BOOTES
INDIA'S FIRST
NET ZERO DEVELOPER

ALIVA
AT
ASPIRE LEISURE VALLEY

BOOTES ASPIRE
LEISURE VALLEY SECTOR-1,
TECHZONE 4.

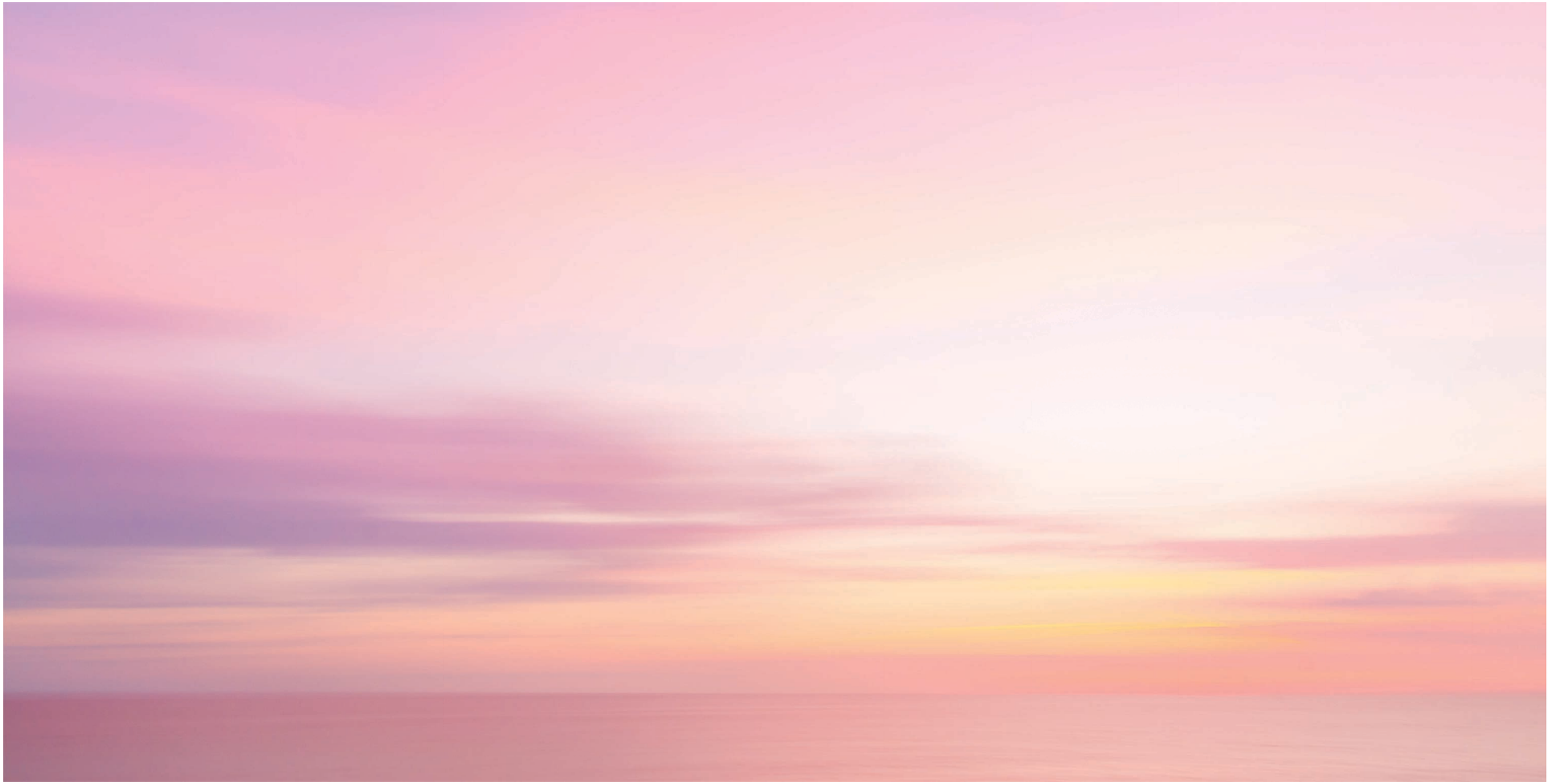
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BOOTES
INDIA'S FIRST NET ZERO DEVELOPER

S T A Y

CLOSE

ALIVA
AT
ASPIRE LEISURE VALLEY





STAY CLOSE TO WHAT YOU LOVE

The people you want to see more often.

The morning swim that should not need a drive. The game that begins because the court is downstairs. The quiet hour that appears because there is a garden made for it. The workday that can continue without taking over the home. The evening that gathers three generations without first coordinating three journeys.

Bootes Aliva brings these possibilities into one living world.

Not to make life smaller.

To make more of it naturally available.

Stay Close



STAY CLOSE TO WHAT'S IMPORTANT

NCR opens an extraordinary world.

Ambition in Noida. Culture and connection in New Delhi. Enterprise in Gurugram. Good schools, trusted care, growing business districts and neighbourhoods that become more complete every year.

The opportunity is immense. The distance between its parts need not be. There is a finer way to live: from an address that keeps more directions open, in a neighbourhood where recreation, wellbeing, friendship, focus and family life do not have to wait for the weekend.

Morning laps. A proper school-day breakfast. Grandparents near enough for an ordinary evening. Children with room to discover who lives next door.

Discover closeness without compromise.

STAY CLOSE TO WHAT THE DAY WOULD OTHERWISE POSTPONE.

Growing distance is something that creeps up on us.

It is measured in the swim that keeps moving to tomorrow. The friend one means to call. The walk that one loses to traffic. The grandparents who become a Sunday plan.

The closer a possibility is, the less ceremony it requires.

At Bootes Aliva, life moves through four circles

more life, more often

THE REGION
More of NCR remains open to work, family and opportunity.

THE NEIGHBORHOOD
Education, healthcare, retail and daily needs form a useful local ecosystem.

THE DEVELOPMENT
Water, sport, gardens, play, wellbeing and community become part of the ordinary week.

THE HOME
Generous, study-led residences allow family life to gather without crowding out privacy.



ONE LIFE SHOULD NOT HAVE TO CHOOSE ONE SIDE OF NCR.

