

HRERA NO. 87 OF 2025
LICENSE NO. 16 OF 2025



THE
STORY HOUSE

Sector 89A, Gurugram



THE WAY WE BUILD

Arttech has never merely built spaces,

We sculpt experiences, each more innovative than the last.
And Our latest masterpiece isn't 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
Harnavi, 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



THE 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.



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Sales & Price Shall be Based on Carpet Area.



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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.



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.





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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.



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LOCATION MAP

Located Just 100 mtrs. from the
Gurgaon - Rewari Expressway
NH352 W.

5 Minutes Drive Away from
Dwarka Expressway.

Close to reputed schools,
hospitals, & daily convenience.

Just 25 Minutes Drive Away From
Sultanpur National Park.

Offering a scenic escape for
nature walks and fresh air.



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SERVICE & AMENITIES

Curated Experiences

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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.

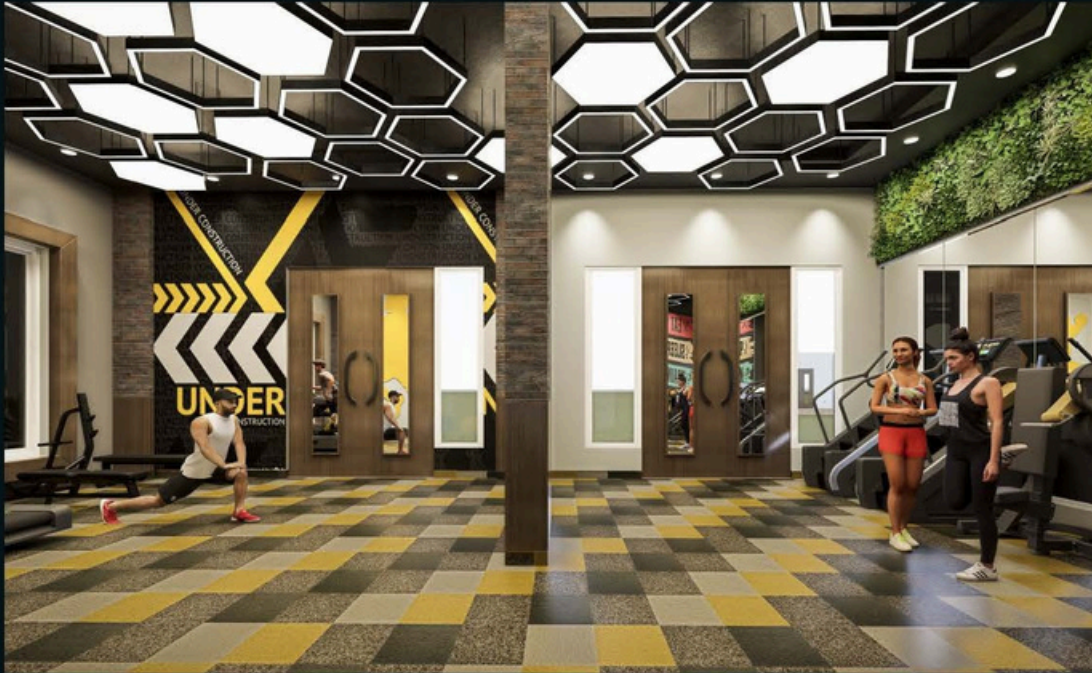
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All Images are Artistic Impression



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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.



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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



Children's Play Area



Mini Theatre



Kids Play Area

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LIST OF AMENITIES



Indoor
Swimming Pool



Gymnasium with
Plush Interiors



Mini
Theatre



Coffee
Lounge



Game Room
(TT, Chess, Air Hockey)



Yoga &
Wellness Room



Walking
Track



Kids Play
Area



Housekeeping
Services



Shopping
Centre



Medical
Clinic



Meditation
Room



Access to Nursing &
Health caregivers



Access to a
Doctor



Physiotherapy
Room



Clinical
Consultation Room



Ambulance &
Emergency Services



Green
Area



PROJECT LAYOUTS

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SITE PLAN



Integrated Township

**PLEASE READ DISCLAIMER
Layout is Subject To Change

2 BHK UNIT TYPE 1

Carpet Area	756	Sq.ft.
Balcony Area	203	Sq.ft.
Super Area	1450	Sq.ft.

2 BHK UNIT TYPE 2

Carpet Area	803	Sq.ft.
Balcony Area	305	Sq.ft.
Super Area	1548	Sq.ft.

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Super Area Mentioned for Maintenance Charges Purpose



2 BHK CLUSTER PLAN



2 BHK UNIT TYPE 1

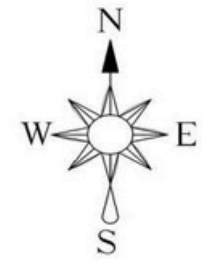
Carpet Area	756	Sq.ft.
Balcony Area	203	Sq.ft.
Super Area	1450	Sq.ft.

2 BHK UNIT TYPE 2

Carpet Area	803	Sq.ft.
Balcony Area	305	Sq.ft.
Super Area	1548	Sq.ft.

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 Super Area Mentioned for Maintenance Charges Purpose

3 BHK CLUSTER PALN



3 BHK UNIT TYPE 1

Carpet Area	1018 Sq.ft.
Balcony Area	309 Sq.ft.
Super Area	1785 Sq.ft.

3 BHK UNIT TYPE 2

Carpet Area	992 Sq.ft.
Balcony Area	297 Sq.ft.
Super Area	1761 Sq.ft.



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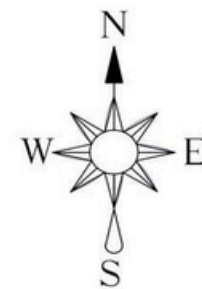
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3 BHK UNIT TYPE 2

Carpet Area 992 Sq.ft.

Balcony Area 297 Sq.ft.

Super Area 1761 Sq.ft.



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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 Doors	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/slob	Modular Kitchen with stone top (as per design and specification of architect)	
Gas leak detection system	As 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)
Ceiling	OBD	(Asian/Berger or equivalent)
INTERNAL & COMMUN 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

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SPECIFICATIONS

RCC SUPER STRUCTURE

Design & constructed as per National Building Code

FIRE SAFETY SYSTEMS

As per design approved, specification & approval fire scheme

LIFTS

Two lifts per tower designed to accommodate stretcher.

Provision of emergency call button & other features as mandated

Lifts will be from Schinder, 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 lighting & greenery for a serene & comfortable living

POWER BACKUP

All external common areas will have power backup

Internal power backup will be 1 KVA for All Apartments.

*Additional power backup will be on chargeable basis.

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 Homes LLP

GF 10 & 11, Ozone Centre, Sector-12, Faridabad - 121007



DWARKA

HEAD OFFICE

Growmax Wealth, Aggarwal Tower, 307, Plot
No.02, Sector 5, New Delhi, Delhi 110075



GURGAON

BRANCH OFFICE

Growmax Wealth, A-1/302, Plaza @106, Sector-106,
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