KNIGHTSBRIDGE

an ATS home

THE TURF OF NEW AGE NOBLES

ALL WE EVER EARN IS NOBILITY

In the measured pauses between our words, the silent spaces in our songs, the muffled click of the bedroom door and even in the rustle of our dreams. Nobility, in the New Age, isn't bequeathed, it is acquired sip by sip. It is a gentle spirit trotting through our veins and our homes.

VILLAS IN THE SKY

5 Imposing Towers

215 Sun-drenched Residences

15 Duplex Penthouses Boasting Indoor Pool

1 Apartment Per Floor

3 Personal Elevators

360° View, Vastu-enriched

KISSED BY SOLITUDE

At the cusp of Delhi-Noida

Minimalistic architecture

Pathways, archways, columnless hallways

A very private island of gardens and waterbodies

THE GRAND LOBBY

Triple-height entrance
Personalised elevator lobby
Surveillance with no blind spots
All-day-all-night concierge service
3 elevators per core, serving single apartment on a floor
Service elevator with separate service lobby

QUALITY-TIME LOUNGE

Sunlit by day and mood-lit by night
Leading into all four bedrooms and sit-out deck
Floor to ceiling book-shelved reading nook
Grey Williams Italian marble floor
Movie/entertainment zone

SUN-DRENCHED LIVING ROOM

Sprawling party space and spill-over terrace

Dual seating arrangement, adaptable to infinite combinations

Soft and subdued satvario marble interiors

Panoramic view inviting three-side natural light

DINING TO DIE FOR

Twelve-seater dining table space

Designated bar corner

High ceiling reflecting grandeur

Muted satvario flooring

MASTER BEDCHAMBER

Two-side view and sun-soaked deck

Walk-in wardrobes

His and her dressing areas

Spacious suite layout

Herringbone flooring

FAMILY EN SUITES

King-size rooms
Tucked away for privacy but easy access
Dedicated deck/dressing/storage
Opening into the family lounge

