

santur Aspira

Indulge in Luxury

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Sector 3, Gurugram
(3BHK/ 4BHK + Study + SR/ 6BHK + SR)

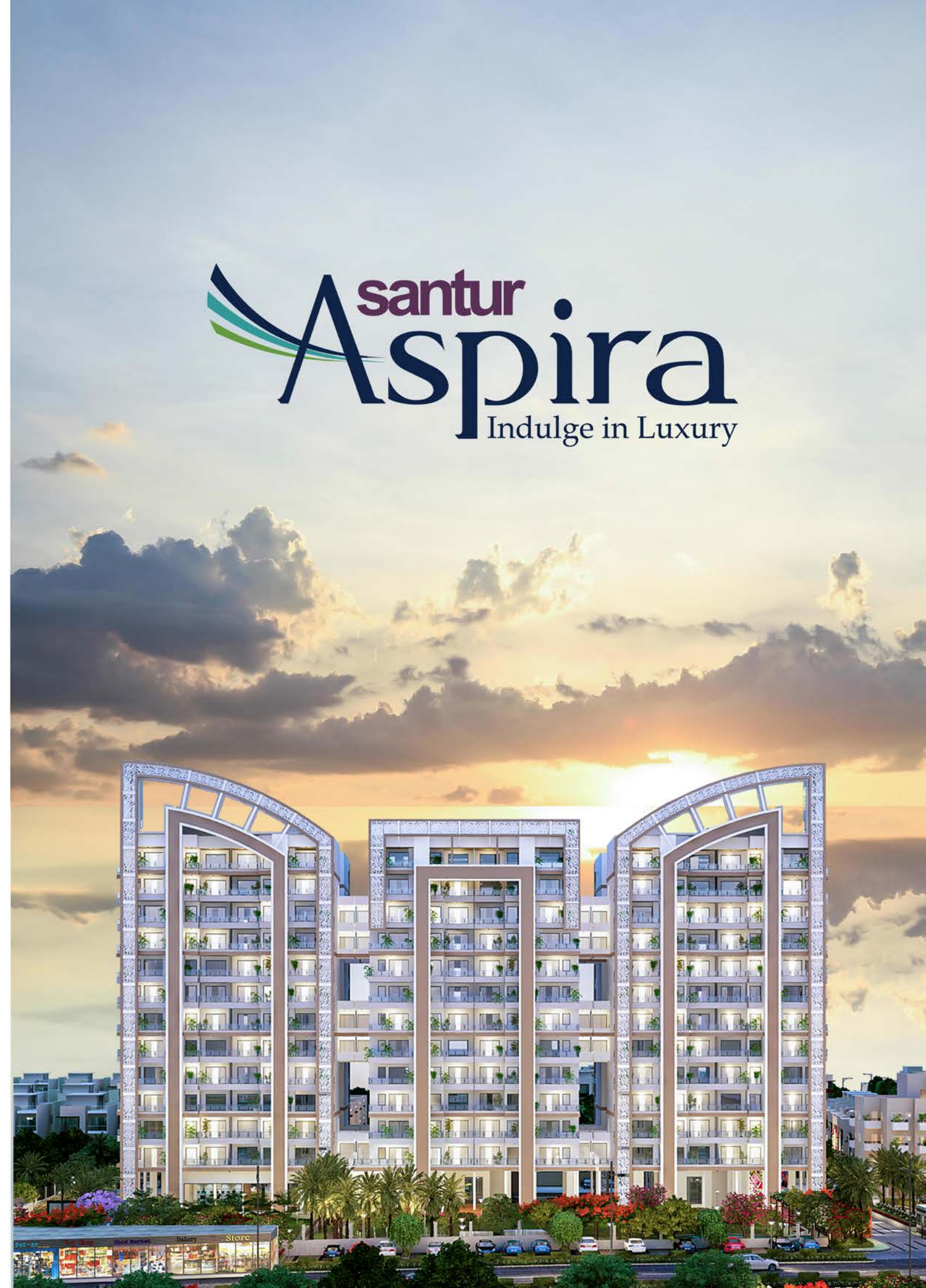
RERA Approved Project

Reg. No. 17 of 2019- (RC/ REP/ HARERA/ GGM/ 323/ 55/ 2019/ 17) dtd. 01/04/2019

SITE OFFICE: Santur Aspira, Near C-2 Block, Main Palam Vihar Road, Sector 3, Gurugram-122022
CORPORATE OFFICE: Santur Realtor Pvt. Ltd., E-6, Greater Kailash Part-1, New Delhi-110048
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**“WITH LUXURY NEVER SEEN BEFORE,
AN IDEA OF COMFORT AND LIFESTYLE
THAT WILL SET YOUR FEET ABOVE
THE CLOUDS”**

- “Aspira” is the new statement address for the intellectual elite who indulge in luxury living. A galore of modern luxuries and amenities await you at Aspira, well blended with an ecological ambience breathing life into your dream home.

