



ASF Insignia SEZ Pvt. Ltd.



Project Site Address:
Off Gurugram-Faridabad Road,
Vatsal Valley (Gwal Pahari)
Gurugram, Haryana-122003



enquiry@asfinsignia.com



+91-9871209797, +91-9971166675



www.asfinfrastructure.com



+91-124-4777200



Isle-de-Royale residences

VATSAL VALLEY, GURUGRAM

Homes with the best of both worlds.
Nature & Infrastructure.



Let life brew
while you sip the view.

Waking up to a picturesque morning every day is the pleasure of living at Vatsal Valley. Home to exotic birds and rare flora makes it a perfect paradise for those who love nature.



Actual View from Balcony

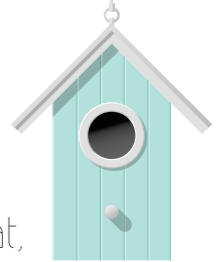
Soak the whiff of calm,
let life discover you.

Absorb the tranquillity of the Vatsal valley, which was once known to us as Gwal Pahari. A little forest hidden away from the surrounding noise that emanates from the highways and cities. Yet, it is conveniently connected to the nearby corporate hubs and other amenities for the dwellers.

Neighbourhood View



View from Apartment



Blend of this and that,
and **pristine** living.

Enjoy a leisurely walk or a short drive to your office through the rise and rolls of the foliage, while listening to a friendly banter between the birds. Living at Vatsal Valley is very unlike humdrum living; it's blending in with nature and innovation, seamlessly.

Simmering notes of an
urbane
life composed for you.

Vatsal Valley is one such place, which is music to your ears. ASF has successfully planned and created residential as well as commercial spaces in Vatsal Valley. ASF Insignia, a 50-acre SEZ, is now home to some of the internationally renowned IT and other globally reputed companies. ASF Insignia houses 3 commercial towers - Grand Canyon, Kings Canyon & Black Canyon, 3 residential towers - Isle-de-Royale residences and Wind Cave 1 & Wind Cave 2 with further scope for development.

