



The Architecture  
that combines  
luxury with a  
sustainable lifestyle



**AU REAL ESTATE**

— NOW IN —

— **SECTOR 76, NOIDA** —







“Luxury is not just lived, it’s deeply rooted.  
Thoughtfully crafted using **Biophilic Architecture**,  
bringing nature into every corner of your home,  
creating spaces that breathe, soothe and inspire.  
Designed to enhance well-being, boost  
productivity and nurture sustainability, these  
Green Building-compliant homes redefine modern  
living for the conscious achiever. Come home to a  
life that’s as ambitious as it is mindful.”

AR. ANKUR GAUTAM  
**GAUTAM & GAUTAM ASSOCIATES**



True Luxury blossoms  
in first-of-its-kind  
Vertical Garden



Disclaimer : Artistic visualizations are subject to variation based on statutory approvals & work execution on site.













## Double Height Living-Dining Lobby of Duplex Penthouse



# Bedroom





A modern living room with a high ceiling, recessed lighting, and a central ceiling fan. The room features large beige sofas, two green armchairs, and two round coffee tables with a gold and white striped design. The walls are decorated with vertical wood slats and large windows with sheer curtains. A large area rug with a brown and beige pattern is on the floor.

Living Room

A modern bathroom with a large glass-enclosed shower area, a double vanity with two sinks, and a toilet. The walls and floor are covered in large, light-colored marble tiles. The vanity has a black countertop and a long mirror above it. A towel rack is mounted on the wall near the shower.

Bath Room



A modern dining room featuring a long, rectangular white table with a thick top and a gold base. The table is surrounded by light-colored upholstered chairs with gold legs. A large, ornate chandelier hangs from the ceiling. The background wall is light-colored with a framed abstract painting and a wall sconce. The floor is covered with a patterned rug.

Dining Room

A modern kitchen with a large island and a long countertop. The cabinetry is a mix of dark and light tones. The countertop is a light-colored material, and the backsplash is a dark, textured material. The floor is covered with large, light-colored tiles. The kitchen is well-lit with recessed ceiling lights and under-cabinet lighting.

Kitchen





## Club Front View

## Ground + 4 level club for Biophilic Living

Entrance foyer & Reception

Nursery School

Open Green Party Lawns for outdoor functions

Community/ Banquet Halls - 2 Nos.

GYM with connected Green terrace

Play zone (with amenities like : Table tennis, Snooker, Foos ball, Air Hockey, Carrom board, Board Games, PlayStation zone, kid's play area)

Library & AV ROOM

Crèche

Executive lounge / business centre

Swimming pool with Pool Deck & connected Male- Female Changing zones, Lockers, Shower zones & washroom

