

A Landmark Address in the Heart of Bhiwadi.

**ASPEN**  
HEIGHTS  
APARTMENT LIVING. REDEFINED.

IN

  
**TOWNONE**<sup>TM</sup>  
32 ACRES OF HAPPINESS. SECTOR 27, BHIWADI.



Welcome to TownOne.  
Welcome to 32 acres of Happiness.  
Right in the Heart of Bhiwadi.

Life in Bhiwadi will never be the same again. Thanks to TownOne – the perfect master plan for modern living. Spread across 32 acres of lush green landscape, in a serene environment friendly setting, is an exclusive gated community that combines nature with elements of modern day living to offer you a lifestyle like never before.

TownOne is ideally located on the main Bhiwadi-Alwar Highway (SH-25) and in close proximity to the landmark V Square Mall & thriving residential neighbourhood, a secure haven beyond the ordinary. This world-class gated and secure township, featuring premium residential apartments with more than 80% open and green spaces, fully loaded clubhouse, convenience shopping centre and all the amenities desirable for modern urban living.

TownOne will truly redefine the way you live.





**TOWNONE™**  
32 ACRES OF HAPPINESS

## The Perfect Master Plan for Modern Living

- A Township of 32 Acres
- 2/3/4 BHK Apartments and Penthouses
- Prime Location on Main Bhiwadi-Alwar Highway
- Located before Toll Plaza on Highway
- Podium Living
- More than 80% of open and green areas
- Approximate 5 acres of Central Greens
- Sports Ground
- Maximum outdoor sports activities
- Dedicated Shopping Complex
- Community halls for social events and gatherings
- Beautifully landscaped parks in each project
- Extra wide internal road network leading to individual towers
- Approx. 2 kms track
- Soft areas (sand filled) for kids
- Clubhouses with all the modern amenities and facilities in each project
- 24x7 hour water supply
- Power Back-up
- Multi-level Security
- Intercom connection between flat and Security Office
- CCTV
- Piped Gas Supply
- Rain Water Harvesting
- Vaastu Compliant

Artistic Impression



## MASTER PLAN

### Legend

1. Entrance Gate
2. Commercial Complex
3. Landscaped Podium
4. Open Parking
5. Residents Club
6. Central Avenue
7. Central Greens
8. Sports Field
9. Golf Putting Greens
10. Cricket Pitch
11. Tennis Court
12. Basketball Court
13. Volleyball Court
14. Badminton Court
15. Jogging Track
16. Skating Rink
17. Sand Pit
18. Yoga Alcove



An Exceptional Quality of Life.



TOWNONE



# ASPEN HEIGHTS

Welcome to Aspen Heights  
in TownOne.  
Apartment Living. Redefined.

Aspen Heights is an approx. 8 acre residential project within the 32 acre TownOne. Aspen Heights is an upscale project that comprises more than 80% open and green landscaped areas with podium living (A revolutionary concept for apartment living). While nature's lush green carpet is a visual treat, the project also pays attention to wellness and other conveniences and a wealth of features that make Aspen Heights an oasis in a hub of comfort. Luxury, a prime location and a thriving upper-class community, Aspen Heights has everything that makes it the perfect place to call home. World-class facilities and amenities, well planned public access areas, thoughtfully designed living spaces, and more. All that one desires for modern day city living are close at hand like shopping, entertainment, healthcare and other amenities and features.





# ASPEN HEIGHTS

APARTMENT LIVING. REDEFINED.



## Ideally Located in the Heart of Bhiwadi

- Located on the 200 ft. Bhiwadi Alwar Highway (SH-25)
- Having Dedicated Service Lane
- Located Before Toll Plaza
- Close to Banks, Schools, Hospitals and Shopping
- Connectivity:
  - 2 Km. from Dharuhera
  - 20 Km. from Manesar
  - 35 Km. from Gurgaon
  - 55 Km. from Airport
- Premium Residential Neighbourhood
- Located near V Square Mall
- Multiplex, Hypermarket, Entertainment, Food and Shopping in close proximity
- Brands like Haldiram's, McDonald's, Domino's, SRS Cinemas and others are in close vicinity



Map not to Scale

Artistic Impression

Secure Living in a Gated Community.







