



Presenting You A Magnificent Independent Floor
In Gurugram



C 256-257, BPTP ASTAIRE GARDEN, SEC-70A, GURUGRAM

MAKING IDEAS HAPPEN

FRONT VIEW OF BUILDING

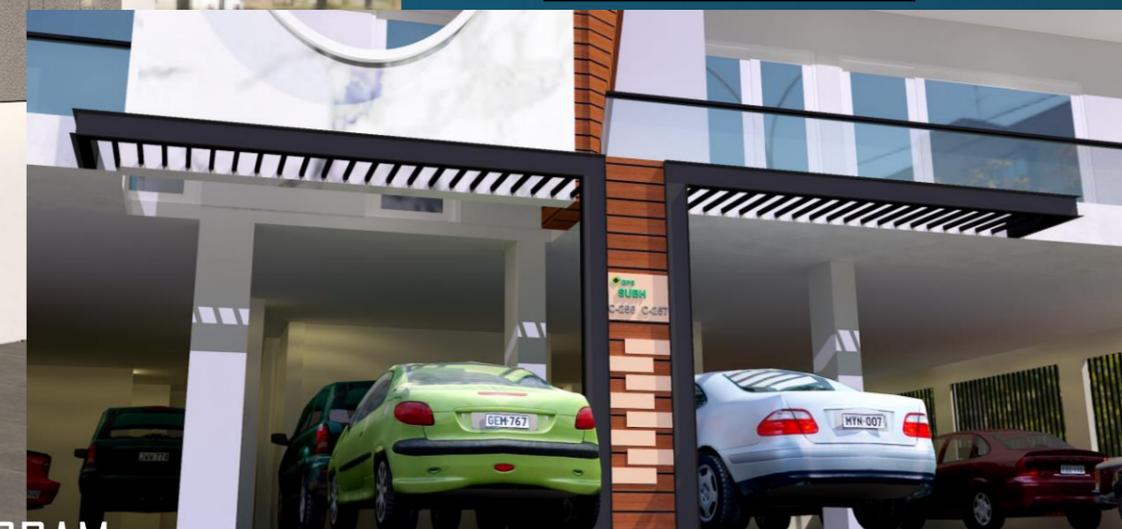


C 256-257, BPTP ASTAIRE GARDEN, SEC-70A, GURUGRAM

CORNER VIEW OF BUILDING



ENTRANCE AT STILT FLOOR



C 256-257, BPTP ASTAIRE GARDEN, SEC-70A, GURUGRAM

PROPERTY HIGHLIGHTS

A Renaissance...

Effortlessly accessible.

