

  
AMSTORIA  
Gurgaon

It is whispered before the curtains are raised.  
It mingles with the clinking of glasses at clubhouses.  
It passes between silent nods and knowing smiles  
hidden by parasols. It is heard over the pop  
of champagne. It finds its way under the noise of  
revving horses of powerful sedans. And over the  
clatter of hooves pounding dew at the polo ground.

Wherever the right circle convenes,

**Amstoria is already doing the rounds.**





- Fully built up, Integrated Township • Strategically located on the 150m Dwarka Expressway
- 10 minutes drive from the airport via the proposed 150m Dwarka Expressway
- Man-made lake • 200 acres with lots of open green communities
- Lifestyle living, Farm Villas and Country Floors
- Secured, only gated community with Electronic surveillance • 24-hour power back-up
- Design marvel with greenery and abundant natural light • Cluster living

Your home is also your weekend getaway.

With a beautiful lake set amid serene

surroundings, Amstoria strikes the right

balance between tranquility and

magnificence. Skillfully etched onto

nature's easel, this huge water body has

been gifted with crystal clear waters and

hundreds of surrounding trees. You can

take a long walk along the length and

breadth of the lake. Or sit by its side

pelting pebbles into the water.





There are homes and there are homes.

Welcome to Amstoria. A place like no other.

200 acres of openness dotted with luxurious

Farm Villas and Country Floors. A water body

in the middle. Wide, well-planned streets

lined with canopied trees. Spectacular views

that refresh the senses. This is what living

should be. This is what dream homes are

made of. This is Amstoria. Step in.





A structural design has been kept in mind while planning Amstoria's architecture.

Cluster strategy is the most premium form of architecture, appreciated by architects the world over.

The same has been used to present you with a luxurious lifestyle. Most of the homes have a park

in front and every road is connected to the main road. Simple, classy and boundary-less.



Artistic Impression

  
AMSTORIA  
*Farm Villas*

The beautiful fusion of nature and new-age architecture

is what Amstoria is all about. That's why Farm Villa.

As the name suggests, it has been inspired by the farmhouse style of living. These premium villas house luxuriously large rooms, high ceiling family lounges and lifts for higher floors. Every Farm Villa is aided with abundant light and ventilation on all its floors, which includes the lower ground floor as well.

Each Farm Villa is also equipped with state-of-the-art VRV air-conditioners. These homes have lawns in the rear, front and side along with attached bathrooms for men and women respectively.





Artistic Impression



AMSTORIA  
*Country Floors*



Artistic Impression



Your dream of living by the countryside is what made us come up with this concept. These Country Floors are an important part of the Cluster strategy. Each of these floors has luxurious and ventilated rooms, abundant natural light, state-of-the-art infrastructure, private courtyards and their share of extensive greenery. Congratulations! Your dream just came true.

Artistic Impression




Open your doors to a fresh new beginning every day.

With numerous green patches and open spaces around your

house, you can enjoy the early morning sun and relish the

cool breeze while you sip on your cup of Oolong tea.





Magnificently planned and designed living rooms that redefine luxury. These rooms have been worked upon to the last detail in order to customize them for the residents. The advantage of extra space within your living is what makes this room the most admired part of your house.

What better than a comfortable  
bed to crash into after a rattling  
day at work. With a bedroom  
so warm and comfortable, you  
are sure to savour every  
moment of being at home.  
Rejuvenation guaranteed!





