



Site Office: Plot No. SC-02/J&K, Sector-150, Noida | Corporate Office: ATS Tower, Plot No.16, Sector-135, Noida, Ph.: 0120-7111500  
RERA Reg. No.: UPRERAPRJ442430



Member: **CREDAI**



It's not a home, it's a hideaway.



Pious Hideaways

Sector 150, Noida



# Revealing an all-new way of living.

Welcome to the world of Pious Hideaways – a residential haven that truly lives up to its name. Located in Sector 150, Pious Hideaways is how you define 'escape' from the ordinary. Twelve imposing towers adorn the skyline, while the inspiring Royal Spanish architecture unfurls a spectacular vista. So many opposites, yet so familiar. Pious Hideaways is close to Sector 148, Noida Metro Station and a comfortable drive away from Delhi. In other words, it is never far away from the necessities of life. The location has prominent schools, education institutes and corporate offices in its vicinity, thereby making it one of the most sought-after addresses in town.





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

# From HomeKraft , the legacy of ATS continues.

HomeKraft is an aspirational homes venture of ATS group, positioned to offer quality housing at comfortable prices. HomeKraft has garnered significant impression in the real estate sector with its new concept in the realm of aspirational housing. HomeKraft's new venture Pious Hideaways comes with the contemporary features, innovation in housing, and the concept of owning one of the most futuristic homes in Noida.





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# Love for your family is pious,

Pious Hideaways certainly takes a leaf out of nature's book when it comes to its blueprint. While its architecture is in absolute sync with the quintessential Spanish lifestyle, designed by Architect Hafeez Contractor. Every detail lives on Spanish themes like arcades, cornice mouldings, rafters, stucco, etc. And is perfected with precision. With 80% open area and each apartment overlooking the central greens, Pious Hideaways is an answer to the prayers of homemakers seeking a modern-day nest.

# Like your hideaway.





# Comforts that we need.

A host of state-of-the-art amenities welcome you when you step within the precinct of Pious Hideaways, which match many a quintessential, cosmopolitan lifestyle. Clubhouse, swimming pool, basketball, tennis and squash court, multi-purpose hall, gym and green landscaping. There is absolutely nothing that stops you from living your life in a grand way.



