

*Tourmaline*  
an **ATS** home



SECTOR-109 | GURGAON





*A Luminous scent Life...*



*Life is like a gemstone.  
Polish it, shape it, refine it  
and it will glitter forever...*

*A Treasure Comes to Life.*



# A Premium Neighbourhood.



*Tourmaline*  
Sector 109

ATS KOCOON

Sobha International City

Michael Schumacher World Tower

ATS TRIUMPH  
Sector 104

T3 International Airport

NEW DELHI BORDER

DWARKA EXPRESSWAY

NH-8 EXPRESSWAY

ATS REGIONAL OFFICE  
M.G. Road

GURGAON

## *Pivotal Location.*

- Proximity to Dwarka-Manesar Expressway connecting Delhi to Gurgaon.
- A stone's throw from proposed Metro line.
- Walking distance from proposed commercial belt alongside the NPR.
- 0 km from Delhi border
- 3 km from Dwarka
- 5 km from International Airport

\*Map not to scale

*T*ourmaline.

A precious cosmopolitan jewel that frames the aspirations of a magnificent life. ATS Tourmaline residences like the eponymous gemstone, are crafted in signature ATS style – timeless American Art Deco architecture, beautifully landscaped lush green outdoors, spacious sunlit homes and immaculately maintained world-class facilities. An ATS Tourmaline home is a beautiful dream realized. A pivotal address that glimmers in the heart of Sector 109 in Gurgaon – a neighborhood poised to become one of the most prestigious residential enclaves in Delhi/NCR.

5 TOWERS



410 HOMES



8 VILLAS



10.4 ACRES

*In the boldness of your aspirations  
lies the secret to a shimmering life.*

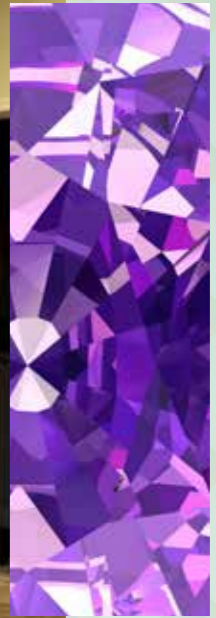


*Architectural  
Brilliance.*





*An environment crafted  
for aficionados.*





*A toast to  
fine living.*



*D*esigned in timeless Art Deco architecture, ATS Tourmaline evokes the glamour and exuberance of an old world era. With exteriors crafted in exquisite detail lining the periphery of the property's iconic circular design and interiors with expansive layouts, ATS Tourmaline delivers an ultra-comfortable living experience. Go on live like a true aficionado and discover the infinite possibilities of a beautiful home.





*An Exquisite Panorama.*

# Consummate Style, Cosmopolitan Chic.



*T*ourmaline, an incomparable home with fabulous indoor spaces and stylish outdoors...where you entertain friends against stunning vistas of lingering sunsets, where neighbours are exactly the kind of folks you'd love to have as friends, where a jaunt to urbane eateries, art galleries and shopping emporios is only a short ride away, where modern conveniences are at your finger tips and where round-the-clock ATS security gives you that essential element, which defines a life well-lived - a perfectly peaceful state of mind !





*An indulgent life.*

- Clubhouse with Gym
- Swimming Pool
- Squash
- Tennis
- Badminton
- Shopping Facility
- Jogging Track



# Soaring Elegance.



The extraordinary circular construction of the five towers of ATS Tourmaline, allows for an elegant cocooned setting for residents. With the luxurious resort-style swimming pool designed as the sparkling center-point for all apartment towers and world-class amenities spread around its periphery, living at ATS Tourmaline is an impeccable experience of comfort and exclusivity.





# Site Plan



# Type A



## 4+1 BHK

Sale Area: 3150 sq. ft.

Unit Built up (Unit + Balcony) Area: 2584 sq. ft.

Common Circulation + Services: 566 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. THE SUPER AREA MAY VARY BY ± 10%.
4. CURRENTLY NO COLUMNS ARE SHOWN IN THE PLAN WHICH WILL BE INCORPORATED AS/ STRUCTURE.

