



THE AMAARIO

FOR THE ROYALS OF TOMORROW

SECTOR 37D, DWARKA EXPRESSWAY, GURUGRAM



THE GOOD LUXURY

Luxury With Purpose

Our philosophy is to redefine luxury by blending elegance with purpose and sustainability, to enjoy the present while considering the future. Our graceful creations prioritize responsibility by embedding recycling and conservation into every detail.

OUR CORNERSTONES OF DISTINCTION.

Our ethos rests on four majestic pillars

RESPONSIBILITY

**MERGING FINANCIAL ACUMEN
WITH EXCEPTIONAL SERVICE.**

ECO-CONSCIOUSNESS

**PRIORITIZING SUSTAINABILITY &
ECO-AWARENESS IN OUR DESIGNS.**

HOLISTIC WELLNESS

**WELLNESS AMENITIES
AND BESPOKE EXPERIENCES TO
CATER TO DIVERSE NEEDS.**

ONE COMMUNITY

**FOSTERING UNITY AND PROSPERITY,
INSPIRING PROGRESS THROUGH
OUR SPACES.**

EMBARK ON
A NOBLE JOURNEY.



REPRESENTATIVE IMAGE ONLY



THE AMAARIO

FOR THE ROYALS OF TOMORROW

The Amaario, opulence and sustainability merge to build a kingdom tailored for contemporary royalty, where luxury meets eco-consciousness and every detail exudes regal charm.

ROYAL PROPOSITIONS FOR THE ROYALS OF TOMORROW.



IGBC Platinum
Pre-Certified Rating



Twin tower
project



7 lifts
per tower



Zone 5
construction



State-of-the-art
amenities



One of the largest
clubhouse in Gurugram

REVEL IN
ROYAL SPLENDOUR.



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Step into this palace of dreams, where opulence embraces responsibility and grandeur intertwines with purpose, all while fostering a legacy of greatness for generations to come.



YOUR ROYAL JOURNEY
BEGINS HERE.

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Discover a majestic location in Gurugram's Sector 37D, near the Dwarka Expressway, with connectivity to CyberHub's cultural scene, the convenience of IGI Airport, the collaboration at Yashobhoomi Convention Centre and the region's future at Gurugram Global City that bring dreams to life.



WHERE LUXURY
REIGNS SUPREME.

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Embark on a regal journey in this vibrant community offering direct access to the Dwarka Expressway, connectivity to NH8 via Hero Honda Chowk and thriving amenities like integrated schools, hospitals, shopping centers and daily conveniences within reach.

ALL THE SPLENDOUR, YOURS TO COMMAND.

*Experience everyday conveniences with our
thoughtful design and diverse amenities.*

SCHOOLS

Delhi Public School
Euro International School
Suncity School

CORPORATES

Amex Headquarters
Corporate Greens

HOSPITALS

ESIC Hospital
Signature Hospital
Medanta
Fortis

SHOPPING

Conscient One
Park Street
Ocus Medley
Esplanade Mall

BANKS

HDFC Bank
ICICI Bank
Bank Of Baroda
Axis Bank

HOTELS

Hyatt Regency
Holiday Inn

CONVENTION CENTRE

IICC

An aerial view of a modern residential complex. The image shows several high-rise buildings with glass facades and balconies. In the foreground and middle ground, there are lush green spaces with various trees, including palm trees. There are also several tennis courts, some of which are being played on. A large, curved walkway or promenade winds through the greenery, with people walking on it. The overall atmosphere is one of a luxurious and well-maintained living environment.

REGAL ESSENTIALS,
YOURS TO RULE.

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Enjoy luxury living with a grand clubhouse, spacious apartments, high-speed lifts, ample parking and sustainable features including a provision for EV charging points.

A CLUBHOUSE OF NOBLE EXPERIENCES.

*Experience exclusive club amenities
catering to discerning tastes.*

SOCIAL & LEISURE AMENITIES

Immerse yourself in regal indulgence amidst our
social and leisure amenities.

Covered Heated Pool

Kids Pool

Ballroom

Senior Citizen Room

Patisserie

Sports Bar & Restaurant

Indoor Kids' Play Area

30 Seater AV Room

Business Centre

Kids Day Care

SPORTS AND FITNESS

Explore athletic excellence with our sports and fitness facilities fit for nobility.

