



# SERVICED APARTMENTS RIGHT IN THE HEART OF GURUGRAM

---



**ELEMENT ONE**

SECTOR 47 & 49, GURUGRAM



 +91-8586866824

JOINTLY PROMOTED BY



# SMALL IN SIZE BIG IN RETURN

---



**1** Located in the densely populated sectors of Gurugram - 47 and 49

**2** Over 550 ft. of large frontage for impressive visibility

**3** Intelligently designed open spaces for easy access

**ELEMENT ONE**

SECTOR 47 & 49, GURUGRAM





**4** A hit destination with the surrounding residential areas

**5** Leading brands already operational with great footfalls

**6** Right mix of retail, food and suites

**ELEMENT ONE**

SECTOR 47 & 49, GURUGRAM





# THE PREFERRED FOOD HUB

---





**1** With brands like Burger King, Berco's, Haldiram's and so many more, there's choice of different cuisines

---

**2** Coffee shops, cafés and microbrewery to attract the new age young crowd

---

**3** 24 hour departmental store for footfalls at night too

---



# LEADING FOOD BRANDS ALREADY OPERATIONAL





# ALONG WITH LEADING RETAIL BRANDS

---



AND MANY MORE...





ELEMENT ONE

SECTOR 47 & 49, GURUGRAM

**SERVICED APARTMENTS**

**OWN A PIECE OF HOSPITALITY  
AND SAY YES TO SECOND INCOME**

---

1

Fully furnished serviced apartments with luxury specifications

---

2

An ideal unit size of 670 sq.ft. onwards

---

3

Designed with meticulous attention to detail

---

4

Serviced apartments fitted with kitchenette

---

5

Extended balcony for maximum flexibility

---

6

Broadband and internet connectivity

---

7

Lifestyle amenities for the residents

---



ACTUAL IMAGE



# IMPRESSIVE AMENITIES

---



**Business centre  
& lounge**



**Professional  
facility  
management**



**Gym &  
health zone**



**Broadband &  
internet  
connectivity**



**Concierge  
service**

---



**SERVICED APARTMENTS MANAGED BY A RENOWNED HOSPITALITY BRAND**





**1** Regenta & Royal Orchid Hotels is one of the fastest growing hotel chain and operates in 4 & 5 star category

---

**2** The promoters have a rich hospitality experience of over 4 decades

---

**3** Royal Orchid Hotels Limited, a public company, listed on the National Stock Exchange (NSE) in India (2006)

---

**4** One of the fastest growing hotel chains in India with 60+ hotels







**PEOPLE WITH  
EXPERIENCE AND EXPERTISE**



**4000+**  
**ROOMS, VILLAS  
& COTTAGES**

---



**60+**  
**HOTELS  
& RESORTS**

---



**6000+**  
**EMPLOYEES  
ACROSS  
THE COUNTRY**

---



**38**  
**LOCATIONS  
ACROSS INDIA  
& GROWING**

---

ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY



ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY







# THE SERVICED APARTMENT PLAN

---

# ARTISTIC IMPRESSION OF SERVICED APARTMENT MANAGED BY



The specifications/information contained herein are subject to change as may be required by the authorities/developers may not form a part.

Disclaimer: The content mentioned in this brochure is tentative and subject to variation by the promoters. The visuals, layouts and sizes shown in this brochure are conceptual and the features depicted with the brand name are purely an artistic perception. The promoters and the architects reserve complete rights to alter design, plans and specifications wherever required or deemed necessary without any prior intimation.

## PROPOSED SPECIFICATIONS

LOCATION	FLOOR	WALL	CEILING	FITTINGS / FIXTURES
<b>ROOM</b>	Vitrified tile/laminated wooden flooring	Plastic emulsion paint	POP ceiling with plastic emulsion paint	<b>Double bed with mattress, side table, sofa set, center table, study table, chair &amp; wardrobe</b>
<b>BALCONY</b>	Anti-skid ceramic/ Vitrified tile	Textured exterior paint	Textured exterior paint	
<b>BATHROOM</b>	Anti-skid ceramic tile	Ceramic tile	False ceiling	CP fittings, white chinaware, towel rail, mirror, geyser common with kitchenette
<b>ENTRANCE &amp; LIFT LOBBY</b>	Vitrified tile/granite	Stone fascia/paint	Plastic emulsion paint	
<b>STAIRCASE/ LOBBY</b>	Combination of granite/sand stone			
<b>GADGETS</b>	Light fixture, AC, TV, refrigerator, coffee/tea kettle, hotplate			
<b>STRUCTURE:</b> RCC framed construction				
<b>ELECTRICIANS:</b> Modular switches, copper wiring in concealed conduit with light & power points, TV and telephone sockets, FTTH				
<b>POWER BACK-UP:</b> 24x7				
<b>SECURITY SYSTEM:</b> Intercom, CCTV				
<b>DOORS:</b> Hardwood door frame with hardwood laminated wooden flush door with electronic lock				
<b>WINDOWS/ GLAZING:</b> Anodized aluminum				
<b>WARDROBE:</b> Laminated wardrobe with accessories				
<b>EXTERNAL FACADE:</b> Combination of stone/texture paint/glass				

