

AMBIENCE  
CREACIONES

**Sector-22, Gurugram**

 +91 8586866824



Artistic impression



Artistic impression



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Actual sample flat image



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**RESIDENTIAL APARTMENTS COMPLEX BY AMBIENCE  
SECTOR 22, GURGAON, HARYANA**



**Salient Features**

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 & Inhabitated Sectors free from Bottlenecks



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



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.



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 Sport Facilities, Swimming Pool, Gymnasium and party/meeting rooms.



Extensive landscape with international standard designs and features



Stamp of Quality of Ambience

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**Creacions Specifications**

**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.

**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 Sisia/Bottichino/ Crema Marfil or equivalent quality with designer patterns.

**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

**Kitchen**

- Designer modular kitchen
- Fitted with high end Cooking range, Microwave oven, Refrigerator and R.O. System, Garbage Crusher, Washing machine with dryer 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

**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 upto ceiling

**Balconies**

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

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**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
- Fans one in each bedroom, lobby, kitchen and two fans in drawing/dining
- Ceiling wall light fixtures in the apartment as per design

**Security and Technology**

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

**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

**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**

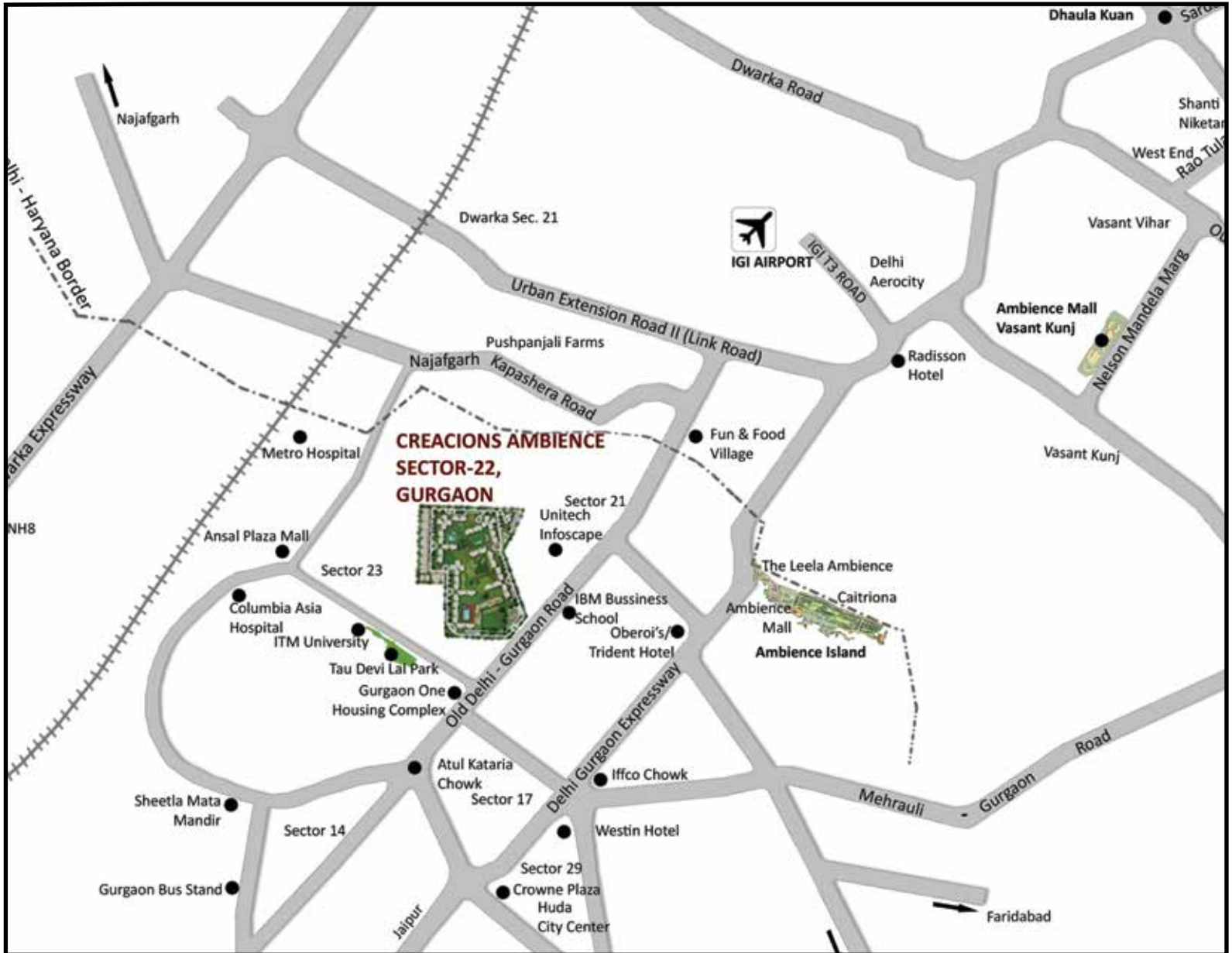
- Rich soft and hard landscaping
- Plantation in common area with proper street light
- Water fountains/features

