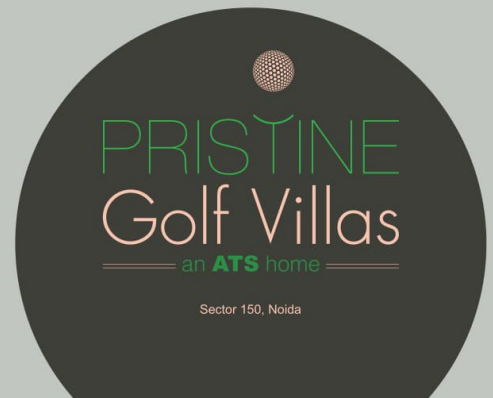



Villas For Peace



  
**PRISTINE**  
Golf Villas  
— an **ATS** home —  
Sector 150, Noida

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# A Haven Of Green All Yours

Enter an expanse of nature away from the city air. Majestic yet modern villas surround a 9-hole golf course with water bodies giving you both excitement and amazing serenity - that only Nature can hold out for you - with extensive green spaces in a low-density area.

ATS Pristine Golf Villas are a property choice of today, by far. And beyond today too, the maintenance will be unparalleled - and pristine.

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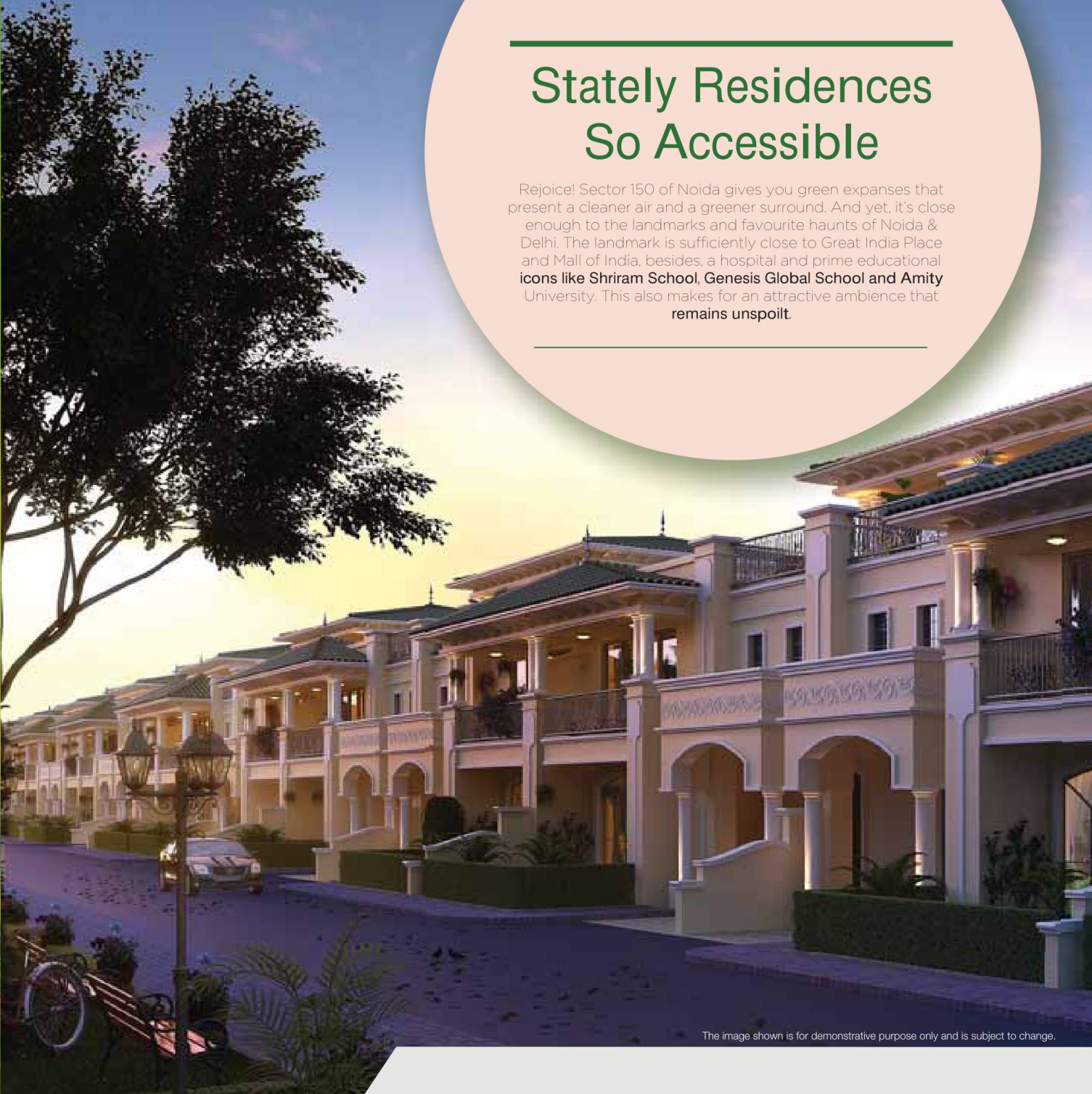


