

**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 Gurgaon
  - 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





# 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.





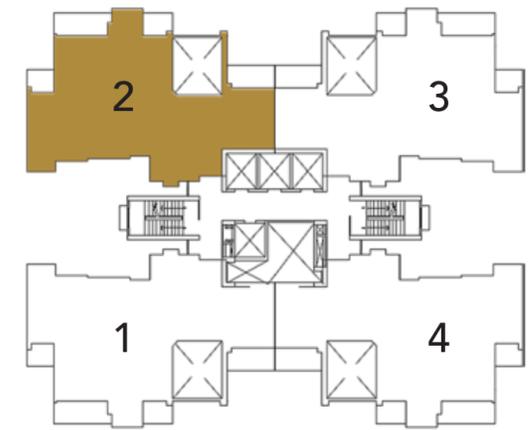
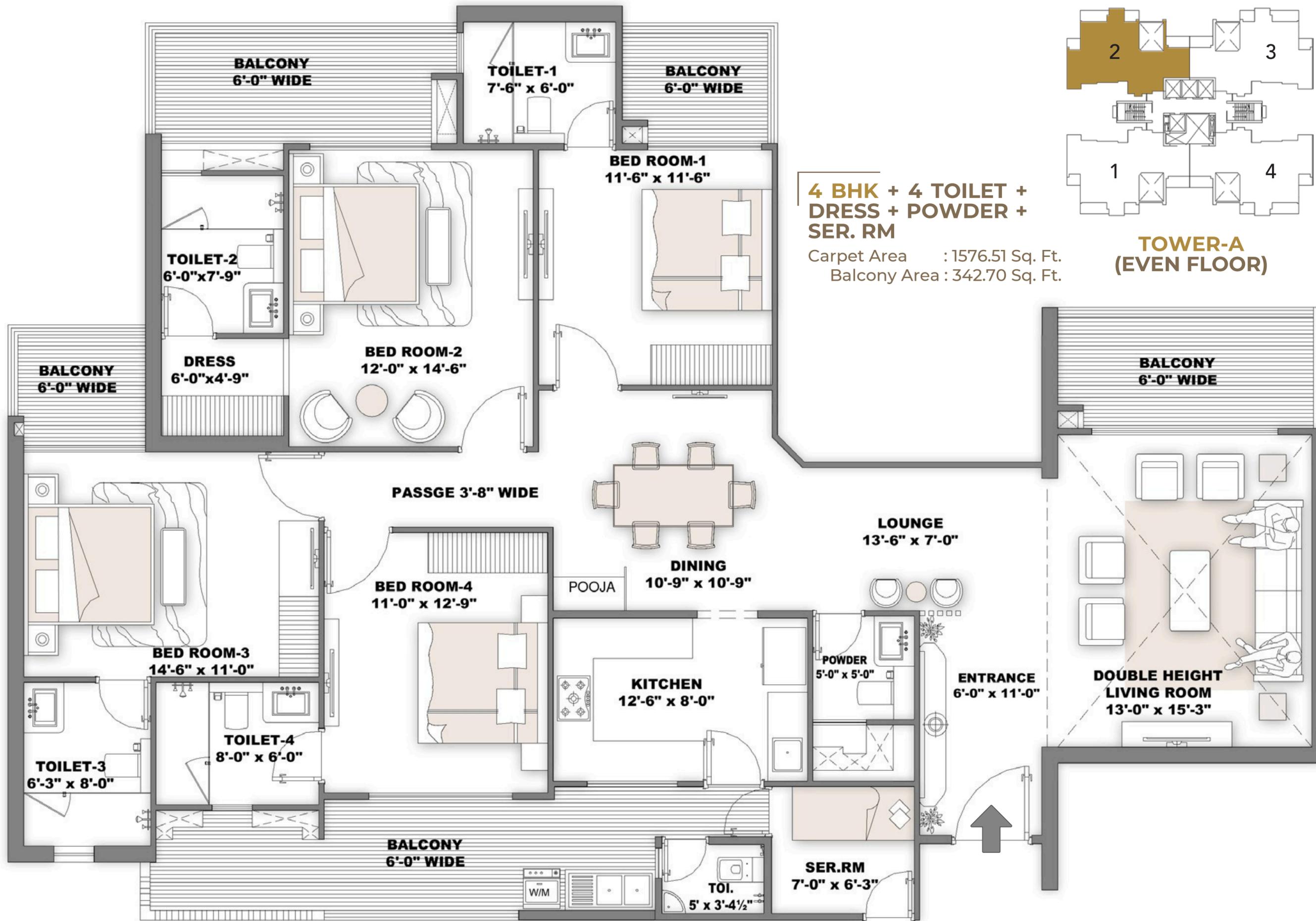
YOUR GATEWAY  
TO OUTDOOR SERENITY



