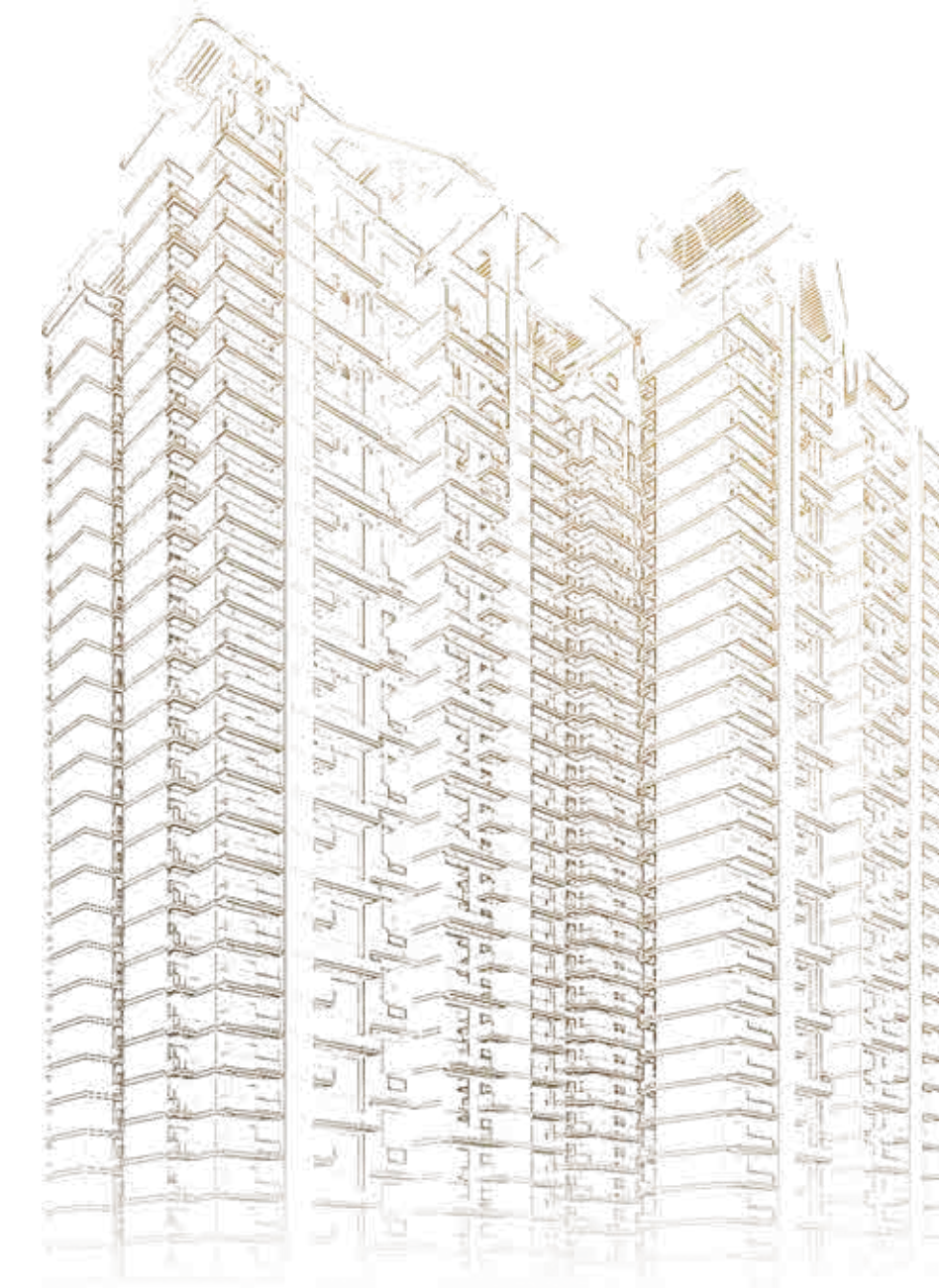




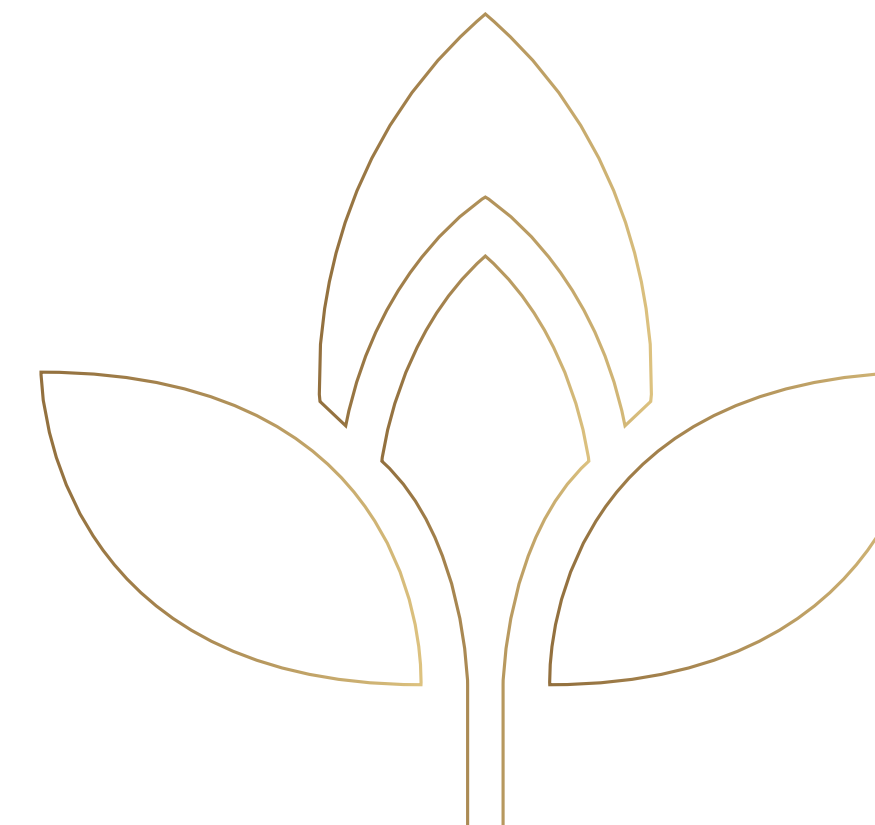
AMBROSIA
— LUXURY RESIDENCES —
SECTOR -70, GURUGRAM

Ultra Luxurious Residences in Gurugram
with "Double Height" living areas offering classic
layouts in a modern setting.











**Luxury
Apartments**
Where
Convenience
Meets elegance





AMBROSIA
LUXURY RESIDENCES

LOCATION ADVANTAGES:

- 
CONNECTIVITY
 - On Southern Peripheral Road (SPR)
 - 5 Min From Sohna Road
 - 5 Min From Golf Course Road
 - 5 Min From Dwarka Expressway
- 
AIRPORT
 - 20 Min From Indira Gandhi International Airport
- 
METRO
 - Proposed Metro On SPR
 - 10 Min From Huda City Centre Metro Station (Millennium)
- 
HOSPITALS
 - 10 Min From Medanta Hospital
 - 15 Min From Artemis Hospital
 - 20 Min From Paras Hospital
- 
SCHOOL & COLLEGE
 - 2 Min From Suraj School
 - 5 Min From Eva Preschool
 - 15 Min From Kamrah Institute Of Information And Technology (Kiit)
- 
SHOPPING MALLS
 - 10 Min From Worldmark Gurgaon
 - 15 Min From Huda Market
- 
GOLF CLUB
 - 20 Min From Dlf Golf And Country Club

