



aura
GAZANIA
— ✨ —



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A C C E S S



SUN



AIR



NATURE



SPACE



Access to ample Sun

The biggest star in the vast mystical space is the Sun, the burning orb of heat, and the ray of new hope. The supreme element bringing light and energy to the humbled land of earth. A pure and untouched component of this prime star is the sunshine which enlightens every nook and corner of the planet. The illumination caressing all humanity with its wonder. This miracle of nature escalates the quality of your living into a new and magical aesthetic.





Access to pleasant **Air**

The nocturnal elixir of the earth and the gentle breeze in your hair is the air. The wind weaving through the leaves of the forest and making its way through structured gardens to crack open the windows of your home. Grazing every inch of your space, and bringing in the freshness of the morning and splendour of the night on to your floors. The air is the sign of wellness and elevation imbibed in your entire abode.





Access to astonishing Nature

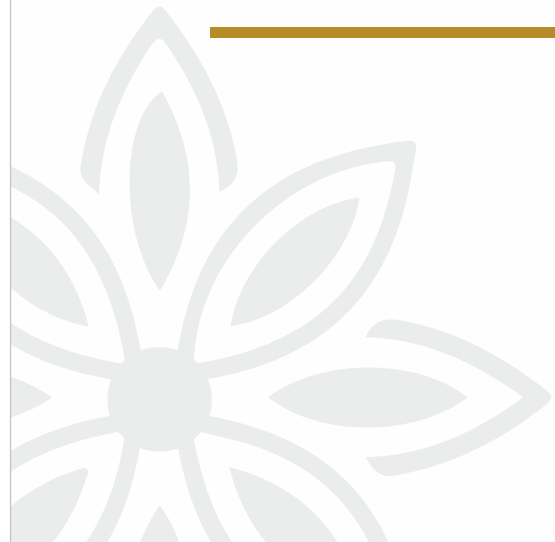
Nature inspires new, nature transpires fresh! The lush green trees and flora attract the best of the ecosystem and create a biosphere to live in bliss. An atmosphere surrounding your living space, crafting an inviting charm all over. The quiet and mesmerizing impact on all human lives bringing in a positive approach towards the days ahead. An environmentally sound home is a place where life blossoms to move free and breathe easy.





Access to eclectic **Space**

An open space leads to an open mind, better thinking, and broader perspectives. Wake up to a whimsical feeling where the dawn breaks up into sun rays filling up your humble abode. Crisp air following you around while you dance with your arms wide open and catch the vibes in plenty of space. Music resounds in the zone giving you the calming and acoustic feel that keeps the dopamine gushing in all-day!





Access unlimited!

Welcome to Aura Gazania

A new luxury lifestyle is about to bloom in the form of Aura Gazania. Harmonious living spaces in the midst of lush greenery to awaken your senses. Just like Gazania flower, every nook and corner of our **3BHK Apartment** reflects sophistication, elegance and vibrancy. There are **only 2 apartments** on every floor. Once you enter, you will witness a sprawling layout with attached balconies and windows designed for ample sunlight, ventilation and views.

We promise to give you a lifestyle that you envisioned, luxurious yet comfortable in the beautiful city, Zirakpur. The one that will inspire you to live life to the fullest every single day!



