



Presenting You A Magnificent Independent Floor  
In Gurugram



MAKING IDEAS HAPPEN



E-2144, ANSAL ESENCIA, SEC-67, GURUGRAM



## PROPERTY HIGHLIGHTS

A Renaissance...

Effortlessly accessible.

GPS offers more than a home. It presents you with futuristic lifestyle, with the best of amenities for you and your family.

GPS, A very known name in builders and after delivered their some successful buildings in Gurgaon- Vipul World, Ansal Esencia, BPTP Astaire Garden, Sushant Lok and Suncity.

Now invites you to live in the splendor of your own space at Ansal Esencia, sec-67, Gurugram, Haryana

Where you can breathe to an escape. This is where you can relax; this is where you can let your thoughts fly beyond the Horizon you see.

- Plot size 299 SQYD. With Covered area 2339 sqft for each floor
- East Facing Plot
- Fourth floor will get additional area at terrace
- Separate entry for Private terrace and Common terrace
- **Fire-fighting system in building**
- 1 Car parking for each floor without disturbing another
- Servant rooms for each floor
- Secured gated community with single gate for entry/exit
- 24 Hr. round the clock security and maintenance staff provision
- Well maintained parks in close proximity



# INTERIOR PROPOSALS



LIVING AREA WALL DESIGN



WARDROBE CHILDREN BEDROOM



BEDROOM-3 DESIGN



GUEST BEDROOM



WARDROBE BEDROOM-3

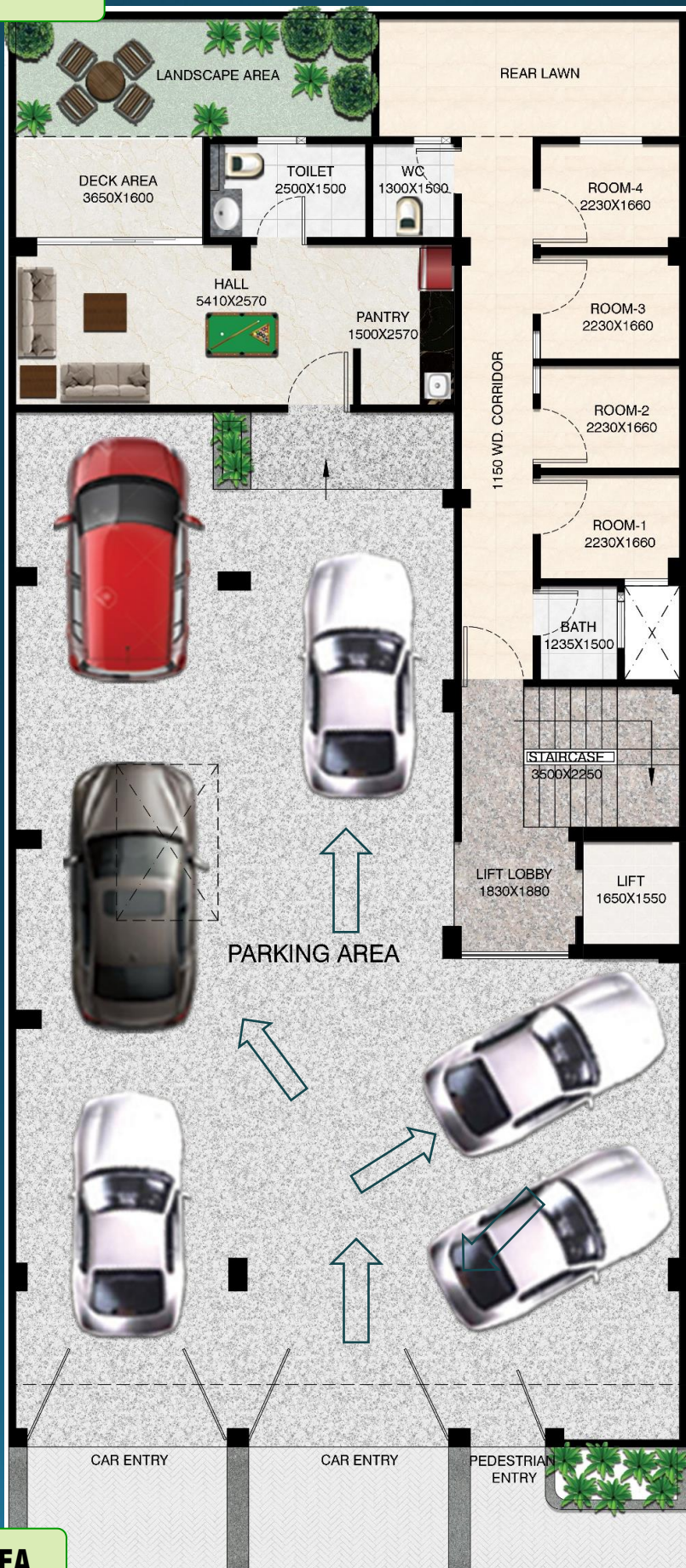