**Total Number of Luxury Apartments = 138
(3BHK/ 4 BHK+Study+SR/ 6BHK+SR)**



AWAY FROM ALL CHAOS YET AT THE HEART OF GURUGRAM

- Santur Aspira, Sector 3, Gurugram is at the pinnacle of global cosmopolitan with a direct connectivity to Delhi.
- The project is located in the vicinity of multi-national offices for you to work and prosper.
- 🛍️ A multitude of malls, shopping & eateries surround the project for a wholesome living experience.
- 🎓 17 Schools within 15 mins radius
 - GEMS International School at 2 Mins
 - DPSG Starz Preschool at 3 Mins
- 🏥 Medical Facilities
 - Columbia Asia Hospital at 10 Mins
 - Metro Hospital at 10 Mins
- ✈️ Connectivity
 - Gurugram Railway Station at 10 Mins
 - Dwarka Expressway at 10 Mins
 - IGI Airport at 30 Mins
- 🚇 Proposed Metro Station at 2 Mins

"The iconic 3-tower elevation design with modern jaalis, sets Aspira apart from other housing complexes in the city"



INTERNATIONAL STYLE FRONT ELEVATION

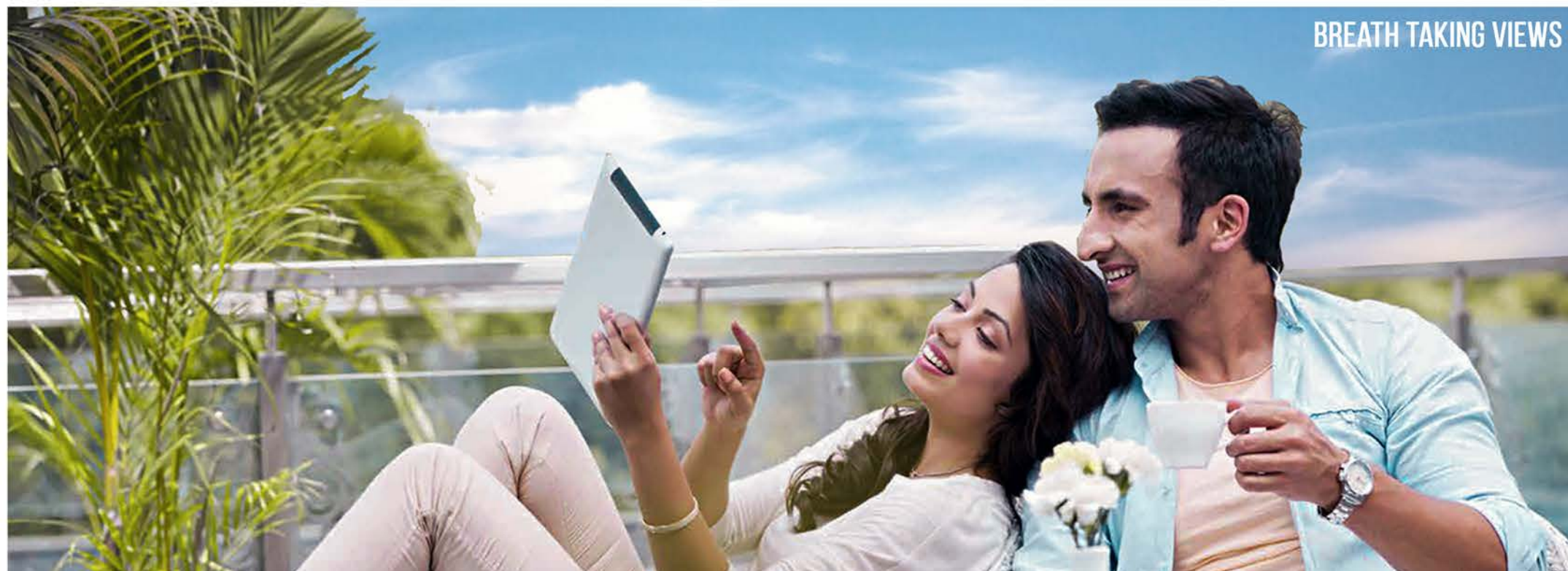


LOW RISE SURROUNDINGS

Ample sunlight & ventilation

SANTUR ASPIRA IS A STATEMENT ADDRESS WHERE ARCHITECTURE MEETS INTERNATIONAL AESTHETIC

- The iconic 3-tower elevation design with modern jaalis sets Aspira apart from other housing complexes in the city. The elevation is so strikingly unique that your dream home is gorgeous inside-out.
- The project is surrounded by low-rise development allowing
 - unobstructed windflow
 - panoramic views
 - ample sunlight
- The breathtaking views and gush of cool breeze refreshes your soul during the hot summer. While the warm winter sun kisses your skin as you enjoy a cup of hot tea at your balcony.



BREATH TAKING VIEWS



LEGEND

1. SECURE ENTRY
2. GAURD ROOM
3. WATER FEATURE/ WALL
4. SCULPTURE
5. BADMINTON COURT
6. OPEN SEATING AREA
7. SKATING RINK
8. SEATING WITH TRELLIS
9. KIDS PLAY AREA
10. TRELLIS
11. MEDITATION LAWN
12. MAIN LAWN
13. DRY DECK FOUNTAIN
14. POOL-SIDE LAWN
15. LAP POOL
16. LEISURE POOL
17. KIDS POOL
18. PORTAL FRAME
19. LOUNGERS & DECK
20. OPEN GYM
21. DECK AREA
22. GYM/ CLUB
23. CAFETERIA
24. INDOOR GAMES/ TT
25. DAILY NEEDS SHOP
26. EWS BLOCK
27. TOWER DROP-OFF
28. TOWER ENTRY LOBBY
29. VISITOR PARKING
30. SECURE EXIT

