



AU Real Estate Services Private Limited
A001, World Trade Centre
Nauroji Nagar, Ring road, New Delhi -110029

AUrealestate.in



A SLICE OF LUXURY CALLED

AU SI
Life

A precious neighbourhood shaped not just for living, but for feeling alive.



AUSI Life is a lifestyle where every space is imagined as an experience. Moments find their meaning. Time finds its rhythm. And life finds a way to open, bloom and breathe in the loving cradle of luxury.

ASPIRE LEISURE VALLEY

3BHK APARTMENTS STARTS @

INR 7979 / SqFt*



A LIFESTYLE
DESIGNED AROUND
THE WAY YOU
TRULY WANT TO LIVE

Welcome to a community where wellness, movement, leisure and connection are not afterthoughts, they are seamlessly built into the heart of an immaculate design.

Where every corner has purpose. Where every day offers renewal.

Where peace is not a pause, but a way of living.

This is the

AUSI

Life

CURATED LIVING CLOSE TO THE CITY. DESIGNED CLOSER TO THE HEART.



 **ASPIRE LEISURE VALLEY, NEAR D-MART, TECH ZONE IV**



Here, convenience meets calm.

Schools, hospitals, markets, and nature, everything lies within reach.

You stay connected to the pulse of the city, while enjoying a life that moves at your own pace.

A balance many seek, but only a few truly find the AUSI life.

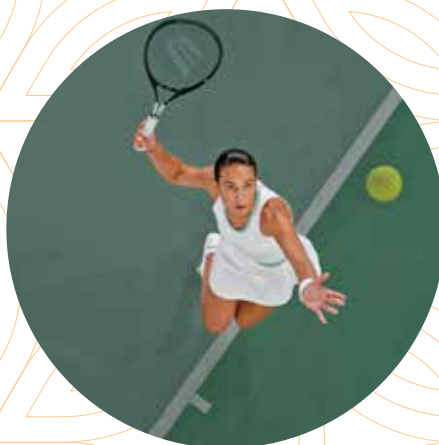




**AQUA
ZONES**



**UNDERCROFT
AREAS**



**SPORTS
ZONES**



**INTERACTIVE
ZONES**

AUSI LIFE IN FOUR BEAUTIFUL MOVEMENTS.

AUSI Life is built on a simple truth,
luxury is not in things, it's in experiences.

So we crafted four realms where life unfolds effortlessly.

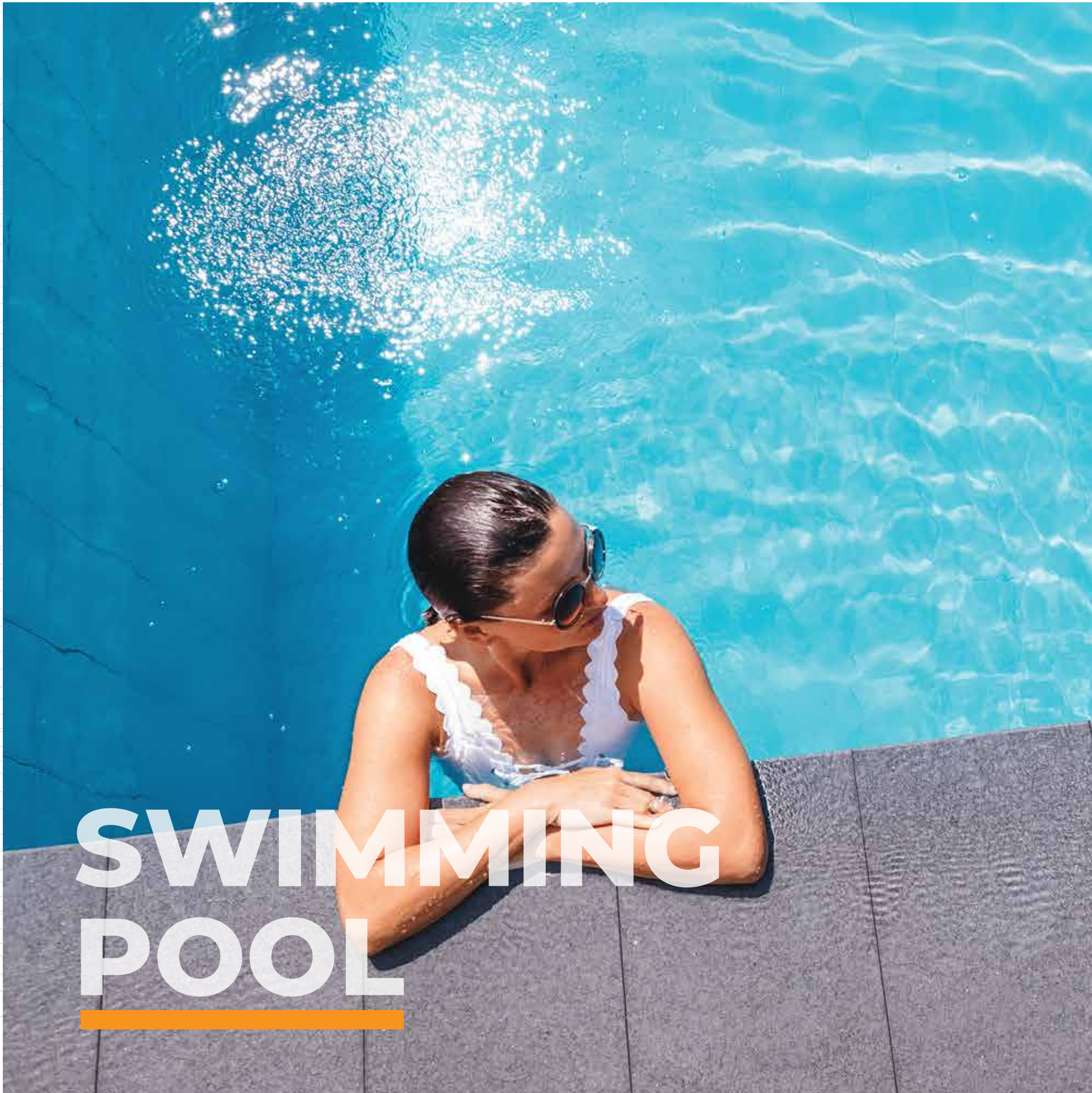
The fluid calm of Aqua Zones.

