



Kingston Heath  
an ATS Home

WHERE WELLNESS RESIDES





Discover a haven in the middle of a chaotic city,  
a retreat in the lush greens of nature.

A perfect blend of earthly elements and  
luxury lifestyle in your own private island.

Welcome to a cool, calm oasis of comfort,  
an escape from the heat and dust of the city.

Leave the noise and stress of city life behind as you enter  
this lush garden with a relaxed and refreshing vibe.

## Welcome to Biophilic Wellness Haven





## NCR's FIRST WELLNESS HOMES

Spread across a 30 acre carpet of greens with enchanting Golf Course views, ATS Kingston Heath is your private sanctuary offering a lifestyle that takes care of your overall well-being.

Kingston Heath is the first step towards choosing a healthier, fitter and happier life. This is where you choose to breathe different, eat different, live different. This is where you discover the treasure of wellness that stays with you forever.



# GREEN KNIT SPACES



Kingston Heath is designed to provide symmetry of living. The fine balance of nature and a premium lifestyle make it the most thoughtful property in Delhi NCR.

- Organic Geometry
- Connected Open Spaces
- Activity Based Zones



## A PLACE FOR ALL

Kingston Heath is a place inclusive of all age groups. Here, you will be spoilt for choices in health amenities and daily activities that will keep you engaged always.











## BALANCED STATE OF MIND AND BODY

In the world we live, balance is the key. Let us heal the urban damage with age - old Indian practices. Let us create a haven of wellness that nurtures our mind and soul.







- Yoga and Meditation Lawn
- Acupressure Garden
- Reflexology Garden
- Outdoor Kitchen & Community Dining area







## THE NATURE'S RETREAT

Being closer to nature is being closer to yourself. Let nature cleanse out all impurities and provide you a much needed detox in this whirlpool of urban catastrophe.







- 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
- Air-purifying Plants Zone- spider plant, peace lily, boston fern, snake plant, weeping fig etc.





## A LUSH GREEN HAVEN







Kingston Heath is enveloped in acres of greens and dotted with sustainable and expansive tropical landscaping, designed carefully to reduce carbon footprints and improve the air quality to provide therapeutic sensorial stimulation. Slow down the city rush and experience the joy of living amidst the greens of nature.

- Bamboo Garden
- Aromatic Garden
- Hydroponic Garden
- Colour Garden







## FITNESS MATTERS

Get your fitness game on at Kingston Heath. Whether it's a Sunday catch up over squash with friends or a quick run along the golf course, you got it all covered!



- 9-hole Golf Course
- Giant Swimming Pool
- Basketball Court
- Tennis Court
- Cricket Pitch
- Badminton Court
- Youth Plaza
- Open Air Gym
- Play Lawn
- Kids Play Area
- Jogging Tracks
- Pet Park





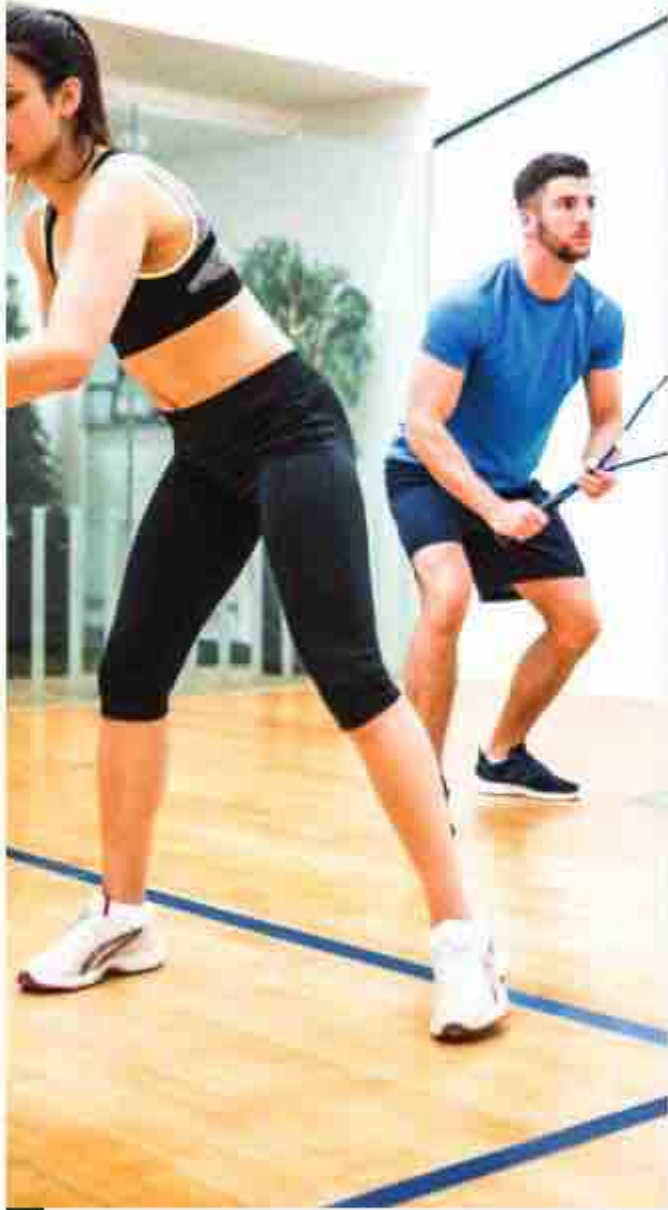


- Billiards/Pool Room
- Table-Tennis Room
- Cards Room
- Squash Court
- Amphitheatre
- Celebration Lawn



# THE WELLNESS CLUB. AN IMMERSIVE EXPERIENCE

Best of the amenities put together to captivate your senses and ensure a total well being - Our clubhouses are a retreat for your mind, body and soul. You may enter into a whole new world to seek refuge and discover your inner peace at the Clubhouse.





# 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 as well.

## **Connectivity**

Jewar Airport (30 mins), Sector 148 Metro Station (2KM), 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, Jaypee 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 Kingshoo Drive (Upcoming)





Noida

Greater Noida

kamalshilp

DKF Mall of India

Griha India Palace

Worlds of Wonder

ATS Knightsbridge

Gyanshree School

ATS One Hamlet

ATS Kinghood Drive

ATS Village

Kailash Hospital

Genesis Global School

ATS Bouquet

Shiv Nadar School

GD Goenka Public School

Towards Faridabad Noida-Ghaziabad Expressway

Bird Sanctuary

ATS Dolce, Zeta

Connaught Place Mall

Kailash Hospital

Cricket Stadium

Pari Chowk

Sector 148 Metro

Yasharth Super Speciality Hospital

Genesis Global School

The Grand Venice Mall

ATS Sports Resort

ATS Picturesque Reprieves

ATS Pristine Golf Villas

9 Hole Golf course

ATS Le-Grandiose

Towards Jewar International Airport

Hindon River

Night Safari



Scale 1:10,000



WHERE WELLNESS BECOMES  
ONE WITH YOU



The background of the page is a detailed architectural line drawing of several multi-story buildings. The drawing uses fine lines to create a sense of depth and perspective, showing various facades and window patterns. The style is technical and precise, typical of architectural plans or elevations. The buildings are rendered in a light, muted color palette, primarily in shades of beige and light brown, which makes the black text stand out clearly.

# PLANS





Note: Site map not to scale. The site plan shown is tentative.  
The overall layout may vary because of statutory/design reasons.



# SITE PLAN



ATN Prime Golf Villas Phase 1

PHASE-I  
PHASE-II

120M WIDE ROAD

120M WIDE ROAD





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





# 3 BED+STUDY RESIDENCE

Super Area = 2350 sq.ft.

Built-up Area = 1936 sq.ft.

Common Circulation  
+Services Area = 414 sq.ft.

Carpet Area = 1519 sq.ft.



KEY PLAN

Plan not to scale





**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 interpreted as structure.
5. While converting millimeters (mm) to feet/inches, inches are rounded off to nearest possible whole number for ease of calculations.

Plan not to scale





## 4 BED RESIDENCE

Super Area = 3300 sq.ft.

Built-up Area = 2860 sq.ft.

Common Circulation + Services Area = 440 sq.ft

Carpet Area = 2251 sq.ft.



KEY PLAN

Plan not to scale



**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 carpet 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.

Plan not to scale



# SPECIFICATIONS



## FLOORING

Imported/Engineered Marble flooring in Living, Dining & Family Lounge, Wooden flooring in all Bedrooms; Premium Vitrified Tiles in Kitchen. 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 water proof paint.



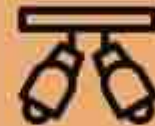
## PAINTING

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-Video 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 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 Quartz, Kitchen will be provided 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/timber frame, 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 Wire mesh door for bug protection



## PLUMBING

As per standard practice, all internal plumbing in GI/ CPVC/ Composite. All external in CI/ UPVC. Automated irrigation system



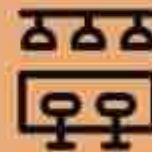
## ELECTRICAL

All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Drawing, Dining and all Bedrooms; moulded modular plastic switches & protective MCBs.



