



Return to
Romance

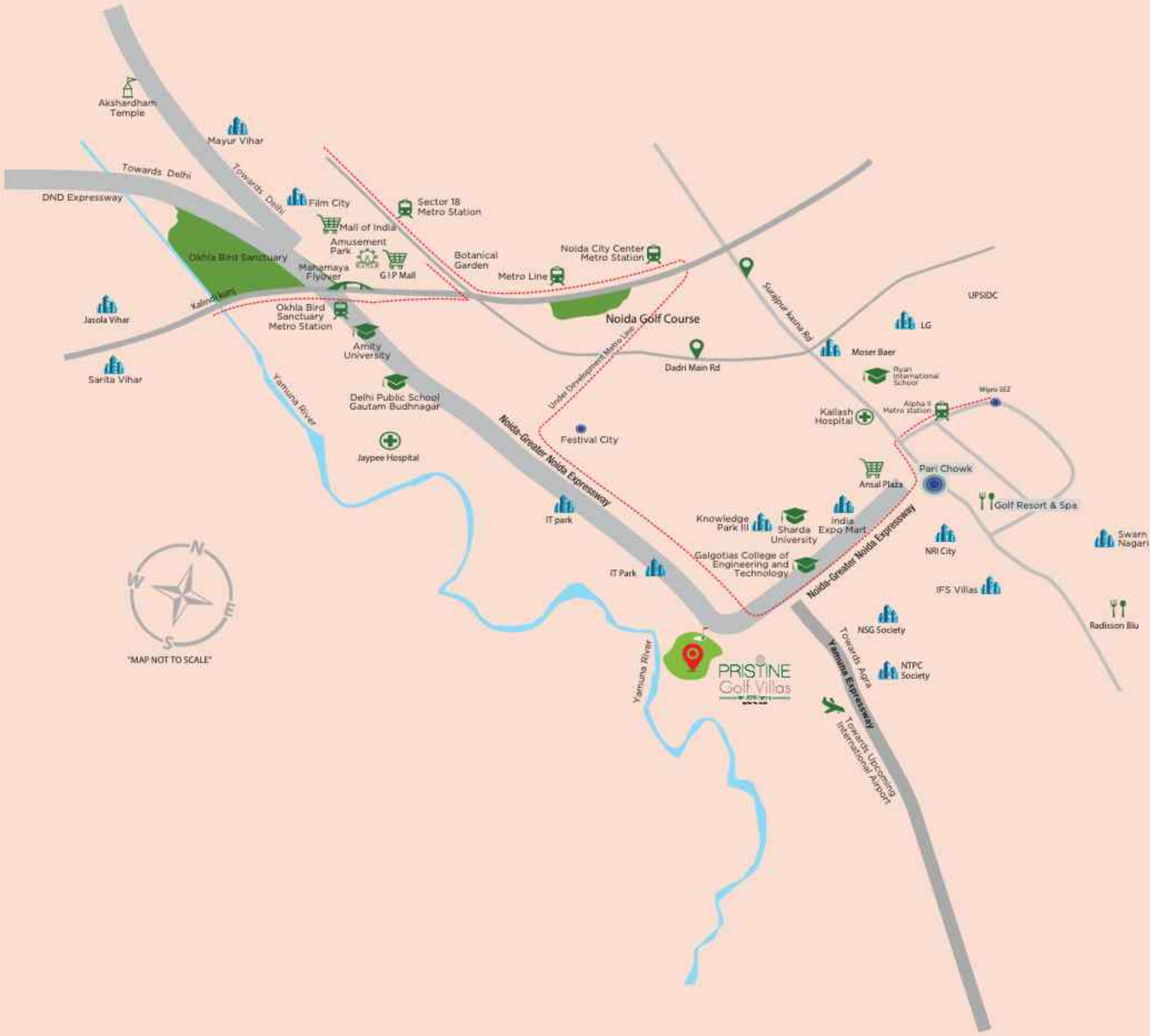


Villas where romance comes running back into life

Romance of space, time and leisure of your childhood. Life slows down when you stand and stare into the endless greens or when you watch the rain fall from your window. And that is the true romance with life. Relive the romance that you miss while living in an apartment.