The crafted utility of Undercroft Zones.

The playful energy of Sports Zones.

And the natural harmony of Interactive Zones.

Experience a slice of luxury that you have earned,
not inherited.



SWIMMING
POOL

WHERE STILLNESS FINDS YOU FIRST

Pools that shimmer like polished glass.
Jacuzzis that cradle your quiet evenings.
Cabanas that turn minutes into memories.

At the Aqua Zone,
water isn't an amenity — it's an atmosphere.
A retreat for the senses. A pause for the soul.
A place where serenity becomes second nature.

AQUA
ZONES

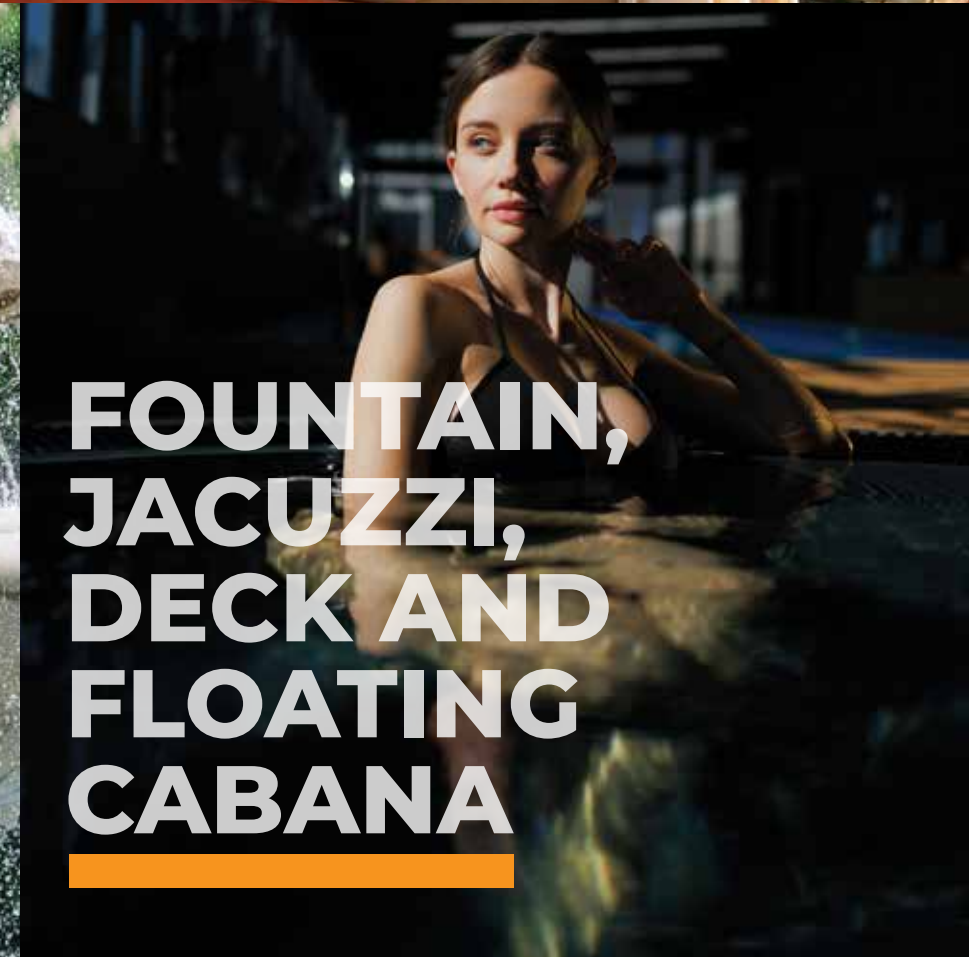
KIDS POOL



GAZEBO



FOUNTAIN, JACUZZI, DECK AND FLOATING CABANA



YOGA & ZUMBA

SPACES THAT SHAPE YOUR DAY, NATURALLY.

The Undercroft isn't a zone, it's a rhythm.

Work, unwind, stretch, create
here, everything flows seamlessly.

Yoga platforms, Zumba corners, coworking spaces and library,
each crafted to elevate your everyday rituals.
Designed for people who want more from life
than simply passing through it.

UNDERCROFT AREAS



CO-WORKING SPACES



OPEN AIR GYM



LADIES CORNER, MULTIPURPOSE ROOM





LAWN TENNIS

WHERE EVERY STEP SPARKS
SOMETHING INSIDE YOU.

From the early-morning discipline of the jogging track
to the thrill of tennis, basketball and box cricket,
this is where wellness becomes joy.

Where play becomes expression.

Where energy becomes lifestyle.

A dedicated world designed for movement,
momentum and motivation.

**SPORTS
ZONES**

BOX CRICKET



BADMINTON COURT



BASKETBALL COURT, BILLIARDS





TABLE TENNIS



SKATING RINK



KIDS PLAY AREA, JOGGING TRACK





VOLLEYBALL COURT



GAZEBO



KIDS PLAY AREA, TODDLER'S DEVELOPMENT & PLAY AREA



WHERE NATURE AND NEIGHBOURHOOD COME ALIVE TOGETHER.

Butterfly gardens that paint the air with colour.

Lilies resting on quiet waters.

