



# ATULYA HEIGHTS

3&4 BHK PREMIUM APARTMENTS • VAISHALI

The Luxury collections



# Feel the magic of Unparalleled Luxury

Atulya Heights, the perfectly tuned homes... the real fusion of luxury and modernity...

It is surrounded by world-class entertainment hubs, shopping malls and all other modern infrastructure.

Atulya Heights in Vaishali offers an air of refined elegance. With its every inch filled with sophistication, its rich specifications make it a perfect place to live in.







- |   |  |   |
|---|--|---|
| <p><b>Shopping</b></p> <ul style="list-style-type: none"> <li>• Shopprix Mall</li> <li>• Mahagun Metro Mall</li> <li>• Ansal Plaza</li> <li>• EDM</li> <li>• Pacific Mall</li> </ul> <p><b>Hotels</b></p> <ul style="list-style-type: none"> <li>• Radisson Blu</li> <li>• Country Inn</li> <li>• Clarks Inn</li> </ul> | <p><b>Schools &amp; Institutes</b></p> <ul style="list-style-type: none"> <li>• K R Mangalam World School</li> <li>• Presidium</li> <li>• Delhi Public School</li> <li>• JKG International School</li> <li>• St. Francis School</li> <li>• Cambridge School</li> <li>• St. Thomas School</li> <li>• Amity International School</li> <li>• Seth Anantram Jaipuria School</li> <li>• Indraprastha Engineering College</li> <li>• Jaipuria Institute of Management</li> </ul> | <p><b>Hospitals</b></p> <ul style="list-style-type: none"> <li>• Max Super Speciality</li> <li>• Sarvodaya</li> <li>• Shanti Gopal</li> <li>• Yashoda Super Speciality</li> </ul> |
|---|--|---|

- Just 5 minutes drive from Anand Vihar Railway Station & ISBT.
- Adjacent to elevated road connecting NH-24 (Delhi) to NH-58 (Raj Nagar Extension) This toll-free road will cut the driving time drastically.
- Walking distance from Vaishali Metro Station







Unbeatable location  
amidst the most  
happening place

Atulya Heights is located in Vaishali, Ghaziabad and is hardly 5 Minutes drive from Delhi. That has made it a much sought-after locality in the National Capital Region. It's because of its appreciation of rates as compared to surrounding areas. Delhi Metro was extended to Vaishali in 2011 has been a boost to the connectivity of the area. It has become one of the fastest growing localities in the region. This has made the locality not only a hot property for investors looking at good returns but also an elegant place for peaceful living.



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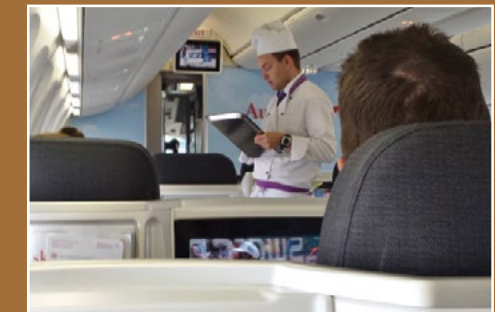


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## The Hottest Locality of the Hot City

Surely Vaishali has emerged as the hottest locality of the Hot City. Planned well and abounding in civic facilities, it has been developed by Ghaziabad Development Authority (GDA) which has painstakingly created the area from scratch to one of leading localities of Delhi and NCR. Abounding in world-class malls, hospitals, multiplexes, schools, parks and recreational zones, at Vaishali, everything is within walking distance.





Designed to  
mesmerize and built  
to last long

  
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Atulya Heights rise like a landmark and tower over the entire skyline of Vaishali. The exuding richness and contemporary aestheticism the edifice makes use of the latest building technologies. It surely be a head turner and will make for an enviable address. No doubt Atulya Heights will emerge as one of the finest apartment complexes in Delhi NCR.

