PBRERA-SAS79-PR0703







A C C E S S











# Access to ample Sun

The biggest star in the vast mystical space is the Sun, the burning orb of heat, and the ray of new hope. The supreme element bringing light and energy to the humbled land of earth. A pure and untouched component of this prime star is the sunshine which enlightens every nook and corner of the planet. The illumination caressing all humanity with its wonder. This miracle of nature escalates the quality of your living into a new and magical aesthetic.

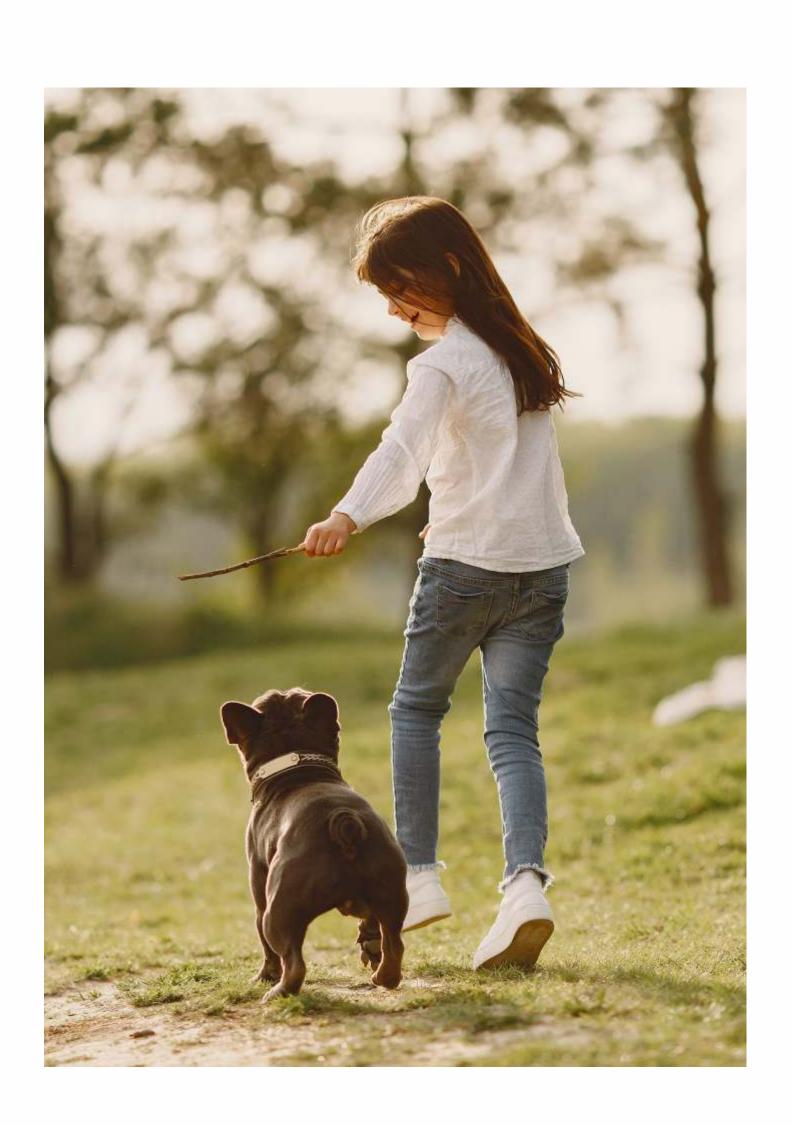