## STILT FLOOR PLAN

Everyone desires for a peaceful atmosphere to live. That's why we understand the requirement of parking space without disturbing anyone else. We have full filled that desire and provided hassle free 1 car parking for each floor.

Also providing servant areas at stilt floor  
For 1st, 2<sup>nd</sup> and 3<sup>rd</sup> and 4<sup>th</sup> floor.

Providing additional area for 1<sup>st</sup> floor at stilt floor for multipurpose activities.



NORTH



# FIRST FLOOR PLAN

4 BEDROOMS

4 TOILETS

JACUZZI IN MASTER  
TOILET

LIVING AREA

DINING LOBBY

KITCHEN

1 ADDITIONAL AREA  
FOR MULTIPURPOSE  
ACTIVITIES AT STILT  
FLOOR

IN SHAFT  
ADDITIONAL WATER  
LINE PROVIDES FOR  
FIRE EMERGENCY



NORTH



2339 SQ FEET COVERED AREA



## SECOND FLOOR PLAN

4 BEDROOMS

4 TOILETS

JACUZZI IN  
MASTER TOILET

LIVING AREA

DINING LOBBY

KITCHEN

IN SHAFT  
ADDITIONAL  
WATER LINE  
PROVIDES FOR  
FIRE EMERGENCY



NORTH

2339 SQ FEET COVERED AREA





# THIRD FLOOR PLAN

4 BEDROOMS  
4 TOILETS  
JACUZZI IN  
MASTER TOILET  
LIVING AREA  
DINING LOBBY  
KITCHEN

IN SHAFT  
ADDITIONAL  
WATER LINE  
PROVIDES FOR  
FIRE EMERGENCY



NORTH

2339 SQ FEET COVERED AREA



# FOURTH FLOOR PLAN

4 BEDROOMS

4 TOILETS

JACUZZI IN  
MASTER TOILET

LIVING AREA

DINING LOBBY

KITCHEN

TEMPORARY  
STRUCTURE AT  
TERRACE FOR 4<sup>TH</sup>  
FLOOR

DEDICATED  
TERRACE AREA  
WITH SEPARATE  
ENTRY

IN SHAFT  
ADDITIONAL  
WATER LINE  
PROVIDES FOR  
FIRE EMERGENCY



NORTH



2339 SQ FEET COVERED AREA

# TERRACE LAYOUT

Specified  
terrace area for  
Fourth floor  
with temporary  
structure.