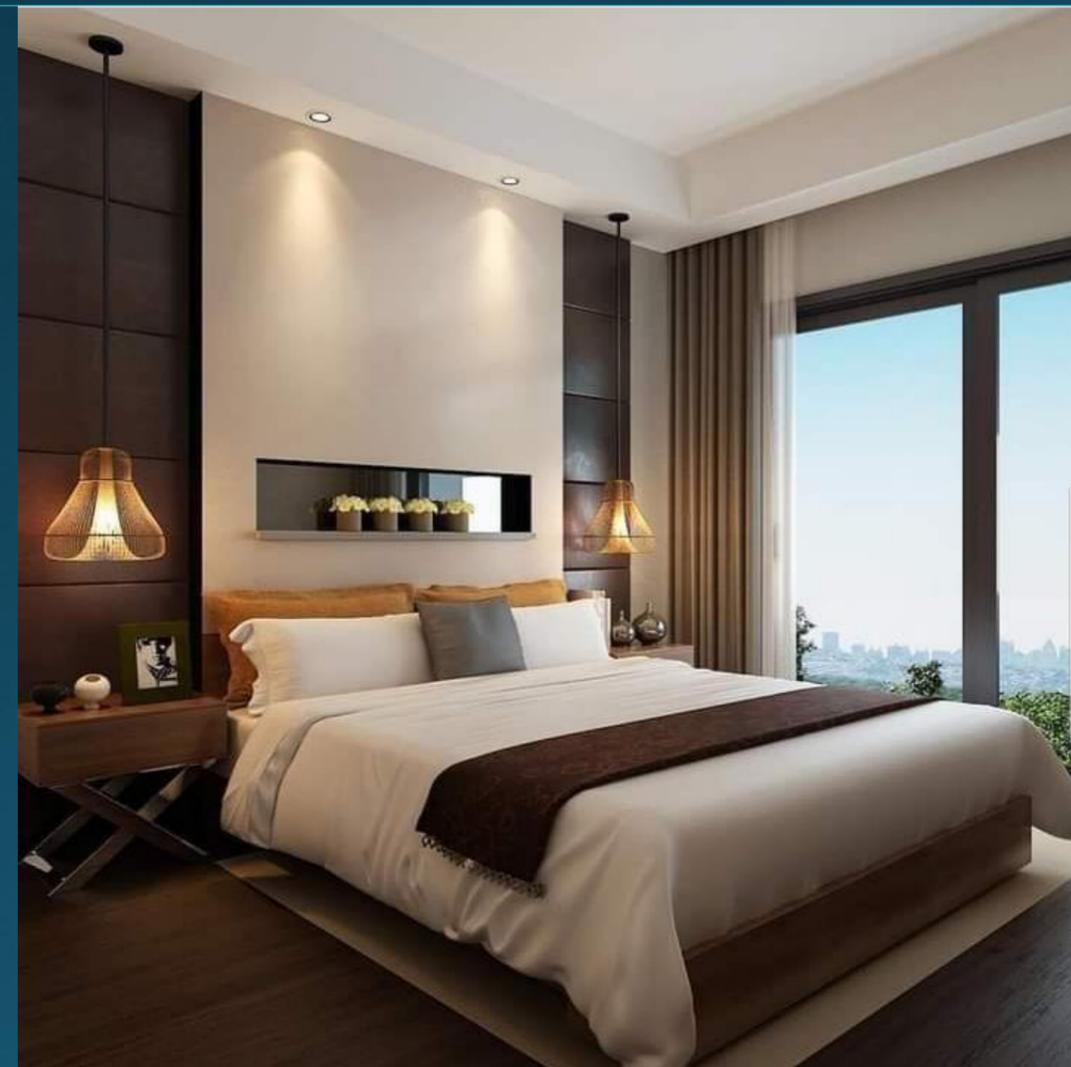
GPS offers more than a home. It presents you with futuristic lifestyle, with the best of amenities for you and your family.

GPS, A very well 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 BPTP ASTAIRE GARDEN, sec-70A, 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 270 SQYD. EACH (PAIR) With Covered area 2087 sqft for each floor
- Top floor will get additional area at terrace
- First floor will get additional area at Stilt floor
- Separate entrance for 4th floor at 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