# Access to pleasant Air

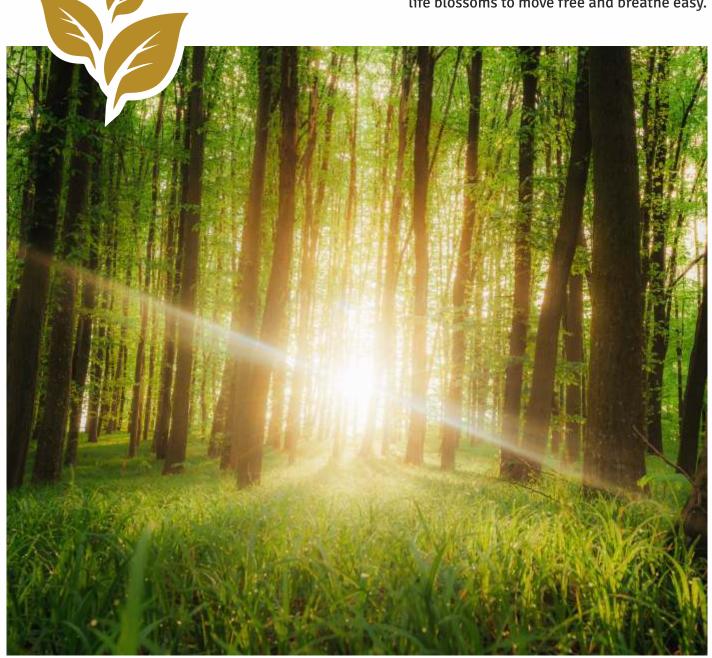
The nocturnal elixir of the earth and the gentle breeze in your hair is the air. The wind weaving through the leaves of the forest and making its way through structured gardens to crack open the windows of your home.

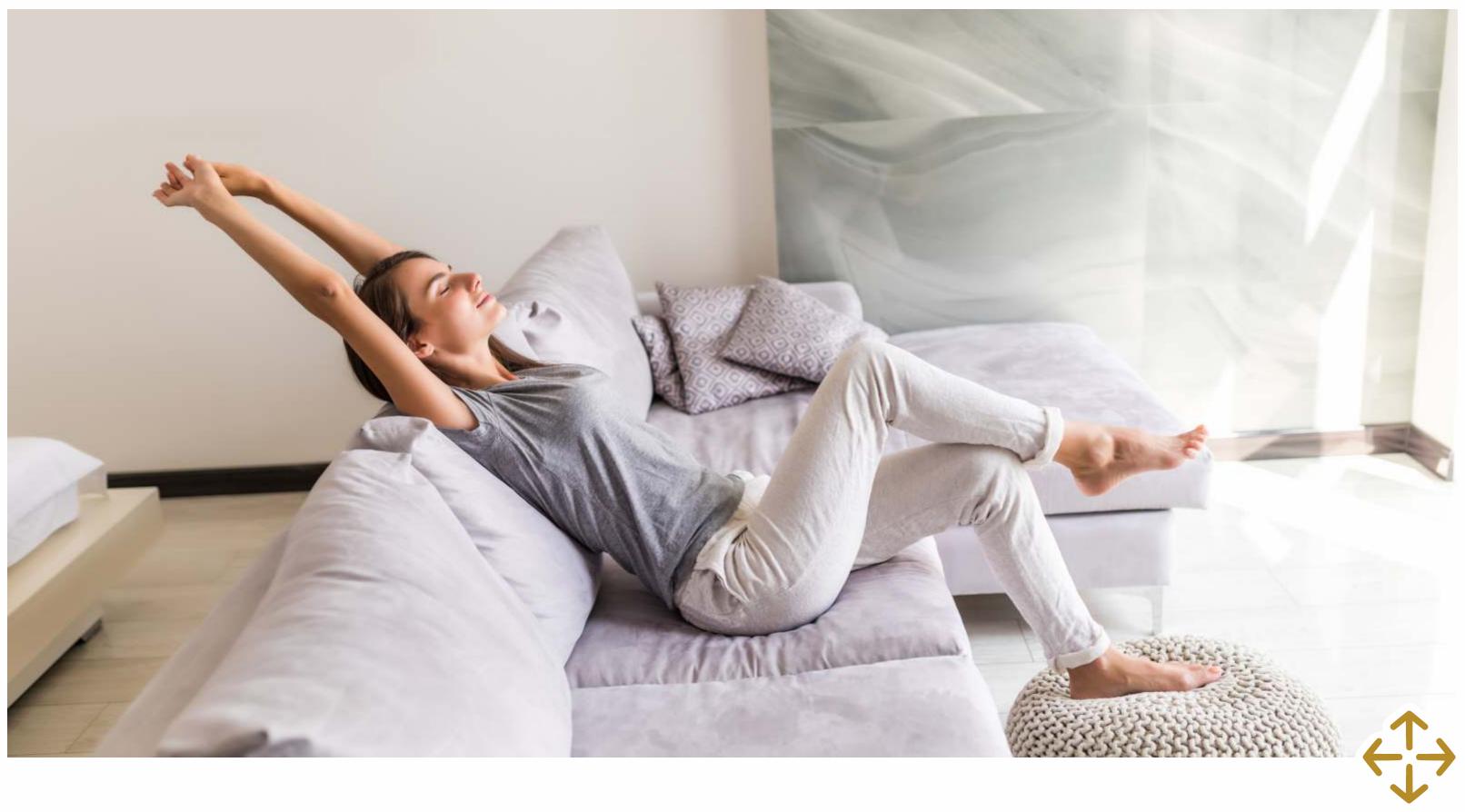
Grazing every inch of your space, and bringing in the freshness of the morning and splendour of the night on to your floors. The air is the sign of wellness and elevation imbibed in your entire abode.



