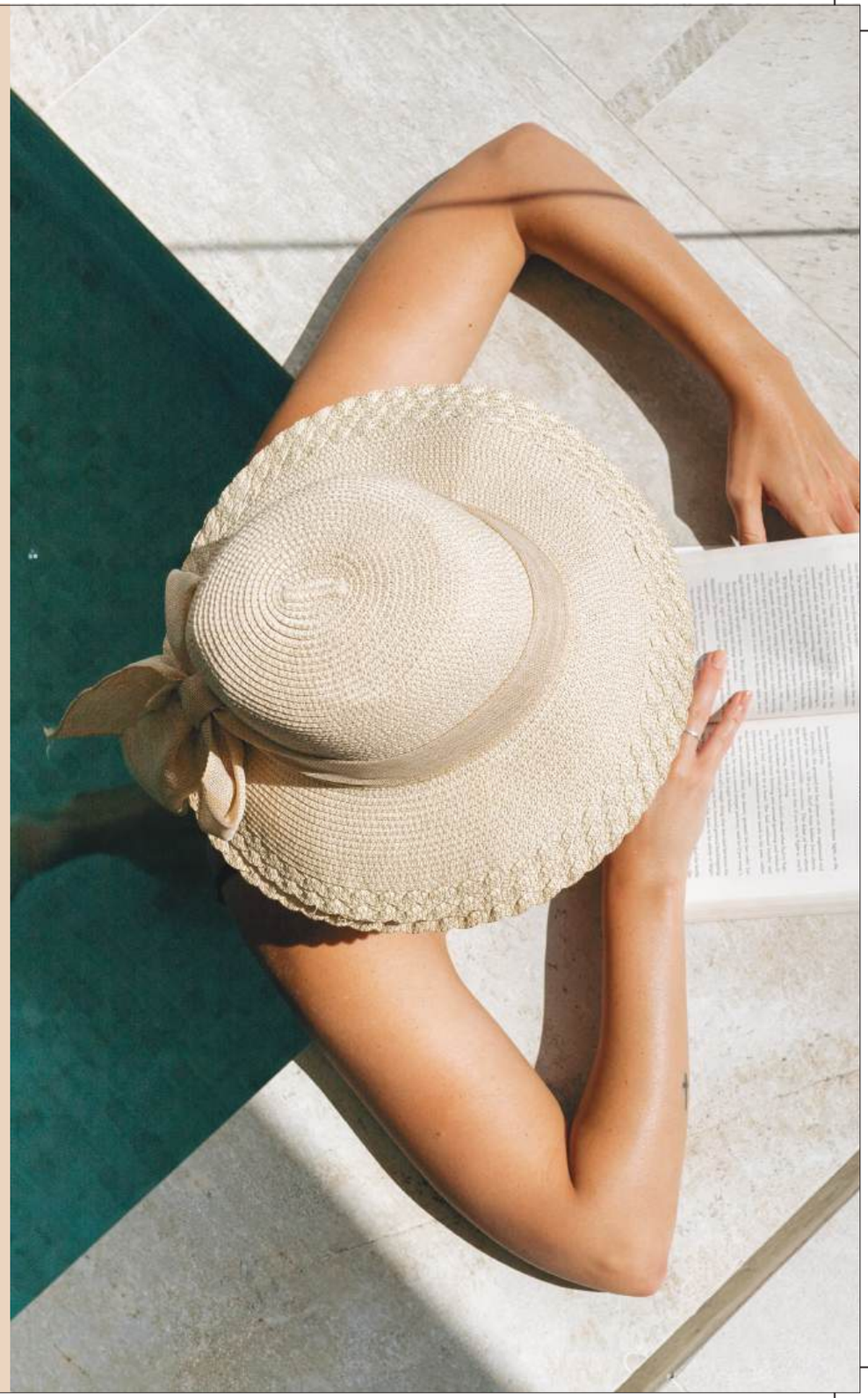
A curated home



Artist's impression

*If you realise you have enough you are truely rich*

**At Future Estate Zen-X, every detail is inspired by the calm elegance of Japanese resort living. Minimalist architecture, soothing landscapes and thoughtfully designed spaces create an environment where serenity flows as effortlessly as nature itself. Imagine waking up to Zen gardens, walking through calming courtyards, and finding balance in spaces crafted for mindfulness and modern comfort. Zen-X isn't just a home—it's a retreat, where simplicity becomes luxury and every day feels like a resort getaway.**





