



Orris
ASTER COURT
premier
discerning lifestyle for a select few
sector 85 • gurugram
RERA: RC/REP/HARERA/GGM/2018/19



ORRIS INFRASTRUCTURE PVT. LTD.
Real Estate | Entertainment | Hospitality | Warehousing Parks | Education

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RERA: RC/REP/HARERA/GGM/2018/19 | Website: www.haryanarera.gov.in

Disclaimer: License No. & date of License: 39/24-07-2009 & 99/17-11-2011 approved building plans: memo no-ZP-556/JD(BS)/2012/5150 dt. 10-04-12 • Type of colony & its area: residential group housing 29.068 acres
• Name of the colonizer: Orris Infrastructure Pvt. Ltd. • Total no. of flats: 262 units, provision of play school, club & convenient shopping • All the approvals can be checked in the office of Orris Infrastructure Pvt. Ltd. All plans, specifications, artistic renderings, conceptual images and actual images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. 1sq.mt. = 10.764 sq.ft.

Oris
ASTER COURT
premier
sector 85 • gurugram

Your Premier
Apartment
in the Heart of
Gurugram

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ASTER COURT
premier
sector 85 • gurugram



ARTISTIC IMPRESSION OF ASTER COURT PREMIER



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ASTER COURT
— premier —

Located in the heart of Gurugram, the spacious apartments at Aster Court Premier offer you a choice of 3 and 4 bedroom premium residences. With only two apartments on each floor you enjoy enhanced privacy and exclusivity. A rich combination of modern architecture, luxury amenities and specifications are set within inspired landscaped spaces. All your conveniences are within walking distances, be it school, healthcare, or work place; making life easy and comfortable. It's a call from your cherished premium residential address, Aster Court Premier, which you must not miss.

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ASTER COURT
premier

Actual images of the 29 Acre group housing development
including Carnation Residency, Aster Court and
Aster Court Premier



ENTRANCE OF CARNATION RESIDENCY AND ASTER COURT



TREE LINED AVENUE



SCULPTURE ART INSIDE THE COMPLEX



CENTRAL LANDSCAPED COURT AND CLUB VIEW OF CARNATION RESIDENCY



AMPHITHEATRE VIEW OF CLUB HARBOR



CLUB HARBOR VIEW OF CARNATION RESIDENCY



CORRIDOR VIEW OF CLUB HARBOR



CENTRAL LANDSCAPED COURT AND CLUB VIEW OF CARNATION RESIDENCY



AMPHITHEATRE VIEW OF CLUB HARBOR



CLUB HARBOR VIEW OF CARNATION RESIDENCY



CORRIDOR VIEW OF CLUB HARBOR



ENTRANCE OF ASTER COURT & ASTER COURT PREMIER



INTERIOR LANDSCAPED COURT OF ASTER COURT



TOWER VIEW OF ASTER COURT



CONVENIENCE STORE & SHOPPING CENTER



LIFT LOBBY OF ASTER COURT



GREEN SIDE WALKS ALONG THE DRIVEWAY



WELL LIT AND SPACIOUS APARTMENTS AT ASTER COURT

Located in Sector 85, Gurugram

Part of a 29 acre integrated development

Symmetrically placed 12 towers

Choice of well laid out 3 BHK+S & 4 BHK+S premium specified apartments

2 and 3 side open well ventilated apartments

Only 2 apartments on each floor

Grand club sprawling over 10,000 sq.ft.

Supermarket and nursery school within the complex

Gated Complex with 24 hours perimeter surveillance

24X7 Power Back-up, Treated Water Supply for flushing systems & gardening

Earthquake resistant structure as per seismic zone IV

Master planned to perfection by renowned architect, Nelson (U.S.A)



Your home. Live with pride.

The residences at Aster Court Premier are everything contemporary luxury living should be. These homes are masterfully designed to deliver a superior functional living with elegance and comfort. Enjoy premium specifications with refined finishes and cherish that special feeling of owning a home with pride.



