



WE BUILD THE BEST

**ARADHYA HOMES**

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INDEPENDENT LUXURY FLOORS

# About 4S Developers

Respectfully regarded as one of the largest construction companies and land developers in Gurugram, 4S Developers has long invested in ever-improving management and reliable, quality products. Throughout its existence, the developing company has had its finger on the pulse of the market and has maintained best business practices as its guiding beacon, in addition to prioritizing the needs of its customers.

4S Developers has been in the real estate market since 2010 and is amongst one of the largest players in the Gurugram in the developing sector in the mid-level to premium Residences. The group has served more than Two Hundred plus prestigious families in selecting their dream homes and delivered more than 4 lakh sqft of Residential Development

# Live In A Unique Neighbourhood

EXCLUSIVE  
INDEPENDENT  
FLOORS

Presenting Aradhya Homes - where everybody truly knows each other. Where people care for you and you for them. Where what you have, you share. The simple things. Like a winter barbecue with neighbors, your child's birthday or your wedding anniversary. Open your door to not just sublime sunlight, but a better life. Where friends loved ones and even little ones can live together in harmony.

A Residential Floor concept by 4S Developers Located in the heart of Gurgaon that offers you a well-planned social infrastructure, right at your doorstep. Not Just spaces to live, but to nurture and harbour the warmth of a real community, In fact, the word Aradhya Homes literally means "wandering through & flowing on" in a perfect ecosystem that sustains, nurtures and nourishes from within. Welcome to a new way of living. Welcome to Gurgaon first Neighbourhood.





# LOCATION

Aradhya Homes is located at one of the most prestigious areas in Gurgaon, the Ansal Versalia Sector- 67A. A low density project. Aradhya Homes is where you get to live in homes that offer comfort, tranquillity, accessibility and safety. Here neighbours aren't just house number, but so much more. Aradhya Homes offers exclusively designed independent floor in 4 BHK configurations, with elevators and designated parking.

The floors have been designed by renowned architect, with a modern design language and customisable luxury specification. The spacious living spaces, smart home features, all-accessible design with stilt parking and terrace offering the residents convenience and comfort beyond measure.







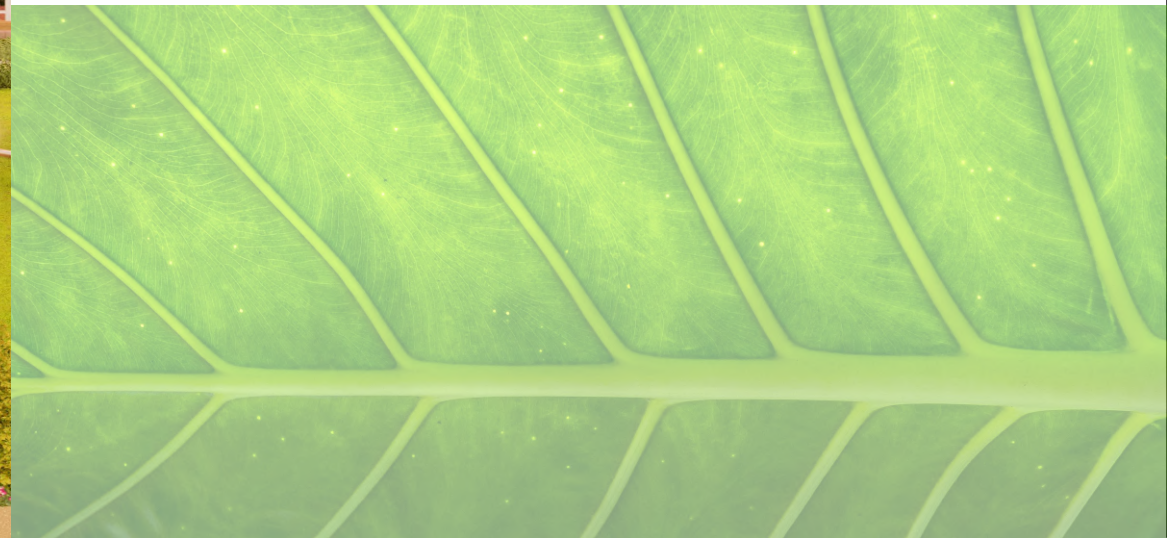






# Mastered Design

Aradhya homes boasts of a community with all embracing - characteristics of architectural marvel into the vicinity of a well - mastered design and clean ambiance.