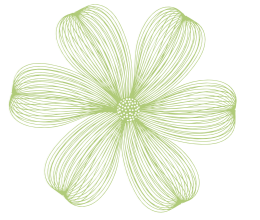


SEZ Campus View

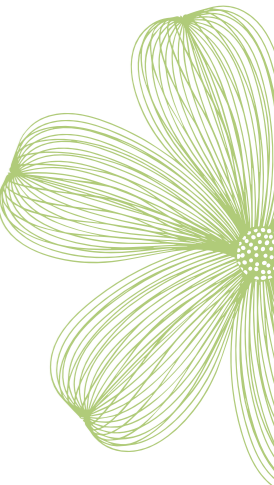


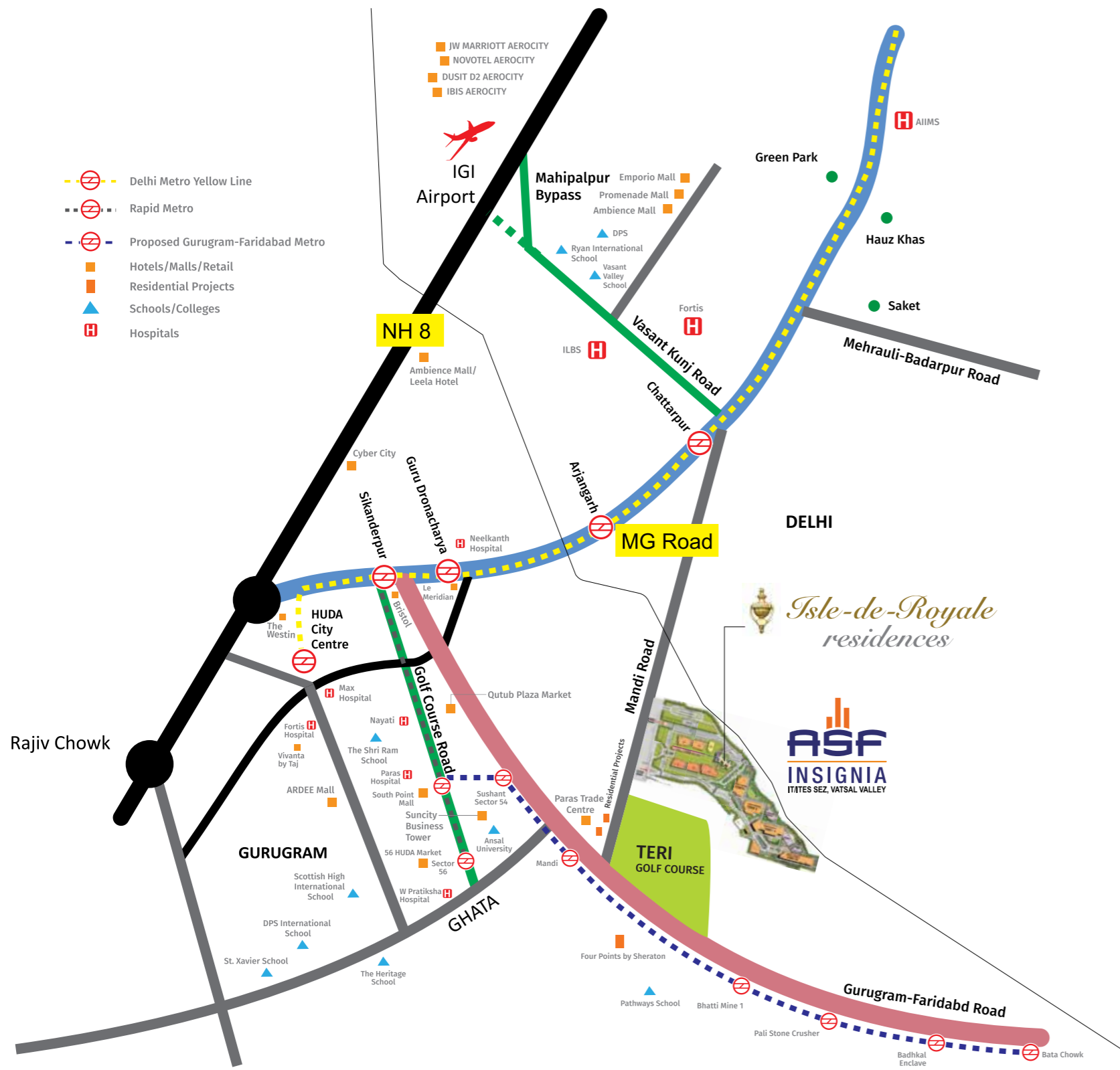
Isle-de-Royale Residences Actual View

Isle-de-Royale residences
the perfect symphony of
nature & living.



The spacious 2/3 BHK + Study at the Isle-de-Royale residences are surrounded by soul soothing greens away from the hustle-bustle. Presence of some of the top international IT and other globally reputed companies ups the commercial quotient a few notches higher. A home of your own at Isle-de-Royale residences brings the best of both worlds.

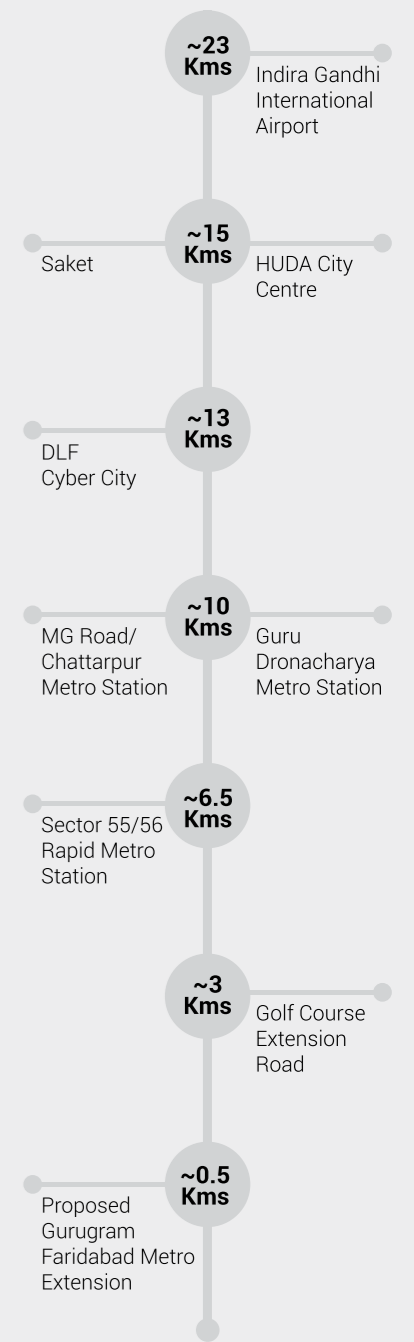




Location Map

- Schools**
 - Pathways School
 - The Heritage School
 - Scottish High International School
 - The Shriram School
 - St Xavier's High School
 - DPS International School
 - Ryan International School
 - Vasant Valley School
- Retail/Malls**
 - Paras Trade Centre
 - Sector 56 HUDA Market
 - Suncity Business Tower
 - Southpoint Mall
 - Qutab Plaza Market
 - Ardee Mall
 - Ambience Mall
 - Promenade Mall
 - Emporio Mall
- Hospitals**
 - W Pratiksha
 - Paras Hospital
 - Nayati
 - Neelkanth
 - Max
 - Fortis
 - ILBS

