

The logo for SS CENDANA RESIDENCES, featuring a stylized white lotus flower icon above the text 'SS CENDANA' in a bold, white, sans-serif font, with 'RESIDENCES' in a smaller, white, sans-serif font below it.

SS CENDANA
RESIDENCES

SECTOR 83, NEW GURUGRAM



EMBRACE
THE AROMA OF
TRANQUILITY
AND COMFORT.
WELCOME TO SS CENDANA.

Cendana - Pronounced as sên-da-na
It's origin lies in Sanskrit and Malay.
It means the *fragrance of sandalwood*.

A luxury called home


SS CENDANA
RESIDENCES





HAPPIER AND HEALTHIER LIVING WITHIN REACH



An exceptionally designed
residential community.

—
Each facility and feature has been
thoughtfully put together to give you
a refined living experience.

—
A gated community, built
for you to enjoy a robust lifestyle
which does not cost the earth.

—
On offer are optimum size residences
with a sky load of amenities to help you
live a wholesome life.



MAKE A TOWERING STATEMENT

TOWER 8



SS CENDANA RESIDENCES

COMPLEX

12.611 ACRE OF
URBAN OASIS

10 HIGH RISE
TOWERS

G+33 & G+32
FLOORS

GATED COMPLEX
WITH STATE_OF_THE_ART SECURITY

STRAIGHT - LINE MODERN
ARCHITECTURE

VEHICLE FREE
GROUND LEVEL

POWER
BACK-UP

STILT LEVEL FOR OPENNESS
AND ACTIVITIES

WELL PLANNED
BASEMENT PARKING

RESIDENCES

UNIT CONFIGURATIONS
3 BHK + 2T | 3 BHK + 3T + STUDY

PREMIUM SPECIFICATIONS
MATERIALS & FIXTURES OF REPUTED BRANDS

CLUB 83
DEDICATED, MULTI-LEVEL RECREATION HUB

TWO
SWIMMING POOLS

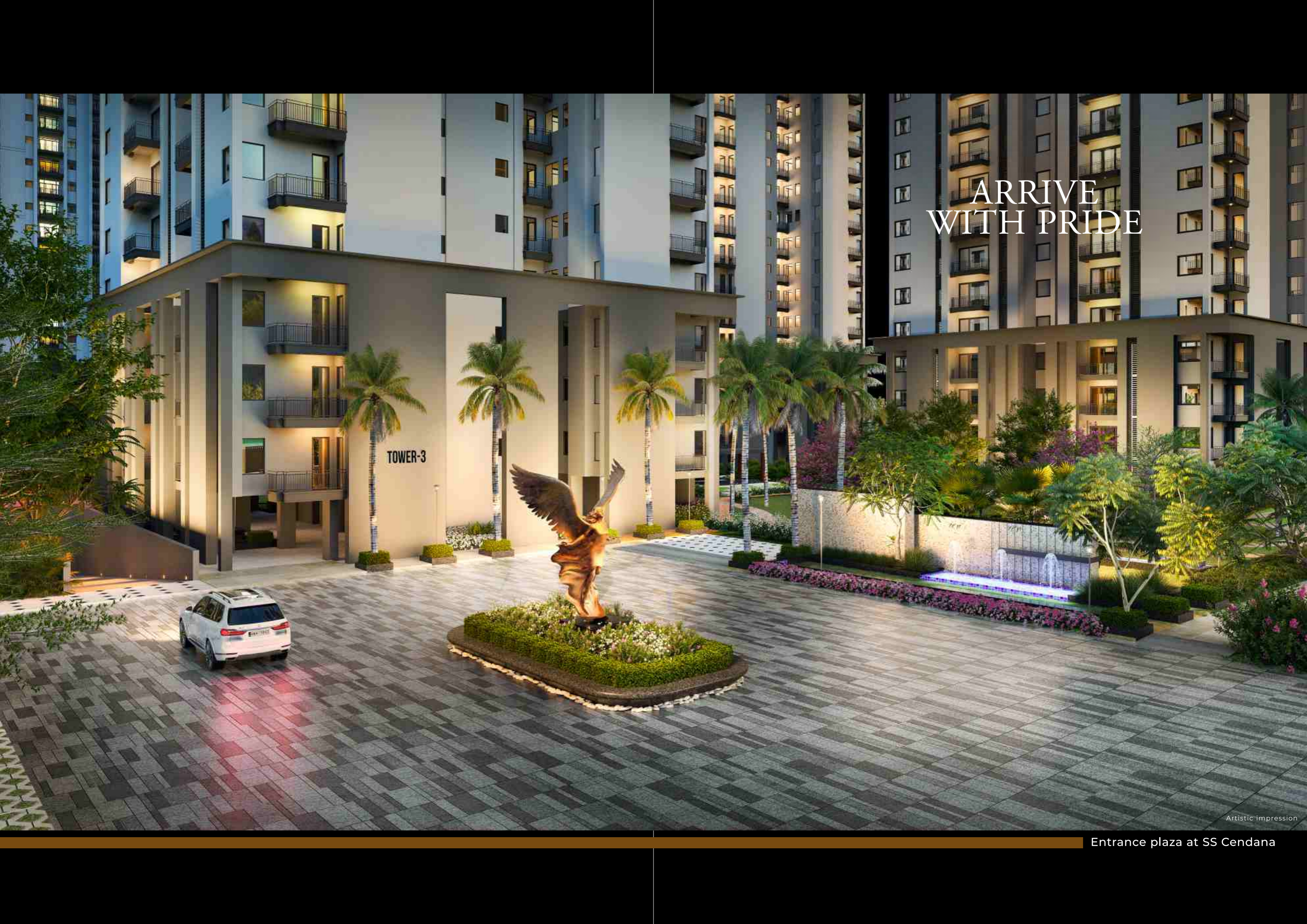
CHOICE OF SPORTS
& INDOOR GAMES

LAVISH MULTI - PURPOSE
BANQUET HALL

AWARDED TEAM

INTERNATIONALLY ACCLAIMED
ARCHITECTS : ARCOP

RENOWNED
LANDSCAPIST : BIOME



ARRIVE
WITH PRIDE

TOWER-3

Artistic impression

Entrance plaza at SS Cendana



*Where
nature is your
new neighbour*



- DESIGNER LANDSCAPING
- MULTIPURPOSE LAWN | 85% OPEN GREENS
- WATER FEATURES | ORGANIC GARDEN
- GAZEBOS FOR SIT - OUTS | JOGGING TRACK
- STILTS & HARDSCAPE AREA
- AMPHITHEATRE | ELDERS ZONE
- STONE STEP PATHWAYS