DARBARIPUR ROAD

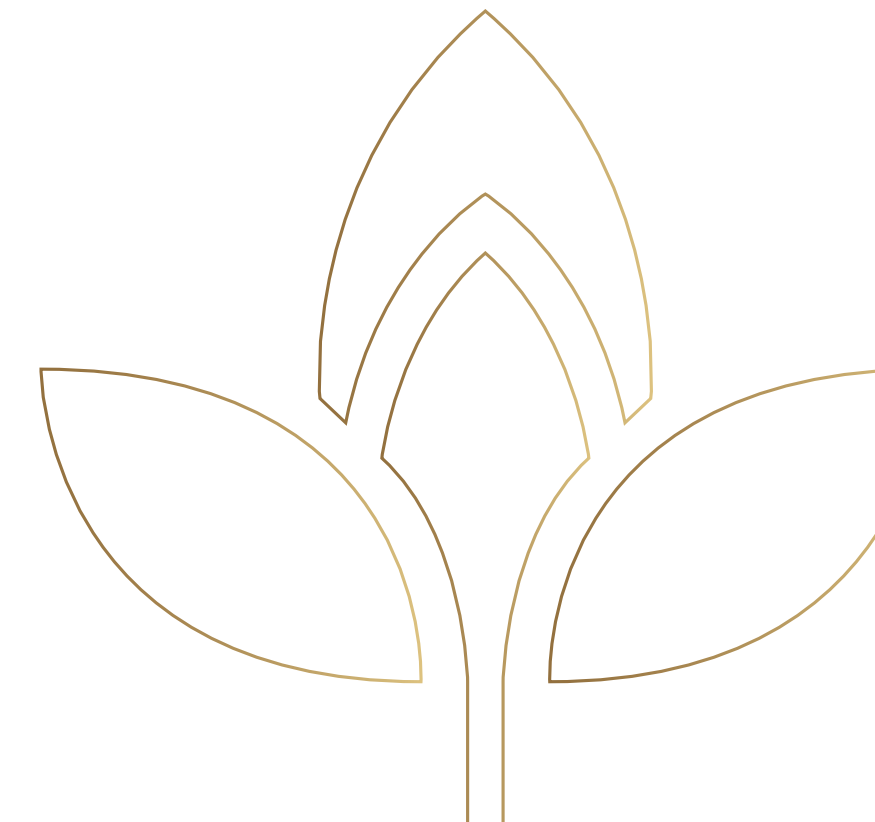
60 MTR WIDE EXISTING ROAD

24 MTR WIDE EXISTING ROAD



LEGEND:

- | | |
|---|---------------------------------|
| 1. MAIN SITE ENTRY/EXIT | 20. SHADE CANOPY |
| 2. WAVE CANOPY | 21. POOL DECK |
| 3. TRICKLING WATER
CASCADE | 22. SUN LOUNGER DECK |
| 4. FEATURE RAMP CANOPY
COVERING | 23. FLOATING WATER
PAVILION |
| 5. GOLF CART TRACK | 24. SHALLOW LOUNGER |
| 6. FAMILY PAVILION | 25. MAIN SWIMMING POOL |
| 7. KIDS FUN PLANET | 26. CHANGING ROOMS |
| 8. DENSE TRAIL | 27. HALF BASKETBALL
COURT |
| 9. MEANDERING GARDEN /
COMMUNITY PARK | 28. RAISED SITTING PAVILION |
| 10. HEALING / MEDITATION ZONE | 29. LANDSCAPE PLAZA /
ARCADE |
| 11. STEPPED THEATRE FOR
COMMUNITY GET-TOGETHER | 30. ENTRY TO CLUB |
| 12. BUBBLING WELCOME WATER
FEATURE | 31. SHOPPING PLAZA |
| 13. CYCLE STAND | 32. SURFACE PARKING |
| 14. MULTI-LEVEL WATER
CASCADE | |
| 15. CLUB DROP-OFF PLAZA | |
| 16. WAVE TRAIL TO CLUB | |
| 17. POCKET LAWN | |
| 18. CONNECTING WALKING TRAIL | |
| 19. KIDS POOL | |





AMBROSIA

METICULOUSLY DESIGNED
ENTRY AND SECURITY GATE

ARRIVE IN STYLE
LUXURY DROP-OFF ZONE



RENEW WITH NATURE
ELEVATE YOUR LIFESTYLE



SAFE HAVEN FOR
LITTLE EXPLORERS








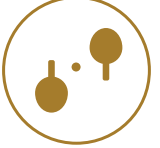



SPECIALLY PLANNED OPEN AIR SPACES
FOR SOCIAL GATHERING



CENTRAL GREEN



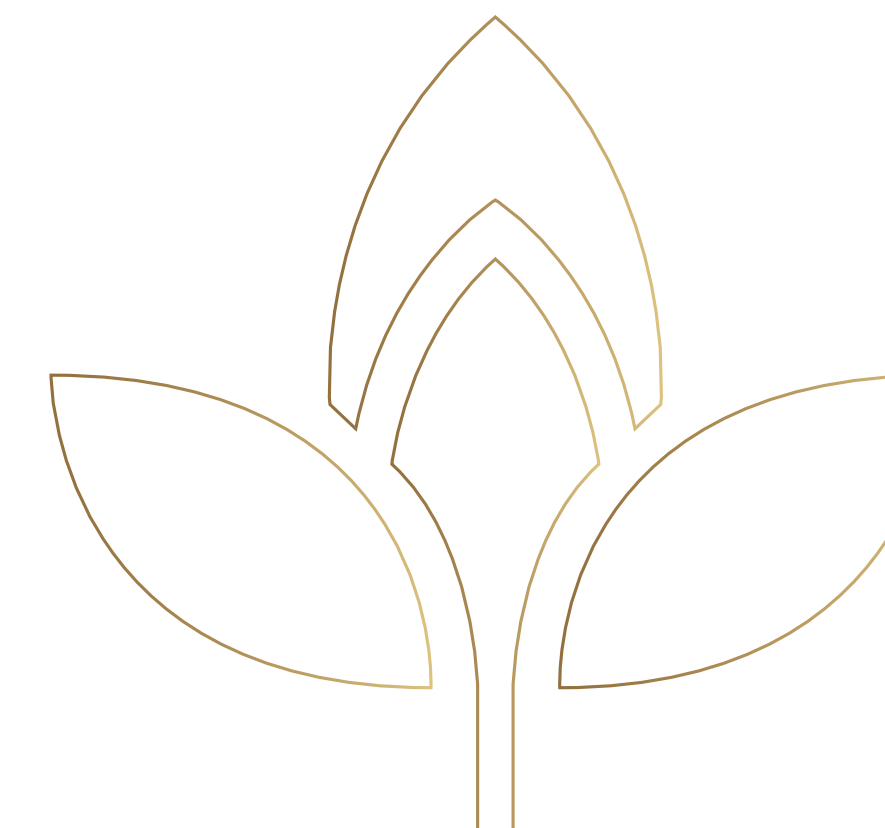
AMBROSIA
CLUB

 SWIMMING POOL	 BANQUET HALL	 RESTAURANT	 CARD ROOM
 SQUASH COURT	 SPA	 KIDS PLAY AREA	 CRECHE
 SNOOKER ROOM	 BASKET BALL COURT	 GYMNASIUM	 PLAY ROOM
 YOGA SPACE	 JOGGING TRACK	 THEATRE	 BUSINESS CENTRE



Escape the
hustle and
bustle of
everyday life

And retreat to our
luxury clubhouse,
where tranquility
awaits.





