



# ACCORD

TRANSFORMING ADDRESSES INTO LANDMARKS



**Site Office:** PLOT NO. GH-A6, SDZ SECTOR 25,  
YEIDA , DISTRICT GAUTAM BUDH NAGAR, UTTAR PRADESH

**Corporate Office:** A-162, Sector-136,  
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RERA REG NO. UPRERAPRJ804196/12/2024

[www.up-rera.in](http://www.up-rera.in)



*Transforming*  
ADDRESSES INTO  
**LANDMARKS**



ARTISTIC RENDITION

**ACCORD**

# FROM VISION TO REALITY

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Aurum Alumni redefines modern living by creating homes that inspire and elevate every moment. These aren't just residences; they are thoughtfully designed spaces where luxury, functionality, and sophistication come together seamlessly. Every corner is crafted to provide an environment that nurtures comfort, fosters harmony, and offers a standard of living that residents aspire to. Buying a home is a life-defining milestone, a deeply personal decision that holds the promise of security, happiness, and memories. Aurum Alumni ensures this milestone is nothing short of extraordinary, crafting spaces where families grow, moments are celebrated, and a lifetime of memories are made.

More than just homes, Aurum Alumni creates environments that elevate living. With serene surroundings, thoughtful layouts, and timeless elegance, every space inspires comfort and harmony. These residences are designed for cherished memories, offering a legacy of luxury and sophistication. At Aurum Alumni, we build homes that inspire today and stand as a lasting legacy for tomorrow. Hence ***"Inspiring Every Space"***



# AURUM ALUMNI ACCORD



Spacious  
**4BHK**  
Flats



Panoramic Views  
**9-FT**  
Wide Semi Wrap-Around Balconies



Exclusive  
**210 UNITS**  
Limited Availability,  
Premium Living



Enhanced  
Privacy With  
**2 FLATS**  
Per Floor

ARTISTIC RENDITION



# INSPIRING

*Every Space*

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- 9 FT WIDE DECK & SEMI - WRAP AROUND BALCONIES
- 2 FLATS PER FLOOR
- FULLY PAID UP LAND
- ALL WEATHER - TEMPERATURE CONTROLLED SWIMMING POOL
- COMPLETE CONSTRUCTION WITH THE LATEST MIVAN TECHNOLOGY



**A  
LIFESTYLE  
ABOVE  
ALL**

Delhi  
Noida  
Greater Noida



**YAMUNA**  
EXPRESSWAY





## VICINITY



### JEWAR INTERNATIONAL AIRPORT

Just 10 minutes away,  
operational from April, 2025



### BUDDH INTERNATIONAL CIRCUIT

World-class motorsport  
excitement awaits



### NOIDA:

Just 10 minutes to  
a vibrant urban hub



### FILM CITY

A 1,000-acre entertainment  
hub nearby



### OLYMPIC PARK:

Just 10 minutes away,  
spread across 1100 Acres  
with 29 sporting arenas

  
**Noida International  
Airport**

  
**Buddh International  
Circuit**

**ACCORD**



# PROJECT OVERVIEW | ACCORD

AURUM  
ALUMNI



ARTISTIC RENDERING

## STRATEGIC LAYOUT & SPACIOUS RESIDENCIES:

A balanced and thoughtful design with meticulously planned towers



All flats are  
**2 SIDE**  
open



Around  
**83%**  
open space



Luxurious  
**3-ACRE**  
residential development



# PROJECT OVERVIEW | ACCORD

AURUM  
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## LUXURIOUS BEDROOMS:

A luxury bedroom is a serene sanctuary blending plush comfort, elegant décor, and high-end materials



## SPACIOUS FLATS:

Every inch of this luxurious living area is a celebration of refined design and timeless sophistication



## ELEVATED LIVING:

Designed for modern living with attention to comfort, privacy, and elegance



## REFINED SANCTUARY:

Crafted for serenity, sophistication, and an unparalleled living experience



# PROJECT OVERVIEW | ACCORD

AURUM  
ALUMNI



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**9 FT DECK**  
accessible from the Drawing Room &  
facing the gardens



