

The Turf Of New Age Nobles

All we ever earn is nobility. In the measured pauses between our words, the silent spaces in our songs, the muffled click of the bedroom door and even in the rustle of our dreams. Nobility, in the New Age, isn't bequeathed, it is acquired sip by sip. It is a gentle spirit trotting through our veins and our homes.

At the cusp of Delhi and Noida, five imposing towers of Knightsbridge herald our arrival into a very private island of goodness gracious. A whispered elegance follows us through greens, blues, the sunlit and the breezy in bold minimalism of modern design synchronised with the wisdom of Vaastu.

We are shown through an arrangement of pathways, archways, column-less hallways and the corridors of Hafeez Contractor's brilliance right up to 6000 sq ft of our very personal floor. The beast of beauty stares back at us.

Knightsbridge. It becomes us.





Gates to the estate shut behind us, and the hills begin. The driveway, escorted by streams and fountains, rises and rolls through foliage both known and unfamiliar. We watch the landscape – lawns, hillocks, terraced gardens, trellised paths, topiaries, lovers' corner, celebration park – go past like scenes in a movie. We don't want it to end, but it does because the covered walkways invite us for a stroll to the clubhouse or the palm avenue or the pool or, if we please, wherever.

And we may just want to gallop back to the machaan we missed on the way. Birds and little creatures are great teachers, you know.

Water, it is said, reflects our true nature. It makes us yell and shriek and sing and even swim silently within us. The central swimming pools – large and kids' – are two blue eyes watching us constantly. We could most likely be found lounging with a drink and an unread Hemingway at the two piazzas on the verdant banks. Some of us may prefer the privacy of the pool at the clubhouse. While for those who happen to inhabit one of the duplex penthouses there is, of course, their personal pond in the clouds.

White cascades. Water bodies. Frothy spouts. Yeah, a lot of cheery gurgling Knightsbridge promises.





A gymnasium rippling with technology-muscle. Fully-equipped and truly sun-drenched, it's blessed with a view that will wrestle out all inertia. We do the works with a dedicated trainer and slip out for a jog criss-crossing the property. A volley of shouts from the tennis courts. The relatively quieter bouts of racquets hitting shuttle. The thundering impact of basketball. All sweeten the early morning calm just as the sound of distant drums. And in the designated meditation area, we espy our fetching neighbours blooming in the lotus-position. They too, we reckon, enjoy the outdoors more than the stoic serenity of the yoga room.

Ladies. Gentlemen. Sweat like a thoroughbred.

Out here, we don't really need to go out there. The clubhouse is everything a commune of a little over two hundred like-minded families could ask for on any ordinary day in an extraordinary way. A watering hole by the pool that we favour most evenings. Fine green-and-gold liveried dining. There's play area for kids. A mini theatre. The business centre. High-street shopping in the vicinity. And every conceivable gentlemanly sport played indoors. We could go on, but let's hold our horses.





A grand triple-height entrance devours us. The greetings of the concierge and the jingle-jangle of his keys bounce off the welcoming wood-and-gold interiors. We nod a smile and throw a three-finger salute at the security camera eyeing our passage to our personalised elevator lobby. The artwork at the far end may be a new acquisition, we notice. Our ascent into our very own kingdom begins to the accompaniment of the highland pan flute.

The elevator deposits us, yet it is the fresh natural light of our precious corridor that elevates us. This is prelude to a romance, prologue to a beautiful story and one deep breath before the dive. It is also that comfort room in our heads where we walk up and down and sometimes settle on the cool stone floor awaiting an epiphany. This is the kind of space cheeky children frequent during summer siesta.





Ah, lounge. Book-shelved family nook. Beautiful ashen emperador marble flooring softened with geometric-detailed Persian carpet. A congregation of straight-lined seating strewn about in a methodical madness. We bring our tea here along with bits and pieces of mellow conversation.

