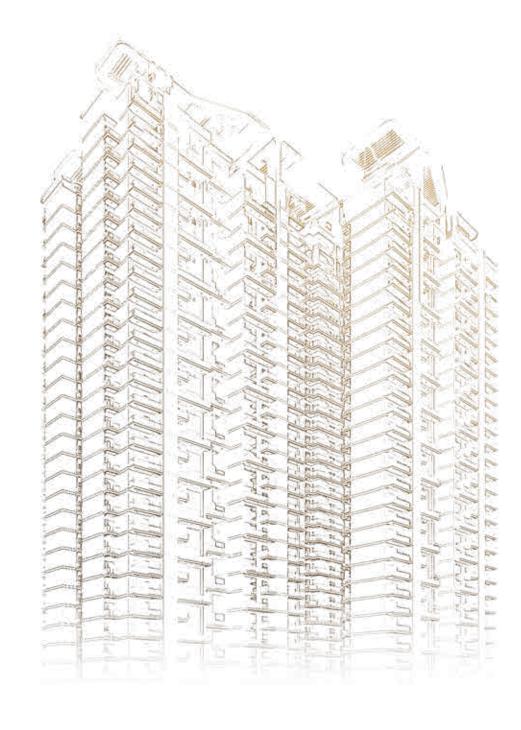


Ultra Luxurious Residences in Gurugram with "Double Height" living areas offering classic layouts in a modern setting.



(A Luxury Segment of "Shree Vardhman Group")





Luxury Apartments Where Convenience





LOCATION

ADVANTAGES:

CONNECTIVITY On Southern Peripheral F



- On Southern Peripheral Road (SPR)
- 5 Min From Sohna Road
- 5 Min From Golf Course Road
- 5 Min From Dwarka Expressway



AIRPORT

• 20 Min From Indira Gandhi International Airport



METRO

- Proposed Metro On SPR
- 10 Min From Huda City Centre Metro Station (Millennium)



HOSPITALS

- 10 Min From Medanta Hospital
- 15 Min From Artemis Hospital
- 20 Min From Paras Hospital



SCHOOL & COLLEGE

- 2 Min From Suraj School
- 5 Min From Eva Preschool
- 15 Min From Kamrah Institute Of Information And Technology (Kiit)



SHOPPING MALLS

- 10 Min From Worldmark Gurgaon
- 15 Min From Huda Market



GOLF CLUB

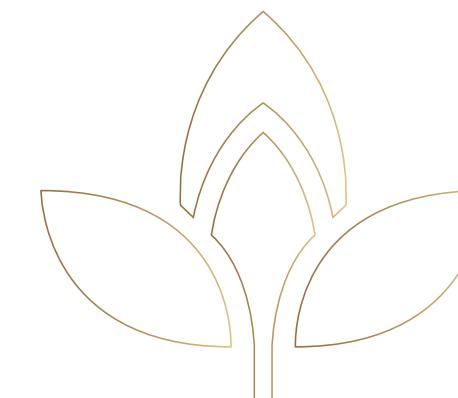
20 Min From Dlf Golf And Country Club



LEGEND:

- 1. MAIN SITE ENTRY/EXIT
- 2. WAVE CANOPY
- 3. TRICKLING WATER CASCADE
- 4. FEATURE RAMP CANOPY COVERING
- 5. GOLF CART TRACK
- 6. FAMILY PAVILION
- 7. KIDS FUN PLANET
- 8. DENSE TRAIL
- 9. MEANDERING GARDEN / COMMUNITY PARK
- 10. HEALING / MEDITATION ZONE
- 11. STEPPED THEATRE FOR COMMUNITY GET-TOGETHER
- 12. BUBBLING WELCOME WATER FEATURE
- 13. CYCLE STAND
- 14. MULTI-LEVEL WATER CASCADE
- 15. CLUB DROP-OFF PLAZA
- 16. WAVE TRAIL TO CLUB
- 17. POCKET LAWN
- 18. CONNECTING WALKING TRAIL
- 19. KIDS POOL

- 20. SHADE CANOPY
- 21. POOL DECK
- 22. SUN LOUNGER DECK
- 23. FLOATING WATER PAVILION
- 24. SHALLOW LOUNGER
- 25. MAIN SWIMMING POOL
- **26. CHANGING ROOMS**
- 27. HALF BASKETBALL COURT
- 28. RAISED SITTING PAVILION
- 29. LANDSCAPE PLAZA / ARCADE
- **30. ENTRY TO CLUB**
- 31. SHOPPING PLAZA
- 32. SURFACE PARKING















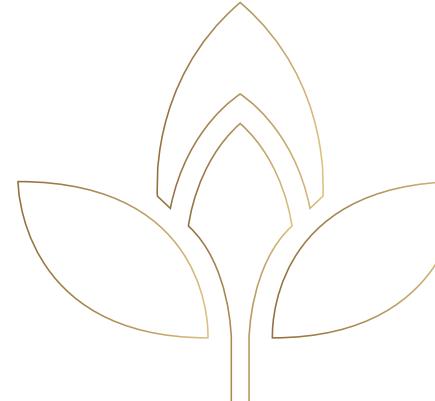






Escape the hustle and bustle of everyday life And retreat to our

And retreat to our luxury clubhouse, where tranquility awaits.

