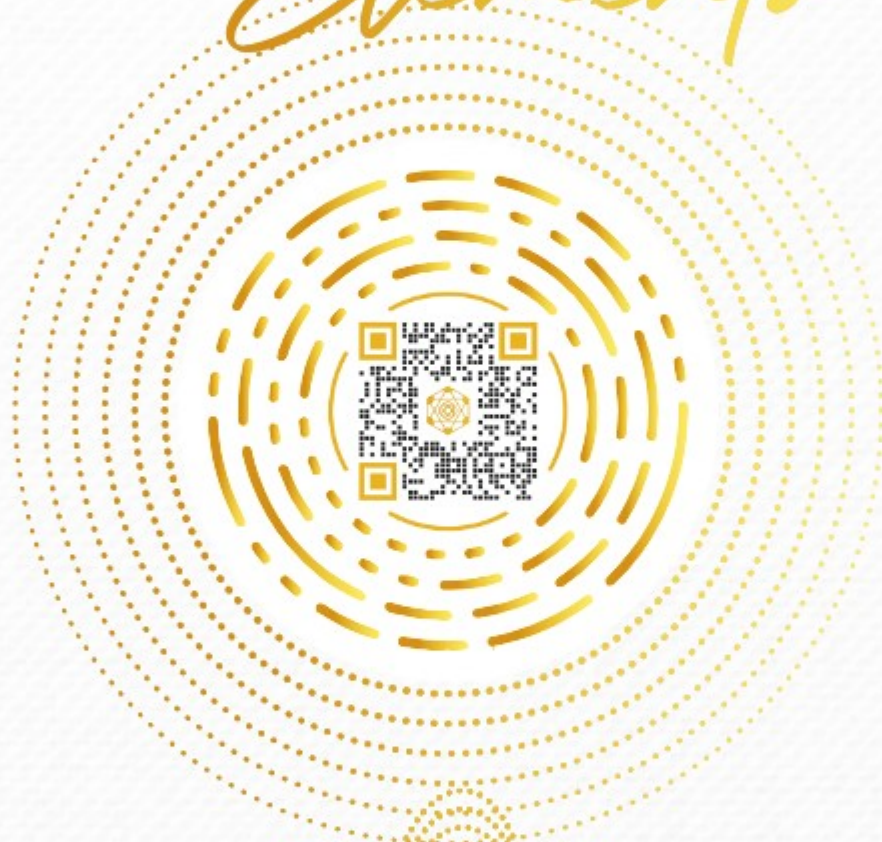





SCAN HERE TO
ENJOY THE MELODY OF

*Experion
Elements*





The Experion Elements insignia incorporates all the 9

Solfeggio Frequencies

musical notes based on ancient sacred chants that relax
the mind and raise consciousness






The Experion Legacy

Experion is a 100% FDI-funded real estate developer
a wholly-owned subsidiary of Experion Holding Pte. Limited,
Singapore, the real estate investing arm of
AT Holdings group of companies

It started its India journey in 2006

It has a track record of successfully executing 8 landmark projects
across Gurugram, Lucknow and Amritsar covering a total of
5.5 million square feet (0.51 million square meter) built-up area



Experion Group owns land parcels across Haryana, Punjab, Uttar Pradesh, Telangana, Tamil Nadu, Goa and Maharashtra

The company has plans to develop large-format integrated townships, high-rise condominiums, commercial spaces, hotels and resorts

3000+

H A P P Y
F A M I L I E S

8

P R O J E C T S
E X E C U T E D







*A Singapore
Group Company*

A global conglomerate with offices across India, Singapore,
Dubai and the Netherlands

Its asset portfolio spans across diverse high-income growth sectors
including Real Estate, Renewable Energy, Private & Structured Credit
and Public Markets






Headquartered in Singapore, AT Group is
a progressive investment company
focused on making a sustainable
difference in all its global investments

The group's ESG commitment is
reflected in its business investments and
community development programs

Through its activities, whether business or
social, AT Group aims to make
a meaningful and positive impact





Excellence

8 TIMES OVER

Our dedication to understand and fulfil customer needs sets us apart. We infuse our projects with deep personal commitment and put our mind & soul into creating spaces that truly feel like home





windchants
Sector-112, Gurugram

PH 2 - RC/REP/HARERA/CGM/2017/64
PH 3 - RC/REP/HARERA/CGM/2017/73
PH 4 - RC/REP/HARERA/CGM/2017/112
WWW.HARYANARERA.GOV.IN



THE WESTERLIES
LIFE NEEDS SPACE
Sector-108, Gurugram

PH 1 - RC/REP/HARERA/CGM/593/225/2022/68
PH 2 - RC/REP/HARERA/CGM/694/426/2023/38
PH 3 - RC/REP/HARERA/CGM/773/305/2019/67
PH 4 - RC/REP/HARERA/CGM/241/202/2019/99
VILLAS - RC/REP/HARERA/CGM/2017/103
WWW.HARYANARERA.GOV.IN



The Heartsong
Sector-108, Gurugram

PH 4 - RC/REP/HARERA/CGM/2017/306
PH 5 - RC/REP/HARERA/CGM/2017/113
PH 6 - RC/REP/HARERA/CGM/360/92/2019/54
WWW.HARYANARERA.GOV.IN



EXPERION CAPITAL
Gomti Nagar, Lucknow

PH 1 RERA REGN. NO. UPRERAPR34224
PH 2 RERA REGN. NO. UPRERAPR315884
PH 3 RERA REGN. NO. UPRERAPR3647179
WWW.UP-RERA.IN

MILESTONE EXPERION CENTRE

NH-8, Gurugram

RERA REGN: 329 OF 2017 DATED 23.10.2017
WWW.HARYANARERA.GOV.IN



EXPERION VIRSA

GT Road, Amritsar

PH 1 RERA REGN. NO. PBRERA-ASR02-PR0530
WWW.PUNJAB.GOV.IN



experio
@ Experion Capital

Gomti Nagar, Lucknow

PH 1 RERA REGN. NO. UPRERAPR34224
PH 2 RERA REGN. NO. UPRERAPR315884
PH 3 RERA REGN. NO. UPRERAPR3647179
WWW.UP-RERA.IN



hub@108
Sector-108, Gurugram

RC/REP/HARERA/
CGM/615/547/2022/90
WWW.HARYANARERA.GOV.IN



FORAY
INTO INDIA
(2006)

LAUNCH OF
THE HEARTSONG
(2012)

LAUNCH OF
MILESTONE
EXPERION
CENTRE
(2016)

