



AU Real Estate Services Private Limited  
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AUrealestate.in



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.

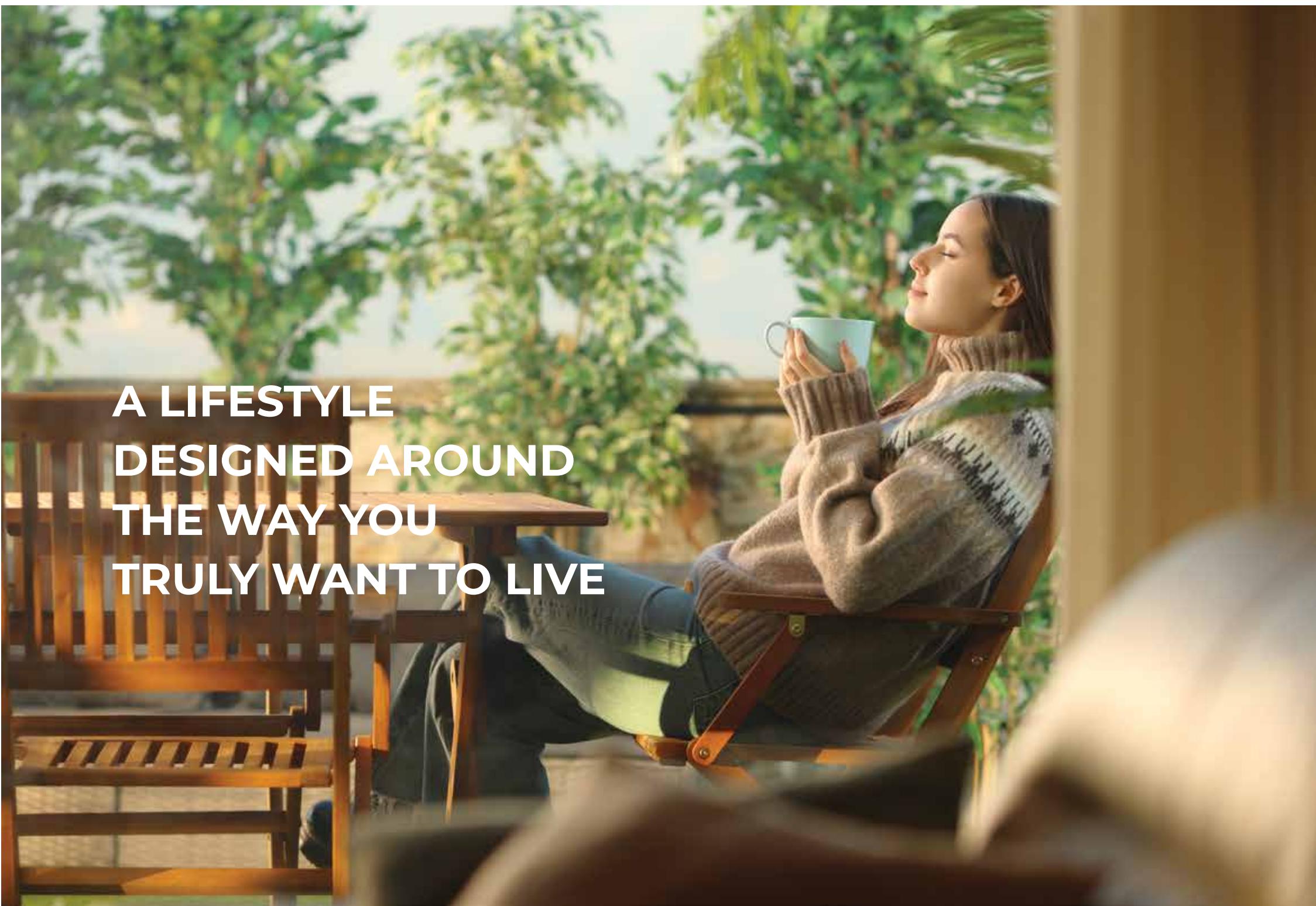
Time finds its rhythm. And life finds a way to open, bloom and breathe in the loving cradle of luxury.

## ASPIRE LEISURE VALLEY

3BHK APARTMENTS STARTS

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**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**

