

 SUNCITY'S
MONARCH
RESIDENCES

Site Address:
Sector-78, Village Shikohpur, Tehsil Manesar,
Manesar, Gurugram - 122101 Haryana

Registered Office
Dvok Buildcon LLP, Unit No. 224, Suncity Business Tower, Second Floor,
Golf Course Road, Sector -54, Gurugram - 122002, Haryana | LLPIN: ABB-0915

Corporate Office
Suncity Business Tower, Second Floor, Golf Course Road, Sector -54,
Gurugram - 122002, Haryana

+91-124-4691000

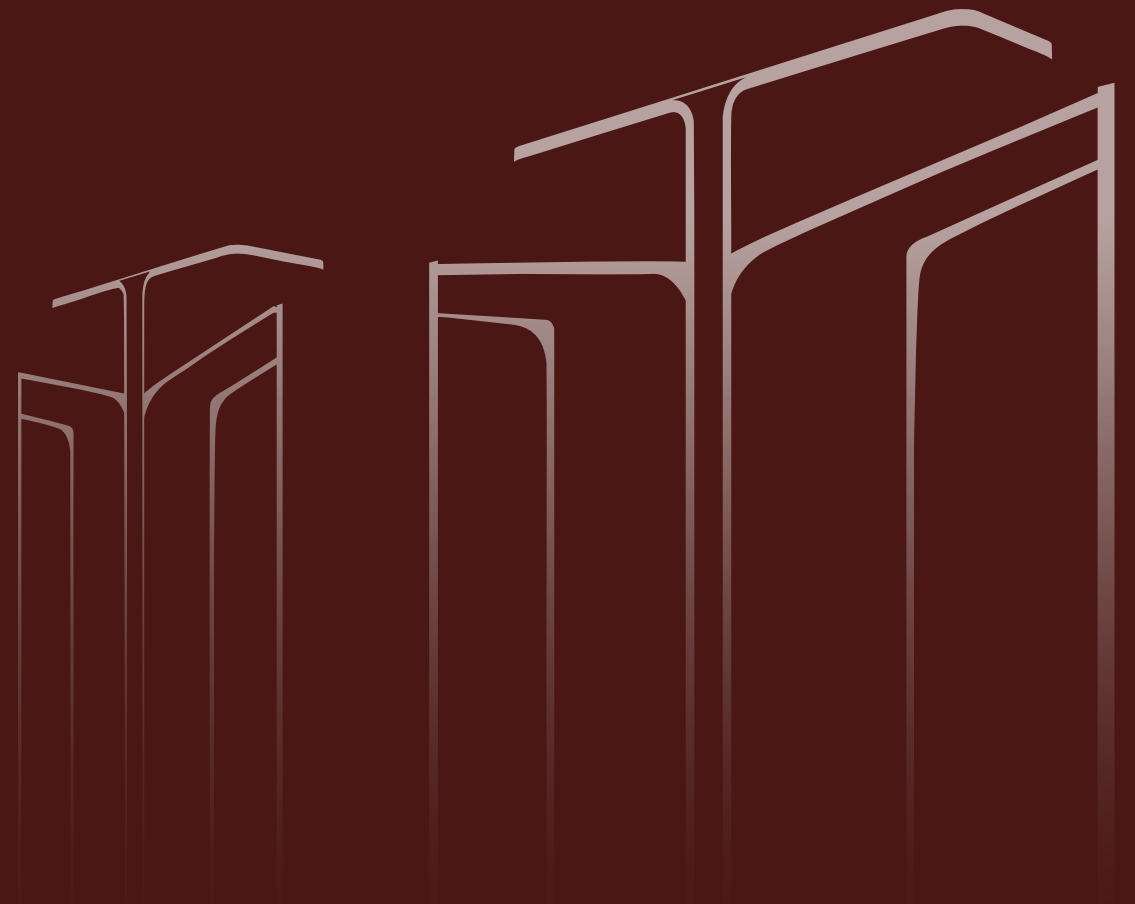
info@suncityprojects.com

www.suncityprojects.com



HRRERAXXXXXX/XX/XX | <https://haryanarera.gov.in>

Disclaimer: All floor plans, layout plans, amenities, elevations and specifications are purely conceptual & illustrative and not a legal offering and are subject to necessary approvals from competent authorities; also are subject to change by the company/ architect or competent authority from time to time if so warranted by the circumstances. (1 Square meter = 10.7639 Square feet & 1 Hectare = 2.47105 Acre)