# Pious Centre

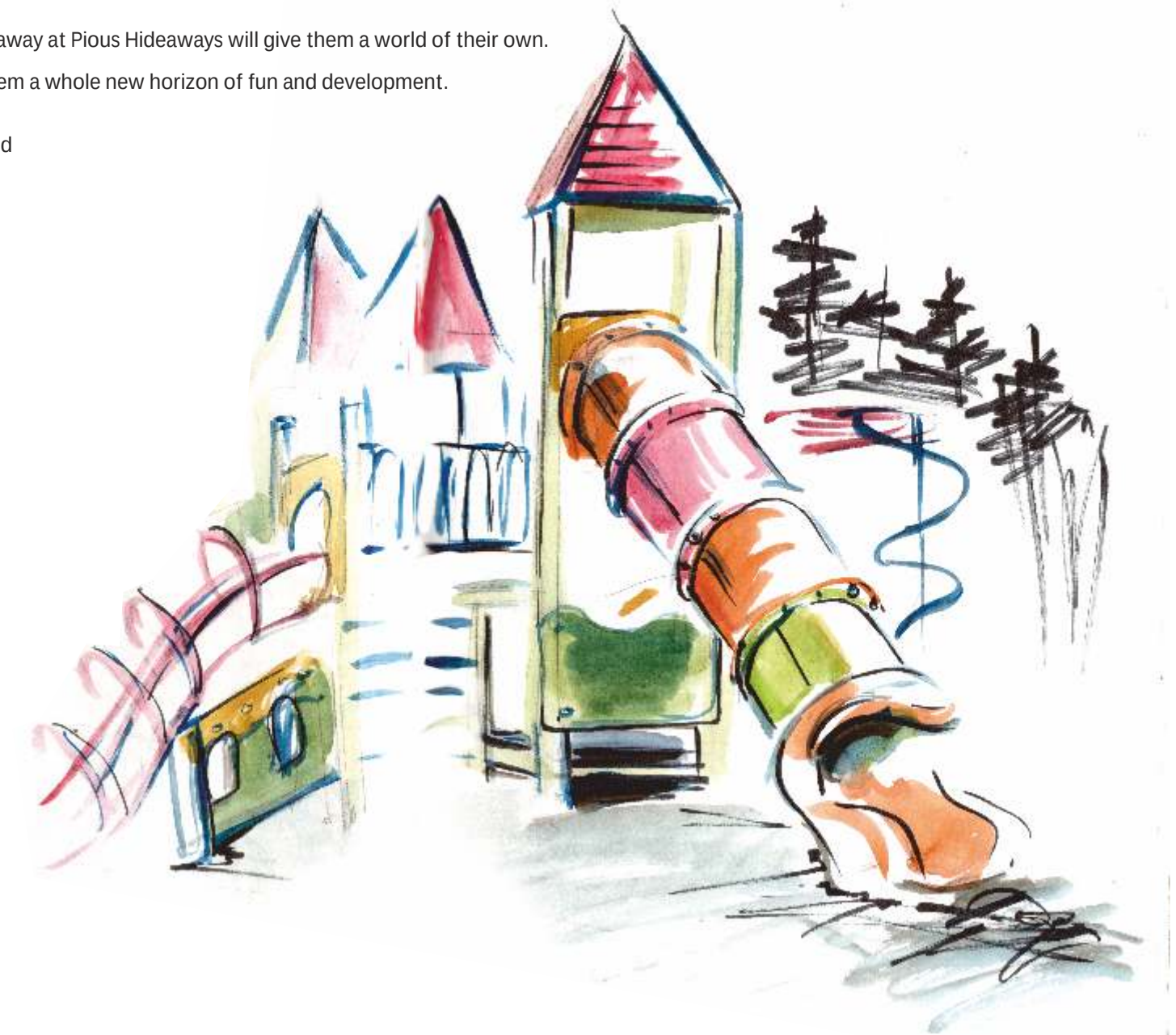


Surrounded by flourishing greenery,  
the Pious Centre provides you the perfect setting  
for meditation. The semi-enclosed space with sunlight,  
that dreamily seeps in, is where you can find peace  
and serenity.

# Kids Hideaway

Kids like to hide, it's in their nature. The kids' hideaway at Pious Hideaways will give them a world of their own.  
The kids' play area and play tunnel will bring to them a whole new horizon of fun and development.

Swing | Slide | See-saw | Maze | Merry-go-round



# The Social Connections

|                               |                                |                                    |                                       |                               |                           |
|-------------------------------|--------------------------------|------------------------------------|---------------------------------------|-------------------------------|---------------------------|
| DPS Noida                     |                                |                                    |                                       |                               |                           |
| JBM International School      |                                |                                    |                                       | Mall of India                 |                           |
| Shiv Nadar School             |                                |                                    |                                       | Logix City Center Mall        |                           |
| Pathways School               |                                |                                    |                                       | Great India Place Mall        |                           |
| The Shriram Millennium School |                                | Yatharth Super Speciality Hospital |                                       | Gardens Galleria              |                           |
| Lotus Valley School           |                                | Kailash Hospital                   |                                       | Grand Venice Mall             |                           |
| Genesis Global School         |                                | Jaypee Hospital                    |                                       | ATS Kinghood Drive (upcoming) |                           |
| SCHOOL                        | UNIVERSITY                     | HOSPITAL                           | MULTIPLEX                             | SHOPPING                      | METRO CONNECTIVITY        |
|                               | Amity University               |                                    | PVR Mall of India                     |                               | Metro Station, Sector 148 |
|                               | Gautam Buddha University       |                                    | PVR Superplex, Logix City Center Mall |                               |                           |
|                               | Sharda University              |                                    | Carnival Cinemas, Great India Place   |                               |                           |
|                               | Noida International University |                                    | Inox, Connaught Place Mall            |                               |                           |
|                               | BIMTECH, Knowledge Park        |                                    | Cinepolis, Grand Venice Mall          |                               |                           |
|                               |                                |                                    | Movie Mime, Omaxe NRI mall            |                               |                           |