Where the romance with life is forever young

Relive the romance with the nature's forgotten pleasures in an exclusive community of 114 villas at the heart of Noida. Feel the fresh breeze that ruffles your hair when you take a walk with yourself or treat your eyes to the beautiful view of the greens.



"MAP NOT TO SCALE"

Romance the endless luxury


Experience the 500/350 sq. yd. of most gracious living with these classic yet contemporary villas. Bedrooms are spacious and comes with attached change areas. Every room of the house welcomes the sun through the balcony.

Like the classic Hollywood romance

Whether it's the 9-hole greens or rain in your front lawn and backyard, enjoy the view. Every villa boasts a family lounge on each floor and a home theatre in the basement. And a private lift to shuttle between this fun and that.

Everything that adds to the romance

These majestic villas make you fall in love with everything around you. Each living room comes with imported marble and the other rooms with wooden flooring. Each bathroom is superbly fitted, as indeed is the kitchen, with amenities and elegance that are unparalleled.

A large, rectangular swimming pool is illuminated with blue lights, creating a shimmering effect on the water. The pool is surrounded by a wooden deck. Several white lounge chairs are arranged around the pool. In the background, a large building with tall, arched windows and columns is visible, with warm interior lights glowing through the glass. The scene is set at night, with a dark sky and some greenery visible on the right side.

Feel the magic of the blue

The water sits coolly in the swimming pool and the deck chairs invite you to stretch-out most lazily. Take a dive or just sit with your feet soaked in the water. Also, you have the luxury of well-appointed changing rooms at your disposal.

A person is riding a bicycle on a curved, paved path in a park-like setting. The path is made of light-colored bricks and is bordered by a low wall. To the right of the path, there are several large, dark wooden planters containing green plants. The background features trees, a bench, and a building with columns. The scene is illuminated by warm, golden light, suggesting sunset or sunrise.

Live your love for solitude

On picturesque circular tracks embark on your own cycling adventure; or jog across tree-lined avenues, whenever you choose. The unlimited space and the many views of blues and greens liberate you into a world you want to call your own.



CONNECTIVITY

Noida-Greater Noida Expressway

Yamuna Expressway connecting Noida and Greater Noida to the rest of UP

Eastern Peripheral Expressway connecting NH-1 & NH-48

Proposed Jewar International Airport



RETAIL & BUSINESS PARK

Club Augustus

Kinghood Drive

Grand Venice Mall

Omaxe Connaught Place

Ansal Plaza

MSX Mall

Wipro Technologies

Candor Techspace

Advant Navis

Moser Baer

KPMG

Stellar Business Park



Beyond golf, sports, recreation and lots more



EDUCATION

Gautam Buddh University

Amity University

Asian Academy of Film & Television

Amity International School

Delhi Public School

Genesis International School

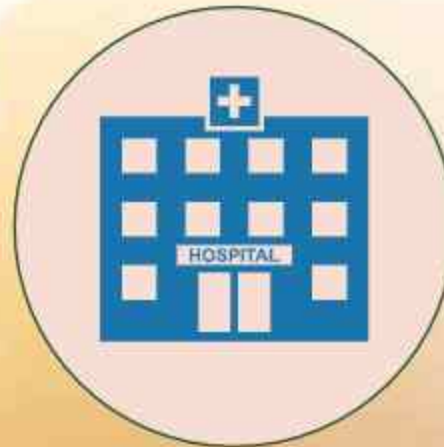
Shiv Nadar School

Somerville Public School

Cambridge School

Pathways International School

Lotus Valley International School



HOSPITAL

Jaypee Hospital

Kailash Hospital

Max Hospital

Sharda Hospital

Naveen Hospital

Yatharth Hospital

Felix Hospital

9-hole Golf Course

Villas cocooned in a 9-hole golf course
Access to a premium golf club

Clubhouse

Exclusively for the select 114 families
State-of-the-art amenities

ATS Sports Resort

Club Augustus with indoor sports facilities like table tennis,
basketball court and refreshment zone
Cricket field & academy
Olympic-size swimming pool
Football ground
Professional coaching across age groups

The Sports Zone

The sector offers a charming, stress-free, healthy lifestyle for people seeking their dream homes in Delhi-NCR. Some of India's premium projects are coming up around the Sports Zone. Unlike the NCR, which suffers from bad air quality, this region represents an oasis of peace, tranquillity and fresh invigorating air.