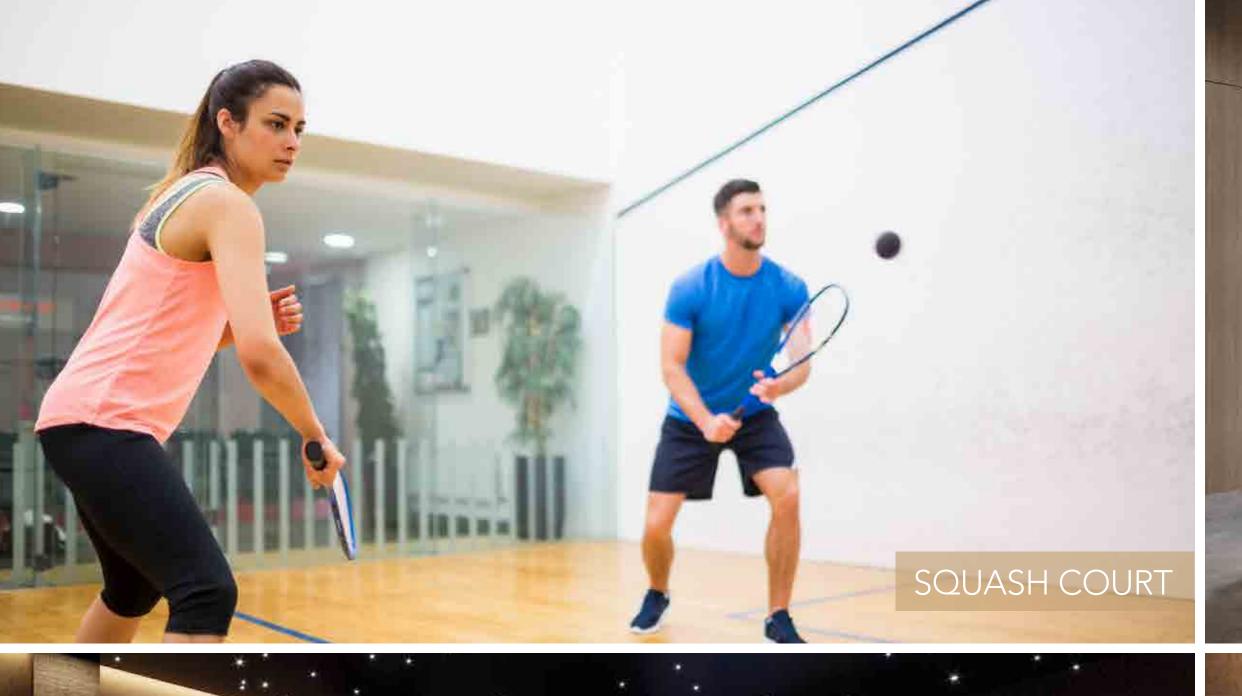


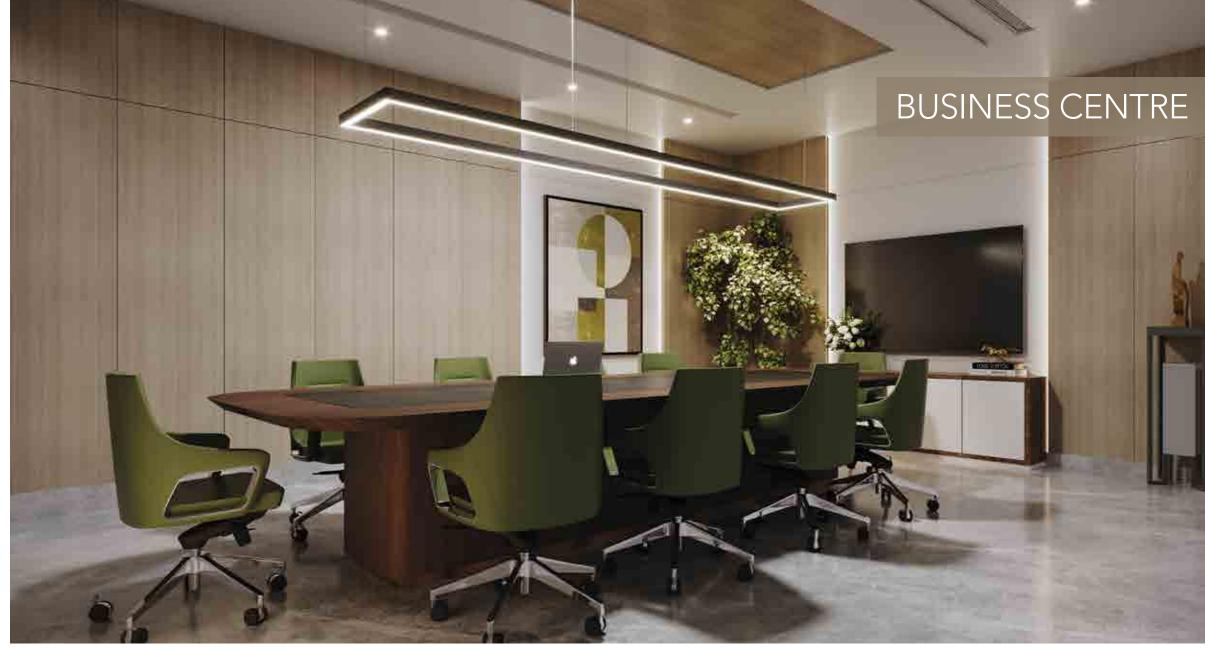














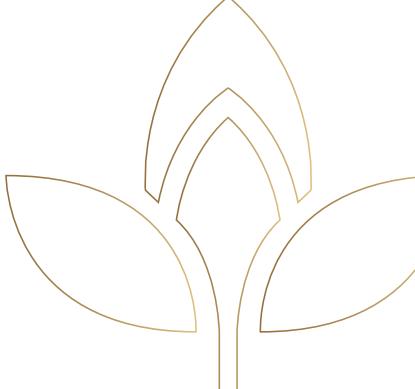




Fitness center with yoga studio



Secured Kids Play Room and open air Play Area







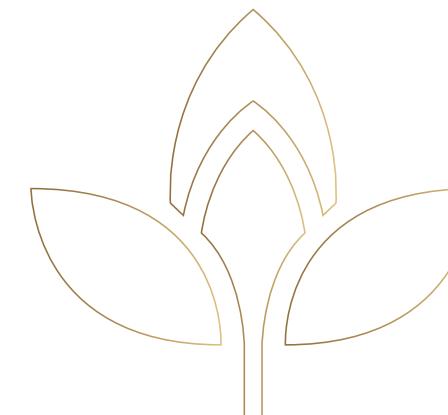


ULTRA LUXURY INTERIORS





Every step of each resident's journey, from the main lobby to their own residences, Is carefully considered and meticulously choreographed to achieve the most welcoming and gracious flow.