# ASPEN HEIGHTS

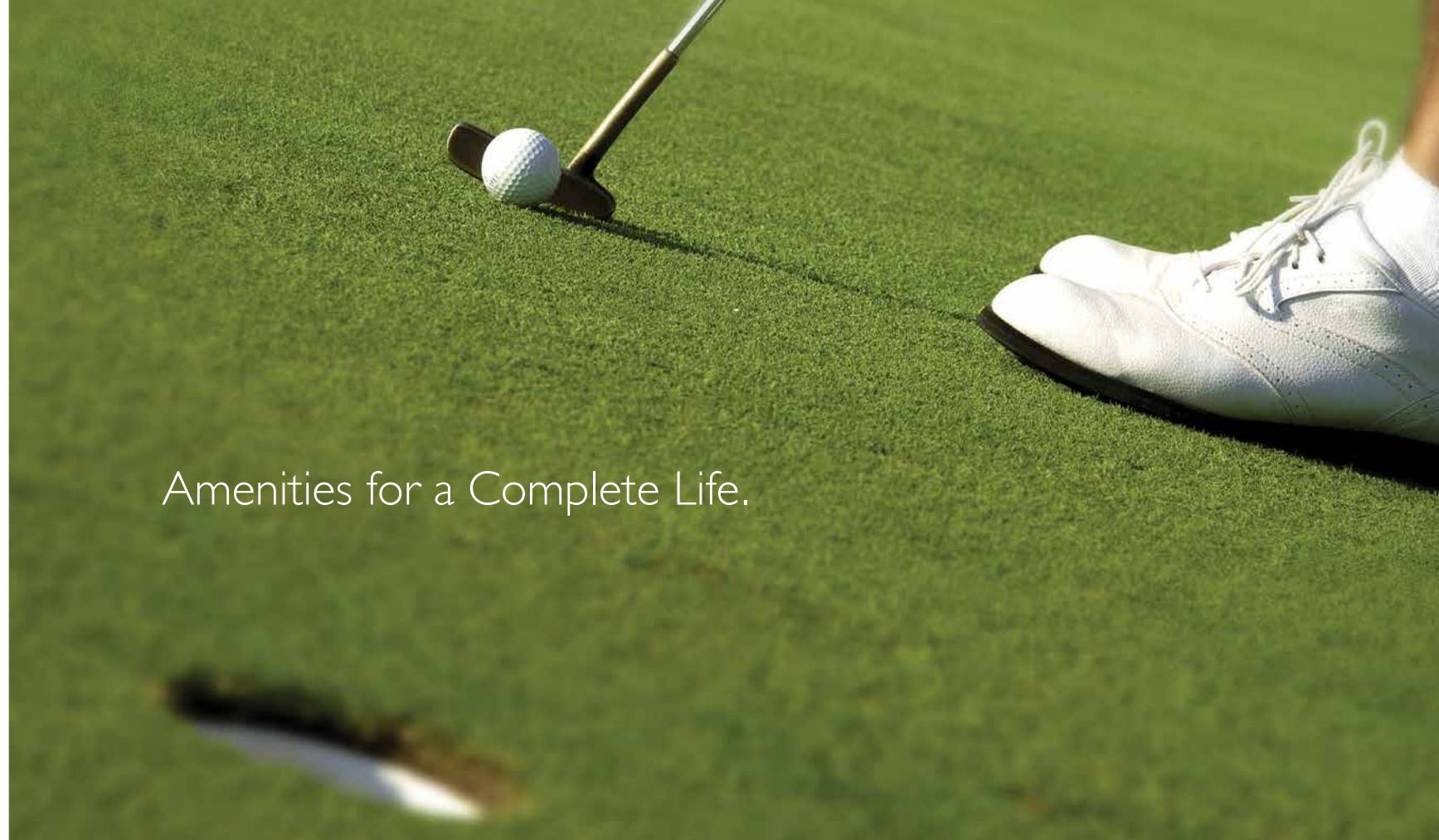


So much more than  
you Imagined.

