



**Cura
Realtors**



Aarambh Heights

Developed By

Dhingra Developers

FRONT ROAD 16'-0" WIDE



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Floor Plan (Unit 1 to 4)

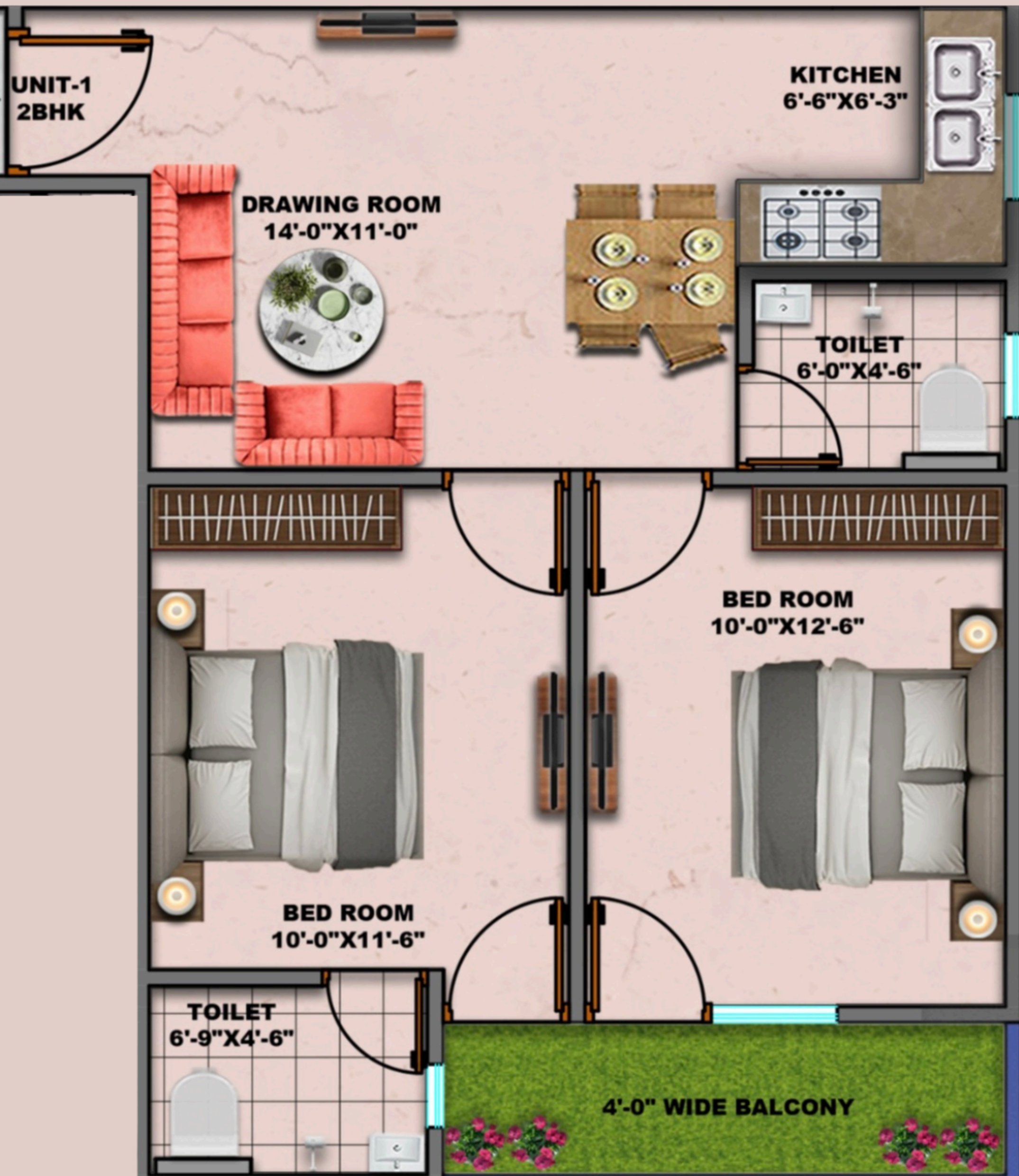
Front Elevation



Right Elevation



Unit - 1 Layout



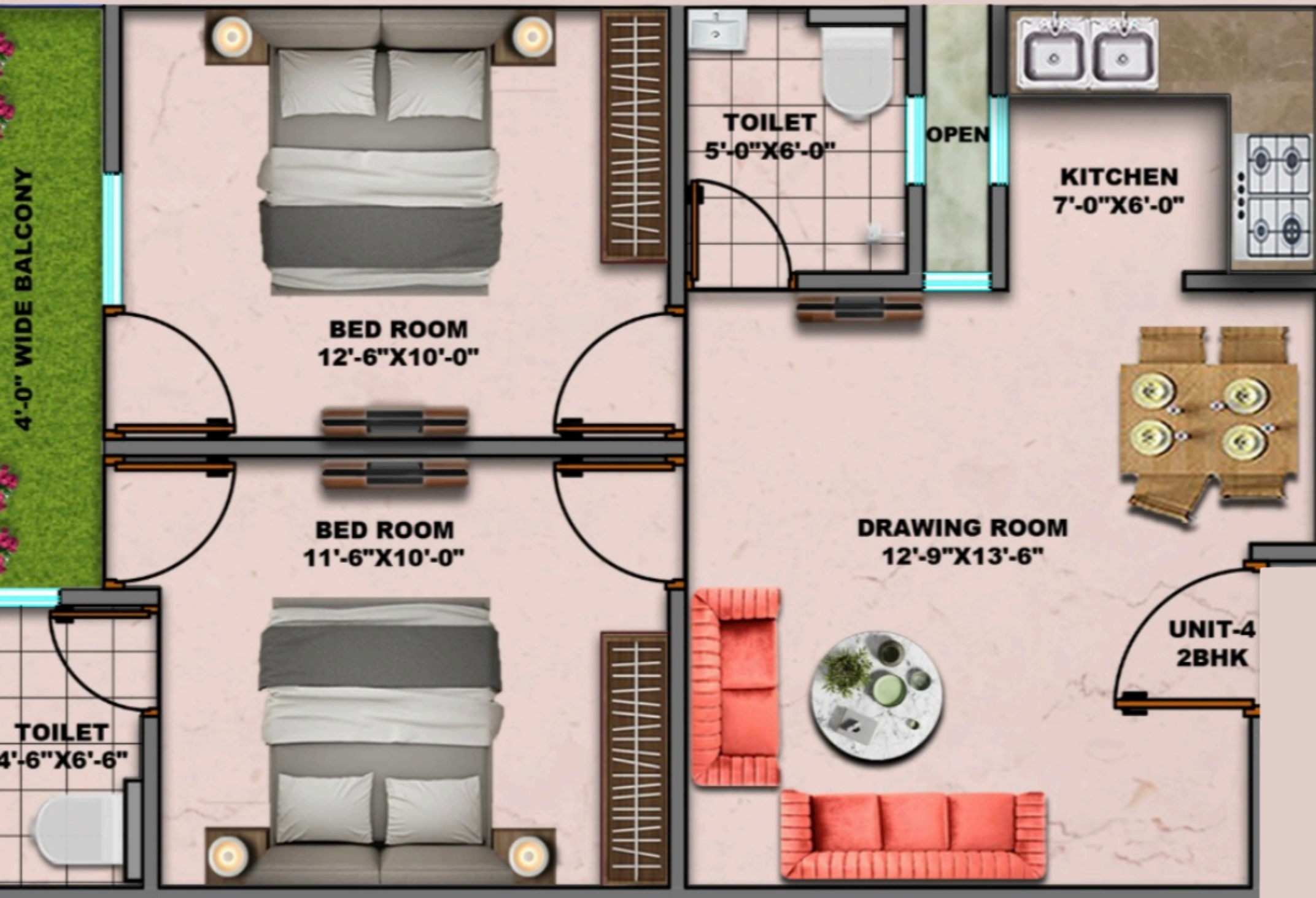
Unit - 2 Layout



Unit - 3 Layout



Unit - 4 Layout



Specifications

FEATURES

- Smart Touch Door Lock.
- Possession On Time.
- Home Loan Available.
- Sufficient Parking Space.
- Modern Lift For Easy Access.
- Most Convenient Shopping Area For Daily Needs.
- CCTV Camera In Common Areas.



STRUCTURE

Earthquake Resistant RCC Structure.



FLOORING

Vitrified Tiles In Drawing/dining/bedroom & Kitchen.

Anti-skid Ceramic Tiles In Balcony.



DOORS & WINDOW

External Doors & Window

Wooden / Aluminium Powder Coated.

Window Hardwood Framed.



ELECTRICAL

ISI Copper Wiring In Concealed P.V.C. Conduits.

Sufficient Light & Power Points.

Provision For TV, Telephone Points In Living

Room And Bedrooms.



TOILETS

Anti-skid Ceramic Floor Tiles.

Ceramic Tiles Up To Door Level On The
Branded Sanitaryware And CP Fittings.



KITCHEN

Granite Top Working Platform.

Stainless Steel Sink.

Ceramic Glazed Tiles.

2 Above Working Platform

Individual RO Point.



INSIDE WALL FINISH & EXTERNAL FACADE

Inside Walls With OBD.

External In Superior Paint Finish.

Location Advantage & Connectivity



Metro & Transport