КЛУБ
АМБРОЗИЯ

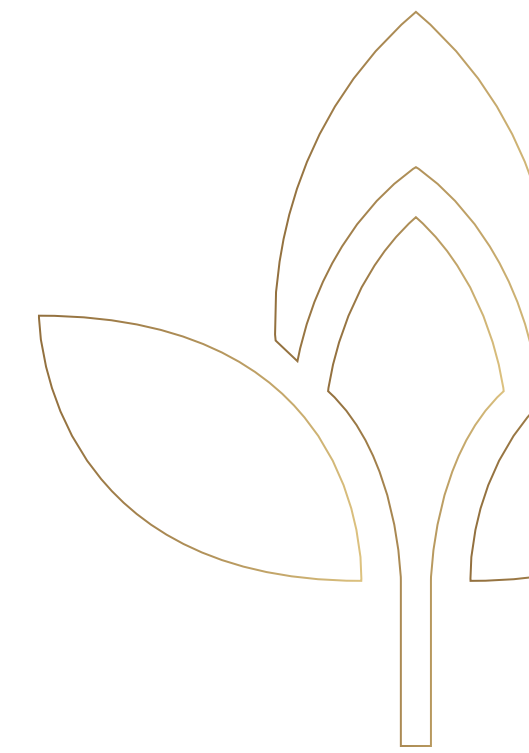





A CONTEMPORARY POOL
IMMERSED IN A NATURAL LANDSCAPE



EXCLUSIVE KIDS POOL
IN CENTRAL LANDSCAPE



Where
"Fine dining"
meets
unparalleled
Extravagance





SQUASH COURT



BUSINESS CENTRE



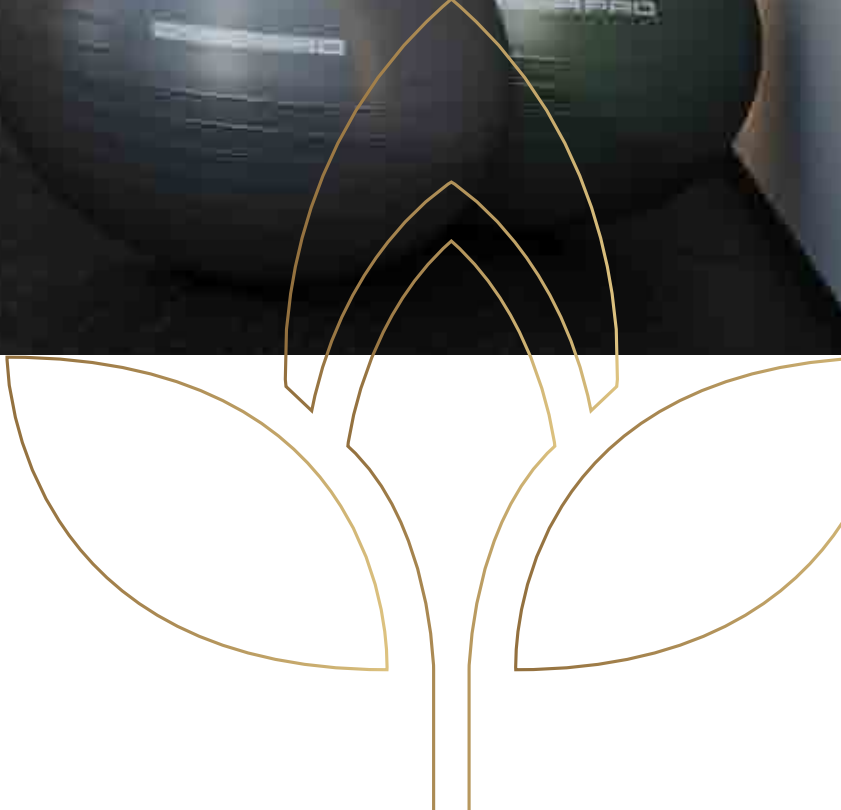
MOVIE THEATRE



SPA



Exclusive residential
Fitness center with yoga studio





Secured
Kids Play Room
and open air
Play Area





GAME ROOM

A SPECIAL TREAT FOR THE
YOUNGER SET





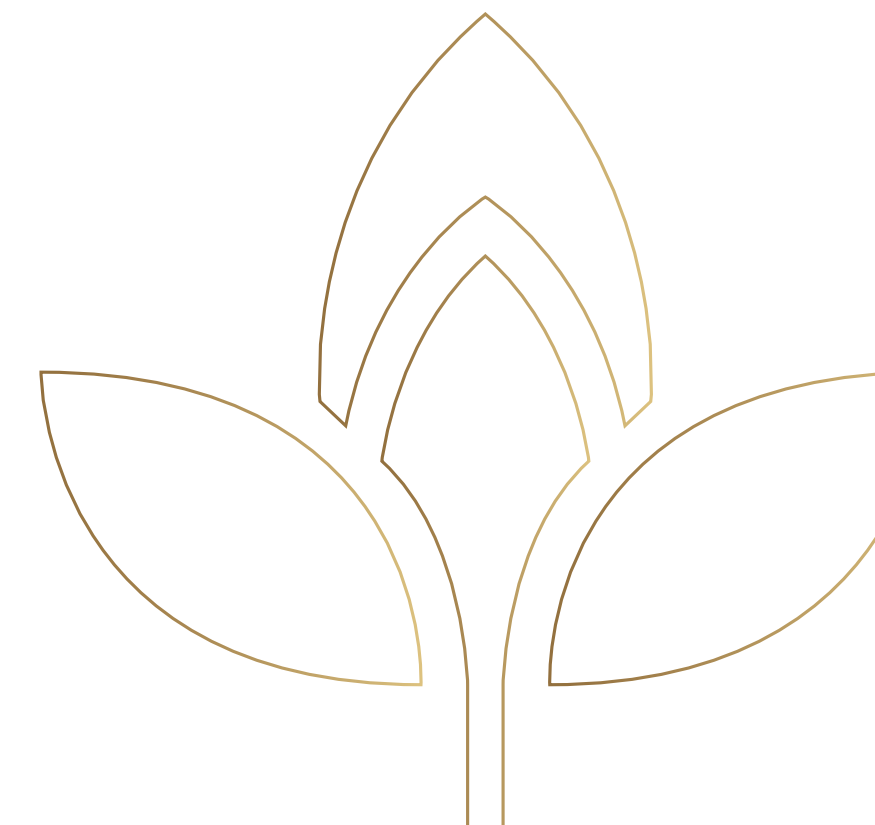
CARD ROOM

ULTRA LUXURY
INTERIORS





Every step of each resident's journey, from the main lobby to their own residences, is carefully considered and meticulously choreographed to achieve the most welcoming and gracious flow.







**Embark
on a grand
entrance,**
where luxury
unfolds with
every step





The comforts
of home are
elevated by
an entire floor
of beautifully
appointed
destinations





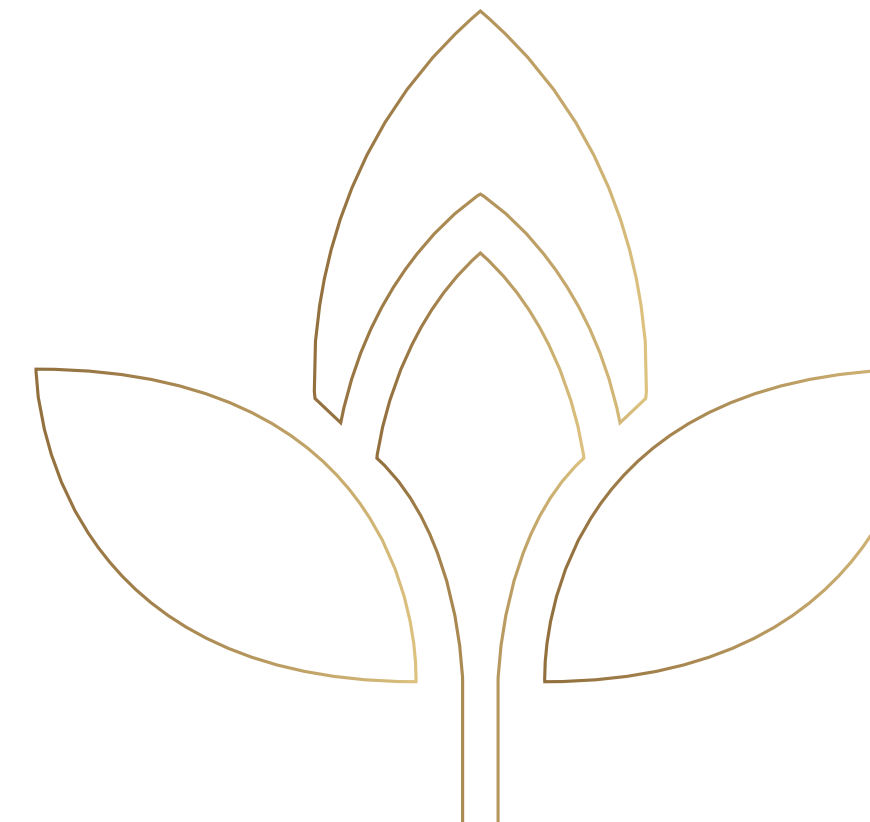
**DOUBLE-
HEIGHT
Elegance**
For your
Living room







Where culinary
excellence meets
modern luxury,
your kitchen
becomes a
masterpiece
of style

