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AN INVITATION TO
RECONNECT WITH
Nature





A PRISTINE **Landscape**

Located on Noida Expressway in Sector 150, ATS Pristine II is a low-density development. Nestled in close proximity to major corporate, educational and world-class sports facilities that have put Noida on the international circuit, ATS Pristine II offers a life of unparalleled convenience. Designed as a sanctuary, ATS Pristine II welcomes you into a glorious retreat from urban humdrum.



Disclaimer: The image shown is for demonstrative purpose only and is subject to change.

WHAT JOY IT IS TO LIVE IN **Nature's Pristine Beauty.....**



LOW DENSITY DEVELOPMENT

In the soft tendrils of flower beds and sweet morning dew, amid the rustling of trees and the lyrical melody of song birds, arrives the magical landscape of ATS Pristine II.

The chirping of birds, rustle of the leaves, with the rhythm of the passing wind, enjoy the splendid scenery unique to your new home.





IT'S TIME
TO SPREAD YOUR **Wings**

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SPACE. LIGHT. **Air.**



DWELL IN **Nature's** EMBRACE...



EXPANSIVE **Green** OUTDOORS

Wake up to morning-glory at your window. Let your days begin with the inspiration of pristine nature.

Discover the bliss of a lifestyle designed for ultimate tranquility.





Marvel at the joy of spending time with your loved ones, feel the soothing ambience of the exquisite interiors. Your family means the world to you, and Pristine II makes sure it is complete.





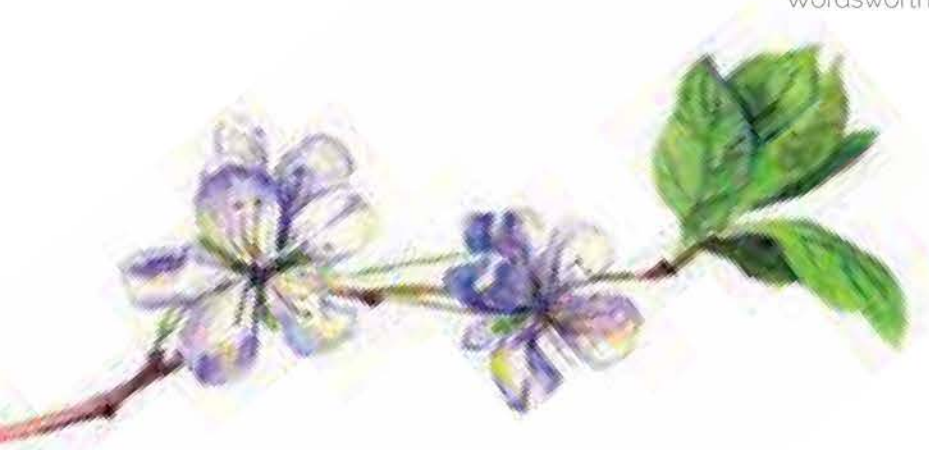
NESTLED IN **Pure Bliss**

With an unprecedented area dedicated to beautifully landscaped outdoor and circulation spaces, ATS Pristine II redefines harmonious living offering a lifestyle unmatched in its class. Discover a life of complete repose and tranquility in your spacious home at ATS Pristine II and live blissfully ever after.

Now, your imagination has all the room to spread its wings.

**Come forth into the light of things.
Let Nature be your teacher.**

Wordsworth



REJUVENATE.
NURTURE.
REPLENISH.



Welcome to a sparkling life at ATS Pristine II, appointed with scores of state-of-the-art recreational facilities that span across acres of beautiful outdoor and indoor spaces.



Just living is not enough... one must have
sunshine, freedom, and a little flower.



In all things of nature there
is something of the marvelous.

Aristotle





ROOM TO **Play**



CLUB **House**

- Billiards Room
- Squash Court
- Multi-Purpose Hall
- Yoga Room
- Cards Room
- Table Tennis Room
- Gymnasium
- Convenience Shops
- Swimming Pool



OUTDOOR **Spaces**



- Lawn Tennis Court
- Basketball Court
- Jogging Tracks

- Amphitheatre
- Tot Lots



IMMACULATE DESIGN
AND ENVIABLE AESTHETICS.



