



# AMBIENCE CREACIONES

Sector - 22, Gurugram

📍 Ambience Projects and Infrastructure Pvt. Ltd., L-4, Green Park Extension, New Delhi - 110 016 📞 97170 03006

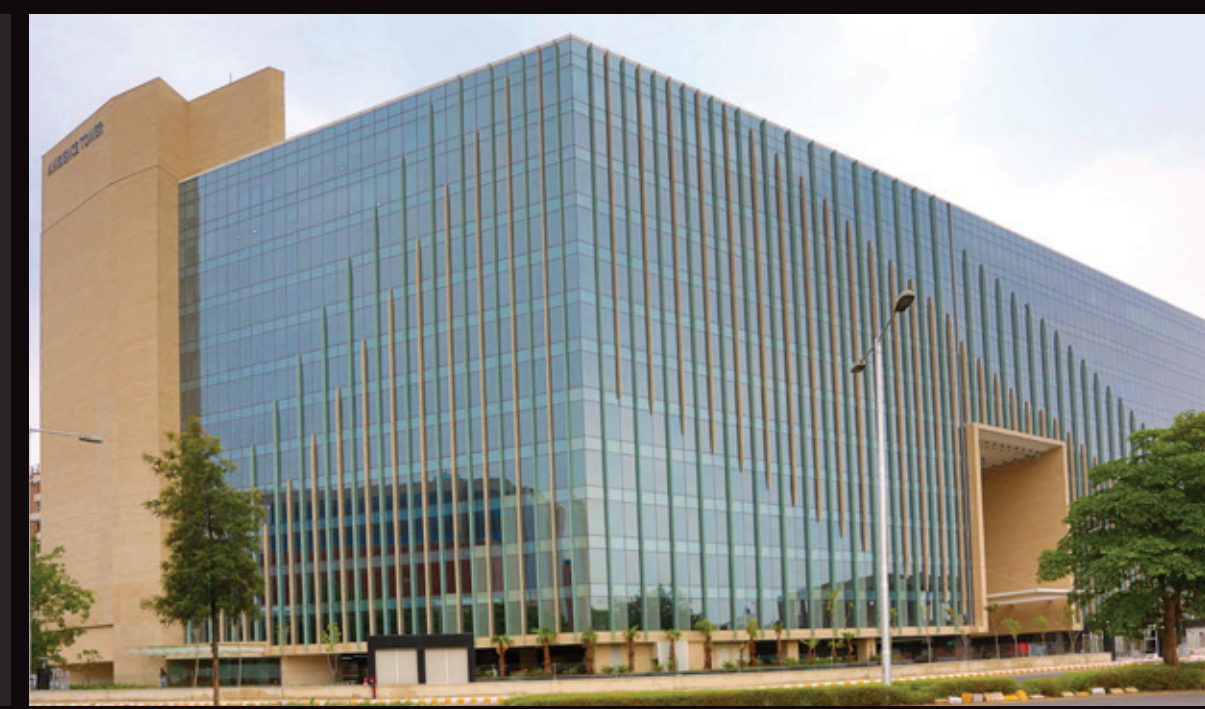
✉️ sales@ambiencecreacions.com 🌐 www.ambiencecreacions.com

Disclaimer: Ambience Creacions project with configuration of 2/3/4 BHK, Penthouses and Independent Villas is being constructed in Residential Plotted Colony (Haryana RERA Number 318 of 2017 dated 17.10.2017 – Registered by AMBIENCE PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED)  
For More info please visit - [www.haryanarera.gov.in](http://www.haryanarera.gov.in) admeasuring about 14.819 acres and the building plans approved vide Memo No. ZP-864/SD(BS)/2016/28300 dated 29.12.16 and is situated in Sector 22, Gurugram in the Revenue Estate of Village Mullahera, Tehsil Gurugram, District Gurugram, State Haryana. The collateral shown in this advertisement is to give an idea of manner of utilisation of the constructed space and is not a legally enforceable offering. Travel time given is subjective, estimated and based on completion of work.  
The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the company / nominated agency and are likely to become functional subject to the occupancy of the entire project under license. This advertisement is not a legal offering and does not form a part of any agreement or legal binding on the part of the company. The price mentioned is subject to change without notice. \*T&C Apply. Pricing is indicative in nature. Loan arrangement from leading banks is subject to eligibility. 1 acre = 4840 square yards or 4046.873 square meters. 1 square meter = 10.76 square feet.  
CIN: U70101DL2010PTC209128.