Three defining centres of NCR. Three different energies. Three relationships that matter to modern family life.

Bootes Aliva is located in Greater Noida West, with its strongest present relationship towards Noida and established access towards New Delhi. The developing DND-Faridabad-Sohna, FNG corridor is intended to strengthen the wider southern NCR connection towards Faridabad, Gurugram and Sohna.

That creates a rare strategic proposition: an address that looks in more than one direction. A more useful centre of gravity for a household whose work, family and future may not all sit on the same side of NCR.

NOIDA	THE STRONGEST CURRENT RELATIONSHIP. TAKES JUST 2-3 MINUTES THROUGH THE NOIDA EXPRESSWAY
NEW DELHI	CONNECTED THROUGH THE EXISTING ROAD NETWORK. KALINDI KUNJ TAKES JUST 30 MINUTES TO REACH.
GURUGRAM	A RELATIONSHIP EXPECTED TO STRENGTHEN AS THE SOUTHERN NCR MOBILITY NETWORK DEVELOPS. TO BE EXPECTED TO BE CUT DOWN TO 1 HOUR BY 2028.

FNG CORRIDOR
10 MINUTES

NOIDA AIRPORT
45 MINUTES AWAY

FARIDABAD
35 MINUTES AWAY

GHAZIABAD
15 MINUTES AWAY



A NEW LINE IS REDRAWING AN OLD COMPROMISE.

For years, NCR has often made households choose a side.

The DND-Faridabad-Sohna access-controlled corridor is under development as part of a larger mobility network intended to connect Delhi, Noida, Ghaziabad, Faridabad, Gurugram and Sohna.

Its engineering scale is significant: approximately 60 kilometres and six lanes of access-controlled infrastructure.

Its human possibility is greater.

A wider working radius. More directions kept open. Family and opportunity less likely to sit at opposite ends of the day.



APPROX. 60 KM

TOTAL CORRIDOR LENGTH.

SIX LANES

ACCESS-CONTROLLED INFRASTRUCTURE

CURRENT STATUS

UNDER DEVELOPMENT

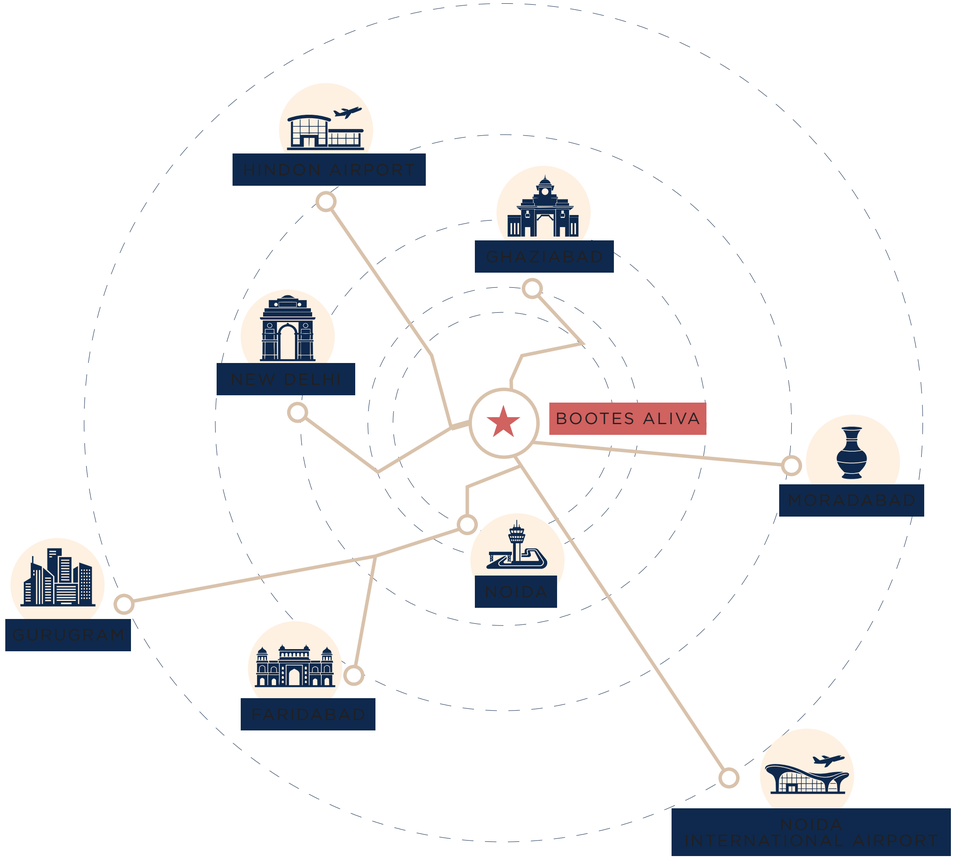
INTENDED REGIONAL RELATIONSHIP

DELHI / NOIDA / GHAZIABAD / FARIDABAD / GURUGRAM / SOHNA.

MORE DIRECTIONS OPEN.

MORE OF LIFE WITHIN REACH.

Most addresses bring one part of the region closer and leave the rest to negotiation. Here, New Delhi, Noida, Ghaziabad, Faridabad and Gurugram belong to a wider, more connected relationship, while Hindon Airport and Noida International Airport extend that reach beyond NCR. The value is not simply where the roads lead. It is how much more of life they allow to remain possible: work in one direction, family in another, a flight at short notice, an opportunity not yet imagined. From here, the region does not pull life apart. It opens around it.