Distance from Key Locations



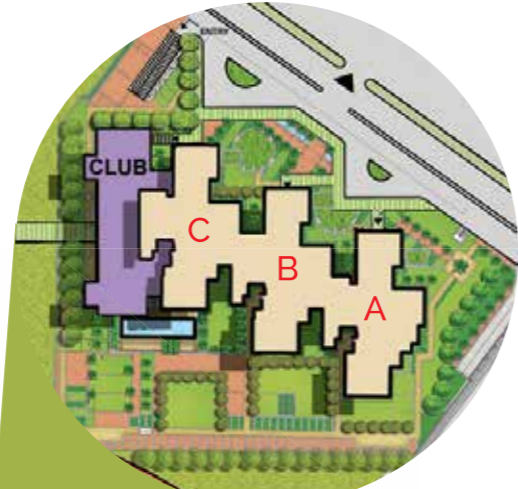
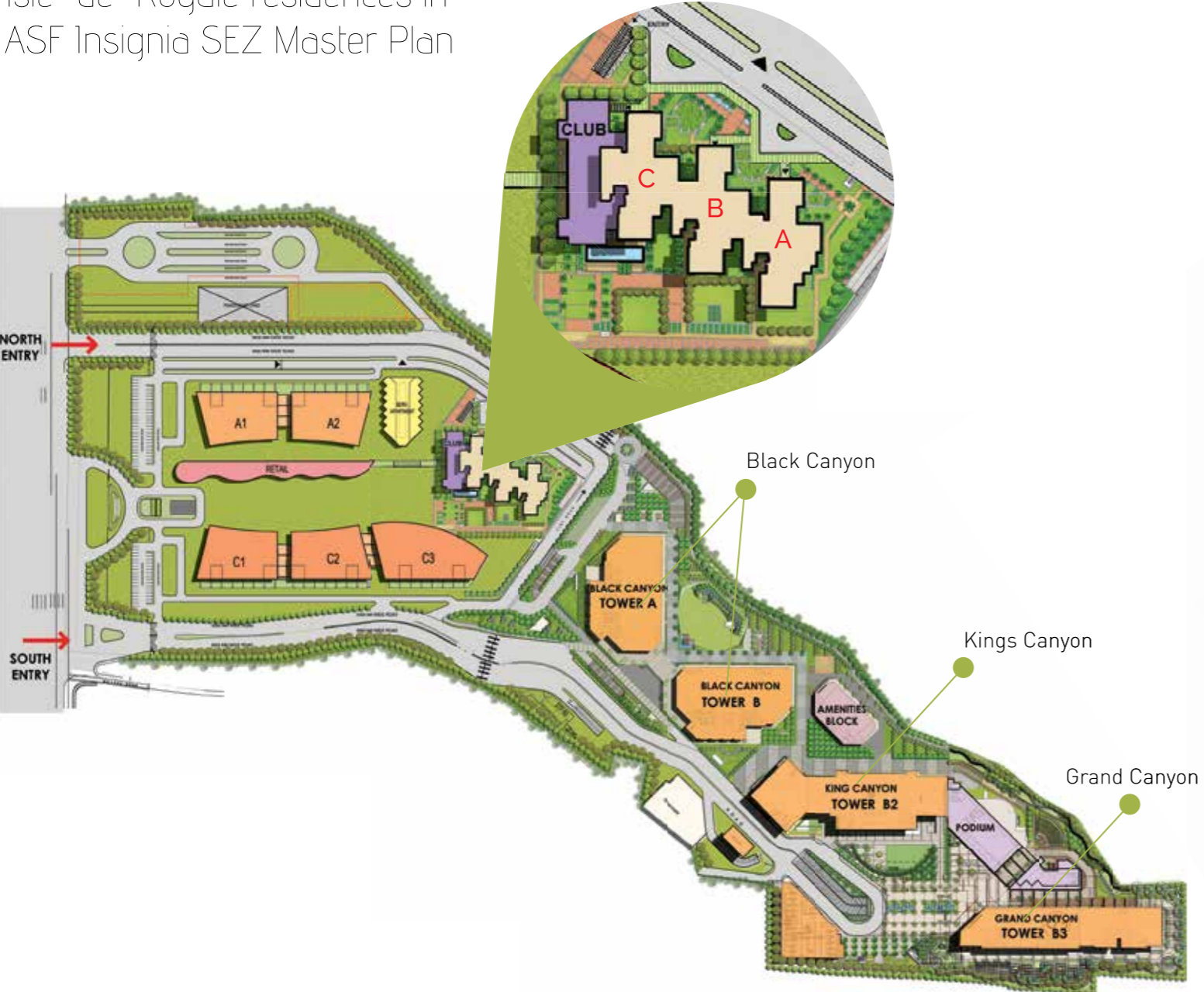
Scan for project location



