



Indoor   
AQI < 50  
*with fresh air*

# Bootes Aspire Silicon City

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Health-First Living

# The Future of Living

At BOOTES, we believe luxury must begin with well-being.

How you breathe.

How your home performs.

How comfortably your environment supports daily life.

Taking inspiration from yoga and pranayama, where we consciously inhale what nourishes us and release what no longer serves us. We believe our homes should do the same, quietly and consistently.

This philosophy translates into living spaces designed to achieve indoor AQI levels below 50, supported by intelligent ventilation, efficient cooling systems, and thoughtfully engineered environments that work in harmony with your body and lifestyle.

Because AQI < 50 shouldn't be a luxury. It should be a way of life.



In today's urban environment,  
an **AQI below 50**  
is a necessity.

Indoor  
**AQI < 50**  
*with fresh air*

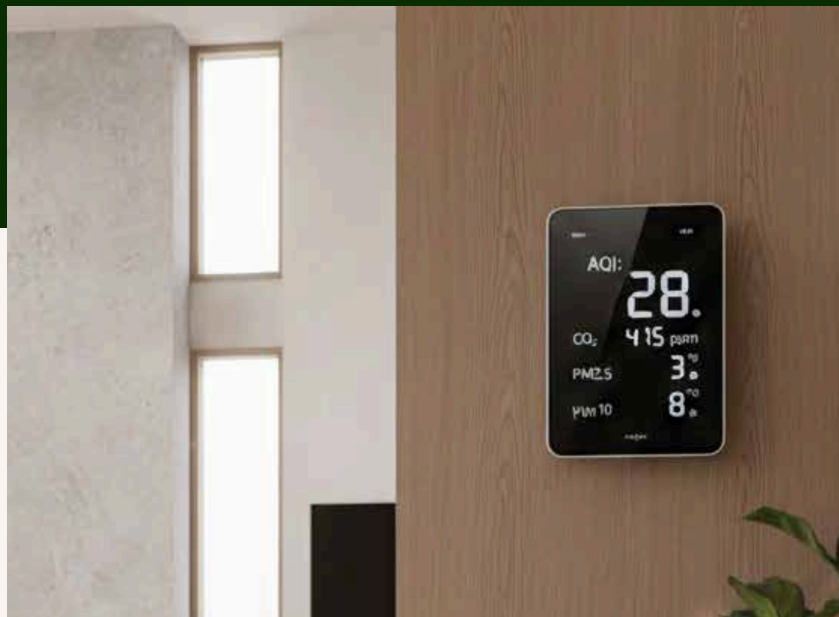


# Engineered For A healthier, smarter and luxurious life

## AQI < 50 | Clean Air for Longer Living

Mechanical ventilation that keeps indoor air fresh, low in CO<sub>2</sub> and maintains AQI levels below 50. Cleaner air supports better breathing, better health, and a longer, healthier life.

