



The
PENTHOUSE
AT THE HIBISCUS

SECTOR 50, GURUGRAM



ACTUAL IMAGE OF A SCULPTURE AT THE HIBISCUS

An *introduction* to The Hibiscus

High on esteem, low in density. These are perhaps the best words to describe The Hibiscus, which is today a thriving community of captains of the industry, CXOs and professionals in Gurugram.

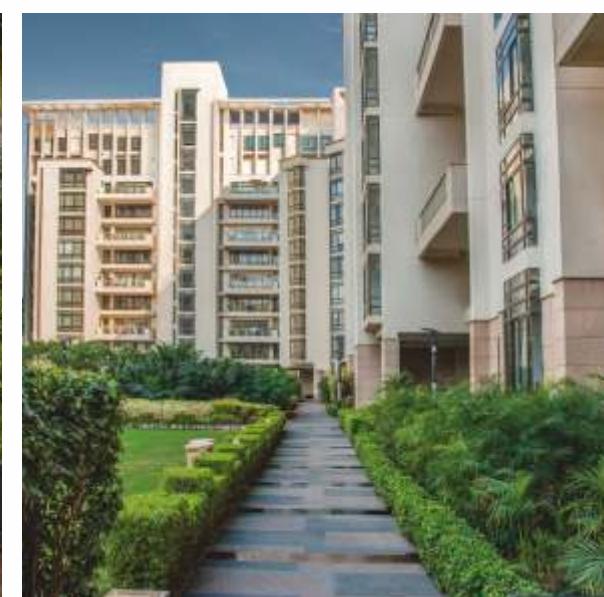
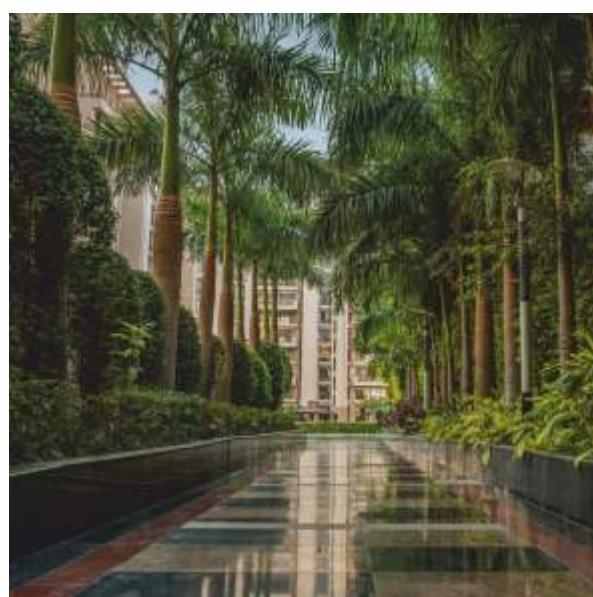
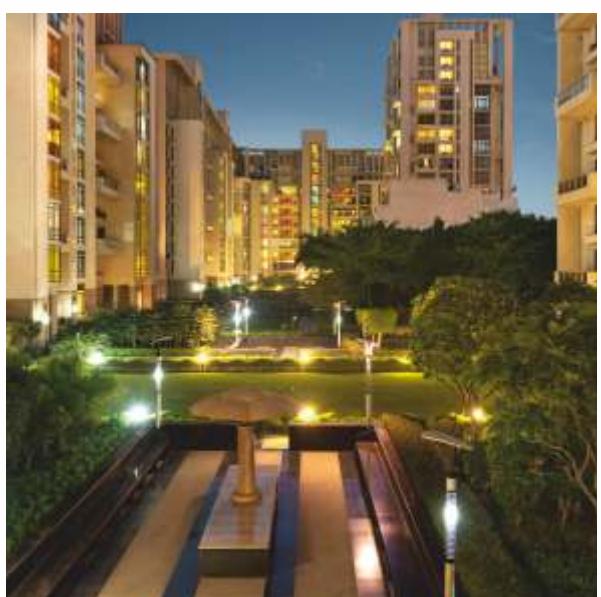
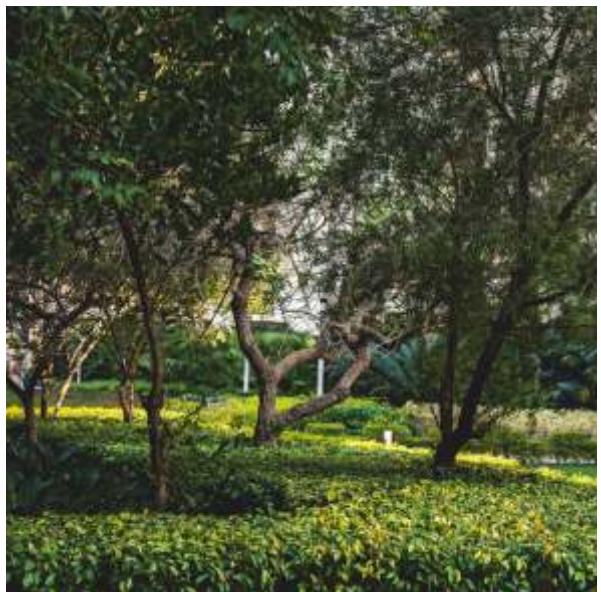
With wide open spaces and tastefully landscaped environment, The Hibiscus has fast access to businesses, shops, health care, schools, entertainment and international travel. It is located in the vibrant fully developed area of Sector 50, right next to Nirvana Country. You are merely 10 minutes away be it your desire to touch Golf Course Road or Huda City Centre. The area has got an additional impetus with the Swedish brand Ikea acquiring a 10 acre plot at a record sale price from Huda, just 5 minutes away from The Hibiscus.

The Hibiscus is a generously designed gated complex consisting of villas, apartments and penthouses. With only 268 families residing in its sprawling 13.5 acres, it enjoys low density and is one of the flagship endeavours of the acclaimed architects Arcop, MONTREAL.

Art meets architecture meets horticulture at The Hibiscus. The buildings clad in natural beige stone look alluring and with the spread of larger than life sculptures, the complex is truly mesmerizing. The stilt level of all the buildings has been left open by design and adds to the spacious feeling of the complex with its wide internal roads, broad walkways, ample landscaping, parking and play areas.

After successfully handing over villas and apartments, which are fully occupied, The Hibiscus now brings to you an opportunity to own a signature penthouse from its select collection.

As they say, they don't make residential communities like The Hibiscus anymore and it is your last opportunity to own a truly luxurious home here.