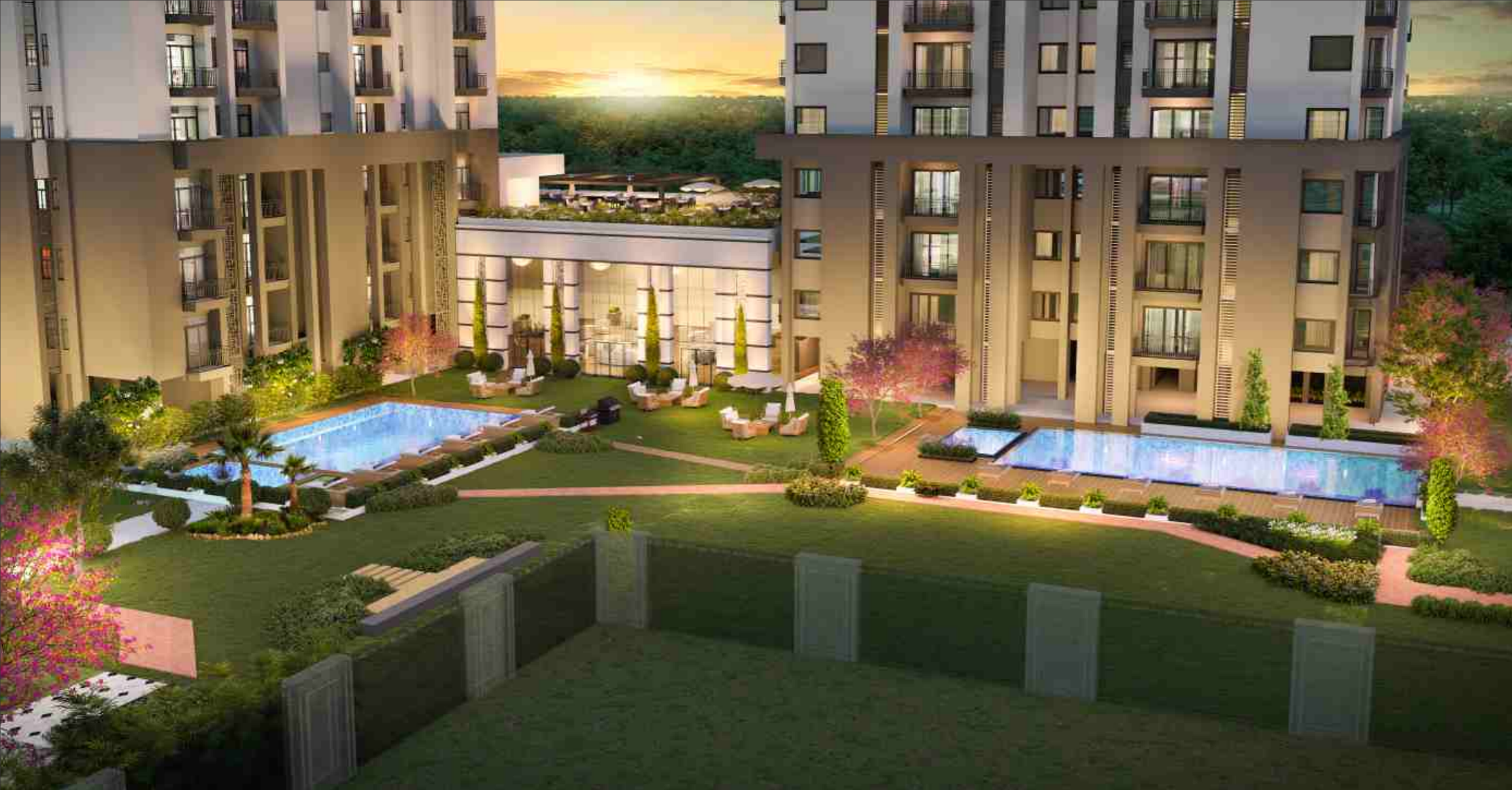


EXPERIENCE
CLUB LIFE LIKE
NEVER BEFORE



YOUR REWARDING
LIFESTYLE AWAITS
AT CLUB 83

FULLY LOADED GYMNASIUM
STEAM AND SAUNA | WAITING LOUNGE | MEETING ROOM
GAMES ROOM | TEA LOUNGE | MULTIPURPOSE HALL
READING LOUNGE | LOBBY SIT-OUT



