

# Circuit Heights



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C H A N G I N G  
T H E S K Y L I N E

# A STEP IN THE SKY

Jaypee Sports City, Sector 25,  
Yamuna Expressway



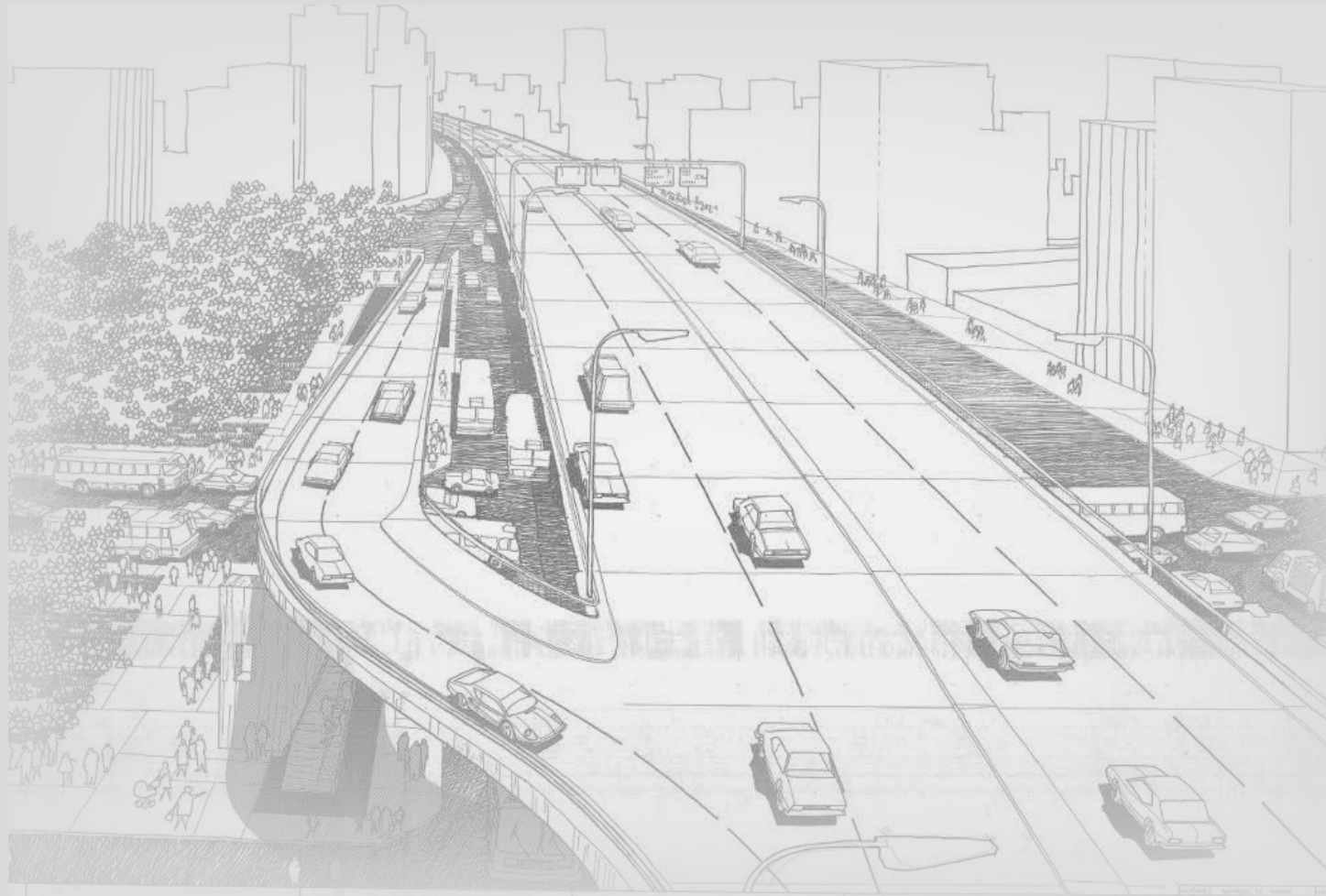
THE LOCATION

# The Future is here

## A place you can truly call home

Yamuna Expressway is becoming a prime real estate destination due to its strategic location connecting Noida, Agra, and the upcoming Jewar International Airport. This enhanced connectivity is driving interest in both residential and commercial developments.

