



ALPHA ONE

— LUXURY ERA —



“

"Redefining the City's Skyline with a Perfect Blend of Ambition and Comfort. This iconic development brings world-class commercial avenues right to your doorstep, Blended beautifully with sophisticated, high-end residential sanctuaries above. Step into an elite ecosystem where you can grow your legacy and live your dreams under one roof."

”



Earthquake
Resistance Structure



Unique Engineering
Technologies



24x7
Security



Round the Clock
Water Supply



Parking Space
for every unit.



Proximity to
University Campus
Schools,
Hospitals & Banks





A1
ALPHA ONE
LUXURY ERA

ALPHA ONE

AUREA

URBAN OASIS

BEAN & BOSS

BEAN & BLOOM

ENCORE
Building Systems

Encore Realcon Private Limited

Encore Realcon Private Limited is an emerging real estate developer with a growing presence across India and international markets. The company specializes in premium residential, commercial, and lifestyle developments designed to combine modern living with long-term investment value.

Currently developing a landmark residential and commercial project in Aligarh, Encore Realcon has already established a strong track record through successful projects such as Oakwood Residency, Bhowali, (Nainital) and Varnica Hill View Apartments, Haldwani.

With international exposure and ongoing villa developments in Dubai, the company continues to expand its global footprint. Encore Realcon also holds strategic land banks across India, Dubai, Greece, and Georgia, strengthening its vision for future growth.

As part of its expansion plans, the company is preparing to launch new projects in Ahmedabad and other key cities across India.

Driven by innovation, quality construction, and customer trust, Encore Realcon is committed to creating modern spaces that inspire elevated living and smart investments.



“ Located at one of the most prime and prestigious locations in Aligarh, ALPHA-1 offers the advantage of excellent citywide connectivity. Nestled in the virant heart of the city, the project enjoys close proximity to the reowned Aligarh Muslim University and Jawaharlal Nehru Medical College, placing premier educational and healthcare facilities just minutes away. Surrounded by established neighborhoods, key institutions, hospitals, and everyday conveniences, ALPHA-1 perfectly blends accessibility, prestige and urban convenience - creating an ideal destination for elevated modern living. ”