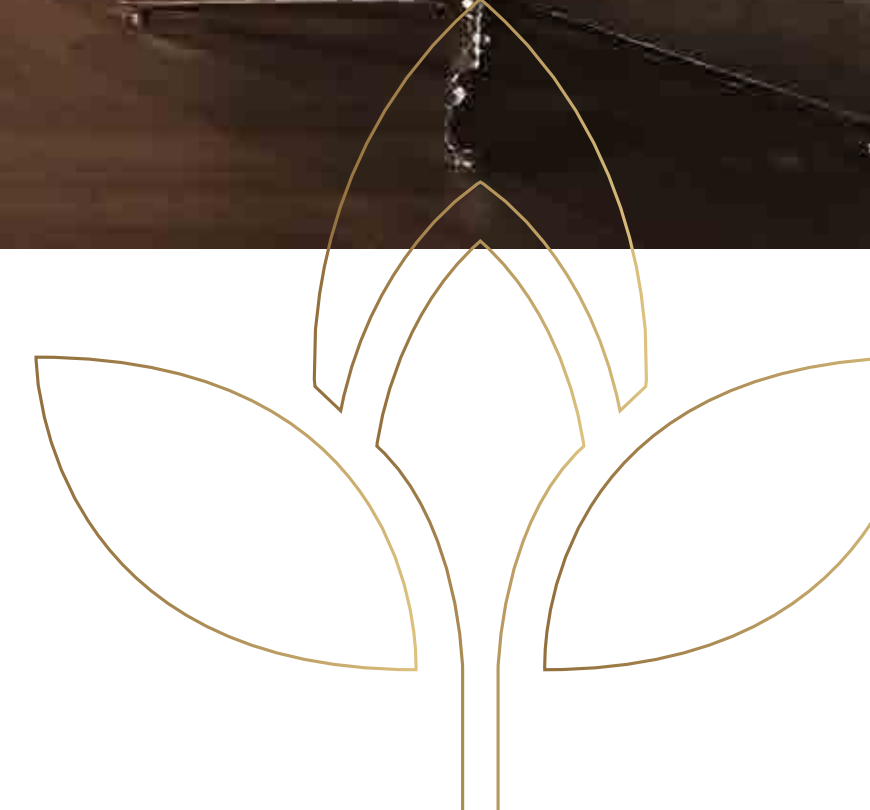




YOUR GATEWAY
TO OUTDOOR SERENITY



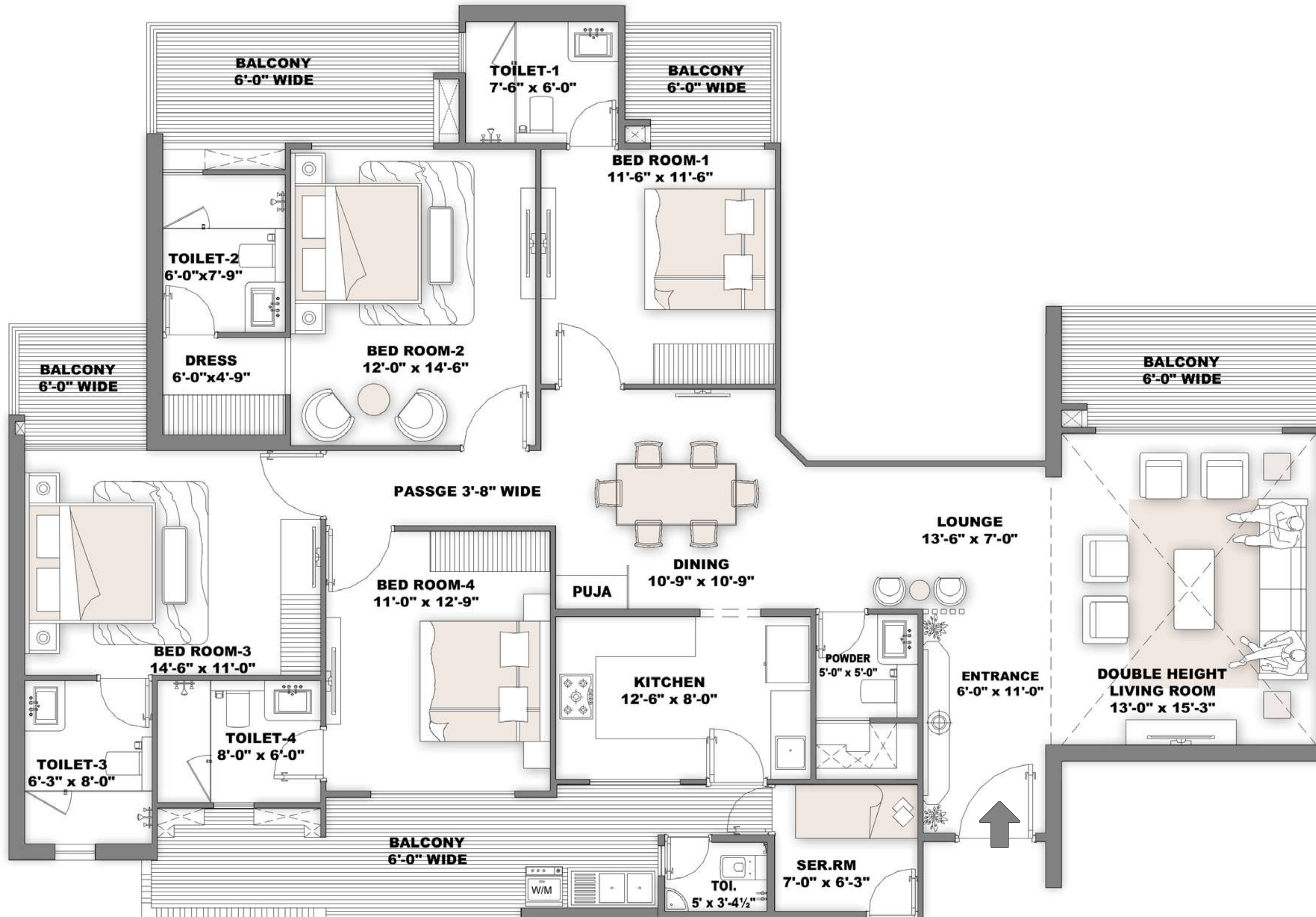
Indulge in a sanctuary of modern luxury,
**where your bedroom becomes a
masterpiece of comfort and style.**





UNIT PLAN

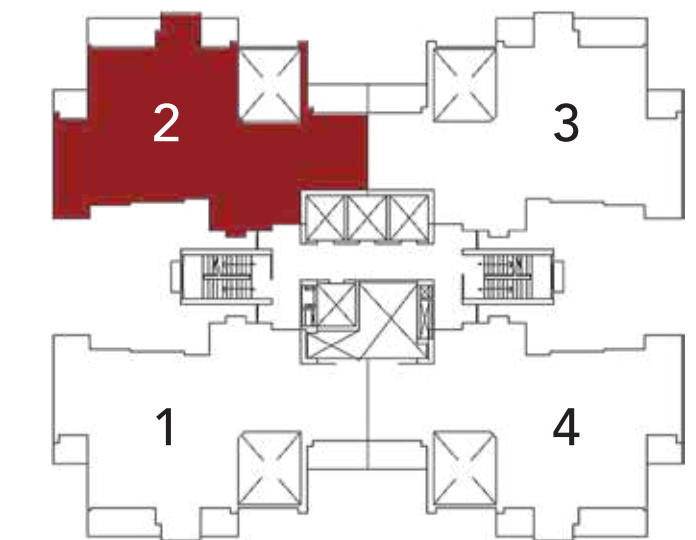


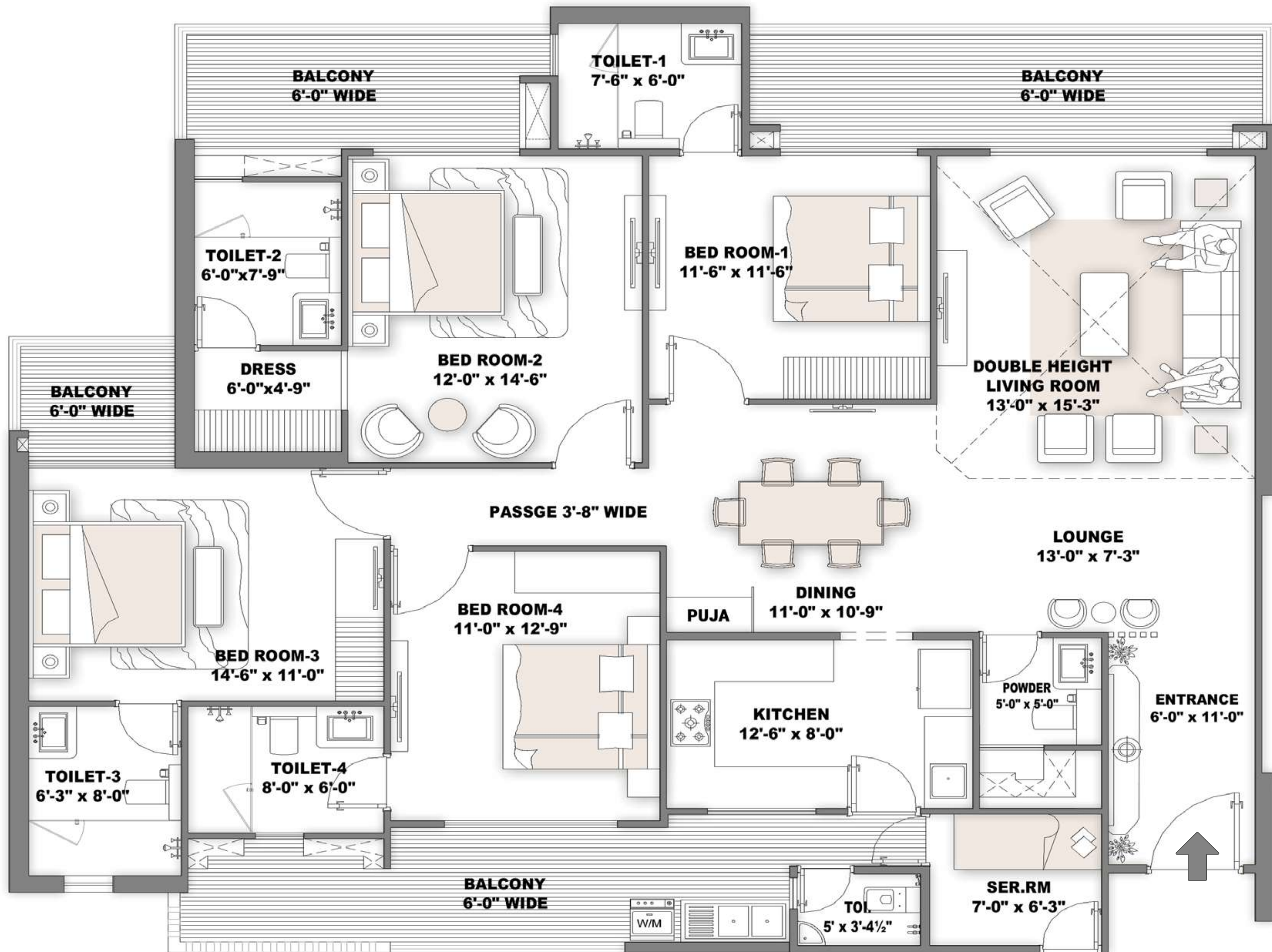


TOWER-A (EVEN FLOOR)

4 Bedroom + 4 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
5 Balcony

Carpet Area : 1576.51 Sq. Ft.
Balcony Area : 342.70 Sq. Ft.

