

AAR BUILDTECH
Your Investment Partner

LUXURY BUILDER FLOORS

Low-Rise Living. High-End Lifestyle

**SECTOR-95A,
GURGAON**

AAR BUILDTECH

LUXURY BUILDER FLOORS



Step into a lifestyle where elegance meets ease, and nature blends seamlessly with modern comfort. AAR Buildtech Luxury Builder Floors offers premium low-rise residences in Gurgaon, thoughtfully designed with world-class amenities including a 24/7 security desk, state-of-the-art gym, children's play zone, open-air theatre, and more.

Whether you're a young family, a working professional, or someone looking for a forever home, Aaranya Floors promises a lifestyle that's as exclusive as it is serene. Here, you don't just live—you thrive in a space that redefines what luxury means in the heart of the city.



Live in Harmony with Nature, with Modern Comforts



AAR Buildtech Luxury Builder Floors stands as a testament to harmonious living, a rare find where the tranquility of nature is woven into the fabric of modern comfort. We've meticulously integrated lush green leisure zones directly into your living environment, prioritizing an exceptional quality of life. Every aspect of design and construction reflects an unwavering commitment to detail, ensuring each Aaranya Floor residence meets the highest standards of luxury living – a truly invaluable investment for generations.



The Water Fountain



Fragrance Park



The Theme Garden



The Flora

An Urban Retreat Surrounded by Nature

Step outside your Luxury Floor residence and enter an expansive oasis dedicated to holistic well-being. Our community offers a suite of world-class amenities, including a 24/7 security desk, a state-of-the-art gymnasium, vibrant children's play areas, and vast, verdant green spaces. Cultivate an active lifestyle on dedicated jogging and skating tracks, or engage in spirited games on our basketball court.

For peaceful contemplation, find solace in the serene yoga and meditation zones, or wander through the exquisitely landscaped fragrance and theme gardens.



Yoga & Meditation Lawn



Skating Ring



Half Basketball Court

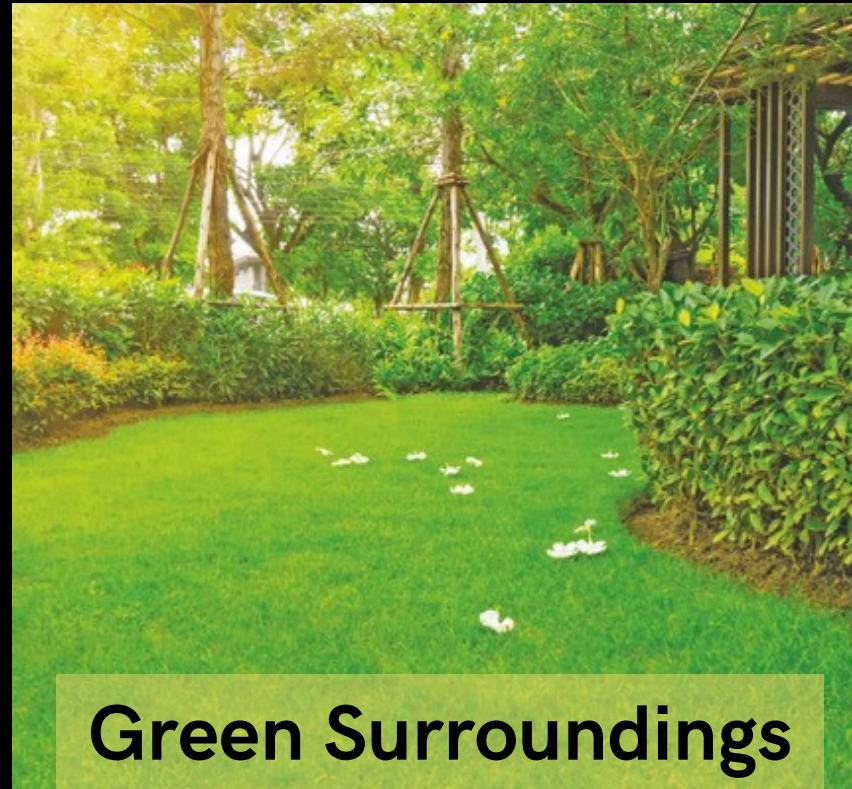


Outdoor Gym

Amenities



Badminton Court



Green Surroundings



Kids Play Area



Elder's Area



CCTV Surveillance



Jogging Track



The AAR Buildtech Luxury Builder Floors Advantage



Gated Security

Enjoy unparalleled peace of mind within a secure, round-the-clock monitored community.