KEY PLAN



SITE LAYOUT PLAN

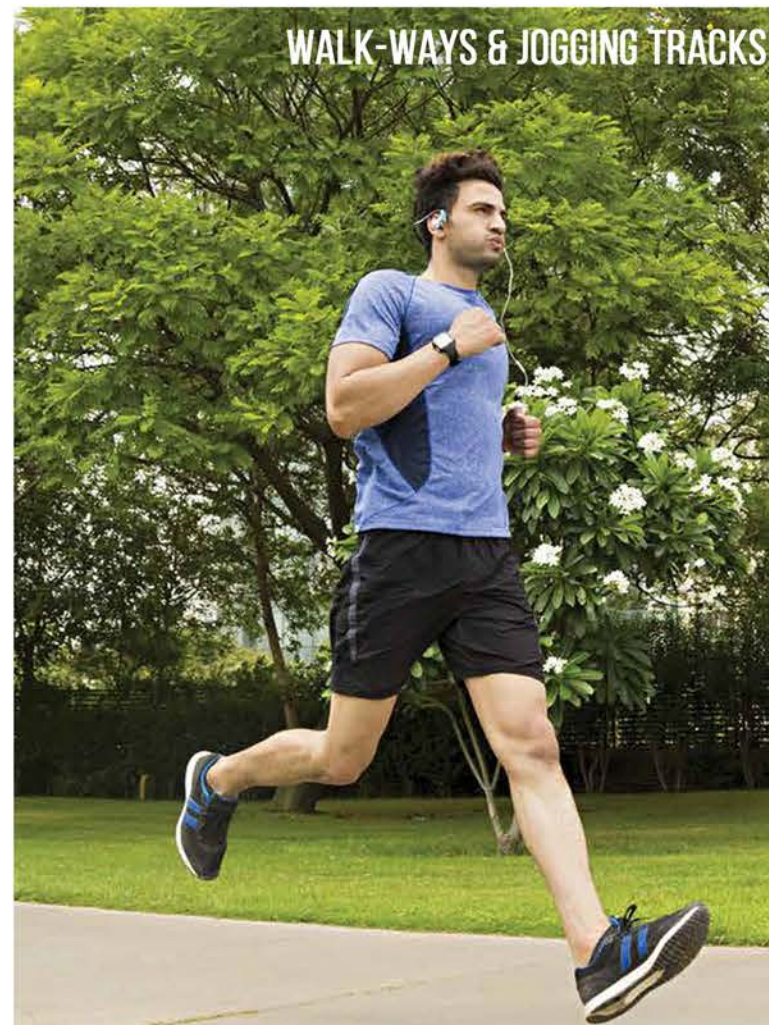
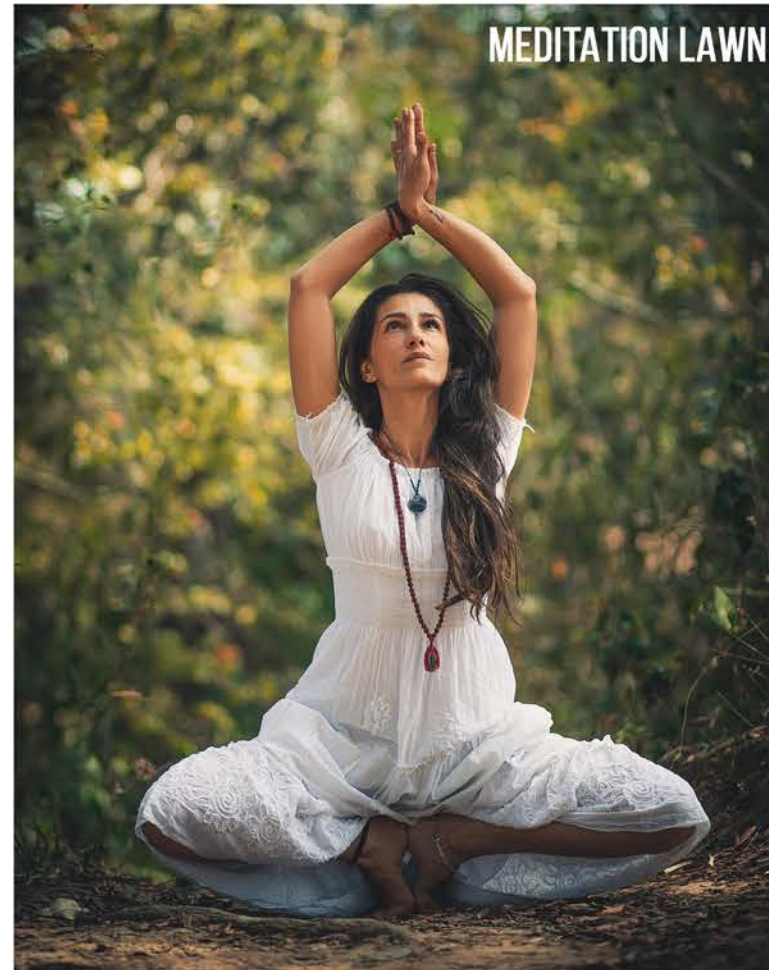
UNMATCHED LIFESTYLE WITH WORLD CLASS AMENITIES

Spectacular landscaped greens
directly & safely connected to
Gym • Swimming Pool • Club
100% traffic free zone





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VEHICLE-FREE LARGE SAFE GREEN EXPANSES

