

# LIFESTYLE

◉ LUXURY APARTMENTS ◉



DERA BASSI  
**GOLF MEADOWS**

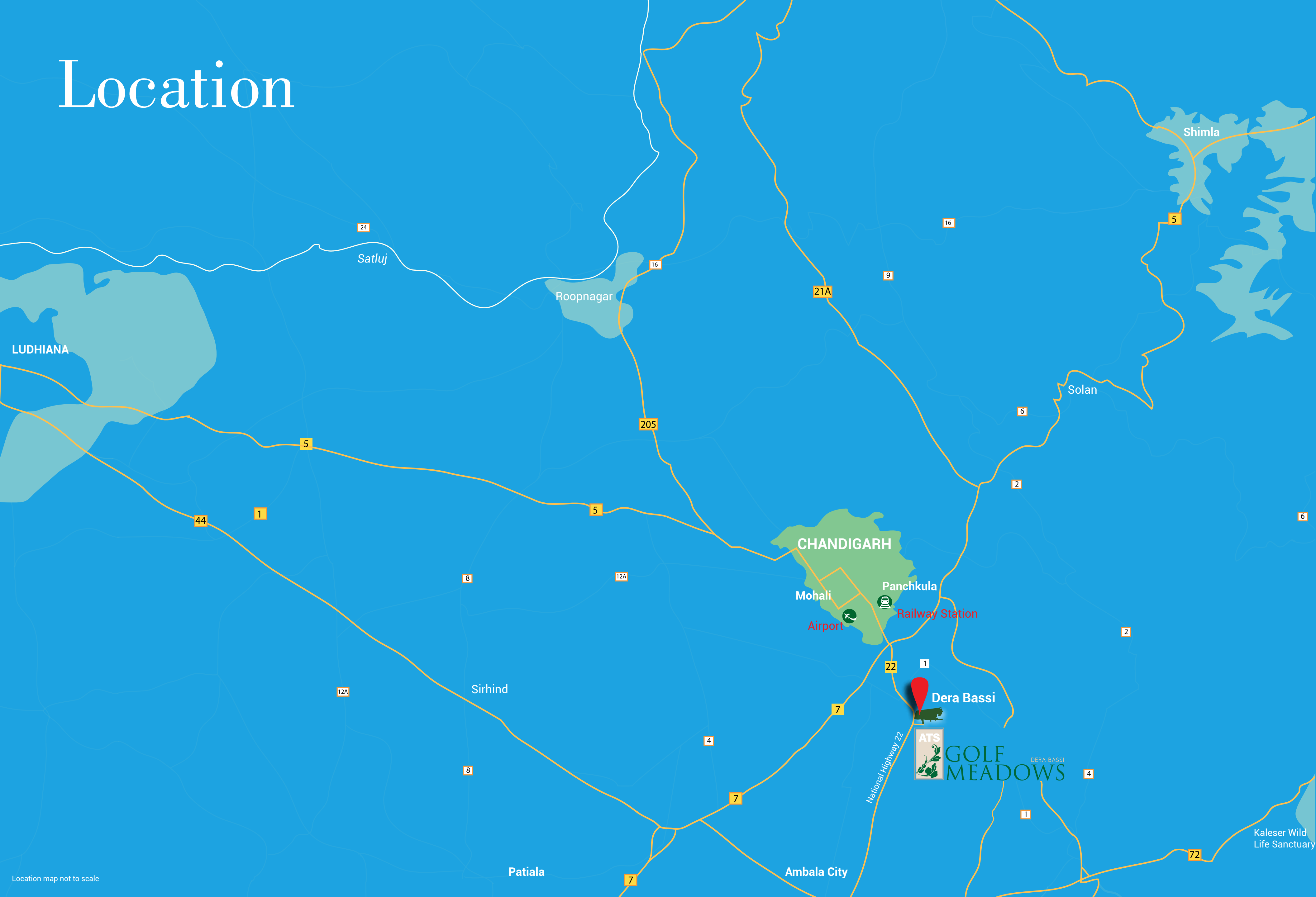
◉ A 300 ACRE TOWNSHIP OF CURATED LUXURY ◉