Meditation area where breath finds meaning.

Kids' zones, sensory walks, community corners,

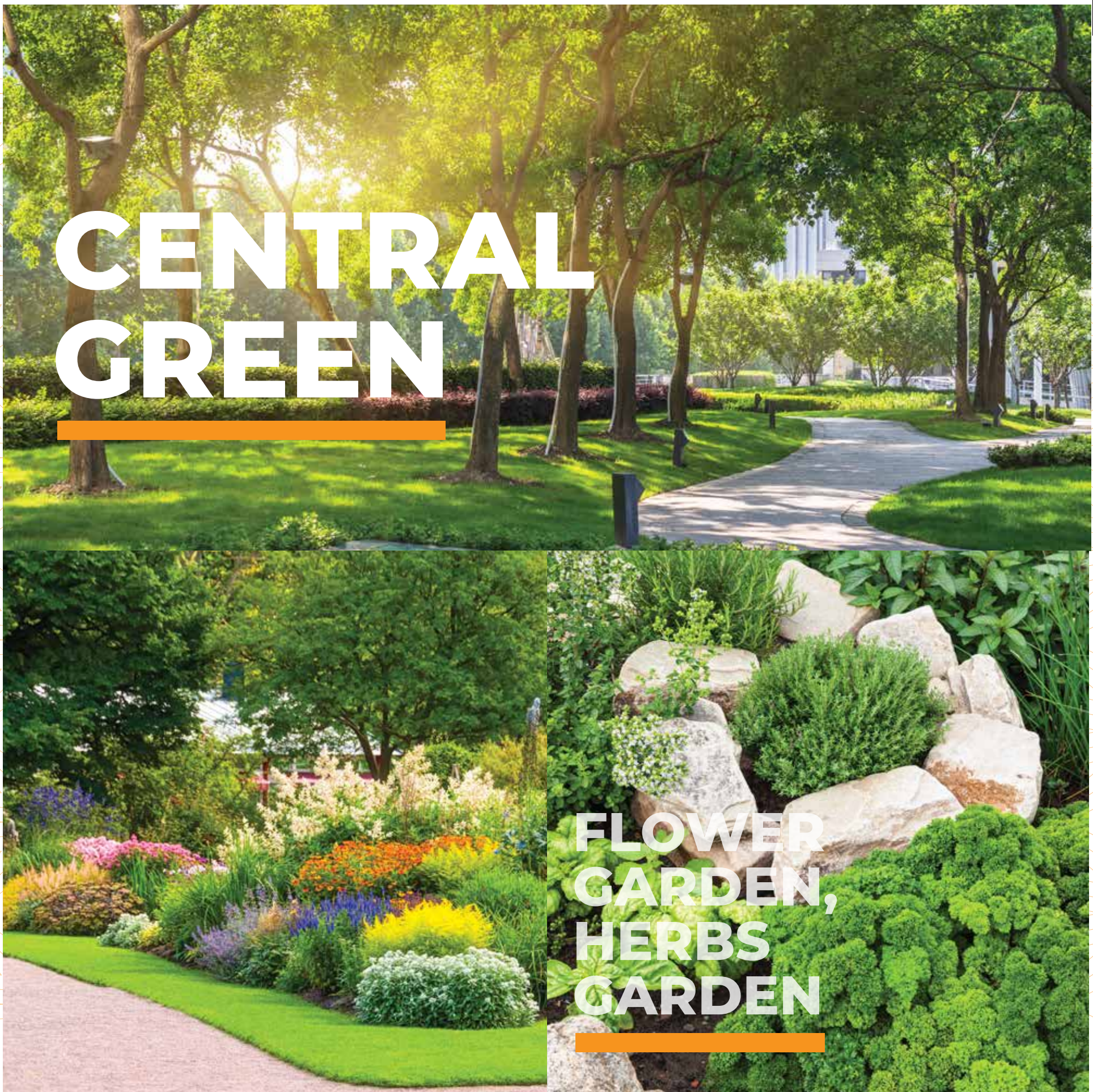
every space invites connection.

To nature. To people. To yourself.

