




— AFFINITY —  
**BELGRAVIA**  
*Life... styled for you.*

The background features a light beige color with several thin, white, curved lines that sweep across the page, creating a sense of movement and elegance. These lines vary in length and curvature, some starting from the left edge and curving towards the right, while others are more vertical or diagonal. The overall effect is minimalist and sophisticated.

In the heart of innovation and opulence, the concept of luxury living emerges, intertwining comfort and extravagance into an exquisite tapestry. Its genesis lies in the desire for an elevated existence, where every aspect of life is adorned with indulgence. From breathtaking architecture and bespoke furnishings to personalized services and exclusive amenities, it is a sanctuary where one's every whim and desire is met, offering unparalleled serenity.



# BUILDING LEGACIES. INSPIRING FUTURES. SHAPING THE WORLD AROUND YOU.

Affinity Group, a visionary team of dedicated professionals, goes beyond the realms of conventional real estate. With an unwavering commitment to excellence, the group epitomizes the fusion of artistry and functionality.

Guided by a passion for creating timeless spaces, Affinity Group continuously strives to surpass expectations, providing its patrons with meticulously crafted homes and business areas that redefine luxury and opulence. Embracing cutting-edge technologies, sustainable practices, and an unwavering dedication to customer satisfaction, the group aspires to transform dreams into tangible legacies. Each project is imbued with utmost attention to detail, offering an unparalleled experience that uplifts lives and enriches communities. Step into a world where architectural brilliance meets human aspirations, as Affinity Group sets new benchmarks for contemporary living and working spaces.

Alliance Homes, Zirakpur  
Delivered

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Alliance Orchids, Zirakpur  
Delivered

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Venezia Floors, Zirakpur  
Delivered

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The Eminence, Zirakpur  
Delivered

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Affinity Greens, Zirakpur  
Delivered

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YOU OFTEN COME ACROSS PEOPLE WHO ARE DIFFERENT,

WHO ARE SPECIAL, WHO ARE EXTRAORDINARY.

THEY SEEM TO BELONG TO ANOTHER WORLD.

THEY ARE A LEADER, CRITIC, MENTOR OR TEACHER.

THEY BELIEVE IN CHANGING LIVES.

AND WHEN THEY MEET ANYONE, THEY LEAVE BEHIND

AN UNFORGETTABLE IMPRESSION AND A REMARKABLE TESTIMONY,

**THEIR SIGNATURE.**




# LIVE SIGNATURE STYLE.

IT'S MEANT FOR THOSE RARE CLASS OF INDIVIDUALS  
WHO UNBELONG TO THE ORDINARY,  
WHO DESERVE ONLY THE UNPARALLELED.

IT'S BUILT OR THOSE WHO HAVE AN AFFINITY  
FOR QUALITY AND AN UNCOMPROMISING ATTITUDE  
TOWARDS ALL THINGS FINE.

IT'S CRAFTED FOR THOSE WHO BELIEVE  
THAT LIFE IS WORTH LIVING TO THE FULLEST.

A woman with dark hair, wearing a dark sweater and a colorful knit top, is looking out of a train window at night. The window shows blurred city lights, creating a bokeh effect. The text is overlaid on the right side of the image.

URBAN VIBRANCY,  
NATURE'S PEACE AND  
THE CONVENIENCE  
OF COMMUTE  
IN BETWEEN.