*🌿 Welcome to Golf Meadows, a 300 Acre Township of Curated Luxury,  
located at the Gateway to Chandigarh, Dera Bassi. Designed and planned for  
the utmost comfort and serenity for its residents, the Golf Meadows Township is  
a modern day homage to the visionary architecture of Chandigarh. 🌿*

- 🌿 10 mins. from Chandigarh Airport
- 🌿 15 mins. from Chandigarh Railway Station
- 🌿 5 mins. from McDonalds
- 🌿 5 mins. from Bharti Walmart
- 🌿 9 km. from Chandigarh border

# Location



Location map not to scale

# A Curated 300 Acre Integrated Township at the Gateway to Chandigarh.



The plan shown is for demonstrative purpose only and is subject to change.

DERA BASSI

- 1. Hotel
- 2. Hospital
- 3. Retail
- 4. Offices
- 5. Lifestyle
- 6. Prelude
- 7. ATS Valley School
- 8. Flagship Clubhouse
- 9. Independent Floors and Apartments
- 10. Golf Course

- 11. Meadows 1
- 12. Meadows 2
- 13. Meadows 3





# Mediterranean Inspired Homes



The Golf Meadows township has been designed by acclaimed U.S based architect, ORU Bose. Textured facades embellished with Venetian motifs, Clay Tiled Roofs and Stone Walkways meandering through beautifully landscaped lush green meadows spread against the wide open skies of Dera Bassi's country side—LIFESTYLE apartments at Golf Meadows are a true mediterranean retreat.



# Your Grand Stage for a Lifetime.



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Connoisseurs Welcome

*A bespoke home to match your refined sensibilities.*



# LIFESTYLE BECKONS

*A place where you can finally be yourself.*



The skyline of the 14 towers at ATS LIFESTYLE spreads across 26 Acres of the 300 Acre Golf Meadows Township. ATS LIFESTYLE features over 1000 homes with spacious layouts in premium finishes along with the comfort and convenience of shopping, world-class leisure and recreational amenities set against the luxurious backdrop of the private 9-hole golf course at Golf Meadows.



Elegance, Comfort, Beauty, Leisure, Convenience.

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# Clubhouse

15,000 square feet of Leisure in LIFESTYLE'S Clubhouse

*Live life truly. Richly.*



ATS LIFESTYLE is replete with finely appointed amenities that have become the hallmark of ATS properties. The exclusive clubhouse at LIFESTYLE features a magnificent Pool, Gymnasium, Squash and Tennis courts, Table Tennis, Billiards, Meditation and Yoga Rooms, community gathering halls and Wi-Fi Connectivity.







# A Grand Statement of Style & Luxury.

*Light & Space.*

Two salient elements that define the beautiful living spaces of LIFESTYLE towers. Rich details of wooden and vitrified flooring, enameled flush doors, high ceilings, expansive layouts finished exquisitely to welcome you into an oasis of true comfort.