ACTUAL IMAGES OF THE HIBISCUS COMPLEX

A Snapshot of The Hibiscus

DESIGN TEAM

DESIGNED BY THE RENOWNED DUO OF ARCHITECT ARCOPE, MONTREAL, CANADA AND LANDSCAPE ARCHITECT PAUL FRIEDBERG, USA

THE COMPLEX

FULLY GATED COMPLEX IN SECTOR 50, GURUGRAM, SPREAD OVER 13.5 ACRE

SELECTION OF APARTMENTS, PENTHOUSES AND VILLAS

9 BUILDINGS WITH 12 FLOORS EACH AND 3 TOWERS OF 18 FLOORS EACH

HIGH SECURITY ACCESS CONTROL ENTRY

UPKEEP OF THE COMPLEX BY A LEADING ESTATE MANAGEMENT COMPANY

THE RESIDENCES

APARTMENTS, PENTHOUSES AND VILLAS

OPTION OF 3, 4 AND 5 BEDROOM FULLY AIR-CONDITIONED HOMES FROM 3672 SQ. FT. TO 12000 SQ. FT. WITH HIGH-END SPECIFICATIONS AND FINISHES

THE ART

CAREFULLY ALIGNED CENTRAL LANDSCAPED COURTYARD WITH WALKWAYS AND SIT-OUTS DESIGNER SCULPTURE ART THROUGHOUT THE COMPLEX

THE FACILITIES

GYMNASIUM WITH STEAM AND SAUNA

PARTY LAWN

RESTAURANT

MULTIPURPOSE HALL

CONVENIENCE STORE

THE SPORTS

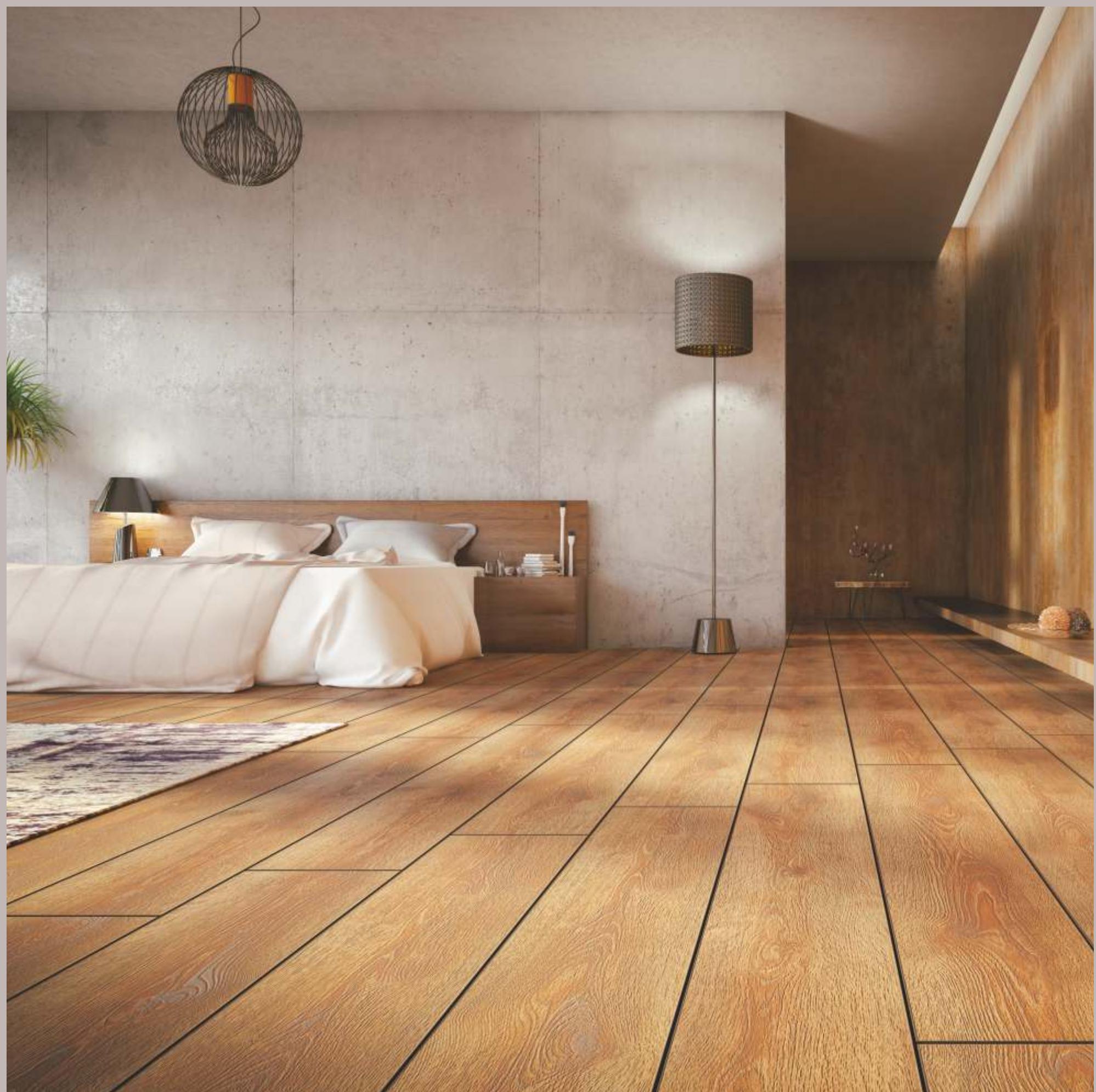
2 FLOOD-LIT LAWN TENNIS COURTS

FLOOD LIT HALF - BASKETBALL

CRICKET NETS

TABLE TENNIS

SQUASH COURT



The *Penthouses* at The Hibiscus

For those who relish extravagance that is a step above the rest, the Penthouses at The Hibiscus are what you desire. The 5 BHK multi-level penthouses are residences made to symbolize your success; a true representation of splendor.

A penthouse at The Hibiscus epitomizes the very best from the SS Group. Sitting atop each of the high rise building is a luxury triplex penthouse in select configurations and styles; truly the crowning glory.

The contemporary architecture of the penthouses create an abundance of space, offering a floor

plan rarely seen in modern developments, meeting every demand of contemporary living. Be it the rooftop terrace or the floor-to-ceiling windows, they maximize stunning vistas across the complex and the Gurugram skyline.

Each penthouse has its own outdoor space providing you the perfect backdrop to relax, unwind and socialize while allowing you to enjoy the buzz of the outdoors. Friendly, stylish and prestigious; Penthouses at The Hibiscus are truly a beautiful place to live in.