Note: Saleable area/layout is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserves the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

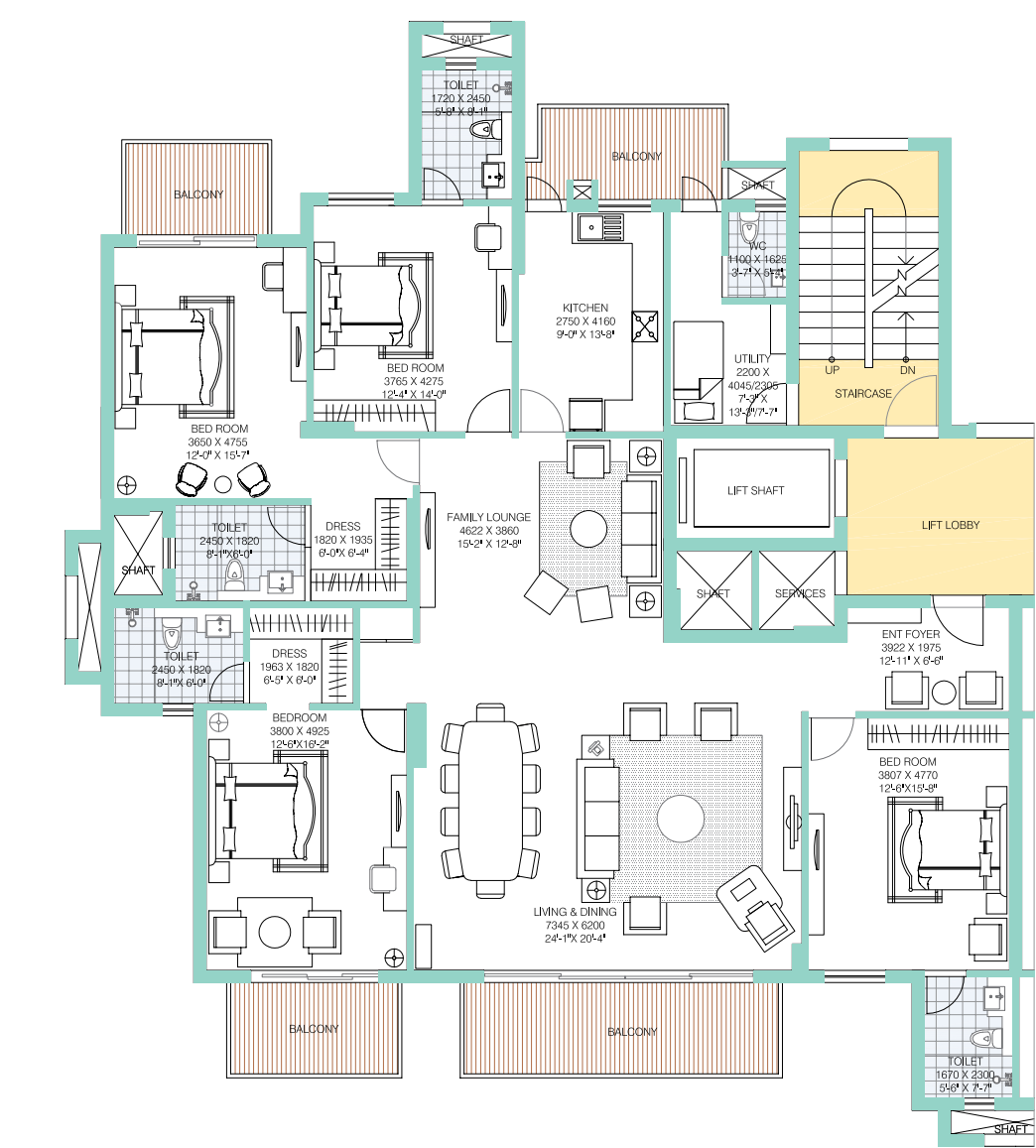
# TOURMALINE HOME PLANS



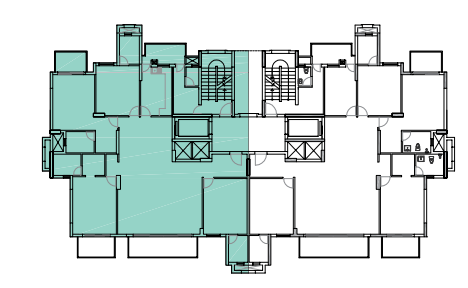
Sale Area: 3150 sq. ft. | Unit Built-up Area: 2584 sq. ft.