INTERACTIVE ZONES



BIRD & BUTTERFLY GARDEN



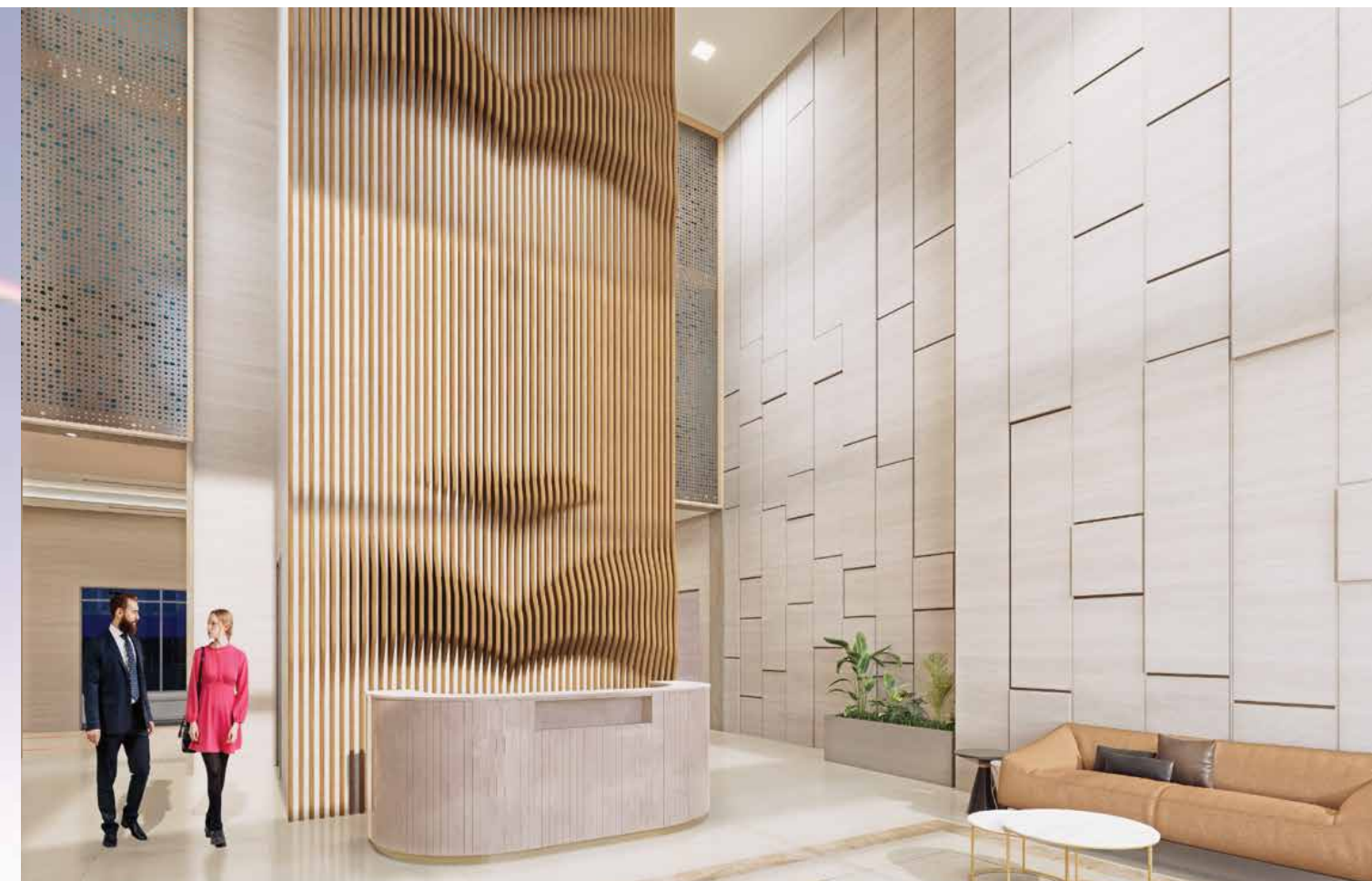
CENTRAL GREEN

FLOWER GARDEN, HERBS GARDEN





ASPIRE LEISURE VALLEY



SITE PLAN



PODIUM LEVEL AMENITIES

1. FIRE TENDER RAMP FOR PODIUM

2. GRAND STAIR TO PODIUM

3. WATER SHEET FALL

4. WAY TO TOWER

5. WATER FOUNTAIN

6. CLUB BUILDING

7. POOL

8. KIDS POOL

9. JACUZZI

10. FLOATING CABANA

11. DECK

12. MOUND & SCULPTURE COURT

13. BANQUET LAWN

14. CENTRAL GREEN

15. AMPHITHEATER

16. KID'S PLAY AREA

17. TODDLER'S DEVELOPMENT & PLAY AREA

18. ADVENTURES PLAY AREA

19. TRADITIONAL GAMES ZONE

20. LADIES CORNER
21. BOARD GAME AREA

22. YOGA/ZUMBA/AEROBICS

23. SENIOR CITIZEN

24. OUTDOOR GYM

25. MULTIPURPOSE ROOM

26. CO-WORKING SPACE

27. MAINTENANCE ROOM

28. MEDITATION HALL

29. COMMUNITY COOKING/DINING - VEG

