



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, 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 30 acres carpet of greens with stupefying 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

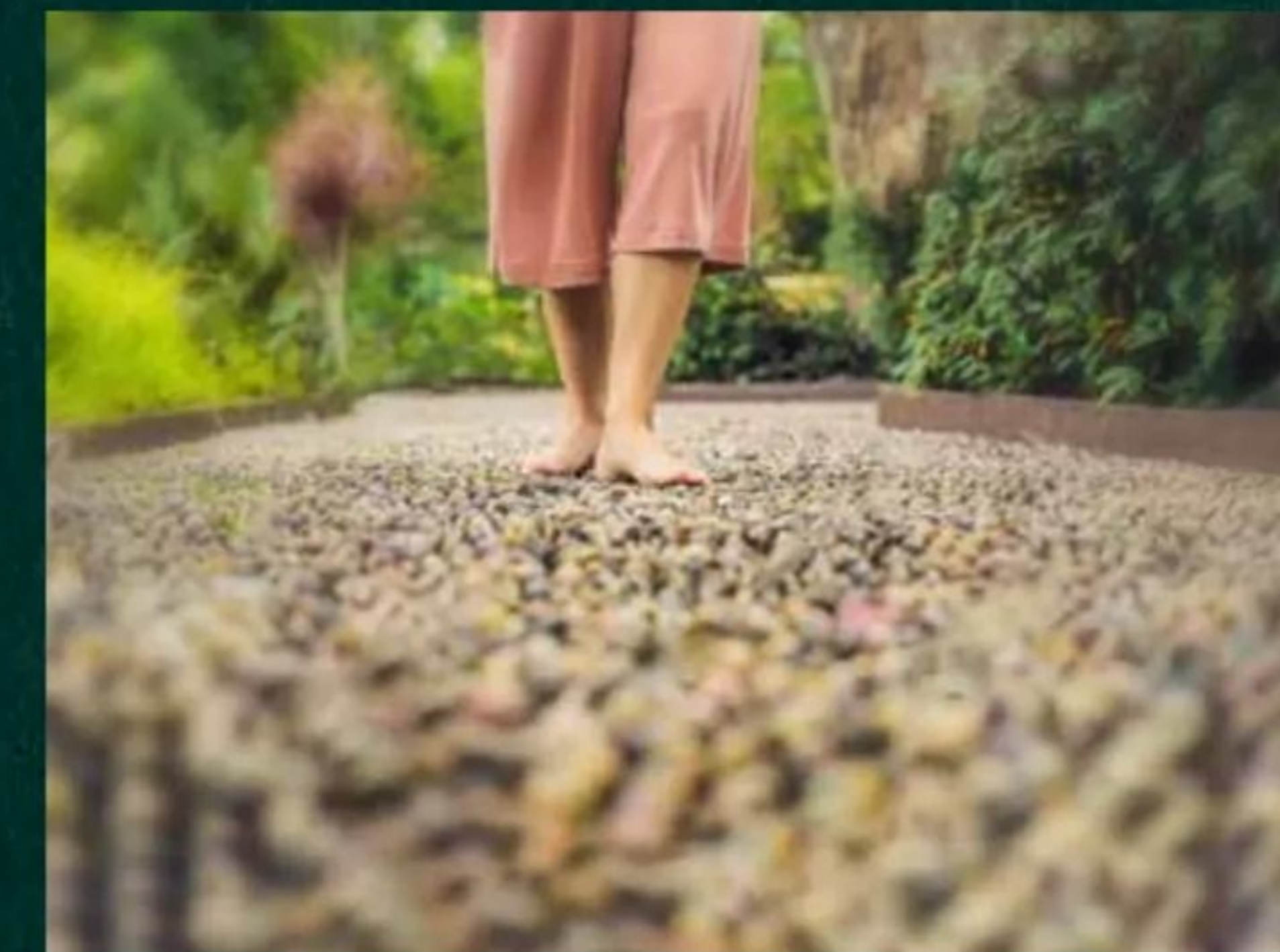
Kingston Heath is a place inclusive of all age groups. Here, you will be spoilt for choices in health amenities and daily activities that will keep you engaged always.