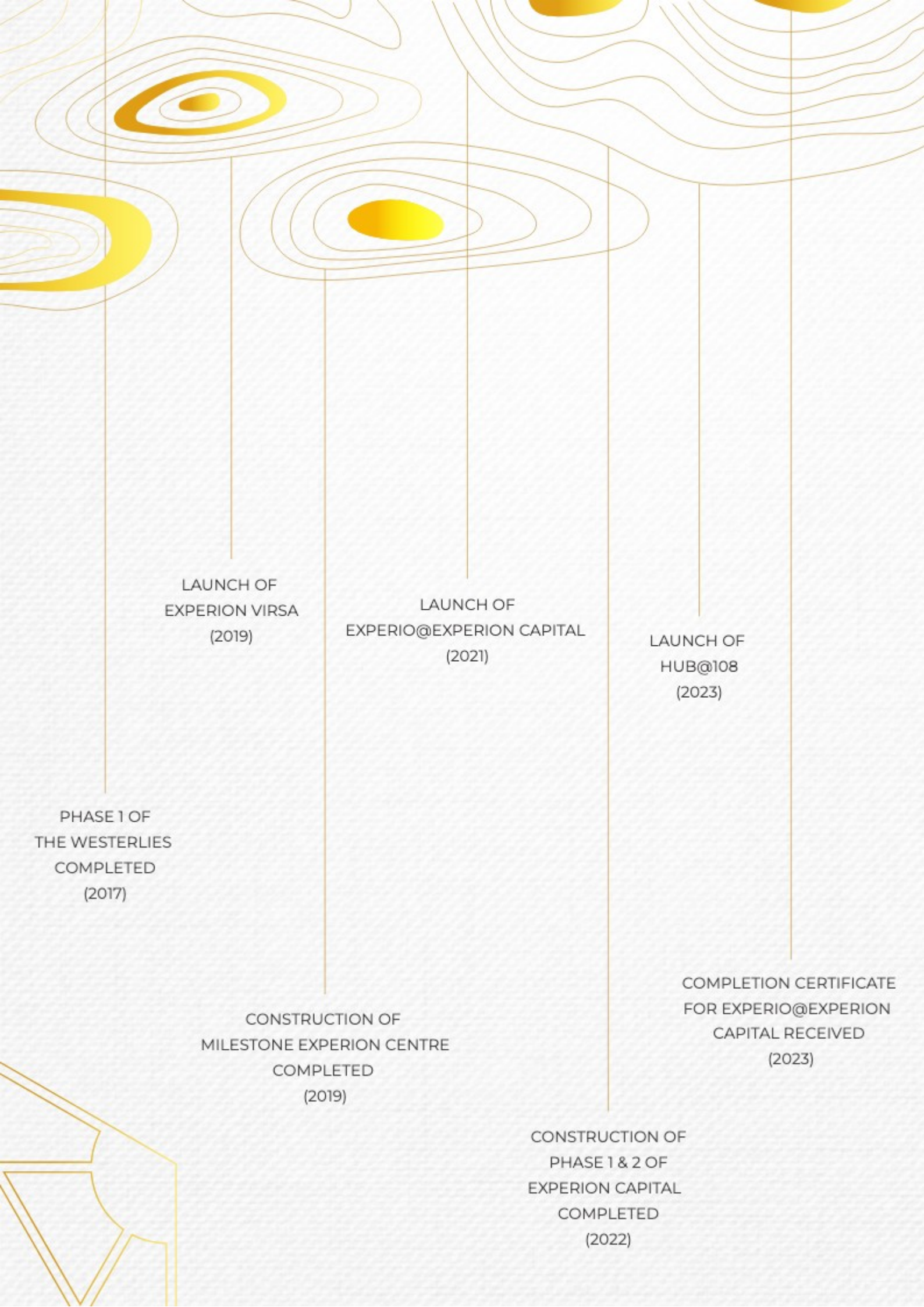
PHASE 1 OF
WINDCHANTS
COMPLETED
(2017)

LAUNCH OF
WINDCHANTS
(2012)

PHASE 1 OF
THE HEARTSONG
COMPLETED
(2016)

LAUNCH OF
THE WESTERLIES
(2013)

LAUNCH OF
EXPERION CAPITAL
(2017)



LAUNCH OF
EXPERION VIRSA
(2019)

LAUNCH OF
EXPERIO@EXPERION CAPITAL
(2021)

LAUNCH OF
HUB@108
(2023)

PHASE 1 OF
THE WESTERLIES
COMPLETED
(2017)

CONSTRUCTION OF
MILESTONE EXPERION CENTRE
COMPLETED
(2019)

COMPLETION CERTIFICATE
FOR EXPERIO@EXPERION
CAPITAL RECEIVED
(2023)

CONSTRUCTION OF
PHASE 1 & 2 OF
EXPERION CAPITAL
COMPLETED
(2022)



NOIDA WILL NOW

Experience Excellence



NOIDA - A MODERN

Cosmopolitan City

Noida's evolution into a global business and technology hub has attracted a vibrant influx of young & educated professionals

Today, this dynamic community, characterized by their affluence, refined taste, global exposure and a desire for a superior lifestyle, forms the bedrock of Noida's identity

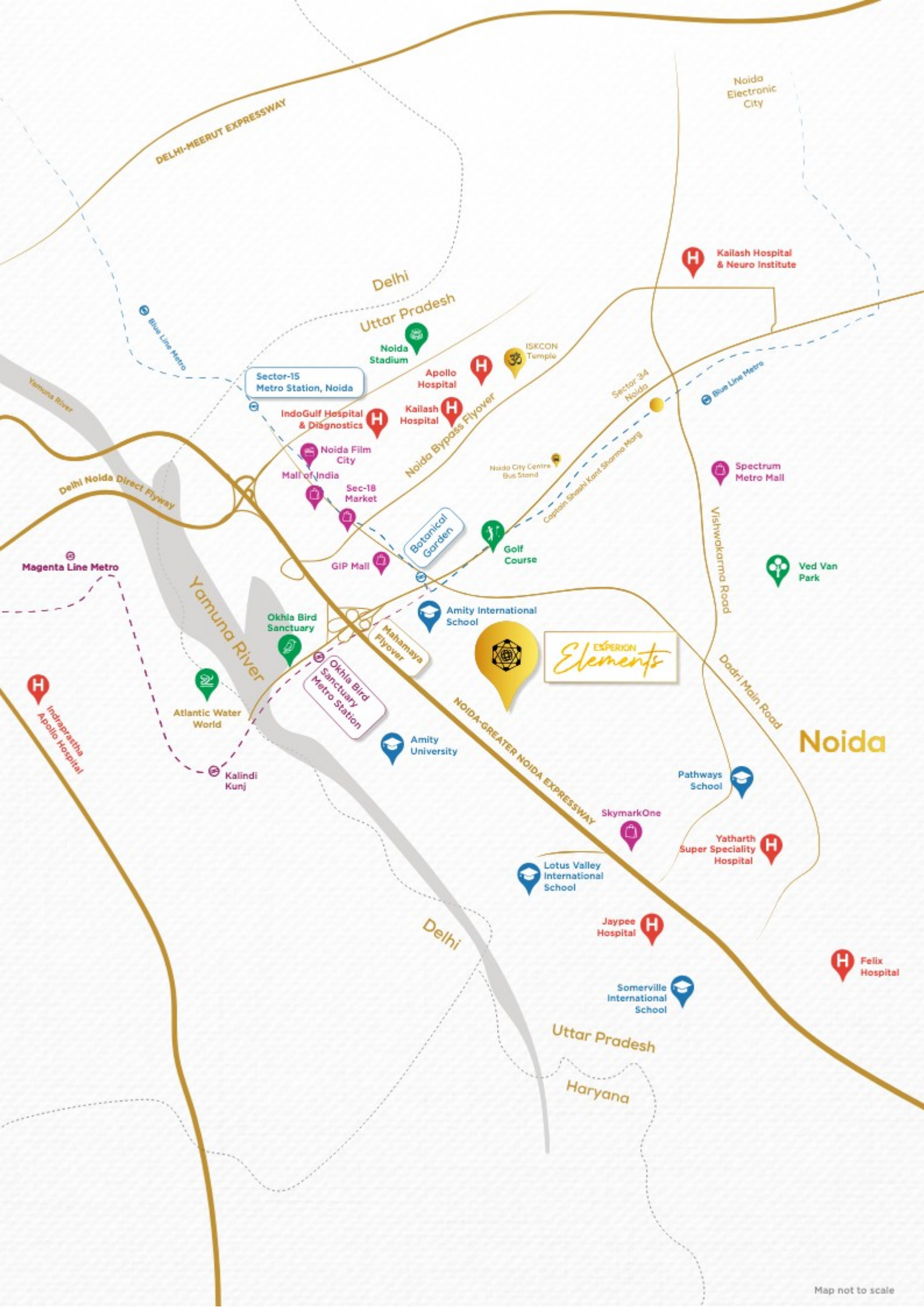




LOCATED
IN

Central Noida

Experion Elements is a towering grace
of symphonic brilliance



YOU ARE IN

Central noida



Important Landmarks

Golf Course	7 mins
Film City	10 mins
Noida Stadium	12 mins



Metro Stations

Botanical Garden	10 mins
Okhla Bird Sanctuary	12 mins
Sector 18	12 mins



Multispeciality Hospitals

Kailash Hospital	15 mins
Jaypee Hospital	15 mins
Felix Hospital	20 mins



Retail Hubs

SkymarkOne	5 mins
GIP	12 mins
Sector 18 Market	12 mins
Mall of India	13 mins



Educational Institutions

Amity International School	5 mins
Amity University	5 mins
Pathways School	5 mins
Lotus Valley International School	10 mins

