

AMBIENCE CREATIONS

— QUALITY FOR SURE —

Sector - 22, Gurgaon



LOCATION MAP

Sector 22, Gurgaon, Haryana



LAYOUT PLAN

Sector 22, Gurgaon, Haryana



LANDSCAPE PLAN

Sector 22, Gurgaon, Haryana

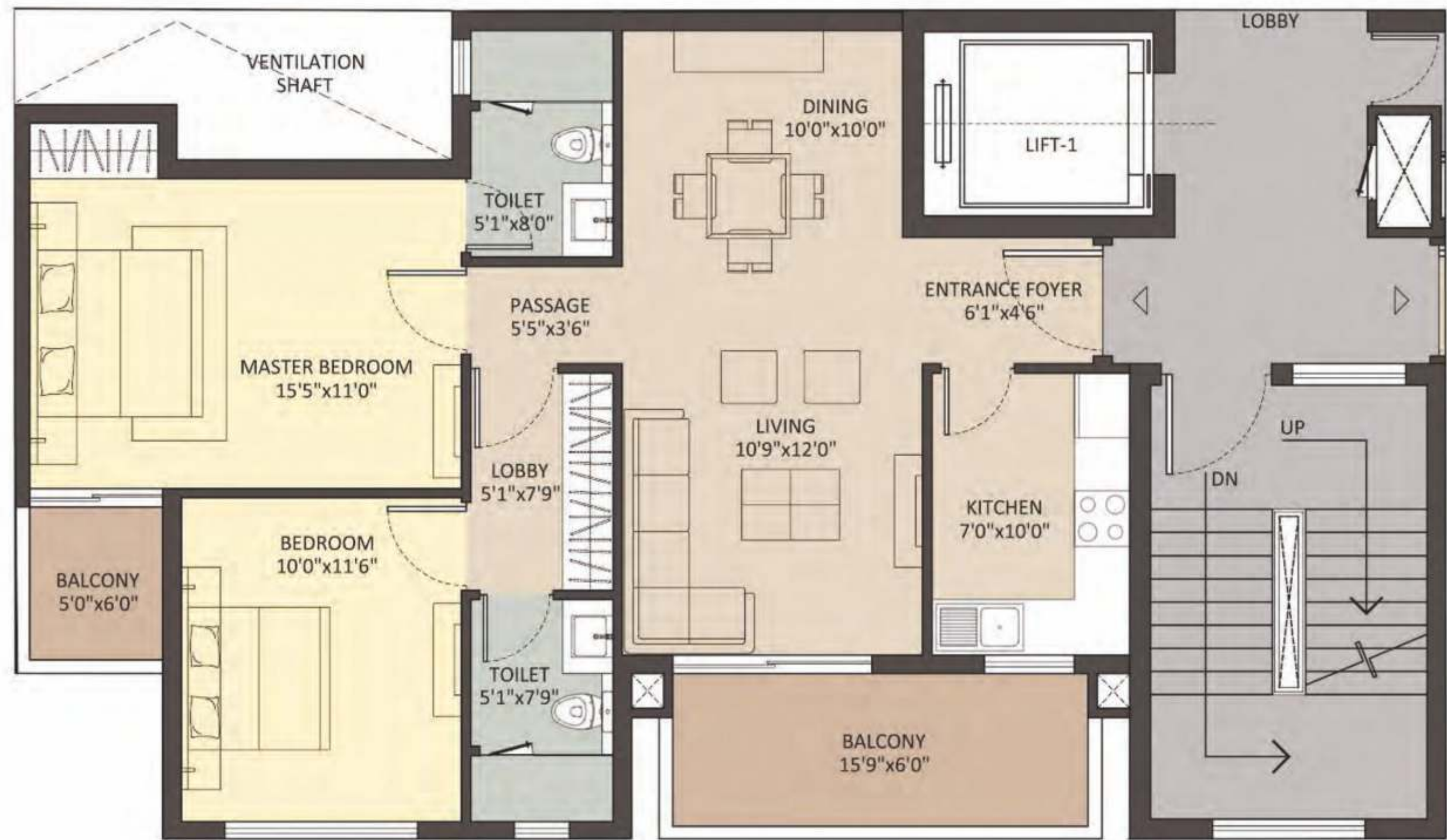


2 BEDROOM APARTMENT

Super Area: 1380 Sq.ft | 128.20 Sq.mt

Note: 1 Sq.mt=10.764 Sq.ft.

Tower: A | B | C | D



2 BEDROOM APARTMENT

Super Area: 1687 Sq.ft | 156.72 Sq.mt

Note: 1 Sq.mt=10.764 Sq.ft.

Tower: B



3 BEDROOM APARTMENT

Super Area: 1860 Sq.ft | 172.80 Sq.mt

Note: 1 Sq.mt=10.764 Sq.ft.

Tower: A | B | C | D



3 BEDROOM APARTMENT (TYPE - I)
Super Area: 2781 Sq.ft | 258.36 Sq.mt
Note: 1 Sq.mt=10.764 Sq.ft.

Tower: G | K | N



3 BEDROOM APARTMENT (TYPE - II)

Super Area: 3090 Sq.ft | 287.06 Sq.mt

Note: 1 Sq.mt=10.764 Sq.ft.