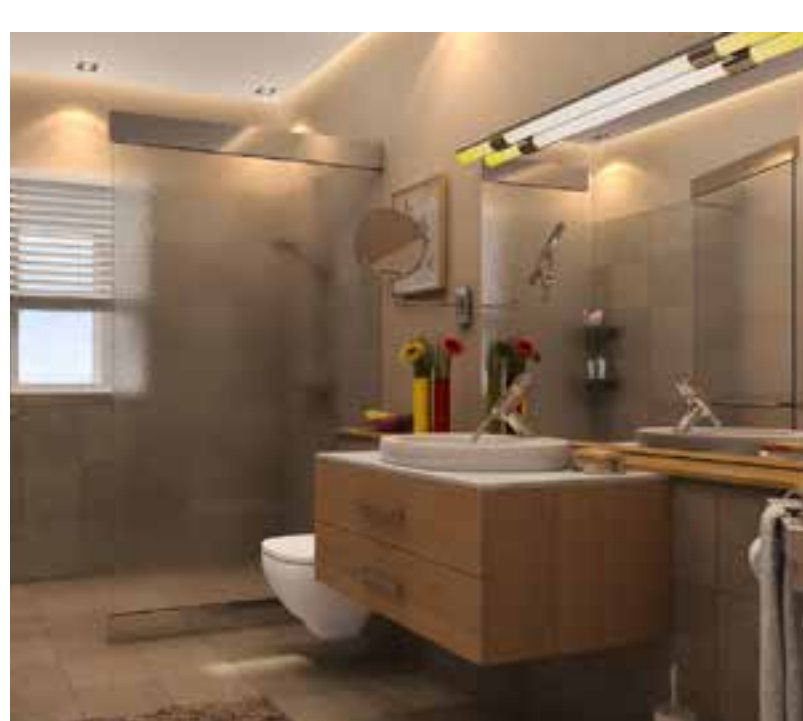


# Exquisite Interiors

*Greet glorious mornings and dreamy sunsets  
from your LIFESTYLE bedrooms*



Framed by the wide-open skies and verdant vistas of Golf Meadows, the exquisite LIFESTYLE apartments are designed to extend the beauty of the outdoors into your living experience. Featuring expansive bedrooms and living rooms that lead into spacious private balconies along with thoughtfully designed bathrooms with premium flooring and fixtures.



The image shown is for demonstrative purpose only and is subject to change.



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# Kitchen & Dining

*A well-designed kitchen opens up the world of culinary magic.*



Kitchens at LIFESTYLE have been designed with the highest attention to form and function: glistening granite counters, modular cabinets, vitrified tiled flooring and ample room for state-of-the-art appliances. Opening into a lavish dining hall with generous windows, the culinary design at LIFESTYLE apartments awaits true connoisseurs of taste.



