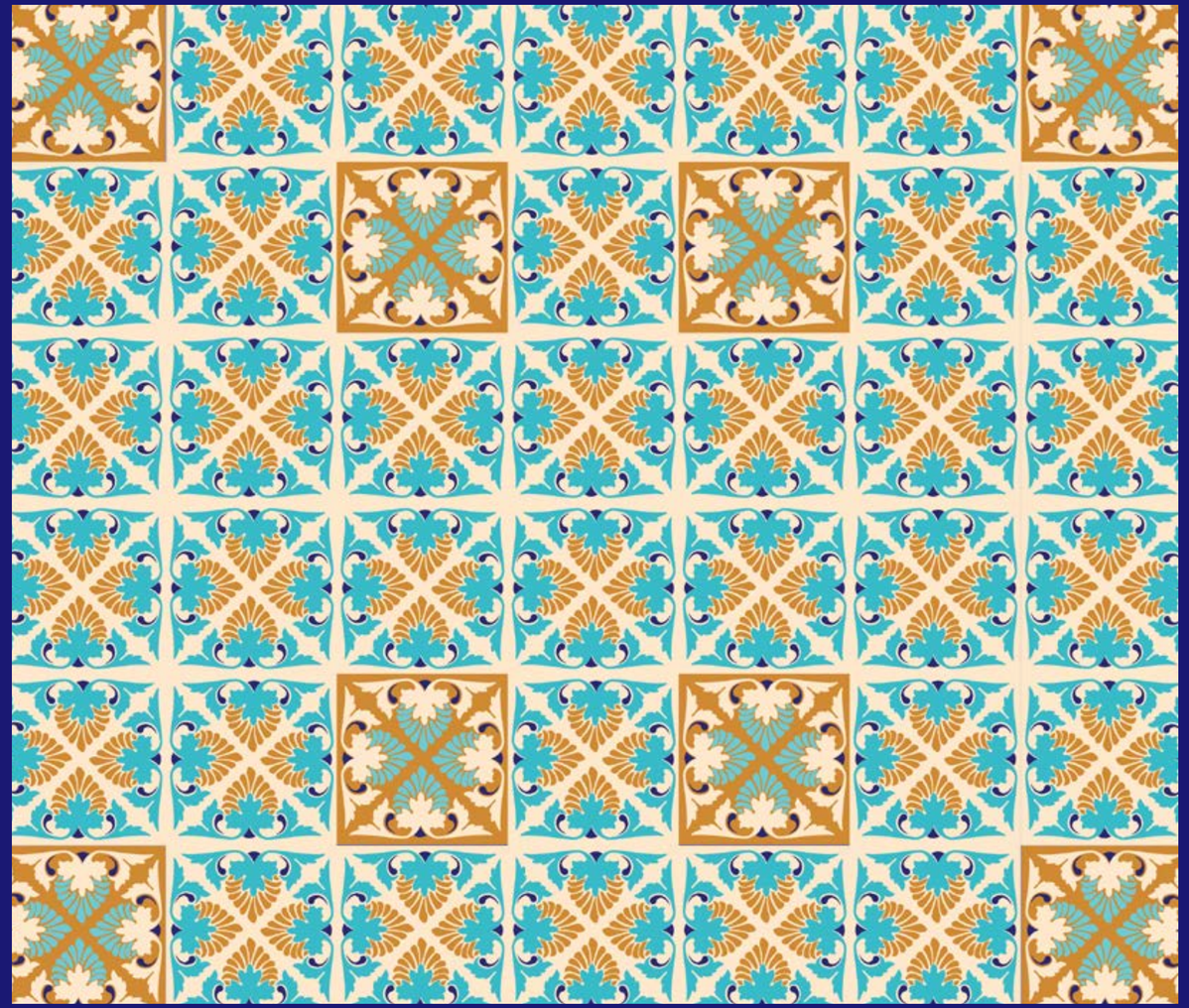