# Access to astonishing Nature

Nature inspires new, nature transpires fresh! The lush green trees and flora attract the best of the ecosystem and create a biosphere to live in bliss. An atmosphere surrounding your living space, crafting an inviting charm all over. The quiet and mesmerizing impact on all human lives bringing in a positive approach towards the days ahead. An environmentally sound home is a place where life blossoms to move free and breathe easy.





### Access to eclectic Space

An open space leads to an open mind, better thinking, and broader perspectives. Wake up to a whimsical feeling where the dawn breaks up into sun rays filling up your humble abode. Crisp air following you around while you dance with your arms wide open and catch the vibes in plenty of space. Music resounds in the zone giving you the calming and acoustic feel that keeps the dopamine gushing in all-day!



# Welcome to Aura Gazania

A new luxury lifestyle is about to bloom in the form of Aura Gazania. Harmonious living spaces in the midst of lush greenery to awaken your senses. Just like Gazania flower, every nook and corner of our 3BHK Apartment reflects sophistication, elegance and vibrancy. There are only 2 apartments on every floor. Once you enter, you will witness a sprawling layout with attached balconies and windows designed for ample sunlight, ventilation and views.

We promise to give you a lifestyle that you envisioned, luxurious yet comfortable in the beautiful city, Zirakpur. The one that will inspire you to live life to the fullest every single day!