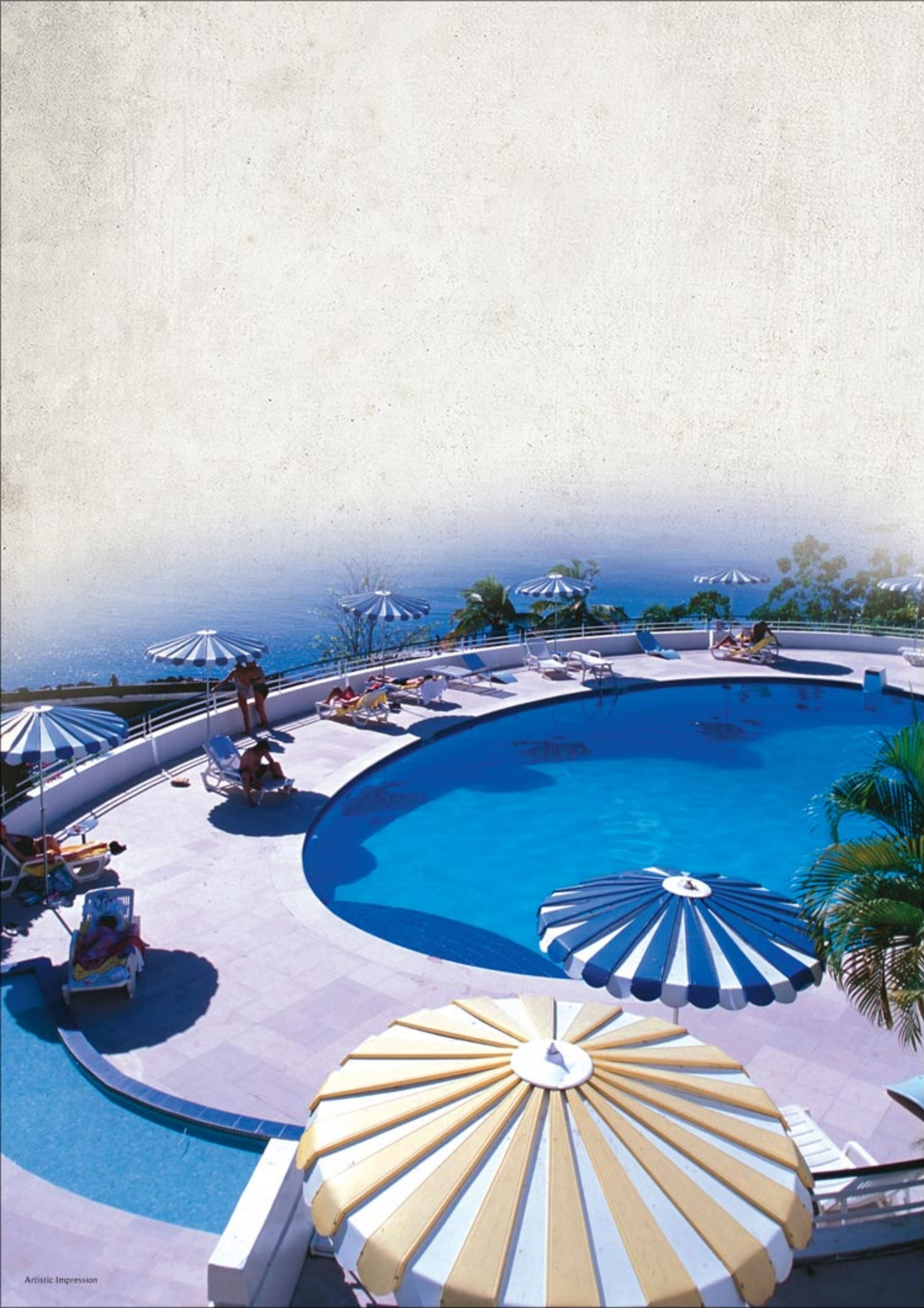
Here's adding a new dimension to privacy. With hues that complement your interiors, your restroom will shower upon you the grace and comfort of a spa. Keeping your convenience in mind, each Farm Villa has HIS and HER toilets attached to master bedrooms. Go on, indulge!



Artistic Impression

A classy kitchen is the secret behind those mouth-watering recipes. These kitchens have been designed keeping in mind the technological advancements that help you hone the culinary art with ease. With a state-of-the-art modular kitchen like this, the celebrity chef in you is bound to dish out lip-smacking food.





Artistic Impression



Built at a scale much larger than a luxury hotel, Sanctuary – the clubhouse shall be a defining statement in the world of design. The stunning architecture is reminiscent of yesteryear Indian grandeur and the interiors are loaded with custom details and modern conveniences. From lounges matching up to international standards, exotic spas and multi-cuisine restaurants to water sport activities, indoor swimming pools and business-centre services.