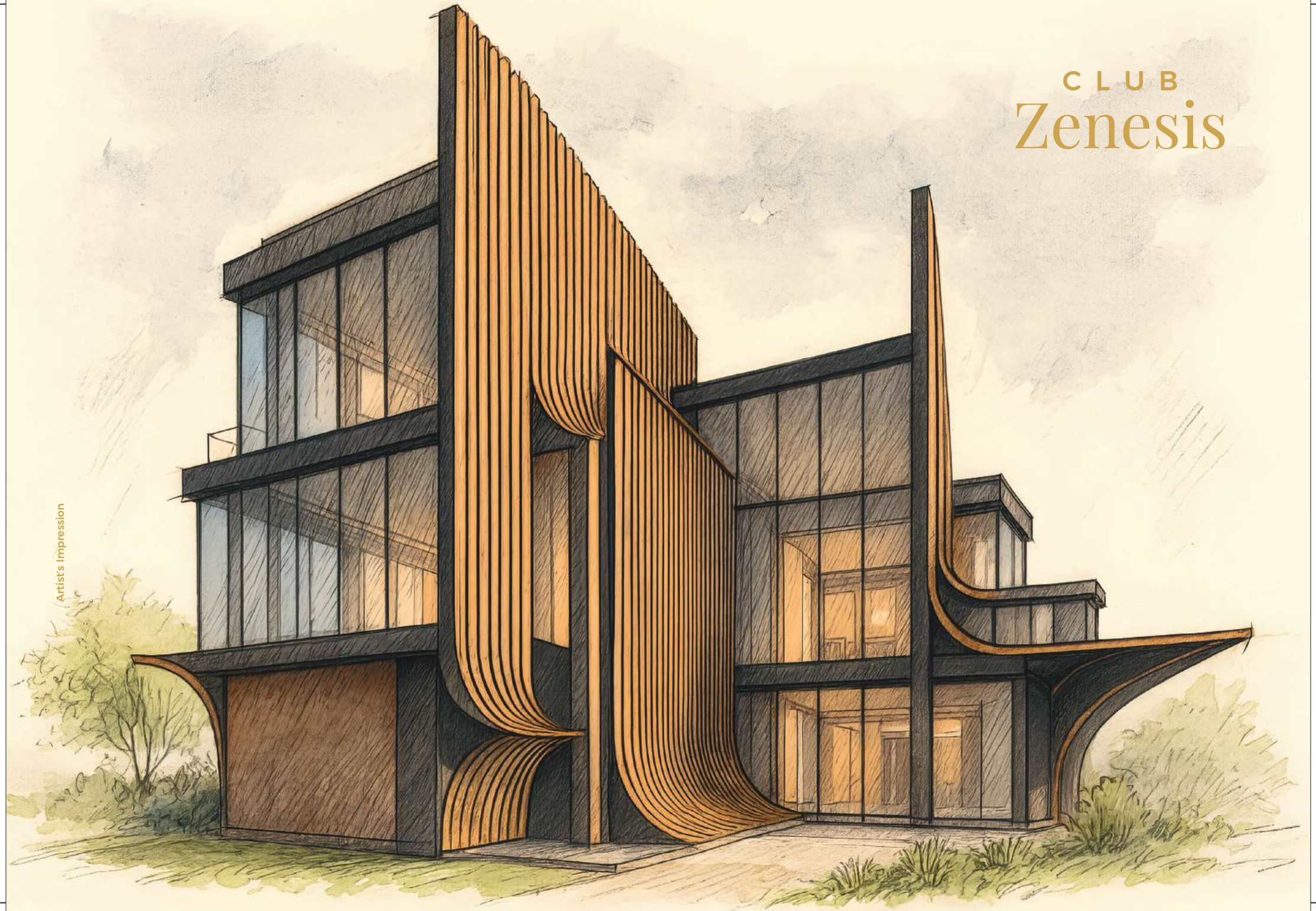
# *Amenities*

## 2 LUXURY CLUBHOUSES

- Entrance Drop off Area
- Entrance Lobby with waiting area
- Golf Cart Facility
- AC Gymnasium
- SPA
- Library
- Podium Based Project
- Badminton Court
- Basket Ball Area
- Indoor Games
- Play Station area for kids
- Multipurpose Banquet Hall
- Tensile Seating Area
- Elder's Seating Area
- Yoga & Meditation Zone
- Zumba / Aerobics Floor
- Jogging Track
- Internet Connectivity
- Intercom Connectivity
- Wheel chair for Elders
- Ambulance on call
- 3 Tier Security
- Cafeteria

CLUB

# Zenesis



Artist's Impression




## Ground Floor

Pre-Function Area
Kitchen
Restaurant
Reception
Banquet Hall
Toilets
Kid's Play Area
Senior Citizen Lounge
Business Centre
Pantry

## First Floor

Lounge
Trainer's Cabin
Gym
Spa
Changing Room
Toilets

## Second Floor

Sports Zone
Lounge
Golf Simulator
Theatre
Toilets
Terrace Floor
Pool with Deck and Bar
Changing Room
Pantry and Storage


A flower does not compete with
a flower beside it. It just blooms

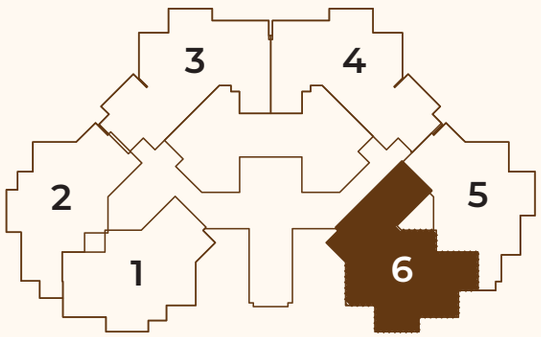


# Floor Plan

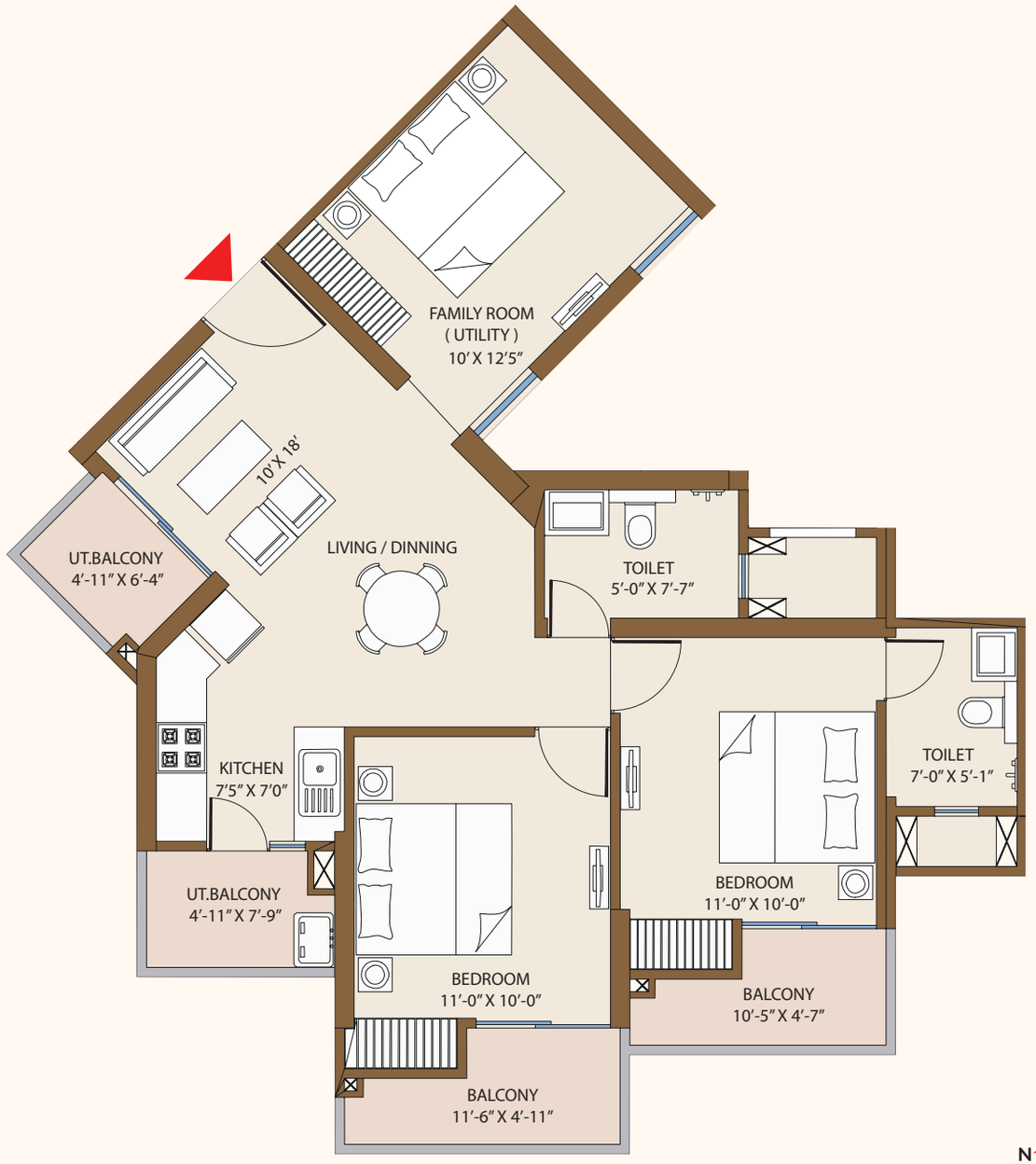
# *Floor Plan*

## TYPE C2 - 2BHK + 2T + L

| | | |
|---|---|---|
| CARPET AREA | = | 78.74 sq. mtr |
| BALCONY AREA | = | 14.21 sq. mtr |
| BUILT UP AREA | = | 1000.61 sq. ft. |
| **SUPER AREA** | = | **1435 sq. ft.** |