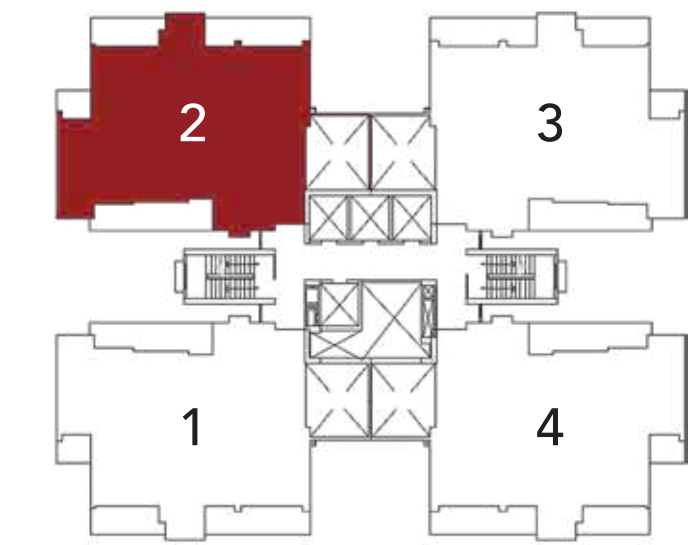


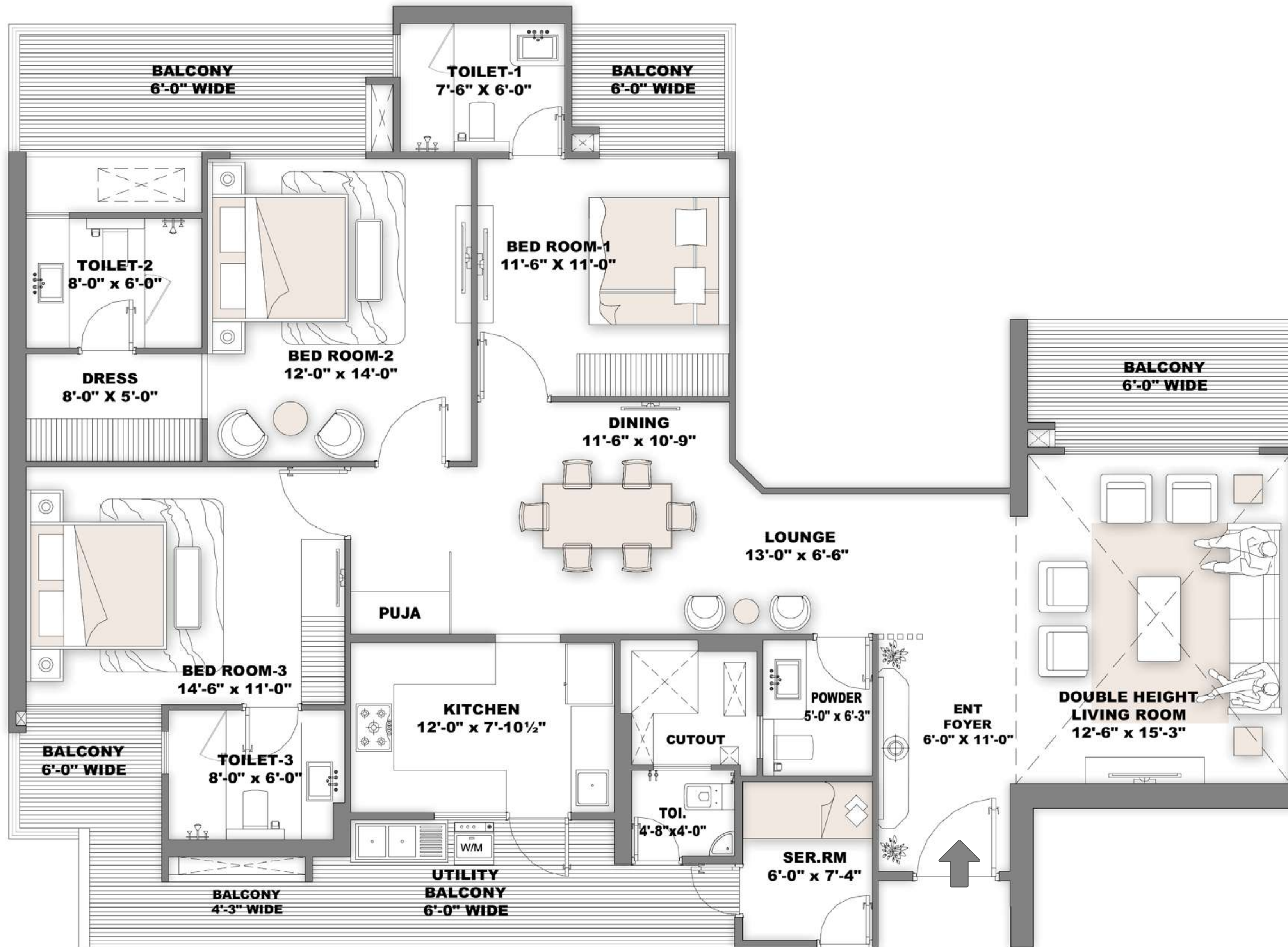


TOWER-A (ODD FLOOR)

4 Bedroom + 4 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
4 Balcony

Carpet Area : 1581.37 Sq. Ft.
Balcony Area : 347.45 Sq. Ft.

