

Le Opulence

Serviced Apartments at  
Sunwest Homes

AESTHETICS  
GROUP

# Luxury Living Simplified: Serviced Apartments at Sunwest Homes 107

Welcome to Sunwest Homes 107, where we offer luxurious 2/3 BHK apartments with premium amenities and exclusive fully furnished serviced apartments.



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## About Us

Sunwest Homes 107 is located in Sector 107, Noida, a prime location offering easy access to major thoroughfares, commercial hubs, and educational institutions.

We are dedicated to providing our residents with a high quality of life, ensuring a seamless and enjoyable experience.

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Serviced Apartments at  
Sunwest Tower



# Serviced Apartments: Your Home Away From Home

## Fully Furnished

Every detail is taken care of, from comfortable beds to fully equipped kitchens, ensuring a comfortable and convenient stay.

## Flexible Stays

Choose from daily, weekly, or monthly lease options, perfect for business travelers, working executive, families, or extended stays by a professional facility management company.

## Hotel-Like Amenities

Enjoy the convenience of services such as housekeeping, laundry, and room service.

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## Services & Amenities

### Room Service

Professional and prompt service for all your needs, from meals to laundry.

### Housekeeping

Regular cleaning ensures a spotless living environment, giving you peace of mind.

### Laundry Service

Convenient laundry services, saving you valuable time and effort.

# Why Choose Serviced Apartments at Sunwest Homes?



## Fully Furnished

Move in hassle-free with elegant and ready-to-move-in apartments.



## Comprehensive Hospitality

Benefit from professional services like room sales, inventory management, and guest support.



