



THE
STORY HOUSE

Sector 89A, Gurugram



THE WAY WE BUILD

Arttect has never merely built spaces,

We sculpt experiences, each more innovative than the last.

And Our latest masterpiece is'nt 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
Harinavi, 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



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.

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.







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.



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression





Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression





SITE PLAN

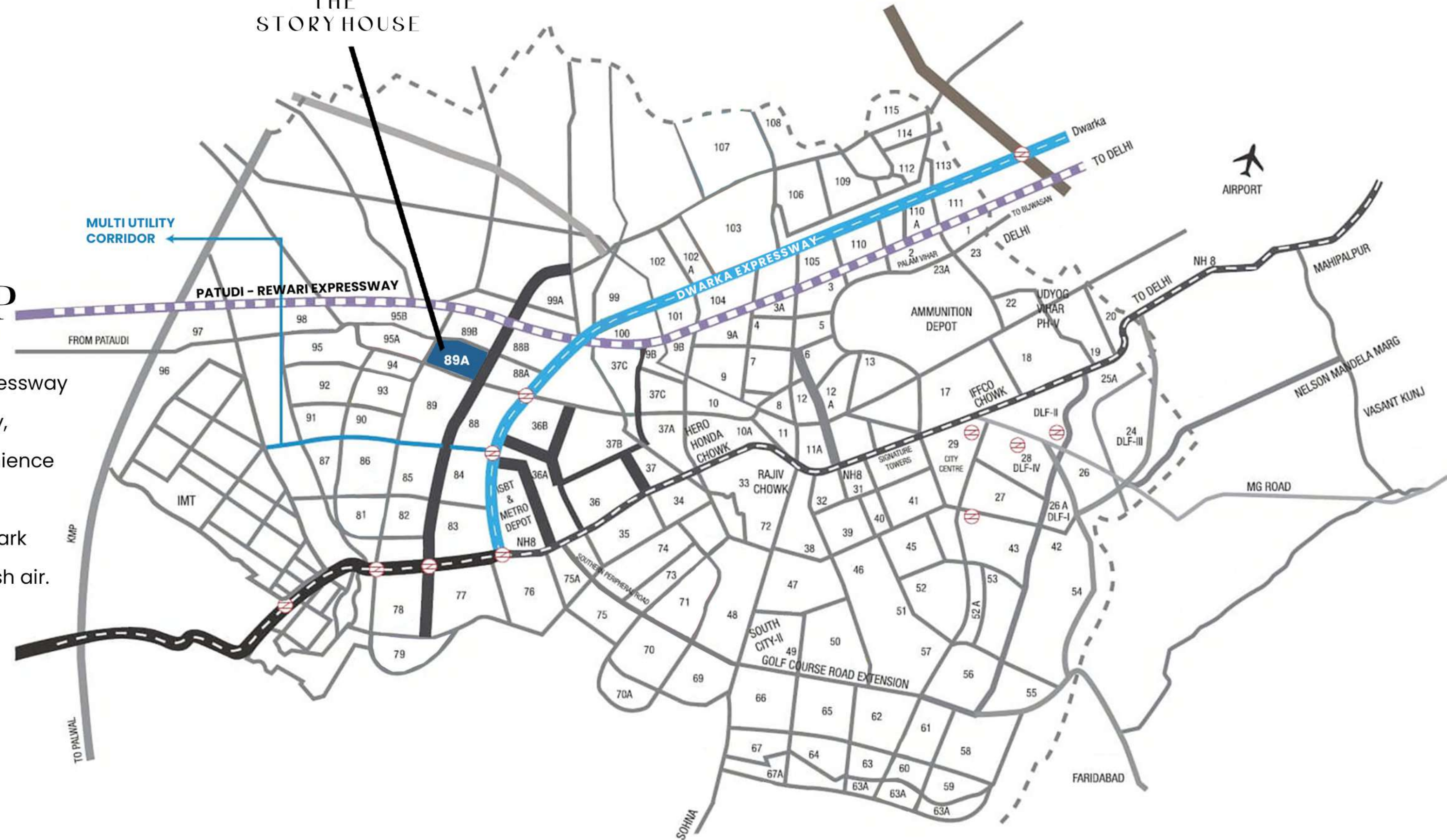


Integrated Township



LOCATION MAP

Located Just 100 mtrs. from the Jaipur - Rewari Expressway
2 Minutes Drive Away from Dwarka Expressway,
Close to reputed schools, hospitals, & daily convenience
Just 25 Minutes Drive Away From IGI Airport
Only 10 Minutes Away From Sultanpur National Park
Offering a scenic escape for nature walks and fresh air.





