

Connected to what matters.

Strategically located in Techzone-IV, Greater Noida West, offering seamless access to metro corridors, arterial roads, schools, hospitals, commercial hubs, and upcoming infrastructure.

AIRPORTS

IGI – 41 KM
Noida International Airport – 62 KM

RAILWAY STATIONS

Ghaziabad – 8 KM
Anand Vihar – 19 KM
New Delhi – 30 KM

METRO STATIONS

Sector 51 (Aqua Line) – 7 KM
Sector 52 (Blue Line) – 8 KM

MAJOR ROADS & CHOWKS

Gaur Chowk – 2 KM
NH-24 – 7 KM
Mahamaya Chowk – 13 KM
Noida–Greater Noida Expressway – 15 KM

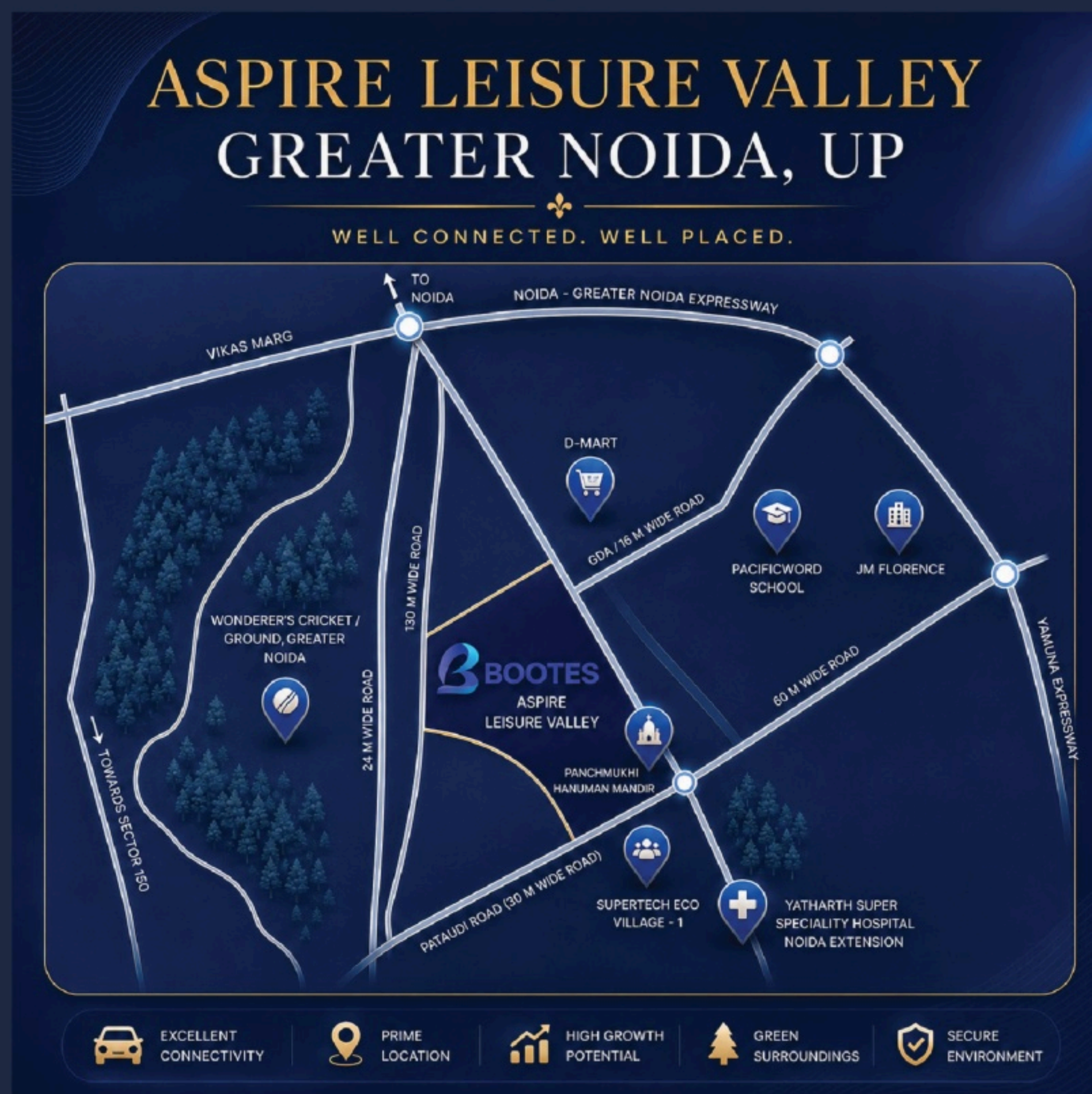
SCHOOLS

Pacific World School – 2 KM
St. John's School – 2 KM
Lotus Valley Public School – 2 KM
Ryan International School – 4 KM