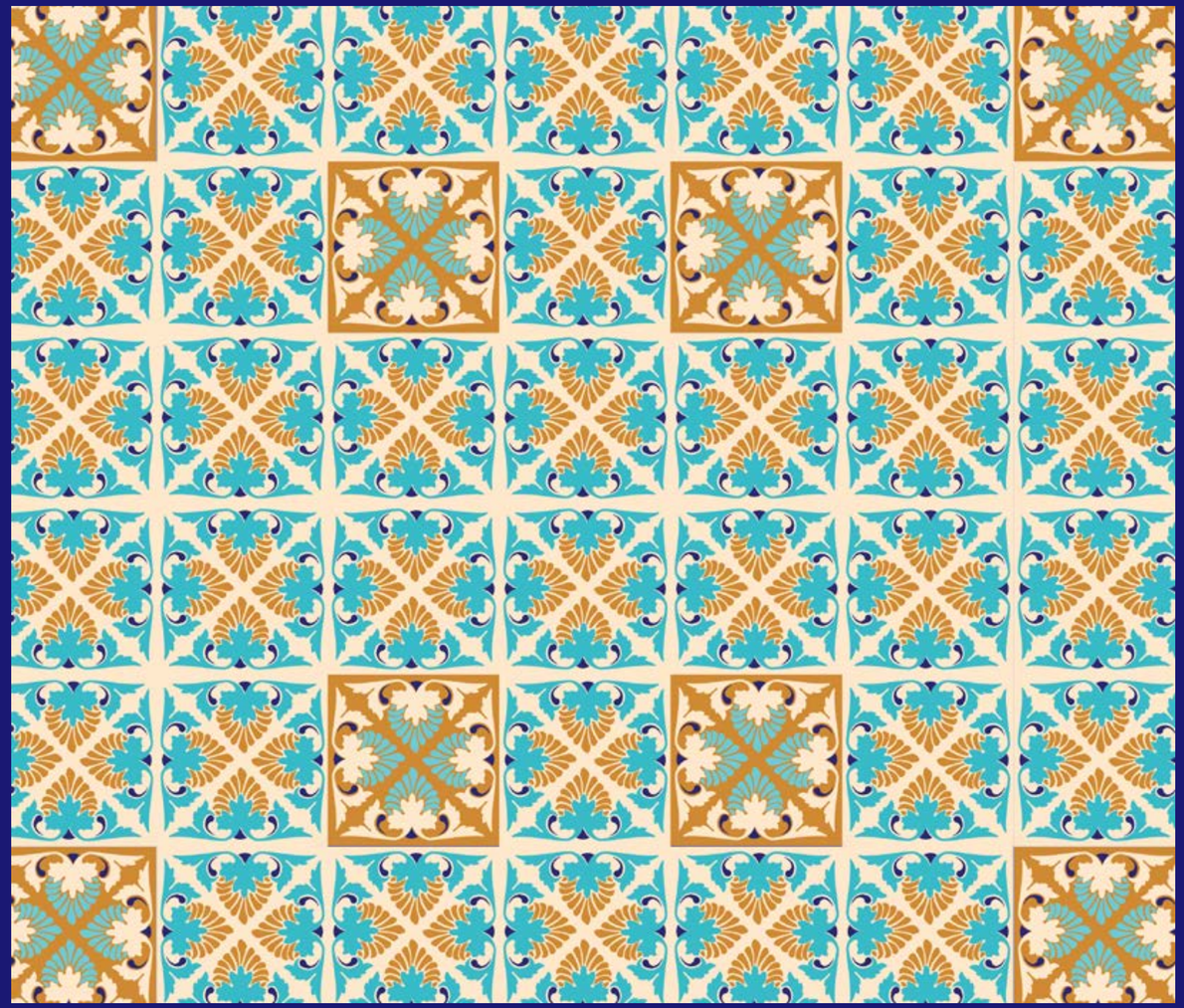
CASA ESPAÑA