30. COMMUNITE COOKING/DINING - NOVEG

31. GENTLES MAN AREA

32. YOUTH CORNER

33. LIBRARY

34. LAWN TENNIS COURT

35. HALF BASKETBALL COURT

36. VOLLEYBALL COURT

37. BOX CRICKET

38. SKATING RINK

39. BADMINTON COURT

40. TABLE TENNIS
41. BILLIARDS

42. MAZE RUNNER

43. JOGGING TRACK

44. 4PETS PARK

45. BUTTERFLY GARDEN

46. BIRD'S PARK

47. THEME GARDEN

48. HERB'S GARDEN

49. URBAN FARMING

50. NATURE WALK

51. FLOWER GARDEN

52. MANICURED LANDSCAPE

53. GAZEBO

54. PERGOLA

55. LILY POND

56. XERISCAPE GARDEN

57. CACTUS GARDEN

58. PALM COURT

59. REFLEXOLOGY PATH

60. FEATURE WALL

STILIT LEVEL AMENITIES

61. ENTRY PORTAL-61

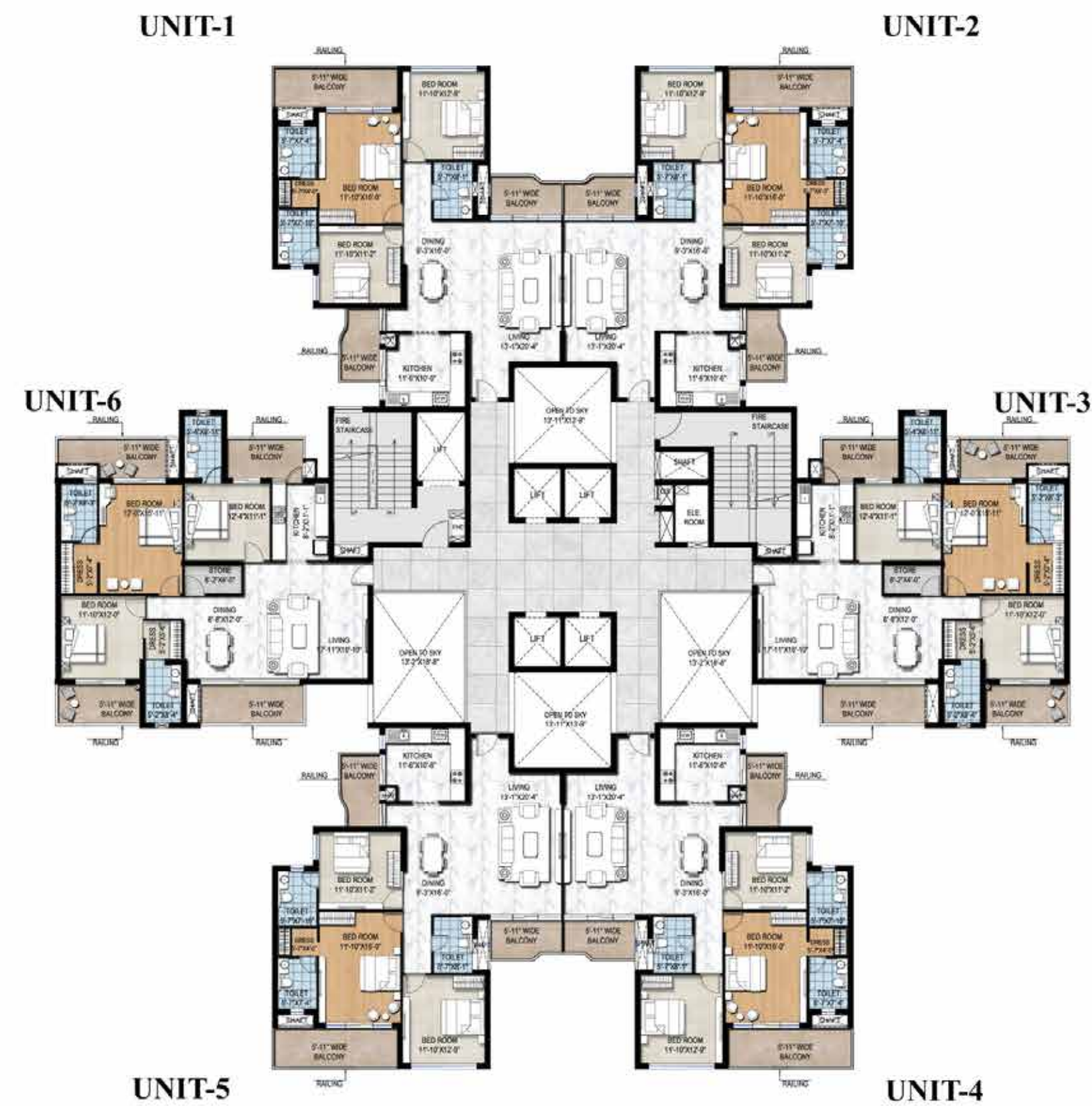
62. ENTRY PORTAL-2

63. SURFACE PARKING

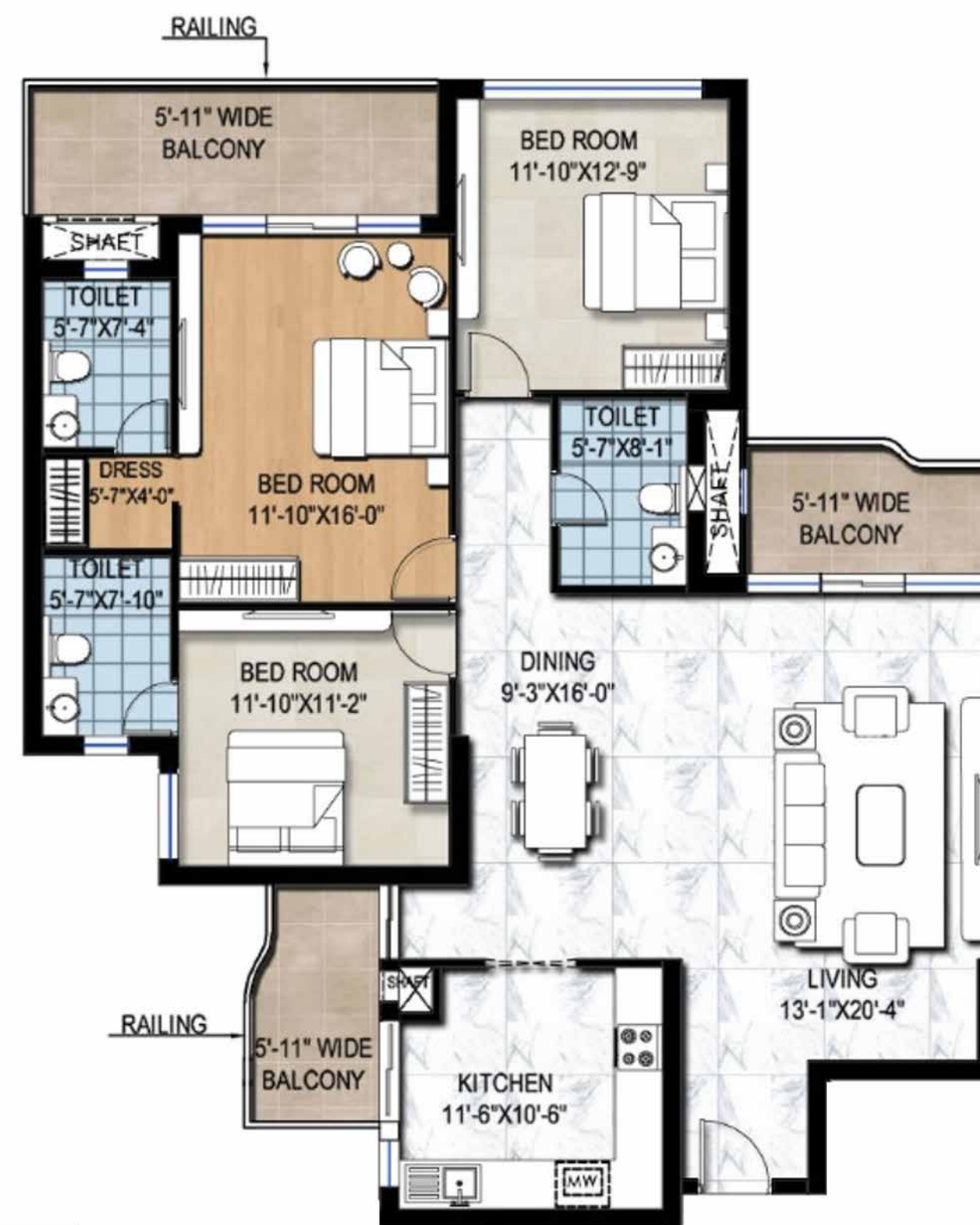
64. TOWER DROP-OFF
65. WATER FEATURE AT TOWER ENTRY

