



Arttech

The Story House

WHERE EVERY CHAPTER
IS CHERISHED

Senior Living | Comfort | Dignity | Community

About us

Building Dreams with Trust, Quality, & Affordability

At **Arttech Affordable Housing LLP**, we believe that a home is not just a structure - it's the foundation of a better life. With a deep-rooted commitment to delivering affordable, modern, and sustainable housing solutions, we have proudly emerged as one of the most trusted names in Faridabad's real estate landscape.

Established in 2020, Arttech is driven by a team of seasoned professionals who bring decades of experience in real estate development. Our journey is marked by a strong track record of successful projects like **The Ozone Park Apartments, Sai Vatika Apartments, Sai Park Apartments**, and the commercial landmark **Ozone Centre**. Each development stands as a testimony to our quality craftsmanship and timely delivery.

We understand the evolving needs of modern families and are dedicated to creating thoughtfully planned spaces that offer comfort, convenience, and community living - all within a budget-friendly range.

Our latest venture, **Maulshree Heights**, located in Sector 84, Faridabad, redefines affordable luxury with its spacious 1, 2, and 3 BHK homes, ample green surroundings, and unmatched connectivity.

With every brick we lay, our vision is to build not just homes, but lasting relationships based on trust, transparency, and excellence.

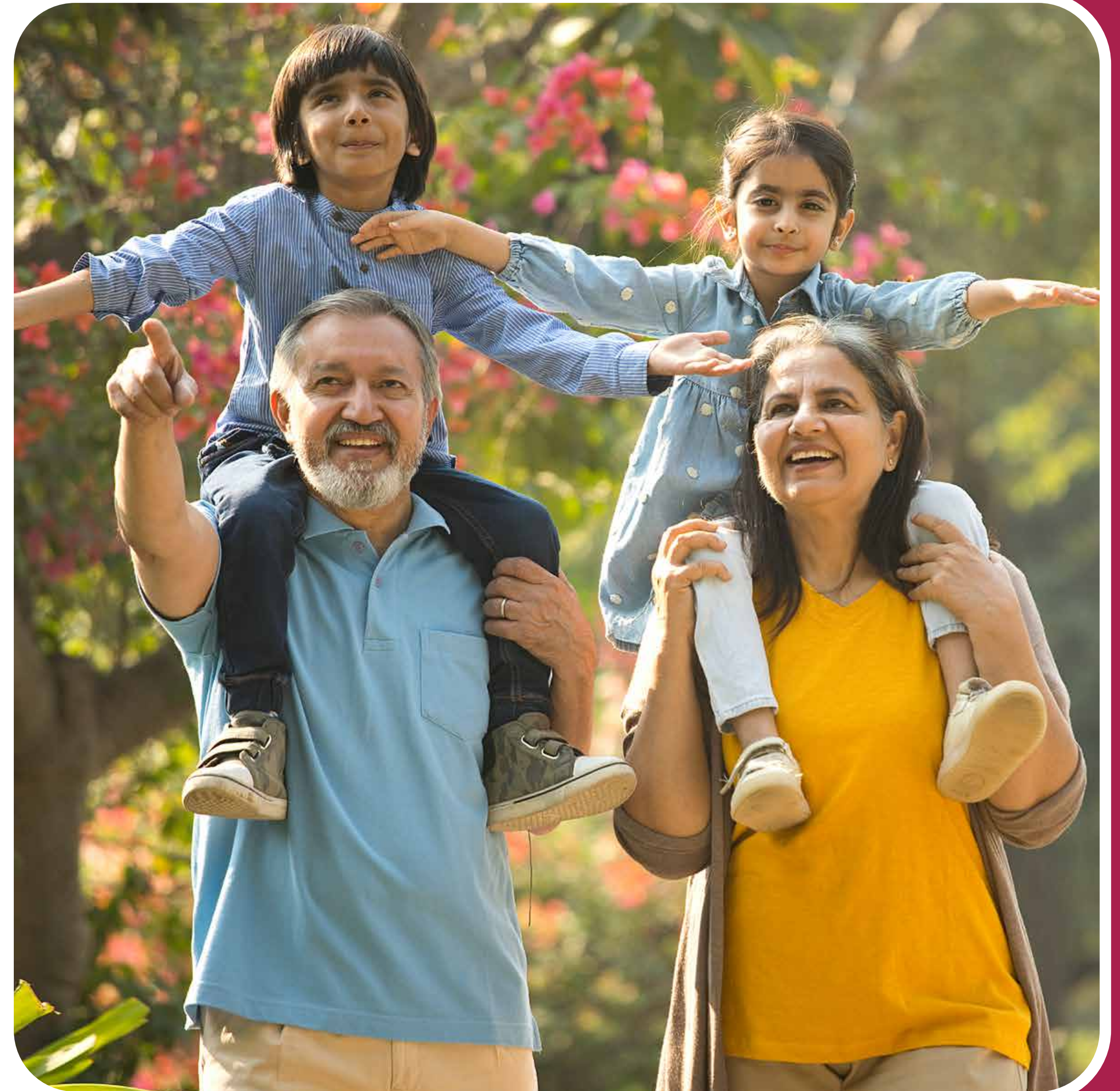
The Story House

The Story House is a thoughtfully envisioned senior living community nestled in **Sector 89A, Gurugram**. Designed for graceful and independent aging, this project offers a secure and compassionate environment where comfort meets care, and every day brings peace of mind.

Crafted by **Artech Affordable Housing LLP**, The Story House is built for seniors who seek dignity, connection, and support without compromising on modern-day conveniences. With MIVAN formwork construction for durability and high-speed delivery, the project blends structural integrity with serene aesthetics.

