

NEO URBAN HOMES

DEFENCE ENCLAVE-2

Premium Freehold Plots | Sector 17B, Greater Noida

Your Land. Your Legacy. Your Investment.

100 Gaj

Starting Size

Freehold

Ownership

Sec 17B

Location

Yamuna Expressway · Jewar Airport Zone · Future Growth Corridor



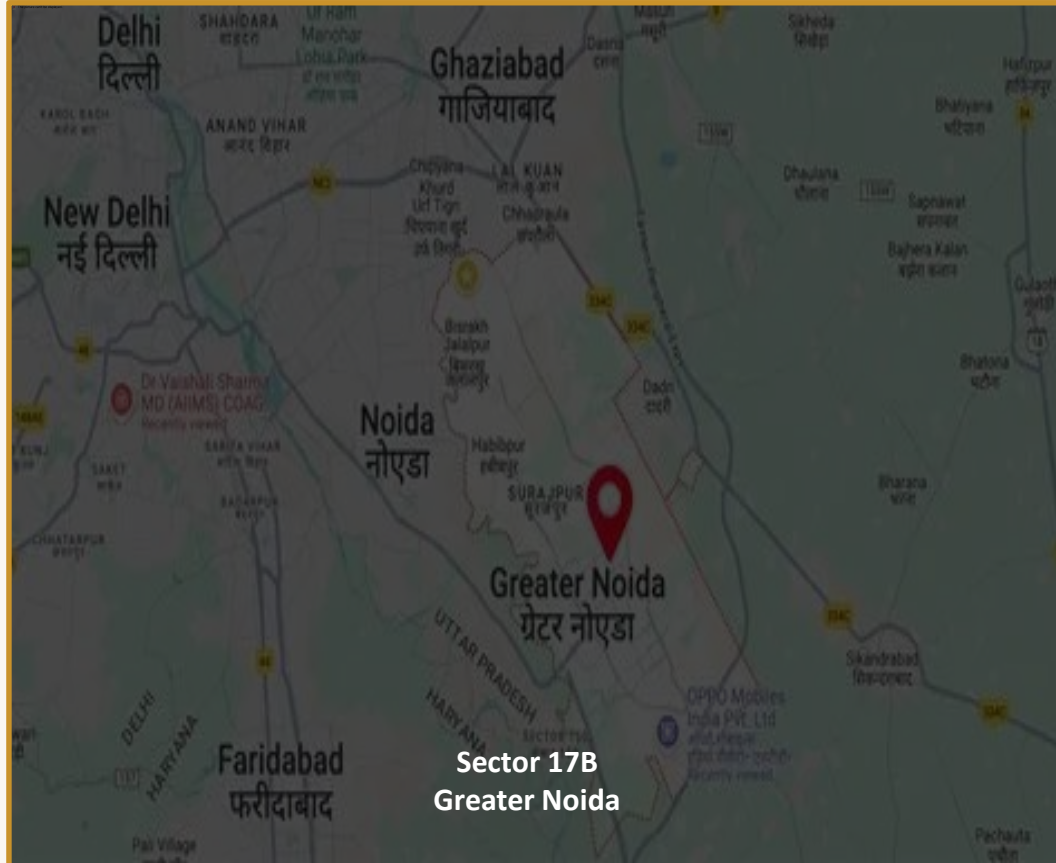
NEO URBAN HOMES





PRIME LOCATION OVERVIEW

Sector 17B, Greater Noida



Jewar Airport

Phase 1 inaugurated Mar 2026 — Asia's largest airport | ~25 min drive



Metro Connectivity

Aqua Line (NMRC) operational | New Jewar-KP2 Metro line planned



Expressways

Yamuna Expressway, Eastern Peripheral Expressway, Noida-GN Expressway



Planned City

Greater Noida — Planned with 100m+ wide roads & green corridors

Strategically located at the heart of Greater Noida's fastest-growing corridor

WORLD-CLASS INFRASTRUCTURE

Everything you need — just minutes away from Defence Enclave-2



Metro Stations

- › Depot Metro Station — 6 km
- › Delta-1 Metro Station — 8 km
- › Pari Chowk Metro (Aqua) — 10 km
- › KP-2 Jewar Line (Upcoming)



Expressways

- › Yamuna Expressway — 2 km
- › Eastern Peripheral Expressway — 12 km
- › Noida-Greater Noida Expressway — 7 km
- › NH-91 (Delhi-Agra Highway)