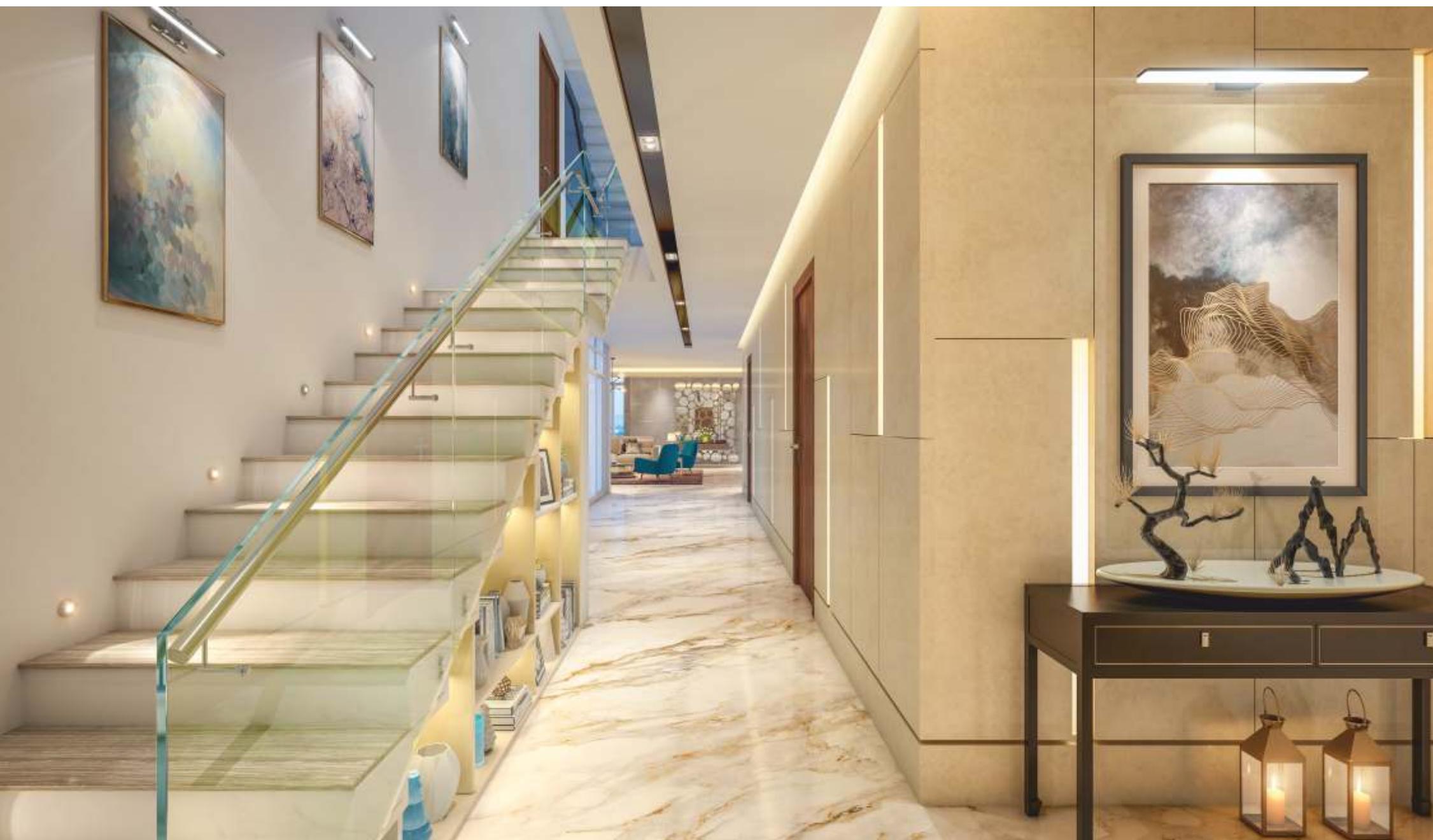


The *three levels* of penthouses

THESE EXCLUSIVE
FIVE BEDROOM
PENTHOUSES ARE
ELEGANT
RESIDENCES
DESIGNED TO
EXCEPTIONALLY
HIGH STANDARDS
TO REFLECT YOUR
EXPECTATIONS OF
UNCOMPROMISING
QUALITY

LEVEL ONE
ENTRANCE LOBBY
WITH ELEVATOR
FOYER AND DINING
& LIVING AREA
TERRACES AND
BALCONY
TWO BEDROOMS
KITCHEN

LEVEL TWO
FOYER
MASTER BEDROOM
WITH
WALK-IN WARDROBE
TWO BEDROOMS
UTILITY AREA
SERVANT ROOM
LEVEL THREE
GYMNASIUM
PANTRY
SKY LOUNGE



The Entrance Corridor. Artistic Impression

Enjoy the *pride* of arrival.

The private elevator of the penthouse opens into an attractive and spacious arrival foyer; a perfect gateway to your stylish and sophisticated den. The stairwell is another element of the overall design which is placed for you to head directly to the upper levels incase you desire so.



The Living-cum-Dining Room. Artistic Impression.

Living with *natural* lighting.

The three-side-open living experience at this luxury penthouse is a real treat.

The high ceilings, ample windows and a free flowing layout with beautiful rooms create an abundance of light and space for you to define your own style of living. This principal living space is generous and open, subtly defined by statement features and focal points.



The Living-cum-Dining Room. Artistic Impression

Savor the *magnificent* living room.

The expansive living & dining areas are the epitome of these modern penthouses, beautifully designed with Italian marble flooring, oversized floor to ceiling windows with sliding doors that open onto private balconies.



The Living-cum-Dining Room. Artistic Impression

It's your *villa*
in the sky.

The seamless living areas flow effortlessly onto the terrace and the upper levels, adding to the freedom to express your own character and create a home as individual as you are. The free flowing design creates a complete sense of continuity and enhances your everyday life, be it relaxing or entertaining.



The Dining Room Terrace. Artistic Impression

Step out *for a bar-be-que* under the stars.

The large terrace space outside the dining area is perfect for sit outs and barbecues. There is plenty of room to step outside and enjoy the outdoors with your friends and loved ones or simply create a kitchen garden for your fresh ingredients.



The Guest Bedroom. Artistic Impression

The *guest bedroom* for your celebrity friends to enjoy with just the right privacy.

