

A HAVEN WHERE YOUR *Desires*
TAKE CENTER STAGE





Dive into a meaningful life where verdant spreads of Aravallis are the first to greet you every morning. Soothe your sensibilities and embrace delightful tranquility as you live in complete harmony with the environment. Here, sunlight bathes every corner, infusing your days with warmth and illuminating the richness of state-of-the-art amenities.



P R E S E N T I N G

4S **THE AURRUM**

U B E R L U X U R Y R E S I D E N C E S



 **4S THE AURRUM**

Draws inspiration from the essence of gold, symbolizing the radiant warmth of sunshine much like the precious metal.

The Aurrum embodies gold standard in every aspect, offering majestic views of the Aravallis and presenting state-of-the-art amenities and facilities.

The project promises a living experience that gleams with brilliance and sophistication, making every moment truly golden.



Reach THE EXTRA AT GOLF COURSE EXTENSION ROAD

Gurugram's beating heart,
the New Golf Course Road Extension, has blossomed into a thriving hub.
This growing community offers a vibrant mix of attractions and amenities,
creating a harmonious balance between urban energy and neighborly charm.
Discover a place where friendly neighborhoods seamlessly connect with the city's pulse,
offering a lifestyle as diverse as it is dynamic.



Water Retention
Strategies



Prime Sports Facilities
At Doorstep



Neighbourhood Of
Boutique Golf Courses



Close Proximity To
The Aravali Hills





LIVE WHERE *Extraordinary* SURROUNDS YOU

Immerse Yourself In A Larger Ecosystem—A Neighborhood Adorned With Planned Greens, Seamlessly Blending Urban Sophistication With Natural Beauty. Everything You Desire Is Just Moments Away, Promising Hours Of Convenient Amusement.



BATHE YOUR LIFE IN *Sunshine*.
EVERY SINGLE DAY.

Sun is the best source of Vitamin D and we make sure every resident receives ample sunlight.

At 4S The Aurum, every residence is meticulously designed to face the sun, ensuring your days are bathed in natural warmth and vitality. Embrace sun-kissed mornings in your expansive living spaces. Let the warmth of the setting sun cast a romantic glow on your evenings, perfect for unwinding on your private balcony.



Extraordinary MOMENTS DESERVES EXTRA CARE

Step in and immerse yourself in a sanctuary of sleek lines and breathtaking vistas.

This contemporary living room invites you to unwind in the warm glow of natural light, while expansive windows frame a city symphony just beyond. Every detail, from the curated artwork to the polished finishes, whispers of sophisticated elegance.



HERE'S TO AN *Extension*
OF YOUR SOUL

Whether you're seeking excitement or serenity,
here's to an extension of your soul ready to fulfil your every desire.
Embrace deck style expansive balconies overlooking breathtaking vistas.
Turn it into an extended party area, create cherished memories with your loved ones or simply sip
your favourite drink with fulfilment in your eyes and contentment in your heart.



Extraordinary LIFE DESERVES EXTRA COMFORT

Rise to a sunrise that paints your world anew.

4S The Aurum offers Naturally sunlit and ventilated bedrooms.

The well organised expansive rooms provide ample space for families, couples, or anyone who craves a private retreat within the city's embrace. With a touch of personal warmth in every corner, your heaven awaits, designed to cradle your dreams and chase away every worry.



Exquisite TASTE CALL FOR
EXTRAORDINARY KITCHEN

Kitchens are outfitted with premium fixtures and fittings to dish up a touch of sophistication. Marble countertops, honed to a luminous shine, invite culinary masterpieces. Calling it a kitchen is an understatement, it's an invitation to gather, savour, and celebrate life's delicious moments.



Rooms BUBLED UP WITH BLISS AND BRILLIANCE

Massage away your worries and let the gentleness of water take you to the land of freedom. Every element, from the high-tech fixtures to the bespoke amenities, is designed to pamper you, to indulge you, to leave you feeling renewed and revitalised.



Welcome TO THE
THE GRAND ENTRANCE

No need to navigate bustling streets or jostle for parking.

Your arrival begins with a discreet, dedicated driveway, leading you directly to your haven. Unwind in the seamless comfort of our chauffeured service, every detail meticulously attended to. As you step onto the plush carpeting of your private residence, let the world melt away.