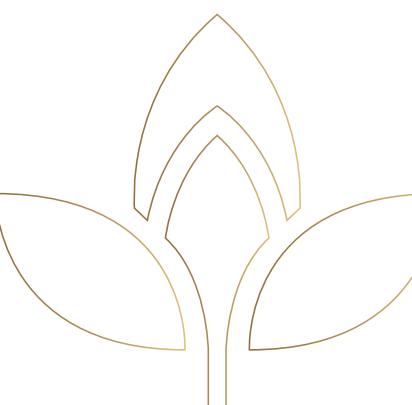


The comforts of home are elevated by an entire floor of beautifully appointed





DOUBLE-HEIGHT Elegance For your Living room

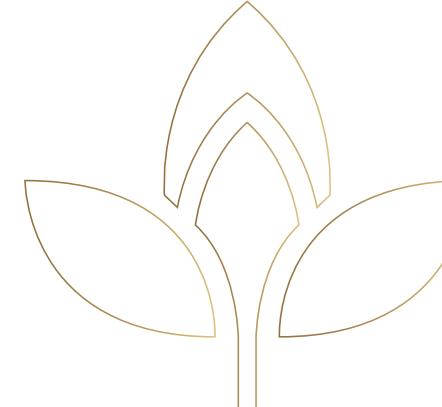






Where culinary excellence meets modern luxury, your kitchen becomes a masterpiece of style







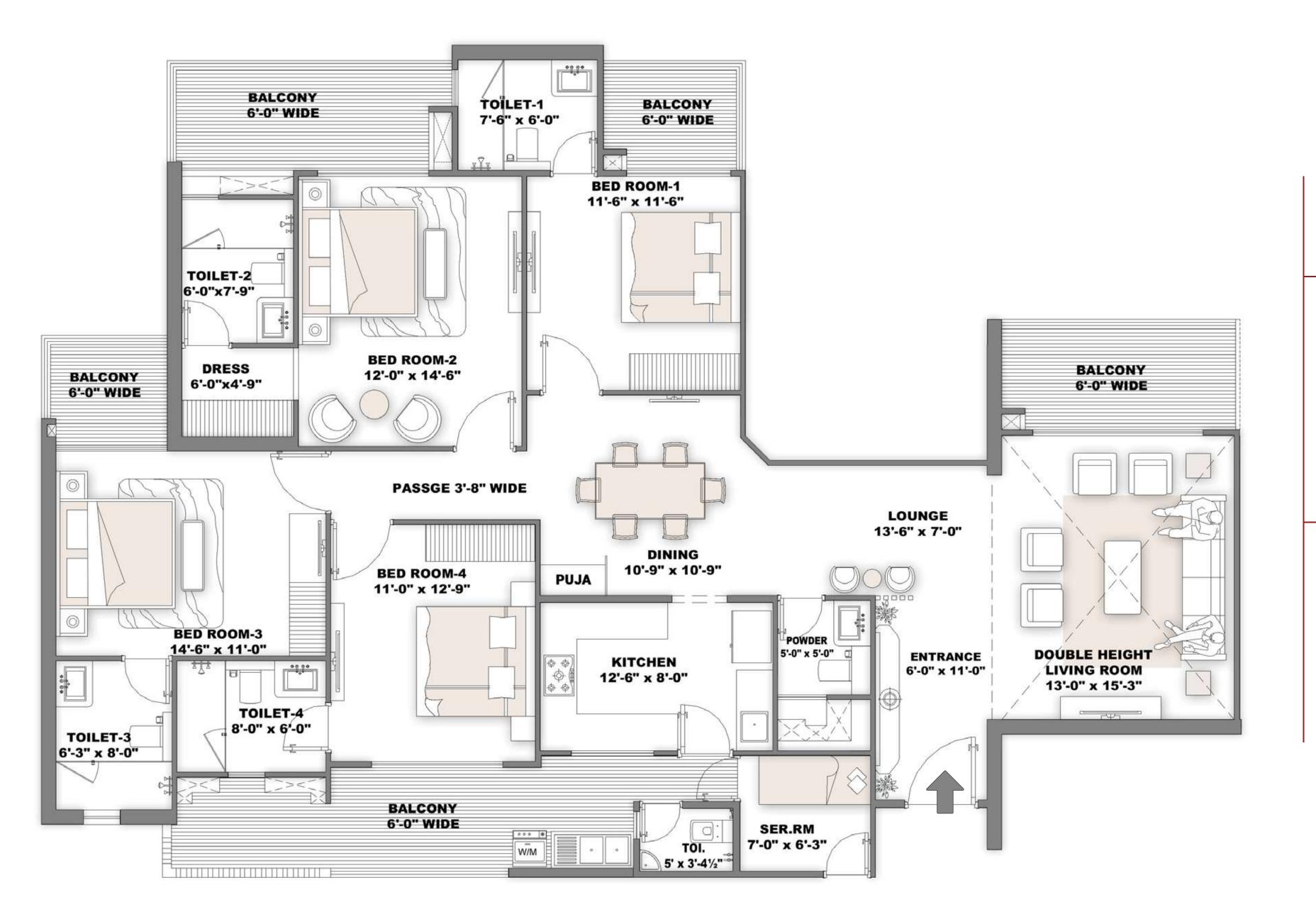


Indulge in a sanctuary of modern luxury, where your bedroom becomes a masterpiece of comfort and style.



