



Pristine
an **ATS** home

A low-density development | Sector-150, Noida



an invitation to reconnect with
nature

ATS
ONE HAMLET
Sec. 104

ATS
VILLAGE
Sec. 93

ATS
TOWER
Sec. 135

Noida - Greater Noida Expressway

A Pristine Landscape

Located on Noida Expressway in Sector 150, ATS Pristine is a low-density development spread across 18 acres of land. Nestled in close proximity to major corporate, educational and world-class sports facilities that have put Noida on the international circuit, ATS Pristine offers a life of unparalleled convenience. Designed as a sanctuary, ATS Pristine welcomes you into a glorious retreat from urban humdrum.

Yamuna Expressway (6-lane)



ATS PRISTINE
Sec. 150

ATS
PARADISO
Gr. Noida
Chi-04

What Joy it is to Live in Nature's Pristine Beauty...



18 acre low-density development

In the soft tendrils of flower beds and sweet morning dew, amid the rustling of trees and the lyrical melody of song birds, arrives the magical landscape of ATS Pristine.



It's time
to spread your
wings.

space. light. air.



Dwell in Nature's Embrace...



11 acres of greenery

Wake up to morning-glory at your window. Let your days begin with the inspiration of pristine nature.
Discover the bliss of a lifestyle designed for ultimate tranquility.

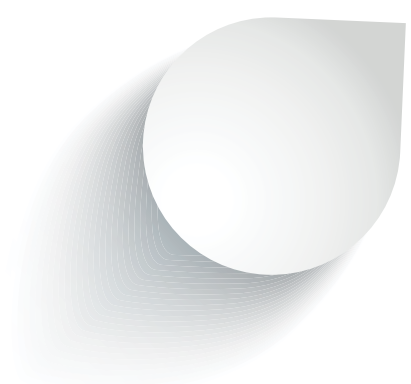


Enjoy living in a spacious home bathed in natural light and surrounded by
the crisp freshness of lush green environs.



Nestled in Pure Bliss

ATS Pristine is a low-density development with an unprecedented eighty percent of its site area dedicated to beautifully landscaped outdoor and circulation spaces, ATS Pristine is that rare home where the human desire for living in harmony with nature is fully realized. Discover a life of complete repose and tranquility in your spacious home at ATS Pristine and live blissfully ever after.



Come forth into the light of things.

Let Nature be your teacher.

Wordsworth



Rejuvenate.
Nurture.
Replenish.



Welcome to a sparkling life at ATS Pristine, appointed with scores of state-of-the-art recreational facilities that span across acres of beautiful outdoor and indoor spaces.



Rejuvenate yourself in the sublime environs of ATS Pristine and reclaim the essential harmony of mind, body and soul. Wake up to beautifully landscaped outdoors, take a walk on fresh morning dew, stretch with yoga on verdant greens and swim in azure blue waters.



*In all things of nature there is
something of the marvelous.*

Aristotle



*Recreation
Recreation*

Room
to play

Club House



Café
Billiards Room
Squash Court
Multi-Purpose Hall
Yoga Room
Cards Room

Kids Activity Area
Table Tennis Room
Gymnasium
Convenience Shops
Swimming Pool

Outdoor Spaces

Cricket Pitch
Badminton Court
Lawn Tennis Court
Basket Ball Court
Jogging Tracks

Amphitheatre
Reflexology Track
Skating Rink
Tot Lots





Perfection



SITE PLAN

18 Acres. 725 Units (approx). 13 Towers. 14 Villas.

NOTE:
THE SITE PLAN SHOWN IS TENTATIVE.
THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY / DESIGN REASONS.
Scale: 1 sq. m. = 10.76 sq. ft.