Indoor Jacuzzi

Steam/ sauna

Massage & spa zone

24x 7 free internet connectivity

\*SUBJECT TO APPROVAL FROM STATUTORY AUTHORITIES





Club Rear View

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## Elderly Zone



## Walking Pathways



# Kids Play Area

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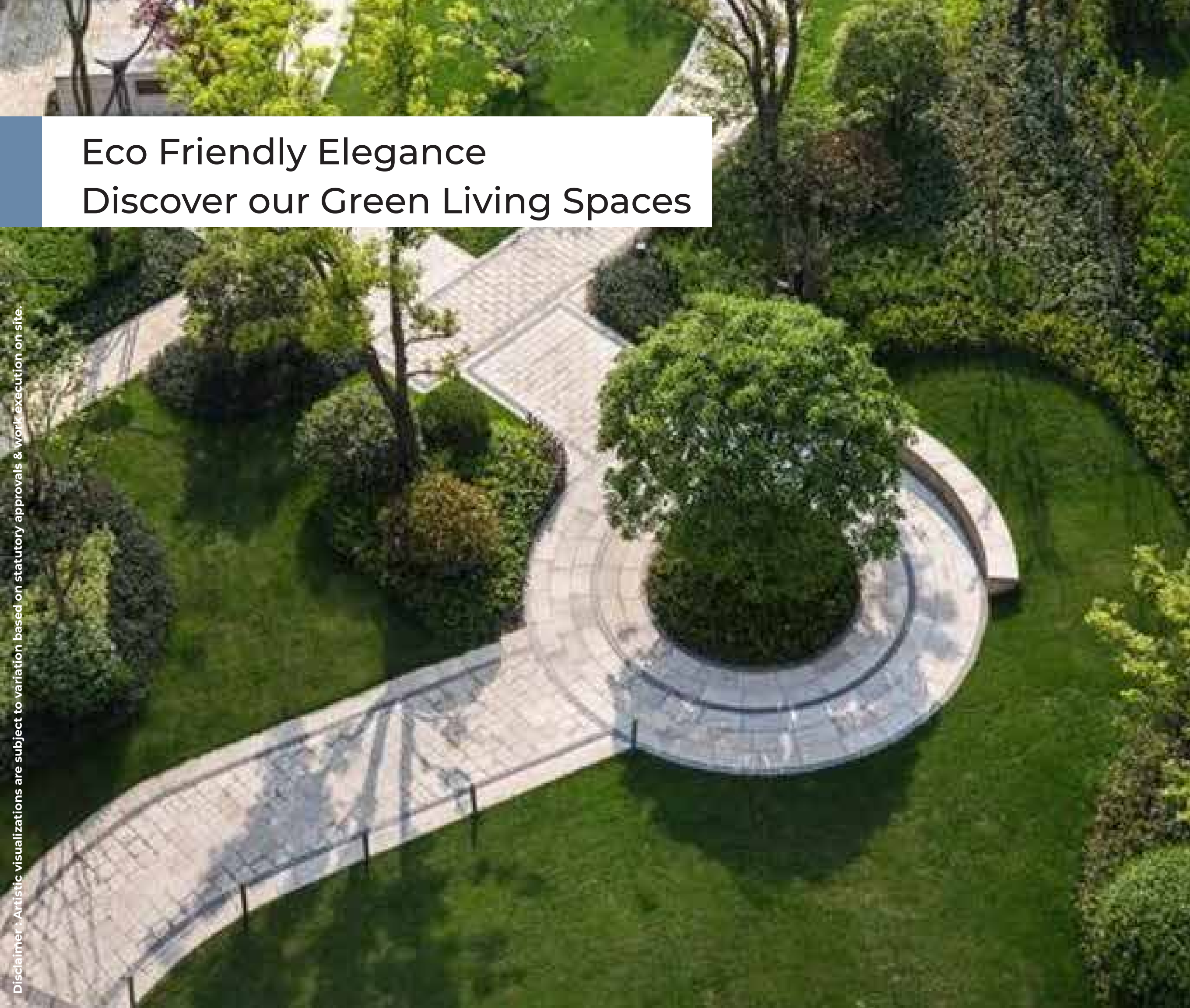




# Eco Friendly Elegance

## Discover our Green Living Spaces

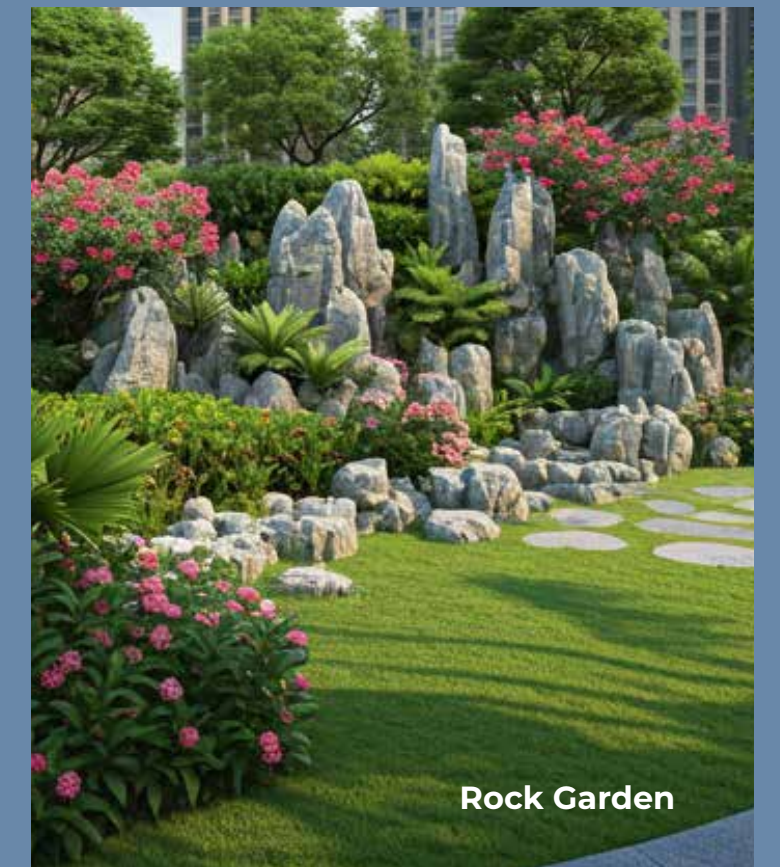
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Water Fountain



