

Curated Kid Centric Residences





Artistic Impression

*A Childhood,
Thoughtfully Designed*

Welcome to Aaroham, where every detail is an invitation to play, explore, and grow. This is more than a home; it's a childhood thoughtfully designed.

Curated Kid Centric Residences bring this vision to life, turning acres and amenities into a landscape of endless possibilities.

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Because Childhood
Deserves More
Than Promises

- ♦ 470,469 sq ft (43,708 sq m) acres of thoughtfully planned living
- ♦ 6 towers with 542 residences and 8 commercial units
- ♦ At the center stand two key landmarks a grand clubhouse and a thoughtfully designed Learning Hub
- ♦ Experience exclusive benefits like traffic-free zones, safe green spaces and Playtopia



Project Highlights



Low-density Community
with Wide Open Vistas



Smartly Planned Vehicular
Movement for Safety



International Standard
Sports Facilities



Landscaped
Gardens



Playtopia with
Multiple Amenities

*Where Unsteady
Steps Lead To
Unstoppable Journeys*

Every childhood deserves the space to fall, rise and play again. Aaroham delivers arenas built for resilience and dreams.



Pickleball



Football Field

Sports Amenities



Football Field



Box Cricket Arena



Tennis Courts



Skating Rink



Basketball Court



Adventure Zone



Pickleball



Artistic Impression.

*The Heart Of
Kid Centric Homes,
Where Learning Comes Alive*

• *The Learning Hub* •



Reading
Hub



Art & Craft
Room



Music
Room



Dance
Room



Workshop
Room



Study
Room



Not Just Activities, A Curriculum For Life

Through the Live & Learn programme, every child's curiosity and creativity are nurtured helping them explore, grow, and gain confidence.

Curated by Hearth Education Advisors and guided by a full-time learning hub coordinator.

Artistic Impression



Art & Craft Room

Reading Hub

Programme Highlights

- ♦ A balanced mix of STEAM + arts + performance + sports
- ♦ Dance, theatre, music, art & craft, painting and public speaking
- ♦ Weekly and monthly activity calendars
- ♦ Events, competitions and excursions
- ♦ Tie-ups with professional coaches and academies

The Club

Because parenting is easier
when every family member has
the space to recharge.



The Club

Indoor Gym



Artistic Impression

The Club Amenities



Infinity Swimming Pool
with Kids' Pool



Squash
Courts



Multi-purpose
Hall



Media
Lounge



Indoor Gym &
Wellness Centre



Dedicated Social Zones
& Café



Badminton
Courts

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The Rarest Wonder In Gurugram, Open Space

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More than two-thirds of Aaroham is green, safe and open. Because freedom isn't built in square feet, but in the spaces between them.



Landscape Highlights



Miyawaki
Forests



Amphitheatre



Tree Court &
Shaded Sit-outs



Meditation &
Yoga Lawns



Kitchen
Garden

*Every Home
Designed With Care
You Can Measure*

Comfort isn't an add-on; it's built
into every square foot.