NEARBY HEALTHCARE

AIIMS 2 (Badsa) - A government-backed super-specialty institution offering advanced medical care, emergency services, and specialty treatments. It provides high-standard, affordable healthcare and is easily reachable within 20–25 minutes.

Aarvy Super Speciality Hospital - A leading multi-specialty hospital known for expert doctors, modern facilities, and 24x7 emergency services. It's just a 10-minute drive, ensuring quick access during medical needs.

Vibrant Hospital - Equipped with state-of-the-art medical technology and a team of experienced specialists, Vibrant Hospital ensures quality treatment with minimal wait times—ideal for routine and urgent care.

Sarvamangla Hospital - A trusted neighborhood hospital offering general medicine, diagnostics, and primary care services. Its close proximity makes it perfect for quick consultations and follow-ups.

EDUCATIONAL PROXIMITY

Delhi Public School Sector 103 – One of India's leading educational institutions, DPS offers a strong academic curriculum and holistic development. Located just 3 km from our project, it ensures easy access for visiting grandchildren.

Saint Paul's School – A reputed CBSE school known for academic excellence and character-building. Only 2 km from the site, it makes school visits or pickups quick and convenient.

RPS International School – Offering a global learning environment, RPS is just 2.5 km from our project. Ideal for families looking to keep grandchildren close while ensuring quality education.

St. Xavier's High School – A prestigious school known for high standards in academics and extracurriculars. Just 4 km away, it allows easy commuting for visiting family and school engagements.

SGT University – A leading university offering diverse professional programs including medical and engineering streams. It is only a 10-minute drive, perfect for extended family involved in higher education.





SERVICES & AMENITIES

Curated Experiences



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.