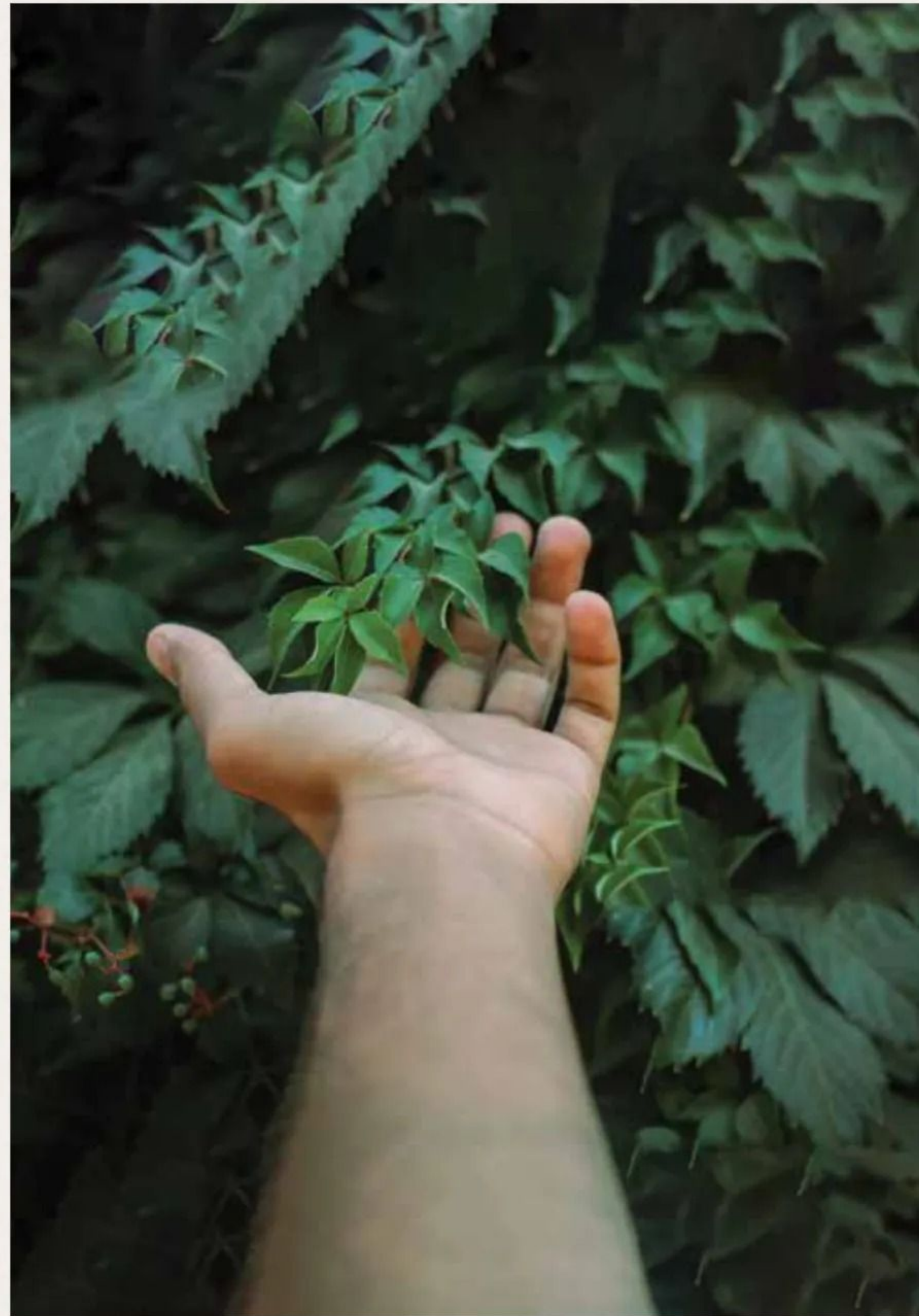
BALANCED STATE OF MIND AND BODY

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

