

**AURUM
ALUMNI**

ACCORD

TRANSFORMING ADDRESSES INTO LANDMARKS



Site Office: PLOT NO. GH-A6, SDZ SECTOR 25,
YEIDA , DISTRICT GAUTAM BUDH NAGAR, UTTAR PRADESH

Corporate Office: A-162, Sector-136,
Gautam Budh Nagar, Noida-201304, U.P

RERA REG NO. UPRERAPRJ804196/12/2024

www.up-rera.in

Transforming
ADDRESSES INTO
LANDMARKS



ARTISTIC RENDITION

ACCORD

FROM VISION TO REALITY

Aurum Alumni redefines modern living by creating homes that inspire and elevate every moment. These aren't just residences; they are thoughtfully designed spaces where luxury, functionality, and sophistication come together seamlessly. Every corner is crafted to provide an environment that nurtures comfort, fosters harmony, and offers a standard of living that residents aspire to. Buying a home is a life-defining milestone, a deeply personal decision that holds the promise of security, happiness, and memories. Aurum Alumni ensures this milestone is nothing short of extraordinary, crafting spaces where families grow, moments are celebrated, and a lifetime of memories are made.

More than just homes, Aurum Alumni creates environments that elevate living. With serene surroundings, thoughtful layouts, and timeless elegance, every space inspires comfort and harmony. These residences are designed for cherished memories, offering a legacy of luxury and sophistication. At Aurum Alumni, we build homes that inspire today and stand as a lasting legacy for tomorrow. Hence ***"Inspiring Every Space"***

