



THE AURRUM

— Sales Presentation ———







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

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

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











Designed & Conceptualized by

Hafeez Contractor

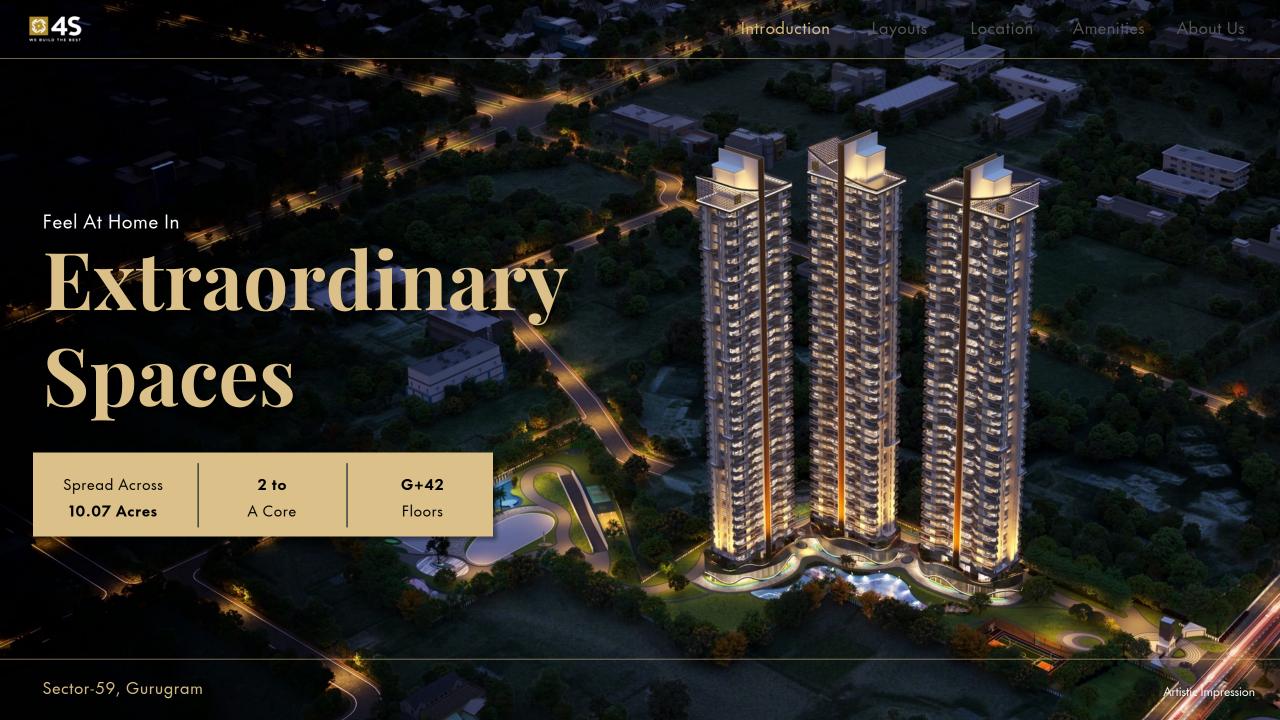
Hafeez has left an indelible mark on the Indian skyline with his incredible designs.

Today, Hafeez heads the largest architectural firm in India.

