



THE  
STORY HOUSE

Sector 89A, Gurugram



## THE WAY WE BUILD

Arttect has never merely built spaces,

We sculpt experiences, each more innovative than the last.

And Our latest masterpiece is'nt just grander. It's a new paradigm of opulence,  
innovation, and exclusivity.

It is a vision brought to life.

# RECENT PROJECTS

From avant-grade commercial destinations to residential masterpieces that blend elegance with functionality, every project stands as a testament to our unwavering commitment to excellence.

These are not mere structures, but reminder of what's possible when ambition meets craft.



PURE SONNET  
Harinavi, Kolkata



MAULSHREE HEIGHTS  
Sector 84, Faridabad



MAULSHREE GREENS  
Sector 6, Palwal



OZONE SOLITAIRE  
Sector 87, Faridabad



SAI PARK  
Sector 87, Faridabad



SAI VATIKA  
Sector 63, Faridabad



OZONE CENTER  
Sector 12, Faridabad



OZONE PARK  
Sector 86, Faridabad



## DESIGN PHILOSOPHY

Design is an art form - an interplay of form and function, beauty and purpose. Every space is conceived with intention, sculpted with precision, and woven with emotion.

From grand facades to intimate details, our philosophy is simple yet profound : create not just buildings, but timeless experiences that inspire, elevate and endure.







## IT'S MORE THAN A HOME

It's where your next chapter begins

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The Story House is a thoughtfully curated residential development that blends modern living with serene surroundings. The project is designed to inspire comfort, creativity, and connection.

Tempus est in manu tua.  
Curabitur tempus, placeat massa in



## ELEGANT LIVING

The living and dining spaces at The Story House are designed to exude elegance and comfort, offering residents an expansive layout that blends functionality with style.

Large windows invite abundant natural light, enhancing the sense of openness, while the plush interiors, premium finishes, and thoughtfully curated details create an atmosphere of sophistication.

With ample room for family gatherings and social evenings, the living and dining areas truly embody the perfect balance of spaciousness and luxury living.





LOUIS VUOTON

LE COSTA

ARMANIO

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LE COSTA

ARMANIO

# TIMELESS DESIGN INSPIRED BY INNOVATION

A Modern Residential Haven  
Designed for Comfort, Connection, & Calm.  
Thoughtfully Crafted 2 & 3 BHK Homes Where  
Every Detail Speaks to Your Lifestyle.





# LOCATION MAP

Located Just 100 mtrs. from the  
Jaipur – Rewari Expressway

2 Minutes Drive Away from  
Dwarka Expressway,

Close to reputed schools,  
hospitals, & daily convenience

Just 25 Minutes Drive Away  
From IGI Airport

Only 10 Minutes Away From  
Sultanpur National Park

Offering a scenic escape for  
nature walks and fresh air.



MULTI UTILITY  
CORRIDOR





# SERVICES & AMENITIES

Curated Experiences



# INDOOR SWIMMING POOL

A beautifully designed indoor pool that offers year-round relaxation and wellness in a serene, temperature-controlled environment. Whether it's a quiet morning swim, a rejuvenating evening dip, or a leisurely weekend soak, the pool provides a perfect retreat within the comfort of your community.

Surrounded by elegant interiors and natural light, it creates a tranquil space for both fitness and unwinding adding a touch of luxury to everyday living.



Artistic Impression



Artistic Impression



Artistic impression



## A STATE OF THE ART GYMNASIUM

Designed to elevate your fitness journey in style and comfort.

Outfitted with modern equipment and set within plush, thoughtfully designed interiors, the gym creates a motivating atmosphere that combines performance with aesthetics.

From strength training to cardio, every corner is crafted to enhance both form and function, offering residents a premium workout experience just steps from home.



Artistic impression



## VIBRANT & STYLISH GAME ROOM

Designed for recreation, relaxation, and social connection. With a well-equipped setup including a TT table, pool table, chess board, air hockey, and a cozy sit-out area, it offers the perfect escape for residents of all ages.

The plush interiors, ambient lighting, and thoughtfully curated layout create a lounge like vibe where leisure meets luxury whether you're looking to unwind after a long day or enjoy a spirited game night with friends and family.





Medical Clinic



Game Room - Pool Table



Game Room - TT Table



Yoga Studio



Mini Theatre



Kids Play Area

All Images are Artistic Impression



# LIST OF AMENITIES



Indoor Swimming Pool



Gymnasium with Plush Interiors



Mini Theatre



Coffee Lounge



Game Room (TT, Chess, Air Hockey)



Yoga & Wellness Studio



Jogging Track



Kids Play Area



Housekeeping Services



Shopping Centre



Medical Clinic



Crèches & Daycare Center



Access to Nursing & Health Caregivers



Access to a Doctor



Physiotherapy Room



Clinical Consultation Room



Ambulance & Emergency Services



Phlebotomy Room



# PROJECT LAYOUTS

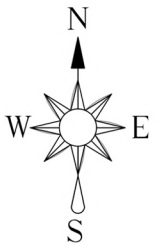
# 2 BHK UNIT TYPE 1

Carpet Area	755.633	Sq.ft.
Balcony Area	80.7698	Sq.ft.
Built up Area Including Walls	203.192	Sq.ft.
Loading Of Circulation Area	439.11	Sq.ft.
Super Built Up Area	1450.00	Sq.ft.

