



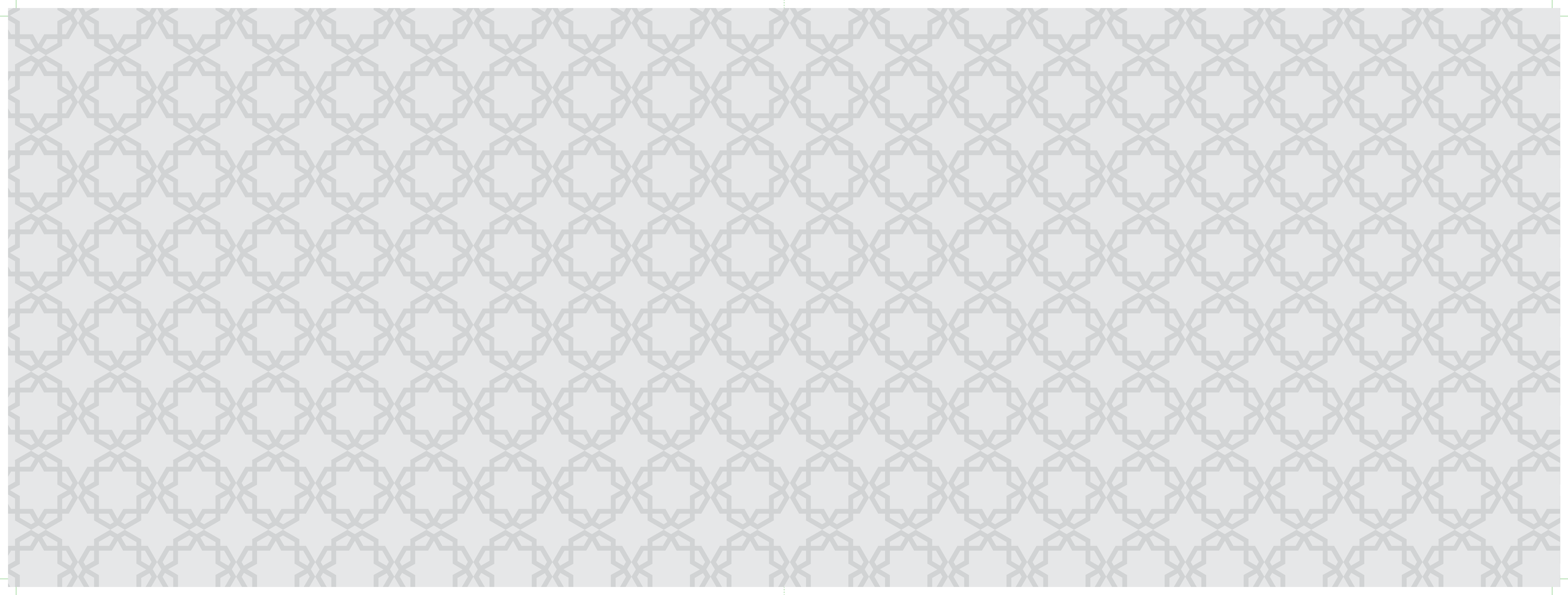
BESTECH HOUSE: Plot 51, Bhagwan Mahaveer Marg, Sector 44, Gurugram, Haryana 122002, India.

T: +91 124 4540 000 | E: info@bestechgroup.com | www.bestechgroup.com

This project is being constructed on a parcel of land parcel measuring 10.10 acres approved for development and construction of a residential group housing complex vide License No. 22 of 2012 dated 27 th of March 2012 by Town and Country Planning Department, Haryana (DTCP). Zoning plan approved by DTCP vide approval - Memo No. LC-1988/SD(BS) 2015/10612 dated 19.06.2015. Revised building plan approved by DTCP vide Memo No. ZP-949/SD(BS)/2016/5748 dated 21.03.2016. Name of development, & quot; Bestech Altura & quot; being developed by Bestech India Private Limited in revenue estate of Naurangpur, Sector-79, Tehsil Manesar, District Gurgaon, Haryana (1 Sq. M = 10.764 Sq. Ft) HARERA Registration No. 26 of 2017.