## Proximity

- ◆ Renowned ISCE / IB Schools (15 -20 minutes)
- ◆ Huda City Centre (Metro Station) 10-15 minutes
- ◆ IGI airport (T3 terminal) 25 minutes
- ◆ Easy access to super speciality hospitals (Medanta/ Max hospital/ Fortis hospital) (5 - 15 Minutes)

## Lifestyle

- ◆ Gated community ensuring secure environment
- ◆ 24X7 Power back-up for uninterrupted joy
- ◆ Spreading out along lush green open parks
- ◆ Classical architecture merged with opulent regime
- ◆ Easy access to support commercial and daily needs







*Homes which  
always welcome you*

*The Aradhya Homes is the largest low rise Independent Floor ever created in Gurugram Sector 67-A. Since its launch, the company has delivered more than 4 lakh sq. feet area, offering discounts and special advantages to facilitate home financing.*

**3 Lakh** (Approx)  
sqft. AREA

**2 Side**  
OPEN











**LUXURY  
LIVING  
SPACE**





**FLOOR PLAN LAYOUT** | **4BHK (Type - A)**  
10mtr X 25mtr



**FLOOR PLAN LAYOUT** | **4BHK (Type - B)**  
10.76mtr X 21.19mtr





# Unit Specifications

■ **LIVING / DINNING ROOM / FOYER**

Floor                      Vitrified Tiles  
 Walls                      Acrylic Emulsion Paint  
 Ceiling                     Acrylic Emulsion Paint

■ **MASTER BEDROOM**

Floor                      Matt Ceramic / Vitrified Tiles  
 Walls                      Acrylic Emulsion Paint  
 Ceiling                     Acrylic Emulsion Paint

■ **OTHER BERROOMS**

Floor                      Matt Ceramic / Vitrified Tiles  
 Walls                      Acrylic Emulsion Paint  
 Ceiling                     Acrylic Emulsion Paint

■ **BALCONIES**

Floor                      Matt Ceramic / Vitrified Tiles  
 Walls                      Weather Proof Paint  
 Ceiling                     Weather Proof Paint  
 Parapet                    Stone Coping  
 Railing                     Toughened Glass Railing

■ **BATHROOM**

Floor                      Matt Ceramic / Vitrified Tiles  
 Walls                      Matt Ceramic / Vitrified Tiles  
 Ceiling                     Acrylic Emulsion Paint  
 Counter                    Vanity  
 CP Fittings / Chinaware Jaguar or Equivalent  
 Glass Shower Partition No  
 Accessories              Rain Shower, W.C & All Fitting  
                                   Healt Faucet in all Toilets

■ **KITCHEN - Premium Modular Kitchen**

Floor                      Matt Ceramic / Vitrified tiles  
 Walls                      Superior Quality Ceramic tiles  
                                   2 Ft. Above Counter  
 Ceiling                     Acrylic Emulsion Paint  
 CP Fittings                Jaguar or Equivalent  
 Kitchen Accessories    Microwave, Microoven, Hob, Chimney  
 Piped Gas Supply        Provision

■ **UTILITY ROOM & TOILET**

Floor                      Ceramic / Vitrified Tiles  
 Walls                      OBD  
 Ceiling                     OBD

■ **STILT PARKING**

Flooring                    Granite / Equivalent  
 Walls & Ceiling           Acrylic Emulsion Paint

■ **TERRACE GARDENDS**   Vitrified Flooring

■ **AIR CONDITIONING**   2 AC Voltas or Equivalent (Living & Dinning Room)  
 Provision for Air Conditioning in Bedrooms

■ **DOORS & WINDOWS**

Main Doors                32 mm Thick Laminated Door  
 Bedroom Doors           32 mm Thick, Veneered on both sides  
 External Doors           Specially Designed heavy duty powder coated aluminium extruded frames & shutters or premium quality UPVC Doors  
 Windows                    Toughened Glass UPVC windows  
 Hardware                   Matching Hardware



# Management

## Chairman's Message

“With the enormous experience and rich believes of Mr. Balraj Bhadana (Chairman). 4S Developers have managed to move multiple lives of its prestigious clients following the values which are the prime four pillars of 4S - Sustainability, Security, Support & Shelter.

## Director's Message

4S Developer within the span of a decade has emerged synonymously with its iconic structuring of residential homes setting new standards for design, imperial craftsmanship and inspired lifestyle.





Google Map Direction



## Choose Your Habitat

Pure accessibility and connectivity. what's more with the growing popularity and wide roads of ansal versalia sector-67A, your life will become signal - free and stress - free.