Tower: F | H | J | L | O | R | T



3 BEDROOM APARTMENT (TYPE - III)
Super Area: 3223 Sq.ft | 299.42 Sq.mt
Note: 1 Sq.mt=10.764 Sq.ft.

Tower: I

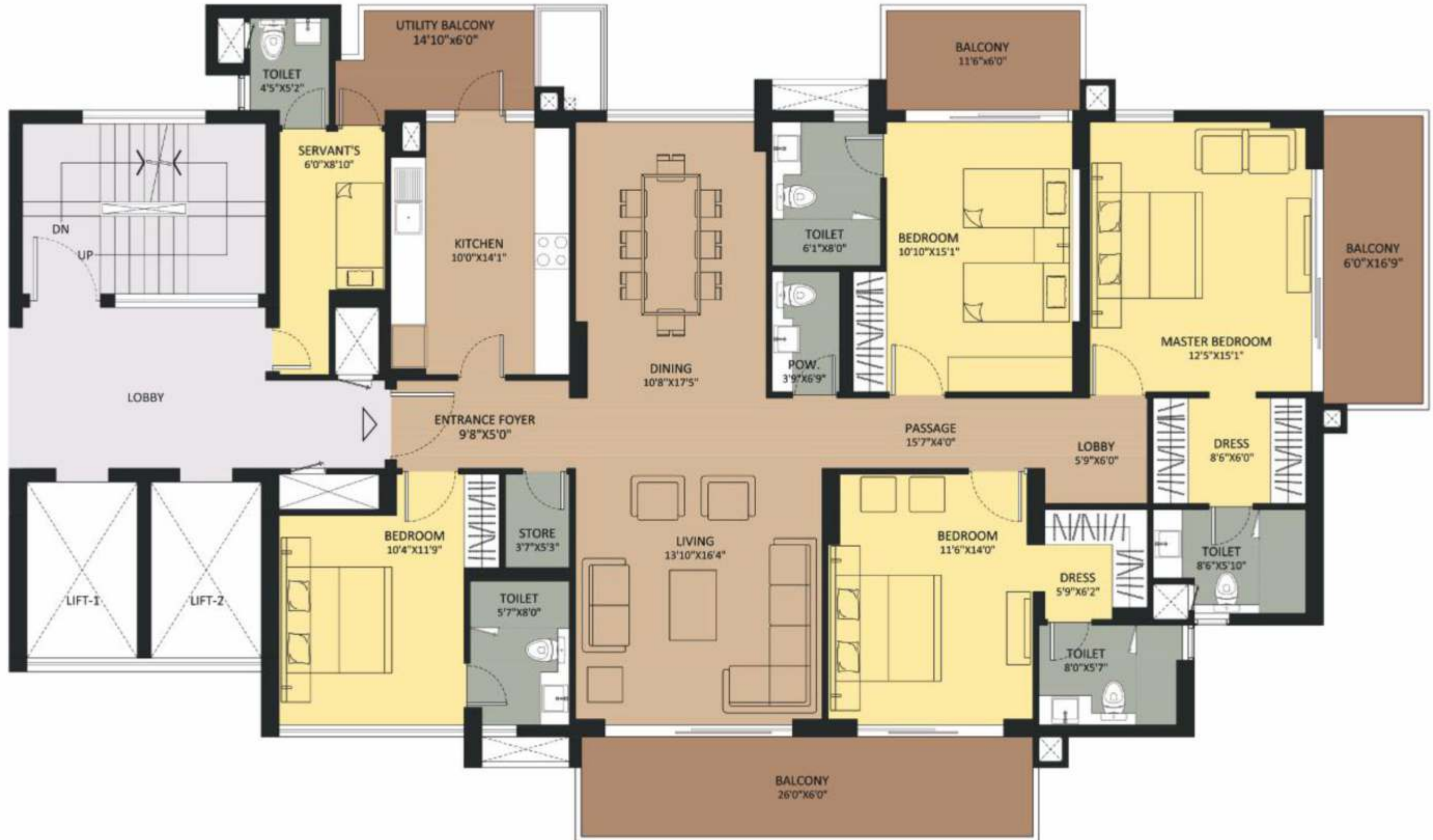


4 BEDROOM APARTMENT (TYPE - IV)

Super Area: 3975 Sq.ft | 369.33 Sq.mt

Note: 1 Sq.mt=10.764 Sq.ft.