Although in high-end finish and ultra-modern fixtures, the kitchen takes us back to the good old days, as we watch our sunny runny eggs go sputtering from the frying pan onto our eager plates. Large is the Knightsbridge kitchen. Large enough to sit-down four at a homely table in its motherly belly. And this stable of memories may easily and abruptly become the heart of lavish culinary experiments leading to a grand feast later in the night. Being unobtrusively attached to the lobby, the main service area, the utilities section, the store and the staff quarters, our kitchen is an efficient machine.

And the window, it's our morning television.





The expansive stage is set. Guests make an appearance from the left. They glide up-front in twos and threes and sink into a crescent sitting arrangement upholstered in muted fabric. Soft and subdued runs the theme so as to underline the vanities of the visitors more. Nevertheless, two elaborate earrings – the chandeliers – enlighten the chatter. Wood and lustre on the walls honey-soak the air. Some of us, balancing our poisons, amble over to the star-studded deck; others cast furtive glances at the formidable long table which will soon be a stage of its own. Believe it or not, living and dining is what we all live and die for.

The decks in all four directions are chasers. Of the sun, the wind, the sky, the clouds and the music of nature that belittles our own. It's a different rain that falls here, obliquely kissing our feet. Given its width and the anti-skid ceramic flooring, the main deck is destined to be one fab hangout.





We could say a four-poster bed has been pulled to the centre to allow a stallion to canter around it. We think the Persian carpet converses with the artworks decorating a wall, and the chandelier appears to listen-in. Maybe it is our imagination, and the tall sheer drapes don't actually shatter like glass in the morning blast of a December sunrise. Let's not try and describe an abstraction that deserves to be felt. The master bedroom and suite is purely an inner experience.

Black marquina marble with gold hues.

Separate tubs and shower enclosures.

Attached dressing areas, but exclusive.

An overwhelming harvest-moon mirror.

Grains in the stone. The rhythm of water.

Toughened windows and the view beyond.

Details too many are too minute to tell.