Winner of over 75 national and international awards

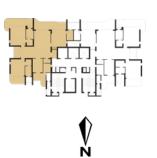


Padma Bhushan Award



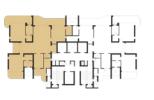






3 BHK Small



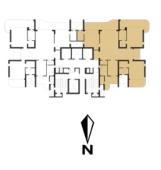




3 BHK Large



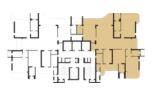




3 BHK Large

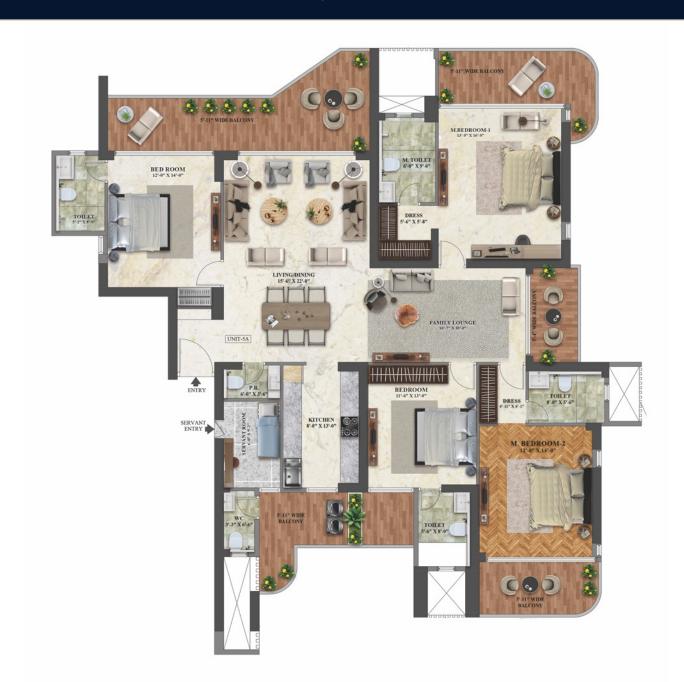


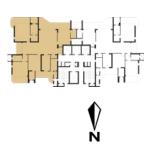






4 BHK Small





4 BHK Large





Specifications

LIVING/DINING/LOBBY/PASSAGE

Imported Marble Floor

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) Wall Ceiling

Acrylic Emulsion Paint/False Ceiling with VRV Ducting

MASTER BEDROOMS 1 & 2

Floor Hardwood Wooden Flooring/Imported Marble

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) WALLS/CEILING

OTHER BEDROOMS

Premium Tiles (Kajaria/Somany or equivalent) Floor

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) WALLS/CEILING

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)

Anti-skid Tiles (Kajaria/Somany or equivalent) LOOR

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) CEILING

Granite/Marble/Engineered Stone COUNTER

CP Fittings, Double Bowl single drainboard SS Sink

(Jaquar/Kohler/Cera/Parryware/Hindware or equivalent)

Modular Kitchen with Hob, Chimney, Microwave, Dishwasher, Exhaust Fan

all of reputed make. KITCHEN APPLIANCES

BALCONY

FITTINGS/FIXTURES

Premium Tiles (Kajaria/Somany or equivalent) FLOOR

Exterior Grade Paint (Asian Paints/Dulux/Berger or equivalent) CEILING

TOILETS

Stone, Acrylic Emulsion, Combination of Tiles, Paint & Mirror Marble/Granite/Tiles (Kajaria/Somany or equivalent) FLOOR

Acrylic Emulsion Paint (Asian Paints/Dulux/Berger or equivalent) CEILING

Marble/Granite/Engineered Stone COUNTER

Glass Shower-partition with door 7' height, & Vanity FIXTURES Jaquar/Kohler/Cera/Parryware/Hindware or equivalent SANITARY WARE/CP FITTINGS





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

WALLS Premium Tiles (Kajaria/Somany or equivalent)

FLOOR Oil Bound Distemper (Asian Paints/Dulux/Berger or equivalent)

Flooring & Walls in tiles/plaster/mirror/cladding (Kajaria/Somany or equivalent),

TOILETS 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

Single/Double glass unit with clear glass UPVC/Aluminium Frames & wire glazing mesh

WINDOWS/EXTERNAL 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 AREA SPECIFICATIONS

SECURITY SYSTEM Secured Gated Community with 3 tier security

PASSENGER LIFT LOBBY

LIFT LOBBY FLOORS Marble/Granite/Engineered Stone/Premium Tiles

LIFT LOBBY WALLS Combination of Marble/Acrylic Emulsion Paint/Wallpaper Premium Tile

