

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 Holdings 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

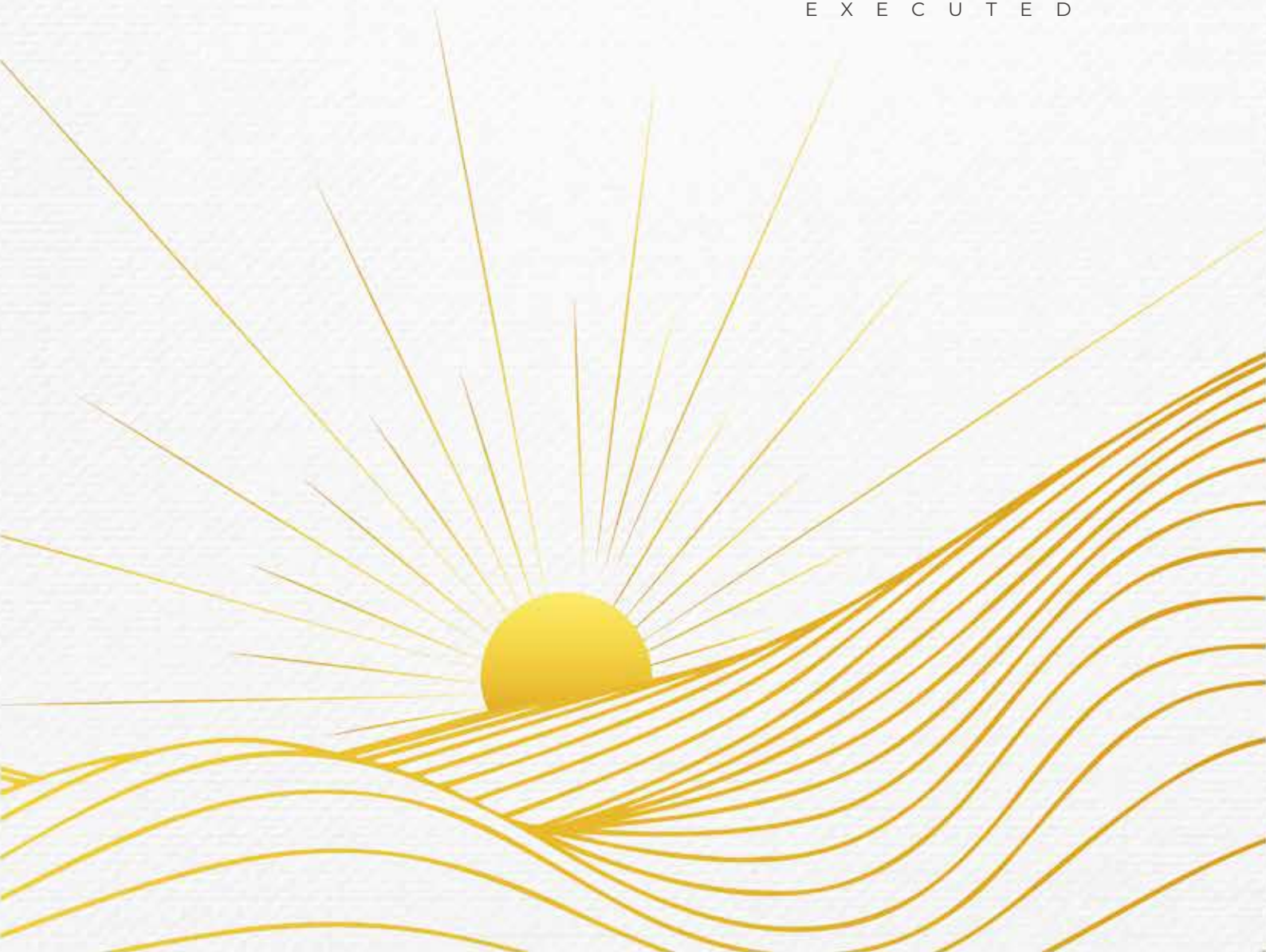
The company has plans to develop large-format integrated townships, high-rise condominiums, commercial spaces, hotels and resorts

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**

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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/GGM/2017/64  
PH 3-RC/REP/HARERA/GGM/2017/73  
PH 4-RC/REP/HARERA/GGM/2017/112  
WWW.HARYANARERA.GOV.IN  
[www.experion.co/residential-windchants](http://www.experion.co/residential-windchants)



**THE WESTERLIES**  
LIFE NEEDS SPACE  
Sector-108, Gurugram

PH 1 - RC/REP/HARERA/GGM/593/325/2022/68  
PH 2 - RC/REP/HARERA/GGM/694/426/2023/38  
PH 3 - RC/REP/HARERA/GGM/373/105/2019/67  
PH 4 - RC/REP/HARERA/GGM/511/243/2021/79  
VILLAS - RC/REP/HARERA/GGM/2017/103  
WWW.HARYANARERA.GOV.IN  
[www.experion.co/residential-westerlies](http://www.experion.co/residential-westerlies)



**The Heartsong**  
Sector-108, Gurugram

PH 4-RC/REP/HARERA/GGM/2017/306  
PH 5-RC/REP/HARERA/GGM/2017/113  
PH 6-RC/REP/HARERA/GGM/360/92/2019/54  
WWW.HARYANARERA.GOV.IN  
[www.experion.co/residential-heartsong](http://www.experion.co/residential-heartsong)

**MILESTONE EXPERION CENTRE**

NH-8, Gurugram

RERA REGN: 329 OF 2017 DATED 23.10.2017  
WWW.HARYANARERA.GOV.IN  
[www.experion.co/commercial-milestone-experion-centre](http://www.experion.co/commercial-milestone-experion-centre)



**EXPERION CAPITAL**  
Gomti Nagar, Lucknow

PH 1 RERA REGN. NO. UPRERAPRJ4224  
PH 2 RERA REGN. NO. UPRERAPRJ15884  
PH 3 RERA REGN. NO. UPRERAPRJ647179  
WWW.UP-RERA.IN  
[www.experion.co/residential-experion-capital](http://www.experion.co/residential-experion-capital)



**EXPERION VIRSA**  
GT Road, Amritsar

PH 1 RERA REGN. NO. PBRERA-ASR02-PR0530  
WWW.RERA.PUNJAB.GOV.IN  
[www.experion.co/residential-experion-virsa](http://www.experion.co/residential-experion-virsa)



**Experio**  
@ Experion Capital

Gomti Nagar, Lucknow

PH 1 RERA REGN. NO. UPRERAPRJ4224  
PH 2 RERA REGN. NO. UPRERAPRJ15884  
PH 3 RERA REGN. NO. UPRERAPRJ647179  
WWW.UP-RERA.IN  
[www.experion.co/commercial-experio-experion-capital](http://www.experion.co/commercial-experio-experion-capital)



**hub @108**  
Sector-108, Gurugram

RC/REP/HARERA/  
GGM/615/347/2022/90  
WWW.HARYANARERA.GOV.IN  
[www.experion.co](http://www.experion.co)



FORAY  
INTO INDIA  
(2006)

LAUNCH OF  
THE HEARTSONG  
(2012)

LAUNCH OF  
MILESTONE  
EXPERION  
CENTRE  
(2016)