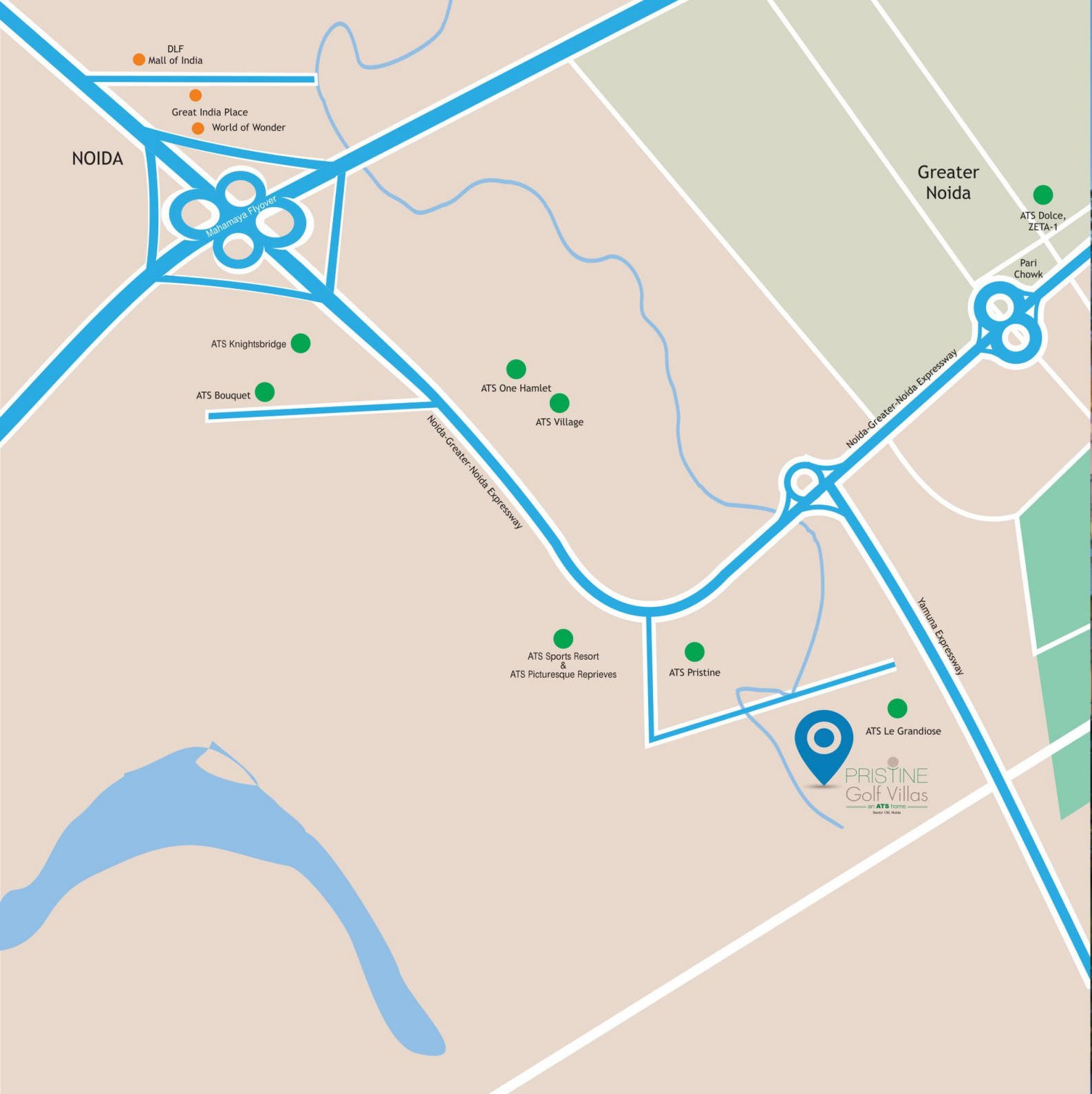
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# Stately Residences So Accessible