Rock Climbing

Outdoor Kids Play Area

Indoor Gym

Outdoor Gym

Padel Court

Pickleball Court



REPRESENTATIVE IMAGE ONLY



Actual Photo From Existing BPTP Development

WELLNESS

Reclaim your inner serenity in
our kingdom of wellness.

Salt Room

Spa

Yoga

Meditation Garden

Salon

Place of Worship

HARMONY RULES THE REALM.



REPRESENTATIVE IMAGE ONLY

Discover harmonious living with Vastu-inspired design principles, ensuring every aspect of our community is aligned for prosperity and wellbeing.

TAKING REGAL LIVING TO NEW HEIGHTS.



REPRESENTATIVE IMAGE ONLY

We are setting unparalleled standards for mindful living with IGBC Platinum Pre-Certification Rating for reduced emissions, cost savings, environmental sustainability and enhanced health & wellbeing.

SITE PLAN



THE AMAARIO FLEXI PAYMENT PLAN.

S.No	Milestone	Billing %
1	At the time of Booking	10%
2	Within 60 Days From date of Booking	15%
3	Within 120 Days From date of Booking	10%
4	On casting of 33rd Floor Roof Slab	35%
5	On Application of OC	25%
6	On Offer Of Possession	5%

THE AMAARIO CONSTRUCTION LINKED PLAN.

S.No	Milestone	Billing %	Remarks
1	At the time of Booking	10%	Complete Booking amount
2	Within 90 Days	20.0%	OF TSV
3	Completion of tower basement area /9 months whichever is later	7.50%	OF TSV
4	Completion of Podium floor slab/15 months whichever is later	7.50%	OF TSV
5	Completion of 10th Floor Roof Slab	10.0%	OF TSV
6	Completion of 24th Floor Roof Slab	10.00%	OF TSV
7	Completion of 33rd Floor Roof Slab	10.00%	OF TSV
8	On Application of OC	20%	OF TSV
9	OOP	5%	OF TSV

SPECIFICATIONS

For better safety, structure designed for India's highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.

Air-Conditioned apartments, with energy efficient VRV / VRF system (Cooling & Heating).

Air-Conditioned Entrance Halls and Main passenger Lift Lobbies.

Use of treated water from STP for flushing and horticulture.

Provision for heat pump for toilets and Geyser for kitchen.

APARTMENT SPECIFICATIONS:



LIVING / DINING / LOBBY / PASSAGE

Floor - Imported Marble / Engineered Wood / Hard Wood / Vitrified Tiles.

Walls - Acrylic Emulsion paint

Ceiling - Acrylic Emulsion paint



KITCHEN

Walls - Tiles / Lacquered Glass / Stone up-to 2' above counter & Acrylic Emulsion paint in balance area

Floor - Anti-skid Tiles / Marble / Vitrified tiles

Ceiling - Acrylic Emulsion paint

Counter - Granite / Marble / Engineered stone

Fittings/ Fixtures - CP fittings, Single bowl sink with drainboard SS Sink, Provision for Exhaust Fan.

Kitchen Appliances - Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Under counter RO, all of reputed make.



BEDROOMS

Floor - Laminated Wooden Flooring / Engineered Wood

Walls - Acrylic Emulsion paint

Ceiling - Acrylic Emulsion paint

Wardrobe - Modular wardrobes.



TOILETS

Walls - Tiles / Stone / Acrylic Emulsion Paint.

Floor - Marble / Granite / Tiles

Ceiling - Acrylic Emulsion Paint

Counter - Marble / Granite / Engineered Stone

Fixture / Accessories - Glass Shower-partition (7' Ht.), Vanity, Exhaust Fan, Tower Rail / Ring, Toilet Paper Holder, all of standard make.

Sanitary ware / CP Fittings - Single Lever CP fittings, Wash Basin, Floor mounted / Wall-Hung WC



BALCONY

Floor - Tiles

Ceiling - Exterior grade Paint

Railing - Glass / SS / MS



PLUMBING

CPVC piping for water supply & UPVC piping for RWP, Soil waste & Vent



FIRE FIGHTING SYSTEM

Fire Fighting system with Sprinklers, smoke detection system etc.