**THE FINEST LOCATION**

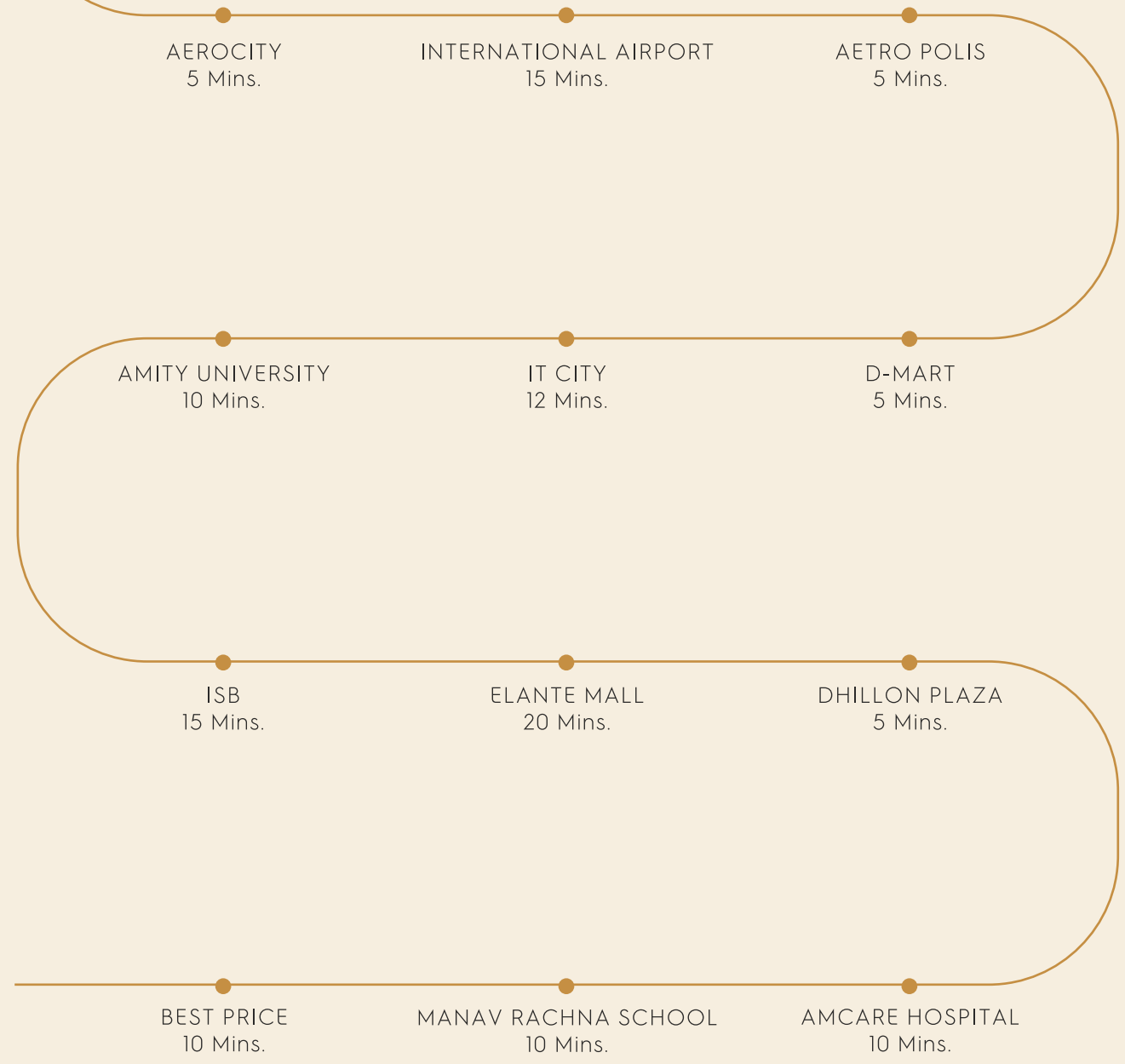
Affinity Belgravia's collection of elegantly designed apartments is strategically located on a land parcel that offers the convenience of getting around and a view that you would love to enjoy every single day. You are just minutes away from shopping centres, restaurants and the bustling heart of Zirakpur. The Patiala Highway location allows you to effortlessly reach places as swiftly as possible. The location is perfect for work, for study or merely for pleasure.

# SEAMLESS ADDRESS



Affinity Belgravia connects the various luxuries of life as it's just minutes away from the renowned shopping centers, hotels, restaurants, multiplexes, hospitals and schools of the region.

Reside in Belgravia to open the doors to convenience and connectivity. Enhance your entertainment experiences, with Chhat Bir Zoo, just minutes away. Take your kids to the various entertainment arenas nearby so that they can have all the fun they want to experience true happiness. Whether you want to travel within the city or outstation, the vicinity is a portal to various destinations.



# MAGNIFICENT ARCHITECTURE, CONTEMPORARY DESIGN AND EVERYTHING IN BETWEEN.

## THE COVETED PROJECT

Affinity Belgravia is all about privilege and exclusivity. Every unit here is counted and designed for a selected few, who will enjoy a lifestyle that meets the subtle notes of royalty. The big apartments are spacious and include all the elements that are a necessity for quality living. They create a timeless and memorable identity, becoming an address that people will reckon with. This landmark development







SIGNATURE STYLE,  
SUPERIOR LIFESTYLE AND  
THE MATCHLESS SPECTACLE  
IN BETWEEN.