Tower A & B

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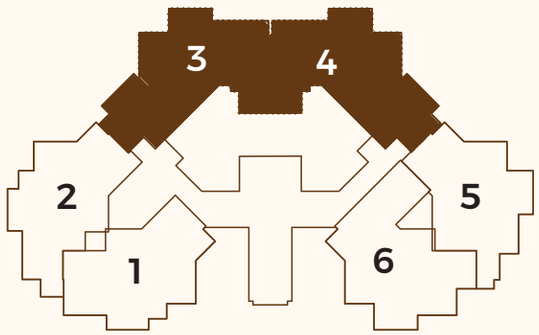
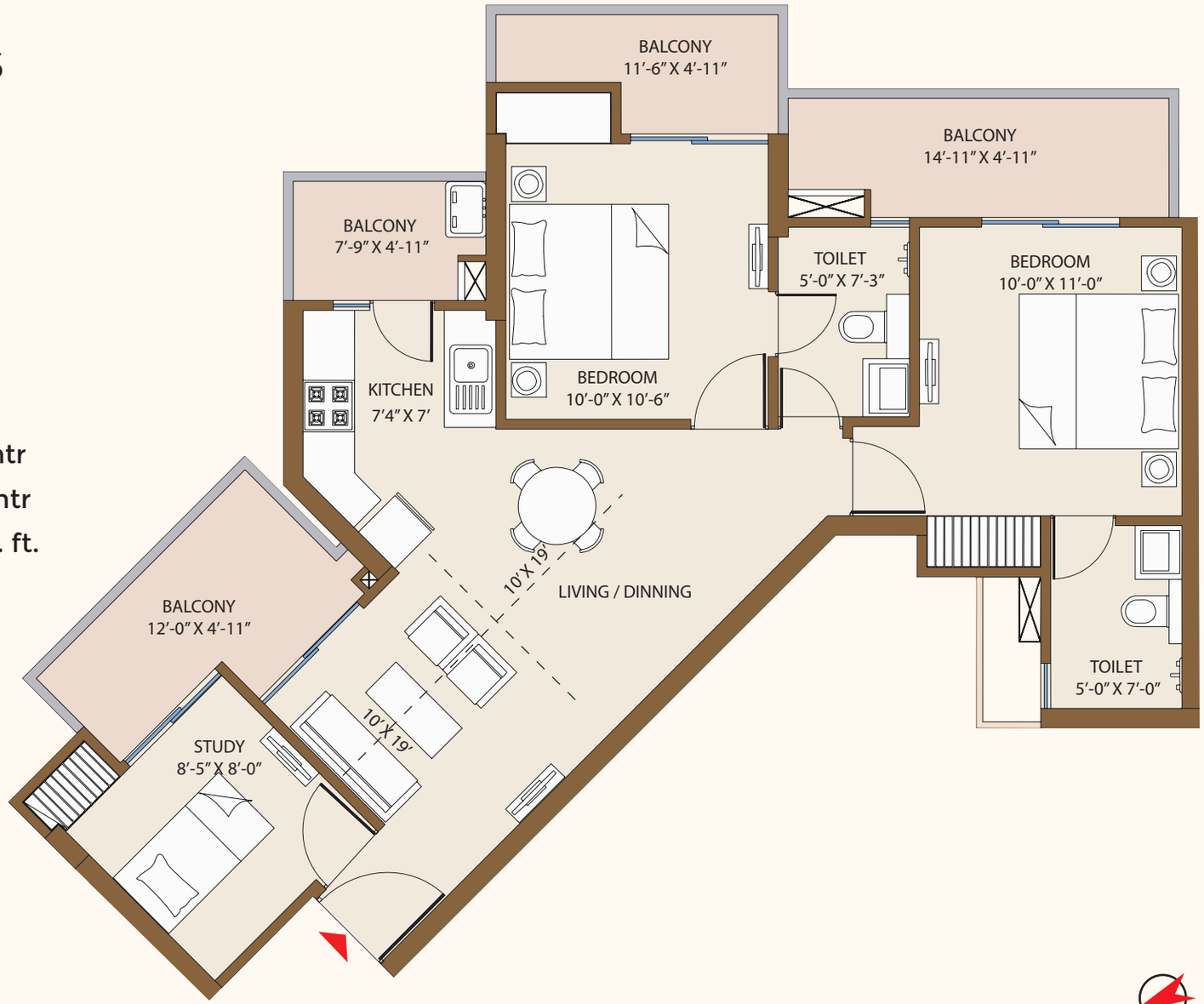
# *Floor Plan*

## TYPE C1 - 2BHK + 2T + S

| | | |
|---|---|---|
| CARPET AREA | = | 72.47 sq. mtr |
| BALCONY AREA | = | 20.93 sq. mtr |
| BUILT UP AREA | = | 1005.46 sq. ft. |
| **SUPER AREA** | = | **1335 sq. ft.** |




Cluster Plan Tower A, B & C

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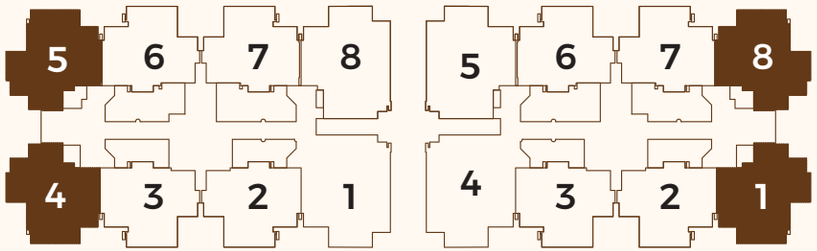
# *Floor Plan*

