



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

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.

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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.





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.



Artistic Impression



LOCATION MAP

Located Just 100 mtrs. from the
Jaipur - Rewari Expressway

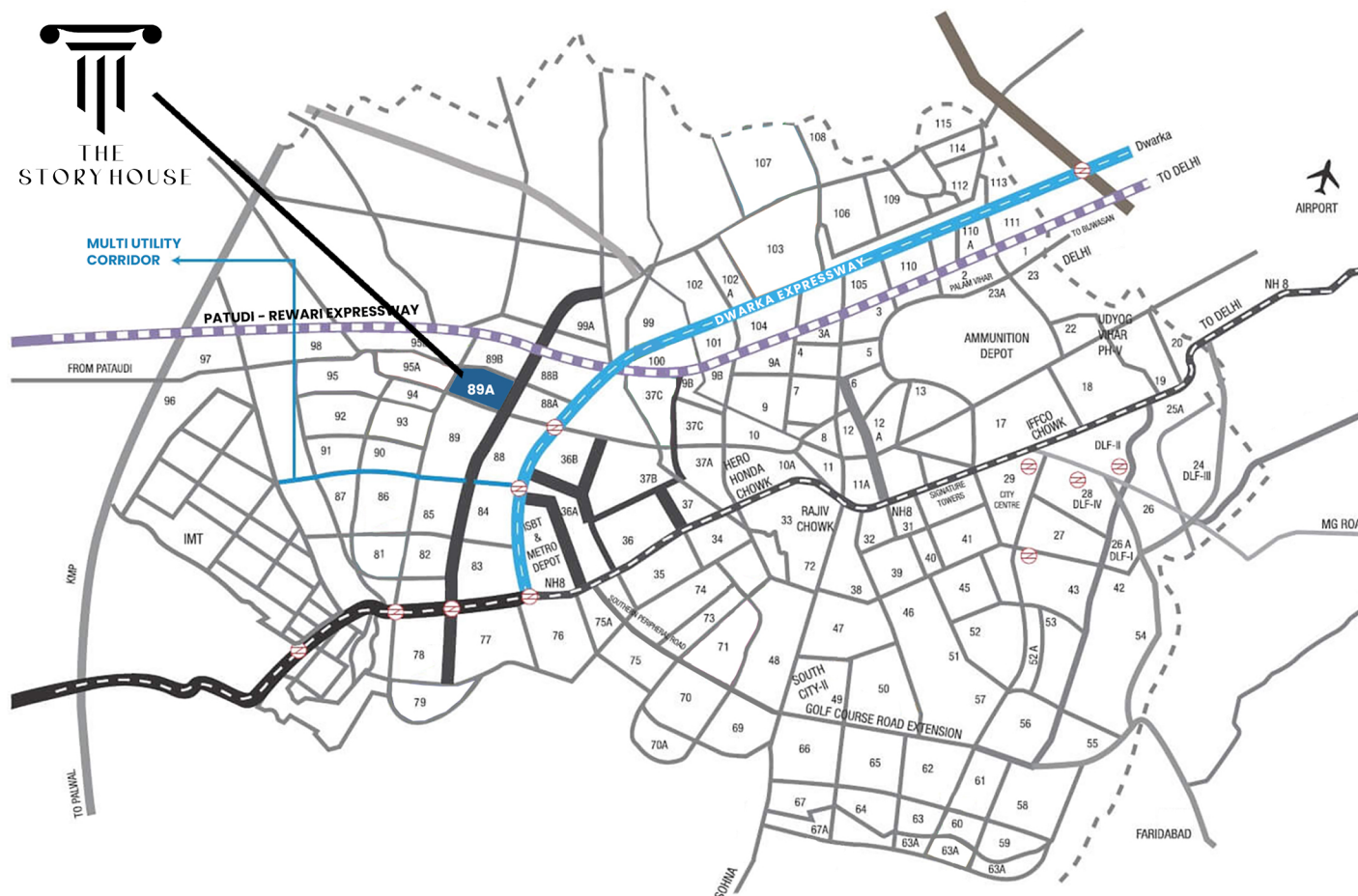
2 Minutes Drive Away from
Dwarka Expressway,

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.





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



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.





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

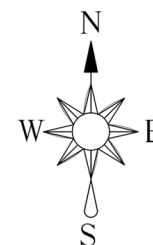
2 BHK UNIT TYPE 1

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.



2 BHK UNIT TYPE 1

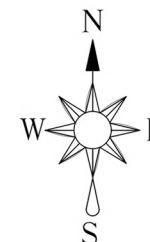
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2 BHK CLUSTER PLAN



3 BHK UNIT TYPE 1

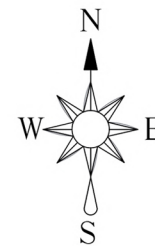
Carpet Area	1019.314	Sq.ft.
Balcony Area	109.254	Sq.ft.
Built up Area Including Walls	309.250	Sq.ft.
Loading Of Circulation Area	383.204	Sq.ft.
Super Built Up Area	1785.00	Sq.ft.

