



Presenting You A Magnificent Independent Floor  
In Gurugram



MAKING IDEAS HAPPEN

# MATERIAL USED IN ELEVATION



ACP SHEET



WOODEN TILE



TERVENTINO TILE



GLASS RAILING



WHITE TILE

D-1581, ANSAL ESENCIA, SEC-67, GURUGRAM

## PROPERTY HIGHLIGHTS

A Renaissance...

Effortlessly accessible.

GPS offers more than a home. It presents you with futuristic lifestyle, with the best of amenities for you and your family.

GPS, A very known name in builders and after delivered their some successful buildings in Gurgaon- Vipul World, Ansal Esencia, BPTP Astaire Garden, Sushant Lok and Suncity.

Now invites you to live in the splendor of your own space at Ansal Esencia, sec-67, Gurugram, Haryana

Where you can breathe to an escape. This is where you can relax; this is where you can let your thoughts fly beyond the Horizon you see.

- Plot size 232 SQYD. With Covered area 1750 sqft for each floor
- North Facing Plot
- East Facing entrance for each floor
- Fourth floor will get additional area at terrace
- Separate entrance for other floors at terrace
- 1 Car parking for each floor without disturbing another
- Servant rooms for each floor
- Secured gated community with single gate for entry/exit
- 24 Hr. round the clock security and maintenance staff provision
- Well maintained parks in close proximity



# TYPICAL FLOOR PLAN

- 3 BEDROOMS
- 3 TOILETS
- LIVING AREA
- DINING LOBBY
- KITCHEN
- ADDITIONAL ROOM
- FOR MULTIPURPOSE ACTIVITIES



NORTH

1750 SQ FEET COVERED AREA

# INTERIOR PROPOSALS



BEDROOM-2 FALSE CEILING



LIVING AREA WALL DESIGN



MASTER BEDROOM LCD PANEL



BEDROOM-3 WALL DESIGN



BEDROOM-2 WALL DESIGN

# STILT FLOOR PLAN

Everyone's desire for peaceful atmosphere for living that's why we understand requirement of parking space without disturbing others. We fulfilled that desire and provide hassle free parking for each floor.

Also provide servant areas/separate room at stilt floor For 1st, 2<sup>nd</sup> and 3<sup>rd</sup> floor.



## CAR PARKING + ROOM

# TERRACE LAYOUT

Specified terrace area for Fourth floor with a Separate Room with Attached toilet.

Common terrace for Other 3 flats



## **SPECIFICATION:**

### **STRUCTURAL SPECIFICATION:**

- EARTHQUAKE RESISTANT RCC STRUCTURE as per Seismic Zone Specification
- Better Ductile (500D) TMT STEEL BARS Used in RCC Structure
- High Strength OPC CEMENT Used in Complete RCC work
- GRADE 1, RED BRICKS used in walls making
- RCC walls Made of Balconies below railing
- SUPREME/HINDAWRE/PRAKASH Pipes and fittings for all Plumbing work
- Heavy Gauge electrical Conduits of PEGAN (ILD) or equivalent.
- DR. FIXIT WATERPROOFING done in Bathrooms, Underground tanks, Terrace etc.
- Underground Water tank Capacity of 3000 Liters for Each floors

