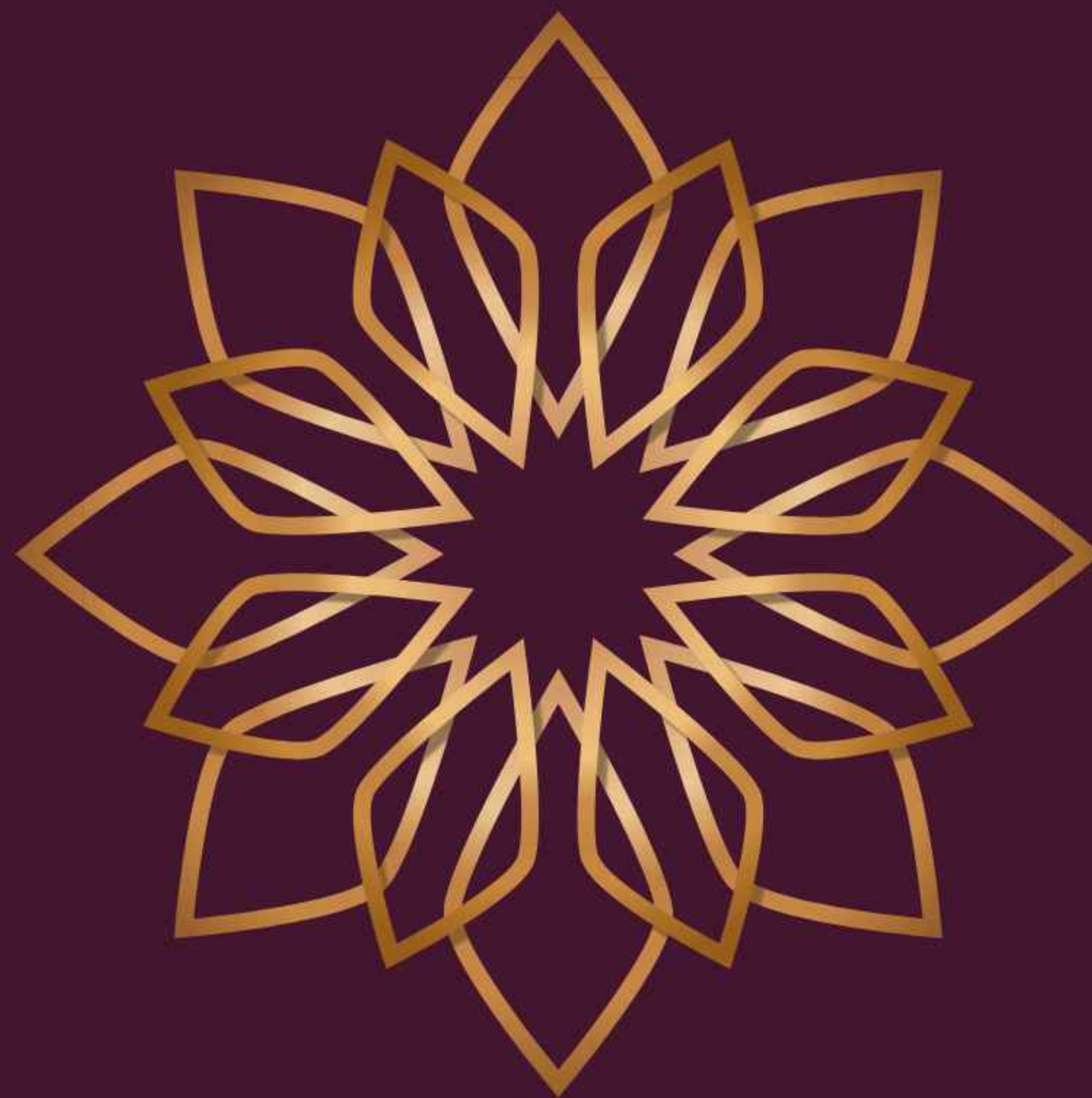




The
SUNFLOWER
— PHASE 1 —



THE JOY OF SPRING

wrapped in a premium, upmarket residential address



ABUNDANT SOCIAL SPACE



ELEVATED AIR LOUNGE

for the joy of life



77% OPEN SPACES

only 23% ground coverage



MEETING ROOMS

in every tower lobby



TEA COFFEE STATION

in every tower lobby



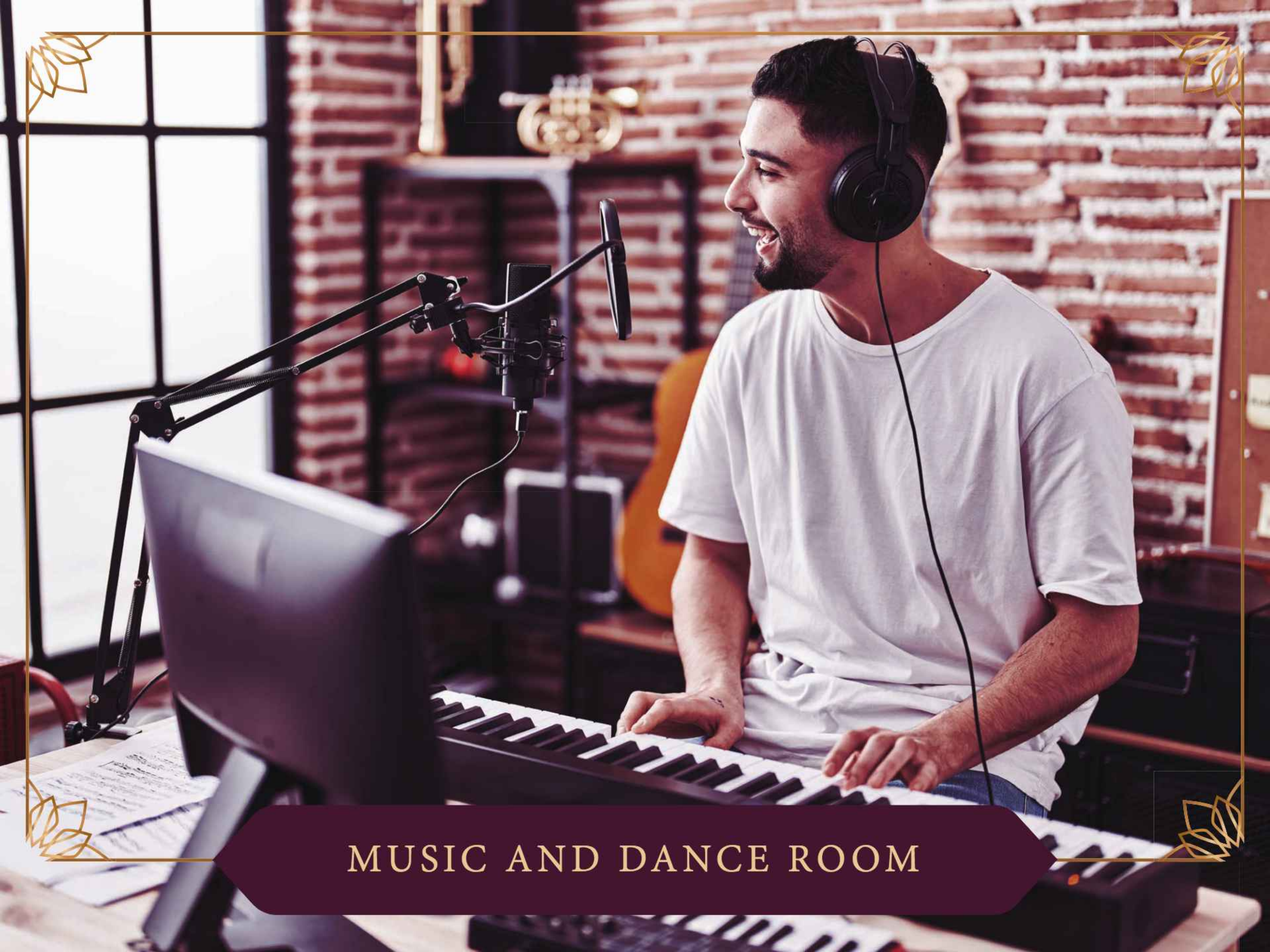
EXTENDED TOWER DROP-OFFS



POPUP STUDIO



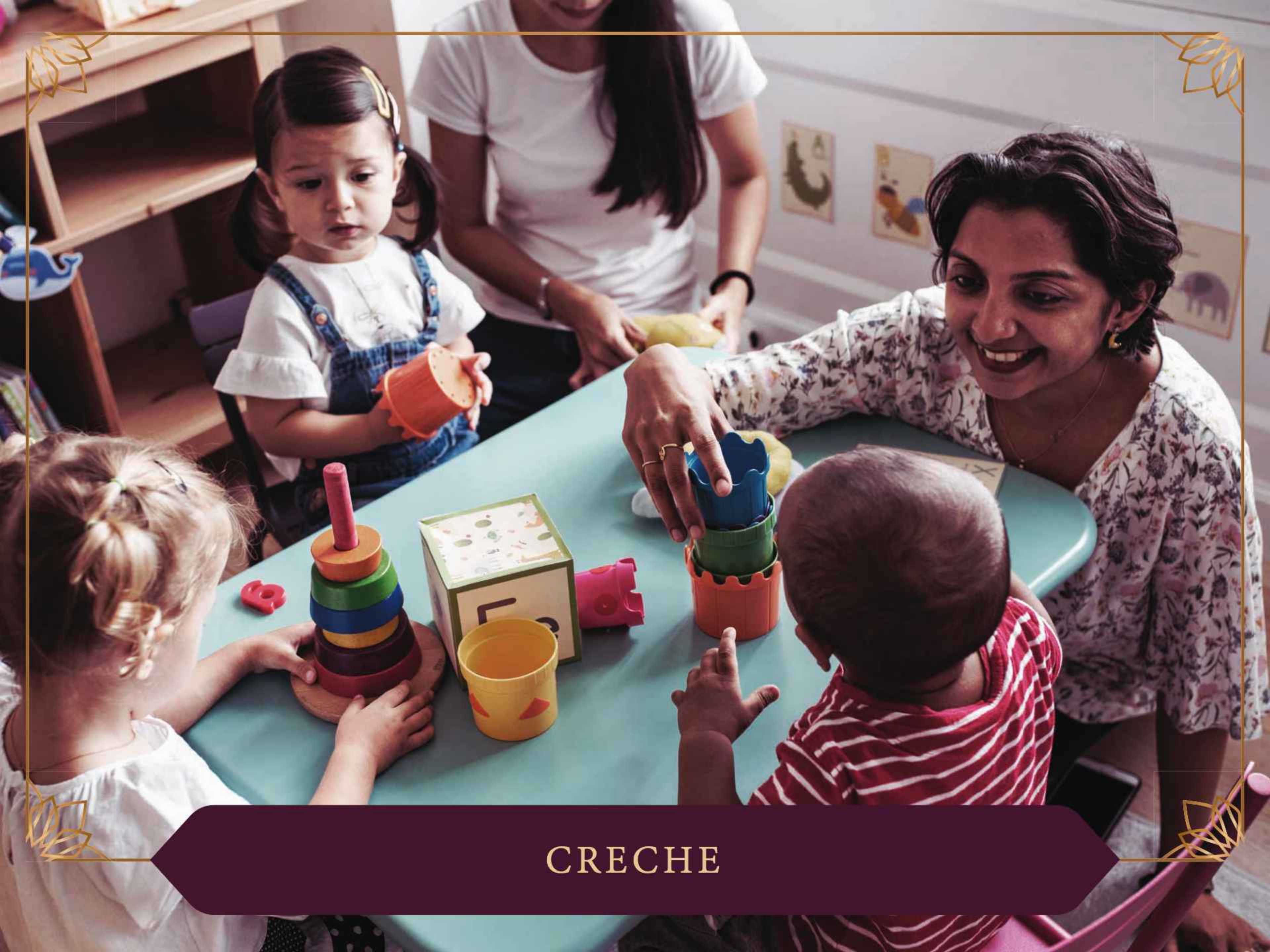
LOBBY LOUNGE



MUSIC AND DANCE ROOM



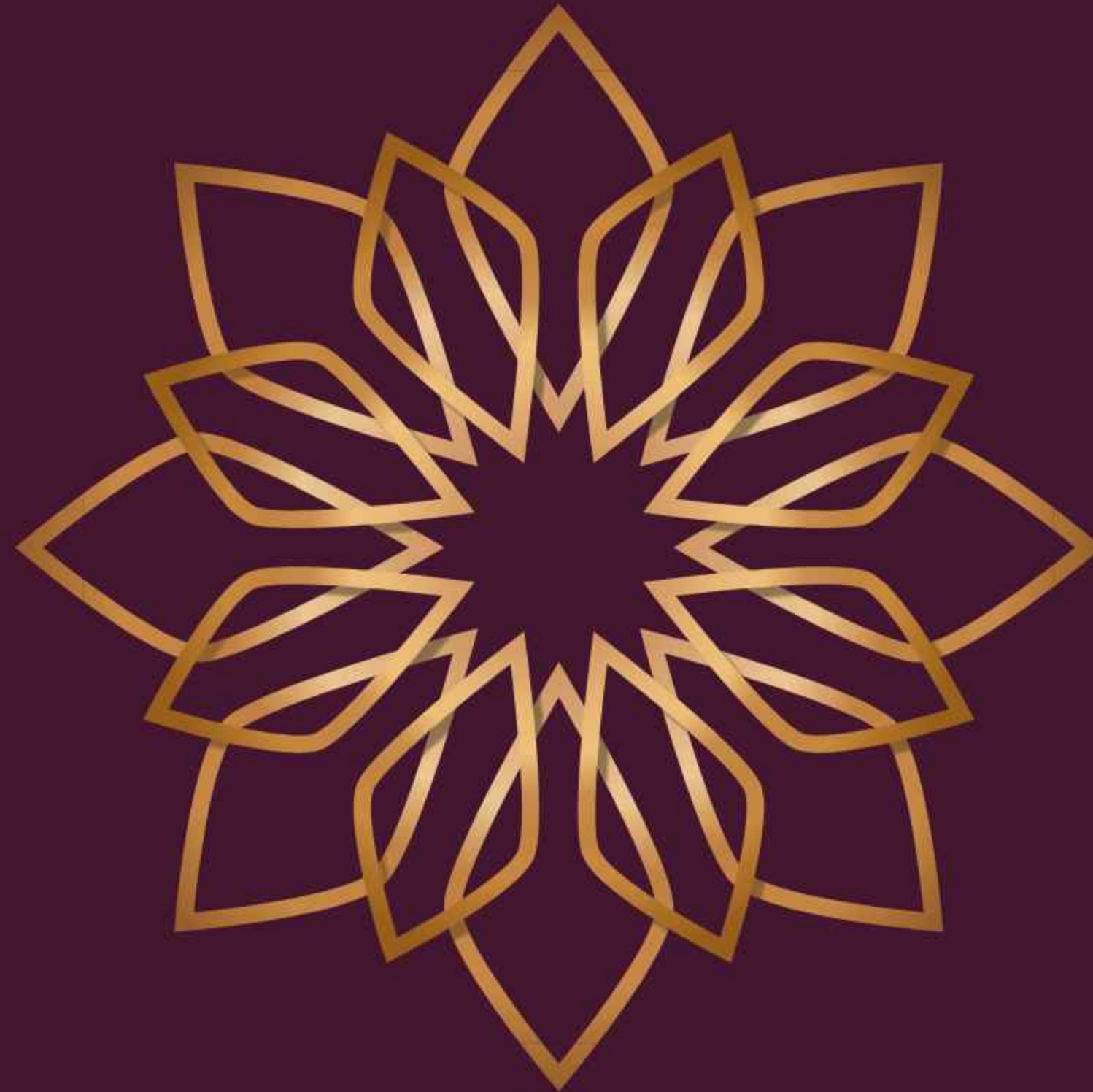