AMU Campus

6 Minutes 2 km



JNMC Medical

5 Minutes 1.4 km

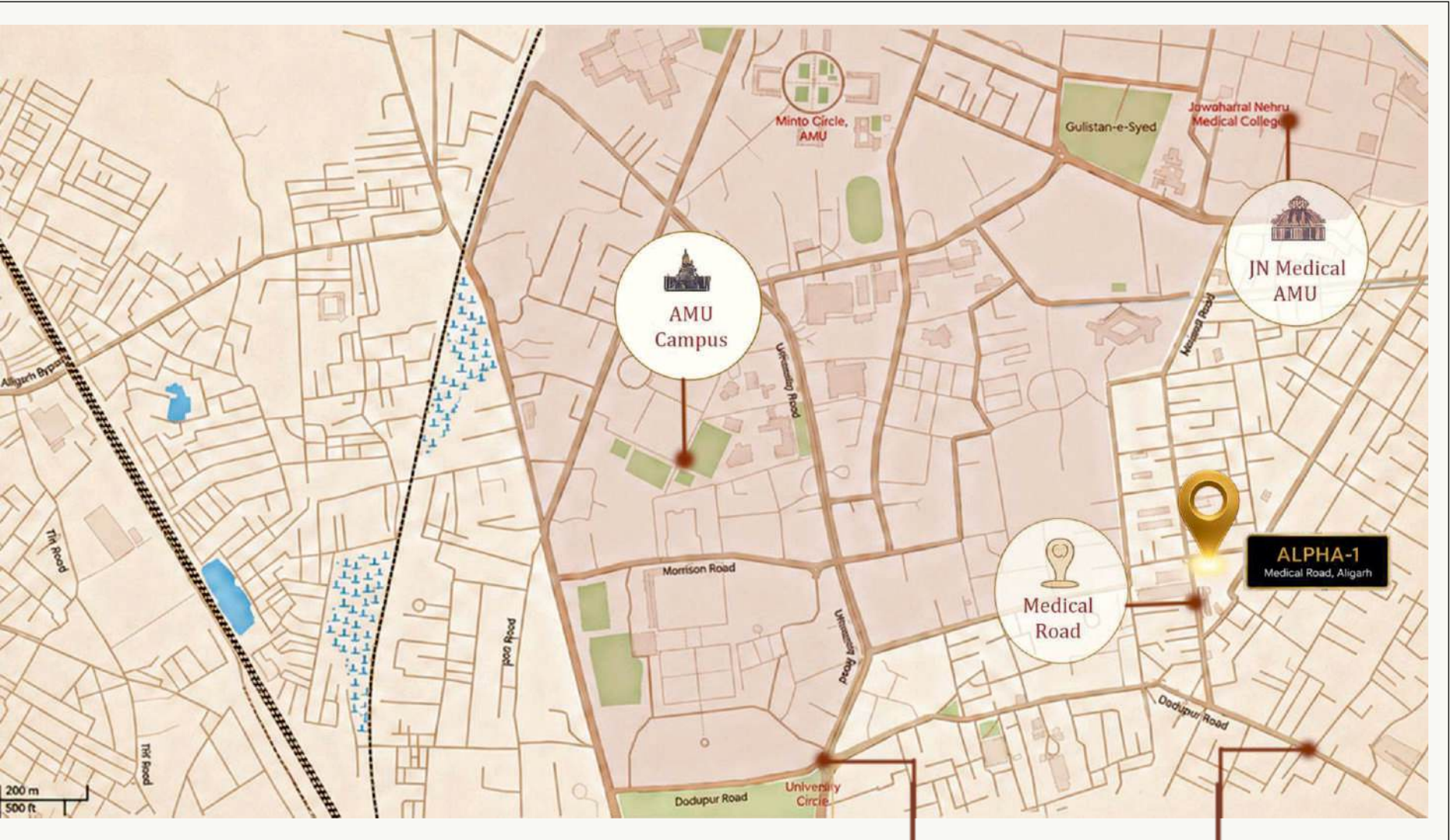


10 Minutes 3.5 km



Prime Location

Elevated Lifestyle



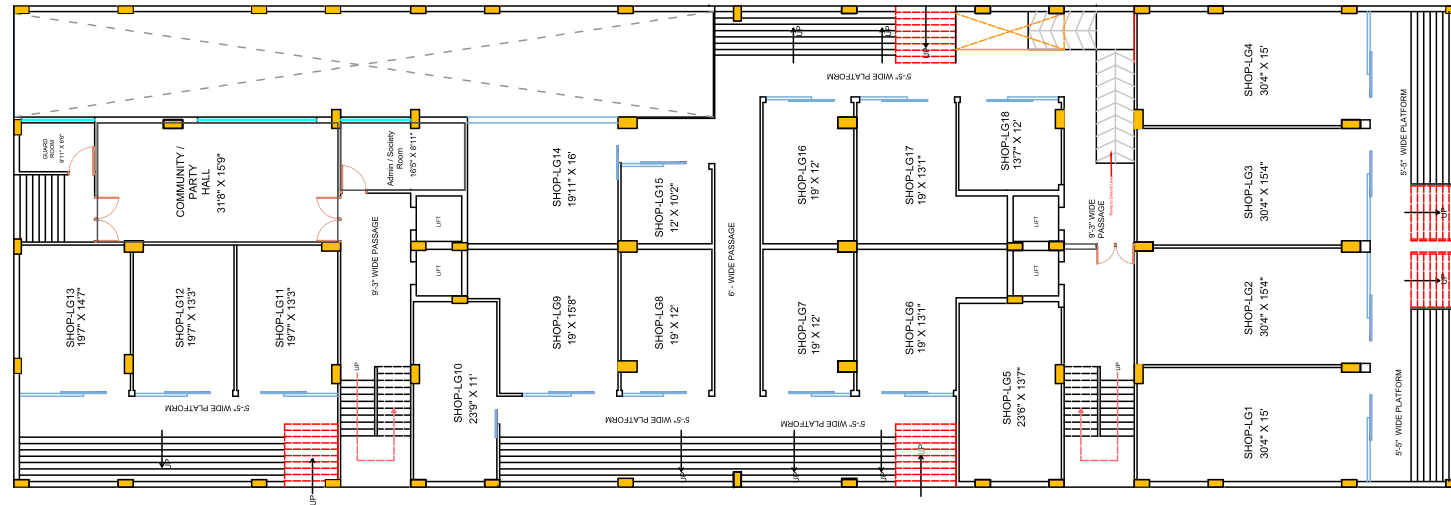
University Circle



Dodhpur Road



LOWER GROUND FLOOR PLAN





**THE ULTIMATE
RETAIL HOTSPOT:
WHERE FOOTFALL
MEETS FORTUNE!**

Unlock unparalleled business growth at Alpha One's most high-traffic destination. Strategically engineered to maximize visibility, the Lower Ground Floor features seamless connectivity with ultra wide passages.

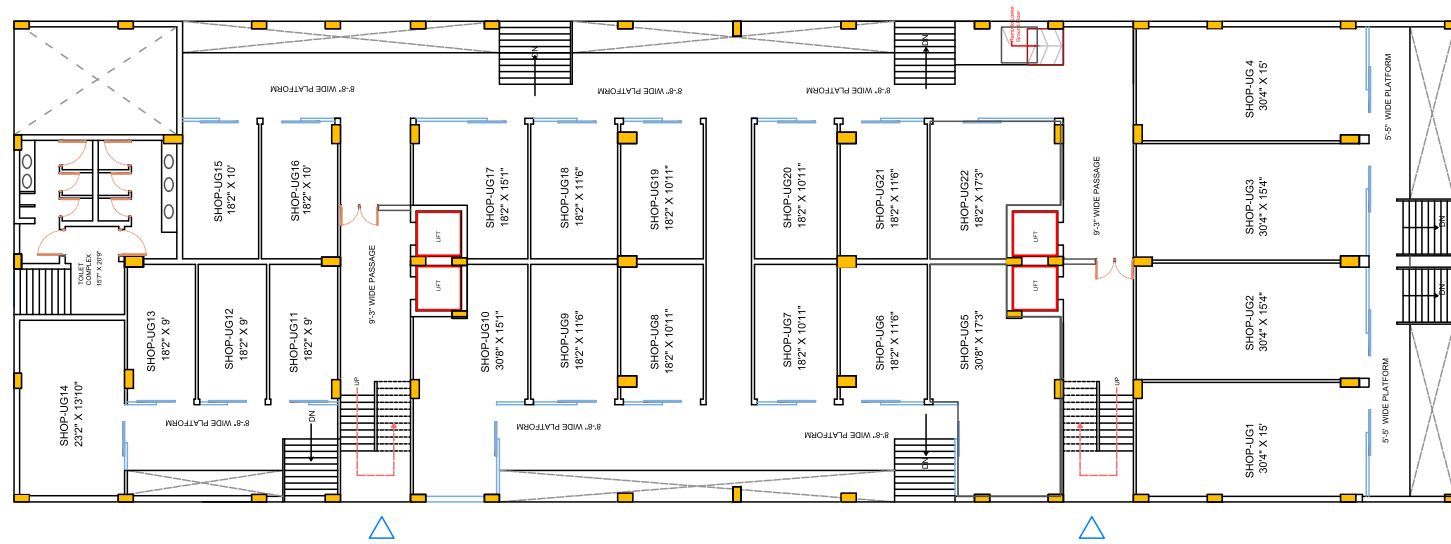
Surrounded by premium amenities, an exclusive and high-exposure anchors, these intelligently sized spaces guarantee continuous consumer engagement and maximum returns. Don't just launch a business—command the market. Secure your premium retail space before it's gone forever!