Rejoice! Sector 150 of Noida gives you green expanses that present a cleaner air and a greener surround. And yet, it's close enough to the landmarks and favourite haunts of Noida & Delhi. The landmark is sufficiently close to Great India Place and Mall of India, besides, a hospital and prime educational icons like **Shriram School, Genesis Global School and Amity University**. This also makes for an attractive ambience that **remains unspoilt.**

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NOIDA

Greater Noida

DLF  
Mall of India

Great India Place  
World of Wonder

Mahamaya Flyover

ATS Knightsbridge

ATS Bouquet

ATS One Hamlet

ATS Village

ATS Sports Resort &  
ATS Picturesque Reprieves

ATS Pristine

ATS Le Grandiose

ATS Dolce,  
ZETA-1

Pari  
Chowk

Noida-Greater-Noida Expressway

Noida-Greater-Noida Expressway

Yamuna Expressway



PRISTINE  
Golf Villas  
an ATS home  
Sector 100, Noida

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# Luxury Distinctly Contemporary

Private movie screenings in a basement home theatre all your own, with provisions for a bar and a hall attached. With every residence, a family room on every floor. Up there, panoramic views from every rooftop. As you select your home, scan the Specification page to **reassure yourself on every detail of safety, comfort, convenience:** this is a particular concern of ATS and well taken care of. With an earthquake-resistant RCC framed structure as applicable to a seismic zone; VRV in all rooms; dedicated space for elevators; easy to clean/polish surfaces in kitchens/bathrooms.

**Beauty and practicality, neatly blended.**

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# Azure Magic Of The Coolest Blue

The swimming at the club is a very particular delight with languorous deck chairs that invite you to stretch out most lazily. And a graciously proportioned temperature-controlled pool, flawless for its pristine hygiene and the refreshing azure blue of the water and well appointed changing rooms.

The water bodies within the complex make for very restful views, which every city-dweller seeks.

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A large, ornate villa with a classical architectural style, featuring a prominent portico with columns and a balcony. The building is illuminated at dusk, with warm interior and exterior lighting. In the foreground, there is a swimming pool with a curved edge, surrounded by a well-manicured lawn and garden. A tall, ornate lamp post with multiple lanterns stands in the garden. The overall scene is elegant and sophisticated.

# An Exterior Stunningly Stylish

The styling, the proportions, the architectural style has grandeur with a contemporary flair that is typically ATS - and much acclaimed. A look and an aspect that is for all time in its impressive facade as you drive into Pristine Golf Villas. Well-spaced out, not cheek by jowl.

With ample parking, the majestic statement of the design blueprint comes alive. And dotted with trees and shrubs that accentuate