UNIT PLAN

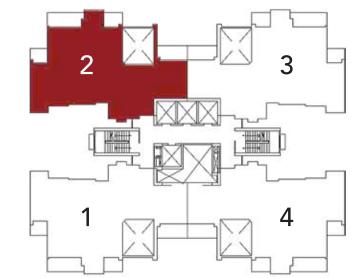


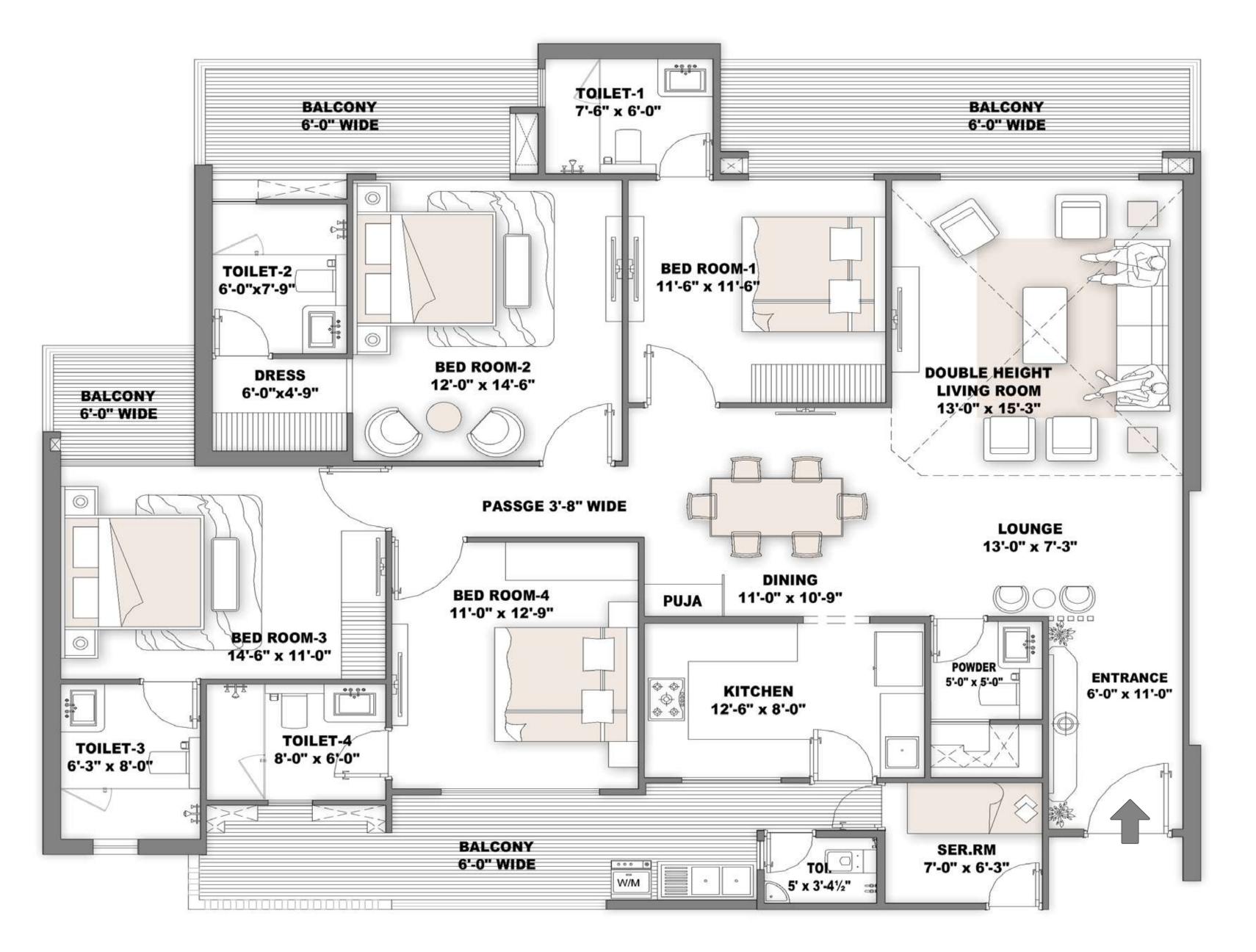


TOWER-A (EVEN FLOOR)

4 Bedroom + 4 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
5 Balcony

Carpet Area: 1576.51 Sq. Ft. Balcony Area: 342.70 Sq. Ft.