15  
ACRES  
PROJECT

22  
LUXURY  
FLOORS

10  
SKY  
SCRAPPERS

3/3+1/4+1  
BHK RESIDENCES &  
PENTHOUSES

24/7  
HIGHTECH  
SURVEILLANCE

An aerial architectural rendering of a modern residential and commercial development. The scene features several high-rise apartment buildings with a light beige facade and gold accents, arranged in a U-shape. In the foreground, there are lower-rise commercial buildings with large glass windows and flat roofs, some with outdoor seating areas. The development is surrounded by lush greenery, including trees and a large open green field. A multi-lane road with a crosswalk is visible in the lower left, and another road runs along the right side. The overall atmosphere is bright and sunny, suggesting a high-quality, well-planned community.

# PROMINENCE, DESIRABILITY AND THE STEADFAST NETWORKING IN BETWEEN.

Gracefully situated at NH-7, with the best of both worlds with prime location and seamless highway access that combines convenience, connectivity, and an exceptional lifestyle.

STYLISH ABODE,  
SAFE HAVEN AND THE  
PEACE OF MIND  
IN BETWEEN.


## THE MAJESTIC ENTRANCE

Set foot inside the majestic gates of Affinity Belgravia to come across a view that captures your heart instantly. The entrance is breathtakingly huge. However, it is the surroundings that win your heart. Lush greenery with professionally landscaped gardens create an environment that you will cherish. The wide roads make each area easily accessible, giving you a much-needed break from the chaos of traffic jammed roads.





TRANQUILITY,  
PICTURESQUE ATMOSPHERE  
AND THE PLEASANT WELCOME  
IN BETWEEN.

A vibrant garden scene featuring a paved walkway lined with tall purple flowers and green foliage. Large trees with pink and purple blossoms frame the path. In the background, a modern building with a covered walkway is visible. Two people are walking away on the path. The scene is bathed in soft, natural light.

SERENITY,  
GREENERY AND THE  
PEACEFUL LIFE  
IN BETWEEN.

#### THE BREATHTAKING LANDSCAPING

An immersive experience of paradisaical verdancy, complemented by befitting aqua bodies that add an indelible charm to the surroundings. A canvas to paint memories, full of vibrant colours and a whimsical essence where dreams come to life, away from the nuances of banal routine work.

LANDSCAPED GARDENS  
WITH WATER BODIES AND WORLD CLASS  
OUTDOOR RECREATIONAL AREAS.

REVITALISATION,  
ENRICHMENT AND  
THE BOUNTIFUL NATURE  
IN BETWEEN.





UNFORGETTABLE  
IMPRESSIONS, GRANDEUR  
AND THE IDYLIC DESIGNS  
IN BETWEEN.

MUSICAL JOGGING TRACK.  
KIDS' RECREATIONAL PARK WITH MODERN SLIDES & SWINGS.  
EXPANSIVE LANDSCAPING WITH CONTEMPORARY WATER BODIES.  
GAZEBOS, PERGOLAS AND OUTDOOR SIT-OUT AREAS.  
PEACEFUL MEDITATION GARDEN.

EMINENCE,  
FINESSE AND THE  
LASTING IMPRESSION  
IN BETWEEN.







## SPACE, PRIDE AND THE EXCLUSIVITY IN BETWEEN.

### THE GRAND LOBBY

A space where each detail meticulously contributes to craft a captivating ambiance. The enveloping vastness, offers a sense of freedom and grandeur, adorned with exquisite chandeliers that cast a radiant glow. A venue for discerning individuals, reveling in the depths of a luxurious sanctuary.



# OPULENCE, LAVISHNESS AND THE SPACIOUSNESS IN BETWEEN.

## THE BOUNDLESS INTERIOR SPACES

The interiors of a home define you as a person. As an urban dweller, you would wish for a home that is spacious and painted in earthy and calming hues that could melt your day's stress away. The floor to ceiling windows allows you a view that you can find comfort in. A balcony, big enough that you can make your very own little cocoon to cherish. You will get everything that your heart desires at Affinity Belgravia's premium apartments. The breathable area all around the apartment will give wings to your imagination, allowing you to achieve things that were not possible in your previous abode.

