

FLOOR PLANS LAYOUT

MASTER/SITE PLAN

LOCATION MAP

Your home. Live with pride.

The residences at Aster Court Premier are everything contemporary luxury living should be. These homes are masterfully designed to deliver a superior functional living with elegance and comfort. Enjoy premium specifications with refined finishes and cherish that special feeling of owning a home with pride.

Authorised Sales Partner:



Orris
ASTER COURT
premier

Sector - 85, New Gurgaon









ARTISTIC IMPRESSION OF ASTER COURT PREMIER

Master plan



Authorised Sales Partner:
Rai TM
Realtors
.....where trust meets the satisfaction!!

MAP NOT TO SCALE

- | | | |
|--|--|---|
|  3BHK + S |  4BHK + S |  CLUB HARBOR |
|  PRIMARY SCHOOL |  NURSERY SCHOOL |  SHOPPING |

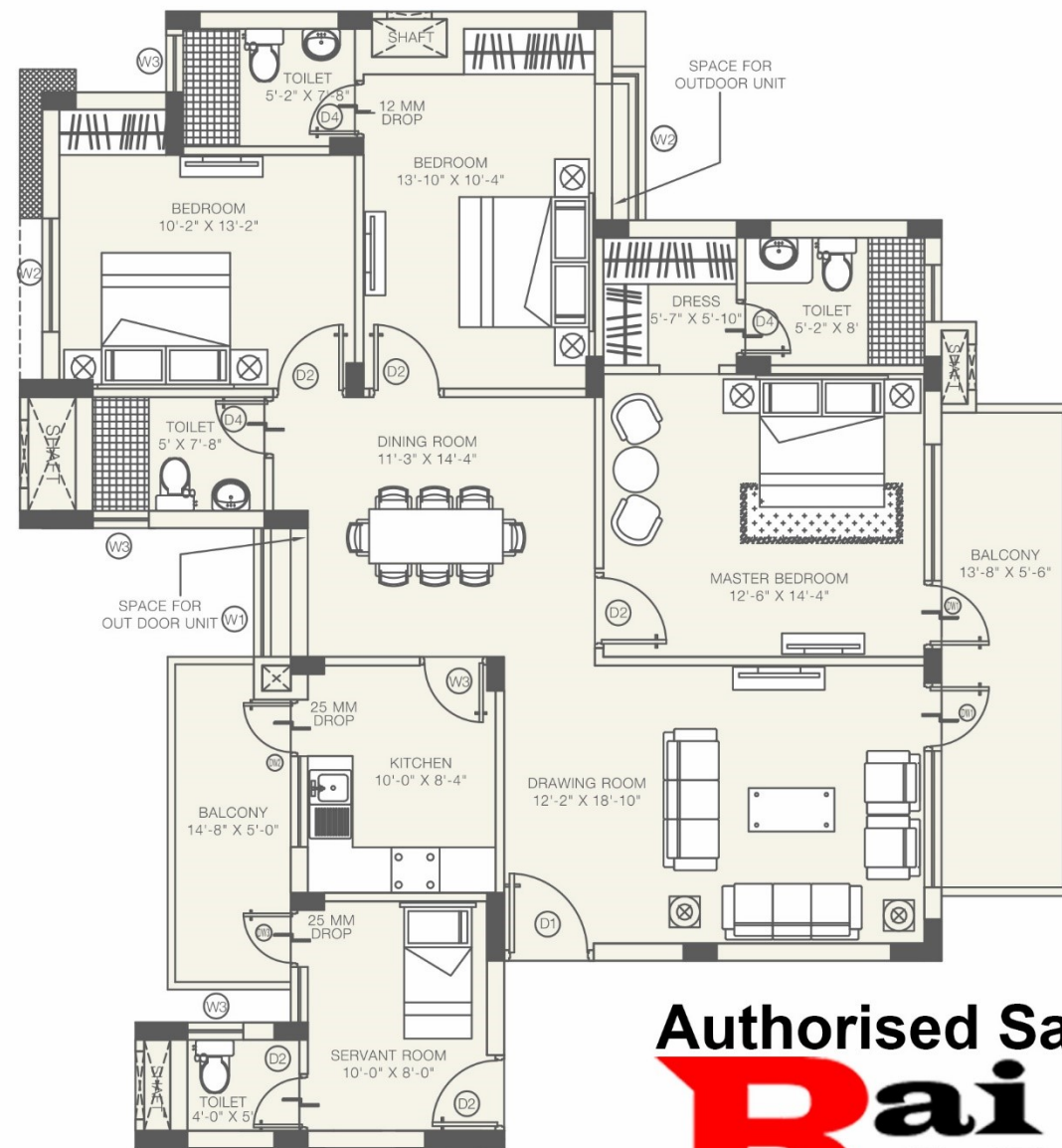
Typical Floor Plan

3 BHK + S Unit

Super area : 196.95 sq.mt approx (2120 sq.ft.)

