

feel luxury

feel at home

feel exquisite

feel the dream

feel the sunrise

feel the new heights


feel on top of the world



SAAN
VERDANTÉ

feel the wind beneath your wings

FEEL VERDANTÉ.

 +91-8586866824



bringing

a green habitat of only

nature

156 homes spread over

to your

4 acres with all the modern amenities

doorstep.

that make for EXEMPLARY LIVING.

**SAAN
VERDANTÉ**

SAAN VERDANTÉ
*an ideal location
that promises*

NEW AGE DESIRES

Verdanté is your gateway to a blissful life close to everything your heart desires. Located in Sector 95, Gurgaon, with a minimum of 60m wide sector roads and all the infrastructure already in place, congestion and bottlenecks are the words you will erase from your lexicon. Discover a habitat where the best in class contemporary living blends harmoniously with serenading natural surroundings. Within five minutes driving distance from NH8, Dwarka Expressway, Southern Peripheral Road (SPR) and Kundli-Manesar-Palwal Road (KMP), you are never far from anywhere. The complex has 425 feet frontage with 84m wide road right in front.





Babylon & Olympus

24 floors of
unprecedented living
in each tower with fresh
& breathtaking views!



the
Premiums

Verdanté offers 96 high-end apartments of 3 bedrooms each with attached spacious balconies and separate space for the domestic help/home office.

'The Premiums' are open from three sides. They offer the best in class space, planning and amenities. Simply the perfect place to unwind, relax and just be yourself.



feeling on top of the world is *no longer a dream.*

TERRACED HILL APARTMENTS
for the FIRST TIME IN INDIA.

the Terraces

Gurgaon's first Terraced Hill Apartments, Verdanté by SAAN, boasts of independent private terrace equivalent to a typical ground floor front lawn right up till the 24th floor.

There are 60 such apartments, providing ideal spaces for contemporary ideas. Open your door to a fresh new beginning everyday. With a private terrace, you can enjoy the early morning sun and relish the cool breeze or exercise your way to a healthy lifestyle. The private terraces provide a relaxed environment for rejuvenation, celebration and anything your heart desires.





ULTRA MODERN
recreation & leisure spaces at

THE CLUB

Verdanté offers state-of-the-art clubhouse for the residents to enjoy with friends and family. The facilities that surround you will appeal to all the five senses. Cherish a life close to all your needs, revel in the joy of freedom, with all the modern facilities of a rich community life in place.

CLUB HOUSE

swimming pool
splash pool for kids
multipurpose hall
reading room
card room
provisional space for:
gym, cafe & spa

CONVENIENT SHOPPING CENTRE

RECREATIONAL FEATURES

tennis court
half basketball court
badminton court
skating rink
jogging track
kids play area
yoga and meditation space
amphitheatre
senior citizen park
large central greens



In the perfect dream,

a golden sun

shimmers in an

endless bright sky

that stretches from

horizon to horizon.



everything you

EVER WISHED & *desired*

In keeping with SAAN Group's vision of building unique and novel spaces where you can create a realm of your own, the private terraced deck offers a perfect place to unwind, be it in solitude or in the company of your near and dear ones.

A WORLD OF
exclusivity

THE SKY LOUNGE

The idea of owning a home in Verdanté is just the beginning of what is so unique about living at Verdanté. 'THE SKY LOUNGE', located at Level 8 in each tower, offers multiple options. It can turn into a crèche for kids in the daytime and a perfect place to party during the evening with verve.



Even mother nature couldn't help but linger here. 85% green and open area. The allure of tranquility.