## TYPE B2 - 2BHK + 2T

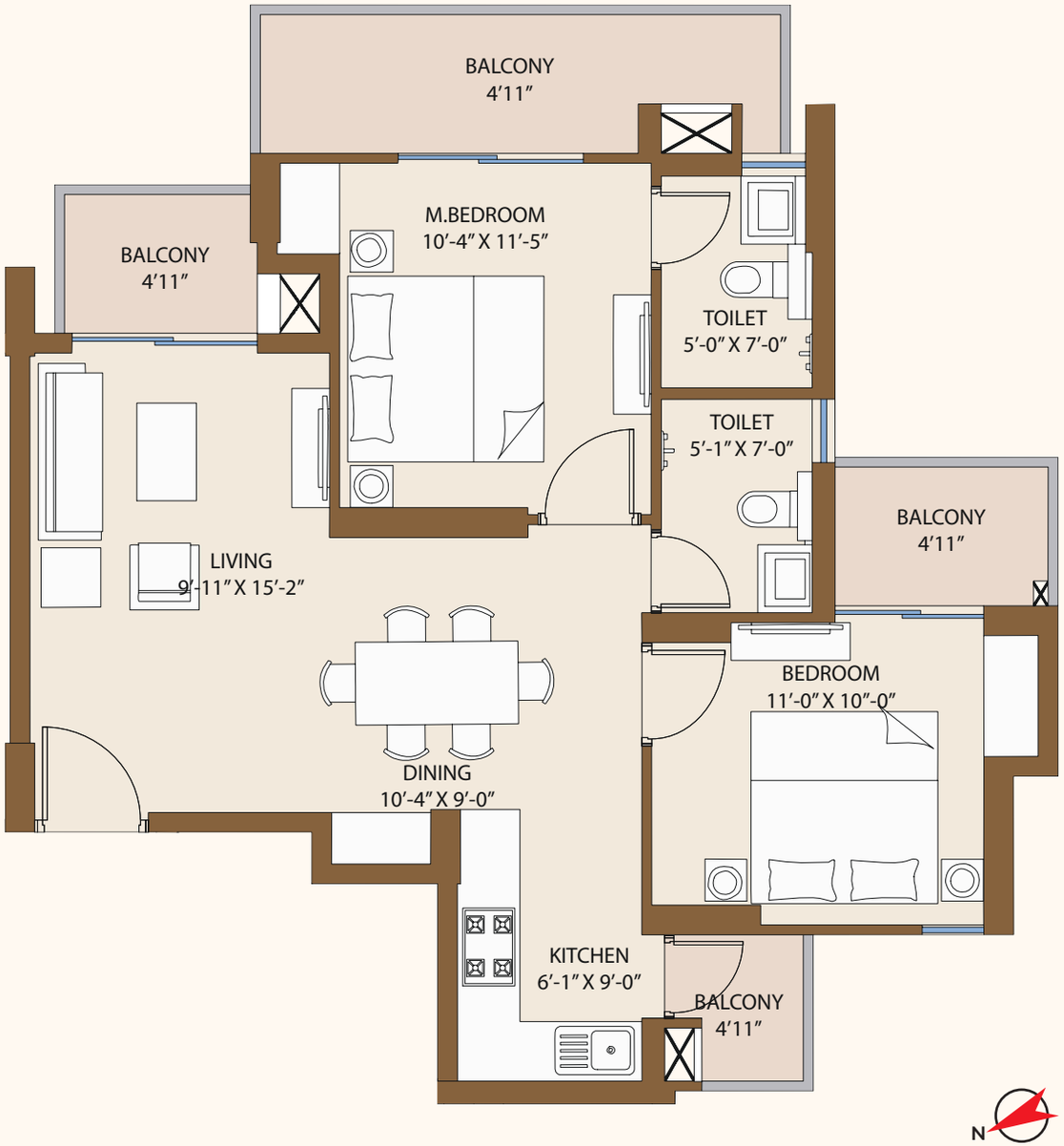
| | |
|---|---|
| CARPET AREA | = 68.56 sq. mtr |
| BALCONY AREA | = 16.53 sq. mtr |
| BUILT UP AREA | = 916.01 sq. ft. |
| **SUPER AREA** | **= 1240 sq. ft.** |




Cluster Plan (Tower H)




Cluster Plan (Tower G & I )

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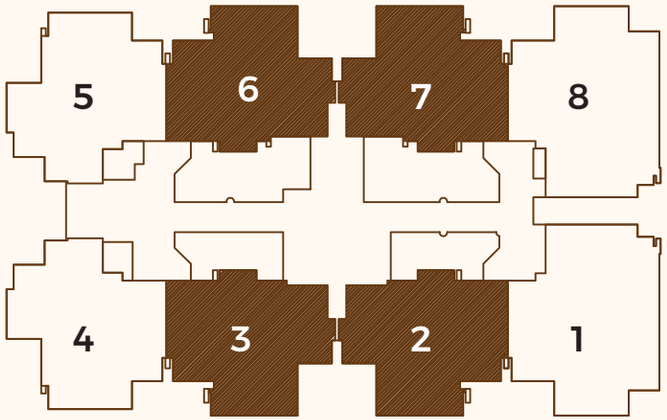
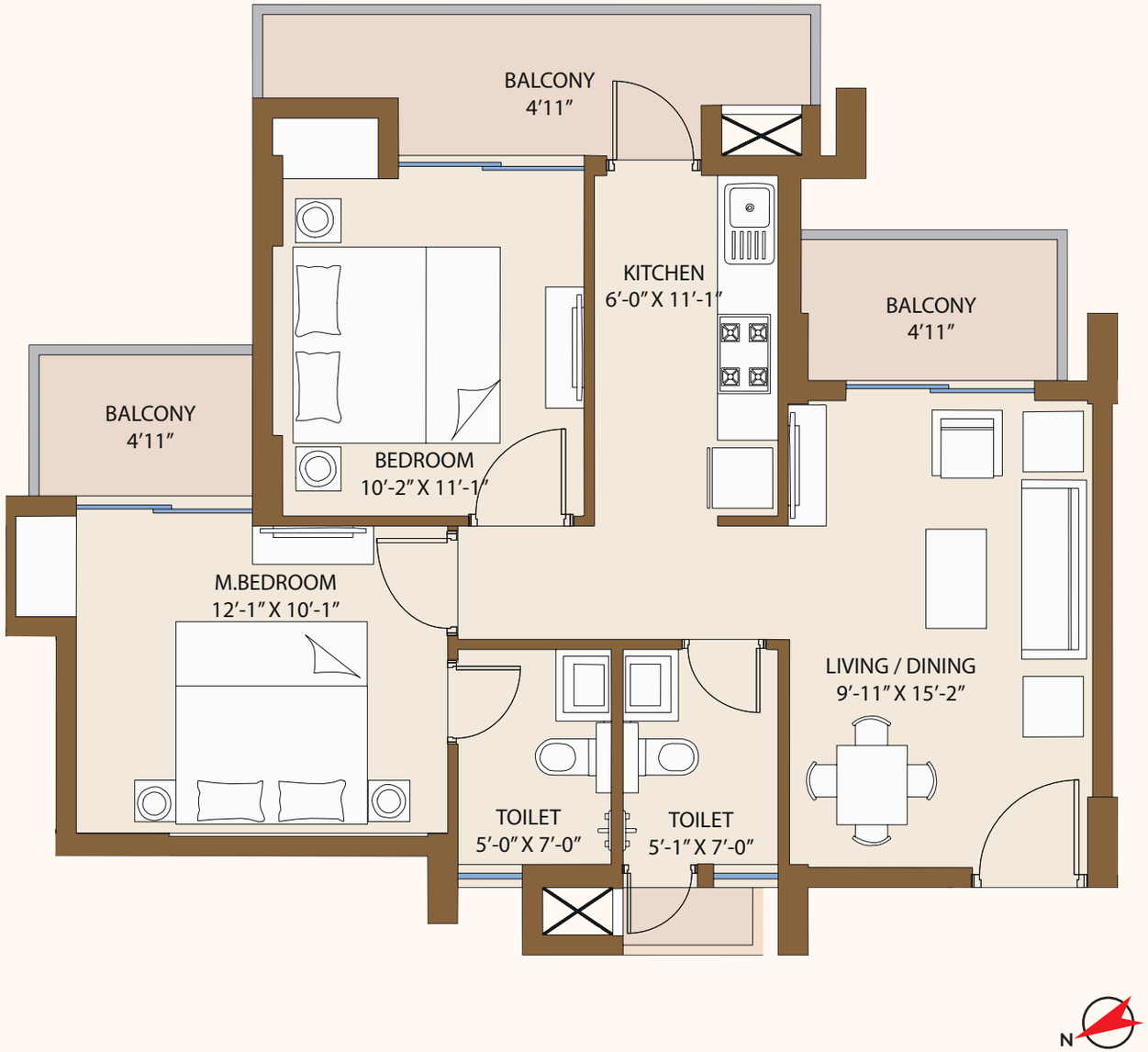
# *Floor Plan*