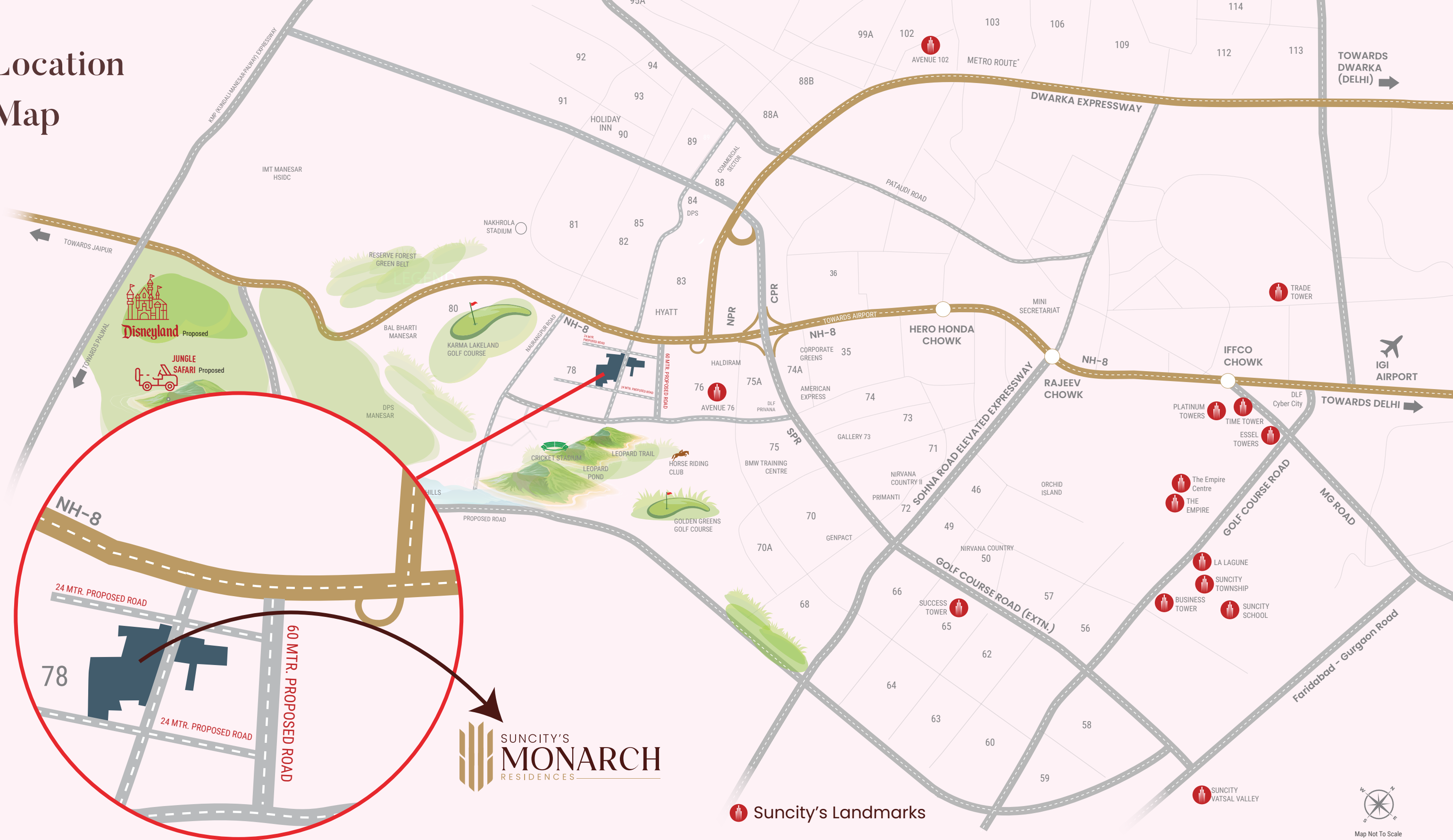


Monarch by the Numbers

- 16 Acres Land Area
- 5 Exclusive Towers
- 900 Apartments
- 3 & 4 BHK Apartments
- 3.15 Acres Sports Zone
- 92.5 % Open Area
- 100 % Ground Vehicle Free Zone
- 3.48 MTS. Slab to slab Height
- 1.25 LAKH SQ.FT. Club Area



Location Map



SCHOOLS / COLLEGES

Mount Olympus Juniors School	2 Min
MatriKiran High School	5 Min
Kidzee Pre School	8 Min
DPG Degree College	10 Min
Euro International School	12 Min
Gurugram University	15 Min
Amity University	18 Min

HOSPITALS

Aarvy Healthcare Super Speciality Hospital	8 Min
Silver Streak Multi Speciality Hospital	10 Min
Miracles Apollo Cradle	18 Min
Medanta The Medicity	22 Min
Fortis Hospital	25 min

CONNECTIVITIES

Jaipur Highway (NH-8)	2 Min
Dwarka Expressway	3 Min
SPR & CPR	4 Min
IMT Manesar	8 Min
Millennium City Centre Metro Station	18 Min
DLF Cyber City	20 Min
IGI Airport	30 min

HOTELS/RESORTS

Aapno Ghar (Resorts)	2 Min
Hyatt Regency	2 Min
Karma Lakelands	10 Min
Golden Greens	12 Min
ITC Grand Bharat	15 min
Holiday Inn	20 min

Masterplan

NH-8

24 Mtr. Proposed Road

24 Mtr. Proposed Road

LEGEND

- | | | |
|--------------------------------------|--|--------------------------|
| 01. Entry/Exit | 14. Celebration Lawn with Peripheral Seating | 26. Sand pit |
| 02. Entrance Water Fountain | 15. Tennis Court | 27. Rock Climbing Wall |
| 03. Sculpture | 16. Pickleball Court | 28. Temple |
| 04. Arrival Court | 17. Padel ball Court | 29. Pedestrian Walkway |
| 05. Tower Entry (Pick up/ Drop Zone) | 18. Squash Court | 30. Seating Area |
| 06. Party Lawn | 19. Basket Ball Court | 31. Outdoor Fitness Area |
| 07. Water Feature | 20. Indoor Badminton Courts | 32. Visitor Car Parking |
| 08. Aqua Play | 21. Football Court | 33. Club Trellis |
| 09. Feature Wall | 22. Cricket Net | 34. Pet Garden |
| 10. Portals | 23. Running Track | |
| 11. Amphitheater | 24. Reflexology Path | |
| 12. Senior Citizen Gazebo | 25. Kids Play Area | |
| 13. Cabanas | | |