*Belt Collins,
Hong Kong*

**AWARD-WINNING
LANDSCAPE ARCHITECTS**





Galaxy Cotai
Resort, Macau

Belt Collins, founded in 1953 by Robert M. Belt and Walter K. Collins, is among the world's most respected landscape architecture and environmental planning firms. With a strong focus on sustainable and biodiversity design, they have earned a reputation for delivering exceptional projects of global significance. Led by accomplished design directors with a proven track record of designing award-winning and pioneering projects across continents, Belt Collins ensures that their well-trained teams consistently deliver cutting-edge solutions

New Futura,
Singapore



W Maldives
Resort

Wuhan New World
K11 Complex, China



DSP Design


**ONE OF THE WORLD'S LARGEST
ARCHITECTURAL FIRMS**

DSP Design is an international architecture and design firm catering to an array of verticals within Architecture, Interior Design and Smart Building Solutions across domains like high density residential, corporate & commercial spaces, hospitality, industrial, retail and education

Smart Building Technology and Sustainability form an embedded part of the entrepreneurial work culture at DSP ensuring the practice delivers designs that cut across multi-generational spatial expectations

Globally, DSP Design stands as the 47th Largest Architectural firm on the World Architecture 100 compendium as on 2024





**DESIGNED ON THE
PRINCIPLES OF
ANCIENT PHILOSOPHIES
&
SPIRITUAL TRADITIONS**

THE FLUIDITY OF *Air*
THE HARMONY OF *Water*
THE STABILITY OF *Earth*
THE WARMTH OF *Fire*
AND
THE EXPANSIVENESS OF *Ether*



These fundamental energies are the building blocks of synergy – animating all that lives and breathes around us, within us; serving as the invisible thread that connects the material with the spiritual and the essence with its existence

The vibrations of the 5 elements are palpable at Experion Elements, enlivening a space rich with the lushness of nature and fluidity of experience



*Two Towers Aligned
With Celestial Precision*





EXPERION

Elements



The Future

AND

The Past

IN HARMONY

Experion Elements masterfully blends the essence of the past with the vision of the future, creating a living sanctuary where cutting-edge architecture meets the timeless beauty of nature

From the intricate patterns of raindrops to a diverse array of plant life, tranquil water features, leaf-inspired pavilions and sculptures, each element is meticulously crafted to evoke the rejuvenating atmosphere of a lush garden basking in the freshness after the rain







BALANCING


Sustainable Geography

WITH

Cutting-Edge Architecture

Contrasting the sophistication of straight lines with the sensual allure of curves, Experion Elements is a poetic embrace of fluidity and rigidity

It is a low-density project reflecting a sustainable environment with a smaller ecological footprint

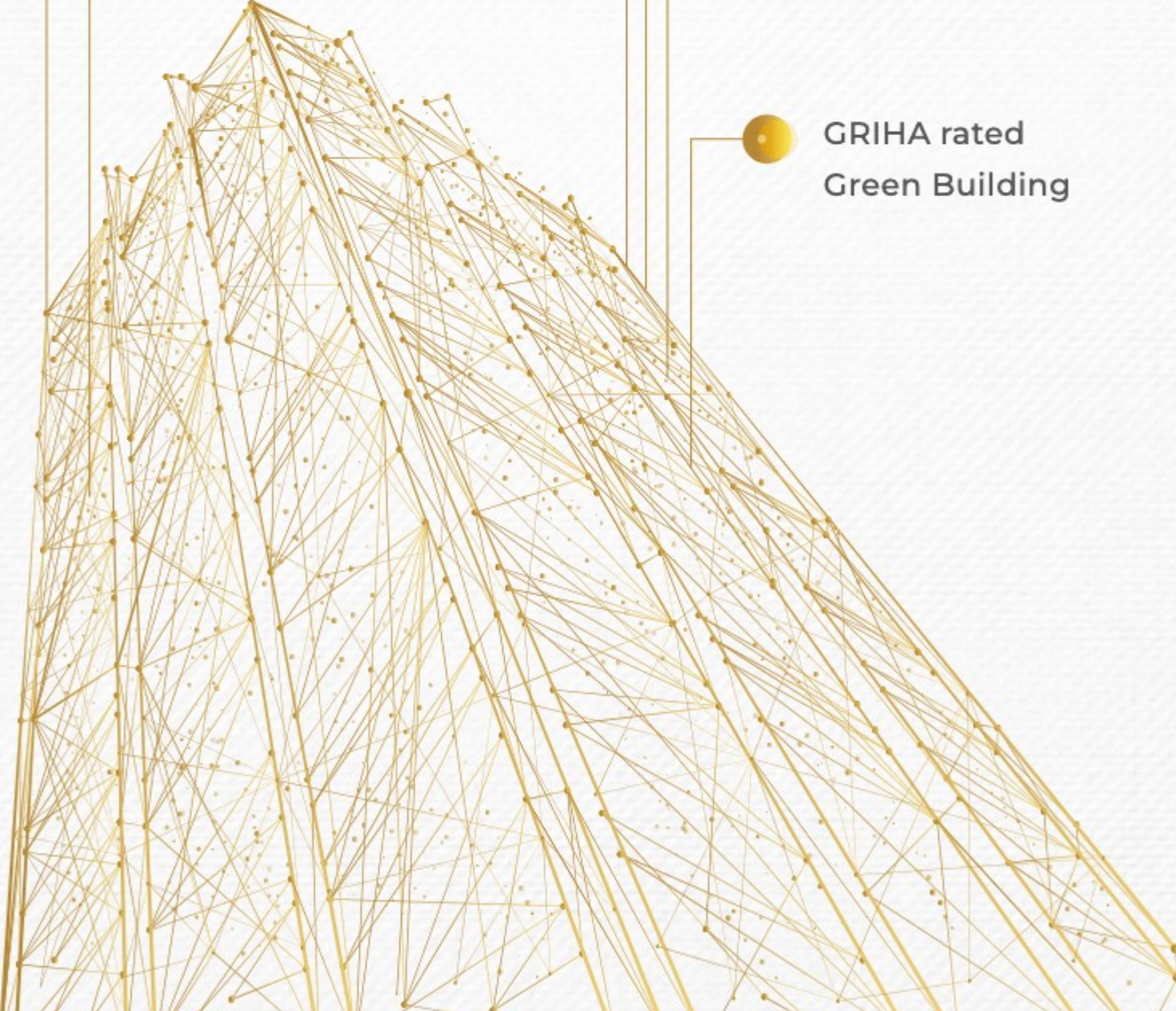




Artistic Impression



*Project
Highlights*



● 1.92 hectare (4.76 acre)
site with only 320
residential units

● 30 meter wide road
with dual frontage

● Two independent
towers

● Stilt + 40 storeys

● 4 units to a core

● GRIHA rated
Green Building

Image used for reference purpose only



**50:50
Typology Split of
3 & 4 BHK**

**VRV/VRF
Air Conditioning**

**Mosquito Mesh
in Sliding
Windows/Doors**

**Provision for
Walk-in Wardrobe
in all Bedrooms**



Image used for reference purpose only

**Air-Conditioned
Grand Common
Entrance Lobby**

**4 High Speed
Elevators
+
1 Service Lift
Per Tower**

**Two Levels of
Basement
Parking**

**Multi-Layer
Security System**





A First

— FOR —

Noida



— — — — —

Dedicated EV Charging Facility

— — — — —

One dedicated EV charging facility per apartment along with a regular car parking. Enjoy the ease of powering your EVs at your dedicated parking slot. Be ready for the road in the most environment-friendly manner