The gated complex offers fully accessible residences along with curated wellness services, recreational amenities, and 24x7 medical assistance. From tranquil garden walks and board games to on-call doctors and personalized care, everything here is tailored for senior well-being.

Backed by trusted real estate expertise, The Story House isn't just a housing project—it's a celebration of life's golden years. A space where stories continue, bonds grow, and every chapter is as fulfilling as the first.





Mission

Our mission is to provide safe, accessible, and thoughtfully planned homes where seniors can age gracefully. We are committed to ensuring holistic well-being through medical care, engaging activities, and supportive services—making every day joyful, independent, and full of life.

Vision

We envision a future where seniors are celebrated and empowered to lead fulfilling lives. We aim to set a benchmark in senior living by offering compassionate care, meaningful experiences, and vibrant community life in an environment that supports physical and emotional wellness.

Amenities & Services

Lifestyle Amenities

- Fully accessible, age-friendly residences
- Landscaped gardens & walking tracks
- Swimming pool and fitness center
- Multipurpose activity hall
- Reading lounge and hobby rooms
- Kids' play area for visiting grandchildren

Healthcare & Wellness

- 24x7 doctor-on-call and emergency ambulance
- Tie-ups with reputed hospitals nearby
- Regular health checkups and wellness monitoring
- In-house caregiver support and medical staff
- Yoga, meditation & fitness programs

Recreational Spaces

- Indoor games: Chess, Carrom, Table Tennis
- Bowling alley and board games corner
- TV lounge and movie screening area
- Community events, celebrations & workshops

