

UPPERAPR1688196/10/2024
https://up-tera.in/projects
COLLECTION ACCOUNT DETAILS:
NAME: GOLF HORIZON LLP COLLECTION
A/C FOR LEGACY BY GAURS
PROJECT COLLECTION ACCOUNT NO.: 777705550771
BANK NAME: ICICI BANK LTD | IFSC CODE: ICIC0007391
BANK ADDRESS: SHOP NO-1, ADELA HART, GAUR CITY 2,
SECTOR 16 C, GREATER NOIDA WEST | LAUNCH DATE: 13-10-2024



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LEGACY
BY GAURS
Crafted for Generations



LEGACY
BY GAURS
Crafted for Generations

SCAN FOR



LOCATION



WEBSITE

SCAN TO FOLLOW US ON



INSTAGRAM



FACEBOOK

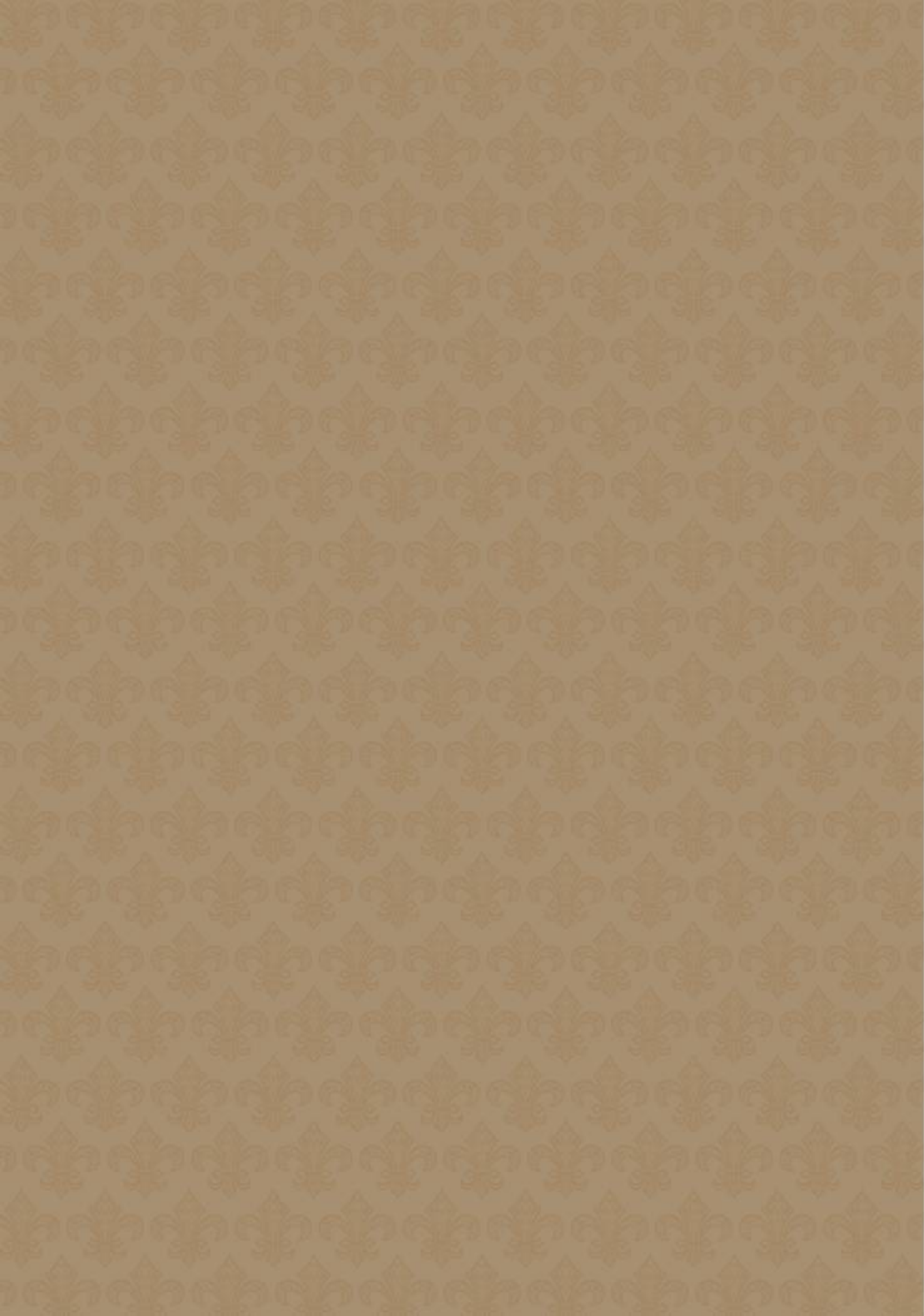
GAURS
your own world

PROJECT ADDRESS: Plot No. B-10, Jaypee Greens,
Sector 19 & 25, Tehsil and District-Gautam Buddha Nagar, Uttar Pradesh
www.legacybygaur's.com | care@legacybygaur's.com

Corporate Address: Gaur Biz Park, Plot No-1, Abhay Khand II, Indirapuram, Ghaziabad - 201014.
gaursonsindia.com

GAURS
your own world

21st Aug 25 (corrections copy date)
30th Aug 25 (corrections copy date)
8th Sep 25



WHEN A CREATION
SHAPES NOT
ONLY THE PRESENT
BUT ALSO THE
UNSEEN FUTURE,
IT BECOMES A
LEGACY



LET'S EMBRACE
A LEGACY
OF TIMELESS ELEGANCE,
PRESTIGE & HERITAGE
INSPIRED BY FLEUR.



The Fleur icon in our logo symbolizes sophistication, refinement, and timeless heritage, embodying the essence of ultra-luxury. Rooted in French culture, the Fleur-de-lis has long represented nobility and excellence. By incorporating this revered emblem, we honour the grandeur of French artistry and architecture, offering a lifestyle steeped in elegance and prestige.

More than a design element, the Fleur reflects our commitment to world-class living, blending tradition with contemporary luxury. It stands as a mark of quality and distinction, ensuring a residence that transcends luxury to create a true legacy of refined living.



TALES OF TIMELESS LEGACIES

DRIVING THROUGH A CENTURY OF EXCELLENCE

For over a century, Rolls-Royce has defined luxury and innovation. Founded in 1904, it gained fame for refined engineering and meticulous craftsmanship. Iconic models like the Phantom and advanced engines during WWII cemented its elite status. Today, models like the Ghost and Cullinan combine heritage with technology, embodying elegance, power, and timeless excellence.



THE
WRIGHT BROTHERS
DIDN'T JUST FLY
THE WORLD'S
FIRST AIRCRAFT,
THEY SET
THE RUNWAY FOR
CONVENIENT TRAVEL
ACROSS PERIODS.



DA VINCI
DIDN'T MERELY
BRING ALIVE
THE MONA LISA,
HE PREPARED
THE CANVAS
FOR ART
APPRECIATION
ACROSS
CENTURIES.



GABRIELLE
BONHEUR CHANEL
DIDN'T JUST
EVOLVE FRENCH
HAUTE COUTURE,
SHE UNVEILED
THE MARKET FOR
ELEGANCE
ACROSS ERAS.



LIKE ICONS,
CAN A DESTINATION
LEAVE AN IMPRINT
THAT'S TIMELESS?
A DESTINATION
THAT SETS A
UNIQUE BENCHMARK
IN SOPHISTICATED
LIVING, UNRAVELS
THE ANSWER.



A ROYAL
WELCOME TO
THE TOWNSHIP



FROM SPORTS
TO OTHER
LEISURELY
PURSUITS, THE
FLEUR
SYMBOLIZES
THE NOBLE
SPIRIT AND
SOPHISTICATION
IN ROYAL
RECREATION.

ONE LIFETIME
IS TOO SHORT
A WINDOW
FOR SUCH
A GRAND VIEW.

Like the world's grandest ideas, some landmarks are just too immense to be celebrated within a single lifetime.

Jaypee Greens, with its boundless expanse of rare sights, expressions and tributes to sheer extravagance is a destination that's meant to impact and evolve lifestyles not just across one lifetime, but several.

Shot at actual location

*All the above amenities are a part of Jaypee Greens township, which is developed and managed by Jalprakash Associates Ltd. Certain township facilities are for members only and/or are available on a paid basis.

WALK WITH
LEGENDS AMIDST
A COURSE THAT'S
NO LESS ICONIC.

A significant vista that contributes to the eternally grand identity of Noida's most famed luxury township. An 18-hole golf course designed by the world's biggest name in golf course design - Greg Norman. Sharpen your game by traversing one of the longest courses on the global golfing circuit. While at it, also imagine your successors having conversations with leading contemporaries of their time with the same luxurious feel as you.

Shot at actual location

*All the above amenities are a part of Arreva Greens township, which is developed and managed by Arreva Green Associates Ltd. Certain township facilities are for members only and/or are available on a paid basis.



BOOMERANG CLUB

Experience the ultimate in recreation and relaxation at the Boomerang Club, where fun and leisure come full circle.



SPORTS COMPLEX - THE ATLANTIC

Stay active and healthy at The Atlantic, our state-of-the-art sports complex, designed for fitness enthusiasts and athletes alike.



TOWN CENTRE

A bustling hub of activity, featuring shopping, dining, and entertainment options.