Total of 140 luxury apartments

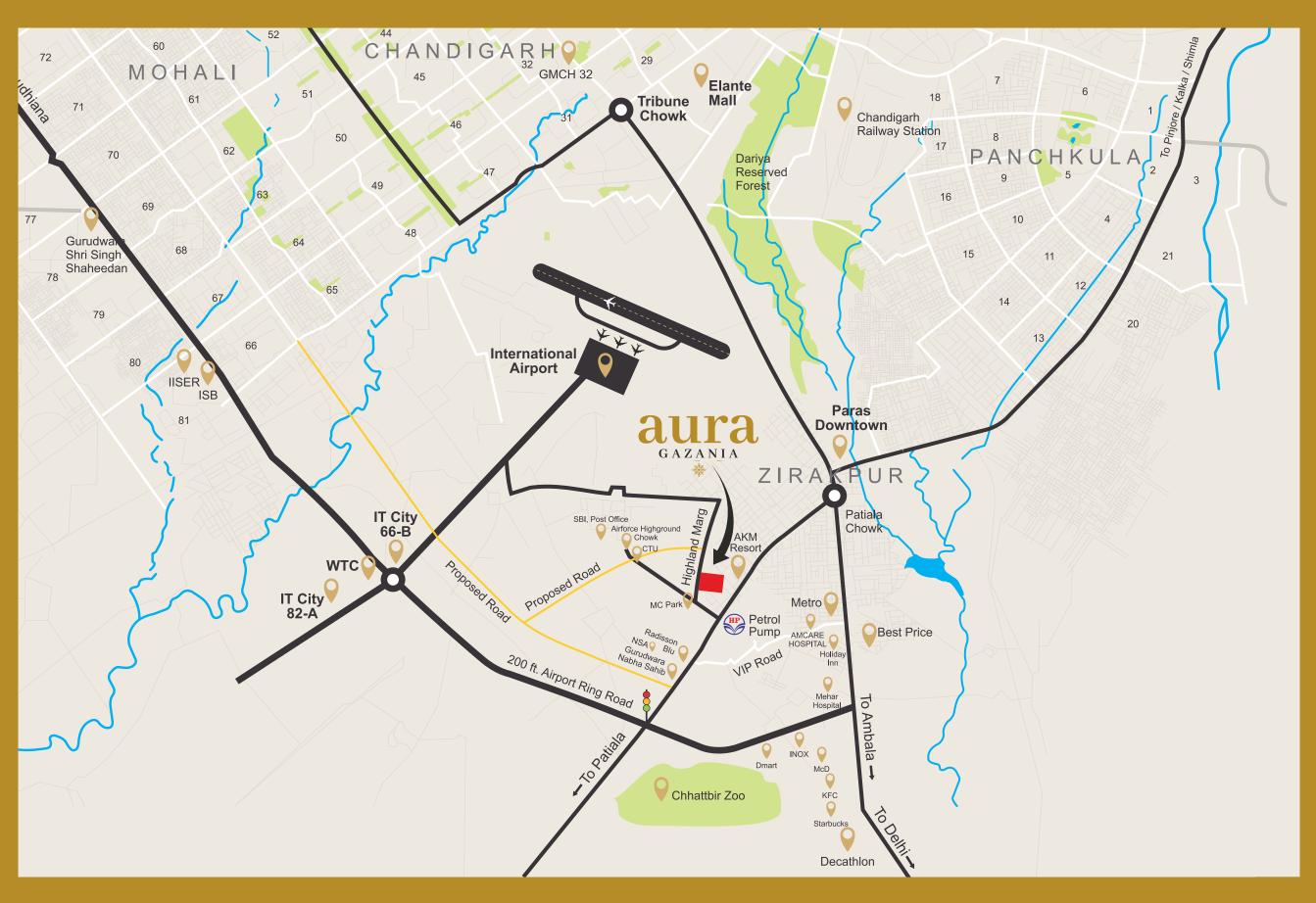
Only 2 apartments on every floor with adequate privacy

