



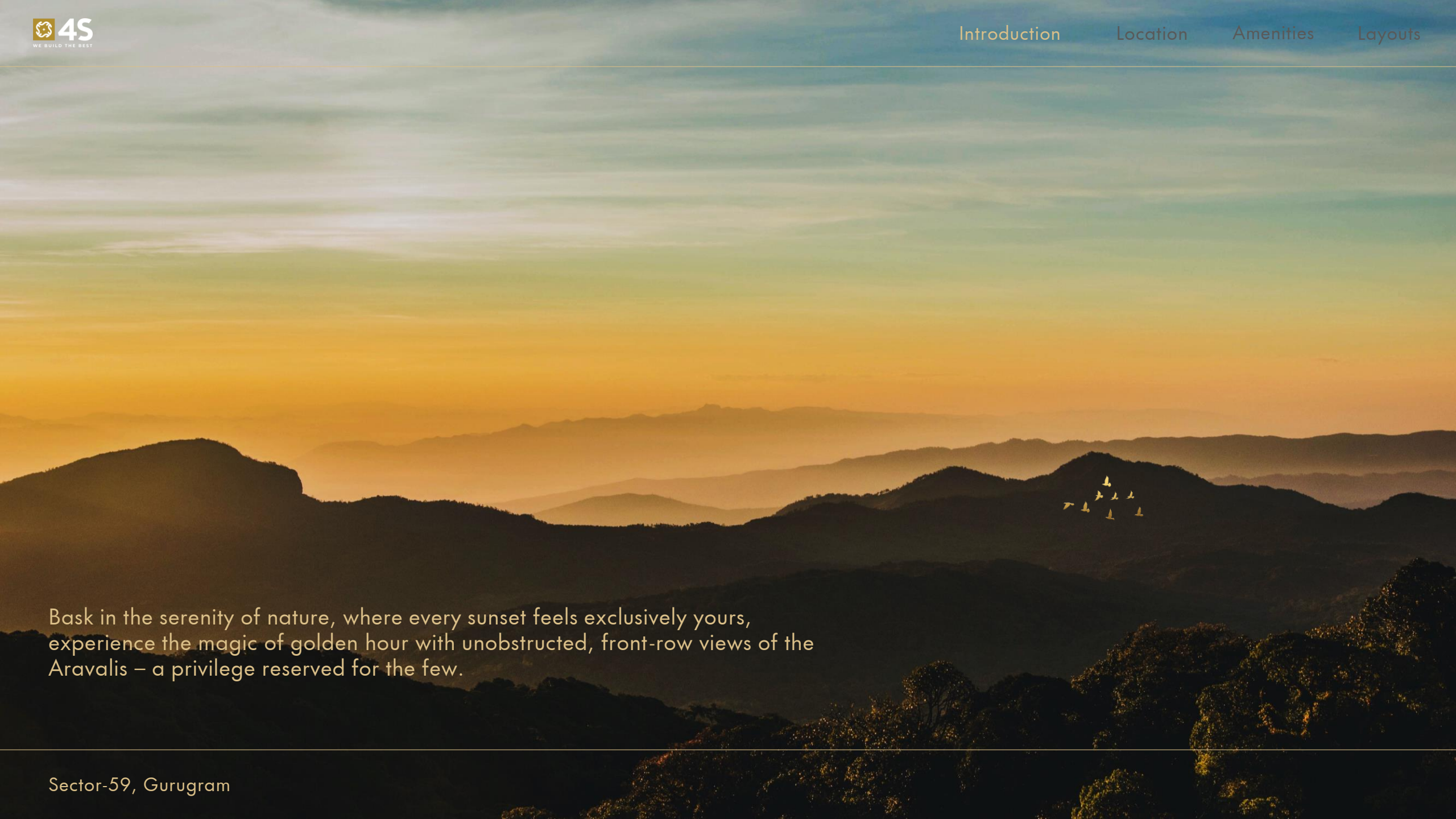
^{4S}
THE AURRUM



Start Each Day With The Beauty Of

The Aravalis

Sector-59, Gurugram



Bask in the serenity of nature, where every sunset feels exclusively yours, experience the magic of golden hour with unobstructed, front-row views of the Aravalis – a privilege reserved for the few.

FRONT ROW SEATS TO THE BEST VIEW OF ARAVALIS

Sector-59, Gurugram



draws inspiration from the essence of gold, symbolizing the radiant warmth of sunshine much like the precious metal.

The Aurrum embodies gold standard in every aspect, offering majestic views of the Aravalis and presenting state-of-the-art amenities and facilities.

The project promises a living experience that gleams with brilliance and sophistication, making every moment truly golden.