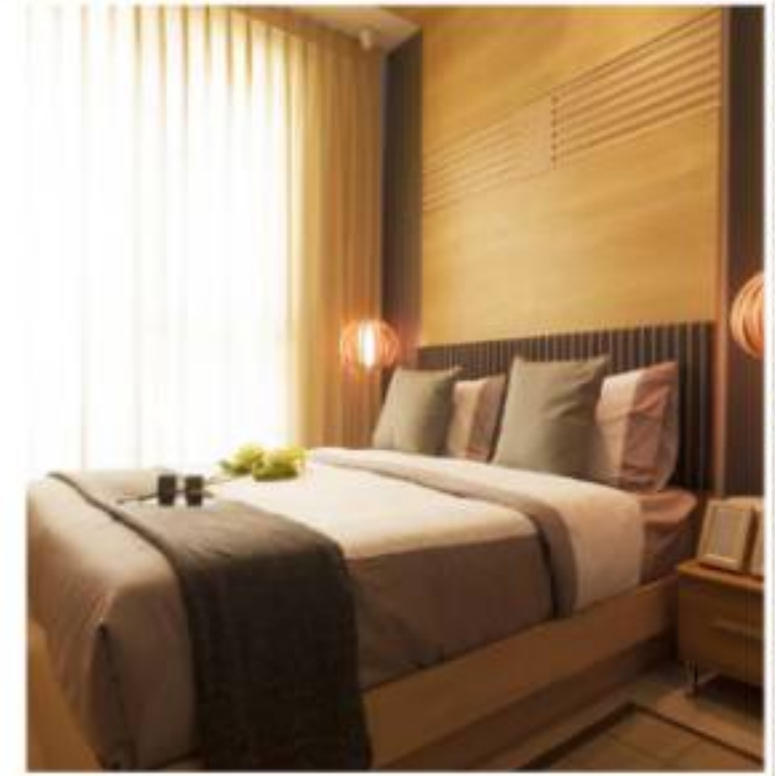
GARDENS IN PERFECT HARMONY

Stroll through our meticulously manicured gardens, where every blade of grass is a testament to our commitment to beauty and serenity.



RELAXED ENVIRONS

Where every day feels like a retreat into nature's embrace.



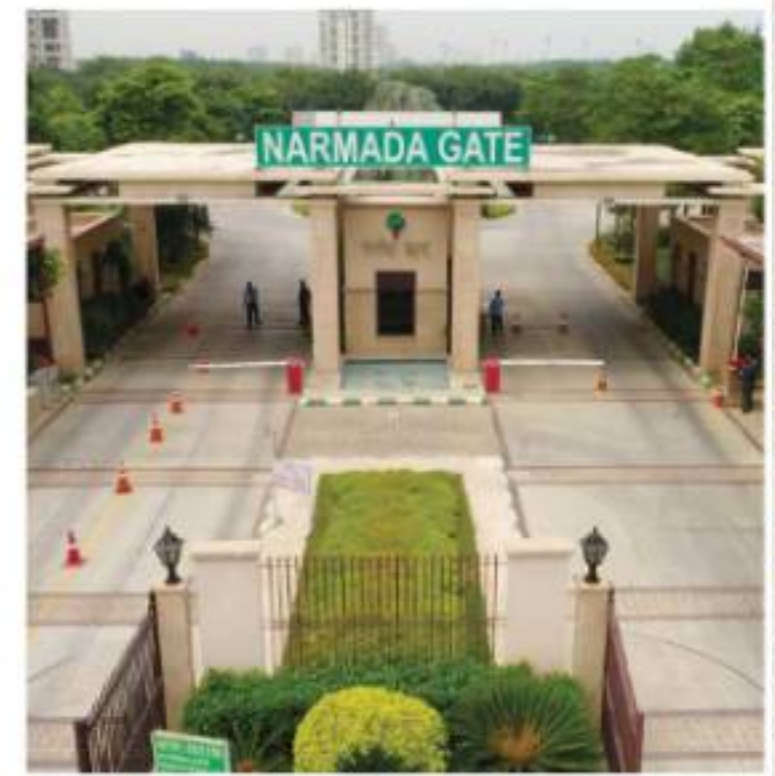
GOLF & SPA RESORT

Tee off at dawn, unwind at dusk. Resort living that's always within reach.



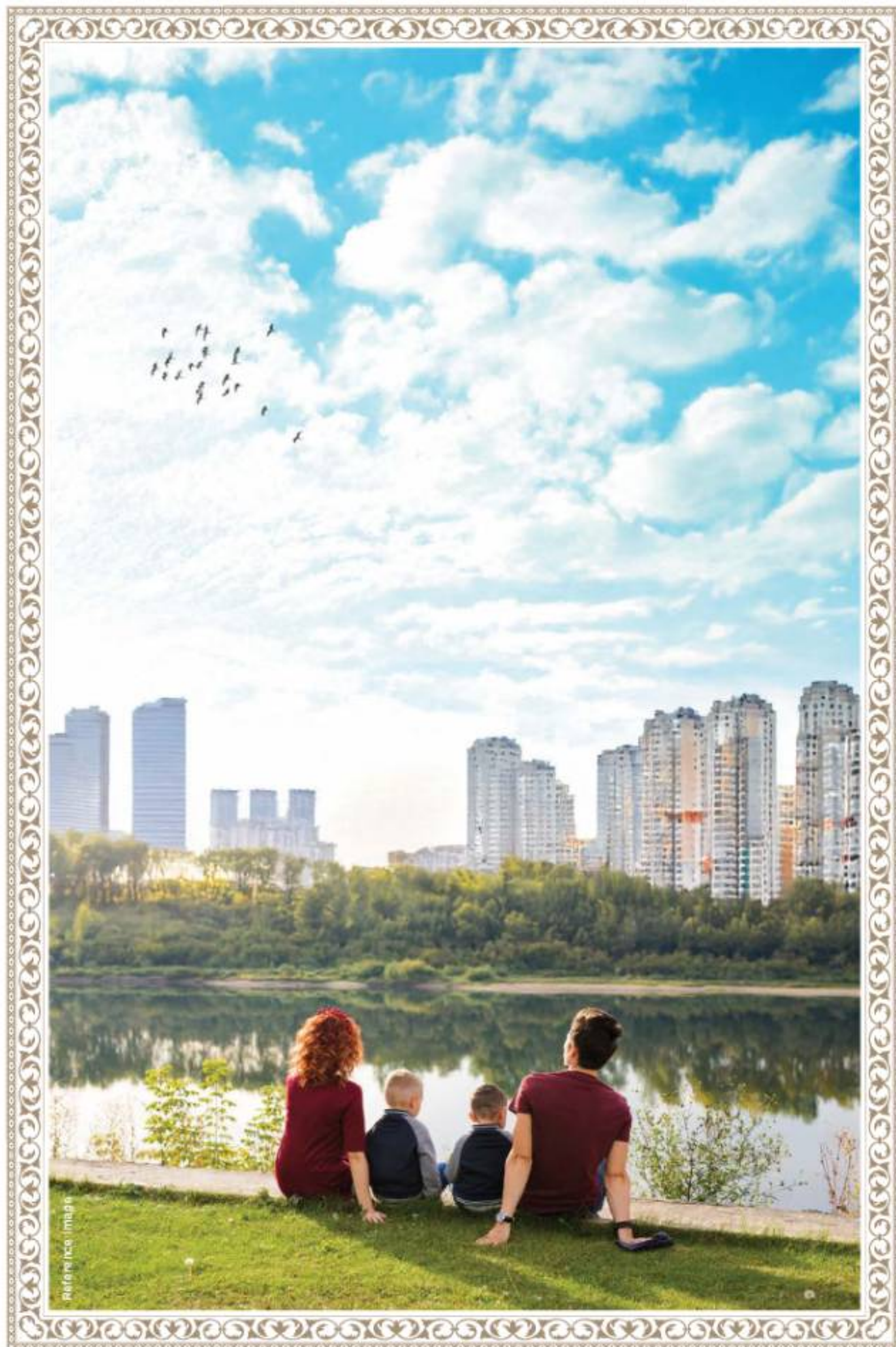
PUBLIC SCHOOL

Dedicated to nurturing the minds of the next generation.



GATED COMMUNITY LIVING

Experience the security and exclusivity where privacy and peace of mind are guaranteed.



NESTLED IN
THE RAPIDLY EVOLVING URBAN
LANDSCAPE OF
GREATER NOIDA
WHERE GROWTH
MEETS GRANDEUR

The township is not just a testament to contemporary living but an epicenter of progress, where every convenience and luxury meets the demands of an elite lifestyle. Strategically located with seamless connectivity to major hubs, Greater Noida is poised to be the nucleus of future developments, making it the perfect locale for luxury connoisseurs and visionary investors.

- Greater Noida is gearing up for rapid business expansions in near future.

- With nature in full bloom, the city is adorned with expanding green cover, creating a verdant oasis.

- City's pollution-free surroundings provide a breath of fresh air and a tranquil retreat.

- The meticulously designed road network is graced with tree-lined avenues.



TALES OF TIMELESS LEGACIES

PILLARS OF TIMELESS BEAUTY

A timeless classical architecture, marked by grand arches, towering columns, and engineering innovation, has profoundly shaped the world. Icons like the Colosseum and Pantheon showcase their mastery of the arch, vault, and concrete, enabling larger, lasting structures. The enduring legacy of ancient marvels has an indelible impact on the world today.



THE ICONIC
FLEUR GRACES
YOUR ROYAL
ABODE,
OFFERING A
MAJESTIC
WELCOME TO
ALL WHO
STEP INSIDE.

PRESENTING



LEGACY

BY GAURS

Crafted for Generations

An epitome of unparalleled luxury and sophistication nestled within the vast and picturesque surroundings of the township is an exclusive address designed, for those who seek the finest in life, offering a harmonious blend of super luxury apartments and ultra-luxurious villas. Each residence is meticulously crafted to provide an extraordinary living experience that will be cherished for generations to come. Immerse yourself in a world where every detail exudes elegance, and every moment is a celebration of grandeur.



SUMPTUOUS
LIVING SPACES
MAGNIFICENT
4 BHK CONDOMINIUMS
& LAVISH VILLAS

A DIFFERENT LEAGUE.

Discover an abode with so much grandeur in every view, space and facet of its vision, all it'll take is a glimpse to come to a realization. Some experiences are meant not only for you to cherish, but even the generation following your footsteps to celebrate.



THE PINNACLE OF PRESTIGE

Where every window frames
an exhilarating green oasis.

Residences offering stunning views
of a pristine Golf Course on one side
& the expansive Pari Chowk
on the other, ensuring an
uninterrupted horizon to admire.