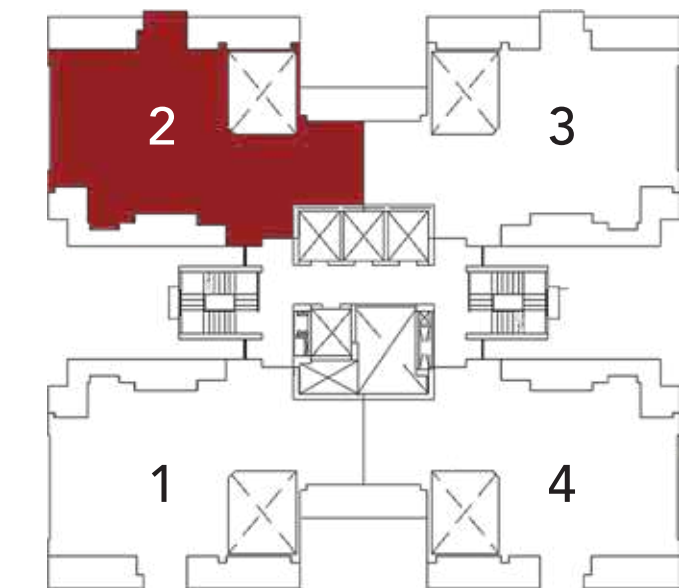


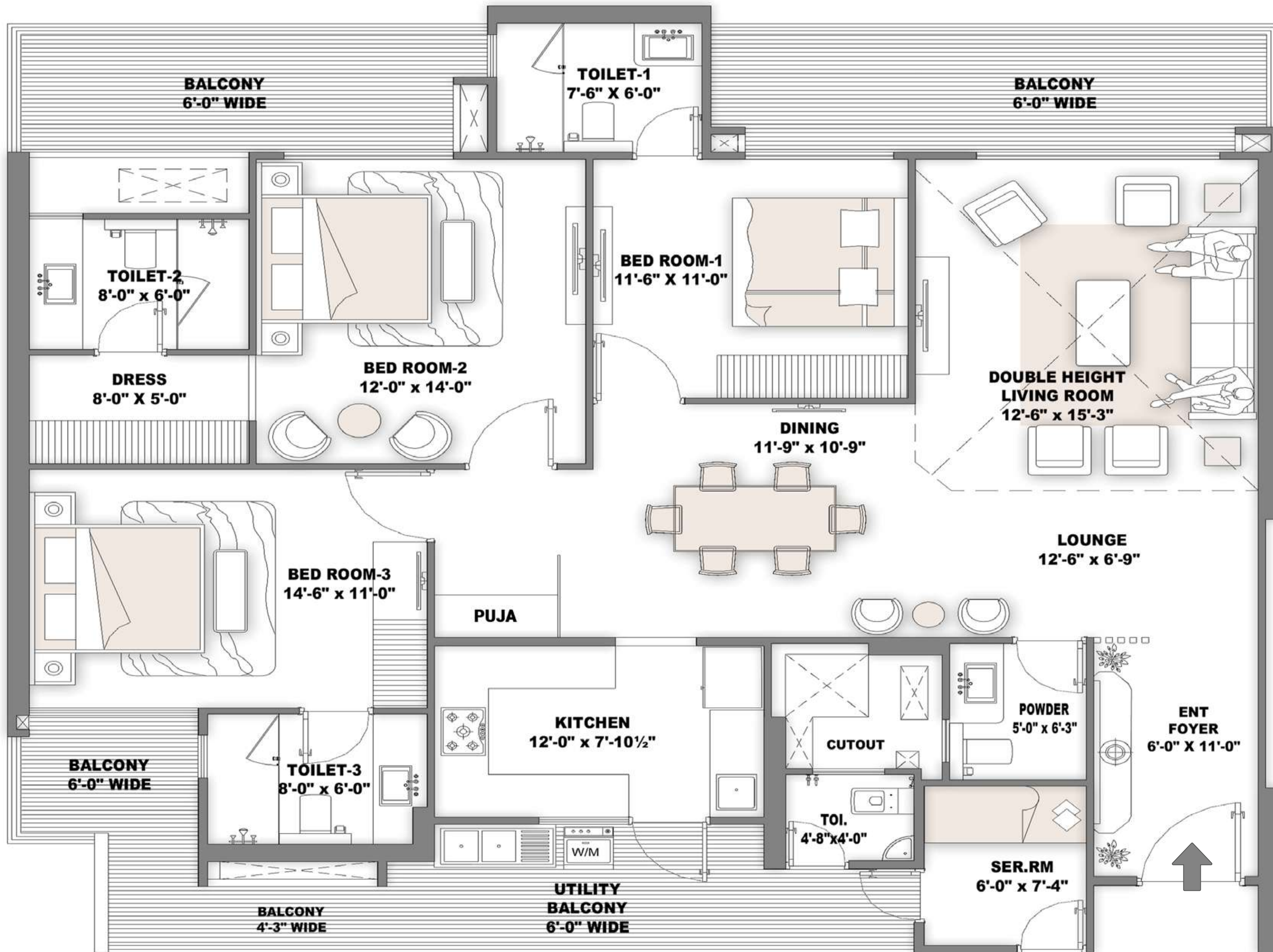


TOWER-B (EVEN FLOOR)

3 Bedroom + 3 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
4 Balcony

Carpet Area : 1365.77 Sq. Ft.
Balcony Area : 403.85 Sq. Ft.

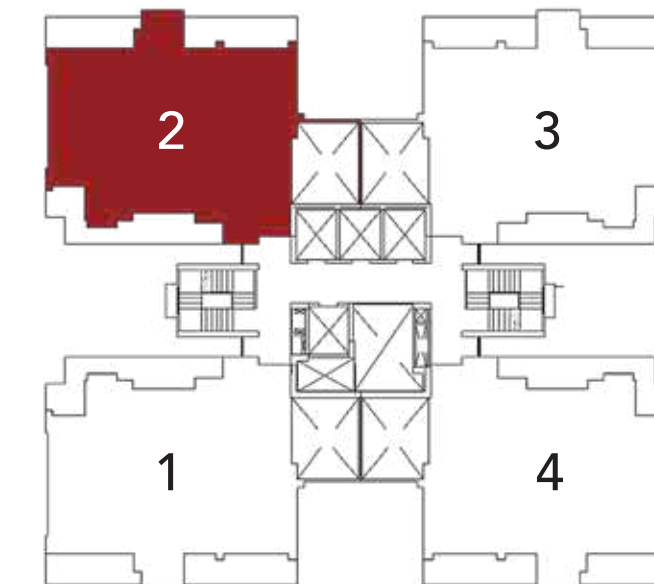




TOWER-B (ODD FLOOR)

3 Bedroom + 3 Toilet + Dress +
Double Height Living Room +
Dining + Powder Room + Puja +
Kitchen + Servant Room +
3 Balcony

Carpet Area : 1370.70 Sq. Ft.
Balcony Area : 408.60 Sq. Ft.



MECHANICAL
PARKING



SENIOR
CITIZEN SPACE



SMART
BUILDING



PET PARK



5-TIER
SECURITY
SYSTEM



4 HIGH
SPEED
ELEVATORS



GOLF CART



AIR
CONDITIONING
WITH VRV
SYSTEM



100% POWER
BACKUP



EXCLUSIVE
KIDS POOL



OUTDOOR
SPORTS AREA



EXCLUSIVE
KIDS PLAY ZONE
WITH MODERN EQUIPMENTS



24 - HOUR
EMERGENCY
MAINTENANCE



EV
CHARGING
STATION



RETAIL
SPACE



GAMING
ZONE



BIOMETRIC
ACCESS
CONTROL



BUILDING ENGINEERING

Safety

Firefighting systems are installed as per regulatory requirements.
Lightning protection system is installed as per regulatory requirements.

Earthquake Resistant Structure

Design adheres to Zone 4 standards, ensuring structural safety.

Aluminium Formwork

The use of aluminium formwork ensures exceptional construction quality.

Extreme Wind Design

Designed for extreme wind conditions, providing extra comfort for residents.

Efficient Sewage Treatment

A membrane-based sewage treatment plant ensures effective waste management.

VRV/VRF

All habitable spaces are air-conditioned with indoor units.

High-Speed Elevators

Experience reduced waiting and travel time with high-speed elevators, enhancing overall convenience.

Intelligent Lighting

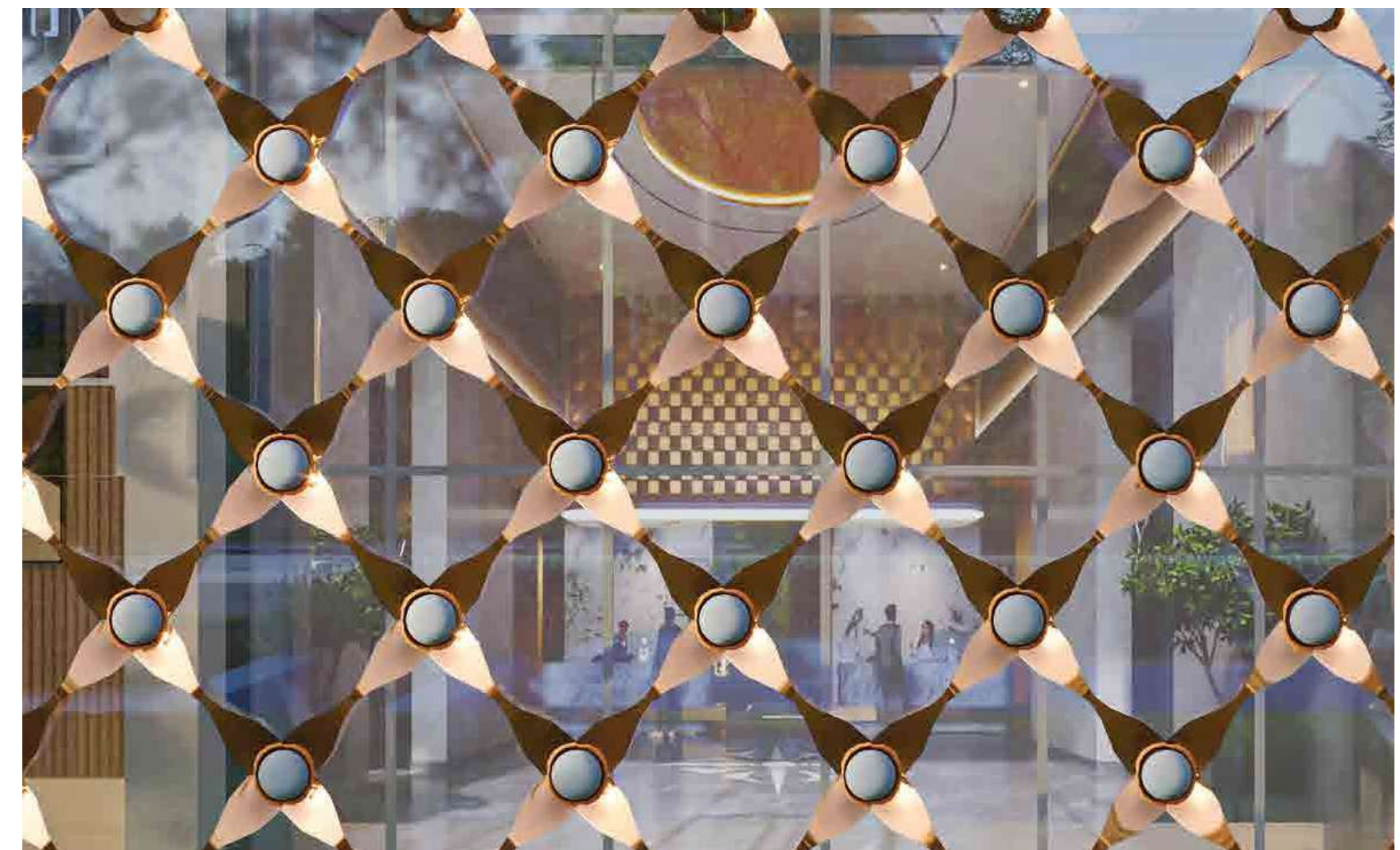
A timer-controlled external Lighting system for energy efficiency.