- North-east facing plot.
- High-rise towers with choice of premium 3 and 4 Bedroom apartments.
- Air-conditioned Apartments (VRV Technology)
- Large airy rooms with maximum space.
- Stainless Steel Railing in Balconies
- Double basement and stilt parking.
- 100% Automatic Power Backup
- Complete modular kitchen with Hob, Chimney & R.O. System
- Centralized Gas Pipe Connections
- Designer Bathrooms with cubicle shower panel







# ATULYA HEIGHTS

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A magnificent 360-degree view of its tranquil surroundings, that's the way each home's balcony has been conceived. At Atulya heights, the interiors are an abode of serenity, where you would find solace after a hectic day of work. Built with the adage to bring nature inside your home you would get ample sunlight and ample natural breeze.



The layers of tranquility







## Expert Creations



**ATULYA  
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The design is contemporary with the right amount of space to move around and to spend joyous moments with your loved ones.

Your Atulya Heights is studded with VRV System. VRV, or Variable Refrigerant Volume, varies the refrigerant volume within the system to match the apartment's precise requirements at any moment. Only the minimum level of energy is required to ensure that each area maintains its set temperature, thus saving energy costs and reducing carbon emissions.





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Carrying on the theme of good times from the inside to the outside, Atulya Heights offers a habitat that has all the good things of life within its premises. To keep you safe is its 24x7 state-of-the-art security system. To keep you enjoying is its clubhouse and various sporting options. Complementing your stature Atulya Heights will no doubt will emerge as one of the finest apartment complexes in Delhi NCR.



A place to belong.







# ATULYA HEIGHTS

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CLUB ACME at ATULYA HEIGHTS is a kind of its own. We know that health and mental peace is the most important thing in today's fast pace lifestyle. So we give special attention to make the club. The entire first floor is dedicated to CLUB ACME. Here you could choose from a wide range of pampering activities that will help you lead an energetic, healthy and dynamic life.

- Swimming Pool
- Air-conditioned Gymnasium
- Spa, Steam & Sauna
- Multi-utility Hall • Yoga & Meditation Centre
- Indoor Games



Let the  
Good Times  
Roll







- 1 ENTRY / EXIT OF THE COMPLEX
- 2 ENTRANCE PLAZA
- 3 COMMERCIAL PLAZA
- 4 TOWER ENTRANCE
- 5 VISITORS CAR PARKING
6. TREADMILL SECTION IN CLUB
7. GYMNASIUM IN CLUB
8. COMMUNITY HALL

9. MINI THEATER
- 10 SAUNA AND SPA
- 11 SNOOKER TABLE
- 12 GAURD ROOM
- 13 RAMP TO REACH PARKING
- 14 POOL DECK
- 15 MAIN SWIMMING POOL WITH INFINITY EDGE
- 16 CLUB ENTRANCE





TYPE - 1  
4BHK+4TOILET+DRESS+S.ROOM+WC  
SUPER AREA : 2690 SQ. FT.



TYPE - 4  
4BHK+3TOILET+DRESSING  
SUPER AREA : 2285 SQ. FT.









# Winning Trust through Quality

ATULYA HEIGHTS, 3 & 4 Bedroom Luxury Condominiums at Vaishali, is promoted and developed by Deepsons India Private Limited. It goes without saying that we stand committed to our motto of delivering excellence in every spare of construction right from the stage of planning to timely delivery. Atulya Heights take care of all your luxury and necessities. 24x7 security services and round-the-clock water & power supply makes Atulya Heights a comfortable place to live in.





# Specifications

Disclaimer: Site Plans, All Floor Plans, Unit layout Plans, Areas, Dimensions, Specifications etc. are subject to change till final completion of the project by the sole discretion of the Company \*1 sq.mtr. = 10.764 sq.ft..