**AMBIENCE**  
*the new standard*

**Malls | Hotels | Offices**  
**Homes | Schools | Golf**





LIVE  
IN A HOME  
WORTHY  
OF YOUR  
STATUS

AMBIENCE  
CREATIONS

Sector - 22, Gurugram





# FEATURES & BENEFITS

Representative Image

- Air-conditioned condominiums
- Fully finished, ready-to-move in apartments
- Fully equipped kitchen fitted with high-end home appliances
- Laundromat service
- International standard bathroom fitting and fixtures
- Upmarket neighbourhood
- 3-tier international standard security with CCTV and Audio/Video at the main door
- Lavish clubhouse with every conceivable sports, entertainment, dining & leisure facilities
- Extensive landscape with international standard design and features
- Ambience Stamp of Quality
- Located near to the Gurugram – Delhi border on the old Delhi – Gurugram Road
- Easy & quick access from the National Highway, IGI Airport, Cyber City, Golf Course Road & Gurugram Town
- Fully developed infrastructure & inhabited sectors with upcoming mass transit nodes
- In the vicinity of Ambience Mall, Leela Ambience Hotel, Metro / Columbia Asia Hospital, ITM University, Fun n Food Village, Unitech SEZ, Cyber City & Tau Devi Lal Smriti Udhyan – one of the largest parks in Gurugram
- Large corporates such as Sapient, Amdocs, Aricent, Interglobe, Indigo, NIIT, RBS, Cognizant, Genpact, TCS, Ciena Corp. USA, Hughes, Polaris, Wipro, AVL, HCL Technologies & other global companies are within a 2 mile radius
- Hassle-free post possession experience

# SPECIFICATIONS



## STANDARD APARTMENT FEATURES

- Staircase and common entrance lobby and visitors lounge in imported marble and quality granite
- 2 passengers elevators of Fujitec per apartment block
- Internal doors/window frames and shutters shall be of Hardwood/Flushed
- External doors/window frames and shutters shall be of UPVC
- Elegantly designed entrance door



## STRUCTURAL AND OTHER SPECIFICATIONS

- R.C.C. structure designed for the highest seismic consideration for Zone V as against Zone IV as stipulated by national building code ensuring higher standards of safety
- State-of-the-art elevation and façade
- External walls in texture paint and stone finish



## SECURITY AND TECHNOLOGY

- Gated Complex with controlled access
- 3-tier international standard security
- CCTV and audio/video at the main door



## RECREATIONAL FACILITIES AT PRIVATELY OPERATED CLUB:

- Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms
- Health club facility with equipped unisex gym
- Sports facility with tennis courts, swimming pool with body splash
- Lounge, Billiard room, Cards room, Multi purpose hall, Function lounge with bar and multi cuisine Restaurant
- Party/Meeting Rooms and Aerobics/Yoga Centre



## EXTERNAL FEATURES

- Rich, soft and textured landscaping
- Plantation in common areas with optimal street light
- Water fountains & features throughout the project



## ENVIRONMENTAL FEATURES

- State-of-the-art waste water recycling plant
- Rain water harvesting
- Planned scientific garbage treatment and solid waste disposal
- Modern energy efficient property design



Actual Image



Actual Image



Representational Image



Representational Image



Representational Image



Actual Image



Representational Image



Actual Image



Actual Image

# SPECIFICATIONS



## DOMESTIC FACILITIES

- Air conditioned condominiums
- Electric load of 15/20 KVA for each apartment 100% power backup/load, no exceeding 10 KVA per apartment
- Wireless internet facilities for all units
- Hydraulically pressurized water system
- Fire protection system/Sprinklers, Heat and Smoke detectors
- 24 hours treated water supply
- Modular Switches/Sockets/MCBs
- One fan in each bedroom, lobby, kitchen and two fans in drawing/dining
- Ceiling wall light fixtures in the apartment as per design
- Laundromat Services