Reliable Power Backup

Fully equipped generators provides 100% power backup.

FRLSH Wiring System

FRLSH wires feature insulation materials that produce minimal smoke and non-toxic halogens in the event of fire or high temperatures.
Compared to standard electrical cables, they offer superior fire resistance, emitting Less smoke.



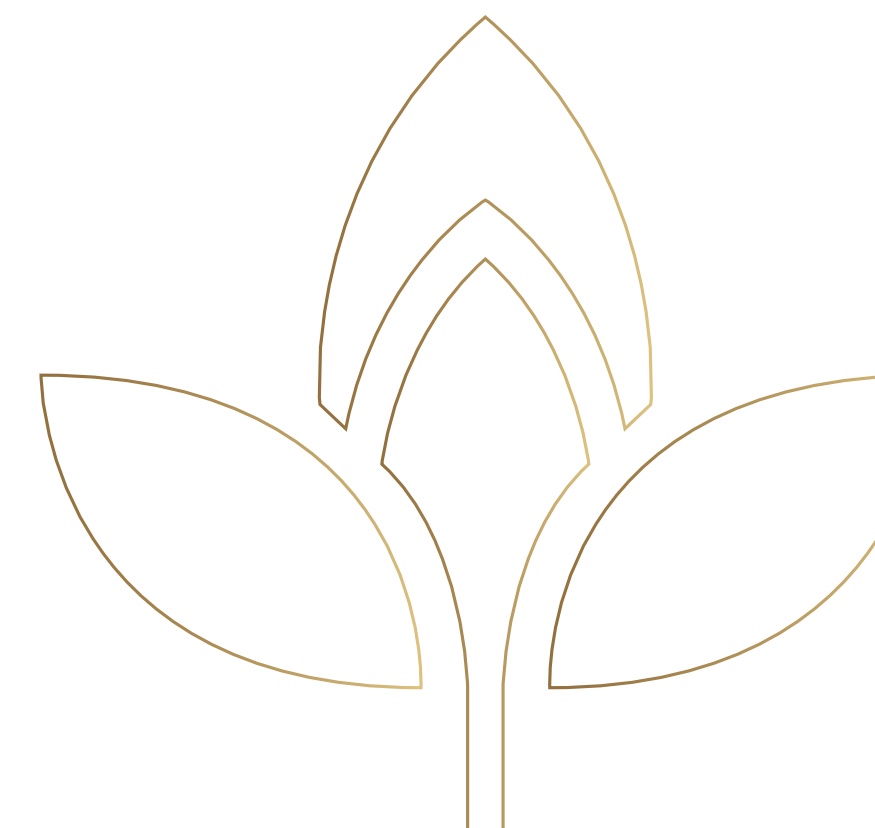
SPECIFICATIONS

S.NO	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
1	LIVING/ DINING / FOYER		
	FLOORING & SKIRTING	IMPORTED MARBLE	AS/ SELECTION
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
2	POWDER ROOM		
	FLOORING & SKIRTING	VITRIFIED DESIGNER TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	DESIGNER TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
3	MASTER BEDROOM		
	FLOORING & SKIRTING	LAMINATED WOODEN FLOORING/ VITRIFIED TILES	ACTION TESA/ GREENLAM/ CENTURY PLY OR EQUIVALENT TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
	INDOOR A.C UNIT	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT
4	MASTER TOILET		
	FLOORING & SKIRTING	ANTI SKID TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	ENGINEERED STONE/ GRANITE	AS/ SELECTION
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
	SHOWER GLASS PARTITION	GLASS PARTITION	MR. GLASS/ OZONE/ JAQUAR OR EQUIVALENT
5	OTHER BEDROOM		
	FLOORING & SKIRTING	LAMINATED WOODEN FLOORING/ VITRIFIED TILES	ACTION TESA/ GREENLAM/ CENTURY PLY OR EQUIVALENT TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
	INDOOR A.C UNIT	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT
6	OTHER TOILETS		
	FLOORING & SKIRTING	ANTI SKID TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	ENGINEERED STONE/ GRANITE	AS/ SELECTION
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
	SHOWER GLASS PARTITION	GLASS PARTITION	MR. GLASS/ OZONE/ JAQUAR OR EQUIVALENT

7	KITCHEN		
	FLOORING & SKIRTING	STONE/ VITRIFIED MATTE TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	GLOSSY TILES & ACRYLIC EMULSION PAINT	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	GRANITE	AS/ SELECTION
	FITTING & ACCESSORIES	MODULAR CABINETARY WITH SOFT CLOSE TRAYS, HOB & CHIMNEY	HOB & CHIMNEY: GLEN/ BOSCH/ SIEMENS/ LG/ SAMSUNG/ ELICA/ WHIRLPOOL OR EQUIVALENT. FAUCET : GROHE/ KOHLER OR EQUIVALENT
AIR CONDITIONING	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT	
8	TYPICAL FLOOR LIFT & STAIRCASE LOBBY		
	FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES/ GRANITE	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ENAMEL + SEMI-ACRYLIC PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
9	SERVANT ROOM / UTILITY		
	FLOORING & SKIRTING	VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
10	SERVANT ROOM TOILETS		
	FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	DESIGNER TILES	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	OIL BOUND DISTEMPER	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	FITTING & FIXTURE	WASH BASIN WITH FAUCET, MIXTURES	CERA/ ROCA/ HINDWARE OR EQUIVALENT
11	BALCONIES		
	FLOORING	VITRIFIED MATTE TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	EXTERIOR GRADE ACRYLIC EMULSION PAINT WITH GYPSUM	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	PLASTER	
	RAILING- LIVING/DINING & BEDROOMS	STAINLESS STEEL WITH GLASS	AS/ SELECTION
12	EXTERNAL DOOR WINDOW	GLAZING WITH UPVC / ALUMINIUM FRAME	AS PER VENDOR SELECTION
13	APARTMENT DOORS	MAIN DOOR: VENEER/LAMINATED FLUSH DOOR SHUTTER, ARCHITRAVE & FRAME	NA
		OTHER DOORS: LAMINATED SHUTTER/ FLUSH DOOR SHUTTERS. ARCHITRAVE & FRAME	
14	AIR CONDITIONING	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT
15	LIFT	PASSENGER LIFT	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT
		SERVICE LIFT	
16	DOUBLE HEIGHT TOWER ENTRANCE LOBBY		
	FLOORING & SKIRTING	IMPORTED MARBLE	
	WALLS	DESIGNER MATERIAL	
	FURNITURE	BESPOKE MODERN FURNITURE	



Elevate
your perspective,
“luxury living”
from above.





Where a diverse array
of retail shops awaits





Offering unique experiences

to satisfy every shopper's needs and desires.



A TEAM OF CONSULTANTS

A CREATION BY
INTERNATIONALLY
ACCLAIMED
AR. GIAN P. MATHUR & ASSOCIATES



GPM Architects, the internationally renowned firm founded and led by Ar. Gian P Mathur, has created some of the most distinguished edifices of the late 20th and early 21st centuries. Known for architecture that takes inspiration from its surroundings, GPM and his team Landscape Consultant , MEP Consultant, Structural Consultant , Interior Designer, take a scholarly approach to their work and build upon the history of architecture to create their own impressive designs.