Stay close to more of where life may take you

CLOSE ENOUGH FOR AN ORDINARY TUESDAY

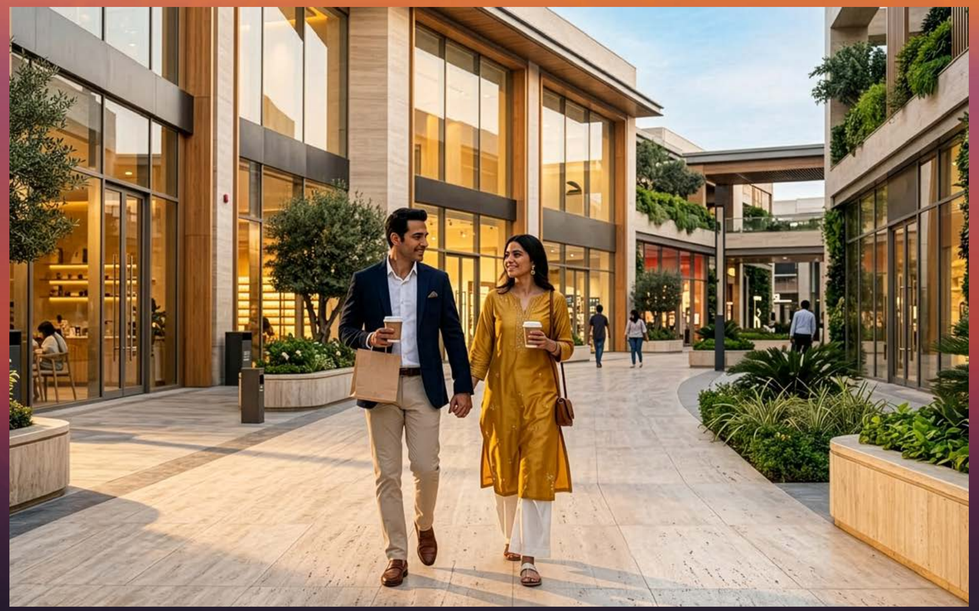
THE USEFUL NEIGHBOURHOOD

The most valuable convenience is often the plan made five minutes ago.

Coffee before work. A quick family meal. A cake collected on the way home. New glasses. A replacement charger. One forgotten school item that does not need to consume the evening.

Golden I, an operating mixed-use retail and technology mall in Tech Zone IV, sits exceptionally close to the Bootes Aliva. Its current brand mix includes Apple, Samsung, McDonald's, Starbucks, KFC, Domino's, Pizza Hut, Costa Coffee and many more.

The wider Greater Noida West neighbourhood adds groceries, dining, cinema, gaming, fashion and home retail through destinations including Gaur City Mall and the Sector 4 retail cluster with almost every imaginable brand within a few minutes distance





PRACTICALLY NEXT DOOR - GOLDEN I – 400 mtrs

STARBUCKS / MCDONALD'S / KFC / THEOBROMA / CROMA / LENSKART.

FOR THE FULLER OUTING - GAUR CITY MALL AND SECTOR 4

SHOPPING / DINING / CINEMA / GAMING / GROCERIES / FASHION / HOME.

EVERYTHING THE DAY ASKS OF YOU. CLOSER TOGETHER.

EDUCATION, CARE AND OPPORTUNITY

A complete neighbourhood is not defined by one landmark.

Around Bootes Aliva, a growing local and regional ecosystem brings together established schools, healthcare, business districts and larger retail destinations.

Families can consider CBSE and Cambridge education across institutions in Tech Zone IV and Greater Noida West. Yatharth Super Speciality Hospital operates in Sector 1, with Sarvodaya Hospital adding wider local choice and Fortis Noida and Kailash Greater Noida extending the regional care network.

Across Greater Noida and Noida, operating and developing campuses in technology, professional services, electronics, manufacturing and digital infrastructure are ever increasing employment opportunities.



LEARN

PACIFIC WORLD / THE SHRI RAM UNIVERSAL / SARVOTTAM INTERNATIONAL / ST. XAVIER'S / GAURS INTERNATIONAL.

CARE

YATHARTH / SARVODAYA / FORTIS NOIDA / KAILASH GREATER NOIDA.

WORK

YOTTA D1 / ADOBE / HCLTECH / GENPACT / SAMSUNG / OPPO

GO OUT

GOLDEN I / GAUR CITY MALL / SECTOR 4 RETAIL CLUSTER







THE CLUBHOUSE

THE HEART OF THE GREENS.

THE CENTRE OF YOUR DAY.

A 46400 SQ. FT. CLUBHOUSE,
SET WITHIN THE CENTRAL GREENS,
BESIDE THE SWIMMING POOL.

Some places become part of the day almost without asking.
The coffee after a swim. The familiar face on the way to a class. The evening that begins with a quick hello and ends with another chair pulled up.
At the heart of Aspire Leisure Valley, the clubhouse gives these moments a generous home. Its oval form sits within the landscape, bringing three levels of leisure, wellbeing and everyday companionship into one inviting destination.
Somewhere to arrive with a plan. Somewhere to discover one.

46400 SQ. FT. OF CLUB SPACE

THREE LEVELS OF EXPERIENCES

CENTRAL GREENS AND POOLSIDE SETTING

Stay close to the life of the neighbourhood



MOVE AND RESTORE

A STRONGER MORNING.

A SOFTER LANDING.

There is a particular pleasure in giving the first hour of the day to yourself. A workout in the gym. A yoga practice that settles the mind. Music, movement and the shared energy of a dance or Zumba session. Later, time at the salon or spa to let the pace soften. The clubhouse's first floor brings these different rhythms together, with dedicated spaces for fitness, studio movement and personal care. Outside, the pool and surrounding greens extend the possibilities for a morning that feels well spent. With so much close at hand, taking care of yourself can find a place in the ordinary week.

FIRST FLOOR

- GYM AND CHANGING FACILITIES
- YOGA SPACE
- AEROBICS, ZUMBA AND DANCE STUDIO
- SALON AND SPA

Stay close to your own good rhythm.



MEET AND CELEBRATE

COME FOR A COFFEE.

BECOME PART OF THE PLACE.

The best social spaces leave room for the unexpected. A neighbour joins your table. A conversation carries on after class. A birthday brings the family together, and familiar surroundings become the setting for something memorable.

On the podium level, a double-height entrance lobby opens the welcome. A double-height cafe and landscaped interior create space for the everyday meeting; the ballroom and multipurpose area give larger occasions a home of their own, supported by a dedicated kitchen. Whether it is two people finding an hour or a family marking a milestone, there is room for the occasion to unfold.

PODIUM LEVEL

- DOUBLE-HEIGHT ARRIVAL LOBBY
- DOUBLE-HEIGHT CAFE WITH LANDSCAPED INTERIOR
- BALLROOM AND MULTIPURPOSE AREA WITH KITCHEN

Everyday support. The podium plan also includes grocery, creche and clinic/pharmacy spaces.