Gateway TO YOUR AWE AND ADMIRATION

From the moment you step inside, you're enveloped in an atmosphere of refined opulence and timeless beauty. As you gaze upon the towering pillars and intricate architectural details, you can't help but feel a sense of awe and wonder at the sheer magnificence of it all. Become a host and leave your guest with a lasting impression. Take a moment to sink into the sumptuous comfort of the designer furnishings, surrounded by the whispers of luxury that linger in every corner.





Lush GREENS & 100%
SERENITY

Studies show that spending time in nature and greenery reduces stress, boosts mood, and improves overall health. Residences brimming with nature is a rare find in Gurugram and this address boasts not just a few acres but 90% of the entire land. Where else will you find a residence with so much greenery? Don't just live, live in harmony with nature.



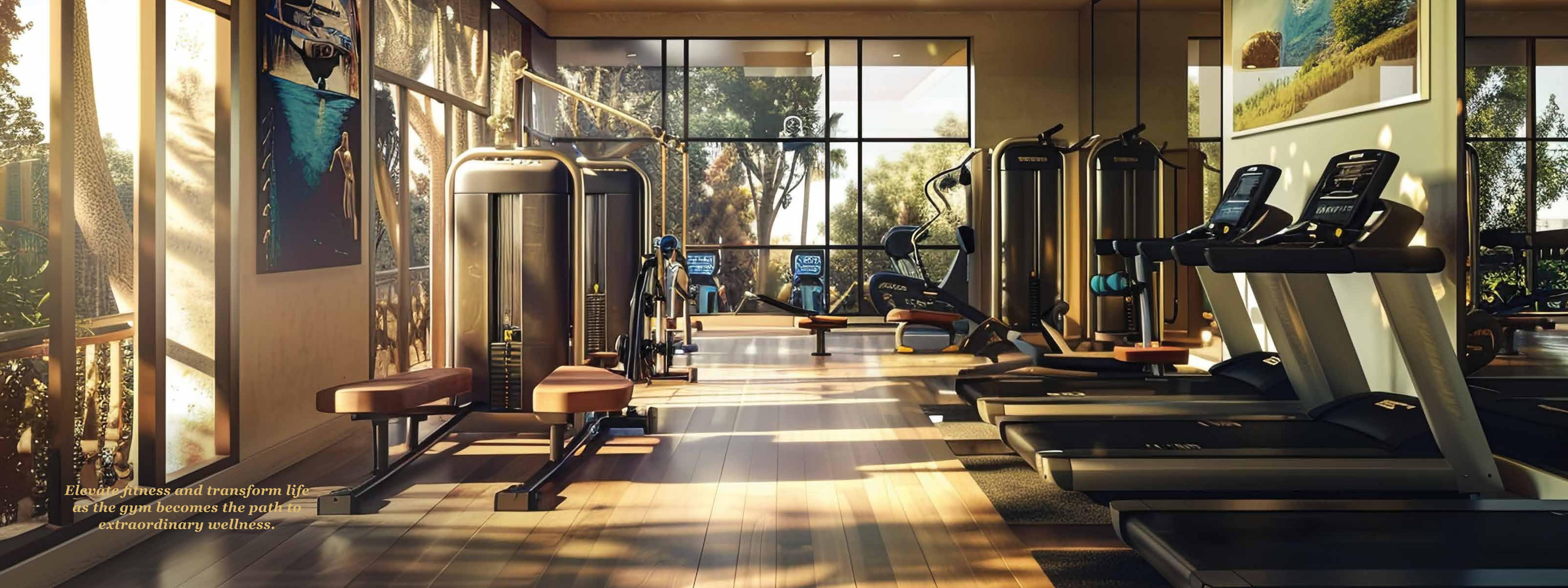
THE PINNACLE OF *Relaxation*

Extraordinary moments turns finest Here. Dive into the fascinating universe of Extraordinary Experiences. The clubhouse in 4S The Aurum is all things, cool and relaxing. Any time of the day if you are feeling a bit dull, just come and get your vibe. Chill at the coffee lounge or relax at the spa or maybe you want to win a game and feel like the king of the world, it's all here. You know one of those days when we feel like just not staying in our rooms but not driving as well?

The clubhouse is where you can come to resolve that feeling



Dive into luxury, and immerse in serenity as the pool becomes an oasis of extraordinary relaxation.



*Elevate fitness and transform life
as the gym becomes the path to
extraordinary wellness.*



*Indulge in bliss, rejuvenate the soul
as the spa becomes an escape to
pure tranquillity.*



Indulge in flavours from around the world at this multi-cuisine restaurant. Where every meal is a journey, and every bite a celebration.