RESTAURANT



CRECHE



SPA AND SALON



The
SUNFLOWER
— PHASE 1 —



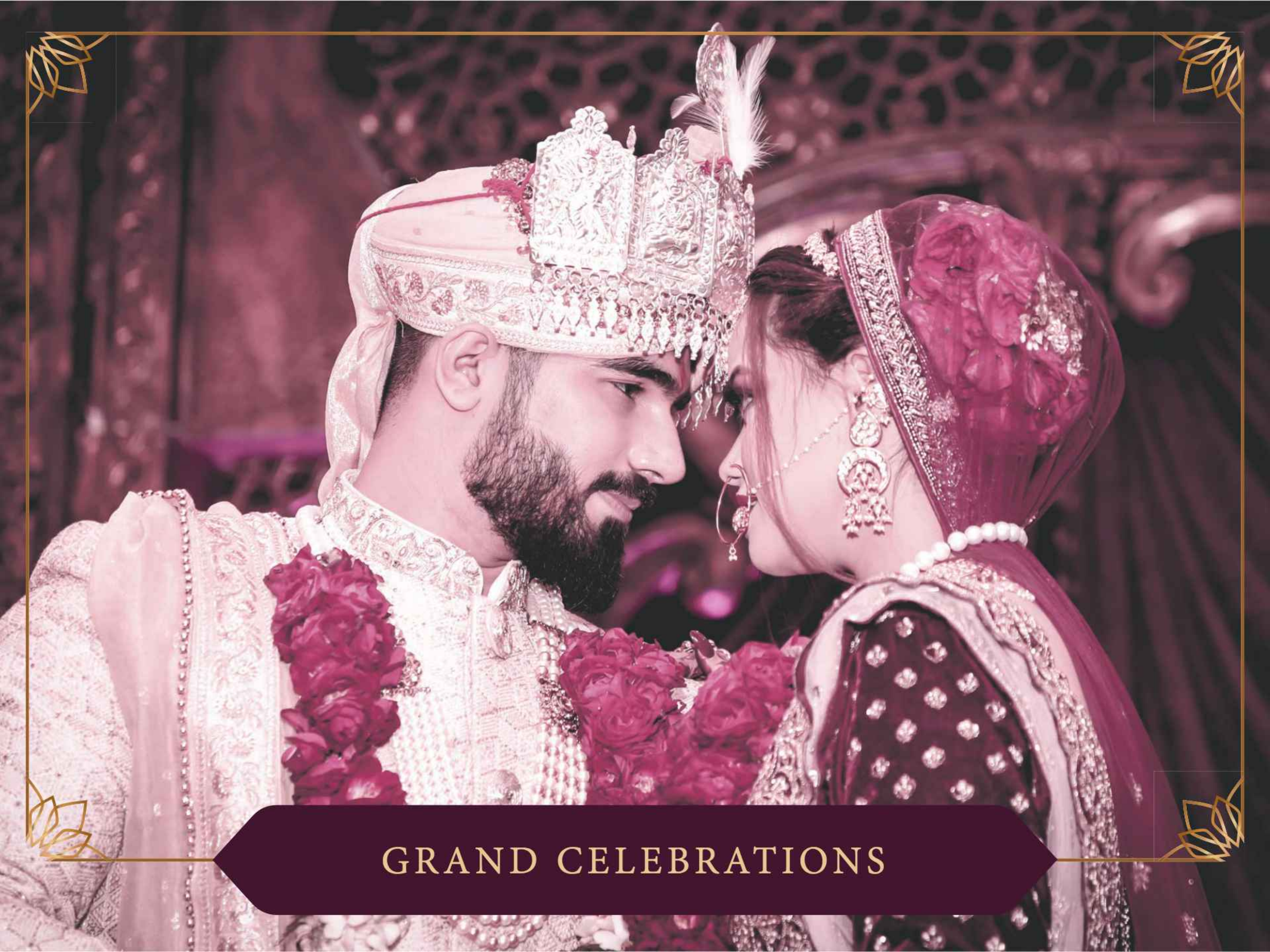
A PREMIUM ADDRESS

that is built around your aspirations to live, work, and play

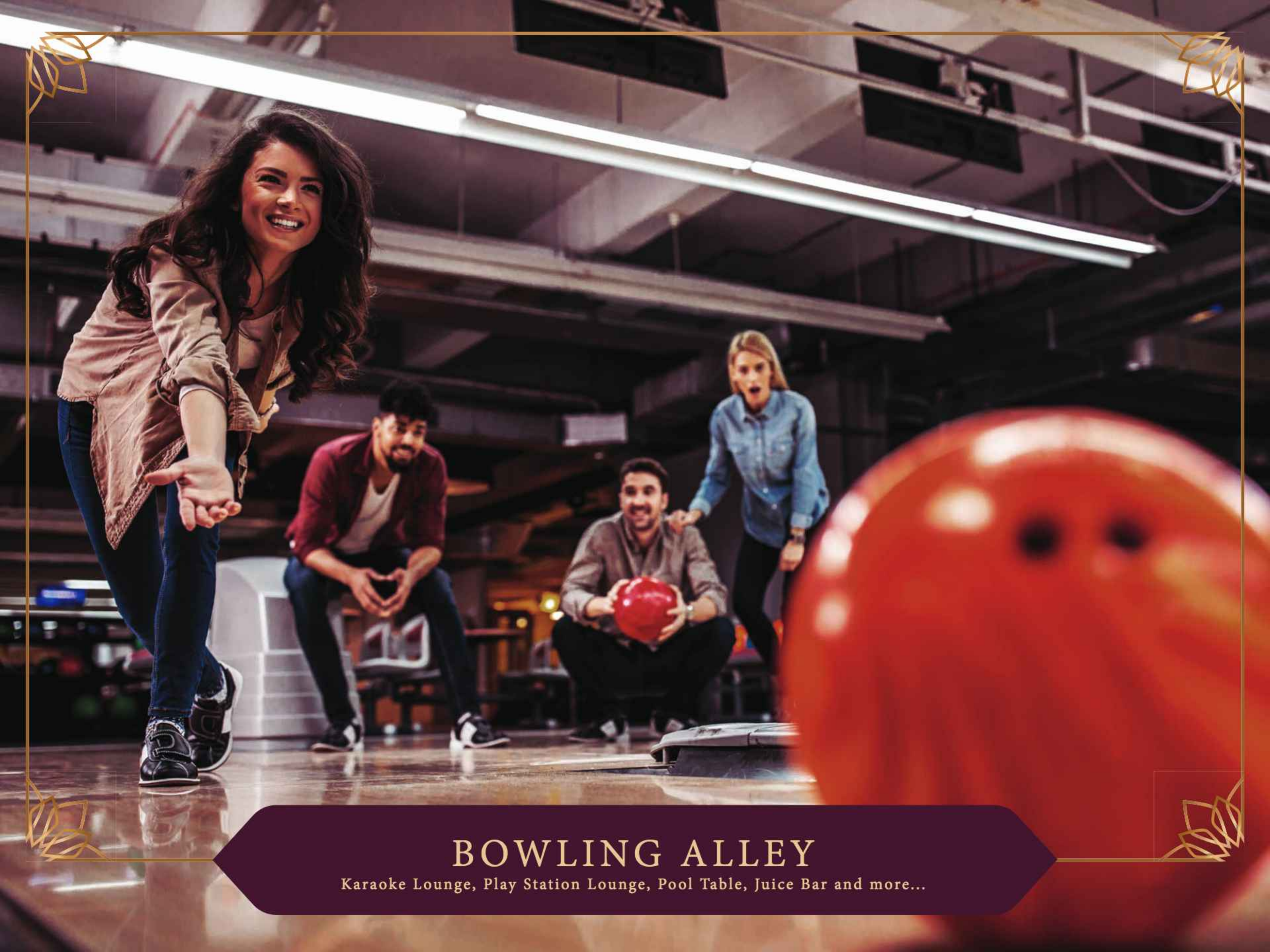
A photograph of four women sitting around a dark wooden table in a dimly lit restaurant or lounge. They are all smiling and holding large, colorful lollipops. The woman on the far left is wearing a white top and a necklace. The woman next to her is wearing a white top and a watch. The