an **ATS** home

SPANISH-INSPIRED RESIDENCES





Location
NH-21
North Country Mall
Verka Milk Plant
Max Super Speciality Hospital Mohali
New ISBT Bus Terminal
CASA ESPAÑA
Sector-121, Distt. SAS Nagar, Mohali
Kharar-Landran Road
Sector-17
Chandigarh
ATS Sales Office, Sector 35, C
Sector-43 Bus Stand
Mohali
Purv Marg
Chandigarh Panchkula Road
Railway
Industrial Area Phase II
Panchkula
Fortis Hospital
PCA Stadium
Sector 65
Dakshin Marg
Thunder Zone Amusement Park
Airport
Kharar-Landran Road
Mohali Railway Station
Zirakpur Panchkula-Kalka Highway
CASA ESPAÑA, SEC-121, MOHALI
• Max Hospital - 2 Km
• New ISBT Bus Terminal - 1 Km
• North Country Mall - 2 Km
• Mohali Railway Station - 12 Km
• International Airport - 15 km
• Fortis Hospital - 5 Km
• PCA Stadium - 7 km
• Sec 17 - 12 km

Dream Location

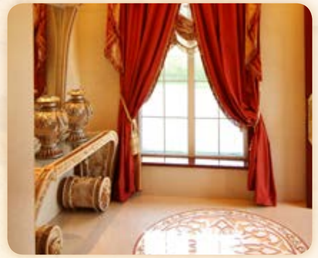
Set amid Mediterranean gardens, discover Spanish Country Style living at the heart of vibrant Mohali, only a few minutes away from the center of Chandigarh. Luxury apartments set against the backdrop of beautiful verdant greens. Your Private Estate. Your exclusive retreat...Bienvenida!

European Magnificence. Nature's Opulence.

ATS welcomes you to Casa España – a Spanish-inspired *Hacienda* designed as an elite private estate for the crème de la crème. Built with the renowned standards of excellence that have turned ATS group's projects in Gurgaon, Noida, Greater Noida and Dera Bassi into famed landmarks, ATS Casa España presents a rare opportunity to own an iconic home that is set to rise as Mohali's beacon of luxury and sophistication.

Exceptional Elegance

Designed by acclaimed architect Hafeez Contractor, ATS Casa España homes have been appointed with meticulous design detail — from marble/premium vitrified tile flooring to granite counter kitchens with modular cabinets. Exceptional care has been taken to create homes that are highly distinctive and elegant. With layouts that feature only two homes on every floor, ATS Casa España provides for unparalleled living in privacy and repose.



Iberian Interiors

Dramatic architectural elements define the ATS Casa España homes—sunbathed living rooms with spectacular outdoor views, spacious bedrooms with private balconies and interiors finished in immaculate detail. ATS Casa España infuses Spain's classic design to create gorgeous homes in timeless elegance.

CASA ESPAÑA
an ATS home
Our most precious
heirlooms are sweet
memories of home.

Timeless Architecture

Majestic Habitat

The ATS architectural style is strongly influenced by classic European design, making beautiful outdoor and indoor spaces the essence of ATS living. Stucco exteriors with intricate motifs, polished marble lobbies, landscaped gardens with fountains and world-class amenities all come together to make ATS Casa España the most coveted address in Mohali. Welcome to a life of true grandeur.

Amenities

A Lifelong Fiesta

Café

Convenience Shops

Games and Sports

Clubhouse

Vida Magnifica!

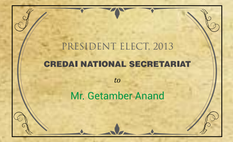
Welcome to a

Majestic Life in your Spanish-style Luxury Home.