Image used for reference purpose only





Pickleball Court

Pickleball Court - the world's favourite new sport
Join in on the excitement and experience the joy of
being fit while having fun





Kick Boxing Ring

Elevate your fitness journey at the exclusive kick-boxing ring
Dive into high-energy workouts and challenge your limits



Image used for reference purpose only



Grand Cineplex with Dolby Sound

Immerse yourself in a cinematic experience at the Grand Cineplex, featuring cutting-edge Dolby Sound technology and one of the largest 4K LED screens in Noida



Image used for reference purpose only





—————
Bowling Alley
—————

A fun, engaging space that's sure to become a favourite spot for residents of all ages. Come together compete and create lasting memories



Business Center

Enjoy the convenience of a cutting-edge office environment right within the community. Conduct work from home with ease and efficiency at the modern, internet-enabled business center designed to meet all your professional needs



Image used for reference purpose only



— — — — —

Elevated Walkway

— — — — —

Ingeniously designed to offer private access to the swimming pool, which also doubles up as a jogging track, providing an unmatched experience where you jog amidst the sky, overlooking the pristine blue water below





Miyawaki Garden

Unique Japanese-style biodiverse ecosystem - a peaceful retreat, encouraging mindfulness and a deeper connection with the environment





— — — — —

Water Cascade

— — — — —

Experience the serene beauty of our water cascade feature that brings a calming presence and peace amidst the gentle sounds of flowing water





Active Pet Park



Spaces for your furry friends to play, explore and relax in a park designed just for them. Experience the joy of watching your pets in their element, in a community that celebrates and cherishes the bond between pets and their owners



Image used for reference purpose only

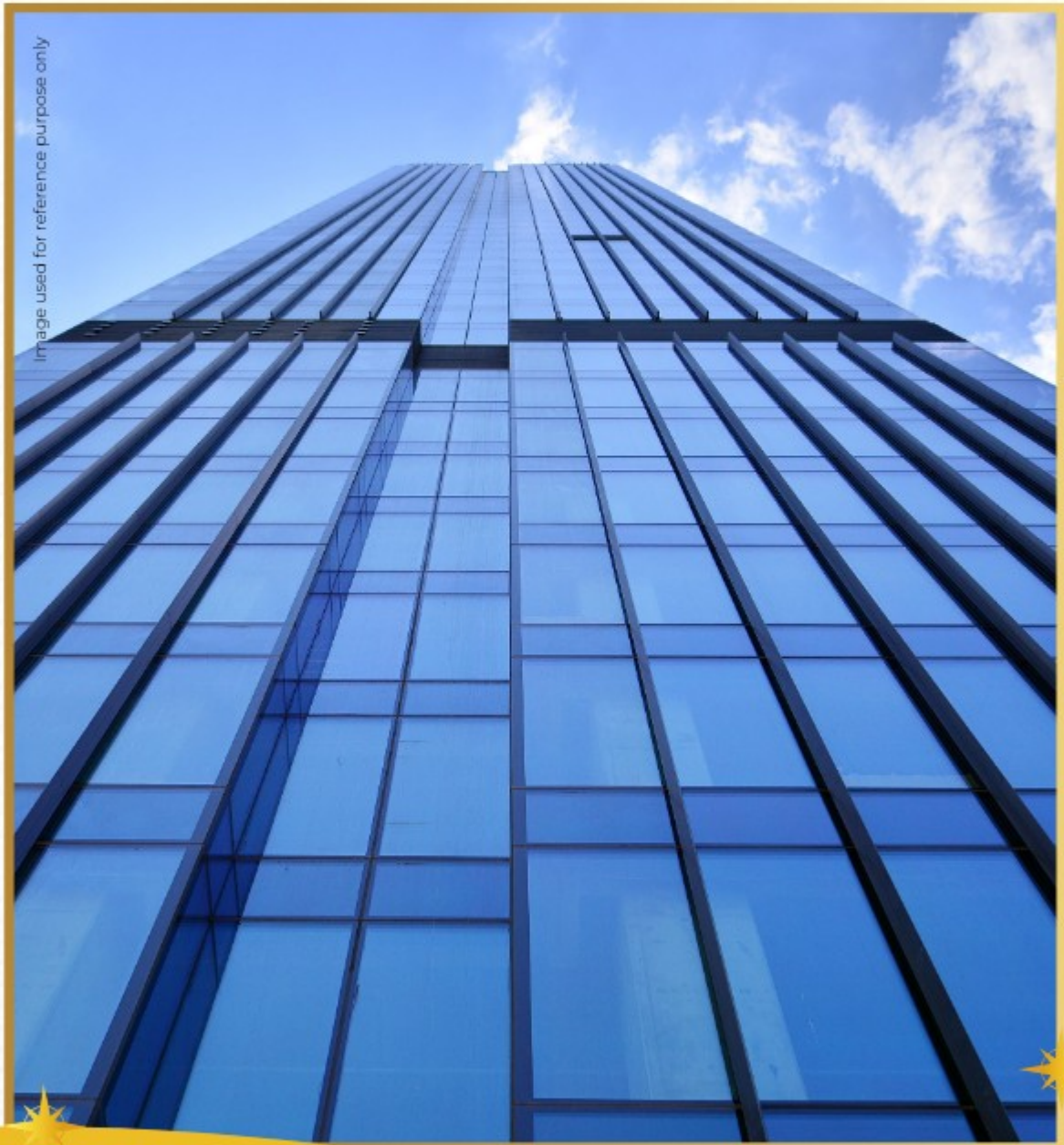




Performance Glass



Bask in the brilliance of natural light without the discomfort of heat. High-performance glass reduces heat gain and thermal energy transfer, ensuring your home remains comfortable and energy-efficient year-round





*A convergence of
comfort & convenience*

**WORLD-CLASS
AMENITIES**



Experion Elements
is a marvellous equipoise of nature and
architecture in a seamless harmony