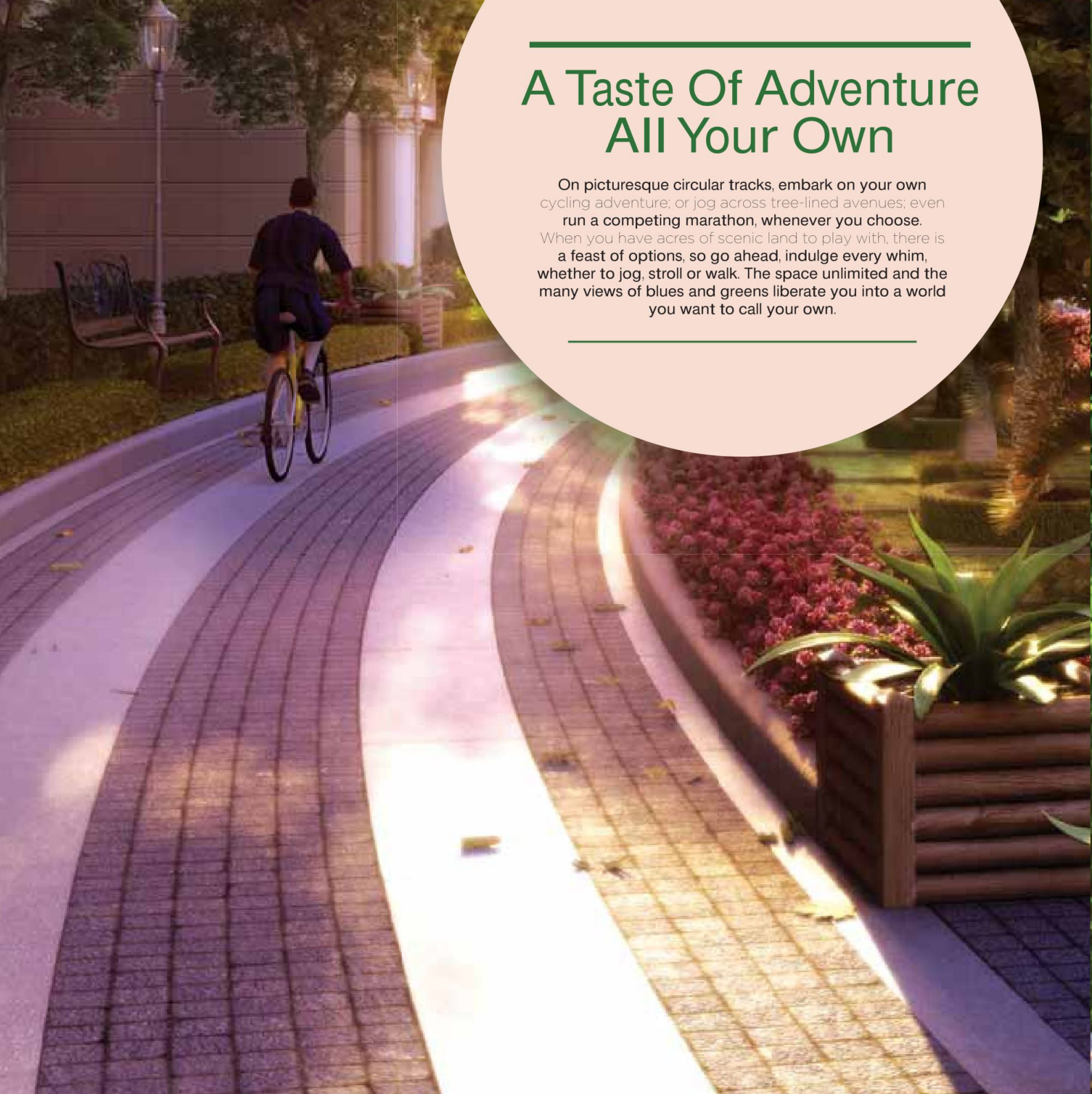
Hafeez Contractor's renowned expertise.

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# A Taste Of Adventure All Your Own

On picturesque circular tracks, embark on your own cycling adventure; or jog across tree-lined avenues; even run a competing marathon, whenever you choose. When you have acres of scenic land to play with, there is a feast of options, so go ahead, indulge every whim, whether to jog, stroll or walk. The space unlimited and the many views of blues and greens liberate you into a world you want to call your own.

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# Beyond Golf, Sports, Recreation And Lots More

A spacious Gymnasium and an expansive multi-purpose Hall, the Pristine complex has a Clubhouse that offers card rooms and indoor games like table tennis. And then catering to all tastes, a billiards room with the smooth green baize for you to practise your skills with friends. Also group or solo meditation if you so prefer. Also naturally, a separate playground for kids to keep them happily amused.

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Master Layout  
Plan

NOTE: The site plan shown is tentative. The overall layout may vary because of statutory/ design reasons. For updated layout plan, please contact sales team.

