AMBROSIA

LUXURY RESIDENCES

SECTOR -70, GURUGRAM

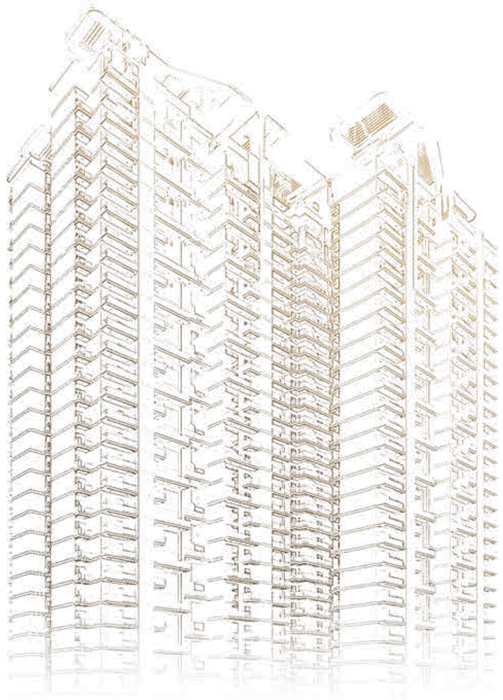
Samisha

Creating Luxury Spaces

(A Luxury Segment of "Shree Vardhman Group")

Ultra Luxurious Residences in Gurugram

with "Double Height" living areas offering classic layouts in a modern setting.



Luxury Apartments

Where
Convenience
Meets elegance

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 Gurgaon
- 15 Min From Huda Market

GOLF CLUB

- 20 Min From Dlf Golf And Country Club

LEGEND:

1. MAIN SITE ENTRY/EXIT
2. WAVE CANOPY
3. TRICKLING WATER CASCADE
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

METICULOUSLY DESIGNED
ENTRY AND SECURITY GATE

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

SWIMMING POOL	BANQUET HALL	RESTAURANT	CARD ROOM
SQUASH COURT	SPA	KIDS PLAY AREA	CRECHE
SNOOKER ROOM	BASKET BALL COURT	GYMNASIUM	PLAY ROOM
YOGA SPACE	JOGGING TRACK	THEATRE	BUSINESS CENTRE

Escape the hustle and bustle of everyday life

And retreat to our luxury clubhouse, where tranquility awaits.

AMBROSIA
CLUB
LOUIS VUITTON
BAGHDAD

A CONTEMPORARY POOL
IMMERSED IN A NATURAL LANDSCAPE

EXCLUSIVE KIDS POOL
IN CENTRAL LANDSCAPE

Where "Fine dining" meets

unparalleled Extravagance

SQUASH COURT

BUSINESS CENTRE

MOVIE THEATRE

SPA

Exclusive residential

Fitness center with yoga studio

Secured Kids Play Room and open air Play Area

GAME ROOM

A SPECIAL TREAT FOR THE **YOUNGER SET**

CARD ROOM

ULTRA LUXURY INTERIORS

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.

