

DECENT BUILDHOMES PVT. LTD.

REGD. OFFICE: 301, 3rd Floor, Indraprakash Building, 21, Barakhamba Road, New Delhi-110001 (India)

SITE OFFICE: Vill. Badshahpur, Sector-70, Gurugram, Haryana, Pin – 122101 (India)

WEBSITE: www.ambrosia70.com

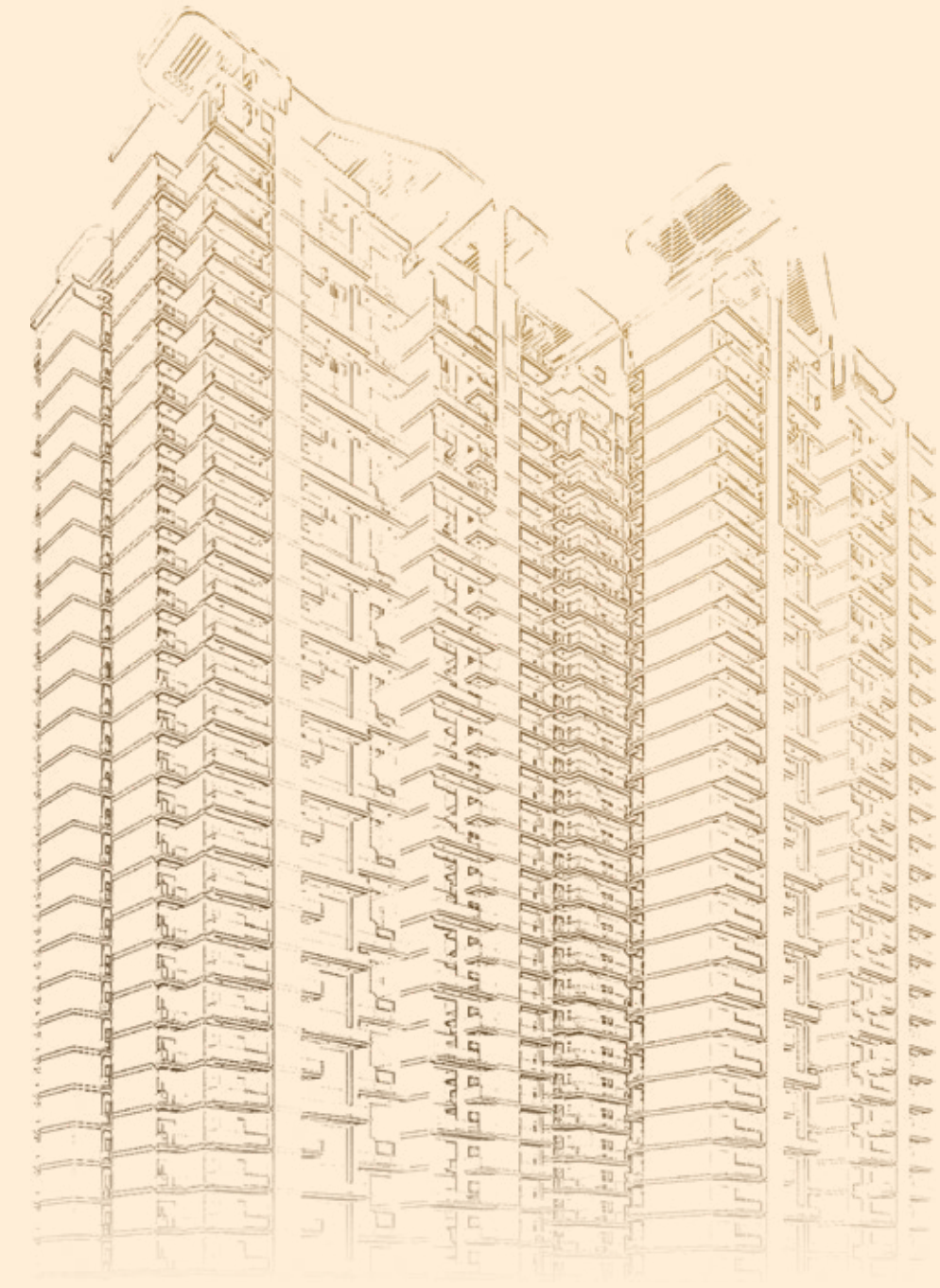
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CIN No.: U70109DL2020PTC367571

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HARERA REGISTRATION NO:, Dated



AMBROSIA
— LUXURY RESIDENCES —
SECTOR-70, GURUGRAM

LUXURY APARTMENTS
WHERE CONVENIENCE
MEETS ELEGANCE





AMBROSIA

LUXURY RESIDENCES

LOCATION ADVANTAGES:

CONNECTIVITY

- On Southern Peripheral Road (SPR)
- 5 Min From Sohna Road
- 5 Min From Golf Course Road
- 5 Min From Dwarka Expressway

AIRPORT

- 20 Min From Indira Gandhi International Airport

METRO

- Proposed Metro On SPR
- 10 Min From Huda City Centre Metro Station (Millennium)

HOSPITALS

- 10 Min From Medanta Hospital
- 15 Min From Artemis Hospital
- 20 Min From Paras Hospital

SCHOOL & COLLEGE

- 2 Min From Suraj School
- 5 Min From Eva Preschool
- 15 Min From Kamrah Institute Of Information And Technology (Kiit)

SHOPPING MALLS

- 10 Min From Worldmark Gurugram
- 15 Min From Huda Market

GOLF CLUB

- 20 Min From Dlf Golf And Country Club

DARBARIPUR ROAD

60 MTR WIDE EXISTING ROAD

24 MTR WIDE EXISTING ROAD



LEGEND:

1. MAIN SITE ENTRY/EXIT
2. WAVE CANOPY
3. TRICKLING WATER CASCADE (WELCOME WATER FEATURE)
4. FEATURE RAMP CANOPY COVERING
5. GOLF CART TRACK
6. FAMILY PAVILION
7. KIDS FUN PLANET
8. DENSE TRAIL
9. MEANDERING GARDEN / COMMUNITY PARK
10. HEALING / MEDITATION ZONE
11. STEPPED THEATRE FOR COMMUNITY GET-TOGETHER
12. BUBBLING WELCOME WATER FEATURE
13. CYCLE STAND
14. MULTI-LEVEL WATER CASCADE
15. CLUB DROP-OFF PLAZA
16. WAVE TRAIL TO CLUB
17. POCKET LAWN
18. CONNECTING WALKING TRAIL
19. KIDS POOL
20. SHADE CANOPY
21. POOL DECK
22. SUN LOUNGER DECK
23. FLOATING WATER PAVILION
24. SHALLOW LOUNGER
25. MAIN SWIMMING POOL
26. CHANGING ROOMS
27. HALF BASKETBALL COURT
28. RAISED SITTING PAVILION
29. LANDSCAPE PLAZA / ARCADE
30. ENTRY TO CLUB
31. SHOPPING PLAZA
32. SURFACE PARKING
33. CLUB GATE



Meticulously designed entry and security gate not only provides unparalleled elegance but also ensures the safety and privacy of residents.





