



THE ART OF GRACEFUL LIVING.

Allure

an **ATS** home

SECTOR-22D, YAMUNA EXPRESSWAY





PREMIUM RESIDENCES AT THE 100 ACRE  
TOWNSHIP OF ATS PROVINCE-DE-OLYMPIA





## THE EXCLUSIVITY OF LIVING IN YOUR PRIVATE TOWNSHIP...



Located along the controlled-access Yamuna Expressway, which connects the Greater Noida area with Delhi/NCR through a state-of-art 8-lane highway, ATS proudly introduces ATS Allure, premium residence located within the township of Province De Olympia. Nestled within a burgeoning locale of universities, educational institutes, private residential townships. commercial and recreational hubs, ATS Allure is an opportunity to live in a bright new future emerging along the splendid corridor of Yamuna Expressway.





## ELEGANT RESIDENCES



ATS Allure residential towers designed in the eclectic Art Deco style by the renowned architect "Hafeez Contractor" symbolize the best of traditional craftsmanship and modern architecture. ATS Allure features spacious greens, clubhouse and swimming pool. Each of its towers constructed for utmost privacy. Come be a part of a visionary community where everything is carefully planned and built for a thriving lifestyle.



NOIDA

GREATER NOIDA



NIIT



ATS PARADISO  
CHI 4



THE GREAT  
ADVENTURE  
MALL



G. BUDDHA  
UNIVERSITY



ICC CRICKET  
STADIUM



NOIDA INTERNATIONAL  
UNIVERSITY



SUPERTECH  
UP COUNTRY



BUDDH  
INTERNATIONAL  
CIRCUIT

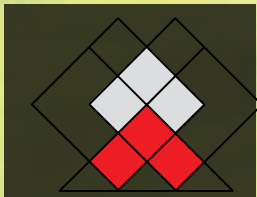


GALGOTIAS  
UNIVERSITY



GAUR YAMUNA CITY

YAMUNA EXPRESSWAY



ATS ALLURE  
SECTOR-22D

# SITE MAP



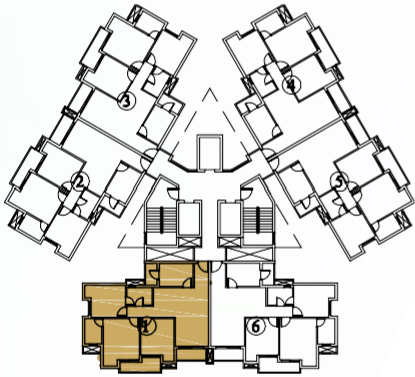
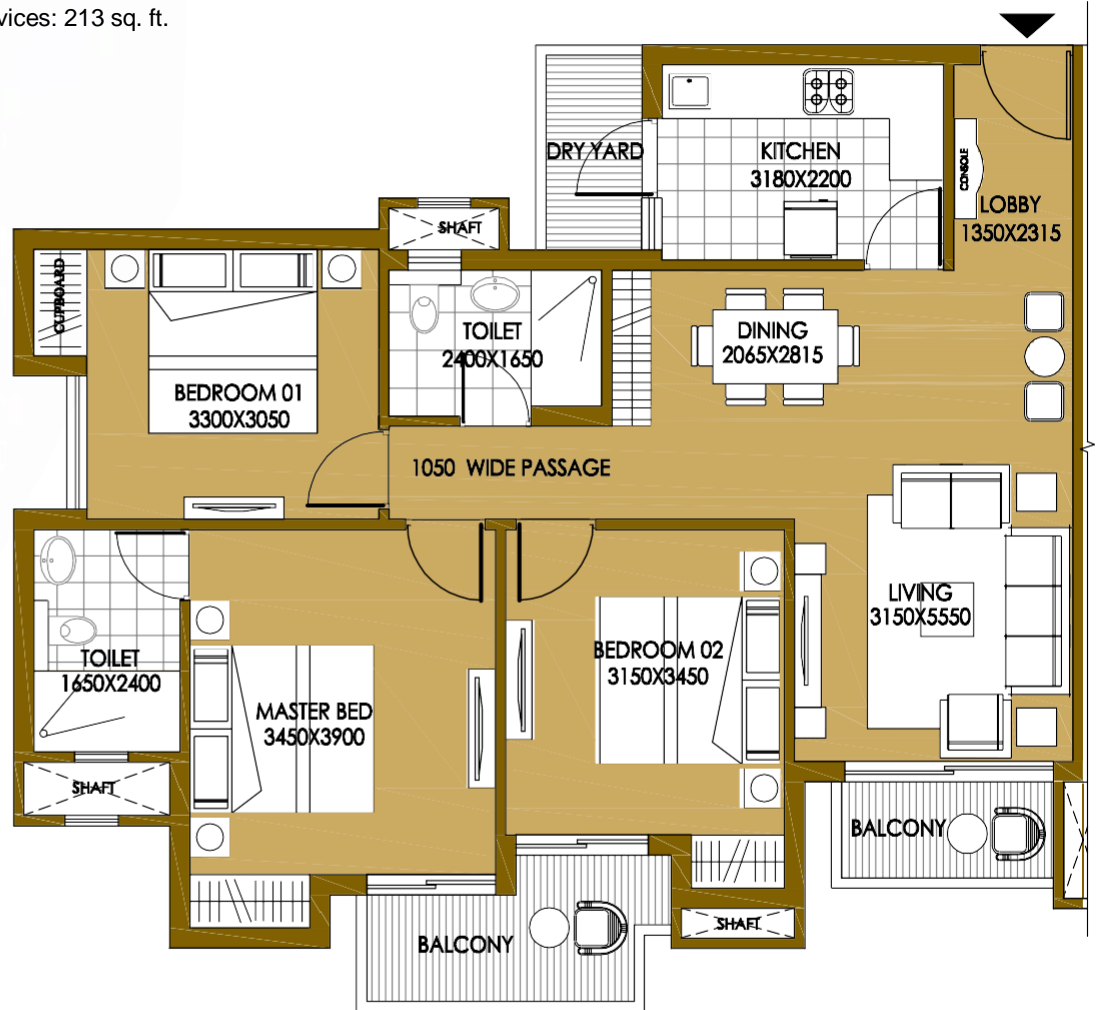
NOTE: The site plan shown is tentative. The overall layout may vary because of statutory/design reasons. For updated layout plan, please contact sales team.





