

**When life becomes a work of art...**



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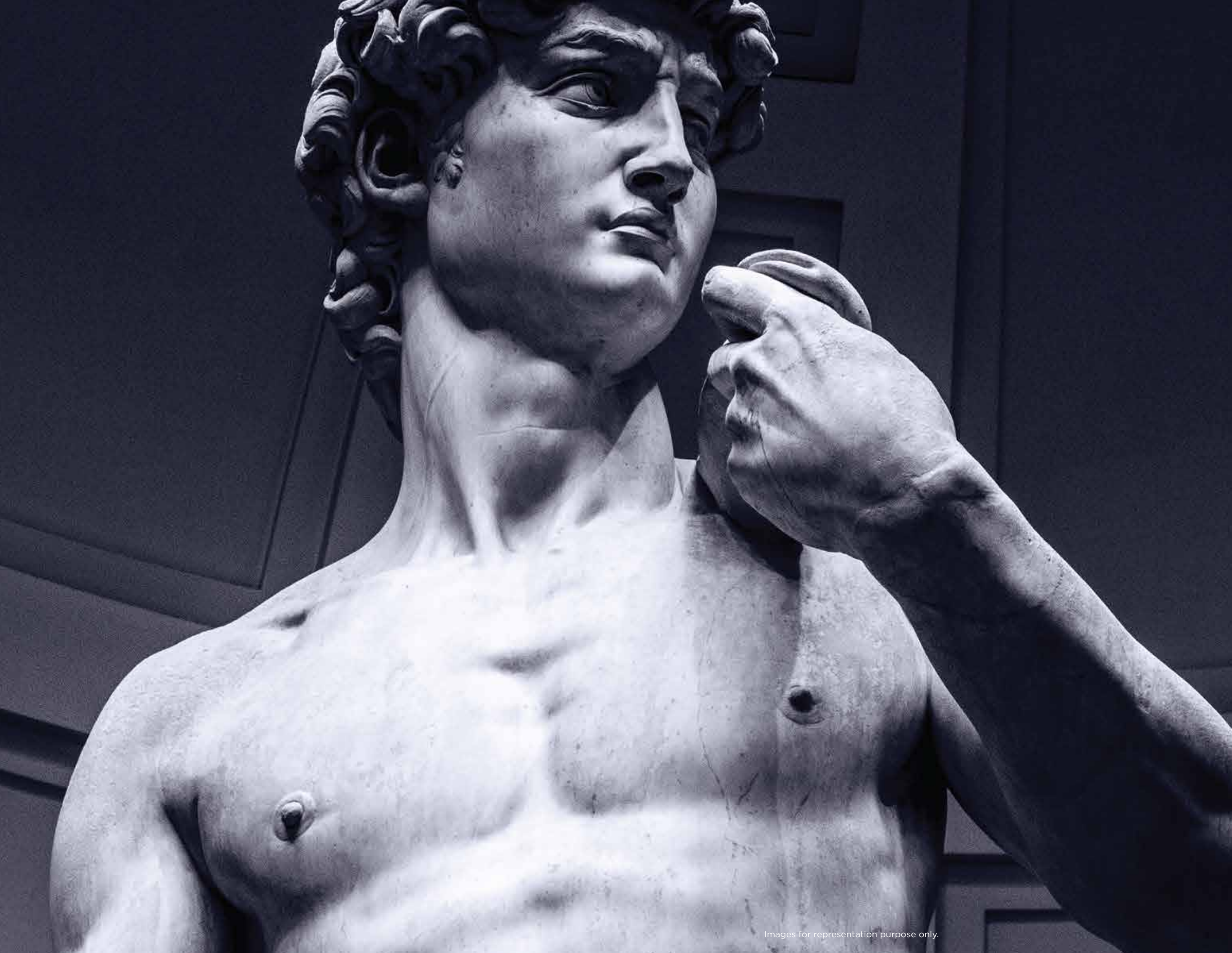
# ONE44

Crafted for the classy

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Images for representation purpose only.



*We* are all drawn towards art,  
towards beauty.

All through history, the human  
spirit has strived to create  
magnificence in different forms.







That is why we throng museums  
and art galleries.

We spend hours engrossed in  
beautiful paintings or stunning  
sculptures. Our hearts are uplifted  
by the rousing performance of a  
philharmonic orchestra.







We appreciate artistic endeavour.

We crave craft.

And it is this constant seeking of a

higher order, of a greater craft, that

has inspired us to create ONE44.

To fulfill your desire to live in a

piece of art.







Come home to your  
sweetest dream

*F*inally, you can come home.

To the home of your dreams.

The kind of home you've aspired  
for. Full of creativity and fine  
crafting. Where you can shower  
your family with the luxury,  
elegant design and  
distinguished quality you've  
always desired.







## Space, air, light....and sheer class

*A*n evolved level of design and detailing has gone into the crafting of every one of the luxury homes at ONE44.

Creative architecture allows for extraordinary amounts of light and air to flood these thoughtfully ventilated abodes.