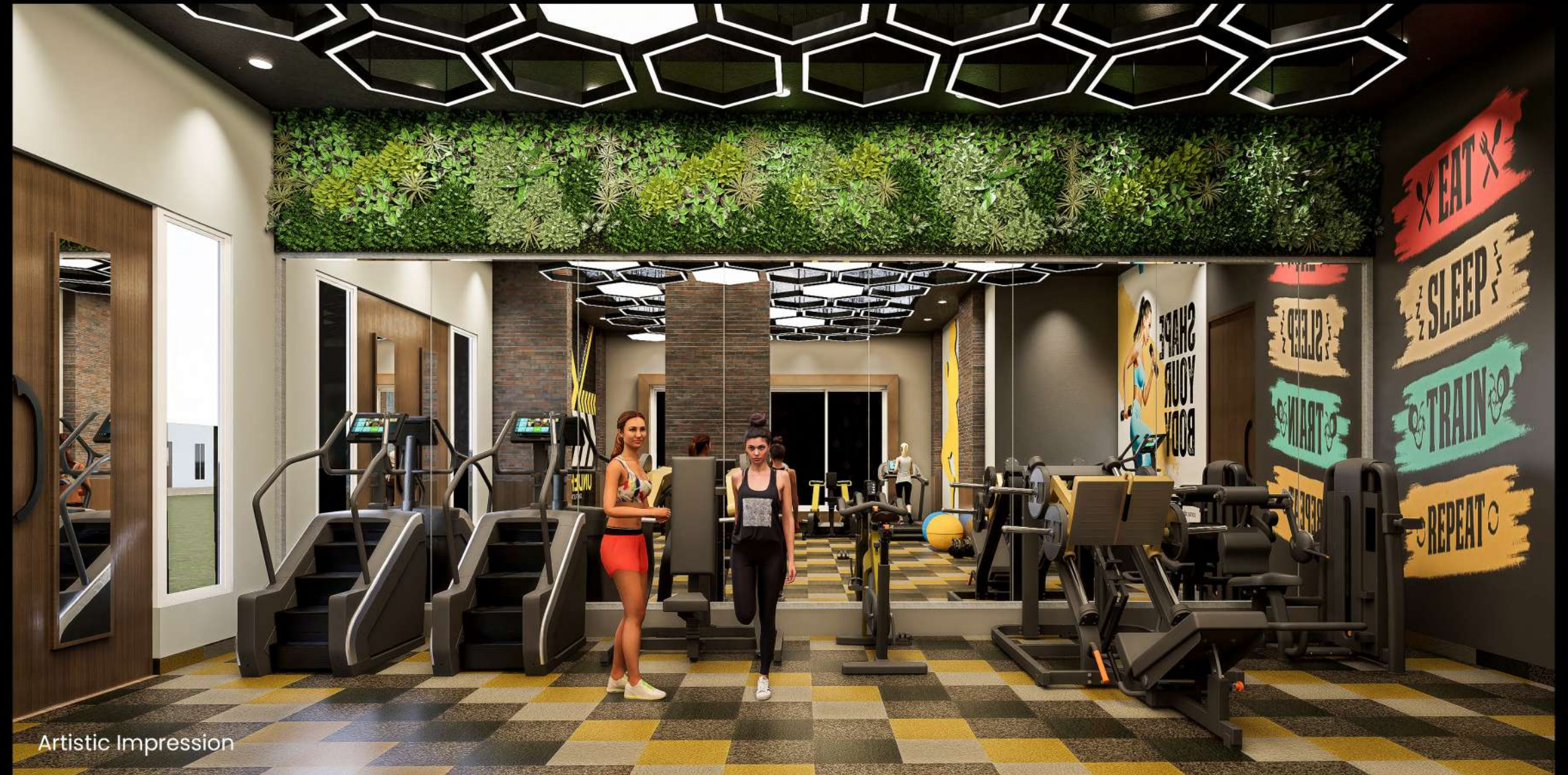


A STATE OF THE ART GYMNASIUM

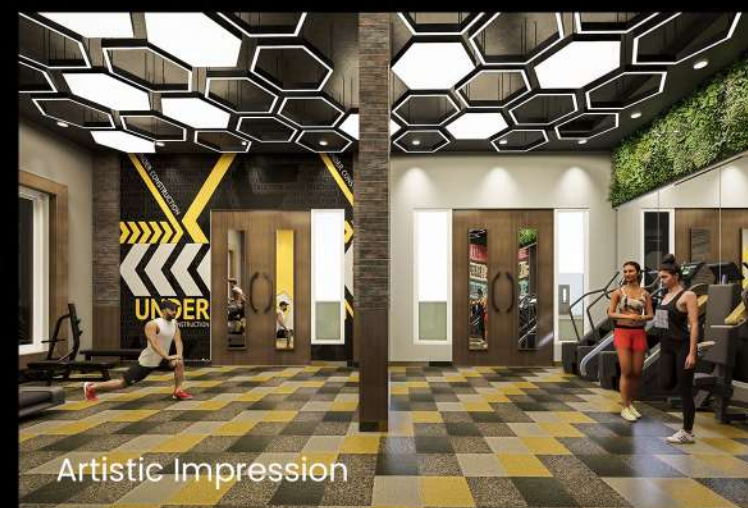
Designed to elevate your fitness journey in style and comfort.

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.



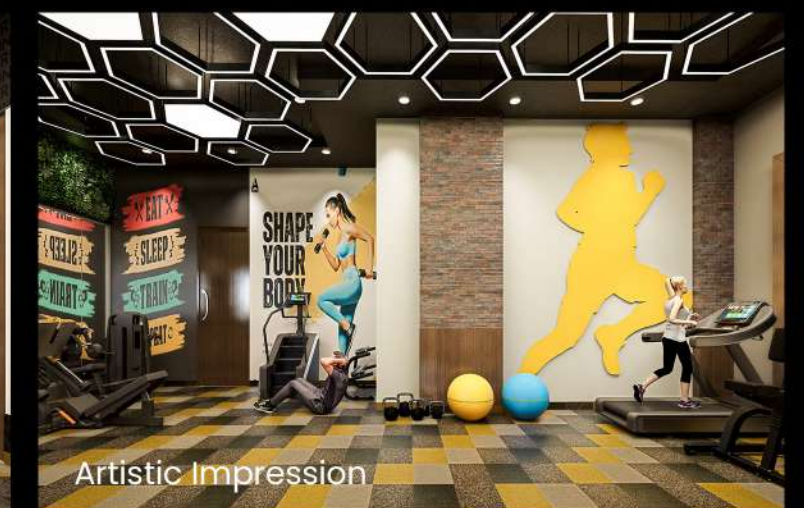
Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



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.



Artistic Impression



Artistic Impression



Artistic Impression



A CHARMING COFFEE LOUNGE

A cozy retreat where warm brews meet elegant ambiance.
With plush seating, soft ambient lighting, and a curated
mini-menu of artisanal coffees and light bites,
it's the perfect spot to sip, socialize, or unwind between games.

Whether you're chatting with neighbors, enjoying a quiet
moment, or grabbing a coffee before heading home,
this inviting café-style space enhances the residential experience
with a touch of café culture right at your doorstep.