LOUIS VUITTON
BAUHAUS

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

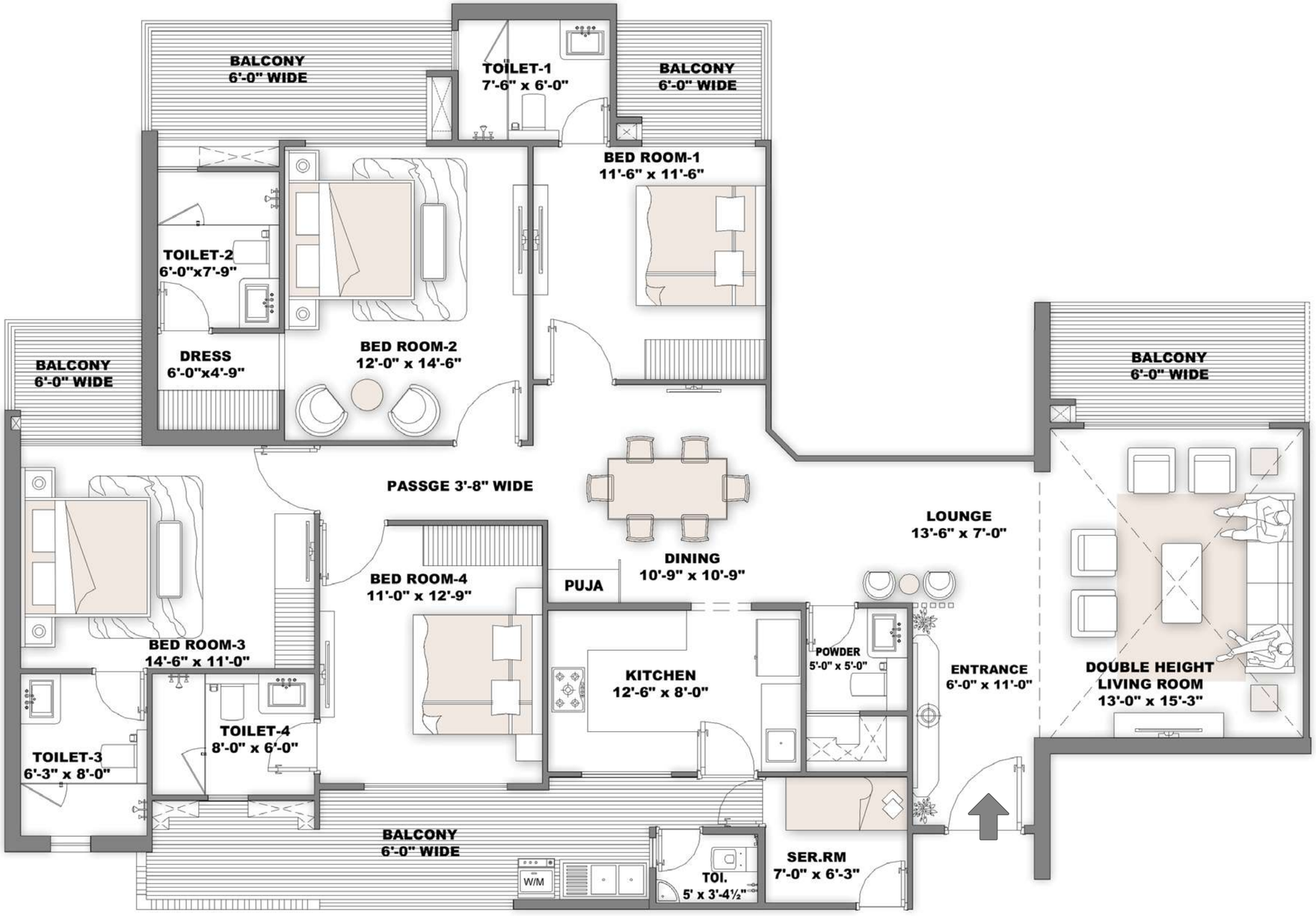
Where culinary excellence meets modern luxury, your kitchen becomes a masterpiece of style

YOUR GATEWAY
TO OUTDOOR SERENITY

Indulge in a sanctuary of modern luxury,
where your bedroom becomes a masterpiece of comfort and style.