Specifications

FLOORING	Marble/premium vitrified tiles flooring in living, dining & lobby; wooden/premium vitrified tiles flooring in bedrooms: vitrified tiles in kitchen: utility, servant room and toilets in ceramic tiles. Staircase & landings to be provided in marble/kota, terrazzo flooring. Balconies will be in anti-skid ceramic flooring.
DADO	Designer ceramic tiles of required height in Toilets & 600mm height above Kitchen Counter Slab in appropriate Colour & Paint.
EXTERIOR	Appropriate finish of Texture Paint of exterior grade.
KITCHEN	All Kitchen Counters in pre-polished Granite/premium marble Stone, electrical points for Kitchen Chimney & Hob. Stainless Steel Sink, premium CP Fittings. Kitchen will be provided with Modular Cabinets of appropriate finish.
DOORS & WINDOWS	Main entrance door as engineered door with Polished Wood Veneer and Solid Wood/Timber Frame. All internal doors are flush/ skin doors-polished enamel painted; stainless steel/brass finished hardware fittings for main door & aluminium power coated hardware fitting and locks of branded make. Door frames and window panels of seasoned hardwood/aluminium/UPVC sections. All hardware in power coated aluminium. Size and section as per design of the architect.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite.
TOILET	Premium sanitary fixtures of Hindware/RAK or equivalent. All Chrome Plated fittings to be of Grohe or equivalent.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Drawing, Dining and all bedroom; moulded modular plastic switches & protective MCB's.
LIFT	Lifts to be provided for access to all floors.
GENERATORS	Generator to be provided for 100 % backup of Emergency & Safety facilities, Lifts & Common areas.
WATER TANKS	Underground water tank with pump house and tube wells 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, utility shops, café, basketball, tennis court, table tennis room, billiards room, cricket pitch and jogging track.
SECURITY & FTTH	Provision 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.
ENVIRONMENT FRIENDLY	As per MoEF requirements.
STRUCTURE	Earthquake resistance RCC framed structure as per applicable seismic Zone.

ATS Accolades



Disclaimer:
-Some photographs shown in this brochure are "stock images" and do not represent actual ATS residents or ATS properties.
-The renderings and plan shown in brochure are for demonstrative purpose only and are subject to change.
-ATS reserves its right to change the area and specification without prior notice. If the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%

Welcome to the **ATS** Family.

In 1998, ATS began building homes on the foundation of some core ethical values—Integrity, Trust, Transparency and deep respect for Nature. We partnered with visionary architects who designed beautiful light-filled homes framed with expansive green outdoors. We have always held ourselves to the highest standards of quality in construction, management and maintenance of our properties, ensuring that we create not just homes but deliver complete lifestyles of comfort, joy and serenity to our residents. Our singular focus is to build our clients' dream homes that surpass their expectations. Today, to our immense pride, ATS is counted among the most respected developers in India. ATS Greens I, ATS Greens II and ATS Village in Noida were some of our early projects followed by ATS Paradiso, ATS Prelude, ATS Advantage Phase I, ATS One Hamlet, ATS Lifestyle, Golf Meadows Township, ATS Advantage Phase II, ATS Kocoon and ATS Triumph.

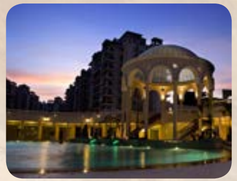
In creating *"the better way home"* for our customers, ATS has been rewarded with unflinching loyalty, with residents often claiming that *"once you have lived in an ATS home you cannot live anywhere else again."* Superb construction, exceptional design, lush green landscaped outdoors, timeless architecture, world-class amenities and well-maintained facilities are the hallmark of ATS properties today. We have thoroughly enjoyed this journey and we remain steadfast in our commitment to building homes that make our customers comfortable and our country proud.

It is with great pleasure that we welcome you into the ATS family at ATS Casa España.

Join the proud family of over 5,000 **ATS** *Residents.*

ATS GREENS I
Noida

ATS GREENS II
Noida



ATS VILLAGE
Noida

ATS PARADISO
Greater Noida

ATS ADVANTAGE PHASE I
Indirapuram

ATS PRELUDE
Dera Bassi

ATS VALLEY SCHOOL
Dera Bassi

ATS KOCOON
Gurgaon

ATS LIFESTYLE
Dera Bassi

ATS GOLF MEADOWS
Dera Bassi

ATS ONE HAMLET
Noida

ATS ADVANTAGE PHASE II
Indirapuram

ATS TRIUMPH
Gurgaon

ATS PRISTINE
Noida

ATS
The better way home.