STYLISH BRANDED FLOORINGS  
FINEST FITTINGS & FINISHING





SUNRISE, SUNSET  
AND SOME  
WONDERFUL MOMENTS  
IN BETWEEN.

#### THE PANORAMIC SUN DECKS

Your home at Affinity Belgravia will provide the spaces and the moments for you to make the most of. The balcony is an area that you would love to be in. Enjoy a charming sunrise in the morning, and toast the city's skyline in the evening. From the late-night talks to a morning yoga class, every indulgence will be a delight.

SUPER WIDE SIGNATURE SUN DECKS WITH  
CHARISMATIC PANORAMIC VIEWS OF  
LANDSCAPED GARDENS, CITY SKYLINE & SHIVALIK HILLS.



LEISURELY PURSUITS,  
AMUSEMENT AND  
THE NOTABLE FROLIC  
IN BETWEEN.

#### THE VERSATILE CLUB

From a refreshing swimming pool, to a state-of-the-art gym, to a banquet that brings people together through good food, cherished moments, and unforgettable memories. Every possible facility that can help you to unwind, relax, and to also bond with your loved ones is available here. A diverse range of sporting facilities will also aid in keeping your body and mind razor sharp.



SOAKING,  
SPLASHING  
AND THE  
REFRESHING LIFE  
IN BETWEEN.

UNWINDING,  
ENTERTAINING  
AND THE  
JOY OF LUXURY  
IN BETWEEN.



GAMES,  
CHEERS AND THE  
HIGH SPIRIT  
IN BETWEEN.

## THE EXHILARATING SPORTS AMENITIES

Designed for those who appreciate an active lifestyle, this sanctuary boasts a plethora of sports facilities, that will leave you in awe. Unleash your competitive spirit at the state-of-the-art sports spaces crafted for champions. Epitomizing a lifestyle of both elegance and vitality, offers an athletic pursuit catered with utmost precision.

BADMINTON / TENNIS COURT  
BASKETBALL COURT  
INDOOR SQUASH COURT





# ATHLETICISM, ZEAL AND THE GLEAMING GLORY IN BETWEEN.

Holistic wellness and fitness excellence where well-being  
is elevated to newer heights.





## PLAYFULNESS, VIGOUR AND THE DYNAMIC ENERGY IN BETWEEN.

Immerse yourself in a world of upscale recreation,  
where leisure meets luxury in perfect harmony.

# KINSHIP, REGALITY AND THE STATELY APPEAL IN BETWEEN.

Experience regal elegance and impeccable service, perfect for  
unforgettable gatherings, and extraordinary meetings.



SWEAT N STRETCH



## SANCTITY, ENDURANCE AND THE RESOUNDING PEACE IN BETWEEN.

Discover inner happiness and embrace tranquility,  
where harmony and mindfulness unite.

WHAT MAKES  
AFFINITY BELGRAVIA  
A TRULY REMARKABLE  
PLACE TO BE AT.

## PROJECT

15 Acres Project  
S+20 Storeyed  
3 / 3+1 / 4+1 BHK Residences  
and Penthouses  
Retail Shops

Mivan Construction  
Rainwater Harvesting  
Sewage Treatment Plant  
Ample Paved Parking Area  
EV Charging Station

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## LANDSCAPING

Jogging Track  
Senior Citizens Zone

Meditation Zone  
Landscape Garden with Party Zone

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## HIGHTECH SECURITY

Secured Gated Complex  
24x7 Security  
Boom Barrier Entry / Exit  
CCTV Surveillance System

Fire Fighting System  
Fire Alarm System  
Fire Sprinklers

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## CLUB HOUSE

Grand Reception Area  
Swimming Pool & Children's Pool  
Pool Side Sundecks & Umbrellas  
Changing Cubical  
Hi-tech Air Conditioned Gym

Separate Kid's zone  
Indoor Games  
Outdoor Sports Courts  
Steam & Sauna  
Children's Play Equipments

Amphitheatre with Performance Area  
Multipurpose Hall  
Party Zone with Cafeteria  
Drivers Waiting Area & Dormitory