Stay close to familiar faces.

Make room for new ones.



PLAY AND LINGER

MAKE AN EVENING OF IT.

STAY CLOSE TO HOME.

One more game. Something to eat. A film everyone finally agrees on.

On the clubhouse's second floor, a theatre, table tennis, an amusement area and food-court seating put several ways to spend an evening within the same address. A quick game can turn into dinner. Dinner can turn into a film. Different generations can follow their own interests, then find one another again over a shared table.

These are the plans that make a place feel lived in: simple, repeatable pleasures that become part of the family story. And when the evening is over, home is still close.

SECOND FLOOR

- THEATRE/CINEPLEX WITH TICKET AND CAFE AREA
- TABLE TENNIS
- AMUSEMENT AND GAMES AREA
- FOOD-COURT SEATING AND SERVICE AREA

A little more going out.

A lot more belonging.

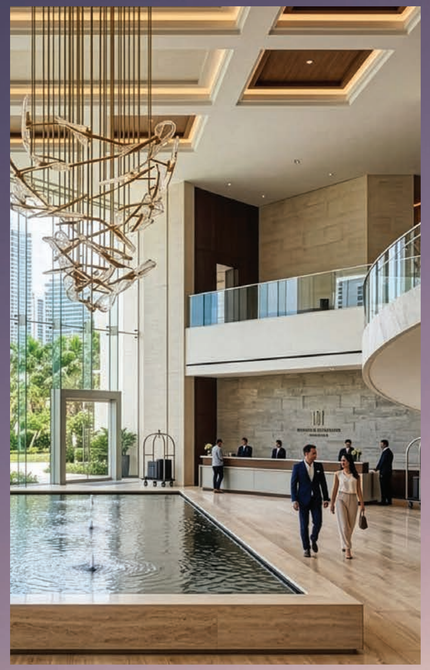


THE REAL DESTINATION IS THE LIFE INSIDE

Bootes Aliva is conceived as more than a collection of residences with amenities attached.

It is a living ecosystem designed around the different ways a day needs to feel.
Alive when the body wants movement. Quiet when the mind needs space. Sociable when neighbours become friends. Generous when the family gathers. Private when one person needs the room to be entirely their own.

Across landscape, water, sport, play, wellbeing, community and high-performance residential thinking, the development brings more reasons to step out and more reasons to come home.



DOUBLE HEIGHT GRAND ENTRANCE LOBY

306 PROPOSED RESIDENCES.

TWIN PODIUM+39 RESIDENTIAL TOWERS.

3 BHK + STUDY + 4T

4 BHK + STUDY + 5T





EVEN THE AIR HAS BEEN THOUGHT THROUGH.

HEALTH FIRST ENGINEERING

The most valuable comforts are often the ones that work quietly. Air that feels considered. Water that can be monitored. A home that responds intelligently. Cooling and heating designed for steadier everyday comfort.

BOOTES ALIVA proposes to have a health-first performance for the new residences: mechanical fresh-air ventilation intended to maintain indoor AQI below 50, live water monitoring, advanced home automation and VRV air-conditioning.

These are not technologies to admire from a specification sheet. They are intended to make the home look after the people within it, hour after hour. Because wellbeing is not only the hour spent in a gym. It is the quality of the home during all the hours in between.





BREATHE

PROPOSED MECHANICAL VENTILATION AND INDOOR AQI PERFORMANCE TARGET

KNOW

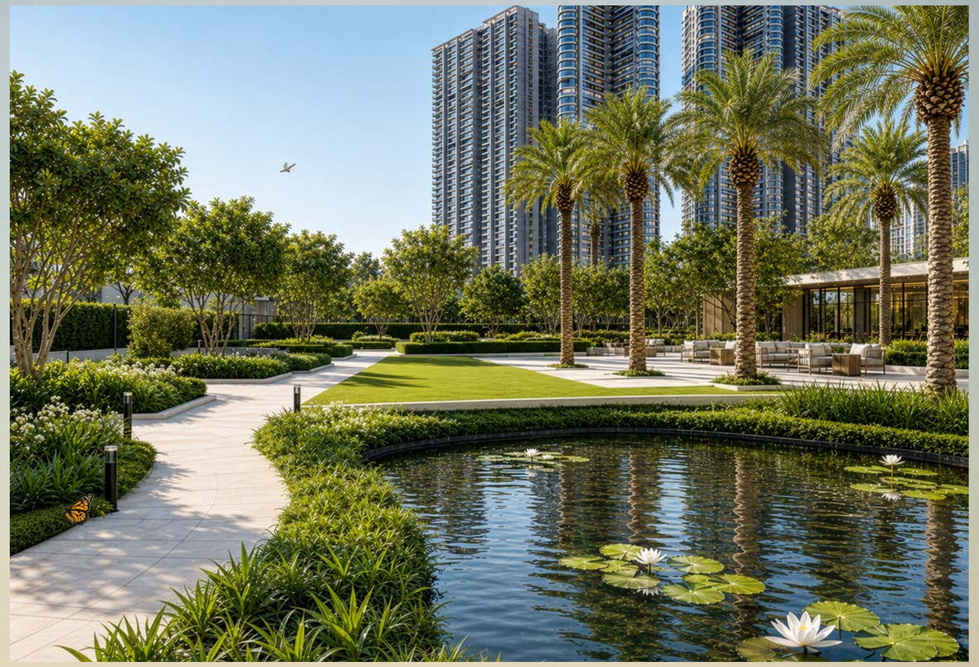
PROPOSED LIVE WATER-QUALITY AND USAGE MONITORING.

ADAPT

PROPOSED BOOTES ADVANCED HOME AUTOMATION.

COMFORT

PROPOSED VRV AIR-CONDITIONING FOR ZONED HEATING AND COOLING.



HERE, GREEN DOES MORE THAN LOOK GREEN.

INTERACTIVE AND GREEN ZONES

One garden can be beautiful. Many kinds of green can change the texture of a life.

A nature walk for mornings that need a slower beginning. A reflexology path for a few deliberate minutes. A butterfly and bird garden that gives children something living to notice.