Common Circulation + Services: 566 sq. ft.

FLOOR PLAN



KEY PLAN



## 4+1 BHK

# Type B



## 3+1 BHK (with Family Lounge)

Sale Area: 2585 sq. ft.

Unit Built up (Unit + Balcony) Area: 2100 sq. ft.

Common Circulation + Services: 485 sq. ft.

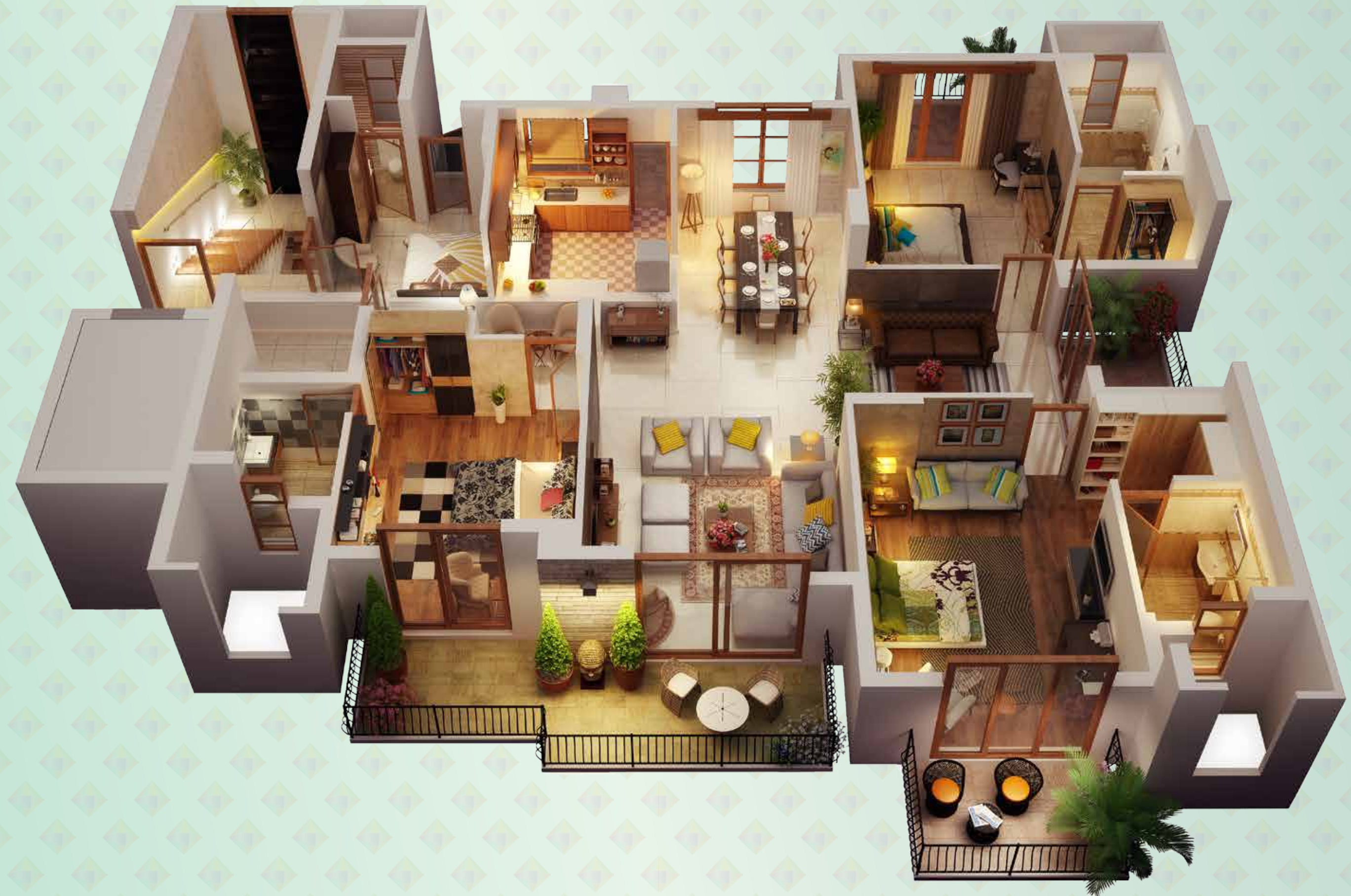