# Location Map



- It is one of the greenest sector of Noida
- Shaheed Bhagat Singh Park, spread over 40 acres, one of the biggest in Noida is at walking distance
- The low density of this sector means more open spaces per family
- Easily accessible location through 6 lane Noida - Greater Noida expressway
- Easy connectivity to rest of the NCR via Noida – Greater Noida metro

Map not to scale

# Site Plan of Pious Hideways

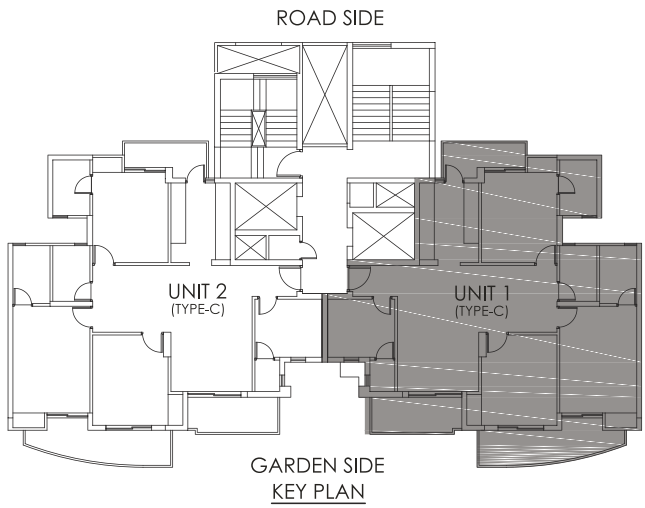
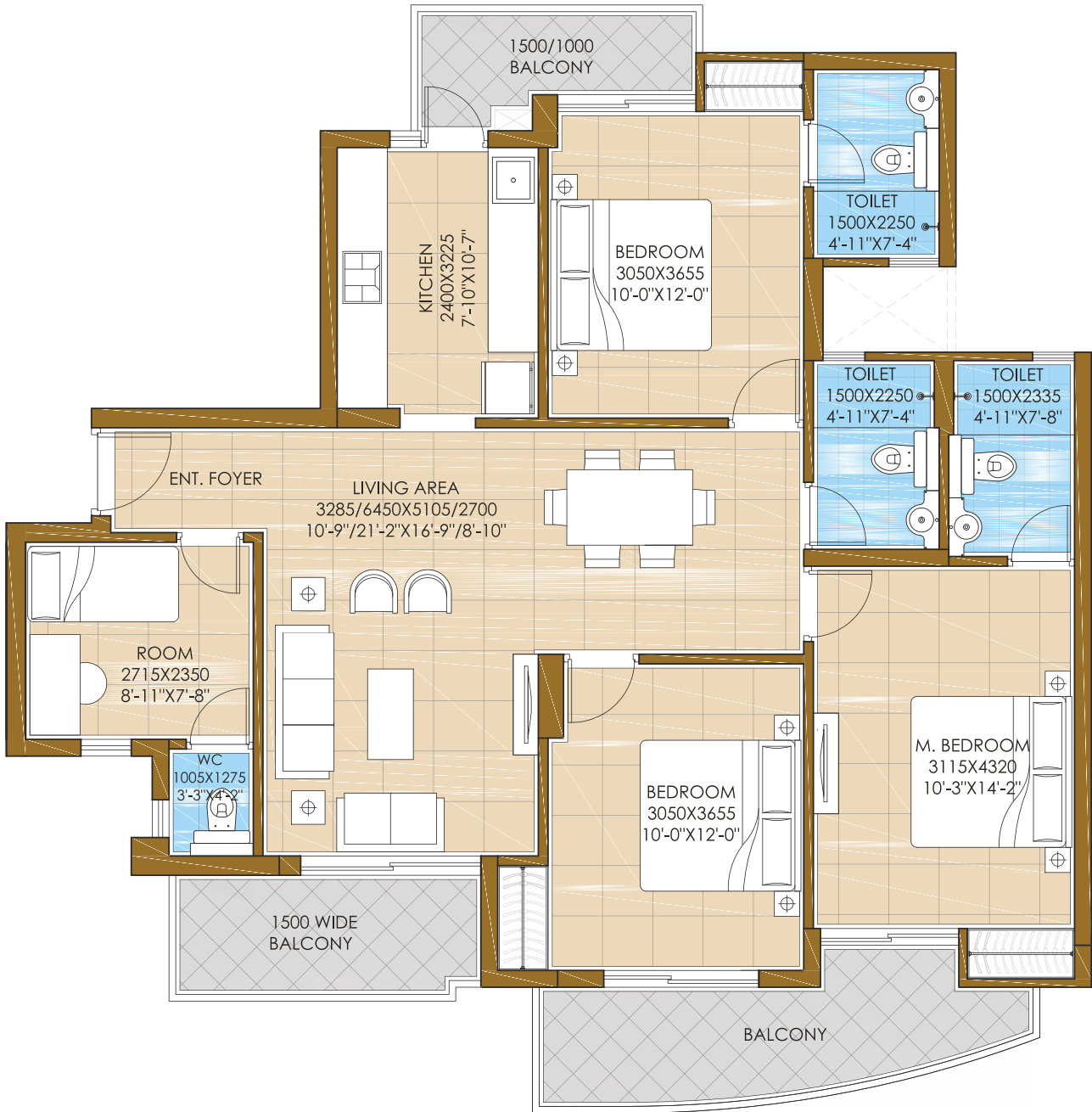