AURUM ALUMNI ACCORD



Spacious
4BHK
Flats



Panoramic Views
9-FT
Wide Semi Wrap-Around
Balconies



Exclusive
210 UNITS
Limited Availability,
Premium Living



Enhanced
Privacy With
2 FLATS
Per Floor

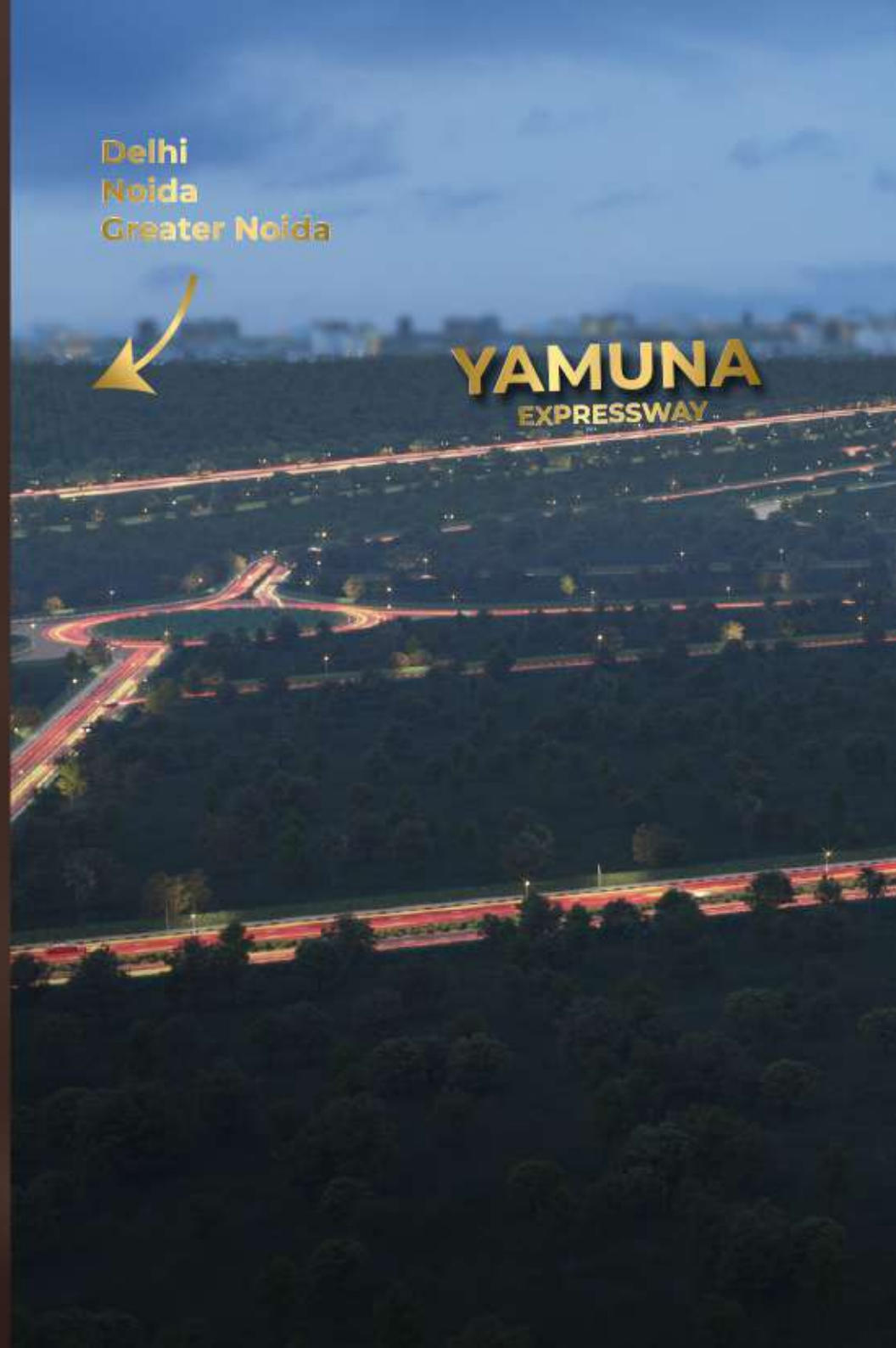
INSPIRING *Every Space*

- 9 FT WIDE DECK & SEMI - WRAP AROUND BALCONIES
- 2 FLATS PER FLOOR
- FULLY PAID UP LAND
- ALL WEATHER - TEMPERATURE CONTROLLED SWIMMING POOL
- COMPLETE CONSTRUCTION WITH THE LATEST MIVAN TECHNOLOGY

Delhi
Noida
Greater Noida



YAMUNA
EXPRESSWAY



**A
LIFESTYLE
ABOVE
ALL**


**Buddh International
Circuit**


**Noida International
Airport**

ACCORD



VICINITY



**JEWAR INTERNATIONAL
AIRPORT**
Just 10 minutes away,
operational from April, 2025



**BUDDH INTERNATIONAL
CIRCUIT**
World-class motorsport
excitement awaits



NOIDA:
Just 10 minutes to
a vibrant urban hub



FILM CITY
A 1,000-acre entertainment
hub nearby



OLYMPIC PARK:
Just 10 minutes away,
spread across 1100 Acres
with 29 sporting arenas

PROJECT OVERVIEW | ACCORD

AURUM
ALUMNI



ARTISTIC RENDERING

STRATEGIC LAYOUT & SPACIOUS RESIDENCIES:

A balanced and thoughtful design with meticulously planned towers



All flats are
2 SIDE
open



Around
83%
open space



Luxurious
3-ACRE
residential development

PROJECT OVERVIEW | ACCORD

AURUM ALUMNI



LUXURIOUS BEDROOMS:

A luxury bedroom is a serene sanctuary blending plush comfort, elegant décor, and high-end materials



SPACIOUS FLATS:

Every inch of this luxurious living area is a celebration of refined design and timeless sophistication



ELEVATED LIVING:

Designed for modern living with attention to comfort, privacy, and elegance



REFINED SANCTUARY:

Crafted for serenity, sophistication, and an unparalleled living experience

ARTISTIC RENDITION

PROJECT OVERVIEW | ACCORD

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9 FT DECK
accessible from the Drawing Room &
facing the gardens

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GRAND ENTRANCE LOBBY
steps into serenity

COVETED LOCATION





CONCEPT DESIGN

Legend

1. Entrance feature wall
2. Pet Park
3. Pergola Sitting
4. Open Gyms
5. Water Wall
6. Entrance to the Block
7. Ramp to the Podium
8. Mandir
9. Kids Play Area
10. Yoga Deck
11. Amphitheatre
12. Sculpture Feature
13. Jogging Track
14. Skating Zone
15. Water Feature
16. Evergreen Trees
17. Herb Garden
18. Scented pockets
19. Sports Zone
20. Half Basket Court
21. Pickleball Court
22. Badminton Court

FLOOR PLAN & TOWER-WISE PLAN

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CARPET AREA
1620.30 SQ. FT.

BALCONY AREA
448.85 SQ. FT.

BUILT UP AREA
2254.84 SQ. FT.



PROJECT
OVERVIEW | **ACCORD**

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CLUB PRIVÉ:



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TEMPERATURE CONTROLLED AIR-CONDITIONED ALL-WEATHER SWIMMING POOL

Enclosed by glass, with the views of the sky, with reflective and kids pool

SPECIFICATIONS



MASTER BEDROOM & BEDROOM

Walls: Designer concept paint with combination of texture/ wall paper & rich plastic emulsion paint of Dulux make or equivalent

Floor: Laminated wooden flooring

Ceiling: Designer POP false ceiling work

Doors: 8 ft high veneered/ membrane finished

Hardware: Godrej/ Dorset or equivalent

Windows: Powder coated aluminium/ UPVC windows with glass

Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling

Wardrobes: Modular wooden wardrobes



DRAWING ROOM & DINING ROOM

Walls: Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux make or equivalent

Floor: Imported marble flooring

Ceiling: Designer POP false ceiling work

Doors: 8 ft high veneered/ membrane finish

Hardware: Godrej/Dorset or equivalent

Windows: Powder coated aluminium/ UPVC windows with glass

Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling



KITCHEN

Walls: Premium ceramic tiles up to 2 feet above Granite counter & acrylic emulsion paint in balance area