The most simple and elegant bedrooms are designed to be both a place for relaxation and be a functional part of everyday life. They offer generous storage provision together with a separate bath and shower.



The Master Bedroom. Artistic Impression

Luxurious, intimate, serene,
sophisticated,
fresh and inviting.

The spatial grandeur of the master bedroom is a perfect combination of elegance and practicality. With an en-suite bathroom and walk-in wardrobe, this living space is more than desirable.



Terrace Sit-Out. Artistic Impression.

Yet another *terrace sit out*
on level one.

Be it you, your family or your guests, this terrace is a sure shot winner. Accessible from the bedroom and the living room, it is easily the most in demand hang-out area. The times spent here will certainly be your most memorable ones.



The Kitchen. Artistic Impression

Kitchen is *as* beautiful *as* functional.

The kitchen is a chic addition to this elegant penthouse, creating a stylish space that stands up to daily use. Designed with granite counter tops and a functional utility area, it is situated such that it provides for easy service to the entire household.



The Wardrobe. Artistic Impression

Days when *a walk in closet* exclusively belonged in a mansion are over.

The walk-in wardrobe and dressing area is special with built-in details to make living in your penthouse as easy as it is sophisticated. Featuring wardrobes in full height mirrors, bespoke lighting and deep pile wool carpet.



The Mater Bathroom. Artistic Impression

Relish *the sophisticated serenity* of the Master-bath.

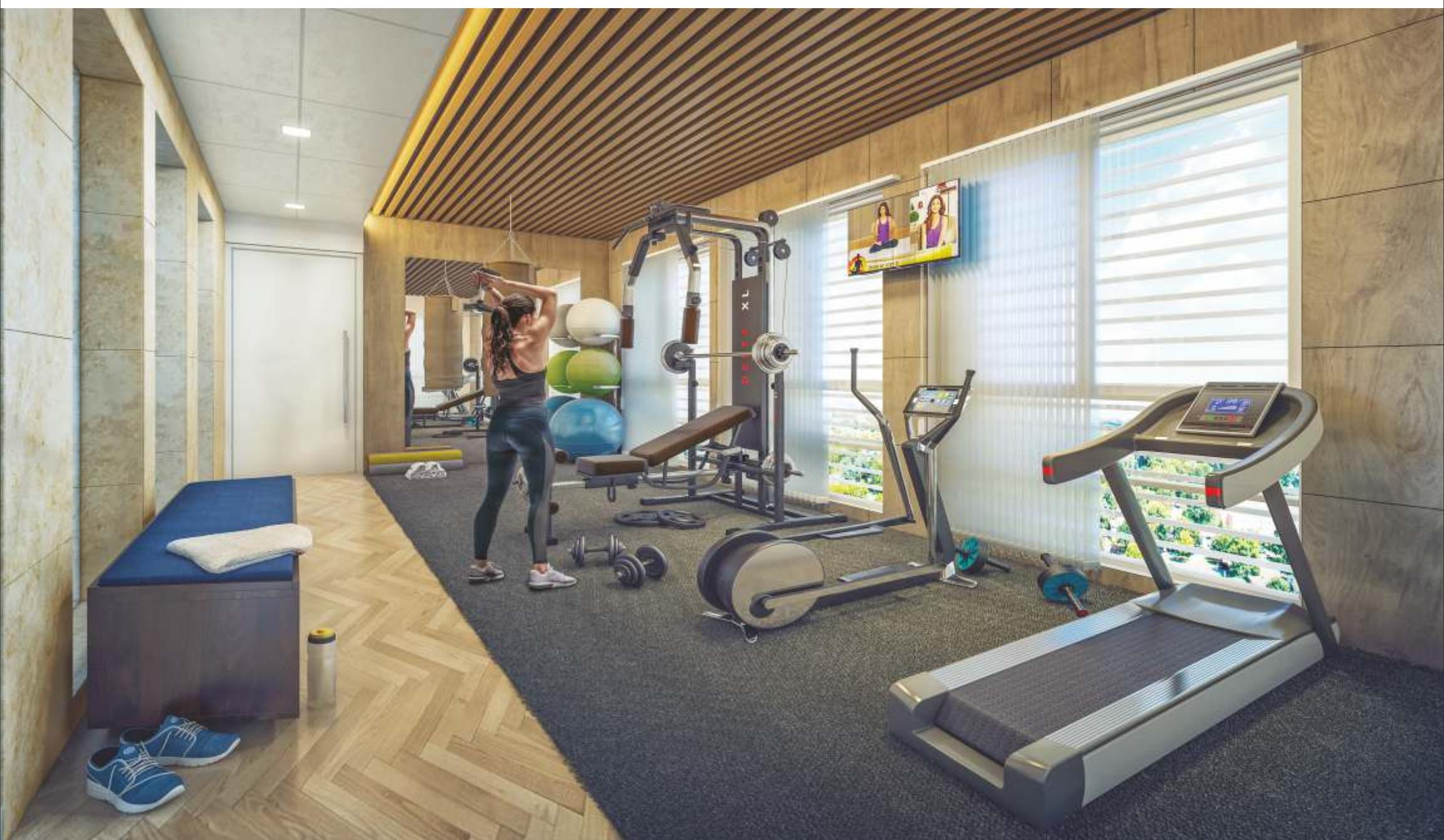
The master bathroom continues the theme of sophisticated comfort with a contemporary look that invites you to unwind and indulge. It is beautifully crafted with customized premium fittings for a depth of character and scale reminiscent of only the finest hotels.



The Rooftop Terrace. Artistic Impression.

Rare *privilege of a roof top* lifestyle.

The Hibiscus penthouse terraces provide the perfect complement to the superb interiors. They are ideal for alfresco entertaining and soaking up nature. Relaxed by day or sophisticated for the evening, terrace living has other pleasures to offer - the stunning views across the development's beautifully landscaped parklands, courtyards, a spectacle of Gurugram's skyline.



The Gymnasium. Artistic Impression

Your private
terrace gym.

A personal gym at the terrace level is as exclusive as it gets for you to follow your own routine, be it yoga or a work-out with your private trainer.



