

kingston Heath

Sector 150, Noida

NCR's FIRST WELLNESS HOMES

RERA NO.: UPRERAPRJ180413 | WWW.UP-RERA.IN | PROJECT START DATE: 01/04/2021
COLLECTION ACCOUNT NO.: 2714063258 | BANK NAME: KOTAK MAHINDRA BANK
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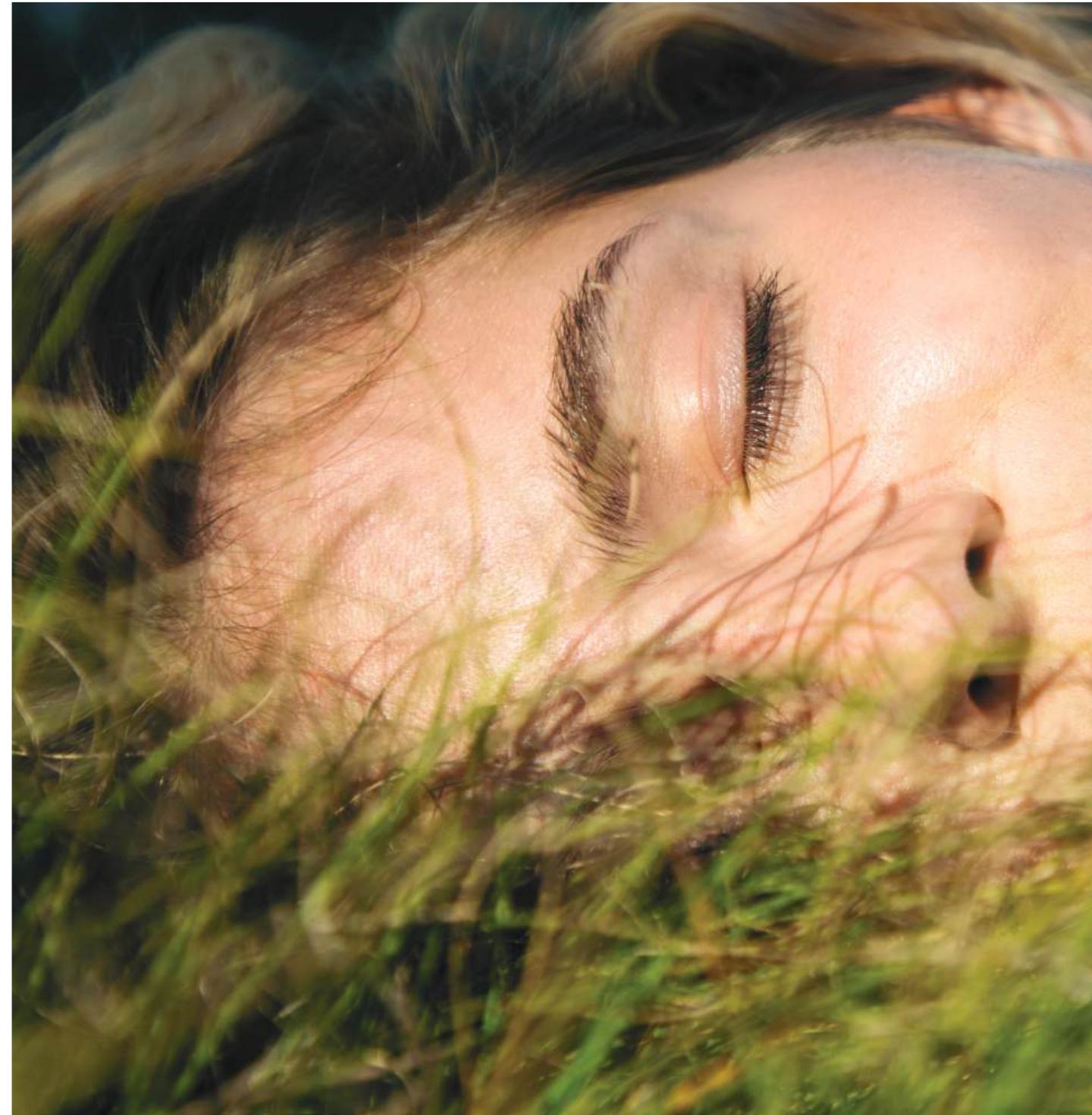