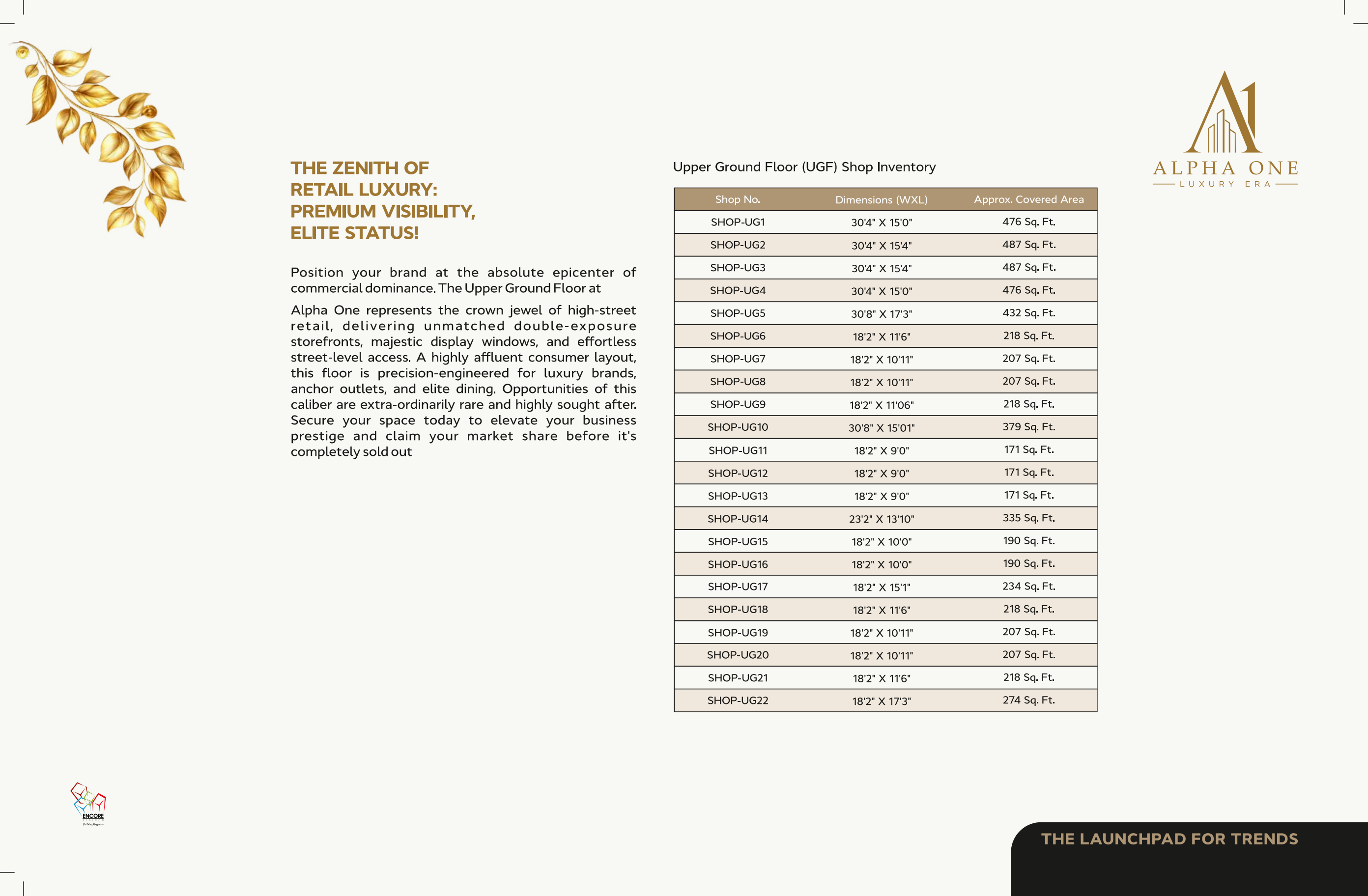
Lower Ground Floor (UGF) Shop Inventory

Shop No.	Dimensions (WXL)	Approx. Covered Area
SHOP-LG1	30'4" X 15'0	476 Sq. Ft.
SHOP-LG2	30'4" X 15'4	486 Sq. Ft.
SHOP-LG3	30'4" X 15'4	486 Sq. Ft.
SHOP-LG4	30'4" X 15'0	476 Sq. Ft.
SHOP-LG5	23'6" X 13'7"	334 Sq. Ft.
SHOP-LG6	19'0" X 13'1"	306 Sq. Ft.
SHOP-LG7	19'0" X 12'0"	238 Sq. Ft.
SHOP-LG8	19'0" X 12'0"	238 Sq. Ft.
SHOP-LG9	19'0" X 15'8"	339 Sq. Ft.
SHOP-LG10	23'9" X 11'0"	273 Sq. Ft.
SHOP-LG11	19'7" X 13'3"	271 Sq. Ft.
SHOP-LG12	19'7" X 13'3"	271 Sq. Ft.
SHOP-LG13	19'7" X 14'7"	298 Sq. Ft.
SHOP-LG14	19'11" X 16'0"	333 Sq. Ft.
SHOP-LG15	12'0" X 10'2"	127 Sq. Ft.
SHOP-LG16	19'0" X 12'0"	238 Sq. Ft.
SHOP-LG17	19'0" X 13'1"	306 Sq. Ft.
SHOP-LG18	13'7" X 12'0"	170 Sq. Ft.
COMMUNITY HALL	31'8" X 15'9"	522 Sq. Ft.
ADMIN/SOCIETY	16'5" X 8'11"	152 Sq. Ft.



UPPER GROUND FLOOR PLAN





**THE ZENITH OF
RETAIL LUXURY:
PREMIUM VISIBILITY,
ELITE STATUS!**

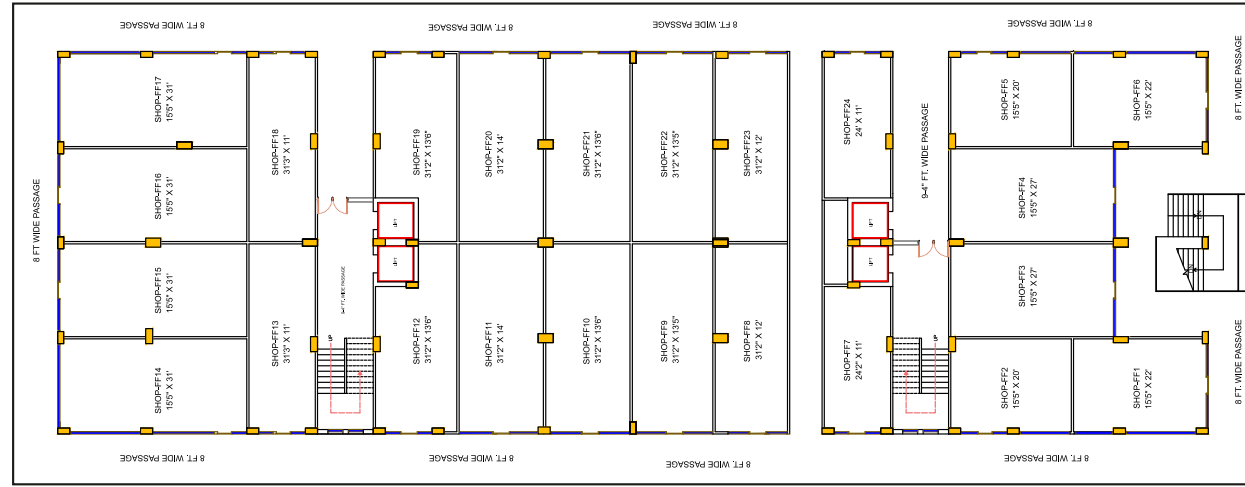
Position your brand at the absolute epicenter of commercial dominance. The Upper Ground Floor at Alpha One represents the crown jewel of high-street retail, delivering unmatched double-exposure storefronts, majestic display windows, and effortless street-level access. A highly affluent consumer layout, this floor is precision-engineered for luxury brands, anchor outlets, and elite dining. Opportunities of this caliber are extra-ordinarily rare and highly sought after. Secure your space today to elevate your business prestige and claim your market share before it's completely sold out