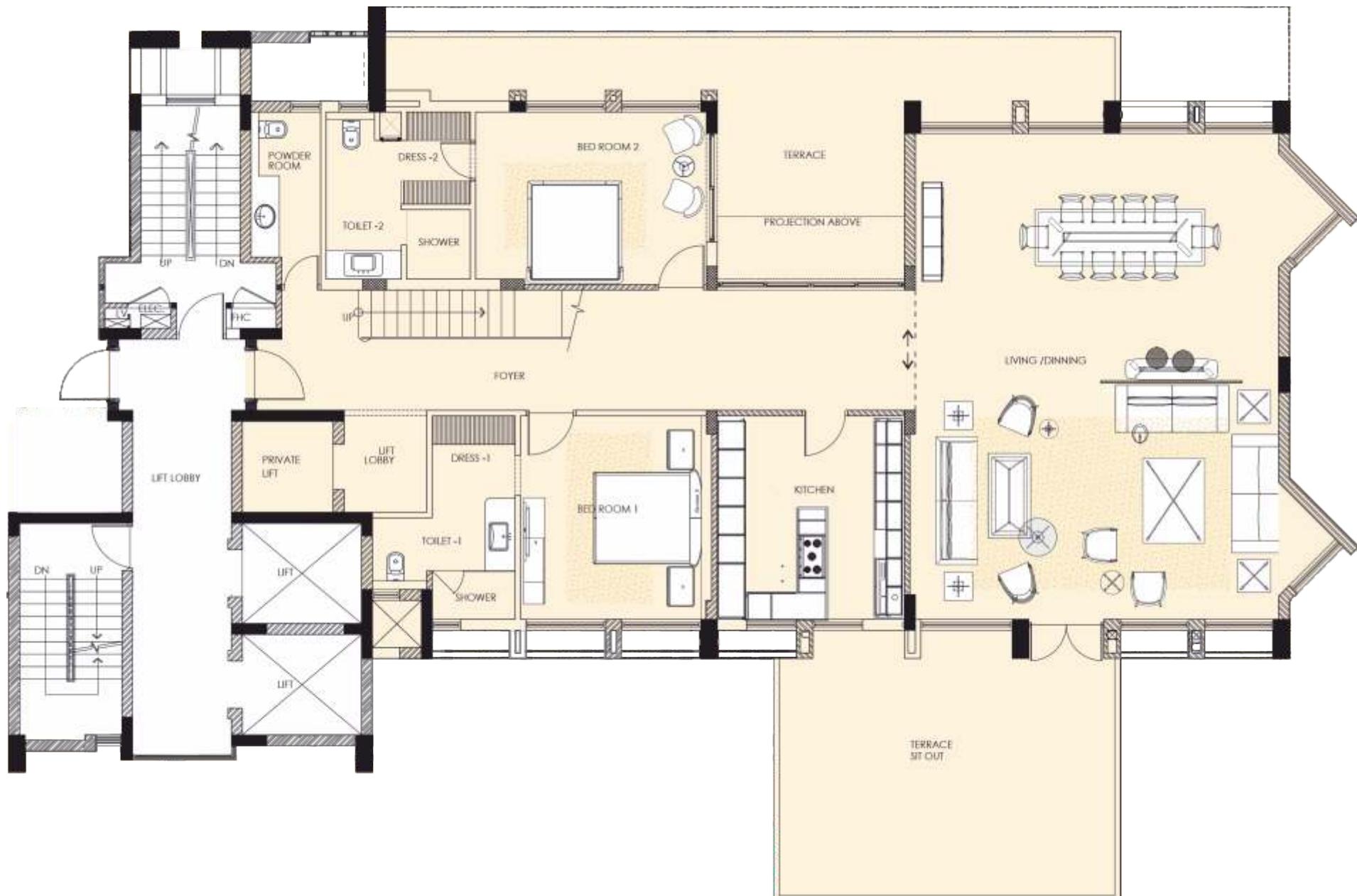
Sky Lounge. Artistic Impression

Your *sky lounge* for private retreats.

Being at top of the world comes easy at The Hibiscus penthouse. There's so much more you can indulge into with the large spacious terrace. Create your own lounge or mini garden or a yoga/meditation deck to relish your lifestyle under the sky.

