

YOUR VERY OWN
Garden of Eden
**IN THE LAP OF
ARAVALLIS**



Brought to you by



UMANG
Exceed Expectations

YOUR VERY OWN
Garden of Eden
**IN THE LAP OF
ARAVALLIS**

winter
hills⁷⁷
Address for the Exclusive

Set against the scenic and dramatic backdrop of Aravali's, these towering apartments in Gurgaon are artistically set in an oasis of serenity. A beautiful garden retreat, nestled amidst picturesque greens, ablaze with a rich burst of blossoms, and the soothing twitter of birds... your very own Garden of Eden.





Allow us the privilege of introducing, UMANG REALTECH (P) Ltd. A company incorporated to undertake real estate projects in major cities across India, with a specific initial focus on the fast developing National Capital Region.



Site plan

1. Guard Room
2. Entrance Plaza
3. Driveway Along Boundry Wall
4. Parking
5. Embankment
6. Amphitheater
7. Driveway Along Building
8. Jogger Track
9. Jogger Track Plaza
10. Seat
11. Club
12. (a) Main Swimming Pool
(b) Children's Pool
13. Club Plaza
14. Cross Over Bridge
15. Play Court
(a) Cricket
(b) Tennis Court
(c) Volley Ball Court
(d) Badminton Court
(e) Skating
16. Plaza
17. Pavillion
18. Party Lawns
19. Children's Play Area
20. Sandpit
21. Lawn
22. (a) Lagoon
(b) Reflecting Water Body
23. Earth Mound
24. Column Plaza
25. Drive Plaza

The 16 acre land parcel is divided into three core blocks. Each block carries a distinct and creates natural exclusivity for your new age home

- 2 BHK
- 3 BHK, Type-1
- 3 BHK, Type-2
- 3 BHK+SQ



Show Apartment



Live the elegant life with our thoughtfully designed spaces that pamper



Planning takes care of your smallest needs in a way that you appreciate every day



A perfect setting to enjoy precious moments of joy and laughter with your loved ones

Address & location



Proposed Metro Station is just 1 km from the site. Toll gate is being proposed to be moved to KMP Expressway in near future. Widening work of NH8 is in progress.

Approximately 500 meters from NH8

Close proximity to Southern Peripheral road

5 minutes drive to Golf Course Extension road sectors through a 150 meters wide link road in immediate proximity

Terminal T3 - 21 Kms | South Delhi- 25 Kms | IFFCO Chowk - 14 Kms | Manesar - 5 Kms



Radisson Hotel Proposed



JW Marriott Hotel (Under Construction)



Haldirams NH-8 outlet



Monsoon Breeze Phase II (Under Construction)



Delhi-Jaipur National Highway-8



Existing access to project site



Proposed access to project site



Floor Plan



Type - 2BHK
Area - 1342 sqft



Type - 3BHK (Type 1)
Area - 1616 sqft

Floor Plan



Type - 3BHK (Type 2)
Area - 1822 sqft



Type - 3BHK + SQ
Area - 2077 sqft

Specifications



Structure designed for seismic Zone-IV as per BIS codes. Two elevators per core. One passenger and one stretch. Eco friendly environment and Rain Water Harvesting system.

Living/Dining/Lobby	Floors Walls & Ceiling	Imported Marble Pleasing shades of Plastic Emulsion and OBD
Bedroom	Floor Walls & Ceiling Wardrobes	Laminated Wooden Floor and Indian marble in bedrooms Pleasing shades of Plastic Emulsion and OBD Modular Cupboards
Balconies	Floor Walls/Ceiling	Anti-skid Ceramic tiles External Paint
Kitchen	Modular Kitchen Walls Floor Counter Fitting/Fixture Sink Other	Laminated Modular Kitchen. Ceramic Tiles up to 7' on all walls & paint above Anti-skid Ceramic tiles Granite Stone CP Fitting of Parryware or Equivalent SS sink with drain board & single swivel spout RO Unit, Exhaust Fan, Hob & Chimney
Toilets	Walls Floor Counter Fitting/Fixture	Ceramic Tiles up to 7' on all walls & paint above Anti Skid Ceramic Tiles Granite Stone Shower Enclosure in master bedroom, CP fittings, EWC, Washbasin, Heath Faucet (Parryware or equivalent)
Servant Room	Floors Walls & Ceiling	Ceramic Tiles OBD
Doors	Doors External doors & Windows Hardware	Wooden Frame with Painted/Polished Aluminum/UPVC SS Hinges, Main door lock, Bed room & toilet (cylindrical lock)
Misc	Intercom AC	Provision Only One in each room
Electrical	Geyser Ceiling Fan Light Fixture Exhaust Fan	One in each toilet with 15 litre Capacity All rooms Bracket Light in all rooms One in each toilet & kitchen
General	Lift Lobby Flooring Lift Lobby Walls Common Areas flooring Staircase Areas Flooring Security Systems Power Back-up	Combination of Indian Marble/Granite Combination of Indian Marble/Granite Combination of Indian Marble/Granite Kota Stone on Risers & Tread Secured Gated community & CCTV for entrance lobby at ground floor DG back-up
Recreational Facilities	Exclusive club with Swimming Pool, Jogging Track, Multipurpose Hall, Change Rooms, Sauna & Gymnasium	

All artistic rendering, image, specification, floor plans and layout plans are tentative and may undergo revision as decided by the company or competent authority during the construction of apartments or prior thereto, in the best interest of the development.

Lawn Apartments

winter
hills⁷⁷
Address for the Exclusive

Artistic Rendering

Star Gazer Apartments

winter
hills⁷⁷
Address for the Exclusive

Artistic Rendering





Approved from all leading banks:



State Bank of India
THE BANKER TO EVERY INDIAN



UMANG REALTECH PVT. LTD.

1st Floor, The Great Eastern Centre, 70, Nehru Place, New Delhi - 110019
Tel: 8010 400 500 Email: sales@umangrealtech.com Web: www.umangrealtech.com

All artistic rendering, image, specification, floor plans and layout plans are tentative and may undergo revision as decided by the company or competent authority during the construction of apartments or prior thereto, in the best interest of the development.