A COMBINATION THAT MAKES PRISTINE II
A WORK OF

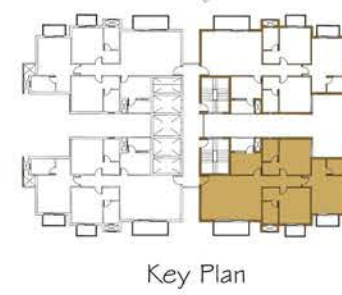
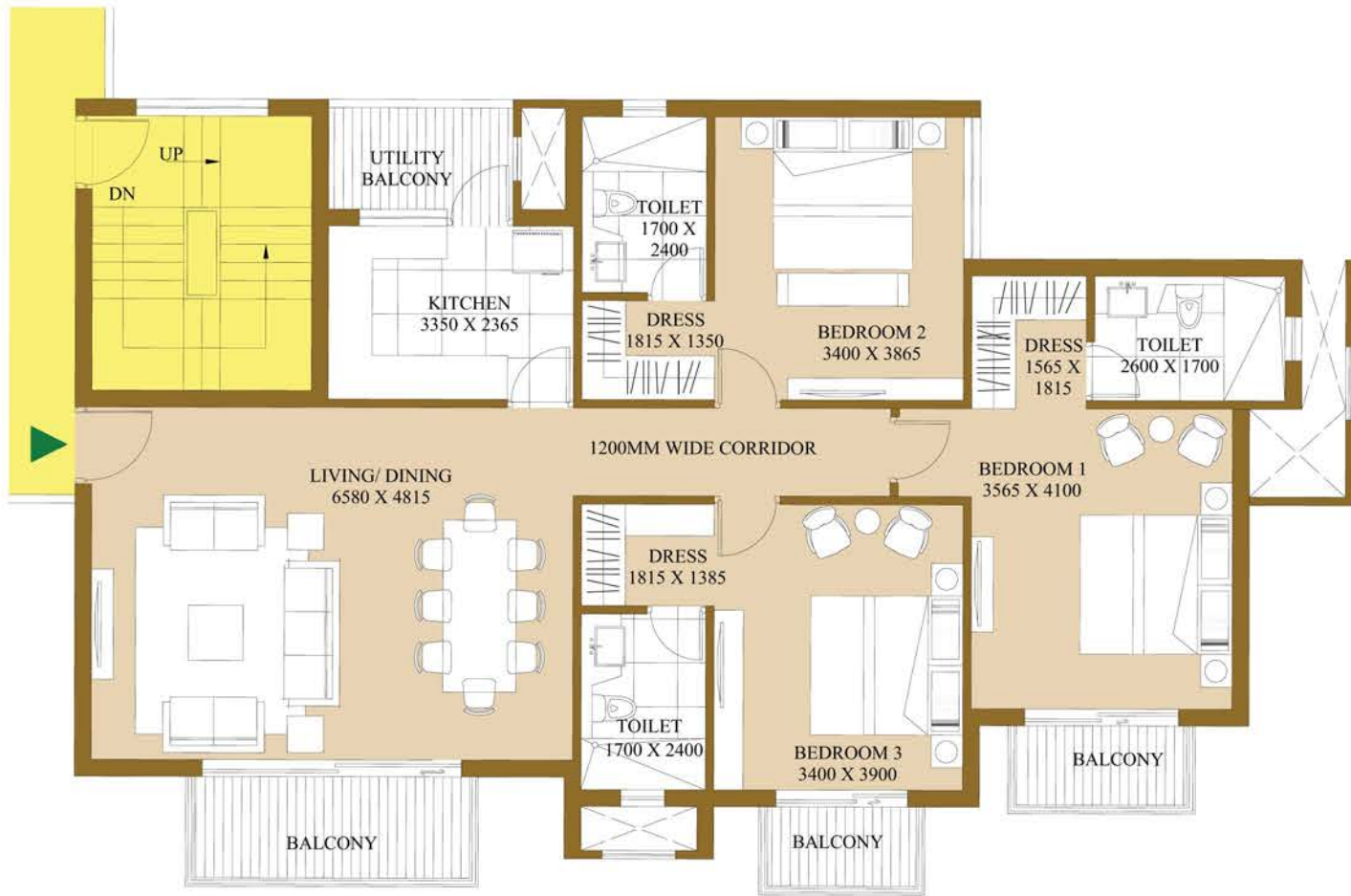
Art

FLOOR PLAN

SUPER AREA : 1750 SQ. FT.

1503 sq. ft. (Built-up Area) + 247 sq. ft. (Common Circulation + Services)

CARPET AREA: 1202 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 + 10%.
 4. CURRENTLY NO COLUMNS ARE SHOWN IN THE PLAN WHICH WILL BE INCORPORATED AS/ STRUCTURE.
 * 1 SQ. MT. = 10.764 SQ. FT.

ISOMETRIC VIEW



BUILDING SPECIFICATION
ATS PRISTINE - PHASE 2

FLOORING	Imported Marble flooring in Living & Dining; Wooden/ Vitrified Tiles flooring in Bedrooms; Vitrified Tiles in Kitchen, Utility & Servant Room and Ceramic Tiles in Toilets. Staircase & Landings to be in Indian Marble/ Terrazzo flooring. Balconies will be in Antiskid Ceramic Flooring.
DADO	Glazed Tiles of required height in Toilets & 600mm height above Kitchen Counter Slab in appropriate Colour & Paint.
EXTERIOR	Appropriate finish of Texture Paint of exterior grade water proof paint..
RAILINGS	All railings will be in MS as per design of the Architect.
PAINTING	Oil Bound Distemper of appropriate colour on Internal Walls & Ceilings.
WARDROBE	Wardrobe in All Bedrooms.
KITCHEN	All Kitchen Counters in pre-polished Granite/ Marble Stone. Electrical Points to be provided for Kitchen Chimney & Hob, Washing Machine and Refrigerator. Kitchen will be provided with Modular Cabinets of appropriate finish.
DOORS & WINDOWS	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.
PLUMBING	As per standard practice, all internal plumbing in GI/ CPVC/ Composite. All external in CI/ UPVC. Automated irrigation system.
TOILET	Premium sanitary fixtures, Premium Chrome Plated fittings.

BUILDING SPECIFICATION
ATS PRISTINE - PHASE 2

ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Fans in Living, Dining & All Bedrooms. Telephone & T.V. outlets in Drawing, Dining and all bedroom; moulded modular plastic switches & protective MCB's.
HVAC	Split AC in Living Room, Dining & All Bedrooms
LIFT	Lifts to be provided for access to all floors.
GENERATORS	Generator to be provided for backup of Emergency Facilities i.e. Lifts & Common areas.
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.
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



ONGOING PROJECTS



UPCOMING PROJECTS



ABOUT US

Assurance, Transparency and Sincerity spell ATS. A real estate developer of concepts based on consumer insight and architectural delight, the group is responsible for creating some of the most premium residential and commercial spaces primarily in North India. All projects bear testimony to a commitment towards timely delivery and attention to specifics. Quality being a given.



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