UNIT SIZE OF 2120 SQ.FT. WITH 3 BHK + MULTIPURPOSE ROOM
AND 2560 SQ.FT. WITH 4 BHK + MULTIPURPOSE ROOM

Spacious, airy and functional apartments

Wooden flooring and vitrified tiles for natural warmth

Large door & French windows for a well lit vibrant home

Spacious modular kitchen with granite counter top

Generous size balconies overlooking the designer landscaped outdoors

Sleek finished bathrooms with premium fittings and fixtures

Club Harbor Premier for you
to meet, bond and refresh

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— premier —



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premier



Swimming Pool



Gymnasium



Coffee Lounge



Party Hall



Badminton Court



Billiards Room



Library



Card Room



Mini Theatre

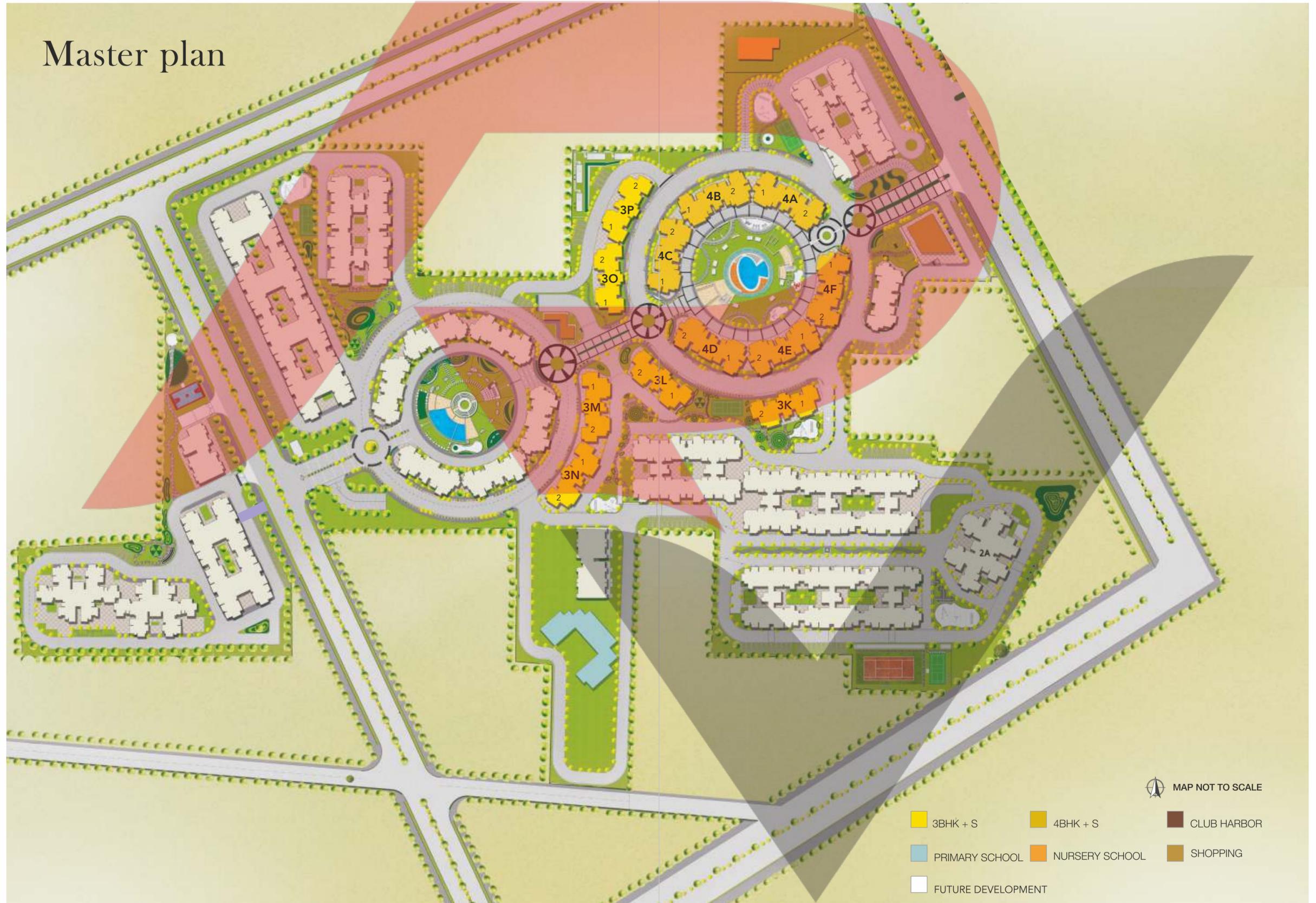


A class apart
leisure hub spread over
10,000 sq. ft.





