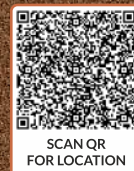


A PROJECT BY:



Site Office:
Satrikh Road, Chinhat, Sarai Sheikh, Lucknow - 226010

Call: +91 91481 76638 | www.amorlucknow.com



UP RERA REGISTRATION NO.
UPRERAPRJ389222/03/2025
Website: www.up-rera.in
A/c Name: CCS Infratech Collection Account for AMOR | A/c No. 0294002900000154
Bank & Branch: Punjab National Bank, Hazratganj | IFSC: PUNB0029400
Launch Date: 29 March, 2025



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Launch Date: 29 March, 2025



CRAFTED FOR THE FEW,
INSPIRED BY YOU

WHERE LEGACY MEETS LUXURY



I N T R O D U C I N G

1 0 5

VILLAS FOR THE TRULY EXCLUSIVE ONE

A LIMITED-EDITION COMMUNITY DESIGNED TO
OFFER YOU EXCLUSIVITY, PRIVACY AND A LIFESTYLE
THAT ECHOES GRACE IN EVERY CORNER.





MODERN ARCHITECTURE MEETS
CLASSIC ELEGANCE

ARTISTIC IMAGE



EXPERIENCE AMOR *Ambience*

Step into Amor Villas, a refined address created for just 125 discerning families. This is where limited edition living meets limitless lifestyle aspirations. Designed with thought and built with purpose, every villa is a timeless expression of privacy, pride, and prestige.



EXCLUSIVITY, PRIVACY AND A LIFESTYLE THAT
ECHOES GRACE IN EVERY CORNER.



ARTISTIC IMAGE



EXPERIENCE AMOR *Moments*

Step into a world where elegance meets comfort, and every corner is designed to create lasting memories.
At Amor Villas, life isn't just lived it's cherished, celebrated, and experienced in its most beautiful form.