# 2 BHK UNIT TYPE 2

Carpet Area	802.564	Sq.ft.
Balcony Area	86.9225	Sq.ft.
Built up Area Including Walls	305.375	Sq.ft.
Loading Of Circulation Area	375.40	Sq.ft.
Super Built Up Area	1550.00	Sq.ft.

\*\*PLEASE READ DISCLAIMER  
Sales & Price Shall be Based On Carpet Area.



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## 2 BHK CLUSTER PLAN



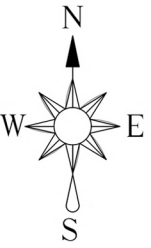
# 3 BHK UNIT TYPE 1

Carpet Area	1019.314	Sq.ft.
Balcony Area	109.254	Sq.ft.
Built up Area Including Walls	309.250	Sq.ft.
Loading Of Circulation Area	383.204	Sq.ft.
Super Built Up Area	1785.00	Sq.ft.

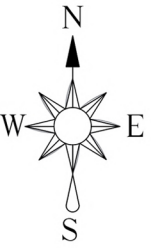
# 3 BHK UNIT TYPE 2

Carpet Area	991.989	Sq.ft.
Balcony Area	108.042	Sq.ft.
Built up Area Including Walls	297.086	Sq.ft.
Loading Of Circulation Area	407.493	Sq.ft.
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## 3 BHK CLUSTER PLAN



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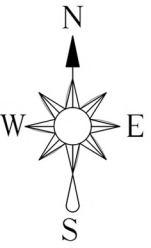
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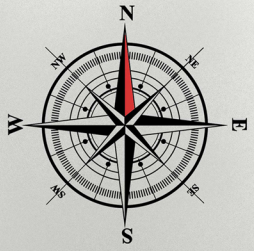
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# SITE PLAN



Integrated Township



# SPECEFICATIONS

Category	Specification Details	Brands
Super Structure	RCC framed earthquake-resistant structure	Uses of Alumunium Form work to ensure precision and hi-speed of execution.
Wall Finish	AAC blocks / Fly ash bricks with cement plaster finish	Plastic emulsion paint in all bedrooms. OBD paints in balconies and common areas. Texture and Apex paint on the external façade of the buildings.
Flooring	Anti-skid vitrified tiles in - Bathrooms & balconies: Anti-skid ceramic tiles	Kajaria / Somany / Nitco / Simpolo
Doors & Windows	Aluminium Three-Track Door cum Window for Balcony Double Leaf Door Aluminium Top Hung Window for Balcony	Century Ply / Green Ply / Mikasa
Kitchen	Modular kitchen with Granite counter with stainless steel sink- Lowered counter height for wheelchair accessibility (optional)	Inox / Abco / Hafele / Sleek Kitchens. Counter top of Kajaria vitronite slabs .
Toilets	Wall-mounted EWC with grab bars- Shower area with foldable seat and hand shower- Emergency alarm cord- Anti-skid tiles up to lintel height	Jaguar / Kohler / Hindware / Parry ware
Bathroom Safety	Anti-skid tiles flooring- Grab bars near WCs and showers- Emergency call buttons	Cera / Kosmo care / Dolphy India.
Electrical Fittings	Modular switches with night glow- Panic button in bedrooms & toilets- AC points in all rooms	Legrands / Havells / Schneider / Anchor
Lighting	Ambient, glare-free LED lighting- Motion sensor lighting in washrooms and corridors	Havells / Syska / Cromptom / Bajaj



# SPECEFICATIONS

Category	Specification Details	Brands
Paint / Wall Finish	Internal: Non-toxic, low-VOC emulsion paint- External: Weather-resistant paint	Asian Paints / Apex Paints / Berger Paints
Lifts	Hi- Speed elevators with Stretcher compatible elevators- with Braille buttons	OTIS / Thyssenkrupp / Schidler / Johnsons
Water Supply	24x7 water supply with water purification system at source	
Power Backup	100% backup for common areas and limited backup for essential points in apartments	
Fire Safety	Sprinkler system, fire alarms, and extinguishers as per NBC norms- Fire exit signage with backlighting	
Security	24x7 CCTV surveillance- Emergency intercom	Honeywell / Hawk Vision / Panasonic / CP Plus.
Amenities	Senior-friendly Clubhouse- Gymnasium- Meditation/Yoga Room- Library- Physiotherapy room	
Healthcare Facilities	On-call doctor and nurse- First-aid room- Tie-up with nearby hospital	
Mobility Access	Wheelchair ramps- Anti-skid ramps and handrails in common areas	
Parking	Reserved Covered Parking	
Green Features	Rainwater harvesting- Landscaped gardens with walkways	



# PAYMENT PLAN

CLP  
Construction Link Plan

**Possession Based Plan**

**25 : 25 : 25 : 25**

**35 : 35 : 30**



## Arttech Elegant Housing LLP

GF 10 & 11, Ozone Center, Sector 12, Faridabad – 121007

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