Located At The Heart Of

Gurugram



Golf Course Road

1 minute* drive



Southern
Peripheral Road

5 minutes* drive



CyberHub

10 minutes* drive



Dwarka
Expressway

15 minutes* drive



Mumbai
Expressway

10 minutes* drive

Where Everything is

Right Next To You

 Sector-59, Golf Course Ext. Road



Corporates

EY, Philips, Sunlife, Genpact,
Samsung, Toyota, Zomato,
Reliance, Huawei, and many more..



Hospitals

Medanta, Fortis,
Max Healthcare, CK
Birla, Artemis



Schools

DPS, Amity, GD Goenka,
The Heritage, Pathways, St.
Xaviers, Scottish High



Hotels

Taj, Double Tree by Hilton, Crowne
Plaza, Lemontree,
Country Inn & Suites, Grand Hyatt

Time To Experience The

Extraordinary

Sector-59, Gurugram

Embrace The

Panorama

Spread Across
10.7 Acres

2 to
A Core

G+42
Floors



Welcome to The

Front Row



3 Side
Open Residences



Double Height
Lobby



4 Elevators
in Every Tower



Only 2
Apartments per Floor



11'
Floor to Floor Height



All Residences
Are **Vastu Compliant**



Spacious
Sun Decks



Ample Car
Parking Space





Discover Unparalleled

Exclusivity



Grand
Clubhouse



Sauna &
Spa



Exclusive
Drop Off Zone



Zen
Garden



Pool Side
Cafe



20-Seater
Mini Theatre



Multi-Cuisine
Restaurant & Bar



Service
Concierge

An Amalgamation Of Finest

Experiences

Sector-59, Gurugram

Refreshing Leisure: Dive Into Relaxation In A Serene Swimming Pool



Expansive Living: Breathe Easy In Wide-open Spaces



270° Unhindered Views: Of Aravalis



Expansive Balconies: Perfect For Parties Under The Open Sky



Spacious Living: Host Grand Gatherings In Your Elegant Living Room



Indulgent Retreat: Relax In Your Spacious Master Bedroom Sanctuary



Gourmet Haven: Create Culinary Masterpieces In Your Spacious Kitchen



Flavors Galore: Savor Delights At Your Leisure



Splash Away: The Day's Stress In Our Refreshing Pool



Fitness Awaits: Recharge And Revitalize In Our State-of-the-art Gym



Fun Awaits: Strike Up Excitement in Our Modern Bowling Alley!



Relax Awaits: Unwind and Rejuvenate in Our Luxurious Jacuzzi



Game Awaits: Serve Up Excellence on Our Professional Tennis Court!



Celebration Awaits: Create Unforgettable Memories in Our Elegant Party Hall



Challenge Awaits: Perfect Your Shots in Our Exclusive Billiards & Gaming Zone



Tranquility Awaits: Find Your Peace in Our Serene Zen Garden



Precision Awaits: Perfect Your Swing in Our Advanced Golf Chip N Put



Relax In Style: Revel In Our Sophisticated Cigar Room



Convenience Awaits: Experience Seamless Living in Our Smart Homes





REVENUE ROAD

24M WIDE ROAD

NORTH

- 1. Entrance Plaza
- 2. Driveway
- 3. Basement Ramp
- 4. Tower Drop-Off
- 5. Water Feature
- 6. Linear Promenade
- 7. Jogging Track
- 8. Children's Play Area
- 9. Multi-play Court
- 10. Cricket Pitch
- 11. Knoll
- 12. Lawn
- 13. Natural Waterfall
- 14. Lagoon Pool
- 15. Submerged Pool Deck
- 16. Children's Pool
- 17. Playground
- 18. Amphitheatre
- 19. Senior Citizen Zone
- 20. Outdoor Gym
- 21. Interaction Hubs
- 22. Buffer Planting Bed
- 23. Orchard
- 24. Entry from Revenue Road

3 BHK Small

2407 Sq. Ft.



3 BHK Large

2624 Sq. Ft.



4 BHK Small

3257 Sq. Ft.



4 BHK Large

3562 Sq. Ft.



SPECIFICATIONS:

Living/ Dining/ Lobby/ Passage	
- FLOOR	Imported Marble
- WALLS	Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent)
- CEILING	Acrylic Emulsion Paint/False Ceiling with VRV Ducting.
Master Bedrooms 1 & 2	
- FLOOR	Hardwood Wooden Flooring/Imported Marble
- WALLS/CEILING	Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent)
Other Bedrooms	
- FLOOR	Premium Tiles (Kajaria/Somany or equivalent)
- WALLS/CEILING	Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent)
Kitchen	
- WALLS	Premium Tiles up-to 2' above counter & Acrylic Emulsion Paint in balance area (Kajaria/Somany or equivalent) (Asian Paints/Dulux/Berger or equivalent)
- FLOOR	Anti-skid Tiles (Kajaria/Somany or equivalent)
- CEILING	Acrylic Emulsion Paint (AsianPaints/Dulux/Berger or equivalent)
- COUNTER	Granite/Marble/Engineered Stone
- FITTINGS/FIXTURES	CP Fittings, Double Bowl single drainboard SS Sink (Jaquar/Kohler/Cera/ Parryware/Hindware or equivalent)
- KITCHEN APPLIANCES	Modular Kitchen with Hob, Chimney, Microwave, Dishwasher, Exhaust Fan all of reputed make.
Balcony	
- FLOOR	Premium Tiles (Kajaria/Somany or equivalent)
- CEILING	Exterior Grade Paint (Asian Paints/Dulux/Berger or equivalent)
Toilets	
- WALLS	Stone, Acrylic Emulsion, Combination of Tiles, Paint & Mirror
- FLOOR	Marble/Granite/Tiles (Kajaria/Somany or equivalent)
- CEILING	Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent)
- COUNTER	Marble/Granite/Engineered Stone
- FIXTURES	Glass Shower-partition with door 7” height, & Vanity
- SANITARY WARE/	
- CP FITTINGS	Jaquar/Kohler/Cera/Parryware/Hindware or equivalent.
Plumbing	
- CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes. (AKG/Prince/Supreme/Ashirvad or equivalent)	
Fire Fighting System	
- Fire Fighting System with sprinklers, smoke detection system etc.	
Utility	
- FLOOR	Premium Tiles (Kajaria/Somany or equivalent)
- WALLS	Oil Bound Distemper (Asian Paints/Dulux/Berger or equivalent)
- TOILET	Flooring & Walls in tiles/plaster/mirror/cladding (Kajaria/Somany or equivalent), Conventional CP Fittings and Chinaware

Doors	
- INTERNAL DOORS	Painted/Polished Frame with Painted/Laminated/Polished/Veneered Flush Doors
- ENTRANCE DOOR	Painted/Polished Frame with Painted/Laminated/Veneered Flush Door
External Glazing	
- WINDOWS/EXTERNAL	Single/Double glass unit with clear glass UPVC/Aluminium Frames & wire glazing mesh shutters in habitable rooms.
Electrical Fixtures/Fittings	
- Modular touch switches with copper wiring, ceiling fans in all rooms. Exhaust Fan in toilets & kitchen and ceiling light fixtures in Balconies.(Anchor/Havells/Legrand or equivalent)	
Power Back-up	
- 100% power back-up (Chargeable basis).	

COMMON AREAS:

Security System	
- Secured Gated Community with access Control at entrances. CCTV surveillance.	
Passenger Lift Lobby	
- LIFT LOBBY FLOORS	Marble/Granite/Engineered Stone/Premium Tiles
- LIFT LOBBY WALLS	Combination of Marble/Acrylic Emulsion Paint/Wallpaper Premium Tiles
Service Lift Lobby	
- LIFT LOBBY FLOORS	IPS/Tile
- LIFT LOBBY WALLS	Oil Bound Distemper
Staircases	
- FLOOR	Indian Stone/Tile
- WALLS	Oil Bound Distemper

DISCLAIMER: “4S Developers Private Limited (“Developer”) is developing a first phase of group housing colony namely “4S THE AURRUM” (“Project”) situated at village Ullahwas & Behrampur, Sector-59 & 63A, Gurugram admeasuring 5.4295 acres (“Project Land”) in pursuance of license bearing no. 225 of 2023 dated 30.10.2023. The total licensed land as per the above-mentioned license is 10.071875 acres (“License Land”) The Project is registered with Haryana Real Estate Regulatory Authority, Gurugram (“HRERA”) bearing registration no. RC/REP/HRERA/GCM/849/581/2024/76 Dated: 15.07.2024 (website: Haryana Real Estate Regulatory Authority (haryanareg.gov.in)). The terms of allotment/ sale shall be subject to (a) application form, allotment letter, agreement for sale and/or conveyance deed; (b) licenses, building plan and other approvals; and © occupation certificate(s). Building plan and approvals are subject to change and revision. Nothing contained herein constitutes an invitation to offer, an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature by the Developer. All digital/ printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities, amenities and recreational areas as shown are merely artistic impressions. No warranty is expressly or impliedly given that the completed development of the Project will comply in any degree with such artistic impressions / digital material, representations, artistic renderings and images as depicted/ shown herein. This brochure is, illustrative, and used for indicative purposes only and not a legal offering. All specifications, amenities, surroundings, greens areas, etc. of the Project shall be as per the final agreement for sale between the Parties and subject to change, addition, deletion or amendment as may be decided by the Developer or as directed by any competent authority in the best interest of the development. The official website of the Developer is www.4sdevelopers.com. Please do not rely on any other website. The Developer and/or its directors, managers, employees, representatives shall not have any liability (financial or otherwise) arising on account of this brochure or any information contained herein towards the viewer/recipient. Nothing contained herein shall construe any scheme or deposit plan or investment advice/offer/proposal under Securities and Exchange Board of India Act, 1992 and/or any other applicable laws. Use of information for buying/investing in the Project by any person shall be deemed to be on the basis of his/her/their independent analysis and judgement. Use of information contained herein will be governed by laws of India and the competent authorities shall only be HRERA and courts at Gurugram.