* Use QR code scanner app.

Map not to scale and is for representation purpose only.

Isle-de-Royale residences in ASF Insignia SEZ Master Plan



Isle-de-Royale residences Master Plan



LEGEND	
A	HALF BASKET BALL COURT
B	KIDS PLAY AREA-1
C	KIDS PLAY AREA-2
D	SWIMMING POOL
E	BADMINTON COURT
F	CLUB
	<ul style="list-style-type: none"> • INDOOR GAMES • MULTIPURPOSE HALL • GYM • DINING AREA • CLUB TERRACE
G	WATER BODY



Entrance Portico Actual Image

Settle your senses into absolute smoothness.

After the power luncheons and high-teas, rest your heart and relax your mind at your home, equipped with innovative and **best-in-class amenities.**

Your apartment at Isle-de-Royale residences allows you to do just that, with amenities that seamlessly integrate innovation with convenience, to turn your home into a perfect abode.



Recreational Areas



Swimming Pool



Well-Equipped Gym



Basketball Court



Kids Play Areas



Multipurpose Hall



CCTV Surveillance



3-level Parking



24X7 Power Back-up



Badminton Court



3-tier Security

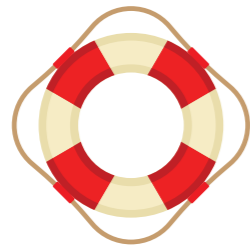


Driver's Room

Leisure

begins at the threshold of
your world.

You may start or end your day with a refreshing dip
at the **sparkling swimming pool**. Spend your
weekends in a stress-free way, with a game of pool,
basketball or simply teach your li'l ones some smart
swimming styles. Our swimming pool is ready for you,
when you are.



Club Swimming Pool Actual Image



Residence Club & Multipurpose Hall Actual Image



Lazy
rendezvous
to make your evenings interesting.

Enjoy those tête-à-têtes with friends or your loved ones, when you spend your evenings at our **state-of-the-art clubhouse** just a few steps away. Topping that is our terrace garden, which is exactly the kind of place you've been looking for your grand celebrations, parties and the after-parties. It's time to put on your party hat.