Master plan



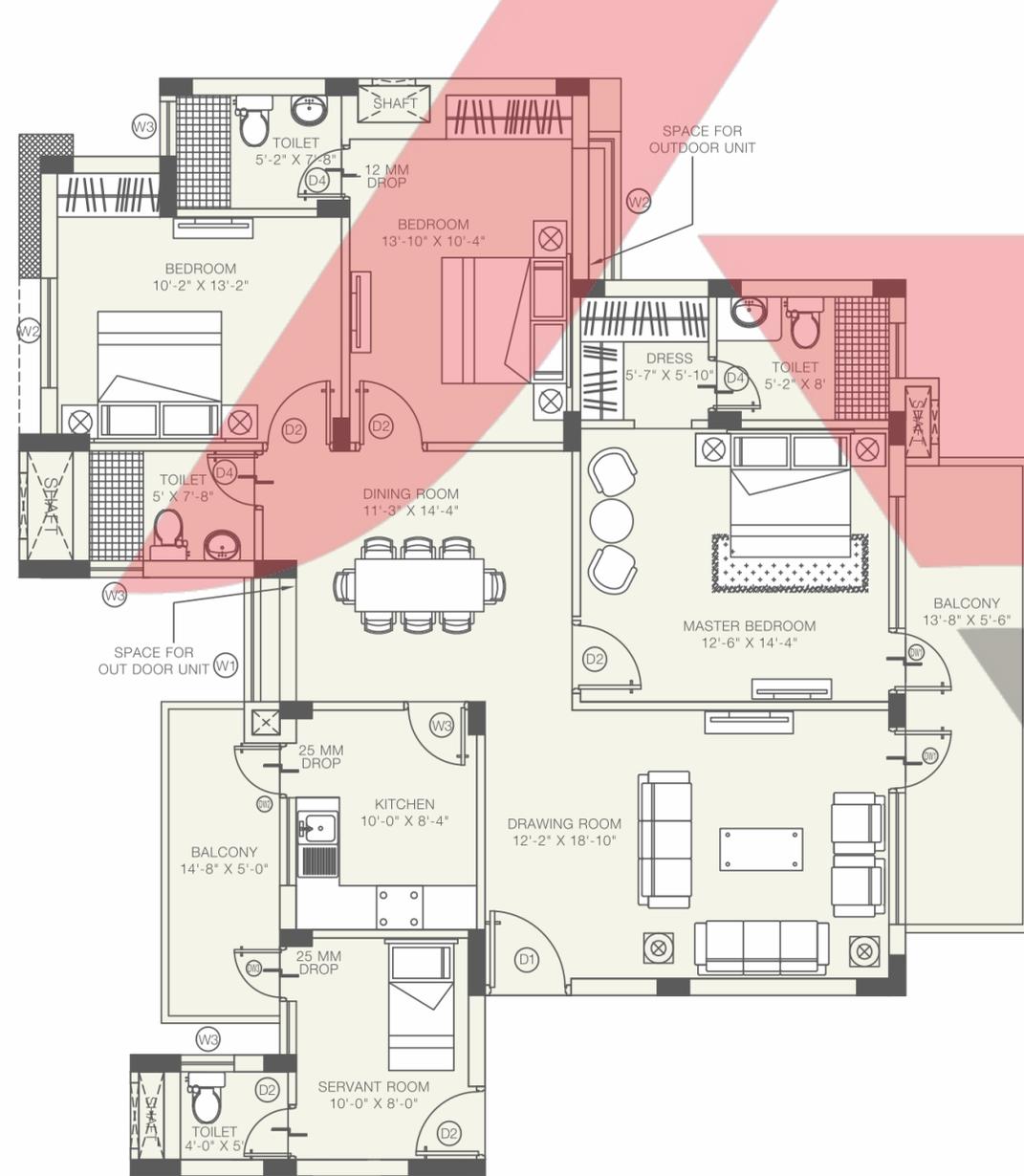
Typical Floor Plan

3 BHK + S Unit

Super area : 196.95 sq.mt approx (2120 sq.ft.)

Built up area : 1616 sq.ft.

Carpet area : 1240 sq.ft.



1 sq.mt. = 10.76 sq.ft.