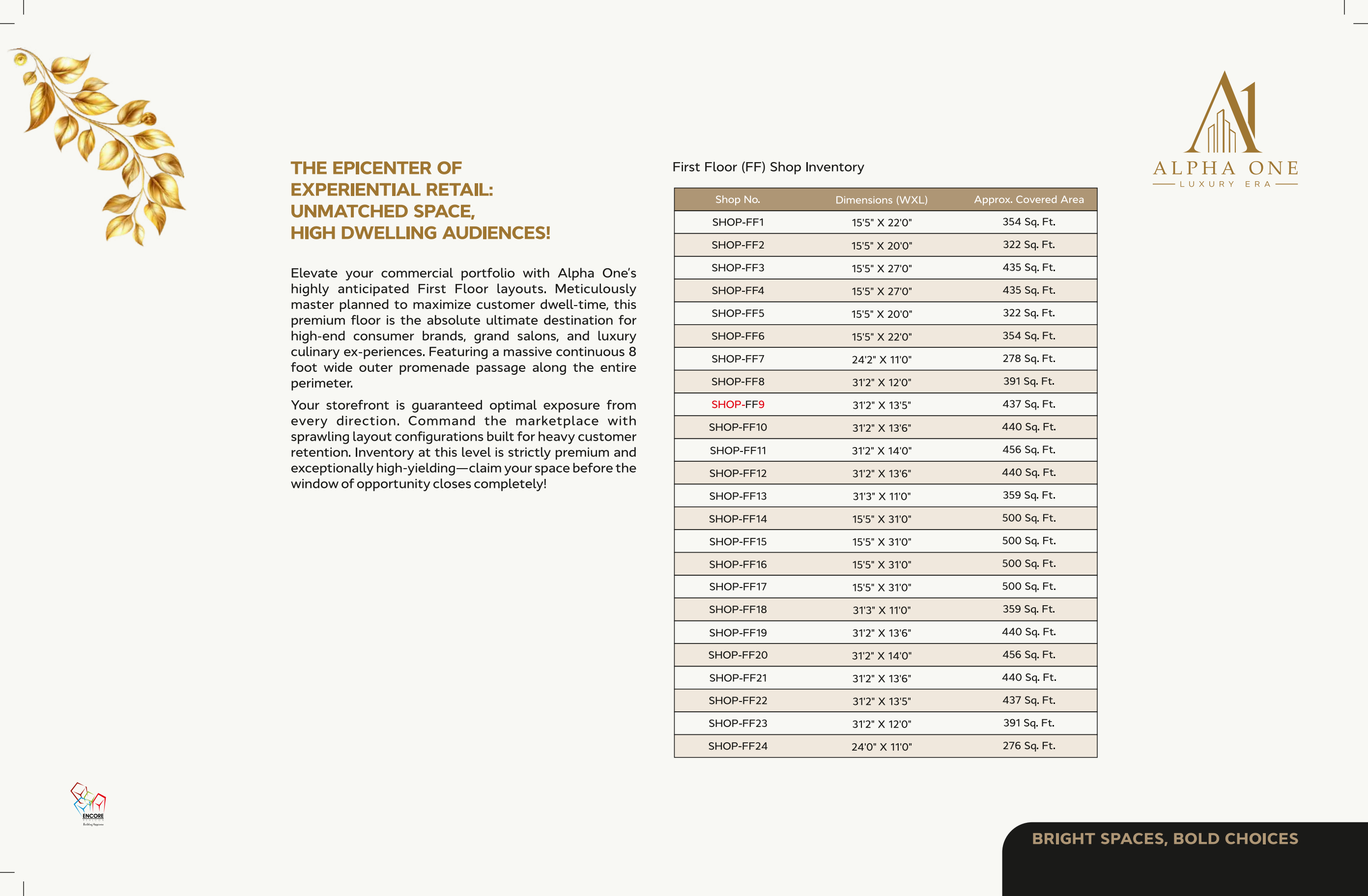
Upper Ground Floor (UGF) Shop Inventory

Shop No.	Dimensions (WXL)	Approx. Covered Area
SHOP-UG1	30'4" X 15'0"	476 Sq. Ft.
SHOP-UG2	30'4" X 15'4"	487 Sq. Ft.
SHOP-UG3	30'4" X 15'4"	487 Sq. Ft.
SHOP-UG4	30'4" X 15'0"	476 Sq. Ft.
SHOP-UG5	30'8" X 17'3"	432 Sq. Ft.
SHOP-UG6	18'2" X 11'6"	218 Sq. Ft.
SHOP-UG7	18'2" X 10'11"	207 Sq. Ft.
SHOP-UG8	18'2" X 10'11"	207 Sq. Ft.
SHOP-UG9	18'2" X 11'06"	218 Sq. Ft.
SHOP-UG10	30'8" X 15'01"	379 Sq. Ft.
SHOP-UG11	18'2" X 9'0"	171 Sq. Ft.
SHOP-UG12	18'2" X 9'0"	171 Sq. Ft.
SHOP-UG13	18'2" X 9'0"	171 Sq. Ft.
SHOP-UG14	23'2" X 13'10"	335 Sq. Ft.
SHOP-UG15	18'2" X 10'0"	190 Sq. Ft.
SHOP-UG16	18'2" X 10'0"	190 Sq. Ft.
SHOP-UG17	18'2" X 15'1"	234 Sq. Ft.
SHOP-UG18	18'2" X 11'6"	218 Sq. Ft.
SHOP-UG19	18'2" X 10'11"	207 Sq. Ft.
SHOP-UG20	18'2" X 10'11"	207 Sq. Ft.
SHOP-UG21	18'2" X 11'6"	218 Sq. Ft.
SHOP-UG22	18'2" X 17'3"	274 Sq. Ft.



FIRST FLOOR PLAN





**THE EPICENTER OF
EXPERIENTIAL RETAIL:
UNMATCHED SPACE,
HIGH DWELLING AUDIENCES!**

Elevate your commercial portfolio with Alpha One’s highly anticipated First Floor layouts. Meticulously master planned to maximize customer dwell-time, this premium floor is the absolute ultimate destination for high-end consumer brands, grand salons, and luxury culinary ex-periences. Featuring a massive continuous 8 foot wide outer promenade passage along the entire perimeter.

Your storefront is guaranteed optimal exposure from every direction. Command the marketplace with sprawling layout configurations built for heavy customer retention. Inventory at this level is strictly premium and exceptionally high-yielding—claim your space before the window of opportunity closes completely!