*Engaging shared
environment for a
happy community living*



TWO SWIMMING POOLS

—
LANDSCAPED POOL DECK

—
CHANGING ROOMS AND SHOWERS

—
POOLSIDE PARTY AREAS

—
LANDSCAPED OPEN TERRACE

—
2 BADMINTON COURTS

—
LAWN TENNIS COURT

—
HALF BASKETBALL COURT

—
OUTDOOR GYM

—
KIDS PLAY AREA

—
BICYCLE TRACK

—
TOT LOTS

—
BILLIARDS

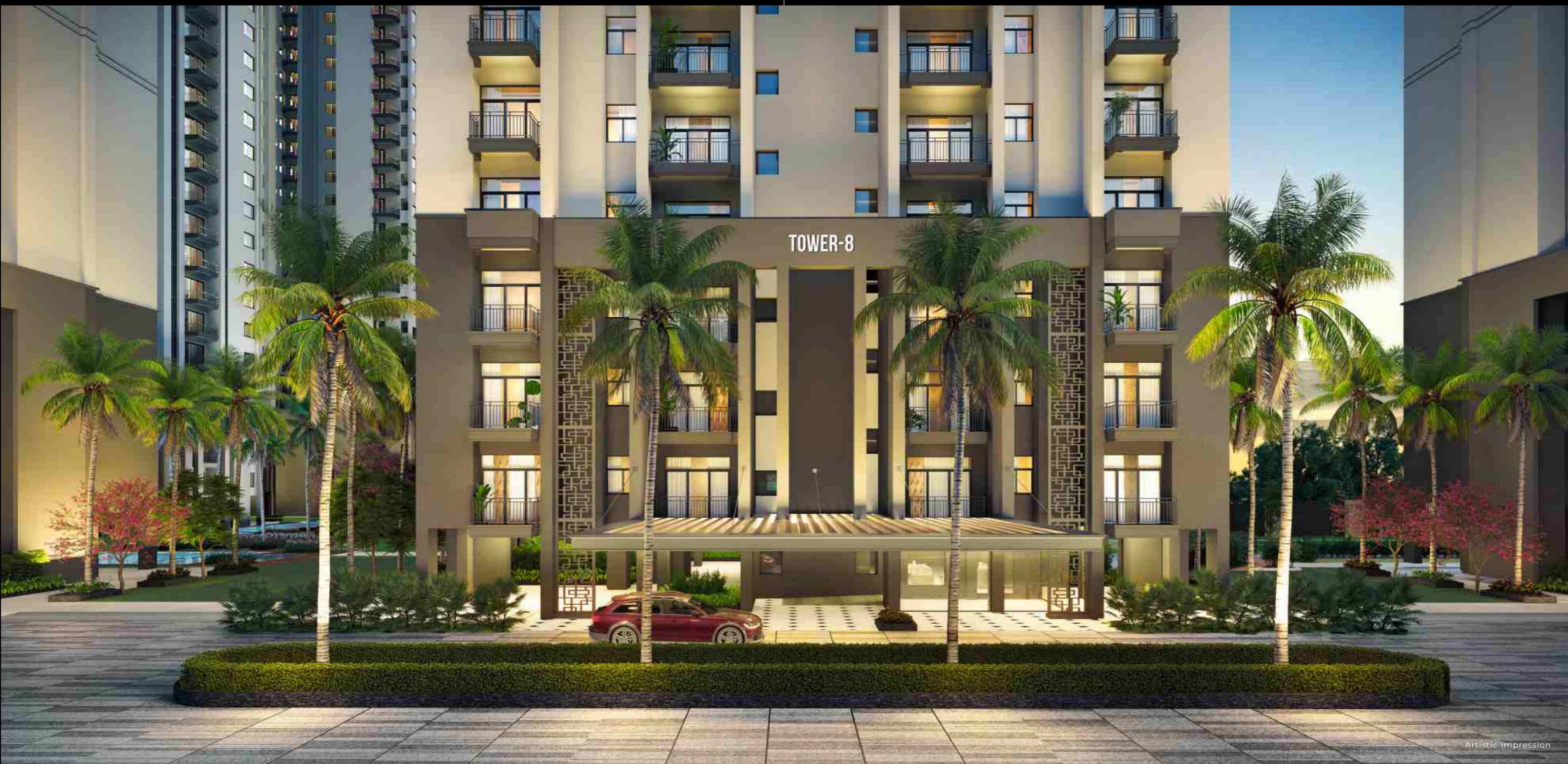
—
TABLE TENNIS



*Inspiring ambiance
for your discreet and
spacious drop off*

OPEN STILT GIVES AN ENHANCED
SENSE OF SPACE | DELIGHTFUL WALK TO
YOUR TOWER LOBBY | DIRECT ACCESS TO
CENTRAL GREENS | MULTIPLE VISITOR'S CAR PARK