Architectural Masterpieces
Rising to Meet the Sky



MAJESTIC
3BHK

ALTAIR
3BHK

CROWN
4BHK

IMPERIAL
3BHK

REGALIA
3BHK



SUNCITYS
MONARCH

The Largest Sports Haven for Champions at Heart

Monarch is designed for champions at heart, with world-class facilities, expansive play areas and dedicated arenas, it inspires fitness, passion & excellence for every age and every game at **multiple courts. #MonarchLife**

3.15 ACRES SPORTS ZONE

- Running Track
- Football Field
- Basketball Court
- Tennis Court
- Indoor Badminton Court
- Squash Court
- Pickleball Court
- Padel Ball Court
- Cricket Net
- Landscape Sit Outs



A World of Luxury Under one Skyline

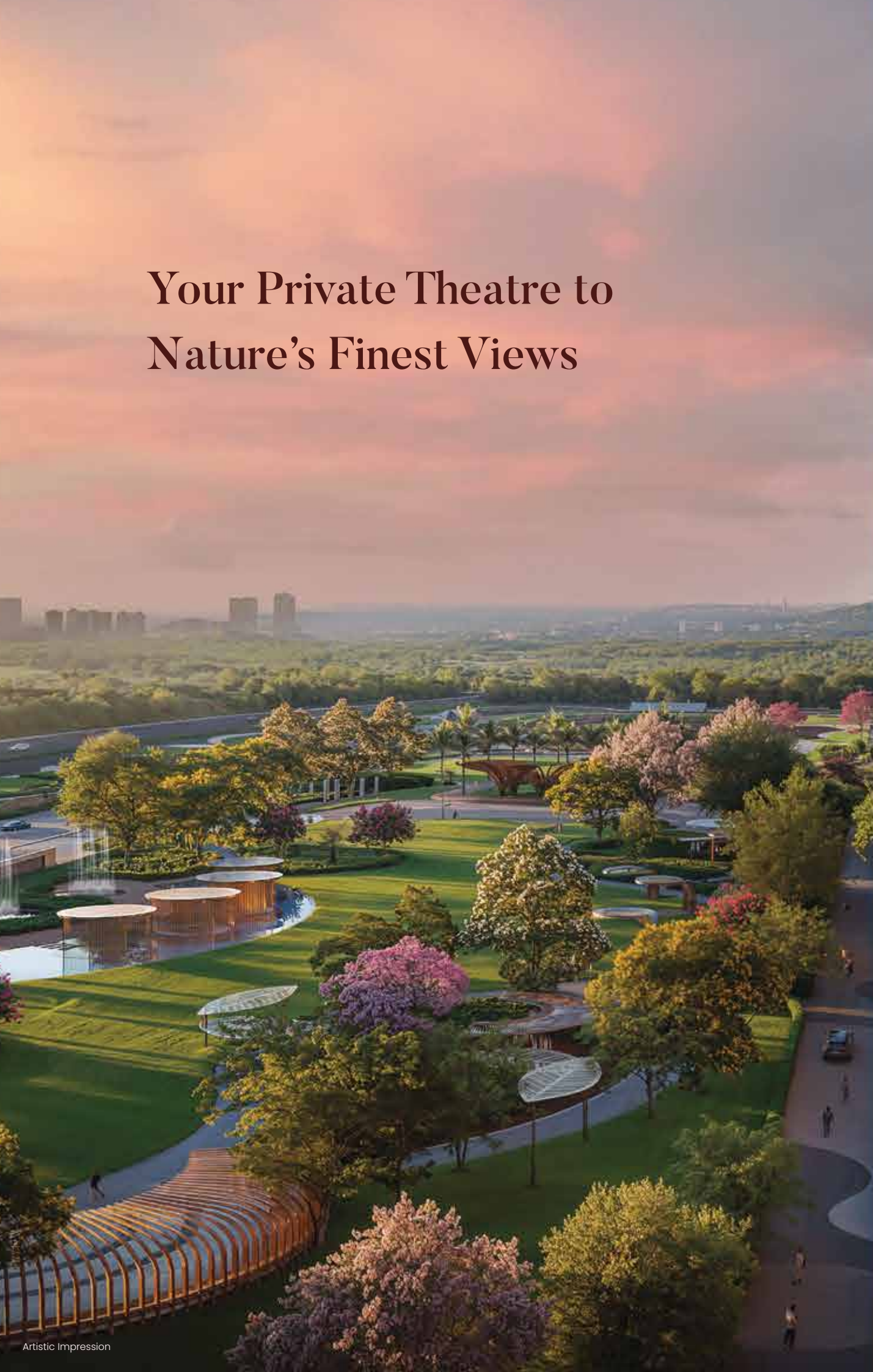
OLYMPIC-SIZE INFINITY POOL, OPEN TO THE SKY