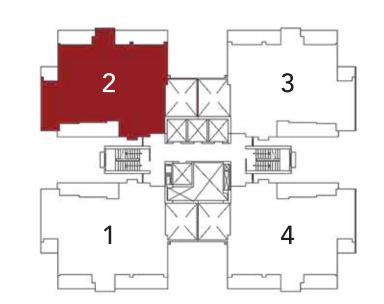


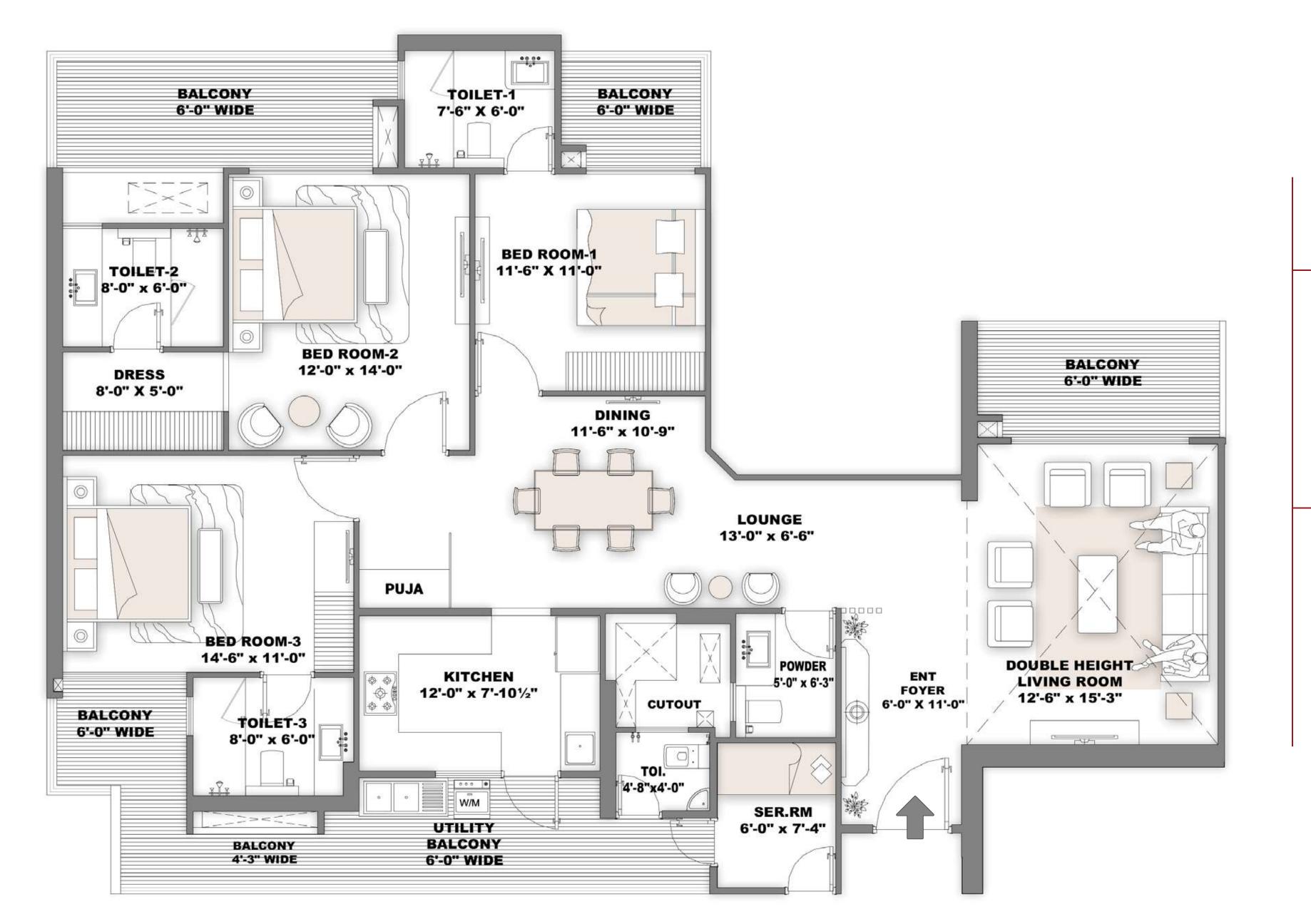


TOWER-A (ODD FLOOR)

4 Bedroom + 4 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
4 Balcony

Carpet Area: 1581.37 Sq. Ft. Balcony Area: 347.45 Sq. Ft.