HOSPITALS

Yatharth Super Speciality Hospital – 2 KM
Kashvi Multispeciality Hospital – 5 KM

Your Quest For A Fine Location Ends At



Greater Noida (W) Office: Unit – 1112, T4, Block B, NX One, Techzone 4, 201318.
Site Office: Plot No. GH-02, Techzone IV, Greater Noida West.



ASPIRE LEISURE VALLEY



SUPREME COURT MONITORED HOUSING PROJECT.

THE LETTER OF INTENT (LOI) FOR ASPIRE LEISURE VALLEY HAS BEEN ISSUED BY THE HON'BLE COURT IN THE NAME OF BHARAT VOLT PRIVATE LIMITED. THE PROJECT IS PRESENTED UNDER THE BRAND NAME FOR BRANDING AND MARKETING PURPOSES.

Bootes Offers A Rare Advantage in **Noida**

Cleaner Indoor Air

This is not a lifestyle claim.
It is a health-focused commitment,
especially meaningful for children,
senior citizens, and families who
plan to live here long-term.



Because in today's
urban environment,
an **AQI below 50**
is true luxury.



For your Loved Ones

Clean air supports
health, immunity,
and happier living.



Better for Your Health

Purified indoor
air reduces pollutants
and enhances overall
well-being.



Smarter Investment

Health-focused
homes retain value
and offer stronger
long-term returns.



Luxury That You Deserve

Because true luxury is
breathing pure, fresh
air at home.



OUR USP_s



Excellent Connectivity

Strategically located with seamless access to major expressways, business hubs, educational institutions, healthcare facilities, and everyday conveniences.



68+ Lifestyle Amenities

Experience a world of leisure with over 68 thoughtfully curated amenities designed for recreation, wellness, fitness, and community living.



Exceptional Value Pricing

Own a premium residence at a highly competitive price, offering outstanding value without compromising on luxury or quality.



Flexible Payment Plans

Smart and pocket-friendly payment options designed to make your home-buying journey smooth, convenient, and stress-free.



SBI Funded Project

Backed by the financial confidence of SBI, ensuring enhanced credibility, transparency, and buyer assurance..



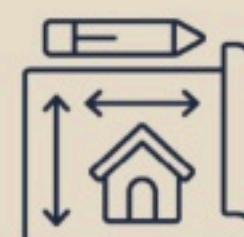
Supreme Court Monitored

Project execution is monitored under the guidance of the Hon'ble Supreme Court, ensuring transparency, accountability, and timely progress.



NBCC Delivery Assurance

Project execution supported by NBCC, reinforcing confidence in timely construction and committed project delivery.



Chapman Taylor Architecture Luxury Design

Exquisite architectural design by Champan Taylor, blending timeless elegance with modern luxury and functionality.



D.E.C Construction

Built using modern construction standards to ensure superior structural strength, precision, durability, and premium finishing.

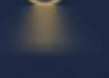


Offers Indoor AQI < 50

Breathe cleaner air with advanced filtration and ventilation systems, designed to maintain an indoor AQI below 50 for a healthier lifestyle.

FIRST TIME IN INDIA

The Future of *Living*

Originally developed under the supervision of NBCC (India) Ltd., this project now enters a new chapter—thoughtfully upgraded by  to deliver safer, healthier, and more future-ready homes.

Built under the oversight of a Navratna PSU with full statutory compliance, the project stands on a strong and trusted foundation.  further enhances this legacy through intelligent engineering, sustainable design, and innovations that improve everyday living.

As Noida has grown rapidly, the expectations of modern homeowners have evolved. Today, true comfort is no longer defined by surface-level luxury, but by cleaner air, quieter homes, reliable building systems, and the confidence that every detail has been built right.