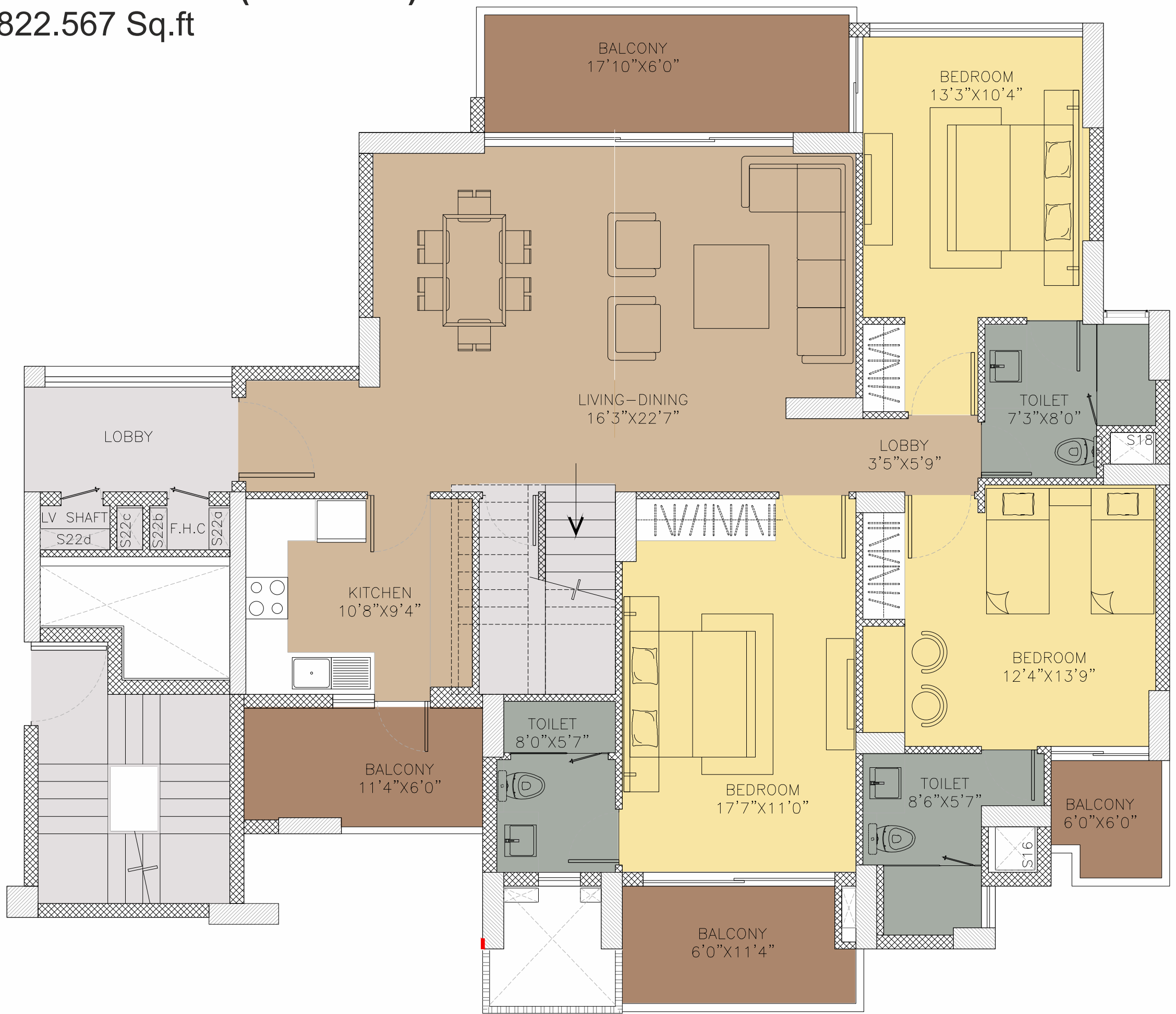
Tower: E | M | P | Q | S



3 BEDROOM PENTHOUSE (TYPE - I P)

Total Area: 4822.567 Sq.ft

Tower: G | K | N

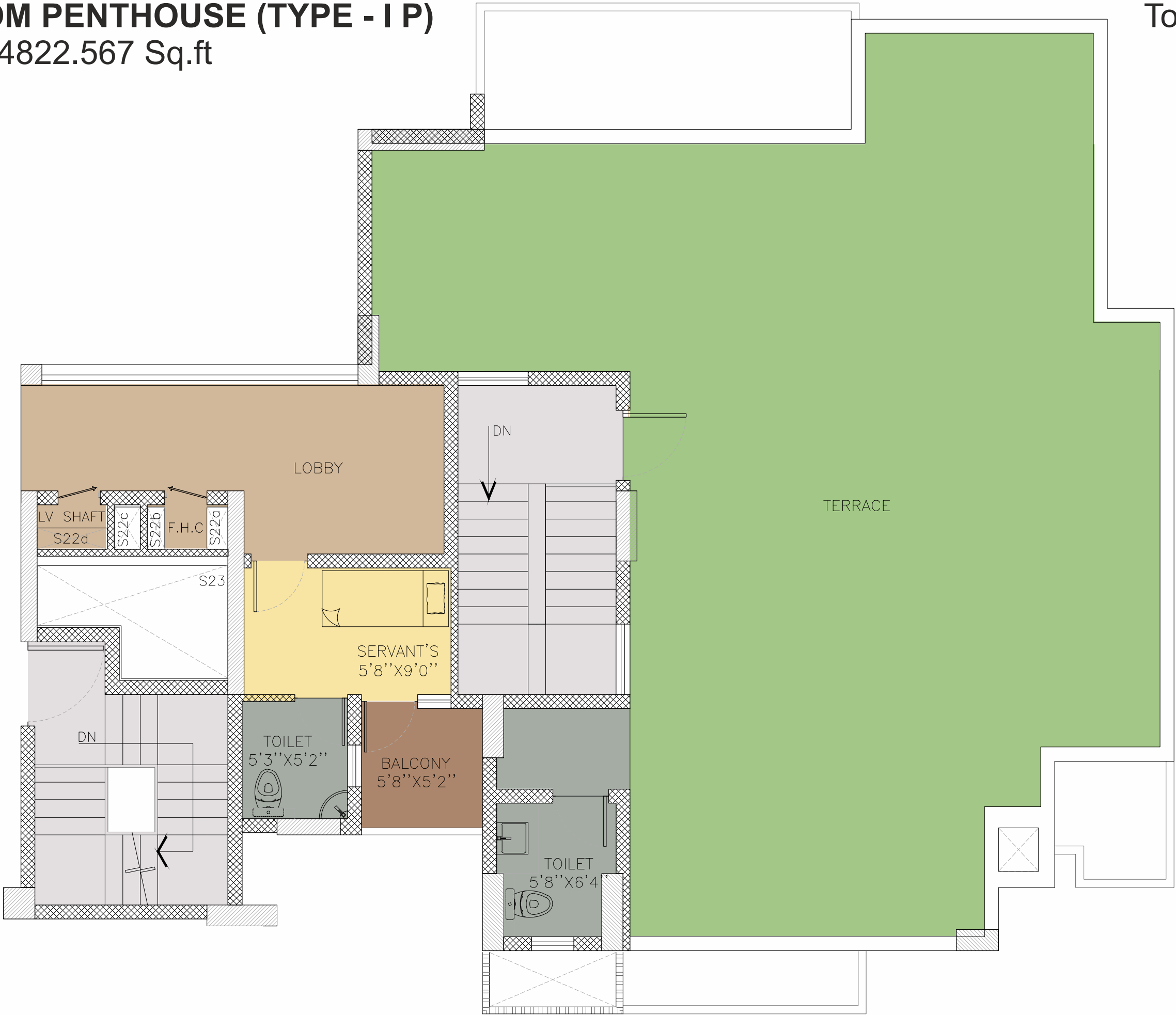


FIRST LEVEL:
Super Area: 2841.643 Sq.ft

3 BEDROOM PENTHOUSE (TYPE - I P)

Total Area: 4822.567 Sq.ft

Tower: G | K | N

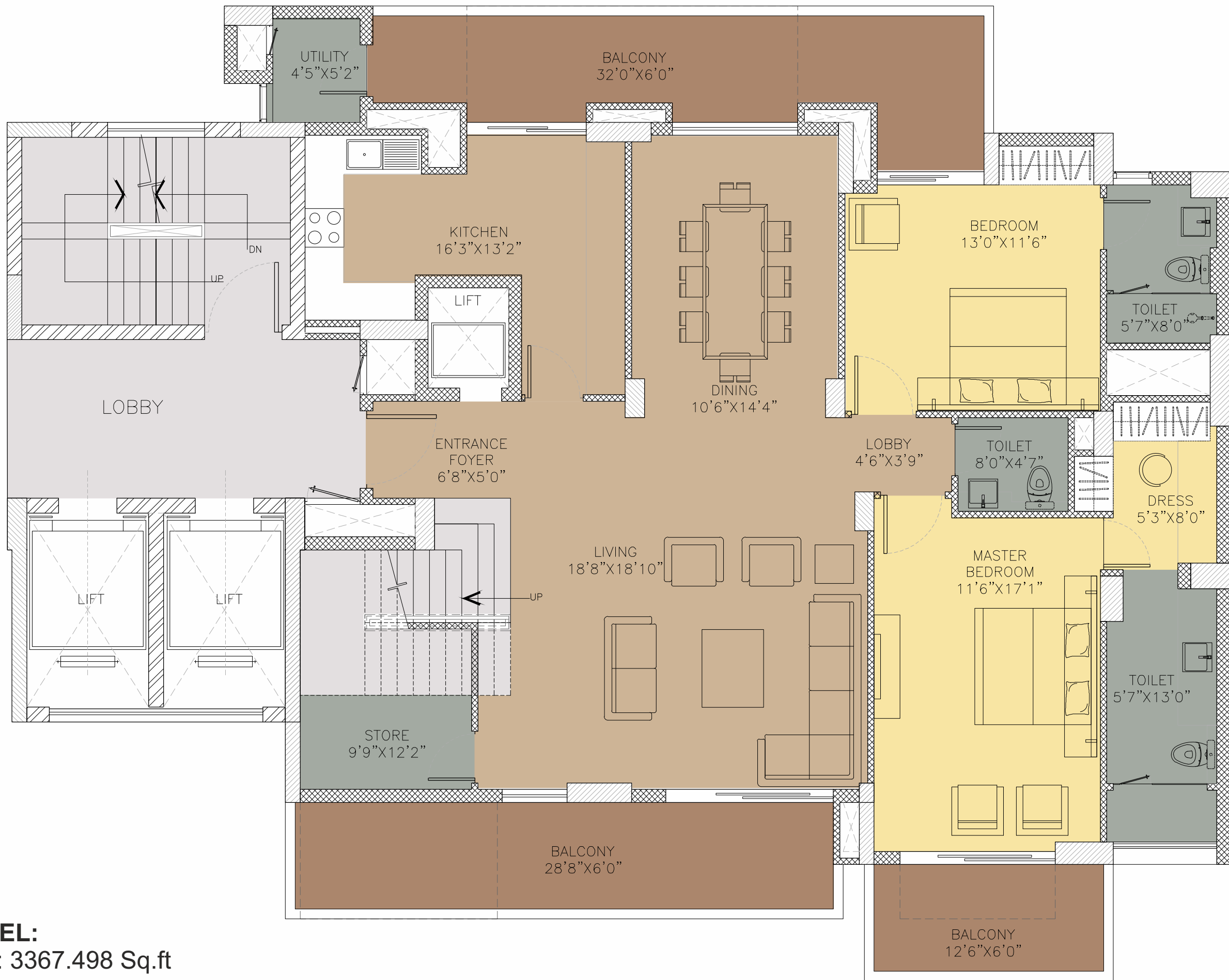