Total of 140 luxury apartments

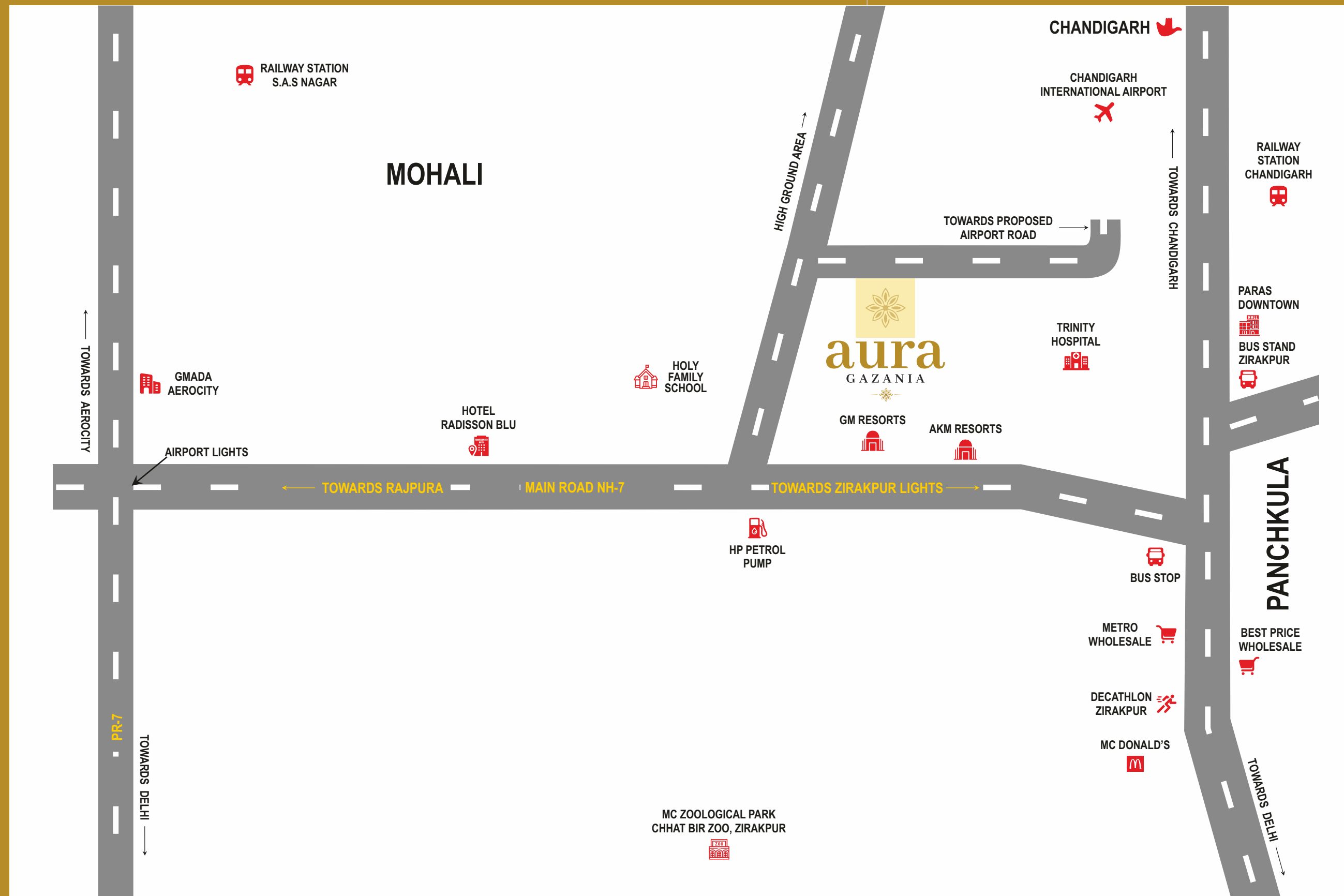
Only 2 apartments on every floor with adequate privacy

Ample of plush greenery and an exquisite landscape

Two-sided openings for cross-ventilation and natural light

All 3BHK apartments in five different layouts

LOCATION MAP



An address of Distinction

Zirakpur is a land of opportunities where you can find high spirited lifestyle and growing ambition concocted into a metropolitan. This location is constantly buzzing and grabbing everyone's attention making it the perfect spot to settle in. Aura Gazania is placed in this distinct location bringing you closer to all the popular spots of the town. Cutting down the travel and giving you ample time to enjoy life.

Distances

-  2 mins to nearest School
-  2 mins to nearest Hospital
-  2 mins to Hotel Radisson Blu
-  2 mins to nearest Banquet Hall
-  2 mins to nearest Petrol Pump
-  8 mins to Bus Stand
-  8 mins to Chandigarh
-  10 mins to nearest Mall
-  16 mins to International Airport
-  20 mins to Railway Station

TOWERING EPITOME OF
OPULENCE





The Clubhouse

To offer a quality lifestyle without compromising on leisure, we have built a **'Clubhouse'**. It is an embodiment of contemporary social life. Just the perfect place to indulge in recreational activities such as swimming pool, gymnasium, watching a movie and much more. Be it for family or kids, there is something for everyone to enjoy, relax and rejuvenate, away from the hustle and bustle of the city life.



**Well Equipped
Gymnasium**



**Swimming
Pool**



**Home
Theater**



Billiards



**Table Tennis
Area**



**Party
Hall**



**Open Terrace
Café/ Barbeque**



**Courier
Desk**



Floor Plans

The premier residential project has been thoughtfully crafted, offering a great balance of splendour, space, and comfort. The interiors are draped in earthy hues to give a touch of warmth and elegance. Bathed in natural sunlight, the living spaces feel airy and spacious, always.