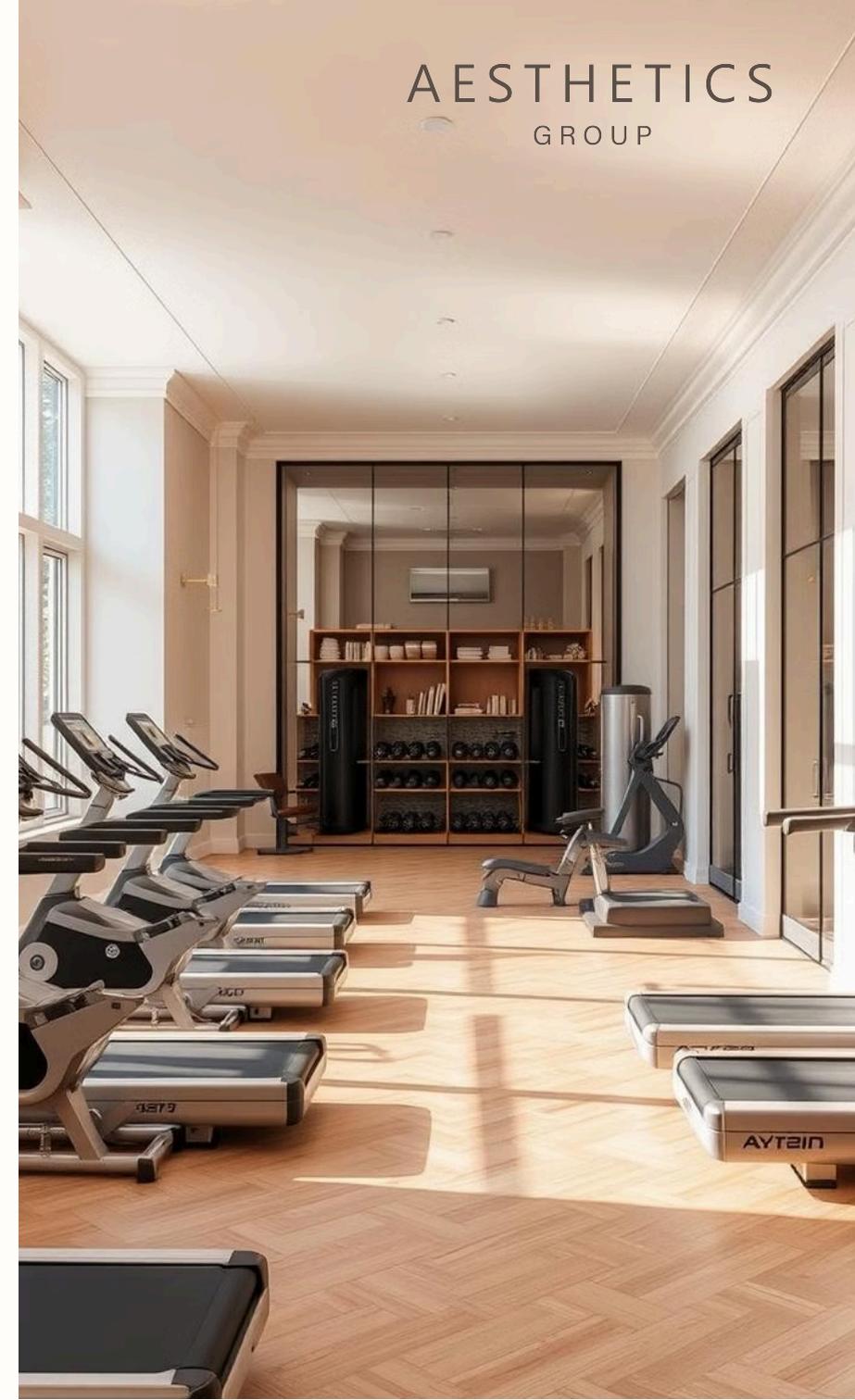
## Lifestyle Amenities

Enjoy a range of amenities such as a gym, swimming pool, and clubhouse.



## Home Loan Assistance

Enjoy banking tie-ups for easier loan payments and maximize rental income.



# Luxurious Residential Apartments at Sunwest Homes

1

## Spacious

Choose from 2 BHK (938–1385 sq. ft.) & 3 BHK (1440–2020 sq. ft.) apartments. & 3+1 (1550 sq.ft.)

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2

## Prime Location

Enjoy easy access to major thoroughfares, commercial hubs, and educational institutions.

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3

## Sustainable

Live sustainably with rainwater harvesting, sewage treatment, and green spaces.

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4

## Amenities

Benefit from modern amenities like a gym, terrace garden, jogging track, and clubhouse.

# PAY YOUR EMI FROM RENT: Invest in Sunwest homes 107 Serviced Apartments

Discover how strategically investing in Sunwest homes 107 Serviced Apartments in Central Noida can generate substantial rental income and effortlessly cover your monthly EMI payments. We'll explore the unique proposition, professional management, and lucrative financial benefits that make this an unparalleled investment opportunity.



# Unique Proposition: Flexible Leasing and Revenue Generation

## Flexible Leasing

Sunwest homes 107 Serviced Apartments offer unparalleled flexibility. Choose from daily, weekly, or monthly leases, catering to diverse needs of corporate travelers, short-term visitors, and extended stay guests. Our partnership with popular travel portals like Airbnb, MakeMyTrip, Yatra, and EaseMyTrip ensures wider reach and maximized occupancy.

## Streamlined Management

Aesthetics Group, through its dedicated unit Aesthetics Hospitality, provides comprehensive property management services. Our team of experienced hospitality professionals handles everything from marketing and bookings to guest relations and maintenance, ensuring hassle-free ownership.

# Professional Management: Expertise and Efficiency

## 1 Dedicated Expertise

Our team comprises experienced professionals with deep knowledge of the hospitality industry, ensuring seamless management and customer satisfaction.

## 2 Competitive Management Fee

We charge a transparent and competitive 15% management fee based on the topline revenue, maximizing your net returns.

## 3 Efficient Operations

We efficiently manage resorts, hotels, and serviced apartments, ensuring smooth operations and maximizing rental income potential.