With major infrastructure projects like the Rapid X Metro, Film City and industrial hubs underway, the region is witnessing significant growth, making it an attractive spot for the investors



A locale of  
distinction  
and impact.

## Your getaway to Effortless connectivity

Strategically located on Yamuna Expressway, Circuit Heights offers easy access to major business centers, top schools, and key retail areas, blending urban connectivity with peaceful living.

## Nearby key vicinities

With quick connections through Yamuna Expressway and Eastern Peripheral to Noida Airport, Delhi, Agra and Gurugram

By car

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03 MINS to Buddh International Circuit

05 MINS to Galgotias University

05 MINS to Yamuna Expressway

10 MINS to Pari Chowk

20 MINS to Film City

25 MINS to Jewar International Airport

Circuit Heights  $\frac{1 \text{ hr by road}}$  Delhi

Circuit Heights  $\frac{1 \text{ hr by road}}$  Gurugram

NOIDA &  
GREATER NOIDA

DELHI ↑

↑  
GHAZIABAD

FARIDABAD

YAMUNA RIVER

EASTERN PERIPHERAL

YAMUNA EXPRESSWAY

GAUTAM BUDDH  
UNIVERSITY

NOIDA INTERNATIONAL  
UNIVERSITY

GALGOTIAS  
UNIVERSITY

BUDDHA  
INTERNATIONAL  
CIRCUIT

IT &  
MANUFACTURING HUB

**Circuit  
Heights**

CRICKET  
STADIUM

FILM CITY ↓

JEWAR AIRPORT ↓

↓  
GURUGRAM

↓  
AGRA

MAP NOT TO SCALE

There's a different  
kind of power that  
comes with just the  
**right address.**

An address that  
everyone knows.

An address that  
doesn't need a  
landmark, because  
**it is the landmark.**

Welcome to Circuit Heights  
The Most Coveted Location  
for a Life of Sophistication

Enhance your lifestyle  
at Circuit Heights, a premier  
destination at the junction  
of Eastern Peripheral and  
Yamuna Expressway

20

spacious floors

565

units

06

Residential towers

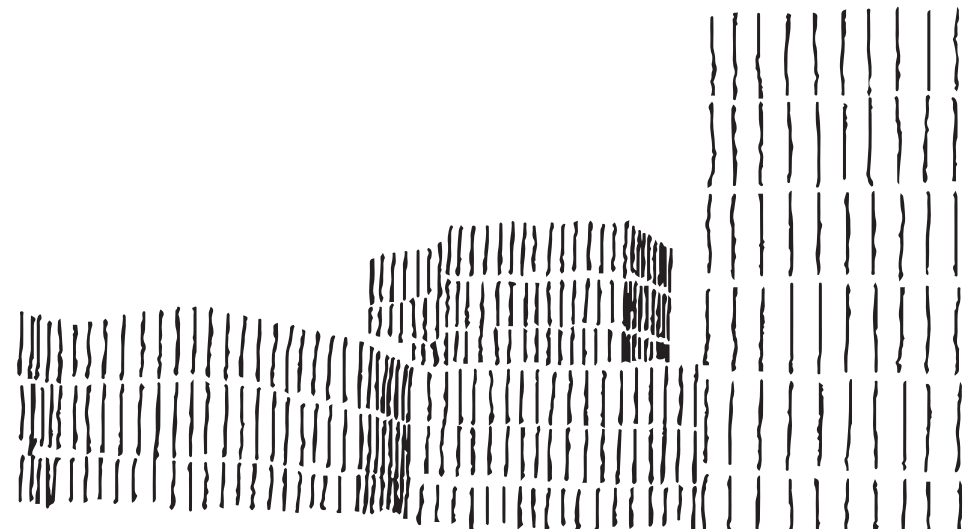
05

Acres

Discover the perfect blend of luxury and space at Circuit Heights,  
a sprawling 5-acre sanctuary on Yamuna Expressway

## Distinctly Iconic

Circuit Heights reshapes the Noida skyline with its striking design, inspired by the world's most celebrated architectural marvels. Positioned along the Yamuna Expressway, it heralds a new era of sophisticated living, where elegance meets innovation at every turn. Circuit Heights isn't just a place to live: it's a landmark of refined taste and modern luxury.



# Club Amenities that inspire



## FOUR STOREY DEPARTMENTAL STORE

Four floor store offering a spacious shopping experience with diverse essentials



## BANQUETS

Elegant banquets designed for unforgettable celebrations and seamless events.