Zen Garden



Rock Garden



# LOCATION MAP

NOT TO SCALE

SILICON CITY PHASE- IV, PLOT NO. : GH-01A,  
SECTOR 76, NOIDA, U.P



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# NEARBY LANDMARKS

## COMMERCIAL

- 01 SPECTRUM MALL : (OPPOSITE)
- 02 NOIDA SECTOR 18 MARKET : (5.2 KM)
- 03 LOGIX MALL - WAVE CITY CENTRE : (2.3 KM)
- 04 52 AVENUE NOIDA &  
CORPORATE OFFICE : (0.18 KM)
- 05 SPECTRUM METRO - PH-2 : (300 M)
- 06 MODI MALL : (3.9 KM)
- 07 ADOBE OFFICE: (3.8 KM)
- 08 WAVE MALL: (4.9 KM)
- 09 DLF- MALL OF INDIA : (5.5 KM)
- 10 KIDZANIA: (5.5 KM)
- 11 WORLDS OF WONDER : (5.5 KM)

## PSP & RECREATIONAL

- 12 NOIDA GOLF COURSE : (3.4 KM)
- 13 NOIDA STADIUM : (4.1 KM)
- 14 DIGAMBER JAIN TEMPLE: (0.1 KM)

## INDIRA GANDHI INTERNATIONAL AIRPORT

via Baba Banda Singh Bahadur Setu : (28 KM)

## JEWAR AIRPORT

via Dadri Main Rd and Yamuna Expy. : (45 KM)

\*In this context, the provided data/distance are approximate.

## EDUCATIONAL

- 15 KOTHARI INTERNATIONAL SCHOOL: (4.2 KM)
- 16 AMITY UNIVERSITY : (4.6 KM)
- 17 MANAV RACHNA SCHOOL: (0.9 KM)
- 18 CAMBRIDGE SCHOOL : (4.6 KM)
- 19 ARMY PUBLIC SCHOOL : (4 KM)
- 20 NILGIRI HILLS PUBLIC SCHOOL: (0.12 KM)
- 21 DPS, SECTOR 122, NOIDA: (1.5 KM)
- 22 MANTHAN SCHOOL : (0.7 KM)

## HEALTHCARE

- 23 FORTIS HOSPITAL NOIDA : (5.3 KM)
- 24 MEDANTA HOSPITAL (UPCOMING) : (0.45 KM)
- 25 YATHARTH SUPER- SPECIALITY HOSPITAL: (2.7 KM)
- 26 APOLLO HOSPITALS: (4.3 KM)
- 27 VINAYAK HOSPITAL : (4.8 KM)
- 28 KAILASH HOSPITAL : (3.1 KM)