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# Lucrative Revenue Potential: Projected Returns

## ₹1,20,000

### Gross Revenue (2 BHK)

A 2 BHK apartment is projected to generate a monthly gross revenue of ₹1,20,000, with an estimated net revenue of ₹90,000 after deducting management fees, maintenance, electricity, and housekeeping costs.

## ₹1,80,0...

### Gross Revenue (3 BHK)

A 3 BHK apartment is projected to generate a monthly gross revenue of ₹1,80,000, with an estimated net revenue of ₹1,35,000, further enhancing your investment returns.

# Financial Benefits: Investment ROI and Appreciation



# Why Choose Sunwest Serviced Apartments?



## Convenience

Enjoy fully managed leasing and operational services, leaving you free to focus on other endeavors.



## Profitability

Benefit from a high rental yield in a prime corporate hub like Central Noida, ensuring consistent returns.



## Appreciation

Capitalize on the significant potential for capital growth in this rapidly developing area, securing a profitable future.

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# Typical Floor Plan



TYPICAL FLOOR PLAN



# Floor Plan - Tower A



**2 BHK - 1215 SQ. FT.**  
2 Bedrooms - Kitchen - 2 Toilets  
2 Balconies + Store Room



**2 BHK - 1385 SQ. FT.**  
2 Bedrooms - Kitchen - 2 Toilets  
3 Balconies + Store Room

# Floor Plan - Tower A

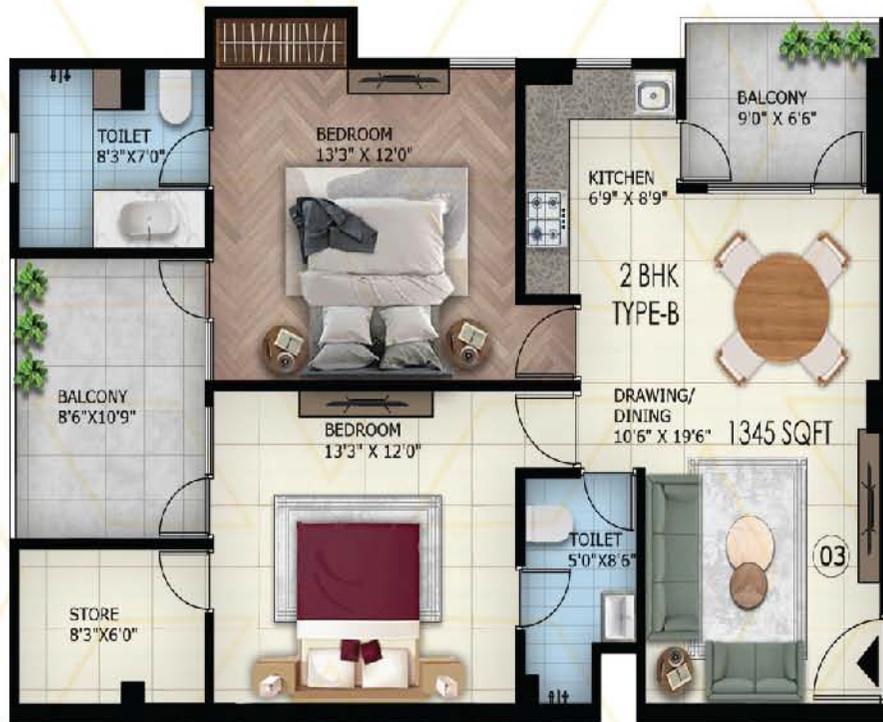


**3 BHK - 1595 SQ. FT.**  
 3 Bedrooms - Kitchen - 3 Toilets  