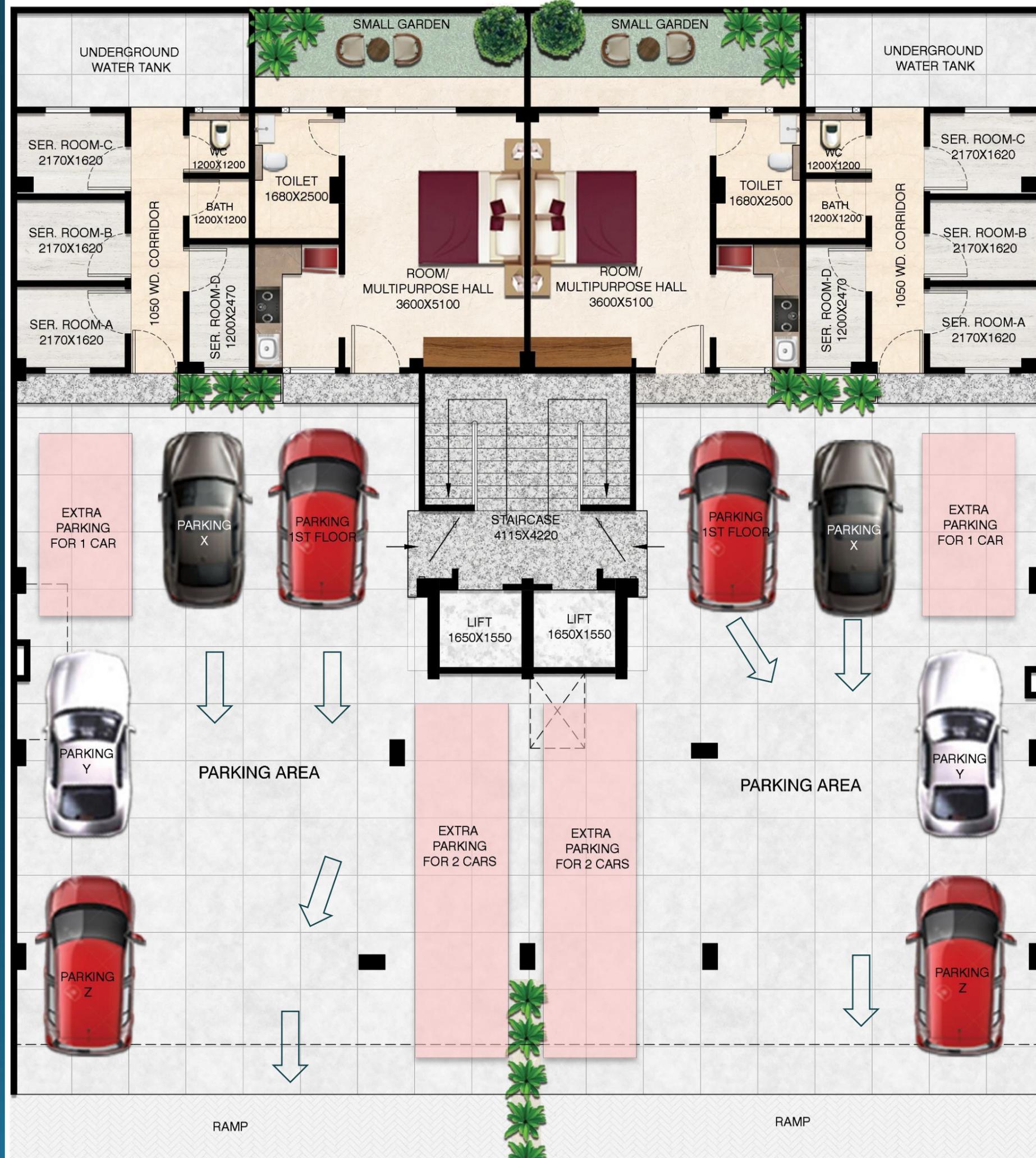


STILT FLOOR PLAN

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 provide servant areas/separate room at stilt floor
For all floors.

One additional area with Garden area for multipurpose activity for 1st floor



2087 SQ FEET COVERED AREA

FIRST FLOORS PLAN

- 4 BEDROOMS
- 4 TOILETS
- LIVING AREA
- DINING LOBBY WITH FAMILY LOUNGE
- KITCHEN
- 1 ADDITIONAL AREA FOR MULTIPURPOSE ACTIVITIES AT STILT FLOOR

PROVISION OF FIRE HYDRANT HOSE REEL AND PIPE FOR FIRE CONTROL IN FIRE EMERGENCY



2087 SQ FEET COVERED AREA

SECOND AND THIRD FLOORS PLAN

- 4 BEDROOMS
- 4 TOILETS
- LIVING AREA
- DINING LOBBY WITH FAMILY LOUNGE
- KITCHEN
- PROVISION OF FIRE HYDRANT HOSE REEL AND PIPE FOR FIRE CONTROL IN FIRE EMERGENCY



2087 SQ FEET COVERED AREA

FOURTH FLOORS PLAN

- 4 BEDROOMS
- 4 TOILETS
- LIVING AREA
- DINING LOBBY WITH FAMILY LOUNGE
- KITCHEN
- ADDITIONAL AREA AT TERRACE FOR MULTIPURPOSE ACTIVITIES AND SEPARATE TERRACE AREA
- PROVISION OF FIRE HYDRANT HOSE REEL AND PIPE FOR FIRE CONTROL IN FIRE EMERGENCY



2087 SQ FEET COVERED AREA

TERRACE FLOOR PLAN

Specified terrace area for 4th floor with area marked
For multipurpose activities

