



ACCORD



Site Office: PLOT NO. GH-A6, SDZ SECTOR 25,
YEIDA, DISTRICT GAUTAM BUDH NAGAR, UTTAR PRADESH

Corporate Office: A-162, Sector-136,
Gautam Budh Nagar, Noida-201304, U.P

RERA REG NO. UPRERAPRJ804196/12/2024

www.up-rera.in

INSPIRING
Every Space



ACCORD

FROM VISION TO REALITY

Aurum Alumni redefines modern living by creating homes that inspire and elevate every moment. These aren't just residences; they are thoughtfully designed spaces where luxury, functionality, and sophistication come together seamlessly. Every corner is crafted to provide an environment that nurtures comfort, fosters harmony, and offers a standard of living that residents aspire to. Buying a home is a life-defining milestone, a deeply personal decision that holds the promise of security, happiness, and memories. Aurum Alumni ensures this milestone is nothing short of extraordinary, crafting spaces where families grow, moments are celebrated, and a lifetime of memories are made.

More than just homes, Aurum Alumni creates environments that elevate living. With serene surroundings, thoughtful layouts, and timeless elegance, every space inspires comfort and harmony. These residences are designed for cherished memories, offering a legacy of luxury and sophistication. At Aurum Alumni, we build homes that inspire today and stand as a lasting legacy for tomorrow. Hence ***"Inspiring Every Space"***