# TYPE A

Total Area: 1350 sq. ft.  
Unit Built up Area: 1137 sq. ft.  
Common Circulation + Services: 213 sq. ft.  
Carpet Area: 896 sq. ft.



KEY PLAN

FLOOR PLAN

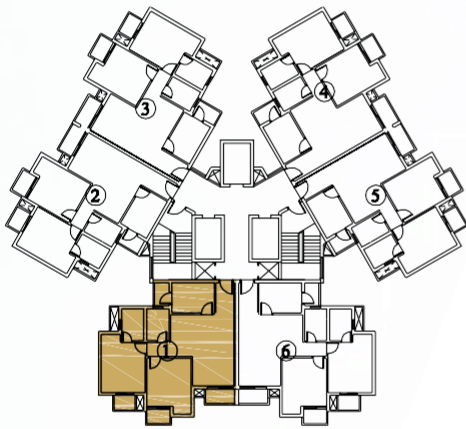
NOTE:

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. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

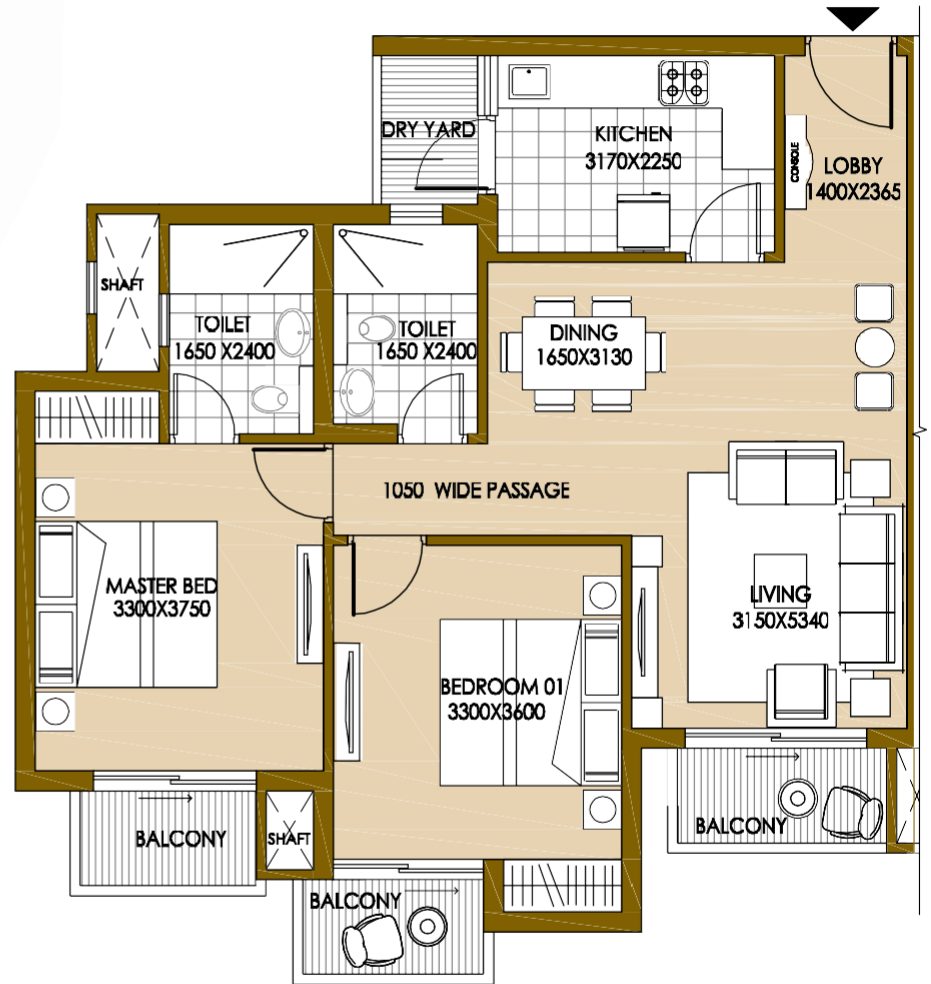


# TYPE B

Total Area: 1150 sq. ft.  
Unit Built up Area: 961 sq. ft.  
Common Circulation + Services: 189 sq. ft.  
Carpet Area: 756 sq. ft.



KEY PLAN



FLOOR PLAN

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. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.



The elevation is an artistic impression and subject to changes.

# SPECIFICATIONS

FLOORING	Marble/vitrified tiles flooring in living, dining & lobby. Wooden /vitrified tile flooring in bedrooms. Vitrified tiles in kitchen. Utility, servant room and toilets in ceramic tiles. Staircase & landings to be provided in marble/kota, terrazzo flooring. Balconies will be in anti-skid ceramic flooring.
DADO	Ceramic tiles of required height in Toilets & 600mm height above Kitchen Counter Slab in appropriate Colour & Paint.
EXTERIOR	Appropriate finish of Texture Paint of exterior grade.
PAINTING	OBD of appropriate colour on interior walls & Ceilings.
KITCHEN	All Kitchen Counters in pre-polished Granite/premium marble Stone, electrical points for Kitchen Chimney & Hob. Stainless Steel Sink, premium CP Fittings.
DOORS & WINDOWS	Main entrance door as engineered door with Polished Wood Veneer and Solid Wood/Timber Frame. All internal doors are flush/skin doors-polished/enamel painted; stainless steel/brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded make. Door frames and window panels of aluminium /UPVC sections. All hardware in powder coated aluminium. Size and section as per design of the architect.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite.
TOILET	Premium sanitary fixtures. Premium Chrome Plated fittings.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Drawing, Dining and all bedrooms; moulded modular plastic switches & protective MCB's.
LIFT	Lifts to be provided for access to all floors.
GENERATORS	Generator to be provided for 100 % backup of Emergency & Safety facilities, Lifts & Common areas.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall, utility stores, squash court, table tennis, cardroom, billiards/pool room, basketball court, children's play area, badminton court, lawn tennis court and jogging track.
SECURITY & FTTH	Provision for Optical fiber network; Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms.
STRUCTURE	Earthquake resistant RCC framed structure as per applicable Seismic Zone.