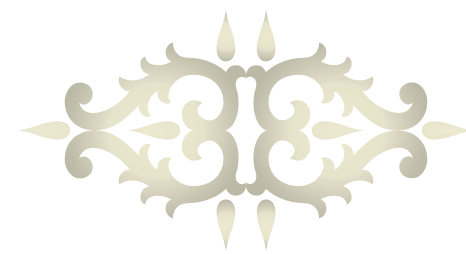


OWN

YOUR TOWN

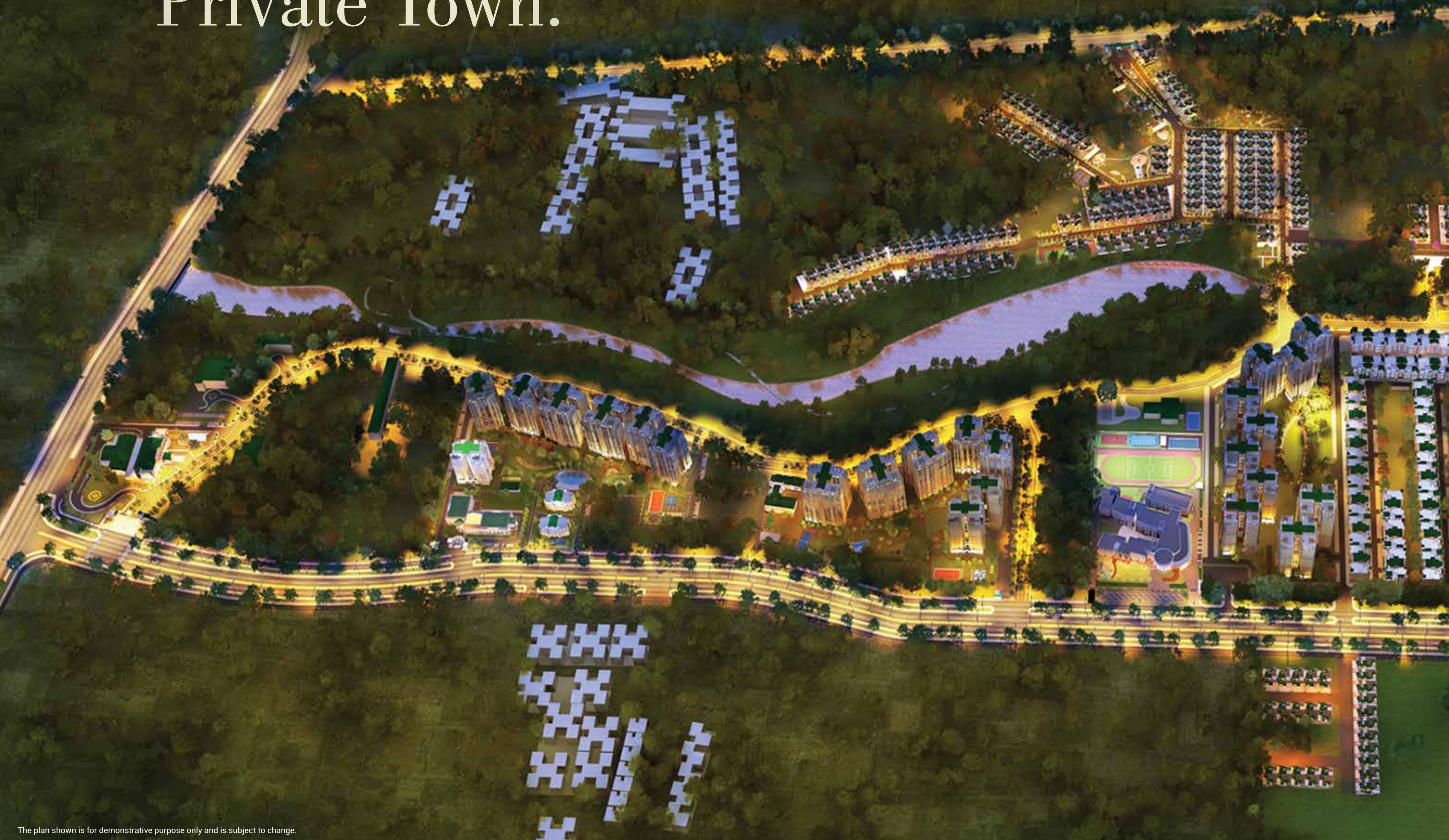
YOUR ZIP CODE

YOUR FREEDOM



# Welcome to Your Own Private Town.

SCHOOL. HOTEL. HOSPITAL. SHOPPING ARCADES. SPORTS ZONES.  
OFFICE COMPLEX. CLUBHOUSE AND GOLF COURSE...  
DISCOVER 300 ACRES OF YOUR OWN PRIVATE BLISS.



10 mins. from Chandigarh Airport

15 mins. from Chandigarh Railway Station

5 mins. from Bharti Walmart Store

5 mins. from McDonalds

9 kms from Chandigarh border



LIFE AS IT WAS ALWAYS  
MEANT TO BE LIVED.



GOLF  
MEADOWS

DERA BASSI

A 300 ACRE TOWNSHIP OF CURATED LUXURY

# Flagship Club House




## 9-Hole GOLF COURSE

*Relax over a round of Golf everyday.*

*In your private Golf Course, covering almost 12% of the 300  
Acre Township, daily living at the Golf Meadows is a beautiful  
indulgence.*





# Luxuries & Essentials of Life.

## At your Doorstep

*Acres of Amenities.*

- ♣ 5 Star Hotel with Banquet Halls.
- ♣ Office Complex designed with international business standards.
- ♣ Recreation and Sports Arcades.
- ♣ Prestigious Private School.
- ♣ Private Golf Course.
- ♣ Multi-Speciality Hospital.
- ♣ Sports Arcades, Gaming Zones, Cricket Pitches,  
Lawn Tennis Courts, Skating and Jogging Tracks.
- ♣ Amphitheatres.
- ♣ Broadband Connectivity.
- ♣ Spa Facilities.
- ♣ 60 Meter Wide, 4 lane master plan road connecting directly  
into the Township.
- ♣ 60 feet wide internal roads connectivity.
- ♣ More than 70% green area.