AURUM ALUMNI **ACCORD**



Spacious
4BHK
Flats



Panoramic Views
9-FT
Wide Semi Wrap-Around Balconies



Luxurious
3025 SQ. FT
Spacious Flats



Exclusive
210 UNITS
Limited Availability,
Premium Living



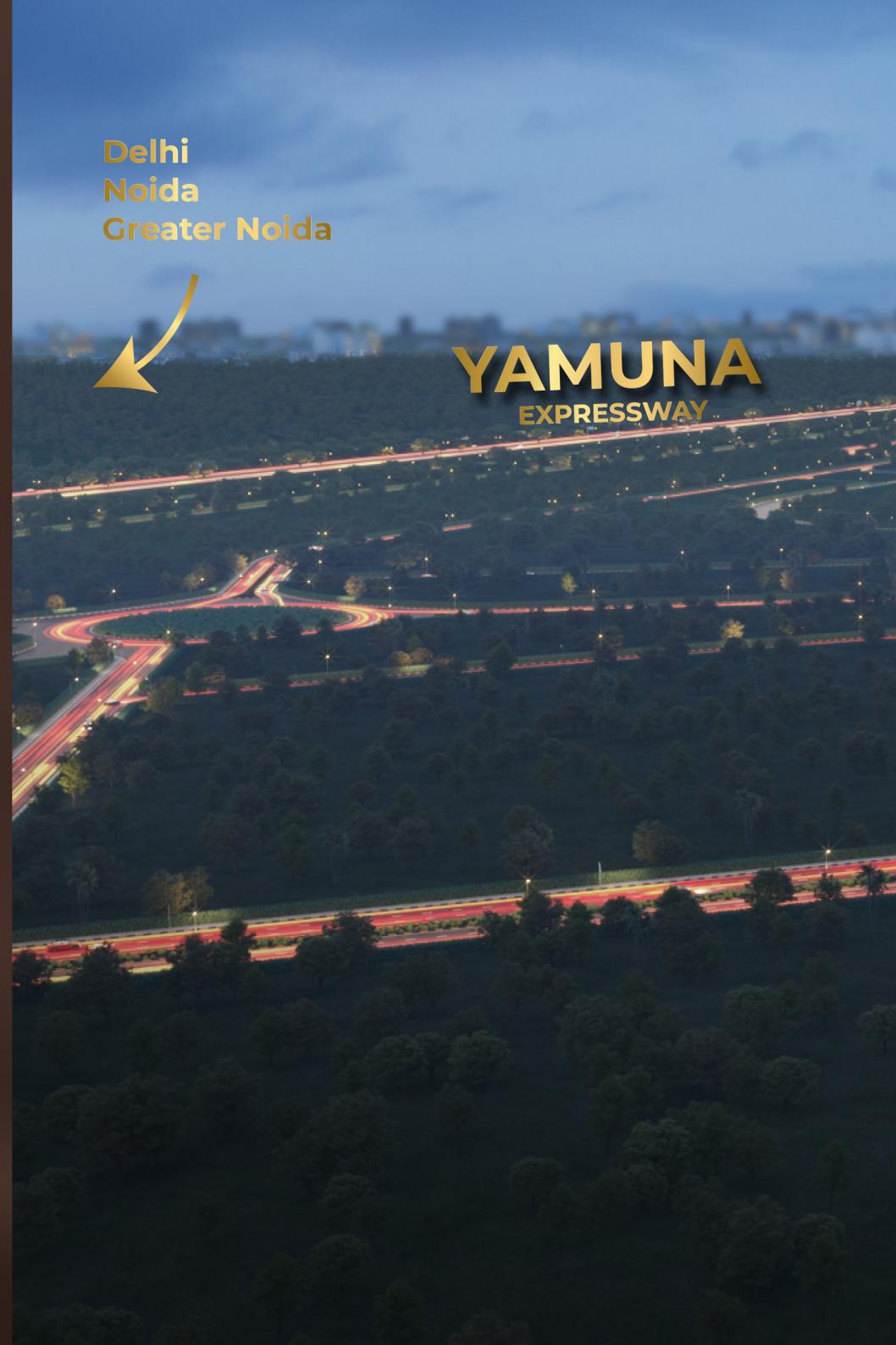
Enhanced
Privacy With
2 FLATS
Per Floor

INSPIRING

Every Space

- 9 FT WIDE DECK & SEMI - WRAP AROUND BALCONIES
- 2 FLATS PER FLOOR
- FULLY PAID UP LAND
- ALL WEATHER - TEMPERATURE CONTROLLED SWIMMING POOL
- COMPLETE CONSTRUCTION WITH THE LATEST MIVAN TECHNOLOGY

A
LIFESTYLE
ABOVE
ALL





Noida International
Airport

Buddh International
Circuit

ACCORD

V I C I N I T Y



JEWAR INTERNATIONAL
AIRPORT

Just 10 minutes away,
operational from April, 2025



BUDHH INTERNATIONAL
CIRCUIT

World-class motorsport
excitement awaits



NOIDA:
Just 10 minutes to
a vibrant urban hub



FILM CITY
A 1,000-acre entertainment
hub nearby



OLYMPIC PARK:
Just 10 minutes away,
spread across 1100 Acres
with 29 sporting arenas

PROJECT
OVERVIEW | ACCORD

AURUM
ALUMNI



STRATEGIC LAYOUT & SPACIOUS RESIDENCIES:

A balanced and thoughtful design with
meticulously planned towers



All flats are
2 SIDE
open



Around
83%
open space



Luxurious
3-ACRE
residential development

PROJECT
OVERVIEW | ACCORD

AURUM
ALUMNI



LUXURIOUS BEDROOMS:

A luxury bedroom is a serene sanctuary blending plush comfort, elegant décor, and high-end materials



SPACIOUS FLATS:

Each 4BHK flat spans 3,025 square feet, providing luxurious and functional living spaces



ELEVATED LIVING:

Designed for modern living with attention to comfort, privacy, and elegance



REFINED SANCTUARY:

Crafted for serenity, sophistication, and an unparalleled living experience

PROJECT
OVERVIEW | ACCORD

AURUM
ALUMNI



9 FT DECK
accessible from the Drawing Room &
facing the gardens

PROJECT
OVERVIEW | ACCORD

AURUM
ALUMNI



GRAND ENTRANCE LOBBY
steps into serenity

COVETED LOCATION





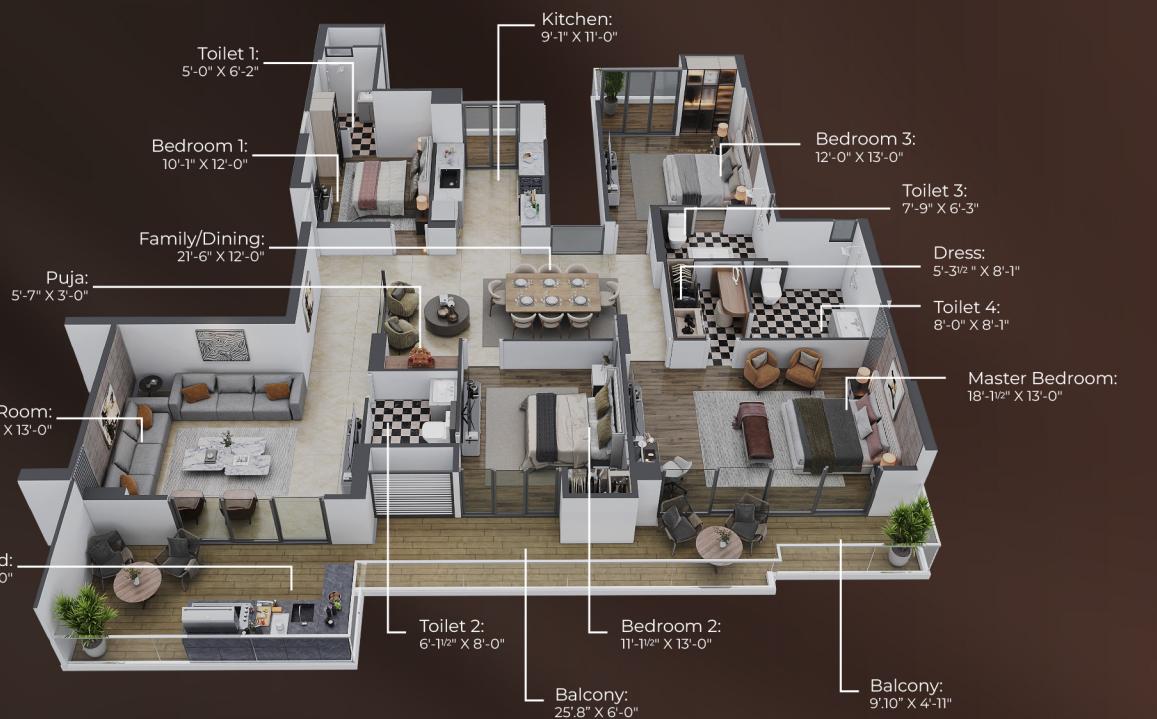
CONCEPT DESIGN

Legend

1. Entrance feature wall
2. Pet Park
3. Pergola Sitting
4. Open Gyms
5. Water Wall
6. Entrance to the Block
7. Ramp to the Podium
8. Mandir
9. Kids Play Area
10. Yoga Deck
11. Amphitheatre
12. Sculpture Feature
13. Jogging Track
14. Skating Zone
15. Water Feature
16. Evergreen Trees
17. Herb Garden
18. Scented pockets
19. Sports Zone
20. Half Basket Court
21. Pickleball Court
22. Badminton Court