## CONCIERGE SERVICE

Premium concierge services catering to your every need with ease and efficiency.



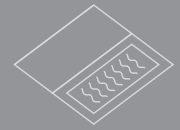
## SPA AND SAUNA

Rejuvenate with tranquil spa therapies and refreshing sauna experiences.



## MEETING ROOMS

Modern meeting rooms designed for productivity and collaboration.



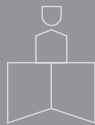
## ROOFTOP POOL

Experience serenity and style at the rooftop pool, offering panoramic views and a perfect escape.



## FULLY APPOINTED LOBBIES

An elegantly designed, fully appointed lobby that sets the tone for sophistication and comfort.



## RECEPTION

A grand reception area for the best first impression of your business. Fully staffed and ready to help every visitor you get.



## INDOOR GYM

A modern indoor gym offering a comfortable space to train year-round.



## GUEST ROOMS

An inviting guest area created for extended or overnight stays.



## CAFE OF THE CONNOISSEUR

A fully appointed luxurious cafe with international standard furnishings.



## INDOOR SPORTS

A well-designed indoor sports area for year-round recreation and activity.



\*Artistic Impression

THE SKYWALK

On the top •

Experience the Skywalk—a unique elevated pathway offering gathering spaces. This scenic space features dedicated areas for relaxing, mingling, and enjoying delicious barbeques.

WRITE

# 21 STORIES, 21 STOREYS ABOVE



\*Artistic Impression



Enjoy a BBQ with panoramic views.



Unwind with beverages, surrounded by stunning views.



Enjoy food with friends at the skywalk café.



Breathtaking views awaits on the 21st Floor.



\*For representational purposes only

## ROOFTOP POOL

Soak in stunning views while relaxing at the rooftop pool. Offering a serene escape, this exclusive space combines luxury and leisure, perfect for unwinding or enjoying a refreshing swim above the city skyline



\*For representational purposes only

## SPA AND SAUNA

Unwind and rejuvenate in our luxurious spa and sauna. Offering a tranquil escape, residents can enjoy therapeutic treatments and a relaxing sauna experience to restore both body and mind

## CONFERENCE ROOMS

# Where Ideas Thrive

Modern and fully equipped conference rooms designed for seamless business meetings and presentations. With advanced technology and a professional atmosphere, these spaces cater to all your corporate needs.



\*For representational purposes only

BANQUET HALLS

# Celebrate in style

Our elegant banquet halls are the perfect backdrop for your most cherished celebrations, offering luxurious settings where every detail is crafted to make your special moments truly unforgettable



\*For representational purposes only



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## GOURMET RESTAURANT

Indulge in a gourmet dining experience at our on-site restaurant, offering a diverse menu of culinary delights. Whether it's a casual meal or a special occasion, enjoy exquisite cuisine in an elegant and inviting atmosphere.



\*For representational purposes only

## GYM

# Sweat it off

Equipped with the latest fitness machines and personalised training options, the gym at Circuit Heights offers dynamic space to achieve your fitness goals, ensuring health and well-being for all residents

## GUEST ROOMS

# Hosting made Easier

A space designed to make hosting effortless and enjoyable. Comfortable, private, and inviting, the guest room ensures visitors feel welcome—so welcome, they might just want to stay a little longer.



\*For representational purposes only

# Keeping it Flawless & Safe

## CONSTANT VIGILANCE

Equipped with a 24/7, three-tier surveillance system, Circuit Heights is designed to provide enhanced safety and peace of mind for residents.



## UPWARDS WITH UPKEEP

Our team ensures regular upkeep and cleaning of all common areas, providing a comfortable and hygienic atmosphere for all residents.



# Greenscapes within Steelscapes



\*Artistic Impression

**With serene natural spaces woven into your daily life, Circuit Heights is a certified green building.**

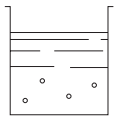
IGBC approved green building reduces the overall temperature of the building by 3-5 degrees.

Green buildings command higher resale values due to sustainability features and lower operating costs.

Green buildings use non-toxic materials, proper ventilation, and filtration systems to enhance indoor air quality

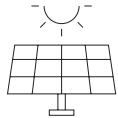
Green buildings use efficient systems and renewable energy to lower energy bills and reduce carbon footprint.