# PROJECT OVERVIEW | ACCORD

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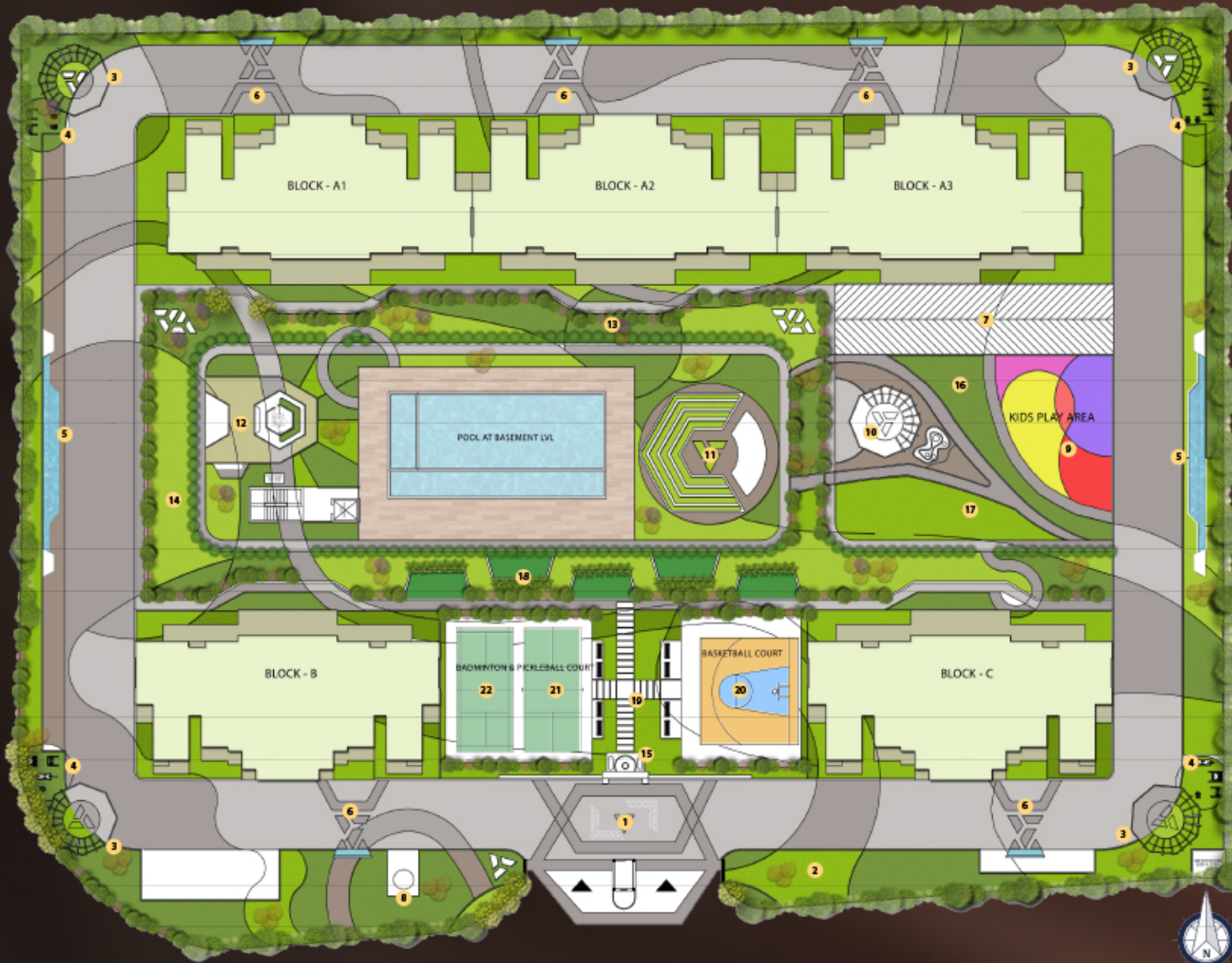
GRAND ENTRANCE LOBBY  
steps into serenity