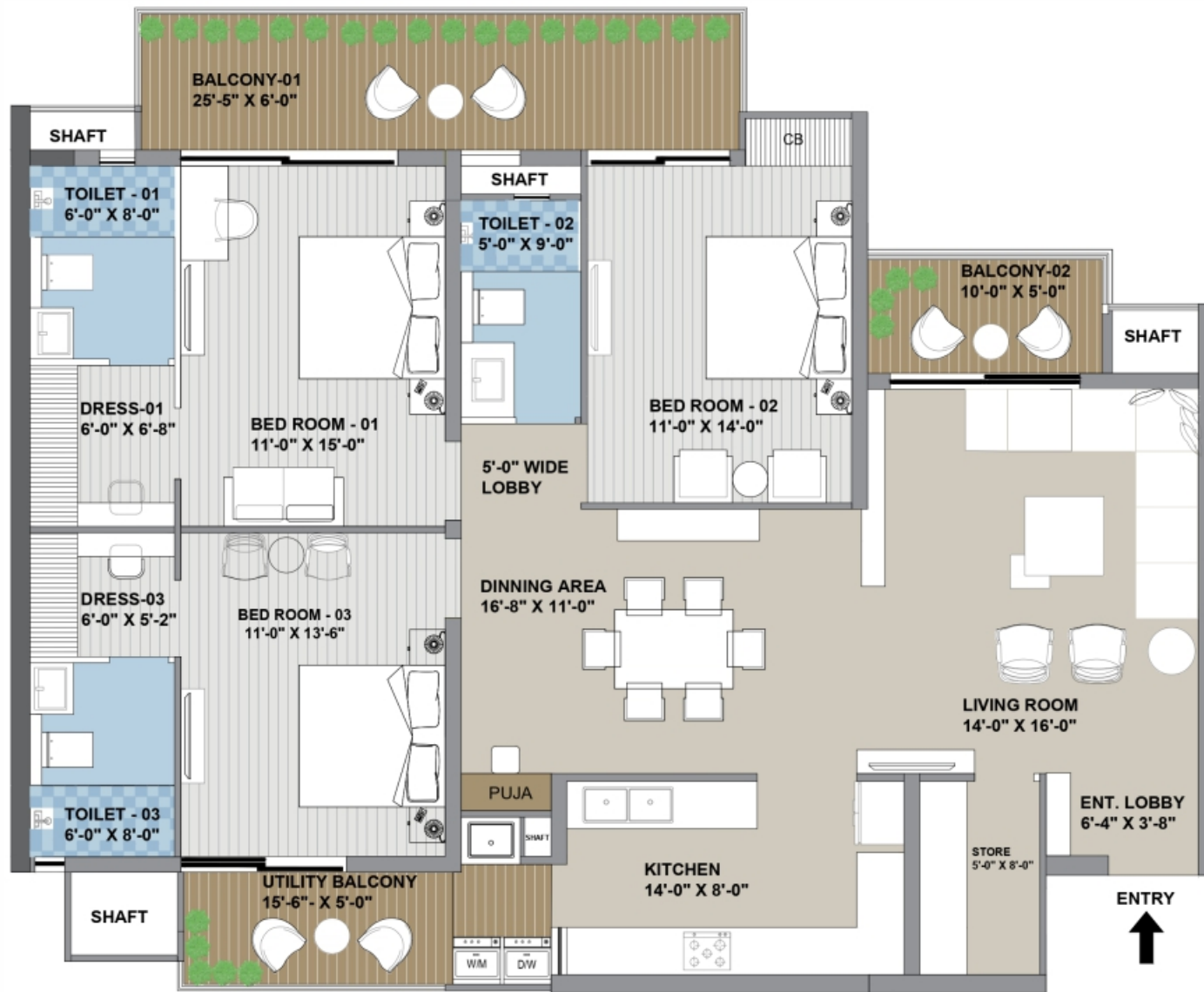
# THE MASTER PLAN

- |  |   |                              |                          |                                       |                                  |
|--|---|------------------------------|--------------------------|---------------------------------------|----------------------------------|
| 1 Residential Arrival Experience A       | 8 Ramps to Basement                       | 15 Events Deck               | 22 Planted Parterres     | 29 Sand Pit Play Zone                 | 36 Commercial & Retail Plaza B   |
| 2 Residential Arrival Experience B       | 9 Tower Drop-off Feature Plaza            | 16 Party Lawn                | 23 Garden Pavillion      | 30 Equipment-based Play Zone          | 37 Commercial & Retail Plaza C   |
| 3 Water-flower Sculpture Fountain        | 10 Club Drop-off Feature Plaza            | 17 Garden Trellis            | 24 Sitting Decks         | 31 Tree Avenue Seats                  | 38 Commercial & Retail Plaza D   |
| 4 Water Jet Fountain with Iconic Artwork | 11 Swimming Pool                          | 18 Primary Recreational Lawn | 25 Bamboo Grove          | 32 Tennis Court                       | 39 Convenient shopping Plaza     |
| 5 Wrought Iron Arbor                     | 12 Shallow Ledge with Submerged Recliners | 19 Tree Decks                | 26 Mound and Tunnel Play | 33 Half Basketball Court              | 40 Off-street Parking for Retail |
| 6 Palm-fountain Avenue                   | 13 Children's Pool                        | 20 Peripheral Walkway        | 27 Springing Water Jets  | 34 Semi-open Community Activity Areas | 41 Temple                        |
| 7 Drive                                  | 14 Pool Deck                              | 21 Enclosed Formal Garden    | 28 Cross Over Plaza      | 35 Commercial & Retail Plaza A        |                                  |