Enriched Lifestyle

Embrace a unique blend of natural tranquility and vibrant, active living.



Furnished Homes

Thoughtfully furnished interiors ensure a smooth and effortless transition into your new home



Value & Grandeur

A truly worthwhile investment, offering lavish living at an exceptional value



High Quality Of Life

Connection To Nature & Access To Active lifestyle



Seamless Ownership

Benefit from clear, freehold titles and the DDJAY scheme's provision for individual floor registry, simplifying your purchase

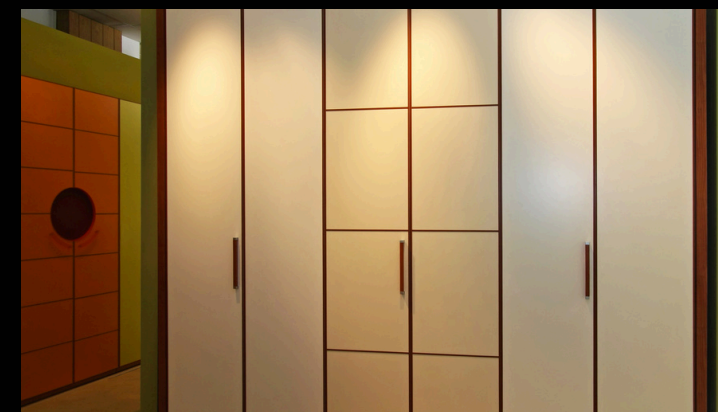
Exclusive Inclusions for Unrivalled Luxury



03 Air Conditioner



**Modular Kitchen with
Chimney & Hob**



Wardrobes in 02 Bedrooms



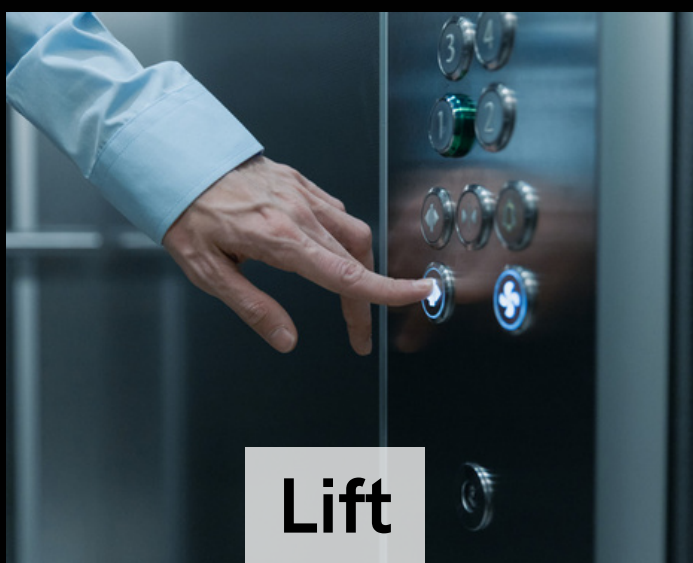
Premium Bath Fittings



Geyser



UPVC Doors & Windows



Lift



Digital Door Lock



Anti Termite Treatment

Spaces That Speak of Style: 2 Bedroom Plus Study Luxury Floors



Open Living Space

Enter an inviting living space, meticulously crafted to foster both comfort and connection. This expansive area effortlessly accommodates your preferred furniture arrangements, creating an ambiance of relaxation ideal for entertaining guests or enjoying quiet family moments.

Serene Bedrooms

Our two spacious bedrooms are sanctuaries of peace, meticulously designed for ultimate rest, privacy, and comfort. Each features elegantly integrated built-in wardrobes, providing generous storage and a sleek, customizable aesthetic to complement your personal style.



