



Tourmaline

an **ATS** home

SECTOR-109 | GURUGRAM





Disclaimer: The images shown are for demonstrative purpose only & don't constitute any legal offering.

*In the boldness of your aspirations
lies the secret to a shimmering life.*



Delhi Border



Tourmaline
Sector 109

Towards IGI Airport »»»

ATS Kocoon
Sector 109, Gurugram

Ansal Plaza
Columbia Asia Hospital

Dwarka Expressway

Sector 99A, Gurugram

ATS Triumph
Sector 104, Gurugram

Rajiv Chowk

Hero Honda
Chowk

Sohna-Gurugram Road



ATS Marigold

Dwarka Expressway



Pivotal Location

Proximity to Dwarka Expressway connecting Delhi to Gurugram.

Walking distance from proposed commercial belt alongside the NPR

Close to Delhi border

5 km from Dwarka

18 km from International Airport

*Map not to scale

Site Plan



NOTE: The site plan shown is tentative. The overall layout may vary because of statutory/design reasons. For updated layout plan, please contact sales team.

Type A

TYPICAL FLOOR

Total Area: 3150 sq. ft.

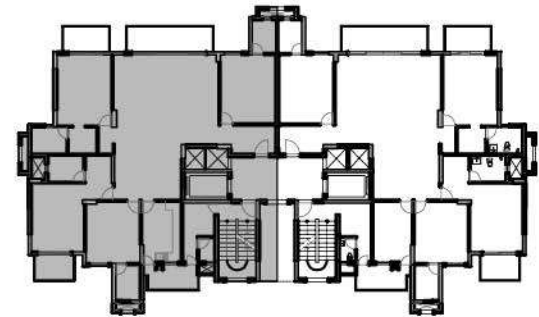
Unit Built up (Unit + Balcony) Area: 2584 sq. ft.

Common Circulation + Services: 566 sq. ft.

Unit Carpet Area: 2094 sq. ft.



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. Currently, no columns are shown in the plan which will be incorporated as per structure.
4. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

Type B

TYPICAL FLOOR

Total Area: 2585 sq. ft.

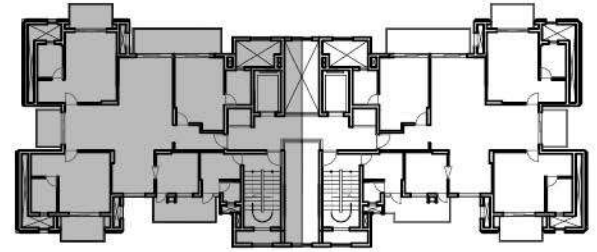
Unit Built up (Unit + Balcony) Area: 2100 sq. ft.

Common Circulation + Services: 485 sq. ft.

Unit Carpet Area: 1558 sq. ft.



