



indoor
AQI < 50
with fresh air

BOOTES ASPIRE LEISURE VALLEY

Homes built around life, health & family

Supreme Court Monitored Housing Project.

A Rare Advantage in Noida

> *Cleaner Indoor Air*

This is not a lifestyle claim. It is a health-focused commitment, especially meaningful for children, senior citizens, and families who plan to live here long-term.

Because in today's urban environment, an **AQI below 50** is true luxury.



Engineered For *A healthier, smarter and luxurious life*



AQI < 50 | Clean Air for Longer Living

Mechanical ventilation that keeps indoor air fresh, low in CO₂ and maintains AQI levels below 50. Cleaner air supports better breathing, better health, and a longer, healthier life.
Warranty: 05 Year

Live Water Monitoring | Smart & Responsible Usage

Real-time water monitoring system that tracks impurity and ensures flow and efficiency. Ensures reliability, prevents wastage, and promotes long-term sustainability.

BOOTES Advanced Home Automation | Intelligent Living

Smart systems enhance comfort, security, and energy efficiency automatically. Your home adapts, advises, and protects — quietly and intelligently.

VRV Air Conditioning | Heating and Cooling

Advanced VRV systems deliver consistent cooling and heating across your home, reducing stress on the body and improving daily comfort.
Brand: Daikin/ Carrier/ Hitachi/ Bluestar
Warranty: 01 Year

ASPIRE *Leisure Valley*

Indoor
AQI < 50
with fresh air

Configuration

Sale Area

Nos.

4bhk + study

3376 sq.ft

150 nos.

3bhk + study

2748 sq.ft

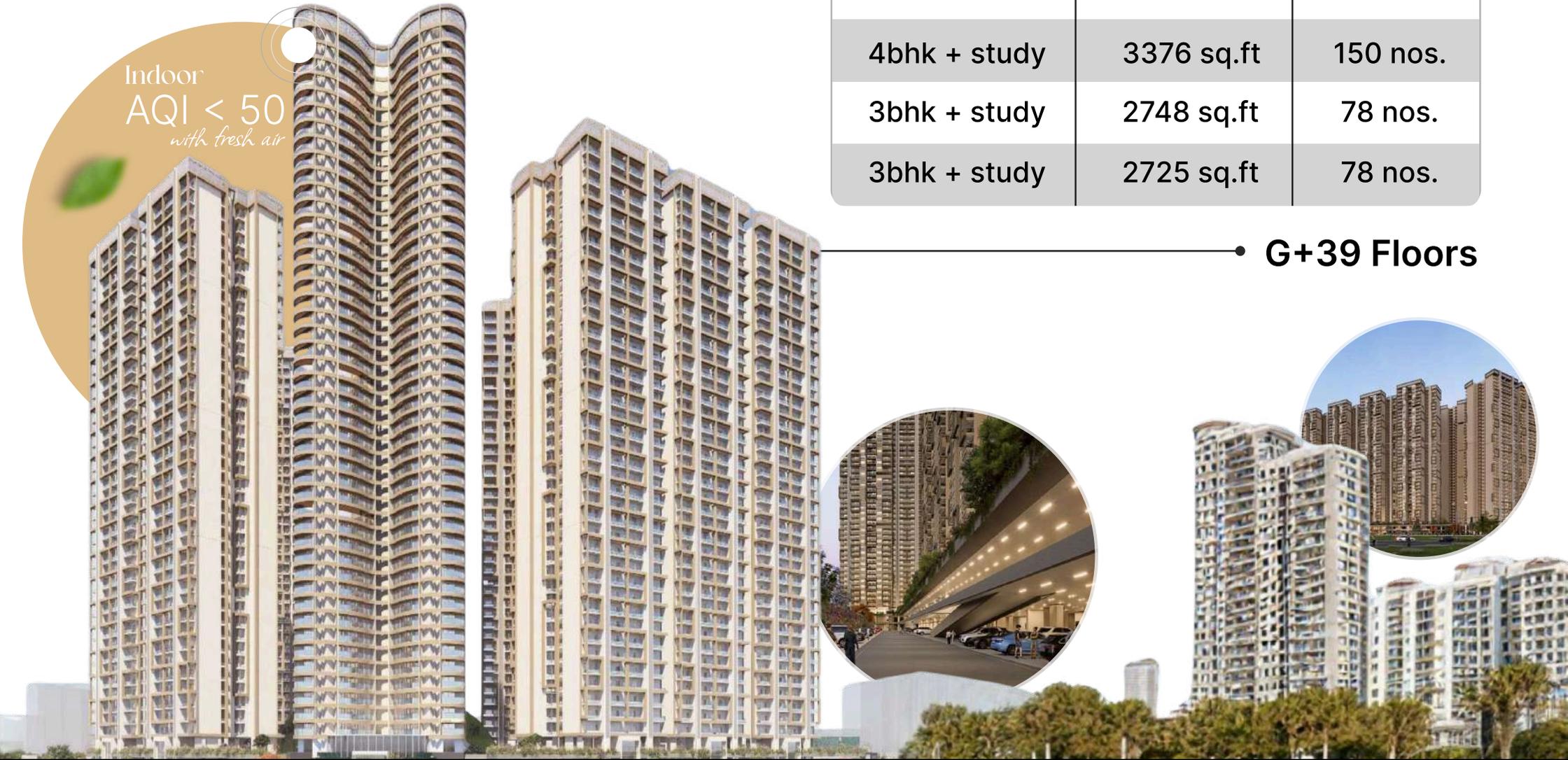
78 nos.