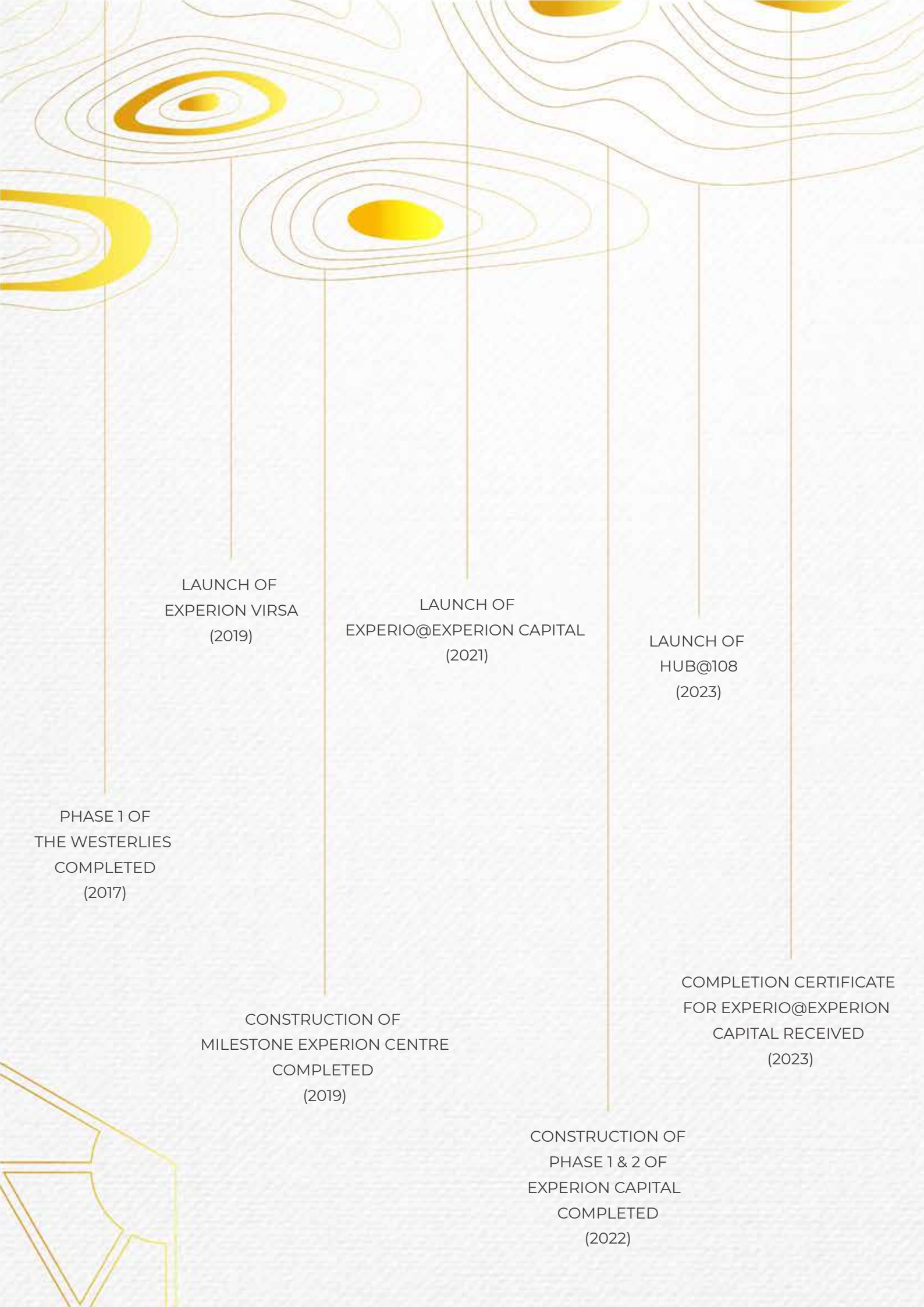
PHASE 1 OF  
WINDCHANTS  
COMPLETED  
(2017)