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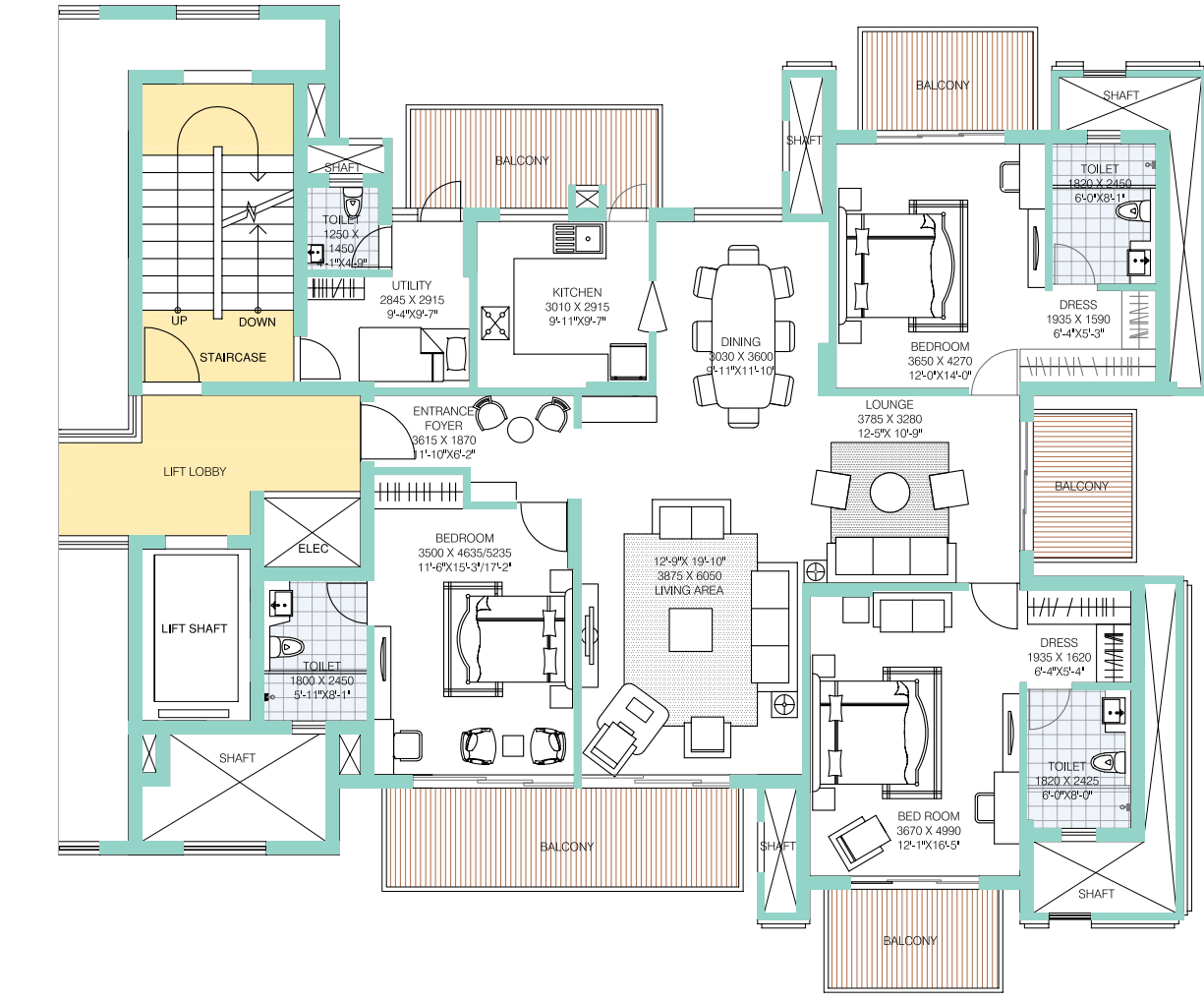
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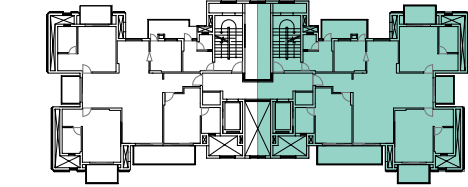
Sale Area: 2585 sq. ft. | Unit Built-up Area: 2100 sq. ft.

