



**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.



We could say a four-poster bed has been pulled to the centre to allow a stallion to canter around it. We think the Persian carpet converses with the artworks decorating a wall, and the chandelier appears to listen-in. Maybe it is our imagination, and the tall sheer drapes don't actually shatter like glass in the morning blast of a December sunrise. Let's not try and describe an abstraction that deserves to be felt. The master bedroom and suite is purely an inner experience.



Although in high-end finish and ultra-modern fixtures, the kitchen takes us back to the good old days, as we watch our sunny runny eggs go sputtering from the frying pan onto our eager plates. Large is the Knightsbridge kitchen. Large enough to sit-down four at a homely table in its motherly belly. And this stable of memories may, easily and abruptly, become the heart of lavish culinary experiments leading to a grand feast later in the night. Being unobtrusively attached to the lobby, the main service area, the utilities section, the store and the staff quarters, our kitchen is an efficient machine.

And the window, it's our morning television.



At the cusp of Delhi and Noida, five imposing towers of Knightsbridge herald our arrival into a very private island of goodness gracious.

A whispered elegance follows us through greens, blues, the sunlit and the breezy in bold minimalism of modern design synchronised with the wisdom of Vaastu.

We are shown through an arrangement of pathways, archways, column-less hallways and the corridors of Hafeez Contractor's brilliance right up to 6000 sq ft of our very personal floor. The beast of beauty stares back at us.

Knightsbridge. It becomes us.





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

# 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

# Features

## APARTMENTS

- Living room connected with elaborate deck area.
- Master bedroom suite allows provision for separate his and her dress areas. All bedrooms with separate dress areas.
- Floor-to-floor height of 3.60 m.
- Complete family sit-out area on deck.

## SOFT SERVICES

- Concierge \*

## ELEVATORS

- 3 elevators per core serving single apartment on a floor with a personalised elevator lobby. Service elevator with separate service lobby for all the apartments as well as a separate service entrance.

## ENTRANCE

- Triple-height 5 star entrance lobby at upper ground level.

## SPECIAL SYSTEMS

- IP based video door phone inter-connected to main entrance from each apartment.
- IP based Satellite Antenna TV (IPTV) system.

## LIFE SAFETY

- Elaborate fire detection system.

## CLUB AMENITIES

- Kids play area • Mini theatre with a capacity of 30 people\* • Business centre\* • Cafeteria/Restaurant\* • Multipurpose hall\* • Squash court • Tennis court • Badminton court • Yoga room • Cards room • Gymnasium • Spa facilities\* • Utility shops (grocery, dry-cleaning, salon/parlor, bakery) • Table Tennis • Billiards and Pool

# Apartment Floor Plan



6000 sq. ft.	-	Total Saleable Area
5102 sq. ft.	-	Built-up Area
898 sq. ft.	-	Common Circulation + Services
4005 sq. ft.	-	Carpet Area

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

# Duplex Lower Level Plan



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

## NOTE:

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# Duplex Upper Level Plan



## NOTE:

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

# Specifications (Warm Shell)

## FLOORING

Imported marble flooring Crema Marfil/Satvario Carrara 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. 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 room, dining, family room 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% backup 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.

# **Specifications (Cold Shell)**

## **FLOORING**

All internal spaces in the apartment with bare concrete/IPS.

## **WALL/CEILING**

All internal walls and ceilings within the apartments would be rough plastered and unpainted.

## **EXTERIOR**

Appropriate finish of exterior grade texture paint.

## **DOORS AND WINDOWS**

Main door (veneer polished) and external doors and windows will be provided.

## **PLUMBING**

Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets/kitchen. Internal distribution of water supply and drainage will be done by the customer according to the internal layouts at his own cost.

## **ELECTRICAL**

Only PVC conduits will be provided in the ceiling slabs up to drop points. No light points, fixtures/switches will be provided.

## **HVAC**

Air-conditioning distribution shall be provided as per the standard layout of the apartment. Any changes in the same shall be to the allottees account.

## **ELEVATOR**

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

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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%.



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