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

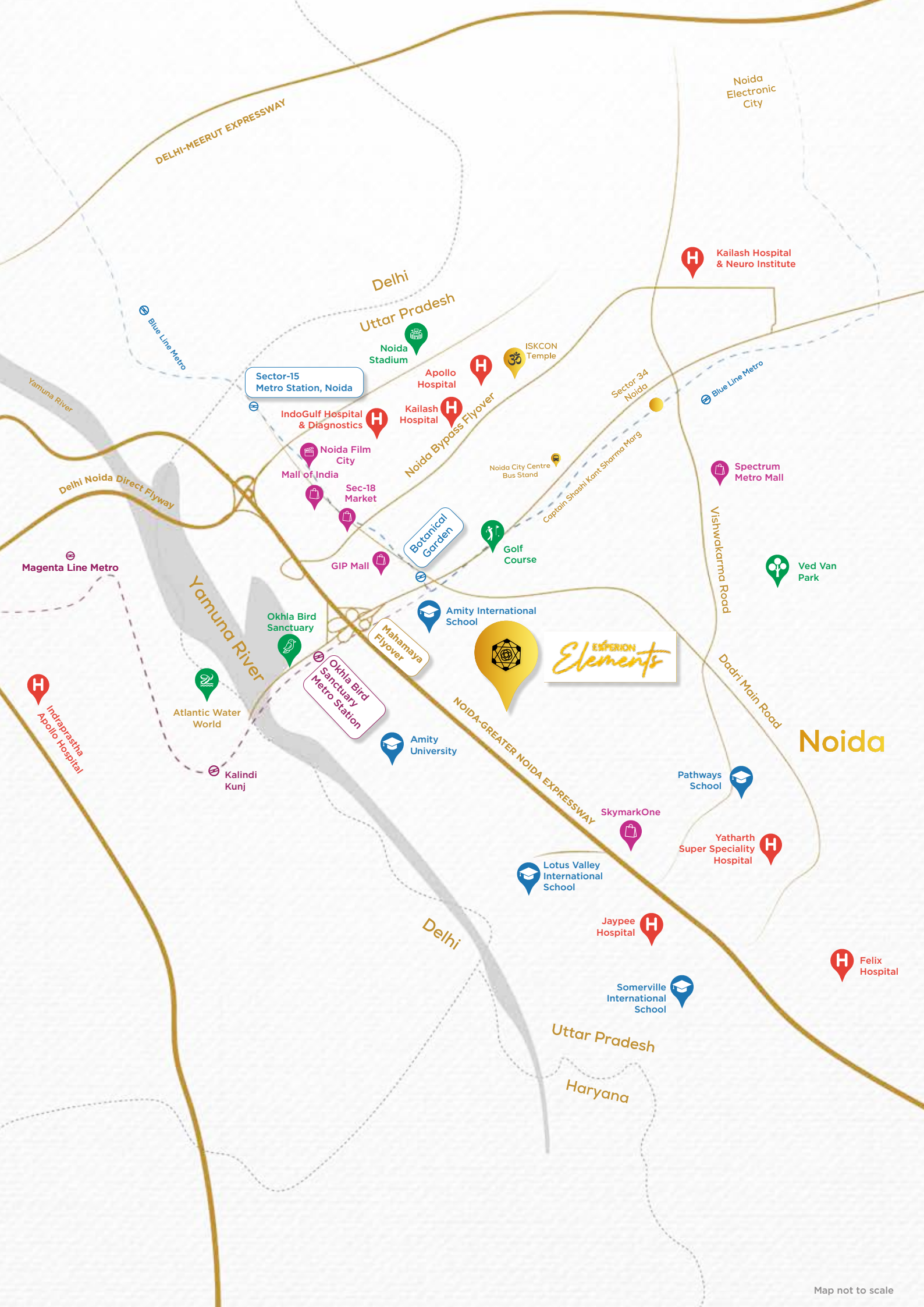




LOCATED  
IN

*Central Noida*

Experion Elements is a towering grace  
of symphonic brilliance



# Noida



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



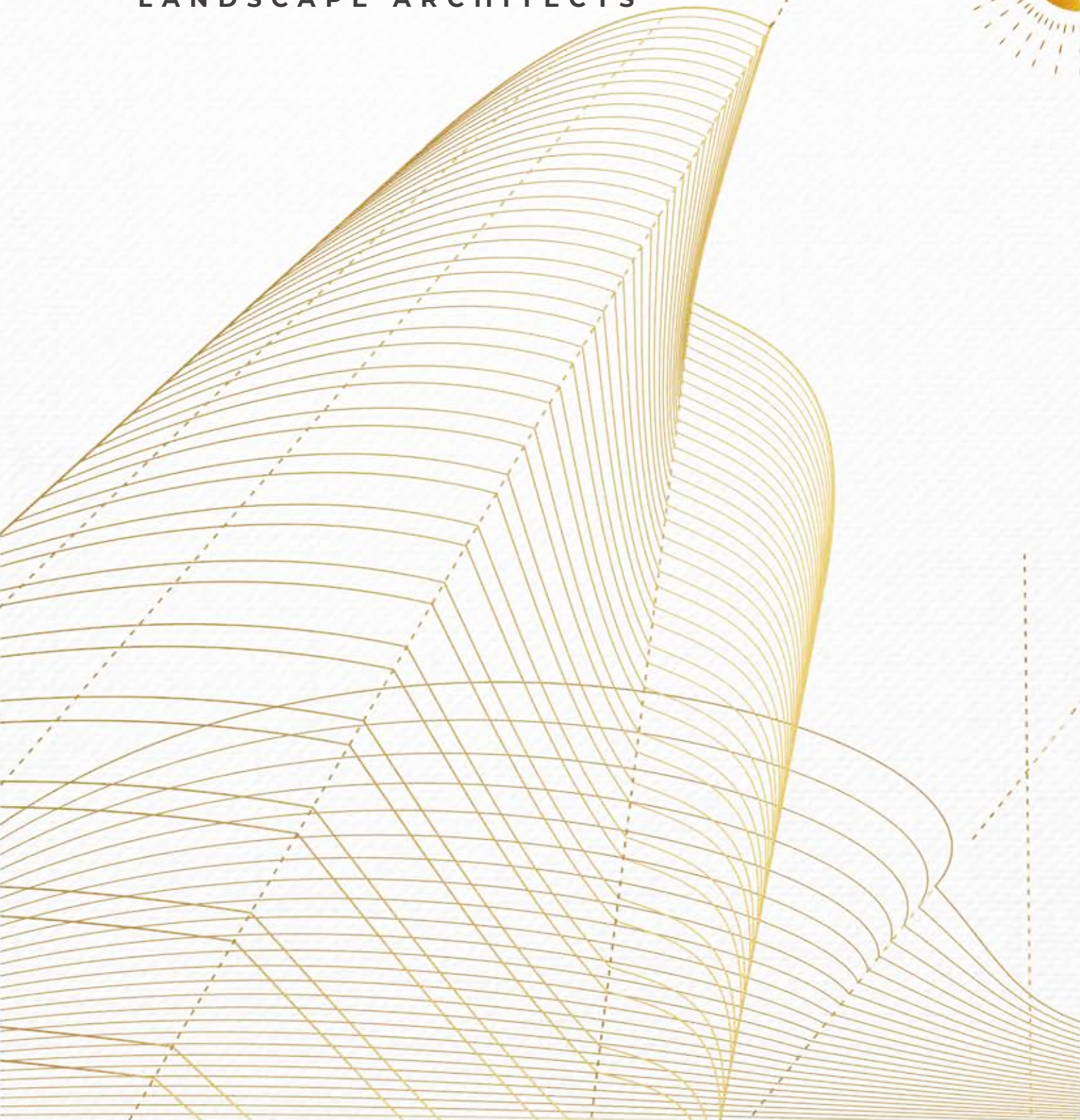
## Educational Institutions

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

Elegance



*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*

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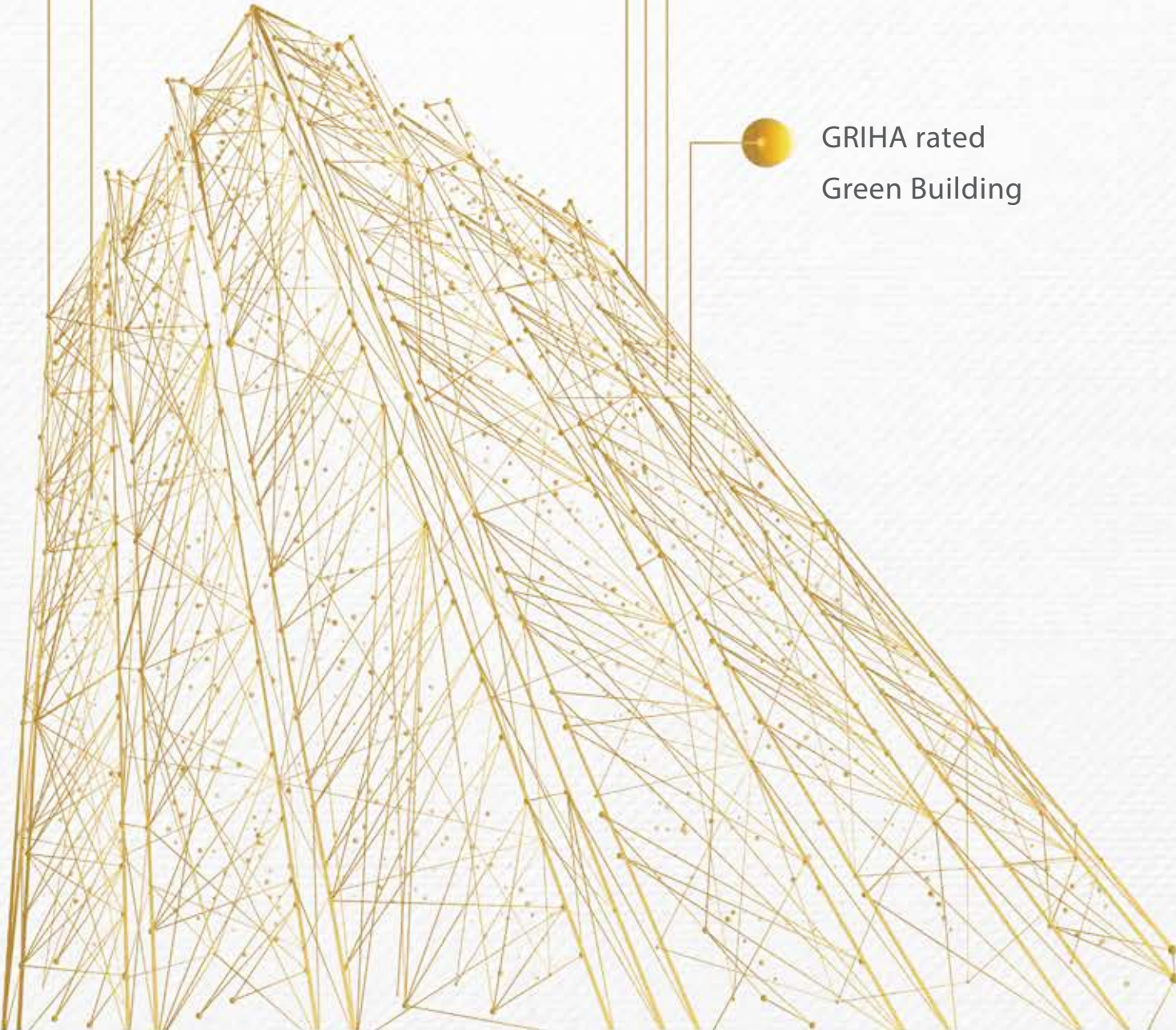
Contrasting the sophistication of straight lines with the sensual allure of curves, Experion Elements is a poetic embrace of fluidity and rigidity