Pari Chowk

A Vastu Inspired Design



IN A WORLD
THAT'S ETERNAL,
A LANDMARK
IN A DIFFERENT
LEAGUE.

Noida's only one-of-its-kind
opulent township with the
scale to leave an everlasting
identity, unveils a landmark
where your signature lifestyle
will not fade away, but be
carried forward.



SKY-HIGH MAJESTY IN
FOUR ICONIC TOWERS,
EACH RISING TO 36 STOREYS




VERSAILLES


BUCKINGHAM


EDINBURGH


KENSINGTON



A MASTER PLAN
FOR THE DISCERNING ELITE



MAP NOT TO SCALE

Disclaimer: All information, drawings, layout plans, designs, landscaping, and services shown are representative, indicative, and for artistic impression only. The specifications, dimensions, areas, common areas, amenities, facilities, nomenclature, and other project details shall be as per the Builder-Buyer Agreement. Layouts and drawings are not to scale.



WHERE EVERY ARRIVAL FEELS LIKE A GRAND ENTRANCE

DROP OFF



TALES OF TIMELESS LEGACIES



KING OF POP WHO LED DANCE REVOLUTION

Known for his electrifying moves, like the Moonwalk, and his groundbreaking music videos, Michael Jackson brought an unmatched blend of artistry and showmanship to the world stage.

Beyond his music, Jackson's influence shaped pop culture, inspiring countless artists and cementing his place as a global icon whose impact on entertainment remains timeless.



EMBELLISHING
PRECIOUS
JEWELS, THE
EMBLEM
CAPTURES THE
ESSENCE OF
NOBILITY AND
SPLENDOR OF
TIMELESS
HERITAGE.



YOUR GATEWAY
TO ULTIMATE
INDULGENCE

An epitome of
luxury and modernity, this
ultra-modern clubhouse is
designed to offer an
unparalleled experience of
leisure and recreation.

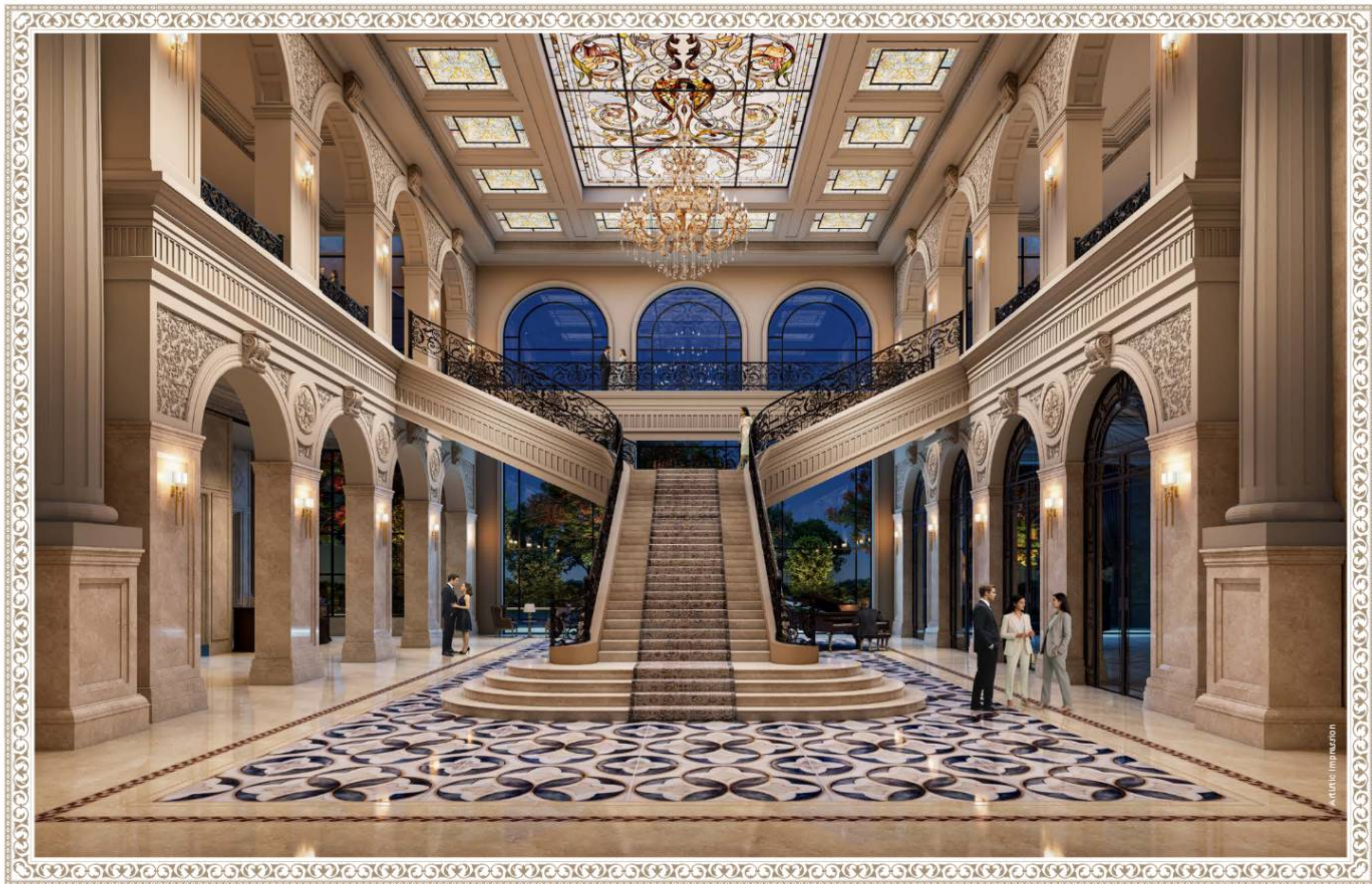




A SANCTUARY FOR BODY, MIND & SOUL,
SHAPED BY MASTERFUL DESIGN

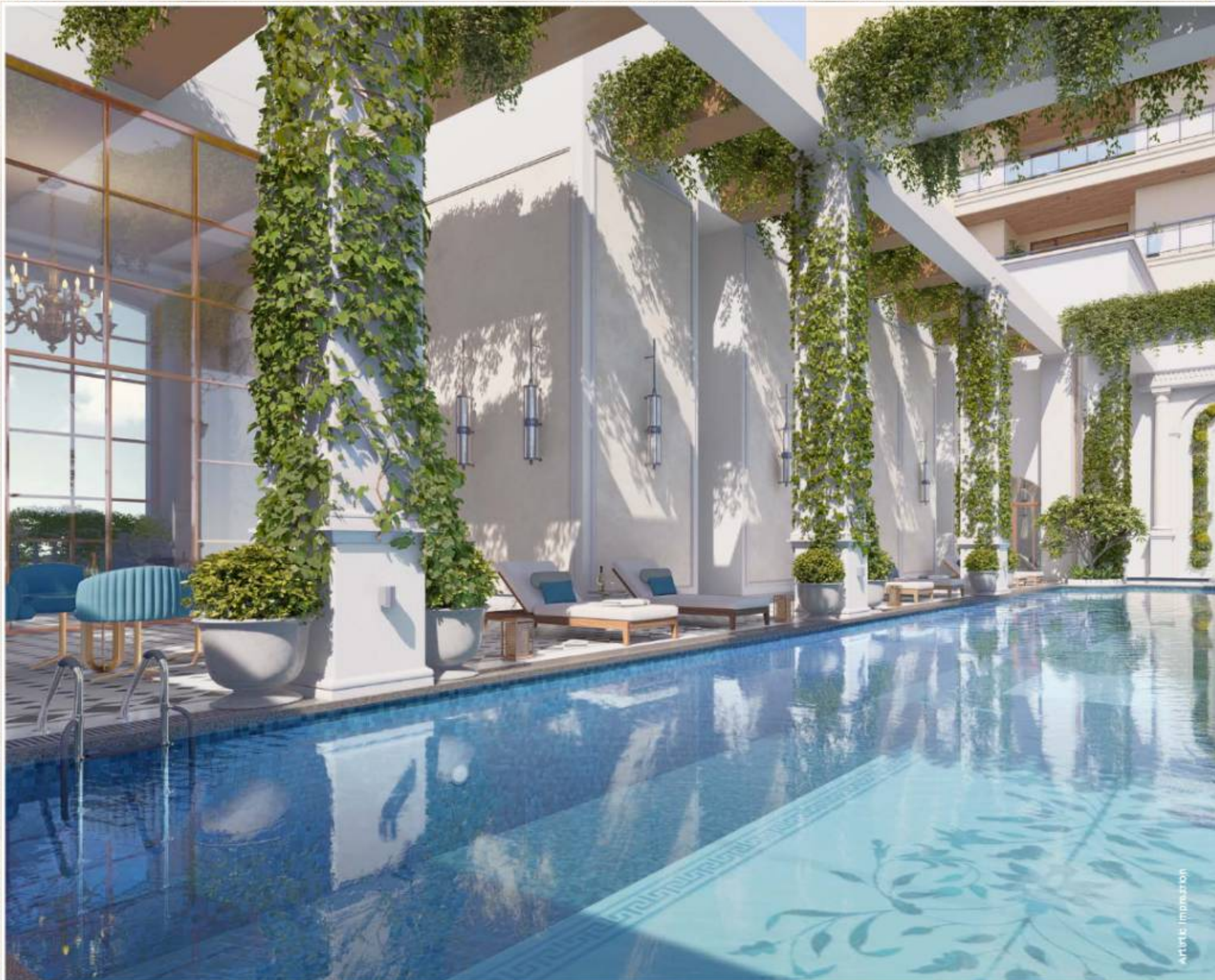
Artistic Impression


**CLUB
IMPERIAL**
HOUSE OF ROYALS



ENTER A WORLD WHERE GRANDNESS MEETS GRACE

CLUB LOBBY



Welcome to Club Imperial!
The ultra-modern clubhouse is designed to offer state-of-the-art facilities and a sophisticated ambiance, where elegance meets comfort. Whether you seek relaxation or an active lifestyle, the clubhouse provides the perfect setting to indulge in life and finest pleasures. Club Imperial ensures every need is met with its comprehensive range of amenities.