The specifications/information contained herein are subject to change as may be required by the authorities/developers may not form a part.

Disclaimer: The content mentioned in this brochure is tentative and subject to variation by the promoters. The visuals, layouts and sizes shown in this brochure are conceptual and the features depicted with the brand name are purely an artistic perception. The promoters and the architects reserve complete rights to alter design, plans and specifications wherever required or deemed necessary without any prior intimation.





# FLOOR WISE PLANS OF ELEMENT ONE

---

# FLOOR PLAN: BLOCK A

## RETAIL

### GROUND FLOOR



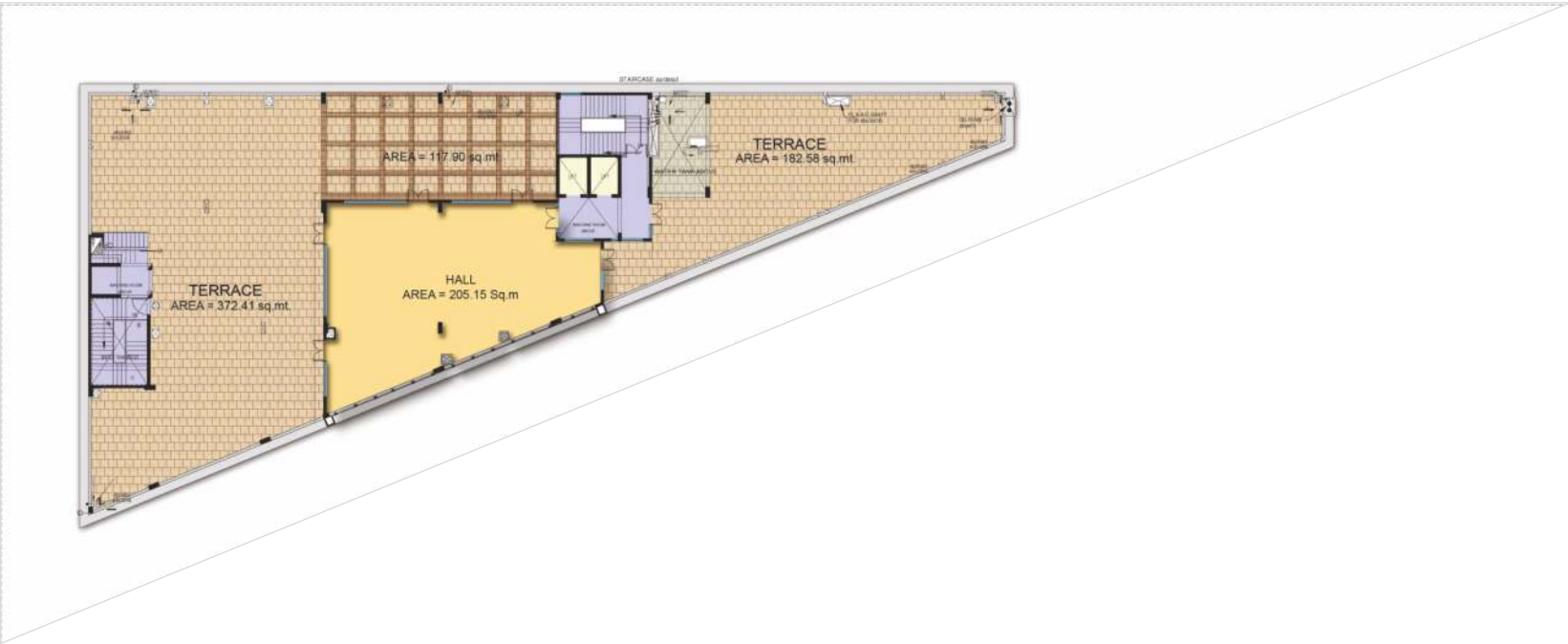
# FLOOR PLAN: BLOCK A

## RETAIL

### FIRST FLOOR



FLOOR PLAN: BLOCK A  
RETAIL  
LOWER TERRACE FLOOR





FLOOR PLAN: BLOCK B  
RETAIL  
GROUND FLOOR



WET PANTRY POINT & DOMESTIC WATER SUPPLY

# FLOOR PLAN: BLOCK B

## RETAIL

### FIRST FLOOR

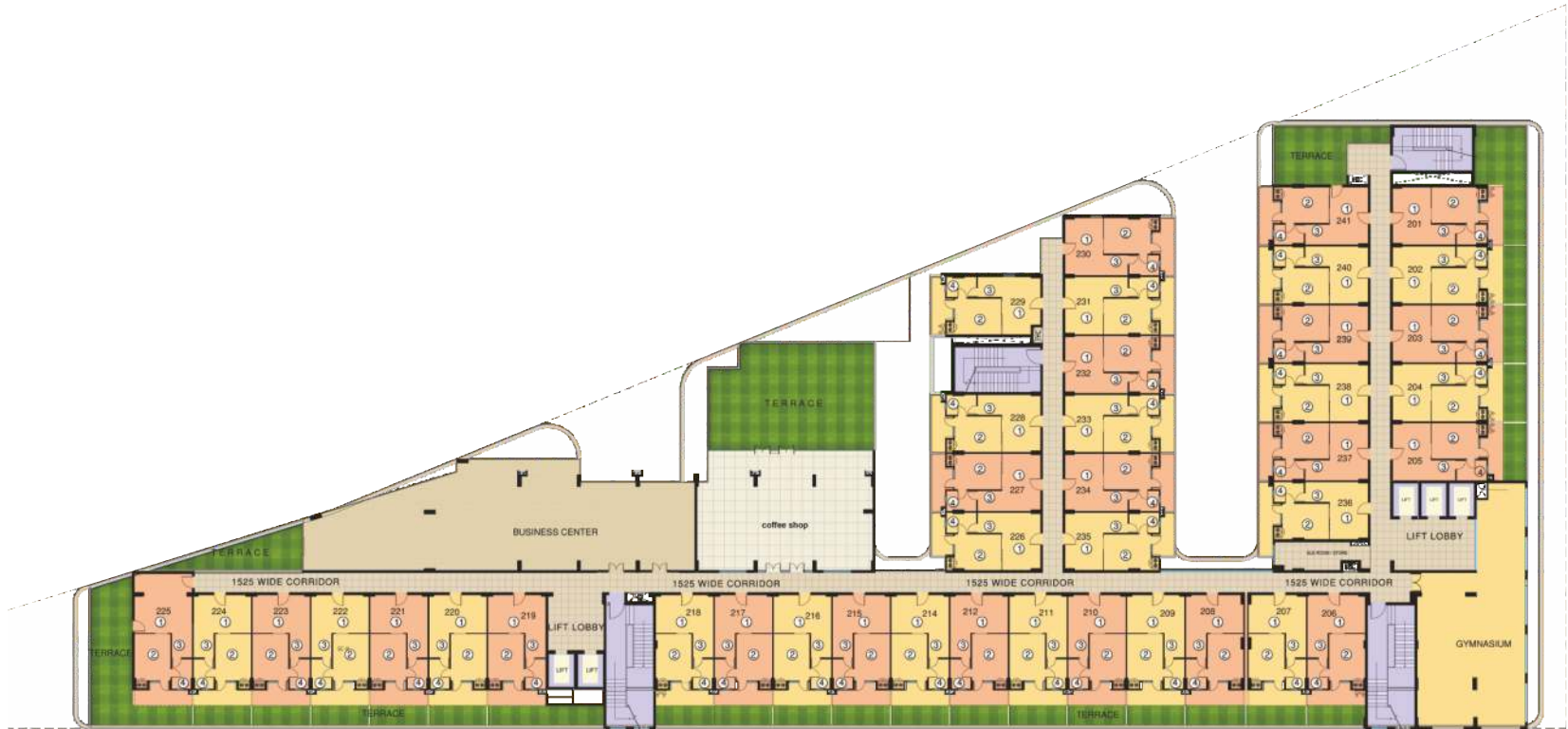


■ WET PANTRY POINT & DOMESTIC WATER SUPPLY

# FLOOR PLAN: BLOCK B

## RETAIL

### SECOND FLOOR



LOBBY = 1    BEDROOM = 2    KITCHENETTE = 3    TOILET = 4

# FLOOR PLAN: BLOCK B

## SERVICED STUDIO

### THIRD FLOOR



LOBBY = 1    BEDROOM = 2    KITCHENETTE = 3    TOILET = 4