TERRACE:
Super Area: 1981 Sq.ft

4 BEDROOM PENTHOUSE (TYPE - II P)

Total Area: 7727.719 Sq.ft

Tower: F | H | J | L | O | R | T

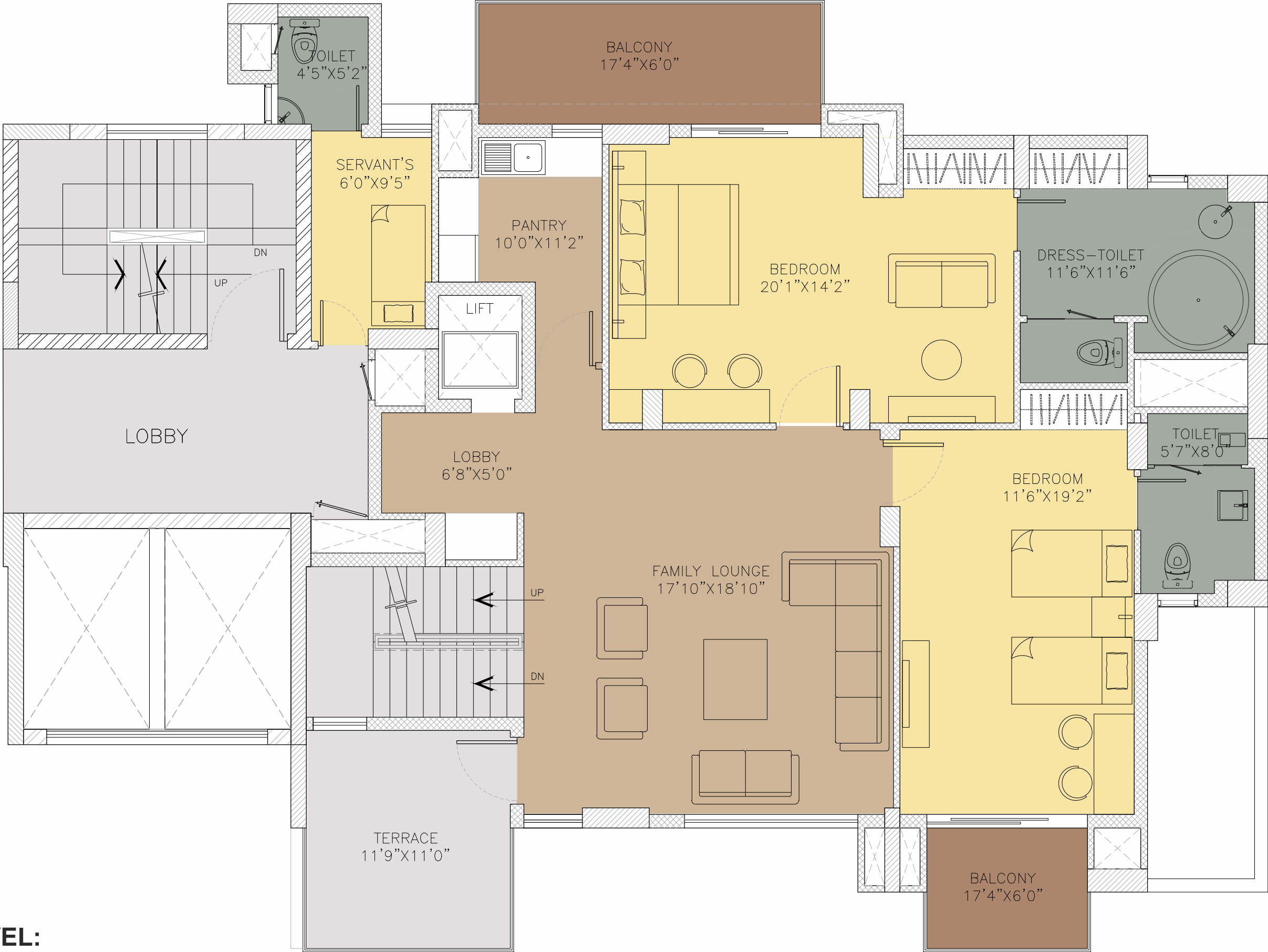


FIRST LEVEL:
Super Area: 3367.498 Sq.ft

4 BEDROOM PENTHOUSE (TYPE - II P)

Total Area: 7727.719 Sq.ft

Tower: F | H | J | L | O | R | T