First Floor (FF) Shop Inventory

Shop No.	Dimensions (WXL)	Approx. Covered Area
SHOP-FF1	15'5" X 22'0"	354 Sq. Ft.
SHOP-FF2	15'5" X 20'0"	322 Sq. Ft.
SHOP-FF3	15'5" X 27'0"	435 Sq. Ft.
SHOP-FF4	15'5" X 27'0"	435 Sq. Ft.
SHOP-FF5	15'5" X 20'0"	322 Sq. Ft.
SHOP-FF6	15'5" X 22'0"	354 Sq. Ft.
SHOP-FF7	24'2" X 11'0"	278 Sq. Ft.
SHOP-FF8	31'2" X 12'0"	391 Sq. Ft.
SHOP-FF9	31'2" X 13'5"	437 Sq. Ft.
SHOP-FF10	31'2" X 13'6"	440 Sq. Ft.
SHOP-FF11	31'2" X 14'0"	456 Sq. Ft.
SHOP-FF12	31'2" X 13'6"	440 Sq. Ft.
SHOP-FF13	31'3" X 11'0"	359 Sq. Ft.
SHOP-FF14	15'5" X 31'0"	500 Sq. Ft.
SHOP-FF15	15'5" X 31'0"	500 Sq. Ft.
SHOP-FF16	15'5" X 31'0"	500 Sq. Ft.
SHOP-FF17	15'5" X 31'0"	500 Sq. Ft.
SHOP-FF18	31'3" X 11'0"	359 Sq. Ft.
SHOP-FF19	31'2" X 13'6"	440 Sq. Ft.
SHOP-FF20	31'2" X 14'0"	456 Sq. Ft.
SHOP-FF21	31'2" X 13'6"	440 Sq. Ft.
SHOP-FF22	31'2" X 13'5"	437 Sq. Ft.
SHOP-FF23	31'2" X 12'0"	391 Sq. Ft.
SHOP-FF24	24'0" X 11'0"	276 Sq. Ft.





Holistic Living Timeless Comfort

Designed for modern families, ALPHA-I offers an environment where comfort, connection and elevated living seamlessly conexit.



Thoughtful
Design



Wellness &
Well-being



Stronger
Connections



Bright
Tomorrows





COMFORT LIVING

Thoughtfully designed spaces that bring comfort, style and functionality to everyday life.



FAMILY CENTRIC

Perfectly planned for families to grow, connect and create lasting memories



SAFE & SECURE

Experience secure modern living with 24x7 surveillance, controlled entry, and dedicated residential security.



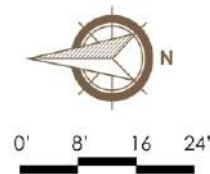
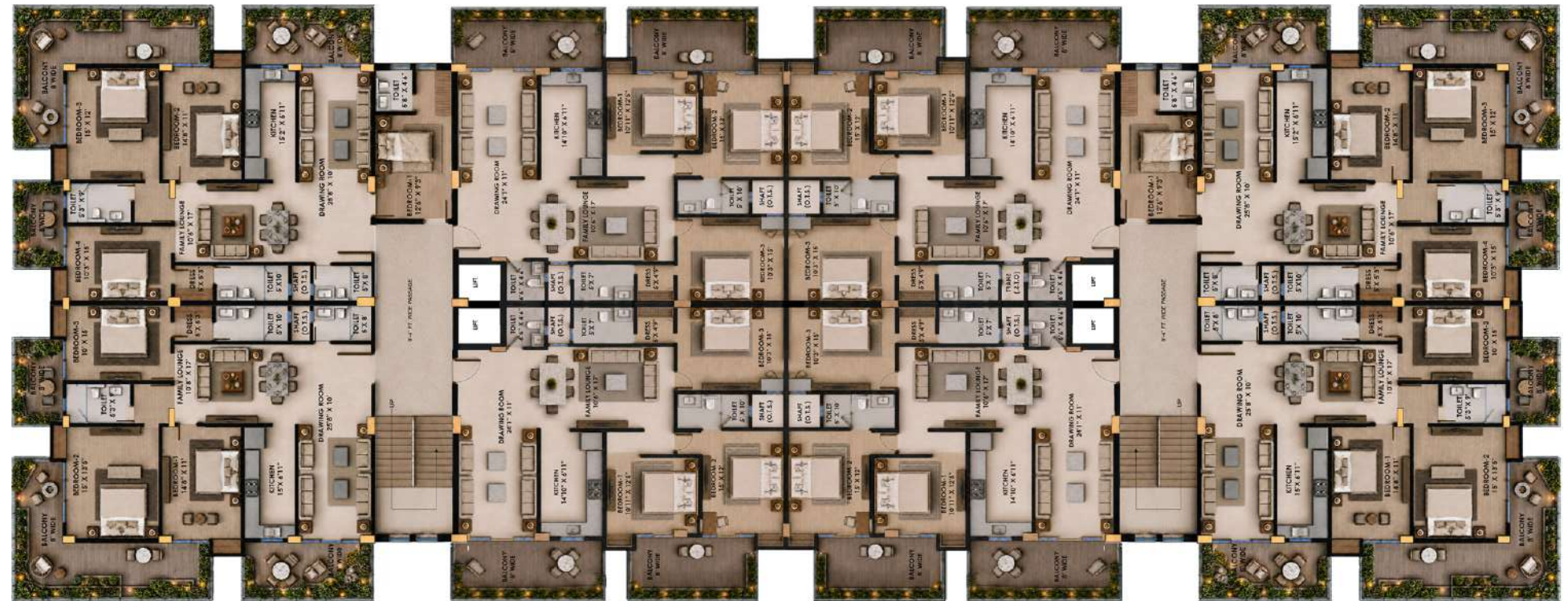
PRIME CONNECTIVITY

Stay close to everything important with seamless access to key landmarks and essentials.



RESIDENTIAL FLOOR PLAN

Residential Floor Plan



Note : All Dimensions are in Feet and Inches.



RESIDENTIAL FLOOR PLAN

Spacious living. Thoughtful Design.
Modern comfort for your family



8 APARTMENTS PER FLOOR
3BHK (6No's) & 4HK (2No's) Per Floor



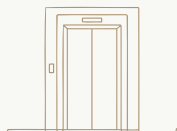
3 AND 4 BHK UNIT TYPES



DEDICATED PARKING AREA
PER APARTMENT

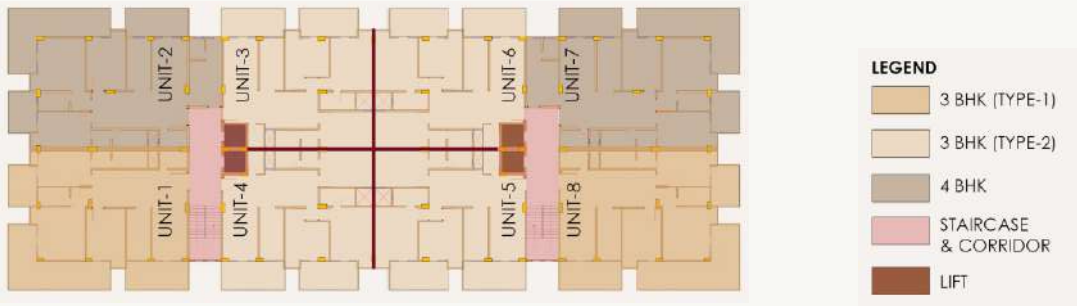


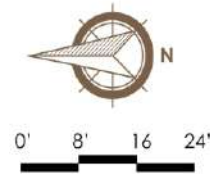
COMMUNITY HALL



LIFT FACILITY

UNIT TOPOLOGIES	3 BHK & 4 BHK
TOTAL FLOOR AREA	15642 SQ. FT.
TOTAL FLOOR COUNT (Residential)	4





Note : All Dimensions are in Feet and Inches.