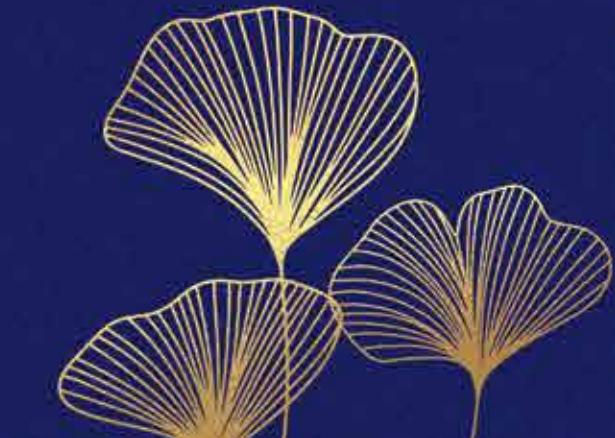
A well designated play area for sports and recreation and ample avenues for fun. This place is heaven for your child.

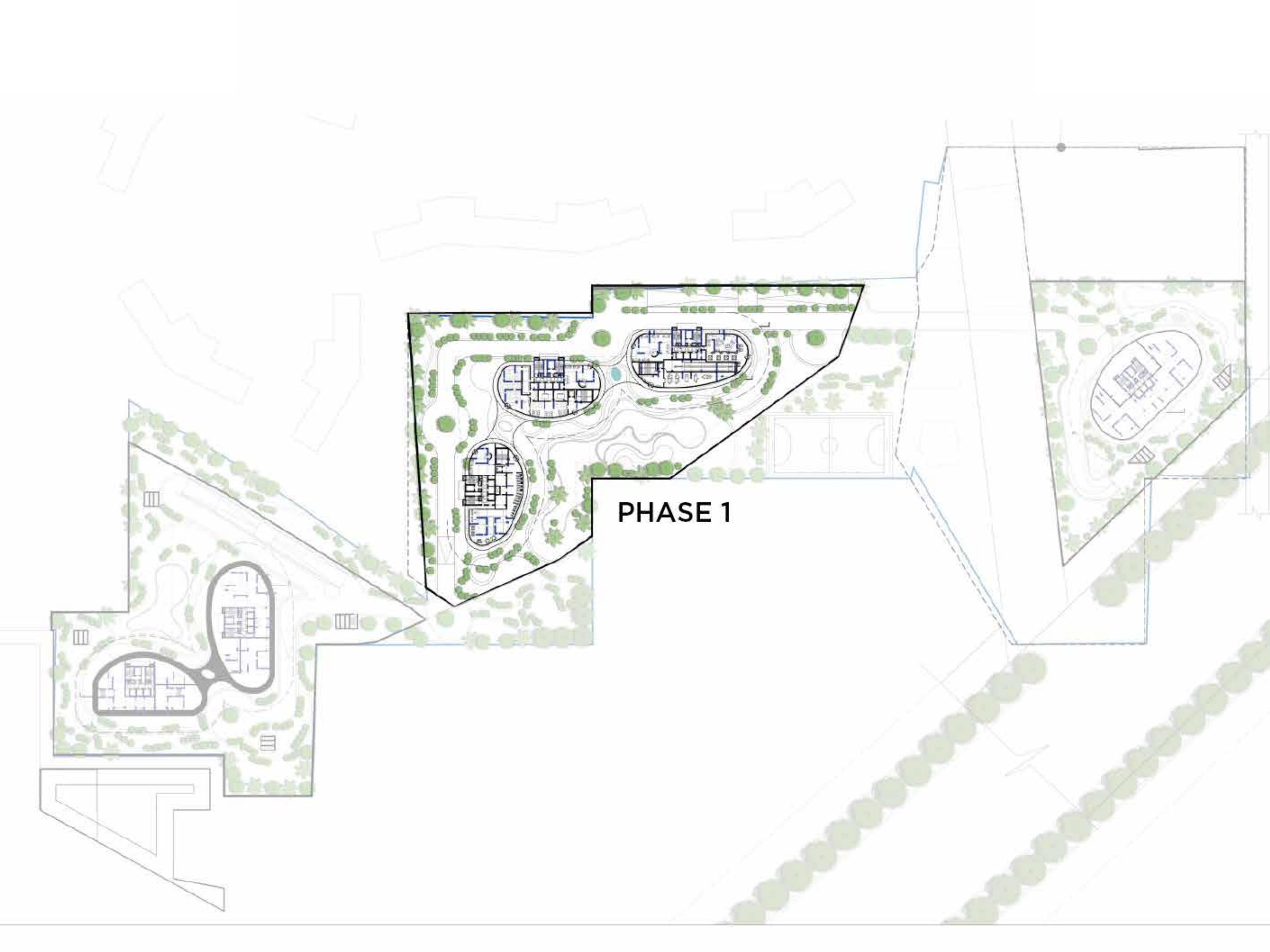


*Discover serene spiritual zones for
contemplation, meditation areas embraced
by nature & heartwarming interaction spots.*