Common  
terrace for  
Other 3 flats



PRIVATE TERRACE

BEDROOM-5  
3350X5350

TERRACE

LIFT LOBBY

LIFT

COMMON TERRACE



NORTH



## SPECIFICATION:

### STRUCTURAL SPECIFICATION:

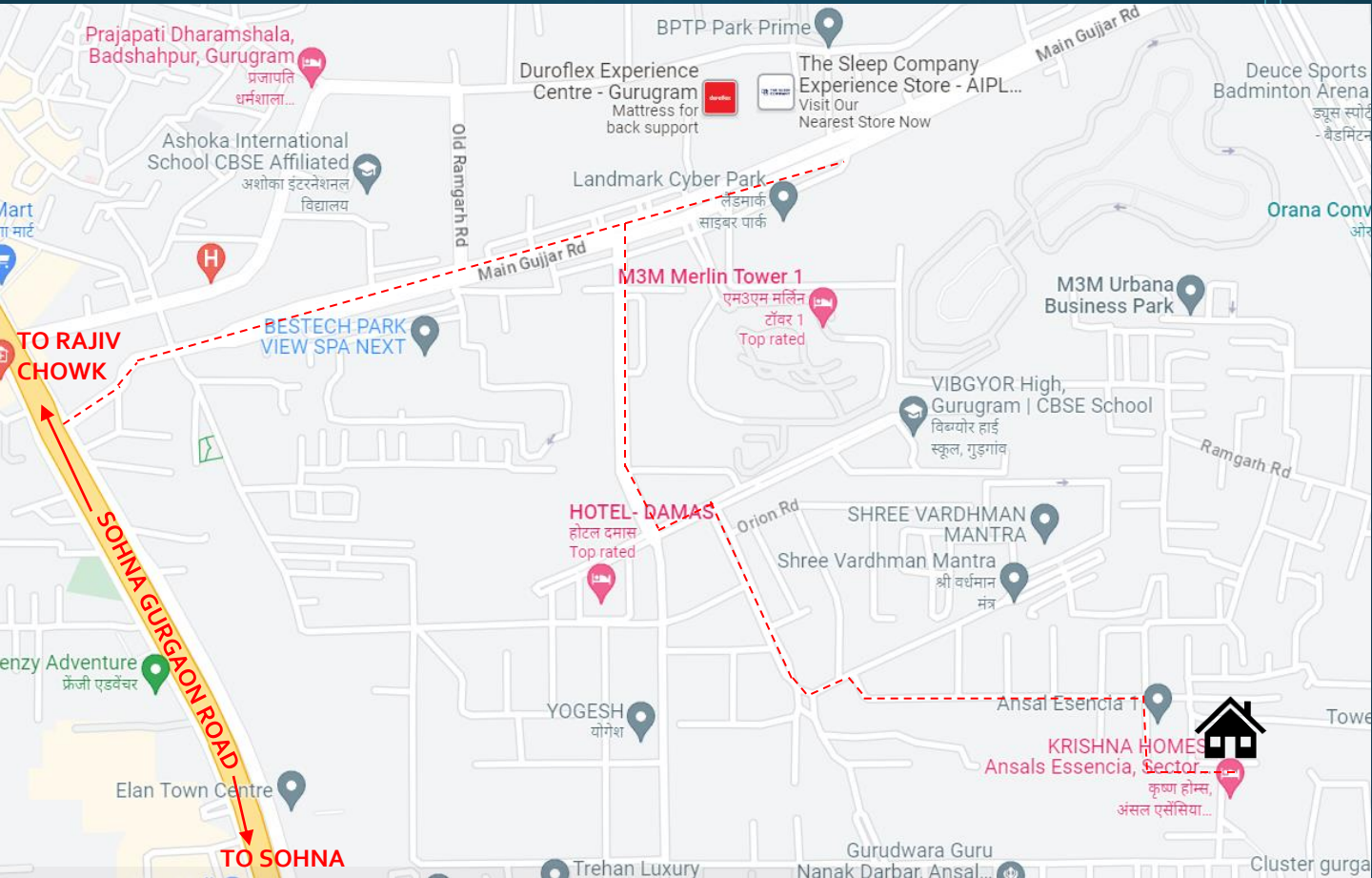
- EARTHQUAKE RESISTANT RCC STRUCTURE as per Seismic Zone Specification
- Better Ductile (500D) TMT STEEL BARS Used in RCC Structure
- High Strength OPC CEMENT Used in Complete RCC work
- GRADE 1, RED BRICKS used in walls making
- RCC walls Made of Balconies below railing
- SUPREME/HINDAWRE/PRAKASH Pipes and fittings for all Plumbing work
- Heavy Gauge electrical Conduits of PEGAN (ILD) or equivalent.
- DR. FIXIT WATERPROOFING done in Bathrooms, Underground tanks, Terrace etc.
- Underground Water tank Capacity of 3000 Liters for Each floors

### FINISHING SPECIFICATION:

- Spacious "4 BHK" Layout (Approx 2339 sq Feet area)
- Separate Servant Rooms/store rooms Provide for Each floor
- Elevation Designed in hpl SHEET, Tiles, Glass railings. Main Gate in MS
- Rear Balconies are made in MS
- Modular Kitchen in Laminate finish with Hardware of DOORSET/GODREJ or equivalent, Double Bowl stainless steel Sink.
- Kitchen and Bathroom Cabinets manufactured using HDHMR Board of ARCHID/ACTION TESA.
- Door Lock sets of Brand DOORSET/GODREJ or equivalent
- Full height Double wardrobes in all Bedrooms with Hardware of DOORSET/GODREJ or equivalent
- Wooden Frames Polished in ASIAN MELAMINE POLISH.
- Windows in UPVC with Glass and Mesh Sliders.
- Living area/Family lounge/ Dining lobby/ Kitchen flooring with big size tiles (32 inch x 64 inches)/ Imported Marble. Bedroom Floorings with Tile size (24 inches x 48 inches)
- Master bedroom & 1 bedroom flooring of Wooden flooring.
- Granite Flooring in Stilt Parking and staircase.
- Bath Fittings and Sanitaryware of JAQUAR.
- Water tanks (roof top) with 3 layers tank 1000 Liters capacity of Brand PRINCE/SHEETAL.
- Toughened Glass Partitions/Doors for Bathing area in master toilet.
- Electrical Wiring of KEI or equivalent
- Electrical Switches of ANCHOR or equivalent.
- Lights of ORIENT/LEDURE or equivalent.
- Video Door phone security system for each floor provided at main gate of Brand GODREJ/ HAWK VISION/ CP+
- Ceiling Designed with POP False ceiling and Wood Patterns.
- Designer Wallpaper/ Moldings/ SS profiles/ POP on one wall of each room/ Hall.