# FLOOR PLAN: BLOCK B

## SERVICED STUDIO

### FOURTH FLOOR



LOBBY = 1    BEDROOM = 2    KITCHENETTE = 3    TOILET = 4

# FLOOR PLAN: BLOCK B

## SERVICED STUDIO

### FIFTH FLOOR



LOBBY = 1    BEDROOM = 2    KITCHENETTE = 3    TOILET = 4

# FLOOR PLAN: BLOCK B

## SERVICED STUDIO

### SIXTH FLOOR



LOBBY = 1    BEDROOM = 2    KITCHENETTE = 3    TOILET = 4

# FLOOR PLAN: BLOCK B

## SERVICED STUDIO

### SEVENTH FLOOR



LOBBY = 1    BEDROOM = 2    KITCHENETTE = 3    TOILET = 4



# FLOOR PLAN: BLOCK B

## SERVICED STUDIO

### EIGHTH FLOOR



LOBBY = 1    BEDROOM = 2    KITCHENETTE = 3    TOILET = 4

# THRIVING LOCATION

---





LOCATED IN SECTOR 47 AND 49, GURUGRAM

---

JUST OFF SOHNA ROAD - THE BOOMING BUSINESS DESTINATION

---

### NEIGHBORHOOD DETAILS

PREMIUM RESIDENTIAL	HOSPITALITY	HEALTHCARE	CONNECTIVITY
<ul style="list-style-type: none"><li>• Malibu Towne</li><li>• Sispal Vihar</li><li>• South City-II</li><li>• Eros Wembly Estate</li><li>• Nirvana Country</li><li>• Unitech Fresco</li></ul>	<ul style="list-style-type: none"><li>• Hotel Hilton Garden Inn</li><li>• Hotel Formule I</li><li>• Fortune Select Excalibur</li></ul>	<ul style="list-style-type: none"><li>• Park Hospital</li><li>• Cloudnine Hospital</li><li>• Artemis Hospital</li><li>• Medanta Medicity</li><li>• Fortis Hospital</li><li>• Max Hospital</li></ul>	<ul style="list-style-type: none"><li>• Sohna Road</li><li>• Badshapur Chowk</li><li>• NH 08</li><li>• HUDA City Centre Metro Station</li><li>• Golf Course Road</li></ul>