SITE PLAN

SAAN VERDANTE HOUSING SECTOR-95 GURGAON, HARYANA

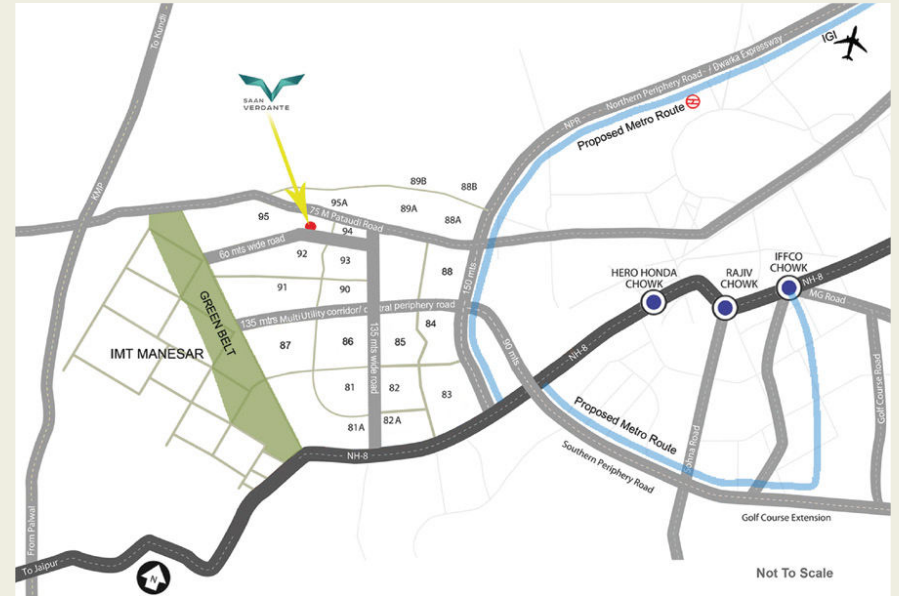


LANDSCAPE CONCEPTUAL PLAN

LEGEND

- | | |
|---|--------------------------------|
| 1 ENTRANCE | 24 POOL LAWN |
| 2 GUARD ROOM | 25 PUTTING GREEN |
| 3 SIGNAGE PANEL | 26 TREEHOUSE/MACHAN |
| 4 RAMP TO AND FROM BASEMENT | 27 BADMINTON COURT |
| 5 SURFACE PARKING | 28 HALF BASKETBALL COURT |
| 6 DRIVEWAY | 29 TENNIS COURT |
| 7 SERVICE YARD | 30 CRICKET PRACTICE PITCH |
| 8 PERGOLA ENTRY TO TOWER 1 | 31 DOG WALK AREA |
| 9 STILT AREA WITH MULTIPURPOSE ACTIVITIES | 32 CHILDREN'S PLAY AREA |
| 10 LAWN | 33 PERGOLA SEATING |
| 11 PLANTING BED | 34 OUTDOOR GYM |
| 12 PATHWAY | 35 PERGOLA WITH FRAGRANT VINES |
| 13 AMPHITHEATRE | 36 INFORMAL SEATING |
| 14 DIAS | 37 PRIVATE GARDEN |
| 15 SWIMMING POOL | 38 SCULPTURE/FOCAL POINT |
| 16 LOUNGER POOL | 39 YOGA LAWN |
| 17 CHILDREN'S POOL | 40 HERB GARDEN |
| 18 CHANGE ROOM | 41 SEATING |
| 19 POOL BAR | 42 RAMP TO POOL DECK |
| 20 OUTDOOR SHOWERS | 43 BUS STOP |
| 21 POOL DECK | 44 COMMERCIAL ENTRY |
| 22 INFINITY EDGE | 45 EXTERNAL COMMERCIAL PARKING |
| 23 PLANTERS | 46 OPEN PLAZA WITH KIOSK |
| | 47 EXIT |

LOCATION PLAN



LOCATION HIGHLIGHTS

- Proposed Metro Station 10min.
- Dwarka Expressway 5min.
- NH-8 7min.
- Delhi International Airport 30min.
- KMP Corridor 10min.

SPECIFICATIONS FOR BABYLON

AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS
LIVING ROOM	Italian Stone Finish Tiles	Acrylic Emulsion Paint	White OBD with appropriate cornices and moulding designs	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
BEDROOMS	Vitrified Tiles / Laminated Wooden Flooring	Plaster with POP/GVP with Acrylic Emulsion	Plaster with POP/GVP with OBD	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
KITCHEN	Anti-skid Ceramic Tiles	2' High Ceramic Tiles above Working Counter. Acrylic Emulsion Paint of pleasing shades on rest of the area	Plaster with OBD	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
BATHROOMS	Anti-skid Ceramic Tiles	Ceramic Tiles up to Door Height, Acrylic Emulsion paint on the rest of the area	Grid Ceiling with Plastic Emulsion Paint	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
UTILITY / SERVANT ROOM	Terrazzo Tiles	Oil Bound Distemper	Oil Bound Distemper	Hard wood door frames with flush doors with glossy surface	Anodized powder coated aluminum framing with glass
BALCONY	Anti-skid Ceramic Tiles	Texture/Weather proof Paint	Texture/Weather proof Paint	Anodized powder coated aluminum framing with glass	Anodized powder coated aluminum framing with glass
TERRACE	Anti-skid Ceramic Tiles	Texture/Weather proof Paint	Texture/Weather proof Paint	Anodized powder coated aluminum framing with glass	Anodized powder coated aluminum framing with glass
COMMON AREA (ENTRANCE LOBBY, CORRIDORS, COMMON PASSAGES, STAIRCASE)	Kota stone	Plaster with POP/GVP with Plastic Emulsion	Plaster with POP/GVP with Acrylic Emulsion		