**Environmental Features**

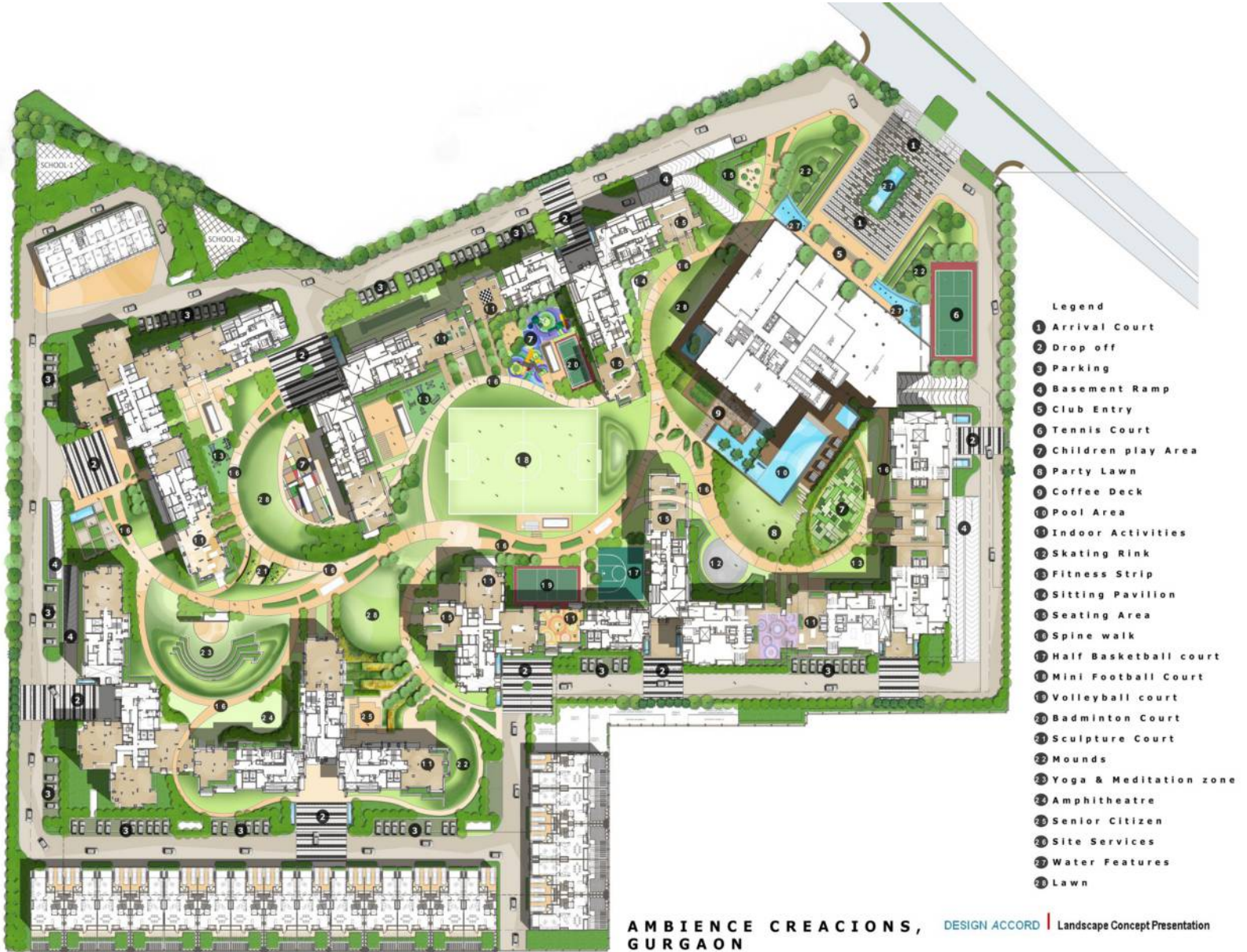
- State-of-the-art waste water recycling plant
- Rain water harvesting
- Planned scientific garbage treatment & solid waste disposal
- Modern energy efficient property design

# LOCATION MAP

Sector 22, Gurgaon, Haryana



**LAYOUT PLAN**  
Sector 22, Gurgaon, Haryana



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