- Café
- Restaurant
- Library
- Meeting Room
- Conference Room
- Lobby Lounge
- Theatre
- Party Hall
- Billiards Lounge
- Cards Room
- Gym and Yoga
- Game Zone
- Multipurpose Hall
- Music/Hobby Room
- Healthcare
- Spa-Sauna, Wellness and Treatment zone
- Swimming pool, Kids pool & Jacuzzi
- Pool side Outdoor Seating Deck
- Indoor Heated pool

Artistic Impression

WAKE UP TO WAVES OF BLUE
WITH A POOL-VIEW THAT SOOTHES THE SOUL.

POOL VIEW



GYMNASIUM

BILLIARDS LOUNGE



HEATED POOL

THEATRE





DINE LIKE ROYALTY, WITHOUT LEAVING YOUR CASTLE.

RESTAURANT



A REGAL STAGE FOR YOUR GRANDEST MOMENTS

PARTY HALL



Reference image

A VIBRANT HUB OF
ENTERTAINMENT &
CREATIVITY



Cafe



Spa



Game Zone



Library



Music/Hobby Room

And many more...

Reference images



YOUR EVERYDAY
ESCAPE,
JUST A WALK
AWAY.

Step into the Sky Walk
- a serene zone above the
ordinary. From yoga decks
and herbal gardens to indoor
games and trellis walks,
it's where wellness meets
recreation. A perfect blend of
greenery and activity, crafted
to elevate everyday living.





HELIX
THE SKY-HIGH LUXURIES

This beautiful space is meticulously designed to provide a harmonious blend of landscaped art and luxurious amenities. With elegant sitting areas and beautifully crafted zones, it offers an environment where every moment is infused with grace and refinement, making it the perfect setting for both relaxation and social engagement. Here, luxury reaches new heights, providing a unique setting for social gatherings and personal moments of repose.

- Tree Court
- Pavillion
- Waterbody
- Lawn
- Parterre Garden
- Yoga & Meditation
- Seating with Trellis
- Open Air Theatre
- Chess Table
- Jogging Track
- Celebration Court
- Snooker Table
- Herbal Garden
- Bar Counter
- Table Tennis
- Carrom Board
- Foosball

Artistic Impression

A BRIDGE BETWEEN TOWERS, A STATEMENT BEYOND LIVING.



EXPERIENCE
SHEER JOY ON THE
SKY BRIDGE



Jogging Track



Table Tennis



Chess Table



Parterre Garden



Open Air Theatre



Seating with Trellis

And more...



WINDSOR

RESERVED FOR THE FEW

THE LANDSCAPE

STROLL THROUGH A BLISSFUL OASIS

Epitomizing elevated living, this beautifully designed podium blends landscaped art with luxury amenities. Elegant seating and curated zones create a refined ambiance—ideal for unwinding or hosting. Every corner radiates grace, offering the perfect backdrop for both personal moments and memorable social gatherings.





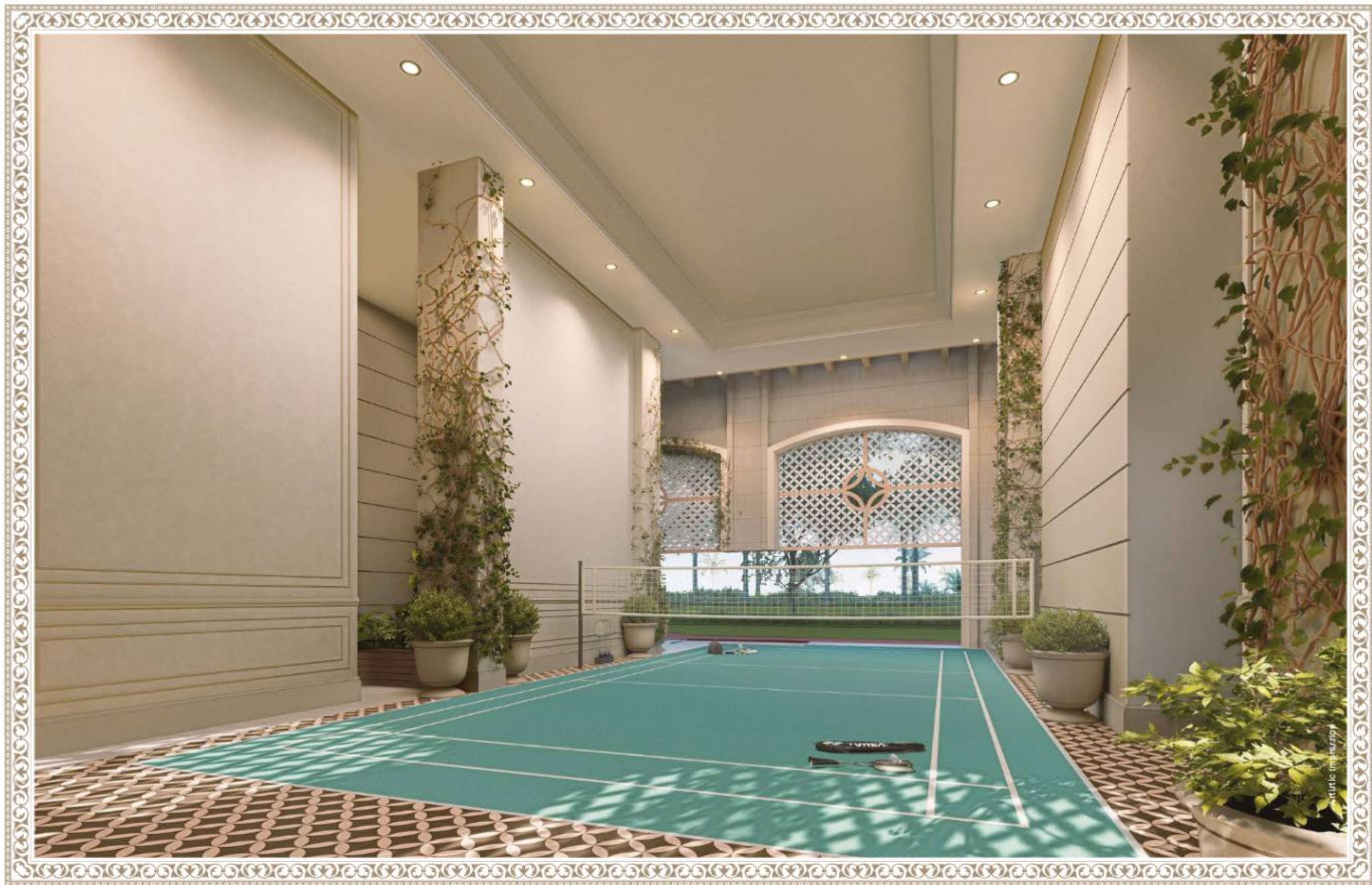
WINDSOR
RESERVED FOR THE FEW

More than just a garden, it's a carefully-crafted escape where every plant and tree is chosen to enhance your sense of peace and well-being. It is where every leaf whispers tales of tranquility and every flower blooms with the promise of serenity. Here, nature and symphony play a soothing melody, inviting you to unwind and reconnect with the earth and timeless treasure.

- Tropical Garden
- Half Basketball Court
- Ball Pit
- Bouncing Net
- Interactive Spaces
- Discovering Net
- Water Feature
- Water Feature with Sculpture
- Flower Garden
- Badminton Court
- Yoga Deck
- Outdoor Gym
- Moss Garden
- Kids Gym and Play Area
- Sitout Space

Artistic Imagination

LANDSCAPED TO PERFECTION, DESIGNED FOR INDULGENCE.



SMASH YOUR STRESS IN STYLE.

BADMINTON COURT



Reference image

A HAVEN FOR LITTLE ANGELS & FAMILIES

From the Tot Lot for the little ones to the mid-teens play area, every child has a space to enjoy. Fitness buffs can make use of the open gym, walking tracks, and the exhilarating trampoline park.