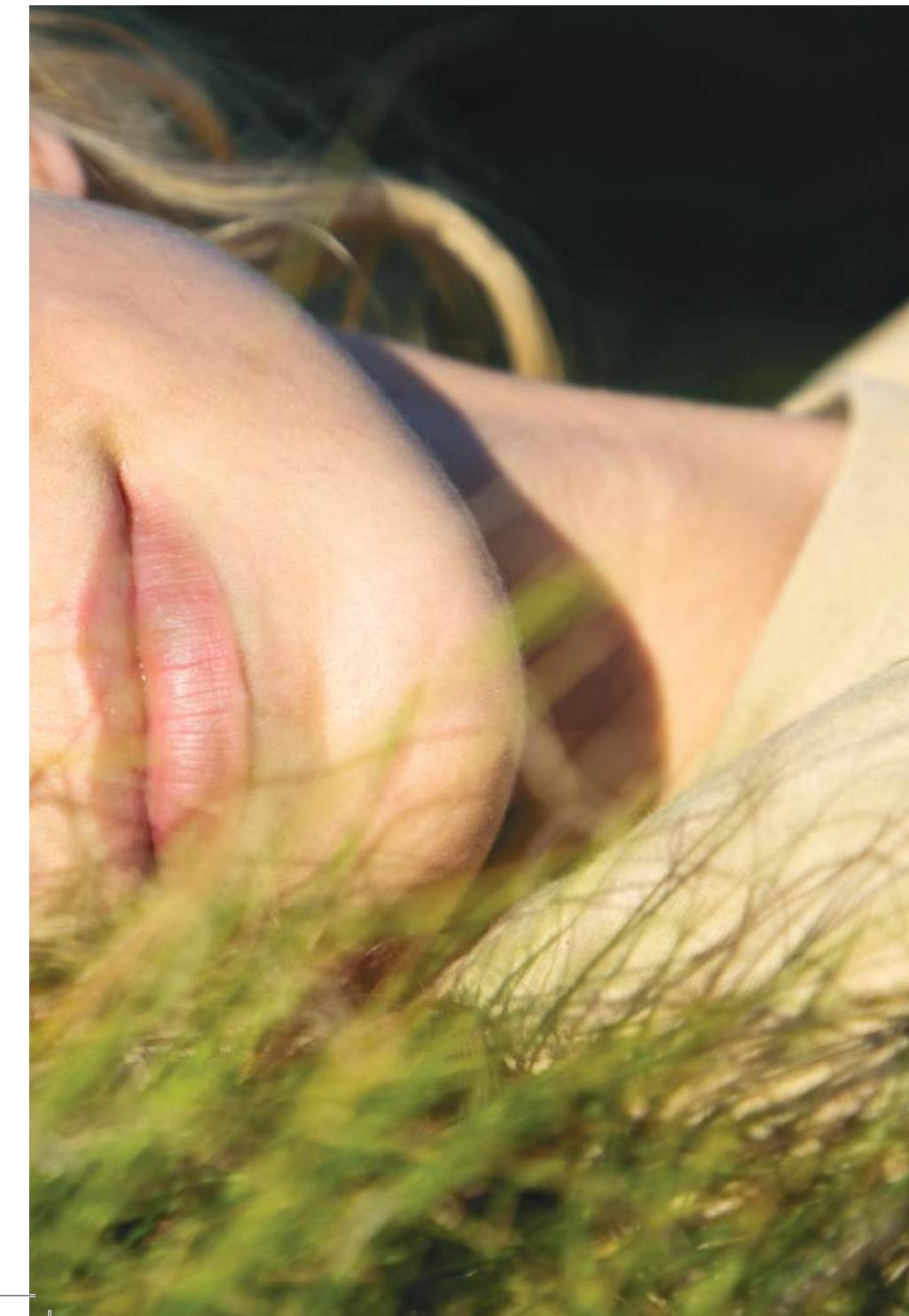
A SANCTUARY FOR

Wellness

Imagine waking up **surrounded by the vibrant greens of nature, where simplicity perfectly blends with the elegance and sophistication of luxury living.** A sanctuary that takes you away from the hustle and bustle of urban living. All of this is right in the middle of a chaotic city that never stops.

welcome to a space where serenity fills every corner and comfort never leaves your side.