Complete Site Plan



Disclaimer: The Site Plan shown is tentative. The overall layout may vary because of statutory/design reasons.

Type C - Typical Floor Plan



Saleable Area : 155.60 sq. m.  
121.23 sq. m. (Built-up Area) + 34.37 sq. m.  
(Common Circulation + Services)  
Carpet Area : 94.76 sq. m.

Saleable Area : 1675 sq. ft.  
1305 sq. ft. (Built-up Area) + 370 sq. ft.  
(Common Circulation + Services)  
Carpet Area : 1020 sq. ft.

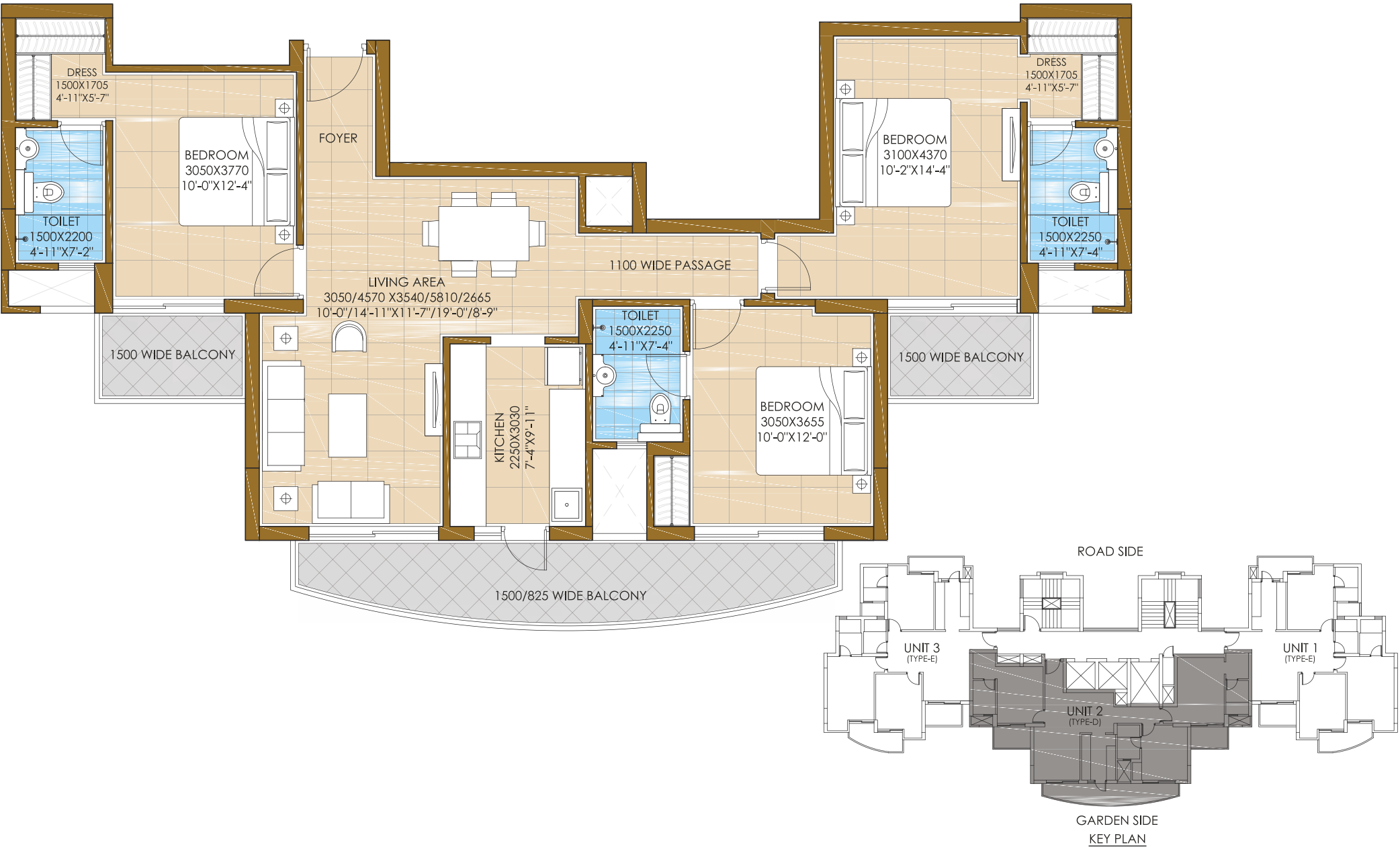
- Note:
1. The window size/its location in rooms may change because of elevational features.
  2. The overall layout may vary because of statutory reasons in case required.
  3. Column location & sizes may vary as per structure.
  4. Layout shown is for illustration purpose, for specific unit floor plan please contact sales.
  5. Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any details/specifications/elevations mentioned.

Isometric View



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Type D - Typical Floor Plan



|                                                                                                                                            |                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Saleable Area : 150.03 sq.m.<br>120.77 sq.m. (Built-up Area) + 29.26 sq.m.<br>(Common Circulation + Services)<br>Carpet Area : 90.57 sq.m. | Saleable Area : 1615 sq. ft.<br>1300 sq. ft. (Built-up Area) + 315 sq. ft.<br>(Common Circulation + Services)<br>Carpet Area : 975 sq. ft. |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

Note:

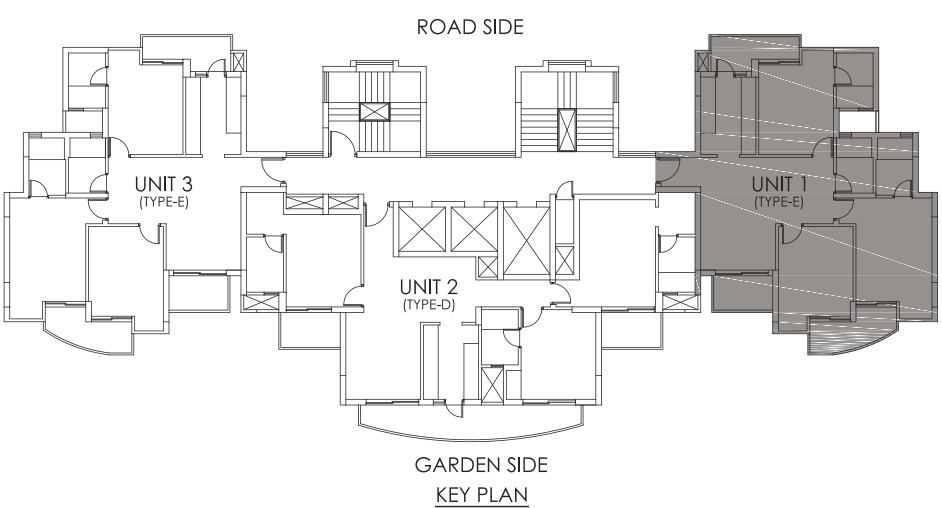
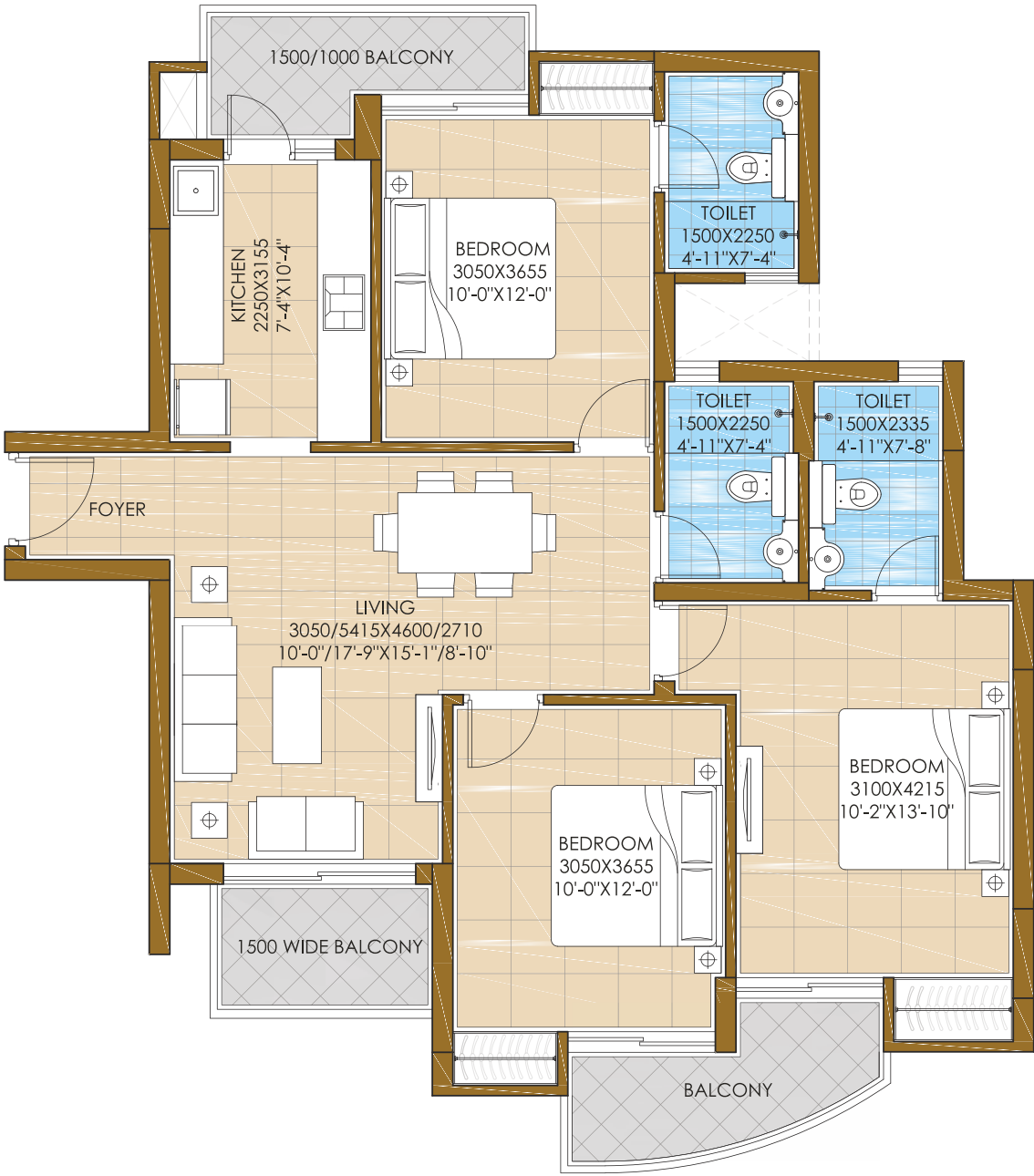
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Isometric View