3bhk + study

2725 sq.ft

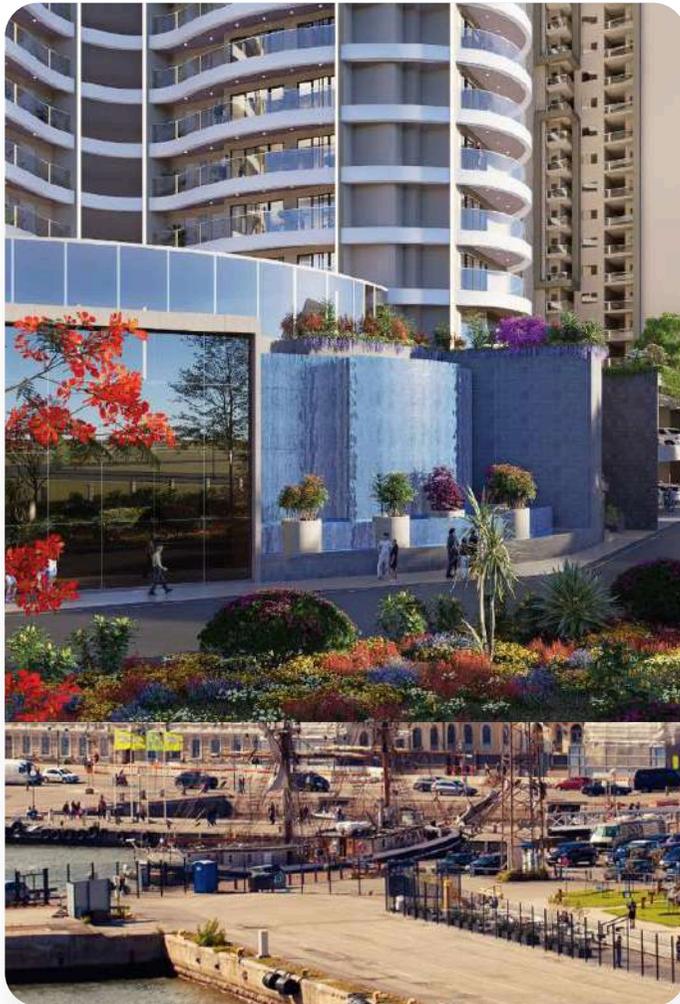
78 nos.

• **G+39 Floors**



World-class *Amenities*

This project caters to individuals who desire a peaceful setting without sacrificing urban connectivity. A grand **~46,400 sq. ft. lifestyle club, spread across three expansive levels (G+2).**

