



kingston Heath
Sec. 150, Noida

Where Wellness Resides

NCR's FIRST WELLNESS HOMES

Nestled amidst a 30 acre carpet of greens with enchanting Golf Course views. ATS Kingston Heath is your private sanctuary offering a lifestyle that takes care of your overall well-being. Kingston Heath is the first step towards choosing a healthier, fitter and happier life. This is where you choose to breathe different, eat different and live different. This is where you discover the treasure of wellness that stays with you forever.



- Yoga & Meditation Lawn
- Medicinal & Air-Purifying Plants

- Aromatic Garden
- Hydroponic Garden
- Palm Court



- Organic Farming
- Outdoor Kitchen & Community Dining Area



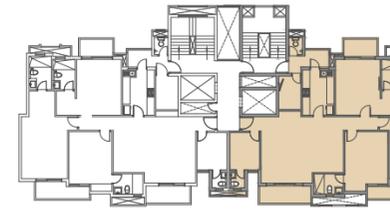
- 9-hole Golf Course
- Basketball, Tennis, Badminton & Squash Court
- Cricket Pitch
- Open Air Gym



- Pet Park
- Kids Play Area
- Celebration Lawn



- Giant Swimming Pool
- Jogging Tracks
- Billiards, Table Tennis & Cards Room
- Amphitheatre



KEY PLAN

3 BED+STUDY RESIDENCE

Super Area = 2350 sq.ft.

Built-up Area = 1936 sq.ft.

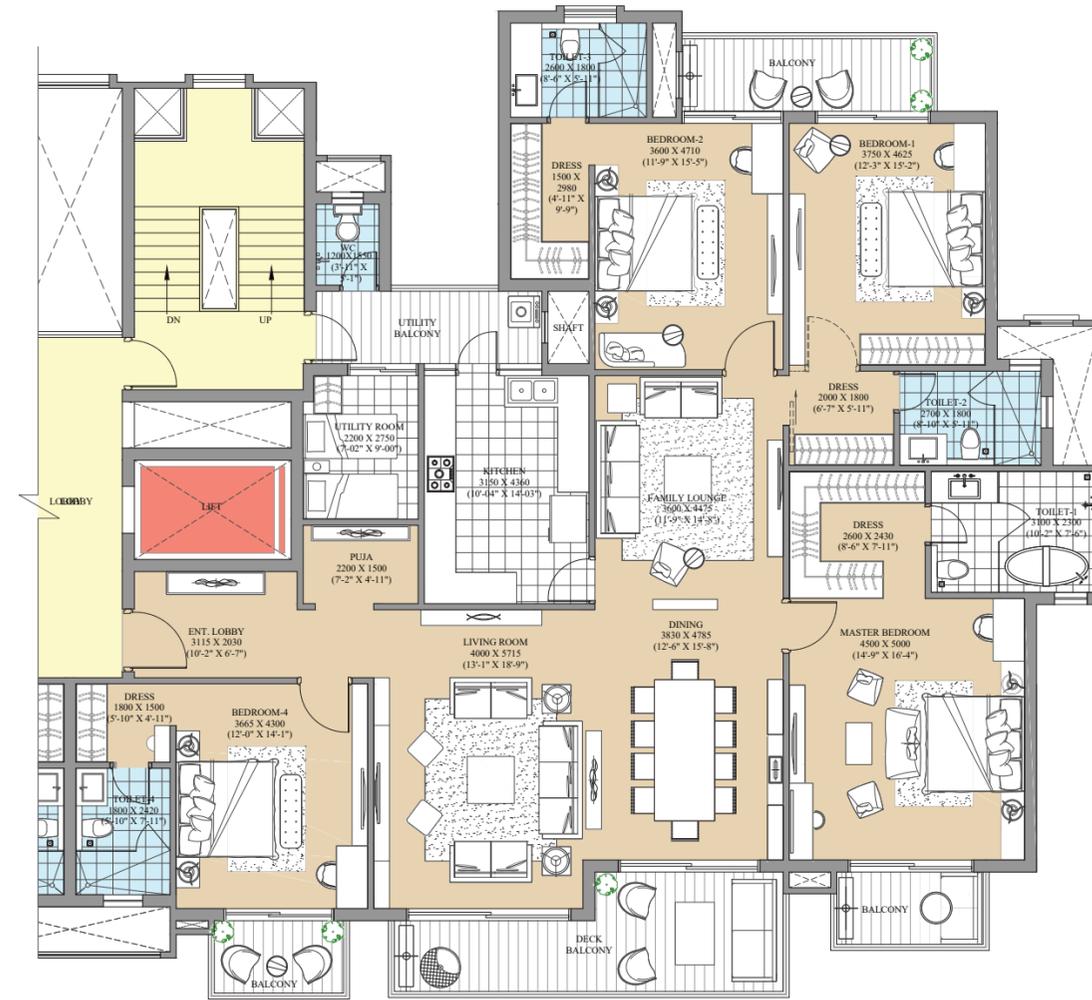
Common Circulation +Services Area = 414 sq.ft.