The Bootes Aliva landscape includes a central green, flower and herb gardens, a lily pond, palm court, theme and urban gardens, manicured landscape, a nature walk, reflexology garden, birds and butterfly planting, pergolas and a pets park. Not one ornamental lawn asked to do everything. A landscape with different reasons to return.

Every shade of green has a different job.

WANDER

NATURE WALK / MANICURED LANDSCAPE / PALM COURT.

NOTICE

BIRD AND BUTTERFLY GARDEN / FLOWER GARDEN / LILY POND.

RESTORE

REFLEXOLOGY PATH / THEME GARDEN / QUIETER SEATING.

TAKE PART

HERB GARDEN / URBAN GARDEN / PETS PARK.







SOME DAYS CALL FOR LAPS. SOME FOR LETTING GO.

AQUA ZONES

Water changes the temprament of a day. It can wake the body before the city does. Turn a hot afternoon into a childhood memory. Give conversation somewhere to linger. Or create a quieter edge to the landscape without asking anyone to do a thing.

The planned Aqua Zones bring together a swimming pool, kids' pool, deck, floating cabana, jacuzzi, fountain and gazebo. A lily pond extends that sense of coolness and pause into the landscape.

Water belongs to more than one mood. For training. For play. For recovery. For company. For the rare pleasure of doing very little, beautifully.



MOVEMENT SHOULD BEGIN AT THE FRONT DOOR. NOT AFTER A DRIVE.

SPORTS AND MOVEMENT

The hardest part of a routine is often getting to it. Here, the planned sports landscape brings a remarkable range of movement into the development: badminton, basketball, box cricket, lawn tennis, volleyball, table tennis, billiards, skating, jogging and open-air fitness.

That range matters because no two bodies ask for the same thing. One resident wants the discipline of a dawn run. Another wants a game with friends after work. A teenager wants speed. A child wants to try everything once. Someone else wants movement without competition and company without arrangement.

When activity is close, it needs less motivation, less planning and no second commute. It has a better chance of becoming habit.









FIND YOUR RHYTHM

JOGGING TRACK / OPEN-AIR GYM.

PLAY THE POINT

BADMINTON / LAWN TENNIS / TABLE TENNIS / BILLIARDS.

BRING THE TEAM

BASKETBALL / VOLLEYBALL / BOX CRICKET.

MOVE DIFFERENTLY

SKATING / INFORMAL PLAY.



NOT EVERY FORM OF PROGRESS NEEDS TO MOVE FAST.

WELLNESS AND QUIET

Some mornings need energy. Others need stillness before the day acquires its noise.

Planned yoga, Zumba and aerobics spaces allow movement to change with mood. A meditation hall offers quiet with a door around it. The nature walk, reflexology path, lily pond and gentler garden spaces extend wellbeing beyond one designated room.

Together, they make restoration less of an appointment and more of an available choice.

Ten minutes before breakfast. A class shared with neighbours. A deliberate walk after dinner. A place to sit until thought becomes clear again. Wellness is not a performance.

It is the ability to return to oneself, often.



ENERGISE
ZUMBA / AEROBICS /
OPEN-AIR FITNESS.

ALIGN
YOGA / REFLEXOLOGY

EXHALE
MEDITATION / NATURE WALK /
WATER-EDGE PAUSE.

GIVE CHILDHOOD SOMEWHERE LARGER THAN A SCREEN.

COMMUNITY

Children do not remember the amenity list.

They remember the place where they learned to skate. The game that carried on until the lights came on. The route to a friend's home they were finally allowed to walk without an adult. The afternoon they returned muddy, breathless and full of a story.

The planned play landscape includes a kids' play area, toddler development and play space, adventure play, Maze Runner, skating, courts, open lawns and gardens alive with birds and butterflies.

BEGIN
TODDLER DEVELOPMENT AND PLAY.

DISCOVER
GARDENS / MAZE / NATURE.

DARE
ADVENTURE PLAY / SKATING.

BELONG
COURTS / LAWNS / FRIENDSHIPS.



THE BEST NEIGHBOURS BEGIN AS FAMILIAR FACES.

COMMUNITY

Community rarely begins with a grand introduction. It begins with recognition. The person seen on the morning walk. The family whose child is always first to the court. The conversation that carries on after yoga. The extra chair brought across at a shared meal.

The planned banquet lawn, amphitheatre, multipurpose room, community cooking area, ladies' corner, pergolas and shared greens give those recognitions somewhere to deepen.

There is room for the organised occasion and the unplanned evening.
For celebration and repetition. For the event everyone attends, and the ordinary ritual that eventually matters more.



SEE
FAMILIAR ROUTINES.

MEET
CORNERS / GAMES / PERGOLAS / CLUB SPACES.

MAKE
COMMUNITY COOKING / SHARED INTERESTS.

CELEBRATE
AMPHITHEATRE / BANQUET LAWN / MULTIPURPOSE ROOM.



WHERE CONCENTRATION DOES NOT COMPETE WITH COMMOTION.

FOCUS, LEARNING AND WORK

Home now carries more kinds of work than ever before. The presentation that needs a professional setting. The school project that covers the dining table. The hour of reading that disappears when every room is doing two jobs at once. Bootes Aliva answers at two scales.

Within the amenity plan, co-working spaces and a library create places for focus beyond the apartment. Within the proposed residences, dedicated studies give work, learning and changing family needs a room of their own. One supports the household when home needs to stay home. The other keeps concentration close without letting it take over the living room. Together, they turn an increasingly important modern need into part of the plan, rather than an afterthought.

AT HOME

LIVING, DINING AND LARGE BALCONY RELATIONSHIP.

WITHIN THE DEVELOPMENT

CO-WORKING SPACE.

AWAY FROM NOISE

LIBRARY AND QUIETER ROOMS.

A PLAN THAT GIVES THE DAY SOMEWHERE TO BREATHE

MASTER PLAN

The official Bootes Aliva site plan does not reserve life for one clubhouse building.

It distributes possibility across podium and stilt levels: arrival, water, landscape, sport, play, gathering, quiet work and moments of retreat.