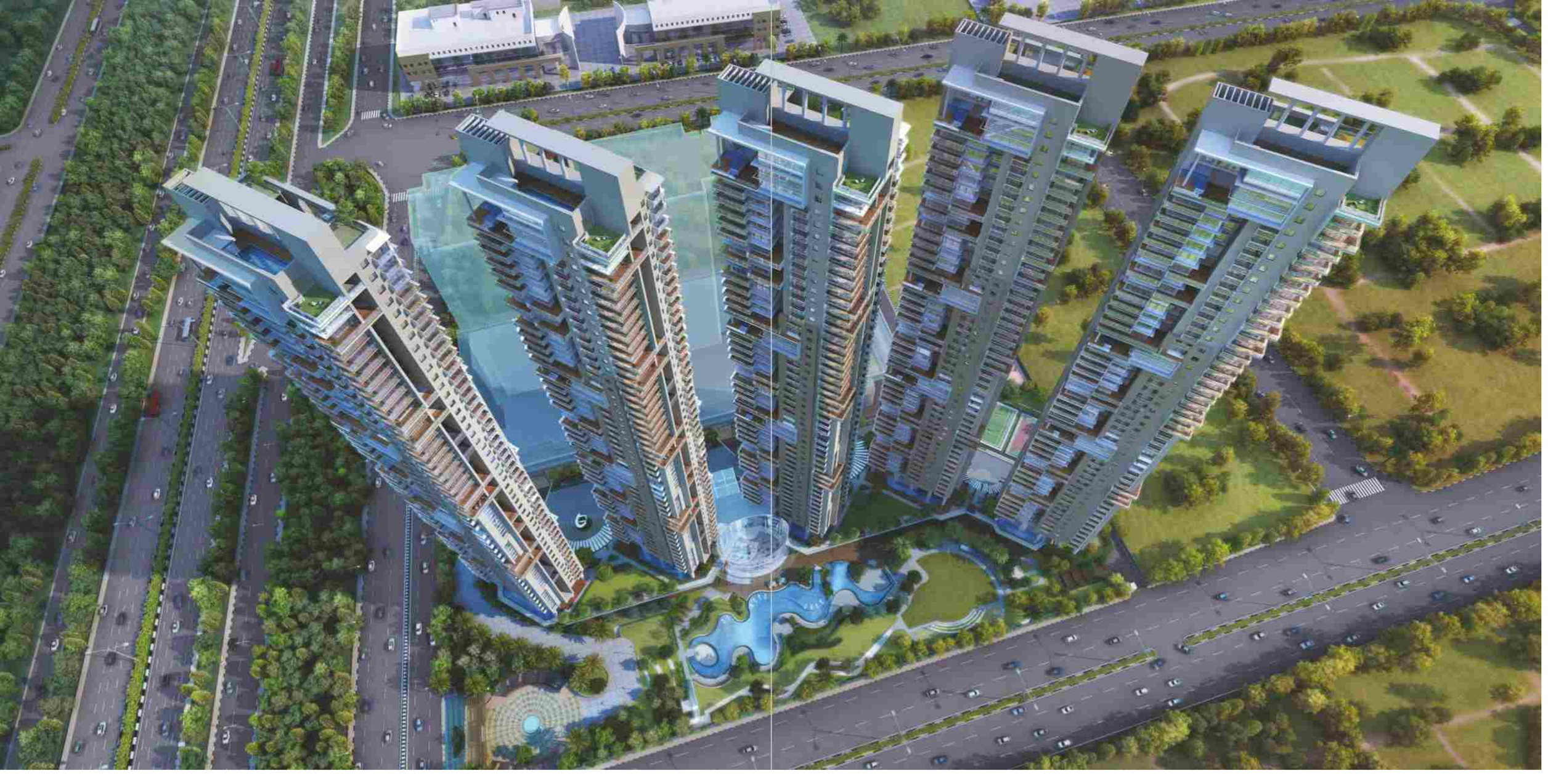


Assurance, Transparency and Sincerity spell ATS. A real estate developer of concepts based on consumer insight and architectural delight, the group is responsible for creating some of the most premium residential and commercial spaces primarily in North India. All projects bear testimony to a commitment towards timely delivery and attention to specifics. Quality being a given.