Built up area : 1616 sq.ft.

Carpet area : 1230 sq.ft.



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1 sq.mt. = 10.76 sq.ft.

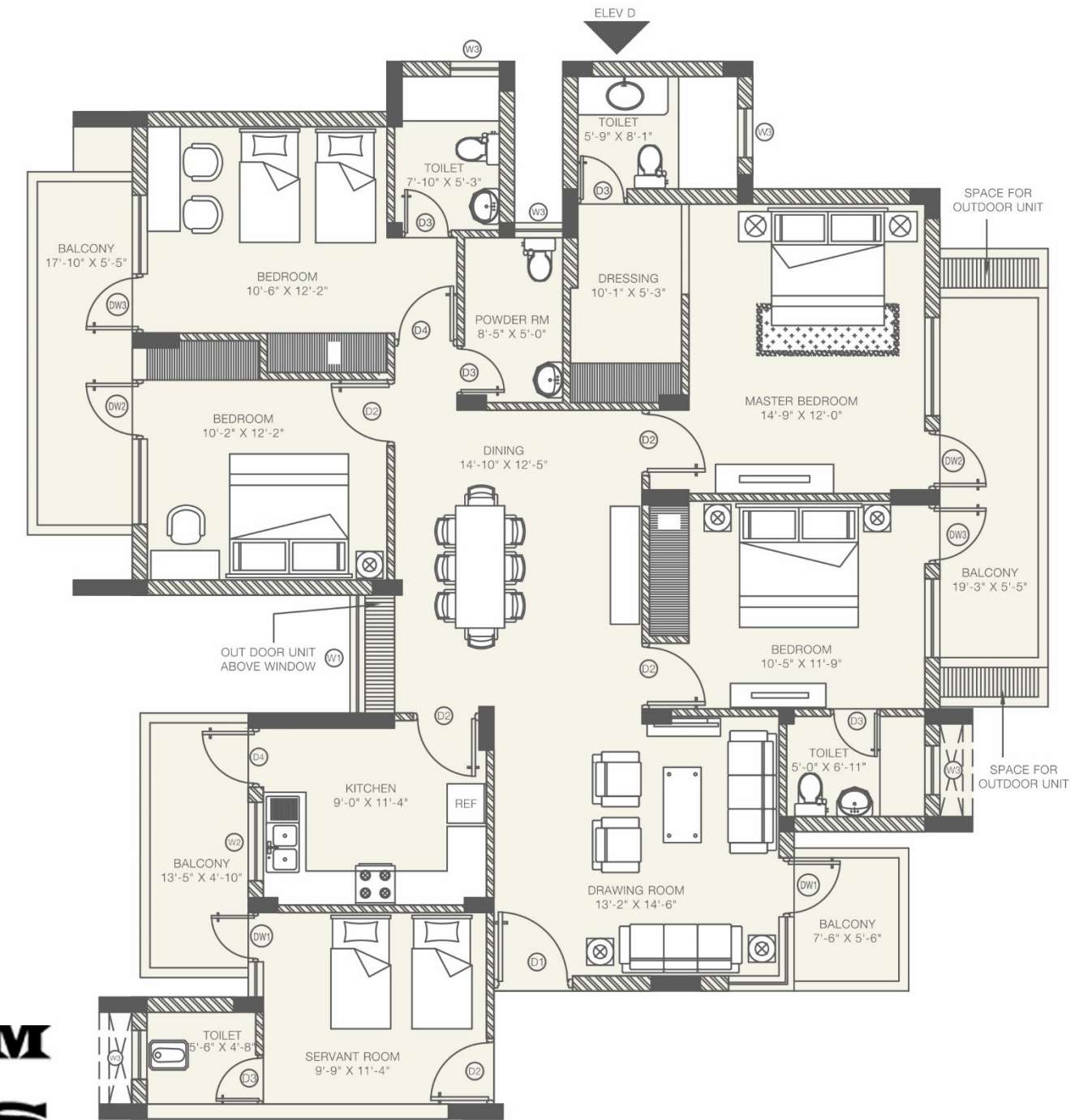
Typical Floor Plan

4 BHK + S Unit

Super area : 237.82 sq.mt approx (2560 sq.ft.)

Built up area : 2017 sq.ft.

Carpet area : 1513 sq.ft.



1 sq.mt. = 10.76 sq.ft.