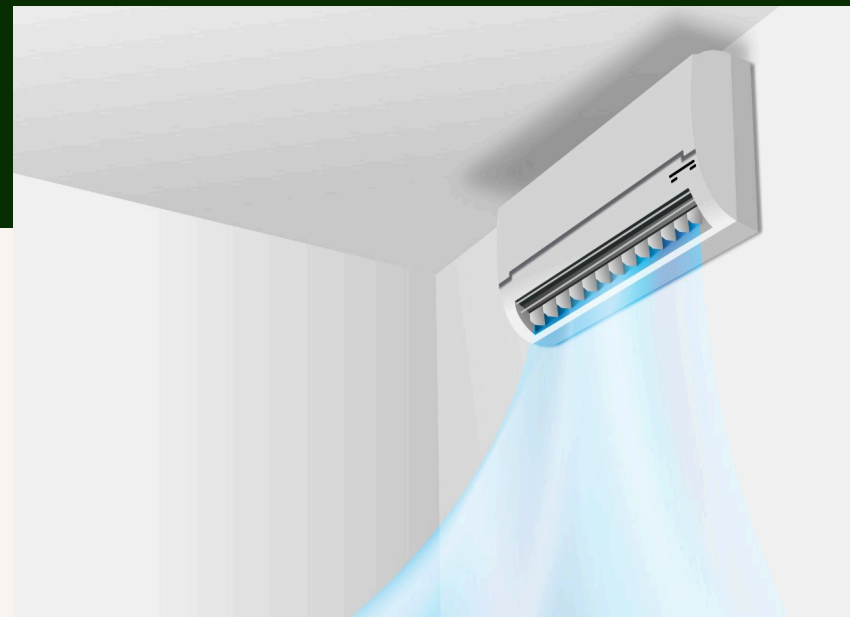
Warranty: 05 Year



## VRV Air Conditioning | Heating and Cooling

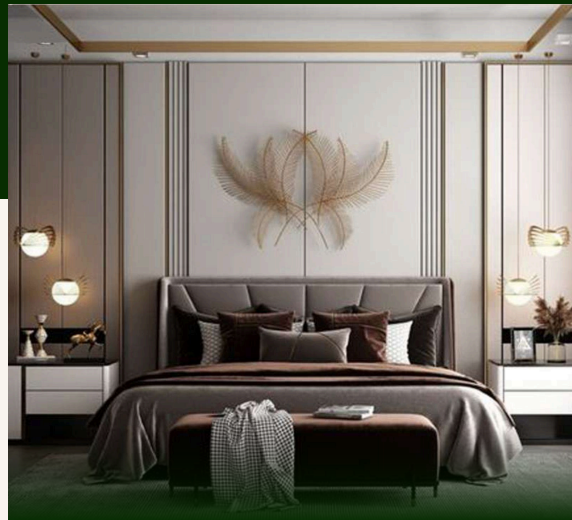
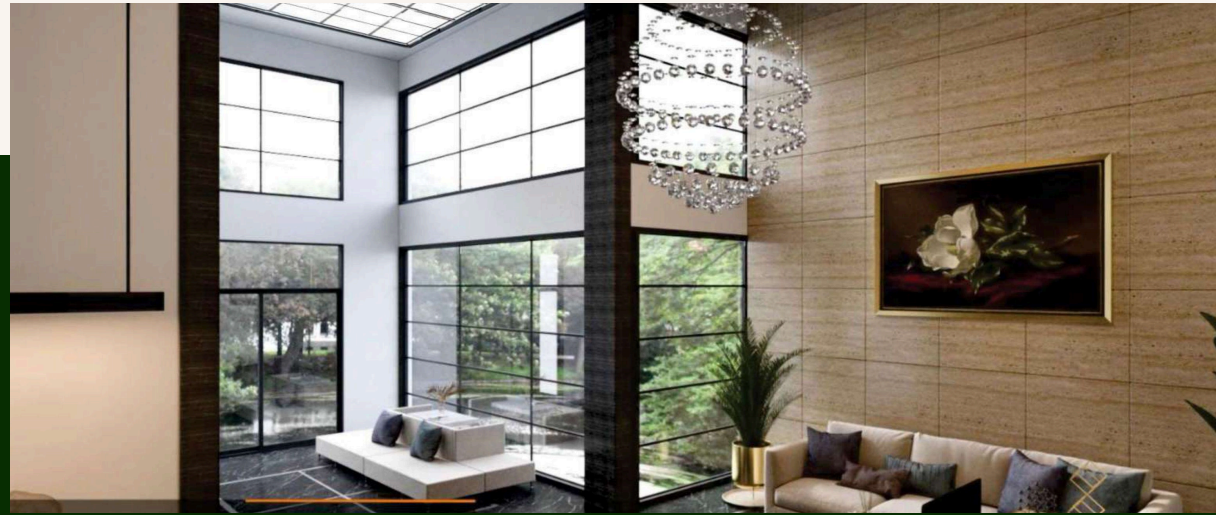
Advanced VRV systems deliver consistent cooling and heating across your home, reducing stress on the body and improving daily comfort.