FLOOR PLAN &
TOWER-WISE PLAN | ACCORD

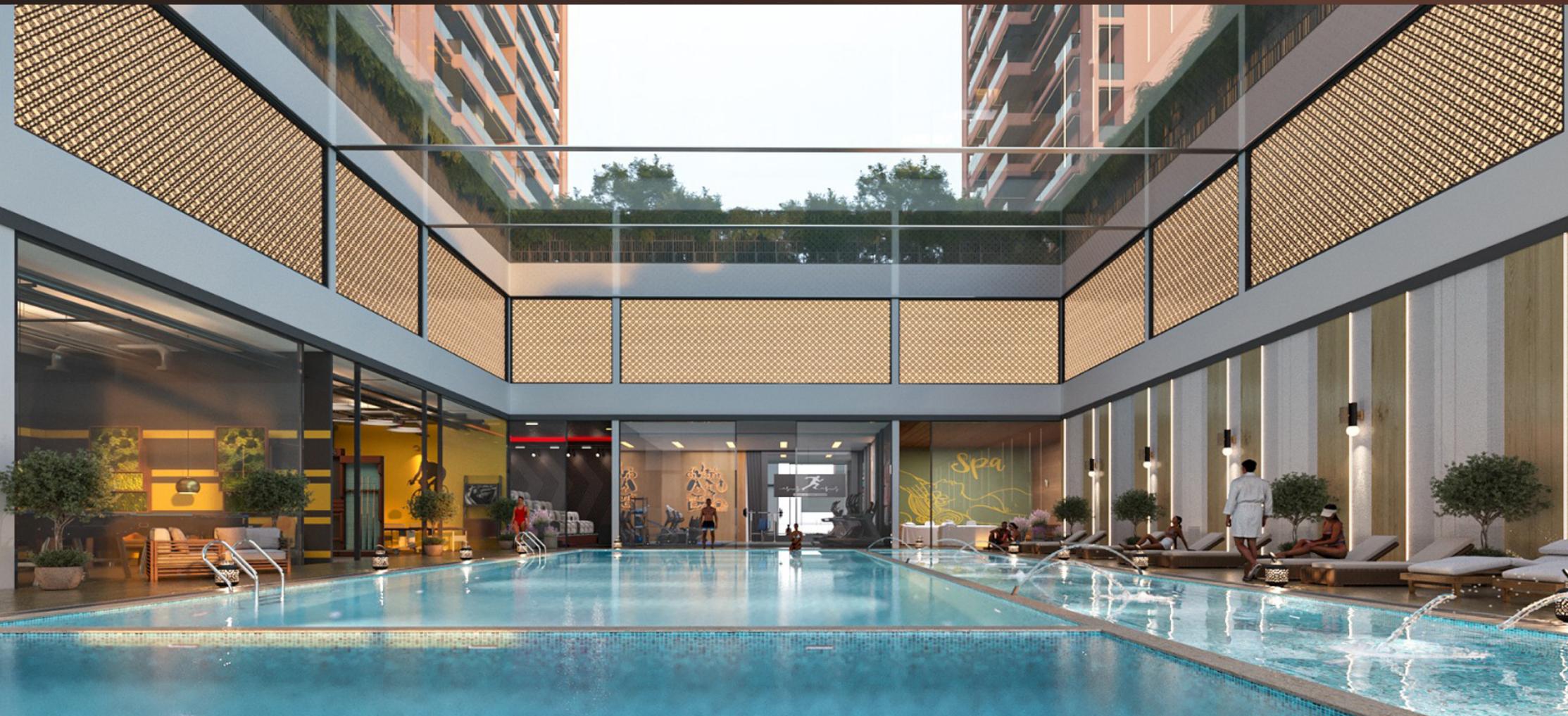
AURUM
ALUMNI



4 BHK - 3025 SQ. FT.



CLUB PRIVÉ:



TEMPERATURE CONTROLLED AIR-CONDITIONED ALL-WEATHER SWIMMING POOL

Enclosed by glass, with the views of the sky, with reflective and kids pool

SPECIFICATIONS



MASTER BEDROOM & BEDROOM

Walls: Designer concept paint with combination of texture/ wall paper & rich plastic emulsion paint of Dulux make or equivalent
Floor: Laminated wooden flooring
Ceiling: Designer POP false ceiling work
Doors: 8 ft high veneered/ membrane finished
Hardware: Godrej/ Dorset or equivalent
Windows: Powder coated aluminium/ UPVC windows with glass
Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling
Wardrobes: Modular wooden wardrobes



DRAWING ROOM & DINING ROOM

Walls: Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux make or equivalent
Floor: Imported marble flooring
Ceiling: Designer POP false ceiling work
Doors: 8 ft high veneered/ membrane finish
Hardware: Godrej/Dorset or equivalent
Windows: Powder coated aluminium/ UPVC windows with glass
Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling



KITCHEN

Walls: Premium ceramic tiles up to 2 feet above Granite counter & acrylic emulsion paint in balance area
Floor: Imported marble flooring
Door: Powder coated aluminium/ UPVC door
Hardware: Godrej/ Dorset or equivalent
Wood work: Modular Kitchen
Fixtures & Fittings: Modular kitchen with hob & chimney, premium stainless steel sink, RO System & modular electric switches



BALCONIES

Walls: External paint
Floor: Premium antiskid ceramic tiles
Door: Powder coated aluminium/ UPVC
Hardware: Godrej/ Dorset or equivalent
Windows: Powder coated aluminium/ UPVC windows with glass
Electrical: Modular electric switches



BATHROOMS

Walls: Premium ceramic tiles cladded up to ceiling height
Floor: Premium anti-skid ceramic tiles
Doors: 8 ft high veneered/ membrane finished
Hardware: Godrej/ Dorset or equivalent
Windows: Powder coated aluminium/ UPVC windows with glass
Sanitary ware: Branded fixtures and fittings Master toilet to have glass shower cubicle
Electricals: Modular electric switches