BLUEPRINT TO *Reality*





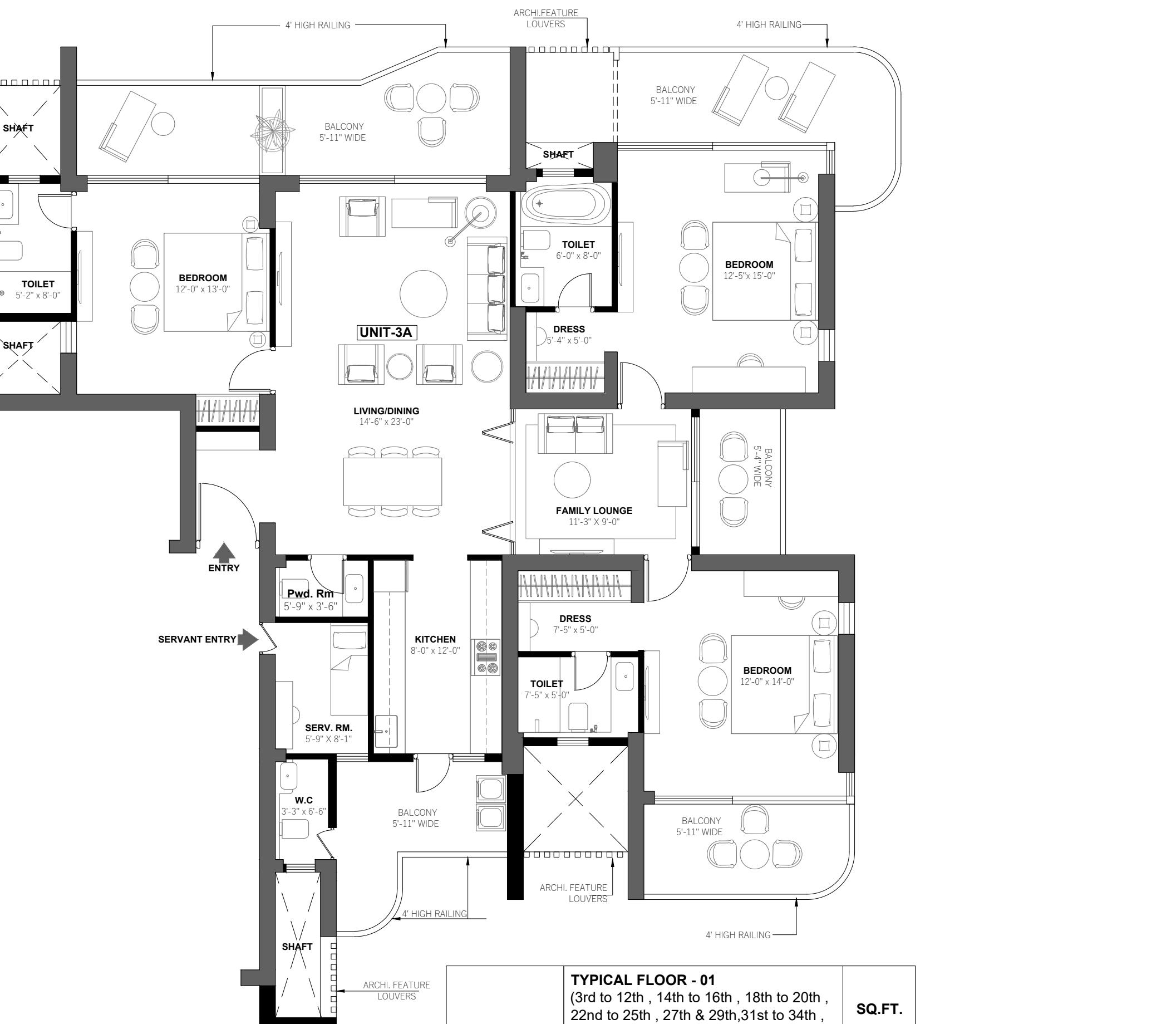


UNIT TYPE - 3A
3 BHK SMALL



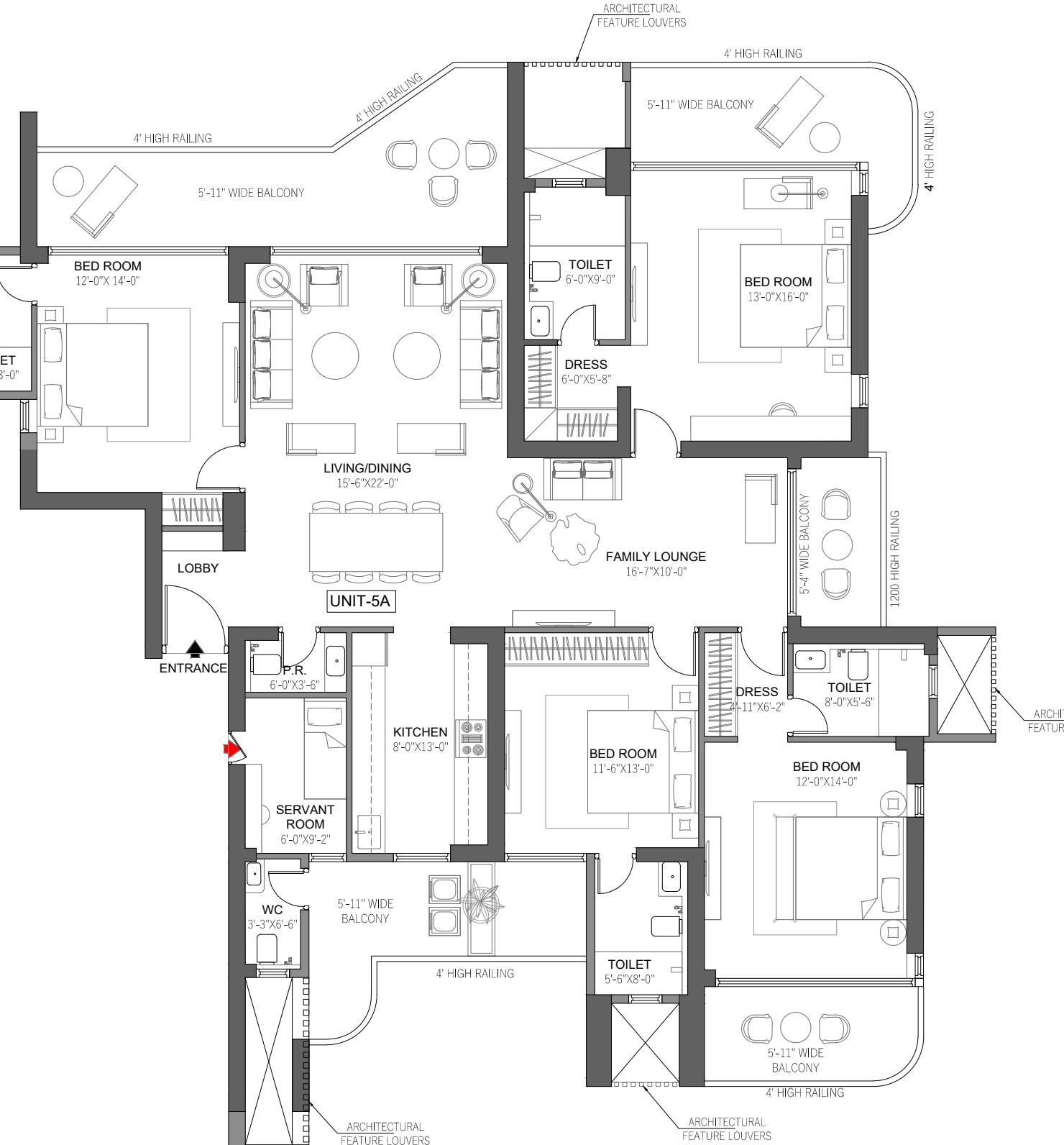
UNIT- 3B (3BHK SMALL)	TYPICAL FLOOR - 01 (3rd to 12th , 14th to 16th , 18th to 20th , 22nd to 25th , 27th & 29th,31st to 34th , 36th to 37th & 39th to 41st FLOOR)	SQ.FT.
	RERA CARPET AREA	1323.64
	BALCONY AREA	494.82
	SUPER AREA	2451