- Jogging Track (2300 Mtr.)
- Water Bodies & Fountain
- Meditation Area
- Kids Play Area
- Aqua Play Area
- Sand Pit Area
- Temple
- Rock Climbing Wall
- Party Lawn
- Amphitheatre
- Gazebo
- 24x7 Security
- Outdoor Fitness Area



A Grand Welcome, Every Single Time

Your Private Theatre to
Nature's Finest Views



BALCONY DECK 10 FT. WIDE



Master Bedroom

3.48 Mts. Slab to Slab Height

Artistic Impression



Living Area

Artistic Impression



Kitchen

Artistic Impression



Master Toilet

Artistic Impression

Luxury lounging redefined
under the open sky





Dedicated Water Play for Endless
Childhood Delight

Among the Finest and Grandest
Clubhouses of its Kind in Gurugram

Monarch Club

1.25 LAKH SQ.FT.

1 Ground Floor

- Café & Restaurant with Private Dining
- Banquet Hall
- Party Lawn
- Multiple Business Centre

2 First Floor

- Kids Play Area
- Library
- Lounge Area

3 Second Floor

- Shooting Range
- Bowling Alley
- Home Theatre
- Card Room
- Podcast Studio
- Table Tennis Room
- Billiard & Pool Tables
- Chess & Carom Areas

4 Third Floor

- Boxing Ring
- Pilates Room
- Zumba Room
- Dance Room
- Steam Room
- Nail Art Studio
- Unisex Salon
- Gym
- Clinic
- Yoga Zone
- Aerial Yoga

