

Marketed By:



LARISA  
REALTECH PVT LTD



# ARADHYA HOMES

INDEPENDENT LUXURY FLOORS

For Sales Query: +91 8750 868686

# About 4S Developers

Respectfully regarded as one of the largest construction companies and land developers in Gurugram, 4S Developers has long invested in ever-improving management and reliable, quality products. Throughout its existence, the developing company has had its finger on the pulse of the market and has maintained best business practices as its guiding beacon, in addition to prioritizing the needs of its customers.

4S Developers has been in the real estate market since 2010 and is amongst one of the largest players in the Gurugram in the developing sector in the mid-level to premium residential condominiums. The group has served more than Two Hundred plus prestigious families in selecting their dream homes and delivered more than 4 lakh sqft of niche development.

# Live In A Unique Neighbourhood

**EXCLUSIVE  
INDEPENDENT  
FLOORS**

Presenting Aradhya Homes - where everybody truly knows each other. Where people care for you and you for them. Where what you have, you share. The simple things. Like a winter barbecue with neighbors, your child's birthday or your wedding anniversary. Open your door to not just sublime sunlight, but a better life. Where friends loved ones and even little ones can live together in harmony.

A Residential Floor concept by 4S Developers Located in the heart of Gurgaon that offers you a well-planned social infrastructure, right at your doorstep. Not Just spaces to live, but to nurture and harbour the warmth of a real community, In fact, the word Aradhya Homes literally means "wandering through & flowing on" in a perfect ecosystem that sustains, nurtures and nourishes from within. Welcome to a new way of living. Welcome to Gurgaon first Neighbourhood.



# LOCATION

Aradhya Homes is located at one of the most prestigious areas in Gurgaon, the Ansal Versalia Sector- 67A. A low density project. Aradhya Homes is where you get to live in homes that offer comfort, tranquillity, accessibility and safety. Here neighbours aren't just house number, but so much more. Aradhya Homes offers exclusively designed independent floor in 4 BHK configurations, with elevators and designated parking.

The floors have been designed by renowned architects. Woods Bagot, with a modern design language and customisable luxury specification. The spacious living spaces, smart home features, all-accessible design with stilt parking and terrace offering the residents convenience and comfort beyond measure.

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# Mastered Design

Aradhya homes boasts of a community with all embracing - characteristics of architectural marvel into the vicinity of a well - mastered design and clean ambiance.





## Proximity

- ◆ Renowned ISCE / IB Schools (15 -20 minutes)
- ◆ Huda City Centre (Metro Station) 10-15 minutes
- ◆ IGI airport (T3 terminal) 25 minutes
- ◆ Easy access to super speciality hospitals (Medanta/ Max hospital/ Fortis hospital) (5 - 15 Minutes)

## Lifestyle

- Gated community ensuring secure environment ◆
- 24X7 Power back-up for uninterrupted joy ◆
- Spreading out along lush green open parks ◆
- Classical architecture merged with opulent regime ◆
- Easy access to support commercial and daily needs ◆







*Homes which  
always welcome you*

*The Aradhya Homes is the largest housing  
program ever created in Gurugram Sector 67- a since  
its launch, the company has delivered more than 4 lakh  
sq. feet area, offering discounts and special advantages to  
facilitate home financing.*