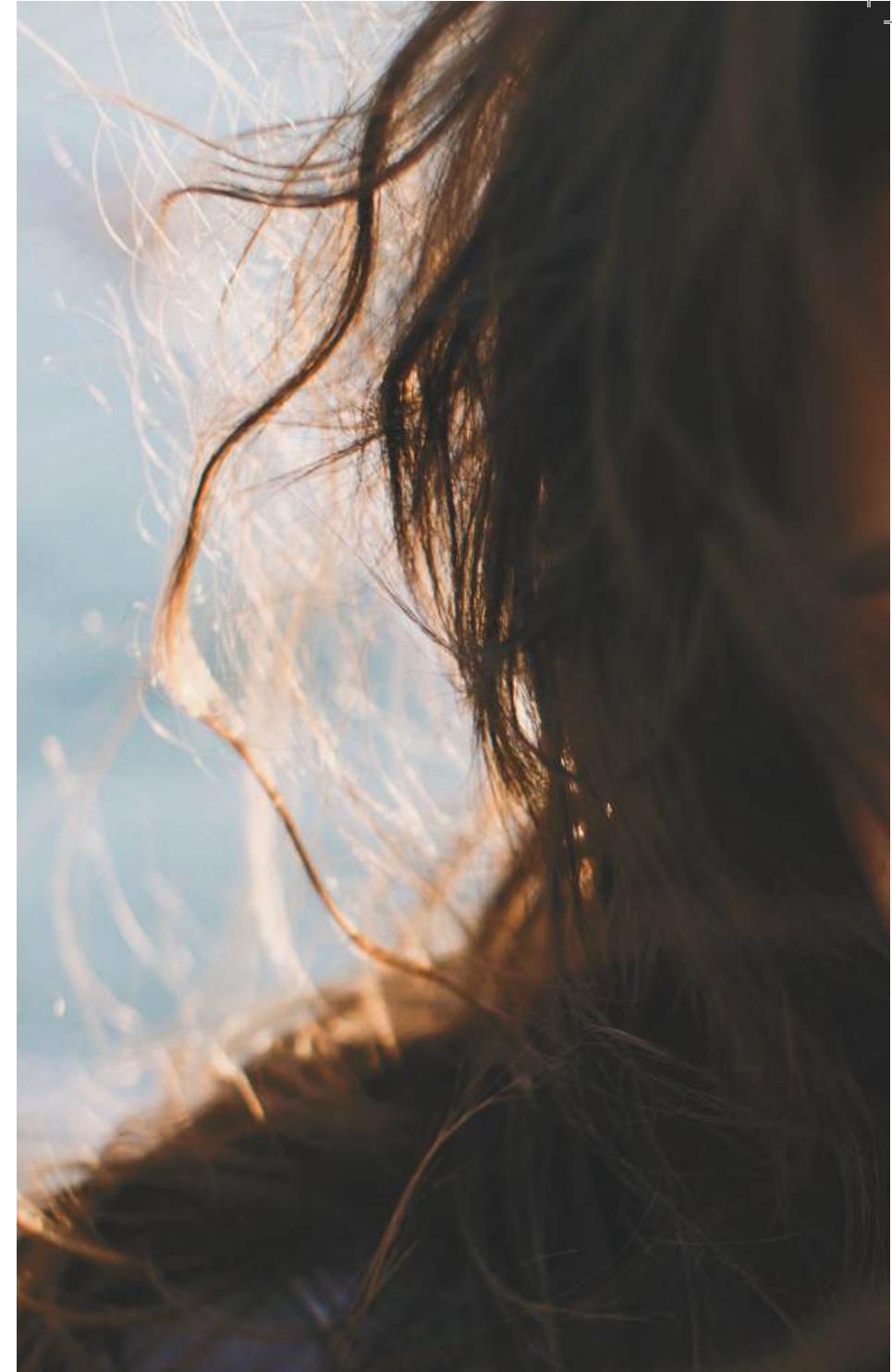
 welcome
to a biophilic
wellness
haven

ncr's first wellness homes



unearth the luxury
of earthly elements
spread across
30 acres of greens.

Nestled alongside a Golf Course, ATS Kingston Heath is your luxurious wellness haven offering a lifestyle that takes care of your overall well-being. At Kingston Heath, you can transform your way of life and embrace a more active, vibrant and joyful existence, unlocking the timeless treasure of well-being that will stay with you forever.











yoga and
meditation lawn



outdoor kitchen &
community dining area



reflexology garden



acupressure garden



the natural haven



dive deep into the
simplicity of nature.

Detoxify your mind, body and soul bringing you closer to
yourself and away from the chaos of modern lifestyle.





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 to name a few



Air-Purifying Plants
Zone: spider plant, peace lily, boston fern, snake plant, weeping fig, etc





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 ensuring seamless access.



Connectivity

- Jewar Airport
- Sector 148 Metro Station
- 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
- Max 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)

location map







site plan



Note: 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	18	JOGGING TRACK	35	YOUTH PLAZA