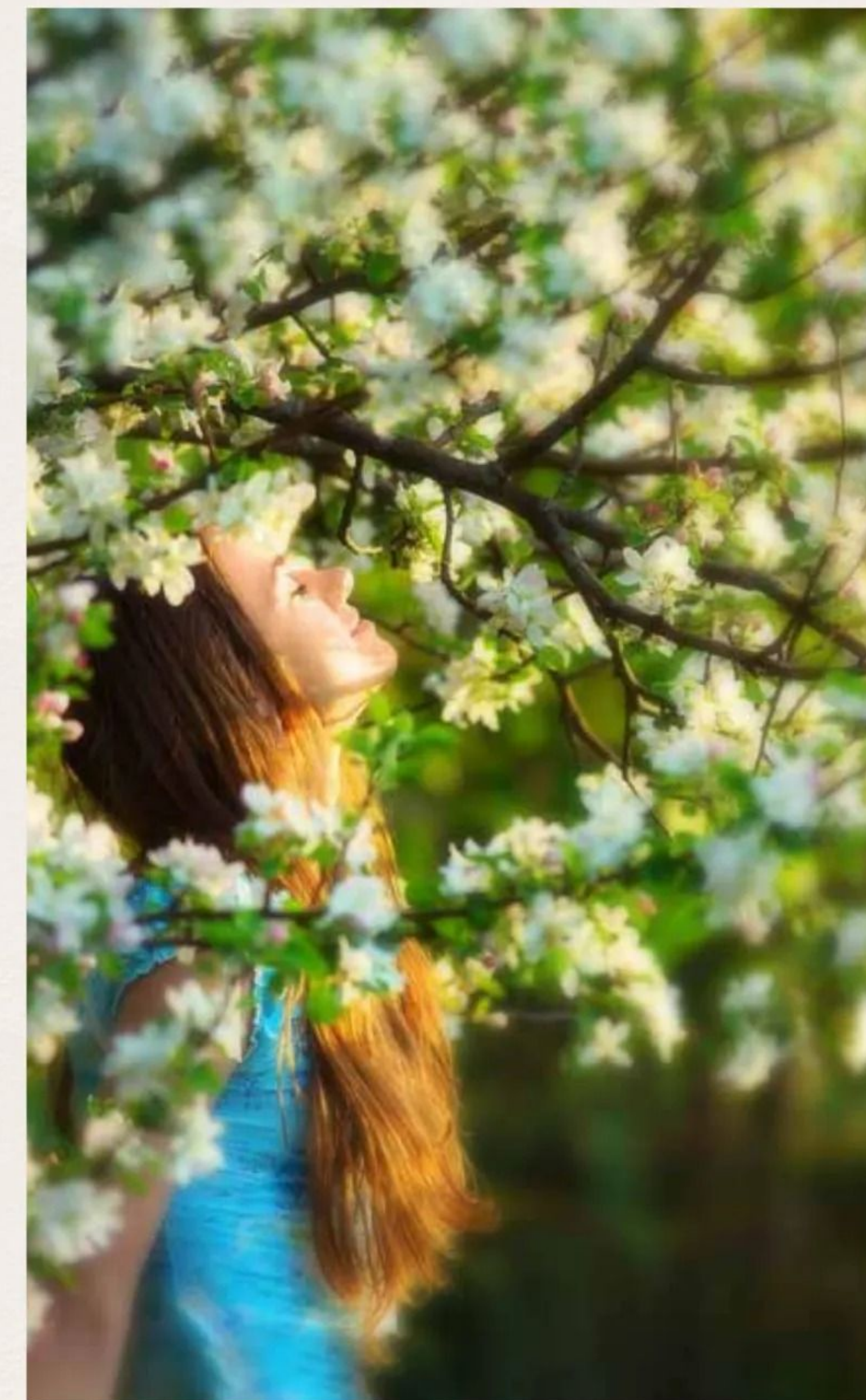
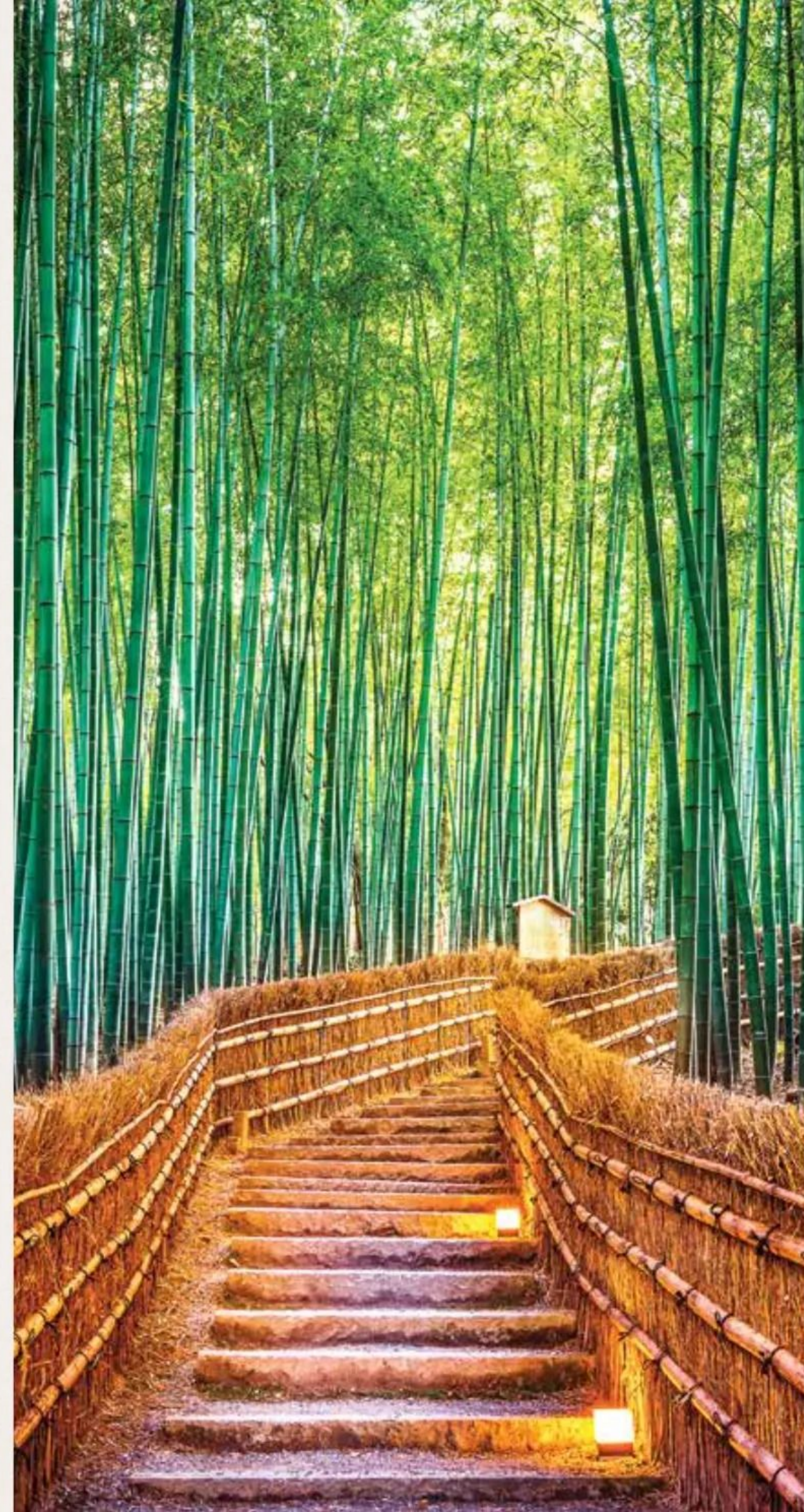
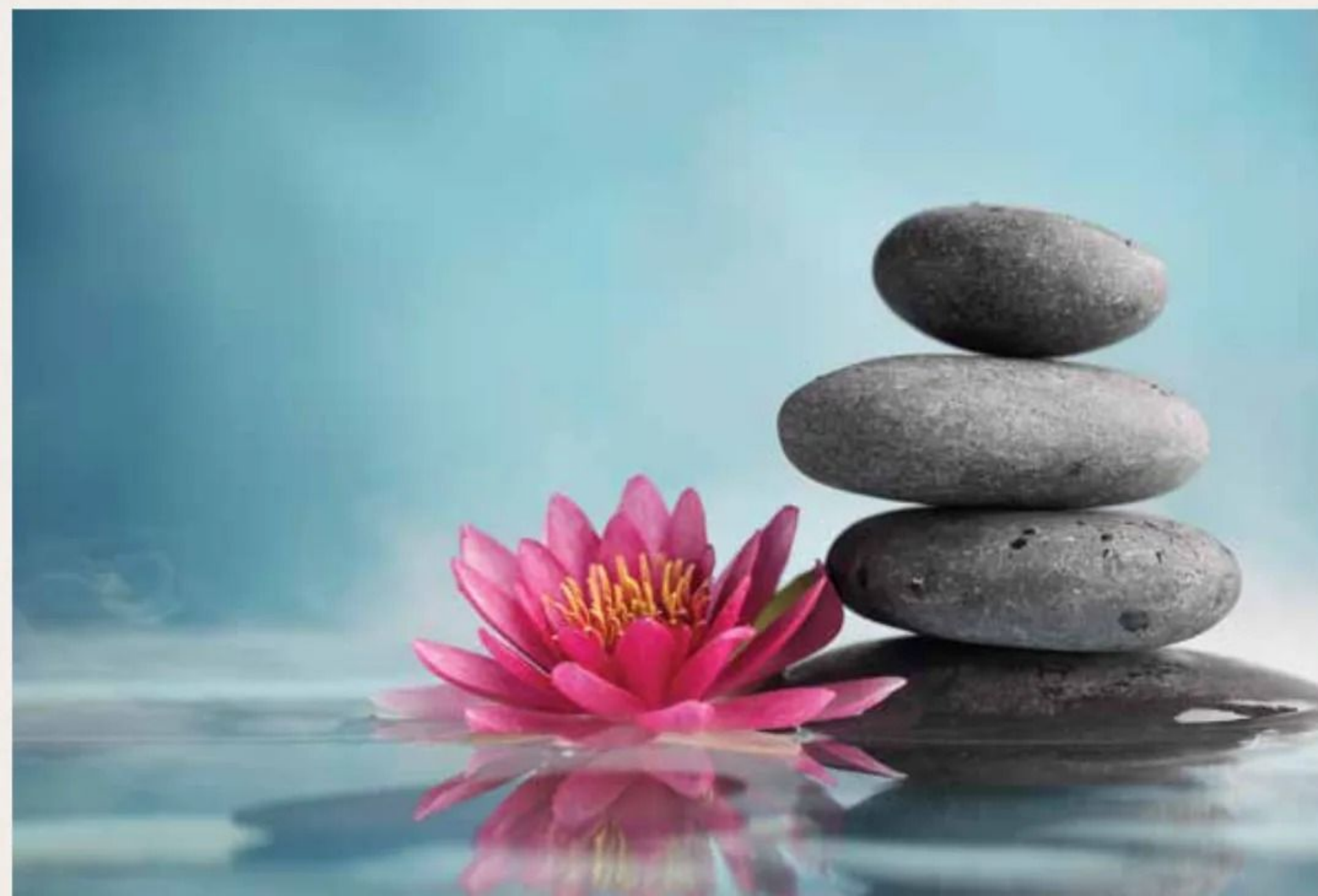
Being closer to nature is being closer to yourself. Let nature cleanse out all impurities and provide you a much needed detox in this whirlpool of urban catastrophe.