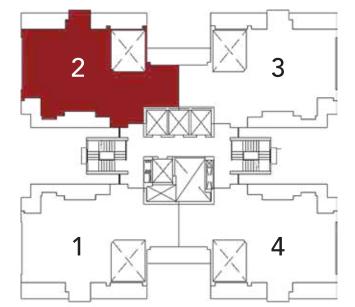


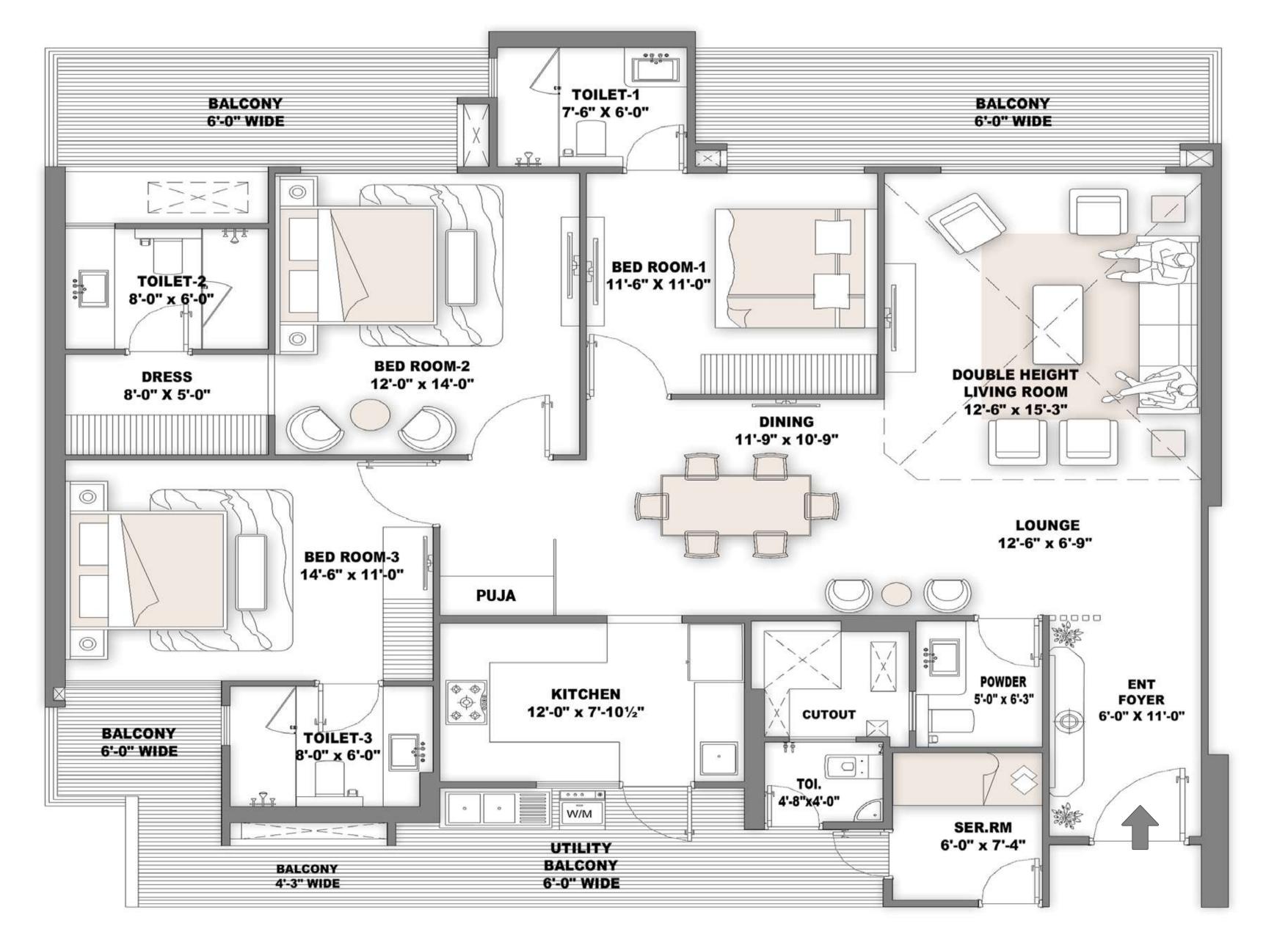


TOWER-B (EVEN FLOOR)

3 Bedroom + 3 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
4 Balcony

Carpet Area: 1365.77 Sq. Ft. Balcony Area: 403.85 Sq. Ft.

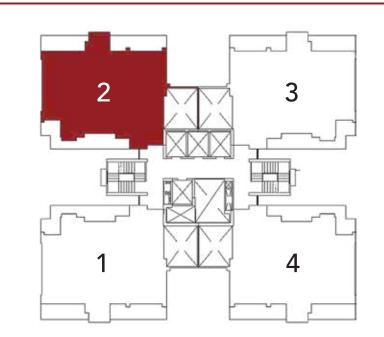




TOWER-B (ODD FLOOR)

3 Bedroom + 3 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
3 Balcony

Carpet Area: 1370.70 Sq. Ft. Balcony Area: 408.60 Sq. Ft.



MECHANICAL PARKING



SENIOR CITIZEN SPACE



SMART BUILDING



PET PARK

5-TIER SECURITY SYSTEM



4 HIGH SPEED ELEVATORS



GOLF CART



AIR CONDITIONING WITH VRV SYSTEM



100% POWER BACKUP



EXCLUSIVE KIDS POOL



OUTDOOR SPORTS AREA

EXCLUSIVE KIDS PLAY ZONE WITH MODERN EQUIPMENTS



24 - HOUR EMERGENCY MAINTENANCE



EV CHARGING STATION



RETAIL SPACE



GAMING ZONE



BIOMETRIC ACCESS CONTROL

BUILDING ENGINEERING

Safety

Firefighting systems are installed as per regulatory requirements. Lightning protection system is installed as per regulatory requirements.

Earthquake Resistant Structure

Design adheres to Zone 4 standards, ensuring structural safety.

Aluminium Formwork

The use of aluminium formwork ensures exceptional construction quality.

Extreme Wind Design

Designed for extreme wind conditions, providing extra comfort for residents.

Efficient Sewage Treatment

A membrane-based sewage treatment plant ensures effective waste management.

VRV/VRF

All habitable spaces are air-conditioned with indoor units.

High-Speed Elevators

Experience reduced waiting and travel time with high-speed elevators, enhancing overall convenience.

Intelligent Lighting

A timer-controlled external Lighting system for energy efficiency.

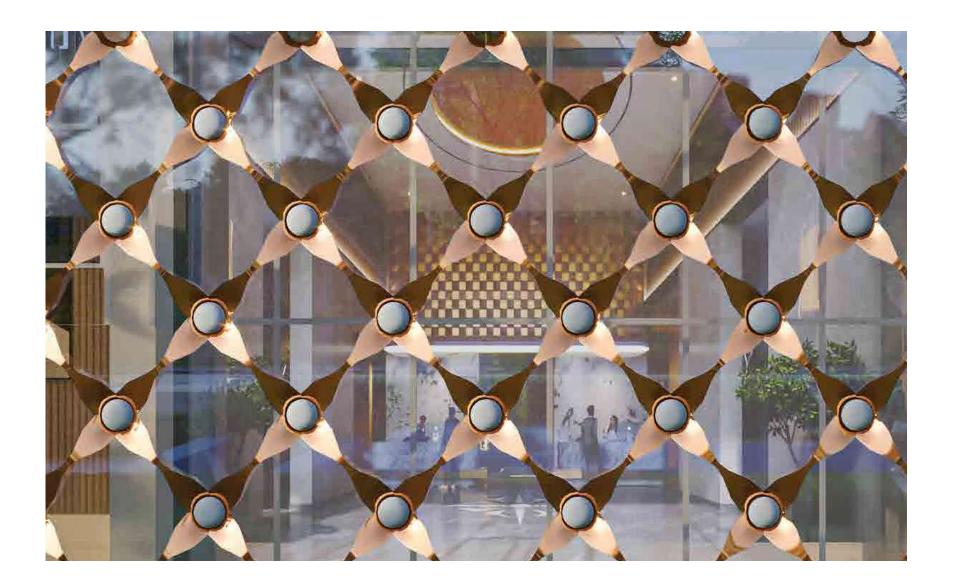
Reliable Power Backup

Fully equipped generators provides 100% power backup.