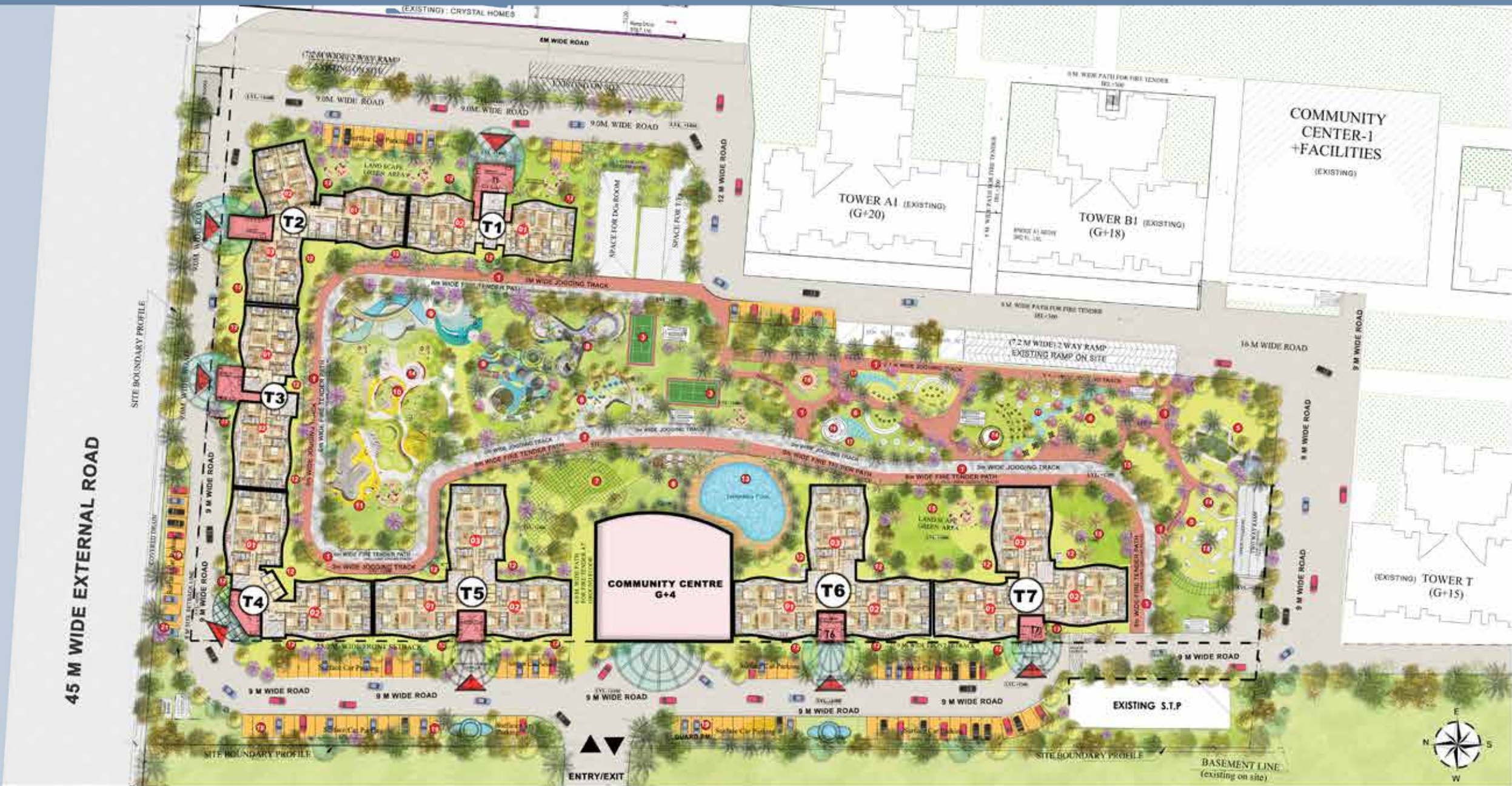
## NEAREST METRO STATION

- SECTOR- 76, NOIDA : (0.02 KM)
- SECTOR- 50, NOIDA : (0.03 KM)

COMMERCIAL Institutional Recreational Residential COMMERCIAL HUB/ NODE



# SITE PLAN



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## COMPONENTS OF CENTRAL LANSCAPE AREA

Jogging track | Two Multi-Sports Courts | Yoga and Meditation Zone | Zen Garden | Elderly Zone | Open Party Lawns | Kids Play Area | Active Pet Zone | Rock Garden | Swimming Pool | Sculptures | Gazebo | Water fountains and Water Streams | Handicap Parking | EV Car Charging Zone