INSPIRED KITCHEN

Anti-skid spanish-style tiled floor

Satvario quartz counter-top

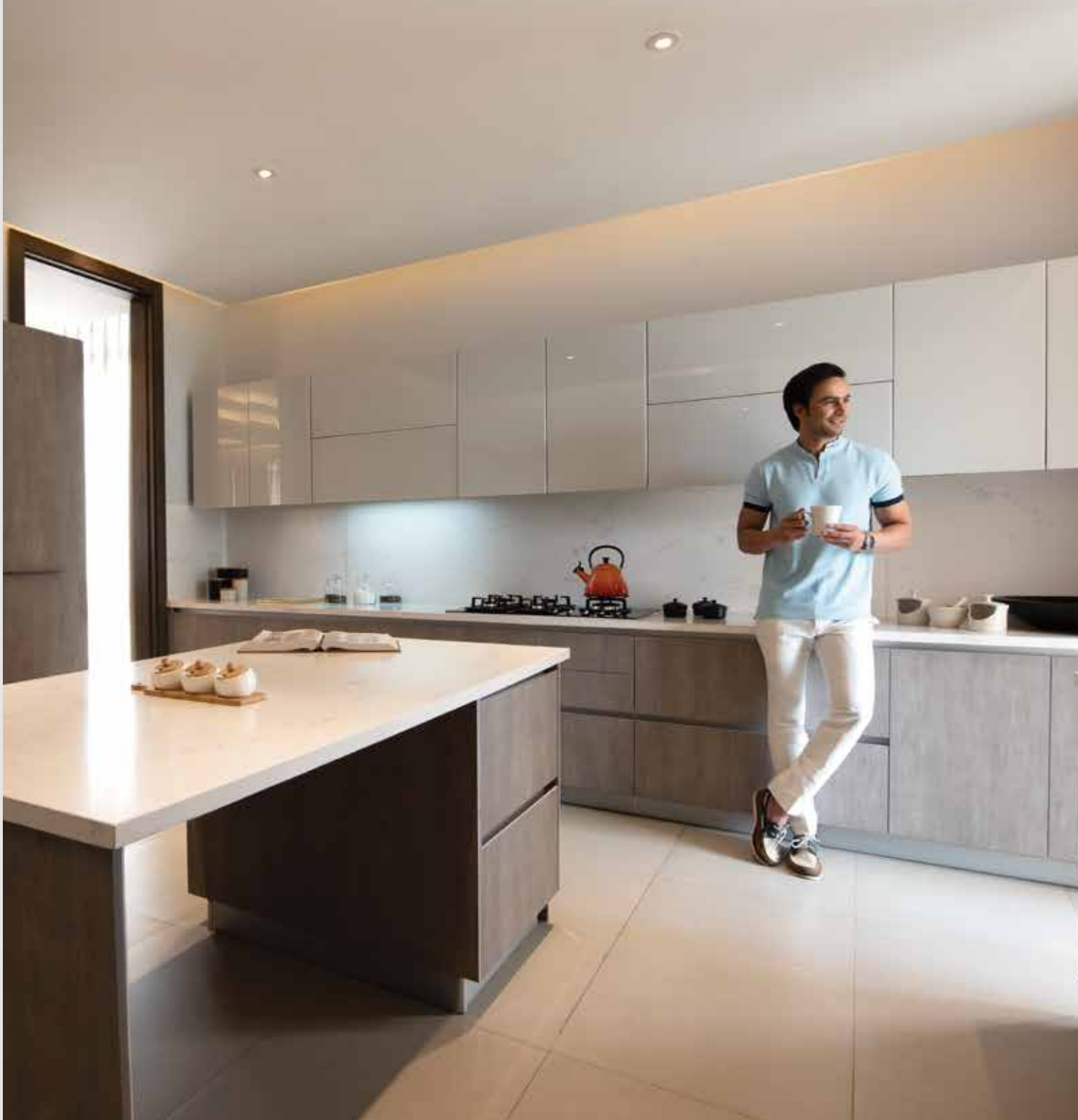
European modular design

Most exclusive hob/chimney/built-in appliances

Sunlit balcony looking in

Unobtrusively attached store and servant room

Early morning breakfast table for four



MASTER BATH SUITE

Satvario wall with black marquina floor
Tub and shower enclosures
Twin washbasins for good reason
Attached dressing areas, but exclusive
Long counter with vanities

OTHER BATH SUITES

Premium Italian marble floor
Separate shower enclosures
Attached dressing areas
Premium Italian marble counter-top
with vanities

THE CLUBHOUSE IS THE ICING

The clubhouse is everything a commune of a little over two hundred like-minded families could ask for. A watering hole by the pool that find favour most evenings. There's play area for kids. A 30-seat mini theatre. The business centre. High-street shopping in the vicinity. And almost every gentlemanly sport played outdoors and indoors.

The elevations shown are for artistic impression only. The overall layout may vary because of statutory/design reasons.

ESCAPE INTO THE LANDSCAPE

- Sloping greens with terraces
- Raised view points
- Sit-out plazas
- Pathway/jogging track
- Swimming pool with decks
- Chaise loungers in water
- Kids' pool
- Water features
- Sculptural mounds
- Colour garden
- Kids' play area
- Gazebo seating
- Badminton, tennis, basketball courts
- Palm avenue
- Paved plaza
- Stepped planters

The elevations shown are for artistic impression only. The overall layout may vary because of statutory/design reasons.

LOCATION MAP

Site Plan - Ground (Clubhouse) Level

Landscape Highlights

• Sloping greens with terraces • Raised viewpoints • Sit-out plazas •Pathway/jogging track • Swimming pool with decks • Chaise loungers in water • Kids' pool • Water features • Sculptural mounds • Colour garden • Youth garden • Mount with seating • Badminton, tennis and basketball courts • Palm avenue • Paved plaza • Stepped planters

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.

Site Plan - Upper Level

Landscape Highlights

1. Tower drop-off
2. Club drop-off

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.