**10,464**  
SqMts. AREA

**2 Side**  
OPEN







**LUXURY  
LIVING  
SPACE**



**FLOOR PLAN LAYOUT**

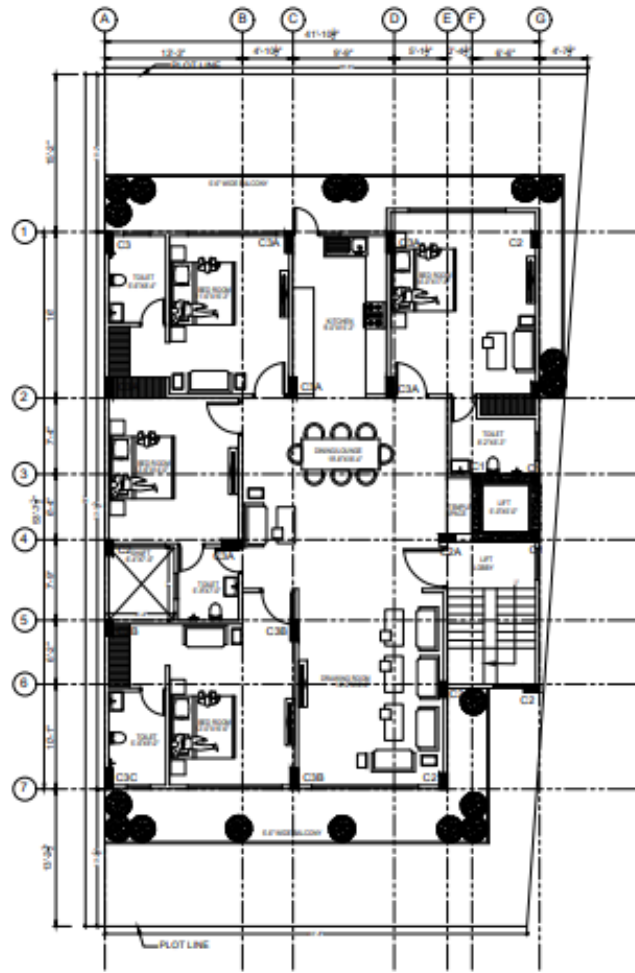
**4BHK (Type - A)**  
10mtr X 25mtr



**FLOOR PLAN LAYOUT**

**4BHK (Type - B)**  
10.76mtr X 21.19mtr

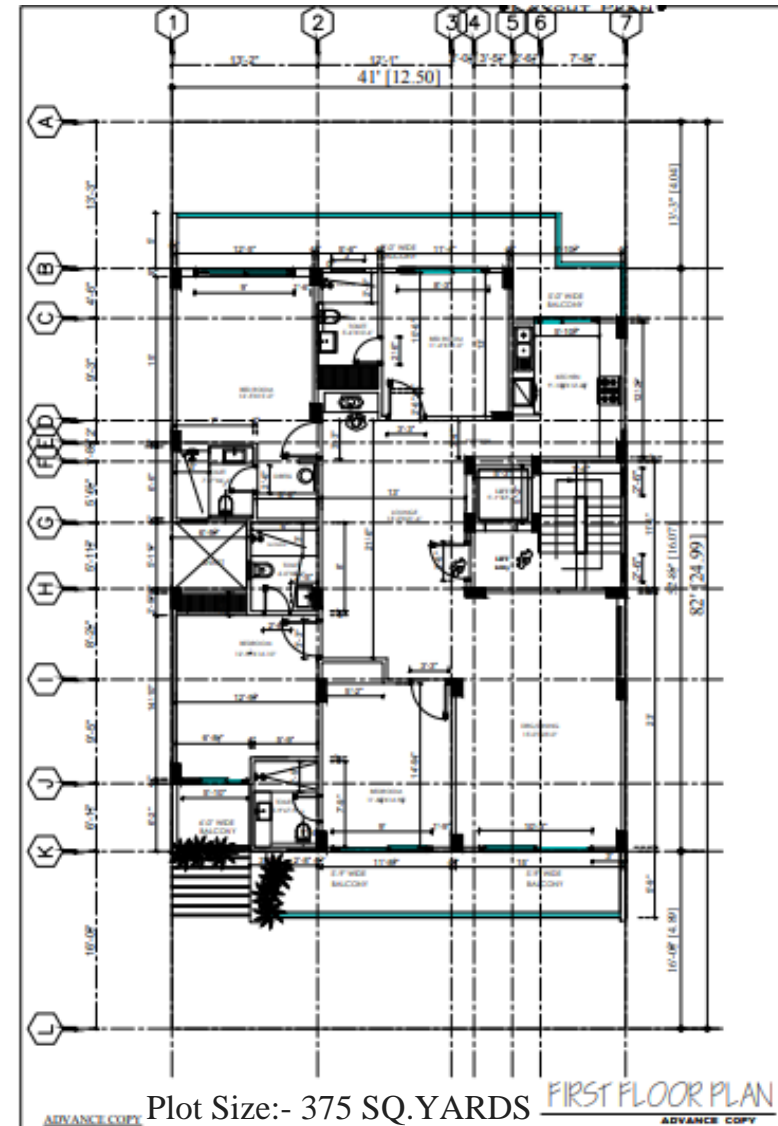




WORKING PLAN

House No. 4049

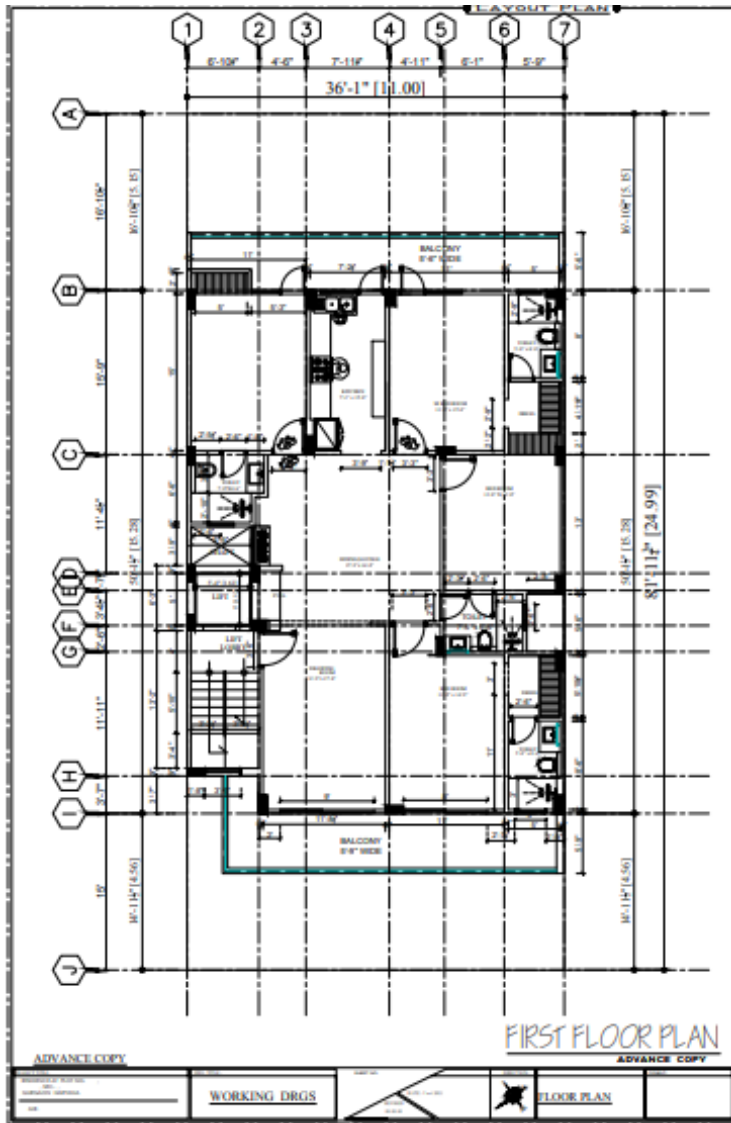
Project Name	House No. 4049
Plot Size	375 SQ. YARDS
Area	16200 SQ. FT.
Developer	AS DEVELOPERS
Architect	AS ARCHITECTS
Scale	1:100
Working Plan	AS WORKING PLAN
Material Schedule	AS MATERIAL SCHEDULE
Structural Schedule	AS STRUCTURAL SCHEDULE
Electrical Schedule	AS ELECTRICAL SCHEDULE
Water Supply Schedule	AS WATER SUPPLY SCHEDULE
Sanitary Schedule	AS SANITARY SCHEDULE
Plumbing Schedule	AS PLUMBING SCHEDULE
Other Schedules	AS OTHER SCHEDULES