woman next to her is wearing a white top and a necklace. The woman on the far right is wearing a white top. The background is dark with some warm lighting from a fireplace or lamp. The image is framed by a gold border with decorative corner elements.

EXCLUSIVE CLUB

packed with amenities



GRAND CELEBRATIONS



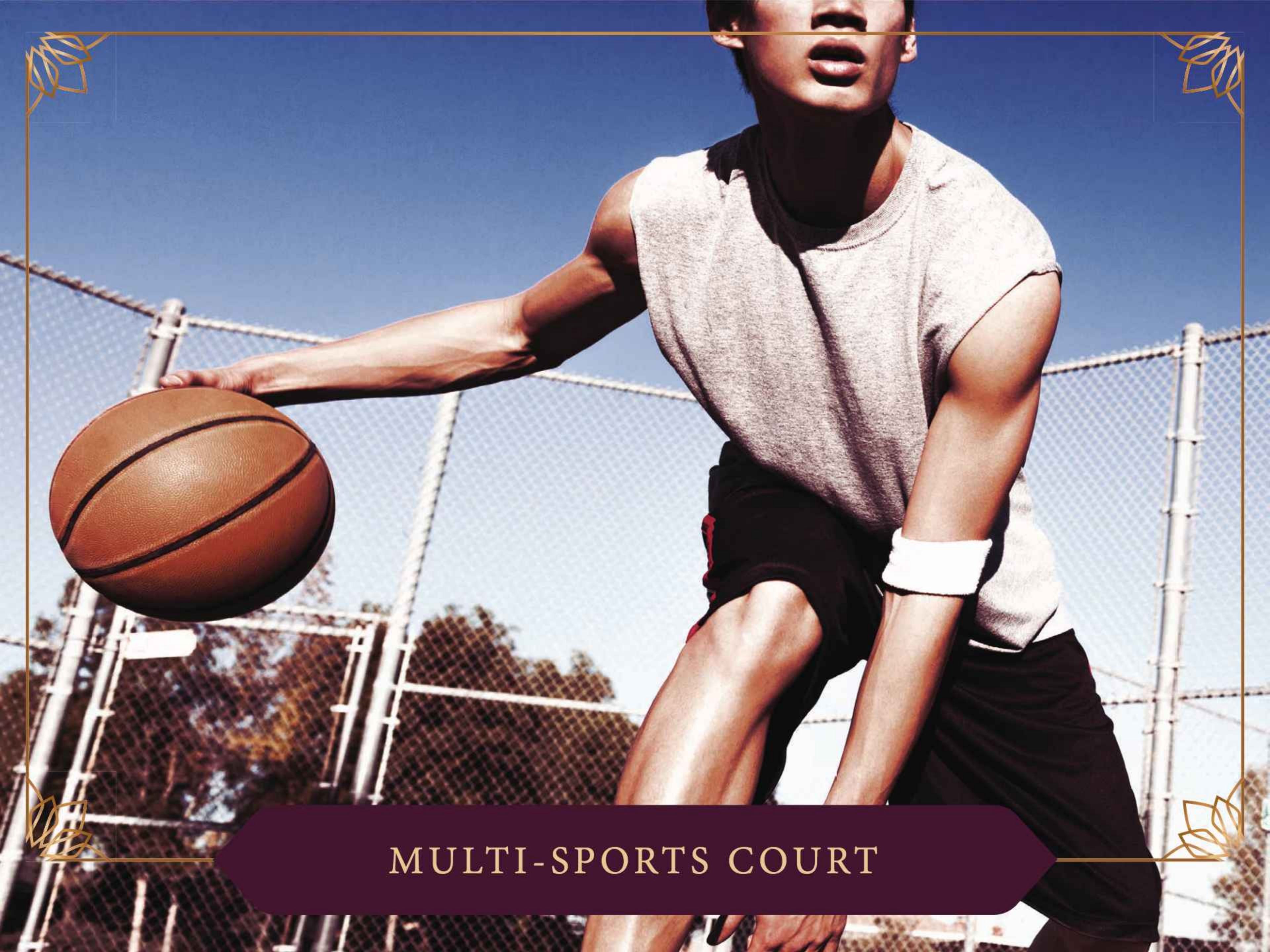
BOWLING ALLEY

Karaoke Lounge, Play Station Lounge, Pool Table, Juice Bar and more...



SWIMMING POOL

Badminton Court, Yoga Studio, Gymnasium, Jacuzzi, Steam, Sauna and more...