# Where architecture breathes with nature



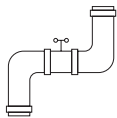
IN-HOUSE  
SEWAGE  
TREATMENT  
PLANT

Saves and recycles water to be used in flushes and for irrigation.



SOLAR  
ELECTRICITY  
PANELS

Reduces energy bills by putting renewable systems in place.



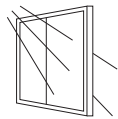
LOW FLOW  
PLUMBING  
FOR WATER  
OPTIMISATION

Improves the building's green footprint, saves water, and reduces water bills.



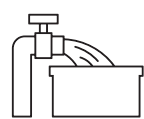
ELECTRIC VEHICLE  
CHARGING  
STATION

Efficient EV charging with lower environmental impact.



NATURAL  
LIGHT AND  
VENTILATION

DGU glass enables increased natural flow of elements and reduces energy costs.



GROUND  
WATER  
HARVESTING

Replenishes groundwater and reduces runoff for sustainable living.

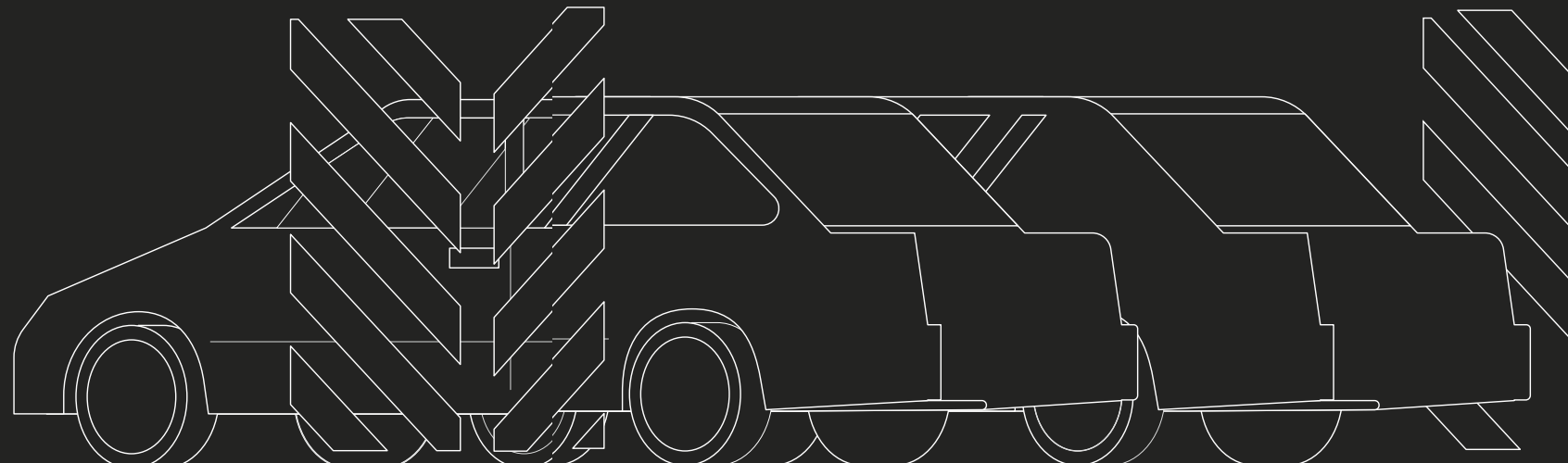


# A parking space that's truly yours

You'll never have to hunt for  
parking space here

# 870+

Spacious and secure parking spaces  
with smart solutions and direct access to homes.  
Eco-friendly features like electric vehicle  
charging stations enhance convenience,  
ensuring a hassle-free experience for residents



For those who  
seek to be

Pioneering.  
Unstoppable.  
Distinctive.