Tropical Garden



Water Feature with Sculpture



Sitout Space



Kids Gym and Play Area



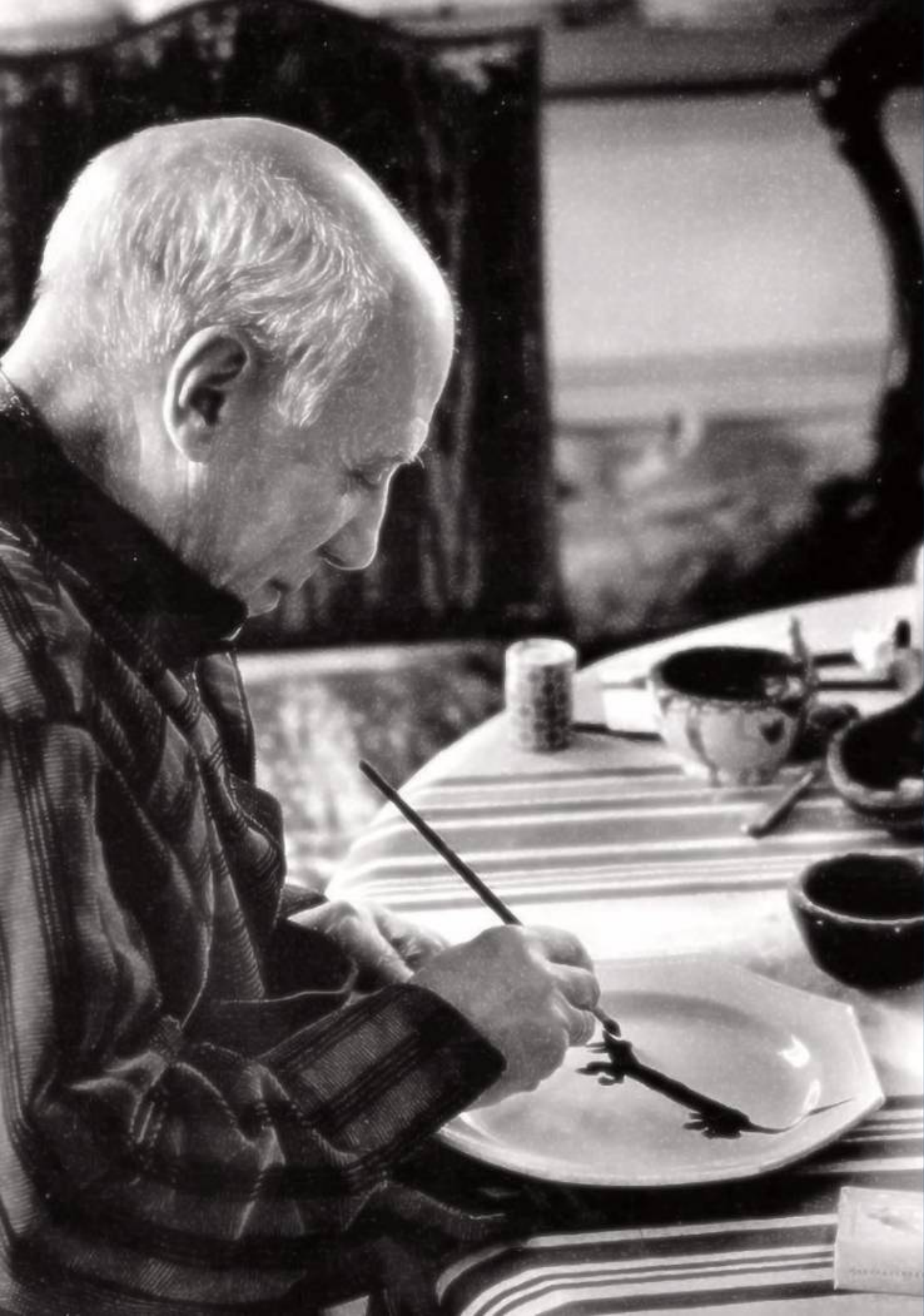
Half Basketball Court



Outdoor Gym

And more...

Reference images



TALES OF TIMELESS LEGACIES



SHAPING MODERN ART WITH A MAVERICK VISION

Pablo Picasso revolutionized modern art with his bold creativity and pioneering vision. As a co-founder of Cubism, he challenged traditional representation by presenting fragmented forms and multiple perspectives. His legacy remains a testament to artistic freedom, experimentation, and a transformative impact on 20th-century art.

A WORLD
WHERE
LUXURY
TRANSCENDS
TIME

ELEGANT
INTERIORS CRAFTED FOR
GENERATIONS

Step into a dream home where every corner whispers opulence and every detail exudes class. It is not just a residence but a testament to rare luxury crafted for discerning connoisseurs. Our meticulously designed interiors blend timeless elegance with contemporary flair, creating sanctuaries that redefine elite living. From the grand entrance to the exquisitely adorned living spaces, each apartment is a masterpiece, a haven where luxury is inherited, and legacy is born.

FROM LAVISH CEILINGS TO
ELEGANT FURNISHINGS, THE
FLEUR INFUSES PALATIAL
INTERIORS WITH TIMELESS
FINESSE AND CHARM.





Artistic Impression

A MAJESTIC WELCOME TO A LIFE WELL-LIVED

LOBBY VIEW



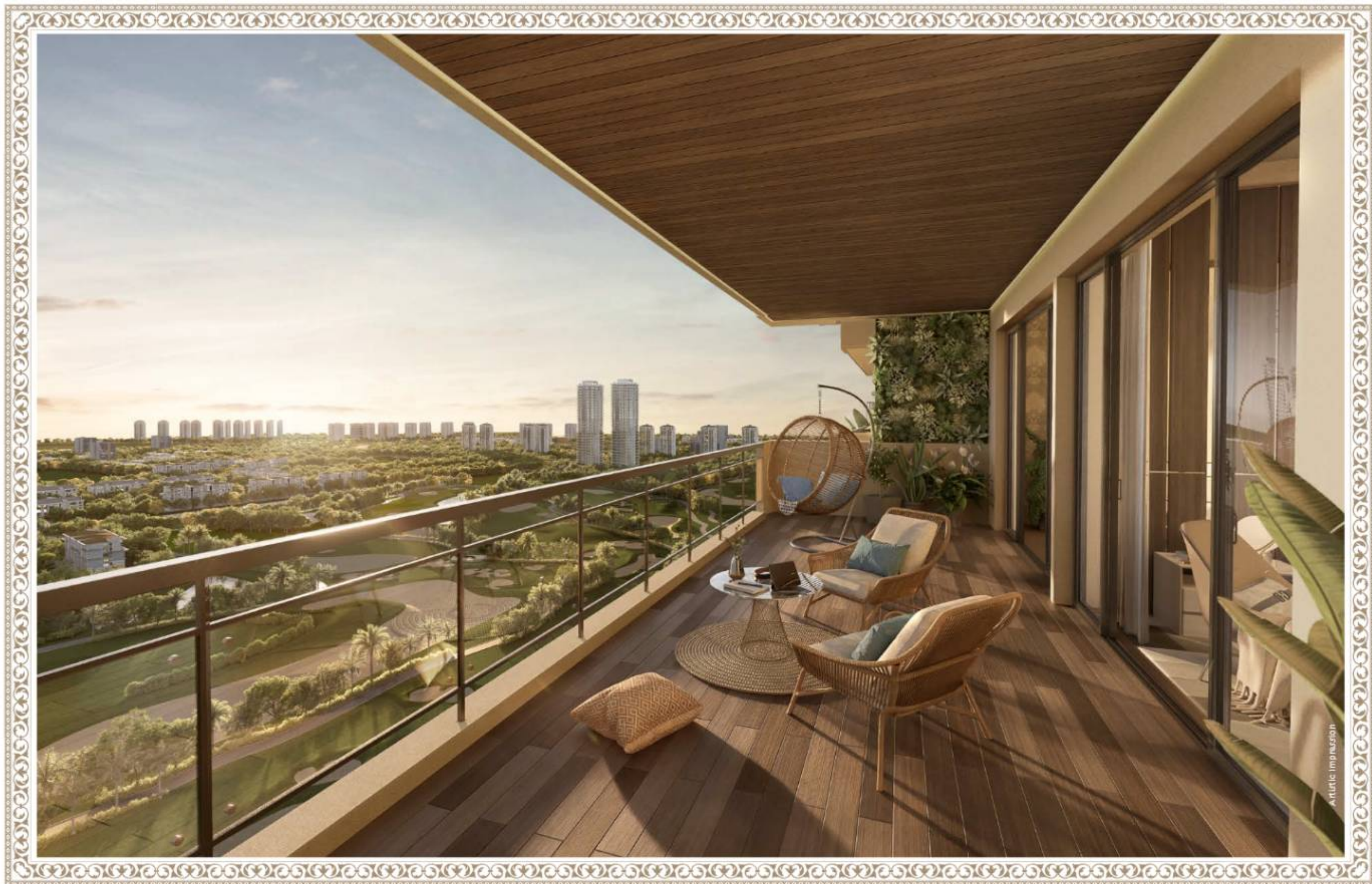
THE HEART OF YOUR HOME WHERE LUXURY MEETS COMFORT

LIVING AREA VIEW



DREAM IN OPULENCE, WHERE RELAXATION MEETS ROMANCE

MASTER BEDROOM



A TIMELESS TRIBUTE TO OPULENT LIVING AMIDST NATURE'S ABUNDANCE

BALCONY VIEW



KITCHENS OF
DISTINCTION
WHERE
GOURMET
DREAMS
COME TRUE



SPA-LIKE
SANCTUARIES
CALLED
BATHROOMS



TALES OF TIMELESS LEGACIES



SILENT GENIUS WITH AN ENDURING CHARM

An artist whose work transcends words, still evokes laughter and tears across generations. Through his iconic character, The Tramp, complete with bowler hat and cane, Chaplin blended humour, empathy, and social insight. Films like *City Lights* and *Modern Times* explored resilience, love, and struggle, redefining film as art and breaking cultural barriers. His timeless genius continues to inspire.



LIKE THE FLEUR,
EVERY
'FLOOR PLAN'
BLOOMS WITH
SOPHISTICATION,
ELEVATING
YOUR LIVING
EXPERIENCE TO
A ROYAL FEAST.



TOWER UNIT
PLANS
THAT
SPEAK OF
FINESSE



BUCKINGHAM



EDINBURGH



KENSINGTON



VERSAILLES

INNOVATIVE
LAYOUTS FOR
CONTEMPORARY
LIFESTYLES

**CONDOMINIUM
FLOOR PLAN**

**BUCKINGHAM
WITH COMMUNITY**

3B+GF/STILT+34 FLOORS

UNIT NO. 01

4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE
+ KITCHEN + 1 DRESS
+ 4 TOILETS + UTILITY + TOILET
+ FOYER + 2 BALCONIES

AREA DETAILS

CARPET AREA
(AS PER THE RERA ACT)
223.41 sq.mt. / 2404.79 sq.ft.

COVERED AREA
240.96 sq.mt. / 2593.69 sq.ft.

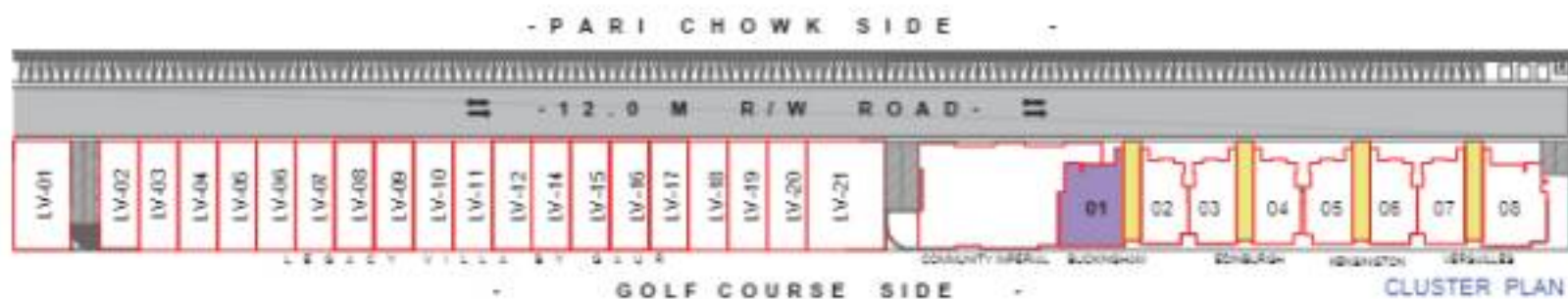
BALCONY AREA
75.32 sq.mt. / 810.74 sq.ft.