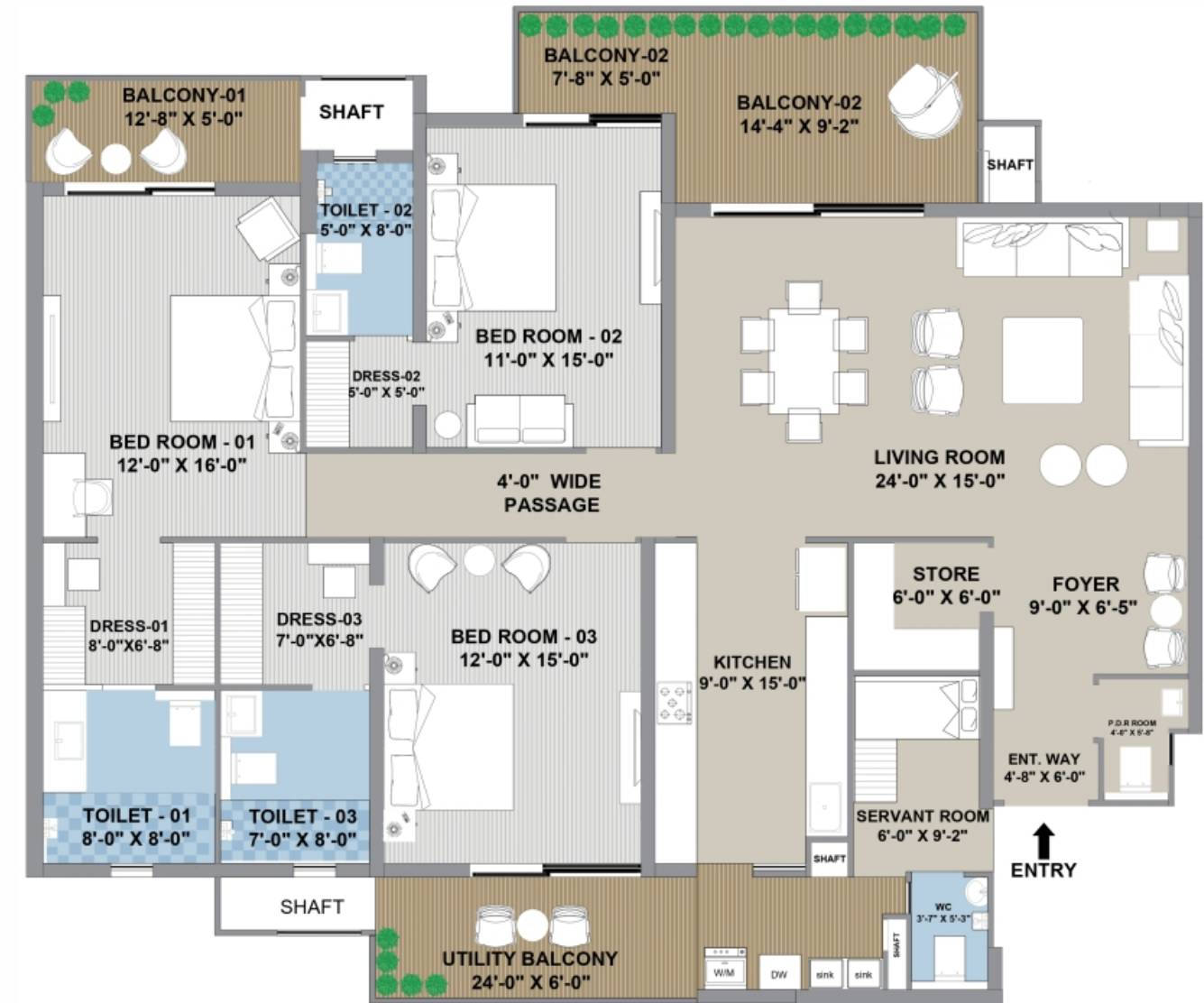
# 3 BHK

Carpet Area - 1350 Sq. ft. | Builtup Area - 1771 Sq. ft. | Super Area - 2150 Sq.Ft.



# 3 BHK + SERVANT ROOM

Carpet Area - 1681 Sq. ft. | Builtup Area - 2221 Sq. ft. | Super Area - 2650 Sq.Ft.



# 4 BHK + SERVANT ROOM

Carpet Area - 2160 Sq. ft. | Builtup Area - 2814 Sq. ft. | Super Area - 3380 Sq.Ft.

# TECHNICAL SPECIFICATIONS

## STRUCTURE WORK

Earthquake resistant Concrete Structure Using Modern Aluminium Formwork System (MIVAN) +Bricks only Where Needed.

## EXTERNAL FINISH

Textured paint of exterior grade and M.S./S.S. Railing with toughened glass Asian /Nerolac/Dulux or equivalent

## ELEVATORS

High Speed Premium Elevators in each tower.

## STAIRCASES

Wide grand staircase with Granite/Marble/Stone/Tiles. Wall & Ceiling finishes with Premium Emulsion Paint & M.S. Hand Railing