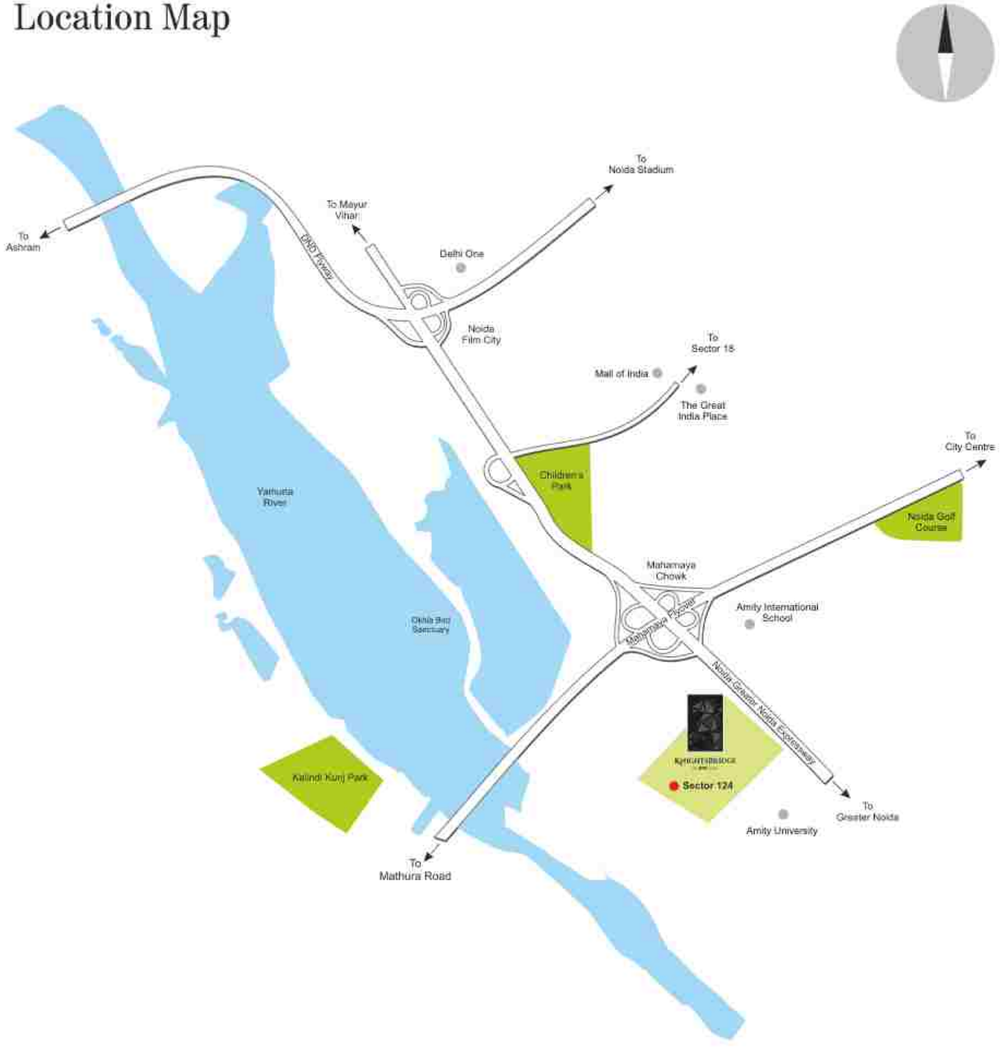
ATS
The better way home.

Knightsbridge - being developed in association with Logix Group

Project Details



Location Map





Images shown are for demonstration purpose only and are subject to change.

Site Plan - Ground (Clubhouse) Level



Landscape Highlights

• Sloping greens with terraces • Raised view points • Sit-out plazas • Pathway/jogging track • Swimming pool with decks • Chaise loungers in water • Kids' pool • Water features • Sculptural mounds • Colour garden • Youth garden • Mount with seating • Badminton, tennis and basketball courts • Palm avenue • Paved plaza • Stepped planters

The site plan shown is tentative. The overall layout may vary because of statutory/design reasons.

Site Plan - Upper Level



Landscape Highlights

1. Tower drop-off
2. Club drop-off

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Features

APARTMENTS

- Living room connected with elaborate deck area.
- Master bedroom suite allows provision for separate his and her dress areas. All bedrooms with separate dress areas.
- Floor-to-floor height of 3.60 m.
- Complete family sit-out area on deck.

SOFT SERVICES

- Concierge *

ELEVATORS

- 3 elevators per core serving single apartment on a floor with a personalised elevator lobby. Service elevator with separate service lobby for all the apartments as well as a separate service entrance.

ENTRANCE

- Triple-height 5 star entrance lobby at upper ground level.

SPECIAL SYSTEMS

- IP based video door phone inter-connected to main entrance from each apartment.
- IP based Satellite Antenna TV (IPTV) system.

LIFE SAFETY

- Elaborate fire detection system.

CLUB AMENITIES

• Kids play area • Mini theatre with a capacity of 30 people* • Business centre* • Cafeteria/ Restaurant* • Multipurpose hall* • Squash court • Tennis court • Badminton court • Yoga room • Cards room • Gymnasium • Spa facilities* • Utility shops (grocery, dry-cleaning, salon/parlor, bakery) • Table Tennis • Billiards and Pool

*Paid services



Apartment Floor Plan

6000 sq. ft. - Total Saleable Area
5102 sq. ft. - Built-up Area
898 sq. ft. - Common Circulation + Services
4005 sq. ft. - Carpet Area

Scale 1 sq. m. = 10.7639 sq. ft.
Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.