Elegant tower drop off





SS CENDANA
RESIDENCES



SITE FOR
NURSERY SCHOOL
& PRIMARY SCHOOL

COMMERCIAL SITE

PREMIUM
TOWER



SS CENDANA RESIDENCES



SITE PLAN



PREMIUM TOWER



- POOL FACING
- GARDEN FACING
- OPEN FACING

24.00 METER WIDE ROAD

24.00 METER WIDE ROAD

SITE FOR NURSERY SCHOOL/ PRIMARY SCHOOL

COMMERCIAL SITE

EWS HOUSING



SOAK IN THE GOODNESS OF LIFE



Welcome to apartments that truly reflect your aspirations of what your home should be like.



Best in class floor plans for enhanced privacy and space.



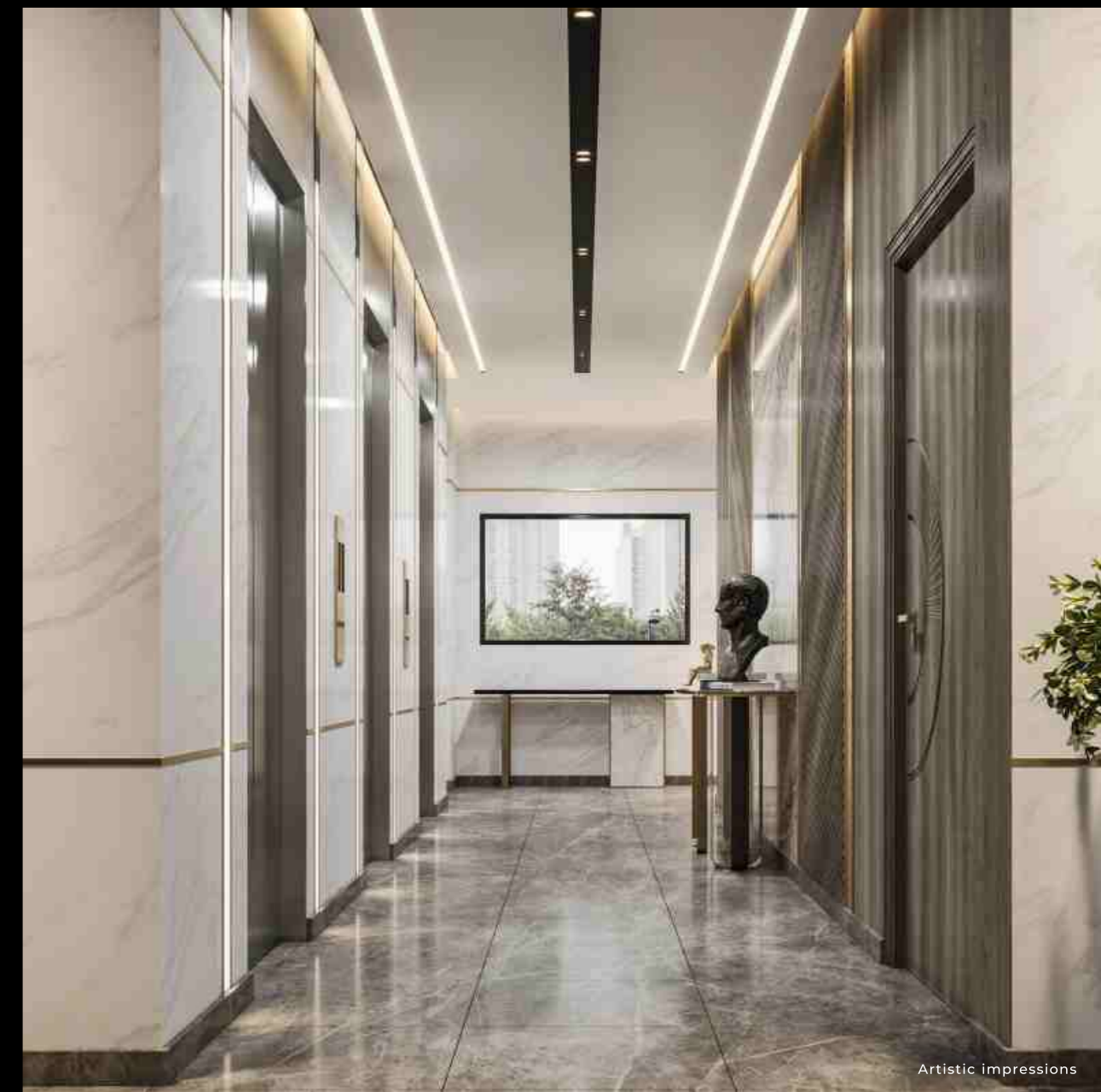
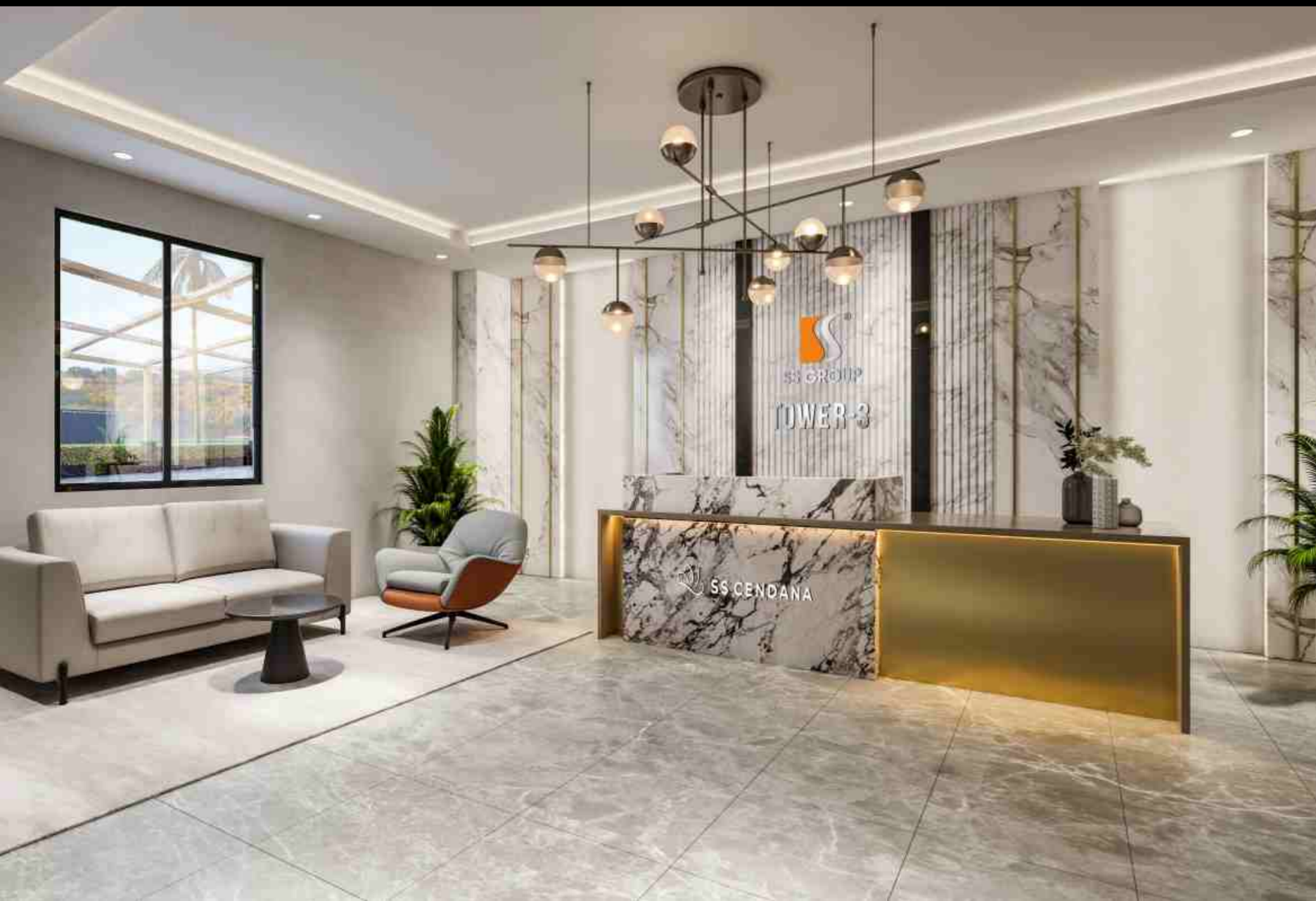
Optimal size living spaces with maximum space utilisation.