# COVETED LOCATION







## CONCEPT DESIGN

### Legend

1. Entrance feature wall
2. Pet Park
3. Pergola Sitting
4. Open Gyms
5. Water Wall
6. Entrance to the Block
7. Ramp to the Podium
8. Mandir
9. Kids Play Area
10. Yoga Deck
11. Amphitheatre
12. Sculpture Feature
13. Jogging Track
14. Skating Zone
15. Water Feature
16. Evergreen Trees
17. Herb Garden
18. Scented pockets
19. Sports Zone
20. Half Basket Court
21. Pickleball Court
22. Badminton Court



# FLOOR PLAN & TOWER-WISE PLAN | ACCORD

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CARPET AREA  
**1620.30 SQ. FT.**

BALCONY AREA  
**448.85 SQ. FT.**

BUILT UP AREA  
**2254.84 SQ. FT.**





# PROJECT OVERVIEW | ACCORD

AURUM  
ALUMNI

## CLUB PRIVÉ:



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**TEMPERATURE CONTROLLED AIR-CONDITIONED ALL-WEATHER SWIMMING POOL**

Enclosed by glass, with the views of the sky, with reflective and kids pool



# SPECIFICATIONS

AURUM  
ALUMNI



## MASTER BEDROOM & BEDROOM

**Walls:** Designer concept paint with combination of texture/ wall paper & rich plastic emulsion paint of Dulux make or equivalent

**Floor:** Laminated wooden flooring

**Ceiling:** Designer POP false ceiling work

**Doors:** 8 ft high veneered/ membrane finished

**Hardware:** Godrej/ Dorset or equivalent

**Windows:** Powder coated aluminium/ UPVC windows with glass

**Electrical Fixtures & Fittings:** modular electric switches, lights in false ceiling

**Wardrobes:** Modular wooden wardrobes



## DRAWING ROOM & DINING ROOM

**Walls:** Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux make or equivalent

**Floor:** Imported marble flooring

**Ceiling:** Designer POP false ceiling work

**Doors:** 8 ft high veneered/ membrane finish

**Hardware:** Godrej/ Dorset or equivalent

**Windows:** Powder coated aluminium/ UPVC windows with glass

**Electrical Fixtures & Fittings:** modular electric switches, lights in false ceiling



## KITCHEN

**Walls:** Premium ceramic tiles up to 2 feet above Granite counter & acrylic emulsion paint in balance area

**Floor:** Imported marble flooring

**Door:** Powder coated aluminium/ UPVC door

**Hardware:** Godrej/ Dorset or equivalent

**Wood work:** Modular Kitchen

**Fixtures & Fittings:** Modular kitchen with hob & chimney, premium stainless steel sink, RO System & modular electric switches



## BALCONIES

**Walls:** External paint

**Floor:** Premium antiskid ceramic tiles

**Door:** Powder coated aluminium/ UPVC

**Hardware:** Godrej/ Dorset or equivalent

**Windows:** Powder coated aluminium/ UPVC windows with glass

**Electrical:** Modular electric switches



## BATHROOMS

**Walls:** Premium ceramic tiles cladded up to ceiling height

**Floor:** Premium anti-skid ceramic tiles

**Doors:** 8 ft high veneered/ membrane finished

**Hardware:** Godrej/ Dorset or equivalent

**Windows:** Powder coated aluminium/ UPVC windows with glass

**Sanitary ware:** Branded fixtures and fittings Master toilet to have glass shower cubicle

**Electricals:** Modular electric switches



# SPECIFICATIONS

AURUM  
ALUMNI



## PASSAGE

**Walls:** Designer concept paint and rich plastic emulsion paint of Dulux make or equivalent  
**Floor:** Imported marble flooring  
**Ceiling:** Designer POP false ceiling work  
**Doors:** 8 ft high veneered/ membrane finished  
**Hardware:** Godrej/Dorset or equivalent  
**Windows:** Powder coated aluminium/ UPVC windows with glass  
**Electrical Fixtures & Fittings:** modular electric switches, lights in false ceiling



## TOWER ENTRANCE

**Walls:** Designer concept paint with combination of texture/ wall paper and rich plastic emulsion paint of Dulux or equivalent brand  
**Floor:** Imported marble  
**False ceiling:** Designer POP false ceiling work