MULTI-SPORTS COURT



INDOOR SQUASH COURT



CLUB TERRACE LOUNGE



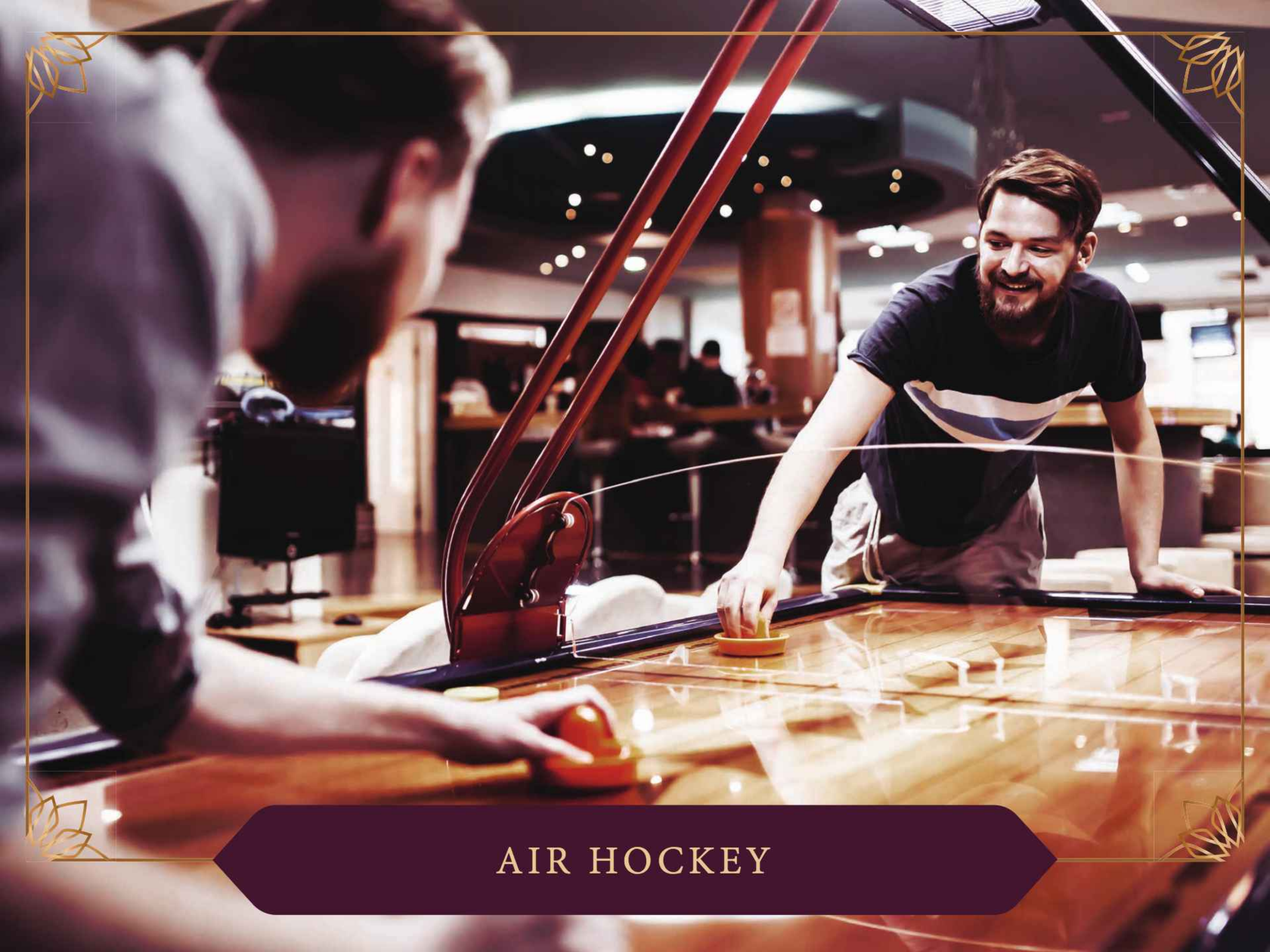
KARAOKE LOUNGE



TABLE TENNIS



POOL TABLE



AIR HOCKEY



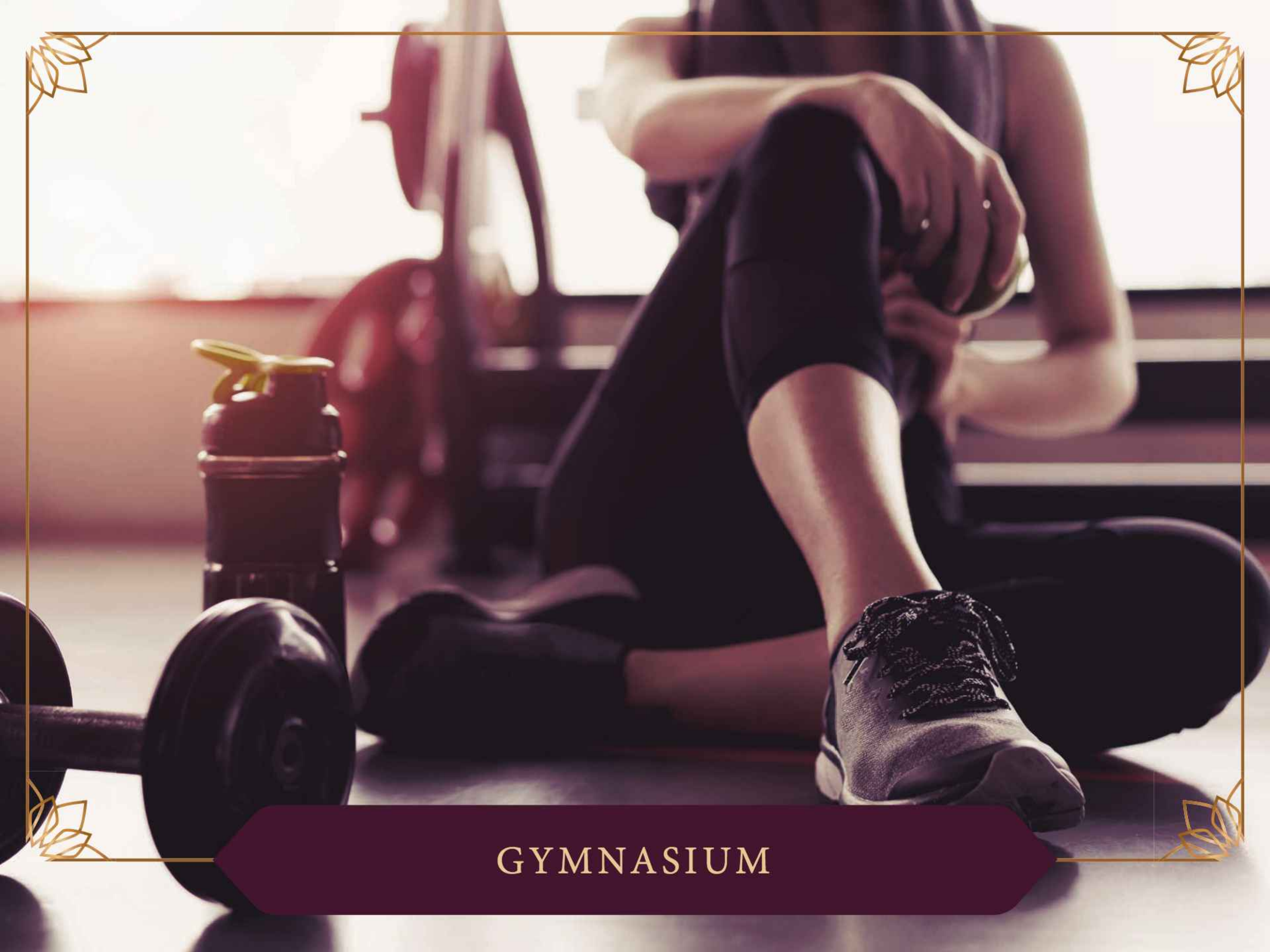
BOARD GAMES



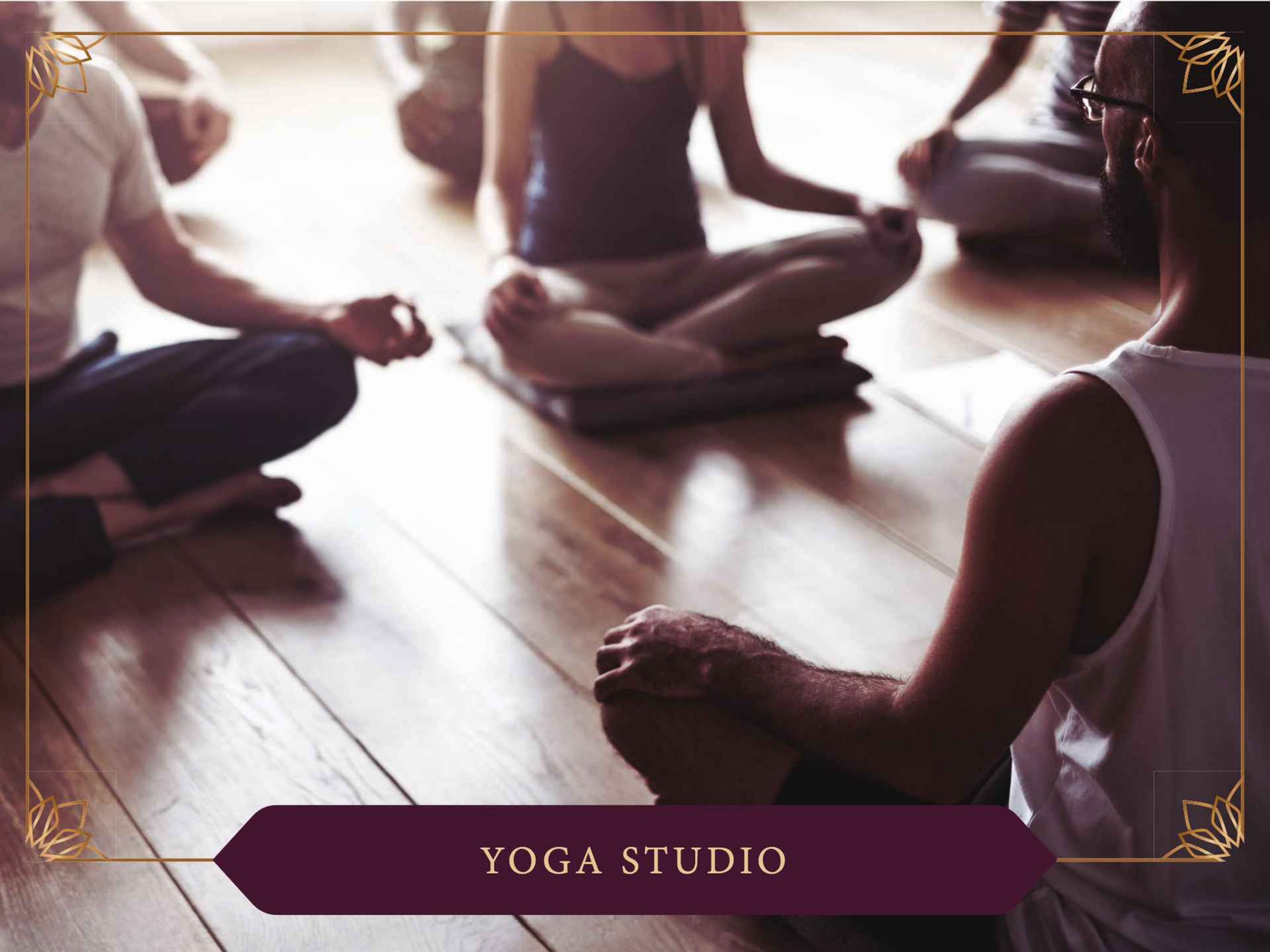
JUICE BAR



BADMINTON COURT



GYMNASIUM



YOGA STUDIO



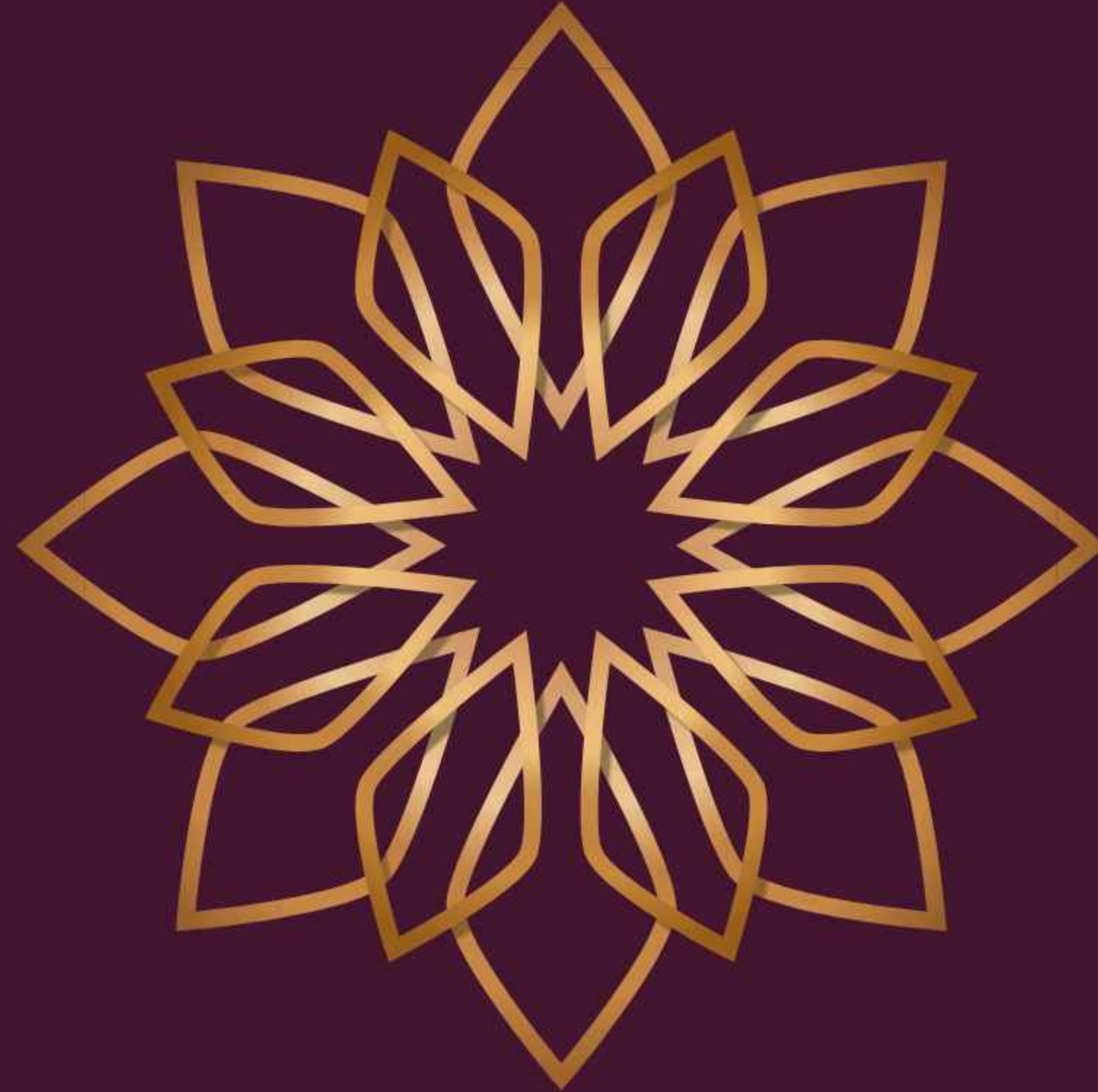
STEAM



SAUNA