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





*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

**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**

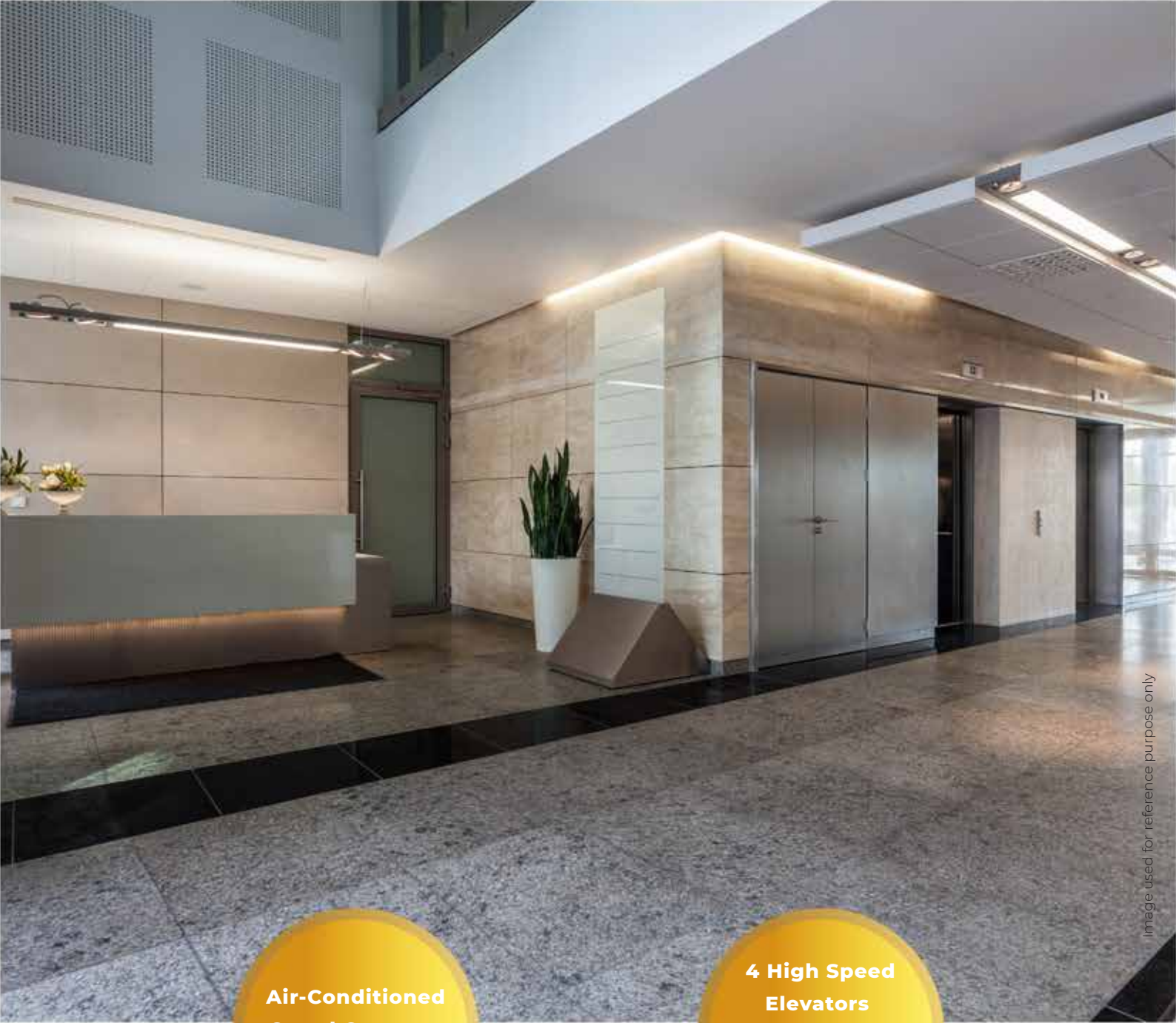


Image used for reference purpose only

**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 large, bright yellow sun with a thin gold border is centered at the top. It has numerous thin, gold-colored rays radiating outwards. Below the sun is a stylized city skyline composed of various building outlines in gold. The buildings have different heights and shapes, some with horizontal lines representing windows. The overall style is clean and modern.