UNIT TYPE - 3A
3 BHK LARGE



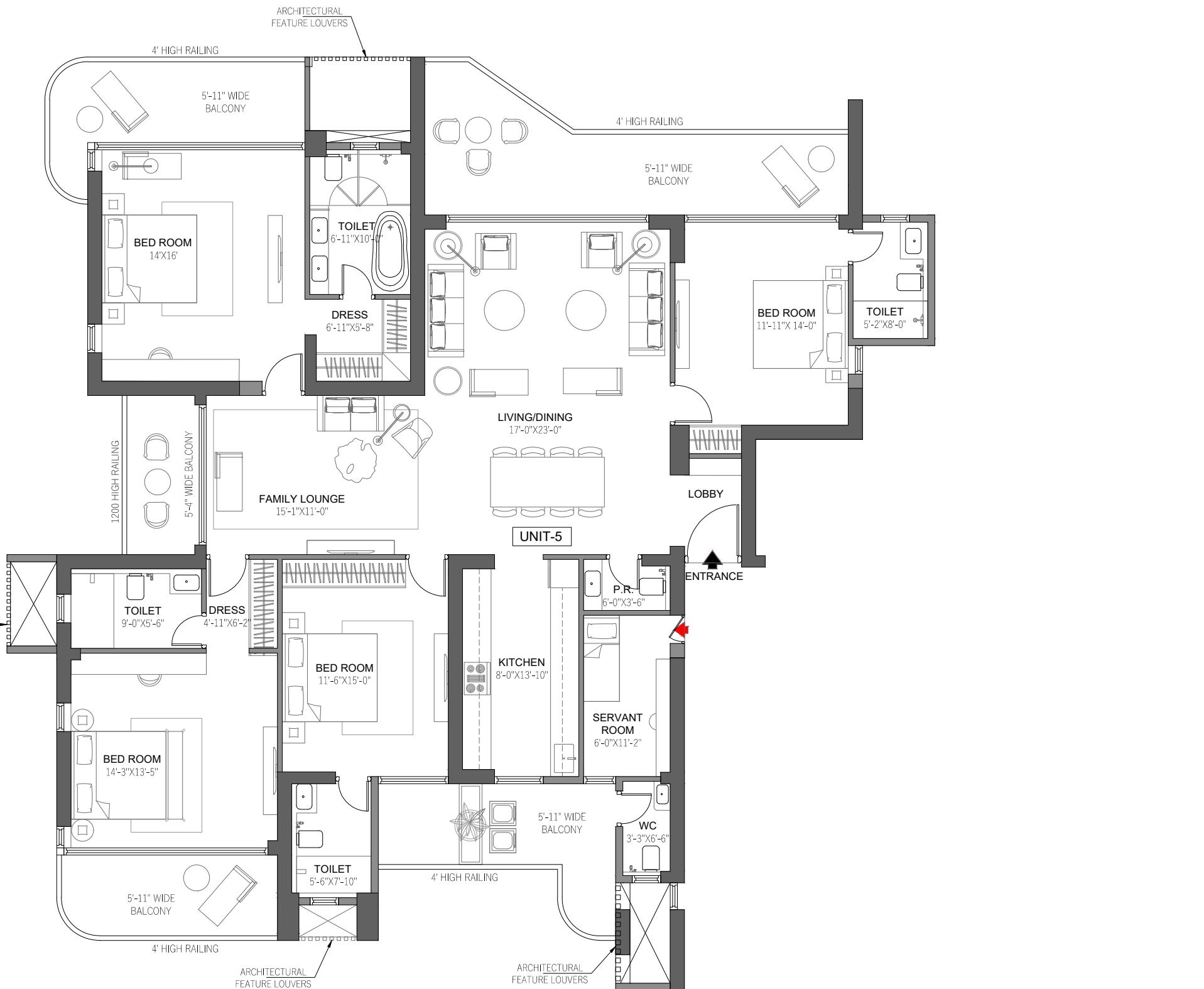
UNIT - 3A (3BHK LARGE)	TYPICAL FLOOR - 01 (3rd to 12th , 14th to 16th , 18th to 20th , 22nd to 25th , 27th & 29th,31st to 34th , 36th to 37th & 39th to 41st FLOOR)	SQ.FT.
	RERA CARPET AREA	
	1443.01	
	525.06	
	2672	