FLOOR PLAN : TRIPLEX PENTHOUSE

LEVEL ONE



LIVING AND DINING AREA

2 BEDROOMS

POWDER ROOM

KITCHEN

2 TOILET + DRESS AREA

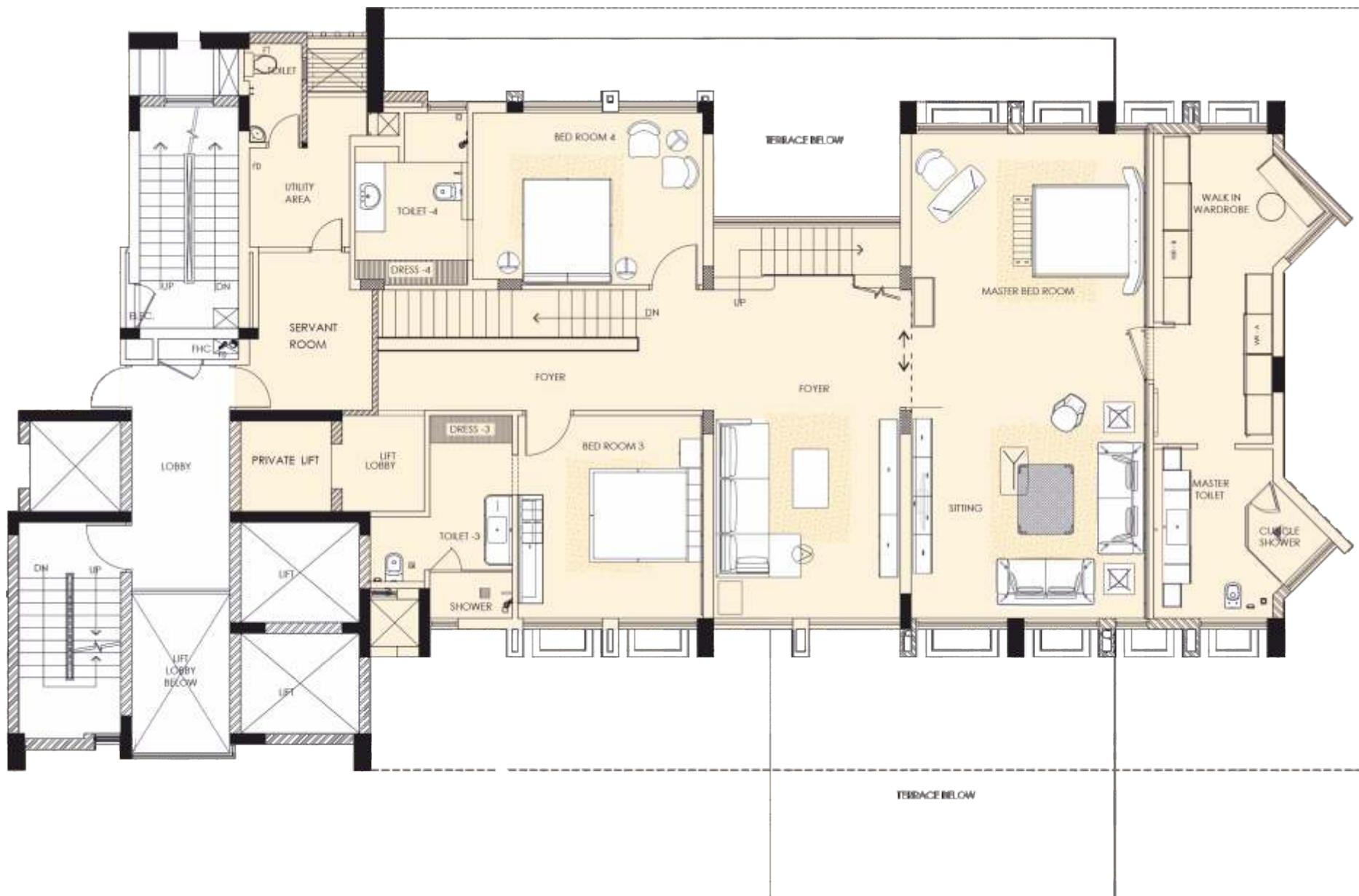
PRIVATE LIFT LOBBY

TERRACE AND BALCONY

FLOOR PLAN : TRIPLEX PENTHOUSE

LEVEL TWO

The
PENTHOUSE
 AT THE HIBISCUS



MASTER BEDROOM

2 BEDROOMS

PRIVATE LOUNGE

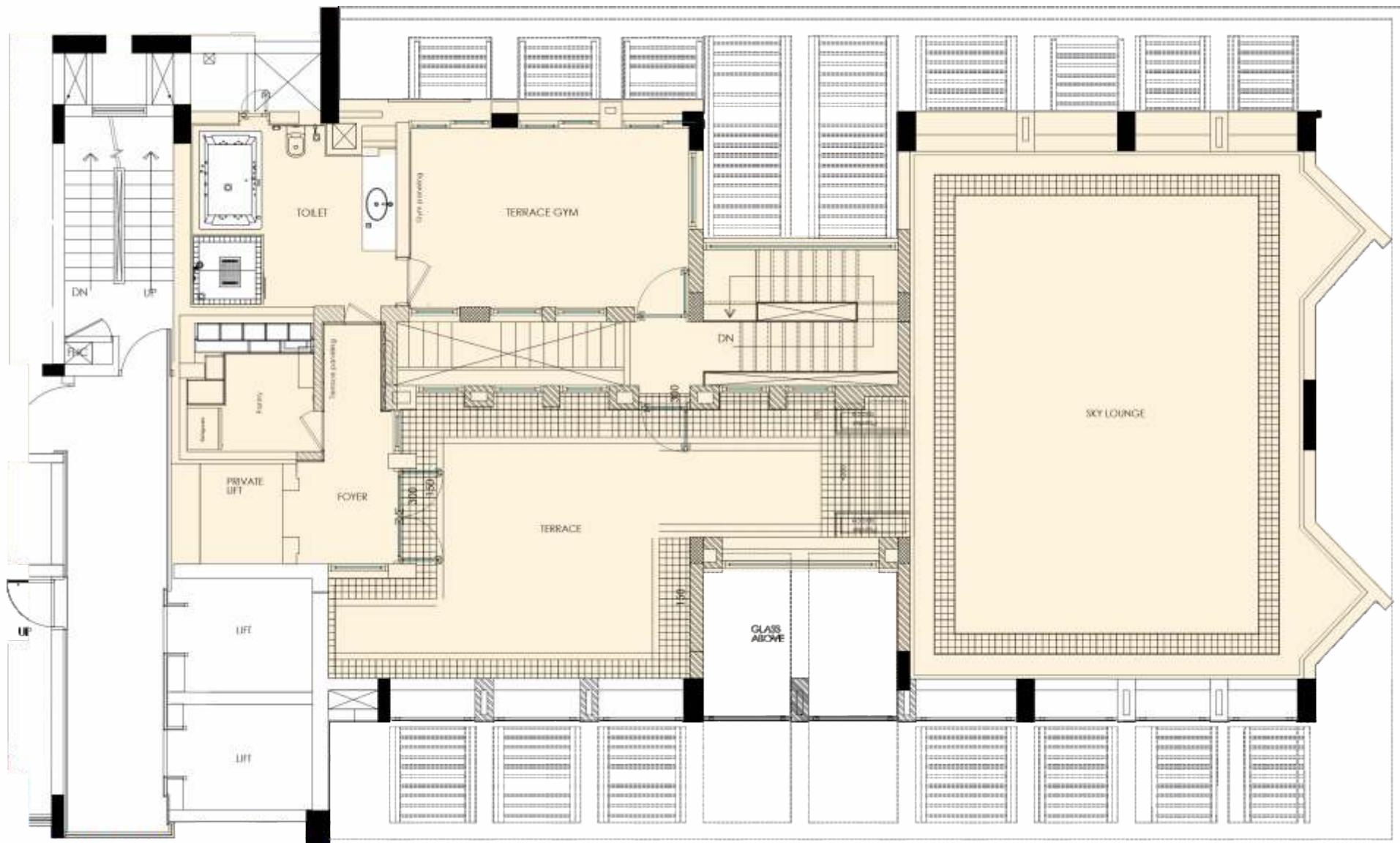
3 TOILETS + DRESS AREA

SERVANT ROOM WITH TOILET

UTILITY AREA

FLOOR PLAN : TRIPLEX PENTHOUSE

LEVEL THREE



GYM

PANTRY

TERRACE WITH SKY LOUNGE

The
PENTHOUSE
AT THE HIBISCUS



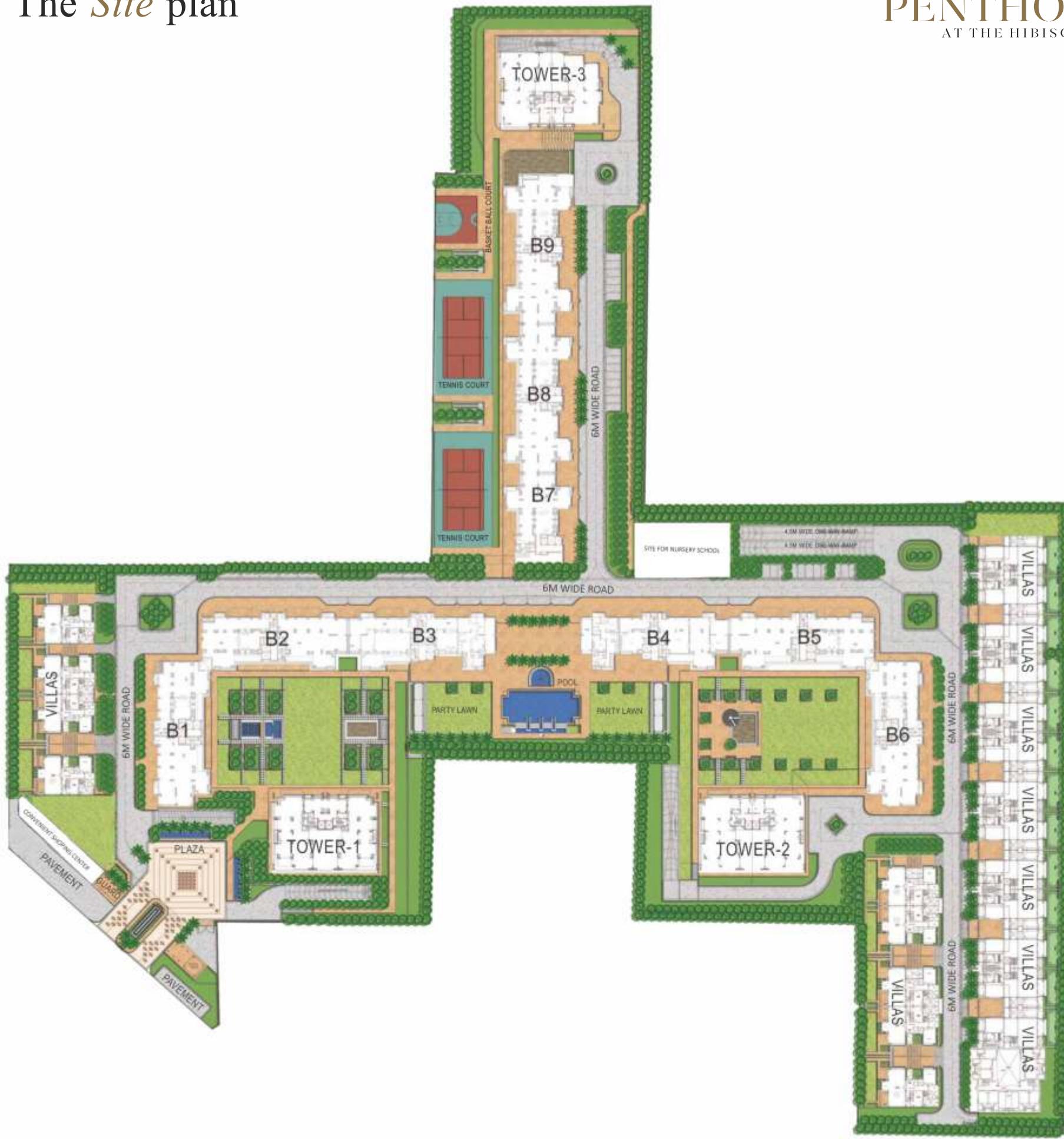
ACTUAL IMAGE OF THE HIBISCUS CENTRAL COURTYARD



ACTUAL IMAGE OF THE HIBISCUS COMPLEX

The Site plan

The
PENTHOUSE
AT THE HIBISCUS



Not to Scale

The *specifications*

LIVING ROOM

Flooring	Imported Marble
Skirting	Same as Flooring
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion
Air Conditioning	VRF Air Conditioning

KITCHEN

Flooring	Imported Marble
Skirting	Same as Flooring
Walls	Acrylic Emulsion
	Paint/Imported Marble 2.0
	high
Ceiling	Acrylic Emulsion
Fixtures	Modular Kitchen with Built in Refrigerator, Dishwasher, Oven/Microwave, Hob & Chimney/Sink
Air Conditioning	VRF with wall mounted indoor

TOILET

Flooring	Imported Marble / Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Imported Marble/Ceramic Tile