Brand: Daikin/ Carrier/ Hitachi/ Bluestar  
Warranty: 01 Year



# Luxury That Thinks Ahead

- AQI < 50 Indoor Air Quality
- Mechanical ventilation & fresh air circulation
- CO<sub>2</sub>-controlled indoor environments
- Designed for healthier, longer living



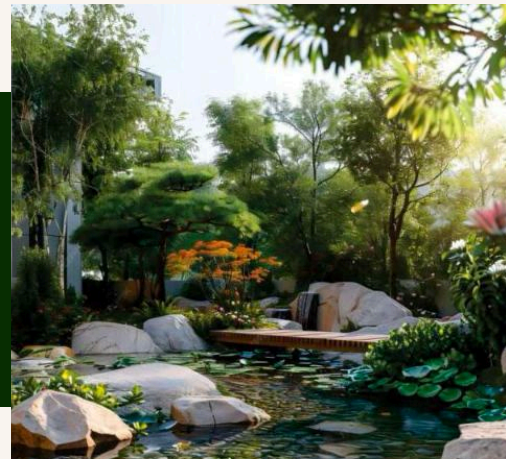
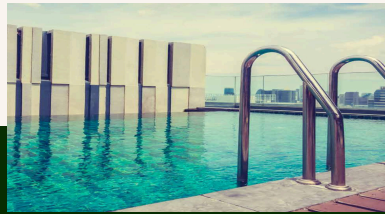
# An Address That Extends Beyond Your Home

A grand ~53,820 sq. ft. lifestyle club, spread across three expansive levels (G+2).



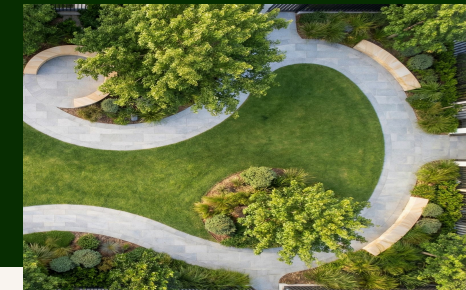
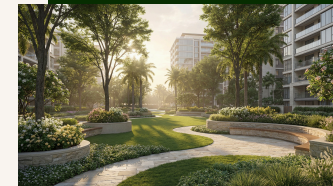
## Aqua Zones

- Swimming Pool
- Kids Pool
- Deck
- Floating Cabana
- Jacuzzi
- Fountain



## Interactive Zones

- Birds & Butterfly Garden
- Central Green Flower Garden
- Palm Court Reflexology Garden
- Herbs Garden
- Manicured Landscape
- Theme Garden
- Urban Garden
- Banquet Lawn
- Pets park
- Nature walk



## Sports Zones

- Table tennis
- Snooker
- Carrom board
- Board Games
- PlayStation zone



## Kids Play Area





# Our homes

A Higher Standard of Living in Noida  
For those who seek more than just a premium address,  
who prioritise health, comfort, and long-term value.  
who understand where the future is headed.

BOOTES Aspire Silicon City is where luxury meets foresight.  
**Health-First Living**