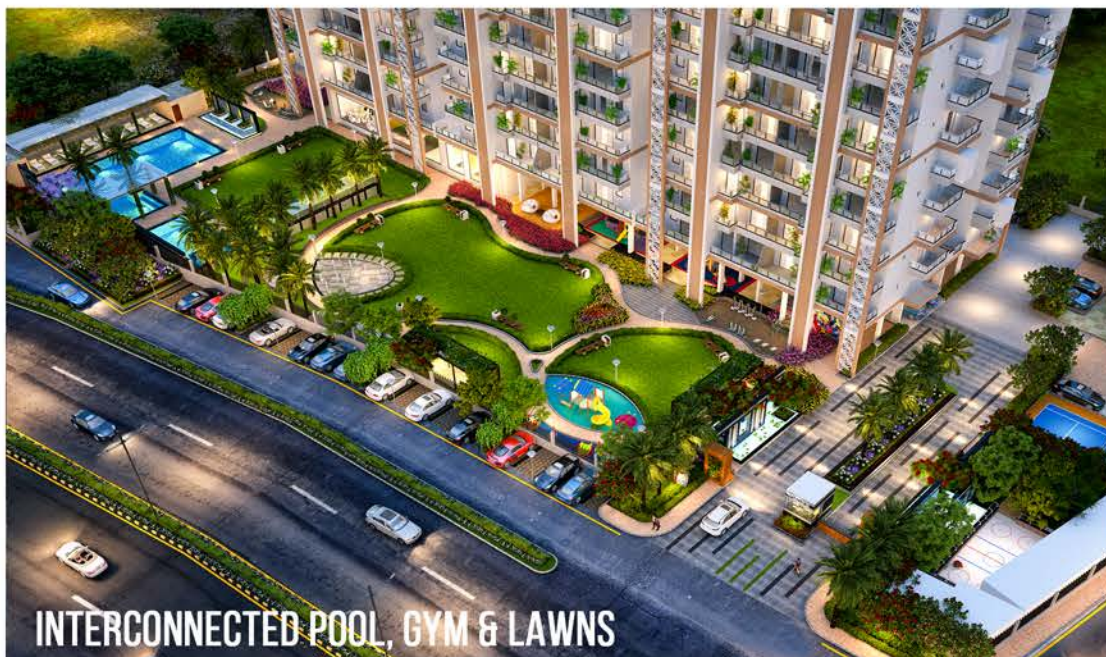
- Aspira has been awarded the “**GOLD**” green rating from the Ministry of Environment, Forest and Climate Change.
- Large vehicle-free green open spaces to keep our young & old generations safe & secure.
- 3-tier boundary plantation along the periphery to minimize dust, air pollution and noise pollution.
- The perfectly manicured gardens covered with a blanket of rich green foliage have:
 - pergolas & shaded sitting areas
 - water features & sculptures
 - walk ways & jogging tracks
- Double height stilts have been provided below all 3 towers for a sense of free flowing space.



WATER FEATURE & PERGOLA SIT-OUTS



DRY-DECK FOUNTAIN



INTERCONNECTED POOL, GYM & LAWNS



STRESSFREE & HAPPY LIFE

EXPERIENCE A HAPPY WHOLESOME LIFE AT ASPIRA

- Aspira is a small community with only 138 luxury apartments compared to 400-500 units elsewhere.
- Unlike the concrete jungles of gurgaon, Aspira offers "COHESIVE LIVING" where you know your neighbour for a sense of security.
- Each amenity shall have less number of users making it accessible to everyone.
- A peaceful & stressfree lifestyle where everyone co-exists in harmony.
- A wholesome fulfilling life with your loved ones awaits you at Aspira.



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EXPERIENCE A SENSE OF UBER GRANDEUR WHEN YOU ARRIVE

- Every tower has its own separate drop-off leading to a magnificent double-height air-conditioned glass reception foyer.
- Each tower lobby is equipped with 2 high-speed **mitsubishi** 15 passenger stainless-steel finish elevators.
 - 24 hour power backup
 - Easily transports furniture to your floor
 - Can fit stretchers for medical emergencies
- The splendid experience doesn't end at the Ground level with double height stilts.
- Each floor has a well designed entrance lobby with stylish false ceiling and ambient lighting, ensuring a warm welcome to each home.

Swimming Pool • Leisure Pool • Kids Pool • Lounging Decks

Privacy • Pool Lawn • Exclusivity



SWIMMING POOL VIEW



KID'S POOL WITH WATER SPOUTS



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TAKE THE PLUNGE AND FEEL THE SPLASH OF SUMMER

- Start your day with an invigorating dip in the stunning swimming pool or relax & unwind in the evenings at the leisure pool with deck.
- A separate pool for kids where they can learn the basics of swimming while enjoying the fun & frolic of the water spouts & spurts designed to keep them happily engaged.
- Shaded pergolas and portal frames at the pool deck have loungers for you to refresh your spirits in privacy and exclusivity.
- Pool side lawn to throw an eclectic party while enjoying snacks and drinks served from the club cafe.
- All your fitness needs are in one place with the swimming pool, gym & club- which are all interconnected and easily accessible.



LIMITLESS OPPORTUNITIES FOR AN ACTIVE LIFESTYLE - "OUTDOORS"

- A plethora of indoor & outdoor amenities help bring the community at Aspira together, providing a happy and healthy living environment.
- At Aspira, you have the opportunity to live the international lifestyle that you have always aspired to and truly deserve.

Landscaped Gardens • Water Features • Pergolas
Swimming Pool • Yoga • Seating Plazas • Sand Pits

Skating Rink • Badminton Court • Jogging Track
Open Gym • Swing Area • Rock Climbing Wall



AEROBICS/DANCE STUDIO



CLUB AND RESTAURANT



TODDLERS PLAY AREA



CONVENIENCE SHOPPING



TABLE TENNIS



GYMNASIUM

CELEBRATE THE JOYS OF LIFE AT ASPIRA'S ELEGANT SOCIAL SPACES

- Live, laugh & play- at Aspira, you have the opportunity to celebrate every moment of your life.
- The club/ gym/ swimming pools fulfil your need for a higher living style.
- The Multi-purpose hall can be the aerobics/ dance/ yoga studio to keep up your fitness routine.
- The well located multipurpose hall with outdoor deck & cafeteria is the perfect place to host private social functions and parties.