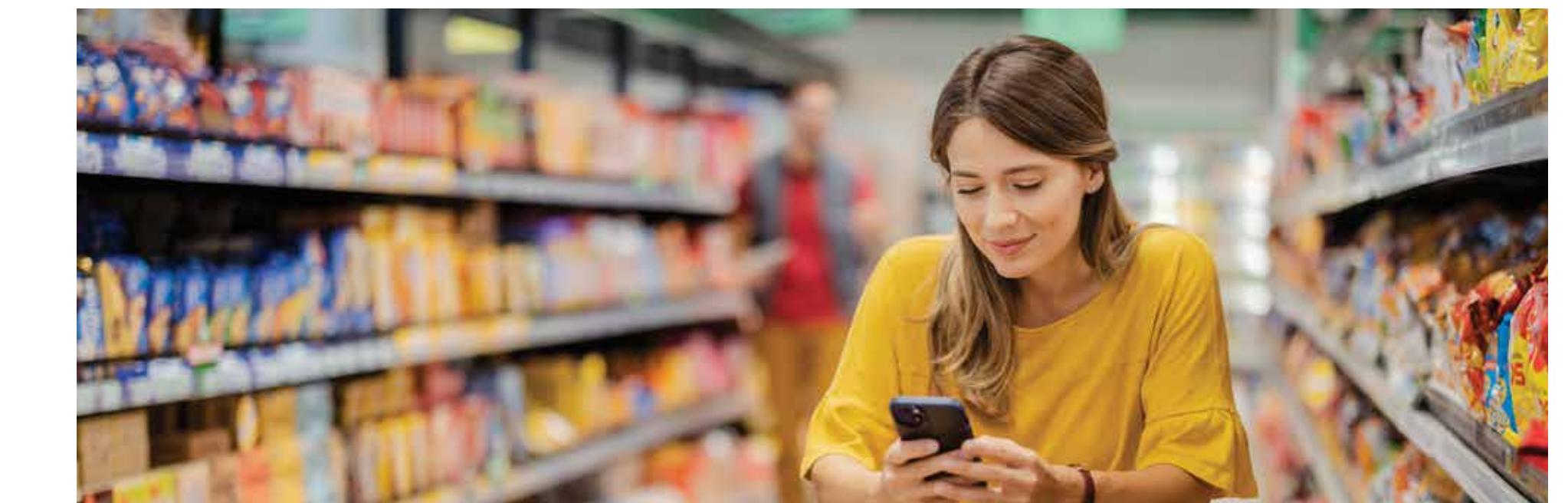


Here, convenience meets calm.

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.