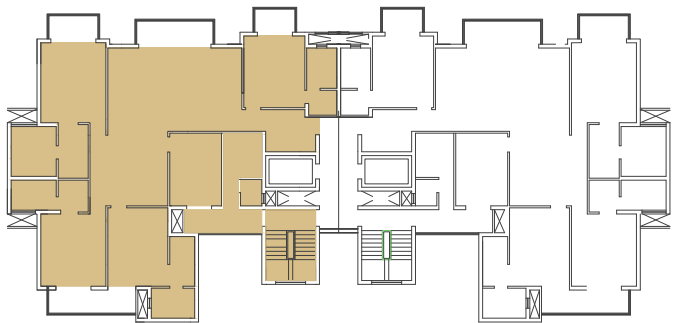
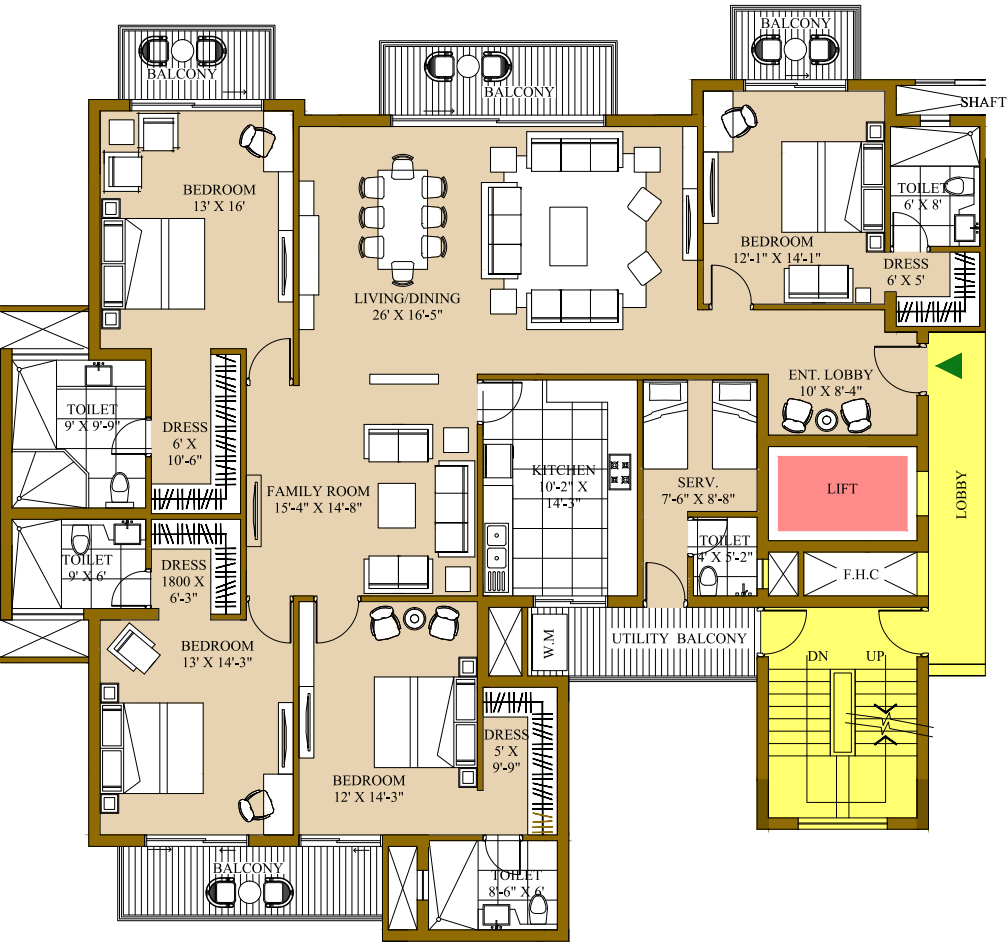
SUPER AREA : 3200 SQ FT

