



expect the best

*Orris*  
ASTER COURT  
*premier*

discerning lifestyle for a select few  
sector 85 • new gurgaon



RERA: RC/REP/HARERA/GGM/2018/19  
Web : <https://haryanarera.gov/in/>

*Orris*  
ASTER COURT  
*premier*

Actual images of the 29 acre integrated development



ENTRANCE OF CARNATION RESIDENCY AND ASTER COURT



CLUB HARBOR VIEW OF CARNATION RESIDENCY



CORRIDOR VIEW OF CLUB HARBOR



ARTISTIC VIEW OF ASTER COURT PREMIER

# Your Premier Apartment in the Heart of New Gurgaon



Part of a 29 acre  
integrated development

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2 and 3 side open  
well ventilated  
apartments

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Supermarket & nursery  
school within the complex

Only 2 apartments  
on each floor

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Earthquake resistant  
structure as per  
seismic zone IV

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

Symmetrically placed  
12 towers

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Grand club sprawling  
over 10,000 sq.ft.

# Your home. Live with pride.



UNIT SIZE OF  
2120 SQ.FT.

WITH 3 BHK +  
SERVANT ROOM

AND 2560 SQ.FT.

WITH 4 BHK +  
SERVANT ROOM

Spacious, airy and functional  
3 and 4 BHK premium apartments

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Large door & French windows  
for a well lit vibrant home

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Generous size balconies overlooking  
designer landscaped outdoors

Wooden flooring and imported tiles  
for natural warmth

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Spacious modular kitchen with  
granite counter top

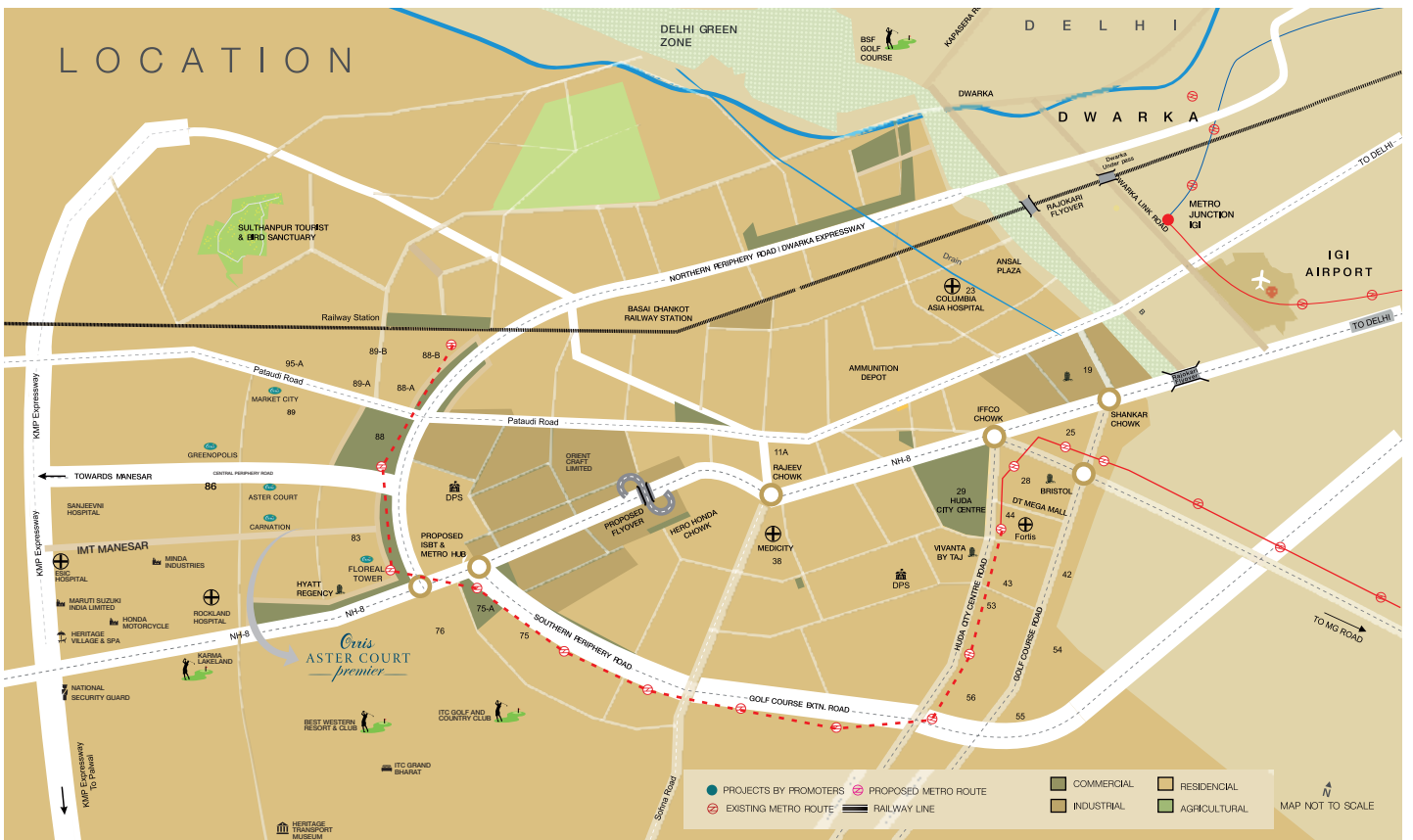
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Sleek finished bathrooms with  
premium fitting and fixtures

# Master plan



# LOCATION



## KEY DISTANCES

NH-8 - 5 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.