BIRD'S EYE VIEW

ARTISTIC IMAGE



ARTISTIC IMAGE

AMENITIES THAT ADD JOY TO EVERY DAY



KIDS PLAY AREA



BADMINTON COURT



YOGA

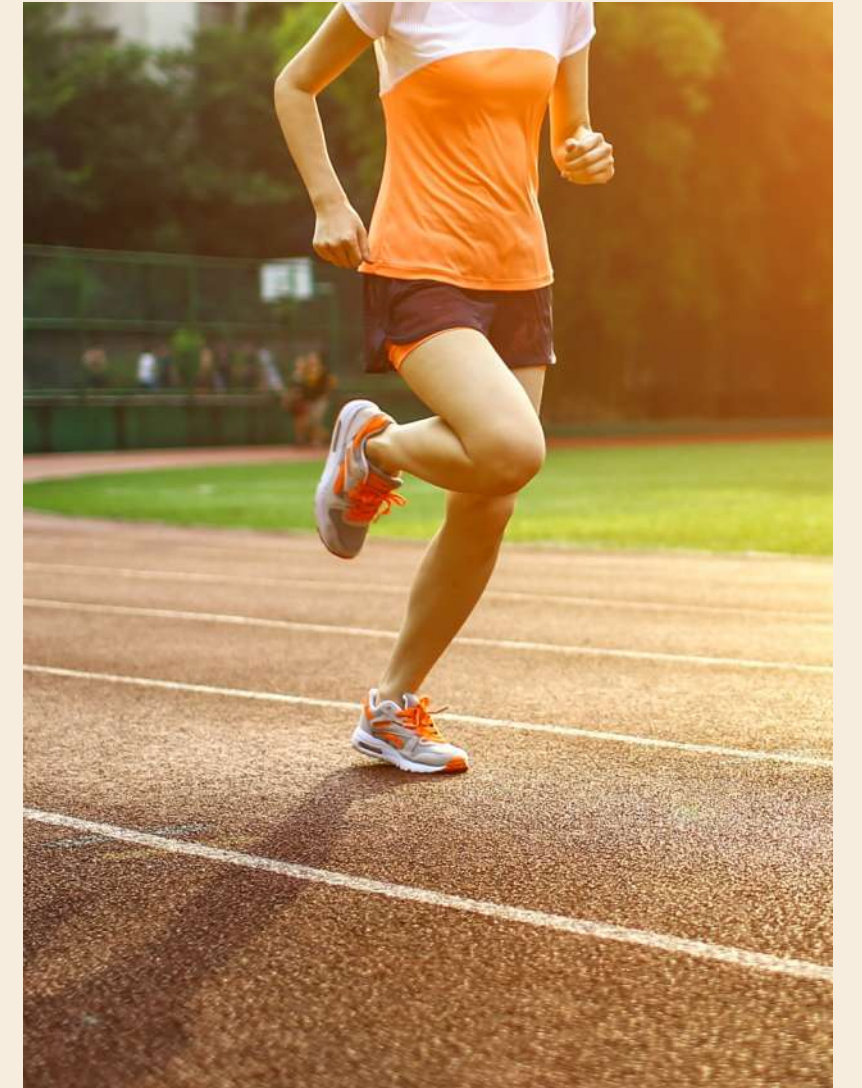
34+ WAYS TO LIVE, LAUGH & UNWIND



CLUB



BASKETBALL COURT



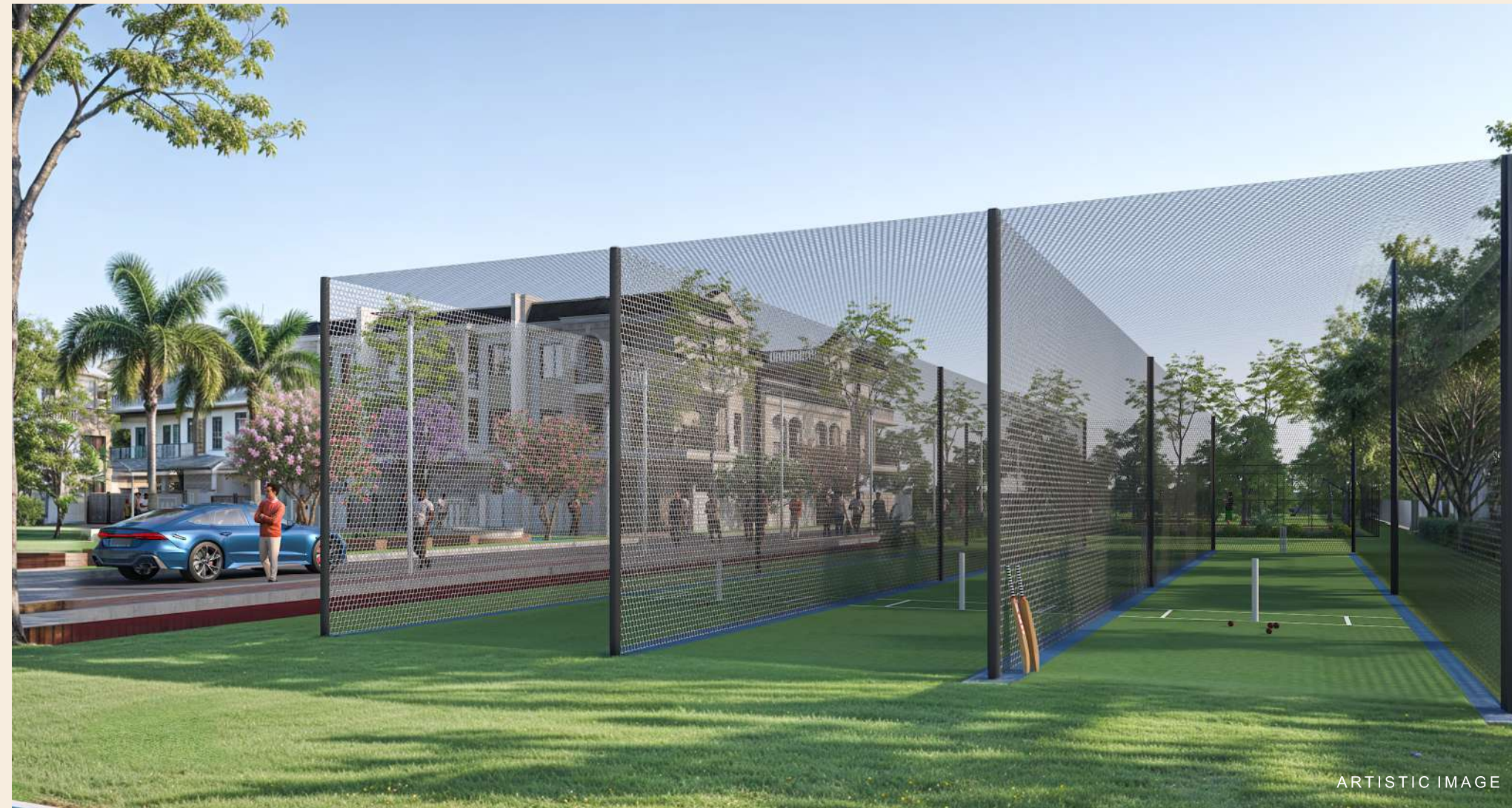
JOGGING

Where every day feels like a vacation. From leisure to luxury,
explore 34+ world-class amenities thoughtfully curated to fill your life with joy, comfort, and unforgettable moments.

34+ WAYS TO LIVE, LAUGH & UNWIND.