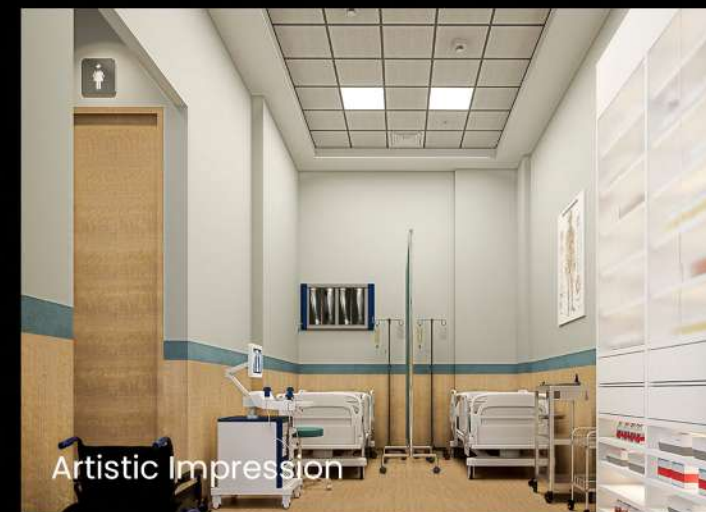




FULLY EQUIPPED MEDICAL CLINIC

Offering residents peace of mind with immediate access to essential healthcare services. Designed with care and convenience in mind, the clinic features modern medical facilities, a dedicated senior citizens' care section, and experienced doctors on panel to address routine health needs and emergencies.

With its clean, professional setup and on-call support, the clinic ensures that wellness and safety are always just steps away reinforcing The Story House's commitment to holistic, community centric living.





HEALTHCARE FACILITIES



Access to nursing & health caregivers



Ambulance and emergency services



Access to a doctor



Clinical Consultation Room



Physiotherapy Room



Phlebotomy Room



Artistic Impression

Kids Play Area



Artistic Impression

Club House



Artistic Impression

Walking Track



Artistic Impression

Housekeeping



CONSTRUCTION QUALITY

World-Renowned MIVAN Formwork Technology

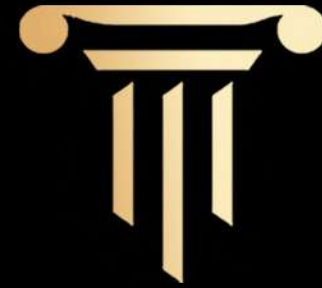
Twice the Speed

Higher Build Quality

Greater Durability

In-house Construction Management





PROJECT LAYOUTS

2 BHK UNIT TYPE 1

Carpet Area	755.633	Sq.ft.
Balcony Area	80.7698	Sq.ft.
Built up Area Including Walls	203.192	Sq.ft.
Loading Of Circulation Area	439.11	Sq.ft.
Super Built Up Area	1450.00	Sq.ft.

2 BHK UNIT TYPE 2

Carpet Area	802.564	Sq.ft.
Balcony Area	86.9225	Sq.ft.
Built up Area Including Walls	305.375	Sq.ft.
Loading Of Circulation Area	375.40	Sq.ft.
Super Built Up Area	1550.00	Sq.ft.



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2 BHK CLUSTER PLAN



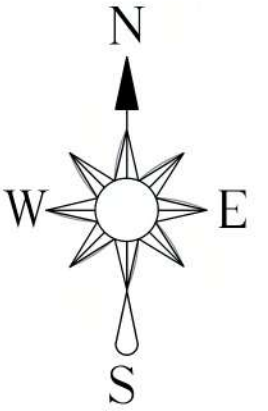
3 BHK UNIT TYPE 1

Carpet Area	1019.314	Sq.ft.
Balcony Area	109.254	Sq.ft.
Built up Area Including Walls	309.250	Sq.ft.
Loading Of Circulation Area	383.204	Sq.ft.
Super Built Up Area	1785.00	Sq.ft.

3 BHK UNIT TYPE 2

Carpet Area	991.989	Sq.ft.
Balcony Area	108.042	Sq.ft.
Built up Area Including Walls	297.086	Sq.ft.
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Super Built Up Area	1785.00	Sq.ft.

3 BHK CLUSTER PLAN



THE
STORY HOUSE

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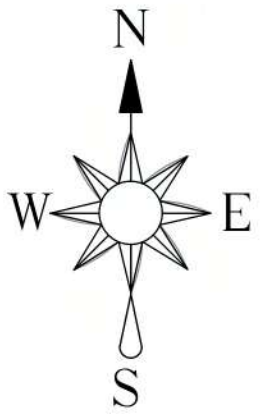
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PAYMENT PLAN

CLP
Construction Link Plan

Possession Based Plan

25 : 25 : 25 : 25

35 : 35 : 30



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