## SERVICE BALCONIES

Concrete/Brick Wall along with wet point Provision for Dish Washer & Washing Machine. Premium Antiskid vitrified floor tiles in flooring and wall & ceiling finish with water proof external paints & M.S. Railing In Balcony.

## LEISURE BALCONIES

M.S./S.S. railing with toughened glass and Premium Antiskid vitrified floor tiles in flooring and wall & ceiling finish with water proof external paints.

## LIVING/ DINING/FOYER/FAMILY LOUNGE

Doors:Laminated Flush Door/Skin Doors  
Flooring:Premium Quality Vitrified Floor Tiles.  
Walls :Acrylic Emulsion Paint Finish

## BEDROOMS/DRESS ROOM

Doors :Laminated Flush Door/Skin Doors  
Flooring :Premium Quality Vitrified Floor Tiles.  
Walls :Acrylic Emulsion Paint Finish

## WASHROOMS

Walls:Glazed Tiles Upto Door Height & Acrylic Emulsion  
Flooring:Anti-Skid Tiles Of Premium Quality Vitrified Floor Tiles  
Fixtures:Premium Quality Of Chinaware& CP Fittings (kohler/jaquar or equivalent)

## KITCHEN

Flooring :Premium Vitrified Tiles  
Walls:Premium Quality Tiles upto 2ft above counters anemulsion paintacrylic