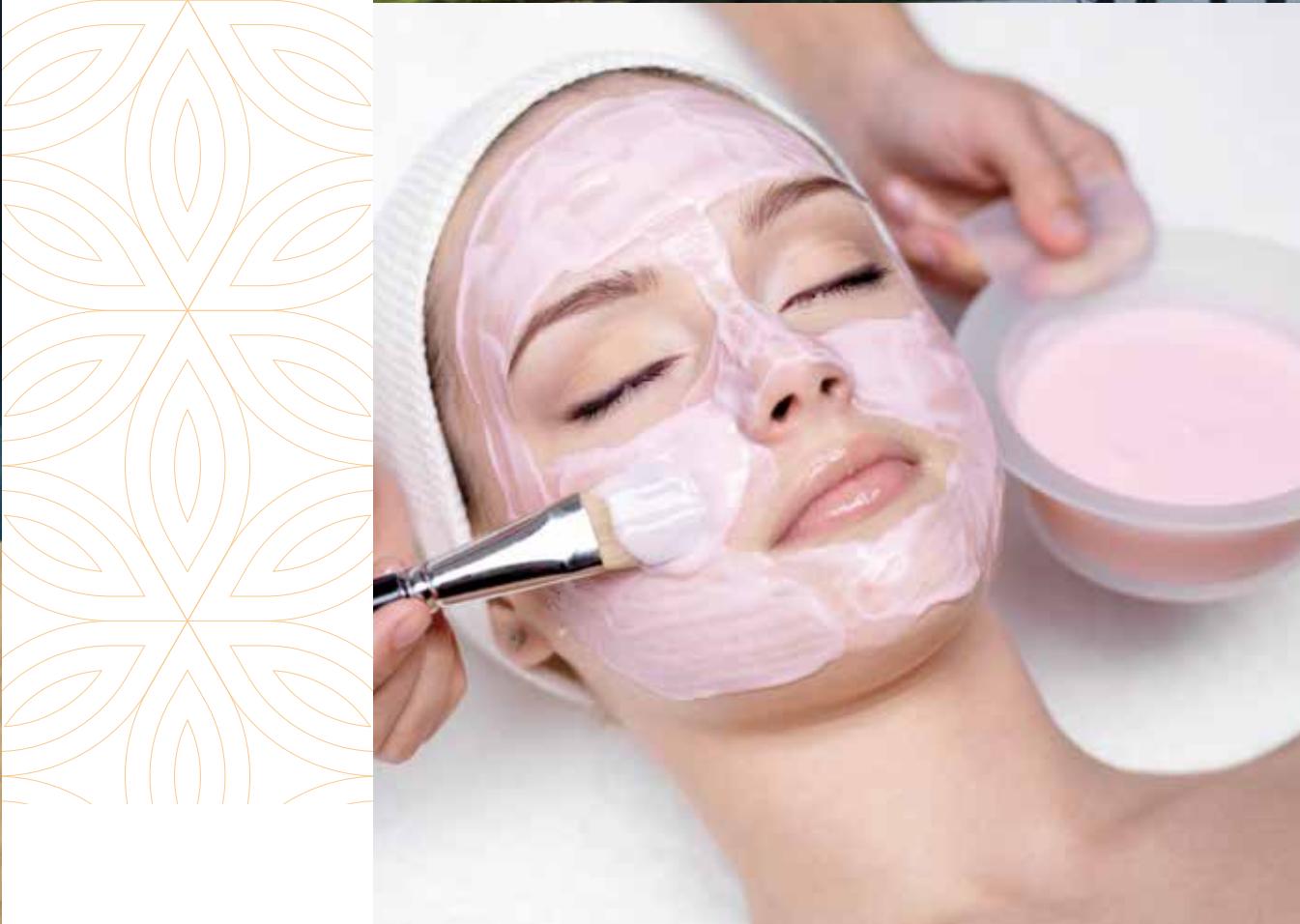
**UNDERCROFT  
AREAS**



## 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

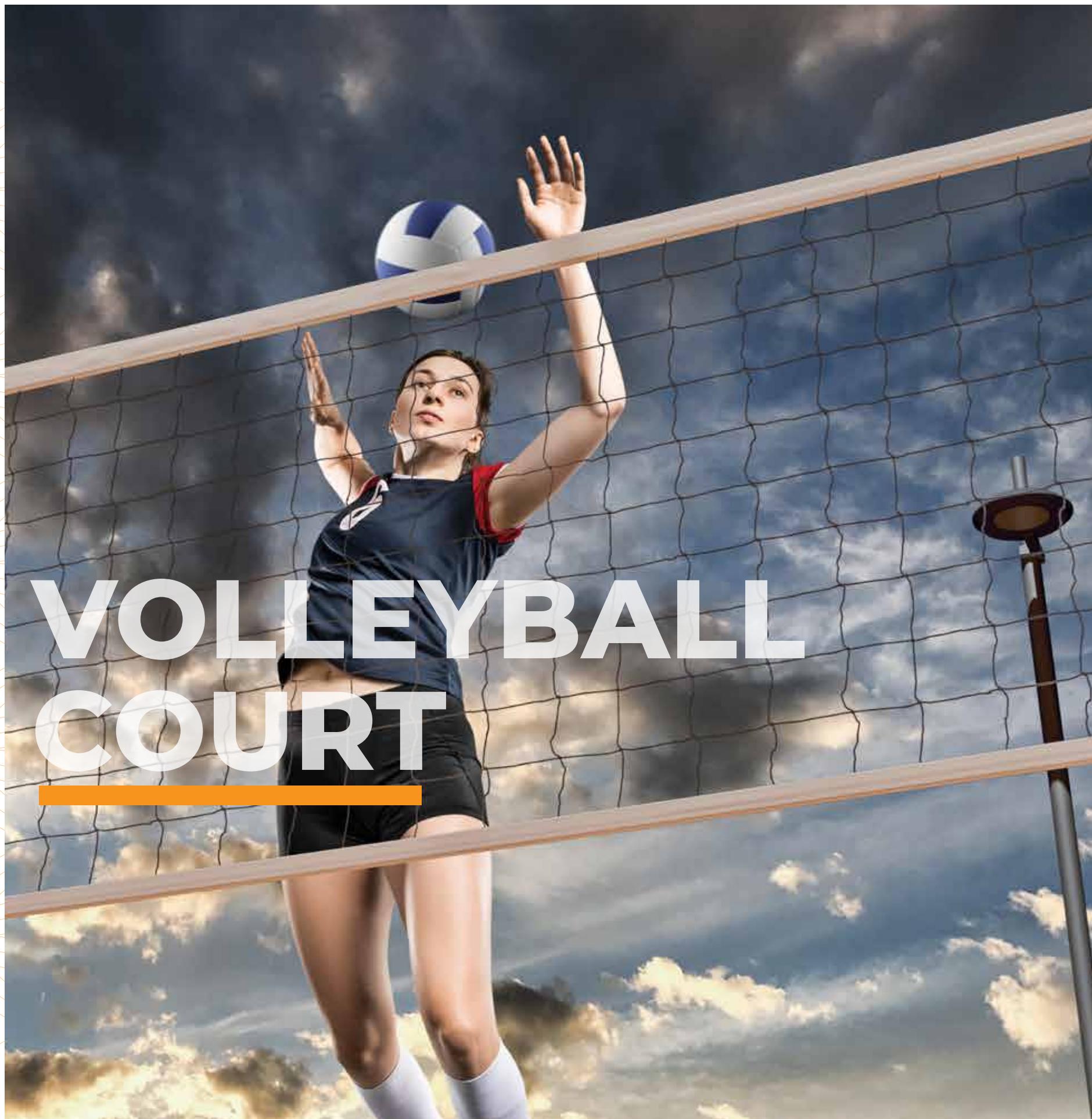


## SKATING RINK



## KIDS PLAY AREA, JOGGING TRACK





**KIDS PLAY AREA,  
TODDLER'S  
DEVELOPMENT &  