## TYPE B1 - 2BHK + 2T

| | | |
|---|---|---|
| CARPET AREA | = | 65.52 sq. mtr |
| BALCONY AREA | = | 14.59 sq. mtr |
| BUILT UP AREA | = | 862.08 sq. ft. |
| **SUPER AREA** | = | **1170 sq. ft.** |




Current Plan ( Tower G, H & I )

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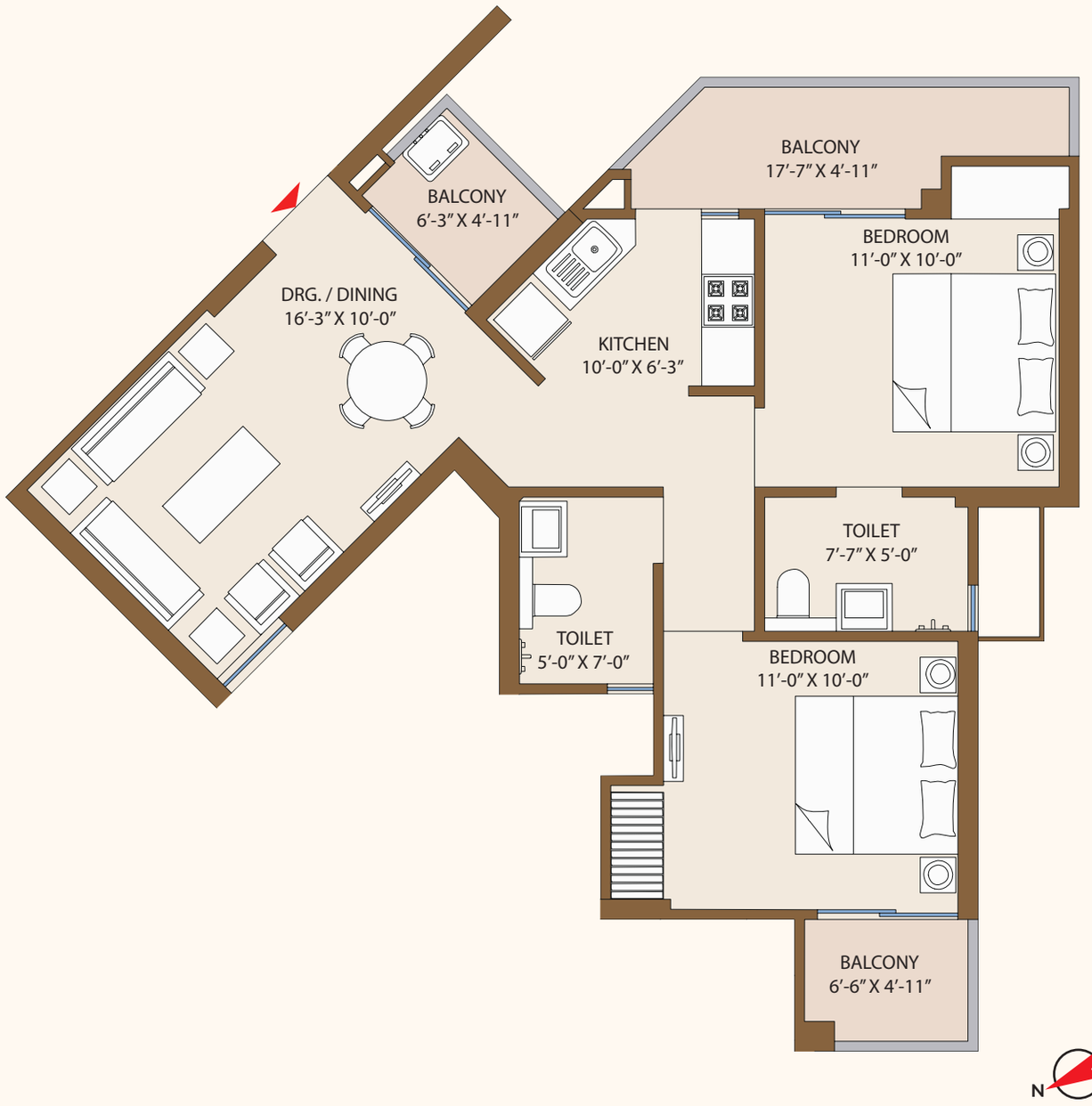
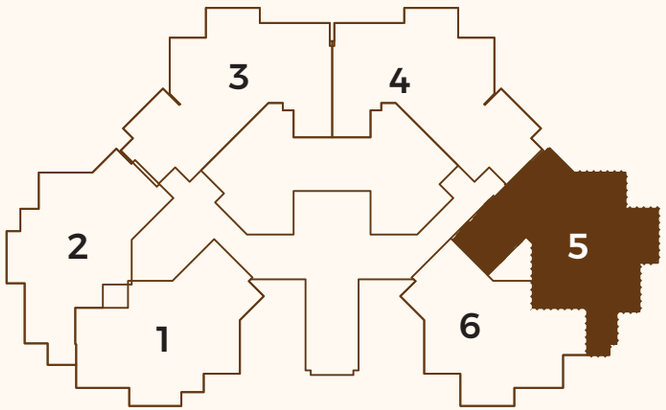
# *Floor Plan*

## TYPE A2 - 2BHK + 2T




| | | |
|---|---|---|
| CARPET AREA | = | 62.02 sq. mtr |
| BALCONY AREA | = | 14.41 sq. mtr |
| BUILT UP AREA | = | 822.79 sq. ft. |
| **SUPER AREA** | = | **1130 sq. ft.** |