CHANEL

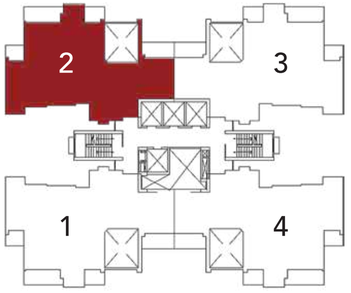
UNIT PLAN

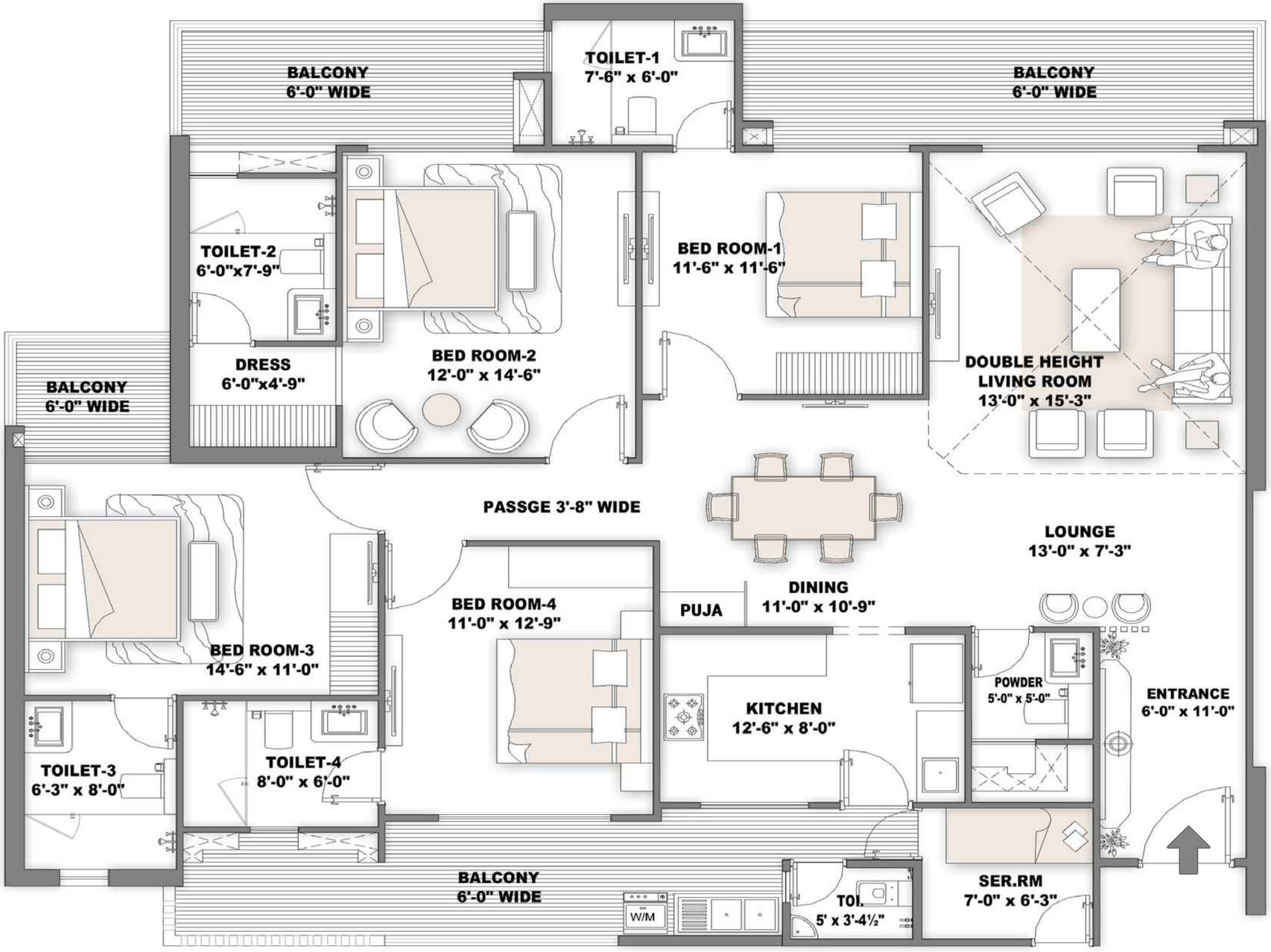


TOWER-A
(EVEN FLOOR)

4 Bedroom + 4 Toilet + Dress + Double Height Living Room + Dining + Powder Room + Puja + Kitchen + Servant Room + 5 Balcony

Carpet Area : 1576.51 Sq. Ft.
Balcony Area : 342.70 Sq. Ft.