*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



# 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

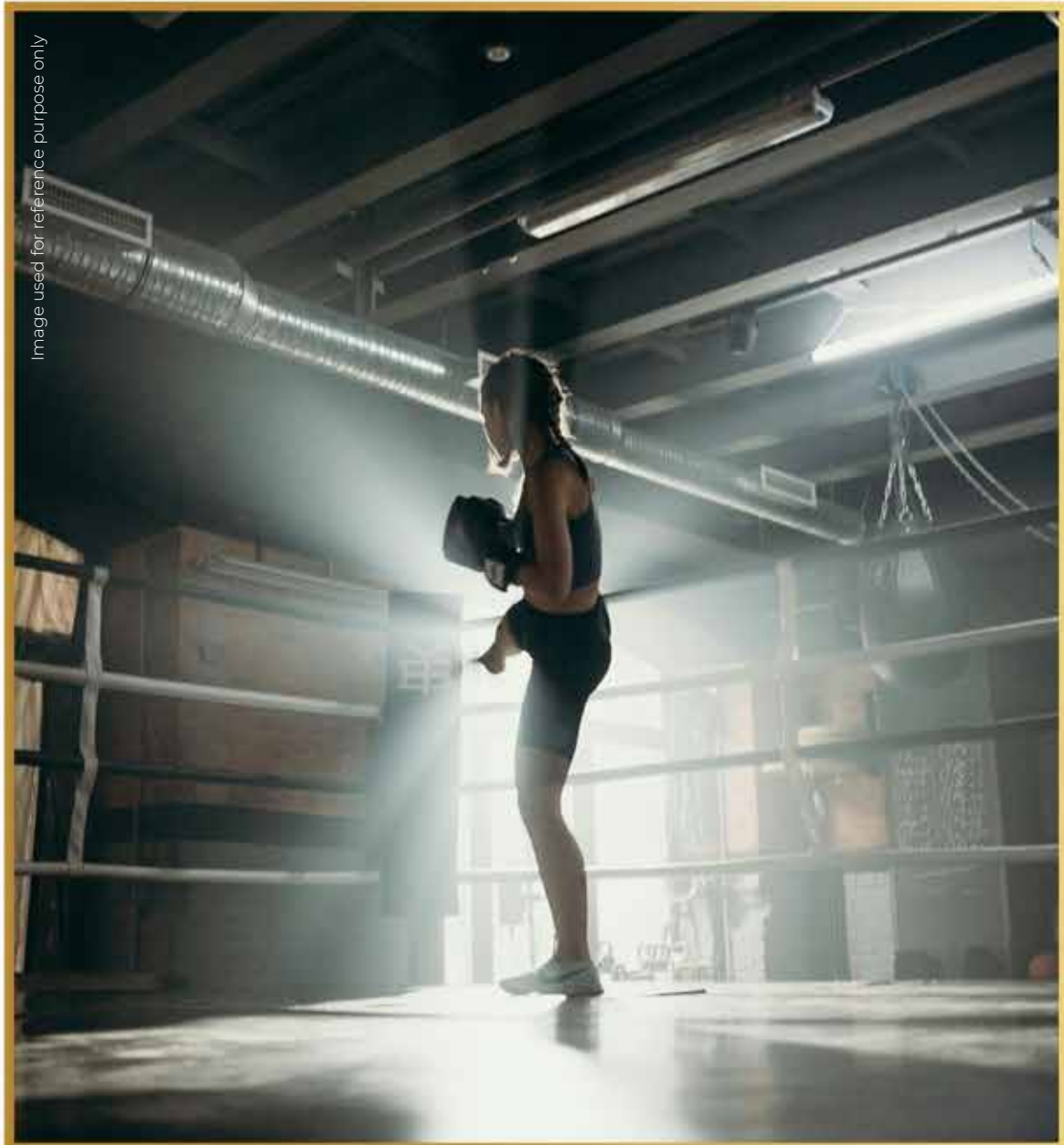


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# *Grand Cineplex with Dolby Sound*

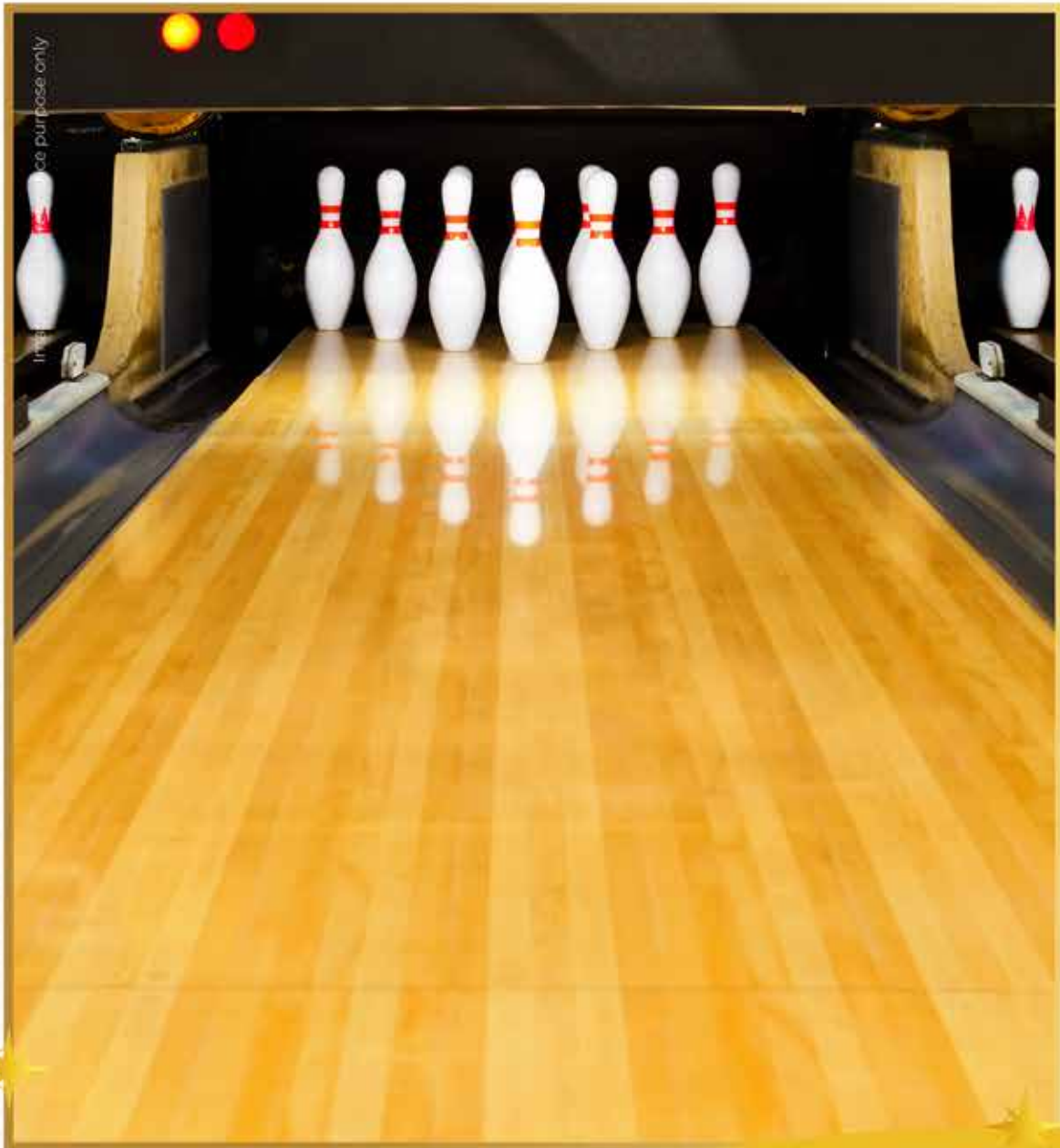
Immerse yourself in a cinematic experience at the Grand Cineplex, featuring cutting-edge Dolby Sound technology and one of the largest 4K LED screens in Noida