- Organic Farming- banana, pomegranate, guava, sapota, drumsticks, okra, brinjal, tomato & much more
- Herb & Medicinal Garden- coriander, lemon grass, 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 a therapeutic sensorial stimulation. Slow down the city rush and experience the joy of living amidst greens of nature.

- Bamboo Garden
- Aromatic Garden
- Hydroponic Garden
- Colour Garden
- Natural Water & Stone features



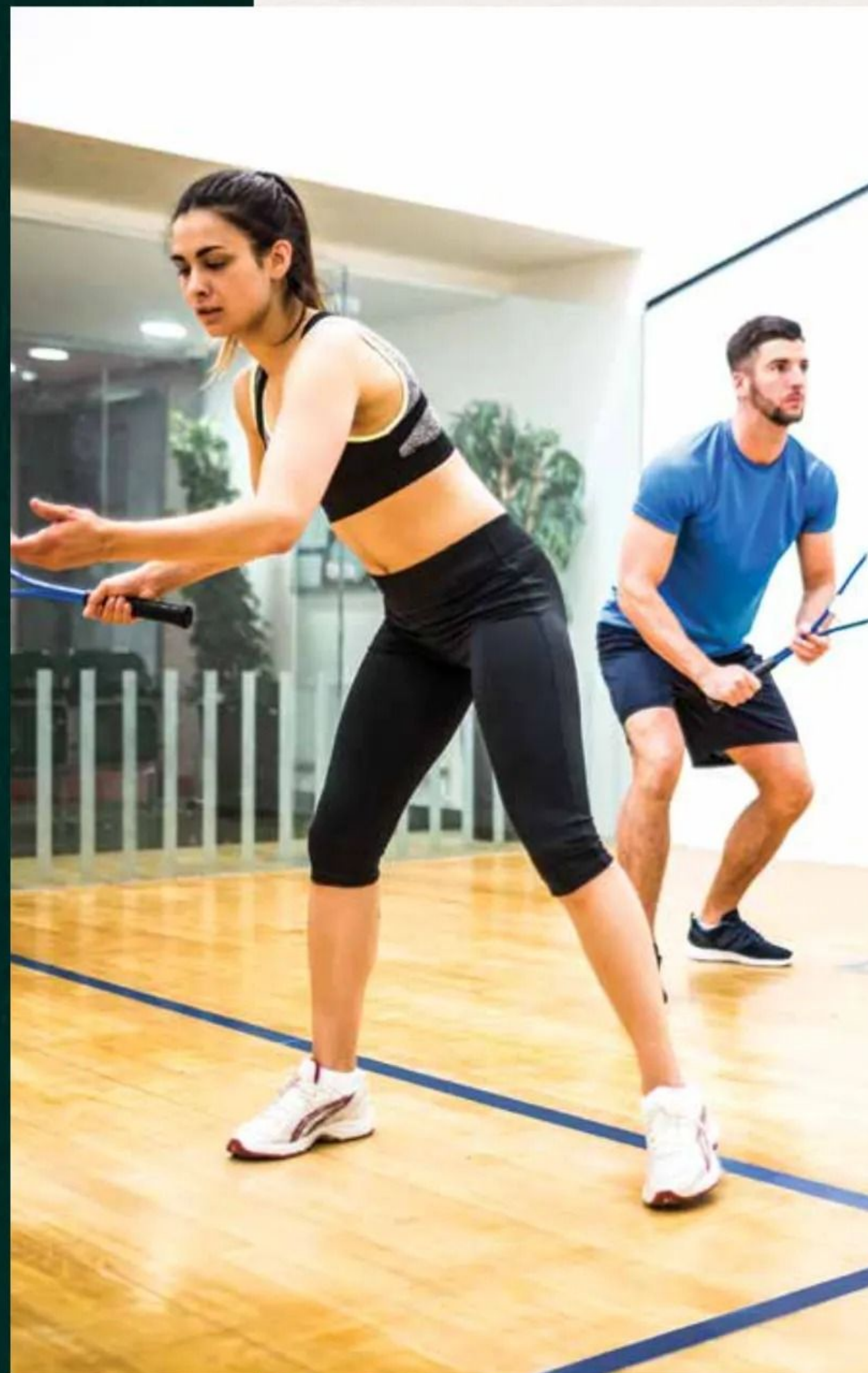


- 9-hole Golf Course
- Olympic size Swimming Pool
- Basketball Court
- Tennis Court
- Cricket Pitch
- Badminton Court
- Youth Plaza
- Open Air Gym
- Play Lawn
- Kids Play Area
- Jogging Tracks
- Pet Park