OPEN GYM



CRICKET TURF

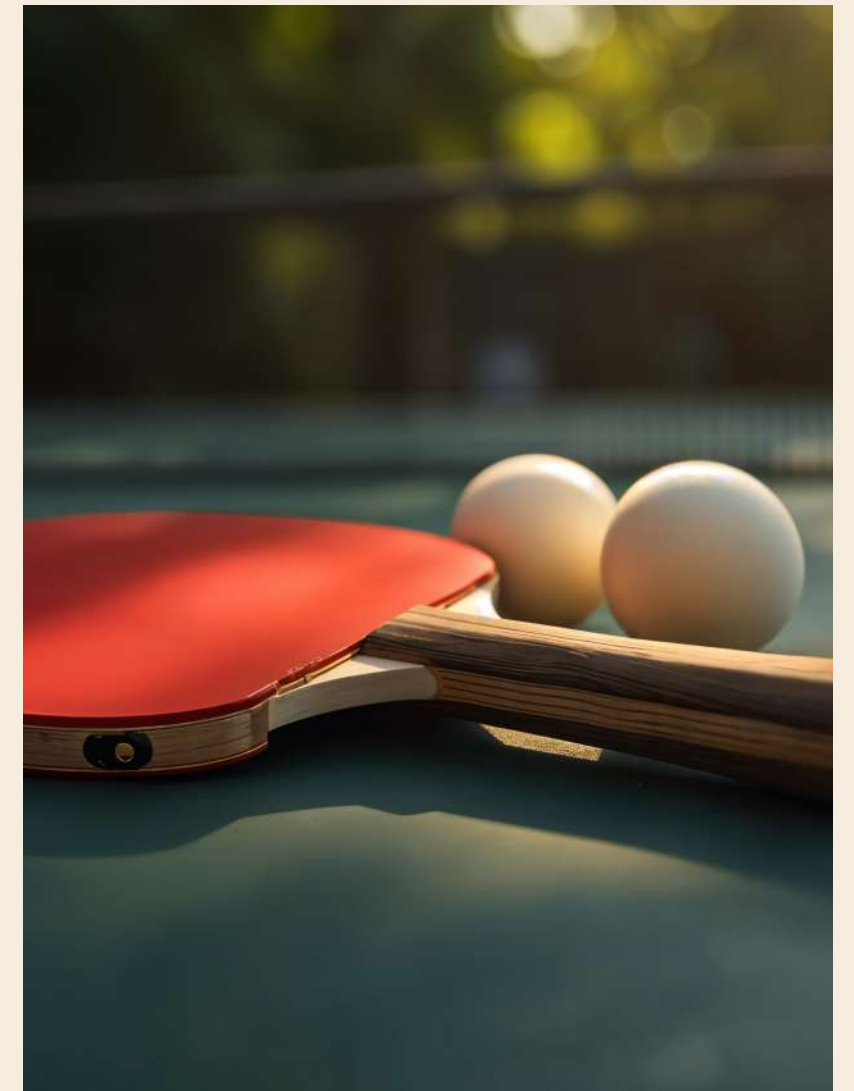
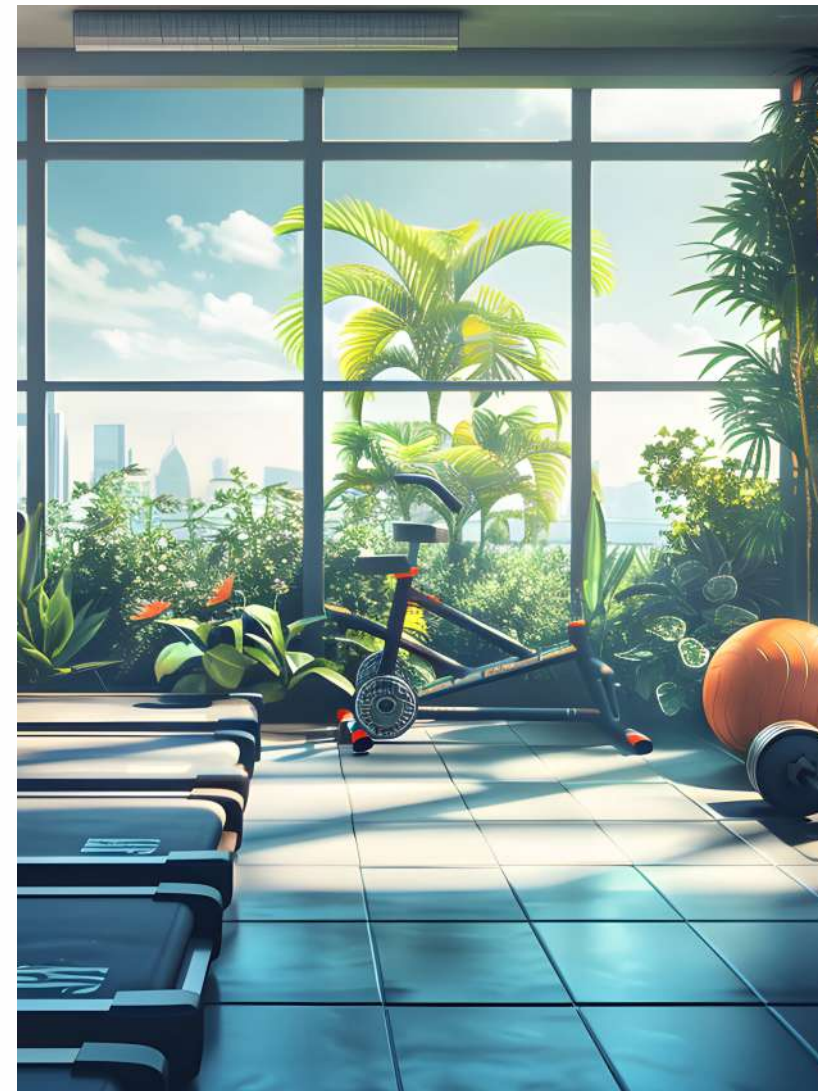