5 Terrace

- Infinity Pool
- Kids Pool
- Jacuzzi



Bowling Alley

Artistic Impression



Boxing Ring

Artistic Impression



Aerial Yoga

Artistic Impression

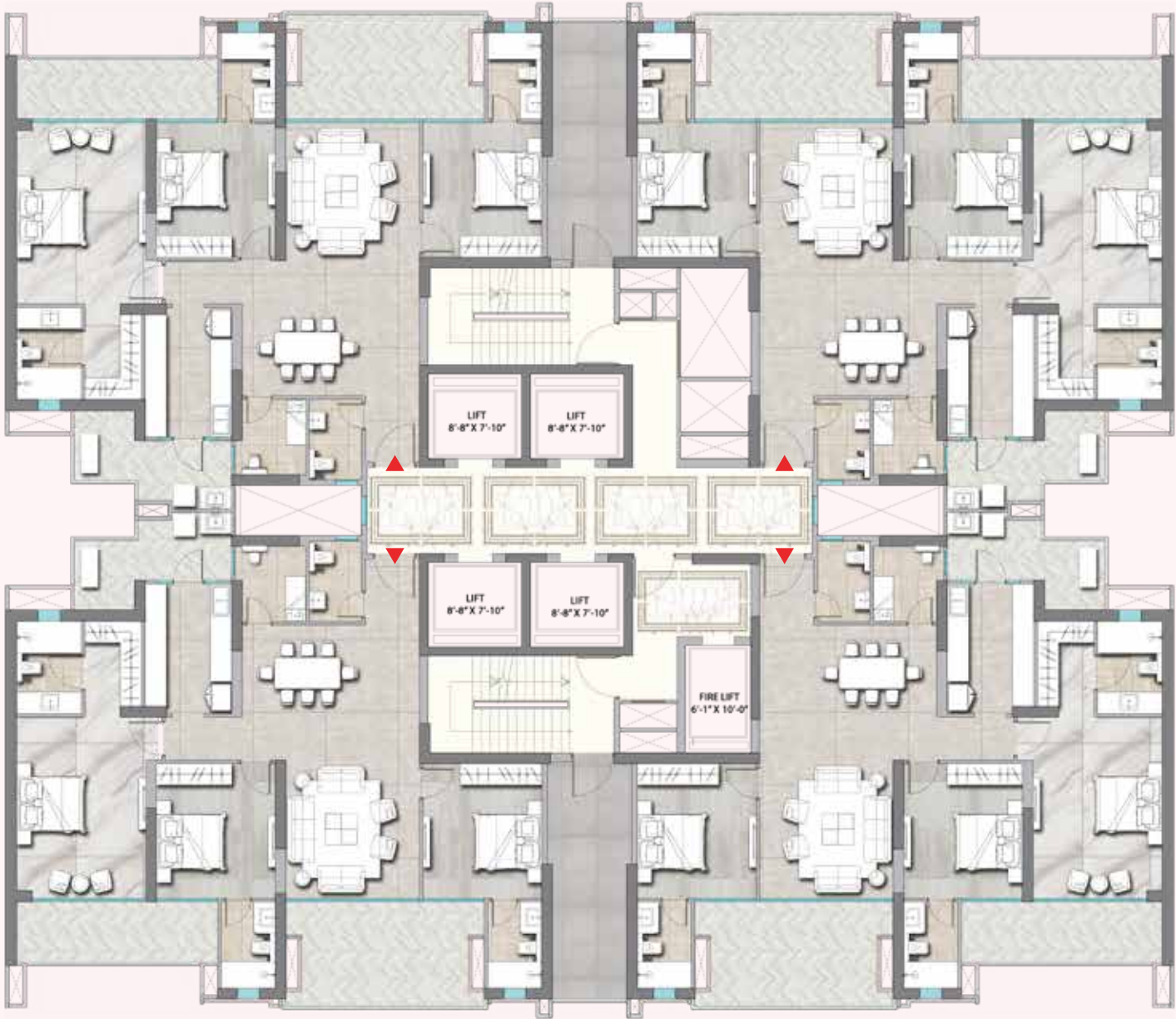
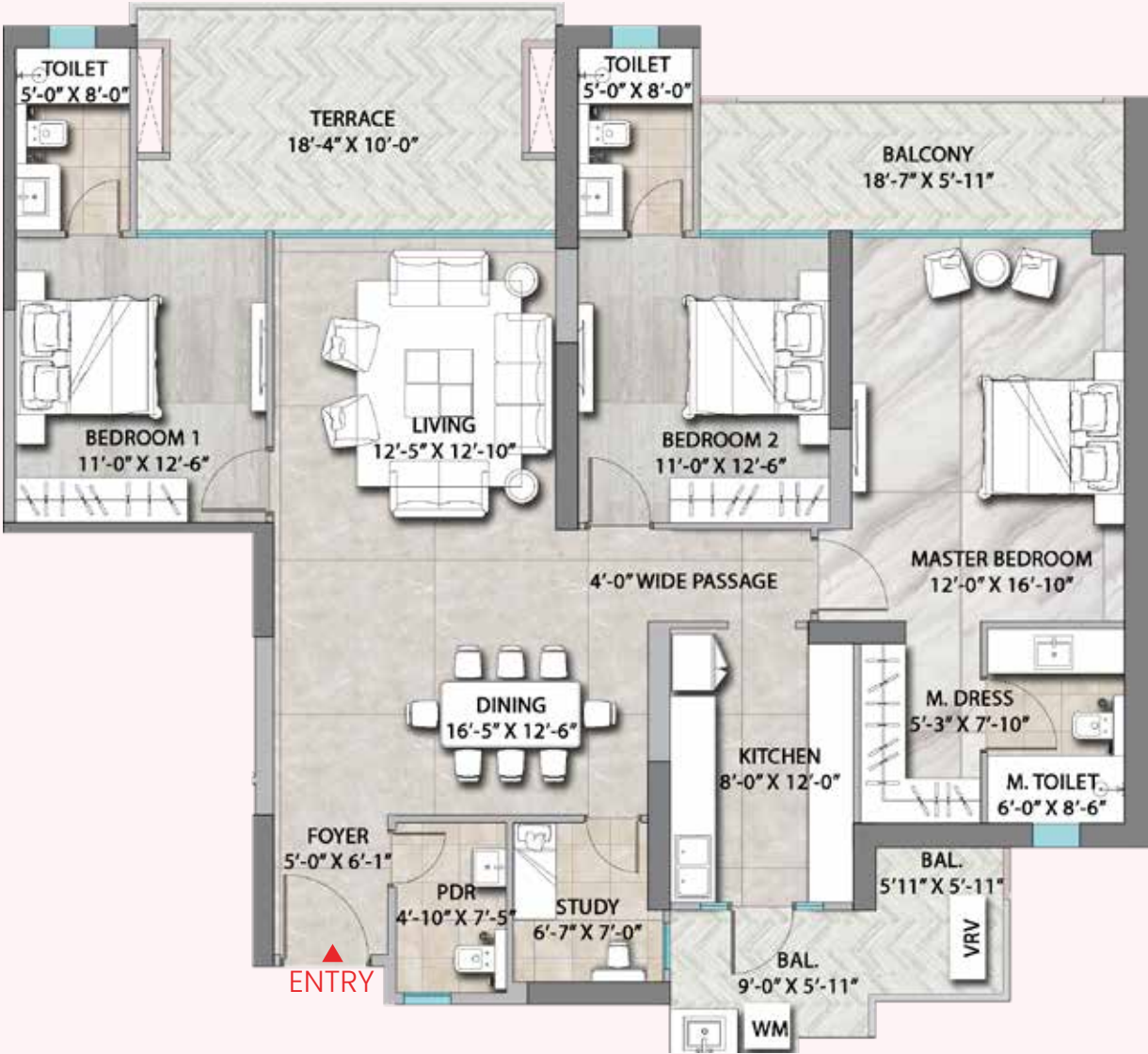