Just like  
Circuit Heights

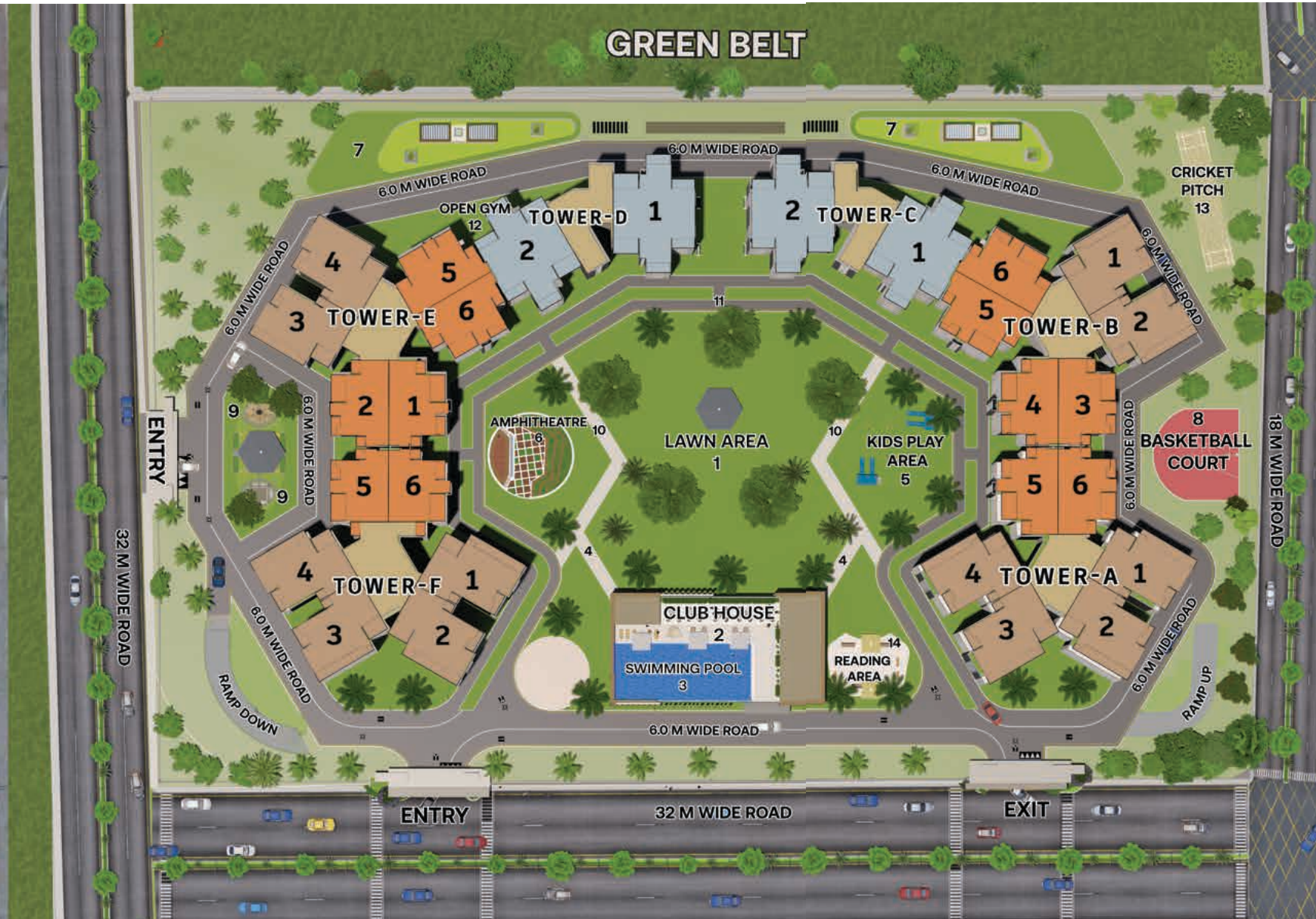
A step in the sky



# Site Layout

Eastern Peripheral Expressway

Eastern Peripheral Expressway

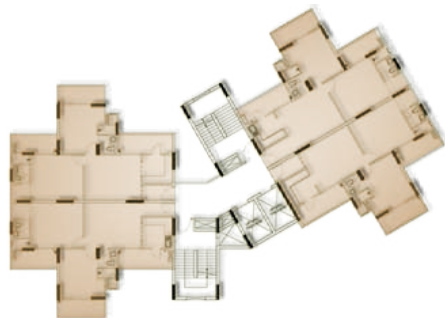


S.NO	TYPE	UNIT	SUPER AREA
1.	Type-A	3+2T	1550 sq ft
2.	Type-B	3+3T	1850 sq ft
3.	Type-C	4+S	2675 sq ft

- ① Lawn
- ② Club House
- ③ Swimming Pool
- ④ Paved Area
- ⑤ Kid's Play Area
- ⑥ Amphitheatre
- ⑦ Bench Seating
- ⑧ Basketball Court
- ⑨ Gazebo
- ⑩ Pathway
- ⑪ Driveway
- ⑫ Open Gym
- ⑬ Cricket Pitch
- ⑭ Reading Area