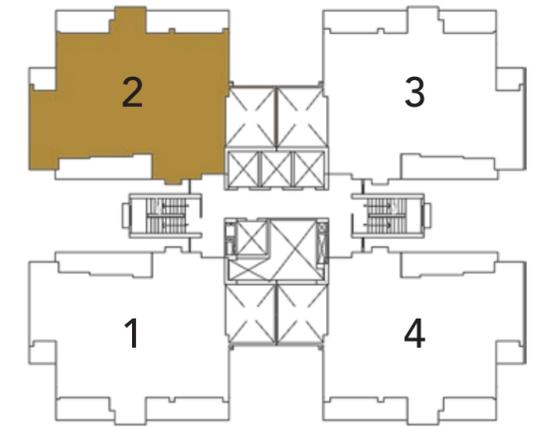
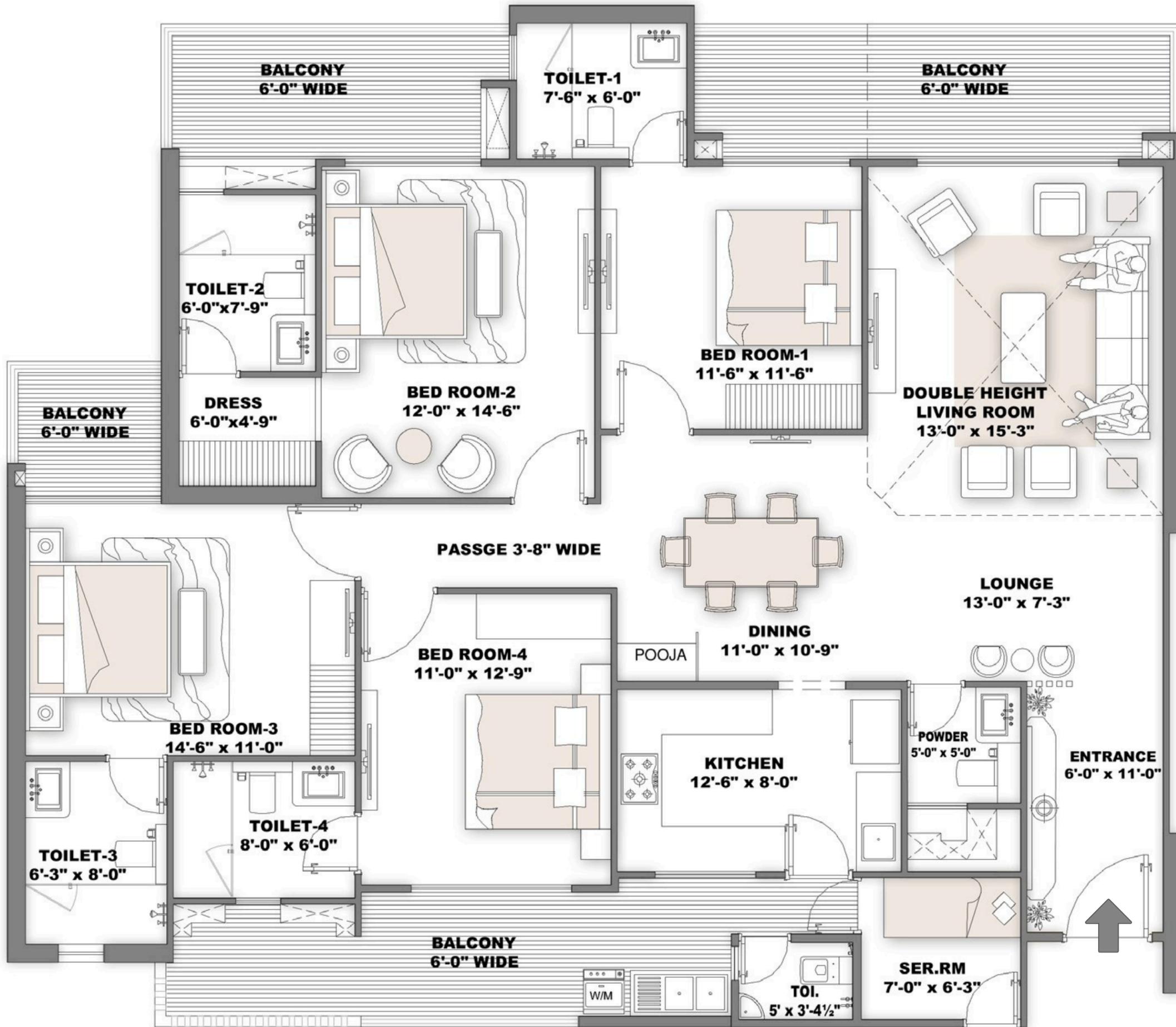
INDULGE IN A SANCTUARY OF MODERN LUXURY,  
WHERE YOUR BEDROOM BECOMES A MASTERPIECE OF COMFORT AND STYLE.