# A Well-Lived Life

Cycling



Convenience



Comfort



Private Golf



Private Pools



Health care



Shopping



Spacious I ndoors



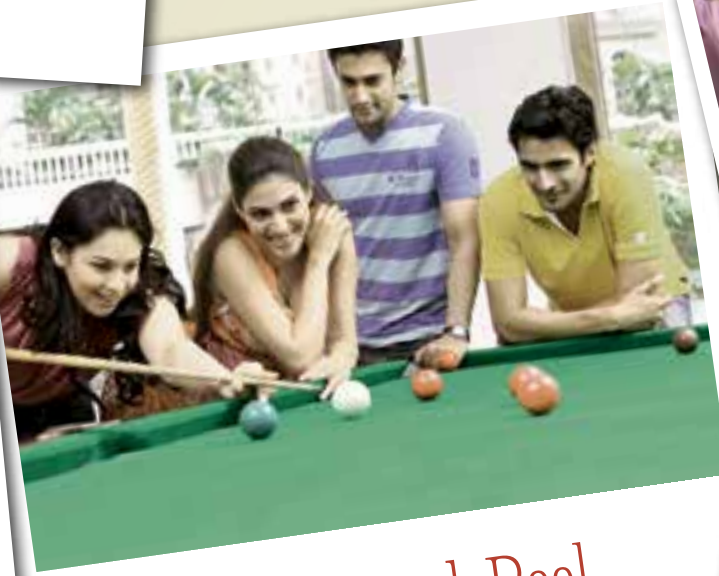
Lush Greens



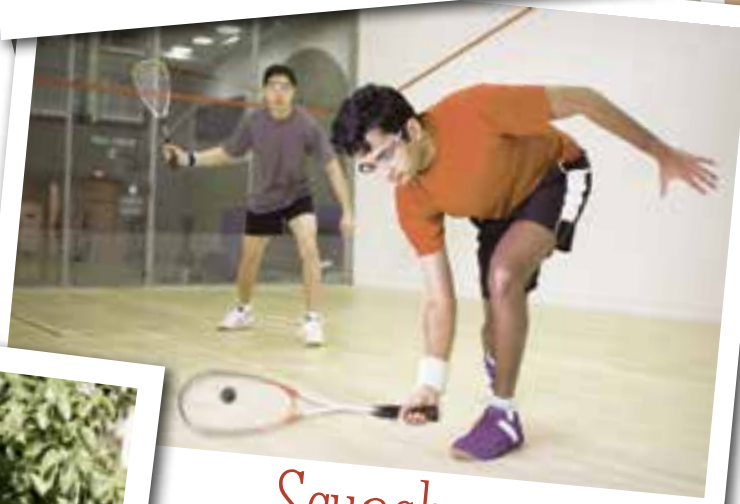
Education



Pure Leisure



Billiards and Pool



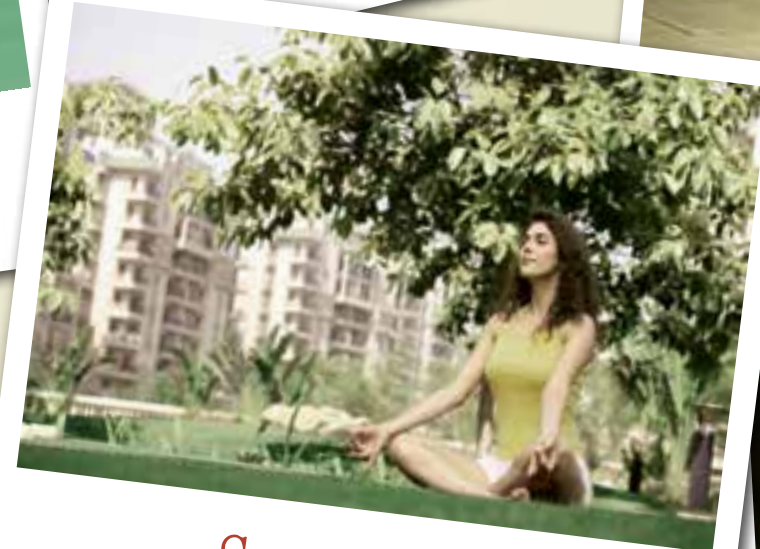
Squash



Tennis



Swimming



Serenity



Wi-Fi Connectivity



Light & Space



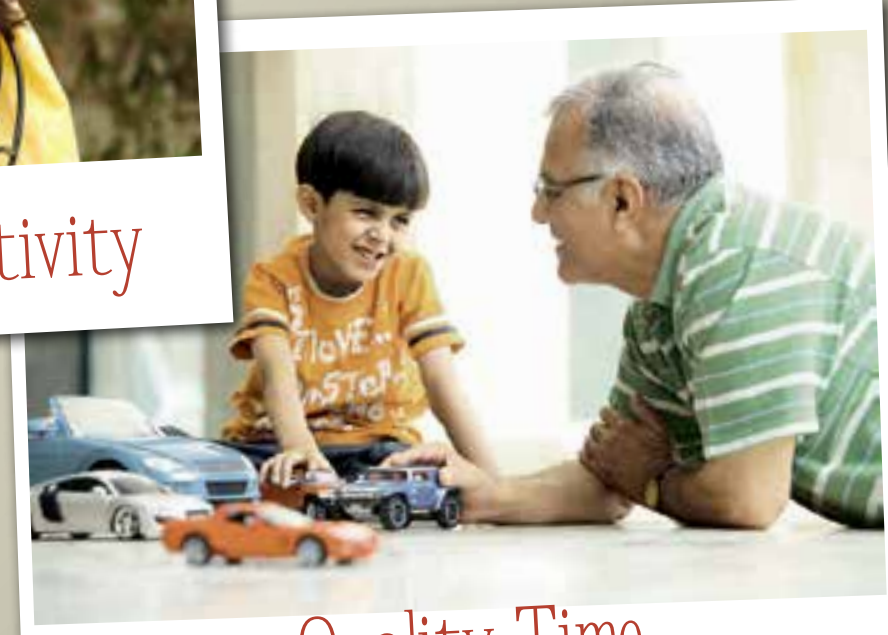
Play areas



I ndoor Fun



Gym



Quality Time

Dwell in the lap  
of the Shivalik Ranges.

Beauty. Nature. Bliss.

*A picture perfect terrain.*



# Welcome to the **ATS** Family.

In 1998, ATS began building homes on the foundation of some core ethical values—Integrity, Trust, Transparency and deep respect for Nature. We partnered with visionary architects who designed beautiful light-filled homes framed with expansive green outdoors. Ensuring the highest standards of construction while remaining uncompromising in the management and upkeep of our properties, we designed not just homes but also complete lifestyles of comfort, joy and serenity for our residents. Our singular focus is to build our clients' dream homes that surpass their expectations. Today to our immense pride, ATS is counted among the most respected developers in India. ATS GREENS I, ATS GREENS II and ATS VILLAGE in Noida were some of our early projects followed by ATS PARADISO, ATS PRELUDE, ATS ADVANTAGE, ATS ONE HAMLET, ATS KOCOON, ATS TRIUMPH and ATS LIFESTYLE in the 300 Acre Township of Golf Meadows in Dera Bassi.