Ample of plush greenery and an exquisite landscape

Two-sided openings for cross-ventilation and natural light

All 3BHK apartments in five different layouts

### LOCATION MAP



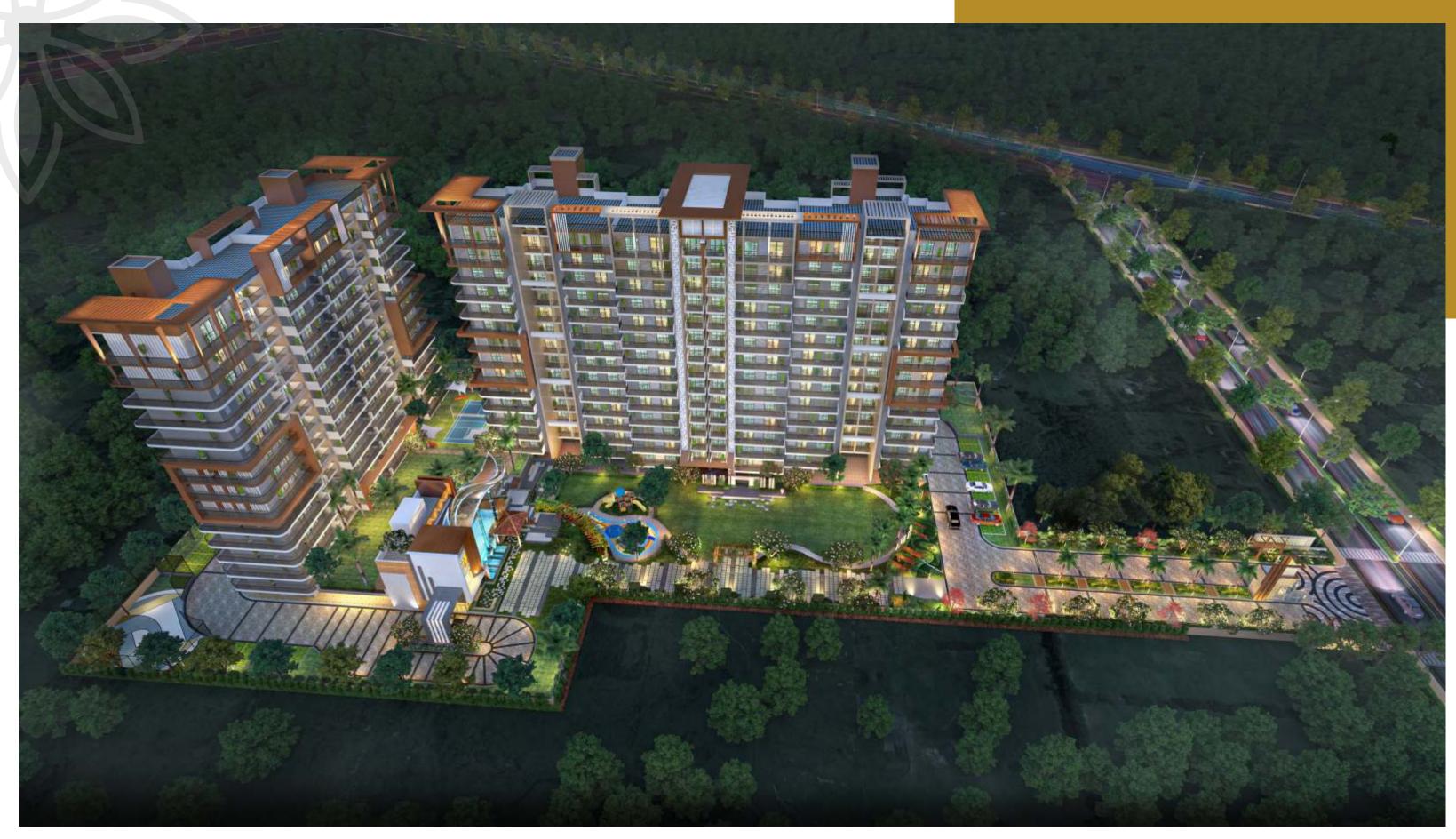
## An address of Distinction

Zirakpur is a land of opportunities where you can find high spirited lifestyle and growing ambition concocted into a metropolitan. This location is constantly buzzing and grabbing everyone's attention making it the perfect spot to settle in. Aura Gazania is placed in this distinct location bringing you closer to all the popular spots of the town. Cutting down the travel and giving you ample time to enjoy life.

### **Distances**

- 2 mins to nearest School
- 2 mins to nearest Hospital
- 2 mins to Hotel Radisson Blu
- 2 mins to nearest Banquet Hall
- 2 mins to nearest Petrol Pump
- 8 mins to Bus Stand
- 8 mins to Chandigarh
- 10 mins to nearest Mall
- 16 mins to International Airport
- 20 mins to Railway Station

# TOWERING EPITOME OF OPULENCE





# The Clubhouse

To offer a quality lifestyle without compromising on leisure, we have built a 'Clubhouse'. It is an embodiment of contemporary social life. Just the perfect place to indulge in recreational activities such as swimming pool, gymnasium, watching a movie and much more. Be it for family or kids, there is something for everyone to enjoy, relax and rejuvenate, away from the hustle and bustle of the city life.