JACUZZI

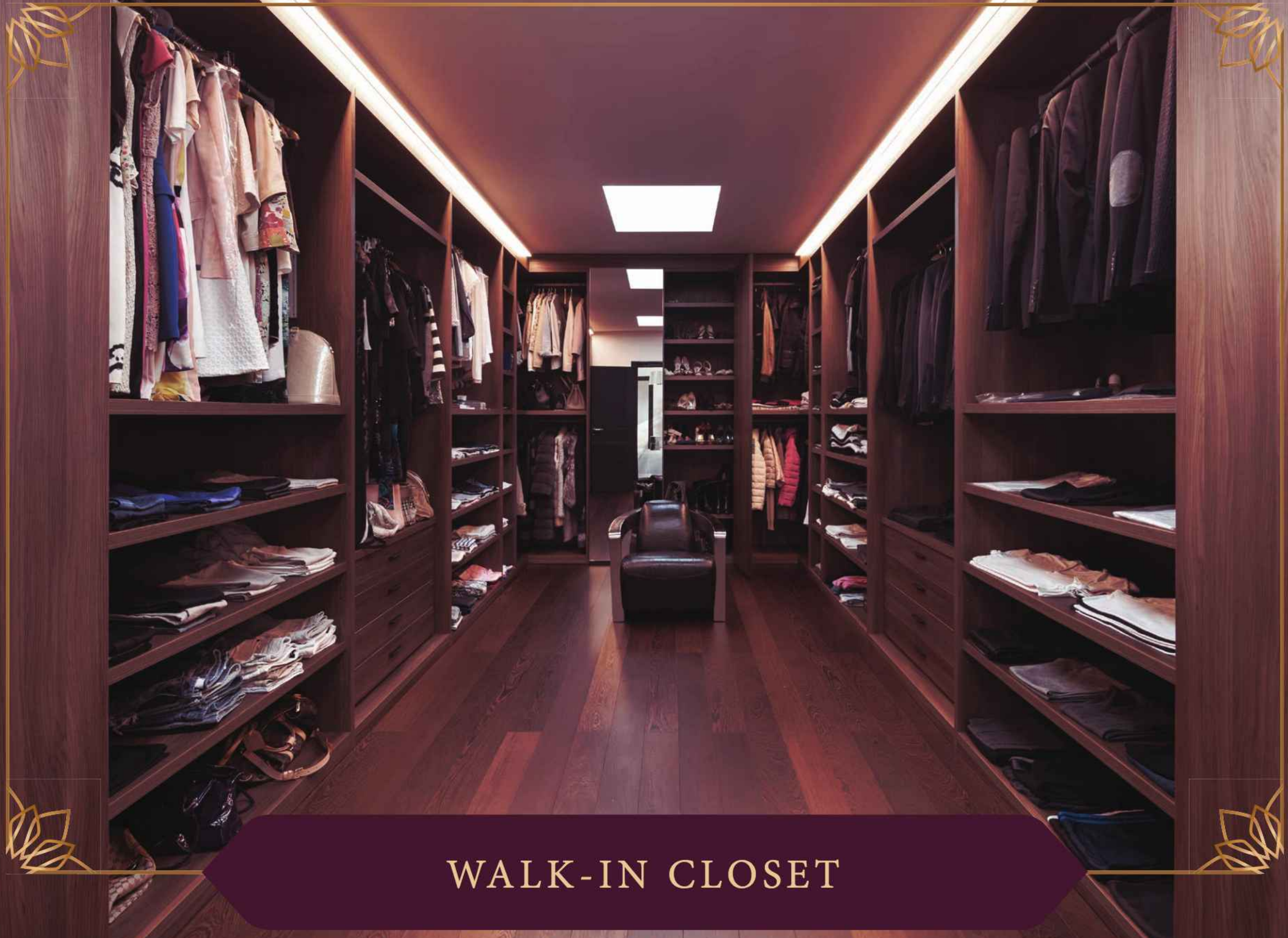


The
SUNFLOWER

A woman with dark hair, wearing a blue and white striped shirt, is shown in profile, smelling a large sunflower. The sunflower has bright yellow petals and a dark brown center. The background is a soft-focus field of similar sunflowers. The entire image is framed by a thin gold border with decorative corner elements.