ARRIVE IN STYLE
LUXURY DROP-OFF ZONE



RENEW WITH NATURE
ELEVATE YOUR LIFESTYLE



SAFE HAVEN FOR
LITTLE EXPLORERS



SPECIALLY PLANNED OPEN AIR SPACES
FOR SOCIAL GATHERING



CENTRAL GREEN



AMBROSIA CLUB AMENITIES



SWIMMING
POOL



BANQUET HALL



RESTAURANT



CARD ROOM



SQUASH COURT



SPA



SNOOKER ROOM



KIDS PLAY AREA



CRECHE



PLAY ROOM



BASKET BALL
COURT



GYMNASIUM



THEATRE



YOGA SPACE



JOGGING TRACK



MEDITATION
ROOM



BUSINESS
CENTRE

...AND
MANY MORE.

CLUB
AMBROSIA



Escape the hustle and bustle of everyday life
And retreat to our luxury clubhouse, where tranquility awaits.



A CONTEMPORARY POOL
IMMERSED IN A NATURAL LANDSCAPE





WHERE FINE DINING MEETS
UNPARALLELED EXTRAVAGANCE





SQUASH COURT



BUSINESS CENTRE



MOVIE THEATRE



SPA





EXCLUSIVE RESIDENTIAL
FITNESS CENTER WITH YOGA STUDIO



KIDS PLAY AREA



KIDS ROOM



GAME ROOM



MULTI PURPOSE HALL

A SPECIAL TREAT FOR THE
YOUNGER SET





CARDS ROOM



Every step of each resident's journey, from the main lobby to their own residences, is carefully considered and meticulously choreographed to achieve the most welcoming and gracious flow.







EMBARK ON
A GRAND
ENTRANCE,
WHERE LUXURY
UNFOLDS WITH
EVERY STEP





THE COMFORTS
OF HOME
ARE ELEVATED
BY AN ENTIRE FLOOR
OF BEAUTIFULLY
APPOINTED
DESTINATIONS



DOUBLE-HEIGHT
ELEGANCE
FOR YOUR
LIVING ROOM







WHERE CULINARY
EXCELLENCE MEETS
MODERN LUXURY,
YOUR KITCHEN
BECOMES A
MASTERPIECE OF
STYLE.





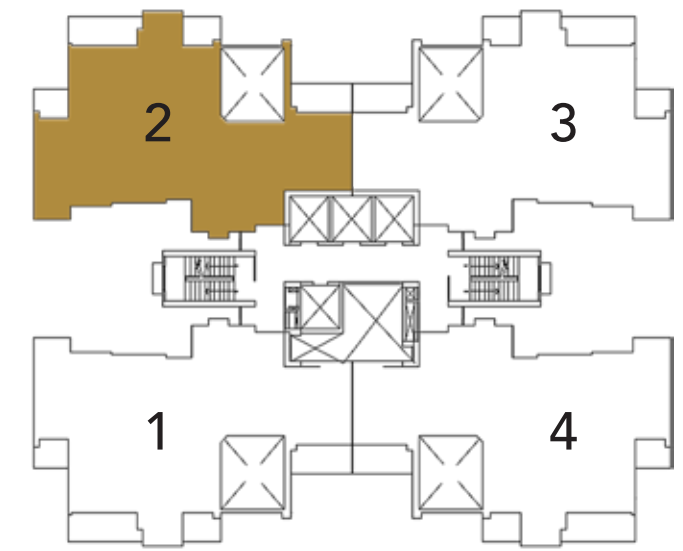
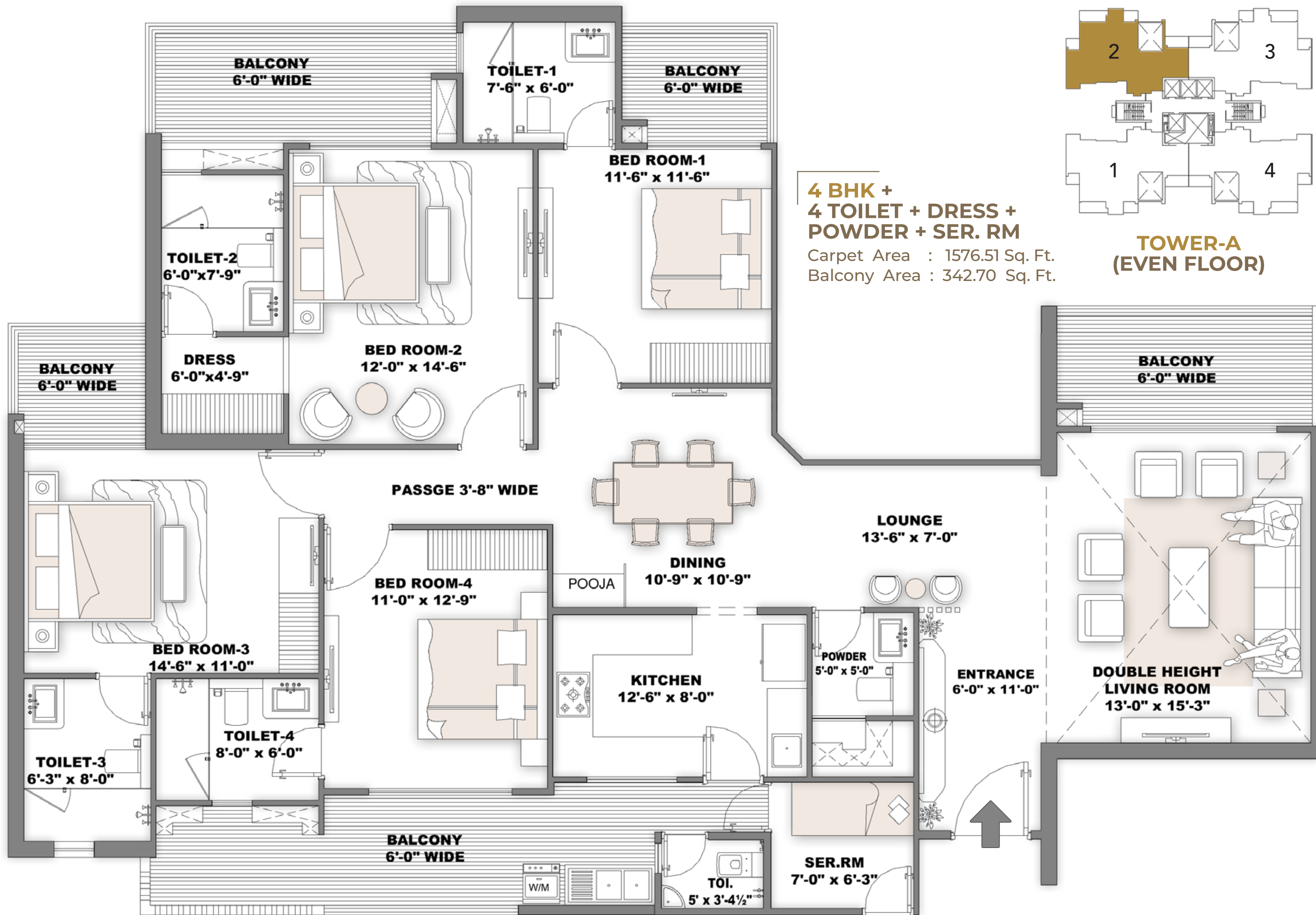
YOUR GATEWAY
TO OUTDOOR SERENITY