2777 Sq. Ft. (Built-up Area) + 423 Sq. Ft. (Common Circulation + Services)



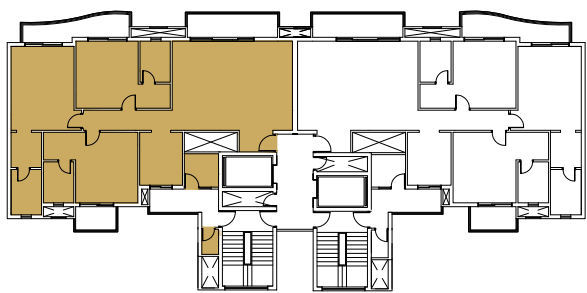
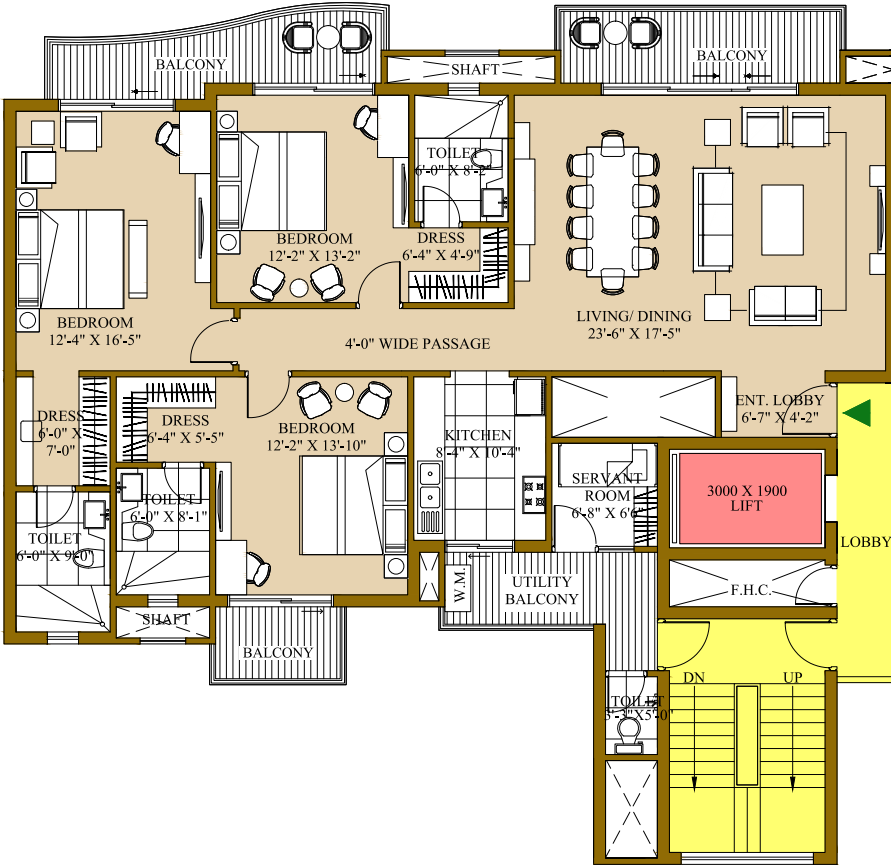
NOTE:
1. THE WINDOW SIZE/ ITS LOCATION IN ROOMS MAY CHANGE BECAUSE OF ELEVATIONAL FEATURES.
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REASONS IN CASE REQUIRED.
3. THE SUPER AREA MAY VARY BY ± 10% .
4. CURRENTLY NO COLUMNS ARE SHOWN IN THE PLAN WHICH WILL BE INCORPORATED AS/ STRUCTURE.

PRISTINE HOME LAYOUTS



KEY PLAN

PRISTINE HOME LAYOUTS



KEY PLAN

SUPER AREA : 2300 SQ FT

1938 Sq. Ft. (Built-up Area) + 362 Sq. Ft. (Common Circulation + Services)

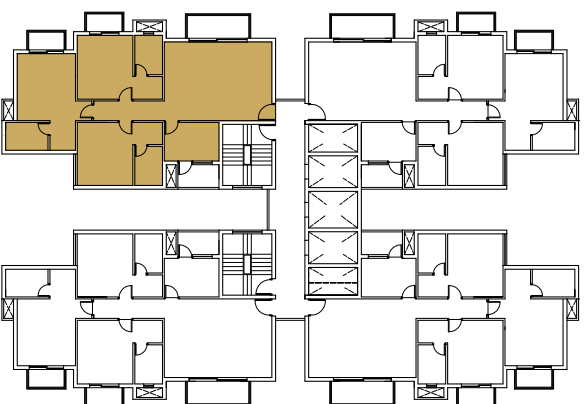
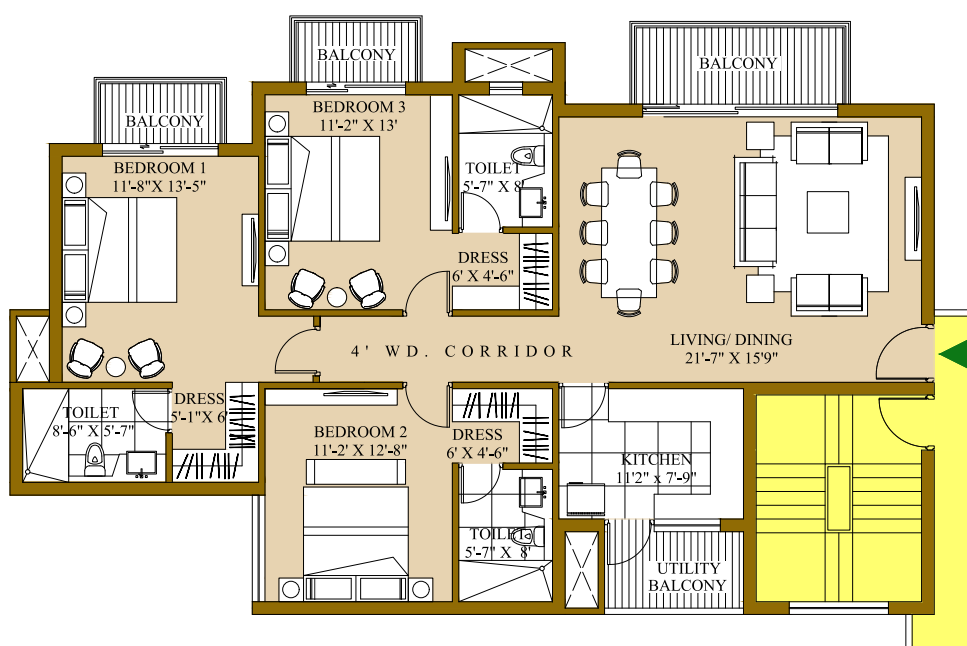