**BESTECH
ALTURA**
SECTOR 79, GURUGRAM



A full-page background image showing a family in a park at sunset. A woman in a striped shirt and blue jeans stands with her back to the camera, arms outstretched, next to a pink bicycle. A man in a grey t-shirt and khaki shorts stands facing her, also with arms outstretched, holding a young child on his shoulders. The scene is bathed in the warm, golden light of the setting sun, with trees and a grassy field in the background.

**START
ACTIVE LIVING
TODAY**
FOR A
REWARDING
TOMORROW



BESTECH ALTURA

WELCOME TO
**THE HOME OF
ACTIVE LIVING**

ACTUAL IMAGE

ALTURA IS WHERE YOU BEGIN ANEW

Altura, a premium residential project of Bestech Group, is destined to offer you a life full of luxury with the perfect blend of grandeur and active living to mark your new beginnings.

- ▷ SKY HIGH **7 TOWERS**
- ▷ **521** UNITS
- ▷ **SECTOR 79**, GURUGRAM
- ▷ OVERWHELMING **GREENERY**
- ▷ LUSH **LANDSCAPE AND GREEN LAWNS**
- ▷ BEST IN CLASS **AMENITIES**
- ▷ SERENE **ARAVALLI SURROUNDINGS**





HEALTHY LIVING IS ACTIVE HERE

Altura is built on the spirit of living a healthy and active life. With fully-equipped amenities and world-class facilities, it offers everything which is good for leading a healthy life.

- Mini Soccer Ground
- 2 Badminton Courts
- Basketball Court
- Cricket
- 2 Tennis Courts
- Swimming Pool
- Open Gyms
- Squash Room
- Yoga Deck
- Card Table
- Health Zone
- Gym Corner
- Party Zone
- Adventure Island
- Outdoor Patio
- Skating Rink

ARTISTICIMPRESSION



SURROUND YOURSELF WITH **AN ACTIVE BODY, SOUND MIND, & TRANQUIL SPIRIT.**

Bestech Altura is our gift to the ones aiming to lead an active lifestyle for themselves or their families. It provides a myriad of sports facilities and activities.

THE ARAVALLI VIEW THAT REJUVENATES YOU

With unending views of the majestic Aravalli Hill range, Bestech Altura offers a majestic view from spacious balconies. Look ahead into a world that's as beautiful as it is reposeful, where you are surrounded by serenity and calmness. A new way of life, envisioned by Bestech Altura.





GO GREEN WITH ALTURA

Where the mind is without trouble, your head is held high. A poetic luxury that combines the best of natural and individual wellness. Experience dream-like amenities that let you take a break right at home.

- Putting Green
- Floating Cabana
- Nature Trail
- Reader Cove
- Maze Garden
- Banquet Lawn
- Pets Garden
- Herb Garden
- Orchards
- Parterres
- Bay Garden
- Bamboo Grove

AN ALTURA LIFE AWAITS YOU

Life is always active here. Your mind is always clean here.
And your soul is always spirited here. Don't just move into a
house, move to a lifelong experience.



LUXURIATE IN PREMIUM NEIGHBOURHOOD WITH 4 GOLF COURSES IN CLOSE PROXIMITY

- ▷ KARMA LAKELANDS
- ▷ ITC CLASSIC GOLF RESORT
- ▷ TARUDHAN VALLEY GOLF COURSE
- ▷ GOLDENGREENS

THE WORLD IS YOUR PLAYGROUND, WHEN EACH SPIRE IS YOUR SANCTUM.

The world-class design of the leisure area of each spire is home to eminent activities. From gymnasium to adventure islands, Altura* has it all.

Meeting Point:

It includes long seats with bamboo planters which makes small meeting zones and is adjoining a reading room.

Zen Corner:

It includes long seats and bamboo planters extending into Zen Garden.

Adventure Island:

It includes play cubes, pirates' den, play house, climbing wall, and play corner for kids.

Hangout Hub:

It includes chess tables, pool table, and card tables.