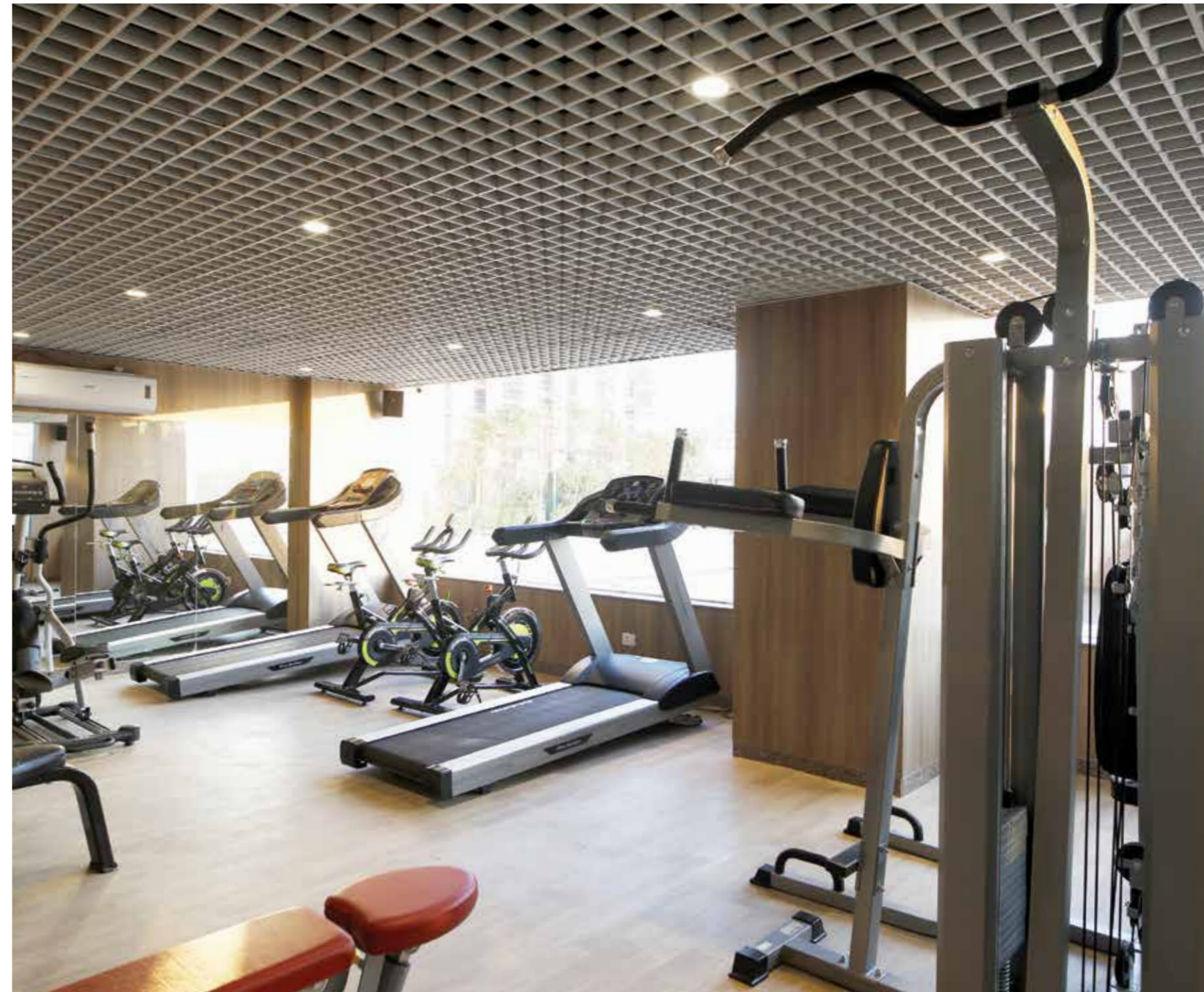


Fitness for you and frolicking for your li'l ones.

Burn some calories at the gym, take a relaxing dip in the pool or play a basketball game to make new friends. All you need to do is take your pick from the host of **recreational activities** available for adults and the li'l ones.

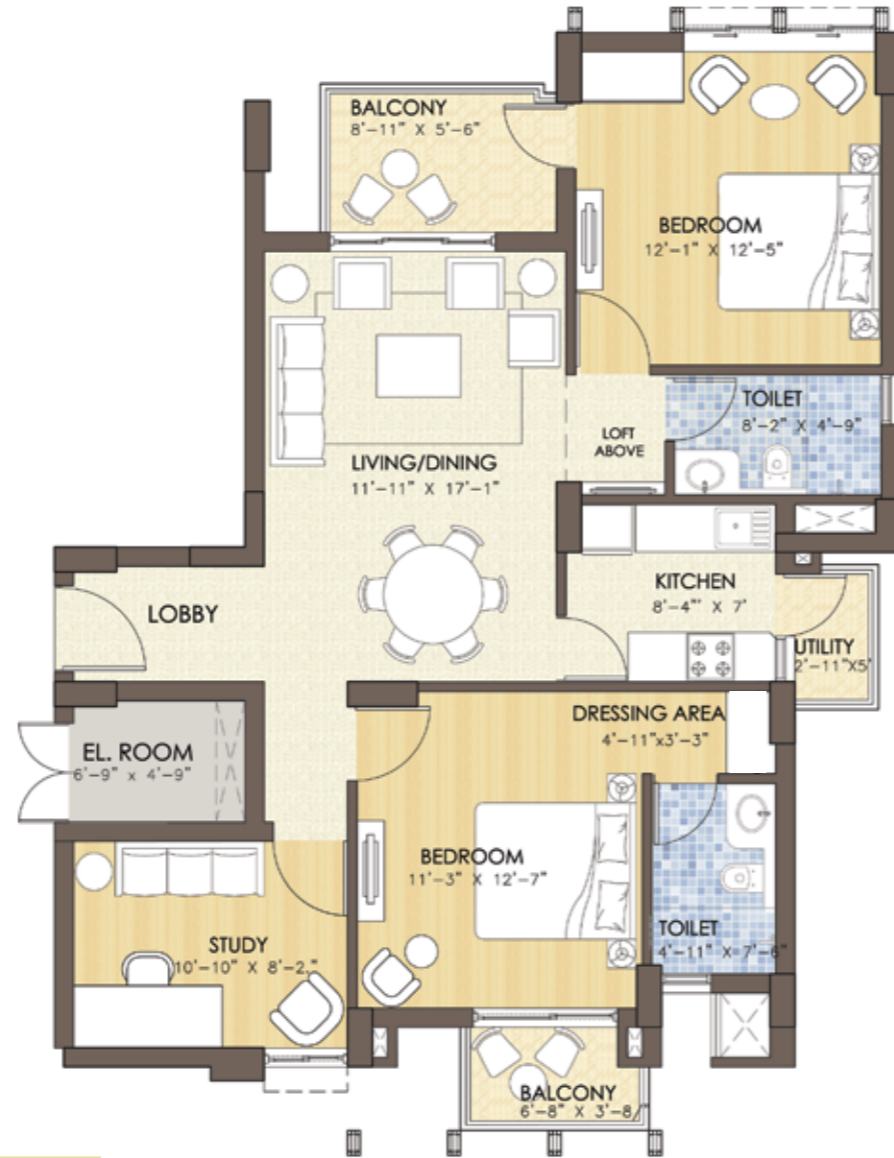
Let your li'l ones create their magic castles every day at the kids' zone, packed with recreational activities at the Isle-de-Royale residences. A li'l something for you and the apples of your eyes.

