

LIVE IN A HOME WORTHY
OF YOUR STATUS.

Presenting 2,3,4 BHK and Penthouses.



AMBIENCE
CREACIONS
Sector - 22, Gurugram

SALIENT FEATURES

Air-conditioned condominiums

Delivery of Apartment to be in ready to 'move and live-in' state.

Fully furnished kitchen fitted with high-end home appliances.

Laundromat Service

Imported/International Standard bathroom fittings and fixtures.

Carefully selected neighbourhood.

Hassle-free post possession experience.

3-tier international standard security with CCTV and Audio/ Video at the Main Door.

Fully Furnished Club with Contemporary Sports Facilities, Swimming Pool, Gymnasium and Party/Meeting rooms.

Extensive landscape with international standard designs and features.

Stamp of Quality of Ambience.

Located nearest to South of Delhi on Old Delhi Jaipur Road.

Easy access from Express Highway (NH-8), Dwarka Link Road, Bijwasan Road & Gurgaon Town.

Fully developed infrastructure & inhabited sectors free from bottlenecks.

In the vicinity of Ambience Mall, Leela Ambience-Five Star Deluxe Hotel & Serviced Apartment, Metro / Columbia Asia Hospital, ITM University, Fun n Food Village, SEZ of Unitech and Tau Devi Lal Smriti Udhyan-one of the largest parks in Gurgaon.

Big corporate companies such as Sapient, Amdocs, Aricent Group, Interglobe Technologies, Indigo Airlines, NIIT, RBS, Cognizant, Genpact, TCS, Ciena Corp. USA, Hughes, Polaris, Wipro Ltd., AVL, HCL Technologies etc. are within a km. range.





SPECIFICATIONS



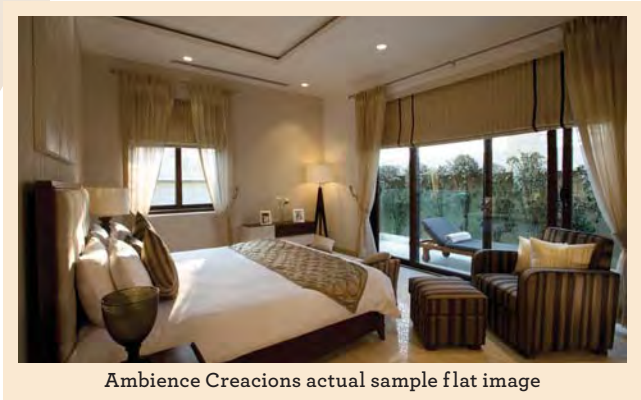
Ambience Creacions actual sample flat image

LIVING/DINING ROOM, LOBBY & 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

STANDARD APARTMENT FEATURES

- Staircase and common entrance lobby and visitors lounge in imported marble and quality granite
- 2 passengers elevators of Mitsubishi/Hitachi/Schindler/OTIS or equivalent make per apartment block
- Internal doors/window frames and shutters shall be of Hardwood/Flushed
- External doors/window frames and shutters shall be of coated aluminium/UPVC
- Elegantly designed entrance door



Ambience Creacions actual sample flat image

BEDROOMS

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

SPECIFICATIONS



Ambience Creacions actual sample flat image

BALCONIES

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

SECURITY AND TECHNOLOGY

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



Ambience Creacions actual sample flat image

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 & 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

KITCHEN

- Designer modular kitchen
- Fitted with high-end Cooking Range, Microwave Oven, Refrigerator and R.O. System, Garbage Crusher etc.
- Chimney with exhaust fan
- Geysers of Venus heavy duty or equivalent make in kitchen
- Designer/modular woodworks & 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 & cold water
- Provision for piped gas supply



Ambience Creacions actual sample flat image

STRUCTURAL & OTHER SPECIFICATIONS

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

EXTERNAL FEATURES

- Rich soft and hard landscaping
- Plantation in common area with proper street light
- Water fountains/features

ENVIRONMENTAL FEATURES

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

Cont...

SPECIFICATIONS

DOMESTIC FACILITIES

- Air conditioned condominiums
- Electric load of 15/20 KVA for each apartment
100% power backup/load, not 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 range 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

RECREATIONAL FACILITIES AT PRIVATELY OWNED 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 & Aerobics/Yoga Centre