Community Arena

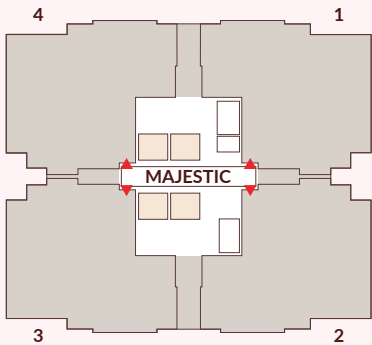
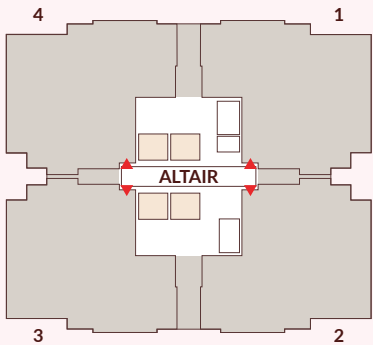
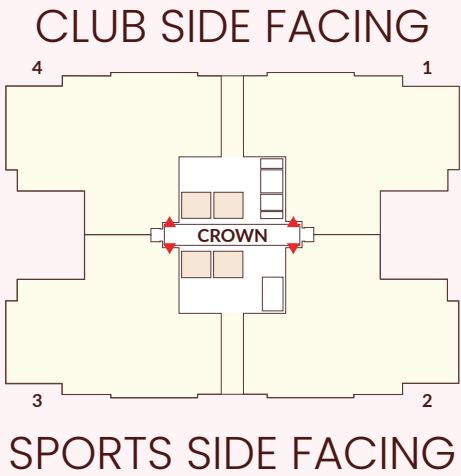
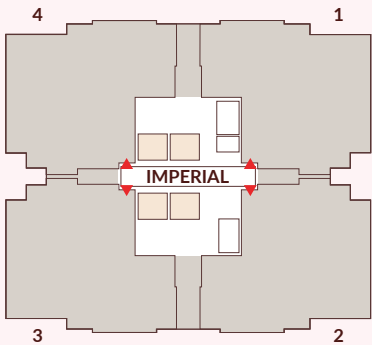
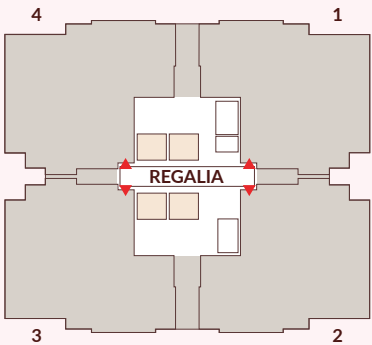
Artistic Impression

3 BHK Layout Plan

Carpet Area : 123.8398 sq.mtr. / 1,333 sq.ft.
Balcony Area : 35.39 sq.mtr. / 381 sq.ft.
Private Usable Area : 159.2358 sq.mtr. / 1714 sq.ft.
Saleable Area : 716.28 sq.mtr. / 2,350 sq.ft.