All towers are equipped with concierge desk for day to day assistance

STEP IN TO A
REFRESHING LOBBY AND
LEAVE BEHIND THE
DAILY HUSTLE BUSTLE.

ELEGANT AND SPACIOUS LOBBY | COMFORTABLE SEATING
AND WAITING AREA | CONCIERGE DESK FOR DAY TO DAY
ASSISTANCE | SEPARATE ELEVATORS FOR RESIDENTS AND SERVICES





The Residences

3 BHK + 2T

3 BHK + 3T + STUDY

3-side open apartments

Floor to ceiling windows

High quality flooring

Optimum size balcony
overlooking landscaped
outdoors

Sleek finished bathrooms
and kitchen



3BHK + 2T UNIT PLAN

TOWER: T-7 , T-8, T-9, T-10, T-11
 FLOORS: STILT +32 FLOORS
 CARPET AREA: 861 SQ.FT.
 BALCONY AREA: 129 SQ.FT.

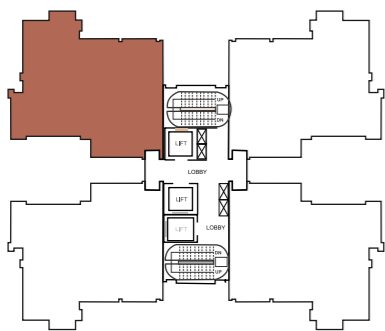
- 2 BEDROOMS
- MASTER BEDROOM
- LIVING AND DINING
- KITCHEN
- UTILITY AREA
- FOYER
- 2 BALCONIES
- 2 TOILETS



3BHK +3T + STUDY UNIT PLAN

TOWER: T-2 , T-3, T-4, T-5, T-6
 FLOORS: STILT +33 FLOORS
 CARPET AREA: 1108 SQ.FT.
 BALCONY AREA: 126 SQ.FT.

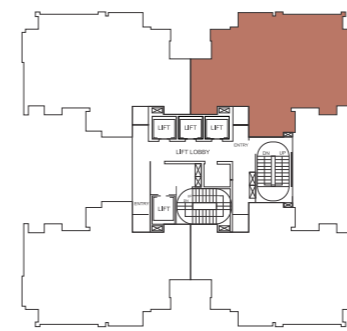
- 2 BEDROOMS
- MASTER BEDROOM
- STUDY ROOM
- LIVING AND DINING
- KITCHEN
- UTILITY AREA
- FOYER
- 2 BALCONIES
- 3 TOILETS



CLUSTER PLAN



MASTER PLAN



CLUSTER PLAN



MASTER PLAN

SPECIFICATIONS

LIVING ROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

KITCHEN

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Oil Bound Distemper/Tiles 2.0 high
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter with Single Lever CP Fittings and Sink

TOILET

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Ceramic Tile
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)

MASTER BEDROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

BEDROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

MASTER TOILET

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Ceramic Tile
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)

TOILET

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

BALCONY

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring

ENTRANCE FOYER

Flooring	Vitrified Tile
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper

External Frame
UPVC Frame with Sliding Glass Shutter.