TABLE TENNIS

AMENITIES THAT ADD JOY TO EVERY DAY



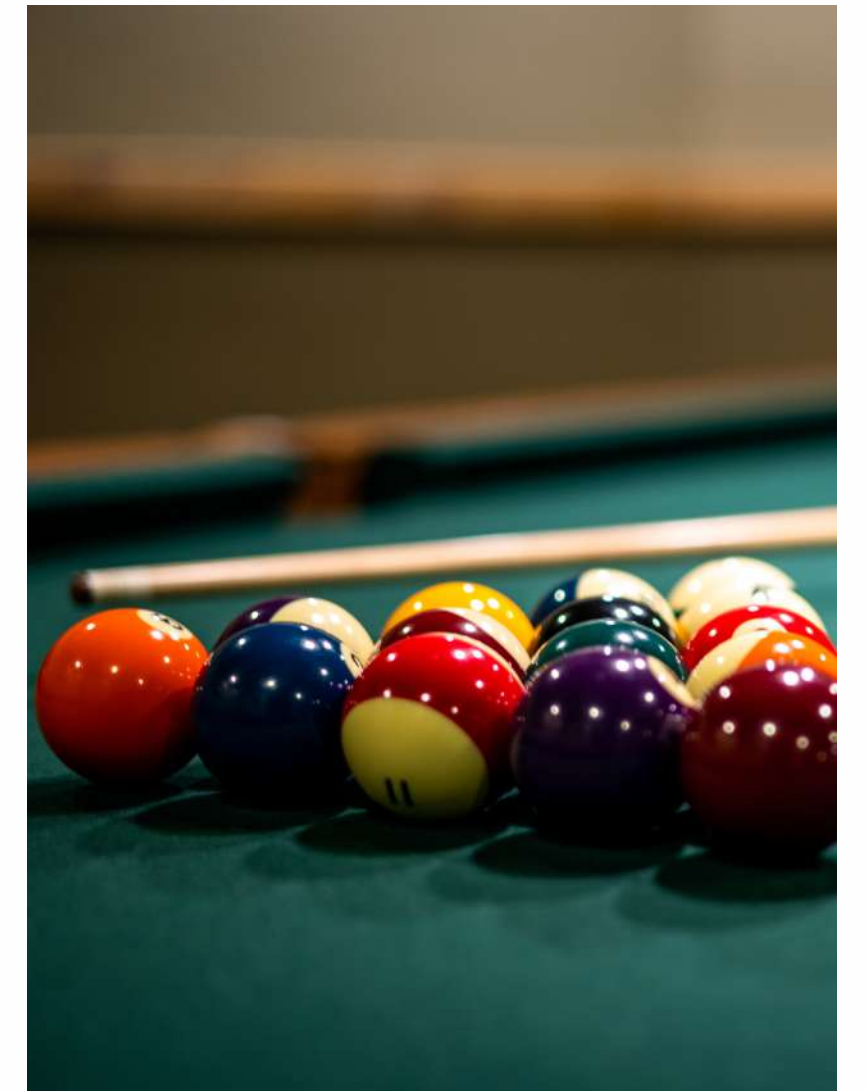
SWIMMING POOL



GYMNASIUM



BANQUET



POOL TABLE

NATURE AT YOUR DOORSTEP

Amor Villas offers a lush, green environment where fresh air,
open spaces and serene surroundings redefine peaceful living.

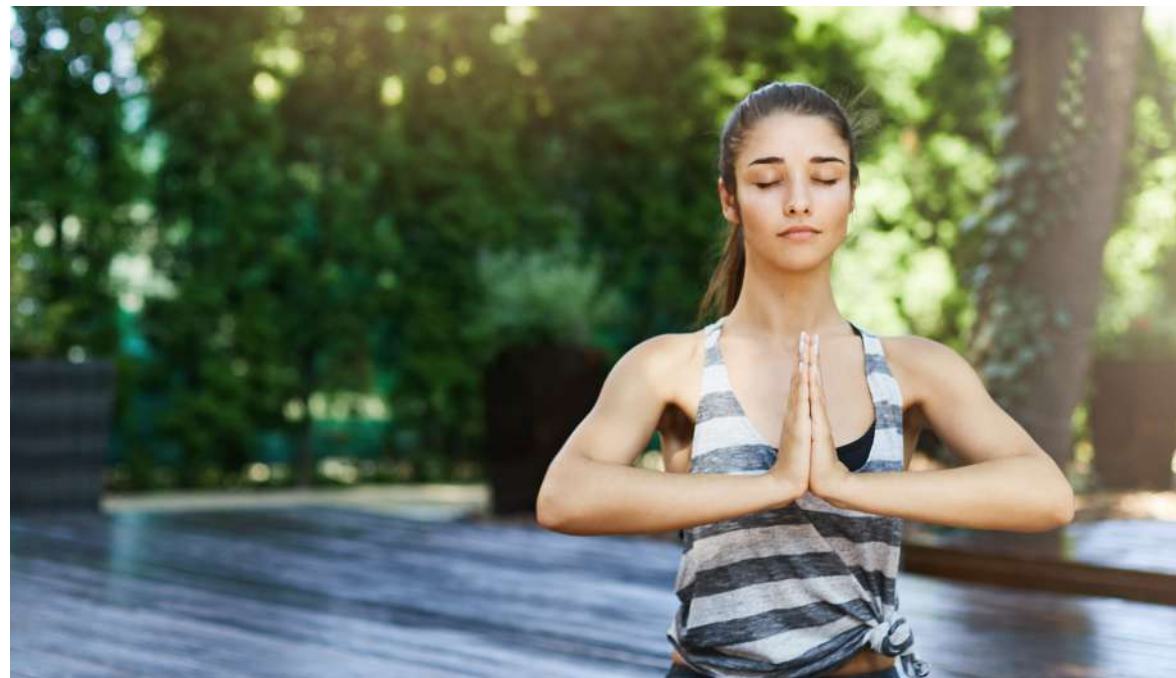




WELLNESS OASIS

A WELLNESS OASIS FOR BODY, MIND & SOUL

Find your calm in serene spaces with yoga zones, meditation corners, and lush greenery where wellness comes naturally.



KIDS' WONDERLAND ZONE
WHERE IMAGINATION RUNS FREE

ARTISTIC IMAGE

SPLASH POOL

FUN, FRESH, AND FAMILY FRIENDLY

A joyful zone designed for kids and families to beat the heat and splash around making every day feel like a mini-vacation.