### T1 : TOWER 1

#### UNIT 1, 2

3 BHK + STUDY UNITS  
(2 UNITS TO A CORE)  
Ground +35 Floors

### T2 : TOWER 2

#### UNIT 1, 2,3

3 BHK + STUDY UNITS  
(3 UNITS TO A CORE)  
Ground + 35 Floors

### T3 : TOWER 3

#### UNIT 1

3 BHK + STUDY UNITS  
(1 UNITS TO A CORE)  
Ground + 35 Floors

#### UNIT 2

4 BHK + STUDY UNITS  
(1 UNITS TO A CORE)  
Ground + 35 Floors

#### DUPLEX PENTHOUSE UNITS

(2 UNITS TO A CORE)  
36 TH & 37 TH FLOOR

### T4 : TOWER 4

#### UNIT 1, 2

4 BHK + STUDY UNITS  
(2 UNITS TO A CORE)  
Ground + 39 Floors

#### DUPLEX PENTHOUSE UNITS

(2 UNITS TO A CORE)  
40 TH & 41 ST FLOOR

### T5 : TOWER 5

#### UNIT 1, 2,3

4 BHK + STUDY UNITS  
(3 UNITS TO A CORE)  
Ground + 35 Floors

#### DUPLEX PENTHOUSE UNITS

(2 UNITS TO A CORE)  
36 TH & 37 TH FLOOR

### T6 : TOWER 6

#### UNIT 1, 2,3

4 BHK + STUDY UNITS  
(3 UNITS TO A CORE)  
Ground + 35 Floors

#### DUPLEX PENTHOUSE UNITS

(2 UNITS TO A CORE)  
36 TH & 37 TH FLOOR

### T7 : TOWER 7

#### UNIT 1, 2,3

4 BHK + STUDY UNITS  
(3 UNITS TO A CORE)  
Ground + 35 Floors

#### DUPLEX PENTHOUSE UNITS

(2 UNITS TO A CORE)  
36 TH & 37 TH FLOOR

### COMMUNIITY CENTRE

G + 4 FLOORS



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# UNIT PLAN



## 3BHK + STUDY : UNIT PLAN

**CARPET AREA** = 148.51 SQM. = 1598.56 SQFT.  
**BALCONY AREA** = 48.72 SQM. = 524.4 SQFT.  
**BUILT- UP AREA** = 207.57 SQM. = 2,234.28 SQFT.  
**SUPER- BUILT UP AREA** = 258.36 SQM. = 2781 SQFT.

\* (1 SQM. = 10.764 SQFT.) The Saleable Area is derived from the approved/ sanctioned drawings and is within the permissible limit.  
DISCLAIMER : Layouts shown are subject to modifications due to Statutory approval, structural & services elements finalization. Furnishings & finishings shown in plans are for illustrative purpose & not part of the unit. The project calculations are tentative & subject to modifications based on site work execution & building plan approval.

# UNIT PLAN



## 4BHK + STUDY : UNIT PLAN

**CARPET AREA** = 188.93 SQM. = 2,033.64 SQFT.  
**BALCONY AREA** = 59.15 SQM. = 636.69 SQFT.  
**BUILT- UP AREA** = 261.07 SQM. = 2810.15 SQFT.  
**SUPER- BUILT UP AREA** = 310.45 SQM. = 3342 SQFT.

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# UNIT PLAN

TYPICAL DUPLEX PENTHOUSE UNITS @ TOPMOST FLOOR OF 4BHK+STUDY UNITS IN TOWERS 3 TO 7



## DUPLEX PENTHOUSE LOWER LEVEL : UNIT PLAN

**CARPET AREA** = 297.49 SQM. = 3202.1 SQFT. **BUILT- UP AREA** = 449.66 SQM. = 4840.1 SQFT.  
**BALCONY AREA** = 79.6 SQM. = 856.8 SQFT. **SUPER- BUILT UP AREA** = 550.30 SQM. = 5923 SQFT.