Floor: Imported marble flooring

Door: Powder coated aluminium/ UPVC door

Hardware: Godrej/ Dorset or equivalent

Wood work: Modular Kitchen

Fixtures & Fittings: Modular kitchen with hob & chimney, premium stainless steel sink, RO System & modular electric switches



BALCONIES

Walls: External paint

Floor: Premium antiskid ceramic tiles

Door: Powder coated aluminium/ UPVC

Hardware: Godrej/ Dorset or equivalent

Windows: Powder coated aluminium/ UPVC windows with glass

Electrical: Modular electric switches



BATHROOMS

Walls: Premium ceramic tiles clad up to ceiling height

Floor: Premium anti-skid ceramic tiles

Doors: 8 ft high veneered/ membrane finished

Hardware: Godrej/ Dorset or equivalent

Windows: Powder coated aluminium/ UPVC windows with glass

Sanitary ware: Branded fixtures and fittings Master toilet to have glass shower cubicle

Electricals: Modular electric switches

SPECIFICATIONS

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PASSAGE

Walls: Designer concept paint and rich plastic emulsion paint of Dulux make or equivalent
Floor: Imported marble flooring
Ceiling: Designer POP false ceiling work
Doors: 8 ft high veneered/ membrane finished
Hardware: Godrej/Dorset or equivalent
Windows: Powder coated aluminium/ UPVC windows with glass
Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling



TOWER ENTRANCE

Walls: Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux or equivalent brand
Floor: Imported marble
False ceiling: Designer POP false ceiling work



FIRE FIGHTING SYSTEM

Fire fighting system with sprinklers & smoke detection system



ELEVATORS

High Speed elevators of brands like Kone/Otis
Stainless Steel Car Case
Access Controlled (By Card/Bio Metric/Keypad)
CCTV Fitted



SECURITY

Entrance audio video door phone, fire detection and fire alarm system for all the units



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ARCHITECTURAL EXCELLENCE & ELEVATED LIVING

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LARGE WRAP-AROUND DECKS

Spread across 3 acres with only 17% ground coverage, each flat offers serene views of the park and the surrounding landscape



UNOBSTRUCTED VIEWS

All units are designed to offer clear, unobstructed views of lush greenery and surrounding landscapes, ensuring a peaceful and scenic living experience

ARCHITECTURAL EXCELLENCE & ELEVATED LIVING

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CLUB PRIVÉ:

A dynamic central space featuring top-tier amenities, including a temperature-controlled swimming pool enclosed in glass and open to the sky, sports courts, an amphitheatre, and more, all designed to enhance a vibrant community lifestyle



EFFORTLESS CALM: MINIMAL NOISE, MAXIMUM TRANQUILITY.

Seamlessly designed with minimal surface traffic, creating a serene, noise-free haven for residents

ARTISTIC RENDITION

SPORTS AMENITIES



TEMPERATURE CONTROLLED
SWIMMING POOL



OPEN
GYM



PICKLE
BALL



TABLE
TENNIS



PROFESSIONAL SOFT-
JOGGING TRACK



BADMINTON
COURT



GYM



HALF BASKET BALL
COURT



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GARDEN AMENITIES

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YOGA PARK

Breathe in the Infinite Calm of Nature's Majestic Embrace



PET PARK

A Paradisiacal Playground - Where Whiskers Twitch and Tails Dance



KIDS PLAY AREA

Where Giggles Echo and Imaginations Soar - A Paradise for Play



AMPHITHEATRE

Unwind with live events at our serene garden amphitheater



PERGOLA

A perfect spot to relax and unwind



WATER BODIES/SCULPTURE

Relax by the water and explore artistic sculptures in our tranquil garden



TEMPLE

A sacred space where peace and devotion come together



ARTISTIC RENDITION

CLUB AMENITIES

- TEMPERATURE CONTROLLED SWIMMING POOL
- KIDS POOL
- SAUNA & STEAM ROOM
- CAFÉ & RESTAURANT
- BANQUET HALL
- CARDS ROOM
- TABLE TENNIS ROOM
- MINI- THEATRE
- CONVENIENCE SHOPS
GENERAL STORE, MEDICINE,
LAUNDRY, ETC.



ARTISTIC RENDITION

INSPIRING

Every Space




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Step into a world of timeless elegance, where inspiration meets serenity at every turn.

DISCLAIMER

The information, specifications and amenities mentioned in this advertisement are only representational, informative, illustrative and do not constitute any legal offerings. Further, the amenities, fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature, for illustrative purpose only & does not form a part of the standard specification. Please note that the project upon completion may differ from the artistic impression as shown in this advertisement and no warranty, whether express or implied, is provided regarding the accuracy of the completed project. We reserve the right to modify or amend information, specifications and details relating to the project as per prevailing government norms without any prior notice. 1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 Sq. mtr. (approx.)

AURUM ALUMNI



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