OPEN GYM

FITNESS IN THE FRESH AIR.

Enjoy the benefits of strength and cardio training in an open-air gym zone combining physical fitness with natural surroundings.



LIVE SMART. LIVE ACTIVE.
LIVE REFRESHED.

EV CHARGING POINT

STAY FUTURE-READY

With dedicated EV charging stations, your villa supports a sustainable lifestyle making it easy to power up while you wind down.



GAZEBO & SITTING PAVILION

YOUR PRIVATE CORNER OF CALM.



AMOR

AI-ENABLED LIVING.
DESIGNED AROUND YOU.

Step into a home that understands you. With cutting-edge AI integration, your villa adjusts lighting, climate, and comfort automatically offering an effortless blend of technology, luxury, and personalization.



ARTISTIC IMAGE

ENCONNECT FEATURES

EASY INSTALLATION

SIMPLIFIED SETUP FOR SEAMLESS INTEGRATION.

Simplified setup makes getting started quick and effortless.
No complex wiring or configuration required.
Enjoy seamless integration with your existing system.

SMART LIGHTING

CUSTOMIZABLE LIGHTING TO CREATE THE PERFECT AMBIANCE.

Customize brightness, color, and mood to suit every moment.
Create presets for reading, relaxing, or entertaining.
Your ambiance, your way with just a tap or voice command.

DATA & SECURITY

SAFE, STABLE, AND SECURE.

Protect your home with advanced, encrypted systems.
Ensure stable performance with uninterrupted connectivity.
Experience peace of mind safe, stable, and secure.



ARTISTIC IMAGE

ENERGY MANAGEMENT

SMARTER USE, LOWER BILLS.

Monitor and control energy usage in real time.
Optimize consumption for efficiency and savings.
Smarter use leads to lower bills and a greener home.

TOUCH APP & VOICE CONTROL

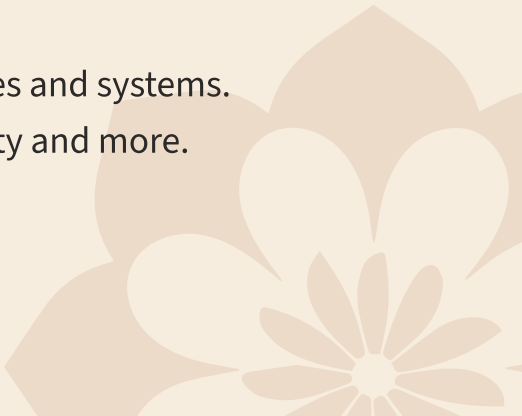
CONTROL WITH A TAP OR A WORD.

Manage your home effortlessly through a mobile app or voice assistant. Set scenes, adjust lighting and control devices from anywhere. Just a tap or a command and your home responds instantly.

PRODUCT INTEGRATION

WORKS FLAWLESSLY WITH SMART DEVICES.

Easily connects with a wide range of smart devices and systems.
Enjoy a unified experience across lighting, security and more.
One ecosystem. Total control. Seamless living.



ENGLAZE FEATURES

MODULAR TOUCH SWITCHES

FLEXIBLE, STYLISH CONTROL.

Designed for flexibility with a sleek, modern touch interface.
Compatible with all Englaze plates for easy customization.
Style meets smart functionality in every switch.

HASSLE-FREE INSTALLATION

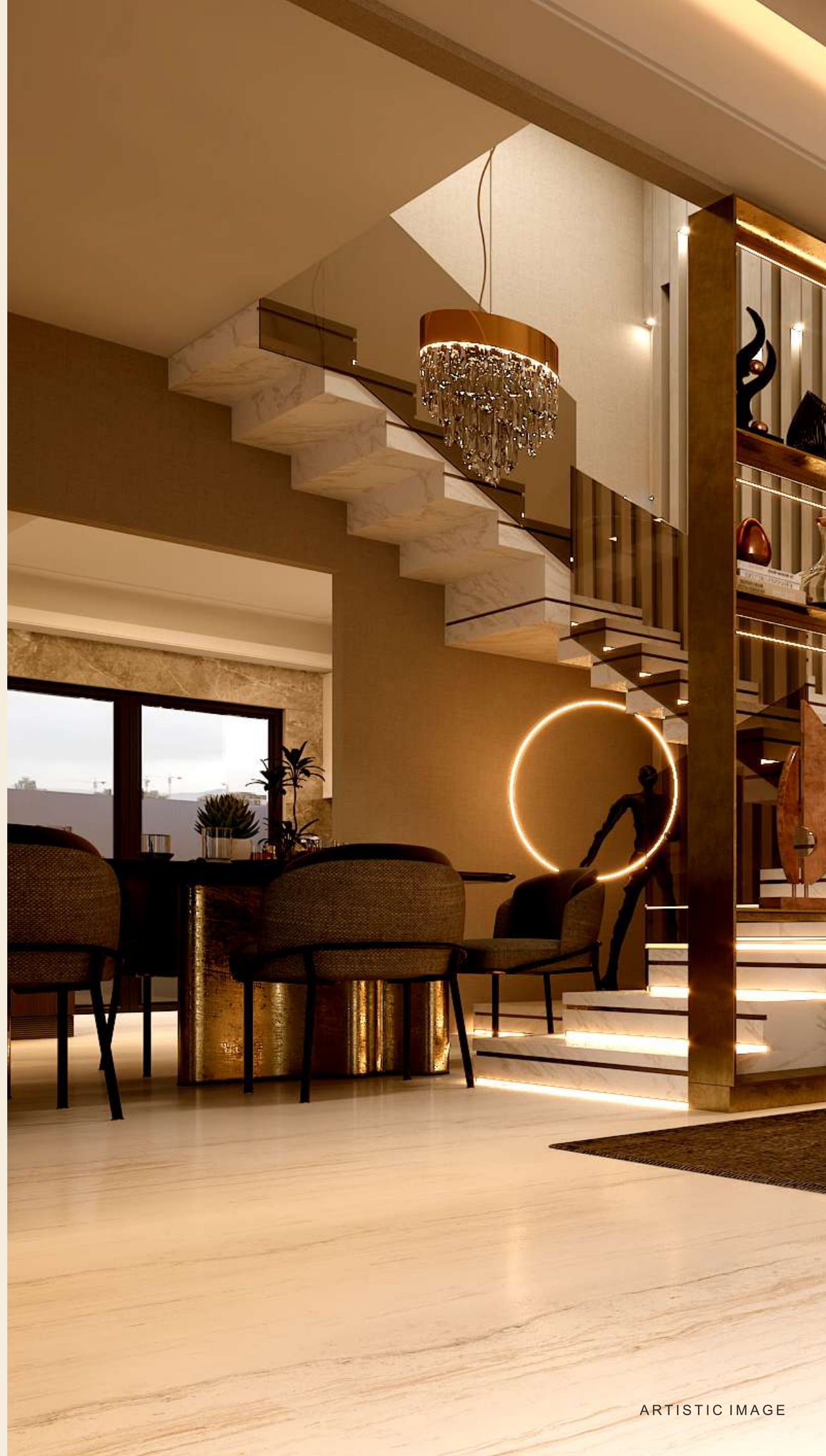
FITS EXISTING SETUPS.