2	DRIVEWAY	19	PEDESTRIAN WALKWAY	36	CELEBRATION LAWN
3	PAVED PLAZA	20	SWIMMING POOL	37	COLOUR GARDEN
4	PARKING	21	HYDRO-THERAPY SEATING	38	SEATING PLAZA
5	PERIPHERAL PLANTING	22	KID'S POOL	39	AMPHITHEATER
6	MIYAWAKI FOREST	23	POOL DECK	40	AMPHITHEATER STAGE
7	TOWER DROP OFF	24	CLUB PLANTING	41	HYDROPONIC GARDEN
8	FEATURE WALL	25	PLUNGE POOL	42	KIDS PLAY AREA
9	PRIVATE GREENS	26	POOL VIEW DECK	43	SAND PIT
10	BASKETBALL COURT	27	TREE BOSQUE WITH POOL VIEW	44	SKATING RINK
11	TENNIS COURT	28	PALM COURT	45	KIDS PLAY LAWN
12	CRICKET PRACTICE PITCH	29	OUTDOOR KITCHEN	46	AROMATIC GARDEN
13	CLUB DROP OFF	30	BARBEQUE LAWN	47	BAMBOO GARDEN
14	PALM AVENUE	31	FRUIT ORCHARD	48	YOGA/MEDITATION LAWN
15	FEATURE MOUND	32	HERB GARDEN	49	ACUPRESSURE GARDEN
16	VANTAGE GARDEN	33	TEXTURE GARDEN	50	OUTDOOR GYM
17	VANTAGE GARDEN PAVILION	34	MEDICINAL GARDEN	51	BADMINTON COURT

Disclaimer: The amenities, features, and specifications shown or mentioned above are indicative and subject to change, addition, or deletion as per architectural, structural, or aesthetic considerations, or as may be deemed necessary by the developer/architect.

floor plan-type A (4 BHK+family lounge+utility room)



KEY PLAN

Typical Floor Unit- Type A

Super Area= 306.58 sq.mt. (3300 sq.ft.)

Built-up Area= 265.70 sq.mt. (2860 sq.ft.)