Health Zone:

It includes yoga deck, jogging track, meditation alcove, juice bar corner, zumba court, and open gym.



*Option available.



ARTISTIC IMPRESSION

BE A PART OF **THE CLUB**

Certain personalities are defined by their signature and so is the case with Bestech Altura's powerful signature - The Club. It's your all year long summer house, fitness centre, relaxation zone, and a place to have fun with those who appreciate the finer things in life.

RELAX. REJUVENATE. PLAY.

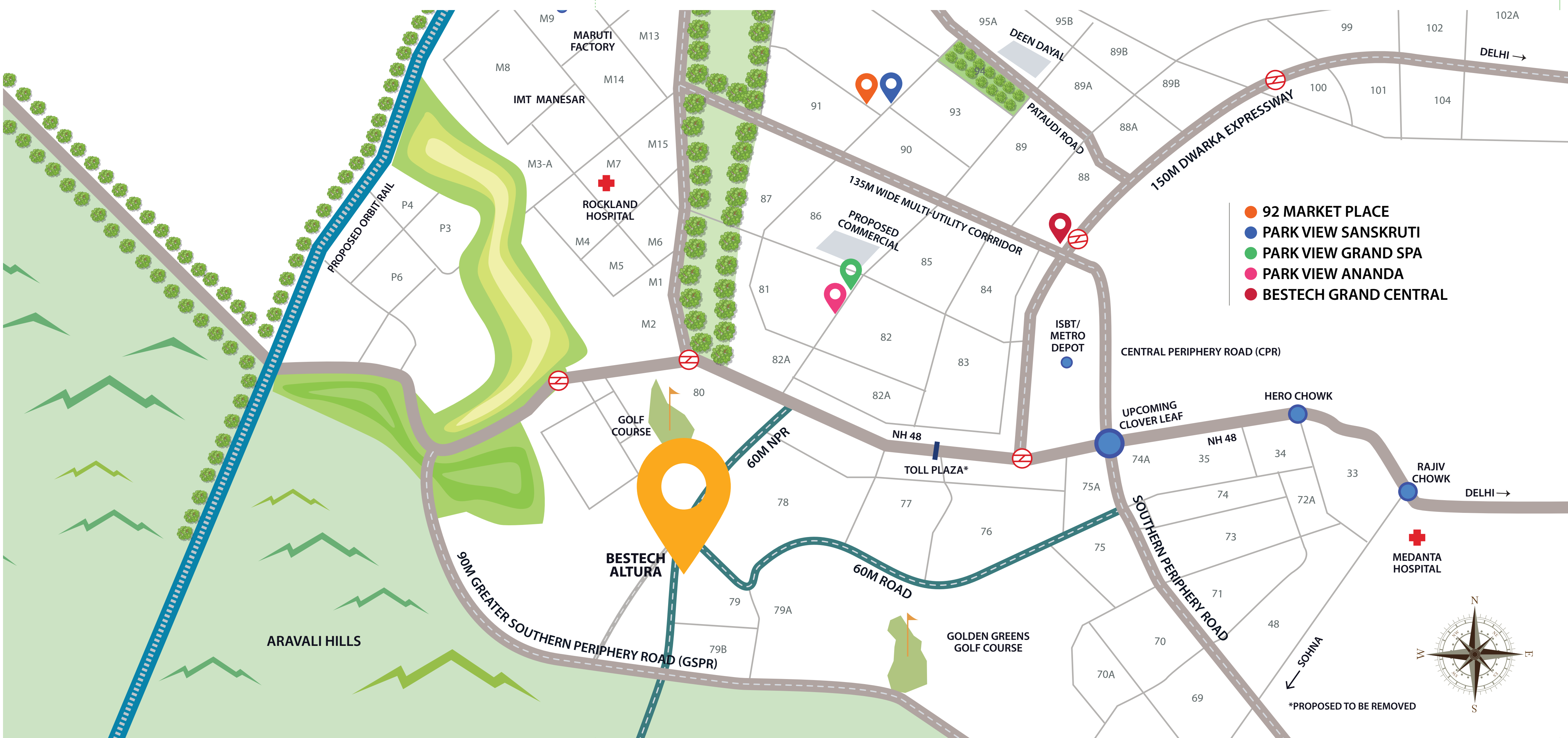
The clubhouse at the Bestech Altura puts forward everything you need for a peaceful and relaxed living including lush green views of the surroundings and an adjoining patio that opens to the swimming pool. The clubhouse is home to a