Common Circulation + Services: 485 sq. ft.

FLOOR PLAN



KEY PLAN



3+1 BHK  
(with Family Lounge)

Type C



3+1 BHK

Sale Area: 2150 sq. ft.

Unit Built up (Unit + Balcony) Area: 1797 sq. ft.

Common Circulation + Services: 353 sq. ft.



NOTE:  
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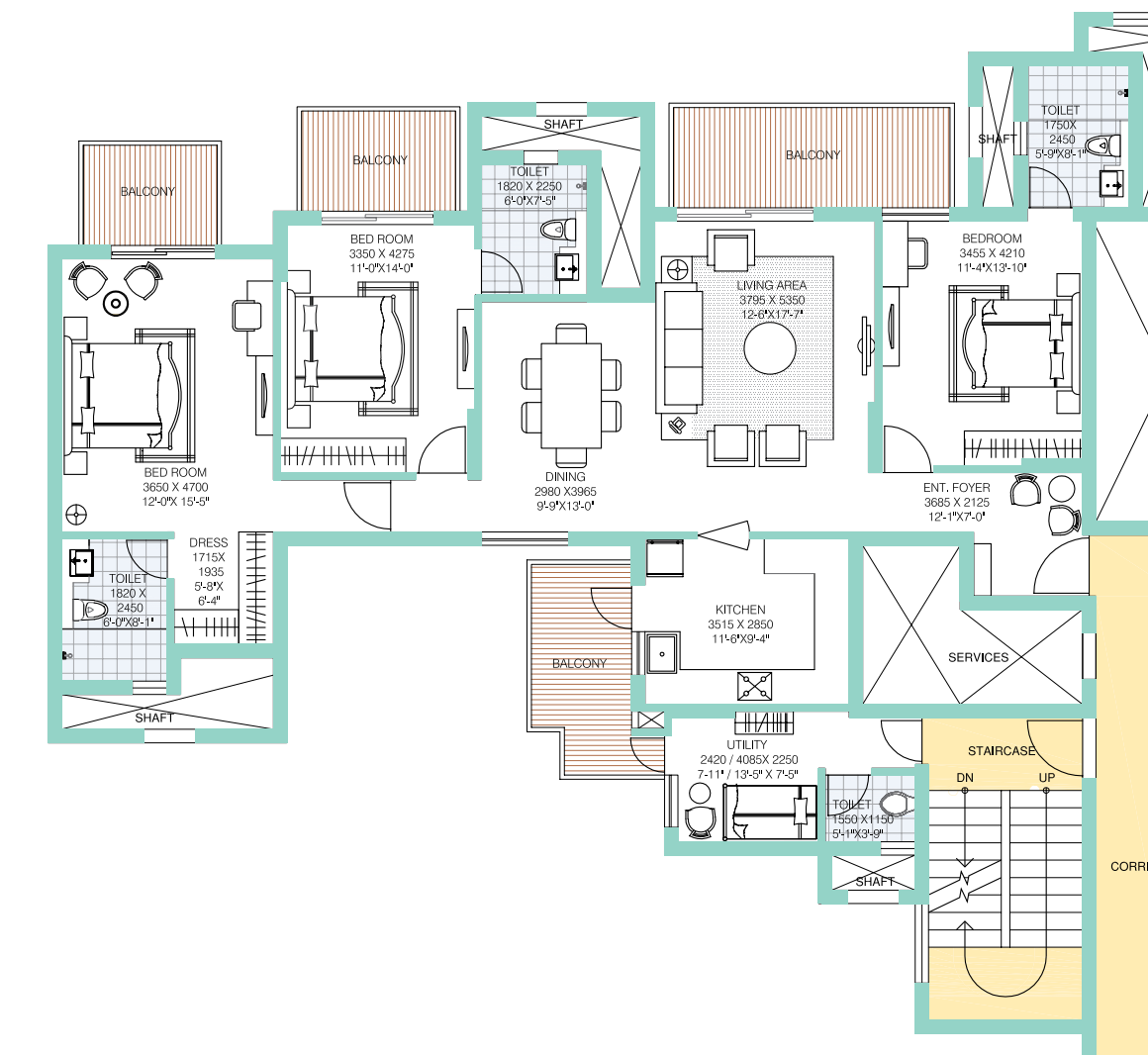
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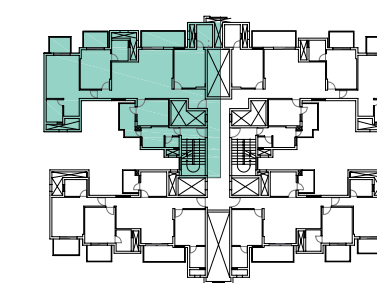
Sale Area: 2150 sq. ft. | Unit Built-up Area: 1797 sq. ft.