The pool sits inside the rhythm of morning. The track makes spontaneous walks possible. The garden offers more than a view from the tower. The library, co-working space and meditation areas are be close enough to become useful on any ordinary day.
The plan is not simply about fitting many things in.

It is about letting different lives unfold without competing for the same kind of space.







A neighbourhood of many moods. Held within one address.

ARRIVE
ENTRY PORTALS /
TOWER DROP-OFFS /
WATER FEATURES /
GRAND DOUBLE HEIGHT LOBBY

MOVE
JOGGING / COURTS /
SKATING / OPEN-AIR FITNESS

RESTORE
WATER / YOGA / MEDITATION /
REFLEXOLOGY / NATURE

DISCOVER
CHILDREN'S PLAY / ADVENTURE /
MAZE / BIODIVERSITY GARDENS

GATHER
CLUB / LAWNS / AMPHITHEATRE /
COMMUNITY DINING /
MULTIPURPOSE SPACES

RETREAT
LIBRARY / CO-WORKING /
SENIOR SPACES / QUIETER GARDENS







AN ECOSYSTEM OF EXCELLENCE

ALL THAT YOU LOVE.
ALL THAT YOU WANT.
ALL THAT YOU CAN IMAGINE.
ALL IN ONE PLACE.



	3BHK+STUDY+4T
	3BHK+STUDY+4T
	3BHK+2T
	2BHK+2T
	3BHK+STUDY+3T

5CORE-CLUSTER PLAN

FIVE HOMES. ONE THOUGHTFUL CORE.

A five-home cluster planned around the rhythm of family life: shared living at the centre, private bedrooms at the edges, and flexible spaces where the plan allows.

COME TOGETHER
Living, dining and balcony relationships.

FOCUS
Dedicated studies in selected home types.

LIVE APART, COMFORTABLY
Private bedroom zones and clear circulation.



A plan for the family you are. Space for the family you become.

COME TOGETHER
LIVING, DINING AND LARGE BALCONY RELATIONSHIP.

FOCUS
DEDICATED STUDY.

LIVE APART, COMFORTABLY
BEDROOM, BATHROOM AND CIRCULATION LOGIC.

1 - 3 B H K + S T U D Y + 4 T

THREE BEDROOMS.
A STUDY.
SPACE TO GROW.

A generous home with a central living and dining space, three private bedrooms, four toilets and a dedicated study. Broad balconies extend the everyday living experience outdoors.

WELCOME
Living, dining and balcony at the heart of the home.

ADAPT
A dedicated study for work, learning or quiet focus.

RETREAT
Three bedrooms planned for privacy.

CARPET AREA	**1609 SQ. FT.**
BALCONY AREA	**397 SQ. FT.**
BUILT-UP AREA INCLUDING BALCONY	**2170 SQ. FT.**
SUPER BUILT-UP AREA	**2753 SQ. FT.**



Together by choice.
Private by design.

WELCOME
GUEST ARRIVAL, LIVING, DINING
AND BALCONY RELATIONSHIP.

ADAPT
DEDICATED STUDY.

RETREAT
BEDROOM PRIVACY
ACROSS GENERATIONS.

2 - 3 B H K + S T U D Y + 4 T

A PLACE FOR FAMILY. A PLACE FOR YOURSELF.

Three bedrooms, four toilets and a separate study create a home that can hold togetherness and independence at once. The living and dining area opens towards generous balconies, while private rooms remain quietly set apart.

WELCOME
An open living and dining setting with balcony access.

ADAPT
A separate study with a purpose of its own.

RETREAT
Private bedrooms across the home.

CARPET AREA	**1627 SQ. FT.**
BALCONY AREA	**346 SQ. FT.**
BUILT-UP AREA INCLUDING BALCONY	**2142 SQ. FT.**
SUPER BUILT-UP AREA	**2733 SQ. FT.**



Together by choice.
Private by design.

WELCOME
GUEST ARRIVAL, LIVING, DINING AND BALCONY RELATIONSHIP.

ADAPT
DEDICATED STUDY.

RETREAT
BEDROOM PRIVACY ACROSS GENERATIONS.

3 - 3 B H K + 2 T

THREE BEDROOMS. SIMPLY WELL PLANNED.

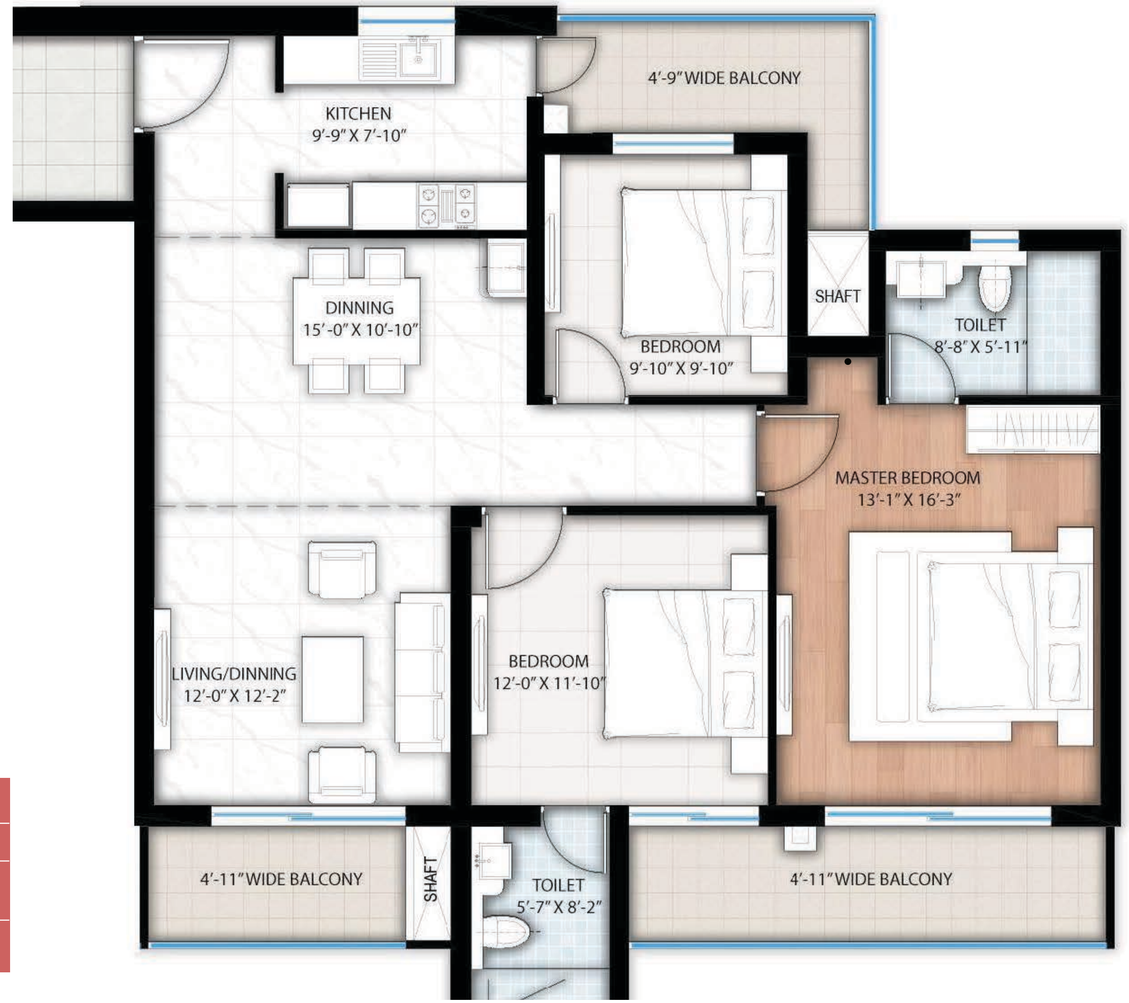
A practical three-bedroom home centred on a generous living and dining area. Three bedrooms, two toilets and connected balconies bring everyday comfort into an efficient layout.