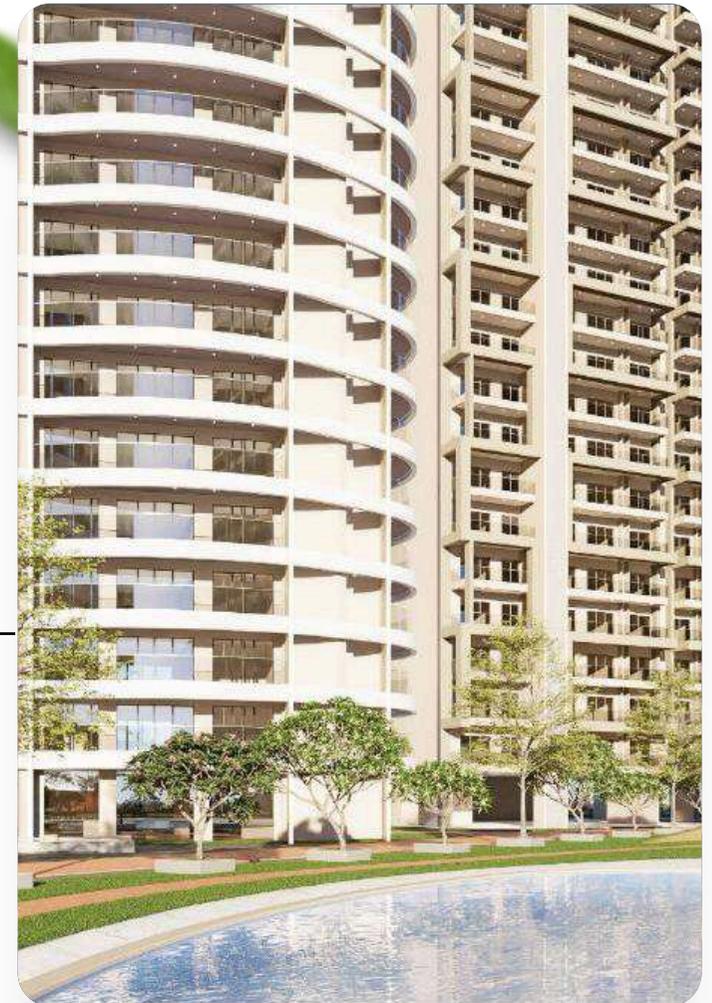


INTERACTIVE ZONES

- Birds & Butterfly Garden Central
- Green Flower Garden
- Herbs Garden
- Lily Pond
- Manicured Landscape
- Nature walk
- Palm Court
- Reflexology Garden
- Theme Garden
- Urban Garden
- Banquet Lawn
- Amphitheater
- Maze Runner
- Pergola Pets park

AQUA ZONES

- Swimming Pool
- Kids Pool
- Deck
- Floating Cabana
- Jacuzzi Fountain
- Gazebo



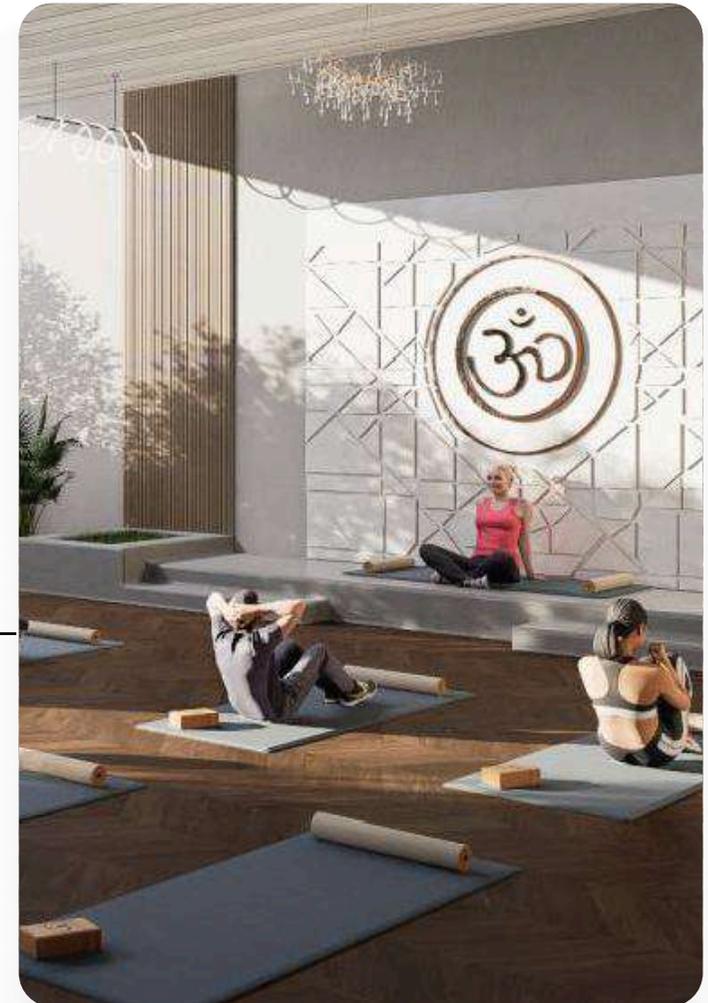


SPORTS ZONES

- Badminton Court
- Basketball Court
- Billiards Box
- Cricket
- Jogging Track
- Lawn Tennis
- Skating Rink
- Table Tennis
- Volleyball Court
- Kids Play Area Toddler's Development & Play Area
- Mound & Sculpture Area
- Adventures Play Area