Common Circulation + Services: 353 sq. ft.

FLOOR PLAN

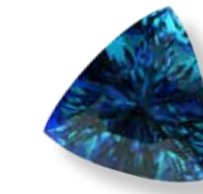


KEY PLAN



## 3+1 BHK

# Type D



## 3 BHK

Sale Area: 1750 sq. ft.

Unit Built up (Unit + Balcony) Area: 1466 sq. ft.

Common Circulation + Services: 284 sq. ft.



NOTE:  
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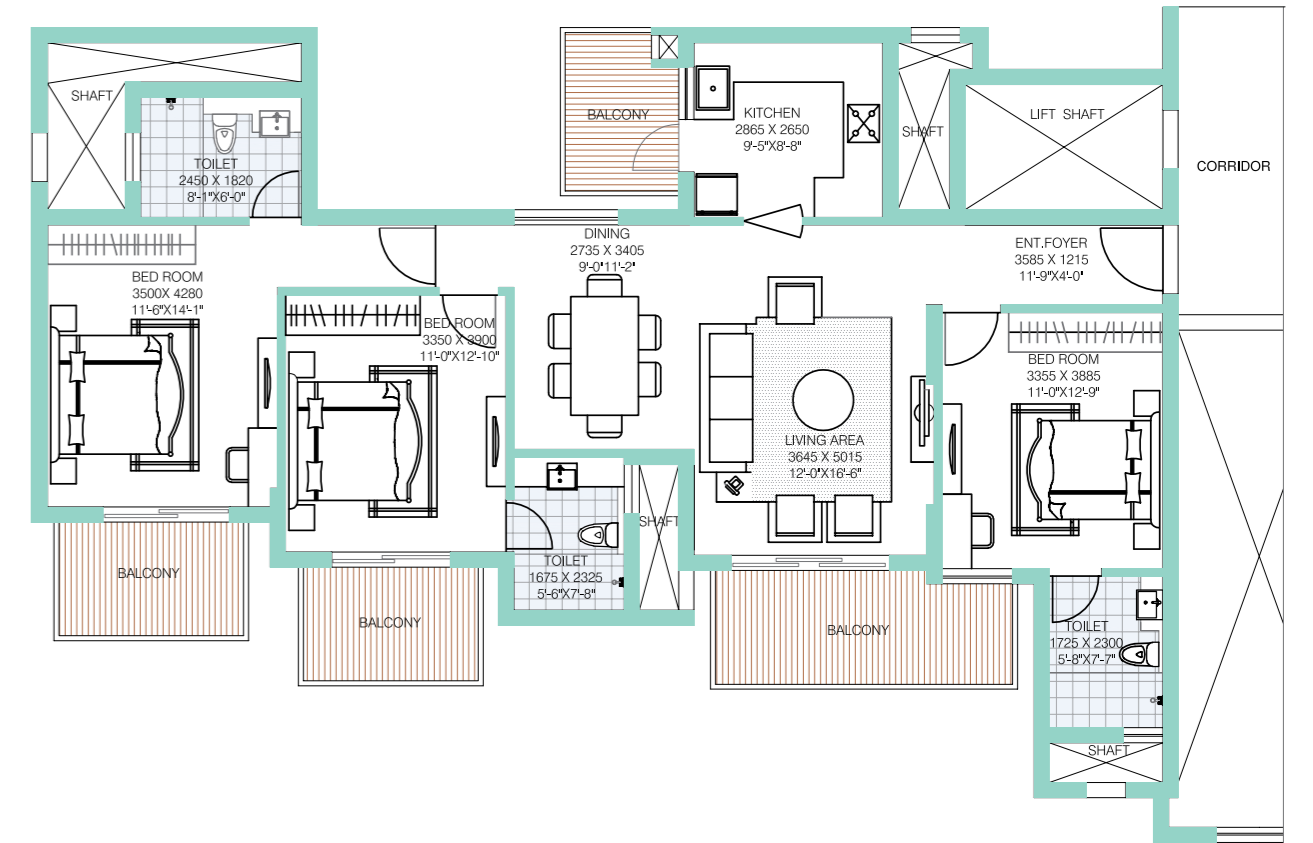
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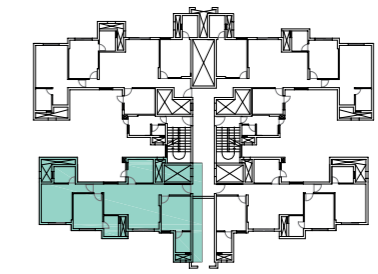
Sale Area: 1750 sq. ft. | Unit Built-up Area: 1466 sq. ft.

