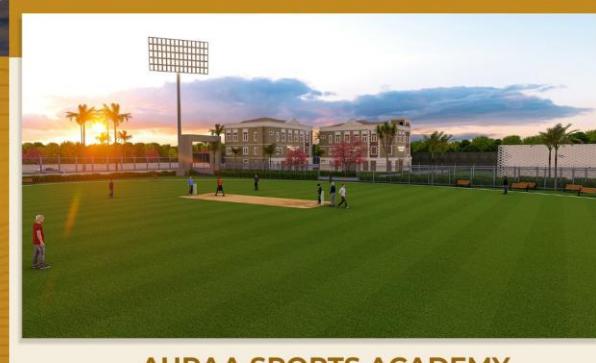




A **LIFESTYLE** YOU DESERVE,  
A **HOME** YOU DESIRE



AURAA SPORTS ACADEMY

A PROJECT BY  
  
AURAA WONDER WORLD  
PRIVATE LIMITED

# ABOUT US

## AURAA WONDER WORLD

**"WE DON'T JUST BUILD LANDMARKS  
WE SHAPE LIVABLE FUTURES."**

Auraa Wonder World is a visionary name in the real estate industry, stepping into the market with a dream that goes beyond just plotting. We're developing not only plots but a complete future-ready township that will include villas, row houses, and commercial spaces.

Our goal is to offer a balanced lifestyle where modern living, nature, and community come together. Every project by Auraa is driven by trust, transparency, and a long-term commitment to value creation.

**Smart Investment Today. Future-Ready Living Tomorrow.**

### PROJECT HIGHLIGHTS

- Residential & Commercial Plotting
- Upcoming Development: Villas, Row Houses, Market & Commercial Zones
- Prime Location with Fast-Growing Infrastructure
- Eco-Friendly and Smart Township Vision
- High Return on Investment & Lifestyle Upliftment

### BUILDER'S VISION

At Auraa, we believe a plot is more than just land it's the beginning of someone's dream. Our vision is to create spaces where families grow, businesses thrive, and communities flourish.





#### PROJECT DESCRIPTION

TOTAL PROJECT AREA - 7,21,352 SQ.FT.  
 TOTAL ROAD AREA - 1,88,662. SQ.FT.  
 TOTAL GREEN AREA - 90,831 SQ.FT.  
 TOTAL PLOTTED AREA - 4,41,859. SQ.FT.



PLOTTING LEGEND					
BLOCK	PLOTS SIZE	DIMENSION	BLOCK	PLOTS SIZE	DIMENSION
A	5000 SQ.FT.	50' X 100'	D	3000 SQ.FT.	37'6" X 80'
B	5000 SQ.FT.	62'6" X 80'	E	2000 SQ.FT.	40' X 50'
C	4000 SQ.FT.	50' X 80'	F	1000 SQ.FT.	20' X 50'
				OTHER'S SIZE PLOT	---

  
**AURAA STATE**  
 WHERE LIFE BLOSSOMS

# LOCATION ADVANTAGES

- Strategically located near **Nilansh Theme Park Resort and Water Park**, Lucknow
- Just 5–8 minute drive from the **RGS Ayurvedic Medical College**
- Enjoys proximity with **Lucknow-Shajahanpur Road, Proposed Gomti Expressway & Proposed 6 lane**
- Direct access from **Itaunja Toll Plaza** wide 30 meter road
- Enjoys proximity** with the best markets, hospitals, schools & colleges of the city



# AMENITIES

Experience a lifestyle of comfort and convenience with world-class amenities designed to elevate your everyday living. From landscaped gardens, spacious clubhouses, and modern fitness centers to 24/7 security, ample parking, and dedicated play areas every detail has been thoughtfully crafted to enhance your life and bring your dream home to life.



Gated Township



Wide Roads



Auraa Sports Academy



24\*7 Security



Park



Street Light



Shopping Area



Drainage System

# Route Map



HEAD OFFICE

 SF, C-4-049, ANSAL, SUSHANT GOLF CITY,  
LUCKNOW UTTAR PRADESH.

 [www.auraaprime.com](http://www.auraaprime.com)

SCAN ME