UNDERCROFT AREAS

- Yoga & Zumba
- Co-working Spaces
- Open Air Gym
- Ladies Corner
- Library Maintenance Room
- Multipurpose Room
- Senior Citizen Community
- Cooking Area
- Meditation Area



Family
First Choice

Supreme Court
Monitored
Housing Project



4 Core Cluster Plan

4BHK+STUDY+5T



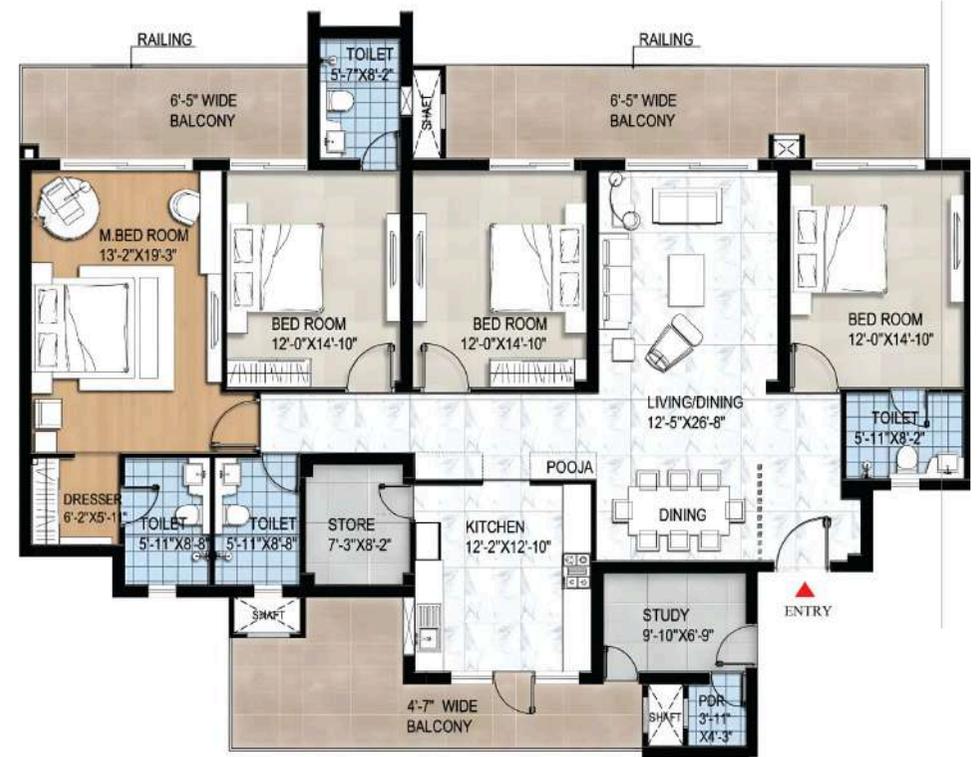
4BHK+STUDY+5T

3BHK+STUDY+4T

3BHK+STUDY+4T

DISCLAIMER: Layouts and Images shown are subject to modifications as per NBCC.