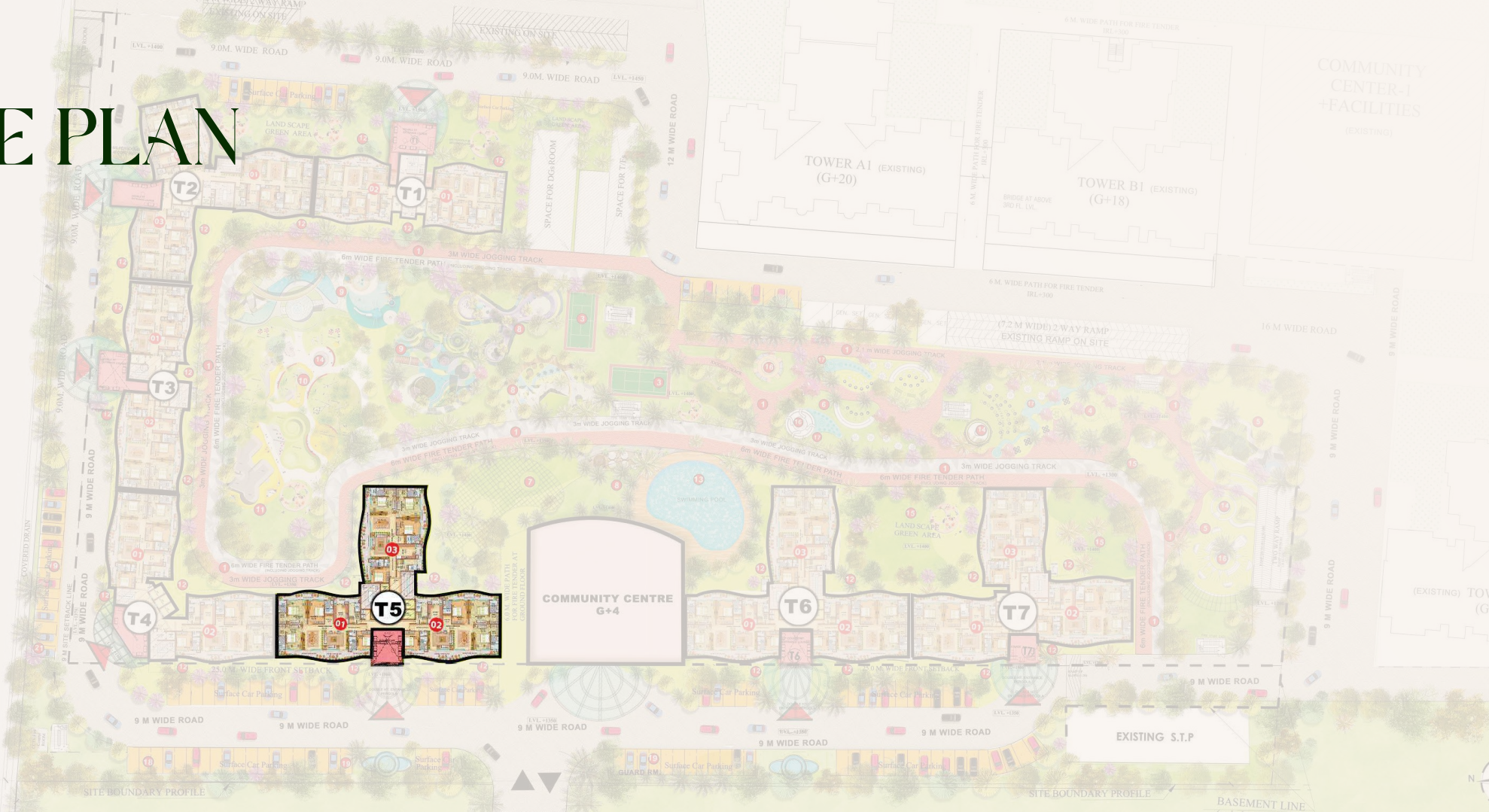


# Built with Biophilic architecture

{bye-oh-FIL-ik}  
(Adj) Having a natural affinity  
for nature; designed to  
connect people with natural  
elements like light, greenery,  
air, water, and open spaces.



# SITE PLAN



## Components Of Central Landscape Area

Jogging track | Two Multi-Sports Courts | Yoga and Meditation Zone | Zen Garden | Elderly Zone | Open Party Lawns | Kids Play Area | Active Pet Zone | Rock Garden | Swimming Pool | Sculptures | Gazebo | Water fountains and Water Streams | Handicap Parking | EV Car Charging Zone

# UNIT PLAN 1

## 4BHK + Study



### Increased Balcony Depths

Maximum Space Efficiency For Ease Of Utilization, Luxury & Natural Landscape Incorporation.

### Wrap-Around Wide Balconies

Panoramic 360-Degree Views, Generous Uninterrupted Outdoor Spaces A Distinctive Signature Feature In The Luxury Housing Market.