COMMON AREA (FLOOR)
48.24 sq.mt. / 519.26 sq.ft.

TOTAL AREA
442.68 sq.mt. / 4765 sq.ft.



- GOLF COURSE SIDE -

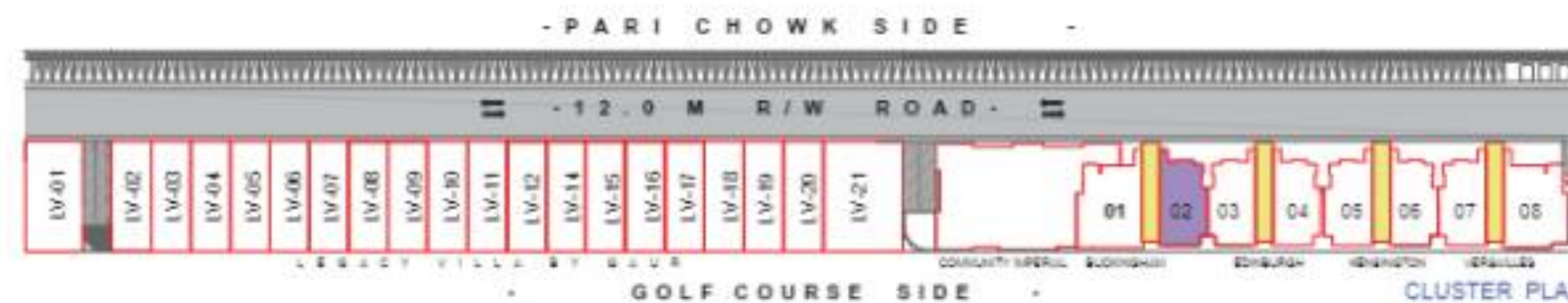


Disclaimer: The layout is an artistic impression provided for representation purposes only. All internal and external area measurements are based on unfinished surfaces. Final details of the apartment shall be as specified in the agreement. Plans are not to scale, and all dimensions are in metres (mt). 1 sq. mt. = 10.764 sq. ft.

- PARI CHOWK SIDE -



- GOLF COURSE SIDE -



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**CONDOMINIUM
FLOOR PLAN**

**BUCKINGHAM
WITH COMMUNITY**

3B+GF/STILT+34 FLOORS

UNIT NO. 02

4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE
+ KITCHEN + 1 DRESS
+ 4 TOILETS + UTILITY + TOILET
+ FOYER + 3 BALCONIES

AREA DETAILS

CARPET AREA
(AS PER THE RERA ACT)
177.68 sq.mt. / 1912.55 sq.ft.

COVERED AREA
191.68 sq.mt. / 2063.24 sq.ft.

BALCONY AREA
41.41 sq.mt. / 445.74 sq.ft.

COMMON AREA (FLOOR)
48.24 sq.mt. / 519.26 sq.ft.

TOTAL AREA
326.08 sq.mt. / 3510 sq.ft.



CONDOMINIUM FLOOR PLAN

EDINBURGH

3B+GF/STILT+34 FLOORS



UNIT NO. 03

4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE
+ KITCHEN + 1 DRESS
+ 4 TOILETS + UTILITY + TOILET
+ FOYER + 3 BALCONIES

AREA DETAILS

CARPET AREA
(AS PER THE RERA ACT)
177.68 sq.mt. / 1912.55 sq.ft.

COVERED AREA
191.68 sq.mt. / 2063.24 sq.ft.

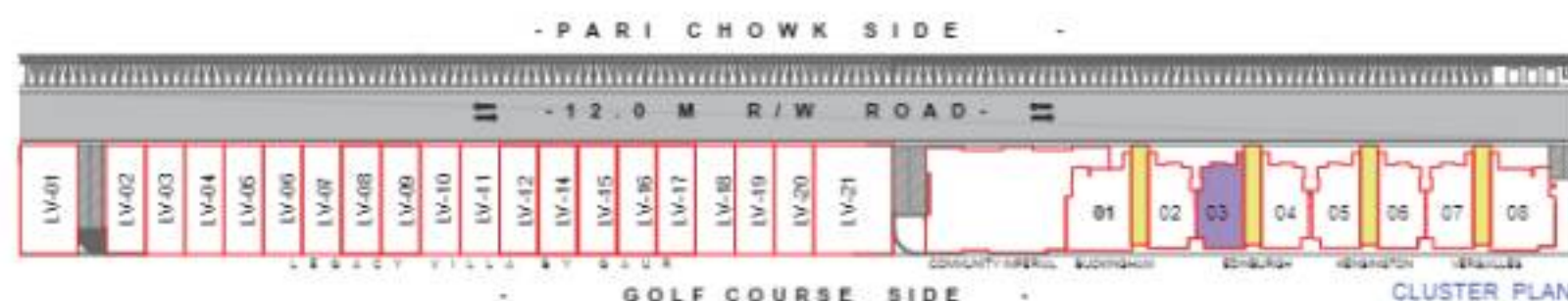
BALCONY AREA
41.41 sq.mt. / 445.74 sq.ft.

COMMON AREA (FLOOR)
48.24 sq.mt. / 519.26 sq.ft.

TOTAL AREA
326.08 sq.mt. / 3510 sq.ft.



- GOLF COURSE SIDE -



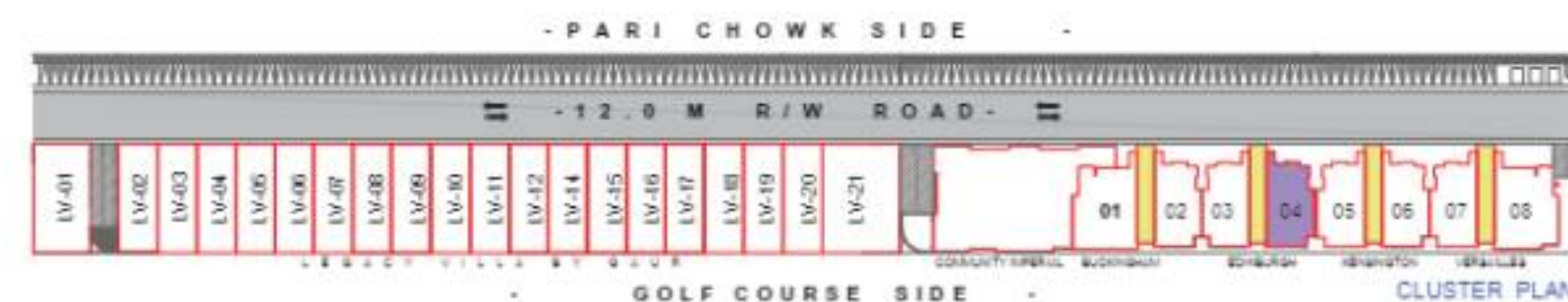
CLUSTER PLAN

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- PARI CHOWK SIDE -



- GOLF COURSE SIDE -



CLUSTER PLAN

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CONDOMINIUM FLOOR PLAN

EDINBURGH

3B+GF/STILT+34 FLOORS



UNIT NO. 04

4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE + KITCHEN
+ 1 DRESS + 4 TOILETS + UTILITY + TOILET
+ FOYER + 3 BALCONIES

AREA DETAILS

CARPET AREA
(AS PER THE RERA ACT)
179.96 sq.mt. / 1937.09 sq.ft.

COVERED AREA
195.53 sq.mt. / 2104.68 sq.ft.

BALCONY AREA
39.70 sq.mt. / 427.33 sq.ft.

COMMON AREA (FLOOR)
48.24 sq.mt. / 519.26 sq.ft.

TOTAL AREA
328.87 sq.mt. / 3540 sq.ft.



CONDOMINIUM FLOOR PLAN

KENSINGTON
3B+GF/STILT+34 FLOORS

UNIT NO. 05

4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE
+ KITCHEN + 1 DRESS
+ 4 TOILETS + UTILITY + TOILET
+ FOYER + 3 BALCONIES

AREA DETAILS

CARPET AREA
(AS PER THE RERA ACT)
179.96 sq.mt. / 1937.09 sq.ft.

COVERED AREA
195.53 sq.mt. / 2104.68 sq.ft.

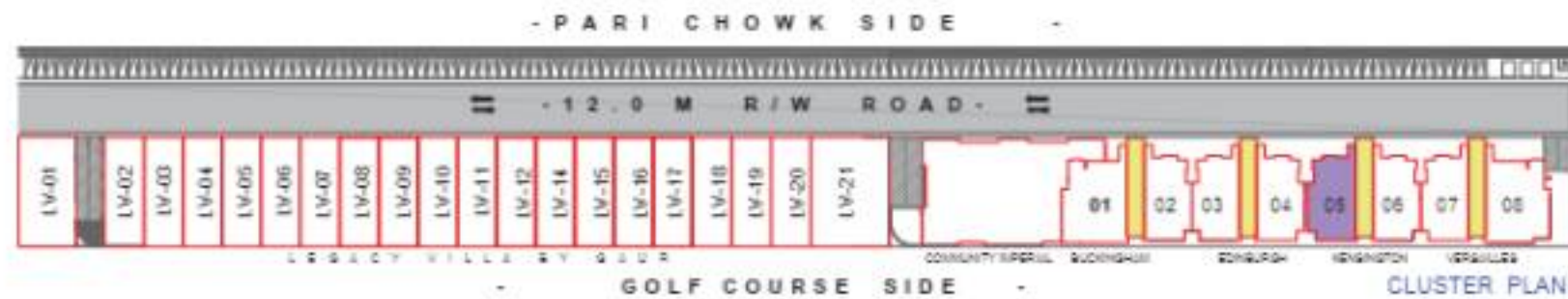
BALCONY AREA
39.70 sq.mt. / 427.33 sq.ft.