ENGR. PRADEEP KULSHRESHTHA
EMPANELLED WITH
DTCP, HARYANA AS STRUCTURE AND
PROOF CONSULTANTS

Experienced Structural Engineer with a demonstrated history of working in the design industry for over 34 years. Strong engineering professional skilled in BIS Codes, Construction Engineering, Value Engineering, High Rise structures, and Portfolio includes Residential, Commercial, Hospitality, Retail, Entertainment & Industrial.

AVACADO
AR. ABIR CHOPRA
INTERIOR DESIGNER



AVACADO was founded with the vision to create a multidisciplinary architecture and design studio driven by the ethos of wellness and biophilic design. AVACADO has since grown into a robust team of talented architects and designers with varying specializations in the field of architecture, interior design, sustainability and computational design. We are working on projects across geographies and typologies.

GREEN BOX DESIGNS
LANDSCAPE CONSULTANT
AR. AMIT SHARMA



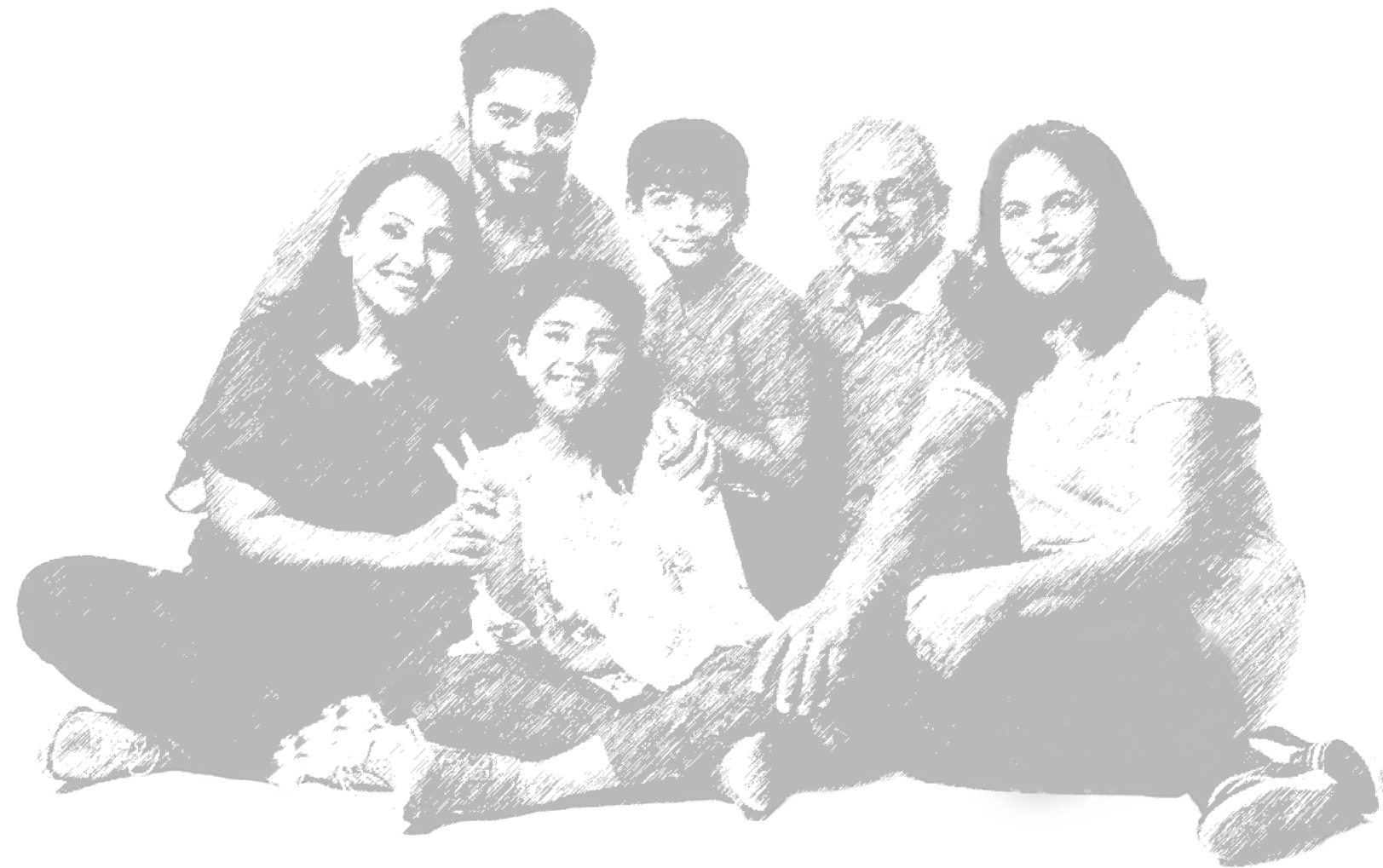
Green Box Designs are designers of environment- An environment that encompass both natural and social worlds, urban spaces and wilderness. They design for people and community, continue to give healthy environment and communities in all possible aspects.

Green Box team believe in sustainable, ethical and eco-friendly designs. Working in the landscape field for more than 25 years and continue to serve everyday with new innovations and ideas.



Crafting iconic luxury projects with exquisite design, unparalleled amenities, and a commitment to elevate urban living experiences.

A luxury segment of
“Shree Vardhman Group”

































Elevating Happy family Life in the
Epitome of Luxury



Shree Vardhman Group has more than two decades of experience in development, marketing and promotion of various residential and commercial projects. The group is currently developing more than 15 million sq.ft. of residential and commercial properties across Northern India. The qualities that set the group apart amongst its contemporaries are its privileged view point and daunting passion. Every endeavour and effort clearly emphasises the credibility and integrity of the group.

The group is well known for its commitment to quality and transparency. The group has ongoing projects in premium locations of Gurugram, Sonapat, Kurukshetra, Panchkula and Sohna. Shree Vardhman Group has carved a niche for itself in the real estate industry of India and has more than 8000 satisfied customers across its various projects.

 DELIVERED	Actual Site Photograph  SHREE VARDHMAN GARDENIA 14 Acre Group Housing Sector 10, Sonapat	 DELIVERED	 SHREE VARDHMAN CITY 50.125 Acre Township Sector 30, NH - 1, Kurukshetra	 DELIVERED	 THE FLOWER CITY Sector - 2, Pehowa FLOWER CITY 35 Acre Plotted Colony Sector - 2, Pehowa
 DELIVERED	 SHREE VARDHMAN MY HOMES Luxurious Independent Floors Sector - 30, NH - 1, Kurukshetra	 DELIVERED	 SHREE VARDHMAN FLORA 10.88, Acre Group Housing Sector - 90, Gurugram	 DELIVERED	 THE FLOWER CITY Sec-32, NH-44, Kurukshetra FLOWER CITY 40.206 Acre Plotted Colony Sector - 32, Kurukshetra, Haryana
 DELIVERED	Actual Site Photograph  SHREE VARDHMAN MANTRA 11.26 Acre Group Housing Sector - 67, Gurugram	 DELIVERED	 SHREE VARDHMAN VICTORIA 10.96 Acre Premium Group Housing Sector - 70, Gurugram	 DELIVERED	 NATURE VALLEY Sector - 19, Panipat NATURE VALLEY Plotted Colony Sector - 70, Gurugram
 DELIVERED	 SHREE VARDHMAN CITY Sector - 2, Sohna, Gurugram SHREE VARDHMAN CITY 10.75 Acre, Plotted Colony Sector - 2, Sohna Road, Gurugram	 DELIVERED	 THE FLOWER CITY Sector - 19, Panipat FLOWER CITY Sector - 19, Panipat	 DELIVERED	 GARDEN CITY Sector 30, Kurukshetra GARDEN CITY Where Positivity Meets Divinity Sector - 30, Kurukshetra
 UNDER DEVELOPMENT	 SHREE VARDHMAN GREEN SPACE 5.00 Acre, Affordable Group Housing Sector - 14, Panchkula	 UNDER DEVELOPMENT	 SHREE VARDHMAN SHOPPING MART Shopping Centre Sector - 67, Gurugram	 DELIVERED	 GREEN COURT 10.05 Acre Affordable Group Housing Sector - 90, Gurugram



AMBROSIA
— LUXURY RESIDENCES —
SECTOR -70, GURUGRAM

DECENT BUILDHOMES PRIVATE LIMITED, CIN: U70109DL2020PTC367571,
RERA NUMBER: RC/REP/HARERA/GGM/813/545/2024/40, Dated: 08-04-2024
Registered Office: 301, 3rd Floor, Indraprakash Building, 21, Barakhamba Road, New Delhi-110001 (India)
Site Office: Sales Gallery, Sector-70, Gurugram, Haryana, Pin-122101, **Contact:** 011-43605560 (100 Lines)
Email: info@ambrosia70.com | **Website:** www.ambrosia70.com

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