



TRANSFORMING ADDRESSES INTO LANDMARKS

SITE OFFICE: PLOT NO P-3 & P-4/TS-2A, SECTOR-22D, YEIDA , DISTRICT GAUTAM BUDH NAGAR, UTTAR PRADESH

CORPORATE OFFICE: A-162, SECTOR-136, GAUTAM BUDH NAGAR, NOIDA-201304, U.P) RERA REGISTRATION NO.: UPRERAPRJ376378/11/2024 WWW.UP-RERA.IN

COLLECTION BANK ACCOUNT NUMBER : 50200102495708 (HDFC BANK LTD.) NAME OF ACCOUNT HOLDER : SIPL AURUM ALUMNI BLISS COLLECTION AC



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FROM VISION TO REALITY

Aurum Alumni redefines modern living by creating homes that inspire and elevate every moment. These aren't just residences; they are thoughtfully designed spaces where luxury, functionality, and sophistication come together seamlessly. Every corner is crafted to provide an environment that nurtures comfort, fosters harmony, and offers a standard of living that residents aspire to. Buying a home is a life-defining milestone, a deeply personal decision that holds the promise of security, happiness, and memories. Aurum Alumni ensures this milestone is nothing short of extraordinary, crafting spaces where families grow, moments are celebrated, and a lifetime of memories is made.

More than just homes, Aurum Alumni creates environments that elevate living. With serene surroundings, thoughtful layouts, and timeless elegance, every space inspires comfort and harmony. These residences are designed for cherished memories, offering a legacy of luxury and sophistication. At Aurum Alumni, we build homes that inspire today and stand as a lasting legacy for tomorrow. Hence "Inspiring Every Space"

AURUM ALUMNI BLISS





7+ Acres with only 528 UNITS Limited availability, premium living



Spacious Homes **3 BHK+ SQ, 3 BHK+ SQ (MAX) 4 BHK+ SQ, & 4 BHK + SQ (MAX)** configurations designed for modern luxury.



Breathtaking views **9-FOOT** wide semi wrap-around balconies

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Enhanced Privacy with **2 FLATS** per floor



- 9 ft Wide Deck & Semi Wrap around balconies
- 2 Flats per floor
- All weather temperature controlled swimming pool
 - Fully Paid up land
- Complete construction with the latest Mivan technology



PROXIMITY







SPORTS AMENITIFS



Badminton Court



Half Basketball Court



Jogging Track



Pickleball Court



Skating Rink



Tennis Court



Multipurpose Ground



Temperature Controlled Swimming Pool





join the action at the most electrifying sports arena



ARTISTIC RENDITION

GARDEN AMENITIFS



Lazy River

Throughout the project, alongside the walking pathwayt



Temple



Kids Play Area



Pet Park



Yoga Park



Amphitheatre



Pergola



Forest Trail



Butterfly Garden



ARTISTIC RENDITION



a gently <u> *nipplling stream*</u> connecting nature & luxury

AURUM



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AMENITIFS



- Sauna & steam Room
- Temperature Controlled All Weather Swimming Pool

- Table Tennis
- Billiards Table

- Cards Room
- Cafeteria

- Mini-Multiplex
- Gym



An all-weather, temperature-controlled Swimming Pool enclosed in elegant glass, offering year-round Luxury & Comfort



step into green



A perfect blend of nature and luxury, creating a serene retreat right at your doorstep







CONCEPT DESIGN

- Entrance
- Pet Park
- Open Gym
- Open Courts
- Chess Lawn
- Half Basket

- Tennis Court
- Commercial
- Skating Area
- Island Space
- Herb Garden
- Temple

- Butterfly Park
- Kids Play Area
- Jogging Track
- Podium Ramp
- Kids Area
- Yoga Deck

- Amphitheatre
- Meditation Space
- Sculptures
- Sensory Walk
- Lagoon Bridge
- 4 Person Volley

- Water Lagoon
- Stepped Green
- Pergola Sitting
- Multi-Disciplinary Ground
- Cricket Pitch
- Water Feature









3BHK + SQ MAX

CARPET AREA **1548.40 SQ. FT.**

> BUILT UP AREA **2135 SQ. FT.**





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5'-11" WIDE BALCONY

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9'-0" WIDE BALCONY





4BHK + SQ MAX

CARPET AREA 2364.85 SQ. FT.

