

**LIVE IN  
A HOME  
WORTHY  
OF YOUR  
STATUS**



Actual Image

**PRESENTING 2,3,4 BHK AND PENTHOUSES**

**AMBIENCE  
CREACIONS**

Sector - 22, Gurugram

# 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 neighbourhood.

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.

Extensive landscape with international standard designs and 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, Ciena 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 Sisla/Botticino/ Crema Marfil or equivalent quality with designer patterns

## STANDARD APARTMENT FEATURES

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



## BEDROOMS

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



# SPECIFICATIONS

## BALCONIES

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



## 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 duty or equivalent make in kitchen
- Designer/modular woodworks & fittings
- Floor/counter/walls shall feature combination of high quality granite/tiles/imported marble
- Double bowl stainless steel sink with drain board
- Single lever hot & cold water
- Provision for piped gas supply

## SECURITY AND TECHNOLOGY

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

Actual Image



## BATHROOMS AND POWDER ROOM

- Single lever C.P. Fittings Grohe/Hans Grohe/Jaquar or equivalent
- Shower 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
- Includes Exhaust Fan/Mirror/Towel Rack/Rod & Ring accessories
- Geysers of Venus heavy duty or equivalent make in all attached bathrooms
- Walls with blend of high quality granite/tiles/Italian marble and texture paint up to ceiling

## STRUCTURAL & OTHER SPECIFICATIONS

- R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by code, ensuring better safety
- State-of-the-art elevation and façade
- External walls in texture 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 scientific garbage treatment & solid waste disposal
- Modern energy efficient property design

# SPECIFICATIONS

## 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 fixtures in the apartment as per design
- Laundromat Services

## RECREATIONAL FACILITIES AT PRIVATELY OWNED CLUB

- Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms
- Health 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