66. FIRE TENDER RAMP FOR PODIUM
67. MANGO GARDEN

68. GUAVA ORCHARD

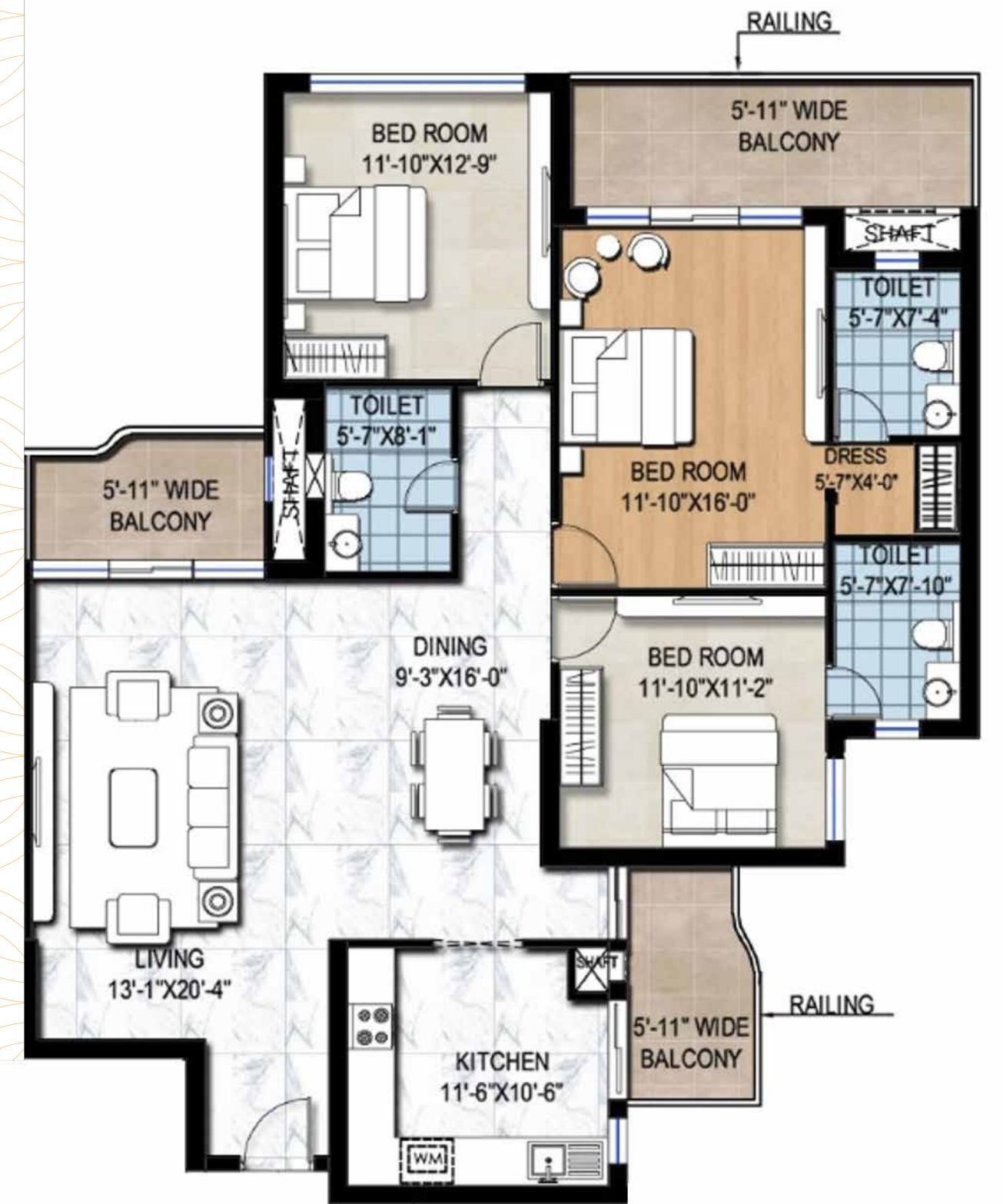


UNIT 1 - 3BHK + 3T



Super Built-Up Area 2188 SQ.FT

UNIT 2 - 3BHK + 3T



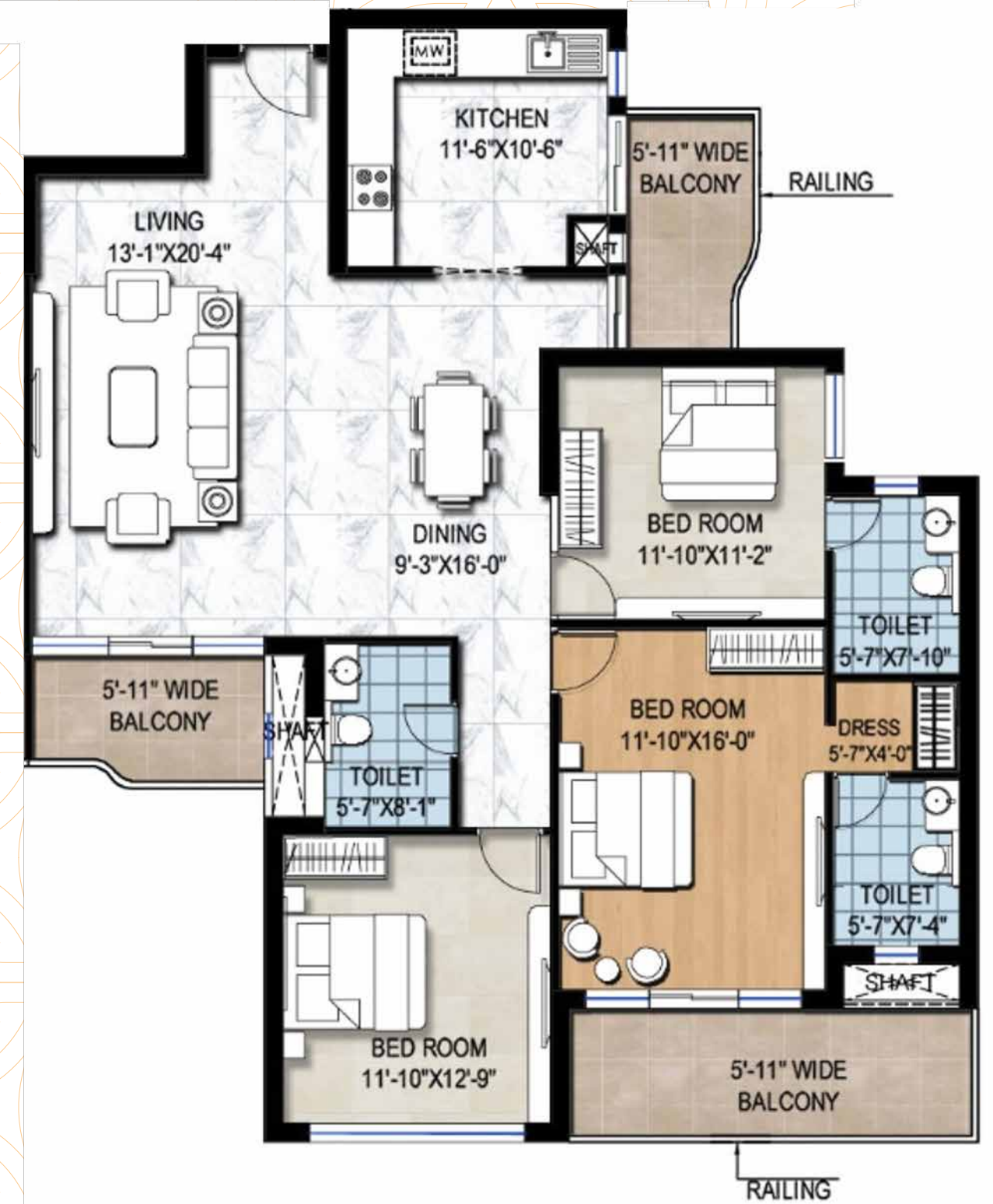
Super Built-Up Area 2188 SQ.FT

UNIT 3 - 3BHK + 3T + STORE



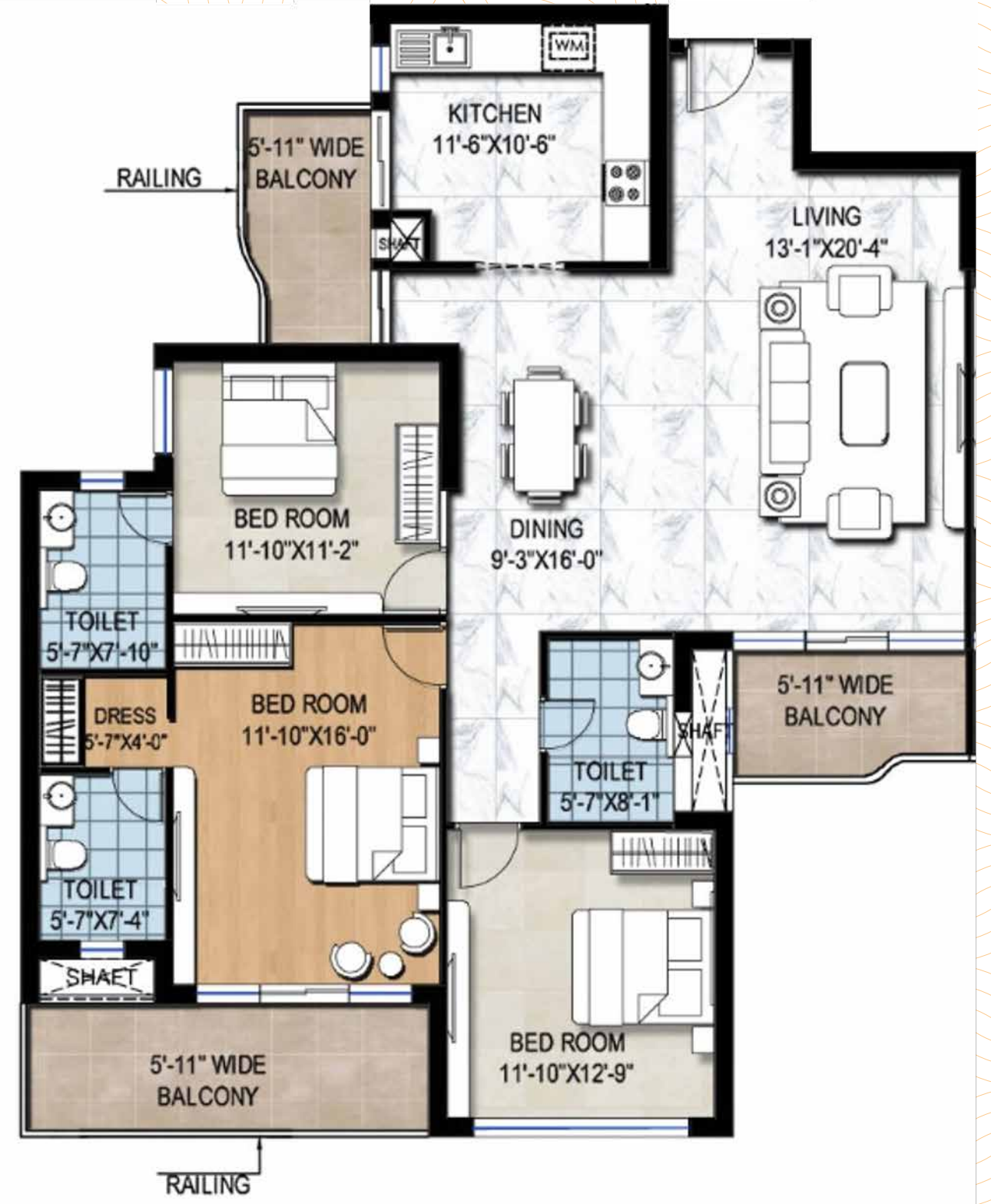
Super Built-Up Area 2176 SQ.FT

UNIT 4 - 3BHK + 3T



Super Built-Up Area 2188 SQ.FT

UNIT 5 - 3BHK + 3T



Super Built-Up Area 2188 SQ.FT

UNIT 6 - 3BHK + 3T + STORE



Super Built-Up Area 2176 SQ.FT

6 CORE TOWER - UNIT

MATERIAL SPECIFICATIONS

MASTER BEDROOM

FLOORING	LAMINATED WOODEN FLOORING
WALL	PREMIUM ACRYLIC EMULSION PAINT
CEILING	PREMIUM ACRYLIC EMULSION PAINT
DOOR	FACTORY LAMINATED FLUSH DOOR WITH FRAME

BEDROOM

FLOORING	VITRIFIED TILE
WALL	PREMIUM ACRYLIC EMULSION PAINT
CEILING	PREMIUM ACRYLIC EMULSION PAINT
DOOR	FACTORY LAMINATED FLUSH DOOR WITH FRAME

Kitchen

FLOORING	VITRIFIED TILE
WALL	CERAMIC WALL TILE & PLASTIC EMULSION PAINT
WINDOW	UPVC FRAME WITH DOOR
CEILING	ALUMINIUM GRID FALSE CEILING.
COOKING PLATFORM	QUARTZ STONE