Spacious rooms languidly open out into sweeping balconies where one can lounge around cosily with coffee and a book, or just gaze into the vast green vistas that spread magnificently into the distance.







Artistic image of ONE44.



## Landscapes that open your mindscape

*G*reenery, flora and fauna are aplenty at ONE44.

Our landscape artists have conjured up scenic lawns and flower-festooned walkways all along the beautiful outdoors. Myriad shrubs and trees have been planted. These will in the near future blossom and bloom in all their glory and will beckon birds and butterflies of various hues and plumage.

Indeed, nature is a very important resident at ONE44!





## Amenities to thrill you non-stop

*W*ith a host of amenities and facilities, ONE44 will uplift you to an evolved state of living.

### Club Class

A visually stunning, aesthetically adorned and immensely spacious Club is where you can spend many an invigorating or pleasurable hour.

Catch up with friends, make new acquaintances, engross yourself in board or card games, or work-out to peak fitness at the ultra-uber gym.

Should you want to just unwind over a cup of aromatic coffee and curated gourmet eats, you can visit the breezy cafe that borders the scenic pool.







## Make waves

You have a 100 ft long swimming pool for an invigorating morning dip or for some soothing evening relaxation. The kids have their own pool to splash around in. There is also a Kids' Play Area and a Sand Pit for your children to have the time of their lives.







## Hold Court

Sports and fitness enthusiasts will be spoilt for choice. Besides a well-equipped gym, and an outdoor fitness area, you will have a half-basketball court, a tennis court, a badminton court and net cricket to test your sporting skills. Or you could master the green baize on the full-sized pool table.







Artistic image of ONE44.



Artistic image of ONE44.





## Outdoor Bonanzas

Indulge in some fun outdoor activities by cooking at the Barbecue Hut. Or stage an impromptu get-together at the Outdoor Party Lawn. Enjoy a performance and give free rein to your own creativity at the Amphitheatre. Or simply relax or rejuvenate at the various thoughtfully designed Outdoor Seating Areas, or the Reflexology Path.







Artistic image of ONE44.



There's so much to do at ONE44,  
that you might well find it hard to  
choose between your beautiful  
home and the host of amenities.







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## Less is more



NE44 will have...well...just one hundred and forty four units.

Every one carefully and meticulously designed to offer that rare combination of luxury, space and class.

Conscious crafting has gone into the designing of each of the three towers. Two towers have three units to a core, while one tower has two units to a core. Every effort has gone into creating a beautiful world for a like-minded community, without the slightest compromise on privacy.











ASTER			
3 BHK	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
IN SQFT	1374.78	359.43	2335
IN SQMT	127.72	33.14	216.93

• 3bhk units in wing-1 tower-1 and wing-8 tower-3 will have side window in master bed room



ORCHID			
4 BHK	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
IN SQFT	1720.64	452.41	2925
IN SQMT	160.78	42.03	271.74

• 4bhk units in tower 1&3 will have some variation in foyer area.  
• 4bhk units in tower-2 on 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th floor will have private terrace of 187sqft.





Lower Level Plan



Upper Level Plan

BLUEBELL			
4 BHK DUPLEX	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
IN SQFT	2436.86	452.41	2925
IN SQMT	226.39	53.49	381.36

• 4bhk duplex units in wings-1 tower-1 and wing-8 tower-3 will have side window in master bed room on both floors





Lower Level Plan



Upper Level Plan

DAFFODIL			
5 BHK DUPLEX	CARPET AREA	BALCONY AREA	SUPER BUILT UP AREA
IN SQFT	2917.80	804.18	5049
IN SQMT	271.07	74.71	469.06

- 5bhk duplex units in tower-1 & 3 will have some variation in foyer area and store on upper level.
- 5bhk duplex units on 18th and 19th floor in tower-2 will have private terrace of 187 sqft on 18th floor level.



SPECIFICATIONS FOR ASHIANA ONE44

LIVING / DINING / LOBBY:

FLOORING: Vitrified tiles of 800x1600/ 600 x 1200.  
WALLS: Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.  
MAIN DOOR: 1Hour Fire rated MS/ Wooden shutter with handle & lock system.  
WINDOWS: Powder-coated aluminium windows or UPVC framed windows with clear float/ toughened glass.

MASTER BEDROOM / OTHER BEDROOMS:

FLOORING: Wooden texture tiles 200X1200/ 145x 600 in all bedrooms.  
WALLS: Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.  
DOOR SHUTTERS: 35mm laminated doors with mortice lock and lever handle.  
WINDOWS: Powder-coated aluminium windows or UPVC framed windows with clear float/ toughened glass.

KITCHEN:

FLOORING: Vitrified tiles of 800x1600/ 600 x 1200.  
WALLS: Up to 2' height ceramic wall tiles above platforms & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.  
WINDOWS: Powder- coated aluminium windows or UPVC framed windows with clear float/ toughened glass.

BATHROOM

FLOORING: Ceramic tiles 300 x 300/ 300X450, matt finish.  
WALLS: 300x450 /300x600 ceramic tiles up to height of 2300mm.  
CHAUKHATS: wooden door frame.  
DOOR SHUTTERS: 35 mm Door with laminate on both sides.  
WINDOWS: Powder-coated aluminium windows or UPVC framed windows with clear glass.