3 BHK TYPE-I PREMIUM RESIDENCE

Unit 1 & 8

Spacious living. Thoughtful Design.
Modern comfort for your family



3 SPACIOUS BEDROOMS
Two with Balcony access



3 MODERN BATHROOMS
With Premium Fittings



MULTIPLE BALCONIES
Enjoy Natural Light ,Ventilation
& Serene Views



LARGE DRAWING
& FAMILY AREA
Generous Layout for relaxed
family time and entertaining guests

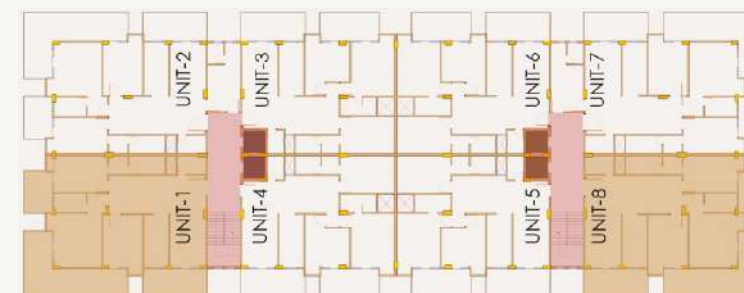


MODULAR KITCHEN
Designed for convenience



AMPLE STORAGE SPACES
For a Clutter-Free Home

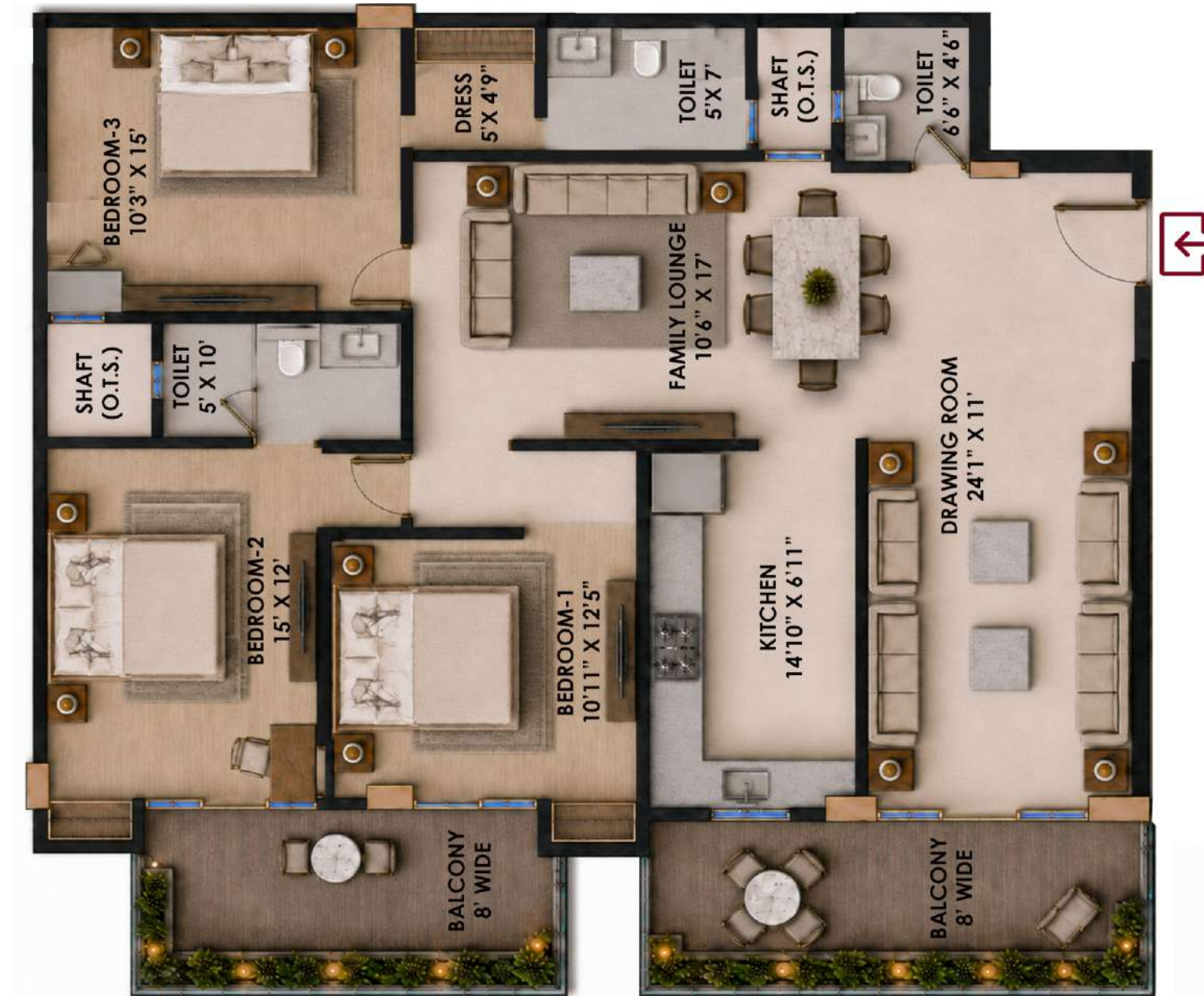
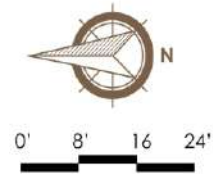
UNIT TYPE	3 BHK
BUILT-UP AREA	1953 Sq. Ft.
SUPER BUILT-UP AREA	2080 Sq. Ft.



LEGEND	
	UNIT-1 & 8
	STAIRCASE & CORRIDOR
	LIFT



Unit Plan



Note : All Dimensions are in Feet and Inches.