- Music Room
- Gymnasium
- Cafeteria
- Squash Room
- Yoga Centre
- Pool Table

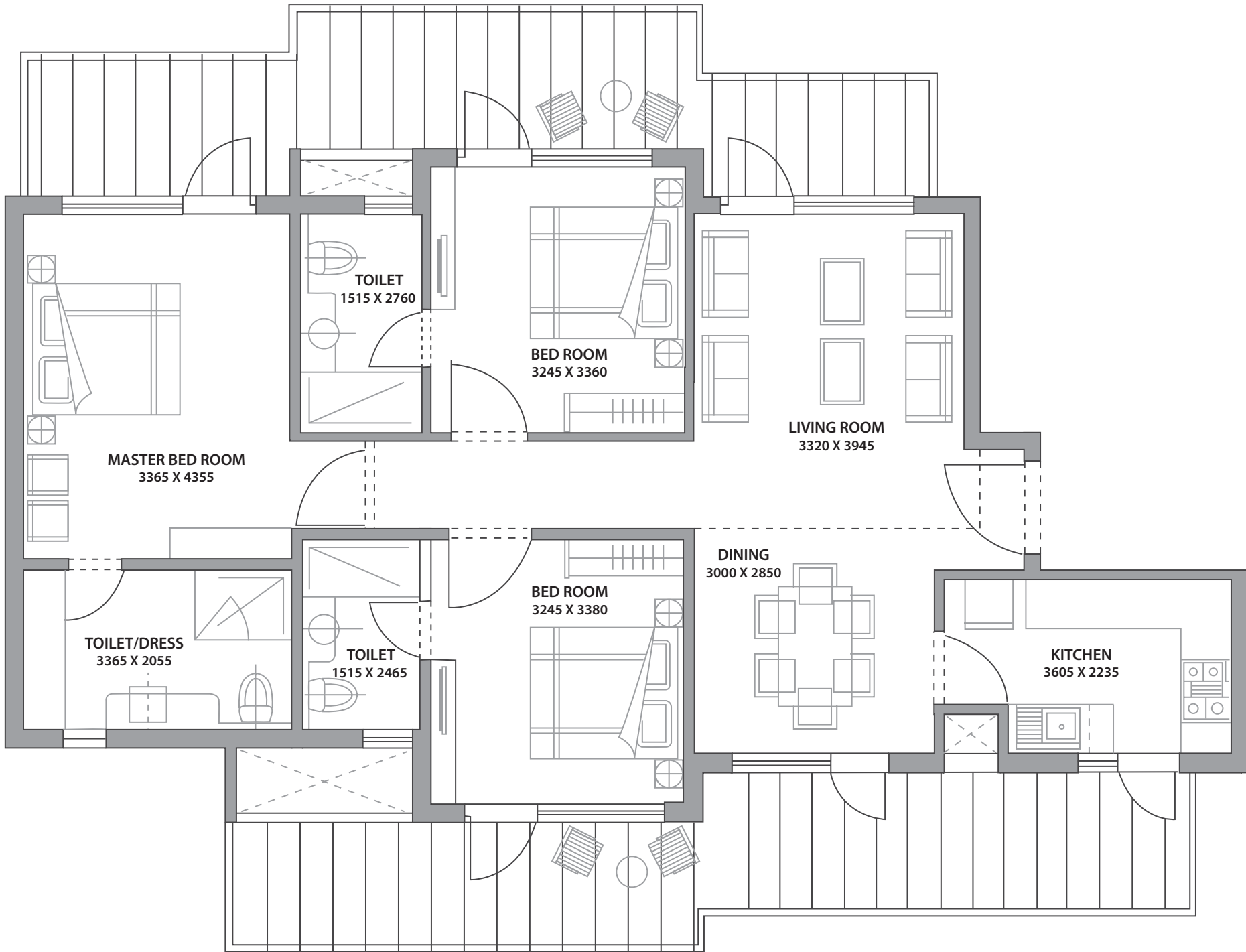


LOCATION MAP

- ▷ NH 48 - 4 MINS
- ▷ IGI AIRPORT - 40 MINS
- ▷ PROPOSED RAPID METRO - 5 MINS
- ▷ RAJIV CHOWK - 20 MINS
- ▷ IFFCO CHOWK - 25 MINS
- ▷ MULTIPLE CONNECTIVITY
 - I) FROM NH 48
 - II) FROM SPR