4 Bhk



Carpet Area

1941 SQ.FT

Balcony Area

522 SQ.FT

Built Up Area with Balcony

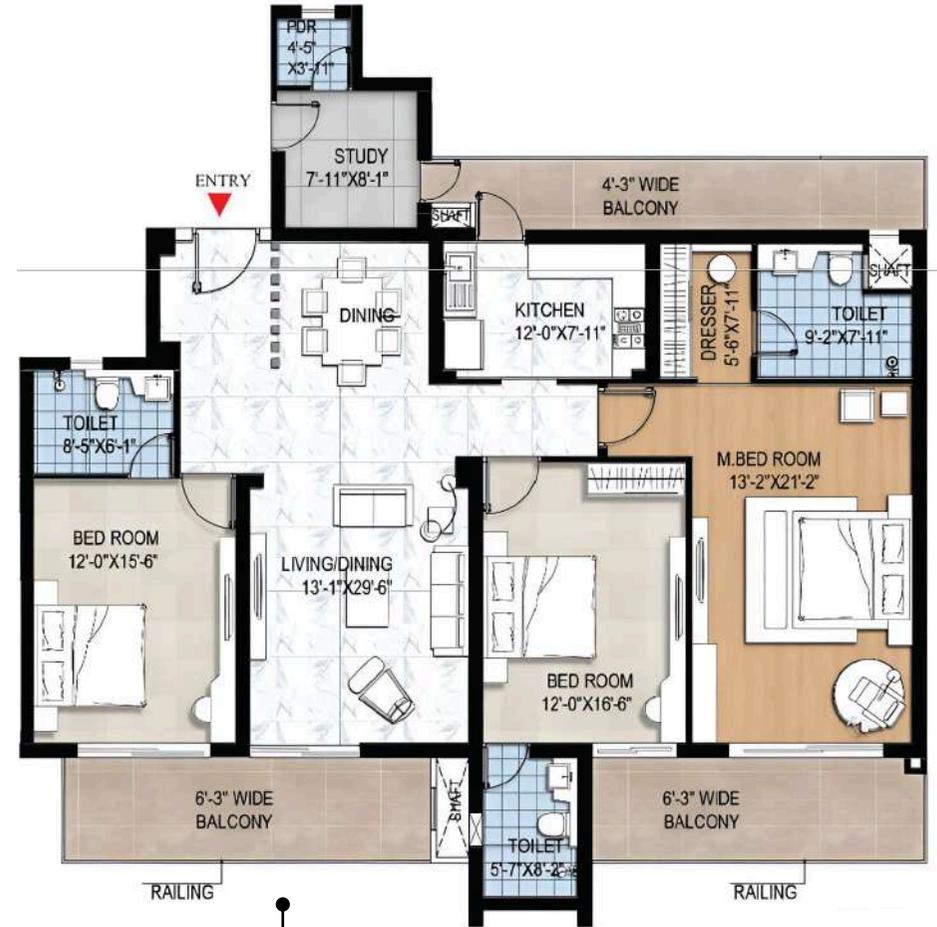
2694 SQ.FT

Super Built-Up Area

3376 SQ.FT

→ 4BHK+ STUDY + 5T

3 BHK (Type 1)



Carpet Area 1610 SQ.FT

Balcony Area 380 SQ.FT

Built Up Area with Balcony 2171 SQ.FT

Super Built-Up Area 2725 SQ.FT

→ 3BHK+STUDY+4T

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3 BHK (Type 2)



Carpet Area

1629 SQ.FT

Balcony Area

339 SQ.FT

Built Up Area with Balcony

2171 SQ.FT

Super Built-Up Area

2748 SQ.FT

→ 3BHK+STUDY+4T

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MATERIAL Specification

MASTER BEDROOM

LAMINATED WOODEN FLOORING

WALL PREMIUM ACRYLIC EMULSION PAINT

CEILING PREMIUM ACRYLIC EMULSION PAINT

DOOR FACTORY LAMINATED FLUSH DOOR WITH FRAME

BEDROOM

FLOORING VITRIFIED TILE

WALL PREMIUM ACRYLIC EMULSION PAINT

CEILING PREMIUM ACRYLIC EMULSION PAINT

DOOR FACTORY LAMINATED FLUSH DOOR WITH FRAME

VRV system with 01 outdoor unit (Optional)