### No Negative Circulation Space

Optimized Planning Ensuring Zero Wasted Movement Areas.

### Direct Sunlight & Ventilation

Sunlight And Cross-Ventilation To Every Space.

### AQI < 50

### 24x7 Clean Air for Longer Living

Mechanical ventilation ensures fresh air supply to control CO2 while maintaining indoor temperature; resulting in improved air quality and better health. Warranty: 05 year

### VRV Air Conditioning Heating and Cooling

Advanced VRV systems deliver consistent cooling and heating across your home, reducing stress on the body and improving daily comfort.

Brand: Daikin/ Carrier/ Hitachi/ Bluestar.

Warranty: as per brand

VRV system with 01 outdoor unit

**Carpet Area**

188.93 SQM. = 2,033.64 SQ.FT.

**Balcony Area**

59.15 SQM. = 636.69 SQ.FT.

**Built Up Area with Balcony**

261.07 SQM. = 2,810.15 SQ.FT.

**Super Built-Up Area**

310.45 SQM. = 3,342 SQ.FT.

# UNIT PLAN 2

## Duplex Penthouse Lower Level



### Personal Jacuzzi

Personal Jacuzzi With Deck For Each Unit, Enhancing Well-Being & Defining Luxury.

### Separate Store With Each Room

Dedicated Storage Space Provided With Every Bedroom.

### Compact Straight Line Unit Design

Simplified Structural Engineering For Maximum Space Efficiency.

### Master Suite Floor

With Personal Living, Separate Dress & Store.

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Brand: Daikin/ Carrier/ Hitachi/ Bluestar. Warranty: as per brand VRV system with 01 outdoor unit

<b>Carpet Area</b>	297.49 SQM. = 3,202.1 SQFT.
<b>Balcony Area</b>	79.6 SQM. = 856.8 SQFT.
<b>Built Up Area with Balcony</b>	449.66 SQM. = 4,840.1 SQFT.
<b>Super Built-Up Area</b>	550.30 SQM. = 5,923 SQFT.

# UNIT PLAN 2

## Duplex Penthouse Upper Level



### Living-Dining Common Option

With Optional Jail Partition To Define Luxury & Grandeur.

### Wrap-Around Wide Balconies

Panoramic 360-Degree Views, Generous Uninterrupted Outdoor Spaces A Distinctive Signature Feature In The Luxury Housing Market.

### Double Height Living-Dining

Luxurious Double-Height Grandeur, Effective Communication & Increased Daylight Volume.

### Direct Sunlight & Ventilation

Sunlight And Cross-Ventilation To Every Space.

### Views Of Green Landscape Zones

Designed To Ensure Views Of Landscaped Zones From Every Space.

### No Negative Circulation Space

Optimized Planning Ensuring Zero Wasted Movement Areas.

### AQI < 50

### 24x7 Clean Air for Longer Living

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**Super Built-Up Area**

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# Material Specification

## MASTER BEDROOM

FLOORING & SKIRTING	PREMIUM GLAZED VITRIFIED TILES
WALL	LOW VOC ACRYLIC EMULSION PAINT
CEILING	LOW VOC ACRYLIC EMULSION PAINT
DOOR	FACTORY LAMINATED FLUSH DOOR WITH FRAME
SLIDING DOOR	UPVC FRAME WITH FIXED GLASS

## BEDROOM

FLOORING & SKIRTING	PREMIUM GLAZED VITRIFIED TILES
WALL	LOW VOC ACRYLIC EMULSION PAINT
CEILING	LOW VOC ACRYLIC EMULSION PAINT
DOOR	FACTORY LAMINATED FLUSH DOOR WITH FRAME
SLIDING DOOR	UPVC FRAME WITH FIXED GLASS

## STUDY ROOM

FLOORING & SKIRTING	VITRIFIED TILE
WALL	LOW VOC ACRYLIC EMULSION PAINT
CEILING	LOW VOC ACRYLIC EMULSION PAINT
DOOR	FACTORY VENEERED LUMBER SHUTTER WITH FRAME