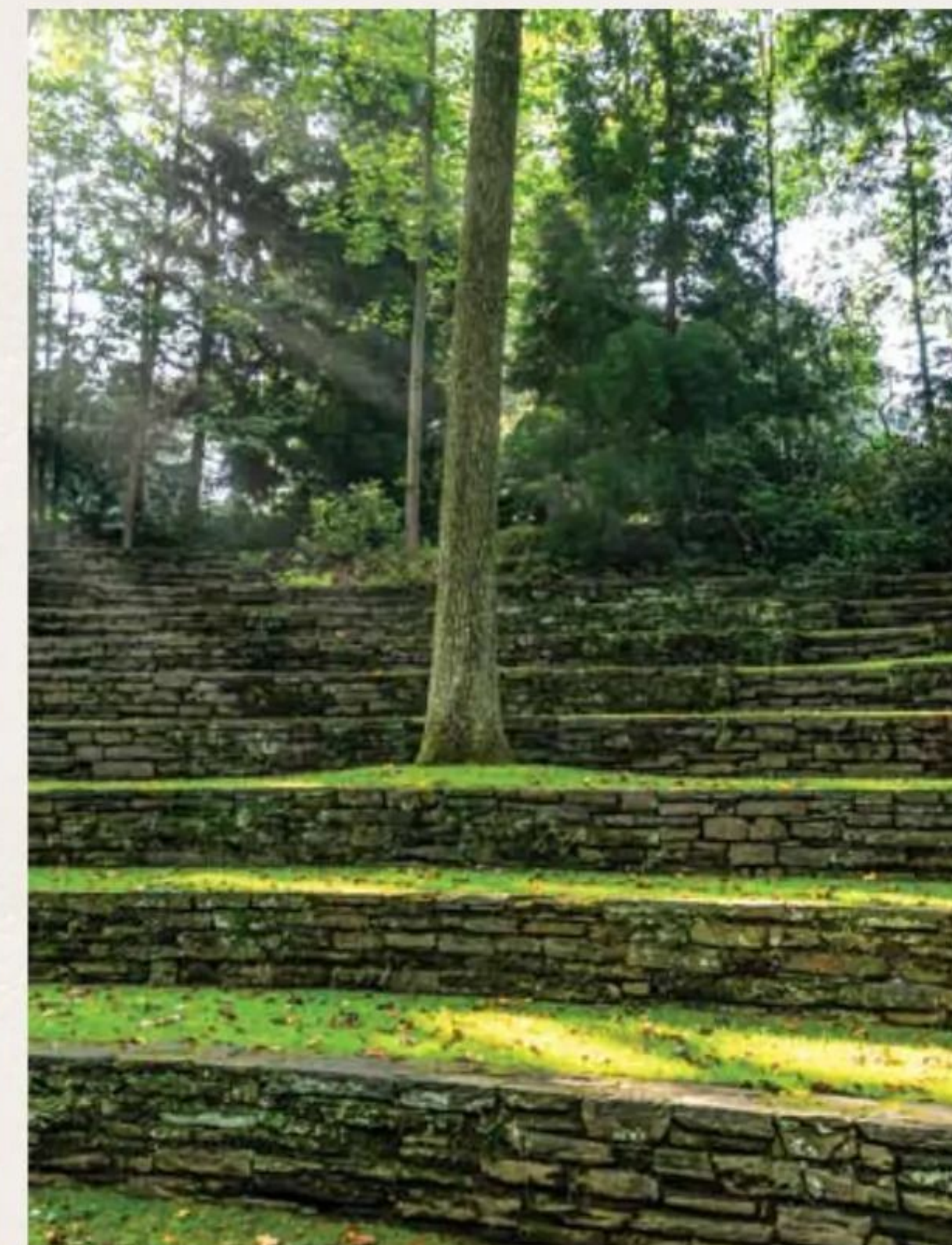
FITNESS MATTERS

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!



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.



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

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 Kingshood Drive (Upcoming)



WHERE WELLNESS BECOMES
ONE WITH YOU

PLANS



SITE PLAN





LANDSCAPE LAYOUT PLAN

LEGEND:

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



3 BED+STUDY RESIDENCE

Super Area = 2350 sq.ft.

Built-up Area = 1936 sq.ft.

Common Circulation
+Services Area = 414 sq.ft.

Carpet Area = 1519 sq.ft.