3BHK + study = 5 Nos / 4BHK + study = 6 Nos

STUDY ROOM

FLOORING VITRIFIED TILE

WALL PREMIUM ACRYLIC EMULSION PAINT

CEILING PREMIUM ACRYLIC EMULSION PAINT

DOOR FACTORY LAMINATED FLUSH DOOR WITH FRAME

KITCHEN

FLOORING VITRIFIED TILE

WALL CERAMIC WALL TILE & PLASTIC EMULSION PAINT

WINDOW UPVC FRAME WITH DOOR

CEILING ALUMINIUM GRID FALSE CEILING

COOKING PLATFORM QUARTZ STONE

SINK,CABINETS MODULAR KITCHEN WITH SS SINK, CP FITTINGS

DINING+ LIVING ROOM

FLOORING VITRIFIED TILE

WALL PREMIUM ACRYLIC EMULSION PAINT

CEILING PREMIUM ACRYLIC EMULSION PAINT

TOILET

FLOORING ANTI-SKID VITRIFIED TILE

WALL SLIM WALL TILE

CEILING ALUMINIUM GRID FALSE CEILING

DOOR FACTORY LAMINATED FLUSH DOOR WITH FRAME

BALCONY

FLOORING ANTISKID VITRIFIED FLOORING

WALL PREMIUM ACRYLIC EMULSION PAINT

CEILING GLASS RAILING IN ALUMINUM EXTRUDE SECTION

DOOR UPVC SLIDING DOOR CUM WINDOW WITH CLEAR GLASS

STAIRCASE

FLOORING GRANITE STONE

WALL PREMIUM ACRYLIC EMULSION PAINT

CEILING PREMIUM ACRYLIC EMULSION PAINT

RAILING DUCO PAINTED MS RAILING

EXTERIOR WALL FINISH

PAINT QUARTZ REINFORCED TEXTURED PAINT

LIFT LOBBIES

FLOORING BASEMENT FLOOR GRANITE STONE

GF & STILT FLOOR ITALIAN MARBLE

TYPICAL FLOORS COMBINATION OF GRANITE STONE AND VITRIFIED TILES

CEILING GYPSUM/POP FALSE CEILING & PREMIUM ACRYLIC EMULSION PAINT



DISCLAIMER: The finishing details are as per latest market trends. Subject to modification, as per NBCC guidelines.

Location

Connected to what matters.

Strategically located in Techzone-IV, Gr. Noida West, offers seamless access to metro corridors, arterial roads, schools, hospitals, commercial hubs, and upcoming infrastructure.

- **Sector 76 Metro Station**
08 Km (15 Mins)
- **Boraki Railway Station**
30-32 Km (45 Mins)
- **Knowledge Park**
15-20km (25 Mins)
- **Sector 18, Noida (Commercial & Retail Hub)**
14-16 Km (20 Mins)
- **Delhi**
32-35 Km (35 Mins)
- **Connaught Place**
28-30 Km (45 Mins)
- **Yatharth Super Speciality Hospital**
06 Km (10 Mins)
- **Pacific School**
02 Km (03 Mins)
- **Jewar Airport (Noida International Airport)** 45-50 Km (40 Mins)
- **Indra Gandhi International Airport**
40.4 Km (45 Mins)



BOOTES ASPIRE LEISURE VALLEY

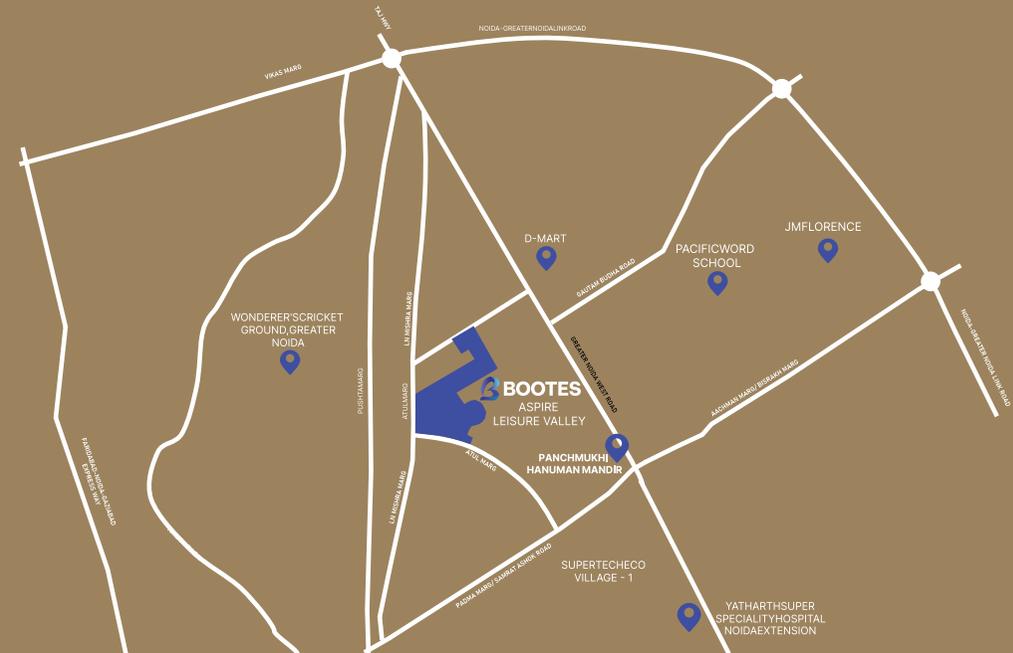
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ASPIRE LEISURE VALLEY GREATER NOIDA, UP



Sales Office:

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