Internal Frame
Marandi Wood Door Frame with Enamel Paint Shutters.

Main Door
With Door Locks, Decorative Handles, Door Buffer.



SS CENDANA
RESIDENCES



THRIVING LOCATION



Located in Sector 83, New Gurugram,
SS Cendana is within minutes
of NH 48, Dwarka Expressway, and
all the well established social
infrastructure of the buzzing
millennium city.



TRUE LUXURY
IS BEING MINUTES AWAY
FROM ALL YOU NEED

LEGENDS

IN THE VICINITY

SCHOOLS

Bharat Ram Global School
Matrikiran High School
Delhi Public School
RPS International
SD Modren Public School
St. Xavier's High School
Yaduvanshi International School
Kids Play School

HOSPITALS

Genesis Hospital
Silver Streak Hospital
Aarvy Hospital
Apollo Miracle
Medeo Hospital
Signature Hospital

SHOPPING

SS Omnia
Iris Broadway
Sapphire 83
Sapphire 90
Vatika Town Square
Elan Miracle

HOTELS

Hyatt Regency
Holiday Inn
Misaki Manesar
Savoy Suites
Ginger Manesar
Hilton Garden Inn
Treehouse Queens Pearl
Park Inn

3 MINS FROM **DWARKA EXPRESSWAY**

5 MINS FROM **NH-48 (NH-08)**

10 MINS FROM **RAJIV CHOWK**

25 MINS FROM **IGI AIRPORT**



THE HIBISCUS, SECTOR-50, GURUGRAM



THE LEAF, SECTOR-85, NEW GURUGRAM



THE CORALWOOD, SECTOR-84, NEW GURUGRAM



SS LINDEN, SECTOR 84,85, NEW GURUGRAM



SS 100, SEC. 49, GOLF COURSE EX. ROAD, GURUGRAM

Delivered over
20 Landmark
 Residential & commercial projects

Over
17 Million sq.ft.
 Under construction

Armed with
Huge Land Bank
 in Delhi and NCR

Architects by
Acclamede Arcop
 Montreal

27 million sq.ft. of
Upcoming Residential
 & commercial projects

SS GROUP: Built on *values.*

SS Group is a well-known, trusted and one of the oldest business conglomerates of Delhi NCR, with a strong presence in real estate development.

Established in the year 1992, the Group has over three decades of experience in the development & delivery of unique, innovative, high quality and user friendly residential and commercial projects in the region.

SS Group is committed to developing state-of-the-art real estate masterpieces and maintains an enviable track record. It enjoys a portfolio of happy customers, with the successful delivery of some landmarks in Gurugram, such as The Hibiscus, The Leaf, The Lilac, SS Plaza, SS Omnia, Southend, and Aaron Ville. Many more gems, namely, The Highpoint, SS 100 and SS Linden Floors are at different stages of development.



CORPORATE OFFICE

77, SS House, Sector-44
Gurugram, Haryana - 122003

CALL +91-124-4335100

EMAIL sales@ssgroup-india.com

VISIT ssgroup-india.com

Disclaimer await form the client

Disclaimer: The contents and information contained in this documents are intended for general marketing purposes only and should not be relied upon by any person as being complete or accurate. Visual representations like pictures, art renderings, depictions, illustrations, photographs, drawings and other graphic representations and references are only artistic impressions and indicative, and are not representations of fact. All representations and warranties made in the brochure are disclaimed. Manikaran Excel Developer, its directors, employees, agents and other representatives will not accept any liability suffered or incurred by any person arising out of or in connection with any reliance on the content of or information contained in this brochure. Interested parties should conduct independent investigation to determine to their satisfaction the suitability of the property for their needs.



SS GROUP

BUILT ON VALUES

