



THE BEST YEARS OF *life*

ABOUT ARTTECH

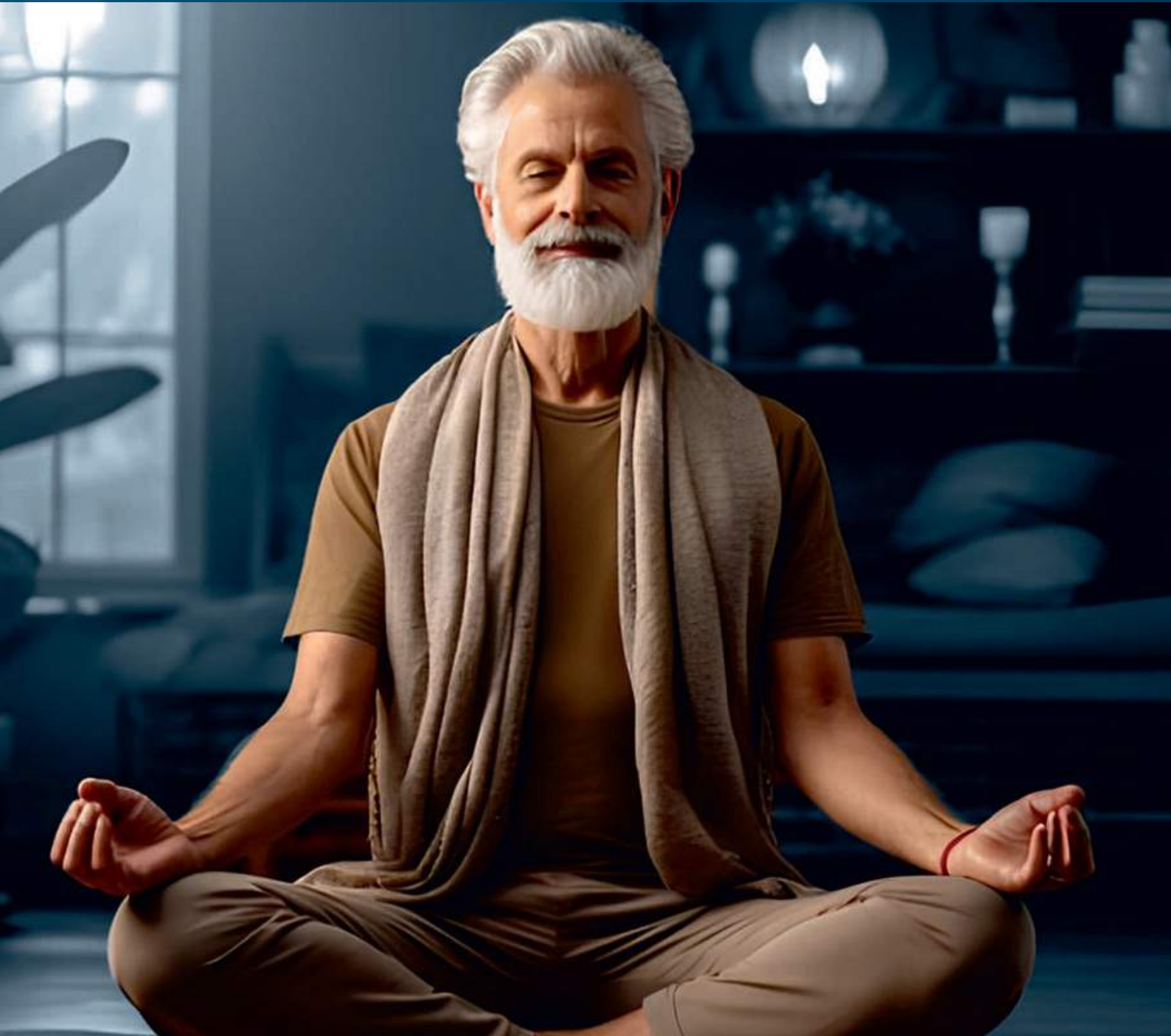
Arttech is a real estate company that builds beautiful homes and useful commercial spaces at prices people can afford. We believe that a home should feel peaceful, safe and full of comfort-not just a place to sleep but a place where you can truly relax and feel happy. That's why every home we build is planned with care and heart.