SPECIFICATIONS



PASSAGE

Walls: Designer concept paint and rich plastic emulsion paint of Dulux make or equivalent
Floor: Imported marble flooring
Ceiling: Designer POP false ceiling work
Doors: 8 ft high veneered/ membrane finished
Hardware: Godrej/Dorset or equivalent
Windows: Powder coated aluminium/ UPVC windows with glass
Electrical Fixtures & Fittings: modular electric switches, lights in false ceiling



TOWER ENTRANCE

Walls: Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux or equivalent brand
Floor: Imported marble
False ceiling: Designer POP false ceiling work



FIRE FIGHTING SYSTEM

Fire fighting system with sprinklers & smoke detection system



ELEVATORS

High Speed elevators of brands like Kone/Otis
Stainless Steel Car Case
Access Controlled (By Card/Bio Metric/Keypad)
CCTV Fitted



SECURITY

Entrance audio video door phone, fire detection and fire alarm system for all the units



ARCHITECTURAL EXCELLENCE & ELEVATED LIVING

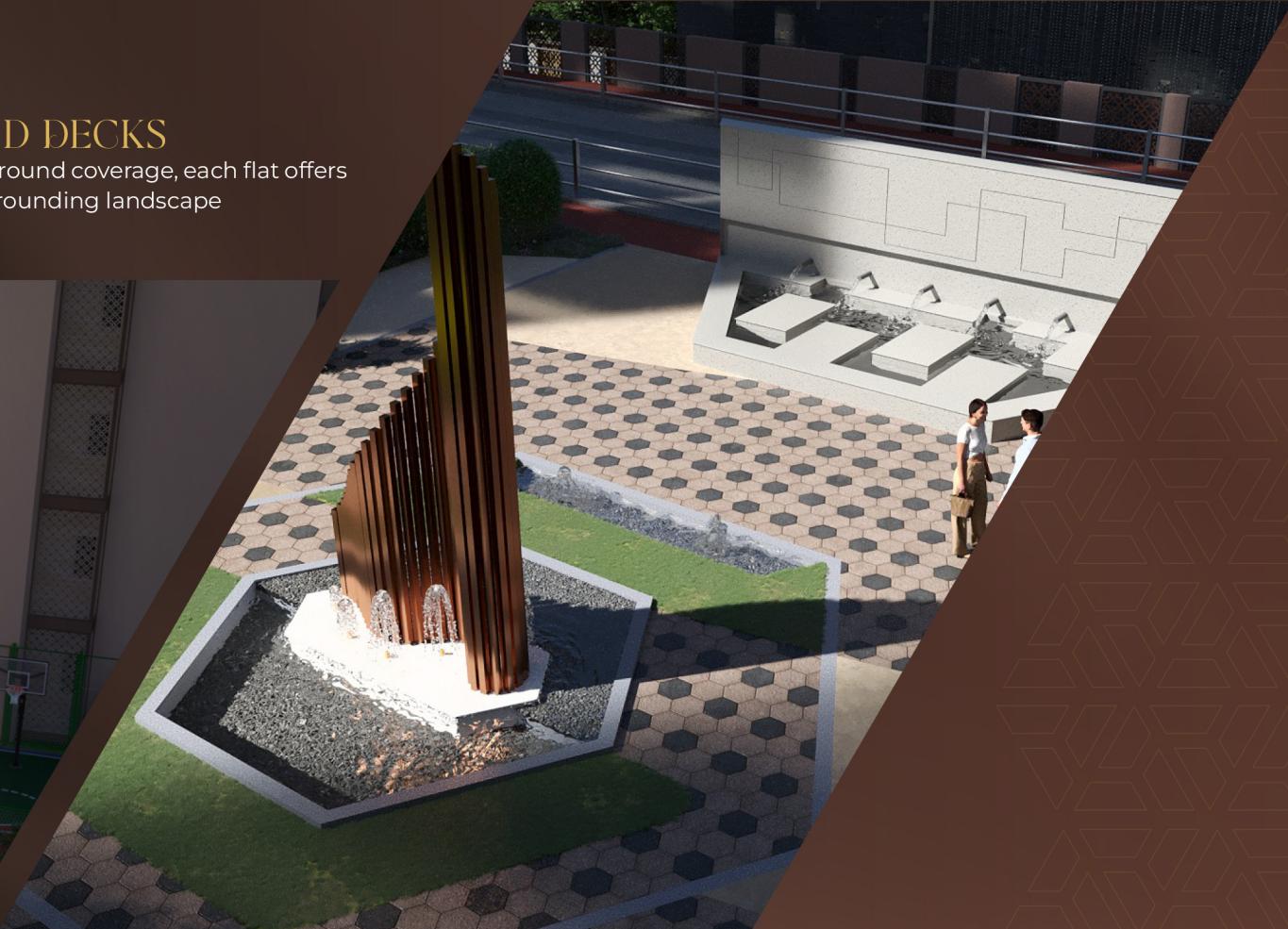
LARGE WRAP-AROUND DECKS

Spread across 3 acres with only 17% ground coverage, each flat offers serene views of the park and the surrounding landscape



UNOBSTRUCTED VIEWS

All units are designed to offer clear, unobstructed views of lush greenery and surrounding landscapes, ensuring a peaceful and scenic living experience



ARCHITECTURAL EXCELLENCE & ELEVATED LIVING

CLUB PRIVÉ:

A dynamic central space featuring top-tier amenities, including a temperature-controlled swimming pool enclosed in glass and open to the sky, sports courts, an amphitheatre, and more, all designed to enhance a vibrant community lifestyle



EFFORTLESS CALM: MINIMAL NOISE, MAXIMUM TRANQUILITY.

Seamlessly designed with minimal surface traffic, creating a serene, noise-free haven for residents