Air Zone





E L E V A T E D D E C K

OPEN LAWNS



Image used for reference purpose only

GARDEN
WITH SITTING
AREAS



AROMATIC PLANTS



Water Zone



W E L C O M E W A T E R B O D Y

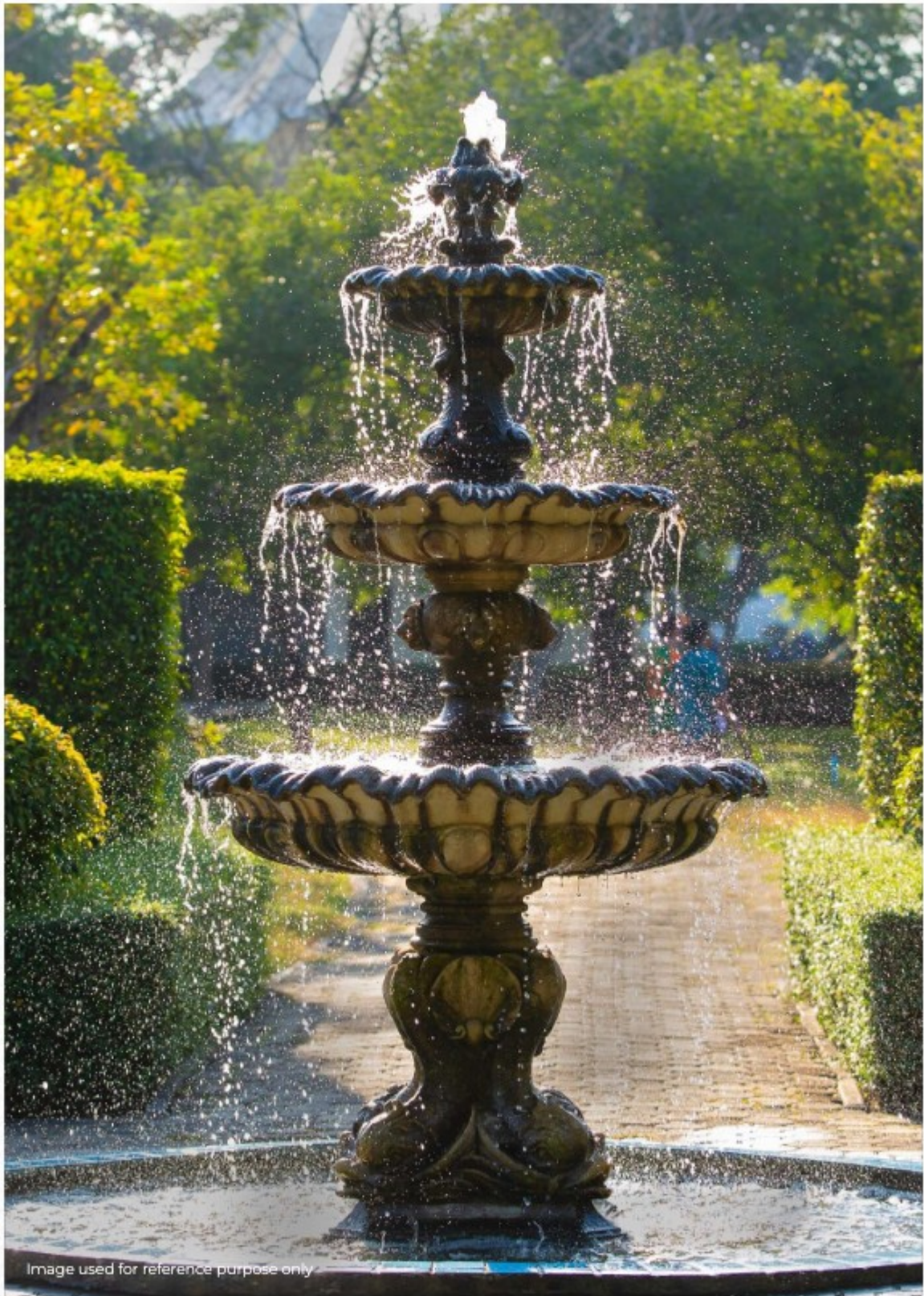
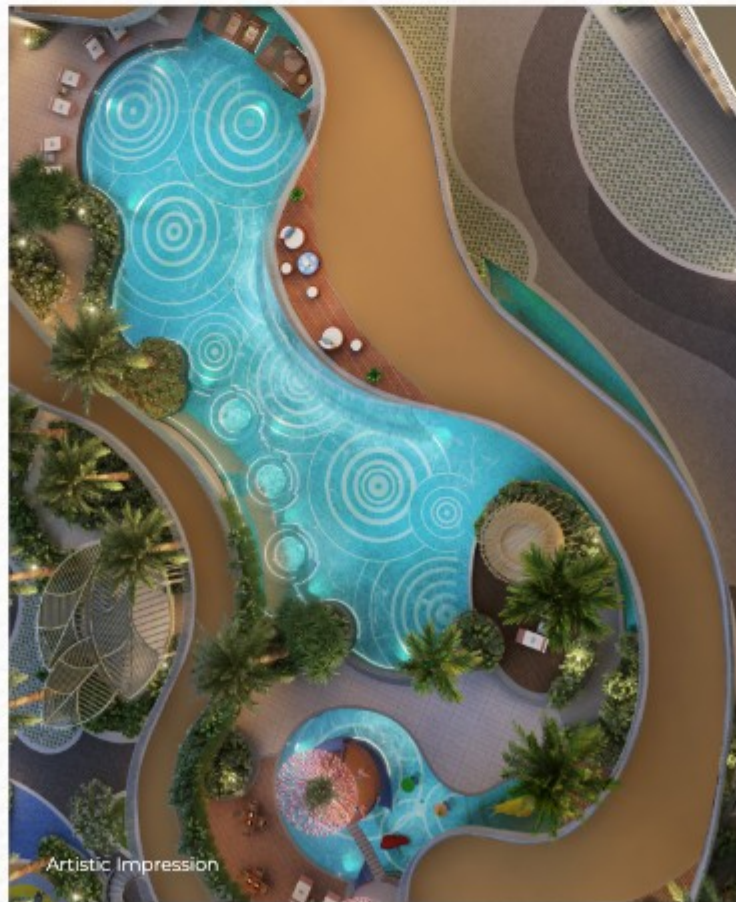