# 2 BHK+2TOI

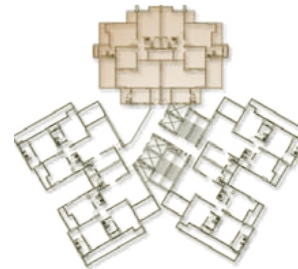
Unit type	2BHK+2TOI
Carpet Area	63.20 sqm (680 sqft)
Balcony Area	22.40 sqm (241 sqft)
Super Area	124.03 sqm (1335 sqft)
Built Up Area	92.66 sqm (997sqft)



TOWER C

# 3 BHK+2 TOI

Unit type	3BHK+2TOI
Carpet Area	78.41 sqm (844 sqft)
Balcony Area	20.82 sqm (224 sqft)
Super Area	144 sqm (1550 sqft)
Built Up Area	106.50 sqm (1146 sqft)



TOWER A & F



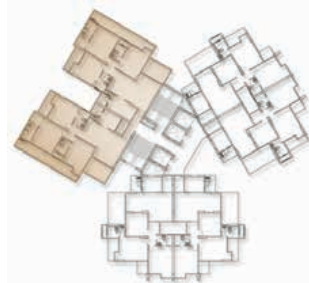
TOWER B & E

# 3 BHK+3TOI

Unit type	3BHK+3TOI
Carpet Area	89.31 sqm (961 sqft)
Balcony Area	29.46 sqm (317 sqft)
Super Area	171.88 sqm (1850 sqft)
Built Up Area	127.70 sqm (1374sqft)



TOWER A & F



TOWER B & E

# 4 BHK+4 TOI

Unit type	4BHK+4TOI+Study
Carpet Area	126.49 sqm (1361 sqft)
Balcony Area	44.89 sqm (483 sqft)
Super Area	248.52 sqm (2675 sqft)
Built Up Area	185.41 sqm (1995 sqft)



TOWER C & D



\*Artistic Impression

# Specifications

## APARTMENT FEATURES

- Premium vitrified floors in the living rooms, bedrooms, dining areas, and passages
- Ready to install AC unit provision in the living room and bedroom
- UPVC sliding doors and windows
- Laminated flush doors for a sleek finish
- Balconies with stainless steel and toughened glass railings

## BATHROOM FEATURES

- High-end Jaguar fittings and sanitary ware, including concealed wall-mounted WC, showers with diverters, and wash basins
- Premium anti-skid tile flooring with waterproof wall tiles
- Vanity unit in the master bathroom for an upscale look

## KITCHEN FEATURES

- Modular kitchen
- Premium vitrified tiling
- Stylish granite countertops
- Tile dado above the platform
- Premier sink and taps with diverter

## SAFETY & SECURITY

- Firefighting systems with photothermal detectors
- 24/7 CCTV surveillance in all common areas
- 3-Tier surveillance systems
- Security access control systems

## BUILDING FEATURES

- Premium entrance lobbies
- High-speed elevators with auto rescue devices
- Certified green building with enhanced thermal insulation and double-glazed windows for better temperature control
- Zero discharge STP & Rainwater Harvesting Systems
- Solar panel enabled common area electrification

## CLUBHOUSE FEATURES

- Double-height entrance lobby
- Departmental store spanning 3,800 sqft
- Two banquet halls for social occasions
- Indoor games including table tennis and billiards
- State-of-the-art gym
- Spa and salon
- Multicuisine restaurant and café
- Fully-equipped business lounge with meeting and conference rooms
- Ensuite guest rooms

ABOUT AADVI GROUP

# Redefining Real Estate for A new Era.

At Aadvi Group, we are dedicated to transforming the real estate landscape through innovative development. Embracing the mantra of "Real Estate Re-Engineered," we integrate cutting-edge technology and sustainable practices into every project.

Our focus is on creating smart, functional, and aesthetically pleasing spaces that enhance the quality of life for residents while setting new benchmarks in the industry. Each project reflects our commitment to excellence, ensuring that we not only meet but exceed expectations.

Disclaimer: This brochure is an artistic impression of the proposed project & not a legal offering. Aadvi Group and MSA Developers Pvt. Ltd. reserve the right to change, amend, cancel any plans, layouts, amenities or specifications, etc. any time. The final agreement to sale shall prevail.



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