In creating *"the better way home"* for our customers, ATS has been rewarded with unflinching loyalty, with residents often claiming that *"once you have lived in an ATS home you cannot live anywhere else again."* Superb construction, exceptional design, lush green landscaped outdoors, timeless architecture, world-class amenities and well-maintained facilities are the hallmark of ATS properties today. We have thoroughly enjoyed this journey and we remain steadfast in our commitment to building homes that make our customers comfortable and our country proud.

It is with great pleasure that we welcome you into the ATS family at the Golf Meadows Township.

*We invite you to join the proud family of over*  
**5,000 ATS Residents.**



ATS GREENS I  
Noida



ATS GREENS II  
Noida



ATS VILLAGE  
Noida



ATS PARADISO  
Greater Noida



ATS ONE HAMLET  
Noida



ATS KOCOON  
Gurgaon



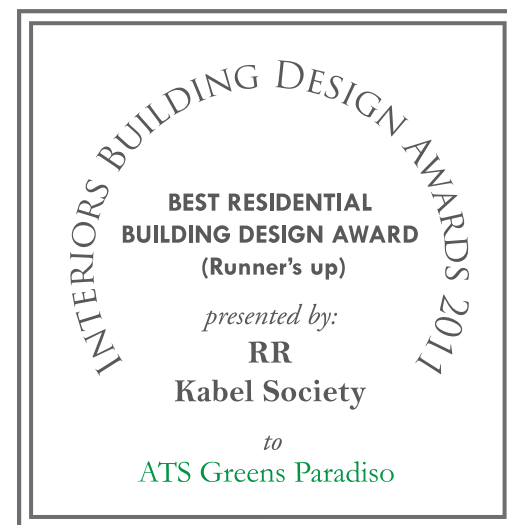
ATS ADVANTAGE  
Indirapuram



ATS PRELUDE  
Dera Bassi



# ATS Accolades



## Serenity And Convenience : LOCATION

"I'm happy I chose to make my home here. The location is amazing, convenient but not congested, like some parts of Noida. I think ATS has a knack for choosing the best locations."