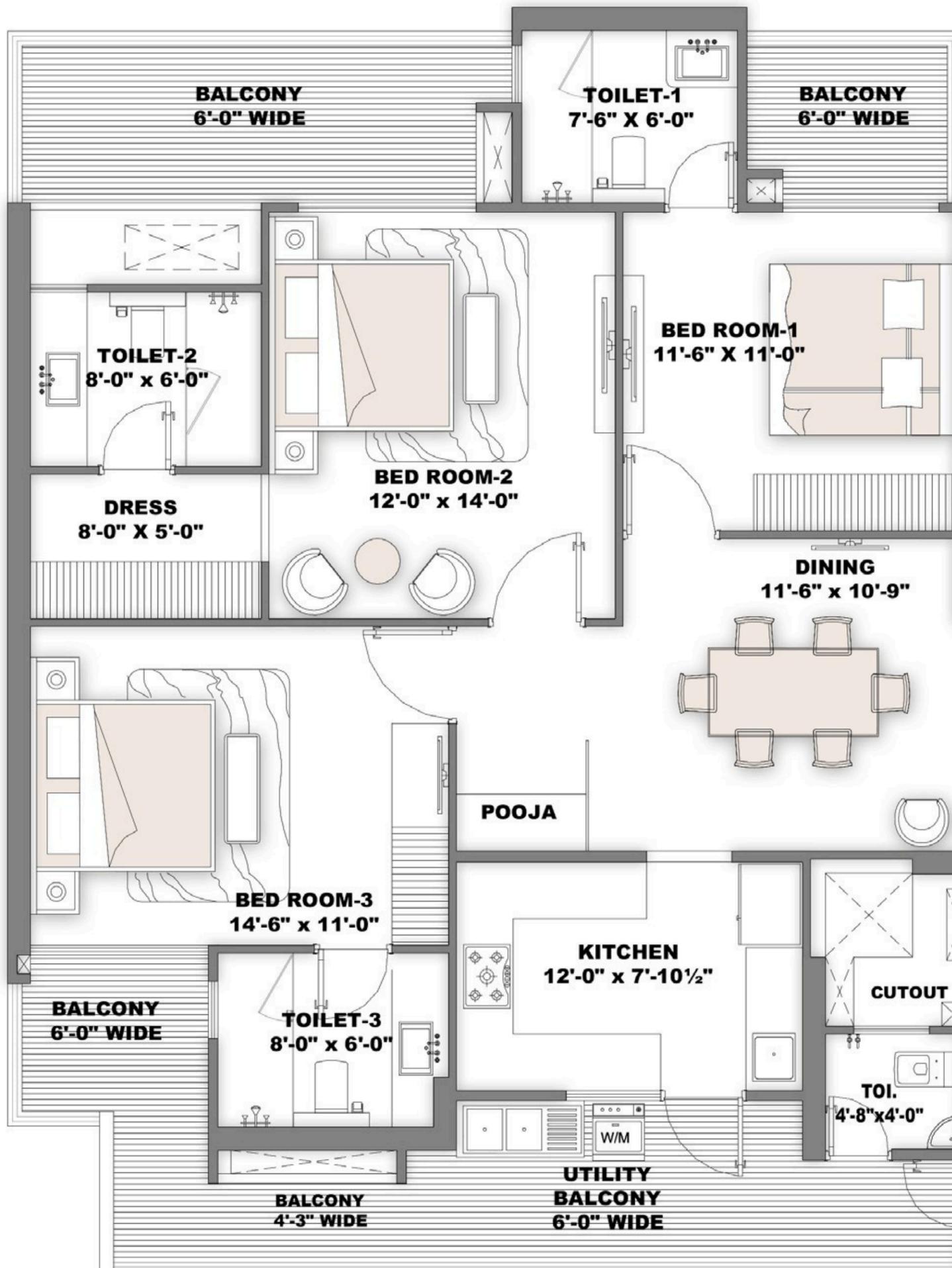


**TOWER-A (EVEN FLOOR)**

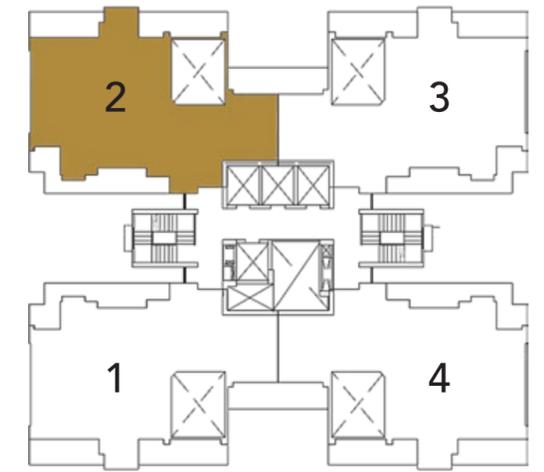


**TOWER-A  
(ODD FLOOR)**