- Located near Delta1 / Knowledge Park II Metro on the Aqua Line, providing direct connectivity to Noida and Depot line .
- Upcoming skywalk between Sector 51 and Sector 52 stations (Delhi + Aqua Line interchange) expected by Sept '25, easing last-mile travel .
- Future Aqua Line extensions towards Knowledge Park V and Boraki multi-modal hub to Jewar Airport will boost regional access

Nearby Facilities

- Hospitals within 2-3 km: Fortis, Yatharth Super Speciality, Ivory, Shri Krishna Lifeline etc. .
- Schools within 1-2 km: G.D. Goenka Public School, Victory World School, Ursuline Convent, Jaypee Public School etc. .
- Grand Venice Mall (TGV Mall) ~7-8 km away near Pari Chowk – major shopping and entertainment hub

Roads & Highways

- Access via Dadri Main Road, Greater Noida-Noida Expressway, and proximity to Yamuna Expressway & Eastern Peripheral Expressway for wide regional reach .
- The Bhangel Elevated Road (DSC Road) nearing completion by mid-2025; expected to decongest Surajpur - Greater Noida route .
- A six-lane underpass near Gaur Chowk (under construction) will significantly reduce travel time to Gaur City and expressway corridors

Neighborhood Essentials

- Surajpur is an emerging mix of affordable residential and industrial / employment zones (Wegmans Business Park, IT parks) with decent transport links .
- Average property rate ~₹3,600-6,600/ft² depending on development; 2 BHK units form ~43% of offerings in the zone

Marketed By



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