Ceiling	Acrylic Emulsion
Fixtures	Marble Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)
Others	Vanity with Mirror & Glass Cubicle
Air Conditioning	VRF Air Conditioning

MASTER BEDROOM

Flooring	Imported Marble
Skirting	Same as Flooring
Walls	Acrylic Emulsion Paint
Ceiling	False Ceiling with Acrylic Emulsion Paint
Air Conditioning	VRF Air Conditioning

BEDROOM

Flooring	Imported Marble
Skirting	As Per Room Flooring
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion
Others	Wardrobes in Dresser Area
Air Conditioning	VRF Air Conditioning

MASTER TOILET

Flooring	Imported Marble
Skirting	Same as Flooring
Walls	Imported Marble
Ceiling	Acrylic Emulsion
Fixtures	Marble Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)
Air Conditioning	VRF Air Conditioning

DOMESTIC HELP TOILET

Flooring	Tile Flooring
Skirting	Same as Flooring
Walls	Ceramic Tiles Dado
Fixtures	WC with CP Fittings

BALCONY

Flooring	Anti Skid, Ceramic Tiles
Skirting	Same as Flooring

DOMESTIC HELP ROOM

Flooring	Ceramic Tiles
Skirting	Same as Flooring
Walls	OBD
Ceiling	OBD

ENTRANCE FOYER

Flooring	Imported Marble
Skirting	Same as Flooring
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion
Air Conditioning	VRF Air Conditioning