## SPECIFICATIONS



### LIVING/DINING

#### Standard

Wall Finish	Painted in pleasing shades of Oil Bound Distemper
Flooring	Vitrified Tiles

#### Deluxe

Wall Finish	POP Punning with Acrylic Emulsion
Flooring	Imported Marble



### BEDROOMS

#### Standard

Wall Finish	Painted in pleasing shades of Oil Bound Distemper
Flooring	Vitrified Tiles

#### Deluxe

Wall Finish	POP Punning with Acrylic Emulsion
Flooring	Designer/Imported Vitrified Tiles/Laminated Wooden Flooring



### TOILETS

#### Standard

Flooring	Ceramic Tiles
Dado	Selected Ceramic Tiles
Fixtures & Fittings	Granite/Marble Counter, white sanitary fixtures, Contemporary styled CP Fittings

#### Deluxe

Flooring	Imported Marble
Dado	Designer Vitrified Tiles
Fixtures & Fittings	Imported Marble/Granite Counter, Sanitary fixtures in pleasing shades, Contemporary styled CP Fittings, Shower Cubicles



### DOORS & WINDOWS

#### Standard

Window	Powder Coated Anodized Aluminium Glazing
Door	Seasoned hardwood frames with painted board shutters

#### Deluxe

Window	Powder Coated Anodized Aluminium Glazing/UPVC Windows
Door	Seasoned hardwood frames with European Style Moulded Shutters on Main Door/Flush Door with Veneer



### KITCHEN

#### Standard

Flooring	Vitrified Tiles
Dado	Ceramic Tiles above working platform, rest Oil Bound Distemper

#### Platform

	Granite Counter with Double bowl stainless steel sink with drain board
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#### Deluxe

	Designer Modular Kitchen with Chimney & Hob
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#### Flooring

	Designer/Imported Vitrified Tiles/Imported Marble
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#### Dado

	Designer/Imported Vitrified Tiles above working platform, rest Acrylic Emulsion
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#### Platform

	Granite Counter with Double bowl stainless steel sink with drain board
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### FACILITIES

#### Standard

Electrical	Copper Conduit electrical wiring for all light and power points
Power Back Up	Minimum 7.5 KVA

#### Deluxe

Electrical	Copper Conduit electrical wiring for all light and power points
Power Back Up	Minimum 7.5 KVA

#### Air Conditioning

	VRV/VRFT System (Heating & Cooling)
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#### Elevator

	Elevator with all Villas & Floors
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### EXTERNAL AREAS

- Organised green landscaped areas.
- Golf carts for internal circulation of visitors.
- Bar-be-que pits/Gazebos for parties.
- Sitting areas, adequate street lighting and open area lighting.
- Central park in front of most of the units.
- Lift Lobbies with selected Marble/Granite Cladding
- External Façade-Textured Paint Finish with extensive use of glass in elevation.