SERVICE LIFT LOBBY

LIFT LOBBY FLOORS IPS/Tile

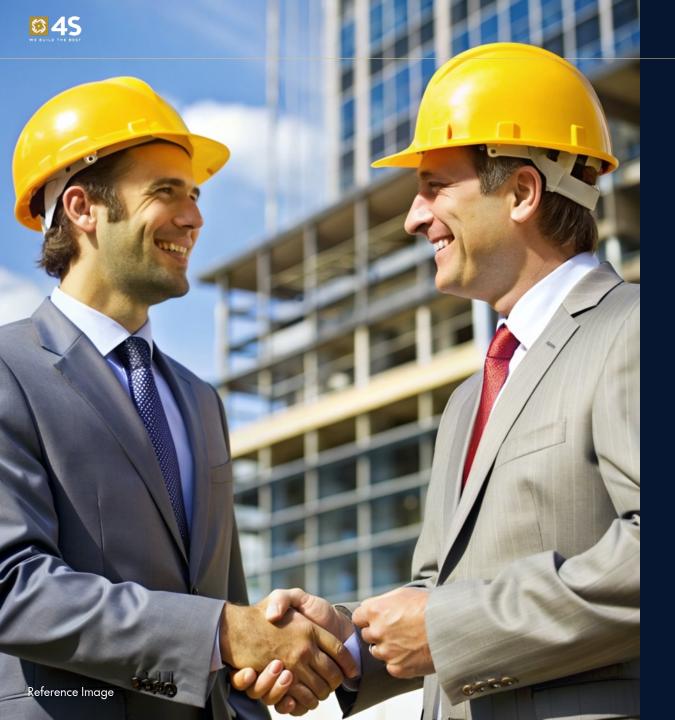
LIFT LOBBY WALLS Oil Bound Distemper

STAIRCASES

Floor Indian Stone/Tile
Walls Oil Bound Distemper







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









1 minute* drive

Southern Peripheral Road

5 minutes* drive



10 minutes* drive

Mumbai Expressway

10 minutes* drive

P Dwarka Expressway

15 minutes* drive





Layouts Location

Amenities

About Us

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, Pratiksha, Artemis



ntrodu

Schools

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



Hotels

Taj, Grand Hyatt, Le Meridian





Welcome to The

Front Row



3 Side

Open Residences



Double HeightLobby



4 Elevators
in Each Tower



2-to-a

Core



11 Ft.

Floor to Floor Height



Vastu Compliant Residences

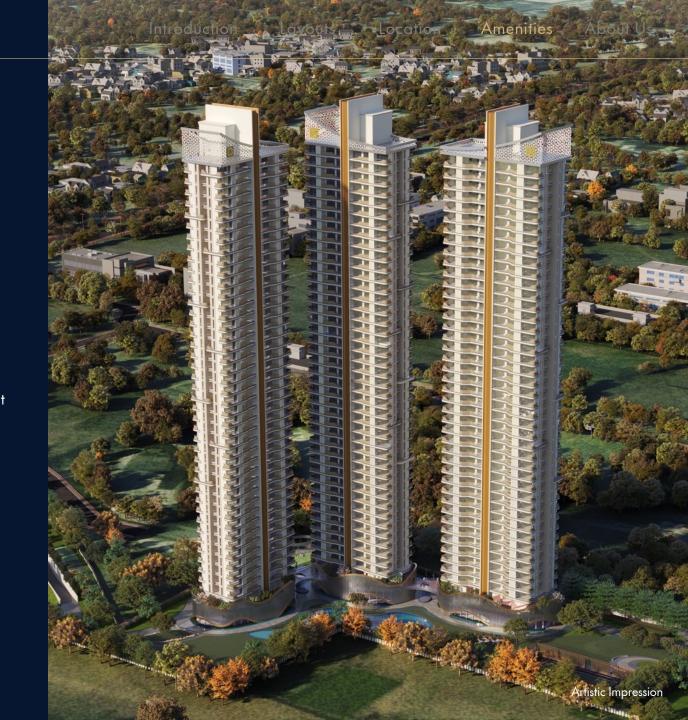


Spacious **Sun Decks**



Ample Car

Park Spaces





Spacious Balconies, Perfect for Exclusive Soirées





Welcome Your Guests to a Grand Living Room





Relax In Your Spacious Master Bedroom





Create Culinary Masterpieces In Your Spacious Kitchen





Indulge in Privilege Reserved, For The

Select Few



GrandClubhouse



Sauna & Spa



ExclusiveDrop Off Zone



Zen Garden



Poolside Retreat



PrivateTheatre



Multi-Cuisine
Restaurant



ServiceConcierge



Immerse Yourself in Tranquility





Breathe Easy In Wide Open Spaces





270° Unhindered Views Of Aravalis





Savor Delights At Your Leisure





Sculpt Your Best Self in World-Class Gym





Strike Up Fun With Friends In Bowling Alley