Actual Image





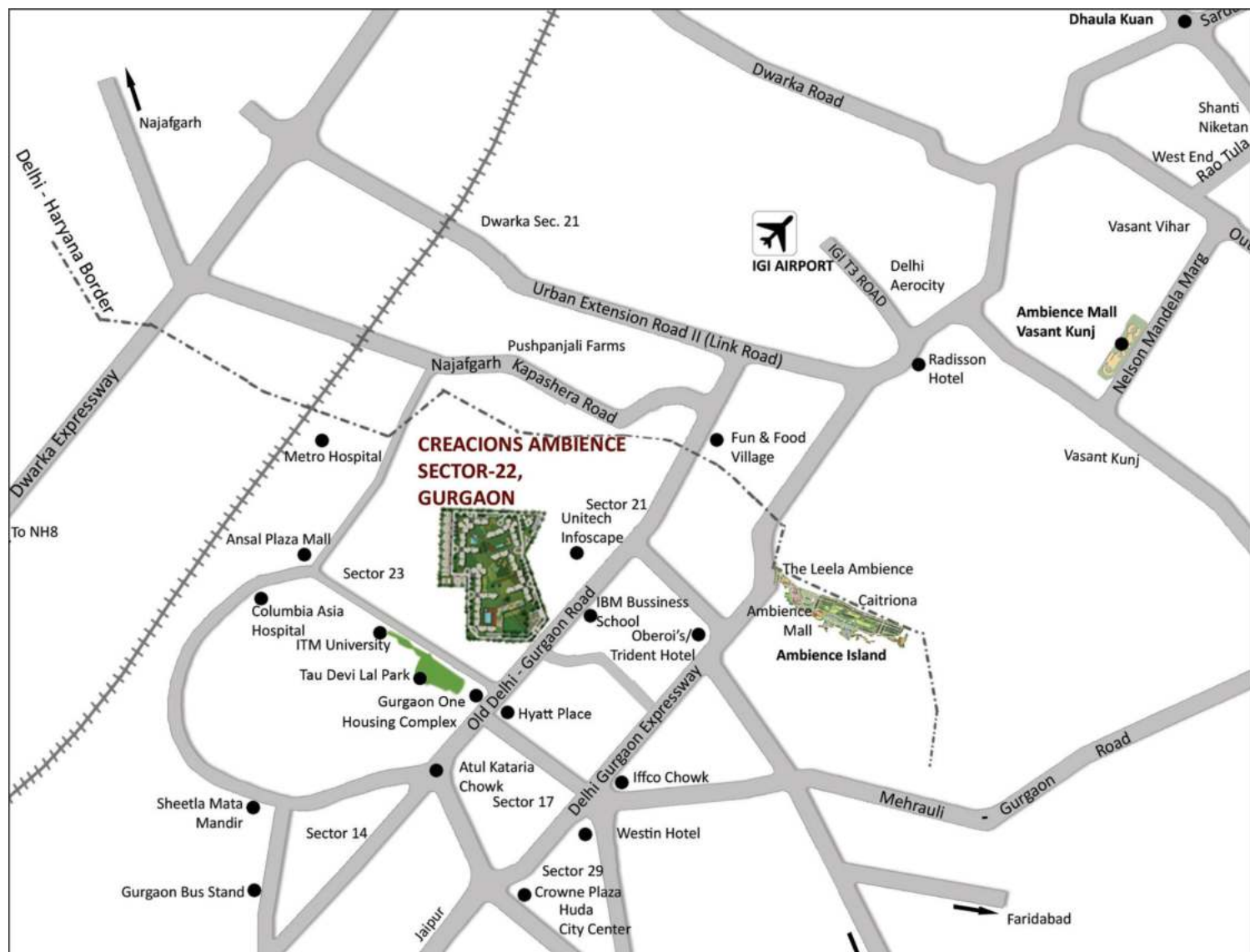
# LANDSCAPE PLAN



## LEGENDS

- |                       |                           |                            |
|-----------------------|---------------------------|----------------------------|
| 1. Arrival Court      | 11. Indoor Activities     | 21. Sculpture Court        |
| 2. Drop Off           | 12. Skating Rink          | 22. Mounds                 |
| 3. Parking            | 13. Fitness Strip         | 23. Yoga & Meditation Zone |
| 4. Basement Ramp      | 14. Sitting Pavilion      | 24. Amphitheatre           |
| 5. Club Entry         | 15. Seating Area          | 25. Senior Citizen         |
| 6. Tennis Court       | 16. Spine Walk            | 26. Site Services          |
| 7. Children Play Area | 17. Half Basketball Court | 27. Water Features         |
| 8. Party Lawn         | 18. Mini Football Court   | 28. Lawn                   |
| 9. Coffee Deck        | 19. Volleyball Court      |                            |
| 10. Pool Area         | 20. Badminton Court       |                            |

# LOCATION MAP





# AWARD'S/ APPRECIATION ACHIEVED



**Developer of The Year - Luxury  
Real Estate**



**Brand Excellence Award  
Real Estate**



**Residential Property of The Year  
Real Estate**



**Residential Property of The Year  
Real Estate**



**National Health Awards  
Real Estate**

AND MANY MORE...

# OUR LEGACY

## Corporate Tower



## Hospitality



## Mall



## Education



**Real Estate:** Ambience Golf Greens – NH-8, Gurgaon | Ambience Lagoon Residential Apartments – Gurgaon | Ambience Corporate Tower – Vasant Kunj, New Delhi | Ambience Corporate Tower - I – NH-8, Gurgaon | Ambience Corporate Tower - II – NH-8, Gurgaon | Ambience Corporate Towers – Shalimar Bagh, Delhi | Ambience Creacions Premium Residences – Gurgaon | Ambience Tiverton Premium Residences – Noida

**Malls:** Ambience Mall – Gurgaon | Ambience Mall – Vasant Kunj, New Delhi | Ambience Mall – Rohini, Delhi

**Hospitality:** The Leela Ambience Hotel – NH-8, Gurgaon | Ambience Leela Deluxe Hotel & Convention Centre – Delhi

**Education:** Ambience Public School – Safdarjung Enclave, New Delhi | Ambience First Steps – Hauz Khas, New Delhi | Ambience Public School-Sec-43, Gurgaon





AMBIENCE

CREACIONS

Sector - 22, Gurugram



Actual Image

## Our Other Prestigious Projects

**caitriona**  
seven star living  
Ambience Island, NH-8, Gurugram

**AMBIENCE**  
**TIVERTON**  
Sector - 50, Noida

**THE LEELA**  
AMBIENCE GURUGRAM  
HOTEL & RESIDENCES

**THE LEELA**  
AMBIENCE LEELA  
DELUXE HOTEL & CONVENTION CENTRE

Space for a million smiles  
**AMBIENCE**  
**MALL**  
Haven of shopping on each floor

Space for a million smiles  
**AMBIENCE**  
**MALL**  
VASANT KUNJ

HUMANITY FIRST  
**AMBIENCE**  
PUBLIC SCHOOL

## Our Banking Partners

**ICICI Bank**  
khayal aapka

**HDFC**  
HOME LOANS

**Indiabulls**  
HOME LOANS

**Punjab & Sind Bank**  
We have arrived in a way of life

**ALLAHABAD BANK**  
Allahabad Bank

**IDBI BANK**

**इंडियन बैंक**  
Indian Bank  
Sharing Banking Technology to the Untethered World

**SBI**

**AMBIENCE**  
the new standard

Ambience Projects and Infrastructure Pvt. Ltd.

L-4, Green Park Extension, New Delhi-110016

Mobile: +91-7042404242

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

### Disclaimer:

Ambience Creacions project with configuration of 2 / 3 / 4 BHK, Penthouses and Independent Villas is being constructed in Residential Plotted Colony (Haryana RERA Number 318 of 2017 dated 17.10.2017 - Registered by AMBIENCE PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED)

For More info please visit - [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

admeasuring about 14.819 acres and the building plans approved vide Memo No. ZP-864/SD(BS)/2016/28300 dated 29.12.16 and is situated in Sector 22, Gurugram in the Revenue Estate of Village Mullahera, Tehsil Gurugram, District Gurugram, State Haryana. The rendering shown in this advertisement is to give an idea of manner of utilisation of the constructed space and is not a legally enforceable offering. Travel time given is subjective, estimated and based on completion of work. The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the company / nominated agency and are likely to become functional subject to the occupancy of the entire project under license. This advertisement is not a legal offering and does not form a part of any agreement or legal binding on the part of the company. The price mentioned is subject to change without notice. \*T&C Apply, Pricing is indicative in nature. Loan arrangement from leading banks is subject to eligibility. 1 acre = 4840 square yards or 4046.873 square meters. 1 square meter = 10.76 square feet.

CIN: U70101DL2010PTC209128.