KEY PLAN



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Type C

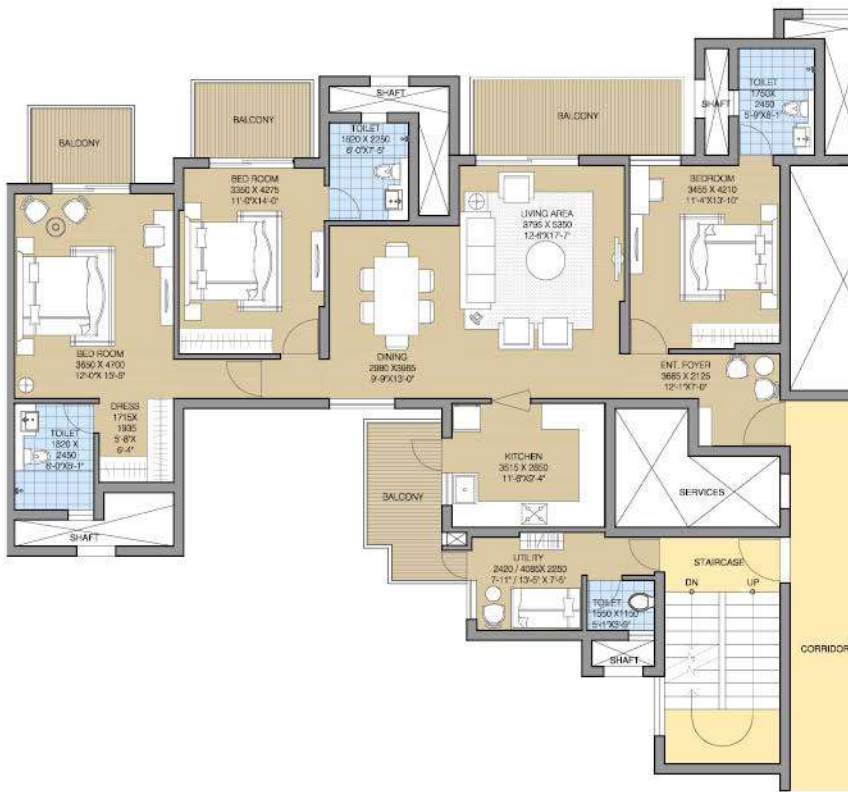
TYPICAL FLOOR

Total Area: 2150 sq. ft.

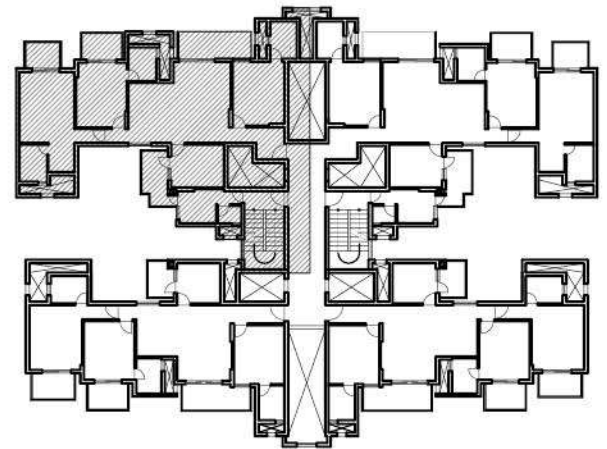
Unit Built up (Unit + Balcony) Area: 1797 sq. ft.

Common Circulation + Services: 353 sq. ft.

Unit Carpet Area: 1347 sq. ft.



KEY PLAN



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4. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

Type D

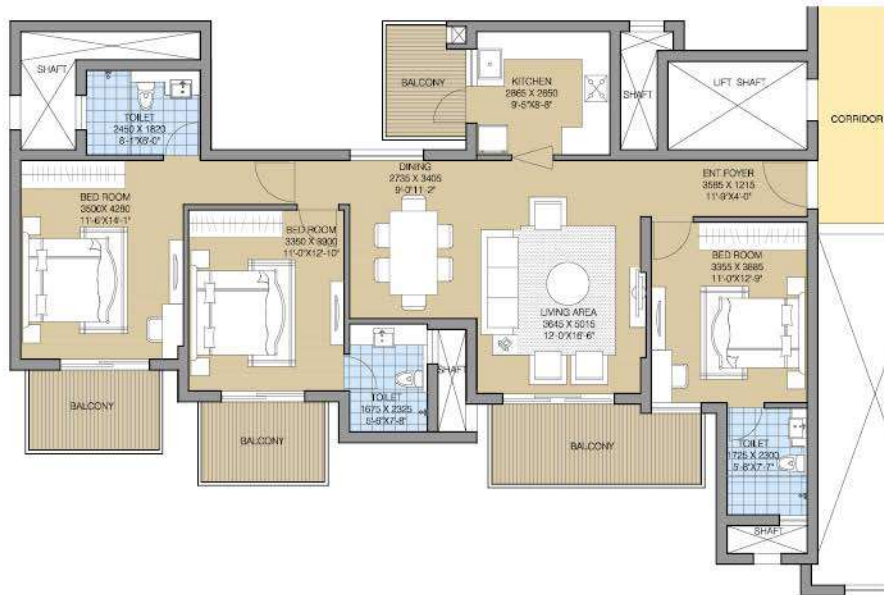
TYPICAL FLOOR

Total Area: 1750 sq. ft.

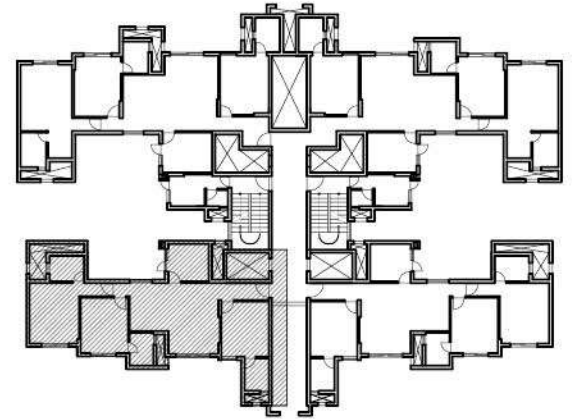
Unit Built up (Unit + Balcony) Area: 1466 sq. ft.