WITH PREMIUM SPACES

that invite you to live, work, and play

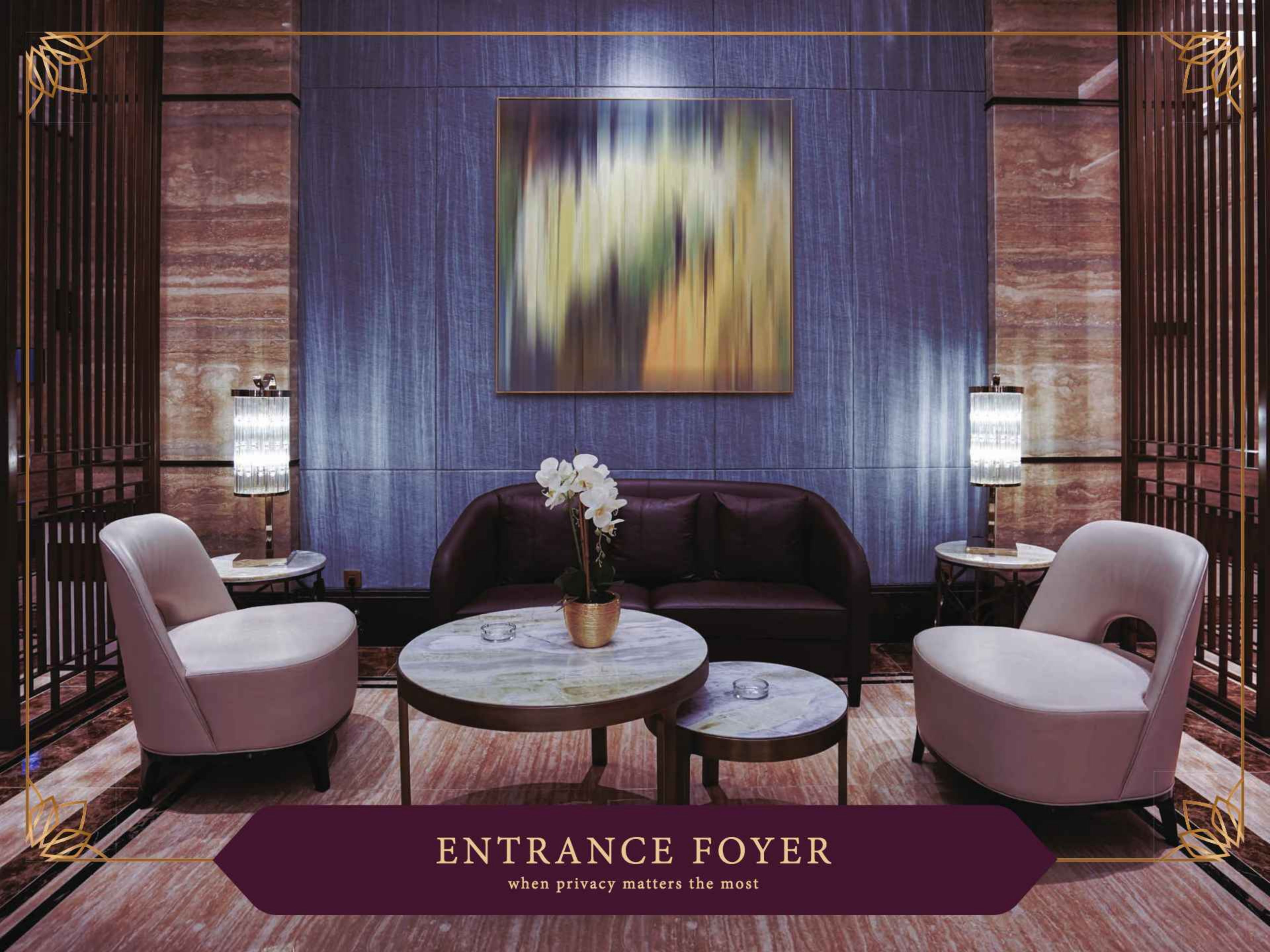


WALK-IN CLOSET



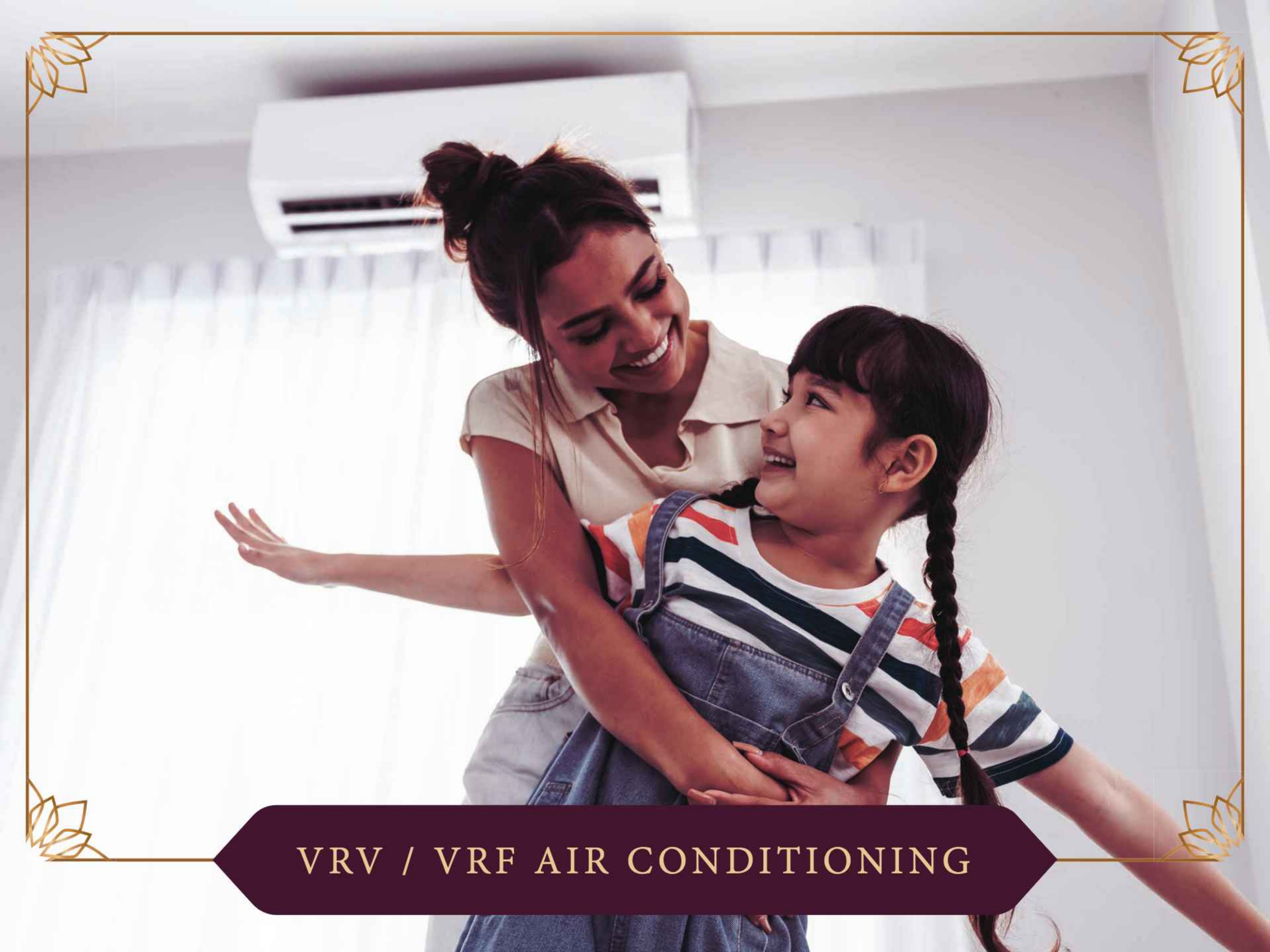
WIDE AND LONG TERRACES

embrace life without limitations



ENTRANCE FOYER

when privacy matters the most

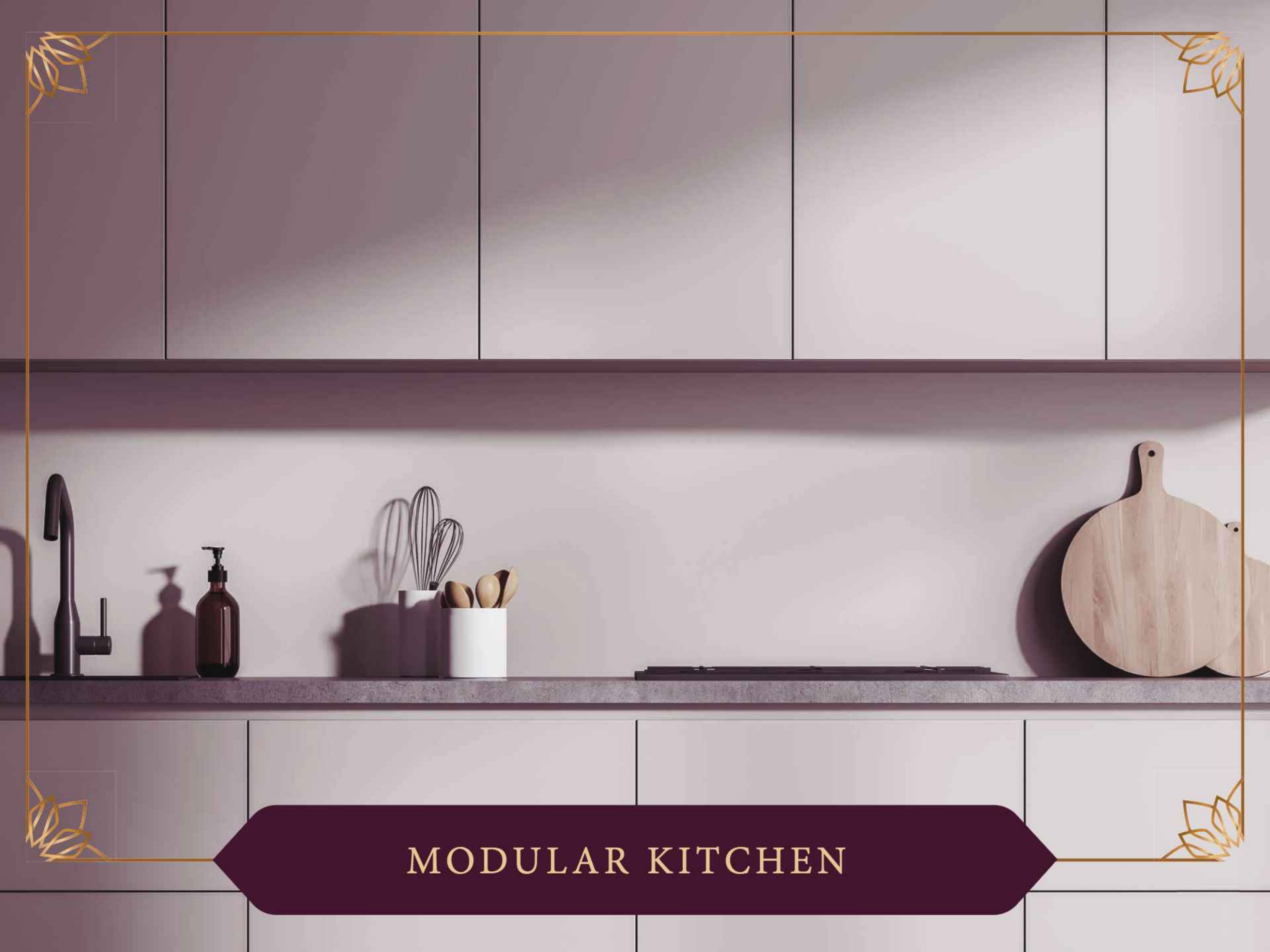
A warm, intimate photograph of a woman with her hair in a bun hugging a young girl with pigtails. The woman is wearing a light-colored polo shirt and jeans, while the girl is wearing a striped shirt and denim overalls. They are both smiling and looking at each other. In the background, a white VRV air conditioning unit is mounted on the wall above a window with sheer curtains. The entire image is framed by a thin gold border with decorative corner motifs.