Master Layout Plan



Note: The site plan shown is tentative. The overall layout may vary because of statutory/ design reasons. For updated layout plan, please contact sales team.

BASEMENT FLOOR PLAN
VILLA 500 sq. yds.
TYPE-1

VILLA NO. (10-15, 30-46, 59, 63, 67, 69 & 105-114)

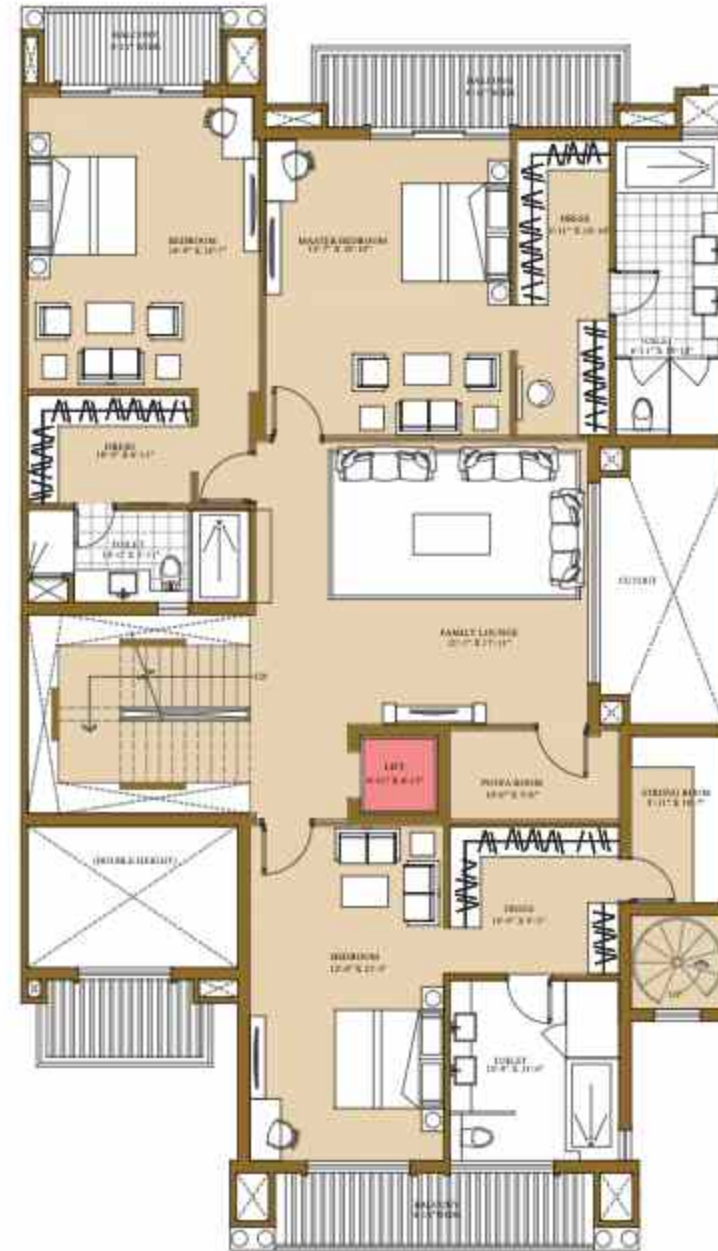


NOTE:

1. The window size/its location in rooms may change because of elevational features.
2. The overall layout may vary because of statutory reasons in case required.
3. Currently, no columns are shown in the plan which will be incorporated as per structure.
4. Each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

FIRST FLOOR PLAN
VILLA 500 sq. yds.
TYPE-1

VILLA NO. (10-15, 30-46, 59, 63, 67, 69 & 105-114)