 2 Balconies

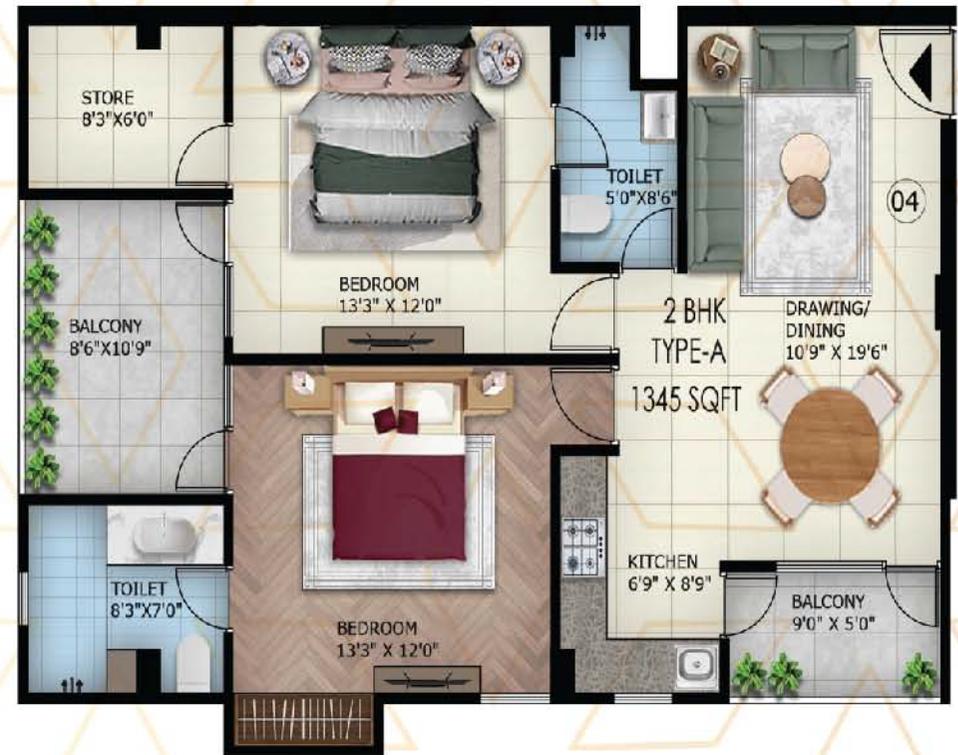


**3 BHK - 2020 SQ. FT.**  
 3 Bedrooms - Kitchen - 3 Toilets  
 3 Balconies

# Floor Plan - Tower B



**2 BHK - 1345 SQ. FT.**  
2 Bedrooms - Kitchen - 2 Toilets  
2 Balconies

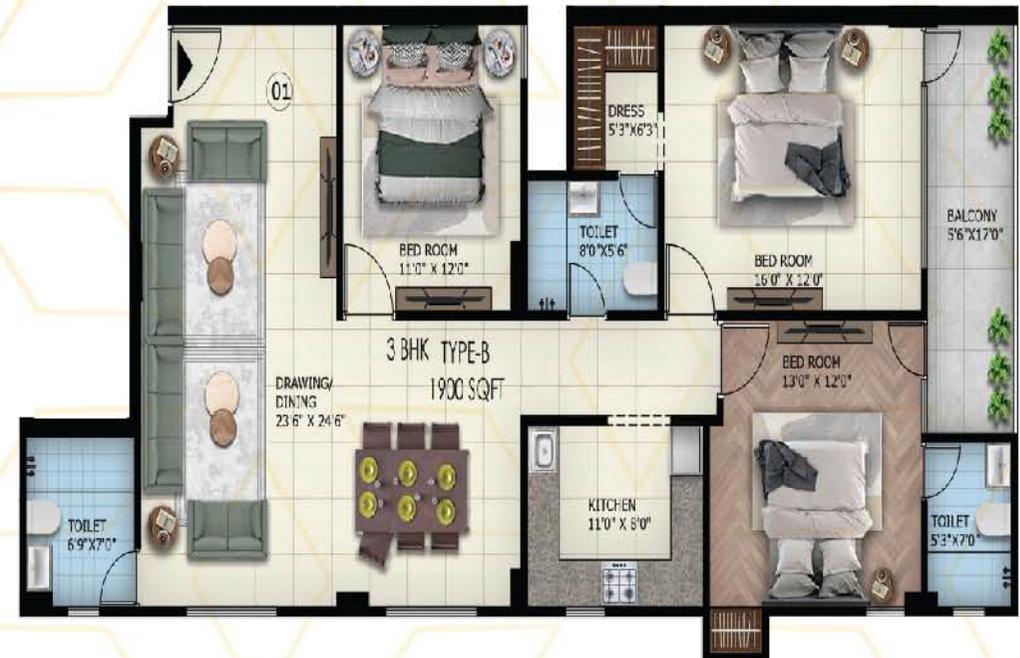


**2 BHK - 1345 SQ. FT.**  
2 Bedrooms - Kitchen - 2 Toilets  
2 Balconies

# Floor Plan - Tower B



**3 BHK - 1810 SQ. FT.**  
 3 Bedrooms - Kitchen - 3 Toilets  
 2 Balconies



**3 BHK - 1900 SQ. FT.**  
 3 Bedrooms - Kitchen - 3 Toilets  
 with Balcony



**2BHK TYPE-A (1015 SQFT)**



**3BHK TYPE-B (1395 SQFT)**



ROAD

TYPICAL FLOOR PLAN

**BASIC SELLING PRICE: ALL PRICES / VALUES ARE IN INDIAN RUPEES (INR)**

Semi furnished apartment	6,600 / sq. ft.
Fully furnished apartment (Optional)	7,600 / sq. ft.
Commercial	20,000 / sq. ft.

**PREMIUM LOCATION CHARGES - FACING / LOCATION**

Corner unit	200 / sq. ft.
East / North / Sun facing	200 / sq. ft.
Road Facing	200 / sq. ft.
Development charges (Internal/External)	200 / sq. ft.

**PREMIUM LOCATION CHARGES - FLOORS**

Ground & upper ground floor	300 / sq. ft.
First floor	200 / sq. ft.
Second floor	150 / sq. ft.
Top floor	150 / sq. ft.

**OTHER CHARGES**

Club membership	1,00,000 / unit
Covered car parking	3,00,000 / unit
Stamp duty including legal fees	7 %
Goods and services tax (GST)	As per govt. regulation
Documentation charges	20,000 / sale deed
Power backup @ 1 KVA / AC	25,000 / KVA