Member:
CREDAI

CASA ESPAÑA

an **ATS** home

APARTMENT LAYOUTS

TYPICAL FLOOR UNIT

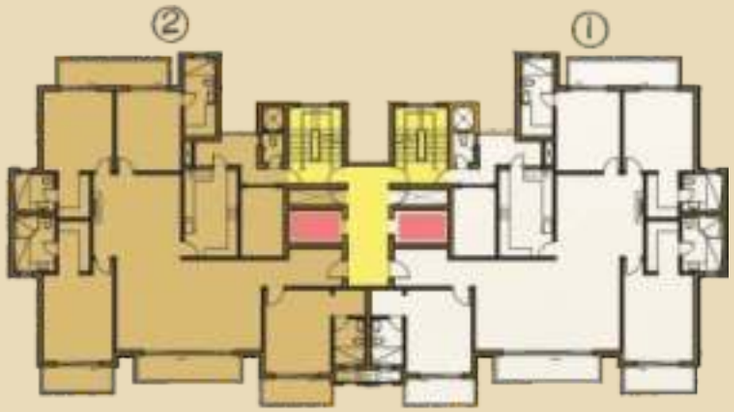
TYPE A

ATS CASA ESPANA MOHALI

TOTAL AREA = 3300 SQ FT • CARPET AREA = 2256 SQ FT

2936 SQ FT (BUILT UP AREA)+364 SQ FT (COMMON CIRCULATION+SERVICES)

KEY PLAN

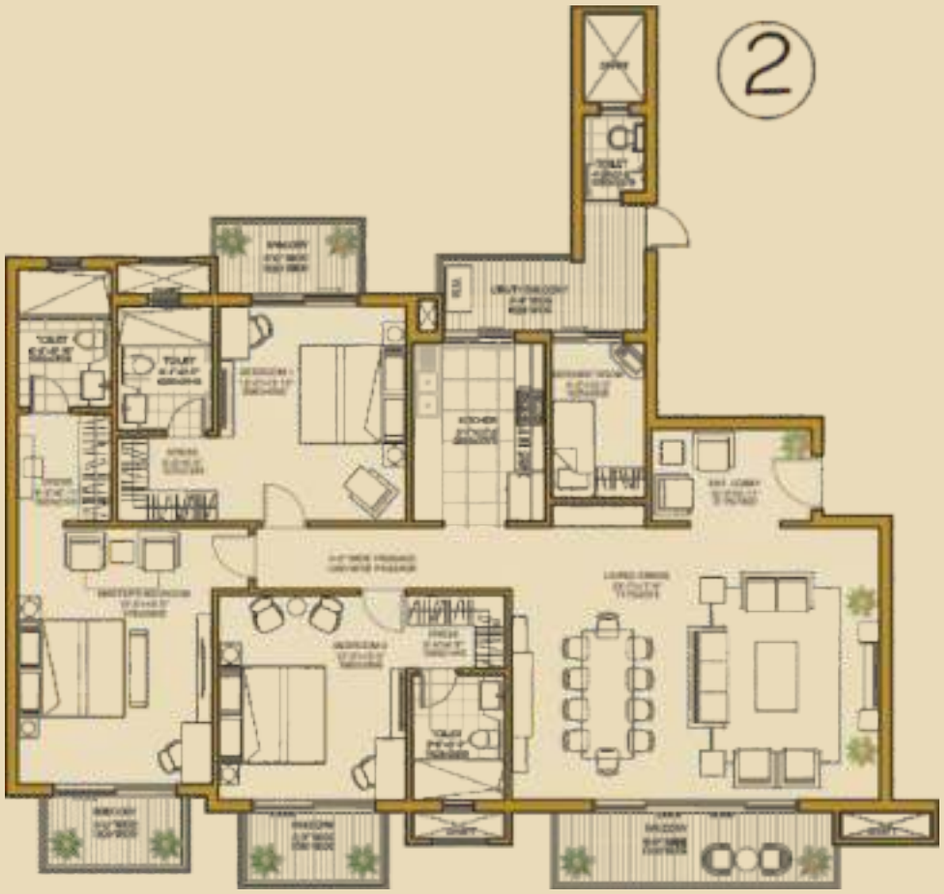


Note:
1. The window size/its location in rooms may change because of elevational features.
2. The overall layout may vary because of statutory reasons in case required.
3. Currently no columns are shown in the plan which will be incorporated as/structure.
4. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