PLAY AREA**

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## LILY POND

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.

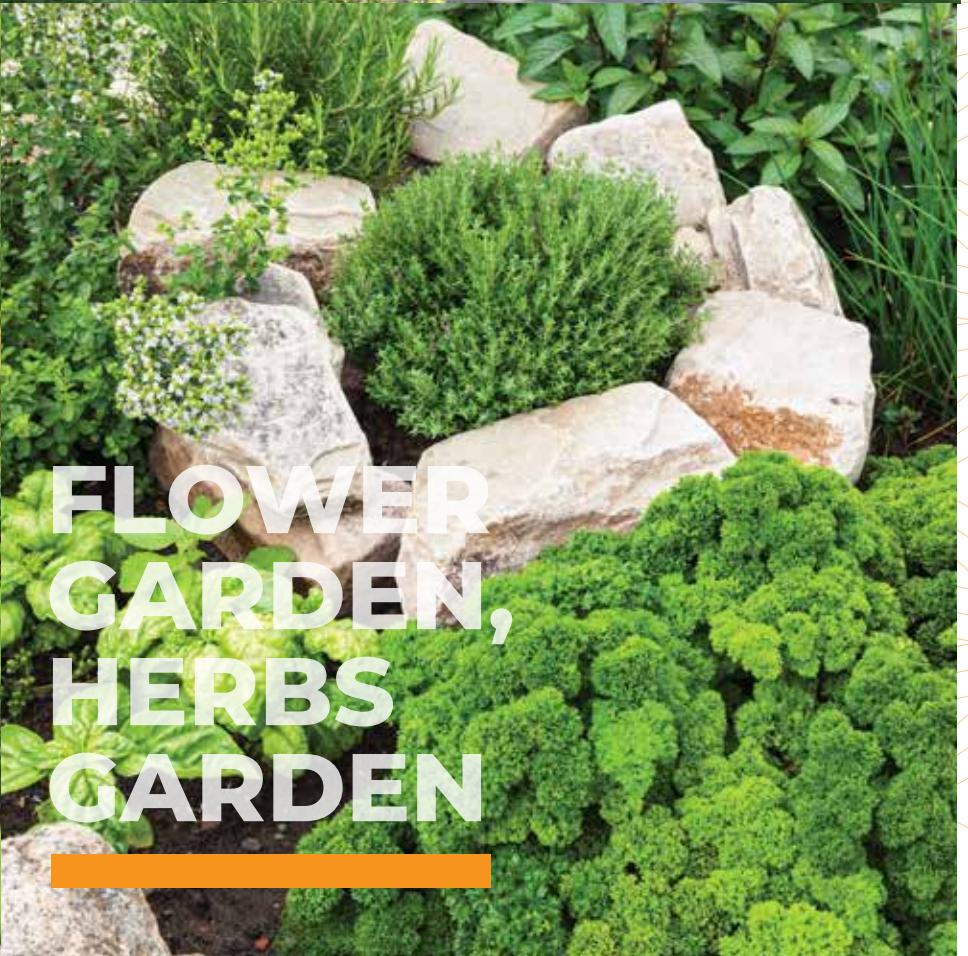
Kids' zones, sensory walks, community corners,  
every space invites connection.