3 BHK TYPE-II PREMIUM RESIDENCE

Unit 3, 4, 5 & 6

Spacious living. Thoughtful Design.
Modern comfort for your family



3 SPACIOUS BEDROOMS
Two with Balcony access



3 MODERN BATHROOMS
With Premium Fittings



MULTIPLE BALCONIES
Enjoy Natural Light ,Ventilation
& Serene Views



LARGE DRAWING
& FAMILY AREA
Generous Layout for relaxed
family time and entertaining guests

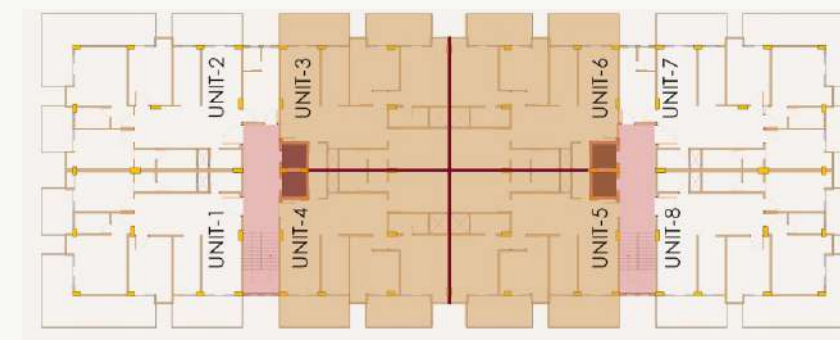


MODULAR KITCHEN
Designed for convenience



AMPLE STORAGE SPACES
For a Clutter-Free Home

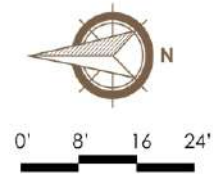
UNIT TYPE	3 BHK
BUILT-UP AREA	1614Sq. Ft.
SUPER BUILT-UP AREA	1740 Sq. Ft.



LEGEND	
	UNIT-3,4,5 & 6
	STAIRCASE & CORRIDOR
	LIFT



Unit Plan



Note : All Dimensions are in Feet and Inches.



4 BHK PREMIUM RESIDENCE UNIT PLAN-UNIT 2&7

Spacious living. Thoughtful Design.
Modern comfort for your family



4 SPACIOUS BEDROOMS
Three with Balcony access



4 MODERN BATHROOMS
With Premium Fittings



MULTIPLE BALCONIES
Enjoy Natural Light ,Ventilation
& Serene Views



LARGE DRAWING
& FAMILY AREA
Generous Layout for relaxed
family time and entertaining guests

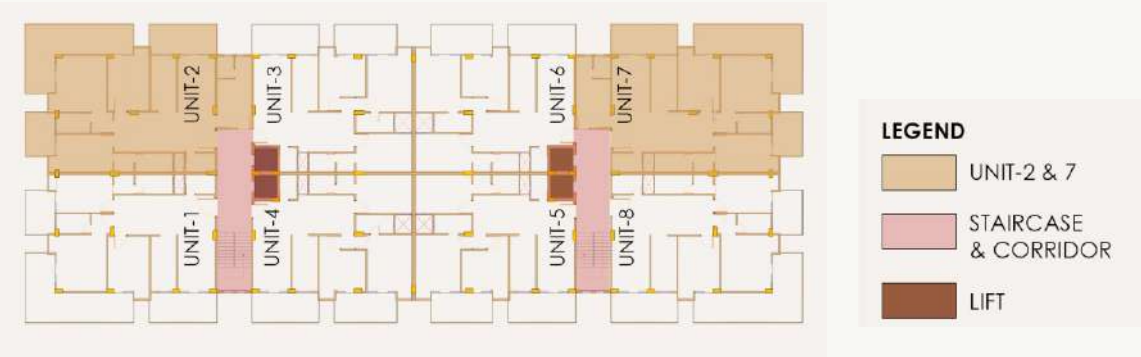


MODULAR KITCHEN
Designed for convenience



AMPLE STORAGE SPACES
For a Clutter-Free Home

UNIT TYPE	4 BHK
BUILT-UP AREA	2134 Sq. Ft.
SUPER BUILT-UP AREA	2261 Sq. Ft.



Elevated Living *Everyday*

“

Thoughtfully designed spaces that blend luxury, comfort and functionality in perfect harmony. Every corner is curated with refined materials, warm lighting and timeless aesthetics to create an elegant modern lifestyle.

”



BEDROOM

A serene retreat designed with warm neutral tones, premium finishes, and ambient lighting. The spacious layout opens toward a lush balcony, creating a calm and refreshing private sanctuary.



KITCHEN

A sleek modular kitchen that combines functionality with contemporary elegance. Integrated appliances, clean lines and warm accent lighting create a refined culinary environment.



Warm Neutral Palette
Timeless tones that create a calm, elegant, and welcoming ambience.



Premium Finishes
Carefully selected materials that reflect sophistication and lasting quality.



Thoughtful Lighting
Layered lighting design enhancing depth, warmth, and visual comfort.



Functional Layout
Well-balanced layouts that combine comfort, privacy, and efficiency.



Nature Connected
Green outdoor spaces integrated seamlessly with the interiors.



LIVING ROOM

A sophisticated gathering space featuring balanced furniture planning, elegant textures and a statement TV wall. Designed to encourage comfort, connection and effortless luxury.



BALCONY

A private outdoor escape surrounded by greenery and mood lighting. Crafted for relaxation and seamless indoor-outdoor living



DRESSING AREA

A refined dressing space with illuminated wardrobes, premium finishes and seamless access to the attached bath.



BATHROOM

Spa-inspired bath with elegant finishes, soft lighting, and a sleek glass-enclosed shower experience.



PROJECT MATERIAL SPECIFICATIONS

At "Alpha One" Premium living, every element is thoughtfully selected to deliver unmatched quality, enduring durability, timeless elegance, and long-term value - creating spaces that inspire and stand the test at time.





STRUCTURAL EXCELLENCE



Framed Structure : Earthquake-resistance RCC Framed Structure designed for seismic zone compliance.



Concrete: High-Performance M30 Grade Ready Mix Concrete (RMC) for maximum durability and slab finish.



Steel: Ultra Strong Fe550 Grade TMT Steel (Corrosion Resistant) to ensure long-term structural integrity.



ARCHITECTURAL FACADE & ELEVATION



Premium Finishes: A sophisticated blend of Stone Cladding, Weather-proof Textured Paint, and Wood-finish HPL/ACP Cladding.



Modern Accents: Decorative laser-cut CNC Jails with backlit LED features for a stunning night-time view.



Glazing: High-visibility Spider Glazing and Toughened Glass for a seamless, ultra-modern commercial storefront.



Protection: Specialized Anti-Fungal and Anti-Algal exterior coatings to maintain the building's fresh and premium look for years. structural integrity.



LUXURY FLOORING



Residential Living : Premium Double-Charged Vitrified Tiles; Master bedrooms feature elegant SPC wooden-finish flooring.



Lobbies & Corridors : Massive 8 ft x 4 ft GVT slabs with a high-gloss finish for a seamless marble effect.



Parking: Heavy-duty Tremix Flooring with dust-proofer and hardener for a clean, industrial-strength finish.



WALLS AND DESIGNER FINISHES



Interior: Double-coat Putty finish with premium Plastic Emulsion Paint for a velvet-smooth touch.



Exterior: Multi-layered Weather-shield Texture with protective façade coatings.



Toilets: Designer Ceramic/Vitrified Wall Tiles up to 7 ft lintel level with epoxy grouting.