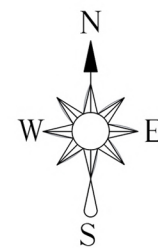
3 BHK UNIT TYPE 2

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.
Super Built Up Area	1785.00	Sq.ft.

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3 BHK CLUSTER PLAN



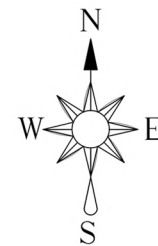


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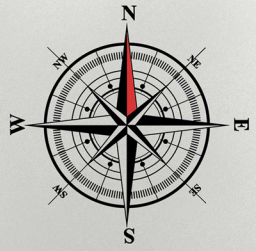
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SITE PLAN



Integrated Township



SPECIFICATIONS

LIVING / DINING	SPECIFICATION DETAILS	MAKE
Floor	Tiles: Porcelain / Full Body/ GVT	(Somany / Kajaria/ Simpolo or equivalent)
Wall	Emulsion Paint / OBD	(Asian/ Berger or equivalent)
Ceiling	Emulsion Paint / OBD	(Asian/ Berger or equivalent)
Main Door	1 hr Fire rated Door	as per ISI certification
Internal Doors	Polished/Laminated Flush Doors	
External Doors / Windows	Aluminium with toughen glass (as per design and specification)	(Eternia / Fenesta or equivalent)
BEDROOMS		
Floor	Tiles: Porcelain / Full Body/ GVT	(Somany / Kajaria/ Simpolo or equivalent)
Wall	Emulsion Paint / OBD	(Asian/ Berger or equivalent)
Ceiling	Emulsion Paint / OBD	(Asian/ Berger or equivalent)
Internal Doors	Polished/Laminated Flush Doors	
External Doors / Windows	Aluminium with toughen glass (as per design and specification)	(Eternia / Fenesta or equivalent)
TOILETS		
Floor	Anti Skid Tiles	
Wall	Ceramic Tiles up to door level & above door level OBD	
Ceiling	OBD	(Asian/ Berger or equivalent)
Counters	As per design and specification Master bedroom- Granite counter with washbasin Other Toilets- Washbasin with pedestal	
Sanitaryware / CP fittings	Wall hung WC / CP Fittings	Somany / Cera / Parryware or equivalent
Internal Doors	Double Swing door painted/Polished/Laminated Flush Doors	



SPECIFICATIONS

Kitchen		
	SPECIFICATION DETAILS	MAKE
Floor	Tiles: Porcelain / Full Body/ GVT	(Somany / Kajaria/ Simpolo or equivalent)
Wall	Tiles 2ft above counter rest OBD/ emulsion paint	(Asian/ Berger or equivalent)
Ceiling	OBD	(Asian/ Berger or equivalent)
Counters / slab	Modular Kitchen with stone top (as per design and specification of architect)	
Gas leak detection system	As per ISI certification	
BALCONIES		
Railing	As per architectural design	
Floor Tiles	Anti Skid tiles	(Somany / Kajaria/ Simpolo or equivalent)
Wall	Exterior Paint / OBD	(Asian/ Berger or equivalent)
Celling	OBD	(Asian/ Berger or equivalent)
INTERNAL & COMMUNAL AREAS		
Corridor	Anti skid tiles	
Railing	MS painted	
Staircase	Precast tiles / Stone	
Walls & ceiling	OBD	(Asian/ Berger or equivalent)
ADDITIONAL FEATURES		

Provision of alarm system | washbasin/counter with grab rail | Intercom facility in apartments

Handrails will be fitted in staircases, End of handrails will be rounded | Door opening between jambs will be minimum 900 mm in width

Door knobs grip & lever type handles will be of standard size | All external windows/doors will be fixed cum sliding



SPECEIFICATIONS

RCC SUPER STRUCTURE

Design & constructed as per National Building Code

FIRE SAFETY SYSTEMS

As per design approved, specification & approved fire scheme

LIFTS

Two lifts per tower designed to accommodate stretcher.
Provision of emergency call button & other features as mandated
Lifts will be from Schindler, KONE or Equivalent

SECURITY

CCTV in common areas
Intercom facility
Security services will be managed by professional security agencies

WALK WAYS / FOOTPATHS / ROADS

Ramps will be provided wherever necessary for wheel chair accessibility
Anti skid tiling / stone / precast tiles / RCC will be used
Landscaping with adequate lightning & greenery for a screne & comfortable living

POWER BACK UP

All external common areas will have power backup
Internal power backup will be 3 KVA for 2 BHK and 4 KVA for 3 BHK

MEDICAL SERVICES & ACTIVITIES

24X7 Ambulance services
Emergency Tie up with nearest hospital
Wheel chair in each tower
Physiotherapy Room
Yoga Room
Meditation room

SUSTAINABLE LIVING

Rain water harvesting
STP for reuse of water for landscaping & Dual water system
Trees & Shrubs



Arttech Elegant Housing LLP

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

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