



kingston Heath
an **ATS** Home

WHERE WELLNESS RESIDES





Discover a haven in the middle of a chaotic city,
a retreat in the lush greens of nature.

A perfect blend of earthly elements and
luxury lifestyle in your own private island.

Welcome to a cool, calm oasis of comfort,
an escape from the heat and dust of the city.

Leave the noise and stress of city life behind as you enter
this lush garden with a relaxed and refreshing vibe.

Welcome to Biophilic Wellness Haven



NCR's FIRST WELLNESS HOMES

Spread across 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, live different. This is where you discover the treasure of wellness that stays with you forever.

GREEN KNIT SPACES



Kingston Heath is designed to provide symmetry of living. The fine balance of nature and a premium lifestyle make it the most thoughtful property in Delhi NCR.

- Organic Geometry
- Connected Open Spaces
- Activity Based Zones

A PLACE FOR ALL

Kingston Heath is a place inclusive of all age groups. Here, you will be spoilt for choices in health amenities and daily activities that will keep you engaged always.







BALANCED STATE OF MIND AND BODY

In the world we live, balance is the key. Let us heal the urban damage with age - old Indian practices. Let us create a haven of wellness that nurtures our mind and soul.





- Yoga and Meditation Lawn
- Acupressure Garden
- Reflexology Garden
- Outdoor Kitchen & Community Dining area





THE NATURE'S RETREAT

Being closer to nature is being closer to yourself.
Let nature cleanse out all impurities and provide
you a much needed detox in this whirlpool of
urban catastrophe.





- Organic Farming- banana, pomegranate, guava, sapota, drumsticks, okra, brinjal, tomato & much more
- Herb & Medicinal Garden- coriander, lemongrass, henna, thyme, peppermint, tulsi, vajradanti, aloe vera, turmeric, rosemary, lavender, chamomile
- Air-purifying Plants Zone- spider plant, peace lily, boston fern, snake plant, weeping fig etc.



A LUSH GREEN HAVEN





Kingston Heath is enveloped in acres of greens and dotted with sustainable and expansive tropical landscaping, designed carefully to reduce carbon footprints and improve the air quality to provide therapeutic sensorial stimulation. Slow down the city rush and experience the joy of living amidst the greens of nature.

- Bamboo Garden
- Aromatic Garden
- Hydroponic Garden
- Colour Garden





FITNESS MATTERS

Get your fitness game on at Kingston Heath. Whether it's a Sunday catch up over squash with friends or a quick run along the golf course, you got it all covered!

- 9-hole Golf Course
- Giant Swimming Pool
- Basketball Court
- Tennis Court
- Cricket Pitch
- Badminton Court
- Youth Plaza
- Open Air Gym
- Play Lawn
- Kids Play Area
- Jogging Tracks
- Pet Park





- Billiards/Pool Room
- Table-Tennis Room
- Cards Room
- Squash Court
- Amphitheatre
- Celebration Lawn



THE WELLNESS CLUB. AN IMMERSIVE EXPERIENCE

Best of the amenities put together to captivate your senses and ensure a total well being - Our clubhouses are a retreat for your mind, body and soul. You may enter into a whole new world to seek refuge and discover your inner peace at the Clubhouse.



BECAUSE LOCATION MATTERS

Commuting is highly convenient as Sector 150 is the Gateway to Noida when coming from Jewar Airport. Situated in a dedicated sports sector with 80% green cover, there is never a dull landscape in sight. The project is well connected with Delhi & Greater Noida as well.

Connectivity

Jewar Airport (30 mins), Sector 148 Metro Station (2KM), Noida Expressway, Faridabad-Noida-Ghaziabad Expressway

Education

GD Goenka Public School, Genesis Global School, Shiv Nadar School, Gyanshree School, KR Mangalam World School

Healthcare

Kailash Hospital, Yatharth Super Speciality Hospital, Jaypee Hospital

Recreation

9-Hole Golf Course, Cricket Stadium, Night Safari, Bird Sanctuary, World of Wonder

Retail

Mall of India, Great India Place, Grand Venice Mall, Logix Mall, Connaught Place Mall, ATS Kingshoo Drive (Upcoming)



WHERE WELLNESS BECOMES
ONE WITH YOU

The background of the page is a light-colored architectural sketch of modern buildings. The buildings are characterized by sharp, angular forms and a grid-like pattern of windows or panels. The sketch is rendered in a light, sketchy style with some areas highlighted in a pale yellow or orange. The word "PLANS" is centered over the middle of the image.