TYPICAL FLOOR UNIT

TYPE B

ATS CASA ESPANA MOHALI



TOTAL AREA = 2400 SQ FT • CARPET AREA = 1561 SQ FT

2087 SQ FT (BUILT UP AREA)+313 SQ FT (COMMON CIRCULATION+SERVICES)

KEY PLAN

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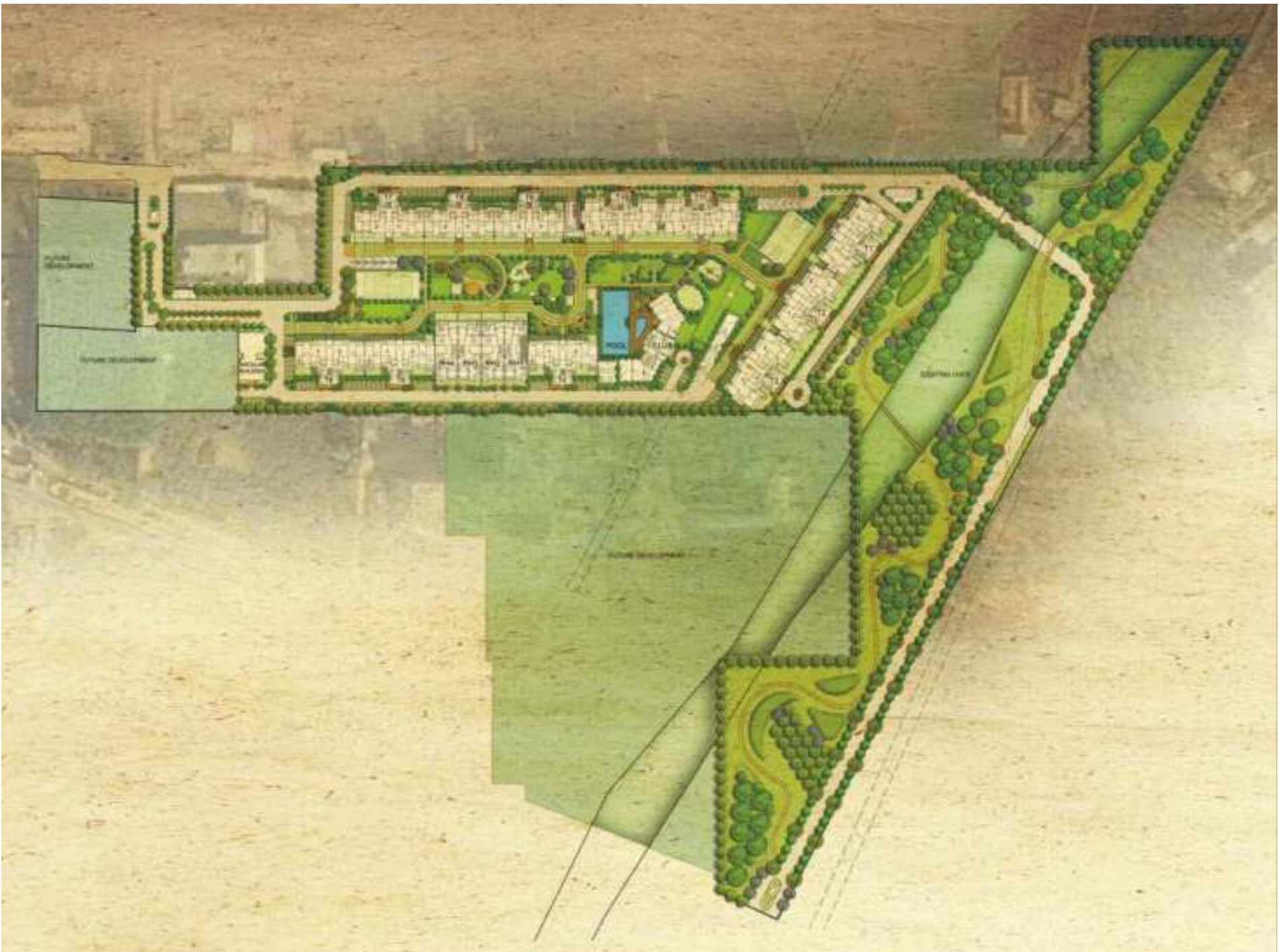

SITE PLAN

Note: The site plan shown is tentative. The overall layout may vary because of statutory/ design reasons.
For updated layout plan, please contact sales team.

ATS

The better way home.

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