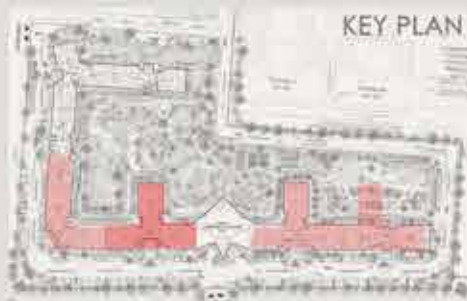
\*THESE AREAS ARE INCLUDING BOTH UPPER & LOWER LVL. OF THE SINGLE DUPLEX PENTHOUSE UNIT

COMPACT STRAIGHT LINE UNIT DESIGN  
SIMPLIFIED STRUCTURAL ENGINEERING  
MAXIMUM SPACE EFFICIENCY

MASTER SUITE @ BOTH FLOORS WITH PERSONAL LIVING, SEPARATE HIS-HER DRESS & STORE

SEPARATE STORE WITH EACH ROOM  
SEPARATE STORE WITH EACH BEDROOM

PERSONAL JACUZZI  
PERSONAL JACUZZI WITH DECK @ EACH UNIT FOR ENHANCING WELL-BEING & DEFINING LUXURY



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# UNIT PLAN

TYPICAL DUPLEX PENTHOUSE UNITS @ TOPMOST FLOOR OF 4BHK+STUDY UNITS IN TOWERS 3 TO 7



## DUPLEX PENTHOUSE UPPER LEVEL : UNIT PLAN

**CARPET AREA** = 297.49 SQM. = 3202.1 SQFT. **BUILT- UP AREA** = 449.66 SQM. = 4840.1 SQFT.  
**BALCONY AREA** = 79.6 SQM. = 856.8 SQFT. **SUPER- BUILT UP AREA** = 550.30 SQM. = 5923 SQFT.

\*THESE AREAS ARE INCLUDING BOTH UPPER & LOWER LVL. OF THE SINGLE DUPLEX PENTHOUSE UNIT

LIVING- COMMON HALL WITH DINING  
OPTIONAL JALI PARTITION TO DEFINE LUXURY & GRANDEUR

INCREASED BALCONY DEPTHS  
MAXIMUM SPACE EFFICIENCY  
FOR REALISTIC UTILIZATION, LUXURY & NATURAL LANDSCAPE INCORPORATION

NO NEGATIVE CIRCULATION SPACE

WRAP - AROUND WIDE BALCONIES  
PANORAMIC 360 DEG. VIEW, GENEROUS, UNINTERRUPTED OUTDOOR SPACES  
AESTHETIC APPEAL  
SIGNATURE FEATURE IN LUXURY HOUSING MARKET

DOUBLE HT. LIVING- DINING  
LUXURY DOUBLE- HT. GRANDEUR  
EFFECTIVE COMMUNICATION  
INCREASED DAYLIGHT VOLUME

VIEWS OF GREEN LANDSCAPE ZONES TO EVERY SPACE

DIRECT SUNLIGHT & VENTILATION TO EVERY SPACE

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# SPECIFICATIONS

## LIVING AND DINING

FLOORING & SKIRTING  
WALL  
CEILING  
DOOR  
SLIDING DOOR

PREMIUM GLAZED VITRIFIED TILES  
LOW VOC PLASTIC EMULSION PAINT  
LOW VOC ACRYLIC EMULSION PAINT  
FACTORY VENEERED LUMBER SHUTTER WITH FRAME  
UPVC FRAME WITH FIXED GLASS UPVC SHUTTER

## MASTER BEDROOM

FLOORING & SKIRTING  
WALL  
CEILING  
  
DOOR  
SLIDING DOOR

PREMIUM GLAZED VITRIFIED TILES  
LOW VOC ACRYLIC EMULSION PAINT  
LOW VOC ACRYLIC EMULSION PAINT  
  
FACTORY VENEERED LUMBER SHUTTER WITH FRAME  
UPVC FRAME WITH FIXED GLASS

## BEDROOMS

FLOORING & SKIRTING  
WALL  
CEILING  
DOOR  
SLIDING DOOR

PREMIUM GLAZED VITRIFIED TILES  
LOW VOC ACRYLIC EMULSION PAINT  
LOW VOC ACRYLIC EMULSION PAINT  
FACTORY VENEERED LUMBER SHUTTER WITH FRAME  
UPVC FRAME WITH FIXED GLASS