COMMON AREA (FLOOR)
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TOTAL AREA
328.87 sq.mt. / 3540 sq.ft.



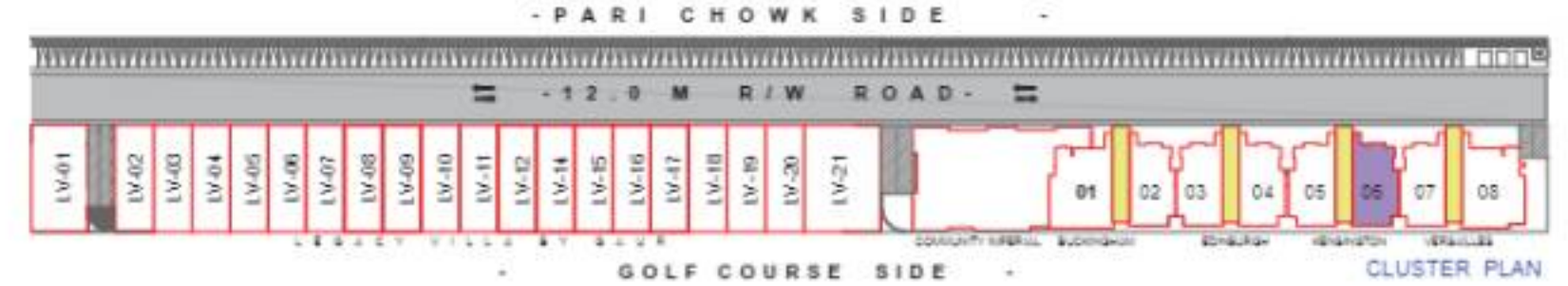
- GOLF COURSE SIDE -



- PARI CHOWK SIDE -



- GOLF COURSE SIDE -



CONDOMINIUM FLOOR PLAN

KENSINGTON
3B+GF/STILT+34 FLOORS

UNIT NO. 06

4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE
+ KITCHEN + 1 DRESS
+ 4 TOILETS + UTILITY + TOILET
+ FOYER + 3 BALCONIES

AREA DETAILS

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177.68 sq.mt. / 1912.55 sq.ft.

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TOTAL AREA
326.08 sq.mt. / 3510 sq.ft.

Disclaimer: The layout is an artistic impression provided for representation purposes only. All internal and external area measurements are based on unfinished surfaces. Final details of the apartment shall be as specified in the agreement. Plans are not to scale, and all dimensions are in metres (mt). 1 sq. mt. = 10.764 sq. ft.

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**CONDOMINIUM
FLOOR PLAN**

VERSAILLES

3B+GF/STILT+34 FLOORS

UNIT NO. 07

4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE
+ KITCHEN + 1 DRESS
+ 4 TOILETS + UTILITY + TOILET
+ FOYER + 3 BALCONIES

AREA DETAILS

CARPET AREA
(AS PER THE RERA ACT)
177.68 sq.mt. / 1912.55 sq.ft.
COVERED AREA
191.68 sq.mt. / 2063.24 sq.ft.
BALCONY AREA
41.41 sq.mt. / 445.74 sq.ft.
COMMON AREA (FLOOR)
48.24 sq.mt. / 519.26 sq.ft.
TOTAL AREA
326.08 sq.mt. / 3510 sq.ft.



- GOLF COURSE SIDE -



- GOLF COURSE SIDE -

**CONDOMINIUM
FLOOR PLAN**

VERSAILLES

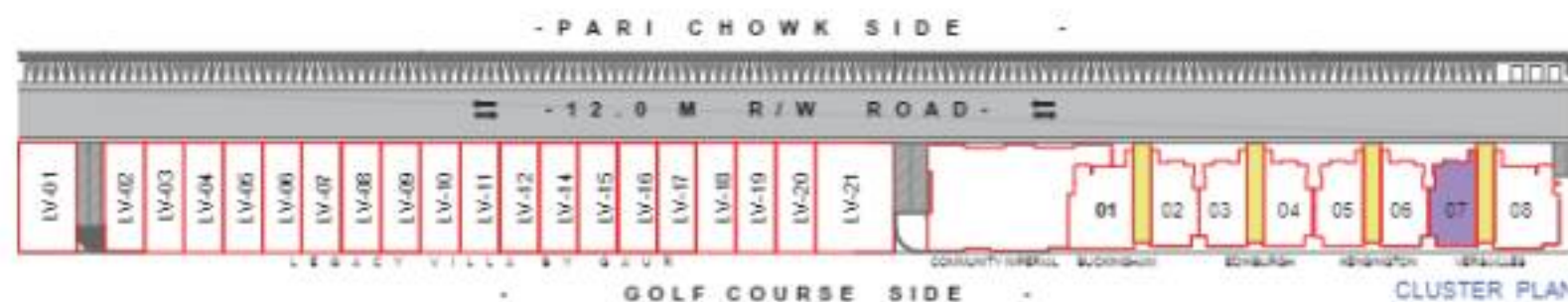
3B+GF/STILT+34 FLOORS

UNIT NO. 08

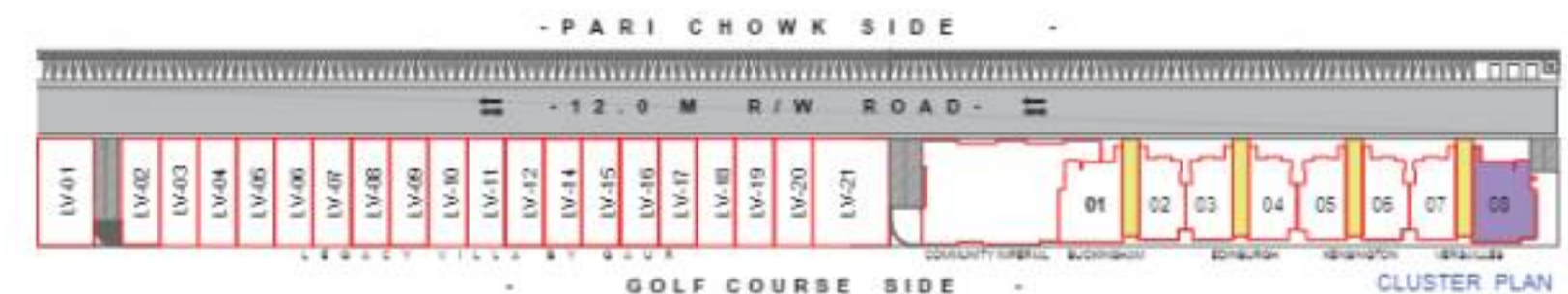
4 BEDROOMS + LIVING ROOM
+ DINING/FAMILY LOUNGE
+ KITCHEN + 1 DRESS
+ 4 TOILETS + UTILITY + TOILET
+ FOYER + 2 BALCONIES

AREA DETAILS

CARPET AREA
(AS PER THE RERA ACT)
223.79 sq.mt. / 2408.88 sq.ft.
COVERED AREA
240.97 sq.mt. / 2593.80 sq.ft.
BALCONY AREA
75.54 sq.mt. / 813.11 sq.ft.
COMMON AREA (FLOOR)
48.24 sq.mt. / 519.26 sq.ft.
TOTAL AREA
442.68 sq.mt. / 4765 sq.ft.



Disclaimer: The layout is an artistic impression provided for representation purposes only. All internal and external area measurements are based on unfinished surfaces. Final details of the apartment shall be as specified in the agreement. Plans are not to scale, and all dimensions are in metres (mt). 1 sq. mt. = 10.754 sq. ft.



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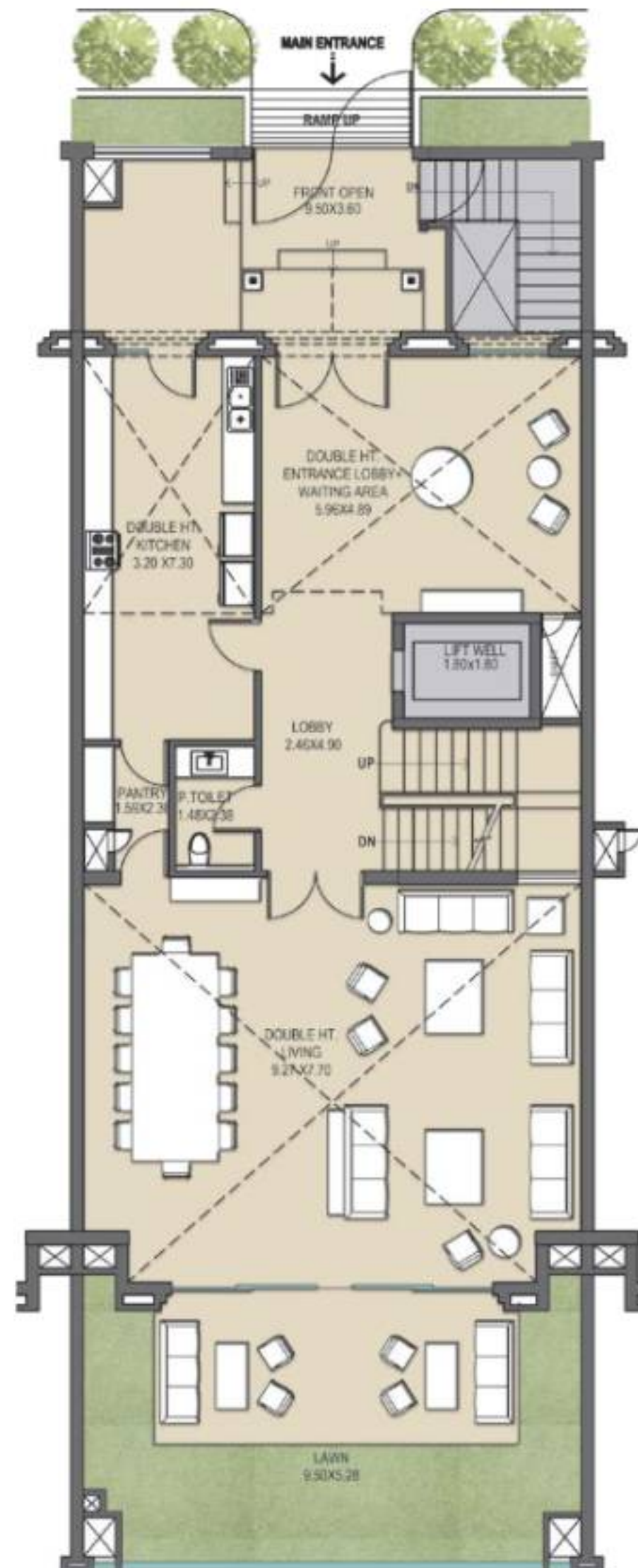