FRLSH Wiring System

FRLSH wires feature insulation materials that produce minimal smoke and non-toxic halogens in the event of fire or high temperatures.

Compared to standard electrical cables, they offer superior fire resistance, emitting Less smoke.



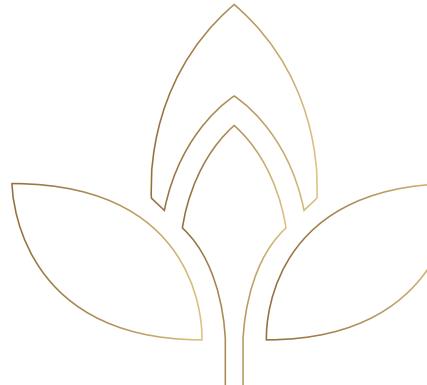
SPECIFICATIONS

S.NO	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
	LIVING/ DINING / FOYER		
1	FLOORING & SKIRTING	IMPORTED MARBLE	AS/ SELECTION
'	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
	POWDER ROOM		
	FLOORING & SKIRTING	VITRIFIED DESIGNER TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
2	WALLS	DESIGNER TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
	MASTER BEDROOM		
	ELOOPING & SKIPTING	RING & SKIRTING LAMINATED WOODEN FLOORING/ VITRIFIED TILES	ACTION TESA/ GREENLAM/ CENTURY PLY OR EQUIVALENT
2	FLOORING & SKIRTING		TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
"	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	ASIANT AINTS/ BENGEN BINTS/ NENCEAC ON EQUIVALENT
	INDOOR A.C UNIT	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT
	MASTER TOILET		
	FLOORING & SKIRTING	ANTI SKID TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
4	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	ENGINEERED STONE/ GRANITE	AS/ SELECTION
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
	SHOWER GLASS PARTITION	GLASS PARTITION	MR. GLASS/ OZONE/ JAQUAR OR EQUIVALENT
	OTHER BEDROOM		
	EL CODINIO 9 CIVIDANO LA AMBIATED MA	LAMINATED WOODEN ELOOPING/VITRIEIED TILES	ACTION TESA/ GREENLAM/ CENTURY PLY OR EQUIVALENT
5	FLOORING & SKIRTING	OORING & SKIRTING LAMINATED WOODEN FLOORING/ VITRIFIED TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	, Country (ii the) Believe in the international factors of the gold (legally (left))
	INDOOR A.C UNIT	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT
	OTHER TOILETS		
	FLOORING & SKIRTING	ANTI SKID TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
6	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	ENGINEERED STONE/ GRANITE	AS/ SELECTION
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
	SHOWER GLASS PARTITION	GLASS PARTITION	MR. GLASS/ OZONE/ JAQUAR OR EQUIVALENT

	KITCHEN			
	FLOORING & SKIRTING	STONE/ VITRIFIED MATTE TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT	
ı	WALLS	GLOSSY TILES & ACRYLIC EMULSION PAINT	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT	
l _	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT	
7	COUNTER	GRANITE	AS/ SELECTION	
	FITTING & ACCESSORIES	MODULAR CABINETARY WITH SOFT CLOSE TRAYS, HOB & CHIMNEY	HOB & CHIMNEY: GLEN/ BOSCH/ SIEMENS/ LG/ SAMSUNG/ ELICA/ WHIRLPOOL OR EQUIVALENT. FAUCET : GROHE/ KOHLER OR EQUIVALENT	
	AIR CONDITIONING	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT	
1	TYPICAL FLOOR LIFT & STAIRCASE LOBBY			
8	FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES/ GRANITE	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT	
ı	WALLS	ENAMEL + SEMI-ACRYLIC PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT	
 	CEILING	ACRYLIC EMULSION PAINT		
	SERVANT ROOM / UTILITY			
9	FLOORING & SKIRTING	VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT	
ı	WALLS	ACRYLIC EMULSION PAINT	A CIANI DA INITE/ DEDCED/ DDITICI I DA INITE/ NIEDOL A C OD EOLIN/A LENT	
	CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT	
	SERVANT ROOM TOILETS			
	FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT	
10	WALLS	DESIGNER TILES		
1	CEILING	OIL BOUND DISTEMPER	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT	
1	FITTING & FIXTURE	WASH BASIN WITH FAUCET, MIXTURES	CERA/ ROCA/ HINDWARE OR EQUIVALENT	
	BALCONIES			
	FLOORING	VITRIFIED MATTE TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT	
11	WALLS	EXTERIOR GRADE ACRYLIC EMULSION PAINT WITH GYPSUM	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT	
1 <u>1</u>	CEILING	PLASTER		
	RAILING- LIVING/DINING & BEDROOMS	STAINLESS STEEL WITH GLASS	AS/ SELECTION	
12	EXTERNAL DOOR WINDOW	GLAZING WITH UPVC / ALUMINIUM FRAME	AS PER VENDOR SELECTION	
40		MAIN DOOR: VENEER/LAMINATED FLUSH DOOR SHUTTER, ARCHITRAVE & FRAME	NA	
13		OTHER DOORS: LAMINATED SHUTTER/ FLUSH DOOR SHUTTERS. ARCHITRAVE & FRAME		
14	AIR CONDITIONING	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT	
	LIFT	PASSENGER LIFT	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT	
15		SERVICE LIFT		
 	DOUBLE HEIGHT TOWER ENTRANCE LOBBY			
40	FLOORING & SKIRTING	IMPORTED MARBLE		
16	WALLS	DESIGNER MATERIAL		
	FURNITURE	BESPOKE MODERN FURNITURE		



Elevate
your perspective,
"luxury living"
from above.