Aspen Heights has facilities that make it a great housing project – world-class clubhouse with a swimming pool and modern health and recreational facilities, beautifully landscaped jogging, walking and skating tracks, children's play area, courts for tennis, badminton, volleyball and basketball, a cricket pitch and a playground. Besides a convenient shopping centre within the complex for your daily needs, the landmark V Square Mall is less than a kilometre away where you have easy access to the best brands.

Each apartment at Aspen Heights is designed to welcome sunlight and fresh breeze of air into your daily life.

Your home at Aspen Heights is so much more than you imagined, but just what you always aspired to, for yourself and your family.



Amenities for a Complete Life.



## 2 BHK – Type IA

Super Built-up Area : 1,025 Sq. Ft.

Built-up Area : 797 Sq. Ft.

2 Bedroom, 2 Bathroom, Drawing/Dining



## 2 BHK – Type IB

Super Built-up Area : 1,025 Sq. Ft.

Built-up Area : 797 Sq. Ft.

2 Bedroom, 2 Bathroom, Drawing/Dining



1 sq. mtr. = 1.196 sq. yds. & 1 sq. mtr. = 10.76 sq. ft. In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, furniture and gadgets are not part of the offering.



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## 2 BHK – Type 2A

Super Built-up Area : 1,200 Sq. Ft.

Built-up Area : 966 Sq. Ft.

2 Bedroom, 2 Bathroom, Drawing/Dining



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## 2 BHK – Type 2B

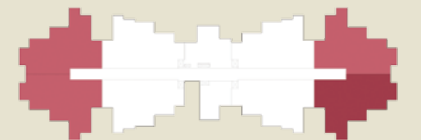
Super Built-up Area : 1,200 Sq. Ft.

Built-up Area : 966 Sq. Ft.

2 Bedroom, 2 Bathroom, Drawing/Dining



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## 3 BHK

Super Built-up Area : 1,450 Sq. Ft.

Built-up Area : 1,207 Sq. Ft.

3 Bedroom, 2 Bathroom, Drawing/Dining

**ASPEN**  
HEIGHTS



## SPECIFICATIONS

**ASPEN**  
HEIGHTS



### LIVING/DINING/LOBBY

- Flooring: Vitrified Tile of reputed brand.
- Walls: Acrylic emulsion of reputed brand.
- Door Frame: Folded Steel Section / Wood.
- Doors: 35mm thick Flush/Skin door with night latch, magic eye and premium handle.
- Windows: uPVC / Wood / Anodized aluminium with Float glass.
- Fixtures/fitings: Modular switches/sockets/fan regulator of reputed brand.



### BEDROOM

- Flooring: Vitrified tile/laminated wood of reputed brand.
- Walls: Acrylic emulsion of reputed brand.
- Door Frame: Folded Steel Section / Wood.
- Doors: 35mm thick Flush/Skin door with premium handle.
- Windows: uPVC / Wood / Anodized aluminium with Float glass.
- Fixtures/fitings: Modular switches/sockets/fan regulator of reputed brand.