SPORTS AMENITIES



TEMPERATURE CONTROLLED
SWIMMING POOL



OPEN
GYM



PICKLE
BALL



PROFESSIONAL SOFT-
JOGGING TRACK



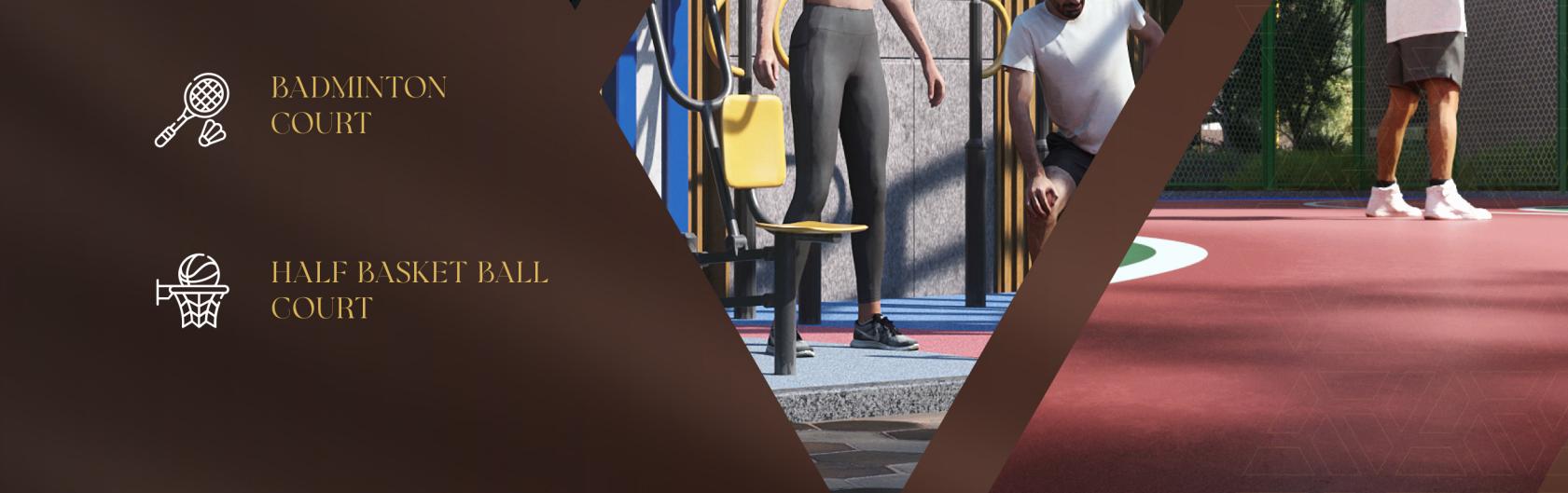
GYM



TABLE
TENNIS



BADMINTON
COURT



GARDEN AMENITIES



YOGA PARK

Breathe in the Infinite Calm of Nature's Majestic Embrace



AMPHITHEATRE

Unwind with live events at our serene garden amphitheater



TEMPLE

A sacred space where peace and devotion come together



PET PARK

A Paradisiacal Playground - Where Whiskers Twitch and Tails Dance



PERGOLA

A perfect spot to relax and unwind



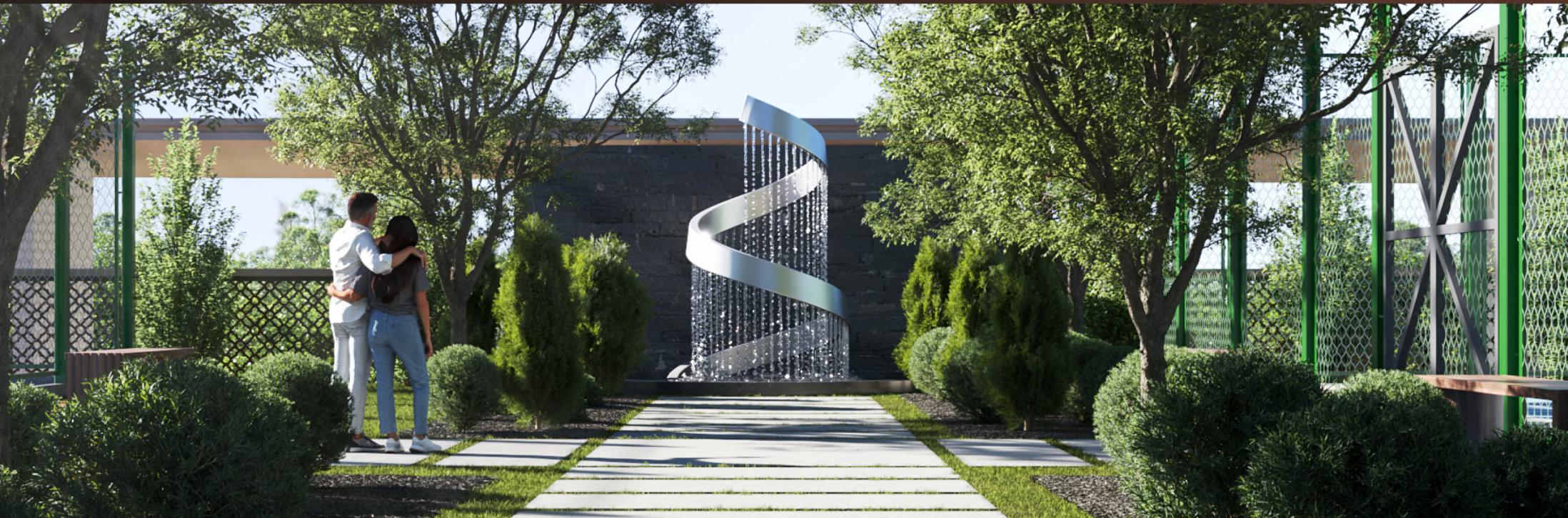
KIDS PLAY AREA

Where Giggles Echo and Imaginations Soar – A Paradise for Play



WATER BODIES/SCULPTURE

Relax by the water and explore artistic sculptures in our tranquil garden



CLUB AMENITIES

- TEMPERATURE CONTROLLED SWIMMING POOL
- KIDS POOL
- SAUNA & STEAM ROOM
- CAFÉ & RESTAURANT
- BANQUET HALL
- CARDS ROOM
- TABLE TENNIS ROOM
- MINI- THEATRE
- CONVENIENCE SHOPS
GENERAL STORE, MEDICINE,
LAUNDRY, ETC.



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Every Space







Step into a world of timeless elegance, where inspiration meets serenity at every turn.

DISCLAIMER

The information, specifications and amenities mentioned in this advertisement are only representational, informative, illustrative and do not constitute any legal offerings. Further, the amenities, fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature, for illustrative purpose only & does not form a part of the standard specification. Please note that the project upon completion may differ from the artistic impression as shown in this advertisement and no warranty, whether express or implied, is provided regarding the accuracy of the completed project. We reserve the right to modify or amend information, specifications and details relating to the project as per prevailing government norms without any prior notice. 1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 Sq. mtr. (approx.)

AURUM ALUMNI

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