Safety & Security

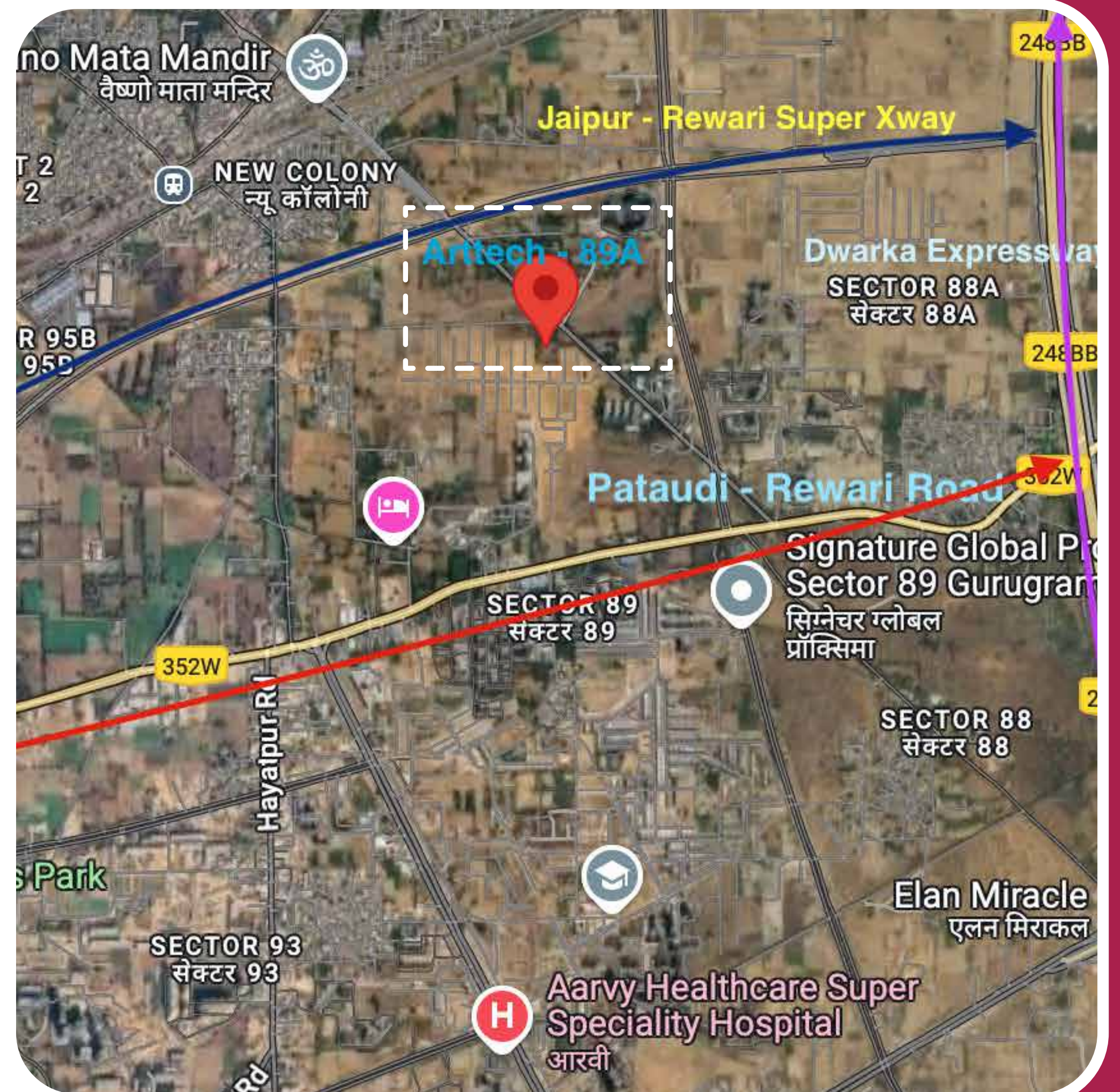
- Gated complex with CCTV surveillance
- 24x7 trained security personnel
- Emergency response control room
- Lifts with automatic rescue devices
- Liaison with local police and civil authorities

Prime Location

The Story House enjoys a strategic location that perfectly balances tranquility with urban convenience. Surrounded by lush green spaces yet seamlessly connected to major roads, this senior living project offers easy access to everything that matters.

Located just 100 meters from the Jaipur-Rewari Expressway and a 2-minute drive from the Dwarka Expressway, residents benefit from excellent road connectivity. The IGI Airport is just 25 minutes away, ensuring smooth travel for families and visiting loved ones. Additionally, the renowned Sultanpur National Park lies only 10 minutes away, offering a scenic escape for nature walks and fresh air.

The area is also close to top-tier hospitals, educational institutions, and essential services, providing peace of mind to residents and their families alike. With its calm surroundings and city conveniences, **The Story House** truly offers the best of both worlds.





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 The Story House, 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 The Story House. 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.



Construction Quality

World-Renowned MIVAN Formwork Technology

Twice the Speed

Higher Build Quality

Greater Durability

In-house Construction Management



Unit Types

Tentative Sizes



2 BHK

Type 1

1465 Sqft



2 BHK

Type 2

1330 Sqft



3 BHK

Type 1

1680 Sqft



3 BHK

Type 2

1680 Sqft

Payment Plans

Flexible Payment Plans

CLP – Construction Link Plan

Possession Based Plan

- 25 * 25 * 25 * 25

- 35 : 35 : 30

Pricing Plans

Pre-Launch Price: ₹ 12,000 per sq. ft.
Inaugural Discount: **₹ 500** per sq. ft.

Effective Net Price
₹ 11,500 per sq. ft.

Inclusions:

- EDC/IDC (External and Internal Development Charges)
- Club Membership
- 24x7 Power Backup
- One Dedicated Car Parking

Exclusions:

- GST @ 5%
- IFMS (Interest-Free Maintenance Security)
- Possession Charges

Post-RERA Launch Price
₹ 14,000 per sq. ft.

Let's Talk



Arttech

Connect With Us

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