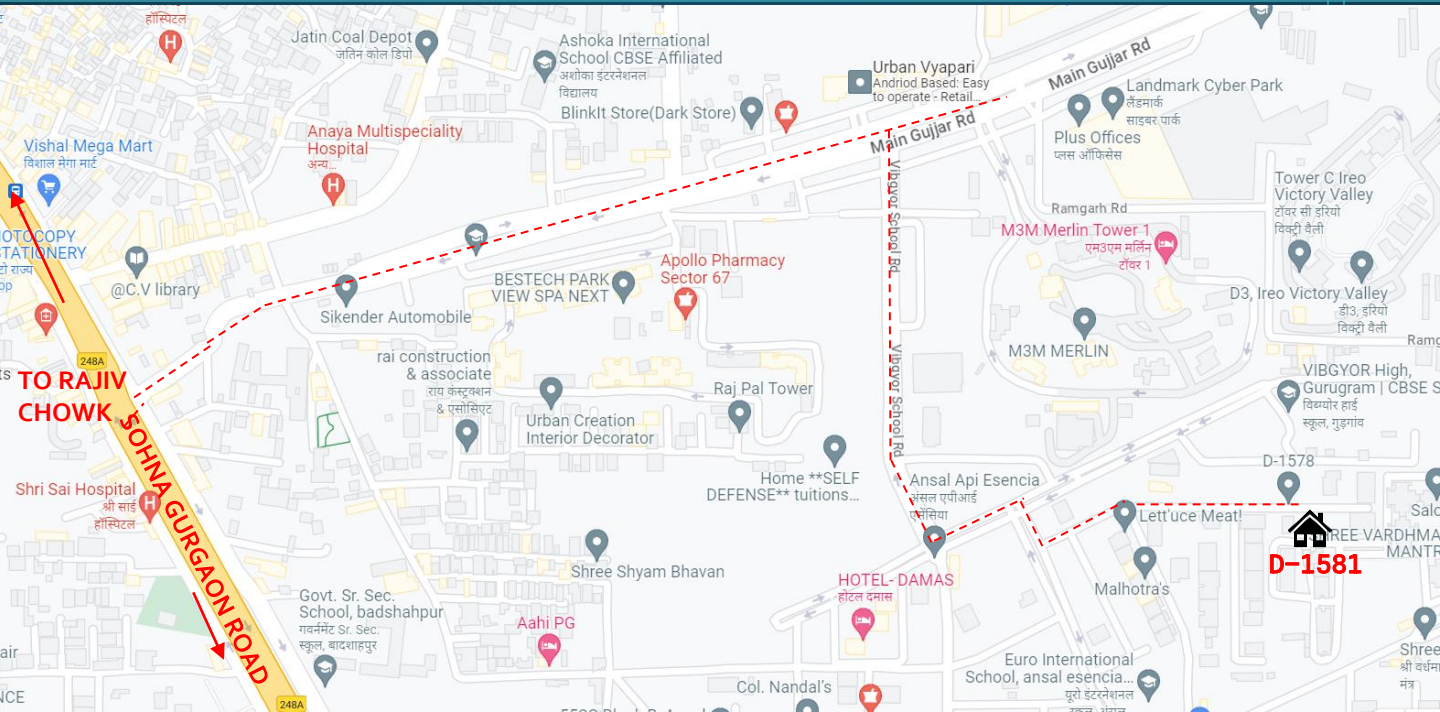
### **FINISHING SPECIFICATION:**

- Spacious "3 BHK" Layout (Approx 1750 sq Feet Covered area)
- Separate Servant Rooms/store rooms Provide for Each floor
- Elevation Designed in ACP SHEET, Tiles, Glass railings. Main Gate in MS
- Rear Balconies are made in MS
- Modular Kitchen in Laminate finish with Hardware of DOORSET/GODREJ or equivalent, Double Bowl stainless steel Sink.
- Kitchen and Bathroom Cabinets manufactured using HDHMR Board of ARCHID/ACTION TESA.
- Door Lock sets of Brand DOORSET/GODREJ or equivalent
- Full height Double wardrobes in all Bedrooms with Hardware of DOORSET/GODREJ or equivalent
- Wooden Frames Polished in ASIAN MELAMINE POLISH.
- Windows in UPVC with Glass and Mesh Sliders.
- Living area/Family lounge/ Dining lobby/ Kitchen flooring with big size tiles (32 inch x 64 inches). Bedroom Floorings with Tile size (24 inches x 48 inches)
- Master bedroom flooring of Wooden flooring.
- Granite Flooring in Stilt Parking and staircase.
- Bath Fittings and Sanitaryware of JAQUAR.
- Water tanks (roof top) with 3 layers tank 1000 Liters capacity of Brand PRINCE/SHEETAL.
- Toughened Glass Partitions/Doors for Bathing area in master toilet.
- Electrical Wiring of KEI or equivalent
- Electrical Switches of ANCHOR or equivalent.
- Lights of ORIENT/LEDURE or equivalent.
- Video Door phone security system for each floor provided at main gate of Brand GODREJ/ HAWK VISION/ CP+
- Ceiling Designed with POP False ceiling and Wood Patterns.
- Designer Wallpaper/ Moldings/ SS profiles/ POP on one wall of each room/ Hall.