> BUILT UP AREA **3115 SQ. FT.**





SPECIFICATIONS



Bathrooms

Walls: Premium ceramic tiles cladded up to ceiling height Floor: Premium anti-skid ceramic tiles Doors: 8 ft high veneered/ membrane finished Hardware: Godrej/ Dorset or equivalent Windows: Powder coated aluminium/ UPVC windows with glass Sanitary ware: Branded fixtures and fittings Master toilet to have glass shower cubicle

Electricals: Modular electric switches

Fire Fighting System

Fire fighting system with sprinklers & smoke detection system



Elevators

High Speed elevators of brands like Kone/Otis Stainless Steel Car Case Access Controlled (By Card/Bio Metric/Keypad) CCTV Fitted



Security

Entrance audio video door phone, fire detection and fire alarm system for all the units



SPECIFICATIONS





Master Bedroom & Bedroom

Walls: Designer concept paint with combination of texture/ wall paper & rich plastic emulsion paint of Dulux make or equivalent Floor: Laminated wooden flooring Ceiling: Designer POP false ceiling work Doors: 8 ft high veneered/ membrane finished Hardware: Godrej/ Dorset or equivalent Windows: Powder coated aluminium/ UPVC windows with glass Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling Wardrobes: Modular wooden wardrobes



Drawing Room & Dining Room

Walls: Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux make or equivalent

Floor: Imported marble flooring

Ceiling: Designer POP false ceiling work

Doors: 8 ft high veneered/ membrane finish

Hardware: Godrej/Dorset or equivalent

Windows: Powder coated aluminium/ UPVC windows with glass

Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling



SPECIFICATIONS





Kitchen

Walls: Premium ceramic tiles up to 2 feet above Granite counter & acrylic emulsion paint in balance area Floor: Imported marble flooring Door: Powder coated aluminium/ UPVC door

Hardware: Godrej/ Dorset or equivalent

Wood work: Modular Kitchen

Fixtures & Fittings: Modular kitchen with chimney, premium stainless steel sink, RO System & modular electric switches

Balconies

Walls: External paint

Floor: Premium antis-kid ceramic tiles Door: Powder coated aluminium/ UPVC Hardware: Godrej/ Dorset or equivalent Windows: Powdercoatedaluminium/UPVC windows with glass Electrical: Modular electric switches



Servant Quarters

Walls: Plastic emulsion paint Floor: Premium anti-skid ceramic tiles Door: Veneered/ membrane finished door Hardware: Godrej/ Dorset or equivalent Windows: Powder coated aluminium/ UPVC windows with glass Electrical: Fixtures and fittings modular electric switches



Servant Toilets

Walls: Cladded with Ceramic tiles Floor: Premium anti-skid ceramic tiles Doors: Veneered / membrane finished door Hardware: Godrej/ Dorset or equivalent Windows: Powder coated aluminium/ UPVC windows with glass Fixtures & Fittings: Top of the line sanitary ware from Marc, Jaqaur, Hindware or equivalent & modular electric switches

Passage

Walls: Designer concept paint and rich plastic emulsion paint of Dulux make or equivalent
Floor: Imported marble flooring
Ceiling: Designer POP false ceiling work
Doors: 8 ft high veneered/ membrane finished
Hardware: Godrej/Dorset or equivalent
Windows: Powder coated aluminium/ UPVC windows with glass
Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling



Tower Entrance

Walls: Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux or equivalent brand Floor: Imported marble False ceiling: Designer POP false ceiling work



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A PLACE FOR EVERY NEED

Everything you need, just a short walk away. Designed for everyday ease, this retail hub offers essential services and daily conveniences in one accessible space. From quick errands to indulgent treats, find everything within reach.

- Grocery Store
- Pharmacy & wellness store
- Laundry & dry cleaning
- Hardware & home essentials
- Stationery & office supplies
- Beauty & Wellness Services
- Bakery
- ATM & banking services
- Restaurant & dining

Simplifying life, one stop at a time.

9 FT. WIDE DECKS



RTIST



MORNING COFFEES AND SUNSET SKIES, YOUR BALCONY YOUR PRIVATE PARADISE A spacious balcony offers the perfect retreat to relax, unwind, and soak in breathtaking views



embraced by soothing water elements

- P. F

ARTISTIC RENDITION





ARTISTIC RENDITION

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Disclaimer-The information, specifications and amenities mentioned in this advertisement are only representational, informative, illustrative and do not constitute any legal offerings. Further, the amenities, fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature, for illustrative purpose only & does not form a part of the standard specification. Please note that the project upon completion may differ from the artistic impression as shown in this advertisement and no warranty, whether express or implied, is provided regarding the accuracy of the completed project. We reserve the right to modify or amend information, specifications and details relating to the project as per prevailing government norms without any prior notice. 1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 Sq. mtr. (approx.)



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