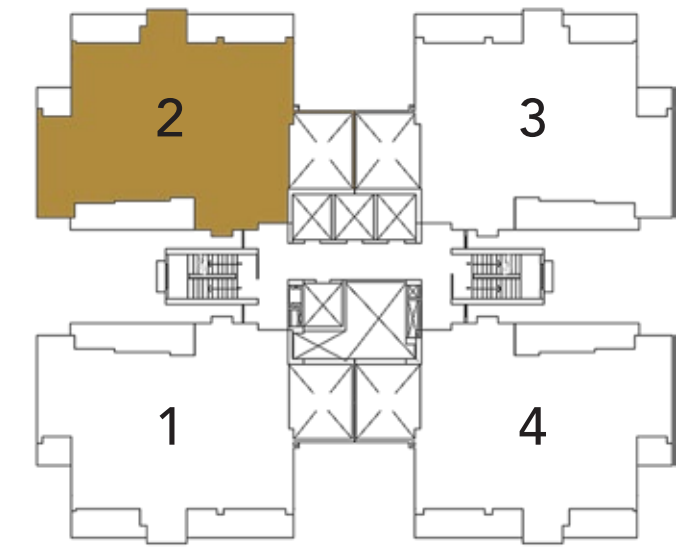
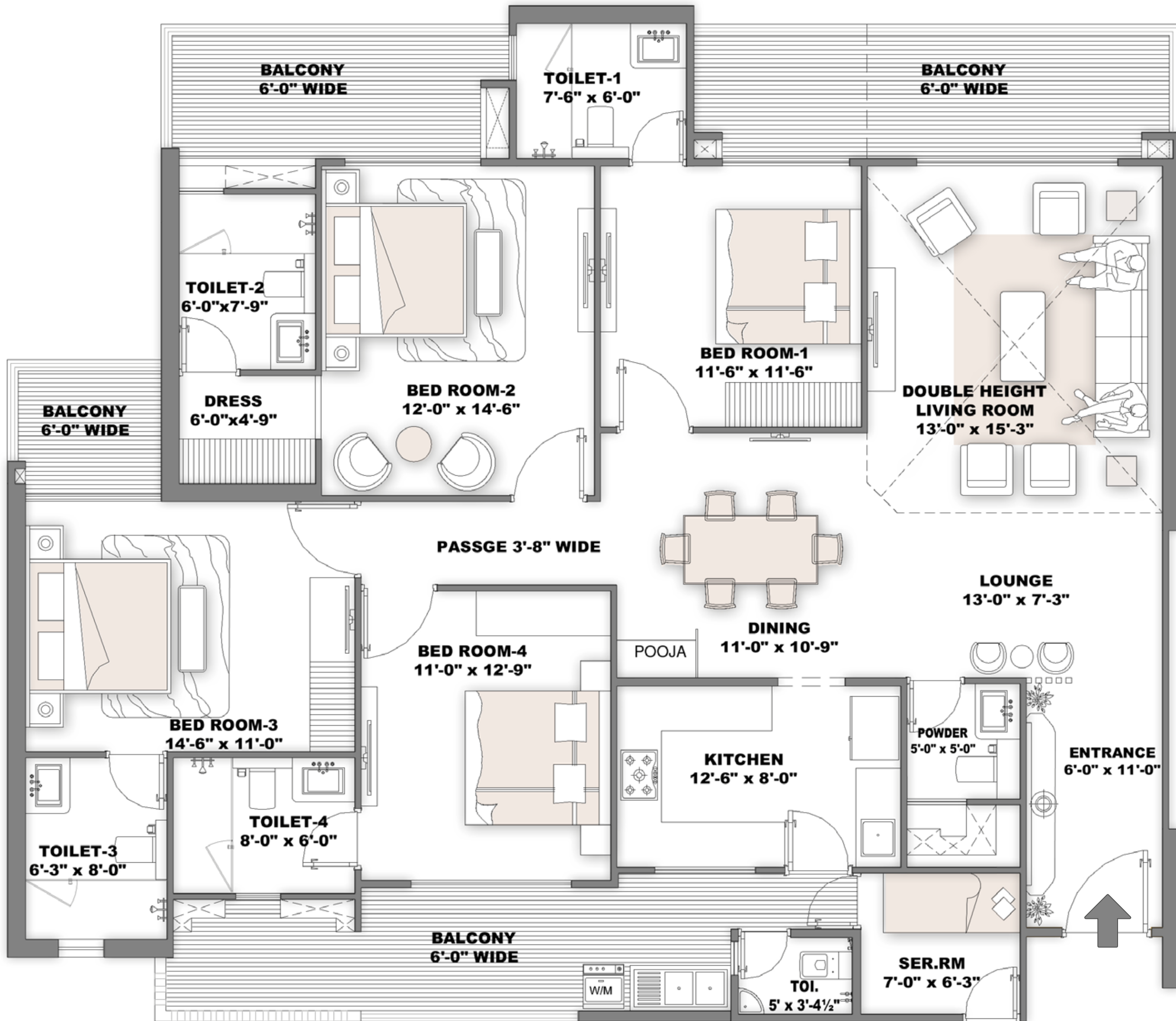
INDULGE IN A SANCTUARY OF MODERN LUXURY,
WHERE YOUR BEDROOM BECOMES A MASTERPIECE OF COMFORT AND STYLE.