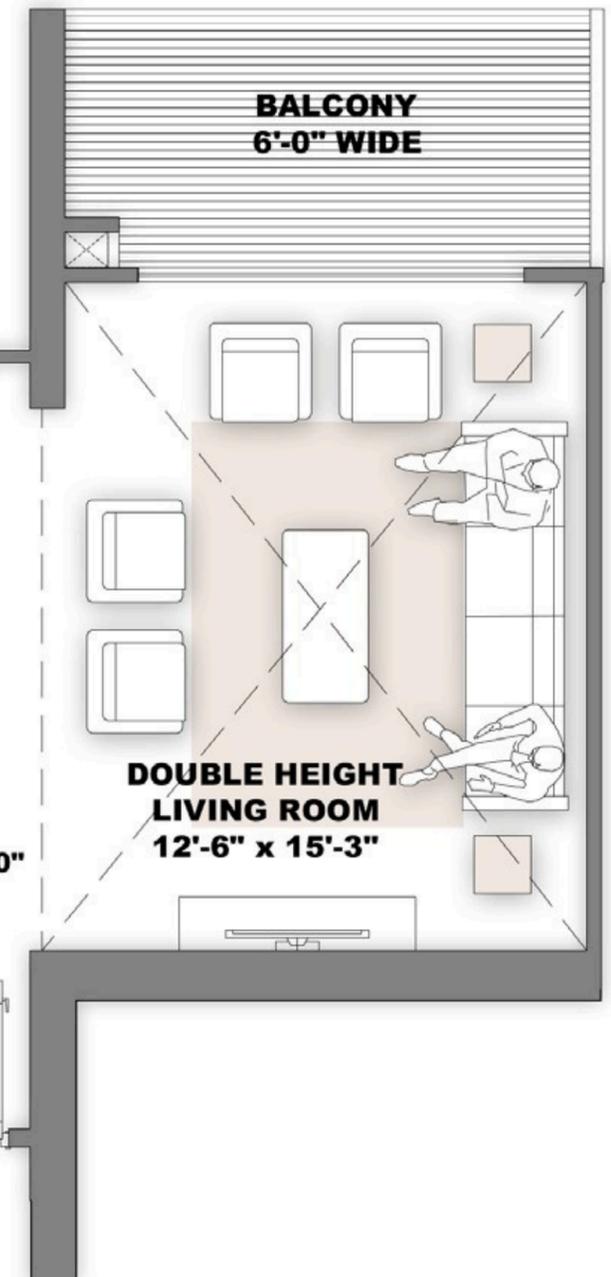
**4 BHK +  
4 TOILET + DRESS +  
POWDER + SER. RM**  
Carpet Area : 1581.37 Sq. Ft.  
Balcony Area : 347.45 Sq. Ft.