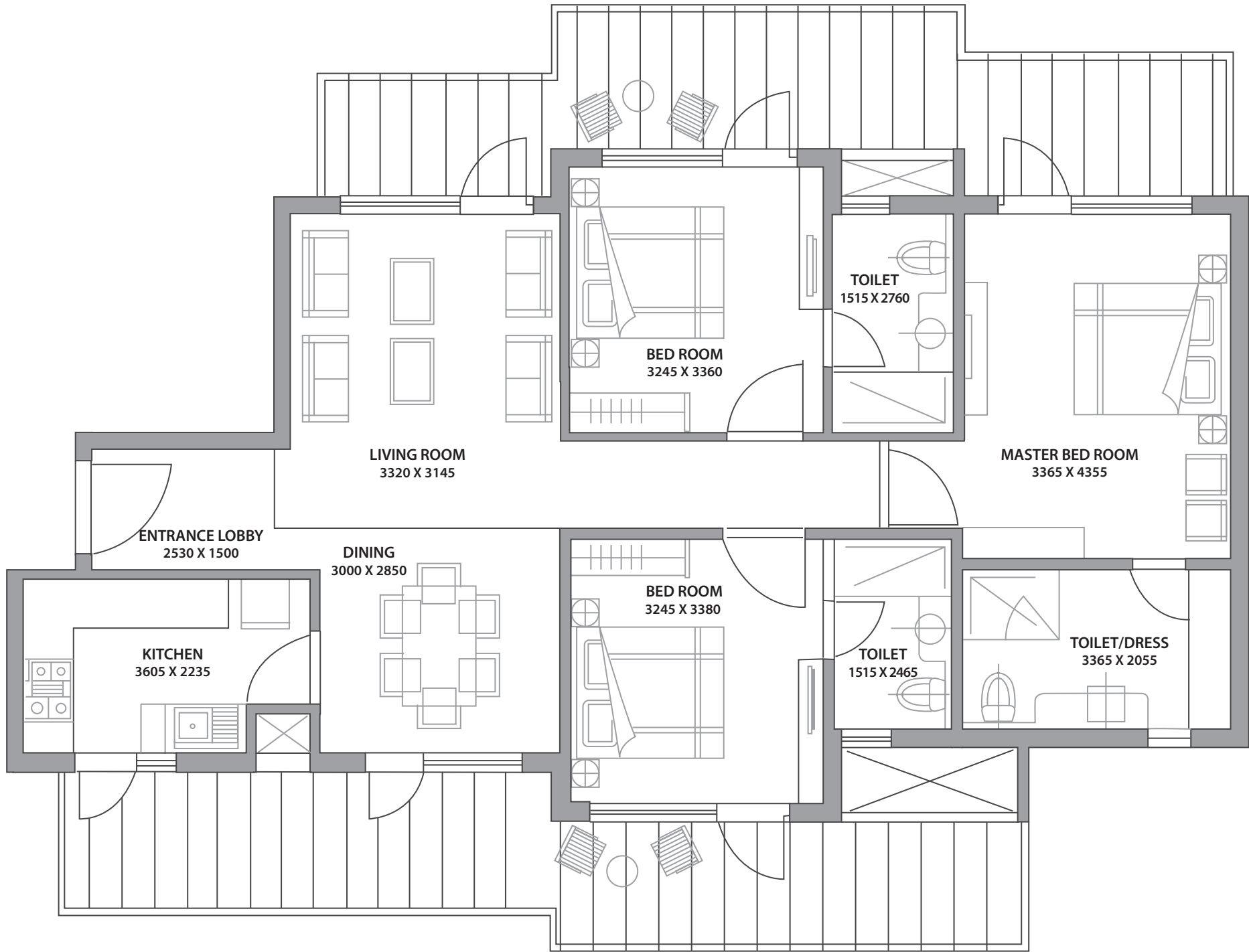


3BHK 2015 SQ. FT 187.2 SQ. M