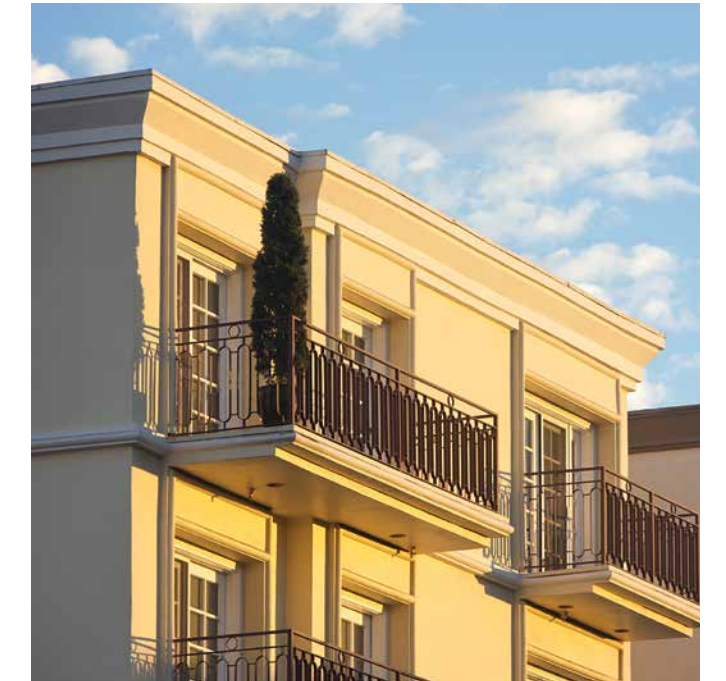
### KITCHEN

- Flooring: Vitrified tile of reputed brand.
- Walls: 2' Ceramic tile over platform and Acrylic emulsion of reputed brand.
- Windows: uPVC / Wood / Anodized aluminium with Float glass.
- Fixtures/fitings: Modular switches / sockets / regulator of reputed brand, L-shape platform with Granite top, Stainless steel single bowl Sink and provision for hot and cold water.



### BATHROOM

- Flooring: Anti Skid Ceramic tile of reputed brand.
- Walls: Ceramic tiles, till upto 7 Ft. Height of reputed brand.
- Door Frame: Folded Steel Section/Wood.
- Doors: 35mm thick Flush/Skin door with premium handle.
- Windows: uPVC / Wood / Anodized aluminium with Float glass.
- Fixtures/fitings: Branded CP fittings and Chinaware.



### BALCONY

- Flooring: Anti Skid Ceramic/Vitrified tile of reputed brand.
- Walls: High quality acrylic exterior finish of reputed brand.
- Door Frame/Doors and Windows: Sliding Door/window of uPVC/Wood /Anodized aluminium with Float glass.
- Fixtures/fitings: Masonry/mild steel railing with high quality acrylic emulsion/enamel paint of reputed brand.

### OTHER SPECIFICATIONS

- Fire resistant PVC insulated Copper electrical wires in concealed conduits.
- Piped Gas supply provision in kitchen.
- Passenger and Service/Stretcher lift in each tower with Automatic Rescue Device (ARD) and power back-up.
- Earthquake resistant RCC frame structure.
- Fire fighting system.
- Adequate light points and electrical sockets in the apartment for modern living needs like chimney, water purifier, dishwasher, refrigerator, microwave oven, exhausts, washing machine, air-conditioners, room heaters, water geysers, television and set-top box etc.
- TV points in bedrooms and drawing/dining room.
- Space for window/split air-conditioners in all bedrooms and drawing/dining room.
- Intercom facility (by authorized landline phone service provider).

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All elevations, master plan, floor plans, specifications, artistic renderings and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets are not part of the offering.



Actual Photograph of V Square Mall, Bhiwadi

## About the Developer: VVA Developers Pvt. Ltd.

Since inception, VVA has focused its efforts towards creating and delivering a high quality real estate product with customer centric approach and believe that they are the honoured custodians of the trust and wealth of their customers and all their efforts and endeavours are directed towards protecting the interest and investment of customers.

**V Square Mall**, a landmark retail and entertainment destination in Bhiwadi is the result of this very approach. V Square Mall is the first fully operational Shopping Mall cum Multiplex in Bhiwadi on main Bhiwadi-Alwar highway located right in the heart of urban population of Bhiwadi, housing many world-class brands like Haldiram's, SRS Cinemas, Domino's, among many others.

VVA's superior execution capability and focus on quality are its core strengths. VVA is a process driven organization where each activity is extensively detailed. Currently VVA is focusing on the development of TownOne - its first residential township which promises to re-define the urban living standards of Bhiwadi. VVA is committed and focused towards creating a sustainable living and working environment with strong focus on energy conservation and environmental sustainability.

**Vision:** "To be the most preferred developer in Bhiwadi."

**Philosophy:** Our endeavours revolve around Our Customers, Our Employees and Our Associates needs, aspirations and dreams. We call this "4U Philosophy".



**VVA**

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