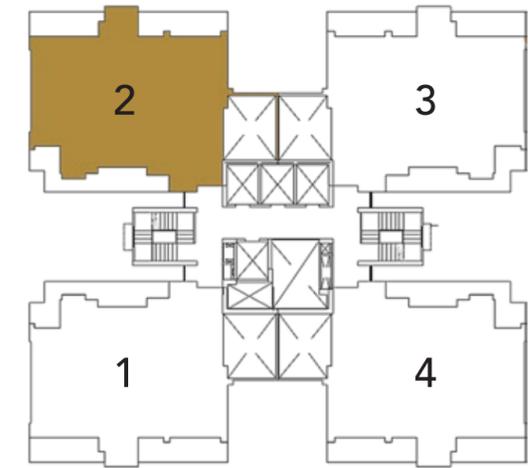
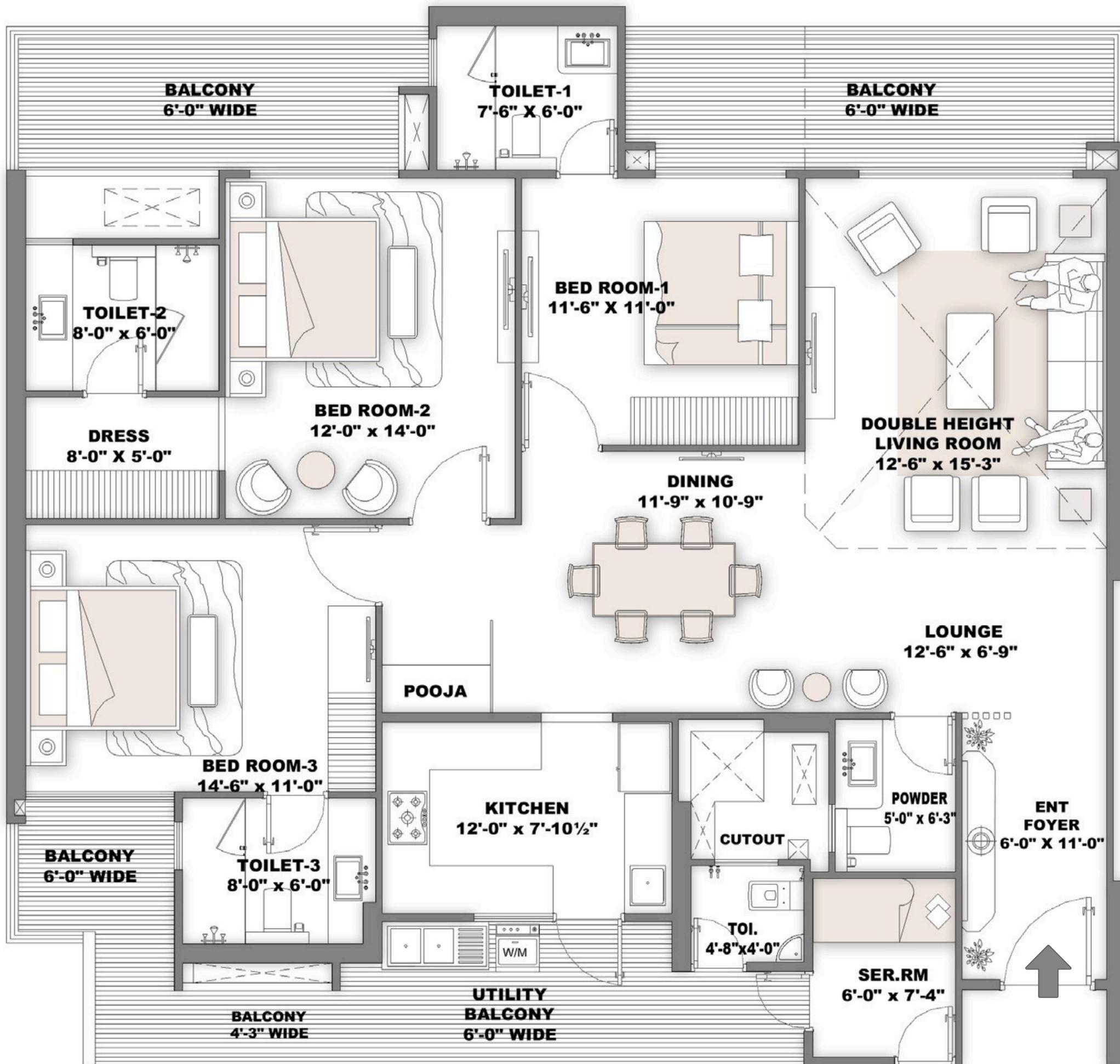