About Us

With the aim of becoming a leader in Real Estate, 4S Developer was established in 2014. In no time was our brand synonymous with Luxury private living. Our motto, "We Build The Best," encapsulates the ethos of our organization and is the cornerstone of our philosophy, driving us to construct and deliver the highest standards of living for our esteemed patrons and associates.

In our decade long journey so far, we acquired residential plots ranging from 180 to 500 Sq. Yd. and successfully delivered high-end luxury floors at the eight most prominent locations of the Millennium City, Gurugram

 Malibu Town, Sector-47

 South City II, Sector-49

 Uppal South End, Sector-49

 Vipul World, Sector-48

 Rosewood City, Sector-49

 Aaron Ville, Sector-48

 Sushant Lok I & III, Sector-57

 Ansal Versalia, Sector-67A



Journey Of A Decade

1500+

Happy
Customers

300+

Channel
Associates

100+

Skilled
Professionals

15+

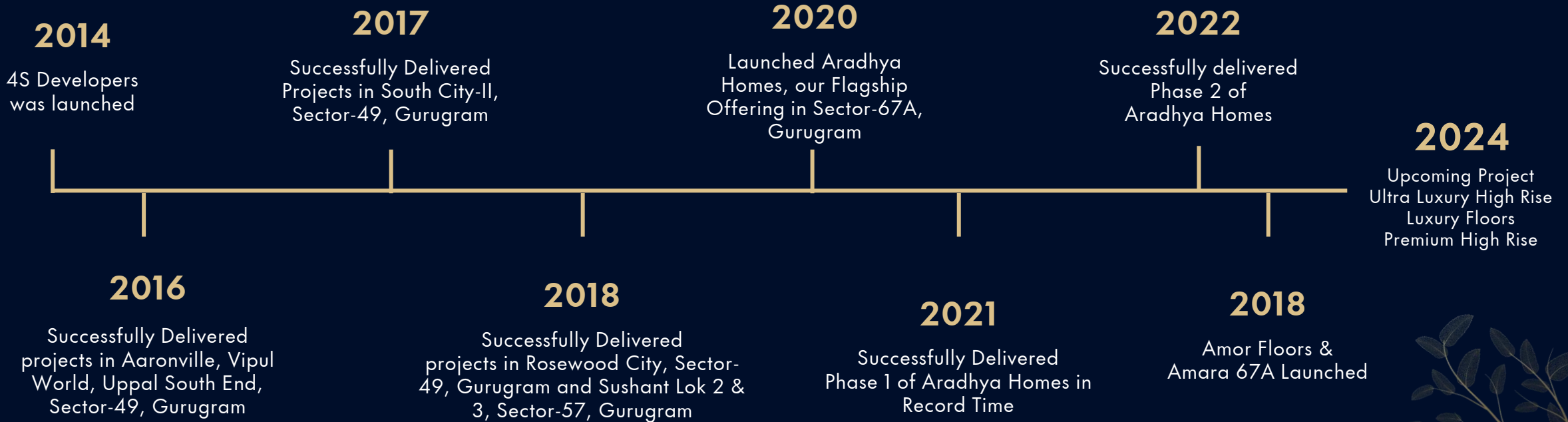
Lakh Sq. Ft.
Residential Delivered

15+

Global Consultants
& Contractors



Milestones



Pillars Of Strength



100%
Debt Free



100% Company **Owned**
Land Bank



Maximum ROI for
Stakeholders



Skilled Team of
Professionals



Pioneer Of "**Luxury**
Independent Floor" Concept



Our Partners



Hafeez Contractor
Architecture Consultant



**Technical Projects
Consultants Pvt. Ltd**
Structural Design Consultant



**Aeon Integrated Building
Design Consultants LLP**
MEP Consultant



Oracles Landscape
Landscape Consultant



We Invite You

Escape The Mundane And Immerse Yourself In
The Extraordinary Lifestyle That Awaits