COME TOGETHER
A central living and dining space for daily life.

OPEN OUT
Balconies connected to the home's main spaces.

LIVE EASILY
Three bedrooms and two toilets in a clear layout.

CARPET AREA	**1066 SQ. FT.**
BALCONY AREA	**222 SQ. FT.**
BUILT-UP AREA INCLUDING BALCONY	**1418 SQ. FT.**
SUPER BUILT-UP AREA	**1810 SQ. FT.**



Together by choice.
Private by design.

WELCOME
GUEST ARRIVAL, LIVING, DINING AND BALCONY RELATIONSHIP.

ADAPT
DEDICATED STUDY.

RETREAT
BEDROOM PRIVACY ACROSS GENERATIONS.

4 - 2BHK + 2T

TWO BEDROOMS. ROOM TO LIVE WELL.

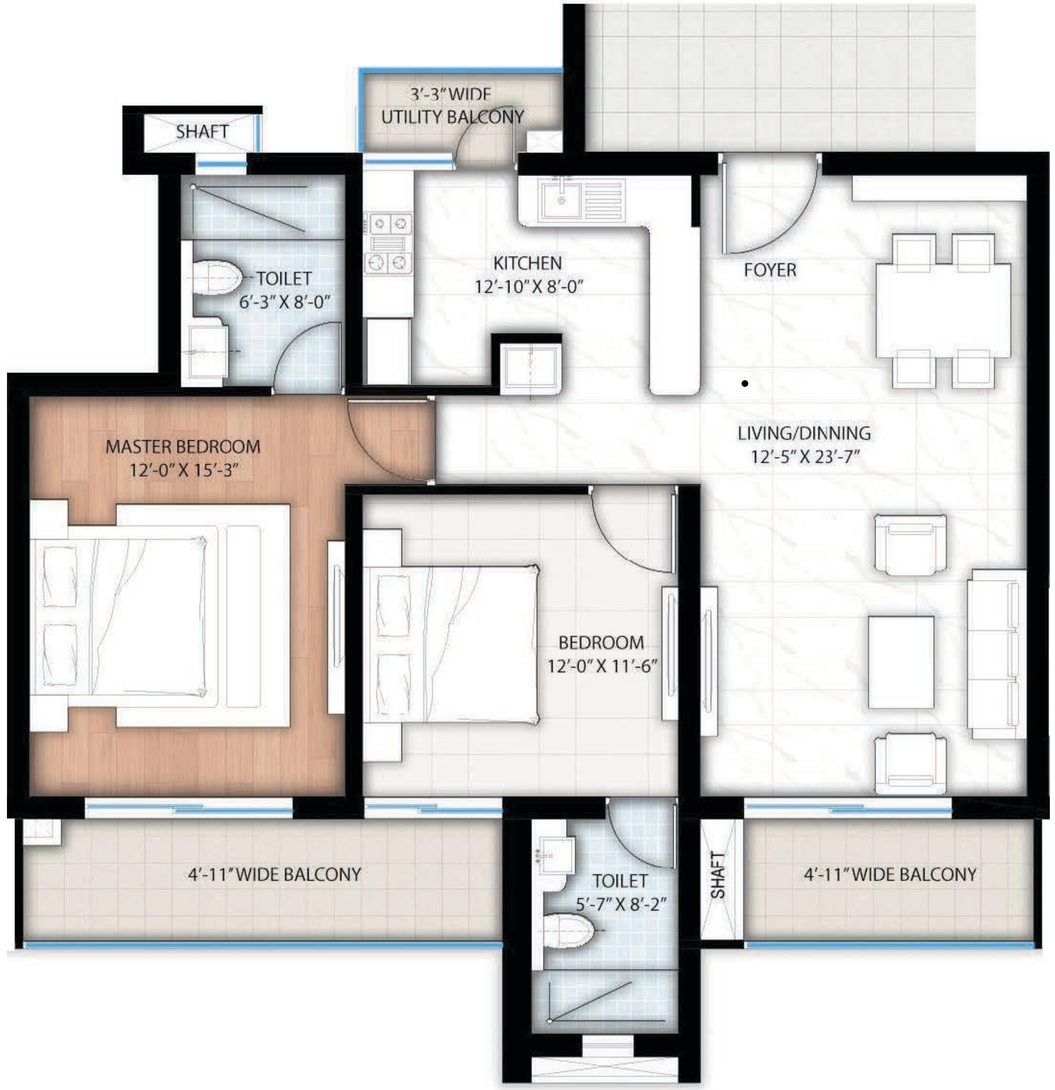
A spacious two-bedroom home with a large living and dining area, two toilets and generous balconies. Designed to keep shared moments open and private spaces comfortably separate.