Sudesh Bhagat C/GF-2, ATS Greens I, Noida

## A Home With A View : SITE PLANNING

"When we visit our friends in other colonies, we realise how lucky we are to be in ATS Village. This project has good planning; and that means good everyday living."

Arite Hirsch 2394, ATS Village, Noida



## Spread Your Wings : ENVIRONMENT

"I don't feel I'm living in an urban apartment block. It's like having a home in a holiday resort. The grounds are beautiful and spacious and so green, that I feel bad for people who don't live in ATS."

Puneet Nagi 471, ATS Village, Noida

## Living In Style : AMENITIES

"I always take guests to the club or the pool for a while. Their eyes pop open when they see what we have. Every complex has a pool these days, but at ATS it's extra special. You feel like you're in Europe or somewhere."

Dr. (Col.) Prasanta Kumar Ghosh ATS Greens II, Noida



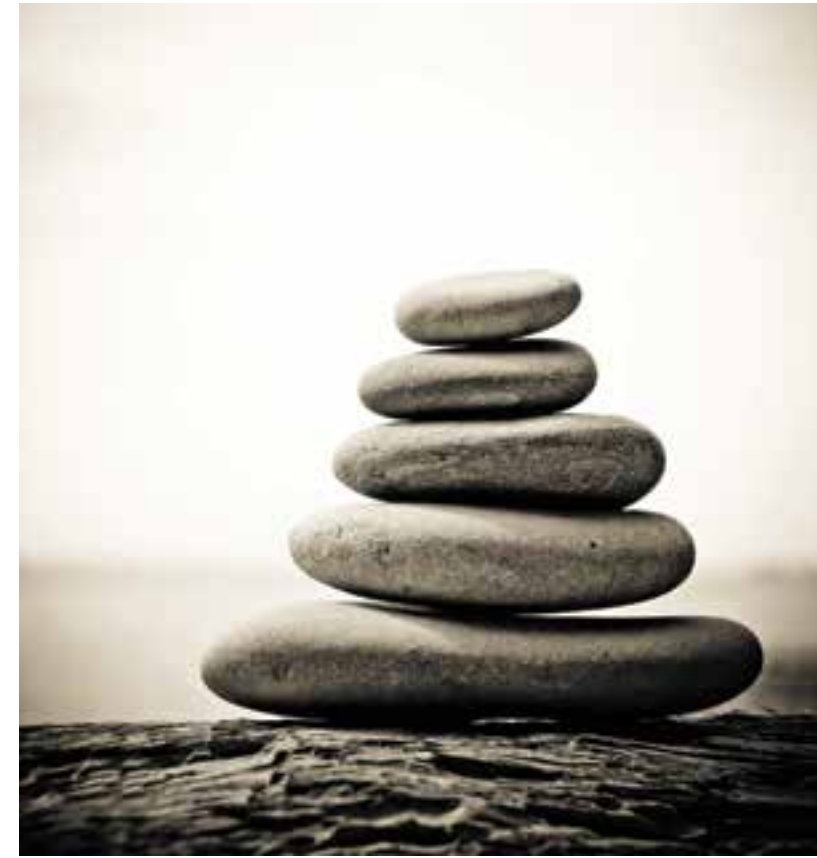
## The Great Indoors : INTERIORS

"As a woman, I appreciate the value of a practically-designed home, and ours is a joy to live in. The kitchen must have been designed by someone who loves cooking."

Meghna ATS Village, Noida

“The Hallmark of every ATS project is quality construction, superb design, well-planned and thought out spaces, that result in a special living experience in all ATS properties.”