**Club • Gymnasium • Cafe • Convenience Shopping
Party Hall/ Dance Studio • Toddler's Play Area
Table Tennis**



COMPLETE FIRE-FIGHTING SYSTEM



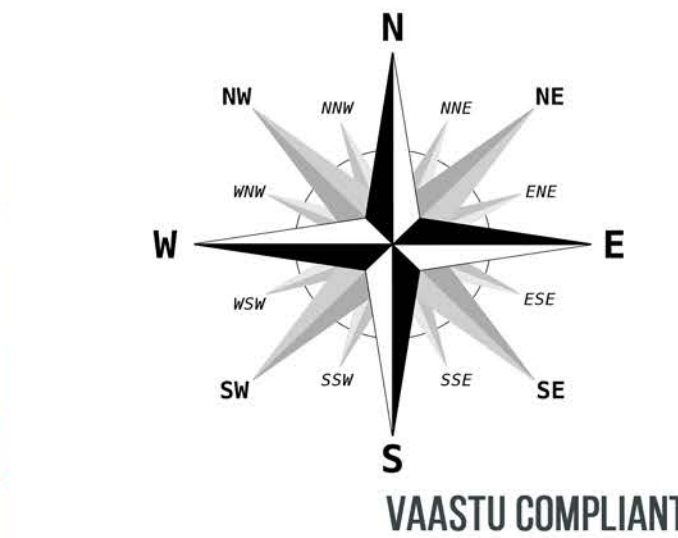
MULTI-TIER SECURITY



24-HOUR GAURD & CCTV



BASEMENT PARKING



VAASTU COMPLIANT



VISITOR PARKING

SAFE AND SECURE LIVING FOR YOUR LOVED ONES

- Vaastu compliance in the apartment design for your good health, prosperity and well being. Each flat has at least 2 bed positions and all toilet seats as per Vaastu.
- Maximum vehicular parking at the basement level. Double height basement allows for future mechanical parking expansion.
- Additional parking in open-air and stilts has been provided for your extra car.
- Adequate visitor parking has been safely provided outside the gated complex of the project.
- Multi-tier security systems with controlled access/ egress, 24 hr security gaurds & CCTV surveillance to keep you and your family safe
- Building structure is designed for the high seismic considerations of zone-IV making the building earthquake resistant.
- Synchronized fire-fighting system with sprinklers and smoke & heat detection system. The basement staircases have been pressurized for enhanced fire safety.



AT ASPIRA, LIVE AN ECO- FRIENDLY SUSTAINABLE LIFESTYLE

- With an environment friendly approach, we create an organic lifestyle today and weave a beautiful future for our children tomorrow.
- Solar powered LED lighting in all common areas to save electricity bills for you.
- Solar geysers provide 24-hour hot water supply in your kitchens.
- Optimised building design providing adequate daylight to reduce consumption of electricity by upto 50%.
- Rainwater harvesting for water efficiency.
- Zero discharge sewer treatment plant (STP) which saves upto 30% water bills & consumption.
- All towers equipped with garbage chutes for your convenience.



>10 FEET HIGH CEILING, 8 FEET HIGH DOORS/WINDOWS/SLIDERS, SPLIT AC PROVISIONS, ETHERNET ACCESS



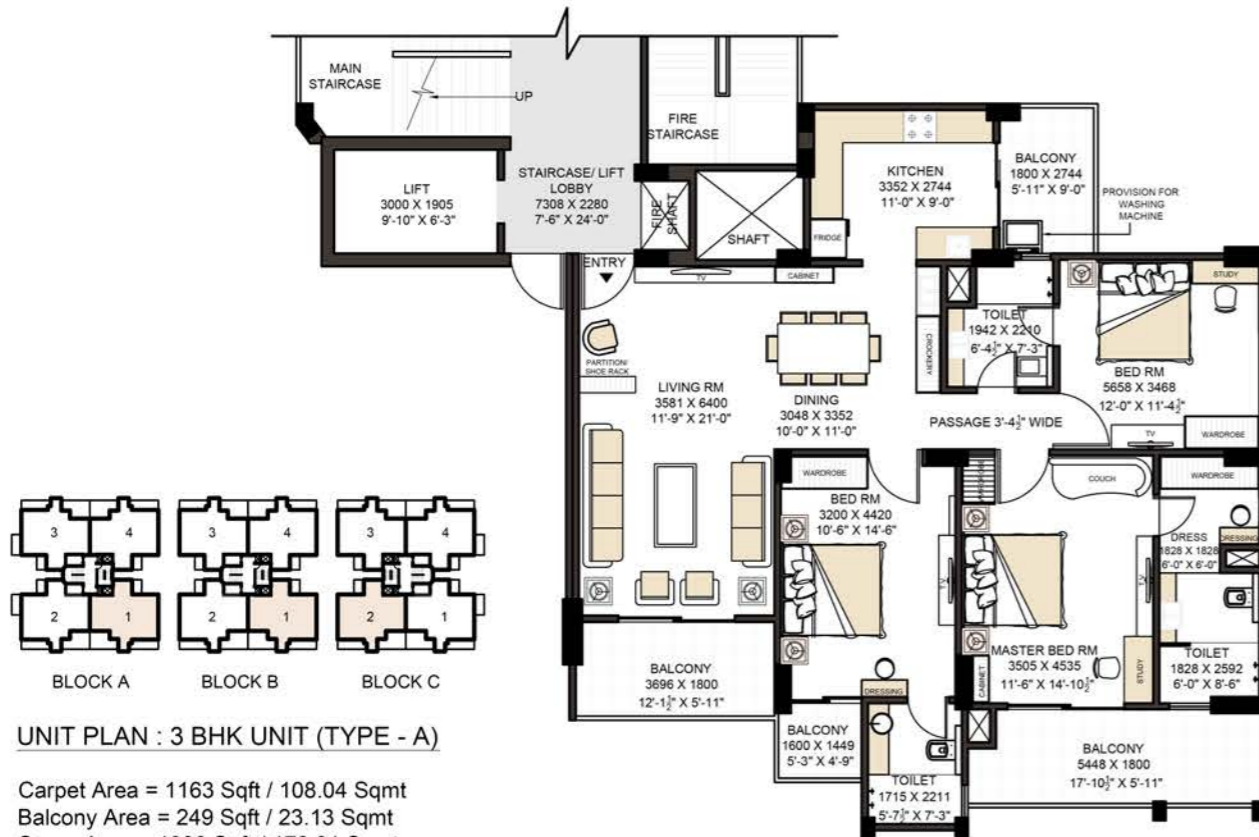
MODULAR KITCHEN & CHIMNEY WITH ATTACHED UTILITY BALCONY