VRV / VRF AIR CONDITIONING



ITALIAN MARBLE FLOORING

in Drawing / Dining



MODULAR KITCHEN



3.45 METER FLOOR TO
FLOOR HEIGHT



TWO MASTER BED ROOMS



JOY IS GETTING FROM

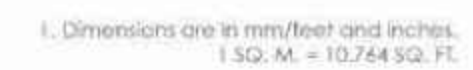
work to play in no time

SITE MAP



CARPET AREA: 2157.54 SQ. FT. / 200.44 SQ. M.
BALCONY AREA: 838.52 SQ. FT. / 77.90 SQ. M.

BALCONY AREA: 838.52 SQ. FT. / 77.90 SQ. M.

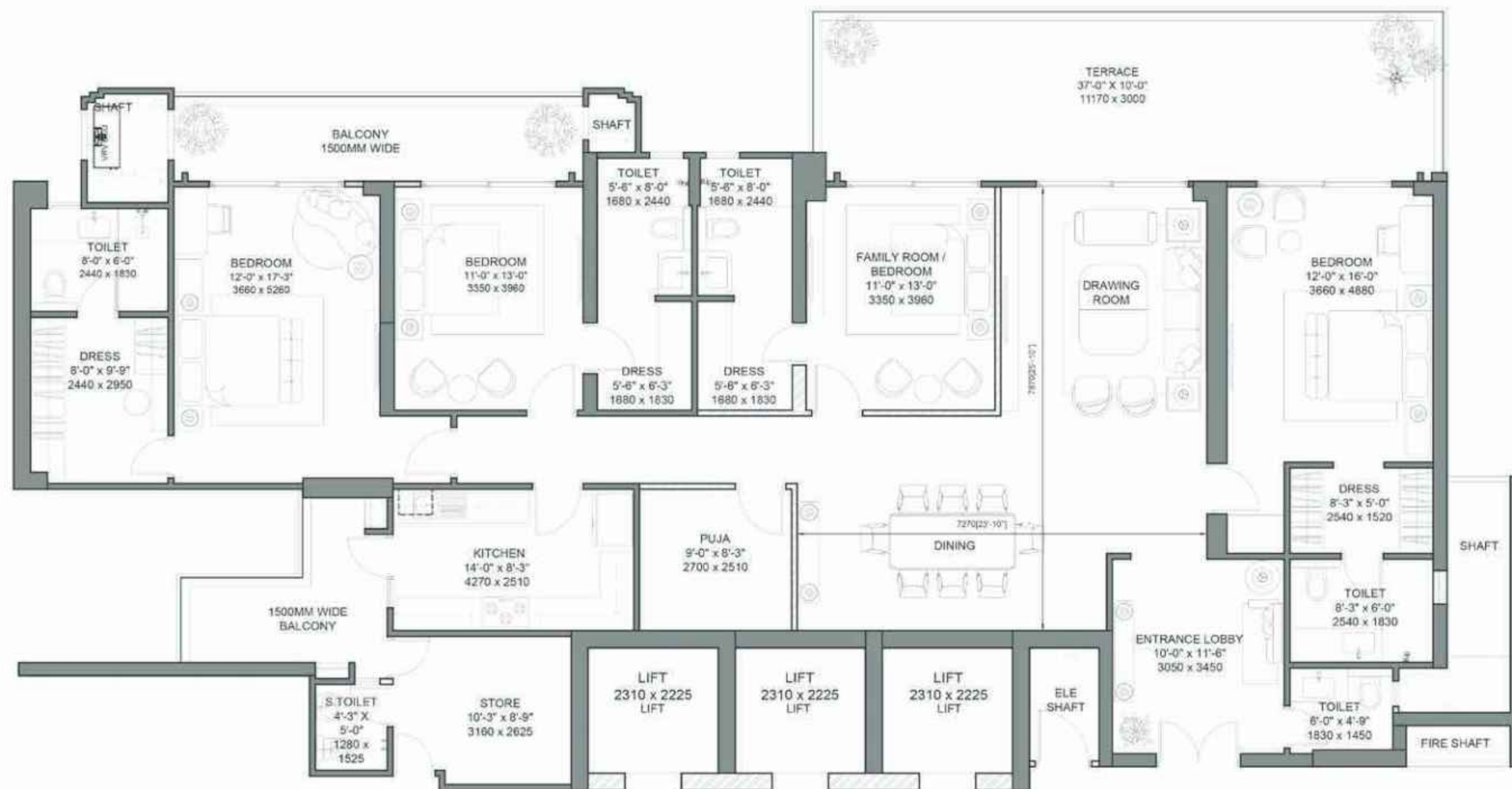


1. Dimensions are in mm/feet and inches.
1 SQ. M. = 10.764 SQ. FT.

3BHK + FAMILY TYPICAL UNIT

CARPET AREA: 2157.54 SQ. FT. / 200.44 SQ. M.

BALCONY AREA: 553.27 SQ. FT. / 51.40 SQ. M.