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SUPER AREA : 1750 SQ FT

1503 Sq. Ft. (Built-up Area) + 247 Sq. Ft. (Common Circulation + Services)

PRISTINE HOME LAYOUTS



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. THE SUPER AREA MAY VARY BY $\pm 10\%$.
4. CURRENTLY NO COLUMNS ARE SHOWN IN THE PLAN WHICH WILL BE INCORPORATED AS/ STRUCTURE.





Harmony
Harmony

Specifications

FLOORING	Marble/ Vitrified Tiles flooring in Living, Dining & Lobby; Wooden/ Vitrified Tiles flooring in Bedrooms; Vitrified Tiles in Kitchen, Utility & Servant Room and Ceramic Tiles in Toilets. Staircase & Landings to be in Kota/ Terrazzo flooring. Balconies will be in Anti-skid Ceramic Flooring.
DADO	Glazed 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 water proof paint.
RAILINGS	All railings will be in MS as per design of the Architect.
PAINTING	Oil Bound Distemper of appropriate colour on Internal Walls & Ceilings.
KITCHEN	All Kitchen Counters in pre-polished Granite/ Marble Stone, Electrical Points to be provided for Kitchen Chimney & Hob, Washing Machine and Refrigerator. Kitchen will be provided with Modular Cabinets of appropriate finish.
DOORS & WINDOWS	Flush doors-Polished/ Enamel painted; Stainless steel/ Brass finished hardware fittings for Main Door & Aluminium power coated hardware fitting and locks of branded makes. Door Frames and Window Panels of Seasoned Hardwood/ Aluminium/ 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, Premium Chrome Plated fittings.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & powerpoints. Telephone & T.V. outlets in Drawing, Dining and all bedroom; moulded modular plastic switches & protective MCB's.
HVAC	Split AC in Living Room, Dining, Family Room & All Bedrooms.
LIFT	Lifts to be provided for access to all floors. Finishing as per Fire norms requirement.
GENERATORS	Generator to be provided for backup of Emergency Facilities i.e. Lifts & Common areas.
WATER TANKS	Underground water tank with pump house 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 and Jogging track.
ENVIRONMENT FRIENDLY	As per MoEF requirements.
STRUCTURE	Earthquake resistance RCC framed structure as per applicable seismic Zone.
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.

Disclaimer: 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 Pristine.

*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
Indrapuram



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
Indrapuram

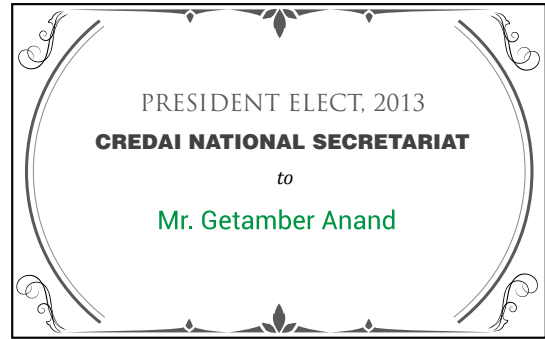


ATS TRIUMPH
Gurgaon



ATS CASA ESPANA
Mohali

ATS Accolades



Welcome to a
perfectly **Pristine**
Life



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.



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