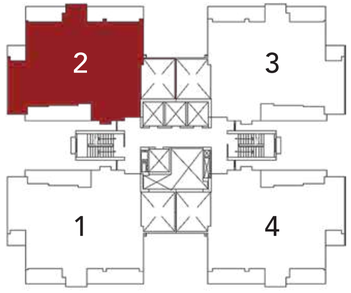


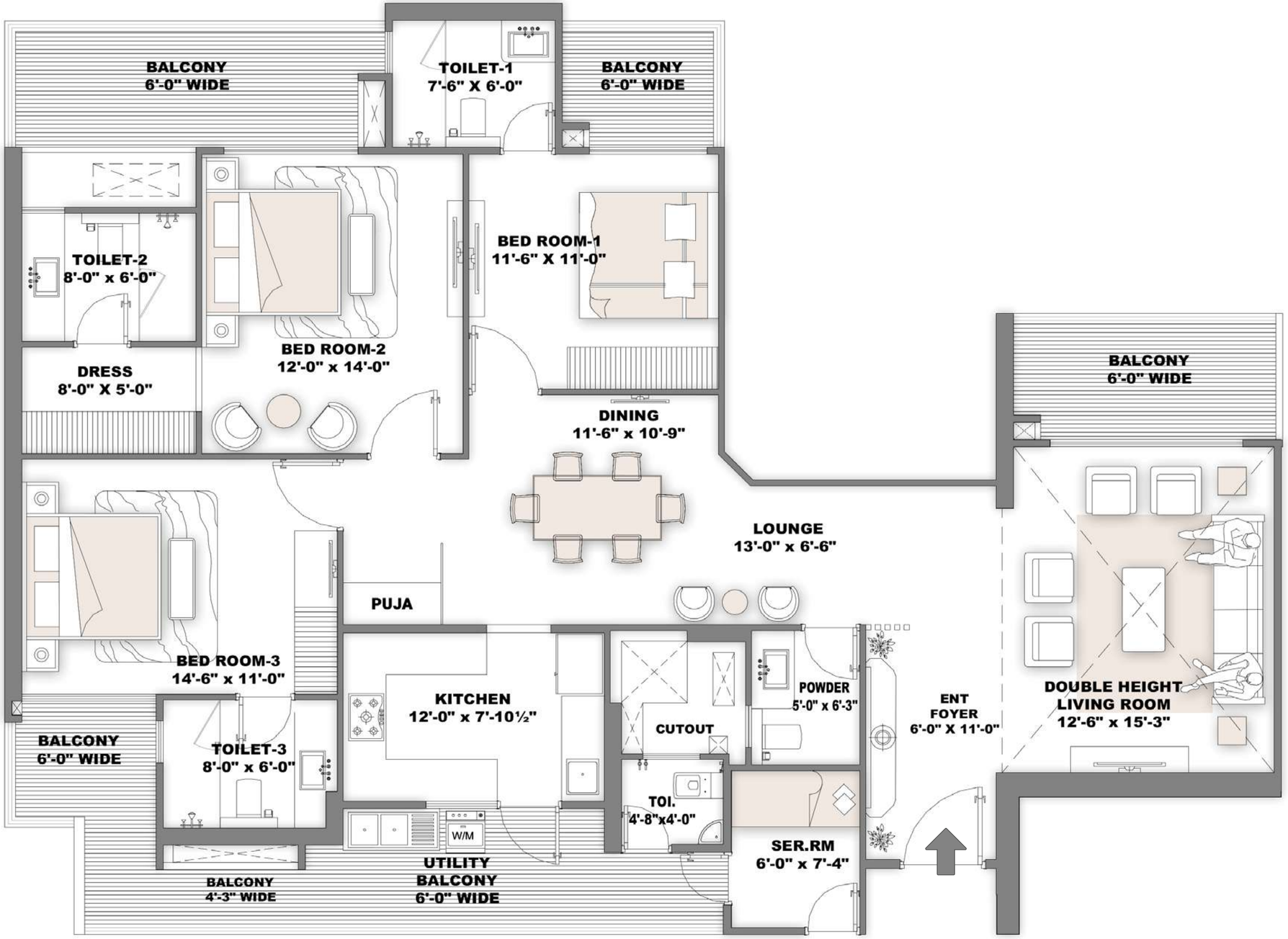


TOWER-A
(ODD FLOOR)