Specifications

Authorised Sales Partner:



LIVING ROOM DINING

Floor	Imported Tiles
Walls	Pop Punning with Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Both Sides Polished Veneered Decorative Flush Doors With Architraves. Main Entry Door:8"-0 HT
Windows	External UPVC Windows, Door & Door/window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	Split AC Unit, Video Door Phone System in Main Entrance Door

MASTER BED ROOM

Floor	Laminated Wooden Flooring
Walls	Pop Punning with Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Laminated Flush Doors
Windows	External UPVC Windows, Door & Door/Window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	Split AC Unit

OTHER BEDROOMS

Floor	Laminated Wooden Flooring
Walls	Pop Punning with Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Laminated Flush Doors
Windows	External UPVC Windows, Door & Door/Window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	Split AC Unit

MASTER TOILET

Floor	Imported Vitrified Ceramic Tiles
Walls	Imported Tiles / Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Laminated Flush Doors with Architraves
Windows	External UPVC Windows, Door & Door / Window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	Imported or Equivalent Indian Sanitary Fixtures & CP fittings. Imported Marble / Granite Counters

OTHER TOILET

Floor	Imported Vitrified Ceramic Tiles
Walls	Imported Tiles / Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Laminated Flush Doors with Architraves
Windows	External UPVC Windows, Door & Door / Window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	Imported or Equivalent Indian Sanitary Fixtures & CP Fittings. Imported Marble / Granite Counters

KITCHEN

Floor	Vitrified Tiles
Walls	Imported Tile Dado Rest Pop Punning with Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Laminated Flush Doors with Architraves
Windows	External UPVC Windows, Door & Door / Window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	Modular Kitchen with Granite Counter Top, Stainless Steel Double Bowl Sink with CP Fittings

BALCONIES

Floor	Vitrified Antiskid Tiles
Walls	Ms Railing with Weather Resistant Paint
Ceiling	Weather Resistant Texture Paint in Balcony
Doors	External Balcony Door Frames In UPVC with Clear Glass
Windows	External Upvc Windows, Door & Door/window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	Fitted Light Fixture in Balcony

SERVANT ROOM

Floor	Vertified Tiles
Walls	Pop Punning with Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint
Doors	Laminated Flush Doors with Architraves
Windows	External Upvc Windows, Door & Door / window Frames with 6mm Thick Clear Glass
Electrical	Modular Switch Sockets

SERVANT TOILET

Floor	Ceramic Tiles
Walls	Ceramic Tile Dado with Acrylic Emulsion Paint
Ceiling	Plaster with Acrylic Emulsion Paint
Doors	Laminated / Painted Flush Doors With Architraves
Windows	External UPVC Windows, Door & Door / window Frames With 6mm Thick Clear Glass
Electrical	Modular Switch Sockets
Others	White Chinaware With CP Fitting

FACILITIES

High Speed Elevators, Powerback And Treated Water Supply, Dual (domestic & Flushing) Water Supply System, Solar Heated Water Supply To Master Toilet, Energy Efficient Solar Street Lighting System, Adequate Basement, Landscaped Courts With Sitout Spaces, Tennis Courts, Children Play Area, Pedestrian Pathways, Jogging Tracks, Walkway Connections To Schools, Dispensary and Conv. Shopping.