We create modern homes that are simple to live in. The designs are clean and smart so your space feels open and fresh. We don't believe in too much show. Instead we focus on what really matters-comfort, space and ease. Whether it's a small apartment or a bigger family home, we make sure it feels just right.

Our projects are always in good locations. You won't have to travel far to find schools, hospitals, shops or offices. Everything you need is nearby which makes your day-to-day life smoother and better.

At Arttech we also care deeply about nature. Our homes include green areas and open spaces so you can enjoy fresh air and a quiet moment whenever you want. It's like having a small piece of nature with you, even in a busy city.

We are not just builders. We are people who understand what it means to have a real home. We work with honesty and keep things simple for our customers. When you choose Arttech you're not just buying a property-you're choosing peace, comfort and a place to call your own.



THE STORY HOUSE

Gracefully Designed Living for the Young at Heart

The Story House is a special residential project by Arttech Group in Sector 89A, Gurugram. It is made just for senior citizens who are 55 years old or above. This project offers a peaceful and safe place where seniors can enjoy their golden years in comfort. It is located near Dwarka Expressway which makes travel easy and smooth. Important places like hospitals shops and parks are close by.

The Story House spreads across 4.525 acres and offers spacious 2 BHK homes of 1350 sq.ft and 3 BHK homes of 1730 sq.ft. Every corner is planned to meet the daily needs of seniors. There are ramps wide doors and lifts for easy movement.

This project gives more than just homes. It gives a lifestyle. There is 24/7 healthcare on-site fun and fitness areas green parks and community halls where seniors can meet and enjoy. Families can feel relaxed knowing their loved ones are safe and well cared for.

This place is perfect for older people who want to live in a calm happy and helpful environment. It also gives peace of mind to families who want the best care for their loved ones. With great planning top facilities and good prices The Story House is a lovely home for seniors to enjoy life.





HEALTHCARE & HOSPITAL



Tie-ups with nearby hospitals



Ambulance and emergency services



Access to a doctor



Access to nursing & health caregivers



Physiotherapy Room



Phlebotomy Room



Clinical Consultation Room



SERVICES & AMENITIES



Gymnasium



Club



Kids Play Area



Walking Track



Landscape Garden



Senior Citizen Sitout



24x7 water Supply



Green and Open Garden Spaces



24x7 Power Backup



Housekeeping

SAFETY & SECURITY



Gated Entry



24x7 Security Guards



CCTV Camera Monitoring



Liaison with Local Police and Civil Administration



Control room to monitor emergency response system



Lift with automatic rescue device



Physiotherapy



Counselling



Nurse with regular scheduled OPD



24x7 Ambulance Services



Fire Fighting



All weather Swimming Pool





AGE FRIENDLY SERVICES



Senior-Friendly features



Spacious balcony with living room



Exclusive corner apartments



For Seniors. By Design.



Skid Resistant Tiles



Emergency response system in each unit



Wheel chair friendly complex



Night lamp in master bedroom



Sitting area in lift lobby



Grabrails in all toilets for support
Age-friendly design



EMERGENCY CARE



24x7 Ambulance & doctor on Call



Tie-up with Hospital for medical services*



Care Services

SAFETY & SECURITY



Indoor Games



Grocery Shop



Shopping Center



Rainwater Har vesting

HASSLE-FREELIVING



In-house plumber & electrician



Well lit streets & common areas



Sanitation & garbage disposal

GAMES & SPORTS



Indoor Games



Board Games



Throwball



Chess



Table Tennis

There are more than 80 amenities

Location Map

Located just 100 meters from the Jaipur-Rewari Expressway and a 2-minute drive from the Dwarka Expressway, residents benefit from excellent road connectivity. The IGI Airport is just 25 minutes away, ensuring smooth travel for families and visiting loved ones. Additionally, the renowned Sultanpur National Park lies only 10 minutes away, offering a scenic escape for nature walks and fresh air.