## LOCATION/ CONNECTIVITY

The Property has good connectivity to Sohna Road, NH 48 (Delhi Jaipur Highway) & Airport. Commuting between Delhi and Gurgaon is a breeze. It is connected to few markets, Mall, Multiplex, within walking distance. Connectivity with schools & hospitals is within few Kilometers



## CONNECTIVITY



IGI AIRPORT- 30 min



HUDA CITY CENTRE METRO- 15 min



RAILWAY STATION- 20 min



HOSPITAL- 10 MIN



## SUCCEFULLY HANDED OVER PROJECTS

We have handed-over many flats to the customers successfully on time, Some independent building are also handed over also. Here the list of some projects:



F-48, VIPUL WORLD, SEC-48  
240 SQYD



F-11-12, VIPUL WORLD, SEC-48  
192+192 pair SQYD



F-57, VIPUL WORLD, SEC-48  
240 SQYD- STUDIO APPT



C-12A, VIPUL WORLD, SEC-48  
571 SQYD



F-46-47, VIPUL WORLD, SEC-48  
240+240 pair SQYD



E-2135, ANSAL ESENCIA, SEC-67  
300 SQYD.



B-7 & 8, BPTP Astaire Garden, SEC-70A  
182+182 pair SQYD



F-36, VIPUL WORLD, SEC-48  
192 SQYD.



E-2207, ANSAL ESENCIA, SEC-67  
251 SQYD.

## SUCCEFULLY HANDED OVER PROJECTS

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A-215A, VIPUL WORLD, SEC-48  
192 SQYD.



C-205, BPTP Astaire Garden SEC-70A  
333 SQYD.



E-2208, ANSAL ESENCIA, SEC-67  
218 SQYD.



C-86, BPTP ASTAIRE GARDEN, SEC-70A  
560 SQYD.



D-1591, ANSAL ESENCIA, SEC-67  
580 SQYD.



D-1581, ANSAL ESENCIA, SEC-67  
232 SQYD.



## PROJECTS UNDER CONSTRUCTION

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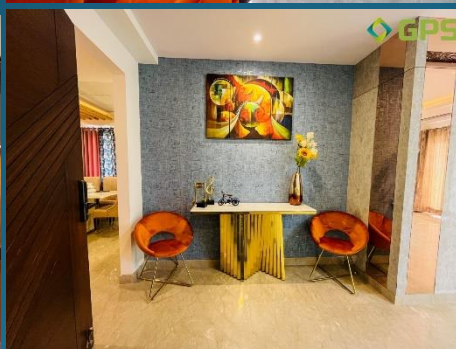


C-256 AND 257, BPTP ASTAIRE GARDEN, SEC-70A  
270 SQYD. (Pair)



## INTERIOR PICTURES

Some Pictures are presented to show How effectively we care about Interior work because Interior is the key for better living:





## INTERIOR PICTURES

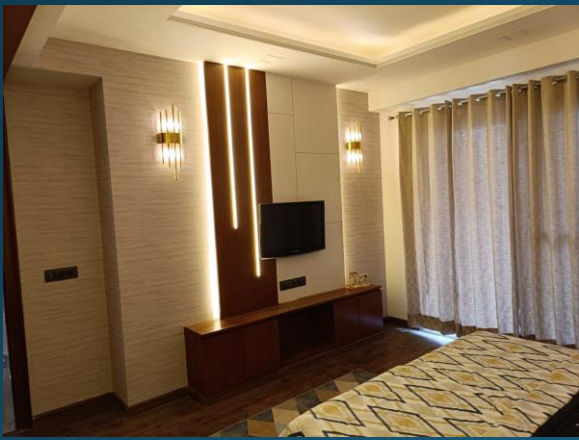
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THANK YOU  
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