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# Specifications

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FLOORING	Imported marble flooring in master bedroom, living, dining, lobby, main staircase and landing; Premium wooden flooring in rest of bedrooms; Premium vitrified tiles in kitchen. Vitrified tiles in servant room, Imported marble in master bedroom toilet and premium ceramic tiles in rest of the toilets. Balconies and utility finished with anti-skid ceramic tile flooring.
DADO	<b>Premium ceramic tiles up to required height in toilets, imported tiles up to 600 mm height above kitchen counter.</b>
WALL & CEILING FINISHES	<b>Plastic emulsion of appropriate colour, false ceiling as per design.</b>
KITCHEN	Kitchen counter finished with pre-polished granite stone. Premium modular cabinets along with appropriate finish. Hob & chimney will be provided.
EXTERIOR	Appropriate finish of texture paint of exterior grade water-proof paint.
DOORS & WINDOWS	<b>Main entrance door as engineered door with polished wood veneer and solid wood/timber frame. All internal doors skin/flush doors-polished/enamel painted; Stainless steel/Brass finished hardware fittings and locks of branded makes. Door frames and window panels of seasoned hardwood/aluminium/UPVC sections.</b>
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC. Automated irrigation system
TOILET	Premium sanitary fixtures with premium chrome plated fittings.
ELECTRICAL	All electrical wiring in concealed conduits. Provision for adequate light & power points, telephone, T.V. outlet in drawing, dining and all bedrooms. Moulded modular plastic switches & protective MCBs. Concealed lights as per design.
WATER TANKS	<b>Overhead water tanks for uninterrupted supply of water.</b>
CLUBHOUSE & SPORTS	Clubhouse with swimming pool to be provided with his/her change rooms, well-equipped gym, indoor & outdoor games areas, multi-purpose hall, utility shops, café, basketball court, table tennis room, billiards room, tennis court and jogging track.
STRUCTURE	Earthquake-resistant RCC framed structure as per applicable seismic zone.
AC	VRV ACs in all bedrooms, living, dining, family lounge.
WOOD WORK	<b>Modular wardrobes in all bedrooms.</b>
GENERATORS	Generators to be provided for 100% backup of emergency & safety facilities and common areas with suitable diversity.

NOTE: ATS reserves its right to change the area and specifications without prior notice, if the area differs at the time of possession cost would be adjusted upward and downward.

## BASEMENT FLOOR PLAN

### VILLA 500 sq.yds.

### TYPE-1

VILLA NO (10-15, 30-46, 59-82 & 105-114)



#### NOTE:

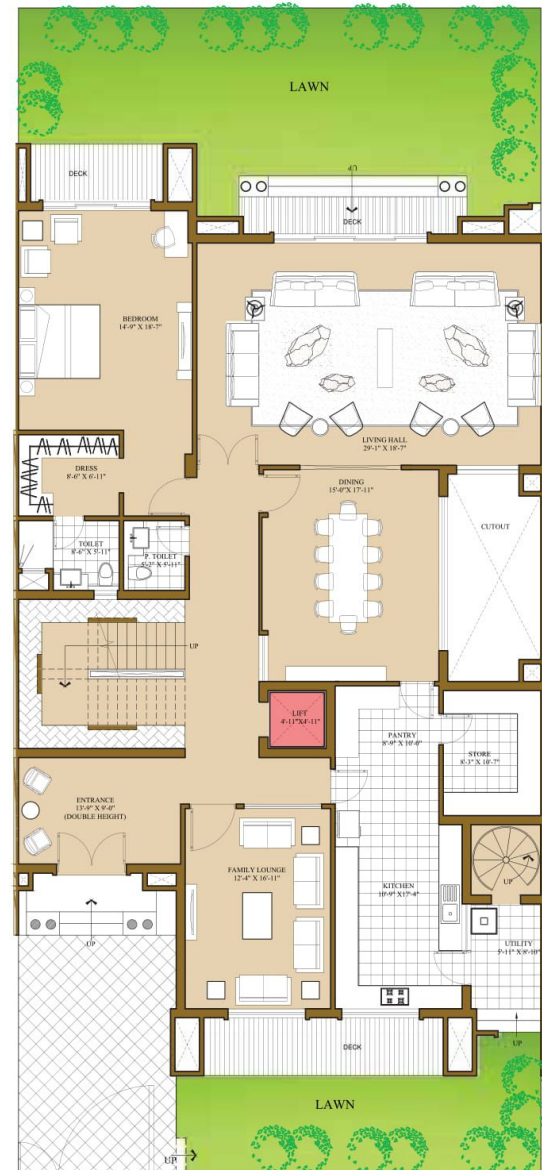
1. The window size/its location in rooms may change because of elevational features.
2. The overall layout may vary because of statutory reasons in case required.
3. Currently no columns are shown in the plan which will be incorporated as/structure.
4. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