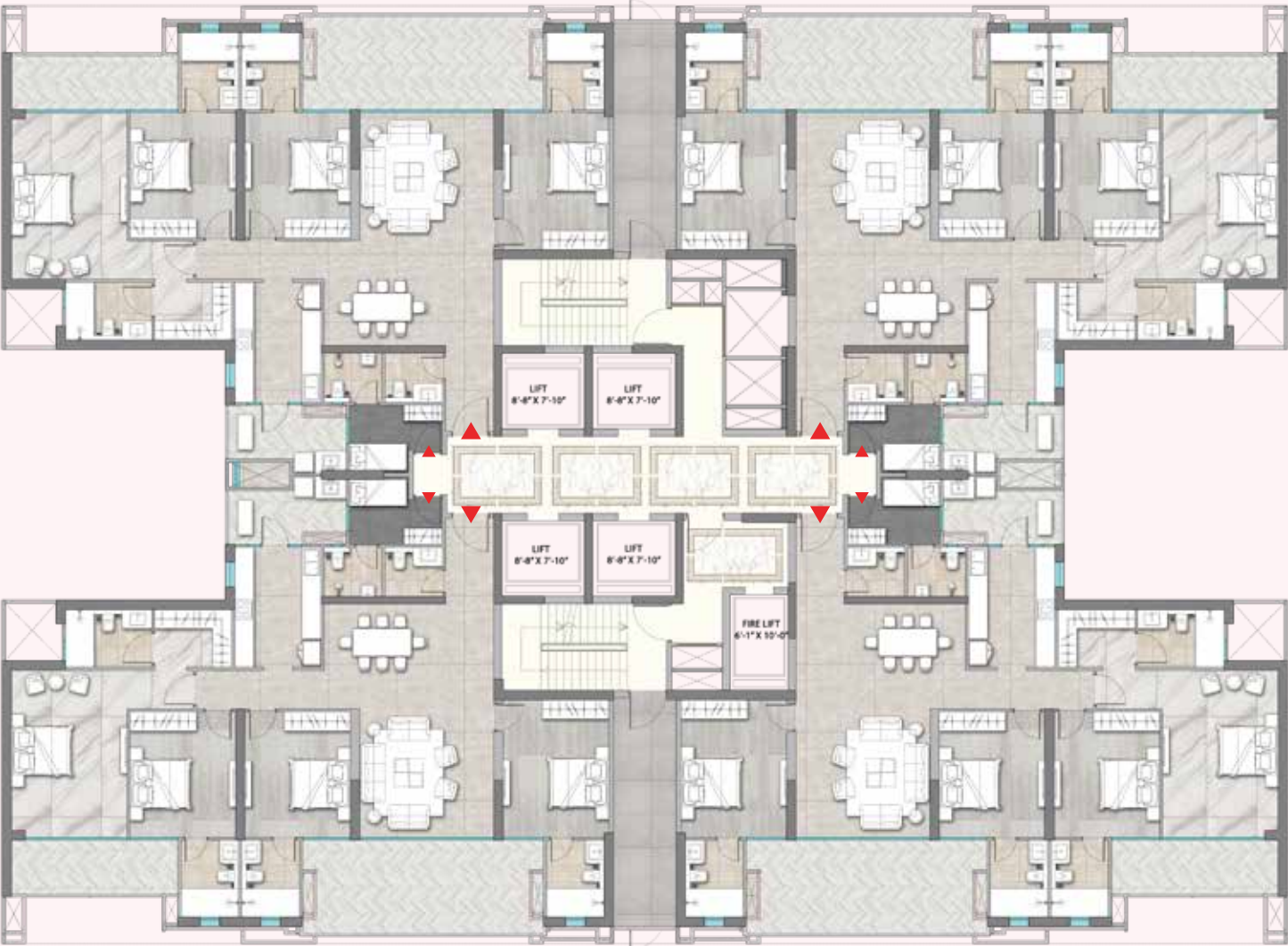
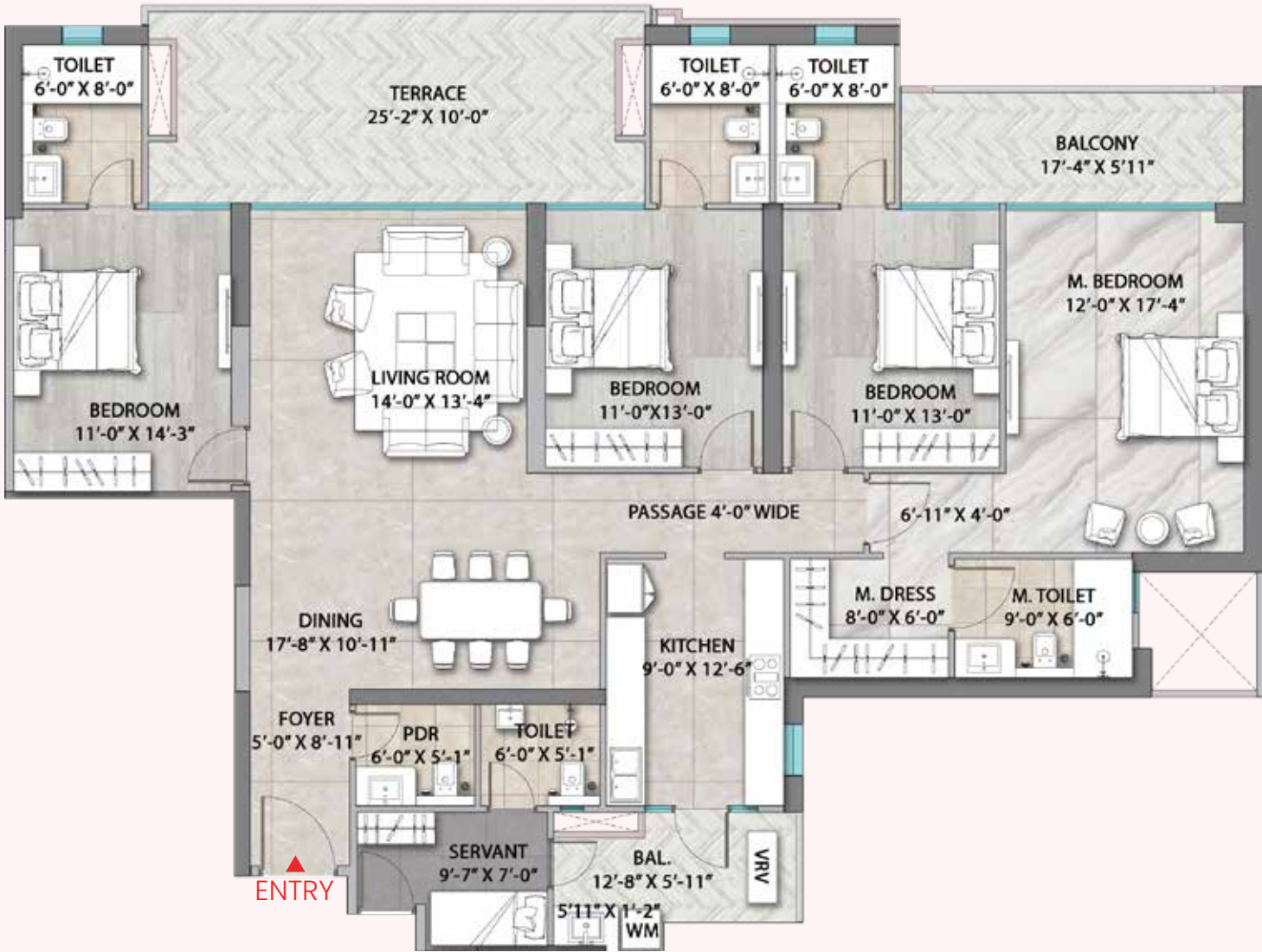