Typical Floor Plan

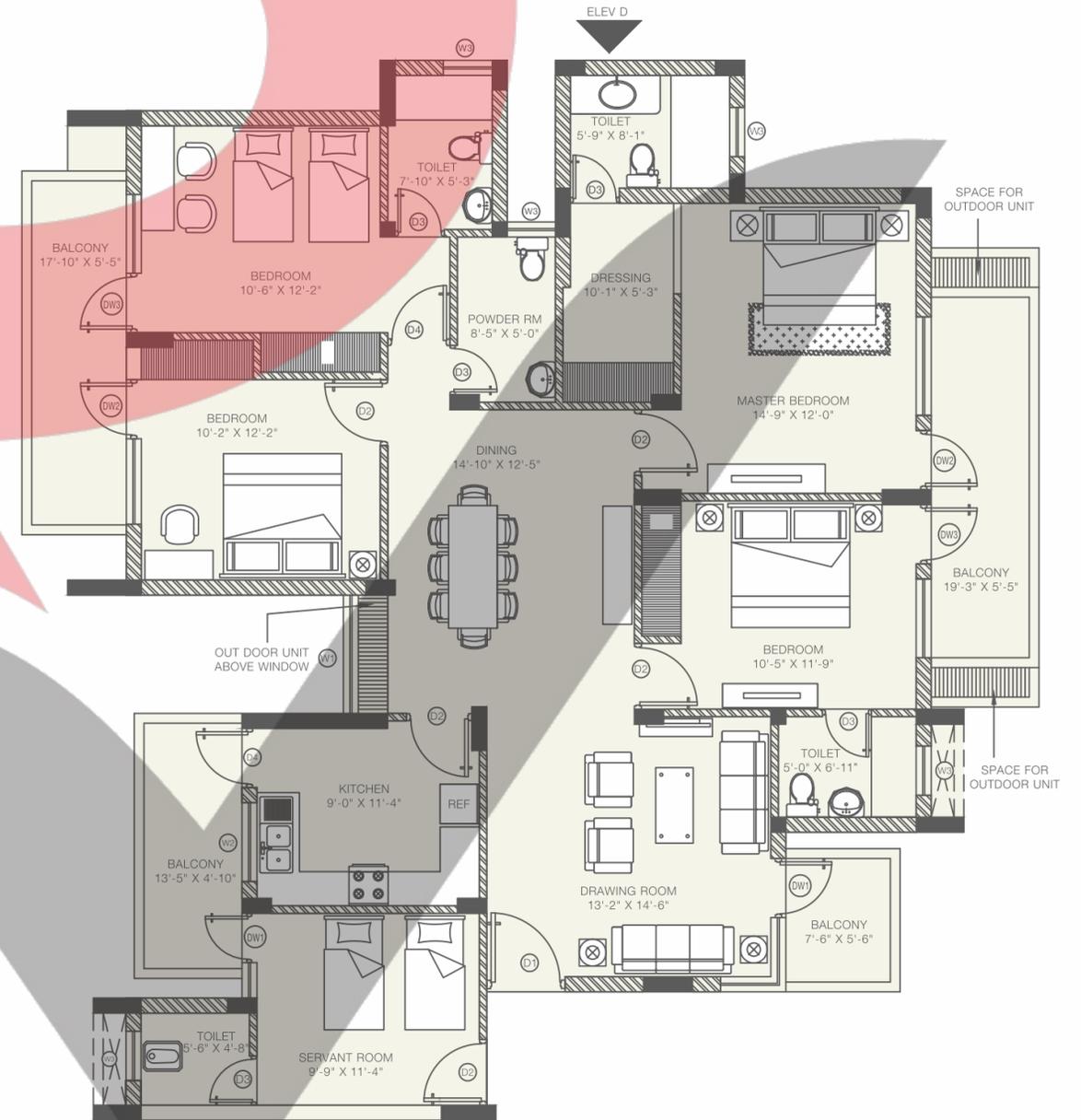
4 BHK + S Unit

Super area : 237.82 sq.mt approx (2560 sq.ft.)

Built up area : 2017 sq.ft.

Carpet area : 1513 sq.ft.

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premier



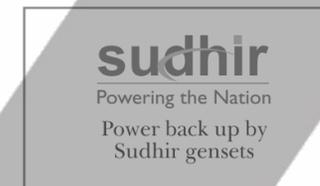
1 sq.mt. = 10.76 sq.ft.