**3 BHK + 3 TOILET + DRESS + POWDER + SER. RM**  
 Carpet Area : 1365.77 Sq. Ft.  
 Balcony Area : 403.85 Sq. Ft.



**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	PAINT ACRYLIC	
2	POWDER ROOM	EMULSION PAINT	
	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	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR
3	MASTER BEDROOM		
	FLOORING & SKIRTING	LAMINATED WOODEN FLOORING/ TILES	GROHE/ KOHLER/ JAQUAR/ TOTO 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	DANKIN/ 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	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR
	COUNTERTOP	FALSE CEILING	EQUIVALENT
	FIXTURES	ENGINEERED STONE/ GRANITE	
SHOWER GLASS PARTITION	BRANDED GLASS PARTITION	AS/ SELECTION GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT	
5	OTHER BEDROOM		
	FLOORING & SKIRTING	LAMINATED WOODEN FLOORING/ TILES	ACTION TESA/ GREENLAM/ CENTURY PLY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT	TILES-KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	CEILING	ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
INDOOR A.C UNIT	VRV/ VRF A.C UNIT	DANKIN/ 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	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR
	COUNTERTOP	FALSE CEILING	EQUIVALENT
	FIXTURES	ENGINEERED STONE/ GRANITE	
SHOWER GLASS PARTITION	BRANDED GLASS PARTITION	AS/ SELECTION GROHE/ KOHLER/ JAQUAR/ TOTO OR EQUIVALENT	
			MR. GLASS/ OZONE/ JAQUAR OR EQUIVALENT