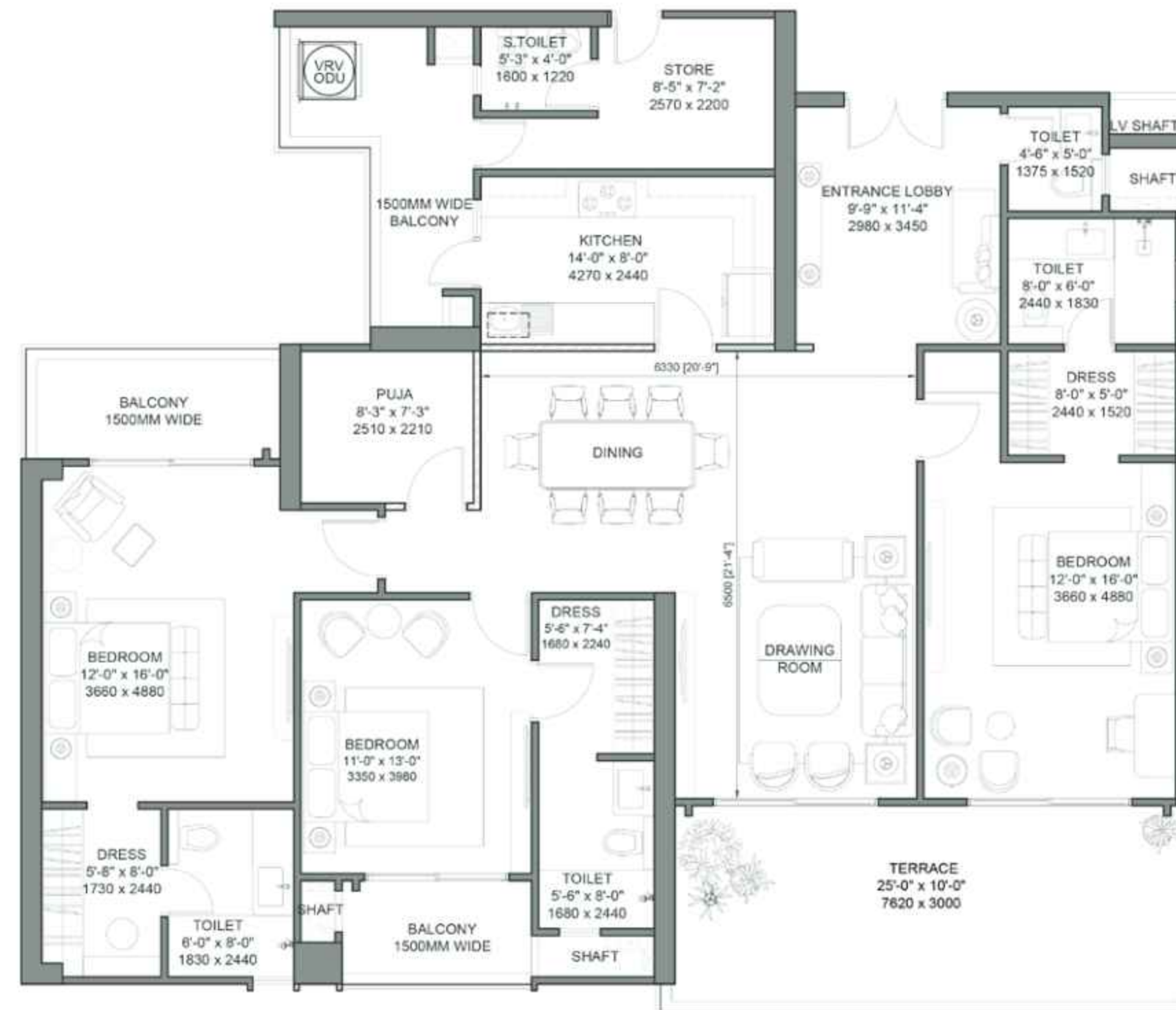


1. Dimensions are in mm/feet and inches.
1 SQ. M. = 10.764 SQ. FT.

3BHK UNIT

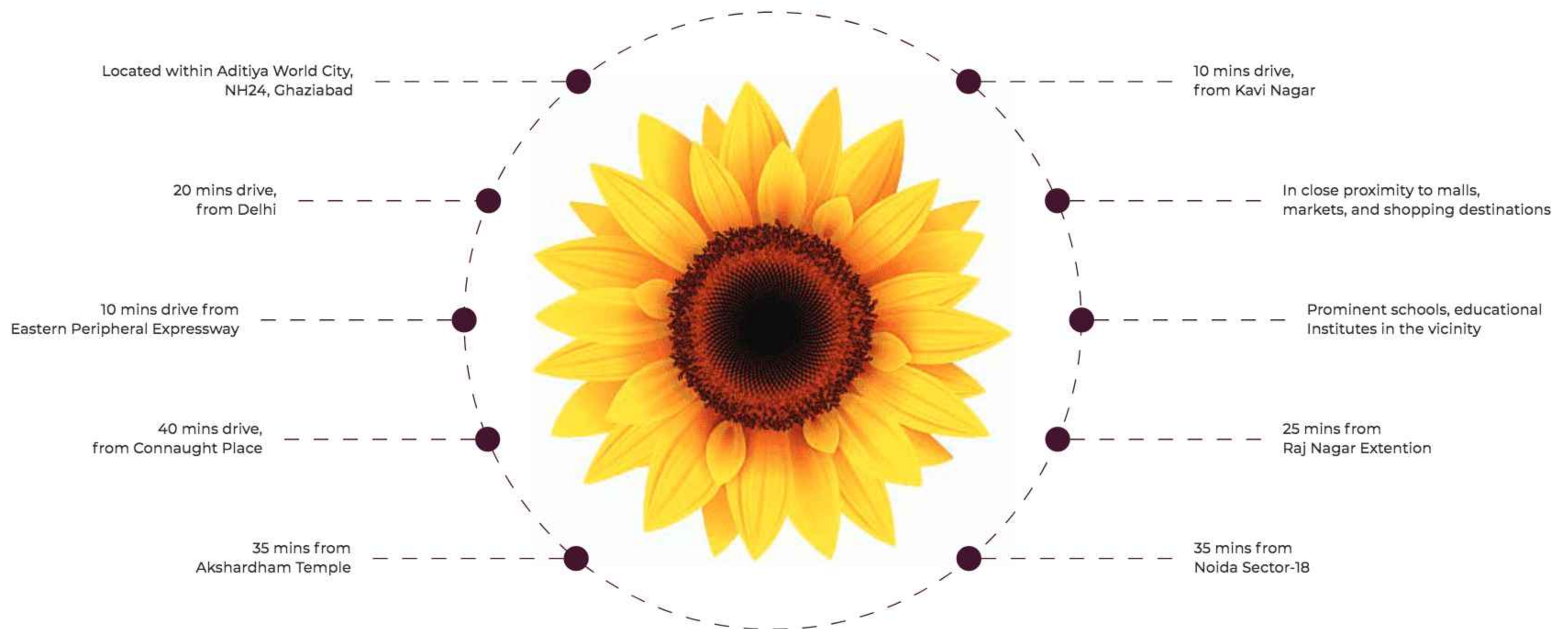
CARPET AREA: 1684.24 SQ. FT. / 156.47 SQ. M.

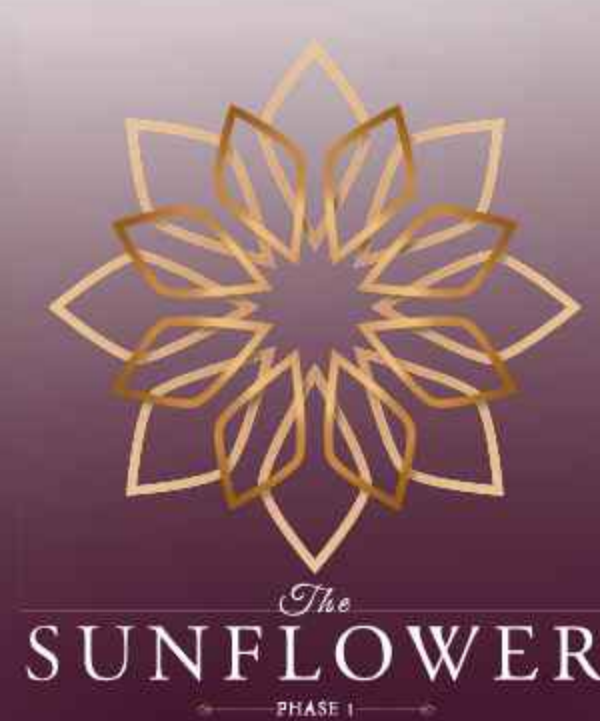
BALCONY AREA: 440.36 SQ. FT. / 40.91 SQ. M.



1. Dimensions are in mm/feet and inches.
1 SQ. M. = 10.764 SQ. FT.

Location & Advantage





UPRERAPRJ448904/04/2024

Site Address: The Sunflower, Group Housing GH-7, Sector -06, Aditya World City, Off NH-24, Shahpur Bamheta, Ghaziabad, Uttar Pradesh 201002

Office Address: AU Real Estate Services Private Limited, 10, Bharat Bhawan, New Rajdhani Enclave, Vikas Marg, Delhi 110092

E-mail: info@aurealestate.in



Disclaimer: The advertisement / marketing material are purely conceptual and constitute no legal offering. The prospective buyer shall seek all information including sanctioned approvals, Development schedule, time of delivery, specifications, facilities, amenities & scheme details before booking. *Promoter has got the project land Plot No. GH-07, Sector No. 06, Aditya World City, Integrated Township, Shahpur Bamheta, Pargana Danana by way of Sale Deed executed between M/s AU Real Estate Services Pvt. Ltd. and M/s Agarwal Associates Promoters Limited and Agarwal Associates Promoters Consortium Limited on 20.02.2024 confirming upon it right to construct and book the developed units for sale to prospective buyers. The promoter however shall have the right to execute the registered sale deed in favour of the buyers of the Project only after the payment of all the pending installments along with the interest amount, if any. The due date for payment of last installments to M/s Agarwal Associates Promoters Limited and Agarwal Associates Promoters Consortium Limited by the Promoter is March 2028. The promoter shall pay the balance installments within the permissible time prior to declare date of completion of the project so that it can honor its commitments to the prospective allottees in the project.* Project's details are available on website of UPRERA, Regn No UPRERAPRJ448904/04/2024 (www.up-rens.in) (1 sq.mtr. = 10.764 sq. ft.) *Terms & Conditions Apply.