6000 sq. ft. (557.4 sq. m.)	-	Total Saleable Area
5102 sq. ft. (473.9 sq. m.)	-	Built-up Area
898 sq. ft. (83.4 sq. m.)	-	Common Circulation + Services
4005 sq. ft. (372.1 sq. m.)	-	Carpet Area

Apartment Floor Plan

Note: The window size/its location in rooms may change because of elevational features • The overall layout may vary because of statutory reasons in case required • Currently, no columns are shown in the plan which will be incorporated as per structure • 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.

Duplex Lower Level Plan

10000 sq. ft. (929.03 sq. m.)	-	Total Saleable Area
8500 sq. ft. (538.8 sq. m.)	-	Built-up Area
1500 sq. ft. (139.3 sq. m.)	-	Common Circulation + Services
6982 sq. ft. (648.6 sq. m.)	-	Carpet Area; 4009 sq. ft. (Lower Floor) + 2973 sq. ft. (Upper Floor)
784 sq. ft. (72.8 sq. m.)	-	Terrace Area

Duplex Upper Level Plan

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SPECIFICATIONS

FLOORING

Imported marble flooring Grey William/Satvario or equivalent in living, dining and lobby; wooden/premium imported flooring in bedrooms; premium vitrified tiles in kitchen, utility and servant rooms; designer wall tiles/imported marble with counter tops of exclusive granite/imported marble in toilets. Staircase and landings to be in marble flooring and premium vitrified tiles. Balconies will be in anti-skid ceramic flooring.

DADO

Designer ceramic tiles/imported marble of required height in toilets and 600 mm height above kitchen counter slab in appropriate color and paint.

EXTERIOR

Appropriate finish of exterior grade texture paint.

WALL/CEILING

Finished with acrylic emulsion paint in living, dining and bedrooms on interior walls and ceilings.

KITCHEN

European inspired stylish kitchen with highest standard hardware of Blum/Hettich or equivalent. SS Sink along with chrome flick mixer on kitchen sink and basket for waste. Soft-closing bank of drawers along with the soft-close shutters of cabinets. Counter top of exclusive granite, hob, chimney, dish washer.

DOORS AND WINDOWS

2400 mm high doors fitted with flush/skin moulded shutters with polished wood veneer and solid wood/timber/engineered door frames. Stainless steel/brass finished hardware fittings for doors and locks of branded makes. Window frames/panels of seasoned hardwood/aluminum/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 of Duravit/Kohler or equivalent, all chrome-plated fittings to be of Grohe/Kohler or equivalent.
Jacuzzi in master toilet. Glass cubicles.

ELECTRICAL

All electrical wiring in concealed conduits; provision for adequate light and power points. Telephone and T.V. outlets in living, dining and bedrooms; moulded modular plastic switches and protective MCBs, geysers in all toilets.

HVAC

VRV/VRF AC system in living, dining, family and bedrooms.

ELEVATOR

High-speed elevators to be provided for access to all floors with separate service elevator and lobby.

GENERATORS

Generator to be provided for 100% back-up of emergency and safety facilities, elevator and common areas with suitable diversity.

WOOD WORK

Wardrobe would be European inspired stylish pre-laminated with highest standard hardware of Blum, Hettich or equivalent.

CLUBHOUSE AND SPORTS FACILITIES

Clubhouse with swimming pool to be provided with his/her change rooms, well-equipped gymnasium, indoor and outdoor games areas, multipurpose hall, jogging track, etc.

SECURITY AND FTTH

Provision for optical fiber network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection and alarm system as per fire norms.

ATS reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%.

SPECIAL FEATURES

Floor-to-floor height of 3.60 m.

IP based video door phone inter-connected to main entrance from each apartment

IP based satellite antenna TV (IPTV) system

Elaborate fire detection system

All-season swimming pool

FOR A TROT THRU
of the ATS KnightsBridge Preview Suite,
CALL +91 8010 985 985

ATS Heights Private Limited: Plot No. A-1/A, Sector - 124, Noida | RERA Registration No. UPRERAPRJ3574

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