Carpet Area = 1519 sq.ft.

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. The super area may vary by $\pm 10\%$
4. Currently no columns are shown in the plan which will be incorporated as structure
5. While converting millimeters (mm) to feet-inches, inches are rounded off to nearest possible whole number for ease of calculations.

Plan not to scale



KEY PLAN

4 BED RESIDENCE

Super Area = 3300 sq.ft.

Built-up Area = 2860 sq.ft.

Common Circulation +Services Area = 440 sq.ft

Carpet Area = 2251 sq.ft.

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. The super area may vary by $\pm 10\%$
4. Currently no columns are shown in the plan which will be incorporated as structure
5. While converting millimeters (mm) to feet-inches, inches are rounded off to nearest possible whole number for ease of calculations.

Plan not to scale

SITE PLAN



LEGEND:

- | | | |
|-----------------------------|--------------------------------|----------------------------|
| 1. SITE ENTRY / EXIT | 21. HYDRO-THERAPY SEATING | |
| 2. DRIVEWAY | 22. KIDS POOL | |
| 3. ROUND ABOUT | 23. POOL DECK | |
| 4. PARKING | 24. CLUB LAWN | |
| 5. PERIPHERAL PLANTING | 25. PLUNGE POOL | |
| 6. MIYAWAKI FOREST | 26. POOL VIEW DECK | |
| 7. TOWER DROP OFF | 27. TREE BOSQUE WITH POOL VIEW | |
| 8. FEATURE WALL | 28. PALM COURT | |
| 9. PRIVATE GREENS | 29. OUTDOOR KITCHEN | |
| 10. BASKETBALL COURT | 30. BARBEQUE LAWN | |
| 11. TENNIS COURT | 31. FRUIT ORCHARD | 41. HYDROPONIC GARDEN |
| 12. CRICKET PRACTICE PITCH | 32. HERB GARDEN | 42. KIDS PLAY AREA |
| 13. CLUB DROP OFF | 33. ORGANIC GARDEN | 43. SAND PIT |
| 14. PALM AVENUE | 34. MEDICINAL GARDEN | 44. SKATING RINK |
| 15. FEATURE MOUND | 35. YOUTH PLAZA | 45. KIDS PLAY LAWN |
| 16. VANTAGE GARDEN | 36. CELEBRATION LAWN | 46. AROMATIC GARDEN |
| 17. VANTAGE GARDEN PAVILION | 37. COLOUR GARDEN | 47. BAMBOO GARDEN |
| 18. JOGGING TRACK | 38. SEATING PLAZA | 48. YOGA / MEDITATION LAWN |
| 19. PEDESTRIAN WALKWAY | 39. AMPHITHEATER | 49. ACUPRESSURE GARDEN |
| 20. SWIMMING POOL | 40. AMPHITHEATRE STAGE | 50. OUTDOOR GYM |

Note: Map not to scale. The site plan shown is tentative. The overall layout may vary because of statutory/design reasons.