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



Artistic Impression

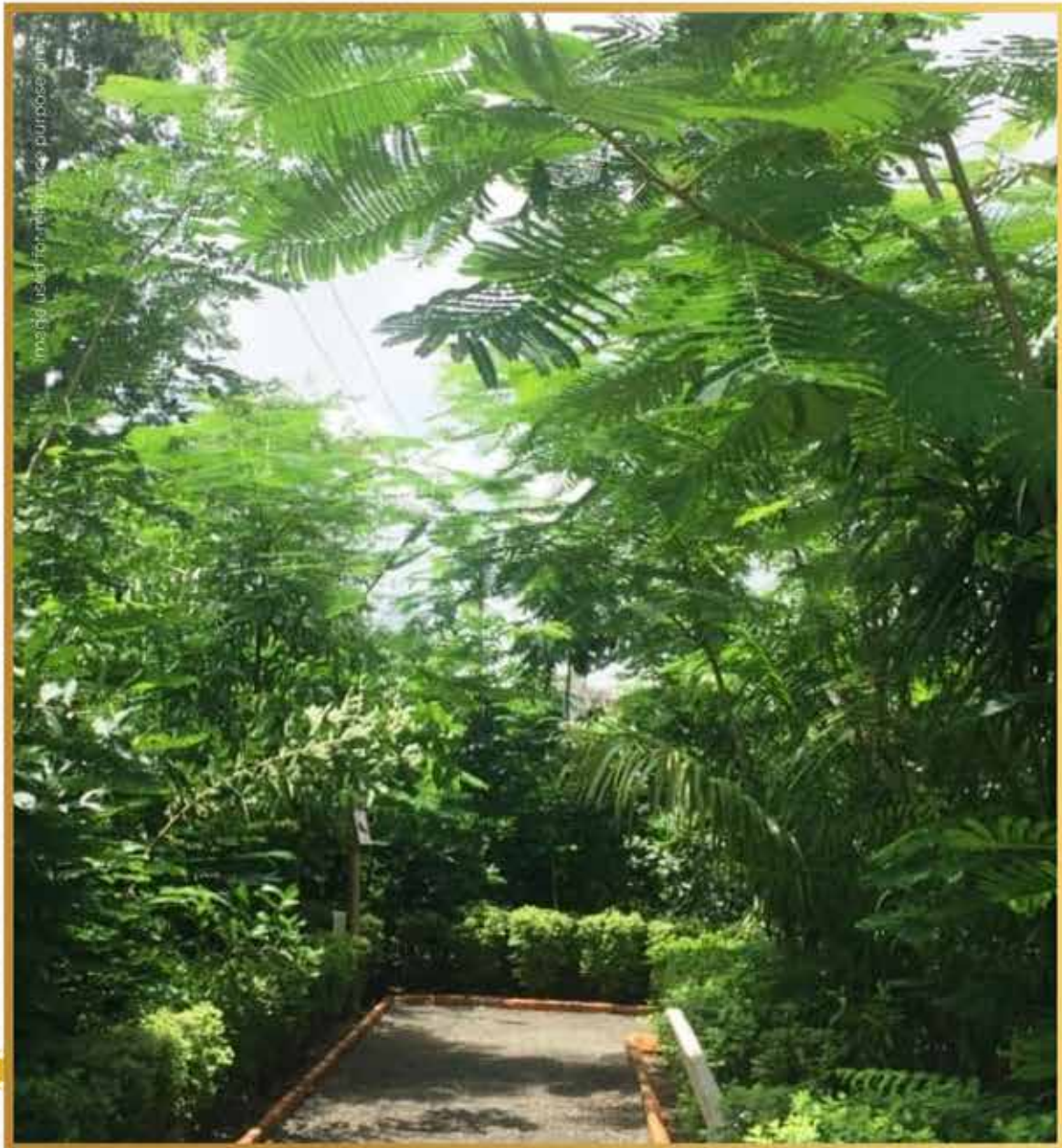


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## Miyawaki Garden

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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

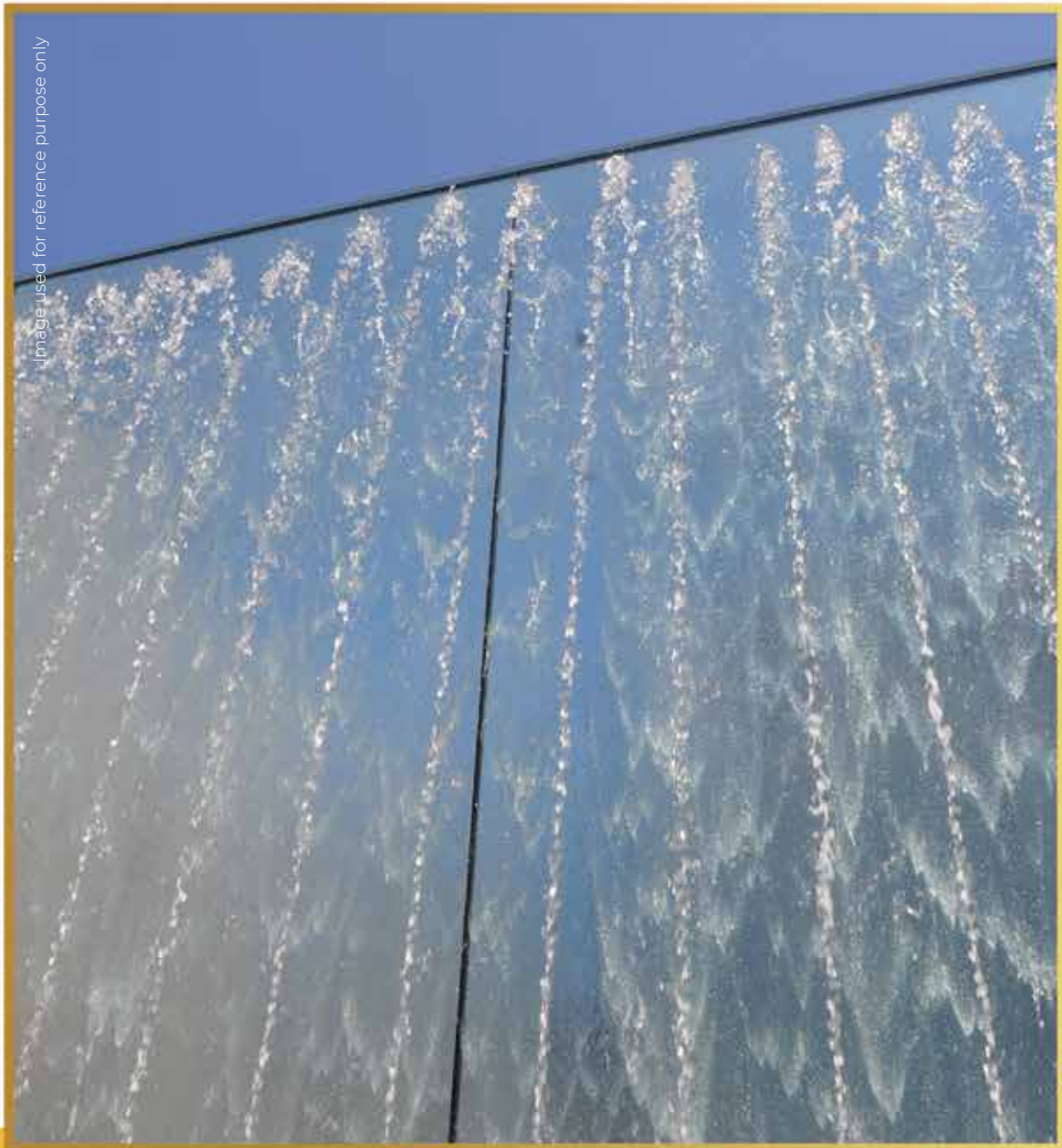


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## Active Pet Park

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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