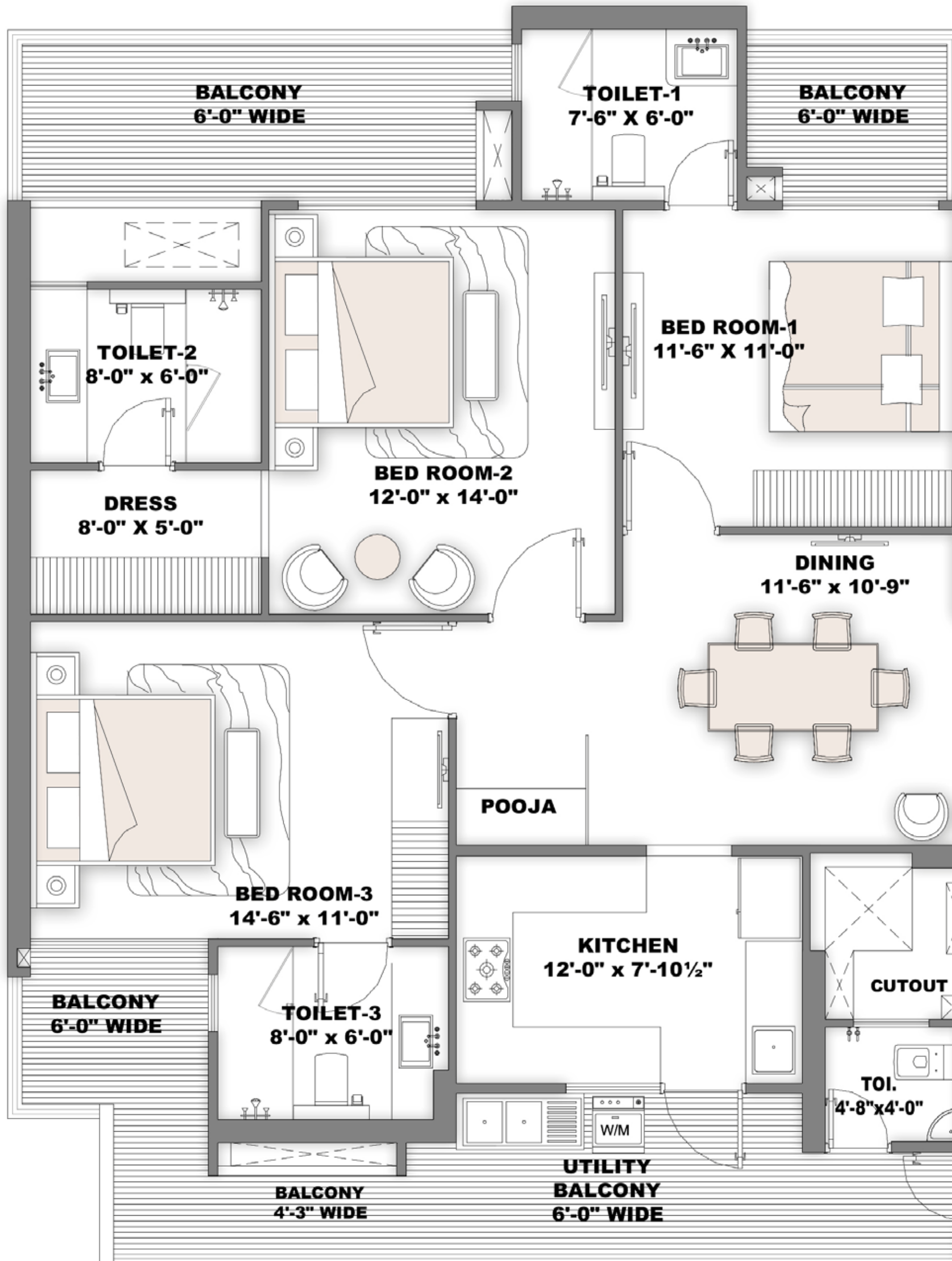


**TOWER-A
(EVEN FLOOR)**



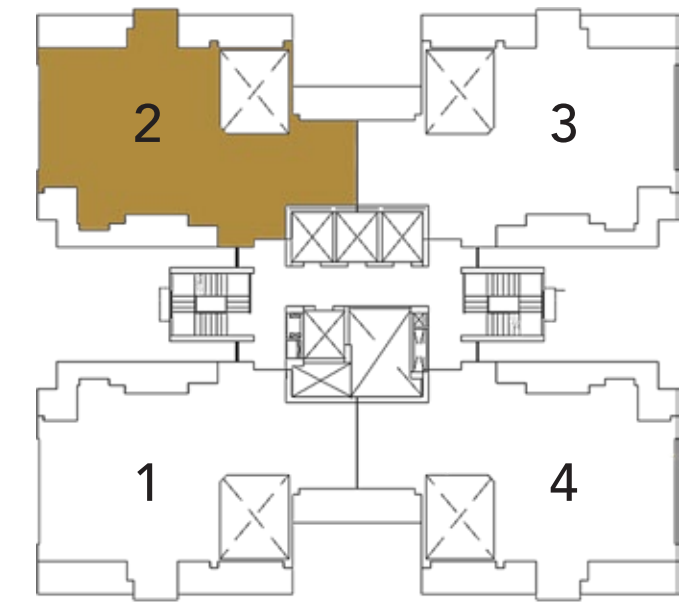
**TOWER-A
(ODD FLOOR)**

**4 BHK +
4 TOILET + DRESS +
POWDER + SER. RM**
Carpet Area : 1581.37 Sq. Ft.