PLANS



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

SITE PLAN





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

LANDSCAPE LAYOUT PLAN

LEGEND:

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



KEY PLAN



NOTE:

1. The window size/ its location in room 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



Notes:

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Plan not to scale

SPECIFICATIONS



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.



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.



EXTERIOR

Appropriate finish of Texture Paint of exterior grade water proof paint.



PAINTING

Premium Anti-Bacterial paint of appropriate colour



SECURITY & FTTH

Video Door Phone, Biometric Door lock on Entry Door. Security & FTTH Provisions for Optical Fibre Network-Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms.



FALSE CEILING

False Ceiling will be provided as per design of the Architect, including lights



HVAC

Split ACs in Living, Dining & all Bedrooms



GENERATORS

Generator to be provided for backup of Emergency Facilities i.e. Lifts & Common areas



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



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



PLUMBING

As per standard practice, all internal plumbing in GI/ CPVC/ Composite. All external in CI/ UPVC. Automated irrigation system



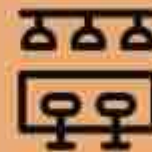
ELECTRICAL

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.



WATER TANK

Underground water tank with pump house and for uninterrupted supply of water. Dual plumbing provision for all toilets.



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.



STRUCTURE

Earthquake resistance 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

ATS
GOLF
MEADOWS
ATS PRELUDE

Dera Bassi, Punjab



Sector 132, Noida Expressway
RERA Reg. No. UPRERAPRJ2612

Tourmaline

Sector-109, Gurugram
RERA Reg. No. 41/2017

ATS
KOCON

Sector 109, Gurugram

ATS VALLEY SCHOOL
EXPLORING LEARNING

Dera Bassi, Barwala Rd., Punjab

CASA ESPAÑA

Phase I
Sector-121, Mohali

Pristine

Sector 150, Sports City,
Noida Expressway

VILLA
REIS
MAGOS
GOA

Goa

Heavenly
Foothills

Sahastradhara Road, Dehradun

ATS
DOLCE

Phase I
Zeta 1, Greater Noida

ATS
GOLF
MEADOWS
LIFESTYLE

Phase I
Dera Bassi, Punjab

Triumph

Dwarka Expressway,
Sector-104

PRAGYA

Gift City - SEZ,
Gujarat

ONGOING PROJECTS



Sector 124, Noida
RERA Reg. No.
UPRERAPRJ3574



Sector 150, Noida
RERA Reg. No.
UPRERAPRJ3796



Phase II,
Zeta 1, Greater Noida
RERA Reg. No. UPRERAPRJ3774



Phase I & II,
Sector 150, Sports City, NOIDA
Expressway
RERA Reg. No. UPRERAPRJ3250



Sector 22 D, Yamuna-
Expressway
RERA Reg. No. UPRERAPRJ918



Phase I, Sector-152, Noida
Expressway
RERA Reg. No. UPRERAPRJ631



Phase II, Sector-152, Noida
Expressway, RERA Reg. No.
UPRERAPRJ396176



Sector-152, Noida
Expressway
RERA Reg. No. UPRERAPRJ2575



Sector-1,
Greater Noida (W)
RERA Reg. No. UPRERAPRJ4115



Sector-152,
Noida Expressway



Sector-4, Greater Noida (W)
RERA Reg. No.
UPRERAPRJ697894



Sector-1, Greater Noida (W)
RERA Reg. No.
UPRERAPRJ417134



Sector-99A,
Gurugram
RERA Reg. No. 06/2018



NH-24, Ghaziabad
RERA Reg. No.
UPRERAPRJ904685



Sector 89 A, Dwarka-
Expressway, Gurugram
RERA Reg. No. 55/2017



Sector 150, Sports City,
Noida Expressway
RERA Reg. No. UPRERAPRJ2875



Dera Bassi,
Punjab
PBRERA-SAS79-PR0007



Dera Bassi,
Punjab
PBRERA-SAS79-PR0543



Sahasthradhara Road, Dehradun
RERA Reg. No. REPO2180000170
COMMERCIAL 2



Sector-10,
Greater Noida (W)
RERA Reg. No. UPRERAPRJ15574



Sector-150, Noida
RERA Reg. No.
UPRERAPRJ442430



Sector-4, Greater Noida (W)
RERA Reg. No.
UPRERAPRJ284035

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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

Corporate Offices: ATS Tower, Plot No. 16, Sector 155, Noida.

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