Living Room



Master Bedroom

• *Apartment Highlights* •



Spacious Layouts with
Privacy-focused Design



Attached Balconies with
Every Room



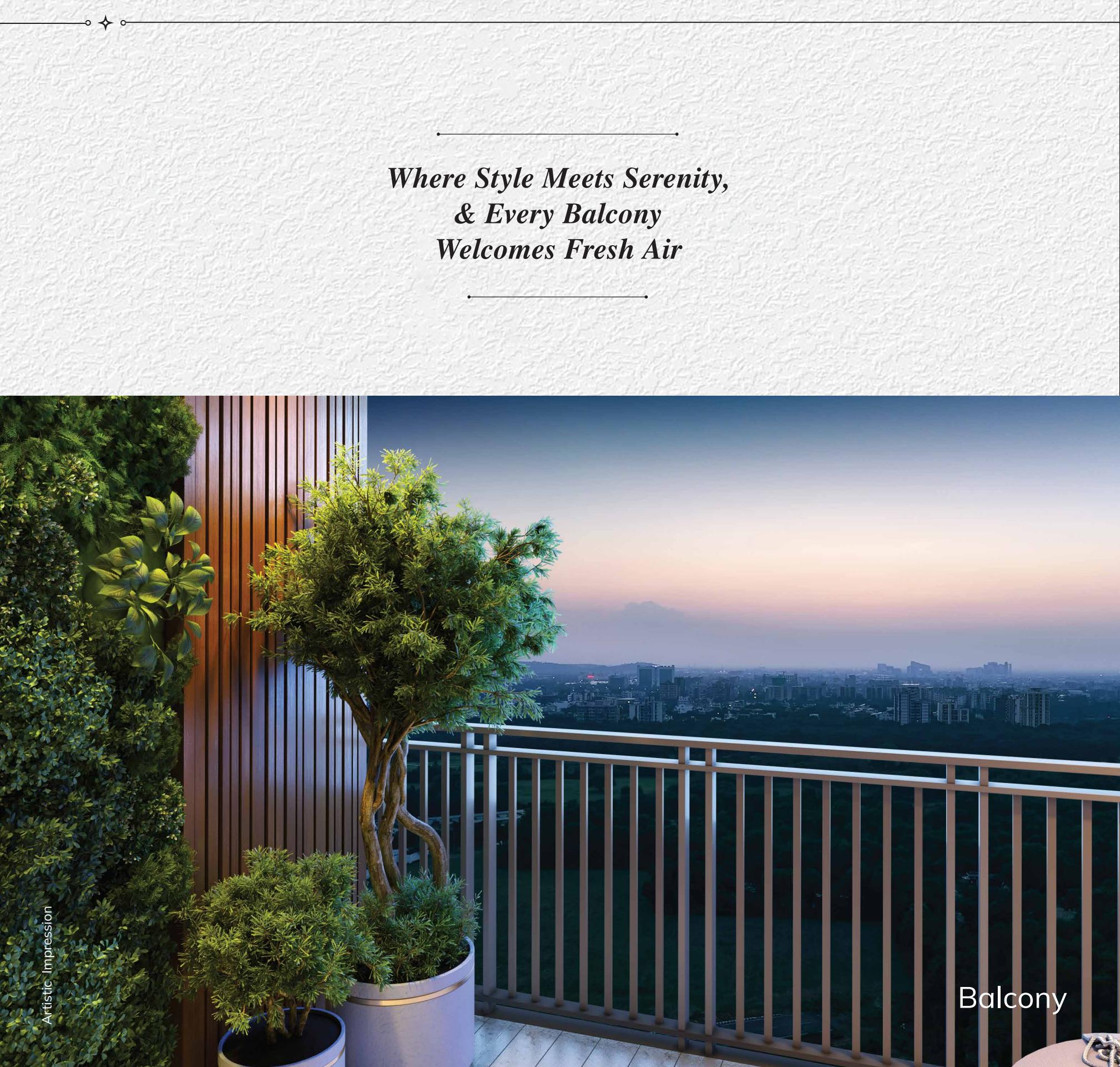
Concealed Services for
Clean Interiors



Hot & Cold Inverter
ACs in All Rooms



HEPA-Filtered
Fresh Air



• Apartment Highlights •

- ♦ Fully loaded modular kitchen with branded fittings
- ♦ Equipped with cabinets, chimney, hob, oven, and under-counter RO
- ♦ Private, airy decks designed for seamless indoor-outdoor living
- ♦ Cross-ventilation and natural light

*Connected To Everything,
Surrounded By Calm*

Sector 80, Gurugram offers the rare balance of convenience and tranquillity.



• Proximity Highlights •

- 📍 5 minutes to Karma Lakelands
- 📍 10 minutes to premium malls & entertainment hubs
- 📍 15 minutes to top schools
- 📍 15 minutes from top hospitals
- 📍 Excellent connectivity via NH-48 & Dwarka Expressway

Distance Chart



*Map is for representation purpose

*Source: Google Maps

*Time may vary depending on traffic

Hotels and Restaurants

- Karma Lakelands
- McDonalds
- Heritage Village Resort and Spa (Manesar)
- Hyatt Regency
- Panchgaon