## ELECTRICAL FITTINGS

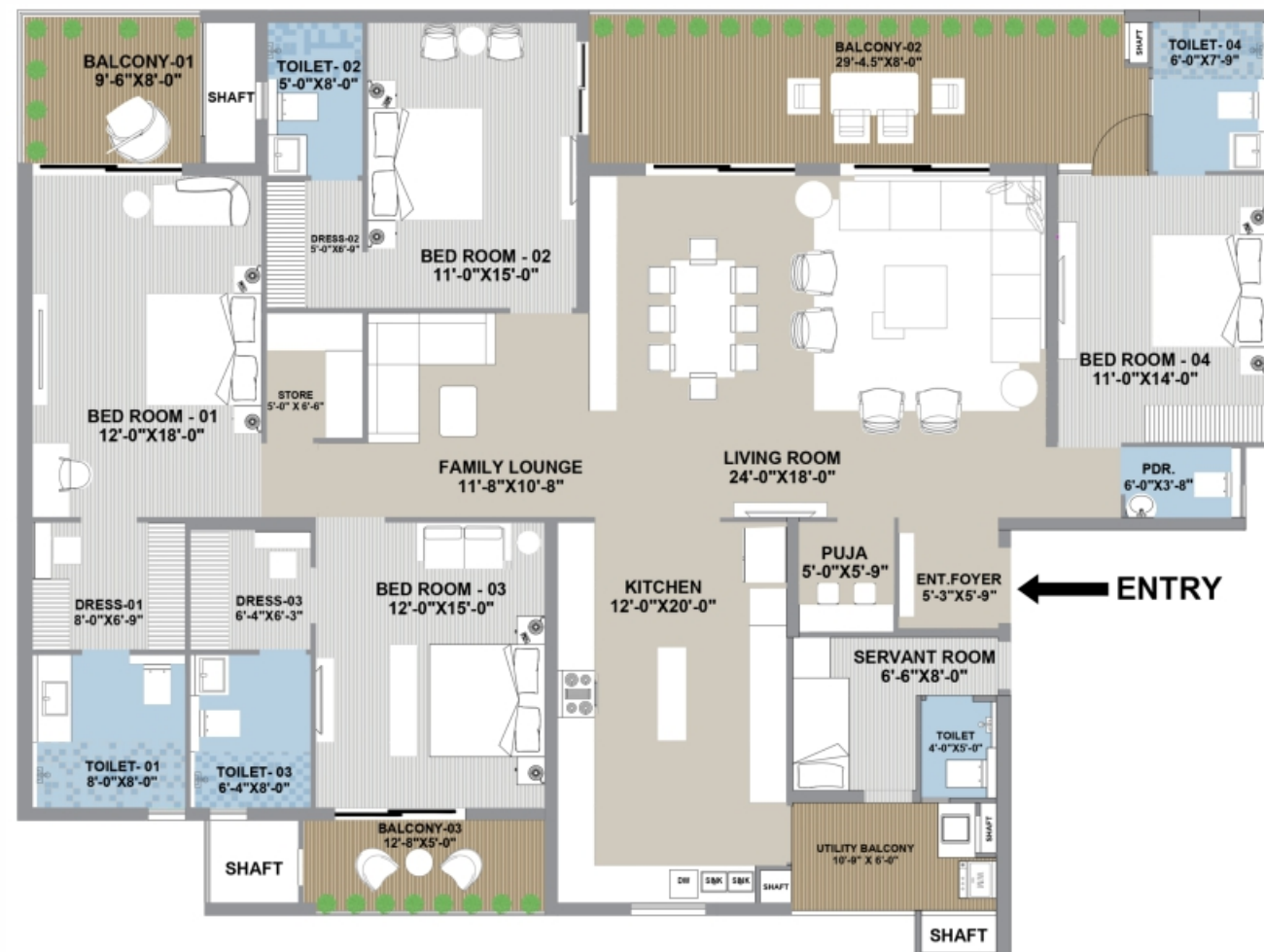
Provision for split AC's concealed electrical wiring with fire resistance wires with adequate electrical points

## FIRE FIGHTING

Provision of Fire Fighting System & Sprinklers according to NBC

## ROOF

False Ceiling





COMMERCIAL  
PLAZA



ALLURING RETAIL SHOPS,  
UNIQUE CONCEPTS AND  
THE MULTI-FUNCTIONALITY  
IN BETWEEN.





## THE TRIUMPHANT COMMERCIAL HUB

An enticing destination that invites a constant stream of diverse footfall. A center with pulsating energy and enthusiasm serves as a magnet for those seeking unique shopping experiences. Indulge in a world of choices and engage in an atmosphere that ignites curiosity for all patrons.

VERSATILE OUTLETS,  
MODERN DESIGNS  
AND THE EFFICIENCY  
IN BETWEEN.



## DISCLAIMER

**1.** The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project, the Member/ customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

**2.** The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture Layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

**3.** The Promoter/ Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers/ members of the Project.

**4.** The Promoter/ Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members/ customers of the Project.

**5.** The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AutoCAD software.

**6.** The images (interior and exterior views) in the brochure are computer simulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.

**7.** The north direction shown in the brochure is approximate and can be erroneous. The Member/ Customer is expected to verify the same personally before going ahead with the booking.

**8.** The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project. The Member/ Customer is requested to visit the Project site and check the physical location of the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.

**9.** All the details, specifications, facts and figures mentioned are used for information purposes only and are subject to modifications.

**10.** Subject to Punjab Jurisdiction.



**AFFINITY  
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