Common Circulation +Services

Area = 40.87 sq.mt. (440 sq.ft)

Carpet Area= 209.12 sq.mt. (2251 sq.ft)

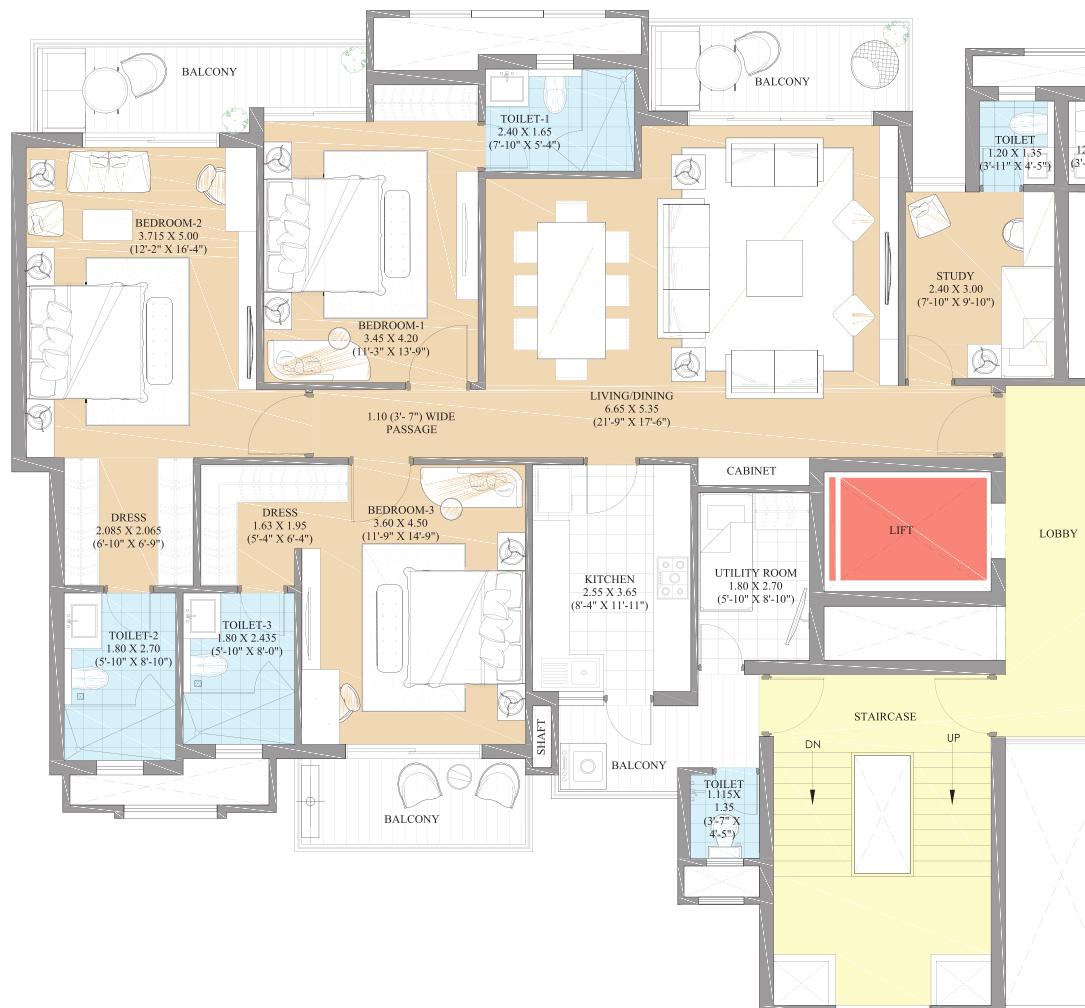
NOTE:

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.

typical floor unit-type A (isometric view)



floor plan-type B (3 BHK+study+utility room)



NOTE:

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KEY PLAN

Typical Floor Unit- Type B

Super Area= 218.32 sq.mt. (2350 sq.ft.)

Built-up Area=179.86 sq.mt. (1936 sq.ft.)

Common Circulation +Services

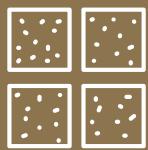
Area =38.46 sq.mt. (414 sq.ft.)