Ambience Creacions actual sample flat image

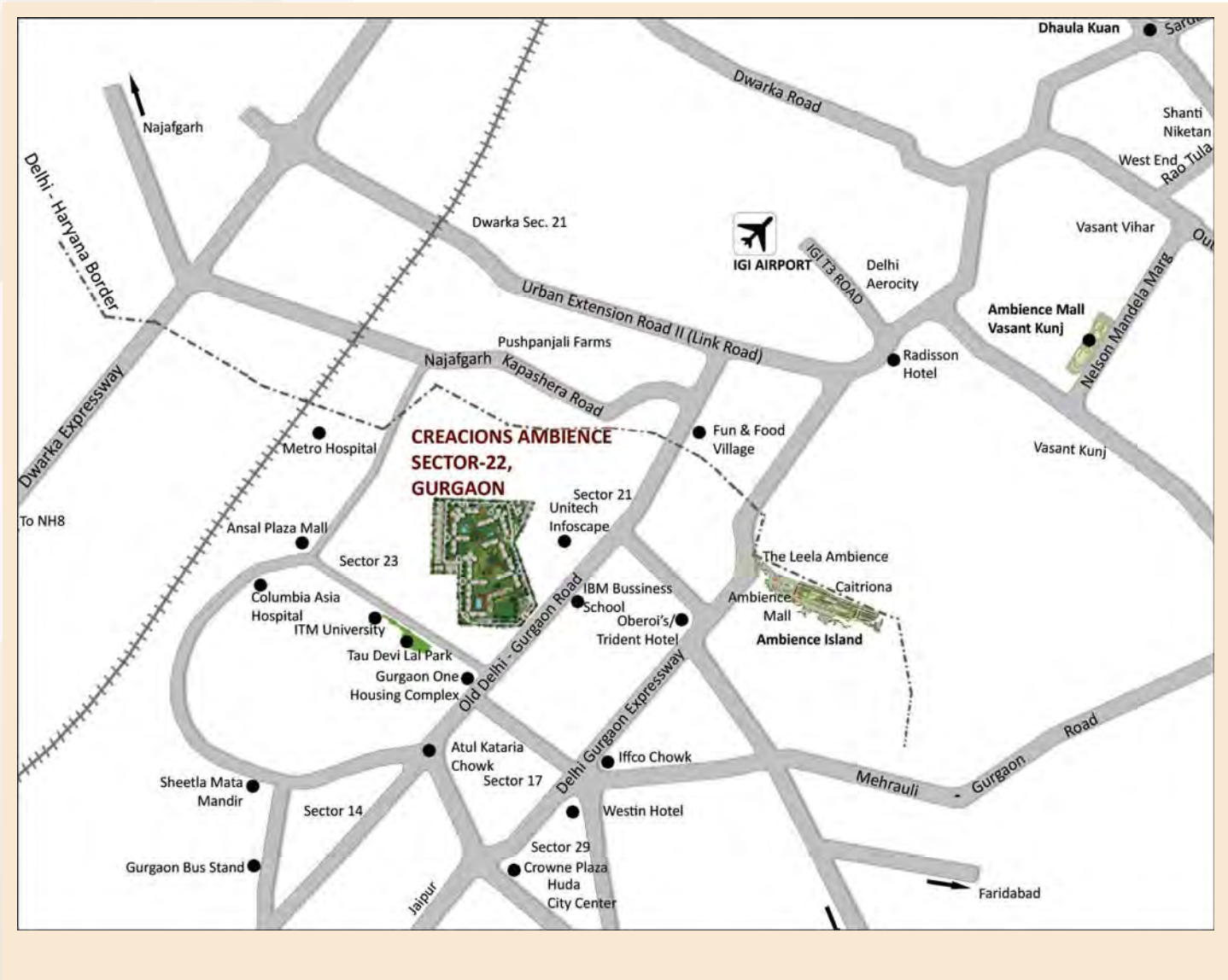
LANDSCAPE PLAN



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 | |

LOCATION MAP



AWARD'S/ APPRECIATION ACHIEVED



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

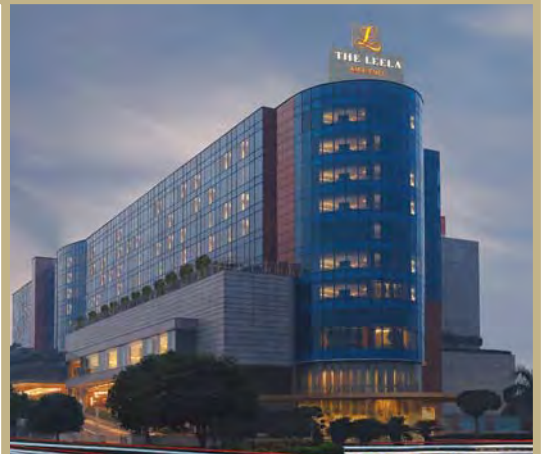
AND MANY MORE...

OUR LEGACY

**Corporate
Tower**



Hospitality



Mall



Education




Real Estate: Ambience Golf Greens – NH-8, Gurgaon | Ambience Lagoon Residential Apartments – Gurgaon | Ambience Corporate Tower – Vasant Kunj, New Delhi | Ambience Corporate Tower - I – NH-8, Gurgaon | Ambience Corporate Tower - II – NH-8, Gurgaon | Ambience Corporate Towers – Shalimar Bagh, Delhi | Ambience Creacions Premium Residences – Gurgaon | Ambience Tiverton Premium Residences – Noida

Malls: Ambience Mall – Gurgaon | Ambience Mall – Vasant Kunj, New Delhi | Ambience Mall – Rohini, Delhi


Hospitality: The Leela Ambience Hotel – NH-8, Gurgaon | Ambience Leela Deluxe Hotel & Convention Centre – Delhi

Education: Ambience Public School – Safdarjung Enclave, New Delhi | Ambience First Steps – Hauz Khas, New Delhi


Our Other Prestigious Projects




seven star living
Ambience Island, NH-8, Gurugram



AMBIENCE
TIVERTON
Sector - 50, Noida




THE LEELA
AMBIENCE GURUGRAM
HOTEL & RESIDENCES




THE LEELA
AMBIENCE LEELA
DELUXE HOTEL &
CONVENTION CENTRE



Space for a million smiles
AMBIENCE
MALL
Item of shopping on each floor



Space for a million smiles
AMBIENCE
MALL
VASANT KUNJ



AMBIENCE
PUBLIC SCHOOL

Our Banking Partners



ICICI Bank
khaiyaal apka



HDFC
HOME LOANS



Indiabulls
HOME LOANS



Punjab & Sind Bank
a part of your community



ALLAHABAD BANK
a part of your community



IDBI BANK



Indian Bank
Having Banking Technology in its Core DNA



SBI



AMBIENCE
the new standard

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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) 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 rendering 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.