# *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

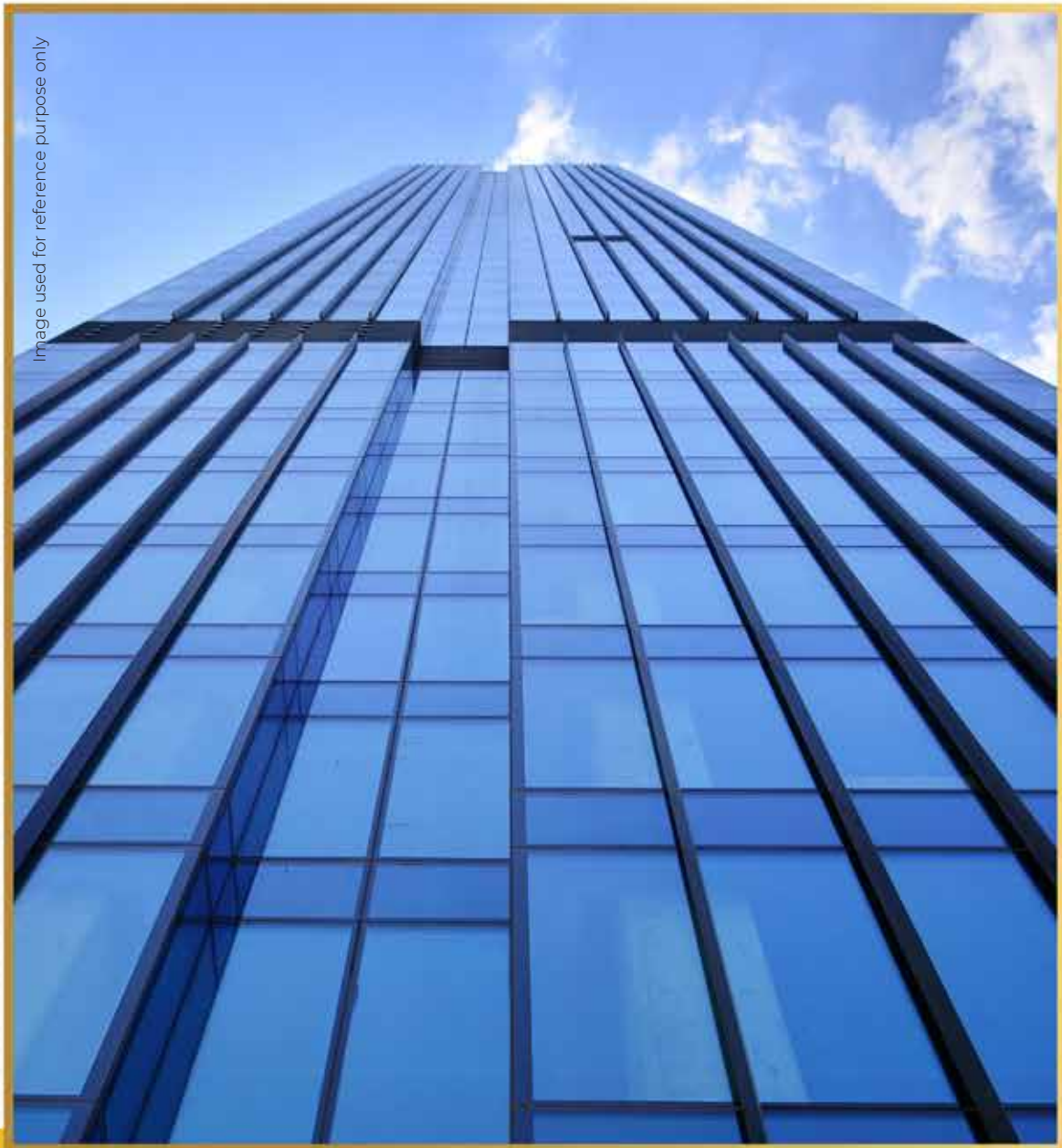


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*A convergence of  
comfort & convenience*

**WORLD-CLASS  
AMENITIES**



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



Artistic Impression







Artistic Impression





# Air Zone





Image used for reference purpose only

## E L E V A T E D   D E C K

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# O P E N L A W N S

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Image used for reference purpose only

GARDEN  
WITH SITTING  
AREAS

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AROMATIC PLANTS

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# 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

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# Earth Zone



DESIGNATED  
AREA FOR  
SCULPTURES

---



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CHILDREN  
PLAY AREA

---



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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





Image used for reference purpose only

R O C K

---

C L I M B I N G   W A L L

# Fire Zone



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B B Q   A R E A



Image used for reference purpose only



Image used for reference purpose only

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

# B A S K E T B A L L C O U R T

---



# G Y M N A S I U M

---



# *Ether Zone*





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## MEDITATION GARDEN

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## YOGA ROOM

W E L L N E S S   Z O N E

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T A I   C H I   D E C K

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Image used for reference purpose only

*Lifestyle*

COMMUNITY ZONE





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C O N C I E R G E

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R E S T A U R A N T



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## L O U N G E

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## L I B R A R Y

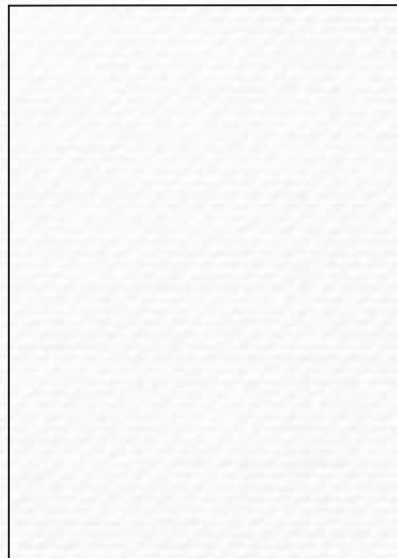




BANQUET  
HALL



F O O S B A L L





V R R O O M

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S P A & S A U N A



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T A B L E T E N N I S



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C R È C H E



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C A R D T A B L E



# Master Plan

## LEGEND

AIR	WATER	FIRE	EARTH	ETHER	OTHER
1 Elevated Landscape Deck	4 Swimming Pool	10 Barbeque Area With Trellis	14 Children Play Area	18 Meditation Garden	21 Commercial
2 Sunken Open Lawn With Fitness Equipment	5 Kids Pool	11 Fire Pit	15 Feature Sculpture	19 Yoga / Taichi Deck	22 Driveway
3 Garden With Seating Area	6 Pool Deck	12 Basketball Half Court	16 Rock Climbing For Kids	20 Creche	23 Visitor Parking
	7 Water Cascade	13 Pickle Ball Court	17 Pet Zone		24 Ramp To / From Basement
	8 Drinking Water Station				25 Drop-Off Area
	9 Water Body				26 Guard House
					27 Main Entrance / Exit
					28 Secondary Entrance / Exit
					29 Entrance Lobby
					30 Commercial Entrance