## LIVING ROOM/ DINING ROOM, LOBBY AND PASSAGE

- POP punning with plastic emulsion (velvet touch) paint or texture finish on walls
- Flooring done with Italian/Spanish/Turkish marble of Dyna/Perlato Sislia/Botticino/Crema Marfil or equivalent quality with designer patterns



## BALCONIES

- Imported/Indian marble/Granite
- External walls in texture paint in stone finish design



## BEDROOMS

- POP punning with plastic emulsion (Velvet touch) paint or texture finish on walls
- Flooring done with Imported marble
- Designer wardrobes & almirahs
- Fitting on doors/windows/almirahs shall be of high-quality Indian/imported make



## KITCHEN

- Designer modular kitchen
- Fitted with high-end Cooking Range, Microwave Oven, Refrigerator and R.O. System, Garbage Crusher
- Chimney with exhaust
- Heavy duty geysers
- Designer/modular woodwork and fittings
- Floor/counter/walls shall feature combination of high quality granite/tiles/imported marble
- Double bowl stainless steel sink with drain board
- Single lever hot and cold water
- Provision for piped gas supply



## BATHROOMS AND POWDER ROOM

- Single lever C.P. Fittings Grohe/Hans Grohe/Jaquar or equivalent
- Shower with toughened glass on patch fitting or cubical bathtub as per design/scheme/space
- Chinaware, imported/high class wall hung W.C. and washbasin in matching/contrast/shades colours as per design/scheme
- Includes Exhaust Fan/Mirror/Towel Rack/Rod and Ring accessories
- Geysers of Venus heavy duty or equivalent make in all attached bathrooms
- Walls with blend of high quality granite/tiles/Italian marble and texture paint up to ceiling