Carpet Area= 141.11 sq.mt. (1519 sq.ft.)

typical floor unit-type B
(isometric view)



specifications



FLOORING

Imported/Engineered Marble flooring in Living, Dining & Family Lounge, Wooden flooring in all Bedrooms; Premium Vitrified Tiles in Kitchen and 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 waterproof 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 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 the 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 Full body surface finish, 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. 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 a wire mesh door for bug protection.



PLUMBING

As per standard practice, all internal plumbing is 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 & TV outlets in Drawing, Dining and all Bedrooms; moulded modular plastic switches & protective MCBs.



WATER TANK

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



STRUCTURE

Earthquake resistance RCC framed structure as per applicable seismic Zone.



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.

DELIVERED PROJECTS

ATS GREENS I

Sector-50, Noida



Indirapuram, Ghaziabad

ATS GREENS II

Sector-50, Noida



Dera Bassi, Punjab

ATS VILLAGE

Noida, Sector-93A, On Expressway



Sector-109, Gurugram



Sector-104, Noida



Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Sahastradhara Road,
Dehradun



Sector-132,
Noida Expressway



Phase-I
Zeta 1, Greater Noida



Phase-I
Dera Bassi, Punjab



Sector-104,
Dwarka Expressway, Gurugram



Sector-109,
Dwarka Expressway, Gurugram



Sector-89 A,
Dwarka Expressway, Gurugram



Sector-22 D,
Yamuna Expressway



Sector-150,
Noida Expressway



Sector-10,
Greater Noida (W)



GIFT City - SEZ, Gujarat

ONGOING PROJECTS

 <p>PICTURESQUE REPRIEVES an ATS home</p> <p>Phase I & II Sector-152, Noida Expressway RERA Reg. No. UPRERAPRJ396176</p>	 <p>KNIGHTSBRIDGE an ATS home</p> <p>Sector-124, Noida RERA Reg. No. UPRERAPRJ3574</p>	 <p>PRISTINE Golf Villas an ATS home</p> <p>Sector-150, Noida Expressway RERA Reg. No. UPRERAPRJ3796</p>	 <p>DOLCE an ATS home</p> <p>Phase-II Zeta 1, Greater Noida RERA Reg. No. UPRERAPRJ3774</p>	 <p>RHAPSODY an ATS home</p> <p>Sector-1, Greater Noida (W) RERA Reg. No. UPRERAPRJ4115</p>	 <p>Kingston Health Sector 709, Noida NCR's FIRST WELLNESS HOMES</p> <p>Sector-150, Noida RERA Reg. No. UPRERAPRJ180413</p>
 <p>CASA ESPAÑA an ATS home</p> <p>Phase-II Sector-121, Mohali RERA Reg. No. PBRERA-SAS80-PR0086</p>	 <p>DESTINAIRE</p> <p>Sector-1, Greater Noida (W) RERA Reg. No. UPRERAPRJ417134</p>	 <p>Pious Hideaways</p> <p>Sector-150, Noida RERA Reg. No. UPRERAPRJ442430</p>	 <p>KINGHOOD DRIVE</p> <p>Sector-152, Noida Expressway RERA Reg. No. UPRERAPRJ2575</p>	 <p>ATS KABANA HIGH</p> <p>Sector-4, Greater Noida (W) RERA Reg. No. UPRERAPRJ697894</p>	
 <p>KHYBER RANGE signature retail by ATS</p> <p>NH-24, Ghaziabad RERA Reg. No. UPRERAPRJ904685</p>	 <p>ATS GOLF MEADOWS LIFESTYLE LUXURY APARTMENTS</p> <p>Dera Bassi, Punjab PBRERA-SAS79-PR0007</p>	 <p>ATS GOLF MEADOWS V Dera Bassi, Punjab</p> <p>RERA Reg. No. PBRERA-SAS79-PR0543</p>			

UPCOMING PROJECTS

 <p>HUB KNIGHTSBRIDGE NEW CITY OF PROSPERITY</p> <p>Sector-124, Noida</p>	 <p>CLUB AUGUSTUS</p> <p>Sector-152, Noida Expressway</p>
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ATS Celery Infrastructure Private Limited

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-201305 | **Ph. No.:** 0120-7111500

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