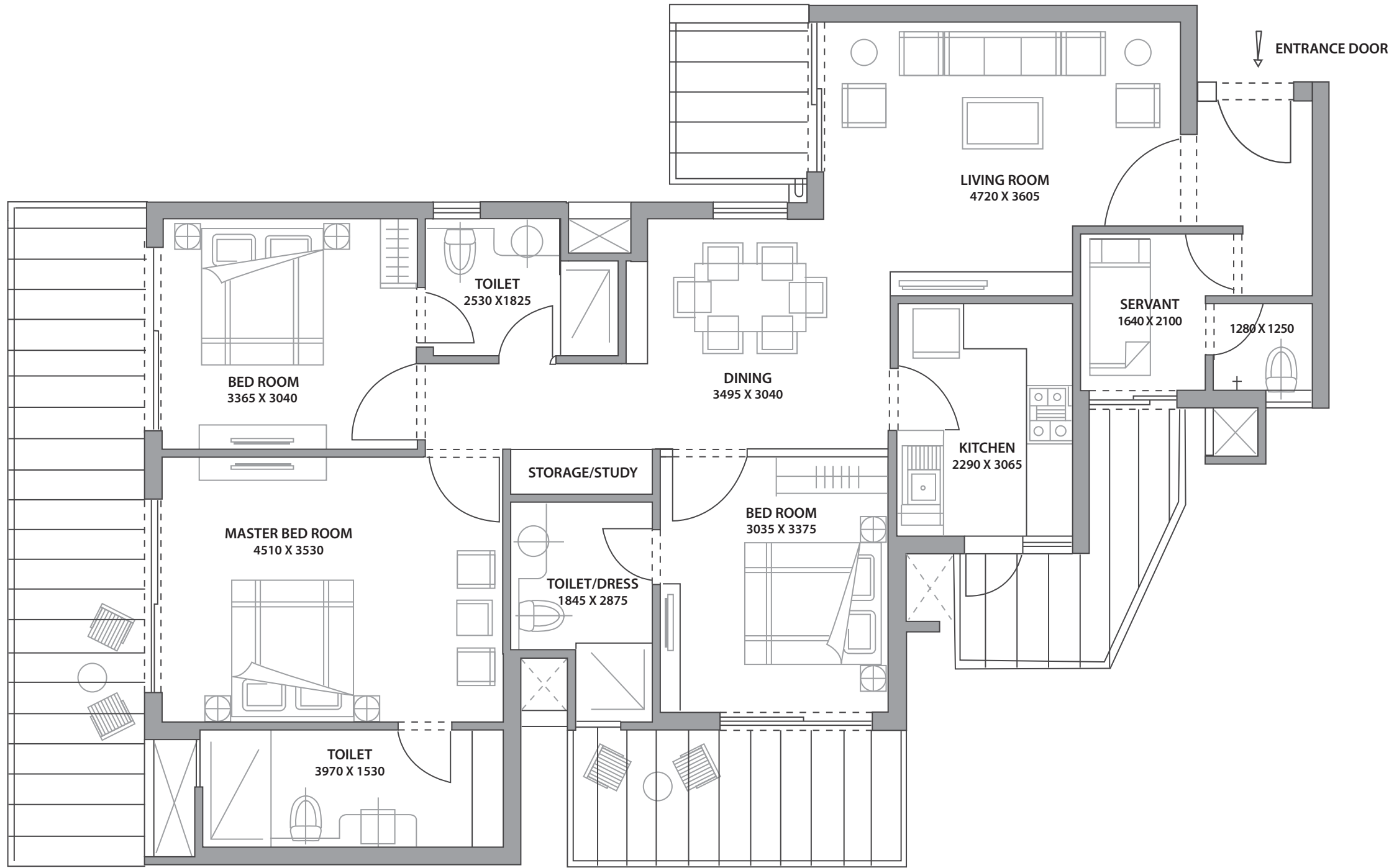
CARPET AREA: 90.63 SQ. M | BALCONY AREA: 40.60 SQ. M