Plot Size:- 375 SQ.YARDS

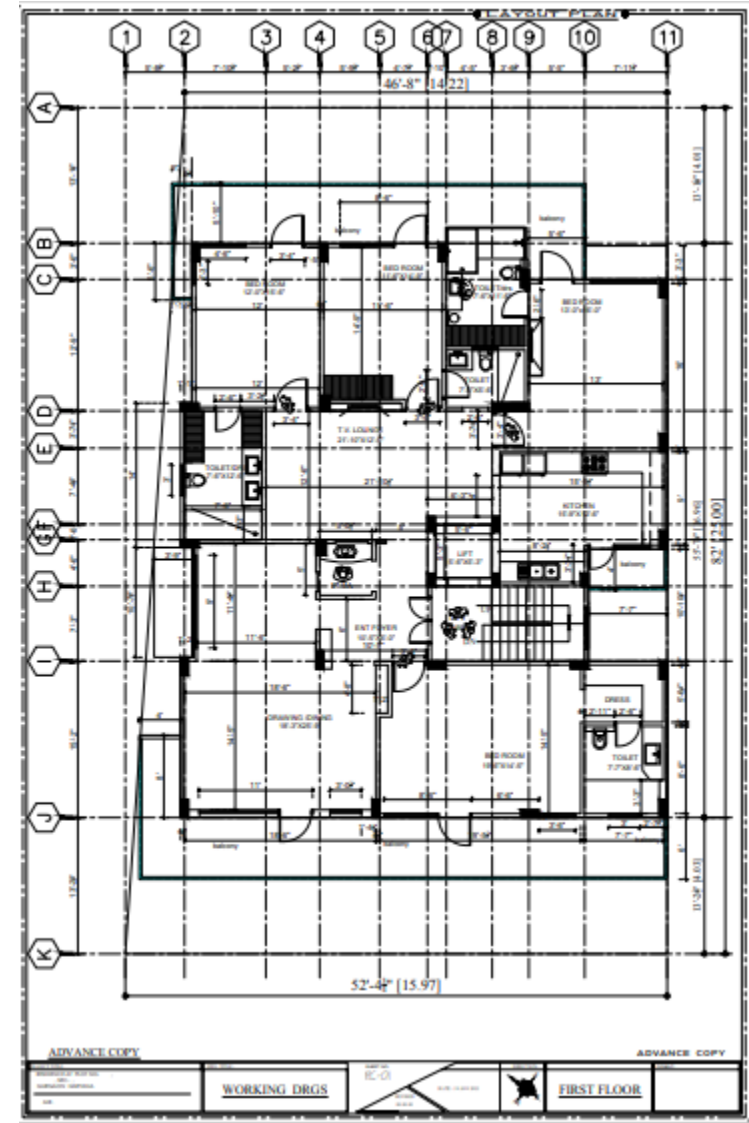
FIRST FLOOR PLAN

FOR MORE INFORMATION CALL US:- +91-99-1103-1102



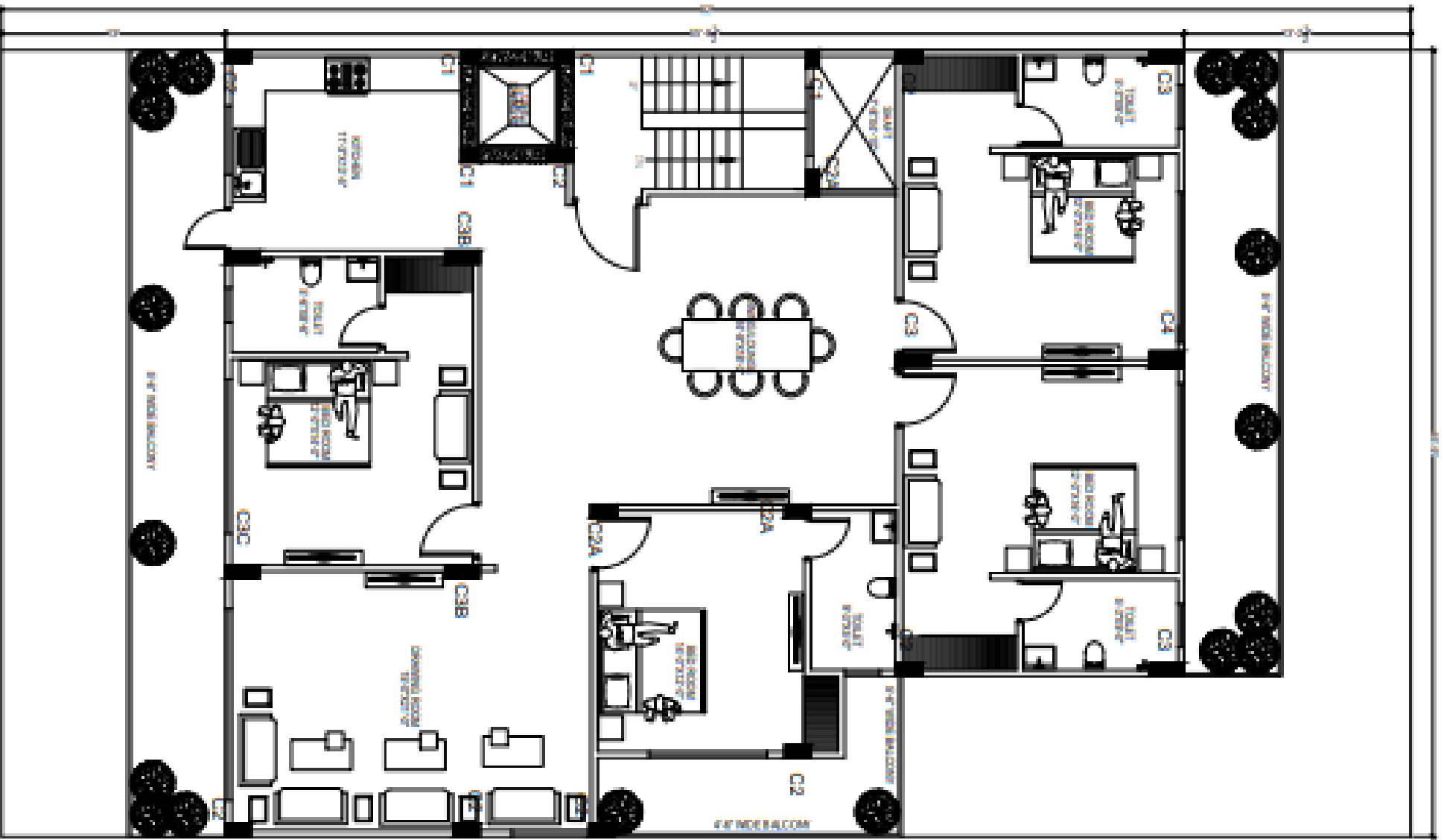