Spaces That Speak of Style



Dedicated Study Room

Enhance your productivity and focus in a dedicated study room, offering a quiet retreat for work, reading, or personal passions. This adaptable space is an invaluable addition, perfectly suited to the dynamic requirements of contemporary living.

High-End Kitchen

Unleash your inner chef in a kitchen that blends sophisticated design with unparalleled functionality. Our high-end culinary spaces boast contemporary appliances, premium modular fixtures, and exquisite countertops. Each kitchen is fully equipped with a state-of-the-art modular setup, chimney, and hob, guaranteeing a superior and effortless cooking experience.





Rejuvenating Bathrooms

Indulge in the spa-like tranquility of our well-appointed bathrooms. Bathed in natural light and featuring high-quality fixtures, these spaces are designed for ultimate rejuvenation, where relaxation and wellness effortlessly converge.

The Perfect View from Your Private Perch

Your private balcony offers more than just captivating views; it's a versatile extension of your living space. Seamlessly transition between indoor comfort and outdoor serenity, host intimate gatherings, or simply bask in the sun from your personal perch.



Floor Plan



SPECIFICATIONS:



STRUCTURE

RCC Framed Structure with seismic Zone 11 Earth Quake Resistant structure – Tata Steel/ Kamdhenu Steel/ Rathi Steel, etc

KITCHEN

Walls : Ceramic Tiles up to 2' on counter walls and wash areas

Floor : Vitrified Tiles

Modular Kitchen Cabinets

Counter: Granite Counter with SS Sink
Premium CP Fittings

ALL BEDROOMS & LIVING ROOM

Floor : Designer Superior Quality Vitrified Tiles – Kajaria/ Somany/ Orientbell

Walls & Ceilings : POP/Wall Putty with Distemper- Berger/ Asian Paints/ Birla Opus/ Dulux, etc

DOORS & WINDOWS

Walls & Ceilings : POP/Wall Putty with Distemper- Berger/ Asian Paints/ Birla Opus/ Dulux, etc

Windows/ Balcony Doors : UPVC 6 mm toughened, casement

BATHROOMS

Walls : Ceramic Tiles up to Ceiling height

Floors : Anti Skid Ceramic tiles

Premium sanitary and CP fittings : Jaguar/ Somany/ Hindware, etc
Italian Counter
Exhaust Fan (vented to exterior)
Vanity with Mirror

ELECTRICAL

Modular switches & Socket: Reputed make Like Havells/ Achor/ Syska/ Wipro, etc

100% Copper wiring in concealed conduits- RR Kabel/ Polycab/ Finoilex/ Havells/ V-Guard, etc
LED lighting & Fans in all rooms and lighting in false ceilings

Location: Sector-95A, Gurgaon



Location Advantage

Situated in a prime location, inside The Pride, AAR Buildtech Luxury Builder Floors ensures residents' easy access to a plethora of amenities, including schools, hospitals, shopping malls and recreational facilities. This makes it the perfect place to raise a family, pursue a career and enjoy a fulfilling lifestyle.

- Located on 75 meter wide road
- Accessibility from Delhi Airport
- Easy smooth connectivity from Pataudi Road, Northern Peripheral Road, NH8 & KMP Expressway
- Close to Manesar & Kadipur industrial Area
- Close to industrial units Alcatel Lucent, Hero Moto Corp, Maruti etc.
- Educational institutions like SGT Group of Institutes, Sharda International School, Colonel's Public School and Yaduvanshi School are in proximity
- Premium Residential colonies and commercial projects in close proximity such as, Raheja, DLF, Sare, Ansal and Spaze



AAR BUILDTECH LUXURY BUILDER FLOORS

LUXURY REDEFINED

Developed By:

AAR Buildtech LLP
Address: 308A, 3rd Floor,
Satya The Hive, Sector-102,
Dwarka Expressway,
Gurgaon- 122505

www.aarbuildtech.com

 **+91-92899-04874**

For Info scan me:

