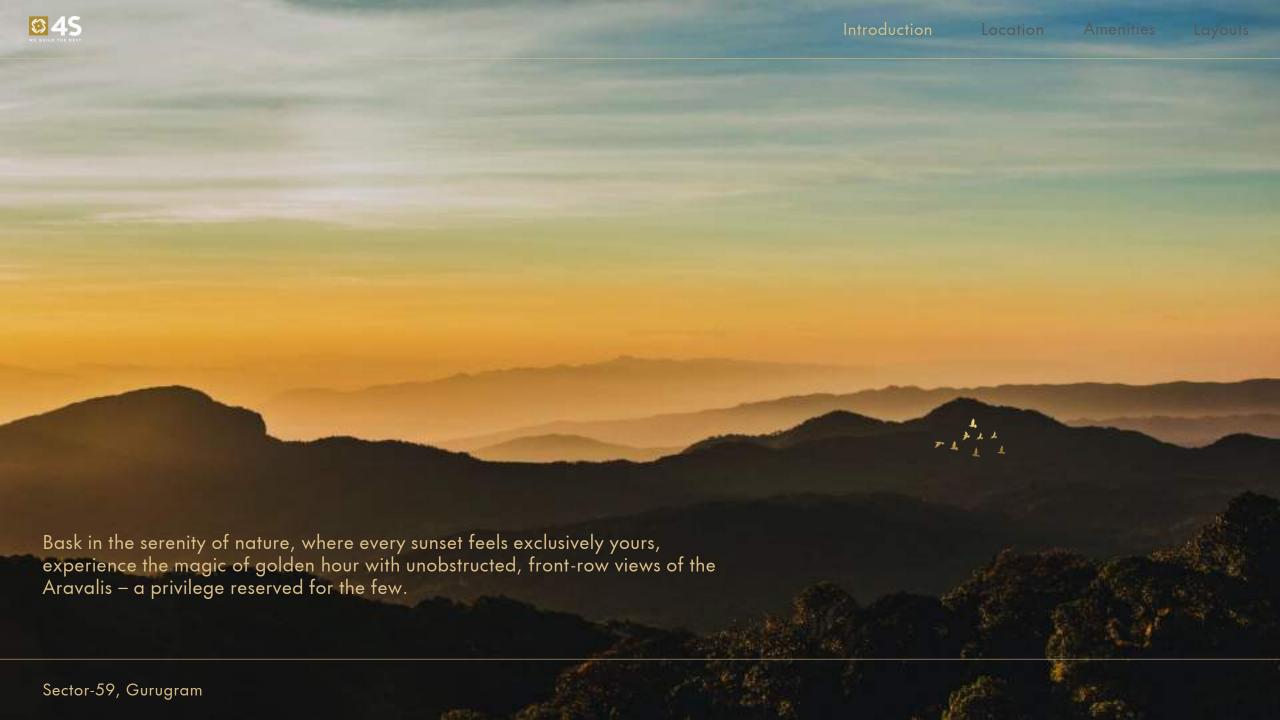


THE AURRUM









draws inspiration from the essence of gold, symbolizing the radiant warmth of sunshine much like the precious metal.

The Aurrum embodies gold standard in every aspect, offering majestic views of the Aravalis and presenting state-of-the-art amenities and facilities.

The project promises a living experience that gleams with brilliance and sophistication, making every moment truly golden.



Located At The Heart Of

Gurugram





1 minute* drive



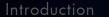






5 minutes* drive

10 minutes* drive





Where Everything is

Right Next To You



Sector-59, Golf Course Ext. Road



Corporates

EY, Philips, Sunlife, Genpact, Samsung, Toyota, Zomato, Reliance, Huawei, and many more..



Hospitals

Medanta, Fortis, Max Healthcare, CK Birla, Artemis



Schools

DPS, Amity, GD Goenka, The Heritage, Pathways, St. Xaviers, Scottish High



Hotels

Taj, Double Tree by Hilton, Crowne
Plaza, Lemontree,
Country Inn & Suites, Grand Hyatt





Embrace The

Panorama

Spread Across

2 to

G+42

10.7 Acres

A Core

Floors



Introduction



Welcome to The

Front Row



3 SideOpen Residences



Double Height Lobby



4 Elevators
in Every Tower



Only 2
Apartments per Floor



11'
Floor to Floor Height



All Residences
Are Vastu Compliant



Spacious **Sun Decks**



Ample Car
Parking Space







Discover Unparalleled

Exclusivity



GrandClubhouse



Sauna & Spa



ExclusiveDrop Off Zone



Zen Garden



Pool Side Cafe



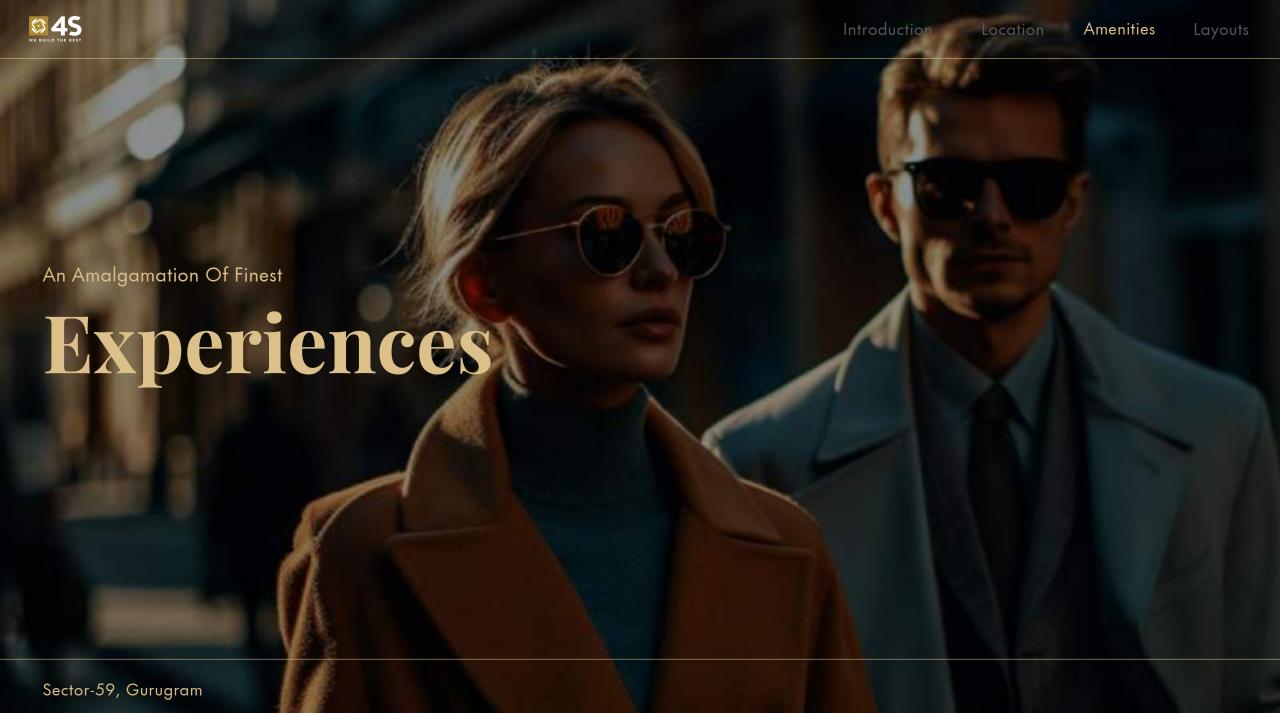
20-Seater
Mini Theatre



Multi-Cuisine
Restaurant & Bar



Service Concierge





Refreshing Leisure: Dive Into Relaxation In A Serene Swimming Pool





Expansive Living: Breathe Easy In Wide-open Spaces





270° Unhindered Views: Of Aravalis





Expansive Balconies: Perfect For Parties Under The Open Sky





Spacious Living: Host Grand Gatherings In Your Elegant Living Room





Indulgent Retreat: Relax In Your Spacious Master Bedroom Sanctuary





Gourmet Haven: Create Culinary Masterpieces In Your Spacious Kitchen





Flavors Galore: Savor Delights At Your Leisure





Splash Away: The Day's Stress In Our Refreshing Pool





Fitness Awaits: Recharge And Revitalize In Our State-of-the-art Gym





Fun Awaits: Strike Up Excitement in Our Modern Bowling Alley!





Relax Awaits: Unwind and Rejuvenate in Our Luxurious Jacuzzi





Game Awaits: Serve Up Excellence on Our Professional Tennis Court!





Celebration Awaits: Create Unforgettable Memories in Our Elegant Party Hall





Challenge Awaits: Perfect Your Shots in Our Exclusive Billiards & Gaming Zone





Tranquility Awaits: Find Your Peace in Our Serene Zen Garden





Precision Awaits: Perfect Your Swing in Our Advanced Golf Chip N Put





Relax In Style: Revel In Our Sophisticated Cigar Room





Convenience Awaits: Experience Seamless Living in Our Smart Homes







3 BHK Small





3 BHK Large





4 BHK Small





4 BHK Large



SPECIFICATIONS:

Living/Dining/Lobby/Passage

-FLOOR Imported Marble

WALLS Acrylic Emulsion Point (Asian Paints/Dulux/Berger or equivalent)

CEILING Acrylic Emulsion Point/False Ceiling with VRV Ducting.

Master Bedrooms 1 & 2

FLOOR Hardwood Wooden Flooring/imported Marble

WALLS/CEILING Acrysic Emulsion Point (Asign Points/Dulux/Berger or equivalent)

Other Bedrooms

-FLOOR Premium Tiles (Kagaria/Samany or equivalent)

WALLS/CEILING Acrylic Emulsion Point (Asian Points/Dukx/Berger or equivalent)

Klichen

WALLS Premium Tiles up to 2' above counter & Acrylic Emulsion Point in balance area

(Kajaria/Somary or equivalent) (Asian Paints/Dulux/Berger or equivalent)

"FLOOR Anti-skid Ties (Kajaria/Semany or equivalent)

CEILING. Acrylic Emulsion Point (AsianPaints/Dulux/Berger or equivalent)

COUNTER Granite/Marble/Engineered Stone

FITTINGS/FIXTURES
 CP Fittings, Double Bowl single drainboard SS Sink (Jaquar/Kohler/Cera/

Parryware/Hindware or equivalent)

KITCHEN APPLIANCES Modular Kitchen with Hob, Chimney, Microwove, Dishwasher, Exhaust Fan

all of reputed make.

Balcony

"FLOOR Premium Tiles (Kajaria/Somany or equivalent)

CEILING Exterior Grade Point (Asian Points/Dulux/Berger or equivalent)

Totlets

-WALLS Stone, Acrylic Emulsion, Combination of Tiles, Point & Mirror

FLOOR Marble/Granite/Tiles (Kajaria/Somany or equivalent)

CEILING: Acrylic Emulsion Point (Asian Paints/Dulux/Berger or equivalent)

COUNTER Marble/Granite/Engineered Stone

-FIXTURES Glass Shower-partition with door 7" height, & Vanity

-SANITARY WARE!

CP FITTINGS Jaquar/Kohler/Cera/Parryware/Hindware or equivalent.

Phimbins

CPVC-6 UPVC piping for water supply inside the tollet & kitchen and vertical down takes.
 (AWG/Prince/Supreme/Ashirvad or equivalent)

Fire Fighting System

Fire Fighting System with sprinklers, smoke detection system etc.

Utility

- FLOOR Premium Tiles (Kojaria/Samany or equivalent)

WALLS Oil Bound Distemper (Asian Points/Dulux/Berger or equivolent)
 TOILET Flooring & Walls in tiles/plaster/mirror/cladding (Kajaria/Somany)

or equivalent), Conventional CP Fittings and Chinaware

Doors.

- INTERNAL DOORS Painted/Palished Frame with Painted/Laminated/Palished/Veneered Flush Doors.

ENTRANCE DOOR
 Painted/Polished Frame with Painted/Lominated/Veneered Flush Door

External Glazing

WINDOWS/EXTERNAL Single/Double glass unit with clear glass UPVC/Aluminium Frames & wire glazing

mesh shutters in habitable rooms.

Electrical Fixtures/Fittings

 Madular touch switches with copper wiring, ceiling fans in all rooms. Exhaust Fan in toilets & kitchen and ceiling light fixtures in Balconies. (Anchar/Havels/Legrand or equivalent)

Power-Back up

- 100% power back-up (Chargeable basis).

COMMON AREAS:

Security System

Secured Gated Community with access Control at entrances. CCTV surveillance.

Passenger Lift Lobby

LIFT LOBBY FLOORS: Marble/Granite/Engineered Stane/Premium Tiles

LIFT LOBBY WALLS
 Combination of Marble/Acrylic Emulsion Paint/Wallpaper Premium Tiles

Service Lift Lobby

- LIFT LOBBY FLOORS IPS/Tile

LIFT LOBBY WALLS Oil Bound Distemper

Statreases

- FLOOR Indian Stans/Tile
- WALLS OII Bound Distemper

DISCLARABLE 10 Developers Proces (Investoper 1 is developer 2 is developer as first phase of group history repress) 20 THE ALRESTAN (Propert) displayed at shape 10 developers, 5 developers 55 is 510. Developers catherapid to 4 ASP Science (Project Lond 7 in pursuance of Federal Science (15 ASP SCIENCE ASP



About Us

With the aim of becoming a leader in Real Estate, 4S Developer was established in 2014. In no time was our brand synonymous with Luxury private living. Our motto, "We Build The Best," encapsulates the ethos o four organization and is the cornerstone of our philosophy, driving us to construct and deliver the highest standards of living for our esteemed patrons and associates.

In our decade long journey so far, we acquired residential plots ranging from 180 to 500 Sq. Yd. and successfully delivered high-end luxury floors at the eight most prominent locations of the Millennium City, Gurugram

- Malibu Town, Sector-47
- South City II, Sector-49
- Uppal South End, Sector-49
- 🔯 Vipul World, Sector-48

- Rosewood City, Sector-49
- 👸 Aaron Ville, Sector-48
- Sushant Lok I & III, Sector-57
- 🔯 Ansal Versalia, Sector-67A





Journey Of A Decade

1500+

Happy Customers 300+

Channel Associates 100+

Skilled Professionals

15+

Lakh Sq. Ft. Residential Delivered 15+

Global Consultants & Contractors





Milestones





Pillars Of Strength



100% Debt Free



Land Bank







Independent Floor" Concept





Our Partners



Hafeez Contractor Architecture Consultant



Technical Projects
Consultants Pvt. Ltd
Structural Design Consultant



Aeon Integrated Building
Design Consultants LLP
MEP Consultant



Oracles Landscape
Landscape Consultant