PRE-FITTED BATHROOM VANITIES IN WPC

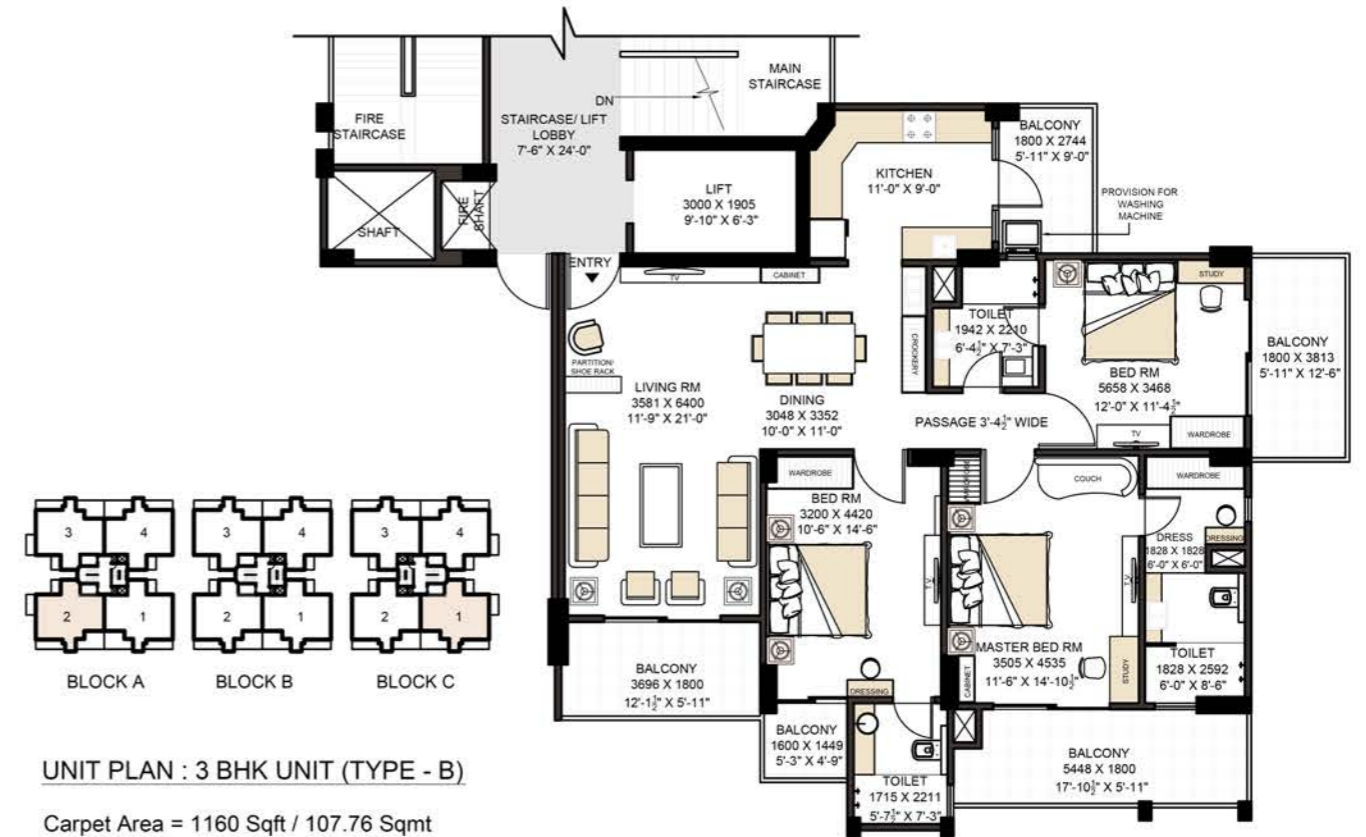
APARTMENT DESIGN FOR PEOPLE WHO APPRECIATE THE FINER THINGS

- Spacious rooms which are well lit and ventilated.
- Large attached balconies with every room having elegant glass and stainless steel railings.
- More than 10 feet floor to ceiling height allows you to undertake any interiors and false ceiling designs unrestricted.
- The 8 feet high windows/ doors/ sliders look elite and elegant. They also allow maximum daylight, air-circulation and panoramic views.
- Modular kitchen with state of the art design is with prefitted chimney in every apartment.
- The kitchen is connected to a large utility balcony for laundry and other service usages.
- Vanities provided in all bathrooms in WPC which is water and termite resistant.
- Split-AC provisions have been given in every apartment. All copper piping, electrical wiring and drain pipes have been pre-installed.
- Ready ethernet access in the apartment to keep your home smart.