To nature. To people. To yourself.

INTERACTIVE  
ZONES



# BIRD & BUTTERFLY GARDEN



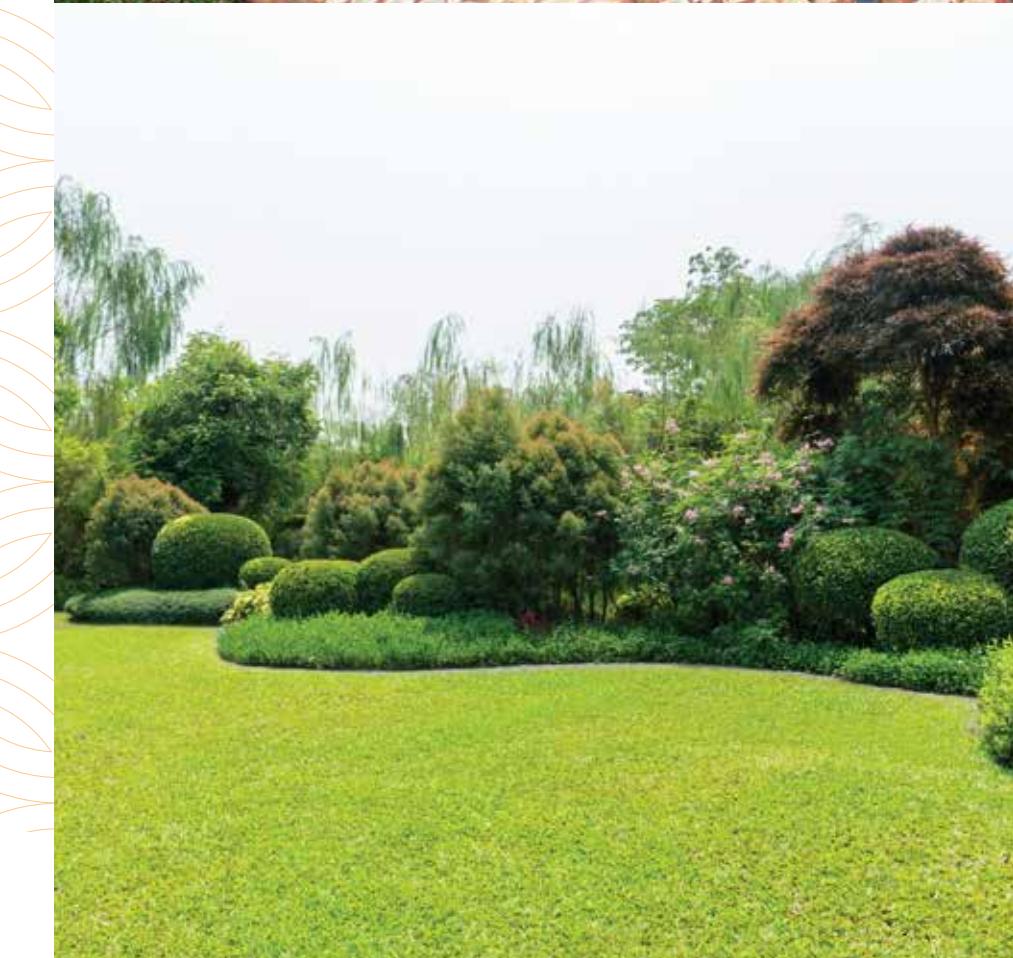
# FLOWER GARDEN, HERBS GARDEN



# PALM COURT



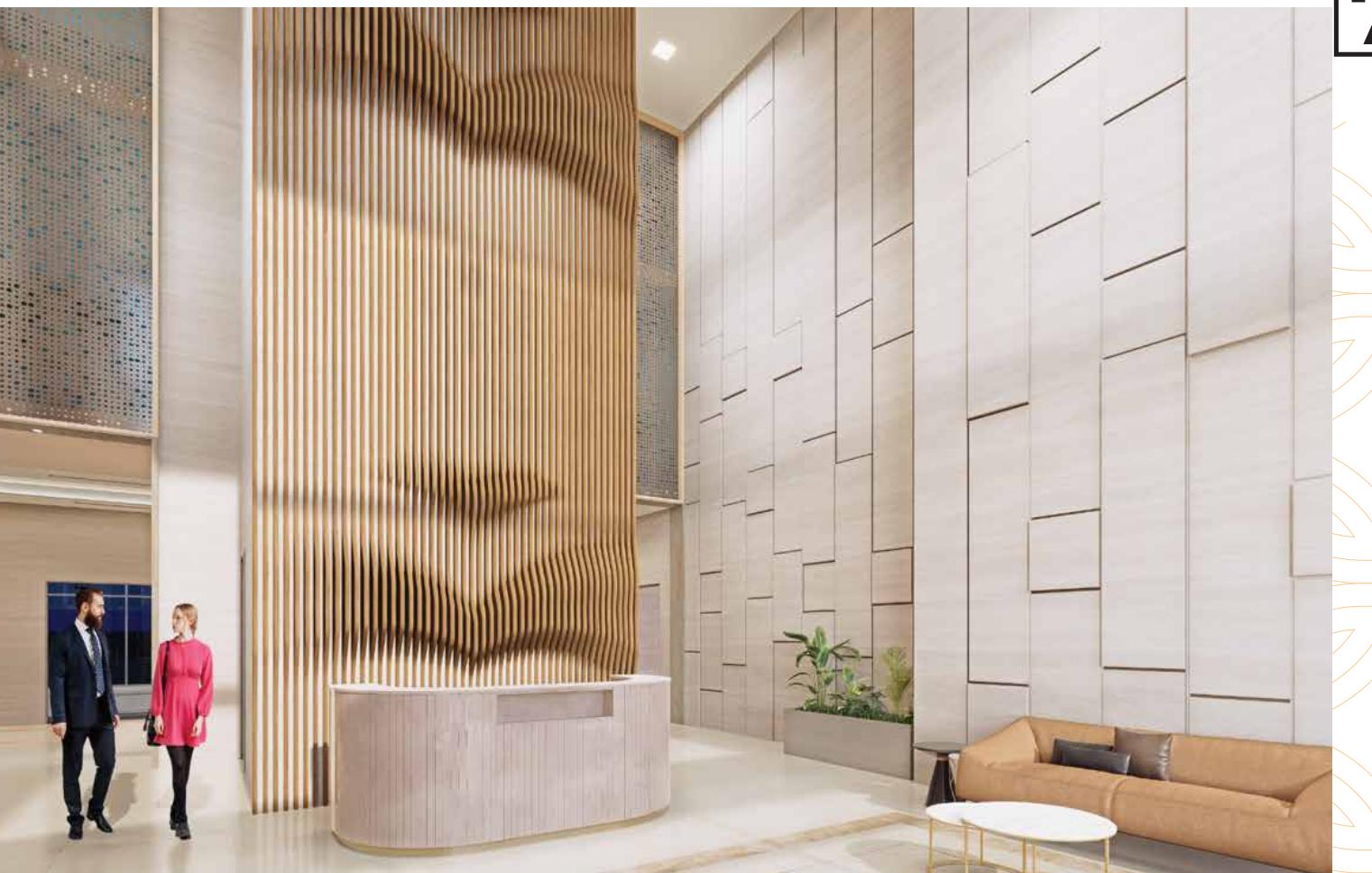
## REFLEXOLOGY GARDEN, THEME GARDEN, URBAN GARDEN