Specifications

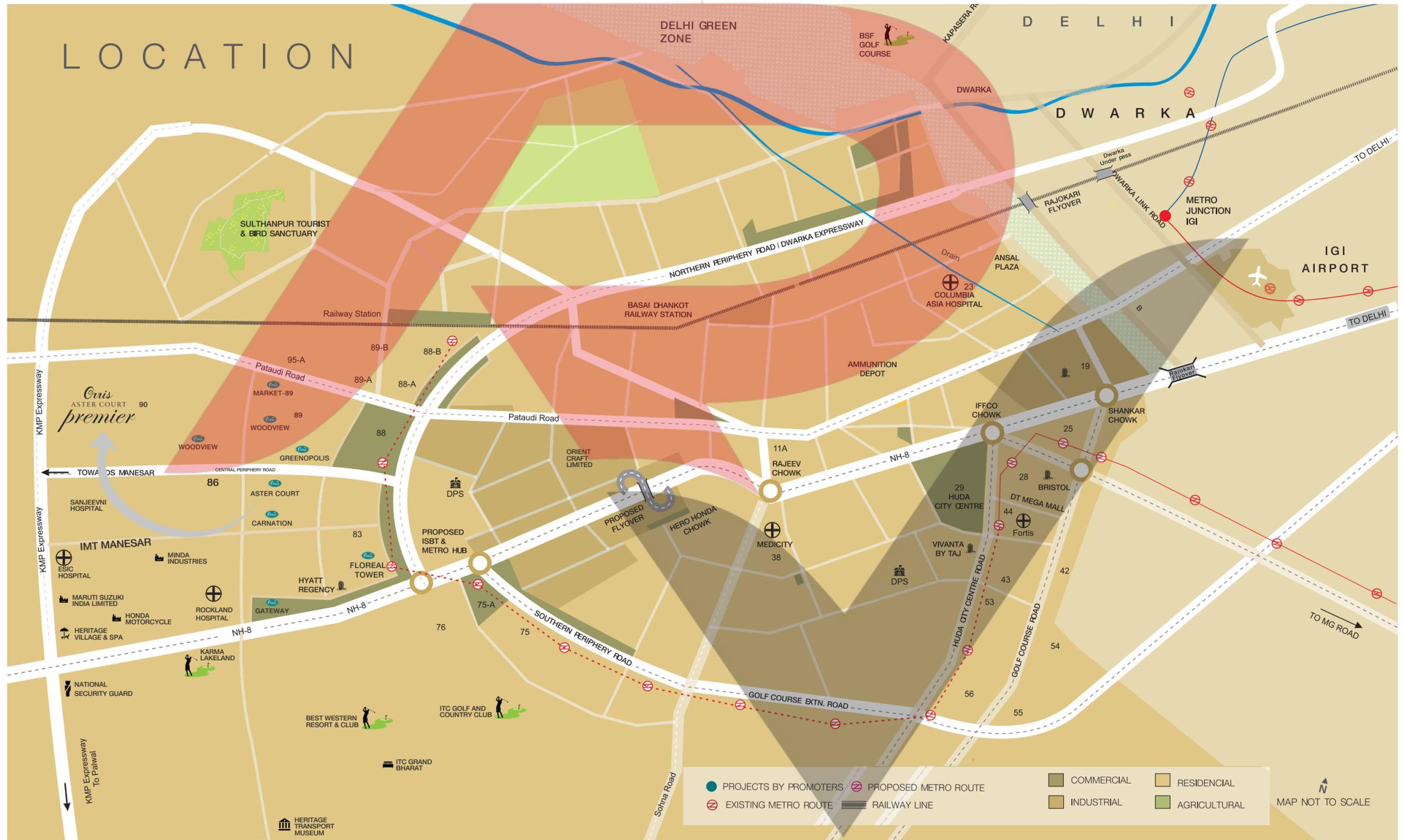
Structure	RCC framed structure with Seismic Zone - IV Compliance
Steel	FE-500 standard tested TMT Straight Bars
Cement	OPC-43 Grade cement
Lift	2 High-speed elevators per tower
GF Lobby	Flooring in Galala Stone, walls in combination of Granite and Acrylic Emulsion
Typical Floor and Basement Lobby	Flooring in Sadar Ali Granite, walls in combination of Granite and Acrylic Emulsion
Elevation	Designer Elevation in Textured Paint
Common Specifications	
Internal Ceiling	Oil Bound Distemper
Internal Walls	PoP punning with Acrylic Emulsion Paint
External Doors/ Windows	UPVC Frames & Shutters with Clear Glass
Internal Doors	Laminated Flush Doors
Electrical Fittings	Modular Fittings & Fixtures
Living Room/ Dining Flooring	Premium Vitrified Tiles
Main Door	Veneered Flush Door with Architraves
Video Door Phone	Two-way Communication System with Built-in memory
Air conditioning	Air conditioning Units
All Bedrooms Flooring	Laminated Wooden Flooring
Air conditioning	Air conditioning Units
Kitchen Flooring	Anti-skid Ceramic Tiles
Walls	Ceramic Tiles above counter slab, rest in Acrylic Emulsion on PoP punning
Others	Modular Kitchen with Granite Counter top, Stainless Steel Double Bowl Sink with CP fittings
Balconies Flooring	Anti-skid Ceramic Tiles
Railing	MS railing with Enamel paint