## Payment Plans

### CONSTRUCTION LINKED PAYMENT PLAN (% OF TOTAL SALE CONSIDERATION)

On booking	10 %
Within 30 days	15 %
On casting of floor roof (chosen)	25 %
Before start of wood work	25 %
Before start of flooring work	25 %
On registration	10 % (incl. other charges and PLC if any)

### 20 : 80 PAYMENT PLAN (% OF TOTAL SALE CONSIDERATION)

On booking	10 %
Within 30 days	10 %
On possession	80 % (incl. other charges and PLC if any)

#### Fully furnished units shall include: (Optional)

- \* Sofa set with centre table (7 seater in 3 BHK and 5 seater in 2 BHK)
- \* Dining table (6 seater in 3 BHK and 4 seater in 2 BHK)
- \* Beds with mattress, pillows and side tables.
- \* Samsung or equivalent televisions 55" smart tv in drawing room and 32/40" smart tv in all bedrooms.
- \* Samsung or equivalent air conditioner of 2 ton in drawing room and 1/1.5 ton in every bedroom.
- \* Samsung or equivalent refrigerator of small size in every bedroom and 165 litres fridge in kitchen.
- \* Paintings/ prints as recommended by interior designer.
- \* Complete crockery and cutlery to host 6/8 people.
- \* All essential home kitchen equipment including electrical toaster and small microwave etc.
- \* Wi - Fi and DTH connection
- \* CCTV in common areas and reception

**ALL PAYMENTS PROCEEDS TO BE MADE IN FAVOUR OF:**

Account Name	Sunwest Homes Private Limited
Current Account No.	008 563 400 005 451
Bank name	Yes Bank
Branch address	Sector 27, Atta, Noida, 201301 Branch
IFSC	YESB 0000 085

Thank You