Universities

- › Galgotias University — 3 km
- › Gautam Buddha University — 8 km
- › Noida International University — 5 km
- › BIMTECH & Sharda University — 15 km



Hospitals

- › Yatharth Super Specialty — 6 km
- › Kailash Hospital — 10 km
- › Drona Hospital — 8 km
- › Jaypee Multispeciality — 12 km



Malls & Markets

- › Grand Venice Mall — 15 km
- › MSX Mall — 14 km
- › Alpha 1 & 2 Market — 8 km
- › Dankaur Local Market — 3 km



Connectivity

- › Jewar International Airport — 25 min
- › IGI Airport via YE — 60 min
- › Dadri Railway Station — 16 km
- › Hazrat Nizamuddin — 45 km



EDUCATION HUB — TOP UNIVERSITIES NEARBY



Galgotias University

~3 km

Sector 17-A, Yamuna Expressway — Engineering & Management

Noida International Univ.

~5 km

Multi-disciplinary courses | Strong placement record

Gautam Buddha University

~8 km

State University | Knowledge Park, Greater Noida

BIMTECH (Management)

~14 km

Top B-School | Greater Noida Expressway

Sharda University

~15 km

International University | Knowledge Park III

Knowledge Park I–IV

~9 km

IT & Education Cluster | 50+ institutes

A growing student population drives rental demand & long-term property appreciation



HOSPITALS & HEALTHCARE WITHIN REACH



Yatharth Super Specialty Hospital

6 km

Multi-specialty | 24x7 Emergency

Kailash Hospital & Heart Institute

10 km

Cardiology, Orthopedics, ICU

Drona Hospital

8 km

General & Emergency Care

Divya Multispeciality Hospital

9 km

Dankaur | Multi-specialty

Jaypee Hospital

12 km

JCI Accredited | 530 beds

Rahul Memorial Hospital

10 km

Emergency & Trauma Care

Quality healthcare infrastructure ensures premium living standards for all residents



SHOPPING MALLS, MARKETS & GROCERY



MEGA MALLS

- › Grand Venice Mall — 15 km | Theme-based luxury mall
- › MSX Mall — 14 km | Multiplex & retail
- › Gaur City Mall — 12 km | Entertainment & Shopping

LOCAL MARKETS

- › Alpha-1 Market — 8 km | Branded stores & dining
- › Alpha-2 Market — 9 km | Supermarkets & daily needs
- › Dankaur Market — 3 km | Fresh produce & essentials

GROCERY & DAILY NEEDS

- › Big Bazaar — 12 km | Hypermarket
- › D-Mart — 10 km | Discount supermarket
- › Reliance Fresh / More — Multiple locations

Daily conveniences at your doorstep — vibrant social life guaranteed



SEAMLESS METRO & ROAD CONNECTIVITY

METRO STATIONS

- Pari Chowk — Aqua Line (NMRC) | 10 km
- Delta-1 Metro Station | 8 km
- Depot Metro Station | 6 km
- Knowledge Park II (Proposed Jewar Line)
- Wave City Center — Blue Line | 13 km

EXPRESSWAYS

- Yamuna Expressway — 165 km Delhi to Agra | 2 km
- Eastern Peripheral Expressway | 12 km
- Noida-Greater Noida Expressway | 7 km
- NH-91 (Delhi–Aligarh Highway)
- 100m Wide Sector Roads (Greater Noida)



25 min

Jewar Airport

30 min

Noida Sec 18

60 min

Delhi (IGI)

90 min

Agra (YE)



WHY INVEST IN DEFENCE ENCLAVE-2?

₹5K→₹10K+

Land Price/sqft by 2030

100% appreciation potential

20.5%

Annual Price Growth

Sector 17A corridor 2023-24

Phase-1

Jewar Airport OPEN

Commercial flights from Jun 2026

₹18,000 Cr

Investment in GB Nagar

2 lakh+ jobs being created



Freehold Land

Full ownership rights — no lease, no restrictions



Airport Proximity

Jewar International Airport now operational — 25 min



Wide 100M Roads

Greater Noida planned road network — zero congestion



Education Corridor

Surrounded by 10+ top universities — rental demand guaranteed



Planned City

GNIDA development — structured growth, no encroachments



Proven ROI

Land prices doubled since 2020 — set to double again by 2030

CONTACT US TODAY

NEO URBAN HOMES

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Your Dream. Your Land. Your Future with Neo Urban Homes.