No need to change existing wiring or mounting boxes.
Simply replace your old switches with ease.
Smart upgrades made effortless.

EASY IN THE DARK

GLOWS FOR EASY ACCESS.

Built-in illumination helps you locate switches effortlessly at night.
No more fumbling in the dark.
Convenience and safety, even in low light.



ARTISTIC IMAGE

DURABLE & RELIABLE

BUILT TO LAST

Engineered with high-quality materials for long-lasting performance.
Withstands daily wear and tear with ease.
A switch you can trust, day after day.

GLOBALLY COMPLIANT

MEETS INTERNATIONAL STANDARDS

Designed to meet IEC-60669 Part 1 & 2 standards.
Tested for safety, reliability, and quality assurance.
Global standards, trusted performance.

WIDE RANGE

SWITCHES TO SUIT EVERY NEED.

From basic controls to advanced hospitality functions, we've got it all.
A complete suite of switches for every room and purpose.
One solution for all your smart switching needs.

ELEGANT DESIGN

MINIMALIST FINISHES THAT SHINE.

Available in sleek finishes like Black Glass and Mountain Grey.
Blends seamlessly with modern luxury interiors.
A perfect balance of style and sophistication.



THE AMOR VILLA COME WITH AI FOR A LIFE MADE EASY.

Enjoy the luxury of intelligent living. Your villa is equipped with cutting-edge AI features that learn your preferences and respond in real time making every moment smooth, smart and stress-free.



ARTISTIC IMAGE



LIVE THE
LUXURIOUS
LIFE YOU DESERVE.

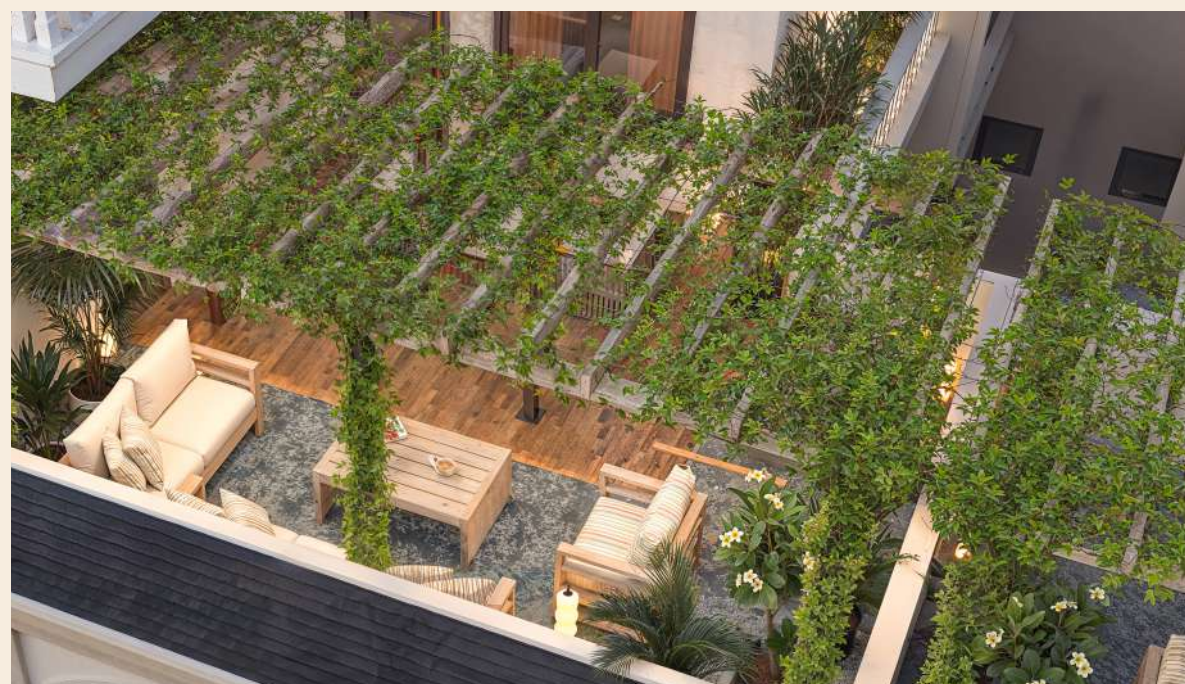
Indulge in unmatched comfort, elegance, and intelligent living
where every detail is designed to elevate your everyday.