## GROUND FLOOR PLAN

### VILLA 500 sq.yds.

### TYPE-1

VILLA NO (10-15, 30-46, 59-82 & 105-114)



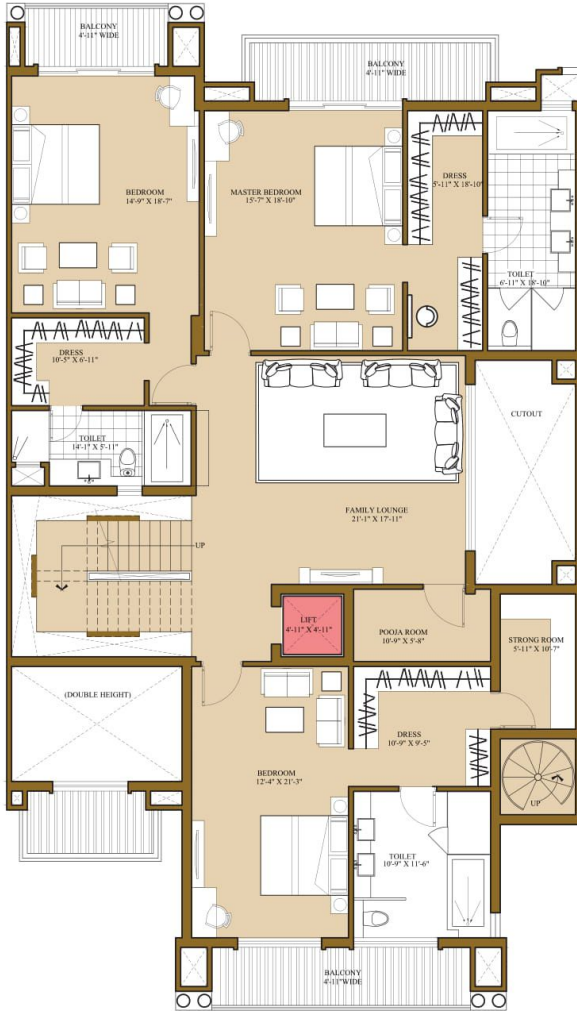
Total Area=8250 Sq. Ft.  
Carpet Area=6554 Sq. Ft.

## FIRST FLOOR PLAN

### VILLA 500 sq.yds.

### TYPE-1

VILLA NO (10-15, 30-46, 59-82 & 105-114)



## SECOND FLOOR PLAN

### VILLA 500 sq.yds.

### TYPE-1

VILLA NO (10-15, 30-46, 59-82 & 105-114)

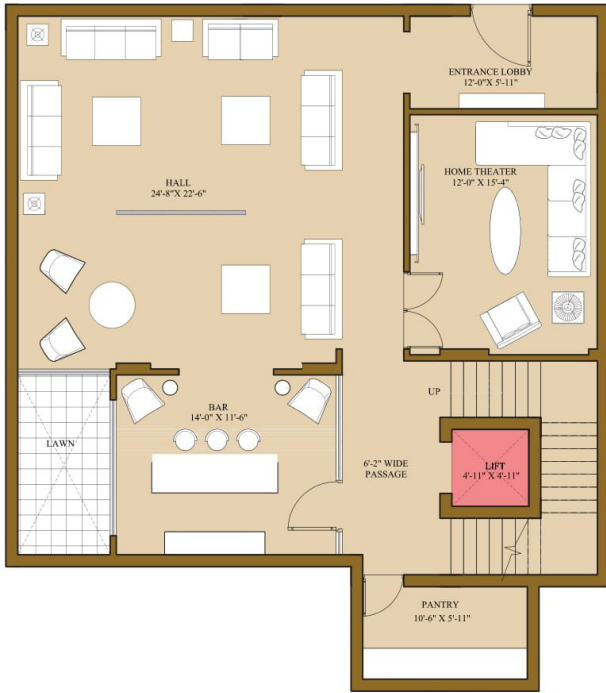


#### NOTE:

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. Currently no columns are shown in the plan which will be incorporated as/structure.
4. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