3BHK 2050 SQ. FT 190.4 SQ. M



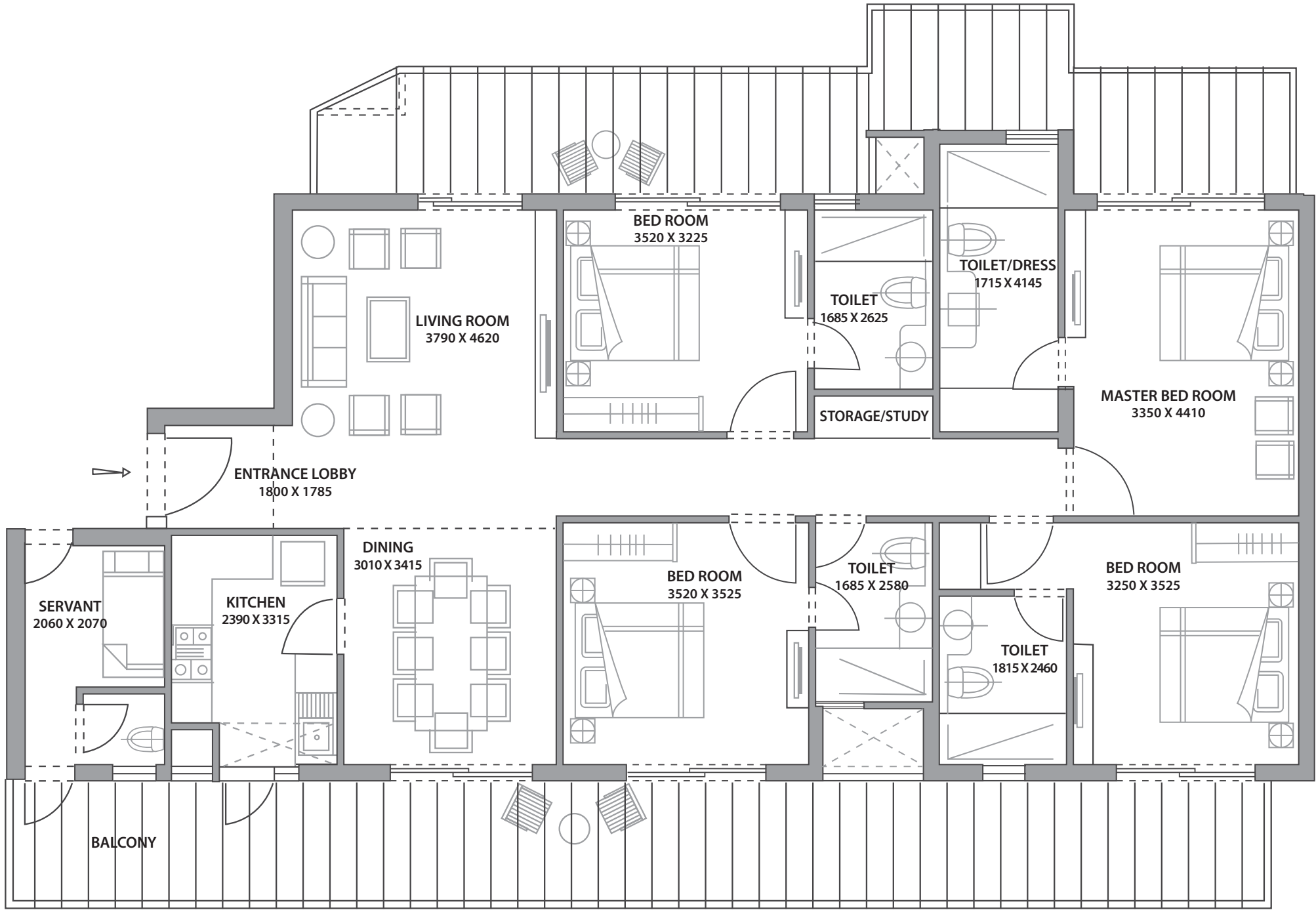
CARPET AREA: 93.40 SQ. M | BALCONY AREA: 45.04 SQ. M