VILLA UNIT PLANS



Artistic Impression

GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



FIRST BASEMENT PLAN



SECOND BASEMENT PLAN



LEGACY VILLA WITH DOUBLE BASEMENT
NOS.: LV01, LV03, LV04, LV05, LV06, LV07, LV08, LV09, LV10, LV11, LV12, LV14, LV15 & LV16

PREMIUM
SPECIFICATIONS
THAT DEFINE
SPLENDOR

PROJECT SPECIFICATIONS

DETAILS OF CONDOMINIUM APARTMENTS

Total No. of Units - 265

Total No. of Blocks - 04 (Buckingham, Edinburgh, Kensington, Versailles)

Height - All blocks - 3.6m Floor to Floor

STRUCTURE

- ✦ R.C.C. frame structure with 100 mm thick outer R.C.C. Walls & brick / block work inside as per drawings.

DOORS AND WINDOWS

- ✦ External - Aluminum / UPVC / Sliding / Openable Doors & Windows.
- ✦ Internal - Elegant doors in polish/deco paint fixed in wooden frames & branded flush doors with fittings.

RAILING

- ✦ Balcony - Glass railings / M.S. Railings.
- ✦ Staircase - Mild steel Railing.

POP WORK

- ✦ Internal - Good Quality POP False ceiling as per design with P.O.P. punning on walls & ceilings.

WALL FINISH

- ✦ External - Elegant finish with texture paint
- ✦ Internal - All internal walls of rooms, drawing, dining will be painted using Plastic emulsion paints on P.O.P. punning.

WOOD WORK

- ✦ Wardrobe - In dressing rooms as marked in plan up to - 2400mm height.

AIR-CONDITIONING

- ✦ Metered chilled water centralized system with internal Cassettes Units As Rera, Splits F CUS etc. as per layout.

HOT WATER

- ✦ Centralized metered heat pump with circulation

SANITARY WORK

- ✦ Internal - Piping corrosion free CPVC pipes & fittings
- ✦ Fittings - All Taps and fittings of reputed brands in C.P., Wash Basins, Wall mounted W/C of reputed brands in white color.

FLOORING

- ✦ Drawing - Imported marble
- ✦ Dining - Imported marble
- ✦ Kitchen - Vitrified Tiles
- ✦ Master Bedroom - Imported Marble
- ✦ Other Bedrooms - Imported Marble
- ✦ Dresser - Laminated Wooden Flooring
- ✦ Balcony - Anti Skid Tile
- ✦ Toilets - Anti Skid Vitrified Tiles

WIRING & SWITCHES

- ✦ Wiring - Fire resistant copper, Wiring in concealed PVC conduits
- ✦ Switches - Modular Switches and socket in adequate numbers
- ✦ TV Points - In all rooms
- ✦ Tel. points - In all rooms

ELECTRICAL FITTINGS

- ✦ Exhaust Fan - In Kitchen & Toilets.
- ✦ Light - Fixtures Ceiling Lights in drawing room & Master Bedroom (No decorative lightings).
- ✦ Bedroom (No decorative lighting).
- ✦ External - Adequate lighting in common areas.

KITCHEN

- ✦ Counter - Kitchen Counter with stainless steel sink fitted with R.O. Hob chimney with exhaust pipe.
- ✦ Wood Work - Modular Cabinet upto 2400mm.
- ✦ Wall Tile - Designer Tiles up to False Ceiling.

FIRE FIGHTING

- ✦ Firefighting works as per approved scheme.

LEGACY VILLAS



PROJECT SPECIFICATIONS

DETAILS OF VILLAS

Total No. of Units - 20 Nos.

LEGACY VILLAS WITH DOUBLE BASEMENT

NOS.: LV01, LV03, LV04, LV05, LV06, LV07, LV08, LV09, LV10, LV11, LV12, LV14, LV15 & LV16

LEGACY VILLAS WITH SINGLE BASEMENT

NOS.: LV02, LV17, LV18, LV19, LV20 & LV21

HEIGHT - AS PER SANCTION DRAWINGS

STRUCTURE WORK

- ✦ R.C.C. frame structure with outer shared walls of R.C.C. / Brick / Block Work

WORKS TO BE DONE BY DEVELOPER

- ✦ R.C.C frame structure with facade development.
- ✦ Metered chilled water centralized system till one point only for Air Conditioning.
- ✦ Metered hot water centralized system till one point.
- ✦ Metered water system till input point of each toilet.
- ✦ Electrical cables only till distribution board at every floor.
- ✦ Firefighting works as per approved scheme.
- ✦ External UPVC / Aluminum doors & window along with railings.

Note: The unit to be handed over as a RAW structure with façade development. Works not mentioned above will be in scope of buyers.

A LEGACY OF UNMATCHED LUXURY

At Gaur Group, our vision of luxury transcends mere construction - it is a continuous journey towards creating better life experiences that turn into treasured memories. With every project, we elevate our luxury craftsmanship to new heights, ensuring that our residents enjoy lives of exceptional quality and style. Our 'life-craftsmen' are selected for their extraordinary talent in designing and developing spaces that surpass all expectations. Welcome to a realm of unparalleled luxury.



THE MILESTONES WE CHERISH

35

DELIVERED
RESIDENTIAL
PROJECTS

30

DELIVERED
COMMERCIAL
PROJECTS

3

DELIVERED
TOWNSHIP
PROJECTS

2

DELIVERED
RETAIL PROJECTS
(MALLS)

4

GAURS
INTERNATIONAL
SCHOOL

24

ONGOING
RERA REGISTERED
PROJECTS

OUR TROPHY SHELF TELLS THE STORY: Awards & Accolades

REALTY+ CONCLAVE AND EXCELLENCE AWARDS - NORTH 2024 BEST SELLING PROJECT OF THE YEAR - GAUR NYC RESIDENCES	REALTY+ CONCLAVE AND EXCELLENCE AWARDS - NORTH 2024 THEMED PROJECT OF THE YEAR - GAUR NYC RESIDENCES	REALTY+ EXCELLENCE AWARDS NORTH 2023 ULTRA LUXURY LIFESTYLE PROJECT OF THE YEAR - THE ISLANDS BY GAURS
REALTY+ EXCELLENCE AWARDS NORTH 2023 EXCELLENCE IN DELIVERY - GAUR WORLD SMARTSTREET	REALTY+ EXCELLENCE AWARDS NORTH 2022 LUXURY PROJECT OF THE YEAR - THE ISLANDS BY GAURS	MAPIC INDIA SHOPPING CENTER AWARDS 2022 BEST MALL FOR LEISURE AND ENTERTAINMENT - DELHI NCR - GAUR CITY MALL
SMART CITY EMPOWERING INDIA AWARDS 2020 BEST SMART CITY DEVELOPER OF THE YEAR - GAURSONS INDIA	PMAY EMPOWERING INDIA AWARDS 2019 THE MOST WELL PLANNED UPCOMING PROJECT IN EWS CATEGORY - GAURS SIDDHARTHAM	CNBC AWAAZ REAL ESTATE AWARDS 2018-19 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH ZONE - GAUR CITY-2
TIMES BUSINESS AWARDS 2019 BEST REAL ESTATE DEVELOPER OF THE YEAR - GAURSONS INDIA	CNBC AWAAZ REAL ESTATE AWARDS 2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NATIONAL - GAUR CASCADES	CNBC AWAAZ REAL ESTATE AWARDS 2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH INDIA - GAUR CASCADES
NDTV PROPERTY AWARDS 2016-17 BUDGET APARTMENT PROJECT OF THE YEAR (2017) TIER 1 CITIES - GAUR CASCADES	NDTV PROPERTY AWARDS 2016-17 BEST TOWNSHIP PROJECT - GAUR CITY	CNBC AWAAZ REAL ESTATE AWARDS 2016-17 BEST TOWNSHIP PROJECT - GAUR CITY

Since its inception in 1995, Gaur has stood as a beacon of excellence in real estate. Our diverse portfolio ranges from luxurious apartments to affordable homes, each occupied by thousands of satisfied families. Our unwavering commitment to earning customer trust has been our key to success. Driven by a vision for a brighter future, our expertise in selecting prime locations and executing with precision has secured our esteemed reputation. With confidence and a passion for enhancing lives, the future is undeniably ours.

30
YEARS OF
UNFLINCHING
COMMITMENT

70+
SUCCESSFULLY
DELIVERED
PROJECTS

45000+
POSSESSIONS
GIVEN
(2014-2024)

75000+
SUCCESSFULLY
DELIVERED
UNITS

3 LAKH+
HAPPY
SATISFIED
CUSTOMERS

100 MILLION+
SQUARE FEET AREA
SUCCESSFULLY
DEVELOPED

COME,
BE A PART OF
THE LEGACY.
LET'S CONTINUE
THE LEGACY—TOGETHER!