Table Tennis Агеа



Party Hall

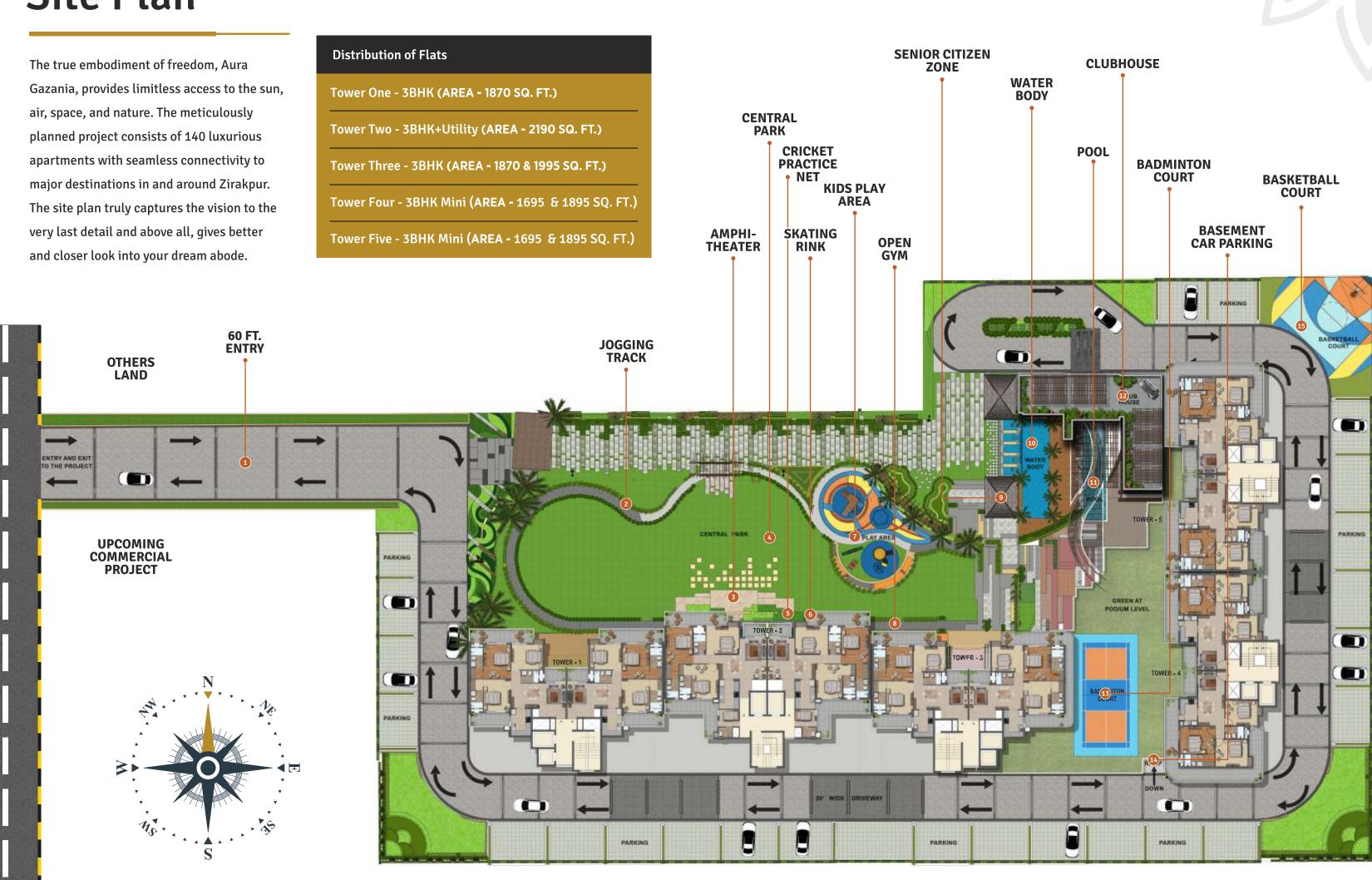


Open Terrace Café/ Barbeque



Yoga Room

### Site Plan







TOWER 1 (3BHK)

1 sq.mtr = 10.764 sq.ft

Height S+14

**Super area** 1870.00 sq.ft 173.73 sq.mtr Built-Up area Balc 1440.33 sq.ft 314 133.81 sq.mtr 29.1

Balcony area
314.00 sq.ft
29.17 sq.mtr

Carpet area
1022.31 sq.ft
94.97 sq.mtr



TOWER 2 (3BHK+Utility)



## TOILET-02

BED ROOM-03
13'-0'X10'-3'

BED ROOM-03
13'-0'X10'-3'

BED ROOM-03
13'-0'X10'-3'