Balcony Area : 347.45 Sq. Ft.

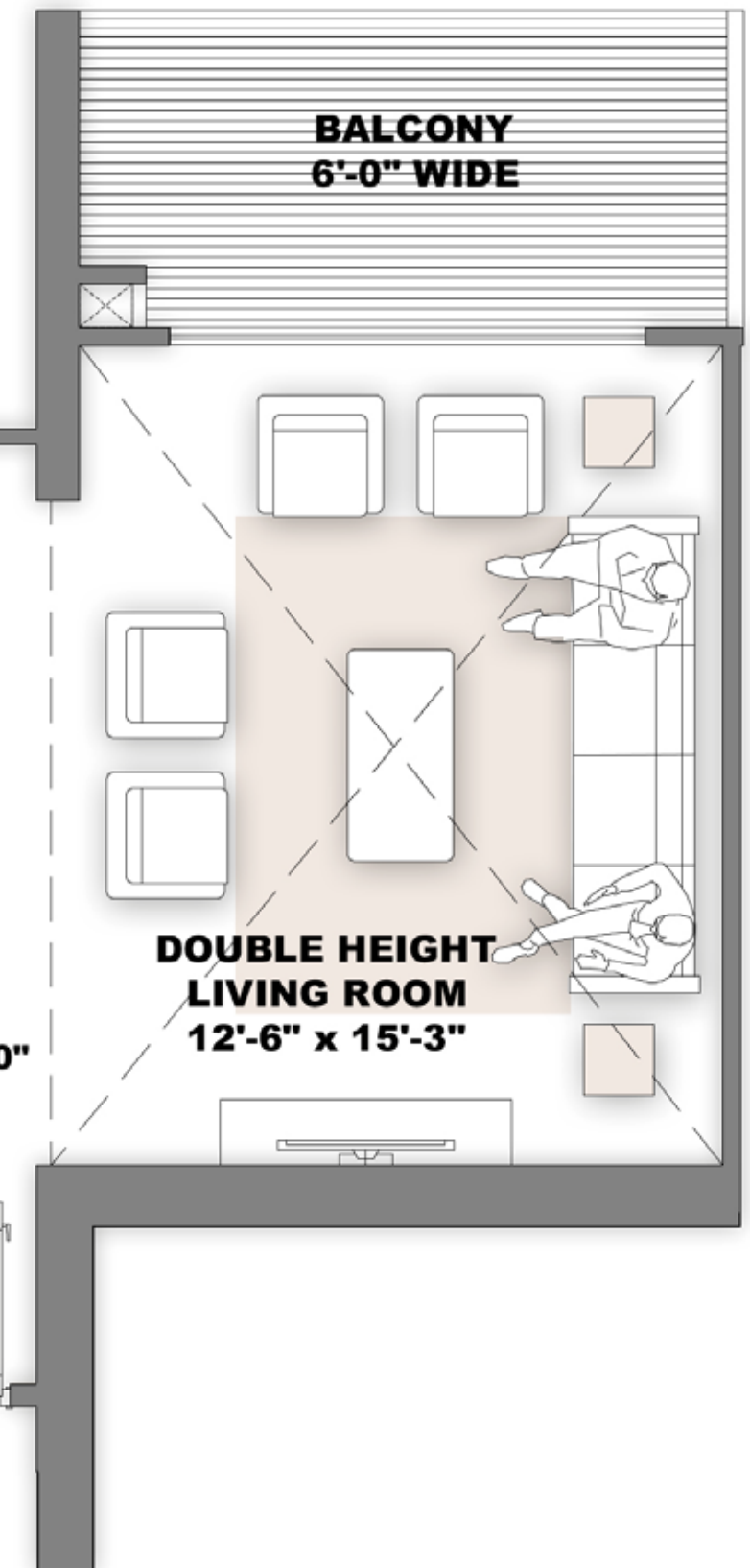


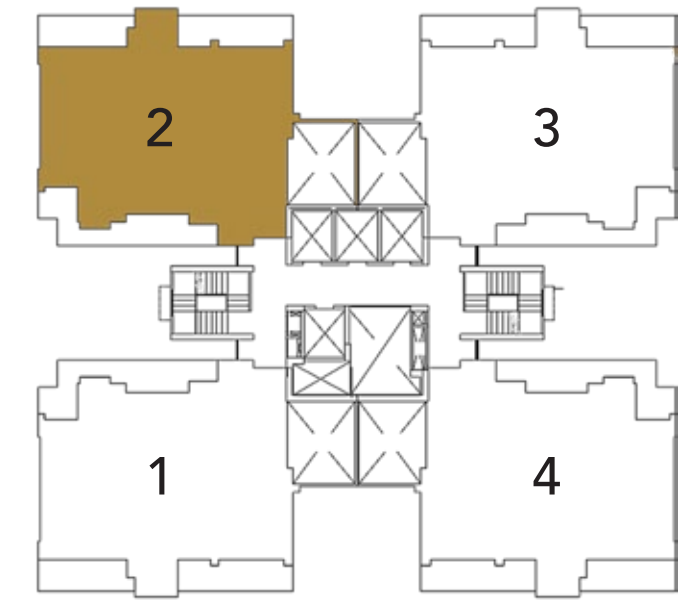
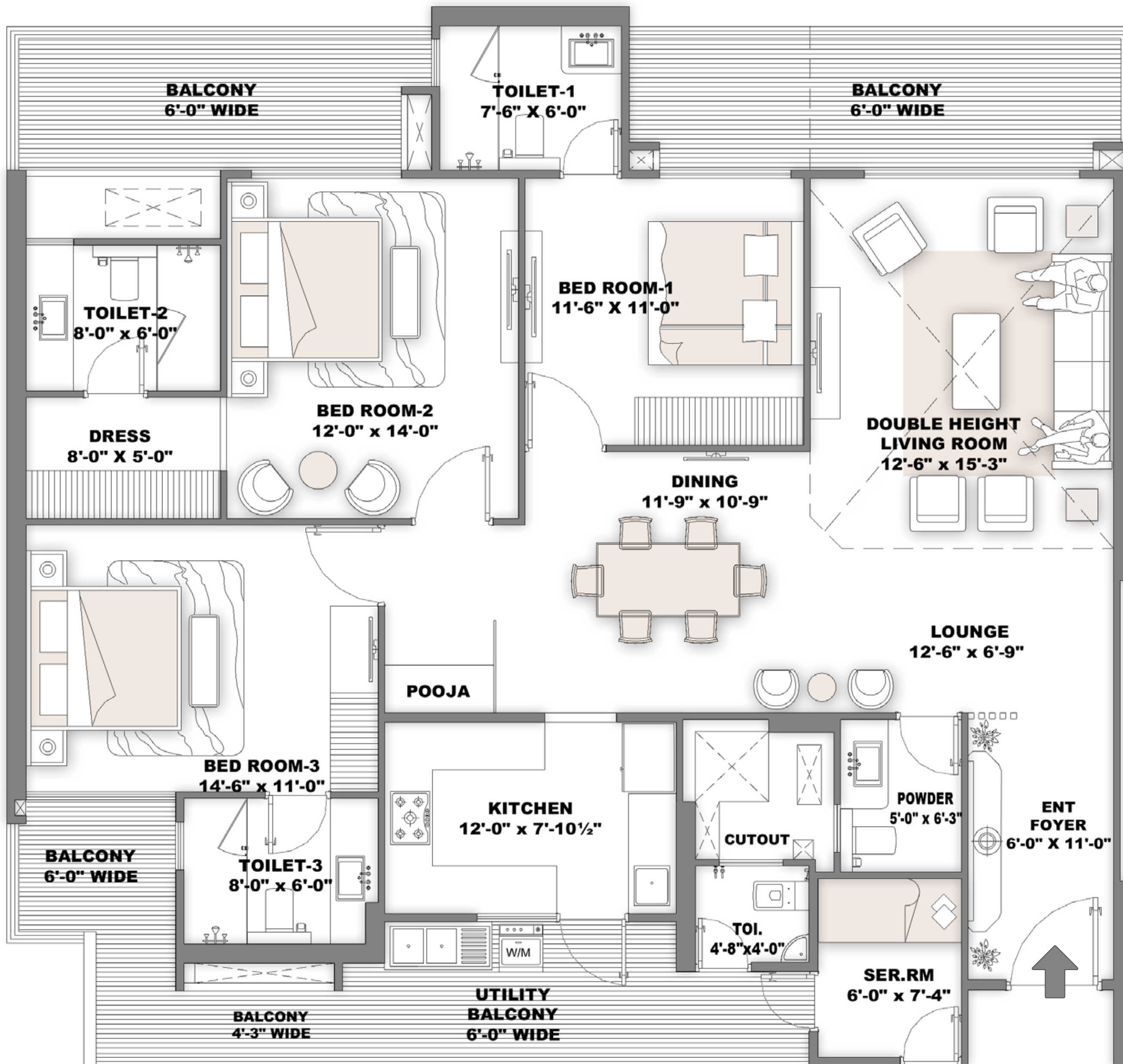
**3 BHK +
3 TOILET + DRESS +
POWDER + SER. RM**