Typical Cluster Plan

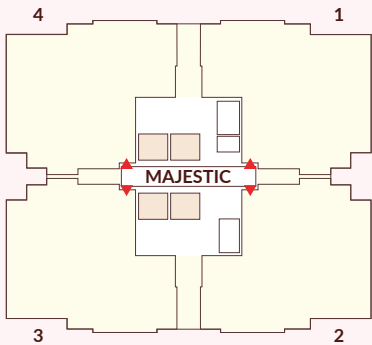
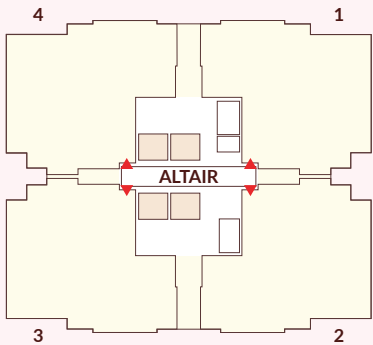
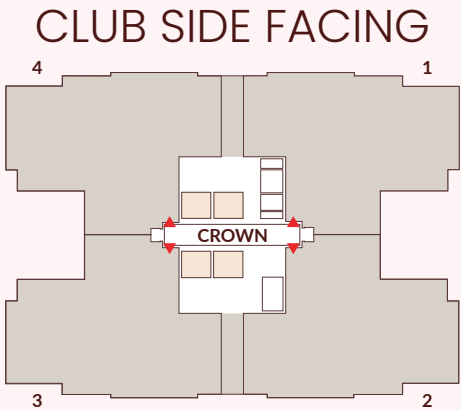
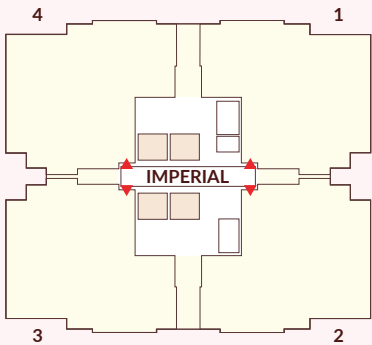
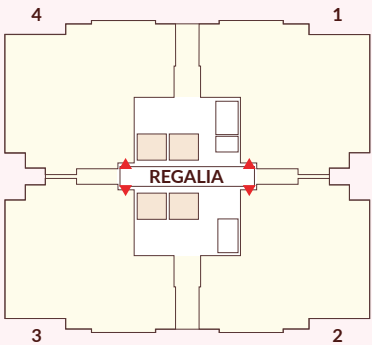


4 BHK Layout Plan

Carpet Area : 162.0229 sq.mtr. / 1,744 sq.ft.
Balcony Area : 39.48 sq.mtr. / 425 sq.ft.
Private Usable Area : 201.5067 sq.mtr. / 2169 sq.ft.
Saleable Area : 960.12 sq.mtr. / 3,150 sq.ft.



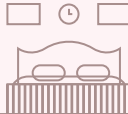
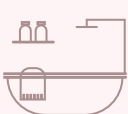
Typical Cluster Plan



SPORTS SIDE FACING



Specifications

	Living / Dining / Lounge Flooring :- Imported marble Walls :- Acrylic emulsion paint Ceiling :- POP false ceiling with acrylic emulsion paint
	Master Bedroom Flooring :- Premium tiles Walls :- Acrylic emulsion paint Ceiling :- POP false ceiling with acrylic emulsion paint
	Master Bathroom / Powder Room Flooring :- Premium tiles Walls :- Premium tiles Ceiling :- False ceiling with acrylic emulsion paint Counter :- Marble counters with wash basins Fittings/Fixtures :- Sanitary fittings of Duravit / Toto / Artize or equivalent, CP fittings of Grohe / Kohler / Artize or equivalent
	Doors, Windows & Wardrobes Entrance Door :- Engineered wood framed laminate finished flush doors with digital lock Internal Doors :- Engineered wood framed laminated finished flush doors
	Kids Bedroom / Parents Bedroom / Guest Bedroom Flooring :- Laminated wood flooring Walls :- Acrylic emulsion paint Ceiling :- POP false ceiling with acrylic emulsion paint
	Kitchen Flooring :- Vitrified tiles Walls :- Ceramic tiles dado / paint Ceiling :- Pop false ceiling with acrylic emulsion paint Counter :- Granite / quartz Fittings/Fixtures :- Modular kitchen with hob & chimney Others :- Provision for gas pipe line
	Other Bathrooms Flooring :- Premium tiles Walls :- Premium tiles Ceiling :- False ceiling with acrylic emulsion paint Counter :- Marble counters with wash basins Fittings/Fixtures :- Sanitary fittings of Duravit / Toto / Artize or equivalent, CP fittings of Grohe / Kohler / Artize or equivalent
	Electrical Fixtures & Fittings External Doors & Windows :- "Copper wiring, modular switches of Havells, Le Grand or equivalent, energy efficient LED ceiling lights & exhaust fans"
	Servant Room Flooring :- Ceramic tiles Ceiling :- Ceramic tile flooring & dado, indian make sanitaryware Walls :- Acrylic emulsion paint
	Balcony Flooring :- Vitrified tiles Walls :- Texture paint Ceiling :- Acrylic emulsion paint
	Lift Lobby Flooring :- Imported marble Walls :- Imported marble & acrylic emulsion Emulsion Paint in Basements :- POP false ceiling with acrylic emulsion paint
	Air Conditioning VRV Air-Conditioning

Renowned Consultants Behind the Project



MILESTONES IN INDIA UNTIL 2025

40 + PROJECTS
EXPERIENCE

20 + MILLION SQ.FT.
TIMELY DELIVERY

14 CITIES
IMPRESSIONS

2 LAKH +
TRUST OF PEOPLE

30 + YEARS
OF LEGACY