## LOCATION/ CONNECTIVITY

The Property has good connectivity to Sohna Road, NH 48 (Delhi Jaipur Highway) & Airport. Commuting between Delhi and Gurgaon is a breeze. It is connected to few markets, Mall, Multiplex, within walking distance. Connectivity with schools & hospitals is within few Kilometers



## CONNECTIVITY



IGI AIRPORT- 30 min



HUDA CITY CENTRE METRO- 15 min



RAILWAY STATION- 20 min



HOSPITAL- 10 MIN

## SUCCEFULLY HANDED OVER PROJECTS

We have handed-over many flats to the customers successfully on time, Some independent building are also handed over also. Here the list of some projects:



F-48, VIPUL WORLD, SEC-48  
240 SQYD



F-11-12, VIPUL WORLD, SEC-48  
192+192 pair SQYD



F-57, VIPUL WORLD, SEC-48  
240 SQYD- STUDIO APPT



C-12A, VIPUL WORLD, SEC-48  
571 SQYD



F-46-47, VIPUL WORLD, SEC-48  
240+240 pair SQYD



E-2135, ANSAL ESENCIA, SEC-67  
300 SQYD.



B-7 & 8, BPTP Astaire Garden, SEC-70A  
182+182 pair SQYD



F-36, VIPUL WORLD, SEC-48  
192 SQYD.



E-2207, ANSAL ESENCIA, SEC-67  
251 SQYD.

## SUCCEFULLY HANDED OVER PROJECTS

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A-215A, VIPUL WORLD, SEC-48  
192 SQYD.



C-205, BPTP Astaire Garden SEC-70A  
333 SQYD.



## PROJECTS UNDER CONSTRUCTION

We have handed-over many flats to the customers successfully on time, Some independent building are also handed over also. Here the list of some projects:



C-86, BPTP ASTAIRE GARDEN, SEC-70A  
560 SQYD.



D-1591, ANSAL ESENCIA, SEC-67  
580 SQYD.

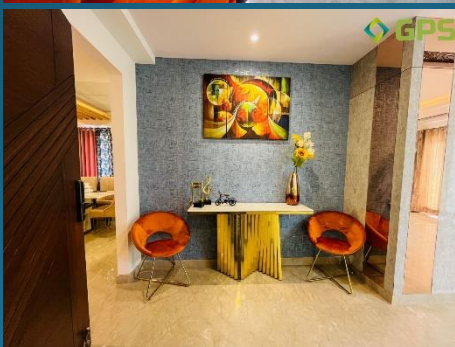
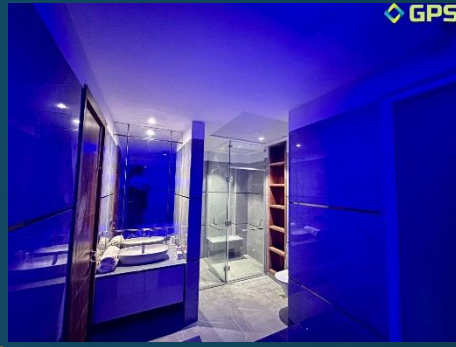


E-2208, ANSAL ESENCIA, SEC-67  
218 SQYD.



# INTERIOR PICTURES

Some Pictures are presented to show How effectively we care about Interior work because Interior is the key for better living:



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THANK YOU  
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<https://www.youtube.com/user/Mrlamgrv>