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Type E - Typical Floor Plan



Saleable Area : 130.05 sq.m.  
103.58 sq.m. (Built-up Area) + 26.47 sq.m.  
(Common Circulation + Services)  
Carpet Area : 80.82 sq.m.

Saleable Area : 1400 sq. ft.  
1115 sq. ft. (Built-up Area) + 285 sq. ft.  
(Common Circulation + Services)  
Carpet Area : 870 sq. ft.

- Note:
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Isometric View



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# Pious Hideaways



## GREEN BUILDING SPECIFICATIONS

### WATER CONSERVATION

- Rain water harvesting to recharge and enhance ground water table
- Efficient low-flow plumbing fixtures
- Treatment of waste water generated on site with STP
- Reuse of STP treated water for flushing and landscape
- Sprinkler based irrigation

### ENERGY EFFICIENCY

- Roof with solar reflective material
- AAC/fly ash bricks for walls
- Efficient motors and pumps
- LED/CFL based lighting in common areas
- Automatic on/off control for site lighting

### WASTE MANAGEMENT

- Multi-coloured bins for waste segregation at source
- Organic waste composter to convert waste generated on site to compost

### ENVIRONMENTAL

- Provision for electric charging facility for electric cars
- Low ozone depleting HCFC based refrigerant
- No smoking in common areas

### ARCHITECTURE

- Placement and sizing of windows to allow daylight
- Shading of windows with balcony to avoid direct heat gain
- Universal accessible designing and lifts with braille, audio assistance and handrails for all floor levels

### MATERIAL

- Low VOC paints to improve indoor air quality
- Regional material to reduce emissions from transportation

## Apartment Specifications

|                 |                                                                                                                                                                                                                                                                      |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FLOORING        | Vitrified tiles flooring in living, dining & lobby; Wooden /vitrified tile flooring in bedrooms. Vitrified tiles in kitchen, ceramic tiles in toilets. Balconies will be in anti-skid ceramic flooring.                                                              |
| DADO            | Ceramic tiles of required height in Toilets & 600mm high above Kitchen Counter Slab.                                                                                                                                                                                 |
| PAINTING        | Oil Bound Distemper of appropriate color on internal walls & Ceilings.                                                                                                                                                                                               |
| RAILINGS        | All railings will be in MS as per design of architect.                                                                                                                                                                                                               |
| KITCHEN         | All Kitchen Counters in pre-polished Granite/ marble Stone; Kitchen will be provided with modular cabinets of appropriate finish.                                                                                                                                    |
| DOORS & WINDOWS | Flush/Engineered doors-polished/enamel painted/ laminated; Stainless steel/Brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. External Door Frames & window panels of aluminium or UPVC sections. |
| TOILET          | Branded sanitary fixtures, Chrome Plated fittings.                                                                                                                                                                                                                   |
| ELECTRICAL      | All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Living and Master bedroom; molded modular plastic switches & protective MCB's.                                                                 |