UNIT TYPE - 5A
4 BHK SMALL



UNIT - 5A (4BHK SMALL)	TYPICAL FLOOR (3rd to 12nd , 14th to 16th , 18th to 20th , 22nd to 25th , 27th to 29th , 31st to 34th , 36th to 37th & 39th to 41st FLOOR)	SQ.FT.
	RERA CARPET AREA	
	1791.33	
	581.68	
	3317	

UNIT TYPE - 5A
4 BHK LARGE



UNIT- 5 (4BHK LARGE)	TYPICAL FLOOR (3rd to 12nd , 14th to 16th , 18th to 20th , 22nd to 25th , 27th to 29th , 31st to 34th , 36th to 37th & 39th to 41st FLOOR)	SQ.FT. 1958.92 620.00 3626
	RERA CARPET AREA	
	BALCONY AREA	
	SUPER AREA	

APARTMENT SPECIFICATIONS:

LIVING / DINING / LOBBY / PASSAGE			BALCONY	PLUMBING	FIRE FIGHTING SYSTEM	DOORS	ELECTRICAL FIXTURES/FITTINGS	POWER BACK-UP	
Floor	Imported Marble		Floor	Premium Tiles	CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.	Fire Fighting System with sprinklers, smoke detection system etc.	Internal Doors Painted / Polished frame with Painted/laminated/polished/ veneered flush doors Entrance Doors Painted/Polished frame with painted / laminated/veneered flush door	Modular touch switches with copper wiring, ceiling fans in all rooms. Exhaust fan in toilets & kitchen and ceiling light fixtures in Balconies. Home Automation for selected services as per design.	3 & 4 BHK + Utility Upto 10 KVA & 12 KVA respectively per apartments (Chargeable basis).

BEDROOMS	KITCHEN	TOILETS	UTILITY	EXTERNAL GLAZING	EXTERNAL GLAZING			
Floor Walls Ceiling	Laminated Wooden Flooring Acrylic Emulsion paint Acrylic Emulsion paint	Walls Floor Ceiling Counter Fittings / Fixtures Kitchen Appliances	Walls Floors Ceiling Counter Fixtures/Accessories Sanitary ware/ CP Fittings	Floor Walls / Ceiling Toilet Glass Shower-partition with door (7'Ht), Vanity, Exhaust Fan, Towel rail / Toilet paper holder, all of standard make Single Lever CP fittings, Wash Basin, Floor mounted / Wall-hung WCs.	Premium Tiles Oil bound Distemper Flooring & Walls in tiles/plaster/mirror/cladding, Conventional CP Fittings and Chinaware Premium Tiles Marble / Granite / Tiles Acrylic Emulsion Paint Marble / Granite/ Engineered stone Glass Shower-partition with door (7'Ht), Vanity, Exhaust Fan, Towel rail / Toilet paper holder, all of standard make Single Lever CP fittings, Wash Basin, Floor mounted / Wall-hung WCs.	Windows/External Wire Glazing Windows/External Wire Glazing	Single/Double glass unit with clear glass UPVC / Aluminium Frames & Mesh shutters in habitable rooms. UPVC / Aluminium frames with Clear /Frosted Glass in toilets.	Single/Double glass unit with clear glass UPVC / Aluminium Frames & Mesh shutters in habitable rooms. UPVC / Aluminium frames with Clear /Frosted Glass in toilets.

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)

PASSENGER LIFT LOBBY		SERVICE LIFT LOBBY	
Lift Lobby Floors	Floors Marble/Granite/Engineered Stone/Tile	Lift Lobby Floors	Stones/IPS/ Tile
SECURITY SYSTEM		CONVERSION SCALE	
Secured Gated Community with access Control at entrances. CCTV surveillance.		1 feet = 304.8 mm	
STAIRCASES			
Floor Walls	Indian Stone/Coated Surface/ Tile Flat Oil Paint/OBD		

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant/Allottee shall not have any right to raise objection in this regard.



RERA: HARERA XXXXXXXX

Site Address:

4S The Aurum, Sector-59 & 63 A, Gurugram - 122011, Haryana

Corporate Address:

4S Developers Pvt. Ltd. 6th Floor, Ireo Grand View Tower, Sector-58, Gurugram - 122005, Haryana