This philosophy drives every upgrade at  Through system-level design improvements and engineering-led enhancements, the project focuses on what truly matters—the quality of life inside every home.





LUXURY *LIVING*

Crafted for those
who appreciate the
finer things in life.

World Class *AMENITIES*

Discover a lifestyle where every space is thoughtfully crafted to inspire wellness, recreation, and meaningful moments. From tranquil landscapes to vibrant social zones, every amenity enriches the way you live.

1. Lifestyle Luxury

- Club & Leisure
- 46,400 Sq.ft. Club Building
- Swimming Pool
- Kids Pool
- Jacuzzi
- Floating Cabana
- Pool Deck
- Banquet Lawn
- Multipurpose Hall
- Social & Community
- Amphitheatre
- Co-Working Space
- Community Dining (Veg)
- Community Dining (Non-Veg)
- Ladies Corner
- Gentlemen's Lounge
- Youth Corner
- Library
- Board Game Area

2. Wellness Luxury

- Yoga / Zumba / Aerobics Studio
- Meditation Hall
- Outdoor Gym
- Jogging Track
- Reflexology Path
- Senior Citizen Zone
- Nature Walk

3. Sports & Active Living

- Outdoor Sports
- Lawn Tennis Court
- Half Basketball Court
- Volleyball Court
- Box Cricket
- Badminton Court
- Skating Rink
- Indoor Games
- Table Tennis
- Billiards
- Traditional Games Zone

4. Family Luxury

- Kids Play Area
- Toddler Development & Play Area
- Adventure Play Area
- Maze Runner
- Youth Corner
- Pets Park

5. Nature Luxury

- Gardens
- Central Green
- Palm Court
- Theme Garden
- Butterfly Garden
- Bird Park
- Flower Garden
- Herb Garden
- Xeriscape Garden
- Cactus Garden
- Mango Garden
- Guava Orchard
- Landscape Features
- Lily Pond
- Water Fountain
- Water Sheet Fall
- Mound & Sculpture Court
- Gazebo
- Pergola
- Manicured Landscape
- Feature Wall



Ladies Corner



Youth Corner



Kids Area



Jogging Track



Amphitheater



Table Tennis



co working space



Box Cricket

EXPERIENCE LUXURY



46,400 Sq.ft
Three Expansive Levels (G +2)
CLUB HOUSE
Designed as the
social heart of
Aspire Leisure Valley.

Grand Clubhouse

Swimming Pool
with Floating Cabana

Central Green
& Gardens

Toddler Development
& Family Zone

Wellness Boulevard

Social Gathering



AQI Management*
and VRV Air Conditioning*

VRV AIR CONDITIONING
Uniform cooling
with energy efficiency

Best in Class Layout
for luxury life lifestyle



**LUXURY
YET
AFFORDABLE**

ENGINEERING LUXURY



IIT VETTED
STRUCTURAL DESOEN

Earthquakez resistant
High strength, long life

WTP TREATED
WATER

WTP for Construction
to avoid corrosion.

IGBC GOLD
CERTIFIED

Environment friendly
Sustainable living

SMART ENGINEERING

SUSTAINABLE LIVING

LOWER MAINTENANCE

FUTURE READY HOMES

STRATEGICALLY CONNECTED
PERFECTLY POSITIONED.

- Central Noida
- Greater Noida
- Delhi
- Faridabad
- Metro Connectivity
- Expressways
- Business Hubs
- Future Growth Corridor



PRIME LOCATION
At the center of growth
and convenience

BETTER APPRECIATION
High growth potential with
infrastructure development

FUTURE GROWTH CORRIDOR
Stronger ROI for a secure
tomorrow

Illustrative Vision



T8

T7

30 Meter

4 BHK + STUDY + 5T

3 BHK + STUDY + 4T

Entry/Exit

ASPIRE *Leisure Valley*

Configuration	Sale Area	Nos.
4BHK + Study	3376 sq.ft	150 nos.
3BHK + Study	2725 sq.ft	78 nos.
3BHK + Study	2748 sq.ft	78 nos.
2B + 2S + P + 39		



4 Core Cluster Plan

4 BHK + STUDY + 5T

4 BHK + STUDY + 5T



3 BHK + STUDY + 4T

3 BHK + STUDY + 4T

UNIT 1 & 2



Carpet Area	1941 SQ.FT
Balcony Area	522 SQ.FT
Built Up Area with Balcony	2694 SQ.FT
Super Built-Up Area	3376 SQ.FT

4 BHK + Study+ 5T

Disclaimer: Layouts and Images shown are subject to modifications as per NBCC.