SPECIFICATIONS

 <p>FLOORING Imported/Engineered Marble flooring in Living, Dining & Family Lounge, Wooden flooring in all Bedrooms; Premium Vitrified Tiles in Kitchen. Vitrified Tiles in Utility Room. Balconies in Wooden finish Premium Antiskid Ceramic tile Flooring.</p>	 <p>FALSE CEILING False Ceiling will be provided as per design of the Architect, including lights</p>	 <p>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 MCBs.</p>
 <p>EXTERIOR Appropriate finish of Texture Paint of exterior grade water proof paint.</p>	 <p>GENERATORS Generator to be provided for backup of Emergency Facilities i.e. Lifts & Common areas</p>	 <p>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 and Jogging track.</p>
 <p>SECURITY Video Door Phone, Biometric Door lock on Entry Door. Security & FTTH Provisions for Optical Fibre Network-Video surveillance system and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms.</p>	 <p>KITCHEN All Kitchen Counters in Quartz, Kitchen will be provided with premium brand Chimney & Hob, Electrical Points to be provided for Washing Machine and Refrigerator. Kitchen will be provided with Modular Cabinets of appropriate finish</p>	 <p>PAINTING Premium Anti-Bacterial paint of appropriate colour</p>
 <p>HVAC Split ACs in Living, Dining & all Bedrooms</p>	 <p>PLUMBING As per standard practice, all internal plumbing in GI/CPVC/ Composite. All external in CI/ UPVC. Automated irrigation system</p>	 <p>DOORS & WINDOWS Engineered Main door with engineered/timber frame, All Internal doors will be Premium Laminated Flush doors with engineered frames. Stainless steel/ Brass finished hardware fittings and locks of branded makes. Door Frames and Window Panels of Aluminium/UPVC sections along with Wire mesh door for bug protection</p>
 <p>WASHROOMS Premium Glazed Tiles of required height in Toilets, all Basin Counters to be finished with Engineered Marble. Premium Sanitary Fixtures and Chrome Plated fittings. Vanity in all washrooms. Bathing area will be provided with Glass cubicles to segregate wet and dry areas.</p>	 <p>WATER TANK Underground water tank with pump house and for uninterrupted supply of water. Dual plumbing provision for all toilets.</p>	 <p>STRUCTURE Earthquake resistance RCC framed structure as per applicable seismic Zone.</p>