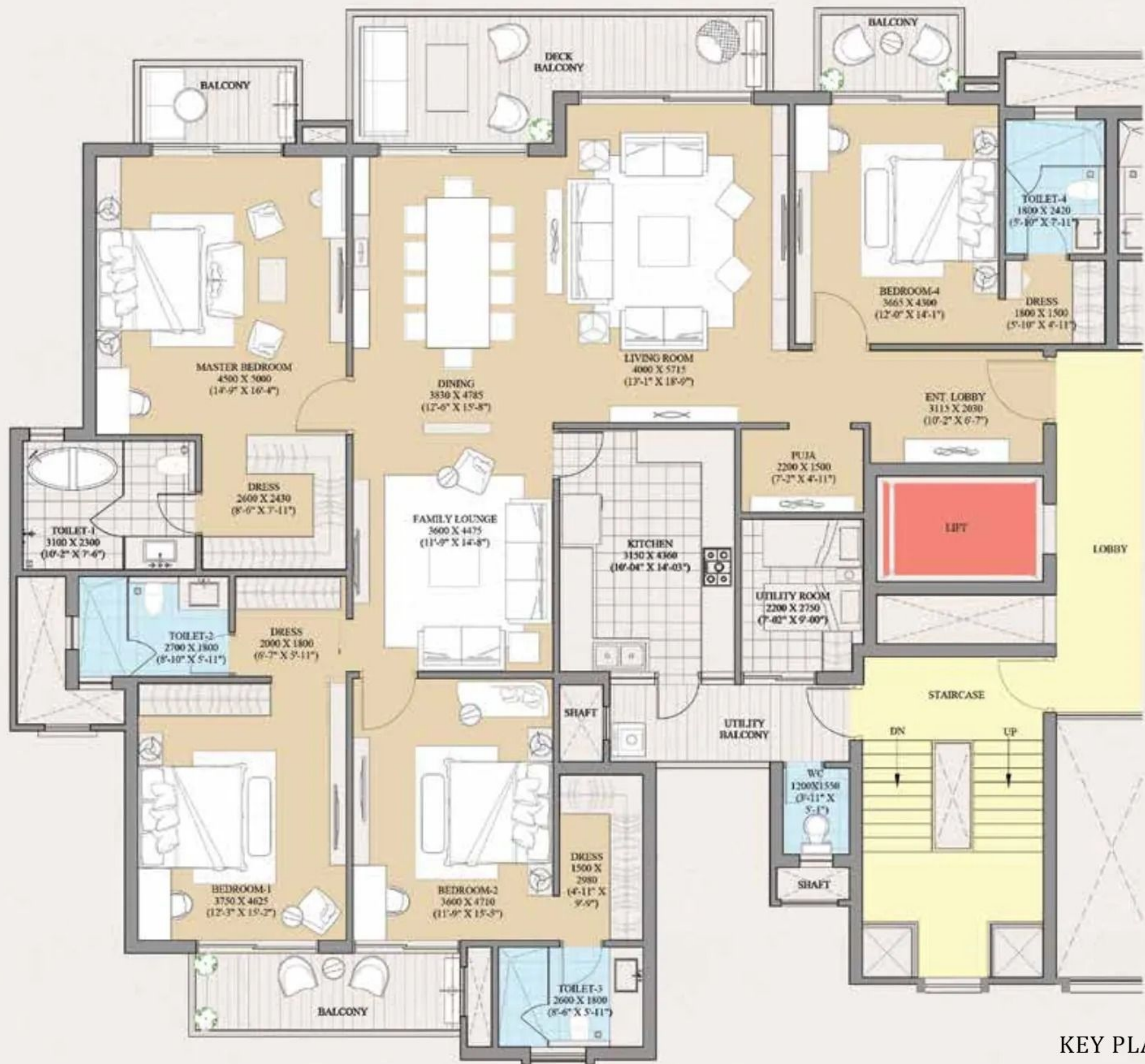
KEY PLAN



NOTE:

1. The window size/ its location in rooms 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
6. Possible whole number for ease of calculations.



KEY PLAN



4 BED RESIDENCE

Super Area = 3300 sq.ft.

Built-up Area = 2860
sq.ft.

Common Circulation
+Services Area = 440
sq.ft

Carpet Area = 2251 sq.ft.



Note:

1. The window size/ its location in rooms 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.

SPECIFICATION



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.



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



EXTERIOR

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



PAINTING

Premium Anti-Bacterial paint of appropriate colour



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.



SECURITY

Video Door Phone, Biometric Door lock on Entry Door



FALSE CEILING

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



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.



HVAC

Split ACs in Living, Dining & all Bedrooms



GENERATORS

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



STRUCTURE

Earthquake resistance RCC framed structure as per applicable seismic Zone. 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.

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
an ATS home

Sector Chi-04, Greater Noida

ATS ADVANTAGE

Phase I & II, Indirapuram

ATS HACIENDAS

Indirapuram, Ghaziabad

ATS GOLF MEADOWS
ATS PRELUDE
DERABASSI

Dera Bassi, Punjab

ATS
KOCON
JOINTLY DEVELOPED WITH CHINTELS

Sector 109, Gurugram

ATS VALLEY SCHOOL
EXPLORE LEARN LEAD

Dera Bassi, Barwala Rd., Punjab

CASA ESPAÑA
an ATS home

Phase I
Sector-121, Mohali

Pristine
an ATS home

Sector 150, Sports City,
Noida Expressway

VILLA
REIS
MAGOS
GOA

Goa

Heavenly
Foothills
an ATS development

Sahastradhara Road, Dehradun

an ATS home
DOLCE

Phase I
Zeta 1, Greater Noida

ATS GOLF MEADOWS
LIFESTYLE LUXURY APARTMENTS
DERA BASSI

Phase I
Dera Bassi, Punjab

Triumph