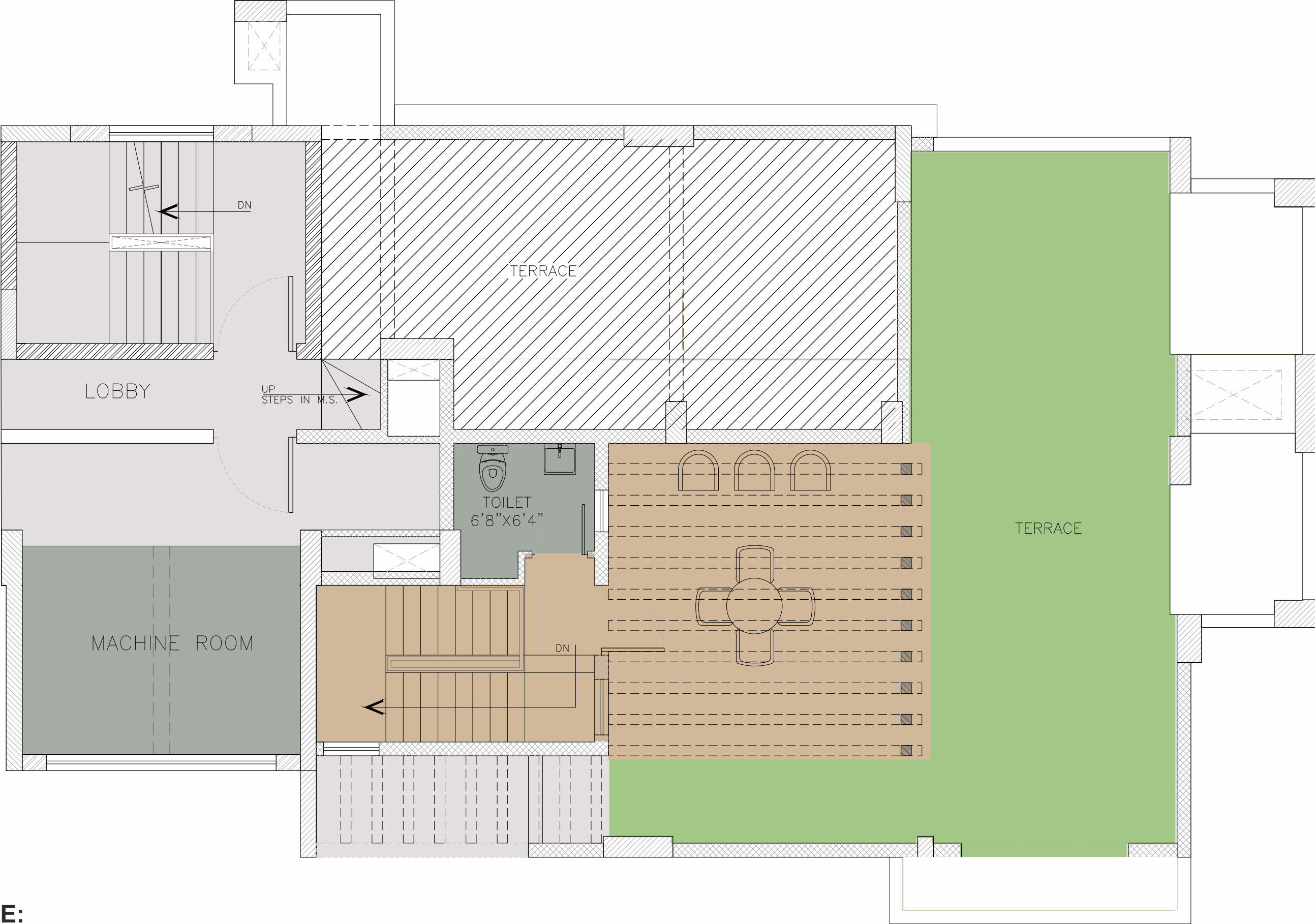


SECOND LEVEL:
Super Area: 2860.859 Sq.ft

4 BEDROOM PENTHOUSE (TYPE - II P)

Total Area: 7727.719 Sq.ft

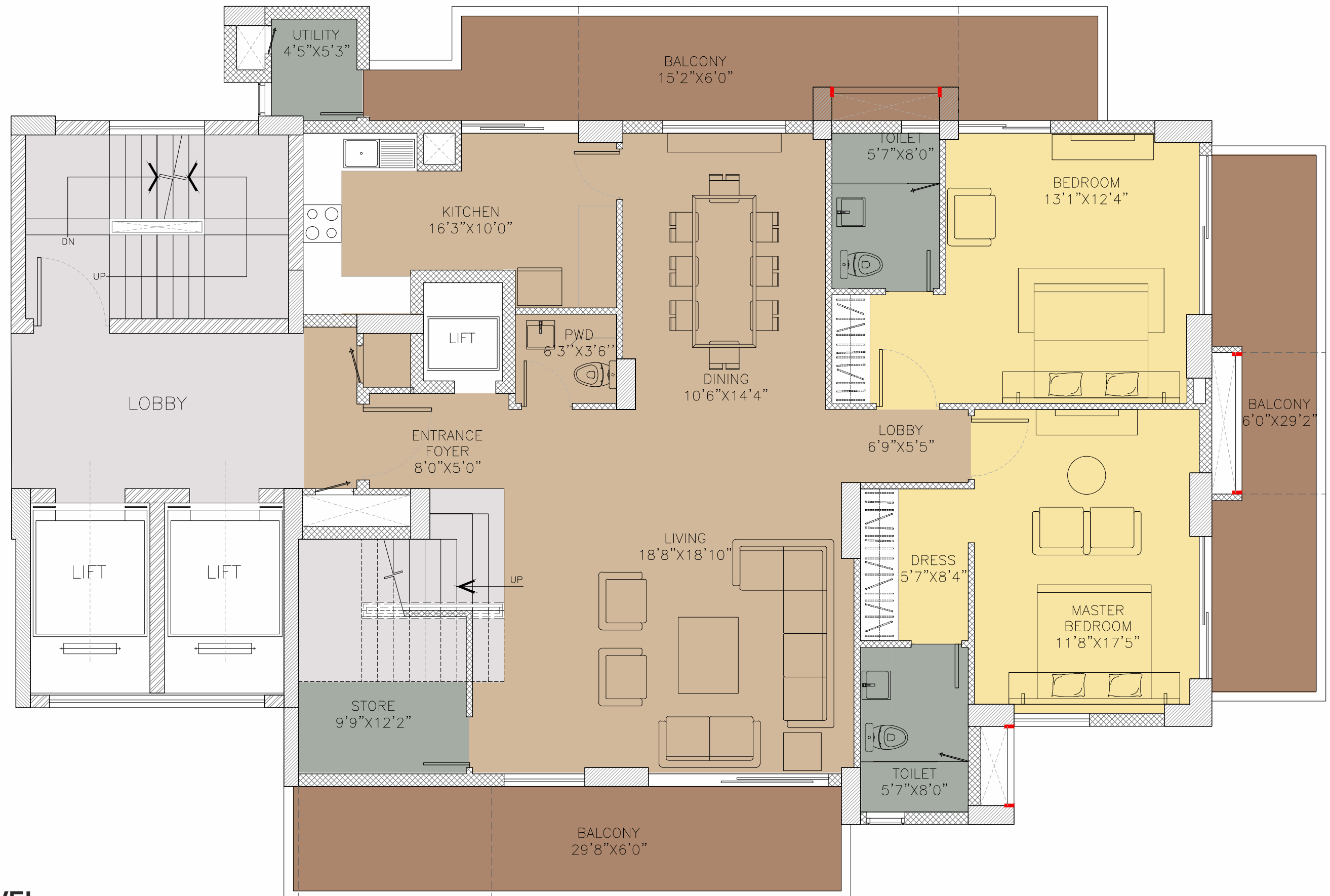
Tower: F | H | J | L | O | R | T



TERRACE:
Super Area: 1389.477 Sq.ft

Total Area: 8024.389 Sq.ft

Tower: I



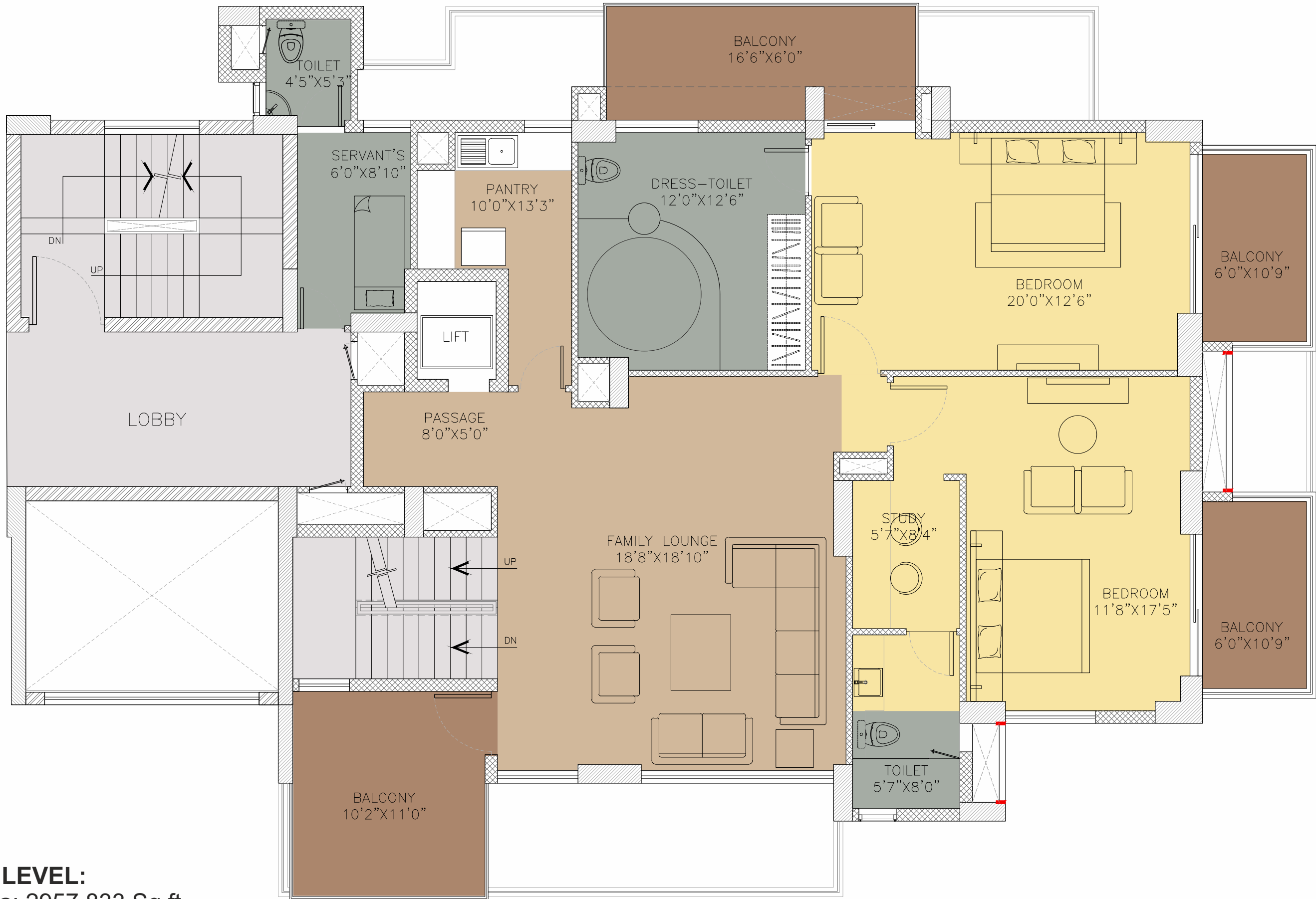
FIRST LEVEL:

Super Area: 3534.057 Sq.ft

4 BEDROOM PENTHOUSE (TYPE - III P)

Total Area: 8024.389 Sq.ft

Tower: I

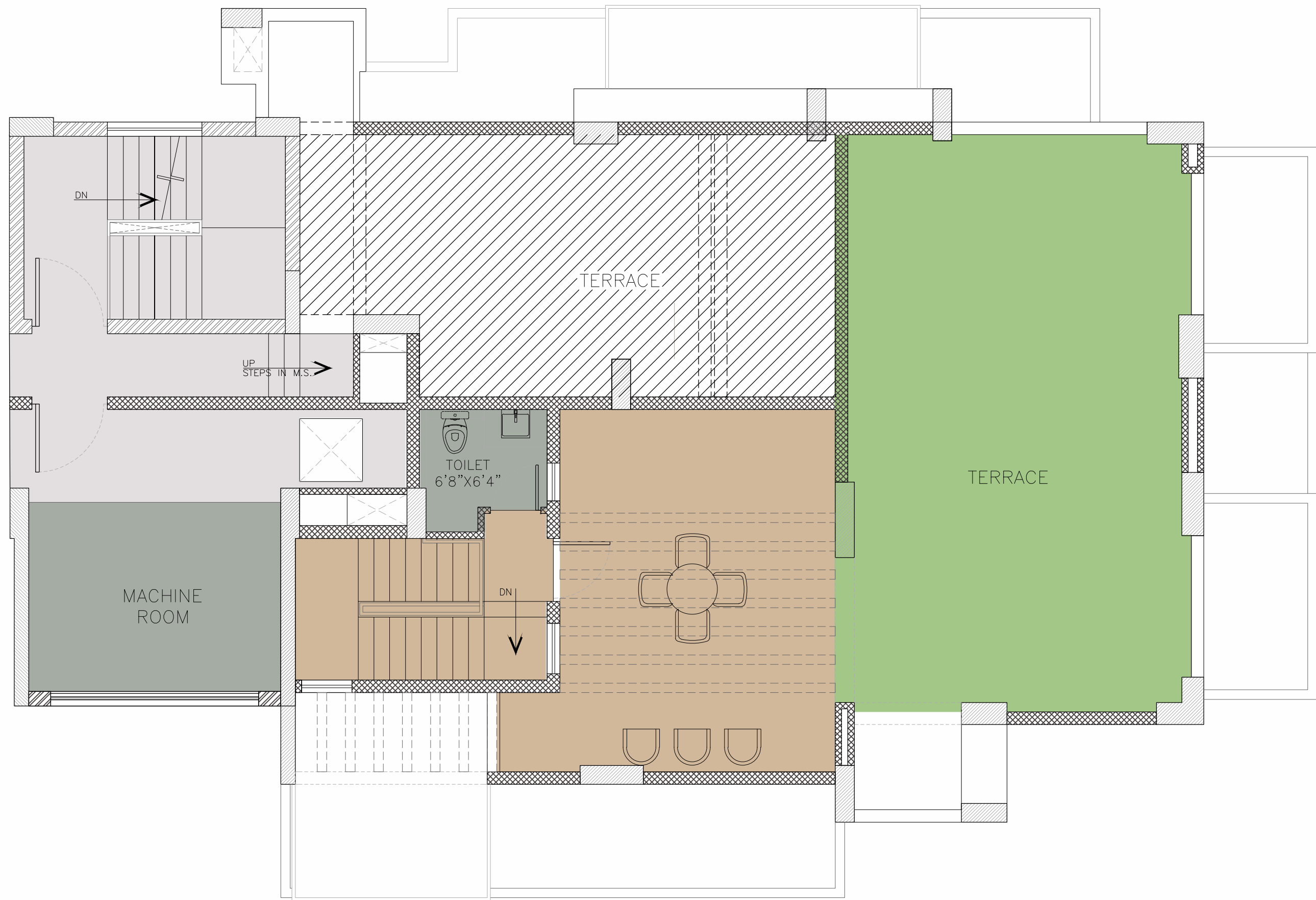


SECOND LEVEL:
Super Area: 2957.833 Sq.ft

4 BEDROOM PENTHOUSE (TYPE - III P)

Total Area: 8024.389 Sq.ft

Tower: I



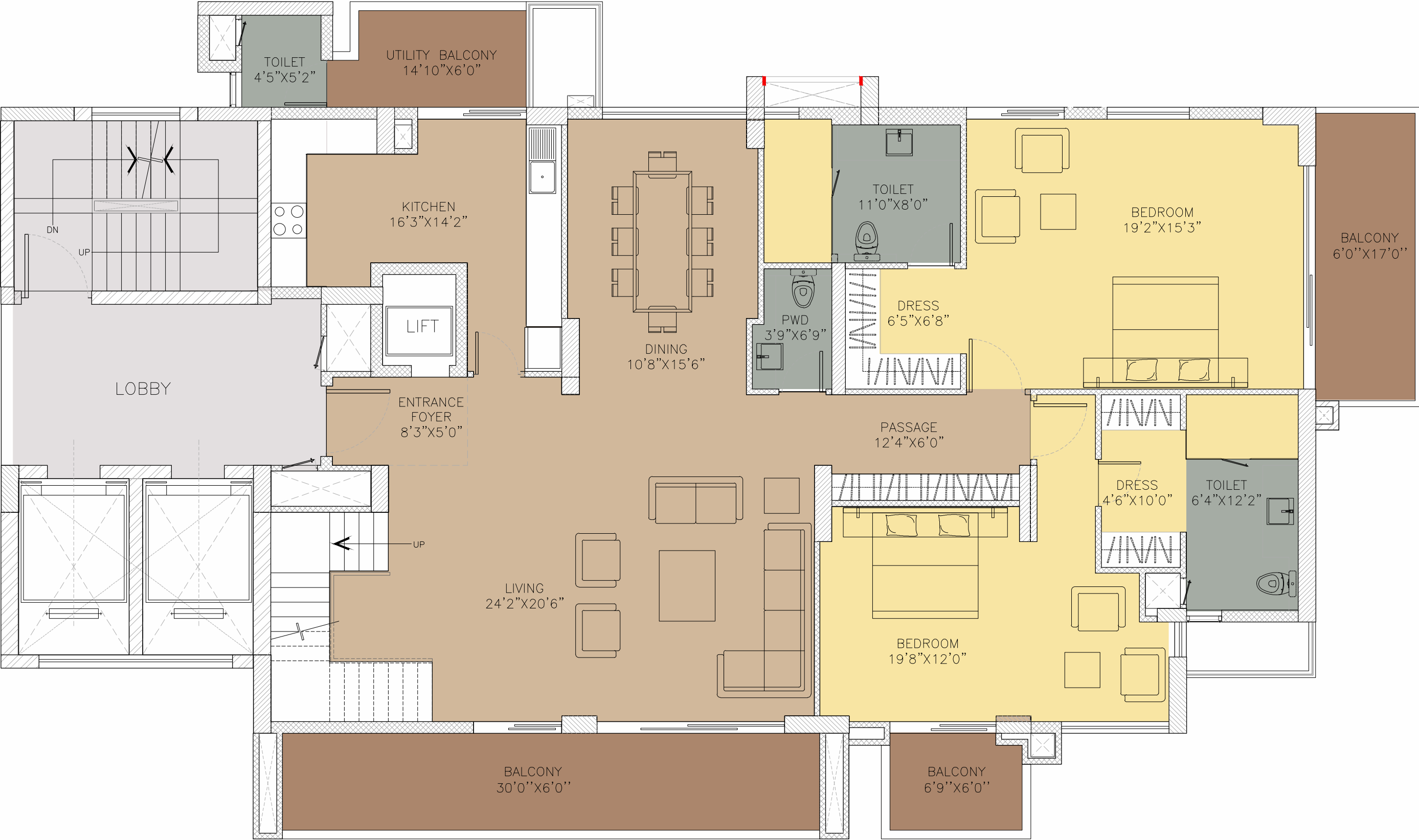
THIRD LEVEL:
Super Area: 113.685 Sq.ft

TERRACE:
Super Area: 1418.814 Sq.ft

5 BEDROOM PENTHOUSE (TYPE - IV P)

Total Area: 10105.017 Sq.ft

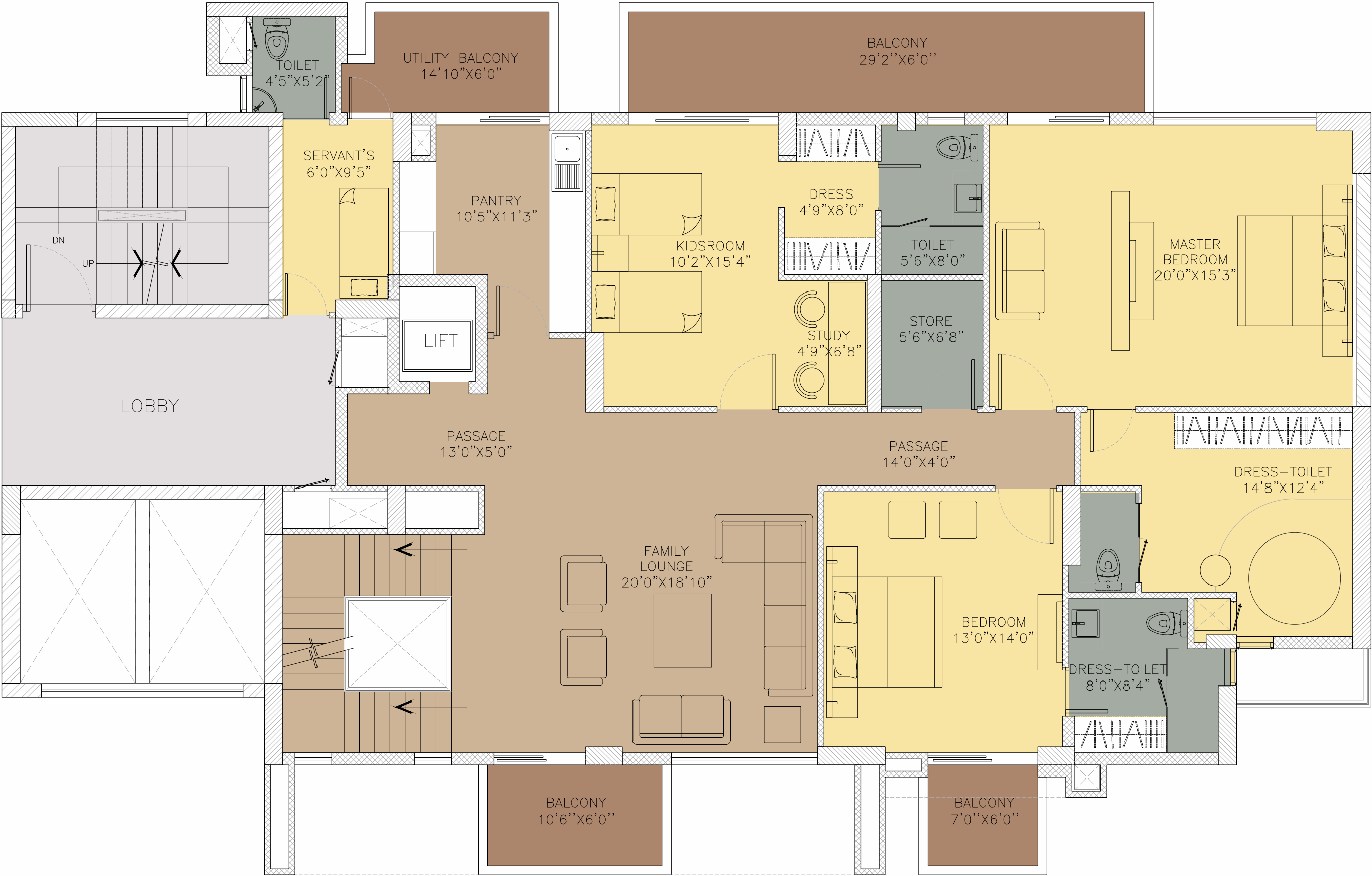
Tower: E | M | P | Q | S



FIRST LEVEL:
Super Area: 4040.164 Sq.ft

5 BEDROOM PENTHOUSE (TYPE - IV P)
Total Area: 10105.017 Sq.ft

Tower: E | M | P | Q | S

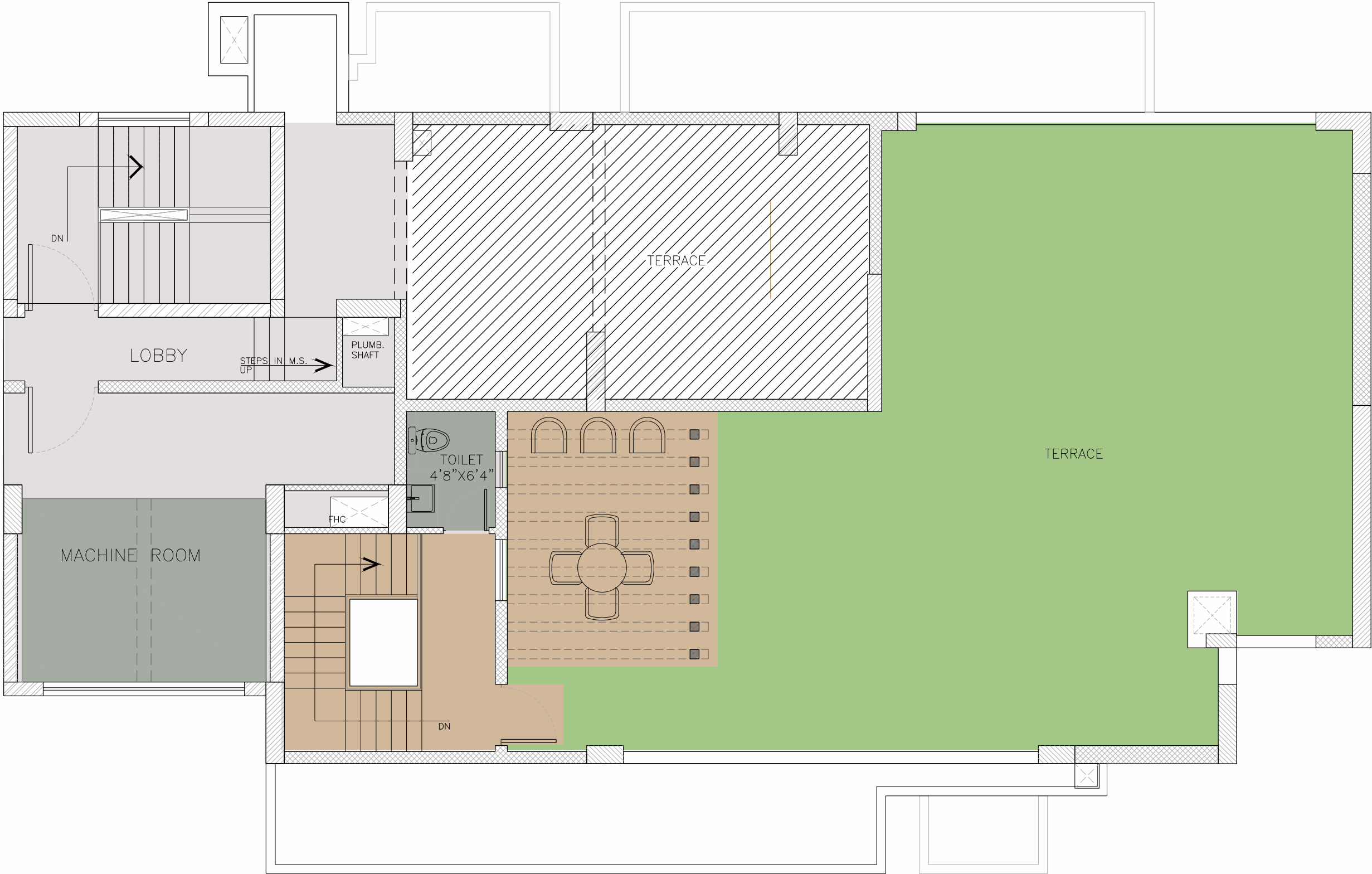


SECOND LEVEL:
Super Area: 3667.493 Sq.ft

5 BEDROOM PENTHOUSE (TYPE - IV P)

Total Area: 10105.017 Sq.ft

Tower: E | M | P | Q | S



THIRD LEVEL:
Super Area: 154.019 Sq.ft

TERRACE:
Super Area: 2243.342 Sq.ft

SALIENT FEATURES

Air-conditioned condominiums.
Delivery of Apartment to be in ready to ‘move and live-in’ state.
Fully furnished kitchen fitted with high-end home appliances.
Laundromat Service.
Imported/International Standard bathroom fittings and fixtures.
Carefully selected neighborhood.
Hassle-free post possession experience.
3-tier International standard security with CCTV and Audio/Video at the Main Door.
Fully Furnished Club with contemporary Sports Facilities, Swimming Pool, Gymnasium and Party/Meeting rooms.
Fully Furnished Club with contemporary Sports Facilities, Swimming Pool, Gymnasium and Party/Meeting rooms.
Extensive landscape with international standard design features.
Stamp of Quality of Ambience.
Located nearest to South of Delhi on Old Delhi Jaipur Road.
Easy access from Express Highway (NH-8), Dwarka Link Road, Bijwasan Road & Gurgaon Town.
Fully Developed infrastructure & inhabited sectors free from bottlenecks.
In the vicinity of Ambience Mall, Leela Ambience-Five Star Deluxe Hotel & Serviced Apartment, Metro / Columbia Asia Hospital, ITM University, Fun n Food Village, SEZ of Unitech and Tau Devi Lal Smriti Udhyan-one of the largest parks in Gurgaon.