SPECIFICATIONS FOR BABYLON

AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS
EXTERNAL FINISH			Permanent weather proof/texture paint		
UNIVERSAL SPECIFICATIONS					<ul style="list-style-type: none"> • Single lever CP fitting, appropriate sanitary fixtures. • Counter in Master Bedroom. • Modular switches in the entire apartment. • Granite Counter, stainless steel sink with drain board. • Concealed hot water supply in all bathrooms and kitchen.
SECURITY & TECHNOLOGY					<ul style="list-style-type: none"> • Hi Speed Connectivity : Up to 100 mbps bandwidth available on demand. • Gated Community with smart access : 3- Tier 24 hour CCTV surveillance.
FIRE FIGHTING SYSTEM					Fire Fighting System with sprinklers, smoke & heat detection system as per norms
DOMESTIC FACILITIES					<ul style="list-style-type: none"> • Driver/Guard Toilets. Provision for Laundry and car washing facilities. • Dual Billing Meter.

Disclaimer: The specifications mentioned are indicative and not by any means a legal offering. The developers reserves the right to change, delete or add any specifications mentioned herein.

All images used in the brochure are artistic representations, and are subject to change without any prior notice. Kindly refer the website for all updates.

TEAM SAAN VERDANTE

Comprises Mr. Prem Arora, Mr. Rajan Bajaj and Mr. Anmol Arora, Promoters of SAAN Group, Mr. Gaurav Duggal, Promoter of Conquest Group and Mr. Robin Matharu, Promoter of RRM Realty & Renu Robin Design. The three entities have come together with a vision to raise the bar in the Luxury Housing segment in Delhi/NCR, as their collective experience makes for a group with ideal synergies. For over two decades, SAAN Group—a zero debt enterprise - has been engaged in developing real estate and infrastructure projects in the country. The group takes pride in developing various premium residential projects, IT Parks, Roads and Hydro-electric Power Plants. Besides, the Group is also engaged in finance and leasing. Conquest Group has successfully developed commercial and IT spaces for renowned MNCs like Aricent Technologies, HCL, Bharti Retail, EXL Services, etc. The group is presently executing more than 4 million sq. ft. of residential space in Delhi NCR for real estate entities like Spaze, Tulip, Orris, Universal, and TDI. They shall be contributing their immense knowledge and expertise in development of SAAN Verdante. RRM Realty & Renu Robin Design, an award-winning firm, has developed Premier Luxury Apartments in Delhi and also provides luxury turnkey design and build services. The entity was the official Associate Architectural firm for the highly acclaimed luxury hotel “The Khyber Himalayan Resort & Spa” in Gulmarg. They have conceptualized the unprecedented terraced design of the project in association with ACPL, the Architects of SAAN Verdante, and will also contribute immensely by lending their tremendous expertise in the quality control and execution of SAAN Verdante.

ABOUT OUR ARCHITECTS

ACPL, Headed by Mr Kulmeet Shangari, a renowned architect, established in 1973, is an organization of repute in the realty industry. Their ability to chase projects and work with maximum efficiency has seen them move from one success to another at a fast pace. They believe that a building is only as good as what it can do to benefit the people who step into it.

They strive to build a structure that responds to its surrounding location. They pursue the value of working with the environment, rather than against it. Their forte is to forge an environment friendly yet modern design, and to use technology, wherever possible, to achieve neutral and instinctive spaces that rely on themselves alone to flourish rather than burden the environment. Having successfully designed projects worth more than Rs. 5000 crores, their portfolio is amongst the best in the country and boasts of designing landmarks like Paras Downtown Square in Zirakpur, Spaze Privvy AT4 in Gurgaon, Taj NRI City in Agra, Orris Business Square in Manesar, to name a few.

Their stringent design process and a team of more than 50 full-time designers and architects enables them to reduce lead time at all levels of project management. And with SAAN Verdanté, they have accomplished something, which is not only remarkable but speaks volumes about their potential.

Disclaimer: License No: 216/2007 dt.05.09.2007. Residential group housing colony on land measuring 17 acres. Name of Developer: M/s SAAN Procon Pvt. Ltd. Name of colonizer M/s NA Buildwell Pvt. Ltd c/o M/s Raheja Developers Ltd. Number and date of approved building plans: ZP-298/AD(RA)/2013/53366dt. 25.10.2013. Total number of flats 828 units. With Provision of Nursery School, club & convenient shopping center. All approvals can be checked in the office of SAAN Procon Pvt. Ltd. at their corporate office with prior intimation. All buildings, information, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Photographs/images used are only artistic impression (not a legal offering). The Applicant/Allottee shall not have any right to raise objection in this regard.





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