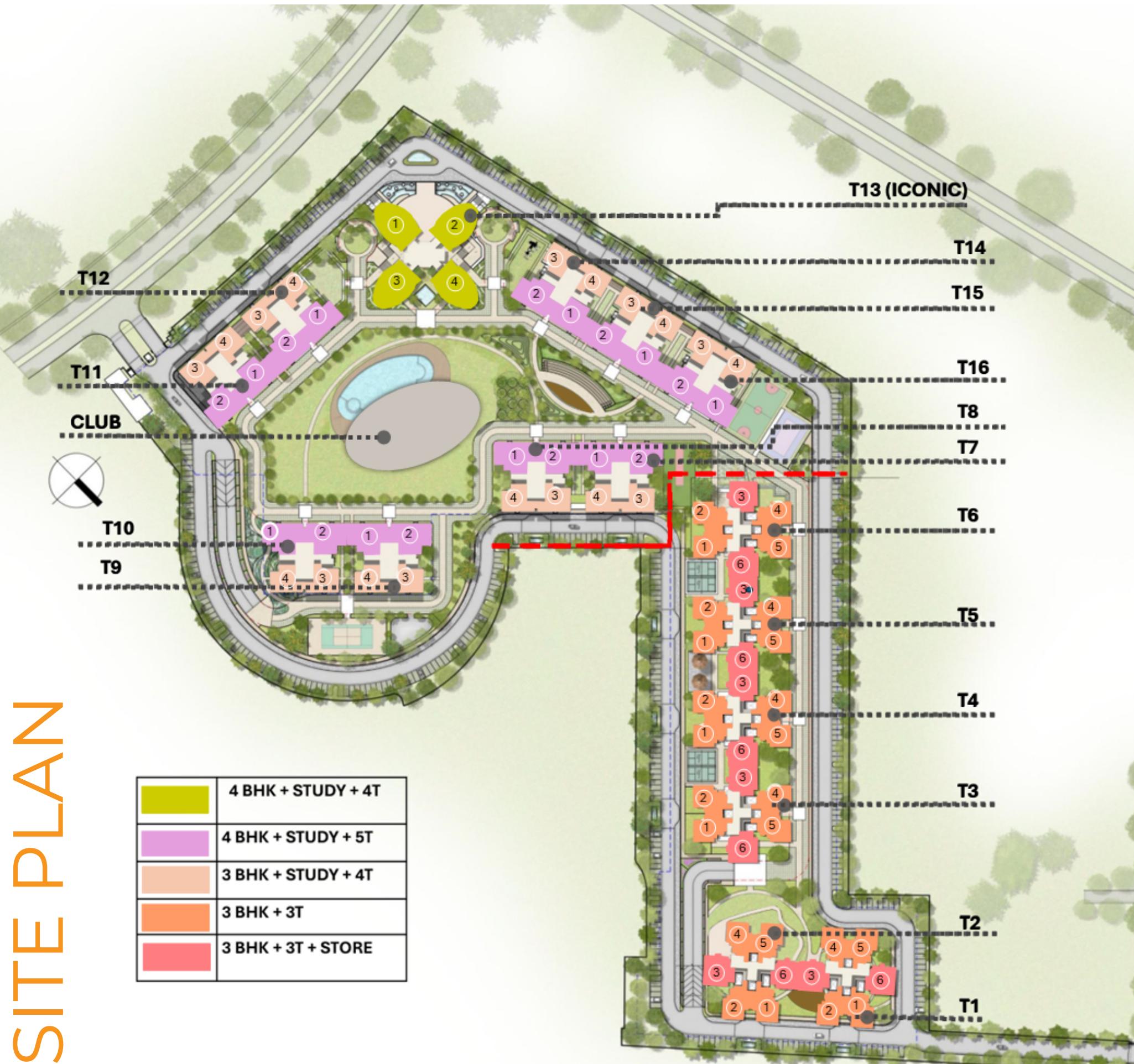


## MANICURED LANDSCAPE, BANQUET LAWN



# 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

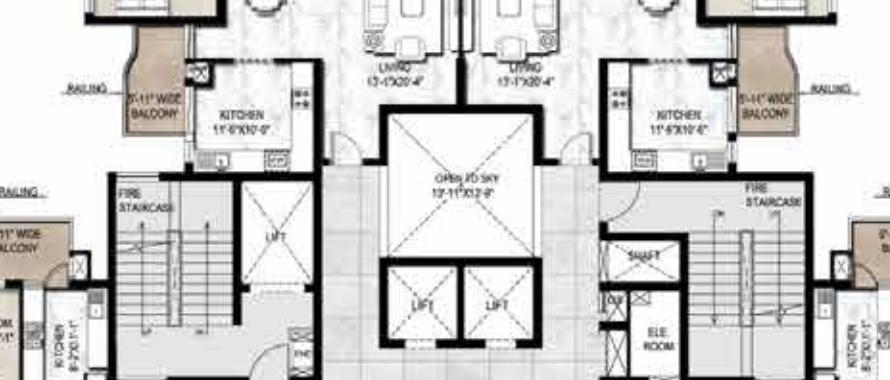
# 6 CORE CLUSTER PLAN



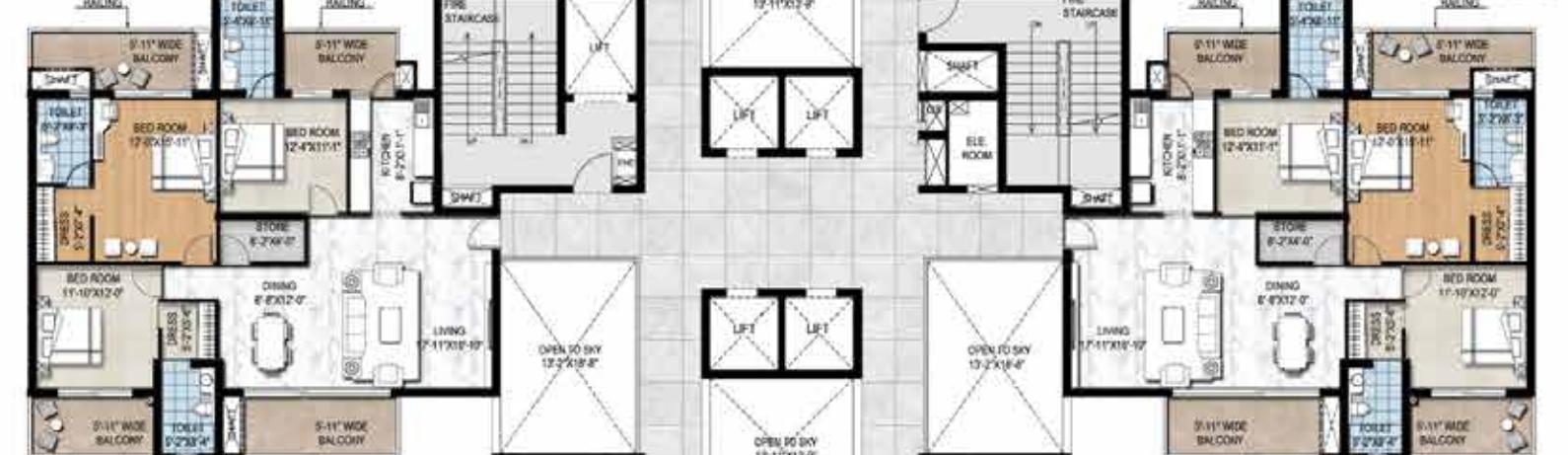
UNIT-1



UNIT-2



UNIT-6



UNIT-3



UNIT-5



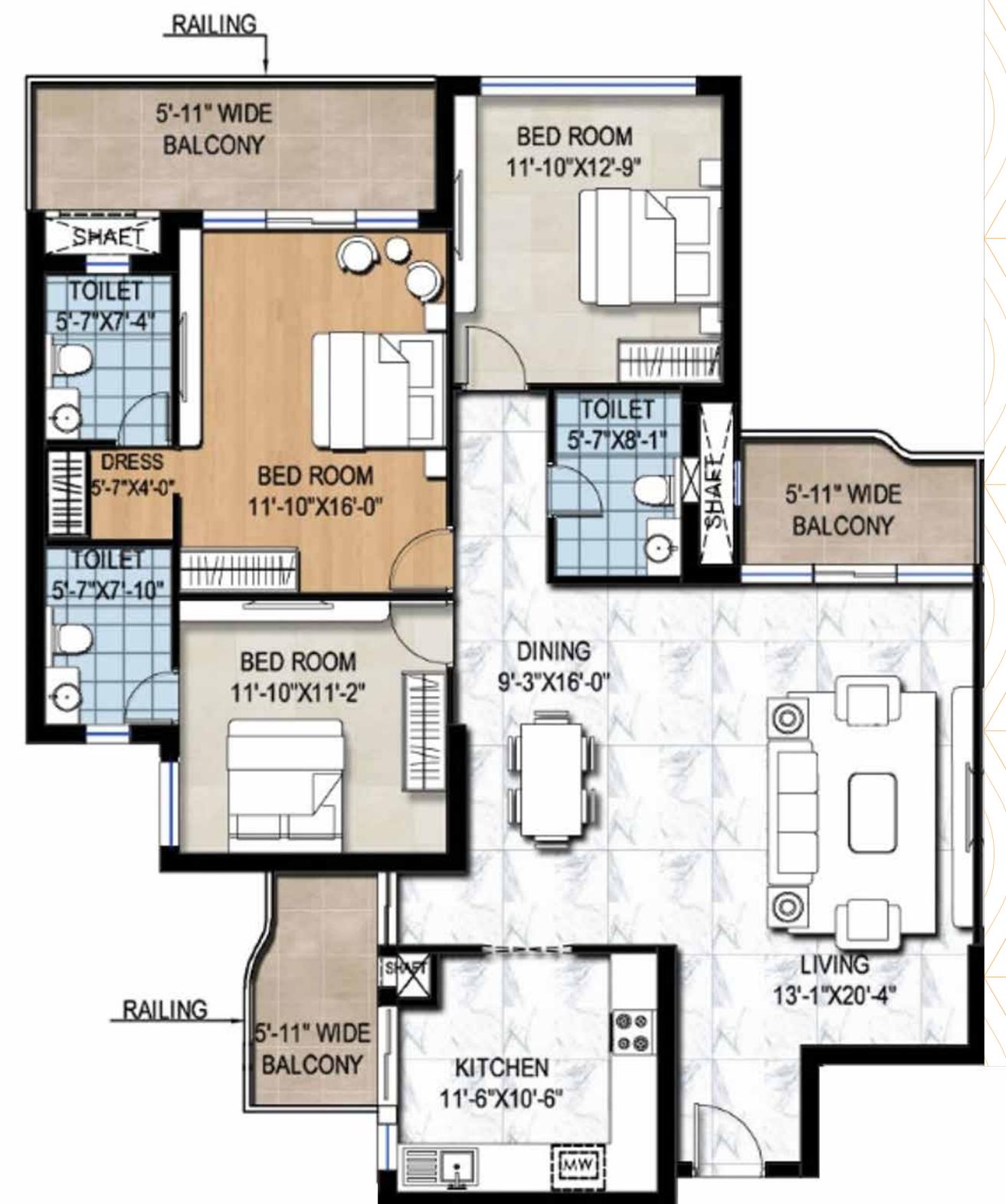
UNIT-4



## UNIT 1 - 3BHK + 3T



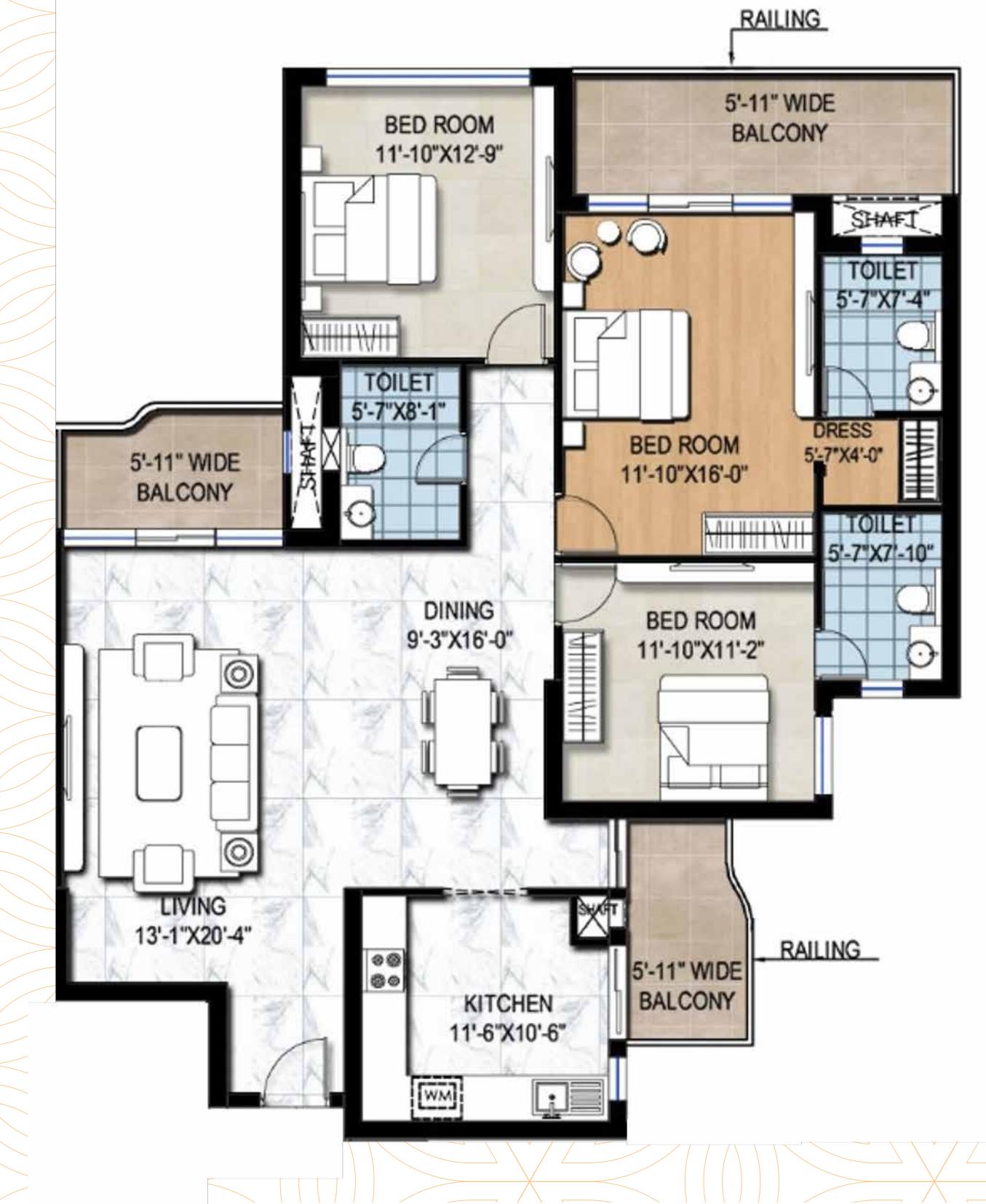