CONNECTIVITY

- 5 min to the proposed Global City
- 100-meter Drive from Rewari - Jaipur Super expressway
- 3 Minute's Drive from Dwarika Expressway
- 25 minutes' drive from IGI airport
- 10 Minutes drive from Sultanpur Bird Sanctuary National Park.
- 30 min to Ambience Mall
- 20 min to IICC, Dwarka Expressway
- 30 min to Cyber City

HEALTHCARE & HOSPITAL

- 11.6 Km from All India Institute of Medical Sciences (AIIMS-2) Jhajjar
- 16.5 Km from C K Birla Hospital
- 9.6 KM Medanta Hospital
- 20 KM Max Hospital
- 13 Km Fortis Hospital
- 4 kms Aarvi Hospital
- 6 kms Silver streak hospital
- 5 kms Apollo Miracle
- 10 kms Sree Mata Sheetla Hospital (upcoming)
- 5 kms Signature Hospital

Shopping Centres

- 5 mins to Orris Market 89
- 7 mins to IRIS Broadway
- 9 mins to Elan Miracle
- 16 mins to Sapphire 83
- 10 mins to Sapphire 90
- 15 mins to JMS Crosswalk
- 15 mins to SVH Metro Street
- 10 mins to Ocus Medley
- 15 mins to Conscient One

Site Plan

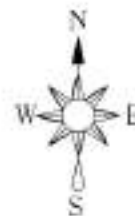




2 BHK UNIT TYPE 1 & 2

| 2BHK_TYPE-01 | SQMT. | SOFT. |
|-------------------------------|----------------|-----------------|
| CARPET AREA | 70.2 | 755.633 |
| BUILT UP AREA INCLUDING WALLS | 75.037 | 807.698 |
| BALCONY AREA | 18.877 | 203.192 |
| LOADING OF CIRCULATION AREA | 31.474 | 338.786 |
| SUPER BUILT UP AREA | 125.388 | 1349.676 |

| 2BHK_TYPE-02 | SQMT. | SOFT. |
|-------------------------------|----------------|-----------------|
| CARPET AREA | 74.36 | 802.564 |
| BUILT UP AREA INCLUDING WALLS | 80.753 | 869.225 |
| BALCONY AREA | 28.37 | 305.575 |
| LOADING OF CIRCULATION AREA | 31.474 | 338.786 |
| SUPER BUILT UP AREA | 140.957 | 1513.386 |



2BHK CLUSTER PLAN

3 BHK UNIT TYPE 2

| 3BHK_TYPE-02 | SQMT. | SQFT. |
|------------------------------|-----------------|-----------------|
| CARPET AREA | 92.158 | 991.989 |
| BUILTUP AREA INCLUDING WALLS | 100.3735 | 1080.420 |
| BALCONY AREA | 27.6 | 297.086 |
| LOADING OF CIRCULATION AREA | 30.581 | 329.174 |
| SUPER BUILT UP AREA | 158.5545 | 1706.681 |



3 BHK UNIT TYPE 1

| 3BHK_TYPE-01 | SQMT. | SQFT. |
|------------------------------|----------------|-----------------|
| CARPET AREA | 94.553 | 1023.334 |
| BUILTUP AREA INCLUDING WALLS | 101.5 | 1092.546 |
| BALCONY AREA | 28.73 | 308.250 |
| LOADING OF CIRCULATION AREA | 30.581 | 329.174 |
| SUPER BUILT UP AREA | 160.833 | 1730.670 |

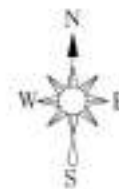




2 BHK UNIT TYPE 1 & 2

| 2BHK_TYPE-01 | SQMT. | SQFT. |
|------------------------------|----------------|-----------------|
| CARPET AREA | 70.2 | 755.633 |
| BUILTUP AREA INCLUDING WALLS | 75.037 | 807.698 |
| BALCONY AREA | 18.877 | 203.192 |
| LOADING OF CIRCULATION AREA | 31.474 | 338.786 |
| SUPER BUILT UP AREA | 125.388 | 1349.676 |

| 2BHK_TYPE-02 | SQMT. | SQFT. |
|------------------------------|----------------|-----------------|
| CARPET AREA | 74.56 | 802.564 |
| BUILTUP AREA INCLUDING WALLS | 80.758 | 869.225 |
| BALCONY AREA | 28.37 | 305.375 |
| LOADING OF CIRCULATION AREA | 31.474 | 338.786 |
| SUPER BUILT UP AREA | 140.597 | 1513.386 |





 **Arttech**

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