Common Circulation + Services: 284 sq. ft.

FLOOR PLAN



KEY PLAN



## 3 BHK

# Specifications

FLOORING	Marble/vitrified tiles flooring in living, dining & lobby; wooden/vitrified tiles flooring in bedrooms; vitrified tiles in kitchen, utility & servant room and ceramic tiles in toilets. Staircase & landings to be in Kota/Marble/Terrazzo flooring. Balconies will be in anti-skid ceramic flooring.
DADO	Glazed tiles of required height in Toilets & 600mm height above Kitchen counter slab in appropriate colour & paint.
EXTERIOR	Appropriate finish of texture paint of exterior grade water proof paint.
PAINTING	Oil bound distemper of appropriate colour on interior walls & ceilings.
KITCHEN	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.
DOORS & WINDOWS	Flush doors - polished/enamel painted; stainless steel/brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. 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.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC. Automated irrigation system.
TOILET	Premium sanitary fixtures, premium chrome Plated fittings.
ELECTRICAL	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 MCB's.
HVAC	Split units in living room, dining, family room & all bed rooms.
LIFT	Lifts to be provided for access to all floors.
GENERATORS	Generator to be provided for backup of emergency facilities i.e. lifts & common areas.
WATER TANKS	Underground water tank with pump house for supply of water. Dual plumbing provision for all toilets.
WOOD WORK	Modular wardrobes in all bed rooms.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multipurpose hall and jogging track.
SECURITY & FTTH	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 norms.

# 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. We have always held ourselves to the highest standards of quality in construction, management and maintenance of our properties, ensuring that we create not just homes but deliver complete lifestyles of comfort, joy and serenity to 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 Phase I, ATS One Hamlet, ATS Lifestyle, ATS Golf Meadows Township, ATS Advantage Phase II, ATS Kocoon, ATS Triumph, ATS Pristine and ATS Casa España.

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 ATS Tourmaline.

Join the proud family of  
over 5000 **ATS** residents.



ATS GREENS I  
Noida



ATS GREENS II  
Noida



ATS VILLAGE  
Noida



ATS PARADISO  
Greater Noida



ATS ADVANTAGE PHASE I  
Indrapuram



ATS PRELUDE  
Dera Bassi



ATS VALLEY SCHOOL  
Dera Bassi



ATS KOCOON  
Gurgaon



ATS LIFESTYLE  
Dera Bassi



ATS GOLF MEADOWS  
Dera Bassi



ATS ONE HAMLET  
Noida



ATS ADVANTAGE PHASE II  
Indrapuram



ATS TRIUMPH  
Gurgaon



ATS PRISTINE  
Noida



ATS CASA ESPAÑA  
Mohali



*Welcome to a  
Radiant Life.*

  
an **ATS** home





[sales@atsgreens.com](mailto:sales@atsgreens.com) | [www.atsgreens.com](http://www.atsgreens.com)

ALMOND INFRABUILD PRIVATE LIMITED

Regd. Office: 711/92, Deepali, Nehru Place, New Delhi-110019 | Site Address: ATS TOURMALINE, Sector 109, Dwarka Expressway, Gurgaon

Gurgaon Office: 1st Floor - Vatika City Point, MG Road, Gurgaon - 122002, Ph: 0124 4887100 | Corp. Office: ATS Tower, Plot 16,

Sector 135, Noida, Uttar Pradesh- 201301, Ph: 0120 3811500