House No:- 4118

Plot Size:- 315 SQ.YARDS



Plot Size:- 500 SQ.YARDS

Plot



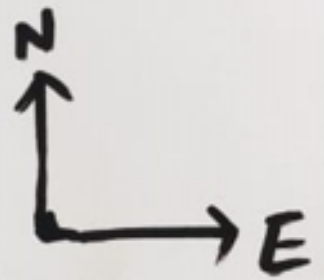
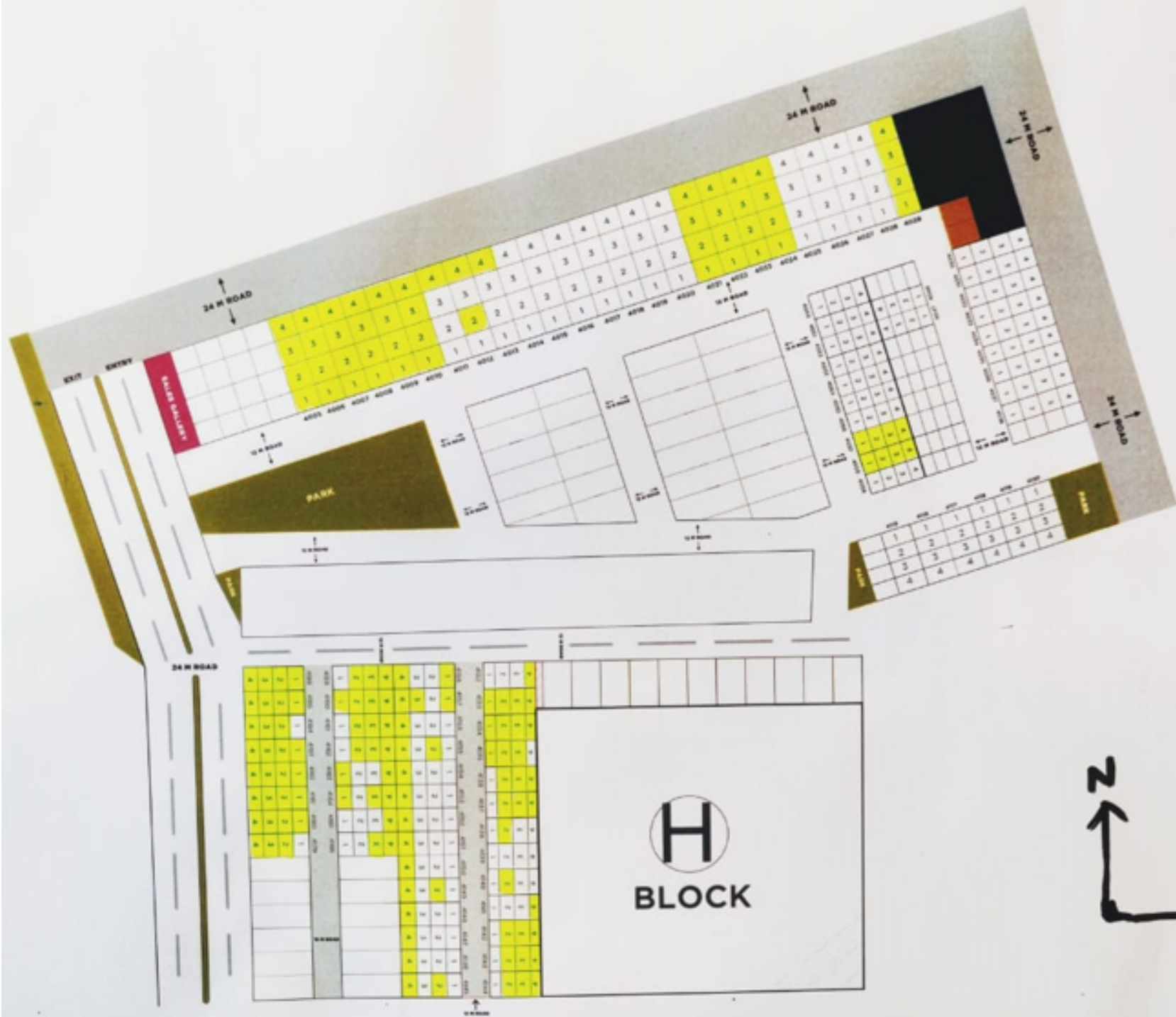
CLIENT  
4S DEVELOPERS