# Club Harbor for you to meet, bond and refresh



Swimming Pool



Gymnasium



Badminton Court



Skating Rink



Card Room



Billiards Room



Party Hall

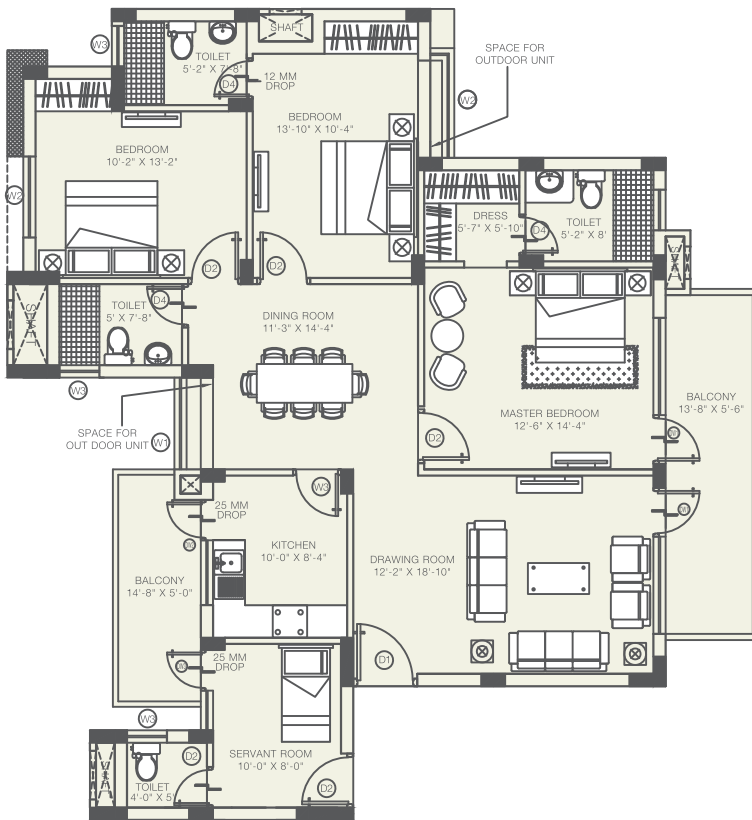


Coffee Lounge

# Typical Floor Plans

## Oris ASTER COURT *premier*

Sector - 85, New Gurgaon



### 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.

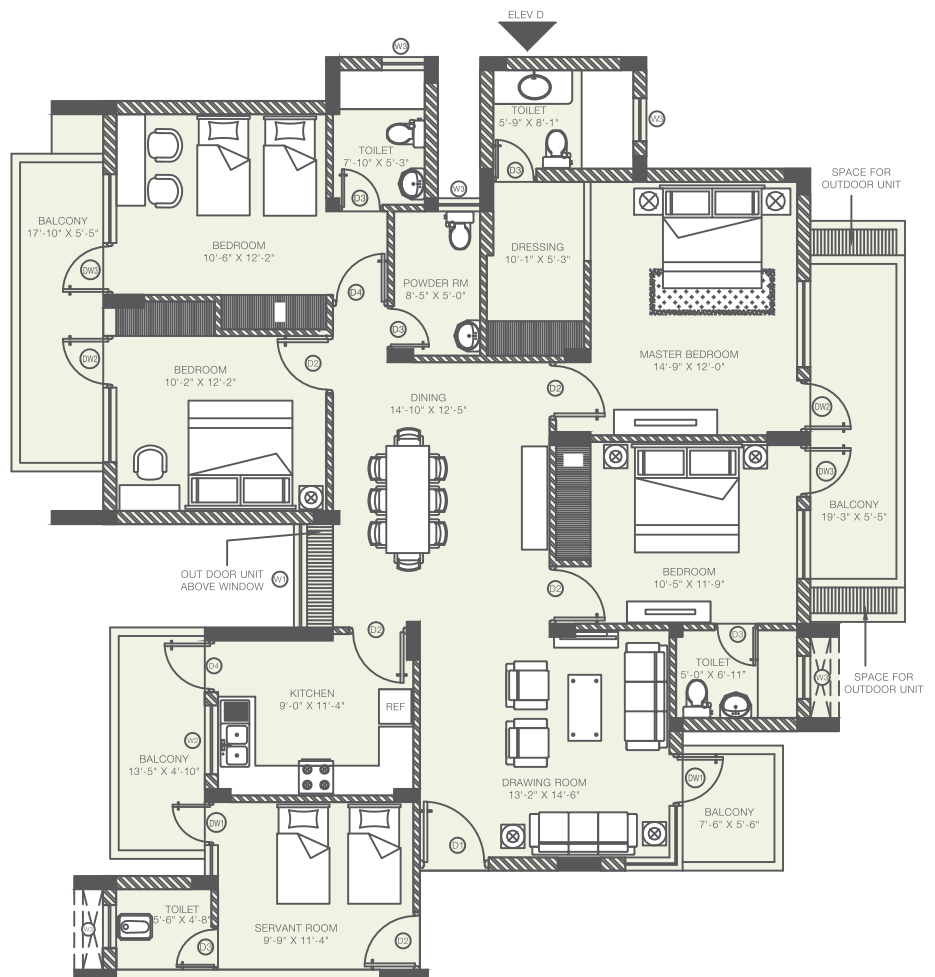
### Typical Floor Plan

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.



1 sq.mt. = 10.76 sq.ft.

# Specifications

<b>Structure</b>	RCC framed structure with Seismic Zone - IV Compliance
<b>Steel</b>	FE-500 standard tested TMT Straight Bars
<b>Cement</b>	OPC-43 Grade cement
<b>Lift</b>	2 High-speed elevators per tower
<b>GF Lobby</b>	Flooring in Galala Stone,walls in combination of Granite and Acrylic Emulsion
<b>Typical Floor and Basement Lobby Elevation</b>	Flooring in Sadar Ali Granite, walls in combination of Granite and Acrylic Emulsion Designer Elevation in Textured Paint
<b>Common Specifications</b>	
<b>Internal Ceiling</b>	Oil Bound Distemper
<b>Internal Walls</b>	PoP punning with Acrylic Emulsion Paint
<b>External Doors/ Windows</b>	UPVC Frames & Shutters with Clear Glass
<b>Internal Doors</b>	Laminated Flush Doors
<b>Electrical Fittings</b>	Modular Fittings & Fixtures
<b>Living Room/ Dining</b>	
<b>Flooring</b>	Premium Vitrified Tiles
<b>Main Door</b>	Veneered Flush Door with Architraves
<b>Video Door Phone</b>	Two-way Communication System with Built-in memory
<b>Air conditioning</b>	Air conditioning Units
<b>All Bedrooms</b>	
<b>Flooring</b>	Laminated Wooden Flooring
<b>Air conditioning</b>	Air conditioning Units
<b>Kitchen</b>	
<b>Flooring</b>	Anti-skid Ceramic Tiles
<b>Walls</b>	Ceramic Tiles above counter slab, rest in Acrylic Emulsion on PoP punning