4 Bedroom + 4 Toilet + Dress + Double Height Living Room + Dining + Powder Room + Puja + Kitchen + Servant Room + 4 Balcony

Carpet Area : 1581.37 Sq. Ft.
Balcony Area : 347.45 Sq. Ft.

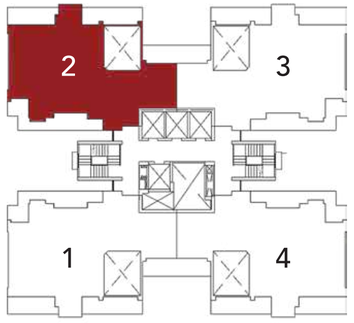


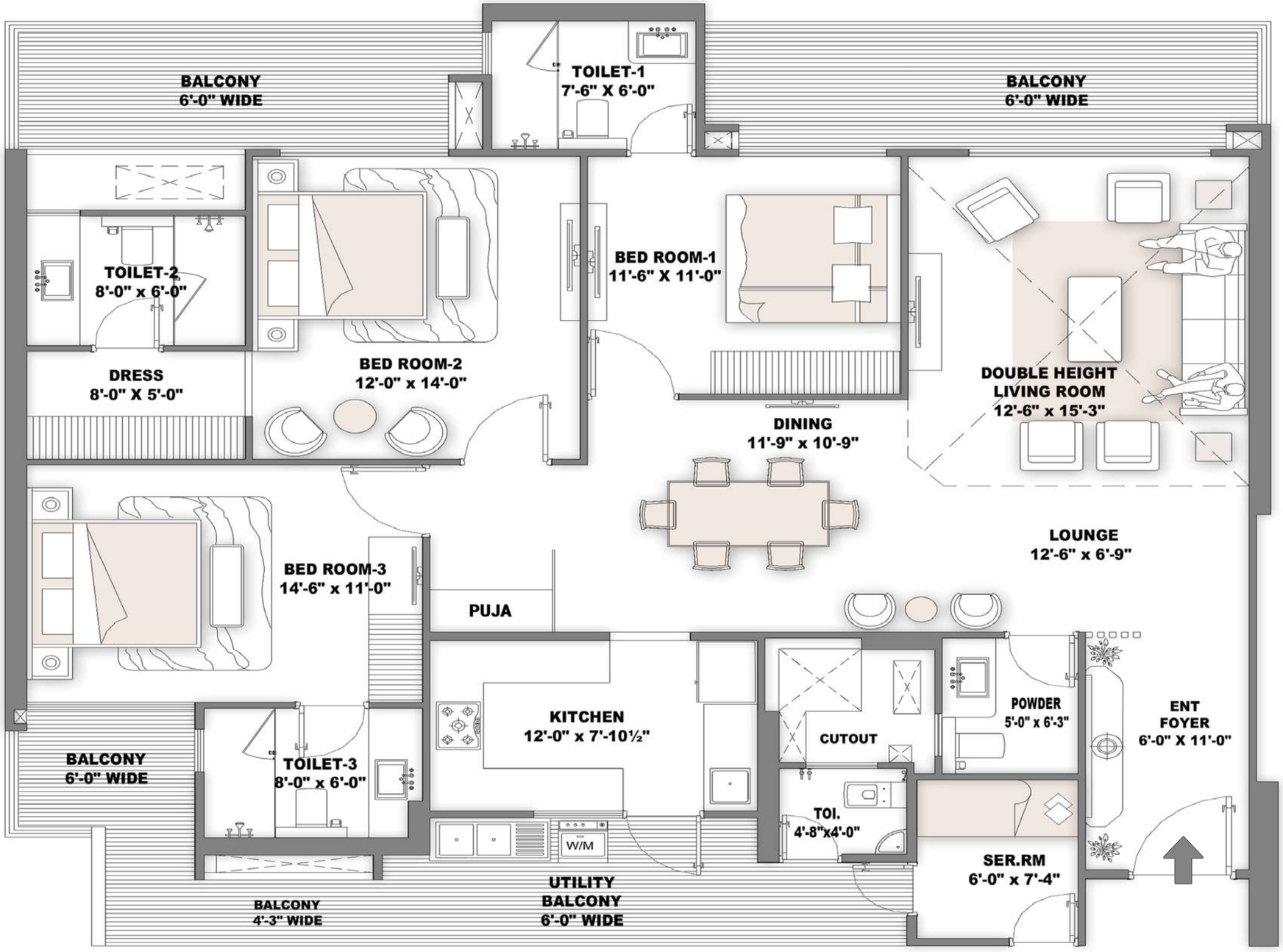


TOWER-B
(EVEN FLOOR)

3 Bedroom + 3 Toilet + Dress + Double Height Living Room + Dining + Powder Room + Puja + Kitchen + Servant Room + 4 Balcony

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

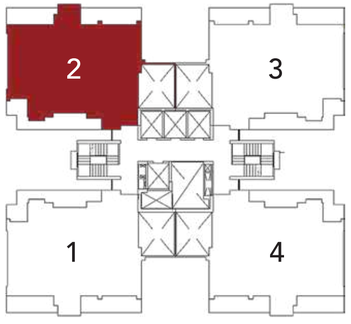




TOWER-B
(ODD FLOOR)

3 Bedroom + 3 Toilet + Dress + Double Height Living Room + Dining + Powder Room + Puja + Kitchen + Servant Room + 3 Balcony

Carpet Area : 1370.70 Sq. Ft.
Balcony Area : 408.60 Sq. Ft.