- *Hindustan Times, 2011*

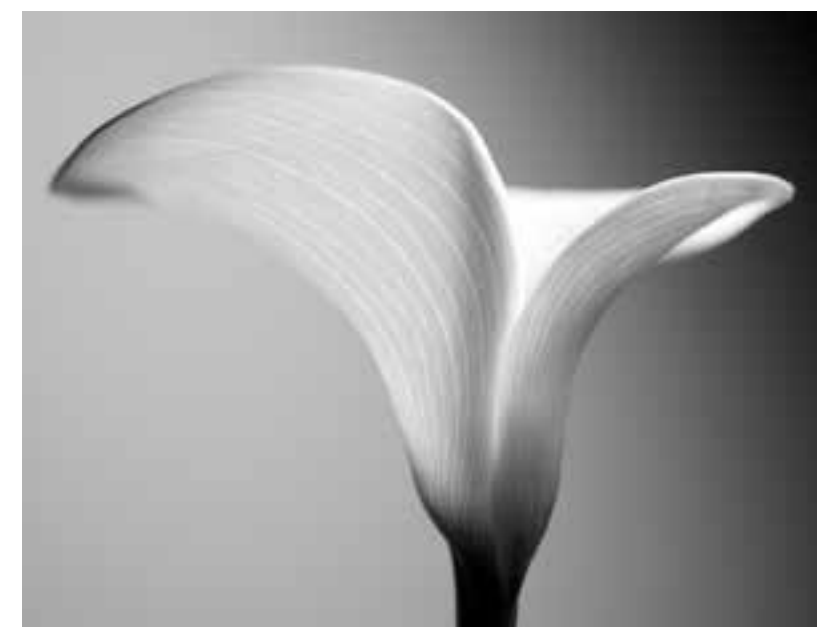


“ATS’ willingness to go above and beyond their customers’ expectations is just the beginning of the company’s long list of accomplishments.”

- *Star Realty Book 2011-2012*

“ATS has set the benchmark for quality construction and timely completion of projects.”

- *Mail Today, 2012*



LIVE WHERE YOU  
CAN ENJOY  
THE TRUE JOYS  
OF LIFE.

# Specifications

<b>FLOORING</b>	Marble/ vitrified tiles flooring in living, dining & lobby; wooden/ vitrified tiles flooring in bedrooms; vitrified tiles in kitchen, utility, servant room and toilets in ceramic tiles. Staircase & landings to be in Kota/ Terrazzo flooring. Balconies will be in anti-skid ceramic flooring.
<b>DADO</b>	Glazed tiles of required heights in toilets & 600mm height above kitchen counter slab in appropriate colour & paint.
<b>EXTERIOR</b>	Appropriate finish of texture paint of exterior grade water proof paint.
<b>RAILINGS</b>	All railings will be in MS as per design of the architect.
<b>KITCHEN</b>	All kitchen counters in pre-polished granite/marble stone, electrical points for kitchen chimney & hob, washing machine & fridge to be provided. Kitchen will be provided with modular cabinets of appropriate finish.
<b>DOORS &amp; WINDOWS</b>	Flush doors - polished/enamel painted; stainless steel/brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded make. Door frames & window panels of seasoned hardwood/aluminium/UPVC sections. All hardware in powder coated aluminium. Size and section as per design of the architect.
<b>PLUMBING</b>	As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC.
<b>TOILET</b>	Premium sanitary fixtures and premium chrome plated fittings.
<b>ELECTRICAL</b>	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V Outlets in drawing, dining and all bedroom; moulded modular plastic switches & protective MVBs.
<b>LIFT</b>	Lift to be provided for access to all floors. Finishing as per fire safety norms requirement.
<b>GENERATORS</b>	Generator to be provided for backup of emergency facilities i.e. lifts & common areas.
<b>WATER TANKS</b>	Underground water tank with pump house for uninterrupted supply of water. Dual plumbing provision for all toilets.
<b>CLUBHOUSE &amp; SPORTS FACILITIES</b>	Clubhouse with swimming pool to be provided with changing rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.
<b>STRUCTURE</b>	Earthquake resistant RCC framed structure as per applicable seismic zone.
<b>SECURITY &amp; FTTH</b>	Provision for optical fibre network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire safety norms.



ATS ESTATES PVT. LTD.

Site Office: ATS GOLF MEADOWS PRELUDE, Barwala Road,  
Dera Bassi, Dist. S A S Nagar (Mohali), Punjab – 140 507.  
Phone: +91 8288033302/03/04/05.

Corp. Off.: ATS Tower, Plot 16, Sector 135, Noida,  
Uttar Pradesh – 201 301. Phone: 0120-3811500.

Regd. Off.: 711/92, Deepali, Nehru Place, New Delhi-110019.

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