DRG. TITLE  
LAYOUT PLOT-H-4039 ANSAL VERSALIA

PLOT SIZE  
419 SQUARE YARDS

M.B. ARCHITECTS  
ARCHITECTS & PLANNERS  
NO. 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

<p>Client 4S Developers</p>	<p>DRG Title Layout Plot-H-4039 Ansal Versalia</p>	<p>PLOT SIZE 419 Sq. Yd.</p>	<p>Larisa Realtech Pvt Ltd Helpline: +91- 9911031102</p>
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# Unit Specifications

## ■ LIVING / DINNING ROOM / FOYER

Floor	Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

## ■ MASTER BEDROOM

Floor	Matt Ceramic / Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

## ■ OTHER BERROOMS

Floor	Matt Ceramic / Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

## ■ BALCONIES

Floor	Matt Ceramic / Vitrified Tiles
Walls	Weather Proof Paint
Ceiling	Weather Proof Paint
Parapet	Stone Coping
Railing	Toughened Glass Railing

## ■ BATHROOM

Floor	Matt Ceramic / Vitrified Tiles
Walls	Matt Ceramic / Vitrified Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Vanity
CP Fittings / Chinaware	Jaguar or Equivalent
Glass Shower Partition	No
Accessories	Rain Shower, W.C & All Fitting Healt Faucet in all Toilets

## ■ KITCHEN - Premium Modular Kitchen

Floor	Matt Ceramic / Vitrified tiles
Walls	Superior Quality Ceramic tiles 2 Ft. Above Counter
Ceiling	Acrylic Emulsion Paint
CP Fittings	Jaguar or Equivalent
Kitchen Accessories	Microwave, Microoven, Hob, Chimney
Piped Gas Supply	Provision

## ■ UTILITY ROOM & TOILET

Floor	Ceramic / Vitrified Tiles
Walls	OBD
Ceiling	OBD

## ■ STILT PARKING

Flooring	Granite / Equivalent
Walls & Ceiling	Acrylic Emulsion Paint

## ■ TERRACE GARDENDS

Vitrified Flooring

## ■ AIR CONDITIONING

2 AC Voltas or Equivalent (Living & Dinning Room)  
Provision for Air Conditioning in Bedrooms

## ■ DOORS & WINDOWS

Main Doors	32 mm Thick Laminated Door
Bedroom Doors	32 mm Thick, Veneered on both sides
External Doors	Specially Designed heavy duty powder coated aluminium extruded frames & shutters or premium quality UPVC Doors
Windows	Toughened Glass UPVC windows
Hardware	Matching Hardware

# Management

## **Chairman's Message**

“With the enormous experience and rich believes of Mr. Balraj Bhadana (Chairman). 4S Developers have managed to move multiple lives of its prestigious clients following the values which are the prime four pillars of 4S - Sustainability, Security, Support & Shelter.

## **Director's Message**

4S Developer within the span of a decade has emerged synonymously with its iconic structuring of residential homes setting new standards for design, imperial craftsmanship and inspired lifestyle.



Google Map Direction



## Choose Your Habitat

Pure accessibility and connectivity. what's more with the growing popularity and wide roads of ansal versalia sector-67A, your life will become signal - free and stress - free.