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

BUILDING ENGINEERING

Safety
Firefighting systems are installed as per regulatory requirements.
Lightning protection system is installed as per regulatory requirements.

Earthquake Resistant Structure
Design adheres to Zone 4 standards, ensuring structural safety.

Aluminium Formwork
The use of aluminium formwork ensures exceptional construction quality.

Extreme Wind Design
Designed for extreme wind conditions, providing extra comfort for residents.

Efficient Sewage Treatment
A membrane-based sewage treatment plant ensures effective waste management.

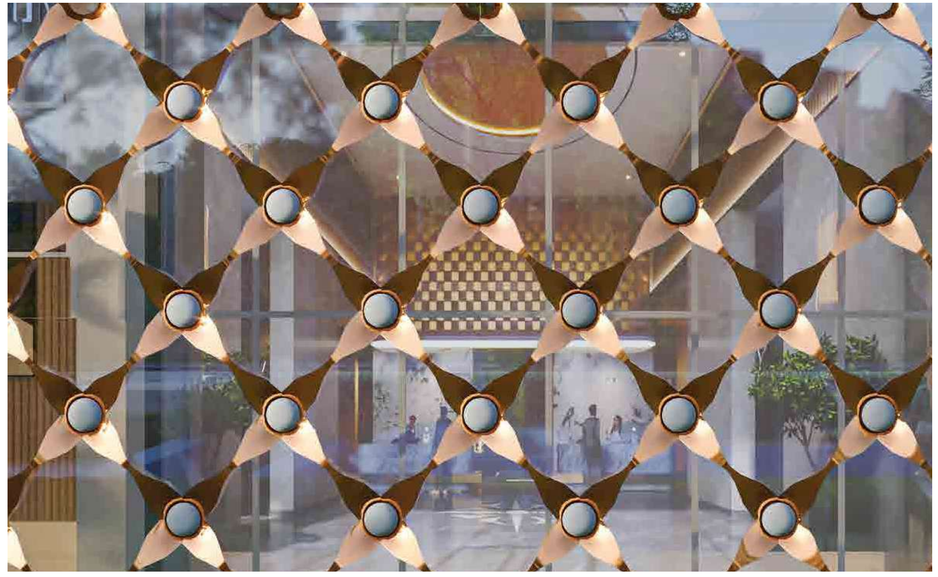
VRV/VRF
All habitable spaces are air-conditioned with indoor units.