### CLUB

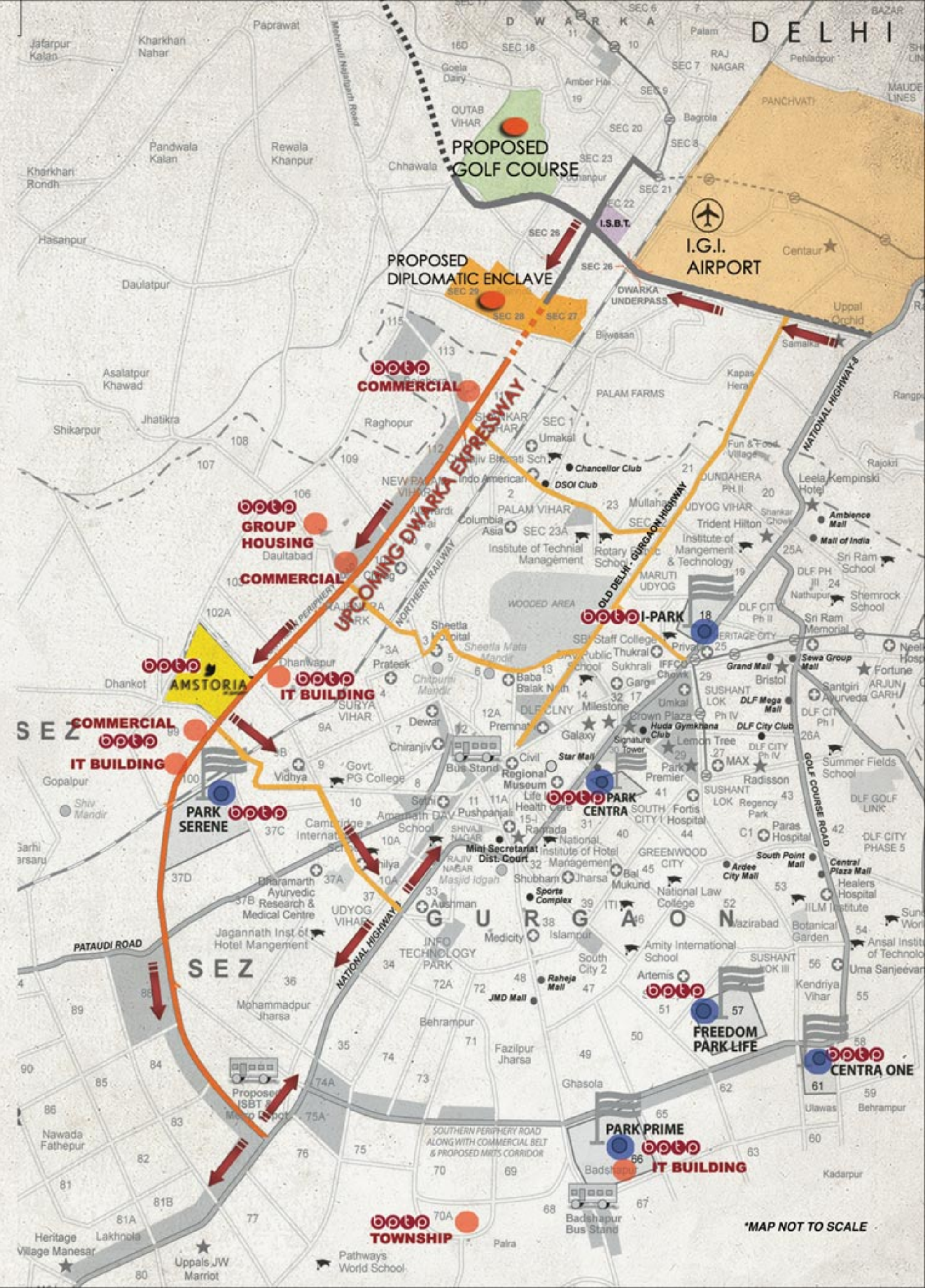
- 2 acre Recreational Club with Indoor Heated Pool, Outdoor Pool and Kids' Pool, Jogging Tracks, Outdoor Games, Gymnasium, Multi-Cuisine Restaurant, Convenient Shopping Centre, Business Centre, Banquet Hall, State-of-the-art Theatre, Table Tennis, Badminton Court, Squash Court, Pool/Billiards, High-end Spa.

\* Architects and the developers reserve the right to alter the specifications and facilities.