## KITCHEN

FLOORING & SKIRTING	GLAZED VITRIFIED TILES VITRIFIED TILES + LOW VOC ACRYLIC
WALL	EMULSION PAINT LOW VOC ACRYLIC EMULSION PAINT FACTORY
CEILING	VENEERED LUMBER SHUTTER WITH FRAME
DOOR	UPVC FRAME WITH FIXED GLASS UPVC SHUTTER
DOOR/ WINDOW	QUARTZ STONE KITCHEN COUNTER TOP, SS SINK
OTHERS	CP FITTINGS & MODULAR KITCHEN CABINETS

## LIVING AND DINING

FLOORING & SKIRTING	PREMIUM GLAZED VITRIFIED TILES
WALL	LOW VOC PLASTIC EMULSION PAINT
CEILING	LOW VOC PLASTIC EMULSION PAINT
DOOR	FACTORY VENEERED LUMBER SHUTTER WITH FRAME
SLIDING DOOR	UPVC FRAME WITH FIXED GLASS UPVC SHUTTER

## TOILET

FLOORING & SKIRTING VITRIFIED ANTI- SKID TILES

WALL VITRIFIED SLIM TILES

CEILING POWDER COATED METAL FALSE CEILING

DOOR FACTORY - MADE LAMINATED FLUSH DOOR WITH FRAME  
UPVC FRAME WITH FIXED GLASS

VENTILATION QUARTZ STONE COUNTER TOP, WALL MOUNTED  
WINDOW OTHERS W.C,WASH BASIN, CP FITTINGS , LED LIGHT MIRROR

## BALCONY

FLOORING & SKIRTING VITRIFIED ANTI- SKID TILES

WALL EXTERIOR GRADE TEXTURE PAINT

CEILING LOW VOC ACRYLIC EMULSION PAINT

DOOR FACTORY VENEERED LUMBER SHUTTER WITH FRAME

SLIDING DOOR UPVC FRAME WITH FIXED GLASS UPVC SHUTTER

RAILING 1350 MM HIGH R.C.C PARAPET

## PENTHOUSES

All the finishing specifications of penthouse will remain same along with additional internal staircase

WHIRLPOOL WITH OPEN DECK & POTTED PLANTATIONS

## STAIRCASE

FLOORING,RISER,  
TREAD & SKIRTING GRANITE STONE

WALL LOW VOC ACRYLIC EMULSION PAINT

CEILING LOW VOC ACRYLIC EMULSION PAINT

DOOR FIRE DOOR

RAILING M.S.RAILING - DUCO PAINT

## LIFT LOBBY/CORRIDOR

FLOORING & SKIRTING FULL BODY VITRIFIED TILES

WALL G.V.T UPTO 1.2M HT. & TEXTURE PAINT ABOVE

CEILING GYPSUM FALSE CEILING

## EXTERIOR (FACADE)

UPTO FIRST FLOOR ROOF LVL. FULL BODY VITRIFIED TILE &  
GWALIOR STONE

ABOVE FIRST FLOOR ROOF LVL. TEXTURE PAINT

**AQI + VRV system Included.**

# Location Connected to what matters.

Strategically located in Noida's emerging premium corridor, Silicon City offers seamless access to metro corridors, arterial roads, schools, hospitals, commercial hubs, and upcoming infrastructure.

- **Jewar Airport (Noida International Airport)**  
45kms (~60 Mins)
- **Indra Gandhi International Airport**  
28-37kms (~45 Mins)
- **Noida Sector 18 Market**  
5kms (~8 Mins)
- **Spectrum Mall**  
0-0.5km (Walking Distance)
- **Medanta Hospital (UPCOMING)**  
0-0.5km (Walking Distance)
- **Sector 76 Metro (Aqua Line)**  
0-0.5km (Walking Distance)



www.bootes.in



In association with:

# Your Quest For A Fine Location Ends At

## Aspire Silicon City NOIDA, UP



### Sales Office:

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