COME TOGETHER
An expansive living and dining space.

OPEN OUT
Balconies that extend the home outdoors.

RETREAT
Two private bedrooms with two toilets.

CARPET AREA	**897 SQ. FT.**
BALCONY AREA	**171 SQ. FT.**
BUILT-UP AREA INCLUDING BALCONY	**1172 SQ. FT.**
SUPER BUILT-UP AREA	**1501 SQ. FT.**



Together by choice.
Private by design.

WELCOME
GUEST ARRIVAL, LIVING, DINING AND BALCONY RELATIONSHIP.

ADAPT
DEDICATED STUDY.

RETREAT
BEDROOM PRIVACY ACROSS GENERATIONS.

5-3BHK+STUDY+3T

THREE BEDROOMS. ONE ROOM FOR WHAT'S NEXT.

A three-bedroom home with three toilets and a dedicated study. The layout pairs a broad living and dining area with distinct bedroom zones, creating room for family time, focused work and privacy.

COME TOGETHER
A generous living and dining area for shared time.

ADAPT
A dedicated study for work, learning or leisure.

RETREAT
Three bedrooms planned with privacy in mind.



CARPET AREA	**1337 SQ. FT.**
BALCONY AREA	**269 SQ. FT.**
BUILT-UP AREA INCLUDING BALCONY	**1793 SQ. FT.**
SUPER BUILT-UP AREA	**2293 SQ. FT.**

Together by choice.
Private by design.

WELCOME
GUEST ARRIVAL, LIVING, DINING AND BALCONY RELATIONSHIP.

ADAPT
DEDICATED STUDY.

RETREAT
BEDROOM PRIVACY ACROSS GENERATIONS.

SPECIFICATIONS
APARTMENTS

RESIDENTIAL MATERIAL SPECIFICATIONS

Residential and common-area material specifications transcribed from the supplied brochure pages.

MASTER BEDROOM	
ELEMENT	**SPECIFICATION**
Flooring	Laminated wooden flooring
Wall	Premium acrylic emulsion paint
Ceiling	Premium acrylic emulsion paint
Door	Factory laminated flush door with frame

OTHER BEDROOMS	
ELEMENT	**SPECIFICATION**
Flooring	Vitrified tile
Wall	Premium acrylic emulsion paint
Ceiling	Premium acrylic emulsion paint
Door	Factory laminated flush door with frame
The source lists two identical Bedroom schedules; both are represented by the table above.	

DINING AND LIVING ROOM	
ELEMENT	**SPECIFICATION**
Flooring	Vitrified tile
Wall	Premium acrylic emulsion paint
Ceiling	Premium acrylic emulsion paint

SPECIFICATIONS
APARTMENTS

KITCHEN TOILET AND BALCONY

KITCHEN	
ELEMENT	**SPECIFICATION**
Flooring	Vitrified tile
Wall	Ceramic wall tile and plastic emulsion paint
Window (1)	UPVC frame with door
Ceiling	Aluminium grid false ceiling
Cooking platform	Quartz stone
Sink and cabinets	Modular kitchen with SS sink, CP fittings

TOILET	
ELEMENT	**SPECIFICATION**
Flooring	Anti-skid vitrified tile
Wall	Slim wall tile
Ceiling	Aluminium grid false ceiling
Door	Factory laminated flush door with frame

BALCONY	
ELEMENT	**SPECIFICATION**
Flooring	Anti-skid vitrified flooring
Wall	Premium acrylic emulsion paint
Ceiling [2]	Glass railing in aluminum extrude section
Door	UPVC sliding door cum window with clear glass

[1] The source labels this row Window but specifies a frame with door; retained as supplied.
[2] The source places the glass railing specification under Ceiling. This label requires confirmation; no balcony ceiling finish has been inferred.

SPECIFICATIONS
APARTMENTS

COMMON AREAS AND EXTERIOR

STAIRCASE	
ELEMENT	**SPECIFICATION**
Flooring	Granite stone
Wall	Premium acrylic emulsion paint
Ceiling	Premium acrylic emulsion paint
Railing	Duco painted MS railing

EXTERIOR WALL FINISH	
ELEMENT	**SPECIFICATION**
Paint	Quartz reinforced textured paint

LIFT LOBBIES	
ELEMENT	**SPECIFICATION**
Flooring Basement floor	Granite stone
Flooring GF and stilt floor	Italian marble
Flooring Typical floors	Combination of granite stone and vitrified tiles
Ceiling	Gypsum/POP false ceiling and premium acrylic emulsion paint

SOURCE AND QUALIFICATION

Transcribed from the two supplied brochure photographs, IMG_7964.HEIC and IMG_7963.HEIC. Capitalisation and punctuation have been standardised without changing the stated materials.

The source states that specifications are indicative and subject to change, revision or modification by the competent authorities or as directed by the court, without prior notice. Confirm current specifications with the company and relevant authorities before relying on them.





The sheen of a lobby matters once. The way a floor feels underfoot, a kitchen works during a crowded morning and a bedroom settles at night matters every day.

Laminated wooden flooring in principal bedrooms, vitrified flooring in other rooms, quartz kitchen platforms, modular cabinetry, UPVC openings, anti-skid balcony and toilet flooring, glass balcony railings, premium acrylic finishes and marble or granite in selected common areas.

VRV air-conditioning, home automation, live water monitoring, power backup, parking and club access. The final specification must bring every element into one exact contractual schedule.

Premium living is not a photograph of materials. It is how reliably they support the life placed upon them.

Beautiful where you notice it.
Thoughtful where you do not.

LIVE

BEDROOM,
LIVING AND
DINING FINISHES.

MAKE

QUARTZ AND
MODULAR KITCHEN WITH
CHIMNEY AND HOB

OPEN

UPVC/ALUMINIUM
DOUBLE GLAZED WINDOWS

RELY

PROPOSED CLIMATE,
AUTOMATION, WATER,
BACKUP AND
SECURITY SYSTEMS.