Big corporate companies such as Sapient, Amdocs, Aricent Group, Interglobe Technologies, Indigo Airlines, NIIT, RBS, Cognizant, Genpact, TCS, Ciene Corp, USA, Hughes, Polaris, Wipro Ltd., AVL, HCL, Technologies etc. Are within a km range.

SPECIFICATIONS

LIVING/DINING ROOM, LOBBY & PASSAGE

- POP punning with plastic emulsion (velvet touch) paint or texture finish on walls
- Flooring done with Italian/Spanish/Turkish marble of Dyna/Perlato Sislia/Botticino/Crema Marfil or equivalent quality with designer patterns

STANDARDS APARTMENTS FEATURES

- Staircase and common entrance and visitors lounge in imported marble and quality granite
- 2 Passengers elevators of Mitsubishi/Hitachi/Schintdler/OTIS or equivalent make per apartment block
- Internal doors/window frames and shutters shall be of Hardwood/Flushed
- External doors/window frames and shutters be of coated aluminum/UPVC
- Elegantly designed entrance door

STANDARDS APARTMENTS FEATURES

- POP punning with plastic emulsion (velvet touch) paint or texture finish on walls
- Flooring done with Imported marble
- Designer wardrobes, cupboards, almirahs
- Fittings on doors/windows/almirahs shall be of high quality indian/imported make

BALCONIES

- Imported/Indian marble/Granite
- External walls in texture paint in store finish design

SECURITY AND TECHNOLOGY

- Gated Complex with controlled / regulated access
- 3-tier international standard security
- CCTV and audio/video at the main door

BATHROOM AND POWDER ROOM

- Single lever C.P. Fittings Grohe/Hans Grohe/Jaquar or equivalent
- Showers with toughened glass on patch fitting or cubical bathtub as per design/scheme/space
- Chinaware imported/high class wall hung W.C. And washbasin in matching/contrast shades/colours as per design/scheme
- Including Exhaust Fan/Mirror/Towel Rack/Rod & Ring accessories
- Geysers of Venus heavy duty or equivalent make in all attached bathroom