Common terrace for
All floors



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

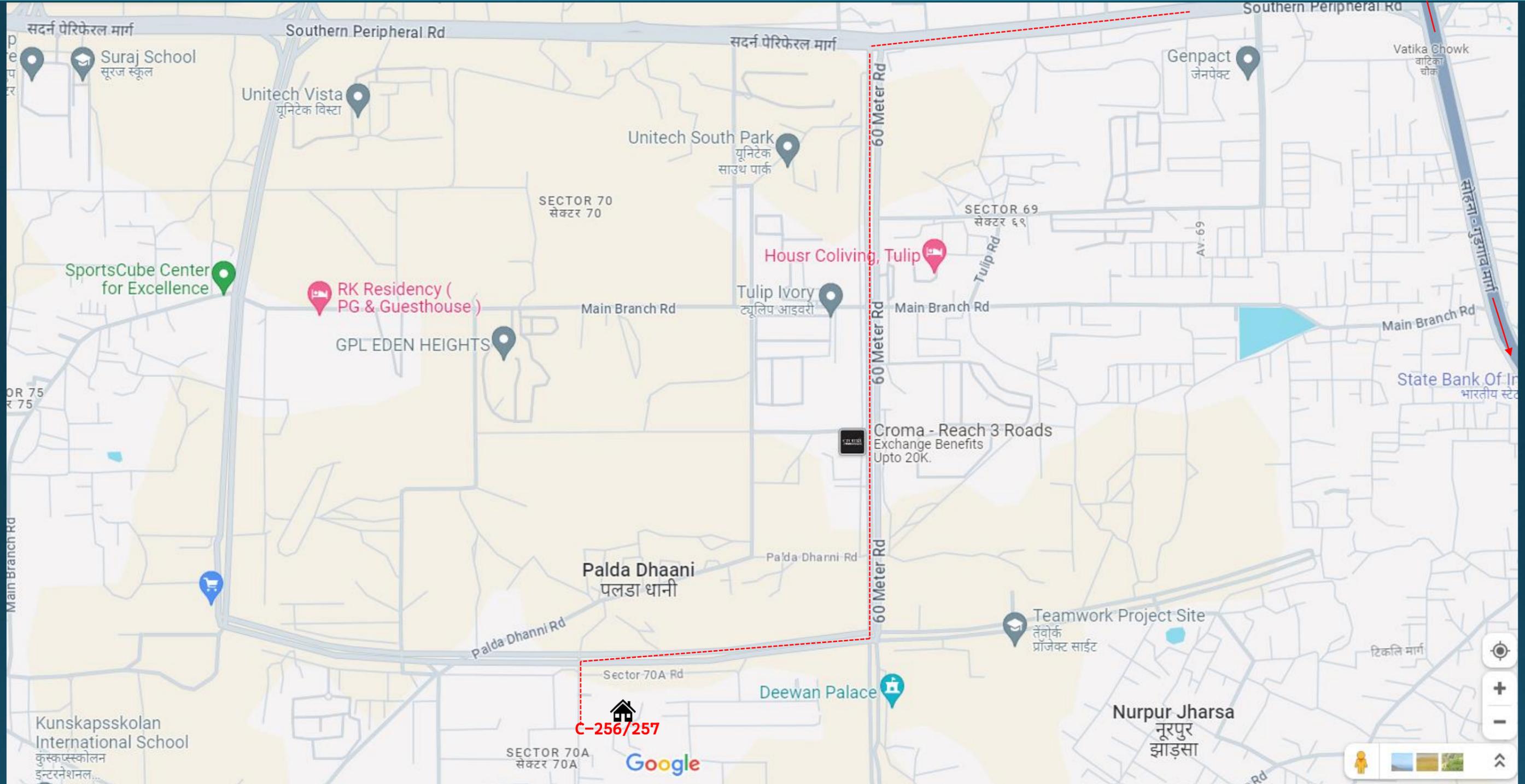
FINISHING SPECIFICATION:

- Spacious "4 BHK" Layout (Approx 2087 sq Feet Covered area)
- Separate Servant Rooms/store rooms Provide for Each floor
- Elevation Designed in WPC 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 SOUND PROOF Sink.
- Kitchen and Bathroom Cabinets manufactured using HDHMR Board of ARCHID/ACTION TESA.
- Door Lock sets of Brand DOORSET/GODREJ or equivalent
- Main door electronic lock of HAKEN/DOORSET or equivalent
- Full height 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). Bedroom Floorings with Tile size (24 inches x 48 inches)
- Master bedroom & 1 other 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+ or equivalent
- Ceiling Designed with POP False ceiling and Wood Patterns.
- Moldings/ SS profiles/ POP/Wooden Panelling 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

TO RAJIV CHOWK



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.