Carpet Area : 1365.77 Sq. Ft.
Balcony Area : 403.85 Sq. Ft.



**TOWER-B
(EVEN FLOOR)**





**TOWER-B
(ODD FLOOR)**

**3 BHK +
3 TOILET + DRESS +
POWDER + SER. RM**
 CARPET AREA : 1370.70 SQ. FT.
 BALCONY AREA : 408.60 SQ. FT.

AMENITIES

MECHANICAL
PARKING



SENIOR
CITIZEN SPACE



SMART
BUILDING



PET PARK



5-TIER
SECURITY
SYSTEM



4 HIGH
SPEED
ELEVATORS



GOLF CART



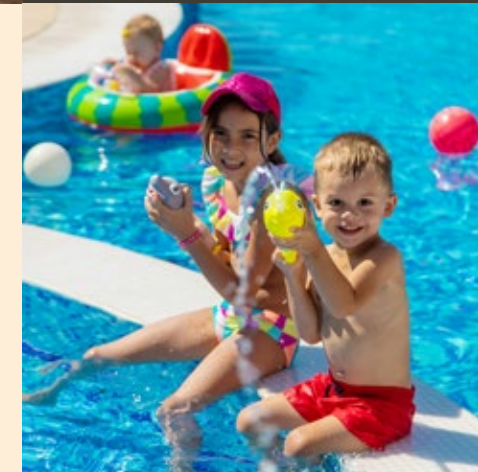
AIR
CONDITIONING
WITH VRV
SYSTEM



100% POWER
BACKUP



EXCLUSIVE
KIDS POOL



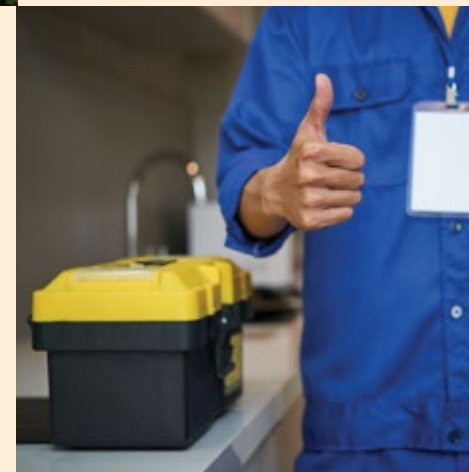
OUTDOOR
SPORTS AREA



EXCLUSIVE
KIDS PLAY ZONE
WITH MODERN EQUIPMENTS



24 - HOUR
EMERGENCY
MAINTENANCE



EV
CHARGING
STATION



RETAIL
SPACE



GAMING
ZONE



BIOMETRIC
ACCESS
CONTROL



SPECIFICATIONS

S.NO	LOCATION	MATERIALS SPECIFICATION	BRANDS OPTION
1	LIVING/ DINING / FOYER		
	FLOORING & SKIRTING	IMPORTED MARBLE	AS/ SELECTION
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
2	POWDER ROOM		
	FLOORING & SKIRTING	VITRIFIED DESIGNER TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	VITRIFIED TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE-PROOF BOARD FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
3	MASTER BEDROOM		
	FLOORING & SKIRTING	LAMINATED WOODEN FLOORING/ TILES	AS/ SELECTION
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
	INDOOR A.C UNIT	VRV/ VRF A.C UNIT	DAINKIN/ SAMSUNG/ LG OR EQUIVALENT
4	MASTER TOILET		
	FLOORING & SKIRTING	ANTI SKID TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE-PROOF BOARD FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	ENGINEERED STONE/ GRANITE	AS/ SELECTION
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
	SHOWER GLASS PARTITION	GLASS PARTITION	MR. GLASS/ OZONE/ JAQUAR OR EQUIVALENT
5	OTHER BEDROOM		
	FLOORING & SKIRTING	LAMINATED WOODEN FLOORING/ TILES	ACTION TESA/ GREENLAM/ CENTURY PLY OR EQUIVALENT TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
	INDOOR A.C UNIT	VRV/ VRF A.C UNIT	DAINKIN/ SAMSUNG/ LG OR EQUIVALENT
6	OTHER TOILETS		
	FLOORING & SKIRTING	ANTI SKID TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE-PROOF BOARD FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	ENGINEERED STONE/ GRANITE	AS/ SELECTION
	FIXTURES	BRANDED	GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT
	SHOWER GLASS PARTITION	GLASS PARTITION	MR. GLASS/ OZONE/ JAQUAR OR EQUIVALENT