Basketball Court | Swimming Pool | Kids Play Zone | Table Tennis



Residence Club Play Area & Gym Actual Image

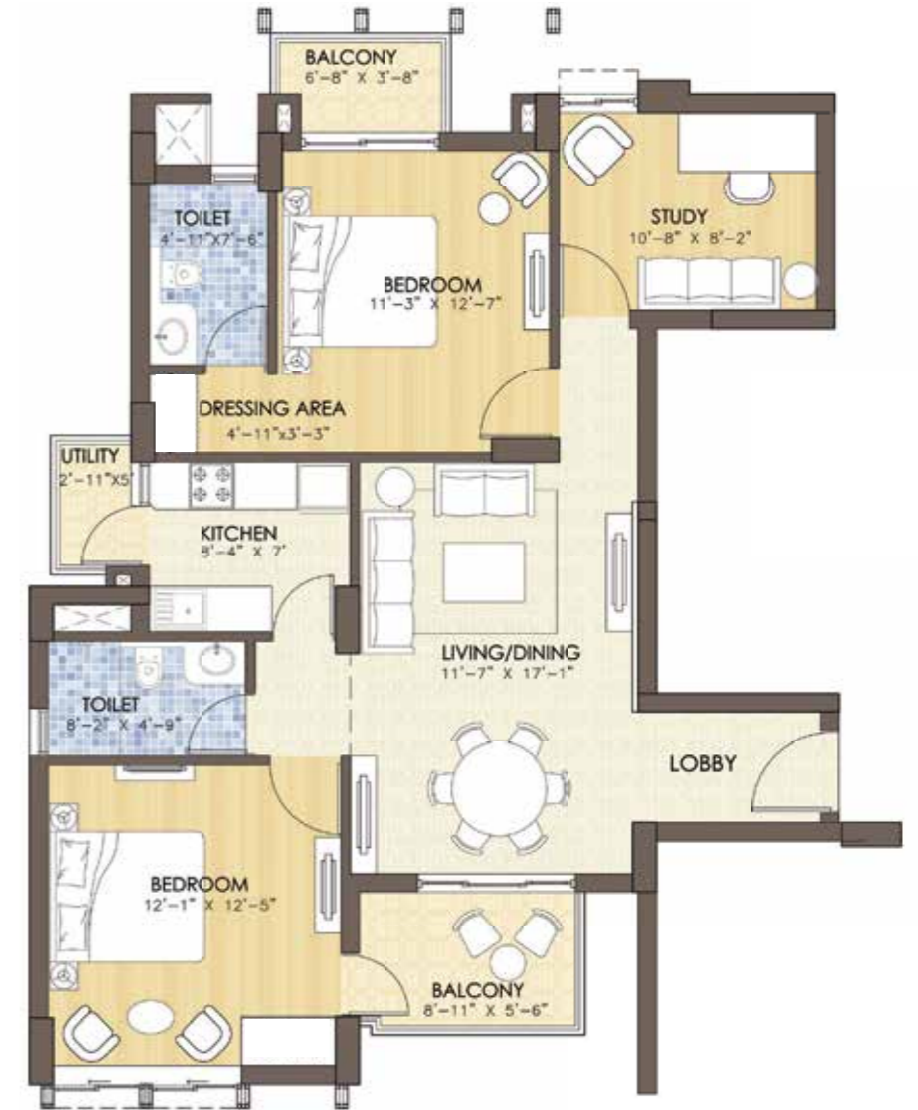
FLOOR PLANS 2 BHK+S



2 BHK + Study

1371 sq. ft.