UTILITY/SERVANT

Floor - Tiles

Ceiling - Acrylic Emulsion Paint

Toilet - Flooring & Walls in tiles/ plaster/ mirror/ cladding, Conventional CP fittings and Chinaware



DOORS

Internal Doors - Painted/ Polished frame with Painted/ Laminated/ Polished/ Veneered flush doors.

External Doors - Painted/ Polished frame with Painted/ Laminated/ Polished/ Veneered flush doors. (2Hr. Fire Rated)



EXTERNAL GLAZING

Windows / External Glazing - Single / Double glass unit with clear glass UPVC / Aluminium Frames. UPVC / Aluminium Frames with Clear Frosted Glass in Toilets.



ELECTRICAL FIXTURES / FITTINGS

Modular switches and copper wiring. Exhaust fan in toilets and Kitchen. Home Automation for selected services as per design.



POWER BACK-UP

For each apartments load not exceeding 9 KVA

DG capacity shall be at 70% of the load factor of individual apartment and 70% overall diversity for total diversified load of apartments as well as diversified load of common areas.

Common Areas | Security System

Secured Gated Community with access Control at entrances. CCTV surveillance.



PASSENGER LIFT LOBBY

Lift Lobby Floors - Tile / Marble / Granite / Engineered Stone

Lift Lobby walls - Combination of Marble / Acrylic Emulsion Paint / Wallpaper / Veneer/ Films / Mirror