7	KITCHEN		
	FLOORING & SKIRTING	STONE/ VITRIFIED MATTE TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT KAJARIA/ ORIENT
	WALLS	GLOSSY TILES & ACRYLIC EMULSION PAINT	BELL/ SIMPOLO/ SOMANY OR EQUIVALENT ASIAN PAINTS/ BERGER/ BRITISH
	CEILING	ACRYLIC EMULSION PAINT ON CEILING / MOISTURE-PROOF BOARD FALSE CEILING	PAINTS/ NEROLAC OR EQUIVALENT AS/ SELECTION HOB, & CHIMNEY , JACQUAR/ BOSCH/ SIEMENS/ LG/ SAMSUNG/ ELICA+WHIRLPOOL
	COUNTERTOP	GRANITE	OR EQUIVALENT. FAUCET : GROHER/ KOHLER OR EQUIVALENT
	FITTING & ACCESSORIES AIR CONDITIONING	MODULAR CABINETARY WITH SOFT CLOSE TRAYS, HOB & CHIMNEY 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 CEILING	ENAMEL + SEMI-ACRYLIC PAINT ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
9	SERVANT ROOM/UTILITY		
	FLOORING & SKIRTING	VITRIFIED TILES	KAJARIA/ ORIENT BELL/ SIMPOLO/ SOMANY OR EQUIVALENT
	WALLS	ACRYLIC EMULSION PAINT ACRYLIC EMULSION PAINT	ASIAN PAINTS/ BERGER/ BRITISH PAINTS/ NEROLAC OR EQUIVALENT
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 WASH BASIN WITH FAUCET, MIXTURES	CERA/ ROCA/ HINDWARE OR EQUIVALENT
11	FITTING & FIXTURE		
	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
12	CEILING		
	RAILING- LIVING/DINING & BEDROOMS	STAINLESS STEEL + GLASS GLAZING WITH UPVC / ALUMINIUM FRAME	AS/ SELECTION AS VENDOR SELECTION
13	EXTERNAL DOOR WINDOW		
	APARTMENT DOORS		NA
14	AIR CONDITIONING	VRV /V RF	SAMSUNG/ DIAKIN/ HITACHI/ BLUE STAR/ O GENERAL/ LG OR EQUIVALENT
16	LIFT		
		PASSENGER LIFT SERVICE LIFT	OTIS/ KONE/ THYSSEN KRUPP/ SCHINDLER OR EQUIVALENT
17	DOUBLE HEIGHT TOWER ENTRANCE LOBBY		
	FLOORING & SKIRTING	IMPORTED MARBLE	
	WALLS	DESIGNER MATERIAL	
	FURNITURE	BESPOKE MODERN FURNITURE	

ELEVATE  
YOUR PERSPECTIVE,  
LUXURY LIVING FROM  
ABOVE.



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 in 2021 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.

GREENBOX  
LANDSCAPE ARCHITECT  
AR. AMIT SHARMA  
LANDSCAPE COSULTANT



GREENBOX DESIGNS has a vast experience of working on international projects. Professional tie ups with international best Landscape Consultants.

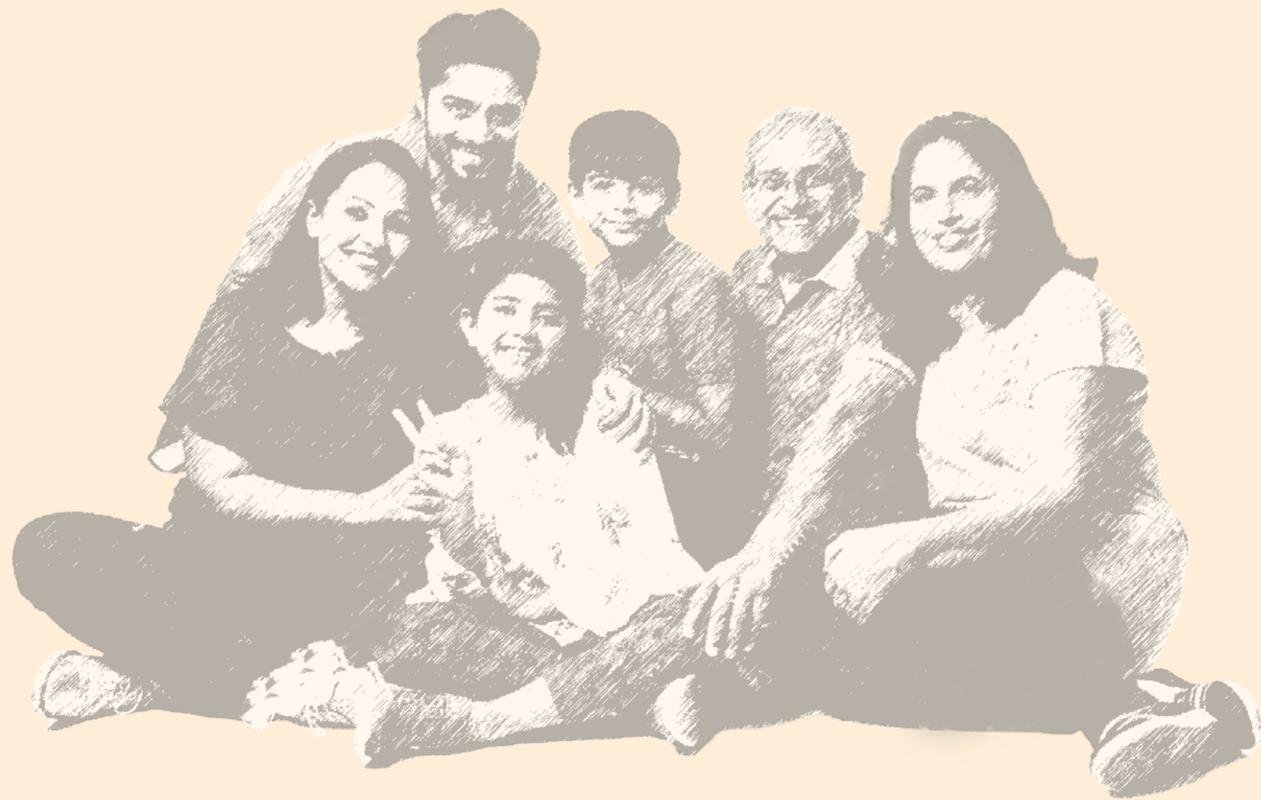
GREENBOX DESIGNS is a pioneer in bringing in latest international designs into their projects