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SECOND FLOOR PLAN
VILLA 500 sq. yds.
TYPE-1

VILLA NO. (10-15, 30-46, 59-82 & 105-114)



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BASEMENT FLOOR PLAN
VILLA 500 sq. yds.
TYPE-2

VILLA NO. (47-55)



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GROUND FLOOR PLAN
VILLA 500 sq. yds.
TYPE-2

VILLA NO: (47- 55)



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FIRST FLOOR PLAN
VILLA 500 sq. yds.
TYPE-2

VILLA NO: (47- 55)



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SECOND FLOOR PLAN
VILLA 500 sq. yds.
TYPE-2

VILLA NO. (47-55)



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BASEMENT FLOOR PLAN
VILLA 500 sq. yds.
TYPE-3

VILLA NO. (60-62, 64-66, 68, 70-82)



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GROUND FLOOR PLAN
VILLA 500 sq. yds.
TYPE-3

VILLA NO. (60-62, 64-66, 68, 70-82)



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SECOND FLOOR PLAN
VILLA 500 sq. yds.
TYPE-3

VILLA NO. (60-62, 64-66, 68, 70-82)



NOTE:

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Specifications

FLOORING	Imported marble flooring in master bedroom, living, dining, lobby, main staircase and landing; Premium wooden flooring in rest of bedrooms; Premium vitrified tiles in kitchen. Vitrified tiles in servant room, Imported marble in master bedroom toilet and premium ceramic tiles in rest of the toilets. Balconies and utility finished with anti-skid ceramic tile flooring.
DADO	Premium ceramic tiles up to required height in toilets, imported tiles upto 600 mm height above kitchen counter.
WALL & CEILING FINISHES	Plastic emulsion of appropriate colour, false ceiling as per design.
KITCHEN	Kitchen counter finished with pre-polished granite stone. Premium modular cabinets along with appropriate finish. Hob & chimney will be provided.
WOOD WORK	Modular wardrobes in all bedrooms.
DOORS & WINDOWS	Main entrance door as engineered door with polished wood veneer and solid wood/timber frame. All internal doors skin/flush doors-polished/enamel painted; Stainless steel/Brass finished hardware fittings and locks of branded makes. Door frames and window panels of seasoned hardwood/aluminium/UPVC sections.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC. Automated Irrigation system
TOILET	Premium sanitary fixtures with premium chrome plated fittings.
AC	VRV ACs in all bedrooms, living, dining, family lounge.
ELECTRICAL	All electrical wiring in concealed conduits. Provision for adequate light & power points, telephone, T.V. outlet in drawing, dining and all bedrooms. Moulded modular plastic switches & protective MCBs. Concealed lights as per design.
EXTERIOR	Appropriate finish of texture paint of exterior grade water-proof paint.
WATER TANKS	Overhead water tanks for uninterrupted supply of water.
CLUBHOUSE & SPORTS	Clubhouse with swimming pool to be provided with his/her change rooms, well-equipped gym, indoor & outdoor games areas, multi-purpose hall, utility shops, café, basketball court, table tennis room, billiards room, tennis court and jogging track.
STRUCTURE	Earthquake-resistant RCC framed structure as per applicable seismic zone.
GENERATORS	Generators to be provided for 100% back-up of emergency & safety facilities and common areas with suitable diversity.



The image shown is for demonstrative purpose only and is subject to change.

ABOUT US

Assurance, Transparency and Sincerity spell ATS. A real estate developer of concepts based on consumer insight and architectural delight, the group is responsible for creating some of the most premium residential and commercial spaces primarily in North India. All projects bear testimony to a commitment towards timely delivery and attention to specifics. Quality being a given.



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Celerity Infrastructure Pvt. Ltd.

Site Address: ATS Pristine Golf Villas, Sports City, Sector 150, Noida

RERA Registration No.: UPRERAPRJ3796

Corporate Office: ATS Tower, Plot No. 16, Sector 135, Noida. Ph.: 0120-7111500



ATS Infrastructure Ltd.



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