# Artistic Impression

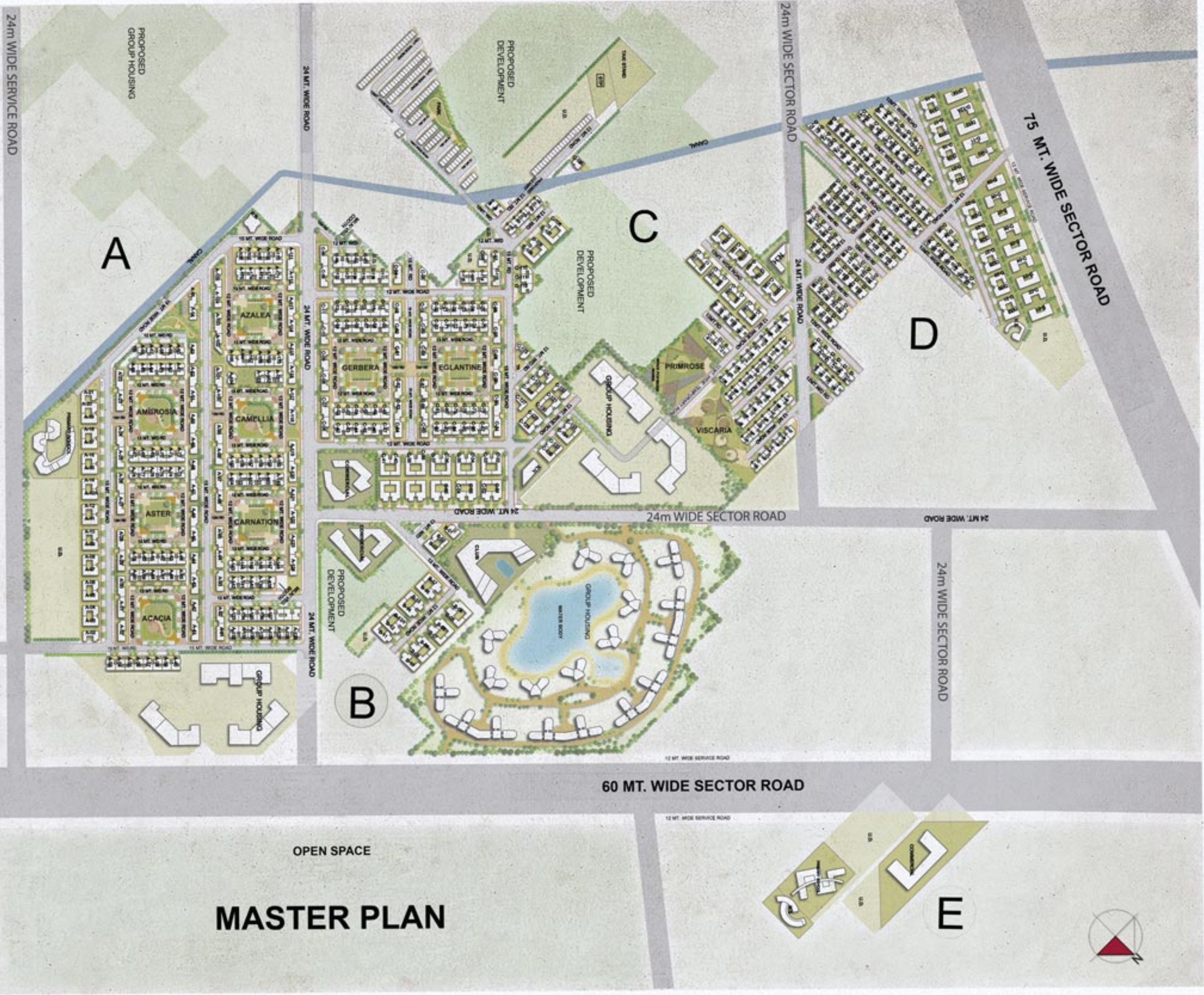


Strategically located on the 150m Dwarka Expressway, Amstoria is just 10 minutes from the airport via the Dwarka Expressway. Thanks to the premium location, the area is being converted to a Diplomatic Enclave housing foreign embassies. Quite an influential neighbourhood, isn't it?



\*MAP NOT TO SCALE

UPCOMING DWARKA EXPRESSWAY



# MASTER PLAN



## ABOUT BPTP

BPTP is the largest real estate company in Gurgaon-Faridabad-NOIDA market in terms of the number of apartments launched and sold, and the 3rd largest real estate development company in terms of the sq. ft. launched and sold.\*

BPTP offers residential and commercial real estate products ranging from integrated townships, plotted development, group housing consisting of high rise and low rise apartments and villas to other commercial properties including district and convenience commercial and retail centres, IT and cyber parks and IT SEZs.

We intend to continue to focus on providing our customers with a superior home buying experience. With sustainable growth and high standards of corporate governance as the focus of our Company, we intend to build investor confidence. We have also attracted global investors like CPI, J.P. Morgan Chase Banks and Merrill Lynch to invest in the company.

\*January 2005 to July 2009 (source: PropEquity)