UNIT 3



UNIT-3

Carpet Area	1610 SQ.FT
Balcony Area	380 SQ.FT
Built Up Area with Balcony	2171 SQ.FT
Super Built-Up Area	2725 SQ.FT

3 BHK + Study + 4T

Disclaimer: Layouts and Images shown are subject to modifications as per NBCC.

Unit 4



Carpet Area 1626 SQ.FT

Balcony Area 339 SQ.FT

Built Up Area with Balcony 2171 SQ.FT

Super Built-Up Area 2748 SQ.FT

3 BHK + Study + 4T

Disclaimer: Layouts and Images shown are subject to modifications as per NBCC.

CONSULTANTS

Architect

CHAMPAN TAYLOR

Chapman Taylor is an award-winning global architecture and design practice, operating through 15 design studios across Asia, Europe, and the Middle East.

Established in 1959, the firm is renowned for creating distinctive, successful environments across residential, retail, leisure, hospitality, and office developments. With over 300 international design awards, Chapman Taylor brings decades of expertise and a legacy of excellence to iconic projects.



Tura
Riyadh, Saudi Arabia



Liangjiang Exhibition Centre
Chongqing, China



Harmony Bridge
Shanghai Zhoudeng Expressway, China



St Pancras International
London, UK

CONSTRUCTION PARTNER

D.E.C INFRA

With over six decades of expertise, DEC Group has been a trusted contributor to India's growth journey. Renowned for delivering critical infrastructure and innovative construction solutions, the group is guided by a commitment to excellence, integrity, and customer-centric execution. DEC Infra brings this legacy of reliability and precision to the construction of iconic developments.



NOI Techpark
Bolzano, Italy



MediaCity
Manchester, UK

MATERIAL SPECIFICATION

MASTER BEDROOM

Flooring	Laminated Wooden Flooring
Wall	Premium Acrylic Emulsion Paint
Ceiling	Premium Acrylic Emulsion Paint
Door	Factory Laminated Flush Door with Frame

BEDROOM

Flooring	Vitrified Tile
Wall	Premium Acrylic Emulsion Paint
Ceiling	Premium Acrylic Emulsion Paint
Door	Factory Laminated Flush Door with Frame

BEDROOM

Flooring	Vitrified Tile
Wall	Premium Acrylic Emulsion Paint
Ceiling	Premium Acrylic Emulsion Paint
Door	Factory Laminated Flush Door with Frame

KITCHEN

Flooring	Vitrified Tile
Wall	Ceramic Wall Tile & Plastic Emulsion Paint
Window	UPVC Frame with Door
Ceiling	Aluminium Grid False Ceiling
Cooking Platform	Quartz Stone
Sink & Cabinets	Modular Kitchen with SS Sink, CP Fittings

DINING + LIVING ROOM

Flooring	Vitrified Tile
Wall	Premium Acrylic Emulsion Paint
Ceiling	Premium Acrylic Emulsion Paint

TOILET

Flooring	Anti-Skid Vitrified Tile
Wall	Slim Wall Tile
Ceiling	Aluminium Grid False Ceiling
Door	Factory Laminated Flush Door with Frame

BALCONY

Flooring	Antiskid Vitrified Flooring
Wall	Premium Acrylic Emulsion Paint
Ceiling	Glass Railing in Aluminum Extrude Section
Door	UPVC Sliding Door Cum Window with Clear Glass

STAIRCASE

Flooring	Granite Stone
Wall	Premium Acrylic Emulsion Paint
Ceiling	Premium Acrylic Emulsion Paint
Railing	Duco Painted MS Railing

EXTERIOR WALL FINISH

Paint	Quartz Reinforced Textured Paint
-------	----------------------------------

LIFT LOBBIES

Flooring (Basement Floor)	Granite Stone
Flooring (GF & Stilt Floor)	Italian Marble
Flooring (Typical Floors)	Combination of Granite Stone and Vitrified Tiles
Ceiling	Gypsum/POP False Ceiling & Premium Acrylic Emulsion Paint

BOOTES
ASPIRE LEISURE VALLEY