High-Speed Elevators
Experience reduced waiting and travel time with high-speed elevators, enhancing overall convenience.

Intelligent Lighting
A timer-controlled external Lighting system for energy efficiency.

Reliable Power Backup
Fully equipped generators provides 100% power backup.

FRLSH Wiring System
FRLSH wires feature insulation materials that produce minimal smoke and non-toxic halogens in the event of fire or high temperatures.
Compared to standard electrical cables, they offer superior fire resistance, emitting Less smoke.



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	DESIGNER TILES	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE RESISTANT 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/ VITRIFIED 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	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ 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 RESISTANT 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/ VITRIFIED 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	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ 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 RESISTANT 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 RESISTANT 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: GLEN/ BOSCH/ SIEMENS/ LG/ SAMSUNG/ ELICA/ WHIRLPOOL OR EQUIVALENT. FAUCET : GROHE/ KOHLER OR EQUIVALENT
	AIR CONDITIONING	VRV/ VRF A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ 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	DESIGNER TILES	
	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 WITH GLASS	AS/ SELECTION
12	**EXTERNAL DOOR WINDOW**	GLAZING WITH UPVC / ALUMINIUM FRAME	AS PER 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 A.C UNIT	SAMSUNG/ DAIKIN/ HITACHI/ O GENERAL/ LG OR EQUIVALENT
15	**LIFT**	PASSENGER LIFT	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT
		SERVICE LIFT	
16	**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.

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 biophillic 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.

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 & Industrial.

GREEN BOX DESIGNS
LANDSCAPE CONSULTANT
AR. AMIT SHARMA

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.

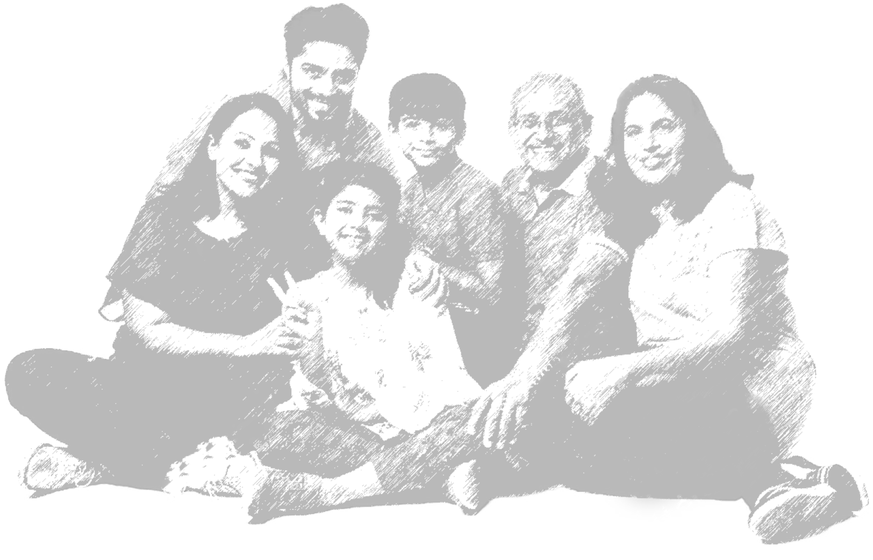
Green Box team believe in sustainable, ethical and eco-friendly designs. Working in the landscape filed for more than 25 years and continue to serve everyday with new innovations and ideas.