3BHK + SERVANT 2150 SQ. FT 199.7 SQ. M



CARPET AREA: 100.31 SQ. M | BALCONY AREA: 33.63 SQ. M

4BHK + SERVANT 2675 SQ. FT 248.5 SQ. M



CARPET AREA: 131.03 SQ. M | BALCONY AREA: 57.19 SQ. M



SITE PLAN

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|------------------------|---------------------|-------------------|
| 1. CLUBHOUSE | 14. JOGGING TRACK | 27. ORCHARD |
| 2. SWIMMING POOL | 15. SKATING RINK | 28. PARTERRE |
| 3. KIDS POOL | 16. PUTTING GREEN | 29. BAY GARDEN |
| 4. AMPHITHEATRE | 17. FLOATING CABANA | 30. CROQUET |
| 5. SCHOOL | 18. NATURE TRAIL | 31. DROP OFF |
| 6. SHOPS | 19. READER COVE | 32. LOTUS FALL |
| 7. MINI SOCCER FIELD | 20. MAZE GARDEN | 33. BBQ CORNER |
| 8. BASKETBALL COURT | 21. LILY POOL | 34. SUN DECK |
| 9. TENNIS COURT | 22. BANQUET LAWN | 35. ARRIVAL PLAZA |
| 10. BADMINTON COURT | 23. PARTY LAWN | 36. CAFÉ PATIO |
| 11. OUTDOOR GYM | 24. CRICKET NET | 37. BAMBOO GROVE |
| 12. CHILDREN PLAY AREA | 25. PET GARDEN | |
| 13. YOGA DECK | 26. HERB GARDEN | |

() FUTURE LOW RISE DEVELOPMENT**

SPECIFICATIONS

LIVING ROOM

Walls:	Acrylic Emulsion Paint
Floors:	Imported / Composite Marble / Premium Large Format Vitrified / Porcelain Tiles Flooring
Doors:	Hardwood Door Frame with European Style Flush Panel
Windows / Glazing:	Anodised / Powder-Coated Aluminium
Others:	Hitachi or Equivalent Air Conditioner

BED ROOM

Walls:	Acrylic Emulsion
Floors:	Wooden Flooring in All Bedrooms
Doors:	Hardwood Door Frame with European Style Flush Panel
Windows / Glazing:	Anodised / Powder-Coated Aluminium
Others:	Hitachi or Equivalent Air Conditioner in all Bedrooms, Hitachi or Equivalent Hot & Cold Air Conditioner in Master Bedroom

BALCONIES

Floors:	Anti-skid Ceramic Tiles
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LIFT LOBBIES

Floors:	Imported / Composite / Indian Marble. Granite / Vitrified Tiles
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KITCHEN

Walls:	2' High Ceramic Tiles Above Counter, Rest Painted
Floors:	Ceramic / Vitrified Tiles
Doors:	Hardwood Door Frame with European Style Flush Panel
Windows / Glazing:	Anodised / Powder-Coated Aluminium
Others:	Granite Counters with Stainless Steel Sink; Modular Kitchen



TOILETS

Walls:	Ceramic Tiles and Oil Bound Distemper
Floors:	Ceramic Tiles
Doors:	Hardwood Door Frame with European Style Flush Panel
Windows / Glazing:	Anodised / Powder-Coated Aluminium
Others:	Granite Marble Counters, Single Liver Cp Fittings. Chinaware of American Standard or Equivalent, Wall Hung WC with concealed cistern, Provision for Hot and Cold Water Supply System



EXTERNAL FACADE

Walls:	Permanent Texture / Paint Finishes
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