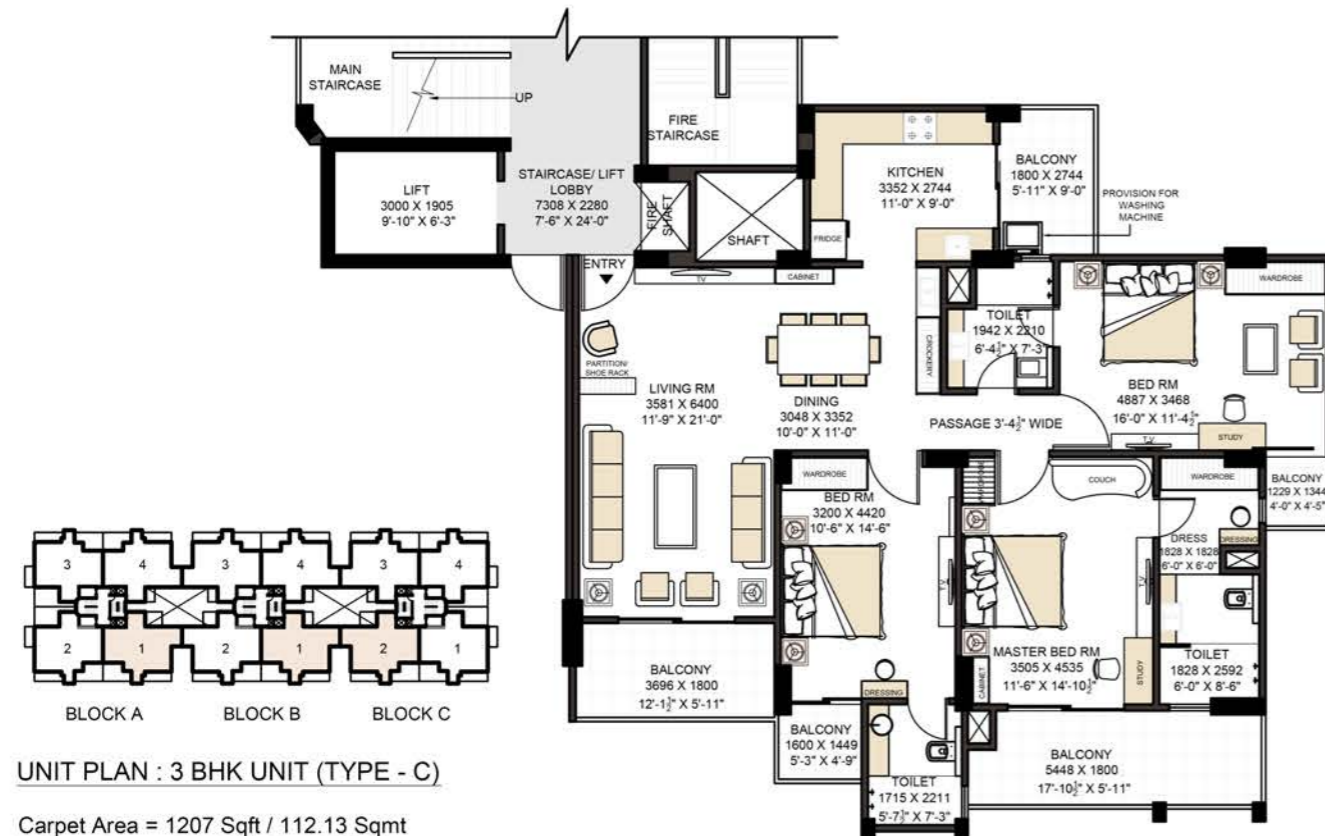
UNIT PLAN : 3 BHK UNIT (TYPE - A)

Carpet Area = 1163 Sqft / 108.04 Sqmt
Balcony Area = 249 Sqft / 23.13 Sqmt
Super Area = 1830 Sqft / 170.01 Sqmt



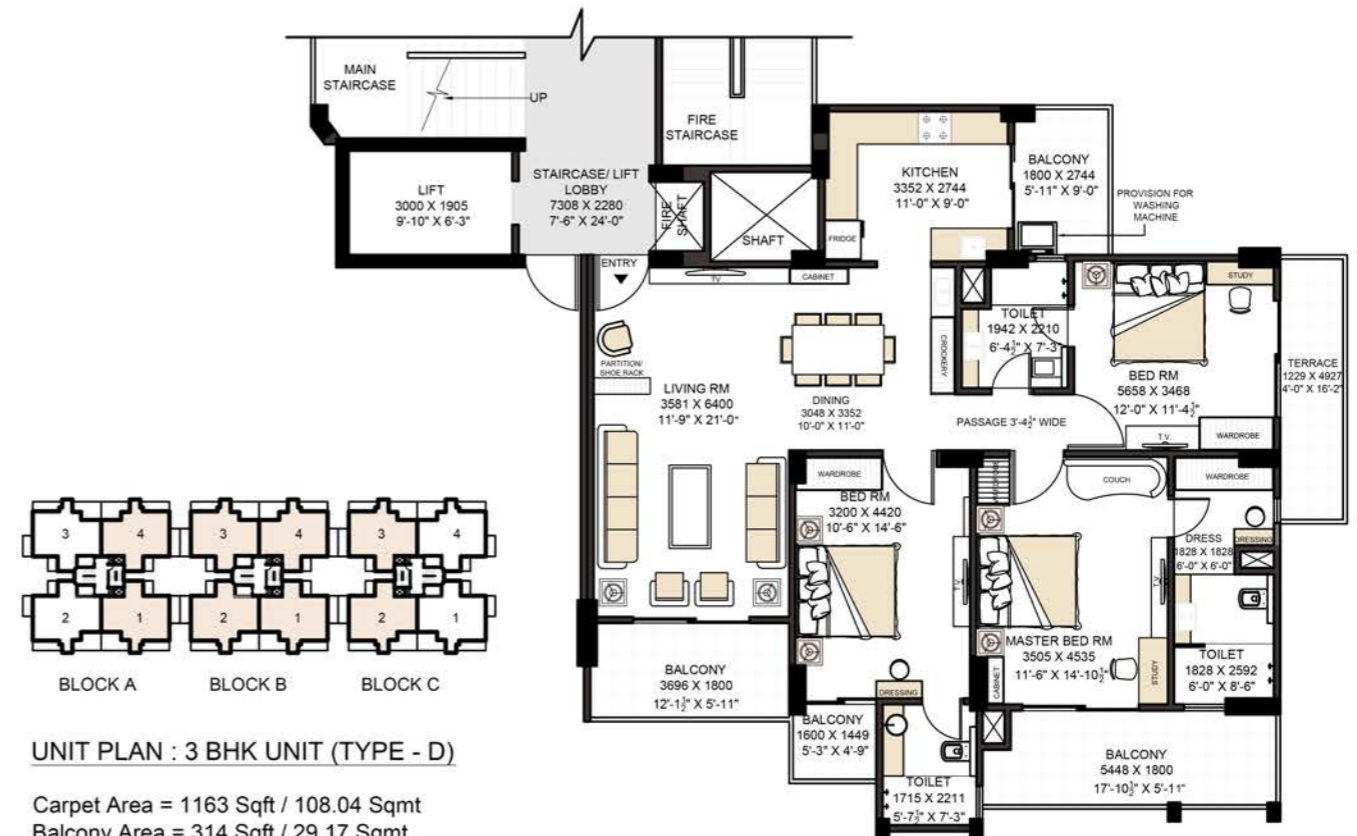
UNIT PLAN : 3 BHK UNIT (TYPE - B)