Toilets Flooring	Anti-skid Ceramic Tiles
Sanitaryware	Wall-hung WC fixtures with Concealed Flushing System
Vanity	International Design Vanity with Rust-free Properties
CP Fittings	ISO certified CP fittings
Servant Room Flooring	Vitrified Tiles
Servant Toilet Flooring	Anti-skid Ceramic Tiles
Sanitaryware	Floor-mounted WC fixture
CP Fittings	ISO certified CP fittings
Facilities	24X7 Power Back-up, Treated Water Supply for flushing systems & gardening
Security	Gated Complex with 24 hours perimeter surveillance

Our valued associates and acclaimed service providers.



LOCATION



KEY DISTANCES

NH-8	- 05 min.
Gurgaon Toll	- 10 min.
Proposed Metro Station	- 10 min.
IMT Manesar	- 15 min.
Rajeev Chowk	- 20 min.
IGI Airport	- 35 min.
Dhaura Kaun	- 40 min.

SCHOOLS

Bharat Ram Global School	- 5 min.
Matrikiran High School	- 10 min.
Delhi Public School	- 10 min.
RPS International School	- 10 min.
Broadways International School	- 15 min.
Lions Public School	- 20 min.
Amity University Gurgaon	- 25 min.

HOSPITALS

Sanjeevani Hospital	- 10 min.
IMT Hospital & Trauma Center	- 18 min.
VPS Hospital Rockland	- 15 min.
SGT Med. College & Institute	- 25 min.
ESIC Hospital	- 25 min.
Medanta The Medicity	- 30 min.
Fortis Hospital	- 35 min.

HOTELS

Hyatt Regency	- 10 min.
ITC Grand Bharat	- 25 min.
Savoy Suites	- 15 min.
Ginger Manesar	- 15 min.
Hilton Garden Inn	- 25 min.
Karma Lakelands Golf Club	- 15 min.
Park Inn	- 30 min.

METRO LINE

Rock Solid Trust



Expect The Best

Incorporated in the year 2006, Orris is driven by passion, commitment, quality and a relentless pursuit of perfection. In its endeavor to offer quality life, Orris has diversified into Real Estate, Energy, Hospitality, Golf and Education. Guided by a strong vision and the competencies to achieve excellence beyond expectations, the Group is poised to bring about a paradigm shift in the way quality is perceived and setting high standards in every sphere.

16+ Years

OVER 1 DECADE
OF REAL ESTATE EXPERIENCE

4 Million

OVER 3 MILLION SQ.FT.
OF COMPLETED PROJECTS

4000+

MORE THAN
4000 CUSTOMERS

10 Million

MORE THAN 10 MILLION SQ.FT.
UNDER CONSTRUCTION

Carnation Residency

Sector - 85, Gurugram

Delivered



ACTUAL PHOTO OF CARNATION RESIDENCY

Greenopolis

Sector - 89 Gurugram

Ongoing



ARTISTIC IMPRESSION

Aster Court

Sector - 85, Gurugram

Delivered



ACTUAL PHOTO OF ASTER COURT

Woodview

Sector - 89 & 90, Gurugram

Ongoing



ARTISTIC IMPRESSION

Orris Gateway

Sector - 82A, Gurugram

Ongoing



ARTISTIC IMPRESSION

Market 89

Sector - 89, Gurugram

Ongoing



ARTISTIC IMPRESSION

Floreal Towers

Sector - 83, Gurugram

Delivered



ACTUAL PHOTO OF FLOREAL TOWERS

Entertainland

Sector - 83, Gurugram

Delivered



ACTUAL IMAGE OF ENTERTAINLAND