Time Taken

- 5 Min
- 6 Min
- 9 Min
- 11 Min
- 16 Min

Malls & Shopping Complex

- Elan Mercado
- Iris Broadway (Sec-86)
- Entertainland Mall (Sec-83)
- Elan Imperial
- M3M Cornerwalk (SPR)
- Elan Miracle (Sec-84)
- Reach - 3 Roads (Sec-70/SPR)
- Elan Epic (Sec-70/SPR)

- 5 Min
- 9 Min
- 10 Min
- 10 Min
- 14 Min
- 16 Min
- 21 Min
- 21 Min

Hospitals

- Miracles Apollo Hospital (Sec-82)
- Fortis Hospital (Manesar)
- Aarvy Hospital (Sec-90)
- Medanta Hospital (Sec-38)
- Artemis Hospital (Sec-51)

- 9 Min
- 12 Min
- 13 Min
- 29 Min
- 38 Min

Schools & Universities

- St. Xavier's High School (Sec-81)
- DPS (Sec-84)
- Maitrikiran School (Sec-83)
- Vega School
- St. Andrew's World School
- DPS International (Sec-50 Extn Road)
- St. Xavier's School (Extn Road)
- Scottish High International School (Sec-57 Extn Road)

- 8 Min
- 12 Min
- 13 Min
- 14 Min
- 15 Min
- 28 Min
- 28 Min
- 35 Min

4 BHK + 4 Toilet

Carpet Area

1521 sq ft

141.32 sq m

Balcony Area

398 sq ft

36.94 sq m



3 BHK + 3 Toilet

Carpet Area

1259 sq ft

116.99 sq m

Balcony Area

330 sq ft

30.70 sq m



3BHK + 3 Toilet

Carpet Area

1223 sq ft

113.62 sq m

Balcony Area

346 sq ft

32.16 sq m



◀ ENTRY

3 BHK + 3 Toilet

Carpet Area

1057 sq ft

98.23 sq m

Balcony Area

285 sq ft

26.46 sq m



Specifications Phase -1

Space	Flooring	Walls	Chaukhats	Door Shutters	Windows	Fixtures/Fittings
Living/ Dining/ Lobby	Vitrified tiles with epoxy grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Main door : Folded steel section/ wooden finish	Main door: 2 hour fire rated MS door shutter with handle & lock system with magic eye	Powder-coated/ anodized aluminium or UPVC windows with 6/8mm thick high performance glass	Modular electrical switches with sockets & provision for remote operated fan
Master Bedroom	Master bedroom: Wooden vitrified texture tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Wooden finish door with engineered door frame	35mm thick door /flush door with both side laminate -1 mm ,with mortise lock & lever handle	Powder-coated/ anodized aluminium or UPVC windows with 6/8mm thick high performance glass	Modular electrical switches with sockets & provision for remote operated fan
	Other bedrooms: Wooden vitrified texture tiles					
Kitchen	Vitrified tiles with epoxy grout	600mm high ceramic tiles DADO above platform & acrylic emulsion of a pleasing shade of a reputed brand as per architect's suggestions	Powder coated/ anodized aluminium	Powder-coated/anodized aluminium ventilation doors/ windows with 6mm thick high performance glass	N/A	Kitchen platform in quartz/granite stone/vitrified tile; slab with stainless steel sink with drain board, kitchen hob, under-counter RO, wooden cabinets, chimney, dish washer & oven to be provided. Provision of ceiling/wall fan in kitchen
Master Bathroom	Master bathroom: Combination of vitrified wooden texture tiles and ceramic tiles on floor & DADO. Epoxy grout on floor only. Other bathroom: Ceramic tiles on floor /DADO. Epoxy grout on floor only	Ceramic tiles up to height of 2350mm	Wooden finish door with engineered door frame.	35mm thick door /flush door with both side laminate -1 mm ,with mortise lock & pull handle	Powder-coated/ anodized aluminium or UPVC windows with 5mm thick toughened glass	Bowl type over the counter wash basin of ROCA/Jaqua or equivalent; glass partition in master/guest & kids toilet; counter top wash basin in kids & guest toilet & counter top wash basin in master toilet with vanity counter; wall mixer & basin mixer of Jaqua/GROHE or equivalent; other CP fittings of Jaqua/Continental/ Prayag or equivalent; mirror, towel rack & health faucet. Provision of ceiling/wall fan in bathrooms
Balcony	Ceramic tiles with epoxy grout	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	Provision of ceiling/wall fan in balcony

Technical Specifications

Electrcial Works

All electrical wiring in concealed conduits with copper wires.
Convenient provision and distribution of light and power plugs.