Image used for reference purpose only

W A T E R W A L L



Image used for reference purpose only



Artistic Impression

S W I M M I N G P O O L

Earth Zone



DESIGNATED
AREA FOR
SCULPTURES



CHILDREN
PLAY AREA



C A F E



Image used for reference purpose only

N U T R I T I O N B A R



Image used for reference purpose only





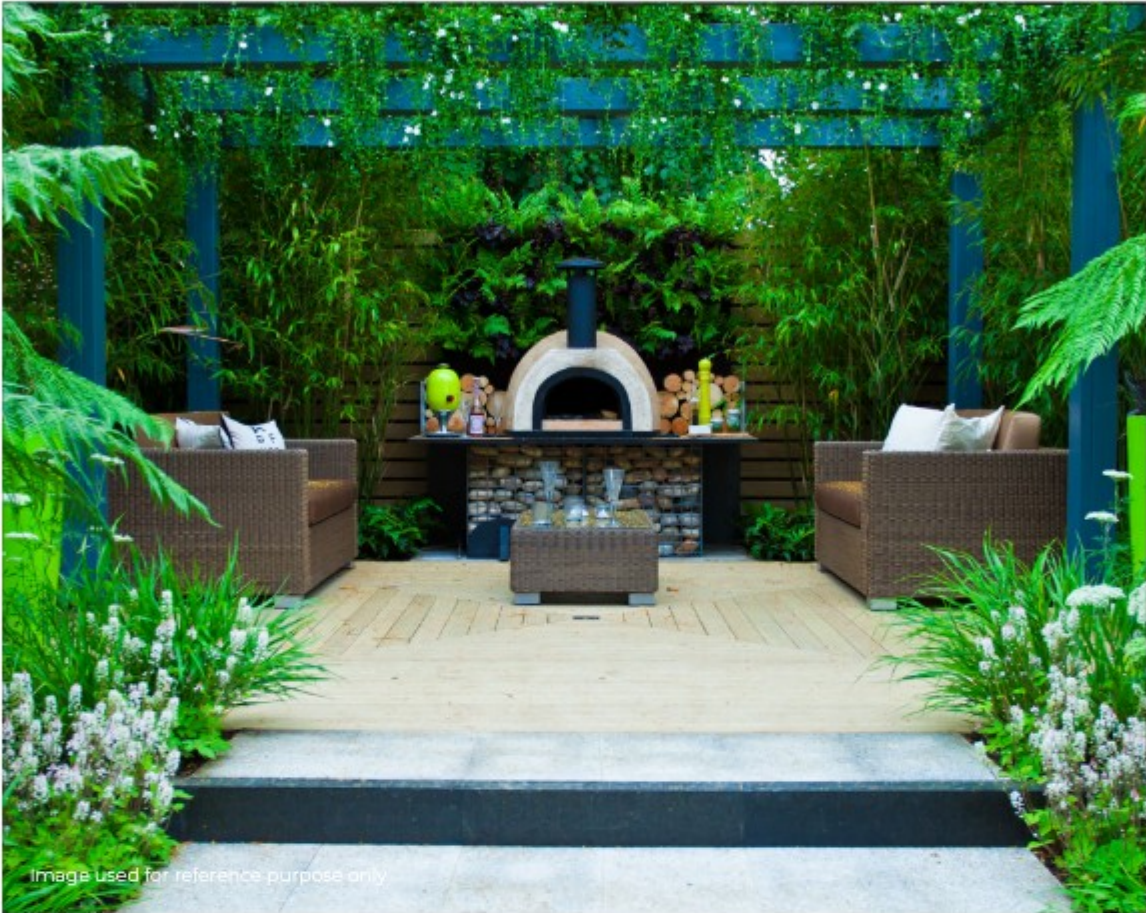
ROCK

CLIMBING WALL

Fire Zone



B B Q A R E A



F I R E P I T W I T H S E A T I N G



S Q U A S H C O U R T



B A D M I N T O N C O U R T

BASKETBALL COURT



GYMNASIUM

Ether Zone





Image used for reference purpose only

MEDITATION GARDEN

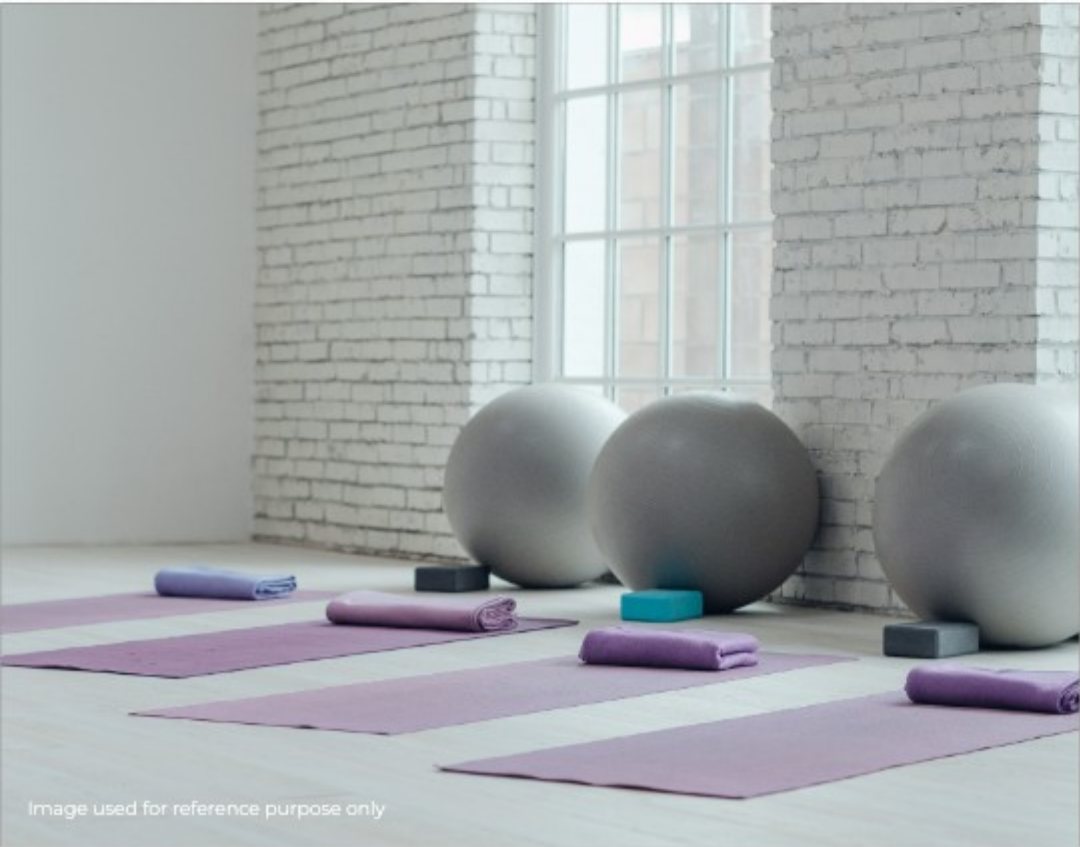


Image used for reference purpose only

YOGA ROOM

W E L L N E S S Z O N E



T A I C H I D E C K



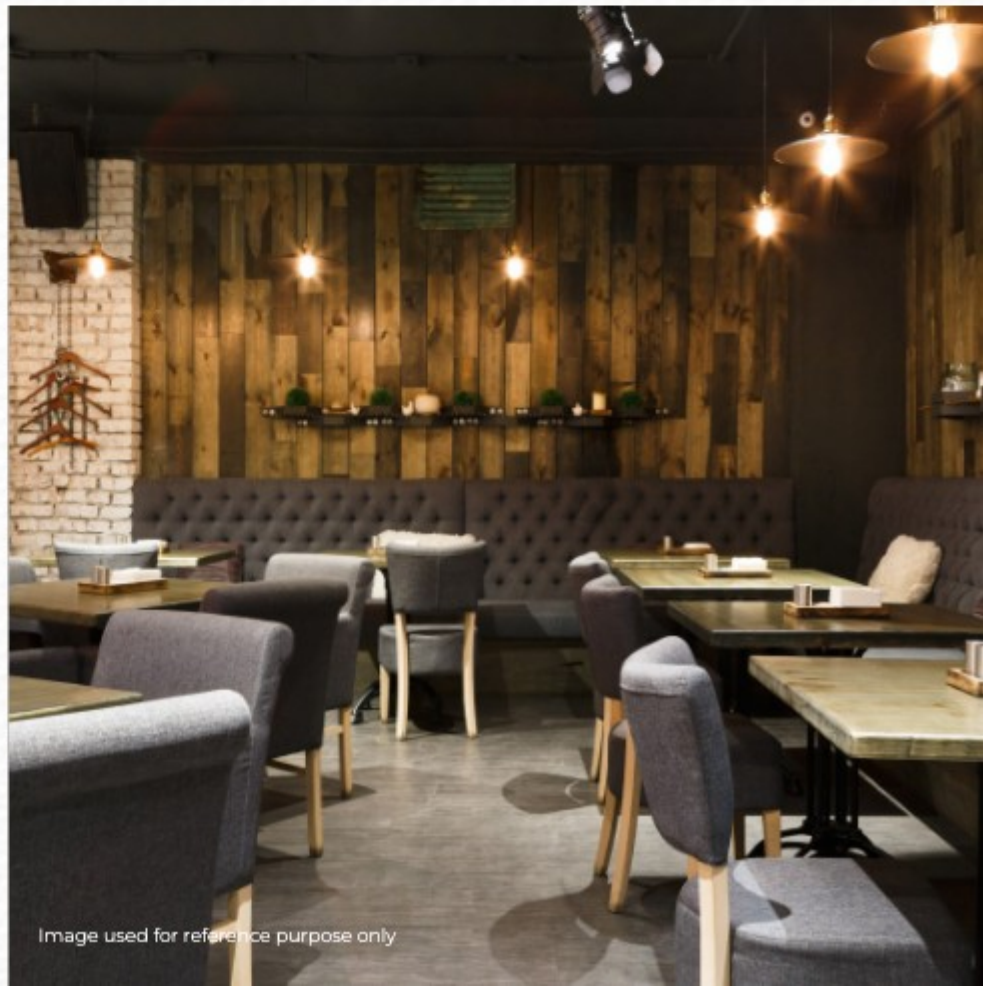
Lifestyle
COMMUNITY ZONE



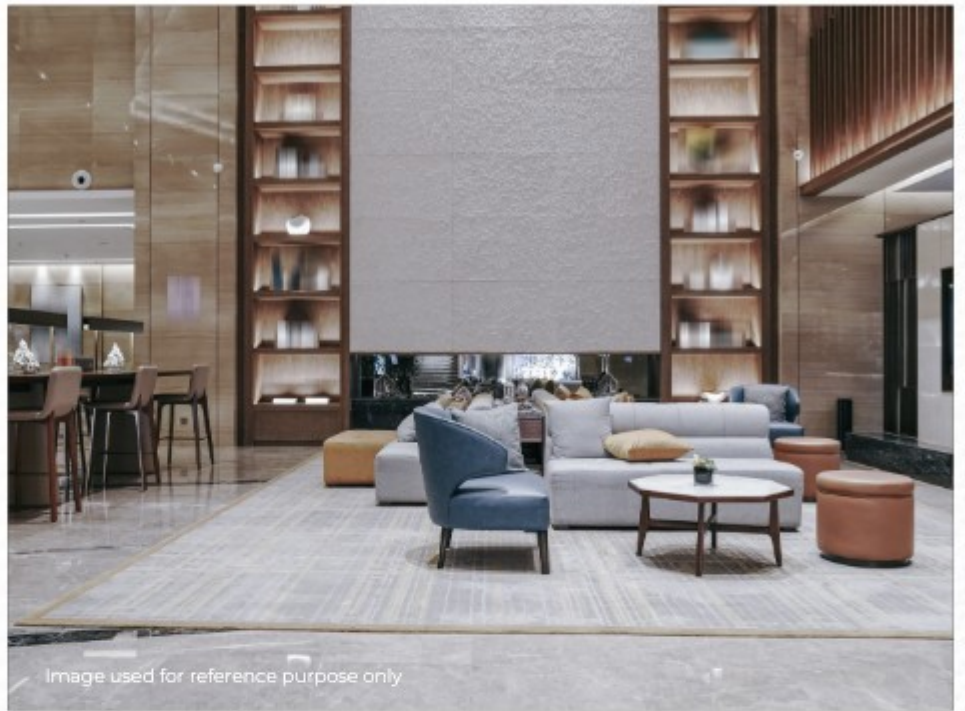


C O N C I E R G E

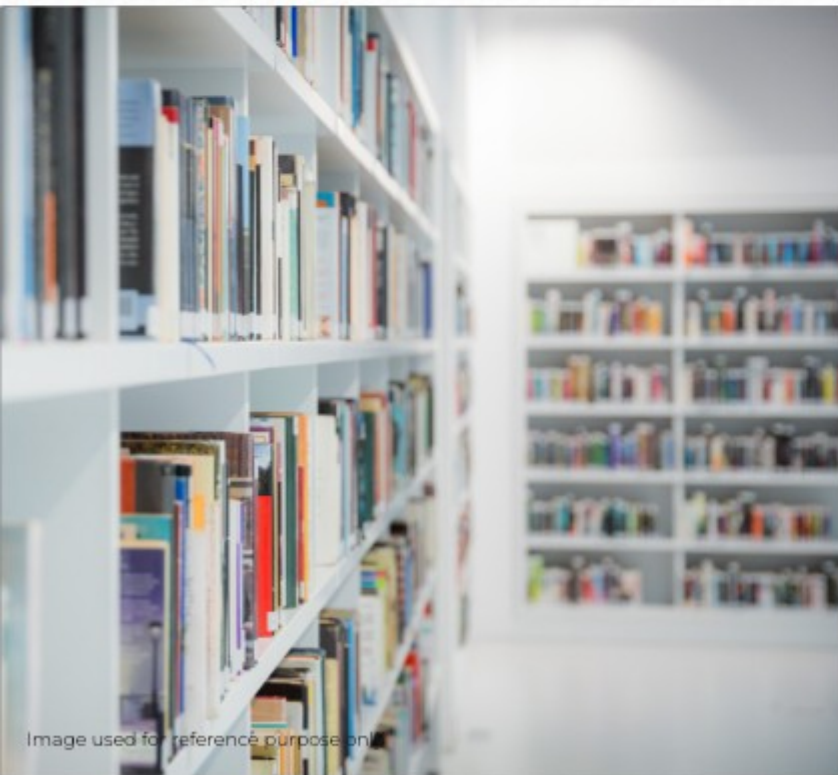
R E S T A U R A N T



L O U N G E



L I B R A R Y





BANQUET
HALL



Image used for reference purpose only



Image used for reference purpose only

F O O S B A L L



V R R O O M



S P A & S A U N A



Image used for reference purpose only

T A B L E T E N N I S

C R È C H E

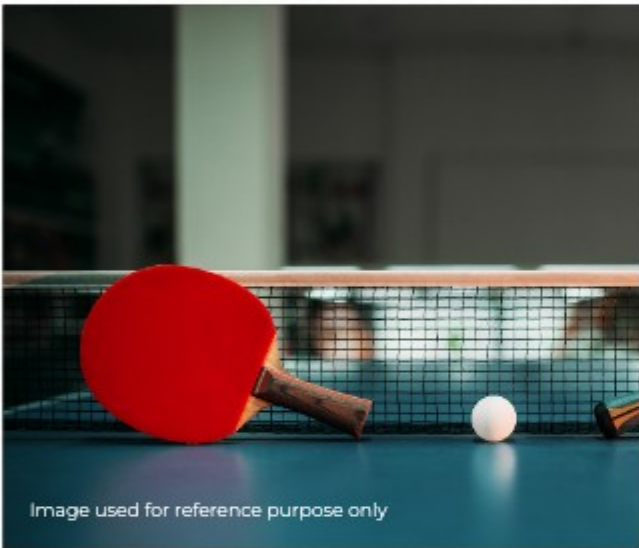


Image used for reference purpose only



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C A R D T A B L E



Master Plan



ENTRY / EXIT

ENTRY / EXIT

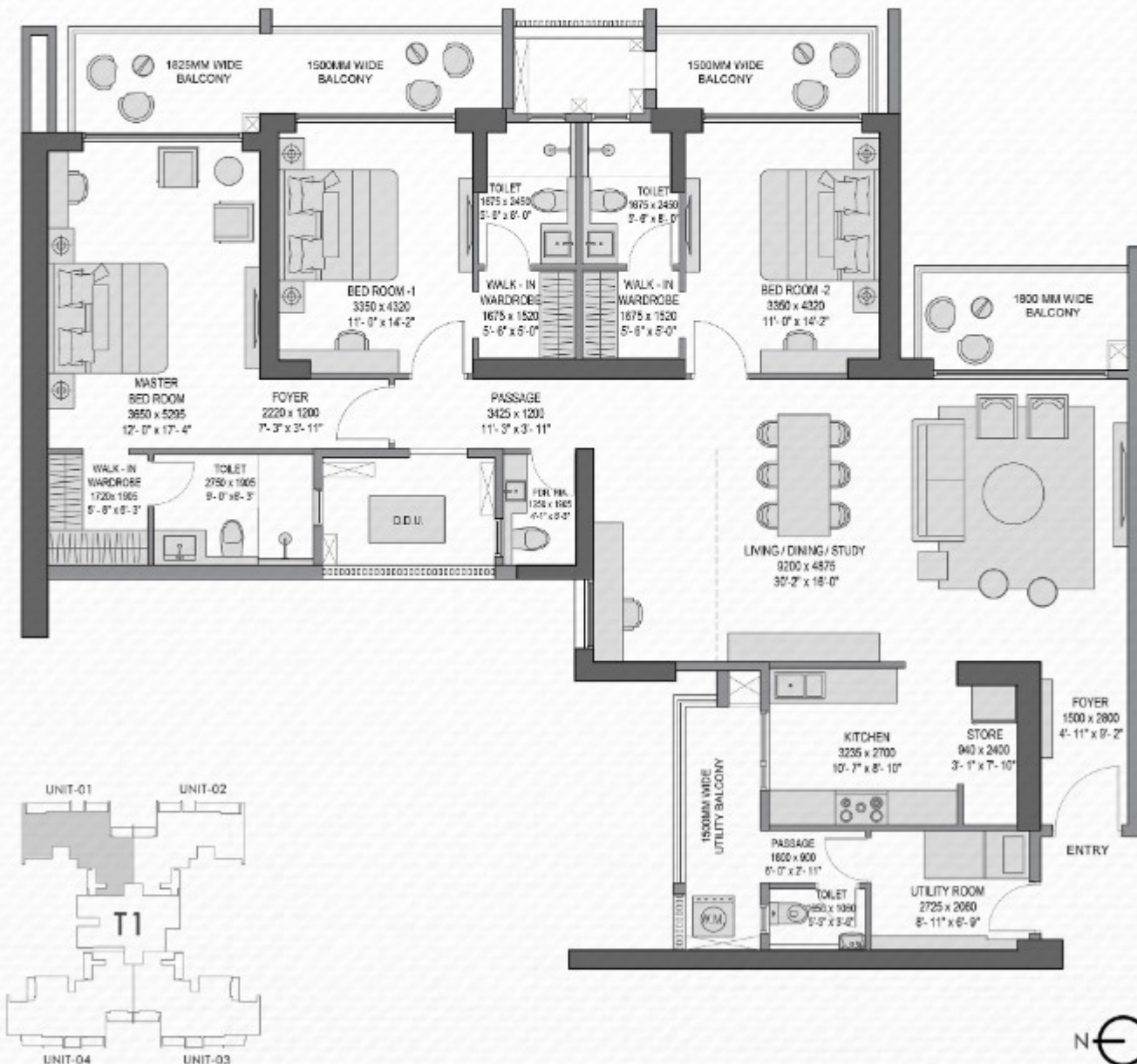
30 M WIDE ROAD

24 M WIDE ROAD

Unit Plan

3 BHK

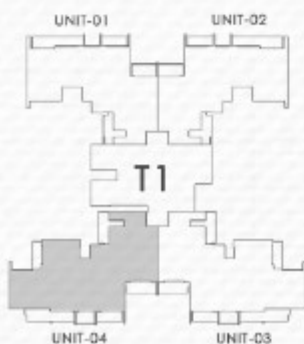
T1	UNIT-01
RERA CARPET AREA	154.78 SQ.MT. 1,666.05 SQ.FT.
EXCLUSIVE BALCONY AREA	30.66 SQ.MT. 330.02 SQ.FT.



Unit Plan

4 BHK

T1	UNIT-04