Where a diverse array of retail shops awaits



Offering unique experiences to satisfy every shopper's needs and desires.





A TEAM OF CONSULTANTS

A CREATION BY
INTERNATIONALLY
ACCLAIMED
AR. GIAN P. MATHUR & ASSOCIATES



GPM Architects, the internationally renowned firm founded and led by Ar. Gian P Mathur, has created some of the most distinguished edifices of the late 20th and early 21st centuries. Known for architecture that takes inspiration from its surroundings, GPM and his team Landscape Consultant, MEP Consultant, Structural Consultant, Interior Designer, take a scholarly approach to their work and build upon the history of architecture to create their own impressive designs.

ENGR. PRADEEP KULSHRESHTHA
EMPANELLED WITH
DTCP, HARYANA AS STRUCTURE AND
PROOF CONSULTANTS

Experienced Structural Engineer with a demonstrated history of working in the design industry for over 34 years. Strong engineering professional skilled in BIS Codes, Construction Engineering, Value Engineering, High Rise structures, and Portfolio includes Residential, Commercial, Hospitality, Retail, Entertainment & Industrial.

AVACADO AR ABIR CHOPRA





AVACADO was founded with the vision to create a multidisciplinary architecture and design studio driven by the ethos of wellness and biophillic design. AVACADO has since grown into a robust team of talented architects and designers with varying specializations in the field of architecture, interior design, sustainability and computational design. We are working on projects across geographies and typologies.

GREEN BOX DESIGNS LANDSCAPE CONSULTANT AR. AMIT SHARMA



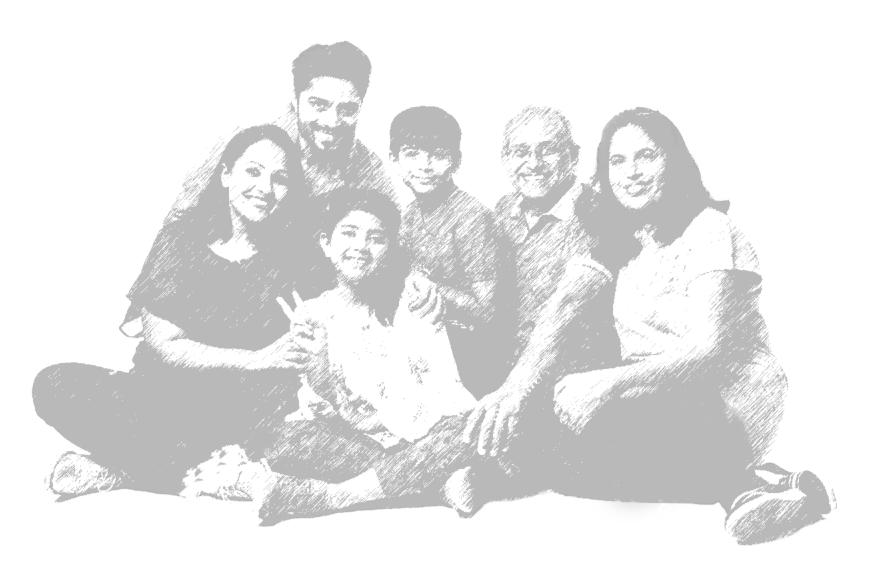
Green Box Designs are designers of environment - An environment that encompass both natural and social worlds, urban spaces and wilderness. They design for people and community, continue to give healthy environment and communities in all possible aspects.

Green Box team believe in sustainable, ethical and eco-friendly designs. Working in the landscape filed for more than 25 years and continue to serve everyday with new innovations and ideas.



Crafting iconic luxury projects with exquisite design, unparalleled amenities, and a commitment to elevate urban living experiences.

A luxury segment of "Shree Vardhman Group"



Elevating Happy family Life in the **Epitome of Luxury**



Shree Vardhaman Group has more than two decades of experience in development, marketing and promotion of various residential and commercial projects. The group is currently developing more than 15 million sq.ft. of residential and commercial properties across Northern India. The qualities that set the group apart amongst its contemporaries are its privileged view point and daunting passion. Every endeavour and effort clearly emphasises the credibility and integrity of the group.

The group is well known for its commitment to quality and transparency. The group has ongoing projects in premium locations of Gurugram, Sonepat, Kurukshetra, Panchkula and Sohna. Shree Vardhaman Group has carved a niche for itself in the real estate industry of India and has more than 8000 satisfied customers across its various projects.































































DECENT BUILDHOMES PRIVATE LIMITED, CIN: U70109DL2020PTC367571, **RERA NUMBER:** RC/REP/HARERA/GGM/813/545/2024/40, **Dated:** 08-04-2024

Registered Office: 301, 3rd Floor, Indraprakash Building, 21, Barakhamba Road, New Delhi-110001 (India) Site Office: Sales Gallery, Sector-70, Gurugram, Haryana, Pin-122101, Contact: 011-43605560 (100 Lines)

Email: info@ambrosia70.com | Website: www.ambrosia70.com

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