Structure

Reinforced cement concrete frame structure or load-bearing masonry structure in accordance with applicable earthquake zone and BIS codes.

Telephone/TV

TV points provided in the drawing/dining room and in all bedrooms.
Telephone point provided in the drawing/dining room and master bedroom only.

Lift

Two passenger and one service lift in each block with generator backup.

Piped Gas

Provision in the kitchen with piping and a meter.

Generator

8 KW for 3/4 BHK and 12 KW for 5 BHK / duplex; power backup in each apartment with 50% diversity and full power backup for common services.

Air Conditioning

Fully fitted inverter air conditioners (hot and cold) in all bedrooms and the living room, with copper piping & bracket for the outdoor unit.

Fresh Air

Treated fresh air unit in one location in the common area and the master bedroom.

Other Facilities

Provision for a washing machine point provided at suitable location and provision for DTH television broadcast. DTH antenna installation is allowed only on the roof terrace and not with each unit. Exhaust fans provided in all toilets & kitchen. Geyser is provided in toilets & kitchen. False ceiling & coves will be provided in foyer/kitchen/lobby, guest room and all toilets. As per architect's approval.

Aaroham Consultants

Architect:

Syed Mohammad Imran

BIAS+ Architecture

Structural Consultant:

Dr. Rajeev Dua

Optimization Consultants

Landscape Consultant:

Mr. Madhup Mazumdar

Design Accord

Electrical, PHE, Fire Consultant:

Mr. Anand Havelia

Consummate Engineering Services (P) Ltd.

Master Planning and Child-Friendly Design Consultant:

Dr. Sudeshna Chatterjee

KCA

*Where The Vision Of Inspiring
Childhood Becomes A Reality*

aaroham
Curated Kid Centric Residences





Flat Layout and Specifications

The flat layouts and specifications shown in the brochure are for representational purpose only and do not constitute a promise by the company nor does it create any contractual obligation on part of the company.

- Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab.
- Tiles/granite can have inherent color and grain variation or may also differ from show home due to non-availability of material and marginal difference may also occur during construction.
- Furnishing/furniture, gadgets, products and appliances displayed are not a part of the sales offering and these are for representation purpose only unless mentioned otherwise.
- Specifications are indicative in nature and are subject to variations within the similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard.

Brochure

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement available on ashianahousing.com to know about company's legal offerings and its contractual obligations in respect of purchase of flats/units, flat layout and specifications offered in the project. For more details pertaining to the project please refer www.haryanarera.gov.in (web address of authority wherein all details of the registered project have been entered).

If you are unable to locate it, email us at care@ashianahousing.com

DISCLAIMER: Ashiana Housing Limited ("Promoter") is developing a residential group housing project, "Ashiana Aaroham", on Plot No. GH-4, measuring 43,708 sqm in Sector-80, Manesar, Gurugram allotted by HSIIDC. HSIIDC approved building plans for the project vide Memo No. HSIIDC/IPD/IMT/M/2025/1050 dated 08.10.2025, along with all requisite permissions.

"Ashiana Aaroham" comprises of 6 (six) residential blocks (Residential Block) along with common areas, amenities and facilities reserved for Residential Block and 1 (one) commercial block comprising of shops (Convenient Shopping Block) along with common areas, amenities, and facilities reserved for Convenient Shopping Block, totalling 542 apartments and 8 shops and learning centre, to be developed as per approved plans ("Whole Project").

Currently, the Promoter is undertaking development of Phase I of the Whole Project ("Said Project"), which includes Residential Blocks bearing no. 3 & 4 along with common areas amenities, and facilities reserved for Residential Block being developed with Said Project and Convenient Shopping Block comprising of 8 shops along with common areas, amenities and facilities reserved for Convenient Shopping Block being developed with Said Project collectively referred to as "Ashiana Aaroham Phase I."

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Phase I: 117 of 2025 dated 25.11.2025