SERVICE LIFT LOBBY

Lift Lobby Floors - Tile / Stones / IPS

Lift Lobby walls - Flat Oil Paint / OBD / Acrylic Emulsion Paint



STAIRCASES

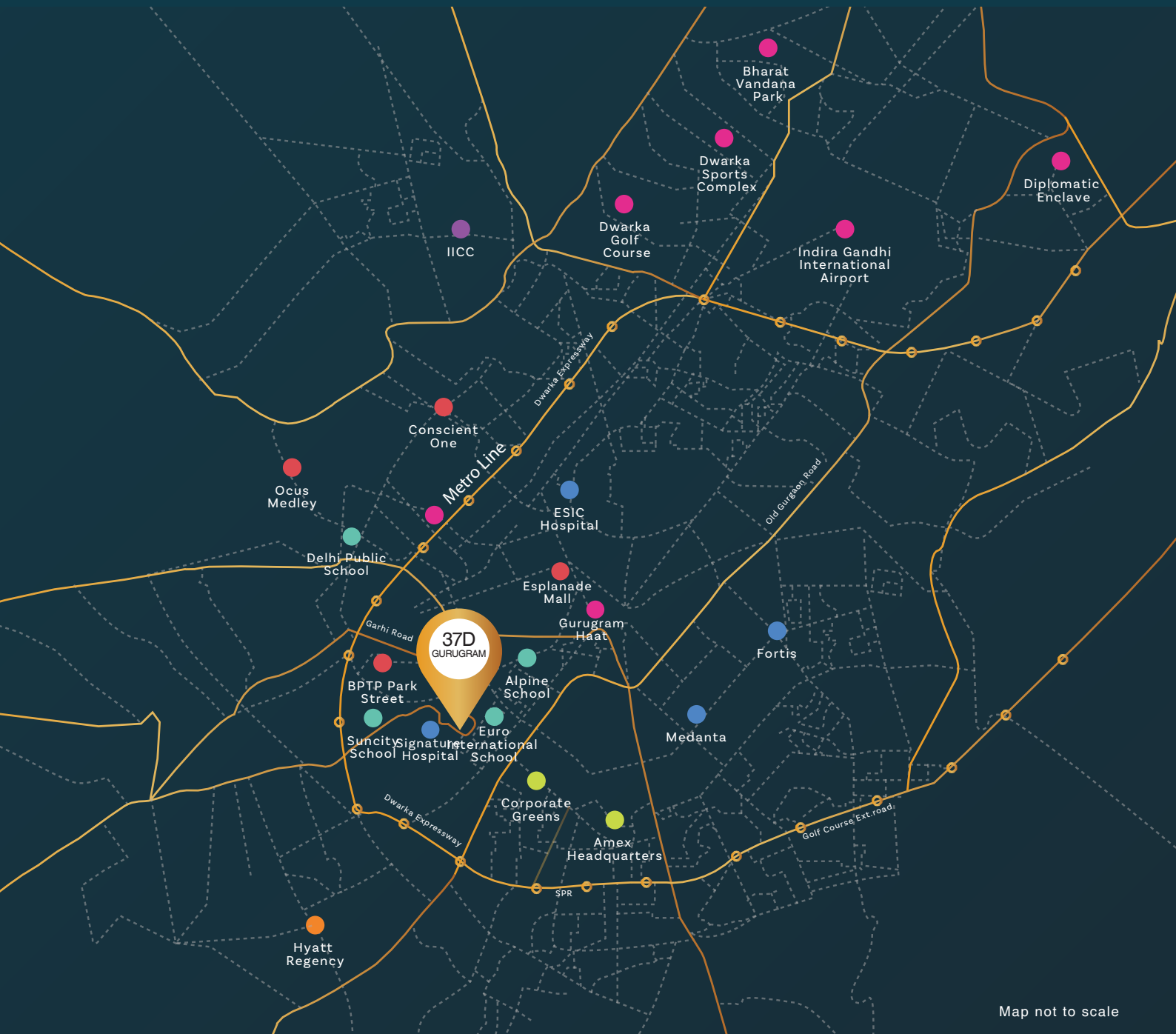
Floors
Tile / Indian Stone / Granite

Walls
Flat Oil Paint / OBD

Conversion Scale
1 feet = 304.8 mm

DISCLAIMER: Marble / Granite being natural material have inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction. The extent / number / variety of the equipment's / appliances and their make / brand thereof are tentative and liable to change at sole discretion of the Promoter. Applicant shall not have any right to raise objection in this regard.

CONVENIENCE FIT FOR ROYALTY.



Map not to scale

◆ SCHOOLS

- Delhi Public School
- Euro International School
- Suncity School
- Alpine School v

◆ HOSPITALS

- Signature Hospital
- ESIC Hospital
- Medanta
- Fortis

◆ SHOPPING

- BPTP Park Street
- Conscient One
- Ocus Medley
- Esplanade Mall

◆ EVERY ROAD LEADS TO ROYALTY

- Dwarka Golf Course
- Bharat Vandana Park
- Dwarka Sports Complex
- Gurugram Haat
- Metro Line
- IGI Airport
- Diplomatic Enclave

◆ CORPORATES

- Amex Headquarters
- Corporate Greens

◆ HOTELS

- Hyatt Regency

◆ CONVENTION CENTER

- IICC

BUILDING LEGACIES. BUILDING DREAMS.

For two decades, BPTP has built legacies fit for
royalty.

50 million sq. ft.
delivered*

50 projects
completed*

25,000 valued
customers*

2,500 acres of land bank
across NCR*

A MAJESTIC NEW BEGINNING
STARTS HERE.



REPRESENTATIVE IMAGE ONLY

COME HOME TO
THE AMAARIO
FOR THE ROYALS OF TOMORROW

Where sustainability meets luxury to craft
a lifestyle fit for modern monarchs.



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Disclaimer:

The Amaario has been registered via HARERA with registration number RC/REP/HARERA/GGM/820/552/2024/47 and is available on the website <https://haryanarera.gov.in/> under registered projects. || License No. no. 83 dated 05.04.2008 and no. 94 dated 24.10.2011 obtained by M/s Countrywide Promoters (P) Ltd, a wholly owned subsidiary of M/s BPTP Limited|| Building Plan approved vide Memo No. ZP-437-Voll.-II/JD(RA)/2024/10823 dated 27.03.2024 || The Amaario, registered as a separate phase, having land admeasuring 4.76 Acres, is part of group housing colony/township being developed on combined land admeasuring 43.558 acres situated in Sector 37D, Gurugram || The terms of allotment/sale shall be subject to (a) application form , allotment letter, agreement for sale and /or conveyance deed; (b) licenses, building plan and other approvals; and (c) occupation certificate(s). Nothing contained herein constitutes an invitation to offer, an offer, provisional or final allotment and does not form part of any legally binding agreement and/or commitment of any nature. All material/representations, plans, specifications, images (other than actual images), areas, sizes, shapes and positions and facilities, amenities and recreational areas as shown are merely artistic impressions and no guarantee is given of such impressions to be in line with actual Project. All specifications and amenities, shall be as per the final agreement and subject to amendment as may be decided by the Developer, under the provisions of applicable laws or as directed by any competent authority.