BED ROOM-03
13'-0'X10'-0'

BED ROOM-02
11'-0'X13'-0'

BED ROOM-02
11'-0'X13'-0'

BED ROOM-02
11'-0'X13'-0'

BED ROOM-02
11'-0'X13'-0'

BED ROOM-03
13'-0'X10'-0'

BED ROOM-03
11'-0'X13'-0'

BED ROO

1 sq.mtr = 10.764 sq.ft

**TOWER 3** 

(3BHK)

Height Super area S+14 2190.00 sq.ft

203.46 sq.mtr

Built-Up area 1757.46 sq.ft 163.27 sq.mtr

Balcony area 417.12 sq.ft 38.75 sq.mtr

Carpet area 1234.03 sq.ft 114.64 sq.mtr

1 sq.mtr = 10.764 sq.ft

Height Super area
S+14 1870.00 sq.ft
173.73 sq.mtr

Built-Up area 1440.33 sq.ft 133.81 sq.mtr Balcony area 314.00 sq.ft 29.17 sq.mtr

Carpet area 1022.31 sq.ft 94.97 sq.mtr





### **TOWER 3** (3BHK Corner Unit)



1 sq.mtr = 10.764 sq.ft

**TOWER 4 & 5** 6'-0" WIDE BALCONY TOILET-01 5'-0"X7'-6" 6'-0" WIDE BALCONY KITCHEN 10'-9"X7'-0" DRAWING CUM DINING 22'-0"X10'-9" SHAFT TOILET-02 5'-0"X7'-6" BED ROOM-03 10'-0"X13'-0" 6'-0" WIDE BALCONY

1 sq.mtr = 10.764 sq.ft

(3BHK Mini)

Height S+14

Super area 1995.00 sq.ft 185.34 sq.mtr

Built-Up area 1598.64 sq.ft 148.52 sq.mtr

Balcony area 472.31 sq.ft 43.88 sq.mtr

**Carpet area** 1022.31 sq.ft 94.97 sq.mtr Height Super area S+14 1695.00 sq.ft 157.47 sq.mtr

Built-Up area 1331.87 sq.ft 123.73 sq.mtr

Balcony area 326.61 sq.ft 30.34 sq.mtr

Carpet area 902.68 sq.ft 83.86 sq.mtr





TOWER 4 & 5



1 sq.mtr = 10.764 sq.ft

Height S+14

**Super area** 1895.00 sq.ft 176.05 sq.mtr Built-Up area 1583.55 sq.ft 147.11 sq.mtr Balcony area 566.58 sq.ft 52.64 sq.mtr

Carpet area 902.68 sq.ft 83.86 sq.mtr



### All the bells and whistles

The project has been meticulously designed with unbound amenities such as 24/7 surveillance, large basement parking, kids play area, and many more to make everyday living a sheer pleasure.