We worked on more than 200 similar projects in last 20 years



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.

	<p>Actual Site Photograph</p> <p><b>SHREE VARDHMAN GARDENIA</b></p> <p>14 Acre Group Housing Sector - 10, Sonapat</p> <p>DELIVERED</p>		<p><b>SHREE VARDHMAN CITY</b></p> <p>50.125 Acre Township Sector 30, NH - 1, Kurukshetra</p> <p>DELIVERED</p>		<p><b>THE FLOWER CITY</b></p> <p>Sector - 2, Pehowa</p> <p>FLOWER CITY</p> <p>35 Acre Plotted Colony Sector - 2, Pehowa</p>
	<p><b>SHREE VARDHMAN MY HOMES</b></p> <p>Luxurious Independent Floors Sector - 30, NH - 1, Kurukshetra</p> <p>DELIVERED</p>		<p><b>SHREE VARDHMAN FLORA</b></p> <p>10.88 Acre Group Housing Sector - 90, Gurugram</p> <p>DELIVERED</p>		<p><b>THE FLOWER CITY</b></p> <p>Sec-32, NH-44, Kurukshetra</p> <p>FLOWER CITY</p> <p>40.206 Acre, Plotted Colony Sector - 32, Kurukshetra, Haryana</p>
	<p>Actual Site Photograph</p> <p><b>SHREE VARDHMAN MANTRA</b></p> <p>11.26 Acre Group Housing Sector - 67, Gurugram</p> <p>DELIVERED</p>		<p><b>SHREE VARDHMAN VICTORIA</b></p> <p>10.96 Acre Premium Group Housing Sector - 70, Gurugram</p> <p>DELIVERED</p>		<p><b>NATURE VALLEY</b></p> <p>SECTOR - 76, GURUGRAM</p> <p>NATURE VALLEY</p> <p>Plotted Colony Sector - 70, Gurugram</p>
	<p><b>SHREE VARDHMAN CITY</b></p> <p>10.75 Acre, Plotted Colony Sector - 2, Sohna Road, Gurugram</p> <p>DELIVERED</p>		<p><b>THE FLOWER CITY</b></p> <p>Sector - 19, Panipat</p> <p>FLOWER CITY</p> <p>Sector - 19, Panipat</p>		<p><b>GARDEN CITY</b></p> <p>SECTOR 30, KURUKSHETRA</p> <p>GARDEN CITY</p> <p>Where Positivity Meets Divinity Sector - 30, Kurukshetra</p>
	<p><b>SHREE VARDHMAN GREEN SPACE</b></p> <p>5.00 Acre, Affordable Group Housing Sector - 14, Panchkula</p> <p>UNDER DEVELOPEMENT</p>		<p><b>SHREE VARDHMAN SHOPPING MART</b></p> <p>Shopping Centre Sector - 67, Gurugram</p> <p>UNDER DEVELOPEMENT</p>		<p><b>GREEN COURT</b></p> <p>10.05 Acre Affordable Group Housing Sector - 90, Gurugram</p> <p>DELIVERED</p>