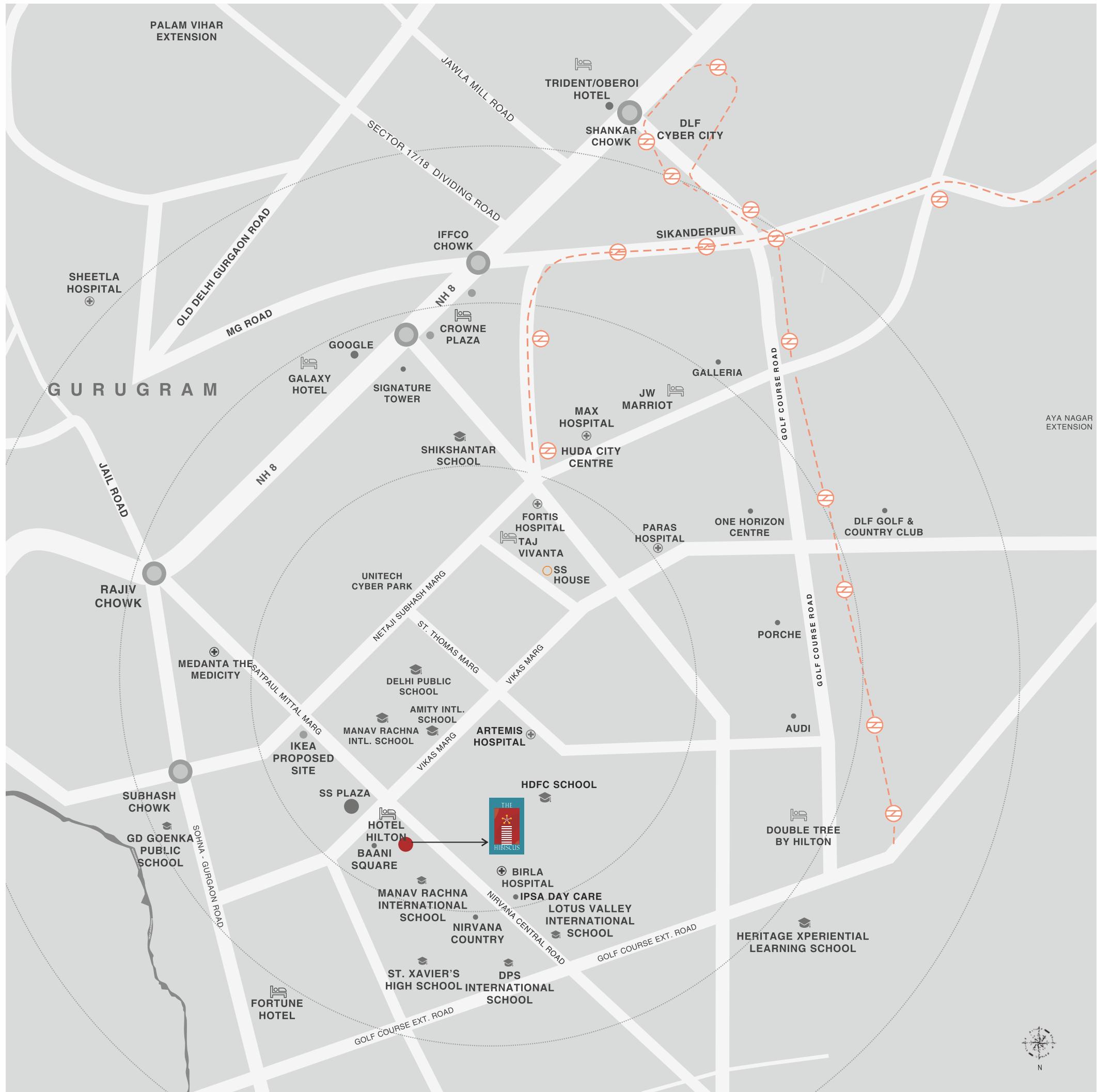
TERRACE / GYM ROOM & DECK

Flooring	Vinyl/Anti Skid/Artificial Grass
Skirting	As per Flooring
Others	Jacuzzi/Pantry/Shelf with Shutter
Air Conditioning	VRF Air Conditioning in Gym/Pantry

External Frame	Anodised/Powder Coated Aluminium Frame with Sliding Glass Shutter.
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Internal Frame	Hard Wood Door Frame with Polished Shutter.
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Main Door	With Door Locks, Decorative Handles, Door Buffer.
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The *location*

Close to all *essentials* far from ordinary.

CORPORATE OFFICES

Unitech Cyber City	03 km
Sohna Road	3.1 km
Sector 44 Institutional Area	3.7 km
Golf Course Extension	3.6 km
Horizon One	5.8 km
Cyber City	13.0 km

HEALTHCARE

C K Birla Hospital	0.19 km
Cloudnine Hospital	0.5 km
Park Hospital	1.5 km
Artemis Hospital	2.5 km
Medanta Medicity	2.7 km
Pratiksha Hospital	5.2 km
Fortis Hospital	5.2 km
Max Hospital	6.3 km

SCHOOLS

IPSA Day Care	0.4 km
Gems Modern School	1.8 km
HDFC School	2.5 km
Delhi Public School	2.7 km
Shikshantar School	4.7 km
GD Goenka School	4.9 km
Heritage Xperiential	6.1 km

RETAIL ZONES

Baani Square	0.4 km
SS Plaza	0.7 km
Good Earth City Centre	1.0 km
Nirvana Courtyard	1.8 km

UPCOMING PROJECTS

16 MILLION SQ.FT.

Group Housing & Commercial

On 135 Meter Utility Corridor
at Sector – 84, 85, 86 & 90, Gurugram

8 MILLION SQ.FT.

Commercial & Group Housing

On NH – 8 NPR Junction,
Dwarka Expressway, Sector – 83, Gurugram

2 MILLION SQ.FT.

Commercial & IT Park

At Subhash Chowk,
Sector 33 & 48, Gurugram

1 MILLION SQ.FT.

Office Space

At Golf Course Extn. Road,
Gurugram

Built on *values*.

**Delivered over
20 Landmark
Residential & Commercial projects**

SS Group is one of the most trusted names amongst Indian business conglomerates. Established in the year 1992, the organization holds a strong presence in the real estate sector, with over two decades of experience in the delivery and development of high-quality, innovative, functional and market-centric real estate in Delhi/NCR, built around meticulously planned design and architectural specifications.

Since its inception, the Group has delivered over **20 landmark** residential and commercial projects spread over **15 million sq.ft. of land in the NCR**. With another additional **29 million sq.ft.** in store for

**Over
17 Million sq.ft.
Under construction**

**Armed with
Huge land bank
in Delhi and NCR**

future projects, the **SS Group** is primed to grow even larger, becoming one of India's largest developers. Some of the most notable projects delivered by the **SS Group** include **The Hibiscus, Southend, Aaron Ville and The Lilac, The Coralwood, Almeria**, amongst residential projects and **SS Plaza, SS Omnia** amongst their commercial offerings.

With an unwavering focus on quality, the **SS Group** has begun to diversify its operations with new undertakings, foraying into the fields of healthcare, hospitality and education.



CORPORATE OFFICE
77, SS House, Sector-44
Gurugram, Haryana - 122003

CALL +91-124-4335100
EMAIL sales@ssgroup-india.com
VISIT ssgroup-india.com