SINK, CABINETS	MODULAR KITCHEN WITH SS SINK , CP FITTINGS.

DINING + LIVING ROOM

FLOORING	VITRIFIED TILE
WALL	PREMIUM ACRYLIC EMULSION PAINT
CEILING	PREMIUM ACRYLIC EMULSION PAINT

STORE ROOM

FLOORING	VITRIFIED TILE
WALL	ACRYLIC EMULSION PAINT
CEILING	ACRYLIC EMULSION PAINT
DOOR	FACTORY LAMINATED FLUSH DOOR WITH FRAME

TOILET

FLOORING	ANTI-SKID VITRIFIED TILE
WALL	SLIM WALL TILE
CEILING	ALUMINIUM GRID FALSE CEILING
DOOR	FACTORY LAMINATED FLUSH DOOR WITH FRAME.

BALCONY

FLOORING	ANTISKID VITRIFIED FLOORING
WALL	PREMIUM ACRYLIC EMULSION PAINT
RAILING	GLASS RAILING IN ALUMINUM EXTRUDE SECTION
DOOR	UPVC SLIDING DOOR CUM WINDOW WITH CLEAR GLASS

STAIRCASE

FLOORING	GRANITE STONE
WALL	PREMIUM ACRYLIC EMULSION PAINT
CEILING	PREMIUM ACRYLIC EMULSION PAINT
RAILING	DUCO PAINTED MS RAILING

LIFT LOBBIES

FLOORING	BASEMENT FLOOR - GRANITE STONE
	GF & STILT FLOOR - ITALIAN MARBLE
TYPICAL FLOORS	COMBINATION OF GRANITE STONE AND VITRIFIED TILES
CEILING	GYPSUM/POP FALSE CEILING & PREMIUM ACRYLIC EMULSION PAINT

EXTERIOR WALL FINISH

PAINT	QUARTZ REINFORCED TEXTURED PAINT
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We are AU Group. And the U in our name stands for YOU. Because it is together that we can build your most precious asset. Your home. When we meet, your dreams meet our expertise. Your aspirations meet our determination. Your first steps meet our experience. And what comes out of it, are things beyond your expectations.

Come, Let's build your dream, together.

Family Hub, Aditya World City, Ghaziabad - Developed by AU Real Estate



The Sunflower, Aditya World City, Ghaziabad - Developed by AU Real Estate



Arihant Enclave, Aditya World City, Ghaziabad - Developed by AU Real Estate



Aspire Silicon City Phase - IV, Sector 76, Noida - Marketed by AU Real Estate



Marketed by



Corporate Office:

AU Real Estate Services Private Limited

A001, World Trade Centre

Nauroji Nagar, Ring road, New Delhi -110029

AUrealestate.in

Site Address:

Aspire Leisure Valley,

Greater Noida West, Near D-Mart

Uttar Pradesh

Architect of Apire Leisure Valley

CHAPMAN TAYLOR

Construction of T1 & T2 by

CAPACITE

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