## DRAWING / DINING



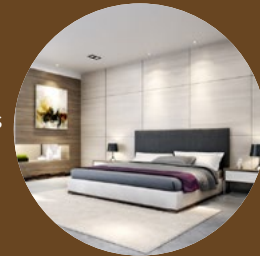
- WALLS** : Designer Concept paint with combination of texture/ wall paper & rich plastic emulsion paint.
- FLOOR** : Premium quality Italian Marble/ Vitrified Tiles Flooring.
- DOORS** : Door Height 8 ft Natural wood frame & Moulded Skin door.
- WINDOWS** : UPVC/ Powder coated aluminium Windows with glass.
- CEILINGS** : POP Running + OBD.
- ELECTRICAL FIXTURES & FITTINGS** : Modular Electric Switches, Lights in ceiling.
- OTHERS** : **VRV SYSTEM.**

## MASTER BEDROOM



- WALLS** : Designer Concept paint with combination of texture/ wall paper & rich plastic emulsion paint.
- FLOOR** : Laminated Wooden.
- DOORS** : Door Height 8 ft. Veneered/Membrane finished door.
- WINDOWS** : UPVC/ Powder coated aluminium Windows with glass.
- CEILINGS** : POP Running + OBD.
- ELECTRICAL FIXTURES & FITTINGS** : Modular Electric Switches, Lights in ceiling.
- OTHERS** : **VRV SYSTEM.**

## BEDROOMS



- WALLS** : Designer Concept paint with combination of texture/ wall paper & rich plastic emulsion paint.
- FLOOR** : Vitrified Tiles Flooring
- DOORS** : Door Height 8 ft Natural wood frame & Moulded Skin door.
- WINDOWS** : UPVC/ Powder coated aluminium Windows with glass
- CEILINGS** : POP Running + OBD.
- ELECTRICAL FIXTURES & FITTINGS** : Modular Electric Switches, Lights in ceiling.
- OTHERS** : **VRV SYSTEM.**

## KITCHEN



- WALLS** : Designer Concept paint with combination of texture/ wall paper & rich plastic emulsion paint.
- FLOOR** : High Quality Anti skid tiles
- DOORS** : Door Height 8 ft. Veneered/Membrane finished door.
- WINDOWS** : UPVC/ Powder coated aluminium Windows with glass.
- CEILINGS** : POP Running + OBD.
- ELECTRICAL FIXTURES & FITTINGS** : Modular Electric Switches, Lights in ceiling.
- OTHERS** : **VRV SYSTEM, HOB, ELECTRIC CHIMNEY, RO SYSTEM & GEYSER.**

## TOILETS



- WALLS** : Uptill 7' high quality ceramic tiles and rest rich plastic emulsion paint.
- FLOOR** : High Quality Anti skid tiles.
- DOORS** : Door Height 7 ft Natural wood frame & Moulded Skin door.
- WINDOWS** : UPVC/ Powder coated aluminium Windows with glass.
- CEILINGS** : POP Running + OBD.
- ELECTRICAL FIXTURES & FITTINGS** : Modular Electric Switches, Lights in ceiling.
- OTHERS** : **DESIGNER TOILET, CP FITTINGS & GEYSER**

## BALCONIES



- WALLS** : Designer Concept paint with combination of texture/ wall paper & rich plastic emulsion paint.
- FLOOR** : High Quality Anti skid tiles.
- DOORS** : UPVC/ Powder coated aluminium sliding door with tinted glass.
- WINDOWS** : UPVC/ Powder coated aluminium Windows with glass.
- CEILINGS** : POP Running + OBD.
- ELECTRICAL FIXTURES & FITTINGS** : Modular Electric Switches, Lights in ceiling.

## SERVANT ROOM



- WALLS** : Designer Concept paint with combination of texture/ wall paper & rich plastic emulsion paint.
- FLOOR** : High Quality Anti skid tiles .
- DOORS** : Door Height 8 ft Natural wood frame & Moulded Skin door.
- WINDOWS** : UPVC/ Powder coated aluminium Windows with glass.
- CEILINGS** : POP Running + OBD.
- ELECTRICAL FIXTURES & FITTINGS** : Modular Electric Switches, Lights in ceiling.

## UTILITY AREA



- FLOOR** : High Quality Anti skid tiles.





Come experience the life  
in new heights





**DS**

**DEEPSONS INDIA PVT. LTD.**

Site Office

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