DOORS & WINDOWS



Main Entrance: Designer Engineered Wooden Door. 7.5 ft height, with premium veneer and smart lock compatibility.



Internal Doors: Solid-core Flush Doors with high-pressure laminate on both sides.



Windows: Premium uPVC/Powder-coated Aluminium windows with high-performance clear glass and



KITCHEN & BATHROOMS



Kitchen: Modern modular-ready layout with Quartz or Galaxy Black Granite counter top and a deep-bowl stainless steel sink.



Sanitary Ware: Wall-hung closets and designer washbasins from top-tier brands such as Jaguar, Kohler or Hindware equivalent.



CP Fittings: Premium chrome-plated fittings with high-flow diverters in shower areas.



ELECTRICAL & SMART TECH



Residential Living : Premium Double-Charged Vitrified. TWiring: Fire-resistant FRLS Copper Wiring for maximum safety.



Modular Switches: Elegant, silent-touch modular switches and sockets.



Climate Control : Pre-installed AC conduits and copper piping in all bedrooms and living areas.



Power: 100% power backup for common areas, elevators and essential services.





WALLS AND DESIGNER FINISHES

-  **Interior:** Double-coat Putty finish with premium Plastic Emulsion Paint for a velvet-smooth touch,
-  **Exterior:** Multi-layered Weather-shield Texture with protective façade coatings.
-  **Toilets:** Designer Ceramic/Vitrified Wall Tiles up to 7 ft lintel level with epoxy grouting



SPECIALIZED AMENITIES

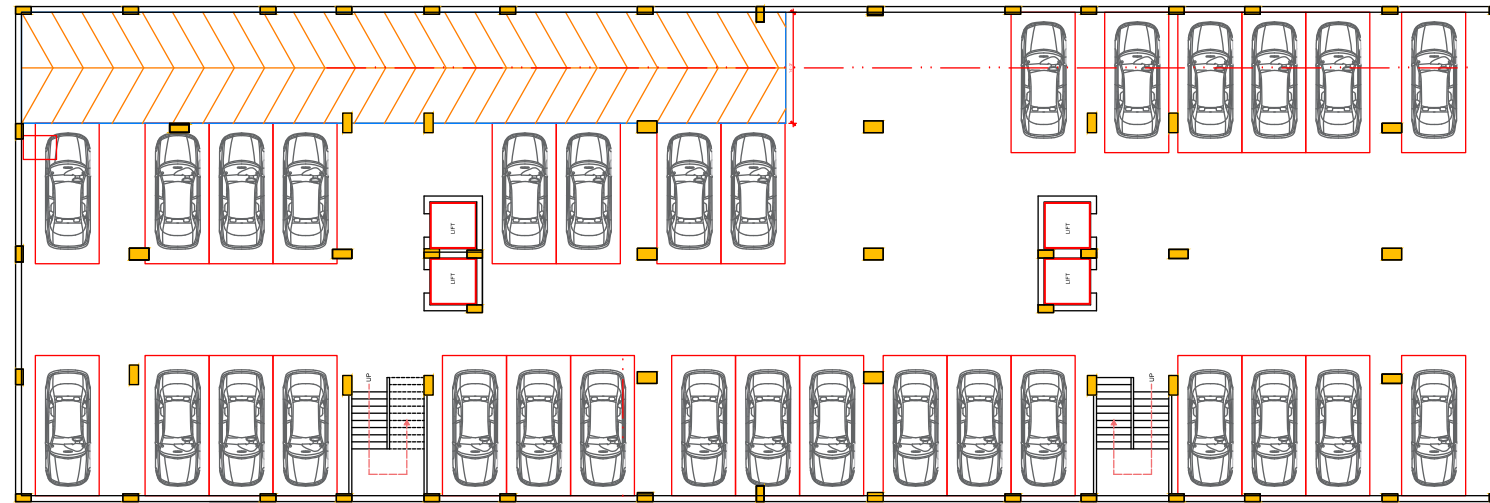
-  **Elevators:** High-speed Automatic Gearless Lifts with luxurious Stainless Steel cabin and ARD.
-  **Plumbing:** Advanced CPVC and UPVC silent-piping system to ensure zero leakage and noise reduction.
-  **Safety:** Comprehensive fire-fighting system including sprinklers, smoke detectors and fire-resistant doors in common zones.
-  **Staircase:** Polished Granite treads with sleek Stainless Steel and Glass railings.

SECURITY & SURVEILLANCE

-  **CCTV Monitoring:** 24/7 continuous high-definition surveillance for all common areas and perimeters.
-  **Manned Security:** Professionally trained security personnel stationed at all times.
-  **Electronic Access:** Advanced security protocols at the main entrance for complete peace of mind.



PARKING (BASEMENT) PLAN





PRESTIGE PARKING & ACCESS EXPERIENCE

GUARANTEED PERSONALIZED PARKING BAYS

Every residence is assigned a bespoke, extra-wide parking space. Experience flawless convenience with zero spatial congestion and absolute vehicle protection.

ERGONOMIC LOW-INCLINE TRANSITION RAMP

A meticulously engineered, textured wide ramp with a gentle gradient, crafted for the smooth, effortless maneuvering of high-end luxury sedans and oversized luxury SUVs.

EXPRESS PRIVATE ELEVATOR CONNECTIVITY

High speed secure elevators provide a seamless transition from the lower deck directly to your residential floor, ensuring ultimate comfort and sophisticated ease.

SMART PARKING SOLUTIONS



Automated Entry

RFID-based Automatic Boom Barriers for hassle-free vehicle movement.



A premium building requires an indestructible foundation. Our basement is engineered using elite industrial benchmarks, combining monolithic structural heavyweights with advanced moisture defense technology to guarantee lifelong durability, safety, and pristine utility.

1

MONOLITHIC RAFT FOUNDATION

An advanced, heavy-duty reinforced concrete slab distributing the entire building load uniformly across the grid. This eliminates differential settlement risk and ensures absolute structural equilibrium for generations.

3

HYDRO-SHIELD WATERPROOFING

A state-of-the-art multi-stage chemical and membrane treatment forming an impenetrable, permanent barrier. It completely seals out subsoil moisture, dampness, and seepage, keeping the environment dry and premium.

2

9-INCH RCC RETAINING WALL

A heavy-duty concrete fortress enclosing the entire perimeter. Built with a robust 9-inch thickness, it is flawlessly engineered to withstand massive lateral earth pressure and ensure unmatched structural rigidity.

4

HEAVY-DUTY TRIMIX FLOORING

Industrial-grade Vacuum Dewatered Flooring (Trimix) processed for maximum compaction. It provides a high-density, abrasion-resistant, ultra-tough, and completely dust-free seamless finish engineered for heavy traffic.





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Actual development, dimensions, finishes and specifications may vary. The developer reserves the right to make changes without prior notice.

Design Collaboration between