## FIRE FIGHTING SYSTEM

Fire fighting system with sprinklers & smoke detection system



## ELEVATORS

High Speed elevators of brands like Kone/Otis  
Stainless Steel Car Case  
Access Controlled (By Card/Bio Metric/Keypad)  
CCTV Fitted



## SECURITY

Entrance audio video door phone, fire detection and fire alarm system for all the units



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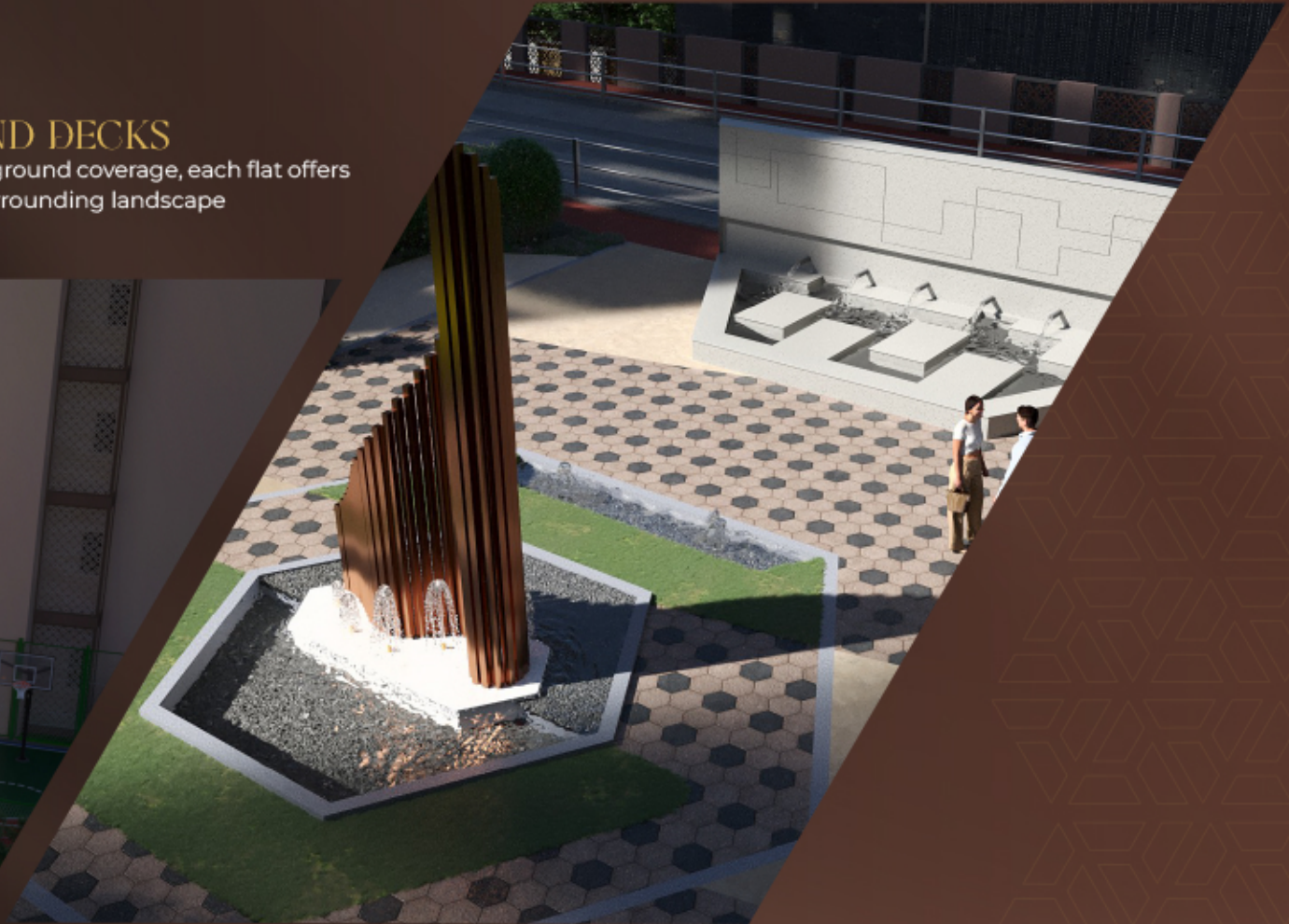