Duplex Lower Level Plan

10000 sq. ft. - Total Saleable Area
8500 sq. ft. - Built-up Area
1500 sq. ft. - Common Circulation + Services
6982 sq. ft. - Carpet Area; 4009 sq. ft. (Lower Floor) + 2973 sq. ft. (Upper Floor)
784 sq. ft. - Terrace Area

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Duplex Upper Level Plan

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Specifications (Warm Shell)

FLOORING

Imported marble flooring Crema Marfil/Satvario Carrara or equivalent in living, dining and lobby; wooden/premium imported flooring in bedrooms; premium vitrified tiles in kitchen, utility and servant rooms; designer wall tiles/imported marble with counter tops of exclusive granite/imported marble in toilets. Staircase and landings to be in marble flooring. Balconies will be in anti-skid ceramic flooring.

DADO

Designer ceramic tiles/imported marble of required height in toilets and 600 mm height above kitchen counter slab in appropriate color and paint.

EXTERIOR

Appropriate finish of exterior grade texture paint.

WALL/CEILING

Finished with acrylic emulsion paint in living, dining and bedrooms on interior walls and ceilings.

KITCHEN

European inspired stylish kitchen with highest standard hardware of Blum/Hettich or equivalent. SS Sink along with chrome flick mixer on kitchen sink and basket for waste. Soft closing bank of drawers along with the soft close shutters of cabinets. Counter top of exclusive granite, HOB, chimney, dish washer.

DOORS AND WINDOWS

2400 mm high doors fitted with flush/skin moulded shutters with polished wood veneer and solid wood/timber/engineered door frames. Stainless steel/brass finished hardware fittings for doors and locks of branded makes. Window frames/panels of seasoned hardwood/aluminum/UPVC sections.

PLUMBING

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

TOILET

Premium sanitary fixtures of Duravit/Kohler or equivalent, all chrome plated fittings to be of Grohe/Kohler or equivalent. Jacuzzi in master toilet. Glass cubicles.

ELECTRICAL

All electrical wiring in concealed conduits; provision for adequate light and power points. Telephone and T.V. outlets in living, dining and bedrooms; moulded modular plastic switches and protective MCBs, geysers in all toilets.

HVAC

VRV/VRF AC system in living room, dining, family room and bedrooms.

ELEVATOR

High-speed elevators to be provided for access to all floors with separate service elevator and lobby.

GENERATORS

Generator to be provided for 100% backup of emergency and safety facilities, elevator and common areas with suitable diversity.

WOOD WORK

Wardrobe would be European inspired stylish pre-laminated with highest standard hardware of Blum, Hettich or equivalent.

CLUBHOUSE AND SPORTS FACILITIES

Clubhouse with swimming pool to be provided with his/her change rooms, well-equipped gymnasium, indoor and outdoor games areas, multipurpose hall, jogging track, etc.

SECURITY AND FTTH

Provision for optical fiber network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras; Fire prevention, suppression, detection and alarm system as per fire norms.

ATS reserves its right to change the area and specifications 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%.

Specifications (Cold Shell)

FLOORING

All internal spaces in the apartment with bare concrete/IPS.

WALL/CEILING

All internal walls and ceilings within the apartments would be rough plastered and unpainted.

EXTERIOR

Appropriate finish of exterior grade texture paint.

DOORS AND WINDOWS

Main door(veneer polished) and external doors and windows will be provided.

PLUMBING

Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets/kitchen. Internal distribution of water supply and drainage will be done by the customer according to the internal layouts at his own cost.

ELECTRICAL

Only PVC conduits will be provided in the ceiling slabs up to drop points. No light points, fixtures/switches will be provided.

HVAC

Air-conditioning distribution shall be provided as per the standard layout of the apartment. Any changes in the same shall be to the allottees account.

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The better way home.



KNIGHTSBRIDGE
an ATS home

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