Independent Lifts in each tower



Only one Neighbour



Modular Kitchen



**Gas Pipeline** 



eline 24X7 Power Backup



Firefighting System



24X7 Security



Rainwater Harvesting



Basement & Guest Car Parking



& Guest Fiber rking Connectivity



Provision for Electric Car Charging



Waiting Lobby in every tower



by Senior Citizens er Zone



s Guest Drivers' Dormitory



rivers' Amphitheatre



Jogging Track



Kids Play Area



Open Gymnasium



Cricket
Practice Pitch



Basketball Court



Skating Rink

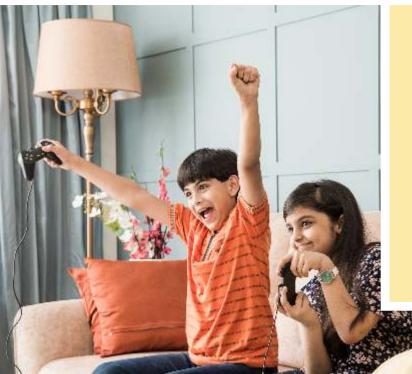


Badminton Court



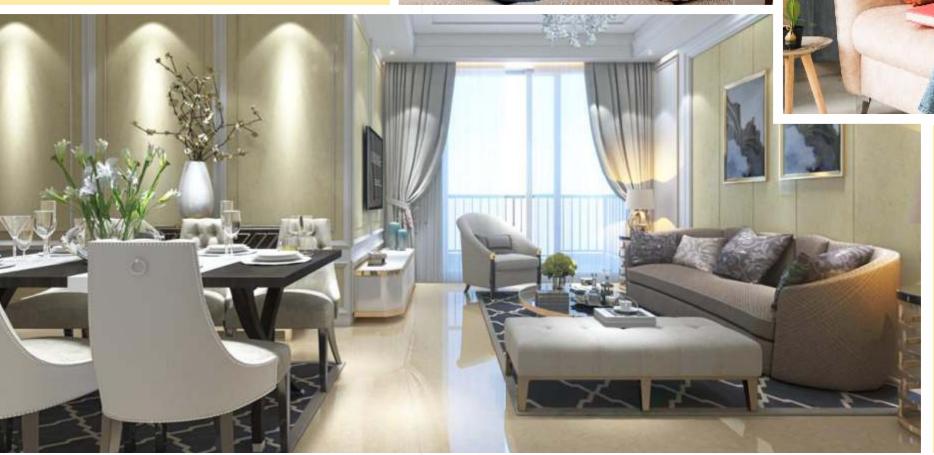


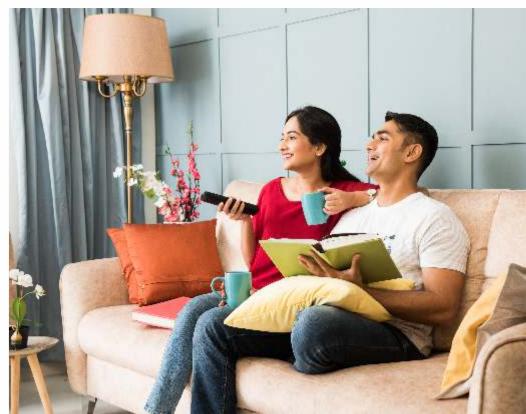




## Blossoms









### **Specifications**

#### LIVING / DINING / FOYER / FAMILY LOUNGE

**Doors:** Laminated Flush Doors / Skin Doors

Flooring: Vitrified Tiles

Walls: Acrylic Emulsion Paint Finish

External Windows/Glazings: UPVC/ Powder Coated Aluminum

#### **MASTER BEDROOM / DRESS ROOM**

**Doors:** Laminated Flush Doors

Flooring: Vitrified Tiles

Walls: Acrylic Emulsion Paint Finish

**External Windows/Glazings:** UPVC/ Powder Coated Aluminum **Wardrobes:** Modular Wardrobes of Standard Make in all the bedrooms

#### **WASHROOMS**

Walls: Glazed Tiles Upto Door Height & Acrylic Emulsion

Flooring: Anti Skid Tiles

**Doors:** Laminated Flush Doors/Skin Door **Fitting:** Branded Chinaware & CP fittings

#### **KITCHEN**

Flooring: Premium Quality Tiles

Walls: Premium Quality Tiles 2 ft. above counters & Acrylic Emulsion Paint

Fixtures: Premium Quality CP Fittings & Double Bowl Sink

**LPG:** Pipeline Supply on chargeable basis

#### **STAIRCASE / COMMON CORRIDORS**

Walls: Acrylic Emulsion

Flooring: Granite / Marble / Tiles

Others: MS Railing

#### **BALCONIES**

Flooring: Anti Skid Tiles
Others: MS Railing

#### **STRUCTURE**

**Earthquake Resistant RCC Frame Structure** 

#### **ELECTRICAL WORK**

Provision for Split ACs

Concealed Electrical Wiring with Fire Resistant Wires

Adequate Plug Points



### **About the Developers**

Carving masterpieces in the world of real estate, Aura Buildtech is upheld up by a team of experts sharing a strong legacy of more than two decades. Driven by values of commitment, excellence, and customer satisfaction, the team works closely in order to deliver beyond expectations - quality spaces with modern amenities. From conception to completion, every aspect is taken care of while building dream homes.



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