Samisha

Creating Luxury Spaces

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
Committed to deliver a better way of life

Shree Vardhaman Group has more than two decades of experience in development, marketing and promotion of various residential and commercial projects. The group is currently developing more than 15 million sq.ft. of residential and commercial properties across Northern 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. The group has ongoing projects in premium locations of Gurugram, Sonepat, Kurukshetra, Panchkula and Sohna. Shree Vardhaman Group has carved a niche for itself in the real estate industry of India and has more than 8000 satisfied customers across its various projects.

Actual Site Photograph

SHREE VARDHMAN GARDENIA
14 Acre Group Housing
Sector 10, Sonepat

SHREE VARDHMAN CITY
50.125 Acre Township
Sector 30, NH - 1, Kurukshetra

FLOWER CITY
35 Acre Plotted Colony
Sector - 2, Pehowa

SHREE VARDHMAN MY HOMES
Luxurious Independent Floors
Sector - 30, NH - 1, Kurukshetra

SHREE VARDHMAN FLORA
10.88, Acre Group Housing
Sector - 90, Gurugram

FLOWER CITY
40.206 Acre, Plotted Colony
Sector - 32, Kurukshetra, Haryana

Actual Site Photograph

SHREE VARDHMAN MANTRA
11.26 Acre Group Housing
Sector - 67, Gurugram

SHREE VARDHMAN VICTORIA
10.96 Acre Premium
Group Housing
Sector - 70, Gurugram

NATURE VALLEY
Plotted Colony
Sector - 70, Gurugram

SHREE VARDHMAN CITY
10.75 Acre, Plotted Colony
Sector - 2, Sohna Road, Gurugram

FLOWER CITY
Sector - 19, Panipat

GARDEN CITY
Where Positivity Meets Divinity
Sector - 30, Kurukshetra

SHREE VARDHMAN GREEN SPACE
5.00 Acre, Affordable
Group Housing
Sector - 14, Panchkula

SHREE VARDHMAN SHOPPING MART
Shopping Centre
Sector - 67, Gurugram

GREEN COURT
10.05 Acre Affordable
Group Housing
Sector - 90, Gurugram

AMBROSIA

LUXURY RESIDENCES

SECTOR -70, GURUGRAM

DECENT BUILDHOMES PRIVATE LIMITED, CIN: U70109DL2020PTC367571,
RERA NUMBER: RC/REP/HARERA/GGM/813/545/2024/40, **Dated:** 08-04-2024
Registered Office: 301, 3rd Floor, Indraprakash Building, 21, Barakhamba Road, New Delhi-110001 (India)
Site Office: Sales Gallery, Sector-70, Gurugram, Haryana, Pin-122101, **Contact:** 011-43605560 (100 Lines)
Email: info@ambrosia70.com **| Website:** www.ambrosia70.com

Disclaimer: Ambrosia RERA No. RC/REP/HARERA/GGM/813/545/2024/40 is being constructed by Decent Buildhomes Private Limited (Company') CIN: U70109DL2020PTC367571, with a configuration of 3 & 4 BHK Apartments in Sector 70, Gurugram wherein as on 08/04/2024 the configuration, image and views shown/claimed in this advertisement is to give an idea of the manner of utilization of the constructed space and is not a legally enforceable offering by the Company. This advertisement is only for the purpose of providing information by viewing this advertisement, the viewer confirms that the information contained is solely for informational and advertisement purposes and the viewer has not relied on this information for making any booking/purchase/investments in any project of the Company. Nothing on this advertisement constitutes advertising, marketing, booking, selling, or an offer for sale, or invitation to purchase a unit in any project by the company. The Company is not liable for any consequence of any action taken by the viewer relying on such material/information in this advertisement. This advertisement is not a legal offering and does not form part of any agreement or is legally binding on the part of the Company or any nominated agency