7	KITCHEN		
	FLOORING & SKIRTING	STONE/ VITRIFIED MATTE TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	GLOSSY TILES & ACRYLIC EMULSION PAINT	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE-PROOF BOARD FALSE CEILING	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	COUNTER	GRANITE	AS/ SELECTION
	FITTING & ACCESSORIES	MODULAR CABINETARY WITH SOFT CLOSE TRAYS, HOB & CHIMNEY	HOB, & CHIMNEY , JACQUAR/ BOSCH/ SIEMENS/ LG/ SAMSUNG/ ELICA+WHIRLPOOL OR EQUIVALENT. FAUCET : GROHER/ KOHLER OR EQUIVALENT
AIR CONDITIONING	VRV	SAMSUNG/ DIAKIN/ HITACHI/ BLUE STAR/ O GENERAL/ LG OR EQUIVALENT	
8	TYPICAL FLOOR LIFT & STAIRCASE LOBBY		
	FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES/ GRANITE	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ENAMEL + SEMI-ACRYLIC PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
9	SERVANT ROOM / UTILITY		
	FLOORING & SKIRTING	VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	
10	SERVANT ROOM TOILETS		
	FLOORING & SKIRTING	ANTI SKID VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	VITRIFIED TILES TILL 7'-0, ACRYLIC EMULSION PAINT ABOVE	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING	OIL BOUND DISTEMPER	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	FITTING & FIXTURE	WASH BASIN WITH FAUCET, MIXTURES	CERA/ ROCA/ HINDWARE OR EQUIVALENT
11	BALCONIES		
	FLOORING	VITRIFIED MATTE TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	EXTERIOR GRADE ACRYLIC EMULSION PAINT WITH GYPSUM PLASTER	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
	CEILING		
	RAILING- LIVING/DINING & BEDROOMS	STAINLESS STEEL + GLASS	AS/ SELECTION
12	EXTERNAL DOOR WINDOW	GLAZING WITH UPVC / ALUMINIUM FRAME	AS VENDOR SELECTION
13	APARTMENT DOORS	MAIN DOOR: VENEER/LAMINATED FLUSH DOOR SHUTTER, ARCHITRAVE & FRAME	NA
		OTHER DOORS: LAMINATED SHUTTER/ FLUSH DOOR SHUTTERS. ARCHITRAVE & FRAME	
14	AIR CONDITIONING	VRV/VRF	SAMSUNG/ DIAKIN/ HITACHI/ BLUE STAR/ O GENERAL/ LG OR EQUIVALENT
16	LIFT	PASSENGER LIFT	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT
		SERVICE LIFT	
17	DOUBLE HEIGHT TOWER ENTRANCE LOBBY		
	FLOORING & SKIRTING	IMPORTED MARBLE	
	WALLS	DESIGNER MATERIAL	
	FURNITURE	BESPOKE MODERN FURNITURE	

ELEVATE
YOUR PERSPECTIVE,
LUXURY LIVING FROM
ABOVE.





WHERE A DIVERSE ARRAY
OF RETAIL SHOPS AWAITS





OFFERING
UNIQUE
EXPERIENCES TO
SATISFY EVERY
SHOPPER'S
NEEDS AND
DESIRES.



A TEAM OF CONSULTANTS

A CREATION BY
INTERNATIONALLY
ACCLAIMED
AR. GIAN P. MATHUR & ASSOCIATES



GPM Architects, the internationally renowned firm founded and led by Ar. Gian P Mathur, has created some of the most distinguished edifices of the late 20th and early 21st centuries. Known for architecture that takes inspiration from its surroundings, GPM and his team Landscape Consultant, MEP Consultant, Structural Consultant, Interior Designer, take a scholarly approach to their work and build upon the history of architecture to create their own impressive designs.

The firm's keen understanding of how people like to live in their homes is thoughtfully expressed at "The Ambrosia" Sector 70, Gurugram. Every step of each resident's journey, from the main lobby to their own residences, is carefully considered and meticulously choreographed to achieve the most welcoming and gracious flow.

ENGR. PRADEEP KULSHRESHTHA
EMPANELLED WITH
DTCP, HARYANA AS STRUCTURE AND
PROOF CONSULTANTS

Experienced Structural Engineer with a demonstrated history of working in the design industry for over 34 years. Strong engineering professional skilled in **BIS Codes**, Construction Engineering, Value Engineering, High Rise structures, and Portfolio includes Residential, Commercial, Hospitality, Retail, Entertainment & Leisure, Industrial.

AVACADO
AR. ABIR CHOPRA
INTERIOR DESIGNER



AVACADO was founded with the vision to create a multidisciplinary architecture and design studio driven by the ethos of wellness and biophilic design. AVACADO has since grown into a robust team of talented architects and designers with varying specializations in the field of architecture, interior design, sustainability and computational design. We are working on projects across geographies and typologies.