ARTISTIC IMAGE





ENJOY THE BEAUTIFUL VIEW
OF THE STARS, MOONLIGHT
AND OPEN SKY FROM YOUR
OWN PRIVATE TERRACE.





LUXURY LIVING
SPACES DESIGNED
TO LEAVE YOU
SPEECHLESS.

ARTISTIC IMAGE





SPACIOUS BEDROOM

SPACIOUS BY DESIGN.
SERENE BY NATURE.

Experience luxury and comfort in beautifully styled bedrooms with high ceilings and large windows.

Airy, light-filled spaces designed for elegance, function and everyday serenity.

A perfect blend of refined design and peaceful living.



ARTISTIC IMAGE



ARTISTIC IMAGE

THE KITCHEN

MODERN KITCHENS FOR TIMELESS MOMENTS

A modern, stylish kitchen designed for both function and finesse. Spacious layouts, premium finishes, and smart storage make every meal a pleasure. Where cooking becomes a luxurious experience.



THE EXCLUSIVE AMOR CLUB

MORE THAN JUST A CLUB — IT'S A SPACE TO CONNECT, CELEBRATE
AND BELONG. DISCOVER A LIFESTYLE WHERE EVERY MOMENT FEELS SPECIAL.



LIVE WELL. PLAY MORE.
CONNECT FREELY

AMOR CLUB HOUSE

From fitness studios and social lounges to relaxation corners,
the Exclusive Amor Clubhouse is your everyday destination
for energy, ease, and enjoyment.



A WARM WELCOME AWAITS

Designed for comfort and style, the club's waiting area offers a relaxed space to sit back, connect, or simply enjoy the ambience before your experience begins.



DO MORE, LIVE MORE
AMOR CLUB HOUSE

AMOR
CLUB HOUSE AMENITIES



RESTAURANT



RESTRO BAR



COFFEE SHOP



BILLIARDS ROOM



INFINITY SWIMMING POOL



INDOOR GYMNASIUM



CARD ROOM



KIDS PLAY AREA



GYMNASIUM



CAFETERIA



INDOOR GAMES



MULTI ACTIVITY
LOUNGE





CLUB TERRACE VIBES. TIMELESS CITY VIEWS.

Enjoy breathtaking views of the city from the open club terrace
a perfect spot to relax, dine, and sip your
favorite drink under the open sky. It's leisure, elevated.

ARTISTIC IMAGE

SITE LAYOUT PLAN



LEGENDS

1. ENTRY GATE
2. CLUB HOUSE
3. GROUP HOUSING TYPE1
4. GROUP HOUSING TYPE2
5. PARK 1
6. VILLA
7. POWER HOUSE
8. BASKET BALL
9. PARK 2
10. CRICKET NET PRACTICE
11. BADMINTON COURT
12. PARK 4
13. PARK 5
14. CENTRAL PARK (PARK 3)

VILLA - TYPE 1

3 BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNIT	PLOT AREA	CARPET AREA	SALEABLE AREA
Sq. Ft.	1214.6	1683.7	-
Sq. Mtr.	112.84	156.42	-

VILLA - TYPE 2

3 BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNIT	PLOT AREA	CARPET AREA	SALEABLE AREA
Sq. Ft.	1865.20	2506.2	3816.63
Sq. Mtr.	173.28	232.83	354.57

VILLA - TYPE 3
3 BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNIT	PLOT AREA	CARPET AREA	SALEABLE AREA
Sq. Ft.	1375.9	1889.6	2905.63
Sq. Mtr.	127.82	175.54	269.94

VILLA - TYPE 4

4 BHK + SERVANT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNIT	PLOT AREA	CARPET AREA	SALEABLE AREA
Sq. Ft.	1310.3	2645.2	3866.75
Sq. Mtr.	121.73	245.74	359.23

VILLA - TYPE 5

4 BHK + SERVANT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNIT	PLOT AREA	CARPET AREA	SALEABLE AREA
Sq. Ft.	1511.7	2626.6	4102.12
Sq. Mtr.	140.44	244.01	381.09

PREMIUM SPECIFICATION

STRUCTURE

RCC Structure with Quality Primary Steel and M25 Grade Concrete.

SUPER STRUCTURE

Earthquake Proof Brick Masonry with Good Quality Red Bricks,
Outer walls 9" and Inner walls 4" Thick.

PLASTERING

Joint of the RCC structure & brick wall will be covered with mesh before internal wall plastering commences.

EXTERNAL: Double coat cement plastering with Sponge finish & Nerolac Water Proofing

INTERNAL: Smooth Cement Plastering with Sponge finish with Anti Termite Treatment



TOILET

SANITARY: All toilets consist of Wall hung EWC, Wash Basin of Jaguar / Equivalent.