## STUDY ROOM

FLOORING & SKIRTING  
WALL  
CEILING  
DOOR

VITRIFIED TILES  
LOW VOC ACRYLIC EMULSION PAINT  
LOW VOC ACRYLIC EMULSION PAINT  
FACTORY VENEERED LUMBER SHUTTER WITH FRAME

## KITCHEN

FLOORING & SKIRTING  
WALL  
CEILING  
DOOR  
DOOR/ WINDOW  
OTHERS

GLAZED VITRIFIED TILES  
VITRIFIED TILES + LOW VOC ACRYLIC EMULSION PAINT  
LOW VOC ACRYLIC EMULSION PAINT  
FACTORY VENEERED LUMBER SHUTTER WITH FRAME  
  
UPVC FRAME WITH FIXED GLASS UPVC SHUTTER  
QUARTZ STONE KITCHEN COUNTER TOP, SS SINK  
CP FITTINGS & MODULAR KITCHEN CABINETS

## BALCONIES

FLOORING & SKIRTING  
WALL  
CEILING  
DOOR  
SLIDING DOOR  
RAILING

VITRIFIED ANTI- SKID TILES  
EXTERIOR GRADE TEXTURE PAINT  
LOW VOC ACRYLIC EMULSION PAINT  
FACTORY VENEERED LUMBER SHUTTER WITH FRAME  
UPVC FRAME WITH FIXED GLASS UPVC SHUTTER  
1350 MM HIGH R.C.C PARAPET

## TOILETS

FLOORING & SKIRTING  
WALL  
CEILING  
DOOR  
  
VENTILATION WINDOW  
OTHERS

VITRIFIED ANTI- SKID TILES  
VITRIFIED SLIM TILES  
POWDER COATED METAL FALSE CEILING  
FACTORY - MADE LAMINATED FLUSH DOOR  
WITH FRAME  
UPVC FRAME WITH FIXED GLASS  
QUARTZ STONE COUNTER TOP, WALL MOUNTED W.C,  
WASH BASIN, CP FITTINGS , LED LIGHT MIRROR

## EXTERIOR (FACADE)

UPTO FIRST FLOOR ROOF LVL.  
ABOVE FIRST FLOOR ROOF LVL.

FULL BODY VITRIFIED TILE & GWALIOR STONE  
TEXTURE PAINT

## STAIRCASES

FLOORING, RISER,  
TREAD & SKIRTING  
WALL  
CEILING  
DOOR  
RAILING

GRANITE STONE  
LOW VOC ACRYLIC EMULSION PAINT  
LOW VOC ACRYLIC EMULSION PAINT  
FIRE DOOR  
M.S.RAILING - DUCO PAINT

## LIFT LOBBY/CORRIDOR

FLOORING & SKIRTING  
WALL  
CEILING

FULL BODY VITRIFIED TILES  
G.V.T UPTO 1.2M HT. & TEXTURE PAINT ABOVE  
GYPSUM FALSE CEILING

## PENTHOUSES

All the finishing specifications of penthouse will remain same  
alongwith additional internal staircase  
  
WHIRLPOOL WITH OPEN DECK & POTTED PLANTATIONS

DISCLAIMER: THE FINISHING DETAILS ARE AS PER LATEST MARKETING TRENDS, UNIT TYPOLOGY & THEMATIC PROJECT CONCEPT AND SUBJECT TO MODIFICATIONS







We are AU Group. And the U in our name stands for YOU. Because it is together that we can build your most precious asset. Your home. When we meet, your dreams meet our expertise. Your aspirations meet our determination. Your first steps meet our experience. And what comes out of it, are things beyond your expectations.

Come, Let's build your dream, together.

Family Hub, Aditya World City, Ghaziabad



The Sunflower, Aditya World City, Ghaziabad



Arihant Enclave, Aditya World City, Ghaziabad





Marketed by



Corporate Office:

AU Real Estate Services Private Limited

A001, World Trade Centre

Nauroji Nagar, Ring road, New Delhi -110029

AUrealestate.in

Site Address:

Aspire Silicon City Phase-IV,

Plot no. : GH-01A, Sector 76, Noida,

Uttar Pradesh

Architect



Construction by



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Aspire Silicon City Ph IV is a NBCC Project, AU Real Estate has acquired channel partner rights for 446units through e auction.

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