GREEN BOX DESIGNS
LANDSCAPE ARCHITECT
AR. AMIT SHARMA
LANDSCAPE CONSULTANT

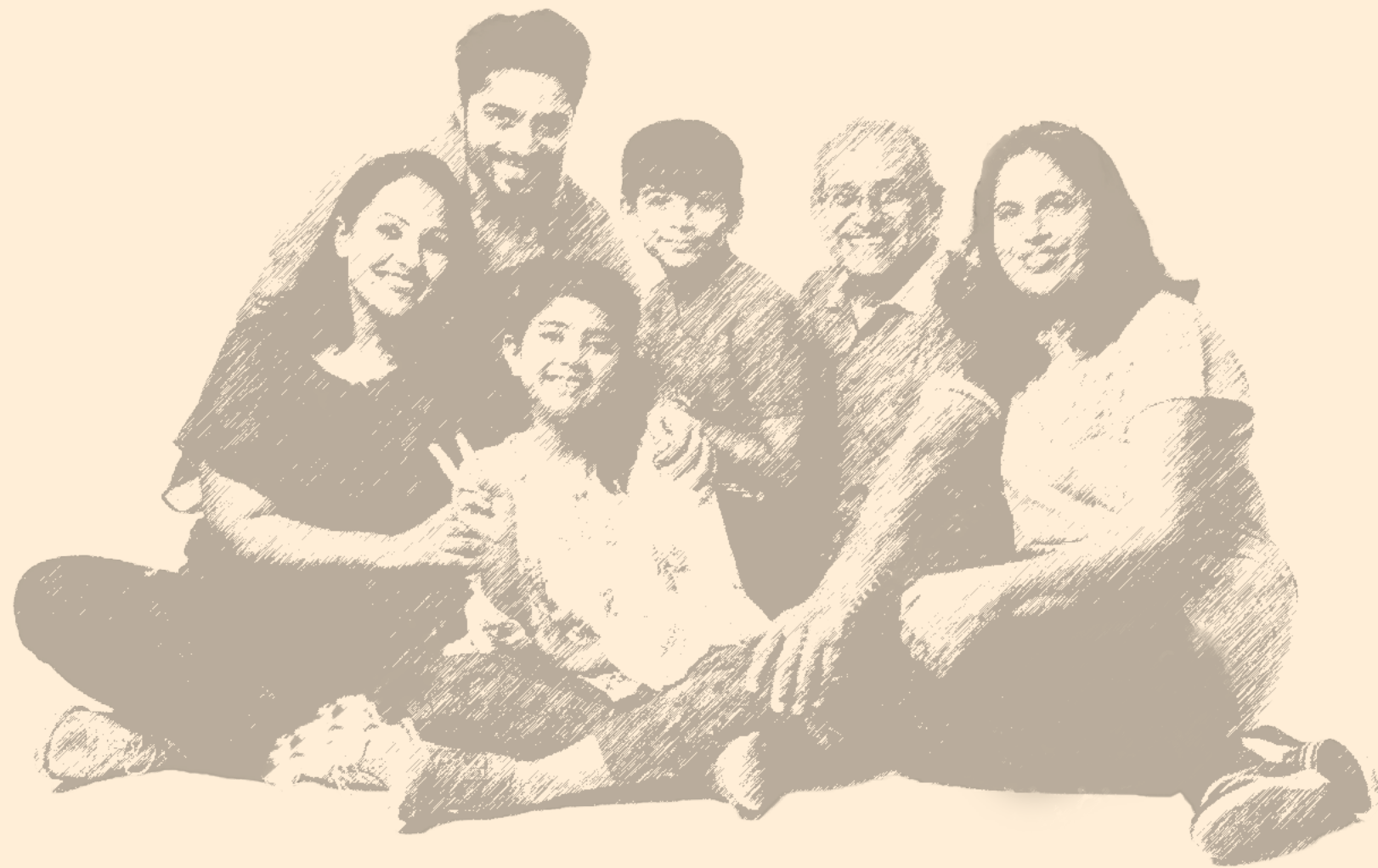


Green Box Designs are designers of environment- An environment that encompass both natural and social worlds, urban spaces and wilderness. They design for people and community, continue to give healthy environment and communities in all possible aspects. Green Box team believe in sustainable, ethical and eco-friendly designs. Working in the landscape filed for more than 25 years and continue to serve everyday with new innovations and ideas.



Crafting iconic luxury projects with exquisite design, unparalleled amenities, and a commitment to elevate urban living experiences.

A luxury segment of **“Shree Vardhman Group”**



Elevating Happy family Life in the **Epitome of Luxury**



Shree Vardhman Group is having more than two decade experience in development, marketing and promotion of various residential and commercial projects. The group is developing more than 15 million sq.ft. of residential and commercial properties in North India. The qualities that set the group apart amongst its contemporaries are its privileged view point and daunting passion. Every endeavour and effort clearly emphasises the credibility and integrity of the group.

The group is well known for its commitment to quality and transparency in its projects, The projects of group are located prime locations in Gurgaon, Sonapat, Kurukshetra, Panchkula and Sohna. Shree Vardhman Group has carved a niche for itself in the real estate industry in India, having more than 8000 satisfied customers in its various projects.

 DELIVERED	Actual Site Photograph SHREE VARDHMAN GARDENIA 14 Acre Group Housing Sector 10, Sonapat	 DELIVERED	SHREE VARDHMAN CITY 50.125 Acre Township Sector 30, NH - 1, Kurukshetra	 DELIVERED	THE FLOWER CITY Sector - 2, Pehowa FLOWER CITY 35 Acre Plotted Colony Sector - 2, Pehowa
 DELIVERED	SHREE VARDHMAN MY HOMES Luxurious Independent Floors Sector - 30, NH - 1, Kurukshetra	 DELIVERED	SHREE VARDHMAN FLORA 10.88, Acre Group Housing Sector - 90, Gurugram	 DELIVERED	THE FLOWER CITY Sec-32, NH-44, Kurukshetra FLOWER CITY 40.206 Acre, Plotted Colony Sector - 32, Kurukshetra, Haryana
 DELIVERED	Actual Site Photograph SHREE VARDHMAN MANTRA 11.26 Acre Group Housing Sector - 67, Gurugram	 DELIVERED	SHREE VARDHMAN VICTORIA 10.96 Acre Premium Group Housing Sector - 70, Gurugram	 DELIVERED	NATURE VALLEY SECTOR - 70, GURUGRAM <i>Where nature is happy</i> NATURE VALLEY Plotted Colony Sector - 70, Gurugram
 DELIVERED	SHREE VARDHMAN CITY 10.75 Acre, Plotted Colony Sector - 2, Sohna Road, Gurugram	 DELIVERED	THE FLOWER CITY Sector - 19, Panipat FLOWER CITY Sector - 19, Panipat	 DELIVERED	GARDEN CITY SECTOR 30, KURUKSHETRA GARDEN CITY Where Positivity Meets Divinity Sector - 30, Kurukshetra
 UNDER DEVELOPMENT	SHREE VARDHMAN GREEN SPACE 5.00 Acre, Affordable Group Housing Sector - 14, Panchkula	 UNDER DEVELOPMENT	SHREE VARDHMAN SHOPPING MART Shopping Centre Sector - 67, Gurugram	 DELIVERED	GREEN COURT SECTOR 90, GURUGRAM GREEN COURT 10.05 Acre Affordable Group Housing Sector - 90, Gurugram