

**T**DI Infrastructure Ltd, one of India's leading real estate developers, is offering a new project, Espania Floors, in Sonipat. Strategically located on NH-1 — at a prime location of Kamaspur, adjacent to Eldeco County, Sonipat — the forthcoming project is an exclusive master-planned community spread over nearly 12.64 acres.

Nestled amidst wide-open landscaped green areas with Spanish-style architecture built in small clusters, Espania Floors is on a 25-minute drive from Pitampura and Rohini. Another advantage is exclusivity as every 'core' houses two units only. The project will be ground plus four floors and have 400 units comprising 3BHKs of 1,200 sq ft at nearly Rs 19.5 lakh. The top floor of the each core would house a duplex, a 4BHK of 1,500 sq ft at Rs 30 lakh.

Kamal Taneja, managing director of TDI Infrastructure Ltd, says, "The launch of Espania Floors marks the commitment of TDI to continuously develop properties with modern design concepts which redefine the experience of living and, yet, come at an afford-

able price." He adds: "The company has obtained a feedback from its channel partners and found the response very encouraging. This is a testimony to the prevailing demand for quality housing in the mid-market segment and customer faith in TDI to deliver innovative international designs and quality construction."

TDI is at the forefront of master-planned gated community development with seven integrated townships already underway across north India. "Built along international standards of green architecture, the tastefully styled Espania Floors development will be self-contained with all essential elements of urban living coming in style and comfort. The project will house a world-class clubhouse with modern health and recreational facilities, including retail outlets for daily shopping needs and two nursery schools," Taneja says.

**USP of Sonipat & Espania Floors:**

- 25 minutes drive from Rohini and Pitampura.
- Delhi government developing 100 metre-wide road from IGI airport to

## SPANISH-STYLE HOUSING IN SONIPAT

TDI is launching Espania Floors at Kamaspur in Sonipat. The developer is promising customers the luxury of 'irresistible Spanish charm at affordable prices'. **RAVI KUMAR MANGALAM** writes



Narela (via Bahadurgarh)

- Adjacent to KGP and KMP expressways. KMP likely to become operational in December
- Near the 5,000-acre Rajiv Gandhi Education City. Nine universities already allotted land here
- Easy drive through the signal-free Mukarba Chowk and the NH-1
- Azadpur mandi, Asia's largest fruit and vegetable warehouse, to be shifted to a 70-acre plot in Narela
- To be connected by Metro line
- Espania Floors is an exclusive master-planned community providing floors
- 3BHK independent floors + servant quarter

The Sonipat belt is now being seen as a gateway to prosperous states like Haryana, Punjab and Himachal Pradesh.

Also, with prices of land and real estate hitting the roof in other parts of the NCR, this area is a hot investment proposition as prices are still competitive here.

TDI Infrastructure Ltd is the flagship company of the Taneja Group. The Company is engaged in north India with projects across residential, commercial and retail.

"TDI is driven by a mission to develop and deliver unique integrated lifestyle at an affordable price. For nearly two decades now, TDI has set quality benchmarks in property development by creating self-integrated townships in prime locations in Kundli, Panipat, Mohali, Meerut, Moradabad, Agra and Indore," Taneja says.

TDI City, Kundli is the biggest residential project of TDI spread across 1,250 acres.