# MAGICALBOUNDRIES

REAL ESTATE | PROPERTY INFORMATION

# PROPERTY BROCHURE

A property information document

### ENQUIRIES & PROPERTY ASSISTANCE

For further details, availability and site-visit assistance, contact:

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Verify prices, availability, specifications, approvals and project details independently.

# MagicalBoundries | Property Brief

## ATS Pious Orchards

| | |
|---|---|
| Developer | ATS Infrastructure |
| Location | Sector 150 |
| City | Noida |
| Property type | Residential |
| Configuration | 3.5 BHK |

### Overview from the master catalogue

Premium 3.5 BHK Orchard Facing Luxury by ATS Infrastructure. Uncompromised construction standards, world-class clubhouse, and optimal cross-ventilation.

### Master-catalogue fields

| | |
|---|---|
| Area (sq ft) | 2350 |
| Price indication | ₹13,617/sq ft (₹3.20 Cr) |
| Construction status | Under Construction |
| Possession date listed | 2028-12-31 |
| RERA reference | UPRERAPRJ183246 |

### Features listed in the master catalogue

Luxury Clubhouse, Swimming Pool, High-Tech Gymnasium, Jogging Track, Landscaped Greens, 24/7 Multi-Tier Security, Power Backup

### Source and verification

This brief is based on the MagicalBoundries master catalogue, not a project-specific official brochure reviewed in this build. Treat all prices, inventory, areas, approvals, amenities and dates as unverified until checked against current official documents.

Pricing, inventory, payment terms, approvals/RERA, possession and specifications must be reconfirmed before a purchase decision. This is an informational summary, not an offer or legal representation.