# ARCHITECTURAL EXCELLENCE & ELEVATED LIVING

AURUM  
ALUMNI

## LARGE WRAP-AROUND DECKS

Spread across 3 acres with only 17% ground coverage, each flat offers serene views of the park and the surrounding landscape



## UNOBSTRUCTED VIEWS

All units are designed to offer clear, unobstructed views of lush greenery and surrounding landscapes, ensuring a peaceful and scenic living experience



# ARCHITECTURAL EXCELLENCE & ELEVATED LIVING

AURUM  
ALUMNI

## CLUB PRIVÉ:

A dynamic central space featuring top-tier amenities, including a temperature-controlled swimming pool enclosed in glass and open to the sky, sports courts, an amphitheatre, and more, all designed to enhance a vibrant community lifestyle



## EFFORTLESS CALM: MINIMAL NOISE, MAXIMUM TRANQUILITY.

Seamlessly designed with minimal surface traffic, creating a serene, noise-free haven for residents

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# SPORTS AMENITIES



TEMPERATURE CONTROLLED  
SWIMMING POOL



OPEN  
GYM



PICKLE  
BALL



TABLE  
TENNIS



PROFESSIONAL SOFT-  
JOGGING TRACK



BADMINTON  
COURT



GYM



HALF BASKET BALL  
COURT



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# GARDEN AMENITIES

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## YOGA PARK

Breathe in the Infinite Calm of Nature's Majestic Embrace



## PET PARK

A Paradisiacal Playground - Where Whiskers Twitch and Tails Dance



## KIDS PLAY AREA

Where Giggles Echo and Imaginations Soar - A Paradise for Play



## AMPHITHEATRE

Unwind with live events at our serene garden amphitheater



## PERGOLA

A perfect spot to relax and unwind



## WATER BODIES/SCULPTURE

Relax by the water and explore artistic sculptures in our tranquil garden



## TEMPLE

A sacred space where peace and devotion come together



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# CLUB AMENITIES

- TEMPERATURE CONTROLLED SWIMMING POOL
- KIDS POOL
- SAUNA & STEAM ROOM
- CAFÉ & RESTAURANT
- BANQUET HALL
- CARDS ROOM
- TABLE TENNIS ROOM
- MINI- THEATRE
- CONVENIENCE SHOPS  
GENERAL STORE, MEDICINE,  
LAUNDRY, ETC.



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# INSPIRING

*Every Space*



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The background of the image features a modern, multi-story apartment building with a mix of grey and teal facades. The building has many balconies and windows, some of which are illuminated from within. To the right of the building, a bright sun is visible, creating a lens flare effect. Below the building, there is a dense forest of green trees. In the far background, a city skyline with various buildings is visible under a clear blue sky. A few birds are seen flying in the sky. On the right side of the image, there is a decorative vertical element consisting of a series of overlapping, stylized geometric shapes in a light teal color. The text "AURUM ALUMNI" is written in a bold, sans-serif font, with "AURUM" on the top line and "ALUMNI" on the bottom line. The text is a golden-yellow color. To the right of the text, there is a decorative graphic element consisting of a series of overlapping, stylized geometric shapes in a golden-yellow color, similar to the one on the right side of the image but in a different color and orientation.

# AURUM ALUMNI



“Step into a world of timeless elegance, where inspiration meets serenity at every turn.”



#### DISCLAIMER

The information, specifications and amenities mentioned in this advertisement are only representational, informative, illustrative and do not constitute any legal offerings. Further, the amenities, fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature, for illustrative purpose only & does not form a part of the standard specification. Please note that the project upon completion may differ from the artistic impression as shown in this advertisement and no warranty, whether express or implied, is provided regarding the accuracy of the completed project. We reserve the right to modify or amend information, specifications and details relating to the project as per prevailing government norms without any prior notice. 1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 Sq. mtr. (approx.)

#### AURUM ALUMNI



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