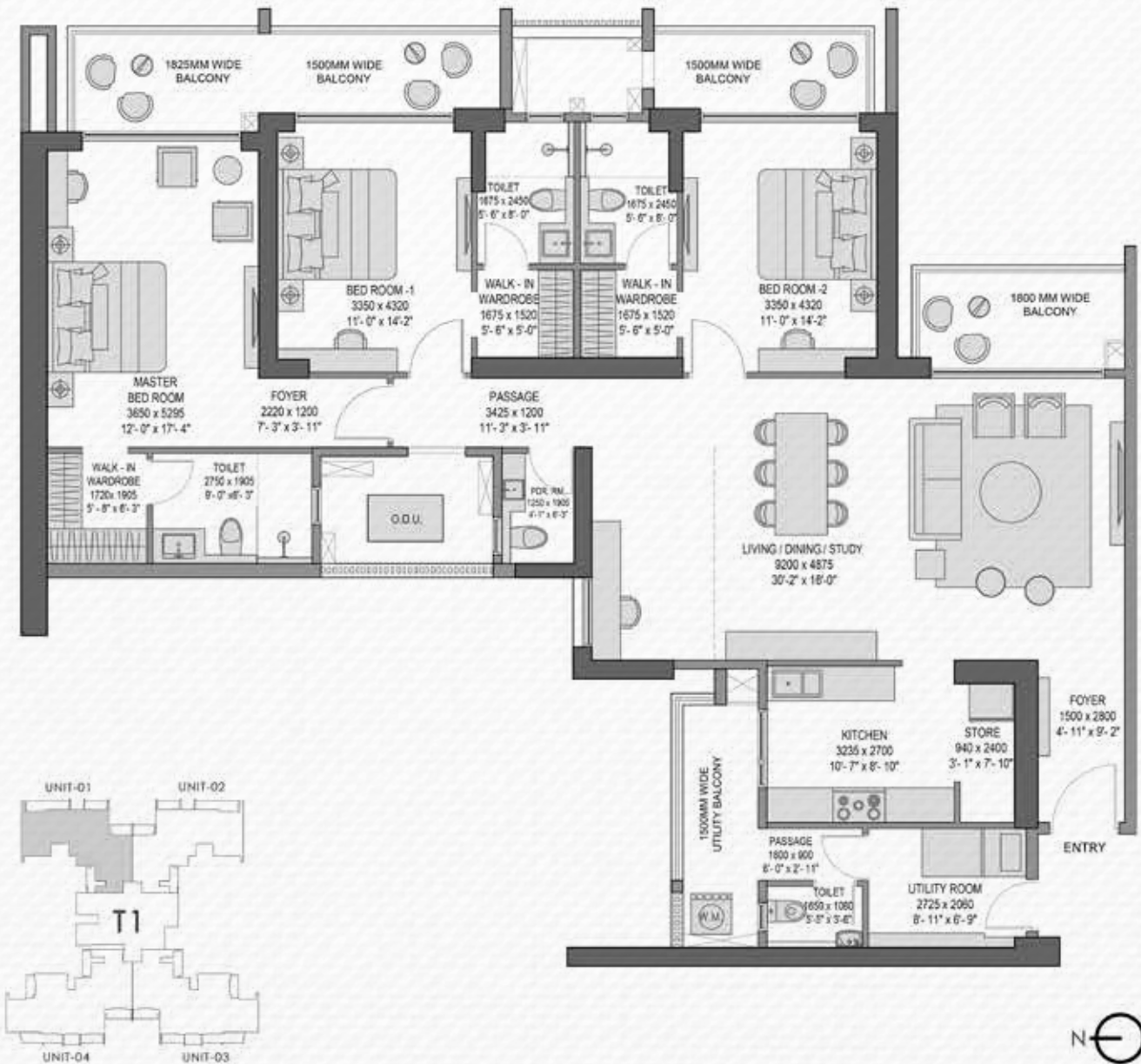


30 M WIDE ROAD

# Unit Plan

## 3 BHK

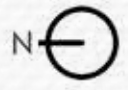
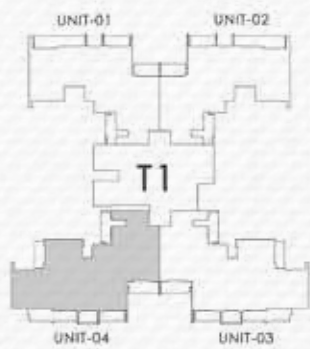
T1	UNIT-01
RERA CARPET AREA	154.78 SQ.MT. 1,666.05 SQ.FT.
EXCLUSIVE BALCONY AREA	30.66 SQ.MT. 330.02 SQ.FT.



# Unit Plan

## 4 BHK

<b>T1</b>	<b>UNIT-04</b>
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	NA
Dining Room + Study	Imported Marble	Acrylic Emulsion paint	Acrylic Emulsion paint	NA	Aluminium / UPVC Glazing with Performance Glass	NA
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	NA
Other Bedrooms & 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	NA
Kitchen	Vitrified Tile	Vitrified tile dado upto 2 feet high above Kitchen counter and Acrylic Emulsion paint	Acrylic Emulsion paint	NA	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	NA	NA	NA
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
Other Toilets	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
Balconies	Ceramic / Vitrified Tile	Exterior Grade texture paint	Exterior grade paint	NA	NA	Stainless steel & Glass railing as per approved design
Utility Room	Ceramic Tile	Acrylic Emulsion paint	Acrylic Emulsion paint	NA	Aluminium / UPVC Glazing with Performance Glass	NA
Utility Toilet	Ceramic Tile	Ceramic Tile 7' high	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
Airconditioning	VRV/VRF or Equivalent for all Bedrooms & Living/dining					
Power Back up	Full Power Backup					
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



100% FDI REAL ESTATE DEVELOPER

A SINGAPORE GROUP COMPANY

## EXPERION DEVELOPERS PRIVATE LIMITED

[www.experion.co](http://www.experion.co) | [care@experion.net.in](mailto:care@experion.net.in)

PROJECT ADDRESS	Plot No. GH-02, Sector-45, Noida, Uttar Pradesh-201303
CORPORATE OFFICE	8 <sup>th</sup> 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

This is for information purposes only and does not constitute any offer or contract. Information and contents set out herein are subject to revision as permissible under applicable laws. Customers are advised to have their independent evaluation. The sub-lease is subject to the terms of Booking Application and Agreement For Sub-Lease. Concepts alluded herein are subjective. All specifications of the unit shall be as per the final agreement between the parties. Artistic impression as shown to highlight the architectural design are indicative only. All plans, specifications are subject to change as may be decided by the Promoter or directed by any competent authority in the best interests of the development subject to applicable laws. This is not a warranty or representation by the Promoter. Promoter: Experion Developers Private Limited (CIN: U70109DL2006FTC151343). Group Housing Residential Project 'Experion Elements' shall be launched & developed in a phase wise manner. Phase- I RERA Regn. No. UPRERAPRJ120027/04/2024. Phase-II RERA Regn. No. UPRERAPRJ953234/04/2024. Approvals – Building plan no.2023/10/16/9718 dated 05.01.2024 sanctioned by New Okhla Industrial Development Authority, Uttar Pradesh. RERA website: [www.up-rera.in](http://www.up-rera.in), Project website: <https://www.experion.co/elements>. In case of inspection of original approvals, the same can be inspected at corporate office with prior appointment. Site Address Plot No.GH-02, Sector-45, Noida, District Gautam Budh Nagar (U.P.). Registered office: F-9, First Floor, Manish Plaza-1, Plot No. 7, MLU, Sector 10, Dwarka, Delhi.