HOT & COLD diverter with overhead shower, all CP fittings of Jaguar / Equivalent.

Provision for Geysers in all toilets.

RAILING

SS and Glass Railings Brand Ozone



FLOORING

INTERNAL: 800x800 size vitrified tiles of reputed brand in all rooms.

BALCONIES: Anti Skid Wood Textured tiles

OPEN TERRACE: Anti Skid Wood Texture

UTILITY/WASH: Rustic Ceramic files for Floor and Glazed Ceramic Tiles of reputed brand upto 3' for Walls

STAIRCASE: Vitrified Tiles/Natural Stone

PARKING: Designer Tiles / Natural Stone / Equivalent



KITCHEN

WALLS: Glazed Vitrified tiles upto 2' height above kitchen platform

PLATFORM: Black Granite platform with Stainless Steel Sink, Connection for on municipal water tap and one Bore well connection tap



LIFT

Provision for Hydraulic LIFT



ELECTRICAL

WIRING: Concealed copper wiring of Havells/ Norysis / Phillips

CONTROLS: Modular switches of Havells / Norysis / Phillips / Equivalent.

Power Outlets for AC's in Living hall, all Bedrooms & Home Theatre/Multipurpose Room

Power Outlets for Geysers in all Toilets.

Plug points for Cooking range, Chimney, Refrigerator, Microwave, Mixer/Grinders/ R.O. & Dish Washer in Kitchen.

Plug points for TV in Drawing, Living & all Bed Rooms



PAINTING

INTERNAL: Two coats of Acrylic Emulsion over Two Coats of Putty and Primer.

EXTERNAL: Texture finish and two coats of Exterior Emulsion paints of reputed make.



TELEPHONE / COMMUNICATION

Intercom Facility to all Villas.

Telephone point in Living Room.

Provision for Cable Connection in Drawing, Living and all Bedrooms.

Provision for Internet Cable Connectivity in Living Room.



DOORS

MAIN DOOR: Teak Wood/Engineered Wood and Flush Doors Austin / Sylion and Laminate – Sky Decor/ Mew Mika finished with Polish, fixed with hardware of reputed make.

INTERNAL DOOR: All internal doors with Engineered Wood and Flush Doors with Teak Veneer Shutters aesthetically designed and finished with Polish, fixed with hardware of reputed make.

FRENCH WINDOWS: Three track opening for balconies and open terrace.

WINDOWS:

UPVC Window frames, Shutters with Glass Panels and Mosquito Mesh of 3.0 Track with Standard Hardware.



PLUMBING AND SANITARY

WATER SUPPLY: Astral / Silincio Water lines connected with Pneumatic Pressure pumps of ISI standard.

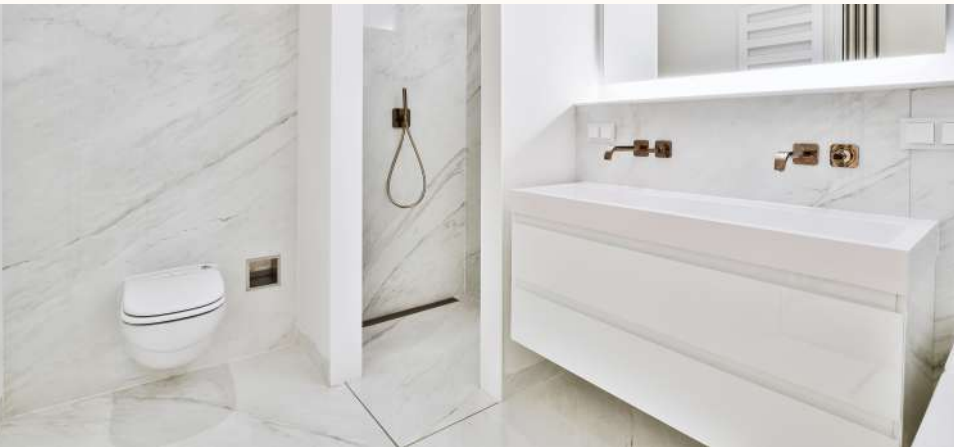
DRAINAGE: ISI mark Standard PVC / SWR Sanitary pipes of Prince / Sudhakar / Equivalent

SEWAGE TREATMENT PLANT: Waste Water treated by STP and refused for Gardening

RAIN WATER DISPOSAL: Well Planned Rain Water Harvesting System



AMOR





GET TOP APPROACHABILITY

Amor Villa – Located on Satrikh Road, Near Vikalp Khand, Gomti Nagar, with direct access to Lucknow’s Outer Ring Road. Enjoy seamless connectivity, top schools, hospitals, malls, and more — all just minutes away. A better lifestyle begins here.

IN YOUR NEIGHBORHOOD

OUTER RING ROAD	03 MINS	SHAHEED PATH	10 MINS
VIKALP KHAND	04 MINS	PALASSIO MALL	20 MINS
AYODHYA ROAD	04 MINS	EKANA CRICKET STADIUM	20 MINS
CHINHAT	05 MINS	LULU MALL	25 MINS
AMITY UNIVERSITY	05 MINS	MEDANTA HOSPITAL	25 MINS
CHANDAN HOSPITAL	05 MINS	HAZRATGANJ	30 MINS
HIGH COURT	06 MINS	CHARBAGH	35 MINS
MAX HOSPITAL	08 MINS	AIRPORT	40 MINS

SCAN QR TO VIEW PROJECT LOCATION