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



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



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



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



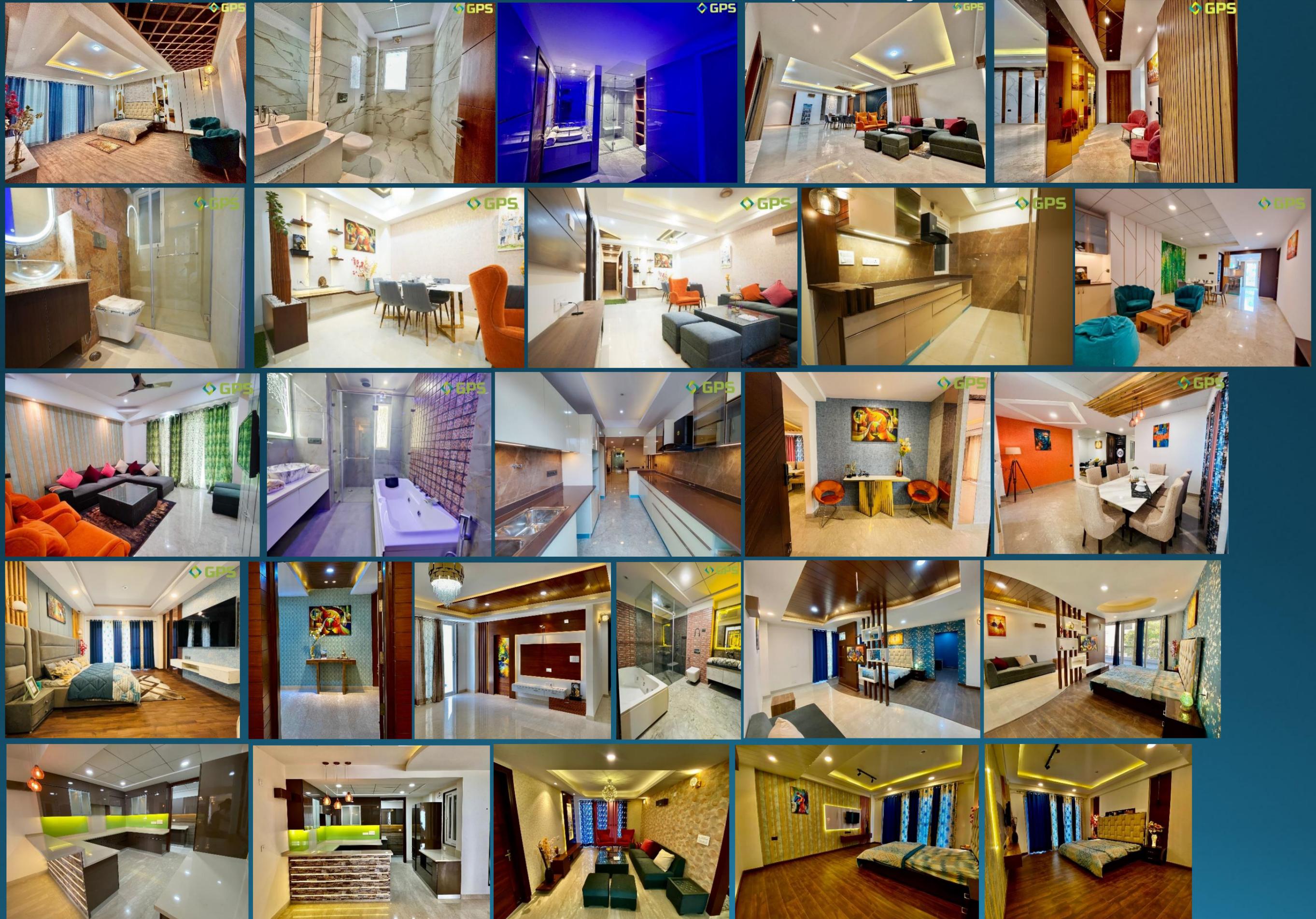
C-86, BPTP ASTAIRE GARDEN, SEC-70A
560 SQYD.



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

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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