an ATS home

Dwarka Expressway,
Sector-104

PRAGYA

Gift City - SEZ,
Gujarat

ONGOING PROJECTS

CASA ESPAÑA
an ATS home

Phase II, Sector-121, Mohali
RERA Reg. No.
PBRERA-SAS80-PR0086

KNIGHTSBRIDGE
an ATS home

Sector 124, Noida
RERA Reg. No.
UPRERAPRJ3574

PRISTINE
Golf Villas
an ATS home

Sector 150, Noida
RERA Reg. No.
UPRERAPRJ3796

an ATS home
DOLCE

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

ATS
Le GRANDIOSE

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

Alore
an ATS home

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

ATS bouquet
a corporate affair

Sector 132, Noida Expressway
RERA Reg. No. UPRERAPRJ2612

Tourmaline
an ATS home

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

MARIGOLD
an ATS home

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

Pristine II
an ATS home

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

ATS GOLF MEADOWS
LIFESTYLE LUXURY APARTMENTS
DERA BASSI

Dera Bassi,
Punjab
PBRERA-SAS79-PR0007

PICTURESQUE
REPRIEVES
ANALYST EDITION

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

PICTURESQUE
REPRIEVES
ANALYST EDITION

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

KINGHOOD DRIVE

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

RHAPSODY
an ATS home

Sector-1,
Greater Noida
RERA Reg. No. UPRERAPRJ4115

AUGUSTUS
TQ 2017

Sector-152,
Noida Expressway

HAPPY TRAILS

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

ATS KABANA HIGH

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

Pious Hideaways

Sector-150, Noida
RERA Reg. No.
UPRERAPRJ442430

KHYBER RANGE
signature retail by

NH-24, Ghaziabad
RERA Reg. No.
UPRERAPRJ904685

NOBILITY

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

DESTINAIRE

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

GRANDSTAND
an ATS home

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



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 Office: ATS Tower, Plot No. 16, Sector 135, Noida.
Ph.: 8826622433