BALCONY:

FLOORING: Ceramic tiles 300x300/ 300x450/ 300x600.  
WALLS: Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions.

FIXTURES & FITTINGS:

KITCHEN: Platform black granite/full body tile slab, provisions of hot and cold water supply, provisions of gas pipeline, RO & Geyser (no fixture will be provided). Double bowl sink/single bowl sink with drain board.

BATHROOM:  
Wash basin of ROCA/Hind ware/Jaquar or equivalent; wall mixer & basin mixer of Kohler/Jaquar/Grohe or equivalent; other CP fittings of  
Jal/Continental/Prayag/Jaquar/Parryware mirror, towel rod & health faucet, towel rack and glass partition only in all bathrooms; semi recessed/countertop wash basin in all bathrooms.

ELECTRICAL WORK:  
All electrical wiring in the concealed conduits with copper wires. Convenient provision and distribution of light and power plugs. Provision for electrical chimney above platform, gas pipeline and water purifier point in kitchen, wall fan/ceiling fan modular electrical switches and fan regulators in drawing/dining & bedrooms.

STRUCTURE:  
Reinforced cement concrete frame structure or load bearing masonry structure in accordance with applicable earthquake zone as per BIS codes.

TELEPHONE/T.V:  
T.V. points provided in drawing/dining room and in all bedrooms. Telephones point provided in the drawing/dining room and master bedroom.

PIPED LPG:  
Provision in the kitchen.

GENERATOR:  
Power backup in apartments and complete backup in common areas.  
(5 kW with 3BHK, 6.5 kW in 4BHK, 9 kW in 4BHK Duplex & 11 kW in 5BHK duplex).

AIR-CONDITIONING:  
Provision for split A/C in all bedrooms and living/dining/drawing.

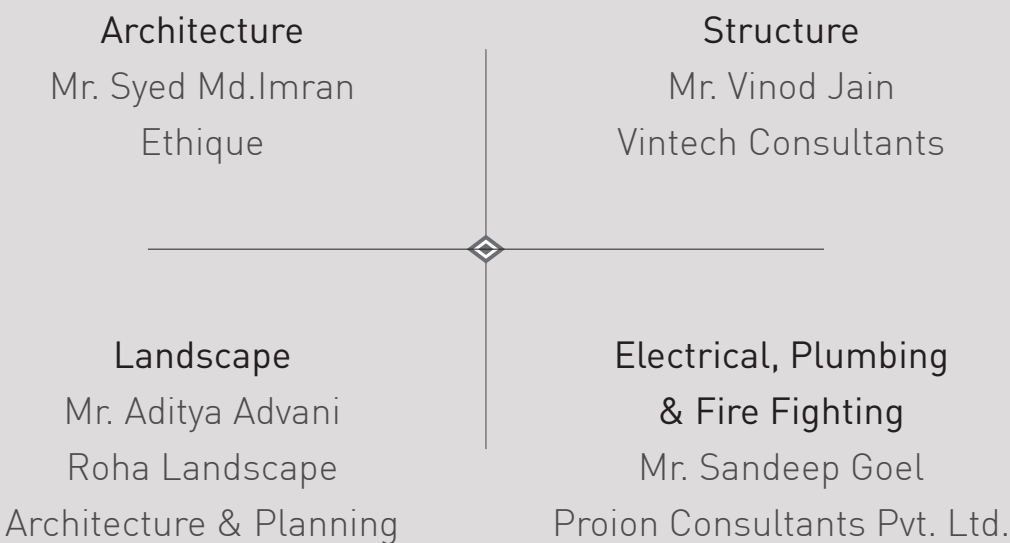
OTHER FACILITIES:  
Provision for a washing machine point provided with inlet & outlet at suitable location.  
Provision for DTH television broadcast, DTH antenna location marked on terrace, no antenna. Allowed inside the balcony or external faced of the unit + fiber optics provision in drawing/dining area.

CLOTHES HANGER:  
Provision for hanging clothes in one of the balconies/verandahs.



# Constructed for creativity

A handpicked team of architects,  
interior artists and landscape designers  
have combined to create and construct  
your world of class at ONE44.





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## An aristocratic offering from Ashiana

Ashiana has been a game-changer in providing high-quality and high-happiness housing ever since its inception in 1979. It opened a bright new world of fine living and beautiful amenities to the middle-income group. And followed this up by pioneering retirement homes in India, where seniors could enjoy a safe, active and comfortable life.

Ashiana now continues its storied journey by entering the exciting and evolved world of luxury living. ONE44 is the first of these exquisitely-designed and classily-crafted premium projects. It will be yet another manifestation of the commitment to creating happiness and communities, in a wonderful world you can truly call home.

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# ONE44

Crafted for the classy

Rudraksh Road, Near D-Mart Jagatpura, Off Akshaya Patra Temple, Hare Krishna  
Marg (Mahal Road), Jagatpura, Rajasthan - 303905

RERA No. RAJ/P/2024/2923

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