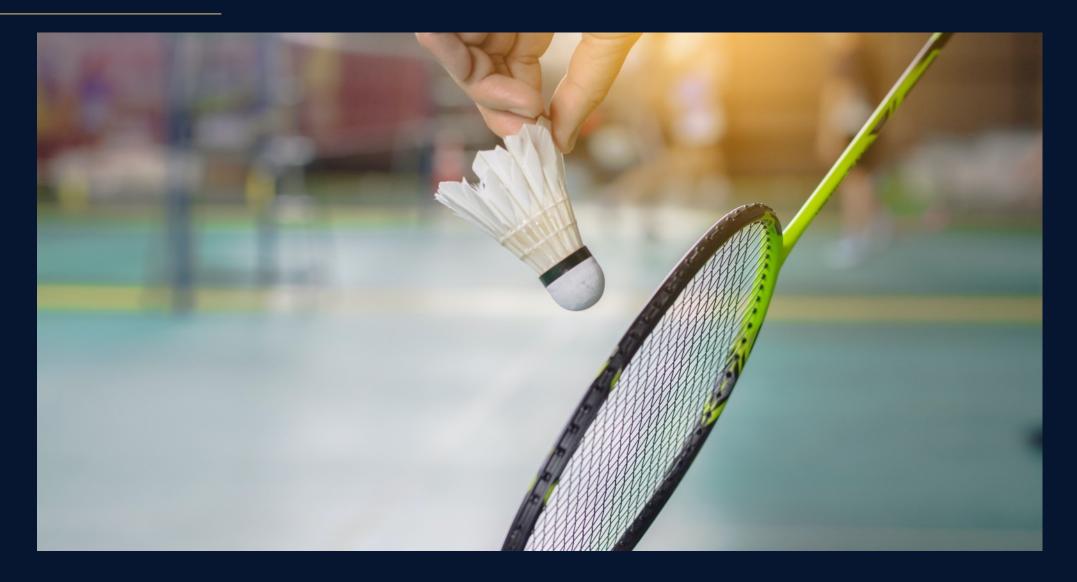


Serve Up Fun on the Tennis Court





Smash Your Limits on the Badminton Court





Perfect Your Shots In An Exclusive Billiards





Perfect Your Swing with a Opti-Golf Simulator





Celebrate in Style in the Party Hall





Find Tranquility in a Serene Zen Garden











About Us

We at 4S are dedicated to **redefining the landscape of real-estate development**. Our commitment to quality, innovation and sustainable practices drives every project we undertake. Guided by our motto, "We Build the Best", we strive to exceed expectations in every aspect of our work.

With the team of seasoned professionals and strategic partners we blend creativity with expertise to create spaces that inspires and endure.

We believe that **exceptional design and thoughtful planning** are the cornerstone of successful developments. Our projects reflect a harmonious balance of aesthetics and functionality, ensuring that each space not only meets the needs of its occupants but also enriches the community.

We invite you to be a part of our journey where our dedication to **integrity and excellence** sets us apart in the real-estate industry. Together, we will develop spaces that enriches lives and redefine expectations. welcome to 4S developers where vision meets craftsmanship.





Journey Of A Decade

1500+

Happy Customers 1000+

Channel Associates 100+

Skilled Professionals

15+

Lakh Sq. Ft. Residential Delivered 15+

Global Consultants
& Contractors





Pillars Of Strength



100% Debt Free