<b>Others</b>	Modular Kitchen with Granite Counter top, Stainless Steel Double Bowl Sink with CP fittings
<b>Balconies</b>	
<b>Flooring</b>	Anti-skid Ceramic Tiles
<b>Railing</b>	MS railing with Enamel paint
<b>Toilets</b>	
<b>Flooring</b>	Anti-skid Ceramic Tiles
<b>Sanitaryware</b>	Wall-hung WC fixtures with Concealed Flushing System
<b>Vanity</b>	International Design Vanity with Rust-free Properties
<b>CP Fittings</b>	ISO certified CP fittings
<b>Servant Room</b>	
<b>Flooring</b>	Vitrified Tiles
<b>Servant Toilet</b>	
<b>Flooring</b>	Anti-skid Ceramic Tiles
<b>Sanitaryware</b>	Floor-mounted WC fixture
<b>CP Fittings</b>	ISO certified CP fittings
<b>Facilities</b>	24X7 Power Back-up,Treated Water Supply for flushing systems & gardening
<b>Security</b>	Intercom,Gated Complex with 24 hours perimeter surveillance

# Rock Solid Trust

**10 Years**  
OVER 1 DECADE  
OF REAL ESTATE  
EXPERIENCE

**1000 Acres**  
LAND BANK OF  
APPROX. 1000 ACRE  
IN DELHI/NCR

**10 Million**  
MORE THAN  
10 MILLION SQ.FT.  
UNDER  
CONSTRUCTION

**3 Million**  
OVER  
3 MILLION SQ.FT.  
OF COMPLETED  
PROJECTS

**4000+**  
MORE THAN  
4000 HAPPY  
CUSTOMERS



Actual Images of Carnation Residency, Floreal Towers, Aster Court and Orris Greenbay

## COMPLETED PROJECTS

Aster Court  
Sector - 85, Gurgaon

Carnation Residency  
Sector - 85, Gurgaon

Floreal Tower  
Sector - 83, New Gurgaon

Orris Greenbay  
Yamuna Expressway, Noida

## ONGOING PROJECTS

Aster Court Premier  
Sector 85, New Gurgaon



expect the best

## ORRIS INFRASTRUCTURE PVT. LTD.

REAL ESTATE | ENERGY | HOSPITALITY | GOLF | EDUCATION

Corporate Office: J-10/5, DLF Phase-II, MG Road, Gurugram-122 002  
Ph.: 0124 4979 200 | Email: mail@orris.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.