## DELIVERED PROJECTS



### ATS GREENS I

Sector-50, Noida



### ATS GREENS II

Sector-50, Noida



### ATS VILLAGE

Noida, Sector 93A, On Expressway



### ATS ONE HAMLET

Sector 104, Noida



### PARADISO

Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Indirapuram, Ghaziabad



Dera Bassi, Punjab



Sector 109, Gurgaon



Dera Bassi, Barwala Rd., Punjab



Sector 150, Sports City, Noida Expressway

## ONGOING PROJECTS



Sector-121, Mohali



Sector 124, Noida



Sector 150, Noida



Zeta 1, Greater Noida



Sector 150, Sports City, NOIDA Expressway



Sector 22 D, Yamuna Expressway

RERA Reg. No. UPRERAPRJ3574 RERA Reg. No. UPRERAPRJ3796 RERA Reg. No. UPRERAPRJ3774 RERA Reg. No. UPRERAPRJ3250 RERA Reg. No. UPRERAPRJ918



**Triumph**  
ATS

Dwarka Expressway, Sector 104

RERA Reg. No. OC Applied



**Tourmaline**  
an ATS home

Sector-109, Gurgaon

RERAREg.No.41/2017



**MARIGOLD**  
an ATS home

Sector 89 A,  
Dwarka Expressway, Gurgaon

RERAREg.No.55/2017



**Heavenly Foothills**  
an ATS development

Sahastradhara Road, Dehradun



**Pristine II**  
an ATS home

Sector 150, Sports City,  
Noida Expressway

RERAREg.No. UPRERAPRJ2875



**GOLF MEADOWS**  
LIFESTYLE LUXURY APARTMENTS

Dera Bassi, Punjab

PBRERA-SAS79-PR0007



**ATS bouquet**  
an ATS home

Sector 132, Noida Expressway



**PICTURESQUE REPRIEVES**  
an ATS home

Sector-152, Noida Expressway



**rhapsody**  
an ATS home

Sector-1, Greater Noida



**KINGHOOD DRIVE**  
an ATS home

Sector-152, Noida Expressway



**PRAGYA**  
an ATS home

Gift City - SEZ, Gujarat



**SUPER AUGUSTUS**  
an ATS home

Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ2612 RERA Reg. No. UPRERAPRJ631 RERA Reg. No. UPRERAPRJ4115 RERA Reg. No. UPRERAPRJ2575

## UPCOMING PROJECTS



Sector-152, Noida Expressway



Sector-22D, Yamuna Expressway



The elevation is an artistic impression and subject to changes.

## ABOUT US

In the current scenario when one talks about buying a residential home in Delhi, people have several options available to select from and ATS Allure is one of them. ATS Allure comprises their own educational institutions, residential apartments and commercial hubs. This attracts the investors to buy a property with modern facilities and unique features' allure is being built by the giant ATS Group who provide home with eminent facilities. 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.



Disclaimer: The information available is subject to change without any notice. While every effort has been made to provide the details, particulars, contents and other graphics appearances in this advertisement as updated, correct, complete and accurate, nevertheless, inadvertent errors may occur in the information. The Developer and its directors, authorized agents and employees makes no warranties or representations whatsoever regarding the quality, contents, completeness, suitability, adequacy, sequence, accuracy or timeliness of the information and data, including all implied warranties and conditions of merchantability, fitness for any particular purpose, title and non-infringement. In no event the Developer and its directors, authorized agents and employees shall be liable for any damage including, without limitation to, direct, incidental or consequential damages or loss arising out of this advertisement or with respect to any materials contained in this advertisement. The developer makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information contained herein, nor represents that its use would not infringe on privately owned rights. The Buyer/Customers will be receiving the property "as is", that is, with all defects which may exist, if any, except as otherwise provided in the real estate Purchase Contract. The Buyer/Customers are required to make independent verification to his/her satisfaction. This information is intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information. Developer may change, delete, add to, or otherwise amend information contained here as per prevailing government norms without notice. \*1sq. mtr = 10.764sq. ft , 1 sq. mtr = 1.19599 sq. yards. \*T&C apply.



## **ATS Group**

**Site Address:** Plot No. P-7, TS-02, Sector-22D,  
Yamuna Expressway RERA Registration No.:  
UPRERAPRJ918

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