- Walls with blend of high quality granite/tiles/italiuan marble and texture paint up to ceiling

KITCHEN

- Designer modular kitchen
- Fitted-with high-end Cooking Range, Microwave Oven, Refrigerator and R.O. System, Garbage Crusher etc.
- Chimney with exhaust fan
- Geysers of venus heavy or equivalent make in kitchen
- Designer/modular woodwork & fittings
- Floor/counter/walls shall feature combination of high quality granite/tiles/imported marble
- Double bowl stainless sink with drain board
- Single lever hot & cold water
- Provision for piped gas suppl

STRUCTURAL & OTHER SPECIFICATIONS

- R.C.C. Structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by code, ansuring better safety
- External walls in paint and stone finish

EXTERNAL FEATURES

- Rich soft and hard landscaping
- Plantation in common area with proper street light
- Water fountains/features

ENVIRONMENTAL FEATURES

- State-of-the-art waste water recycling plant
- Rain water harvesting
- Planned waste disposal
- Modern energy efficient property design

DOMESTIC FACILITIES

- Air conditioned condominiums
- Electric load of 15/20 KVA for each apartment 100% power backup/load, not exceeding 10 KVA per apartment
- Wireless internet facilities for all units
- Hydraulically pressurized water system
- Fire protection system/sprinklers, Heat and smoke detectors
- 24 Hours treated water supply
- Modular range Switches/Sockets/MCBs
- One fan in each bedroom, lobby, kitchen and two fans in drawing/dining
- Ceiling wall light fixture in the apartment as per design
- Laundromat Service

RECREATIONAL FACILITIES AT PRIVATELY OWNED CLUB

- Spa facilities with lounge, treatment rooms, sauna and steam, shower and washroom
- Heals club facility with equipped unisex gym
- Sports facility with tennis courts, swimming pool with body splash
- Lounge, Billiard room, Cards room, Multi purpose hall, Function lounge with bar and multi cuisine Restaurant
- Party/Meeting Rooms & Aerobics/Yoga Centre