Actual Image



Actual Image



Actual Image



Actual Image



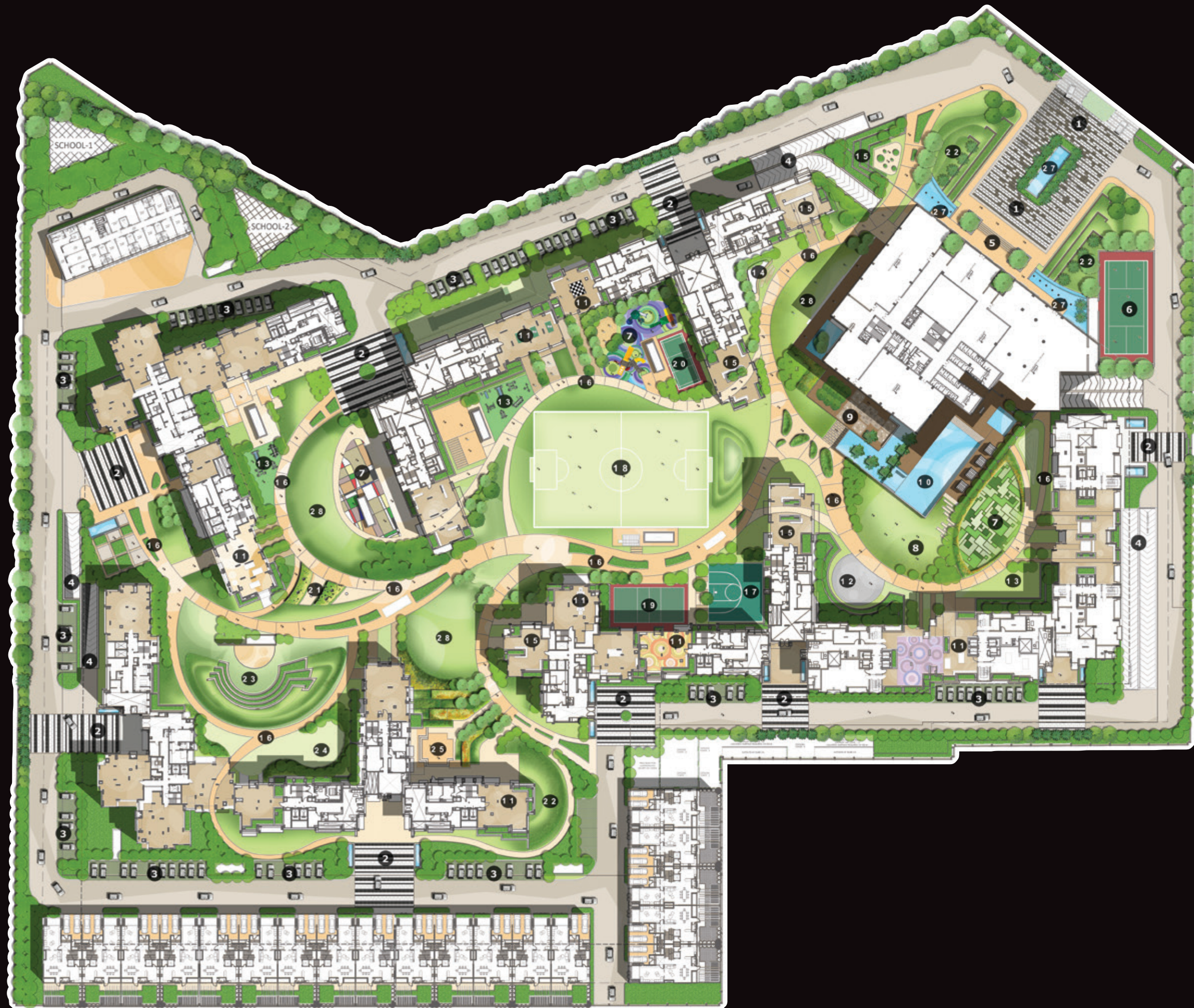
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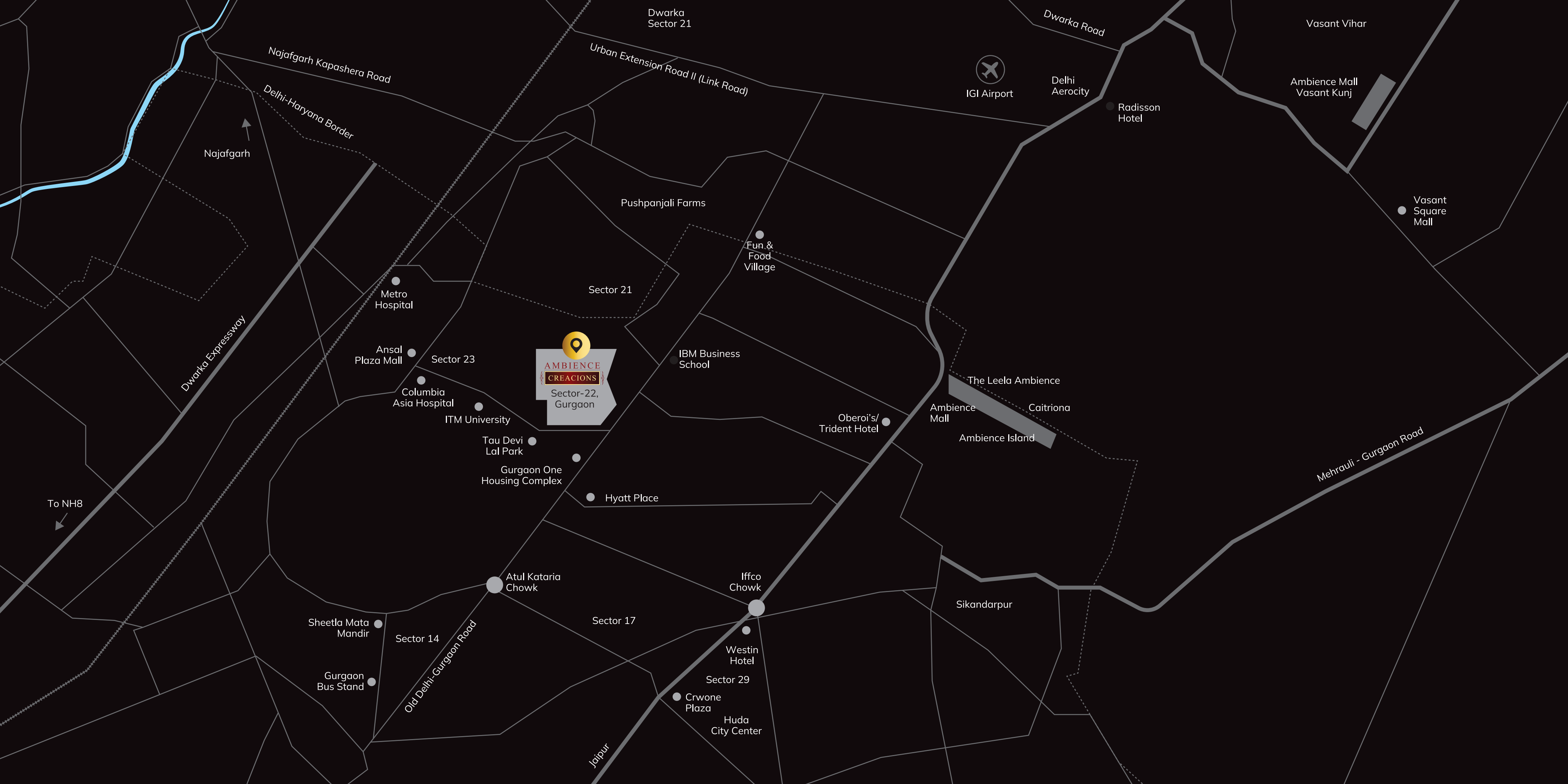
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# LANDSCAPE PLAN