Disclaimer: Furniture shown is for reference purpose and no furniture is being provided with the flats.



2 BHK + Study

1371 sq. ft.

Disclaimer: Furniture shown is for reference purpose and no furniture is being provided with the flats.



2 BHK + Study + Balcony

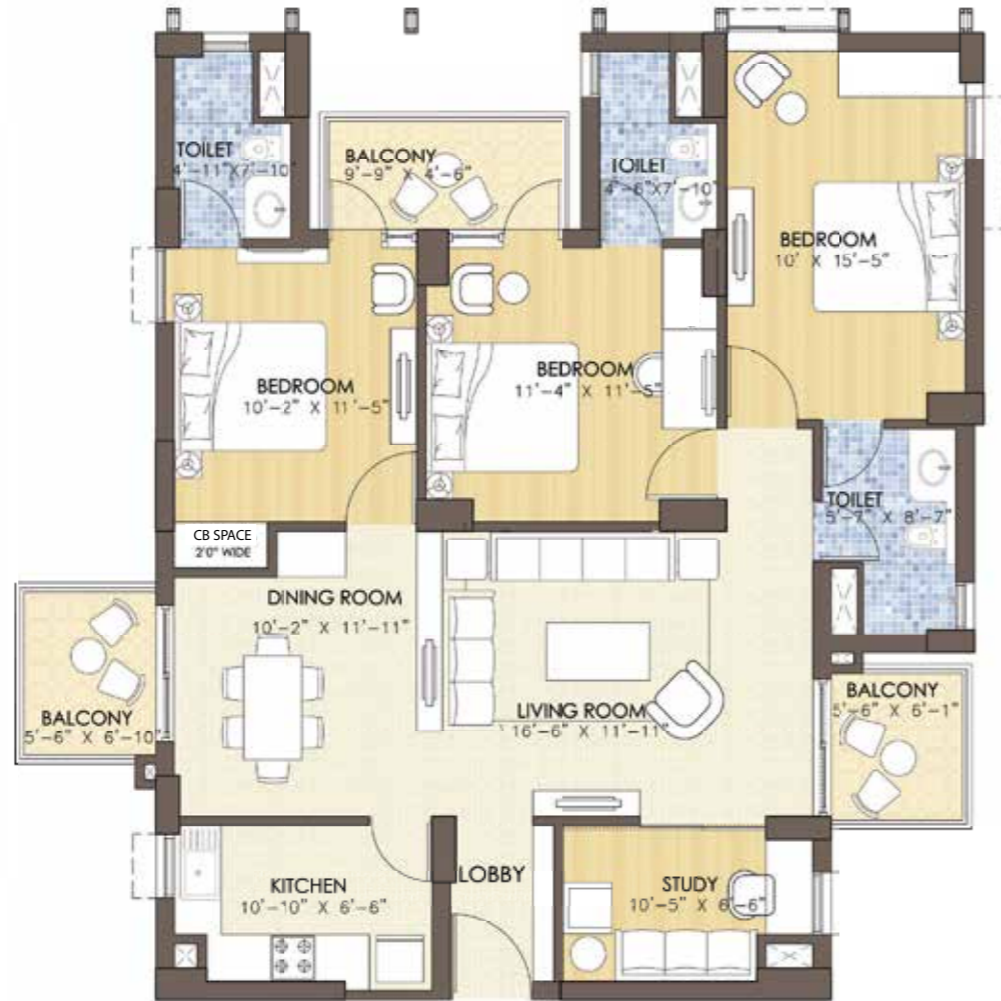
1500 sq. ft.



2 BHK + Study + Balcony + Terrace

1618 sq. ft.

FLOOR PLANS 3 BHK+S



Typical 3 BHK + Study

1733 sq. ft.