RERA CARPET AREA	183.46 SQ.MT. 1,974.76 SQ.FT.
EXCLUSIVE BALCONY AREA	37.23 SQ.MT. 400.74 SQ.FT.



Specifications

ZONE/AREA	FLOORING	WALL FINISH	CEILING	INTERNAL DOORS	EXTERNAL DOORS AND WINDOWS	OTHERS
Living Room	Imported marble	Acrylic emulsion paint	Acrylic emulsion paint	8' high main door to flat - hardwood frame with veneered flush door	Aluminium / UPVC glazing with performance glass	-
Dining Room + Study	Imported marble	Acrylic emulsion paint	Acrylic emulsion paint	-	Aluminium / UPVC glazing with performance glass	-
Master Bedroom & Walk-in Wardrobe	Laminated wooden flooring	Acrylic emulsion paint	Acrylic emulsion paint	8' high prefabricated modular door with frame or flush door with laminate / paint and hardwood frame	Aluminium / UPVC glazing with performance glass	-
Other Bedrooms & Walk-in Wardrobes	Laminated wooden flooring	Acrylic emulsion paint	Acrylic emulsion paint	8' high prefabricated modular door with frame or flush door with laminate / paint and hardwood frame	Aluminium / UPVC glazing with performance glass	-
Kitchen	Vitrified tile	Vitrified tile dado upto 2 feet high above kitchen counter and acrylic emulsion paint	Acrylic emulsion paint	-	Aluminium / UPVC glazing with performance glass	Modular kitchen with granite counter top, stainless steel sink, chimney, hob, instant geyser of approved make
Store	Vitrified tile	Acrylic emulsion paint	Acrylic emulsion paint	-	-	-
Master Toilet	Antiskid ceramic/ vitrified tile	Vitrified / ceramic tile 7' high	Moisture resistant false ceiling	7' high prefabricated modular door with frame or flush door with laminate / paint and hardwood frame	Aluminium / UPVC glazing with glass	Premium CP & sanitary fixtures, geyser, exhaust-fan and mirror