## LEGENDS

- |                        |                            |                             |
|------------------------|----------------------------|-----------------------------|
| 1   Arrival Court      | 11   Indoor Activities     | 21   Sculpture Court        |
| 2   Drop Off           | 12   Skating Rink          | 22   Mounds                 |
| 3   Parking            | 13   Fitness Strip         | 23   Yoga & Meditation Zone |
| 4   Basement Ramp      | 14   Sitting Pavilion      | 24   Amphitheatre           |
| 5   Club Entry         | 15   Seating Area          | 25   Senior Citizen         |
| 6   Tennis Court       | 16   Spine Walk            | 26   Site Services          |
| 7   Children Play Area | 17   Half Basketball Court | 27   Water Features         |
| 8   Party Lawn         | 18   Mini Football Court   | 28   Lawn                   |
| 9   Coffee Deck        | 19   Volleyball Court      |                             |
| 10   Pool Area         | 20   Badminton Court       |                             |



**AMBIENCE  
CREACIONES**  
Sector-22,  
Gurgaon

Dwarka  
Sector 21

Urban Extension Road II (Link Road)



IGI Airport

Delhi  
Aerocity

Radisson  
Hotel

Ambience Mall  
Vasant Kunj

Vasant Vihar

Vasant  
Square  
Mall

Najafgarh Kapashera Road

Delhi-Haryana Border

Najafgarh

Pushpanjali Farms

Fun &  
Food  
Village

Sector 21

Metro  
Hospital

Ansal  
Plaza Mall

Sector 23

Columbia  
Asia Hospital

ITM University

Tau Devi  
Lal Park

Gurgaon One  
Housing Complex

Hyatt Place

IBM Business  
School

Oberoi's/  
Trident Hotel

The Leela Ambience

Ambience  
Mall

Caitriona

Ambience Island

Mehrauli - Gurgaon Road

To NH8

Dwarka Expressway

Atul Kataria  
Chowk

Iffco  
Chowk

Sheetla Mata  
Mandir

Sector 14

Gurgaon  
Bus Stand

Old Delhi-Gurgaon Road

Sector 17

Westin  
Hotel

Sector 29

Crwone  
Plaza

Huda  
City Center

Jaipur

Sikandarapur

# HEART OF GURUGRAM

## AMBIENCE CREACIONES



# AWARD'S / APPRECIATION ACHIEVED



Most Admired Shopping Centre of the Year 2023 - MAPIC India



Developer of The Year - Luxury Real Estate



Brand Excellence Award Real Estate



Residential Property of The Year Real Estate



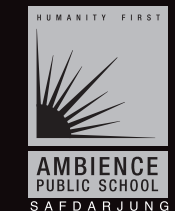
Residential Property of The Year Real Estate



National Health Awards Real Estate



# OUR OTHER PRESTIGIOUS PROJECTS



# OUR BANKING PARTNERS