## WATER TANK

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



## 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.



# DELIVERED PROJECTS

ATS GREENS I

Sector-50, Noida

ATS GREENS II

Sector-50, Noida

ATS VILLAGE

Noida, Sector 93A, On  
Expressway

ATS  
ONE  
HAMLET

Sector 104, Noida

PARADISO

Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Indirapuram, Ghaziabad

ATS  
GOLF  
MEADOWS  
ATS PRELUDE

Dera Bassi, Punjab



Sector 132, Noida Expressway  
RERA Reg. No. UPRERAPRJ2612

Tourmaline

Sector-109, Gurugram  
RERA Reg. No. 41/2017

ATS  
KOCON

Sector 109, Gurugram

ATS VALLEY SCHOOL  
EXPLORING YEARS TO LEAD

Dera Bassi, Barwala Rd., Punjab

CASA ESPAÑA

Phase I  
Sector-121, Mohali

Pristine

Sector 150, Sports City,  
Noida Expressway

VILLA  
REIS  
MAGOS  
GOA

Goa

Heavenly  
Foothills

Sahastradhara Road, Dehradun

ATS  
DOLCE

Phase I  
Zeta 1, Greater Noida

ATS  
GOLF  
MEADOWS  
LIFESTYLE

Phase I  
Dera Bassi, Punjab

Triumph

Dwarka Expressway,  
Sector-104

PRAGYA

Gift City - SEZ,  
Gujarat

# ONGOING PROJECTS



Sector 124, Noida  
RERA Reg. No.  
UPRERAPRJ3574



Sector 150, Noida  
RERA Reg. No.  
UPRERAPRJ3796



Phase II  
Zeta 1, Greater Noida  
RERA Reg. No. UPRERAPRJ3774



Phase I & II,  
Sector 150, Sports City, NOIDA  
Expressway  
RERA Reg. No. UPRERAPRJ3250



Sector 22 D, Yamuna-  
Expressway  
RERA Reg. No. UPRERAPRJ918



Phase I, Sector-152, Noida  
Expressway  
RERA Reg. No. UPRERAPRJ631



Phase II, Sector-152, Noida  
Expressway, RERA Reg. No.  
UPRERAPRJ396176



Sector-152, Noida  
Expressway  
RERA Reg. No. UPRERAPRJ2575



Sector-1,  
Greater Noida (W)  
RERA Reg. No. UPRERAPRJ4115



Sector-152,  
Noida Expressway



Sector-4, Greater Noida (W)  
RERA Reg. No.  
UPRERAPRJ697894



Sector-1, Greater Noida (W)  
RERA Reg. No.  
UPRERAPRJ417134



Sector-99A,  
Gurugram  
RERA Reg. No. 06/2018



NH-24, Ghaziabad  
RERA Reg. No.  
UPRERAPRJ904685



Sector 89 A, Dwarka  
Expressway, Gurugram  
RERA Reg. No. 55/2017



Sector 150, Sports City,  
Noida Expressway  
RERA Reg. No. UPRERAPRJ2875



Dera Bassi,  
Punjab  
PBRERA-SAS79-PR0007



Dera Bassi,  
Punjab  
PBRERA-SAS79-PR0543



Sahasradhara Road, Dehradun  
RERA Reg. No. REPO2180000170  
COMMERCIAL 2



Sector-10,  
Greater Noida (W)  
RERA Reg. No. UPRERAPRJ15574



Sector-150, Noida  
RERA Reg. No.  
UPRERAPRJ442430



Sector-4, Greater Noida (W)  
RERA Reg. No.  
UPRERAPRJ284035



Disclaimer: \*Prices exclude GST, Stamp Duty, Registration Charges, Miscellaneous Charges, PCC, Lease fees and are subject to change without prior notice. Images shown are for demonstration purposes only and do not constitute any legal offering. The information available in this advertisement is subject to change without any notice. While every effort has been made to provide the details, particulars, contents and other graphics appearances in this brochure as updated, correct, complete and accurate, nevertheless, inadvertent errors may occur in the information. Further, our website(s) and other advertising and publicity material include artist's impressions indicating the anticipated impression of appearance of completed development and do not constitute an offer, an invitation to offer and/or commitment of any nature between us and the recipient. The Developer and its directors, authorized agents and employees makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy or timeliness of the information and data, including all implied warranties and conditions of merchantability, fitness for any particular purpose, title and non-infringement. In no event the Developer and its directors, authorized agents and employees shall be liable for any damage including, without limitation to, direct, incidental or consequential damages or loss arising out of this advertisement or with respect to any materials contained in this advertisement. The Developer makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information contained herein, nor represents that its use would not infringe on privately owned rights. The Buyer/Customer will be receiving the property "as is", that is, with all defects which may exist, if any, except as otherwise provided in the real estate Purchase Contract. The Buyer/Customer are required to make independent verification to his/her satisfaction. This information is intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information. Developer may change, delete, add to, or otherwise amend information contained here as per prevailing government norms without notice. 1 sq.mtr = 10.764 sq. ft., 1 sq.mtr = 1.19599 sq. yards.







**Celerity Infrastructure Pvt. Ltd.**

Site Address: Plot No-SC-01/C, C- A-02, A-04, A-06, A-11 & A-12,  
Sector-150, Noida

Corporate Offices: ATS Tower, Plot No. 16, Sector 155, Noida,  
Ph.: 0120-7111500

UPRERAPRJ180415 | [www.up-rera.in](http://www.up-rera.in)