TOWER 1
(3BHK)

1 sq.mtr = 10.764 sq.ft

Height	Super area	Carpet area	Balcony area	Built-Up area
S+14	1870.00 sq.ft 173.73 sq.mtr	1022.31 sq.ft 94.97 sq.mtr	314.00 sq.ft 29.17 sq.mtr	1440.33 sq.ft 133.81 sq.mtr



**TOWER 2
(3BHK+Utility)**



1 sq.mtr = 10.764 sq.ft

**TOWER 3
(3BHK)**



1 sq.mtr = 10.764 sq.ft

Height	Super area	Carpet area	Balcony area	Built-Up area
S+14	2190.00 sq.ft 203.46 sq.mtr	1234.03 sq.ft 114.64 sq.mtr	417.12 sq.ft 38.75 sq.mtr	1757.46 sq.ft 163.27 sq.mtr

Height	Super area	Carpet area	Balcony area	Built-Up area
S+14	1870.00 sq.ft 173.73 sq.mtr	1022.31 sq.ft 94.97 sq.mtr	314.00 sq.ft 29.17 sq.mtr	1440.33 sq.ft 133.81 sq.mtr



TOWER 3
(3BHK Corner Unit)



1 sq.mtr = 10.764 sq.ft

Height	Super area	Carpet area	Balcony area	Built-Up area
S+14	1995.00 sq.ft 185.34 sq.mtr	1022.31 sq.ft 94.97 sq.mtr	472.31 sq.ft 43.88 sq.mtr	1598.64 sq.ft 148.52 sq.mtr



All the bells and whistles

The project has been meticulously designed with unbound amenities such as 24/7 surveillance, large basement parking, kids play area, and many more to make everyday living a sheer pleasure.

- Independent Lifts in each tower
- Only one Neighbour
- Modular Kitchen
- Gas Pipeline
- 24X7 Power Backup
- Firefighting System
- 24X7 Security
- Rainwater Harvesting
- Basement & Guest Car Parking
- Fiber Connectivity
- Provision for Electric Car Charging
- Waiting Lobby in every tower
- Senior Citizens Zone
- Guest Drivers' Dormitory
- Amphitheatre
- Jogging Track
- Kids Play Area
- Open Gymnasium
- Cricket Practice Pitch
- Basketball Court
- Skating Rink
- Badminton Court





Site Plan

The true embodiment of freedom, Aura Gazania, provides limitless access to the sun, air, space, and nature. The meticulously planned project consists of 140 luxurious apartments with seamless connectivity to major destinations in and around Zirakpur. The site plan truly captures the vision to the very last detail and above all, gives better and closer look into your dream abode.

Distribution of Flats
Tower One - 3BHK (AREA - 1870 SQ. FT.)
Tower Two - 3BHK+Utility (AREA - 2190 SQ. FT.)
Tower Three - 3BHK (AREA - 1870 & 1995 SQ. FT.)
Tower Four - 3BHK
Tower Five - 3BHK



Specifications

LIVING / DINING / FOYER / FAMILY LOUNGE

Doors: Laminated Flush Doors / Skin Doors

Flooring: Vitrified Tiles

Walls: Acrylic Emulsion Paint Finish

External Windows/Glazings: UPVC/ Powder Coated Aluminum

MASTER BEDROOM / DRESS ROOM

Doors: Laminated Flush Doors

Flooring: Vitrified Tiles

Walls: Acrylic Emulsion Paint Finish

External Windows/Glazings: UPVC/ Powder Coated Aluminum

Wardrobes: Modular Wardrobes of Standard Make in all the bedrooms

WASHROOMS

Walls: Glazed Tiles Upto Door Height & Acrylic Emulsion

Flooring: Anti Skid Tiles

Doors: Laminated Flush Doors/Skin Door

Fitting: Branded Chinaware & CP fittings

KITCHEN

Flooring: Premium Quality Tiles

Walls: Premium Quality Tiles 2 ft. above counters & Acrylic Emulsion Paint

Fixtures: Premium Quality CP Fittings & Double Bowl Sink

LPG: Pipeline Supply on chargeable basis

STAIRCASE / COMMON CORRIDORS

Walls: Acrylic Emulsion

Flooring: Granite / Marble / Tiles

Others: MS Railing

BALCONIES

Flooring: Anti Skid Tiles

Others: MS Railing

STRUCTURE

Earthquake Resistant RCC Frame Structure

ELECTRICAL WORK

Provision for Split ACs

Concealed Electrical Wiring with Fire Resistant Wires

Adequate Plug Points



About the Developers

Carving masterpieces in the world of real estate, Aura Buildtech is upheld up by a team of experts sharing a strong legacy of more than two decades. Driven by values of commitment, excellence, and customer satisfaction, the team works closely in order to deliver beyond expectations - quality spaces with modern amenities. From conception to completion, every aspect is taken care of while building dream homes.