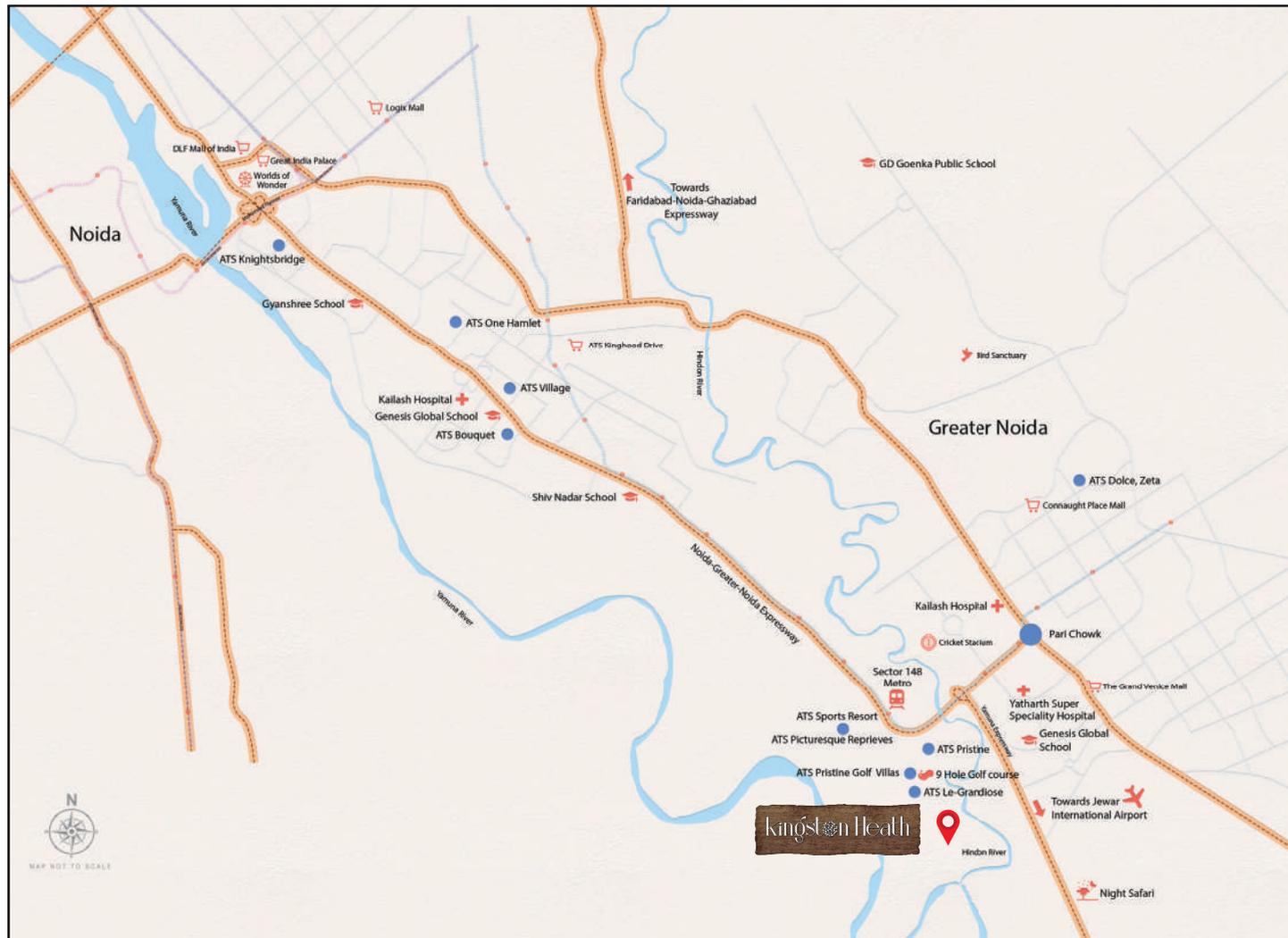
AN IMPECCABLE LOCATION

- ◇ Sector 150 - A Dedicated Sports Sector
- ◇ Open Green Spaces with Panoramic Views
- ◇ Seamlessly Connected to Delhi, Greater Noida, Faridabad & Ghaziabad
- ◇ 5 Mins. from Sec. 148 Metro Station
- ◇ 30 Mins. from Jewar Airport (Upcoming)
- ◇ Near International Cricket Stadium
- ◇ On 9-hole Golf Course

Celerity Infrastructure Pvt. Ltd.

Site Address: Plot No-SC-01/C,
C- A-02, A-04, A-06, A-11 & A-12,
Sector-150, Noida

UPRERAPRJ180413 | www.up-rera.in



Disclaimer: *prices exclude GST, Stamp Duty, Registration Charges, Miscellaneous Charges, PLC, Lease Rent and are subject to change without prior notice. Images shown are for demonstration purpose only and doesn't constitute to any Legal Offerings. The information available in this advertisement 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 brochure as updated, correct, complete and accurate, nevertheless, inadvertent errors may occur in the information. Further, our website(s) and other advertising and publicity material include artist's impressions indicating the anticipated impressions of appearance of completed development and do not constitute an offer, an invitation to offer and/or commitment of any nature between us and the recipient. 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 timelines 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. 1 sq.mtr = 10.764 sq. ft., 1 sq.mtr = 1.19599 sq. yards.