## Project Level Specifications

|                               |                                                                                                                                                                                                             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXTERIOR                      | Appropriate finish of exterior grade paint.                                                                                                                                                                 |
| PLUMBING                      | As per standard practice, all internal plumbing in GI/CPVC/Composite.                                                                                                                                       |
| LIFT                          | Lifts to be provided for access to all habitable floors.                                                                                                                                                    |
| GENERATORS                    | Generator to be provided for 100 % backup of Emergency & Safety facilities i.e. Lifts & Common areas with adequate diversity.                                                                               |
| CLUBHOUSE & SPORTS FACILITIES | Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.                                               |
| SECURITY & FTTH               | 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 fire norms. |
| STRUCTURE                     | Earthquake resistance RCC framed structure as per applicable Seismic Zone.                                                                                                                                  |

Note : Company reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be.Variation in area shall not exceed 10%.



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DELIVERED PROJECTS



ATS GREENS I

Sector 50, Noida



ATS GREENS II

Sector 50, Noida



ATS VILLAGE

Sector 93A, Noida Expressway



ATS ONE HAMLET

Sector 104, Noida



PINNODISO

Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Indirapuram, Ghaziabad



ATS GOLF MEADOWS  
ATS PRELUDE

Dera Bassi, Punjab



ATS KOON

Sector 109, Gurgaon



ATS VALLEY SCHOOL

Dera Bassi, Barwala Rd., Punjab



CASA ESPAÑA

Phase I  
Mohali, Sector 121



Pristine

Sector 150, Sports City,  
Noida Expressway



Heavenly  
Foothills

Sahastradhara Road, Dehradun



DOLCE

Phase I  
Zeta 1, Greater Noida



ATS GOLF MEADOWS

Phase I  
Dera Bassi, Punjab



Triumph

Dwarka Expressway  
Sector 104

RERA Reg. No. OC Applied



Allure

Sector-22D  
Yamuna Expressway

RERA Reg. No. UPRERAPRJ918



PRAGYA

Gift City - SEZ, Gujarat



ATS BOUTIQUE

Sector 132, Noida Expressway

RERA Reg. No. UPRERAPRJ2612



PICTURESQUE  
REPRIEVES

Sector 152, Noida Expressway

RERA Reg. No. UPRERAPRJ631



Tourmaline

Sector-109, Gurgaon

RERA Reg. No. 41/2017



PICTURESQUE  
REPRIEVES

Phase-II  
Sector 152, Noida Expressway

RERA Reg. No. UPRERAPRJ396176



MARIGOLD

Sector-89A,  
Dwarka Expressway, Gurgaon

RERA Reg. No. 55/2017



RHAPSODY

Sector-1, Greater Noida West

RERA Reg. No. UPRERAPRJ4115



Pristine II

Sector 150, Sports City  
Noida Expressway

RERA Reg. No. UPRERAPRJ2875



KINGHOOD DRIVE

Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ2575



ATS GOLF MEADOWS

LIFESTYLE LUXURY APARTMENTS

Dera Bassi, Punjab

RERA Reg. No. PBRERA-SAS79-PR0007



CLUB AUGUSTUS

Sector 152, Noida Expressway



CASA ESPAÑA

Mohali, Sector 121

RERA Reg. No. PBRERA-SAS80-PR0086



Sector-124, Noida

RERA Reg. No. UPRERAPRJ3574



PRISTINE  
Golf Villas

Sector-150, Noida

RERA Reg. No. UPRERAPRJ3796



DOLCE

Phase II  
Zeta 1, Greater Noida

RERA Reg. No. UPRERAPRJ3774



Le GRANDIOSE

Sector 150, Sports City,  
Noida Expressway

RERA Reg. No. UPRERAPRJ3250

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