Carpet Area = 1160 Sqft / 107.76 Sqmt
Balcony Area = 322 Sqft / 29.91 Sqmt
Super Area = 1900 Sqft / 176.51 Sqmt



UNIT PLAN : 3 BHK UNIT (TYPE - C)

Carpet Area = 1207 Sqft / 112.13 Sqmt
Balcony Area = 267 Sqft / 24.80 Sqmt
Super Area = 1900 Sqft / 176.51 Sqmt



UNIT PLAN : 3 BHK UNIT (TYPE - D)

Carpet Area = 1163 Sqft / 108.04 Sqmt
Balcony Area = 314 Sqft / 29.17 Sqmt
Super Area = 1900 Sqft / 176.51 Sqmt

SPECIFICATIONS

● LIVING/ DINING	
Floor	Premium quality tiles in "Italian" stone finish 800 x 1600 mm
Walls	Acrylic emulsion paint finish on POP punning/ Gypsum
Ceiling	Acrylic emulsion paint finish on POP punning/ Gypsum
● MASTER BEDROOM/ DRESS ROOM	
Floor	Premium quality tiles in "Italian" stone finish
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint finish on POP punning/ Gypsum
● MASTER BATHROOM/ OTHER BATHROOMS	
Floor	Premium quality tiles
Walls	Premium quality tiles 600 x 1200 mm
Ceiling	Acrylic emulsion paint finish
Counters	Complete vanity unit with premium quality tile counter-top
Fixtures	Towel rail, toilet paper holder of standard make
Sanitaryware/ CP Fittings	Single lever CP fitting, health faucet, wash basin and concealed WC cistern of standard make
● BEDROOMS	
Floor	Premium quality tiles in "Italian" stone finish
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint finish on POP punning/ Gypsum
● DOORS	
Main Door (8' 0" High)	Both side laminated finish doors with engineered chaukhats
Internal Doors (8' High)	Both side laminated finish doors with engineered chaukhats

● KITCHEN	
Floor	Premium quality tiles
Walls	Premium quality tiles 2' above the counters & acrylic emulsion paint
Ceiling	Acrylic emulsion paint finish
Counters	Granite stone
Fixtures	Premium quality of CP fittings, sink
Kitchen Appliances	Modular Kitchen with chimney of standard make
● BALCONIES	
Floor	Heavy duty tile flooring
Walls	Oil bound paint finish
Ceiling	Oil bound paint finish
Railing	Stainless steel railings with glass
Utility Balcony	Attached to the kitchen
● EXTERNAL GLAZING	
Windows/ Glazing	Energy efficient clear glass with UPVC frames in all habitable areas Frosted glass in all toilets
● COMMON FACILITIES	
Project	Fire safe wiring in the apartment CCTV in the lift lobby, basement and misc entrances and exits Access control at boom barrier and tower lobby entrance Movement lighting sensors in basements Fire survival cables for basement ventilation fans 2 Mitsubishi high speed lifts 2.5 m/s (5 pax) in each tower Provision for split AC units in all apartments



OUR PROJECTS



GREEN COURT
10 Acre Group Housing (Sector 90, Gurugram)



SANTUR SILVER SPRINGS
Plotted Colony (Sector 35, Karnal)



PARIKRAMA
27 Acre Premium Housing (Sector 20, Panchkula)



SANGAM COURTYARD
Retail and F&B Mall with Multiplex (South Delhi)



SANTUR EUPHORIA (PROPOSED)
66 Acre Retail Mall (Sector 113, Gurugram)

A COMPANY THAT YOU CAN TRUST

Santur Group, founded by visionary professionals with broad experience in architecture, construction, engineering, management and marketing brings international quality and standards to the Indian real estate industry.

Since its inception, Santur's vision has been to seek out and provide the best possible real estate development solutions to our valued customers, clients, and stake-holders. We are proud to have delivered some of India's most coveted real estate projects in some of the most desirable locations in the country.

Superior quality and unique solutions are what Santur offers throughout its projects – from residential to retail & commercial- the experience of living the Santur lifestyle is unparalleled.

The Santur Group has been consistently delivering par excellence projects. In a very short period, Santur Group is credited with developing and delivering more than 5 million square feet in some of the most sought-after locations in Delhi, Gurgaon, Panchkula and Karnal.

THE ARCHITECT'S DESIGN VISION

Manish Jain, a director of the company is an award winning architect. He is an alumnus of School of Planning and Architecture (SPA), Delhi- the most prestigious institute of architecture in the country.

With over 30 years of experience and more than 300 projects in the fields of architecture, design, construction and management to his credit, he has passionately and sincerely designed this premiere project leaving no stone unturned. The design and construction hence have been undertaken without any compromises being made on quality, style and class.

His vision of creating an iconic structure is realised at Aspira with a very international post-modernistic bold form giving the building design an architecture which sets Aspira far apart from the other housing complexes in the vicinity.