Utility Room	Ceramic tile	Acrylic emulsion paint	Acrylic emulsion paint	7' high prefabricated modular door with frame or flush door with laminate / paint and hardwood frame	Aluminium / UPVC glazing with performance glass	Standard CP & sanitary fixtures, geyser, exhaust-fan and mirror
Utility Toilet	Ceramic tile	Ceramic tile 7' high	Acrylic emulsion paint	-	Aluminium / UPVC glazing with performance glass	-
Airconditioning	VRV/VRF or equivalent for all bedrooms & living/dining					
Security System	24 hours 4-tier security/surveillance with 200 nos. of cctvs in the project's entry/exit, basements, elevators & ground floor entrance lobbies					
Elevator	4 nos. high speed passenger elevators + 1 service elevator in each tower					
EV Charging	1 EV charging facility per unit shall be provided					

- NOTES:
- * Exposed fire-fighting pipes inside the flat will be suitably covered with treatment like gypsum boxing, cornices etc.
 - * Design/Space provision for piped gas will be made
 - * Mosquito net will be provided in all the sliding doors/windows
 - * 7' & 8' should be read as 7 feet and 8 feet, respectively. All the dimensions will be under standard tolerance limits



Our Partners





100% FDI REAL ESTATE DEVELOPER

A SINGAPORE GROUP COMPANY

EXPERION DEVELOPERS PRIVATE LIMITED

www.experion.co

PROJECT ADDRESS	Plot No. GH-02, Sector-45, Noida, Uttar Pradesh-201303
CORPORATE OFFICE	8 th Floor, Wing-B, Milestone Experion Centre, Sector-15 Part 2, Gurugram, Haryana-122001
REGISTERED OFFICE	F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector-10, Dwarka, New Delhi-110075

(CIN) U70109DL2006FTC151343

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