## BASEMENT FLOOR PLAN VILLA 350 sq.yds. TYPE-1

VILLA NO (1- 09, 16-29, 56-58 & R1)



## GROUND FLOOR PLAN VILLA 350 sq.yds. TYPE-1

VILLA NO (1- 09, 16-29, 56-58 & R1)



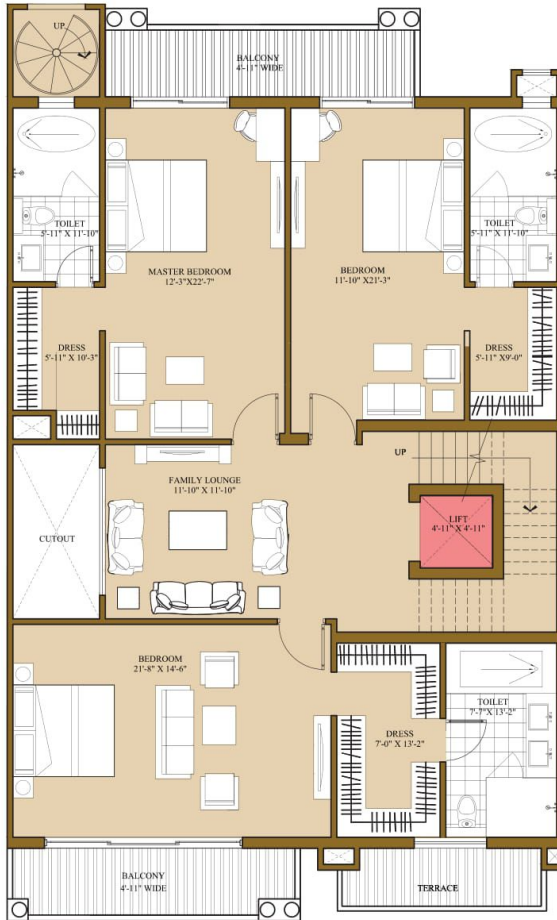
### NOTE:

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. Currently no columns are shown in the plan which will be incorporated as/structure.
4. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

Total Area=5750 Sq. Ft.  
Carpet Area=4740 Sq. Ft.

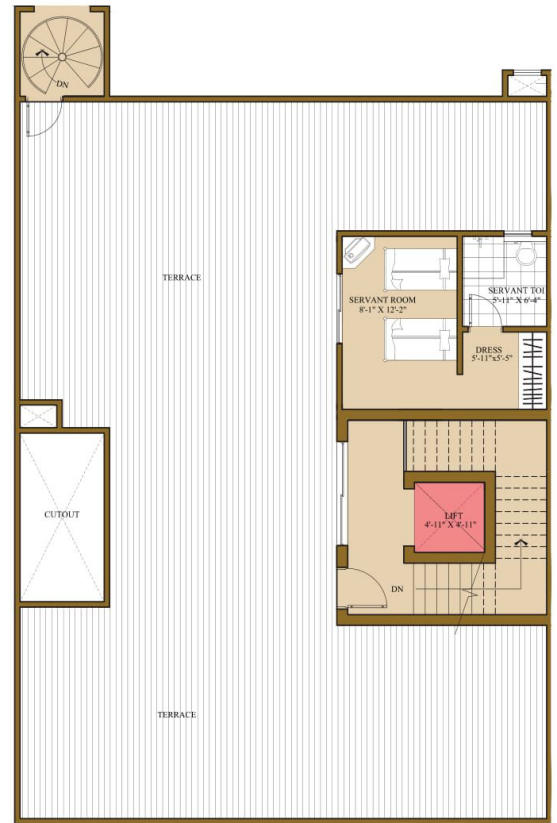
## FIRST FLOOR PLAN VILLA 350 sq.yds. TYPE-1

VILLA NO (1- 09, 16-29, 56-58 & R1)



## SECOND FLOOR PLAN VILLA 350 sq.yds. TYPE-1

VILLA NO (1- 09, 16-29, 56-58 & R1)



### 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. Currently no columns are shown in the plan which will be incorporated as/structure.
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Celerity Infrastructure Pvt. Ltd.

Site Address: ATS Pristine Golf Villas, Sports City, Sector 150, Noida