Common Circulation + Services: 284 sq. ft.

Unit Carpet Area: 1064 sq. ft.



KEY PLAN



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Specifications

FLOORING	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/Marble/Terrazzo flooring. Balconies will be in anti-skid ceramic flooring.
DADO	Glazed tiles of required height in toilets & 600 mm height above Kitchen counter slab in appropriate colour & paint.
EXTERIOR	Appropriate finish of texture paint of exterior grade water-proof paint.
PAINTING	Oil bound distemper of appropriate colour on interior walls & ceilings.
KITCHEN	All kitchen counters in pre-polished Granite/Marble stone, electrical points for kitchen chimney & hob, washing machine & fridge to be provided. 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 powder coated hardware fitting and locks of branded makes. Door frames & window panels of seasoned hardwood/ aluminium/UPVC sections. All hardware in powder coated aluminium. Size and section as per design of the architect.
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 & power points. Telephone & T.V. outlets in drawing, dining and all bedrooms; moulded modular plastic switches & protective MCBs.
HVAC	Split units in living room, dining, family room & all bedrooms.
LIFT	Lifts to be provided for access to all floors.
GENERATORS	Generator to be provided for backup of emergency facilities, i.e. lifts & common areas.
WATER TANKS	Underground water tank with pump house for supply of water. Dual plumbing provision for all toilets.
WOOD WORK	Modular wardrobes in all bedrooms.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well-equipped gym, indoor & outdoor games areas, multipurpose hall and jogging track.
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.



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ABOUT US

Assurance, Transparency and Sincerity spell ATS. A real estate developer of concepts based on consumer insight and architectural delight, the group is responsible for creating some of the most premium residential and commercial spaces primarily in North India. All projects bear testimony to a commitment towards timely delivery and attention to specifics. Quality being a given.



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DELIVERED PROJECTS



ATS GREENS I

Sector-50, Noida



ATS GREENS II

Sector-50, Noida



ATS VILLAGE

Noida, Sector 93A, On Expressway



ATS ONE HAMLET

Sector 104, Noida



PARADISO

Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Indirapuram, Ghaziabad



**ATS GOLF MEADOWS
ATS PRELUDE**

Dera Bassi, Punjab



ATS KOON

Sector 109, Gurugram



ATS VALLEY SCHOOL
EXPLORE LEARN LEAD

Dera Bassi, Barwala Rd., Punjab



Pristine

Sector 150, Sports City,
Noida Expressway

ONGOING PROJECTS



CASA ESPAÑA

Sector-121, Mohali



REGENTS BRIDGE

Sector 124, Noida



**PRISTINE
Golf Villas**

Sector 150, Noida



ATS THE DOLCE

Zeta 1, Greater Noida



ATS Le GRANDIOSE

Sector 150, Sports City,
NOIDA Expressway



Allure

Sector 22 D, Yamuna Expressway



Triumph
an **ATS** home

Dwarka Expressway, Sector 104



Tourmaline
an **ATS** home

Sector-109, Gurugram



MARIGOLD
an **ATS** home

Sector 89 A,
Dwarka Expressway, Gurugram



Heavenly Foothills
an **ATS** development

Sahastradhara Road, Dehradun



Pristine II
an **ATS** home

Sector 150, Sports City,
Noida Expressway



AT'S GOLF MEADOWS
DERA BASI
TOWNSHIP OF CLAYED LUXURY LIFESTYLE

Dera Bassi, Punjab



ATS bouquet
a bouquet of luxury

Sector 132, Noida Expressway



PICTURESQUE REPRIEVES
an **ATS** home

Sector-152, Noida Expressway



RHAPSODY
an **ATS** home

Sector-1, Greater Noida West



KINGHOOD DRIVE
an **ATS** home

Sector-152, Noida Expressway



PRAGYA
an **ATS** home

Gift City - SEZ, Gujarat

UPCOMING PROJECTS



Sector-152, Noida Expressway



Sector-99A, Dwarka Expressway



Sector-22D, Yamuna Expressway



Sector-152, Noida Expressway



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