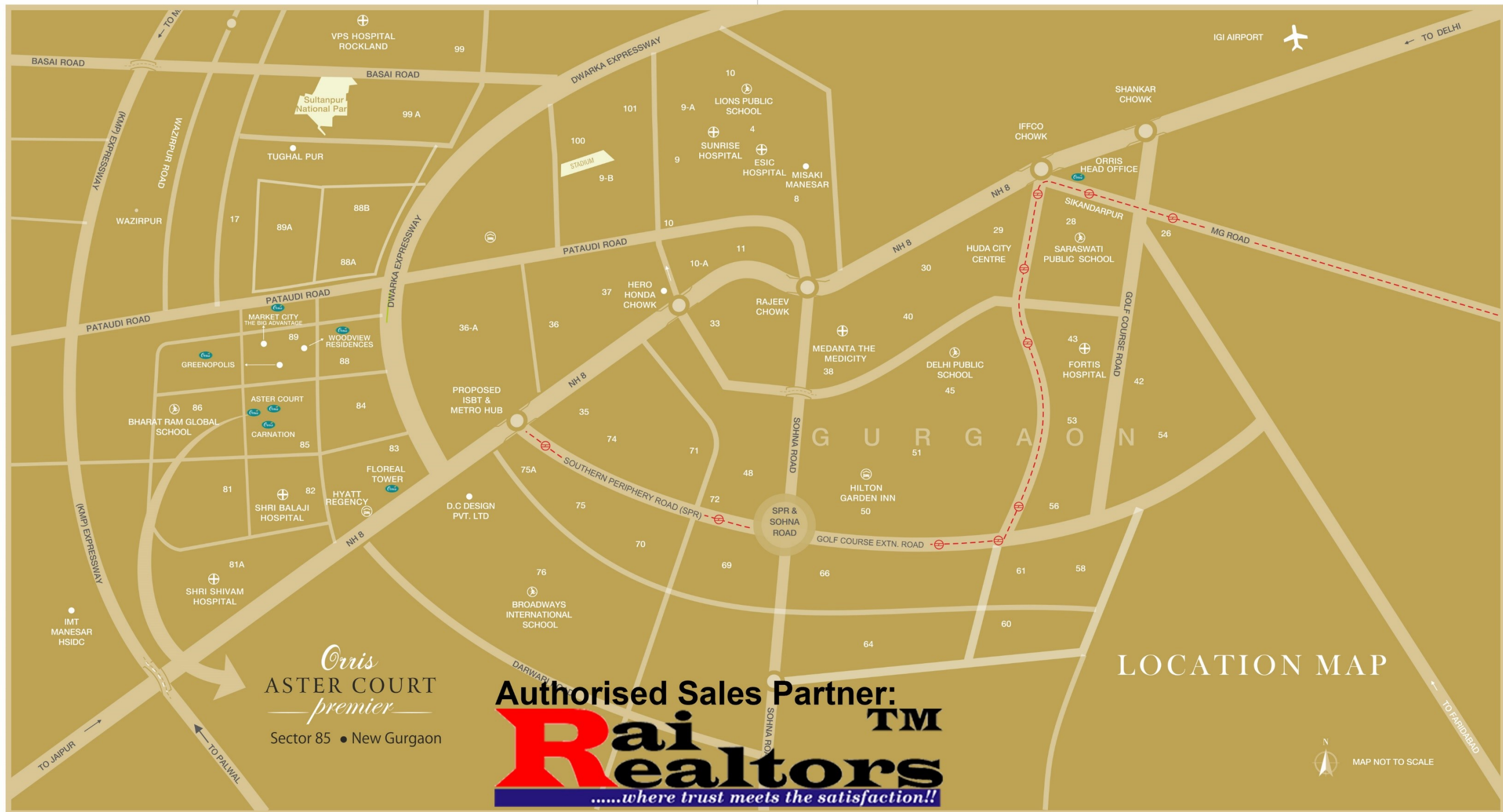
CLUB

Multipurpose / Party Rooms With Kitchen, Gymnasium, Table Tennis, Indoor Lounge for Reading and Relaxation, Swimming Pool with Landscaped Courts, Children Play Areas Etc.

SECURITY

CCTV Cameras, Automated Boom Barriers at The Entrance to Developments

DESIGNED & LANDSCAPE BY INTERNATIONAL ARCHITECT - NELSON (U.S.A)



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 Sector 85 • New Gurgaon

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LOCATION MAP

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 MAP NOT TO SCALE

KEY DISTANCES

NH-8	- 05 min.
Gurgaon Toll	- 10 min.
Proposed Metro Station	- 10 min.
IMT Manesar	- 15 min.
Rajeev Chowk	- 20 min.
IGI Airport	- 35 min.
Dhaura Kaun	- 40 min.

SCHOOLS

Bharat Ram Global School	- 5 min.
Matrikiran High School	- 10 min.
Delhi Public School	- 10 min.
Saraswati Public School	- 10 min.
Broadways International School	- 15 min.
Lions Public School	- 20 min.

HOSPITALS

Shri Balaji Hospital	- 10 min.
Shri Shivam Hospital	- 10 min.
VPS Hospital Rockland	- 15 min.
Sunrise Hospital	- 20 min.
ESIC Hospital	- 25 min.
Medanta The Medicity	- 30 min.
Fortis Hospital	- 35 min.

HOTELS

Hyatt Regency	- 10 min.
Misaki Manesar	- 10 min.
Savoy Suites	- 15 min.
Ginger Manesar	- 15 min.
Hilton Garden Inn	- 25 min.
Treehouse Queens Pearl	- 25 min.
Park Inn	- 30 min.

METRO LINE

Visit Orris Gallery and know more about
the commitment and credentials of Orris



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Sales/Support:

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Disclaimer: License No. & date of License: 39/24-07-2009 & 99/17-11-2011 approved building plans: memo no-ZP-556/JD(BS)/2012/5150 dt. 10-04-12 • Type of colony & its area: residential group housing 29.068 acres • Name of the colonizer: Orris Infrastructure Pvt. Ltd. • Total no. of flats: 262 units, provision of play school, club & convenient shopping • All the approvals can be checked in the office of Orris Infrastructure Pvt. Ltd. All plans, specifications, artistic renderings, conceptual images and actual images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. 1sq.mt. = 10.764 sq.ft.