Cluster Plan Tower C

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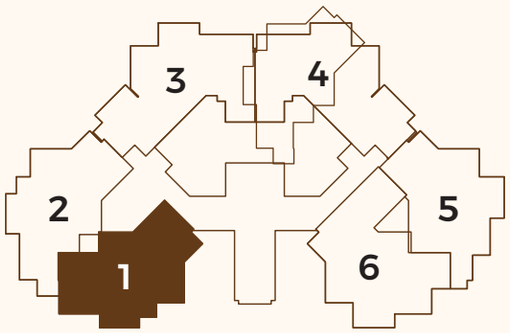
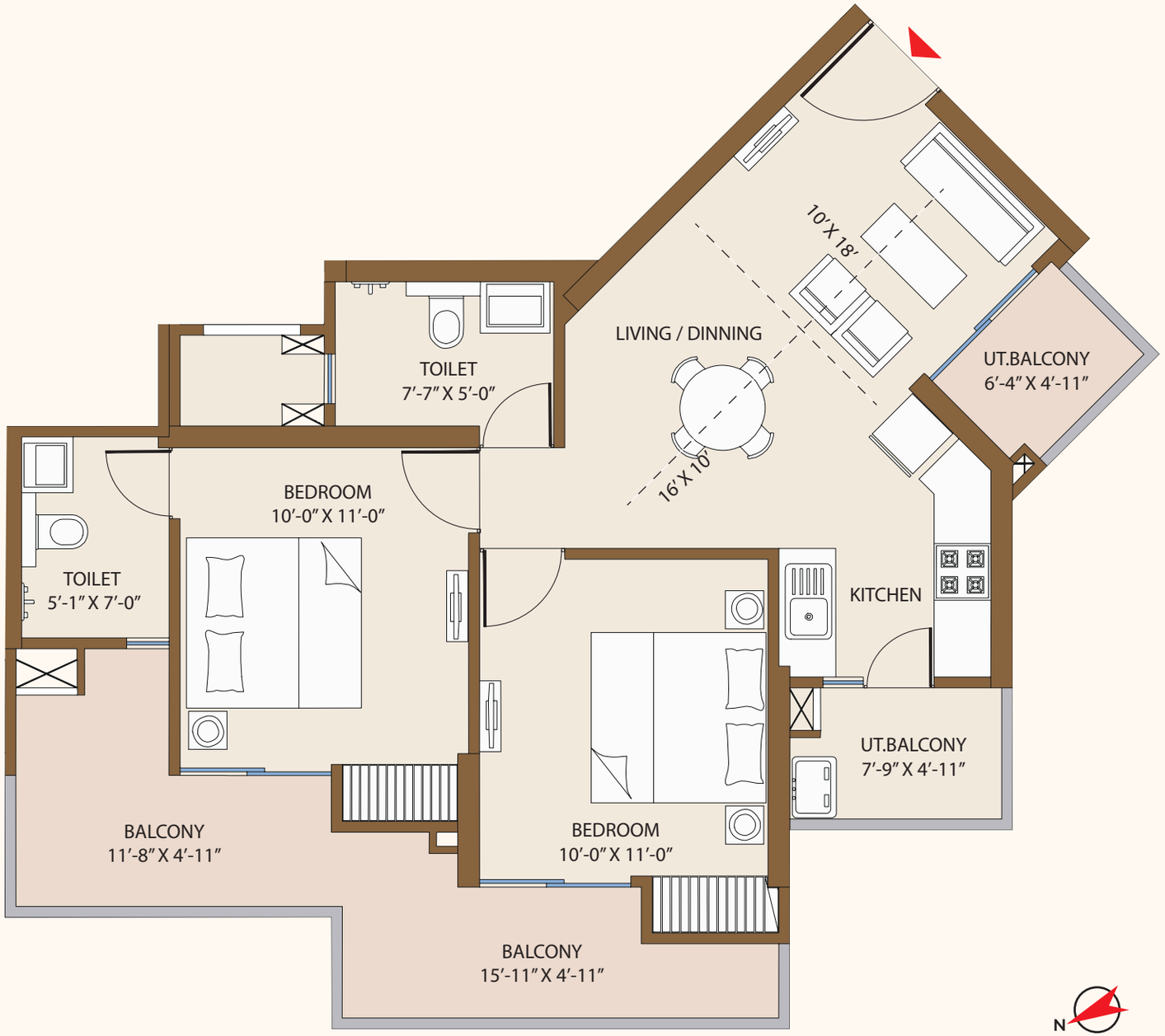
# *Floor Plan*

## TYPE A1 - 2BHK + 2T

| | |
|---|---|
| CARPET AREA | = 58.48 sq. mtr |
| BALCONY AREA | = 19.04 sq. mtr |
| BUILT UP AREA | = 834.53 sq. ft. |
| **SUPER AREA** | **= 1110 sq. ft.** |




Cluster Plan (Tower A & B)

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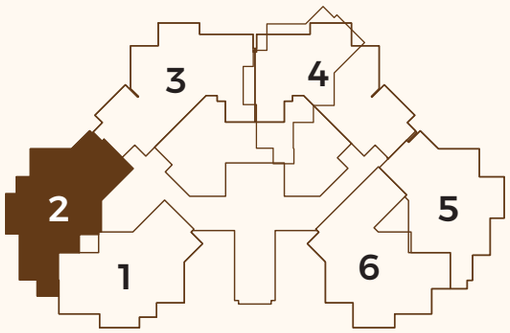
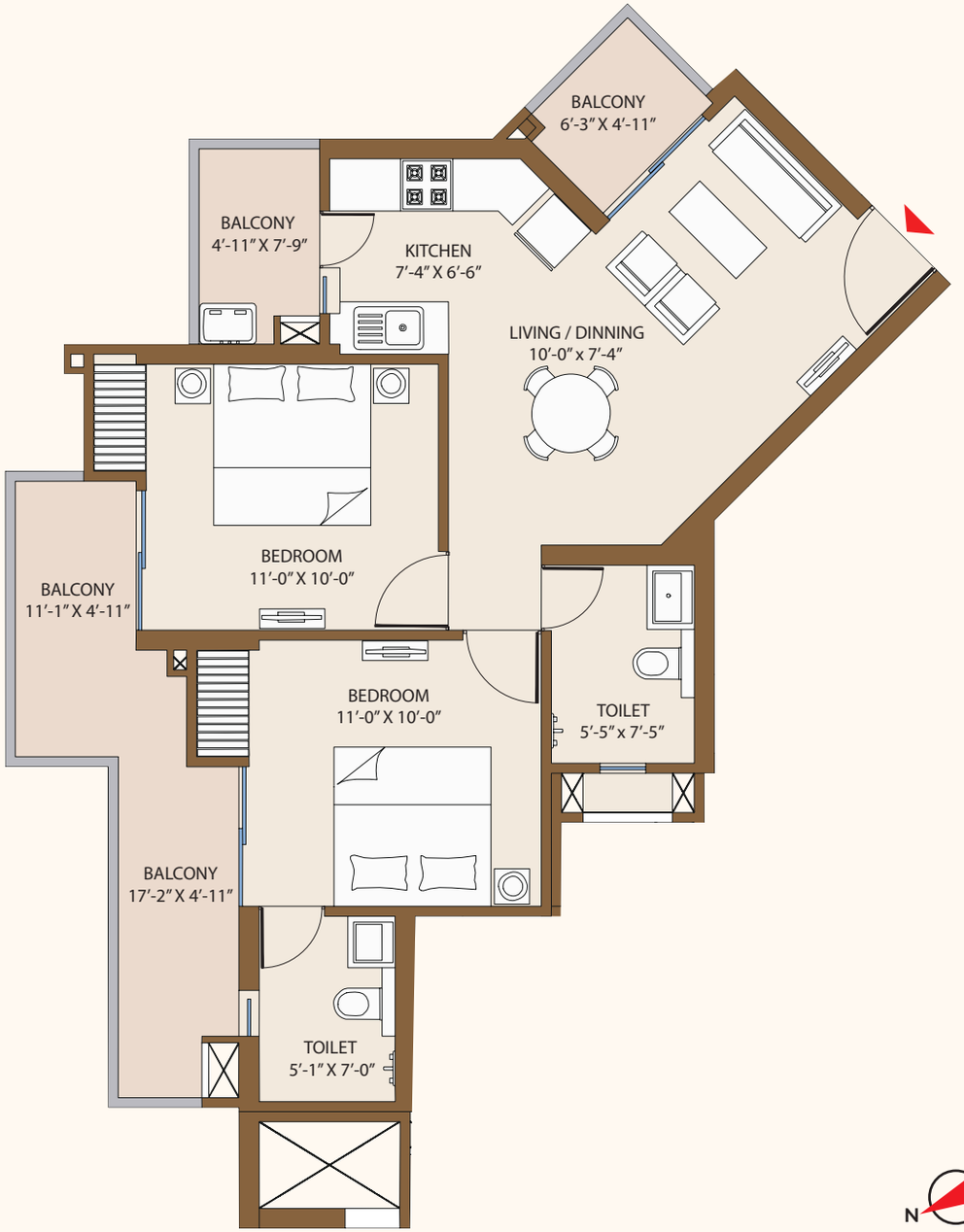
# *Floor Plan*

## TYPE A1 - 2BHK + 2T

| | |
|---|---|
| CARPET AREA | = 58.48 sq. mtr |
| BALCONY AREA | = 19.04 sq. mtr |
| BUILT UP AREA | = 834.53 sq. ft. |
| **SUPER AREA** | **= 1110 sq. ft.** |




Cluster Plan (Tower A & B)

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# *Specifications*

| SPECIFICATIONS OF APARTMENTS AND OTHER BUILDINGS INCLUDING THE FOLLOWING | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 1 | Flooring Details of Various Parts of House | Vitrified Tiles |
| 2 | Wall Finishing Details | Emulsion Paint/OBD |
| 3 | Kitchen Details | Vitrified Tiles/Granite Tan Brown |
| 4 | Bathroom Fittings | All Sanitary Fixtures of Premium Brand |
| 5 | Wood Work Etc | N/A |
| 6 | Doors and Windows Frames | UPVC/Aluminium Doors/Window Prominence with IPS 467 Green Glass (Saint Gobain) |
| 7 | Glass Work | High Performance Glass |
| 8 | Electric Fittings | Geysers & Exhaust Fan Provision only in Kitchen & Toilets Modular Switches & Sockets, Copper Wiring of Branded Make |
| 9 | Conduiting and Wiring Details | PVC Conduiting & FRLS Wiring |
| 10 | Cupboard Details | N/A |
| 11 | Water Storage | RCC Tank |
| 12 | Lift Details | High Speed Elevators |
| 13 | External Glazings | Curtain Glazing with High Performance Glass - Thyssenkrupp |
| 13.1 | Windows/Glazings | Upvc/Aluminium/Doors/Window with High Performance Glasses |
| 14 | Doors | Hard Wood Door Frame & Designer Veneer/Laminated Flush Door Shutter |
| 14.1 | Main Doors | Designer Laminated Flushed Door As/Design |
| 14.2 | Internal Doors | Laminated Flushed Door with Wooden Architrave & Frame |
| 15 | Air Conditioning | N/A |
| 16 | PNG Pipe Line | Provision of IGL Pipe Line |
| 17 | Provision of Wifi and Broadband Facility | Connectivity Provision Through Service Provider |
| 18 | External Finishing/Colour Scheme | Rustic Finish Paint with Weather Shield Max Top Coat |
| 19 | Internal Finishing | Plastic Emulsion paint |

| LIVING/DINING/FOYER/FAMILY LOUNGE | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 1.1 | Floor | Vitrified Tiles |
| 1.2 | Walls | Emulsion Paint/OBD |
| 1.3 | Ceiling | Acrylic Emulsion Paint |

| MASTER BEDROOM/DRESSROOM | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 2.1 | Floor | Vitrified Tile |
| 2.2 | Walls | Emulsion Paint/OBD |
| 2.3 | Ceiling | Emulsion Paint/OBD |
| 2.4 | Modular Wardrobes | N/A |

| ALL TOILETS | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 3.1 | Floor | Anti-skid Vitrified Tiles |
| 3.2 | Walls | Ceramic/Vitrified Tiles upto 7ft Ceiling |
| 3.3 | Ceiling | Moisture Resistant Gypsum/Board False Ceiling |
| 3.4 | Sanitary Ware/CP Fittings | - White Sanitary Fixtures of Premium Brands<br>- CP Fittings of Premium Brands |

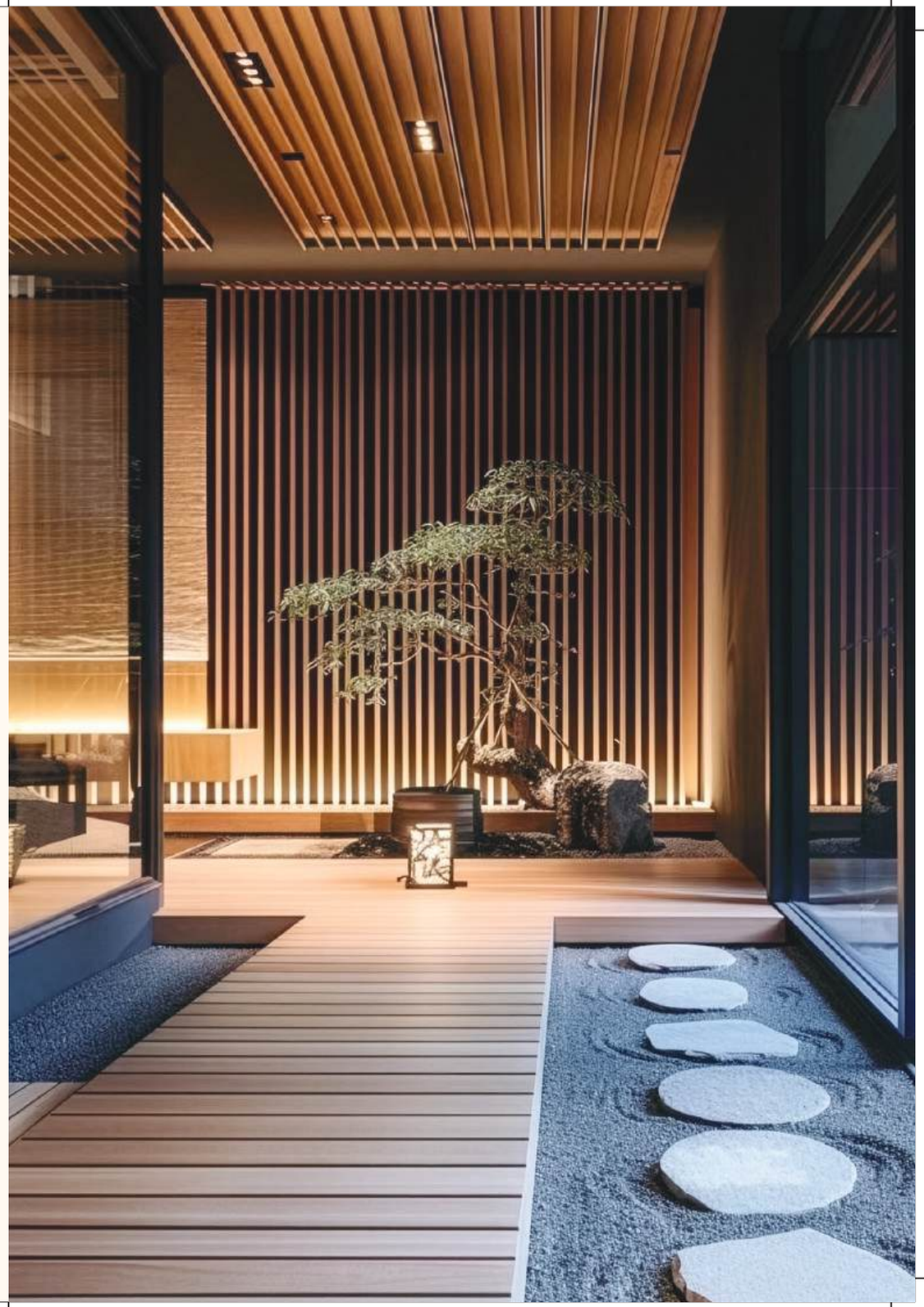
| BED ROOMS | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 4.1 | Floor | Vitrified Tiles |
| 4.2 | Walls | Emulsion Paint/OBD |
| 4.3 | Ceiling | Emulsion Paint/OBD |
| 4.4 | Wardrobes | N/A |

| TOILET | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 5.1 | Floor | Anti-skid Vitrified Tiles |
| 5.2 | Walls | Ceramic/Vitrified Tiles Upto 7ft Heights |
| 5.3 | Ceiling | Moisture Resistant Gypsum/Board False Ceiling |
| 5.4 | Sanitary Ware/CP Fittings | - White Sanitary Fixtures of Premium Brands<br>- CP Fittings of Premium Brands |
| 5.5 | Fixtures | All Sanitary Fixtures of Premium Brand |

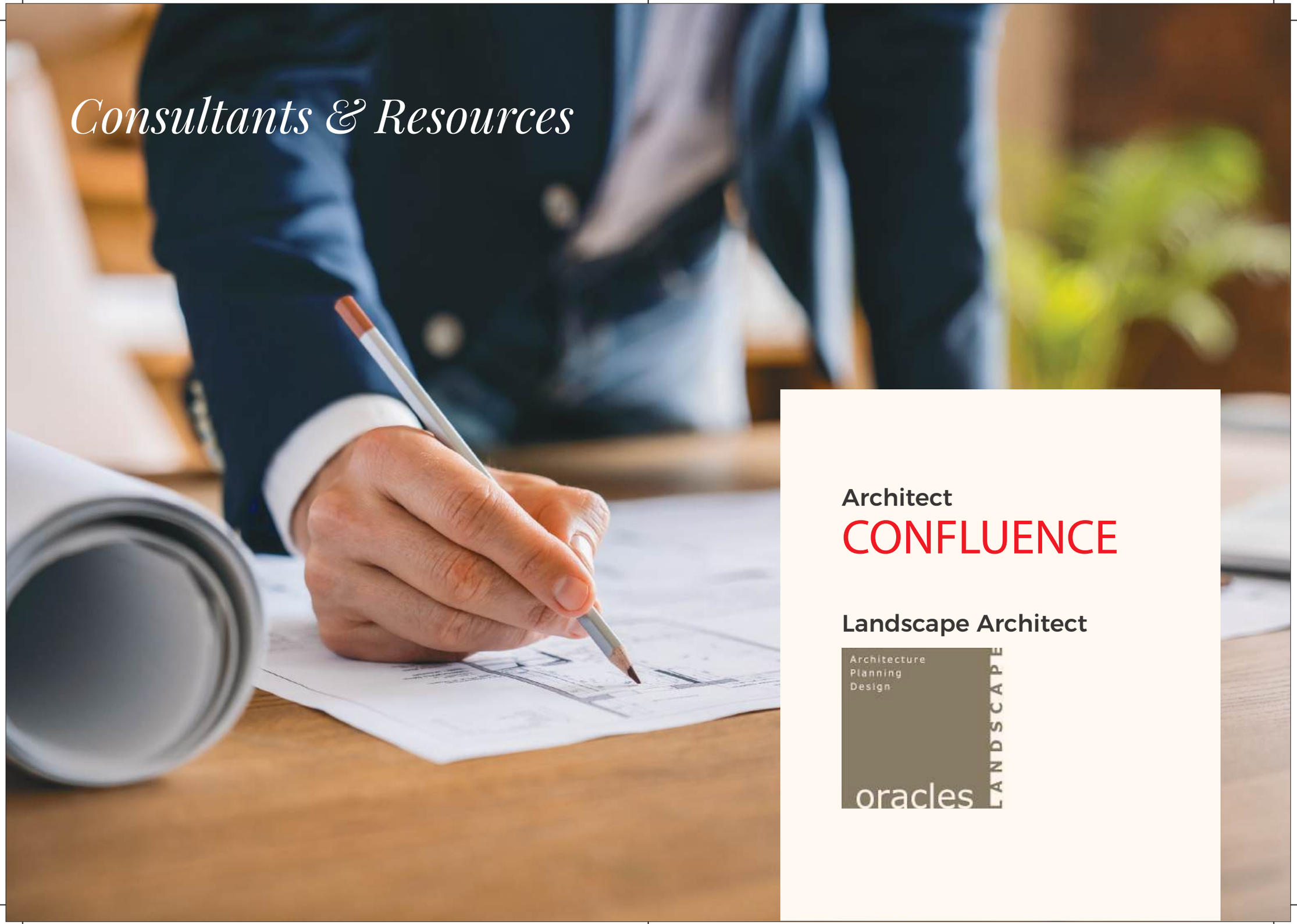
| KITCHEN | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 6.1 | Floor | Vitrified Tiles |
| 6.2 | Walls | Ceramic Tiles Upto 1500mm Level from FFL |
| 6.3 | Ceiling | Emulsion Paint / OBD |
| 6.4 | Counters | Granite Counter Tan Brown |
| 6.5 | Fixtures | All Sanitary Fixtures of Premium Brand |
| 6.6 | Kitchen Appliances | Stainless Steel Sink of Premium Brand |

| UTILITY ROOMS/UTILITY BALCONY/TOILET | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 7.1 | Floor (Room) | Vitrified Tiles |
| 7.2 | Walls (Room) | OBD/Ceraimic Tiles Dado 1500mm High |
| 7.3 | Ceiling (Room) | OBD |
| 7.4 | Floor (Toilet & Balcony) | Anti-skid Vitrified Tiles |
| 7.5 | Walls (Toilet) | Ceramic Tiles upto False Ceiling |
| 7.6 | Ceiling (Toilet) | Moisture-Resistant Gypsum False Ceiling As/Design |
| 7.7 | Balcony (Wall) | Weather Proof Paint |
| 7.8 | Balcony (Ceiling) | Weather Proof Paint |

| SIT-OUTS | | |
|---|---|---|
| **Sr. No.** | **Particular** | **Description** |
| 8.1 | Floor | Anti-skid Vitrified Tiles |
| 8.2 | Walls & Ceiling | Weather Proof Paint |
| 8.3 | Railings | MS Railing of Jindal/Apollo |
| 8.4 | Fixtures | N/A |



# *Consultants & Resources*



**Architect**

CONFLUENCE

**Landscape Architect**

Architecture
Planning
Design

oracles

LANDSCAPE



# *Curated spaces for the soul*





# *Where soul leaves an imprint*







*Walk the life to luxury*



Artist's Impression