Specifications

Apartment Specifications						
Areas	Walls	Flooring	Ceiling	Doors	Windows/Glazing	Others
Living Area/ Dining	POP punning with acrylic emulsion paint	High performance vitrified tiles	Oil bound distemper	Entrance Door: 7-feet high moulded skinned polish finish door with brass/SS hardware	Powder coated aluminium window frames and glass shutters	Split AC
Bedrooms	POP punning with acrylic emulsion paint	Laminated wooden flooring	Oil bound distemper	Internal: 7-feet high flush doors with polish finish and SS hardware External doors towards the balcony: aluminium powder coated doors	Powder coated aluminium window frames and glass shutters	Split AC
Kitchen	Ceramic tiles up to 2 feet height above the platform & oil bound distemper in the remaining area	Anti-skid vitrified tiles	Oil bound distemper	Internal: 7-feet high flush doors with polish finish and SS hardware External doors towards the balcony: aluminium powder coated doors	Powder coated aluminium window frames and glass shutters	Granite counter top, Stainless steel sink with drain board, modular kitchen provision for geyser point, plumbing and electrical point for water purifier, geyser and chimney inside kitchen. CP fittings of standard quality
Balconies	Weather proof paint	Anti-skid vitrified tiles	Weather proof paint	External doors: Aluminium powder coated	NA	Aluminium & Glass/MS railing provided
Toilets	Ceramic tiles up to 7 feet height, rest oil bound distemper.	Anti-skid ceramic tiles	Oil bound distemper	Internal: 7-feet high flush doors with polish finish and SS hardware	Powder coated aluminium window frames and glass shutters	Granite/Marble counter top premium vitreous fixtures along with premium CP fittings of standard make. Hot and cold wall mixer. Electric point for geyser
Study Room	POP punning with acrylic emulsion paint	Laminated wooden flooring	Oil bound distemper	7-feet high aluminium powder coated door		
Common Areas Lifts/ Lobbies/ Corridors	Mix of granite/high performance vitrified tiles in common lobbies. Lights: decorative lights. Walls: combination of granite & acrylic emulsion. Staircase: stone flooring with OBD wall finish		Gypsum false ceiling in common lobbies	Aluminium powder coated doors at ground floor level	Powder coated aluminium frames and glass shutters	

About Group

ASF has already delivered over 3 million sq. ft. of workspaces and has established a tangible footprint in northern India by completing a number of projects, which are all leased to top MNCs. ASF takes great pride in creating spaces that are not just functional & plush, but which are inherently "intelligent". Riding its growth curve, ASF Group is developing an information technology sector specific Special Economic Zone (IT-SEZ) at Gurugram (India) – "ASF INSIGNIA". The project is planned as a world-class, eco-friendly, iconic destination development. ASF Group of Companies is owned and controlled by Mr. Anil Saraf & Family. ASF enterprises are managed by a critical mass of highly-skilled and innovative professionals, with support of an internationally acclaimed panel of experts.

General Specifications	
Structure	RCC framed structure designed as per relevant codes and seismic zone IV.
Electrical	Adequate points with modular switches and concealed conduits for power, lighting & fans, ELCB & circuit breakers of suitable capacity. Fire Retardant Low Smoke and Low Halogen (FRLSH) Wires are used for wiring.
Communication	Telephone points in living and all bedrooms. Internet wiring in study room.
Lifts	High-performance lifts of reputed make.
Façade	Combination of textured paint / stone / ACP.
Landscaped Areas	Richly landscaped outdoors / vistas / gardens.
Services Infrastructure	Gated residential community, treated water supply, waste management disposal, power back-up services.
Security and Fire Fighting	Provision for optical fiber network, video surveillance system, perimeter security and entrance lobby security with CCTV cameras, fire prevention, suppression, detection & alarm system as per relevant fire norms.

Some of the Delivered Projects



Vatsal Valley



Vatsal Valley



Vatsal Valley



Vatsal Valley



Udyog Vihar Phase-IV
Gurugram



Udyog Vihar Phase-IV
Gurugram



Sector-63, Noida



Sector-63, Noida

Upcoming Project



Vatsal Valley

Indian Consultants

Architects: Sikka Associates | **Landscape Consultants:** Integral Design

MEP consultants: Sunil Nayyar Consultants & MKG Consultants.

Civil Contractors: Shapoorji Pallonji & Co.Ltd

International Consultants

Landscape & Sustainable Architects: ERM, India & Australia

Building Architects: Woods bagot, Australia and Hong Kong | **M & E Consultants:**

Mott Connell, Hong Kong | **Master Planners:** Urban Design & Planning Consultants, Hong Kong

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