---







# THE DEVELOPER

---

# SATYA DEVELOPERS: WINNING TRUST BY DELIVERING CONSISTENTLY

---

Experience of nearly

**115 lakh sq.ft.\***

of project development

---

**88 lakh sq.ft.\***

delivered

---

**Strong presence**

in Delhi NCR

---

**4 decades**

of building trust

---

# SATYA DEVELOPERS: DELIVERING THE BEST



## COMPLETED PROJECTS\*



**THE GALAXY, GURUGRAM**  
Retail & A-Grade Office Space



**THE HERMITAGE, GURUGRAM**  
Group Housing Development  
Sector 103



**THE LEGEND, GURUGRAM**  
Premium Residential Group Housing



**CENTRUM PLAZA, GURUGRAM**  
Premium Office Complex



**NORA, GURUGRAM**  
Premium Cozy Homes



**MALWA COUNTY, INDORE**  
110 Acre Integrated Township



**CITY CENTRE, BATHINDA**  
Shopping cum Entertainment Centre

## ONGOING PROJECTS



**MALWA COUNTY PHASE II  
INDORE**  
110 Acre Integrated Township



**THE HIVE, GURUGRAM**  
Integrated Commercial Complex




**SATYA MERANO GREENS, GURUGRAM**  
Own your plot, Own your dream



**ELEMENT ONE**  
SECTOR 47 & 49, GURUGRAM

Corporate Office:  
Plot No. 8, Sector-44, Gurgaon,  
Haryana - 122002

Regd. Office:  
34, Babar Lane, Bengali Market,  
New Delhi 110 001

 +91-8586866824