Super Built-Up Area 2188 SQ.FT



## UNIT 2 - 3BHK + 3T



Super Built-Up Area 2188 SQ.FT



## UNIT 3 - 3BHK + 3T + STORE

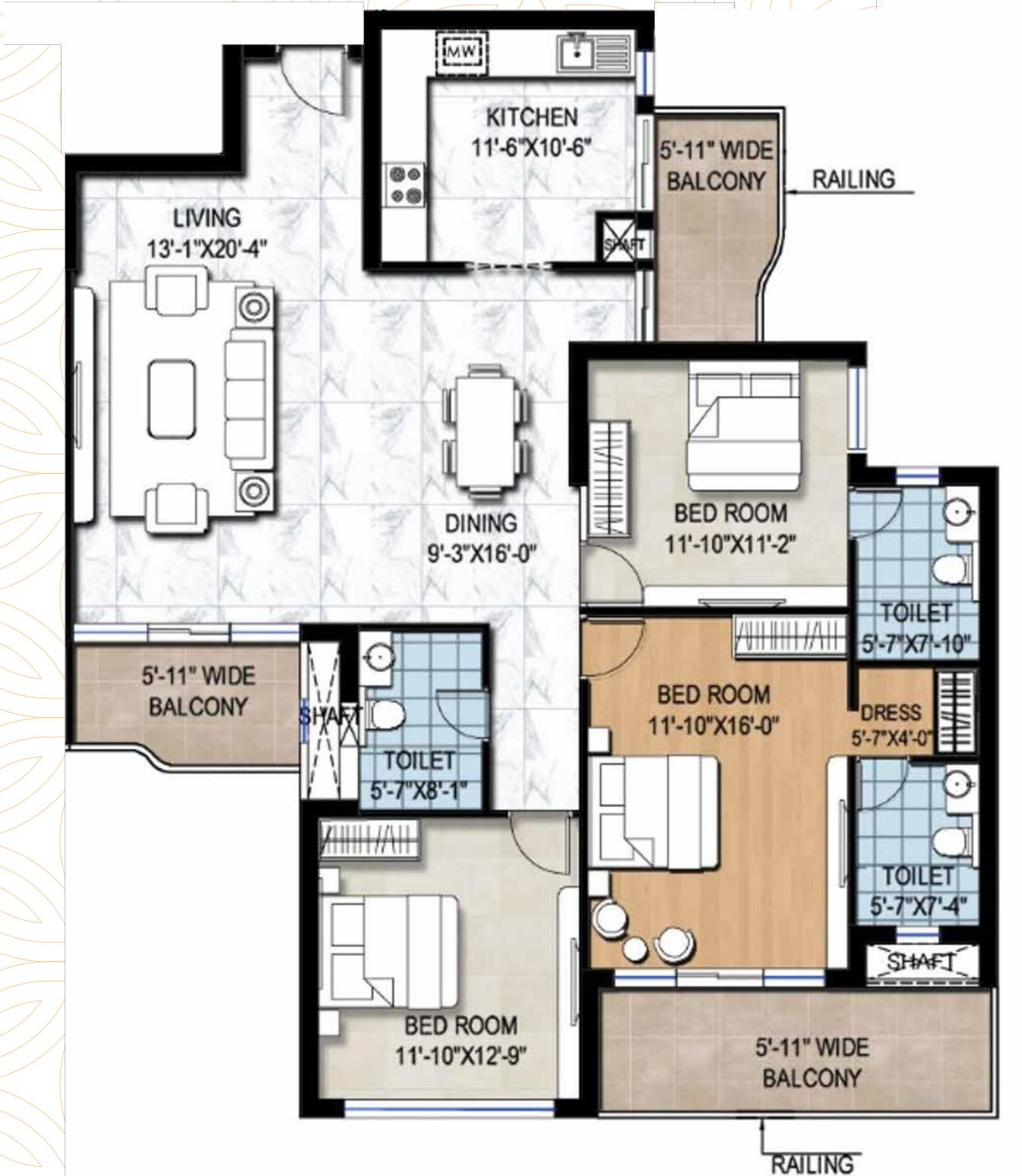


Super Built-Up Area 2176 SQ.FT

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
TYPICAL FLOORS	GF & STILT FLOOR - ITALIAN MARBLE
CEILING	COMBINATION OF GRANITE STONE AND VITRIFIED TILES

## EXTERIOR WALL FINISH

PAINT	QUARTZ REINFORCED TEXTURED PAINT
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## AU REAL ESTATE

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



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



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Uttar Pradesh

Architect of Aspire Leisure Valley  
CHAPMAN TAYLOR

Construction of T1 & T2 by  
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