



Express Heights

"Everything you dream for" Gurugram



SECTOR-99 - GURUGRAM

Luxury Living
in the Heart of Gurugram

3 BHK

AREA

1770 sq. ft.



3 BHK

AREA

1865 sq. ft.



3 BHK

+ SQ

AREA

1970 sq. ft.



3 BHK

+ SQ

AREA

2150 sq. ft.



4 BHK

+ SQ

AREA

2365 sq. ft.

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4 BHK

+ SQ

AREA

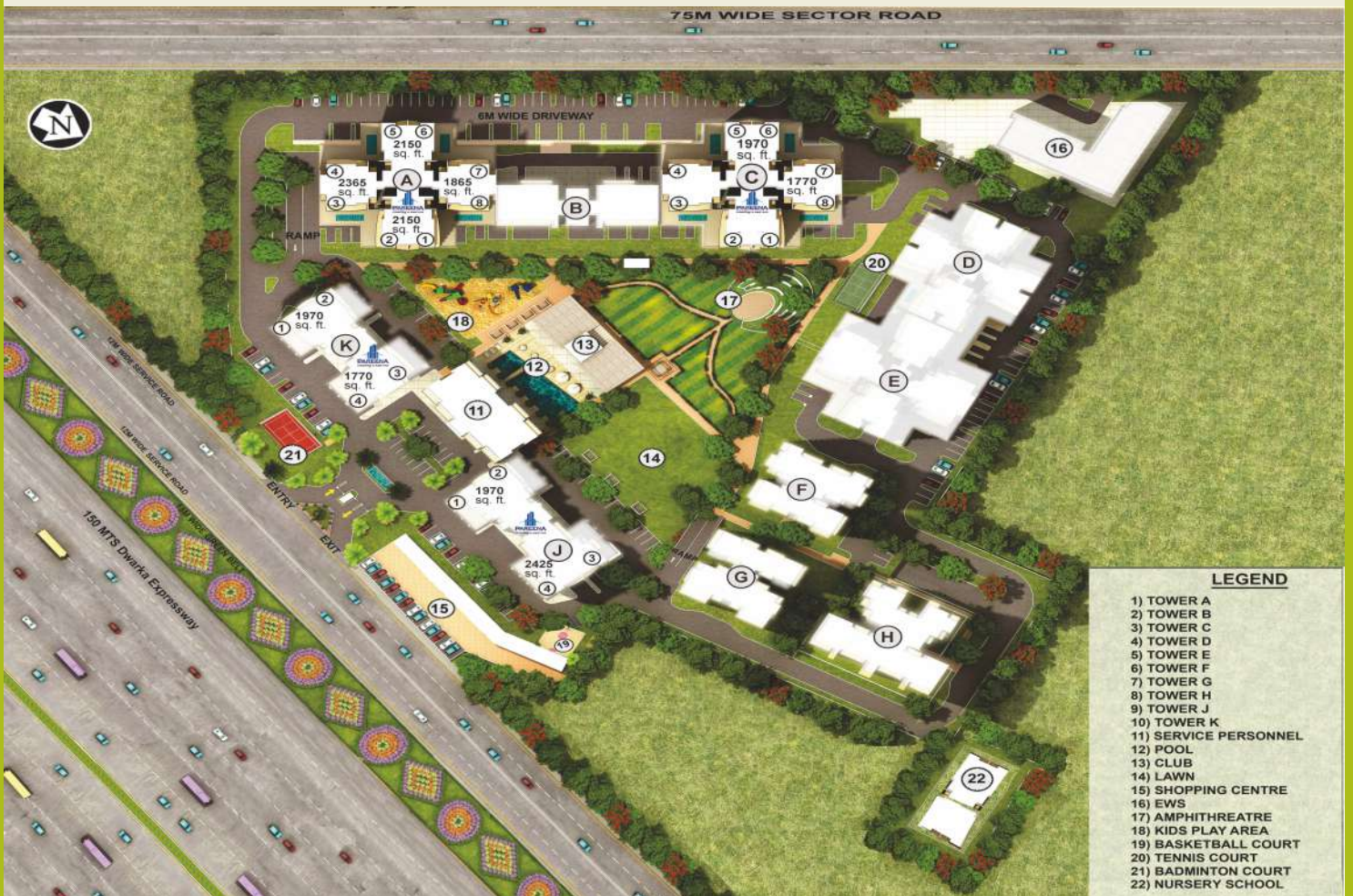
2425 sq. ft.

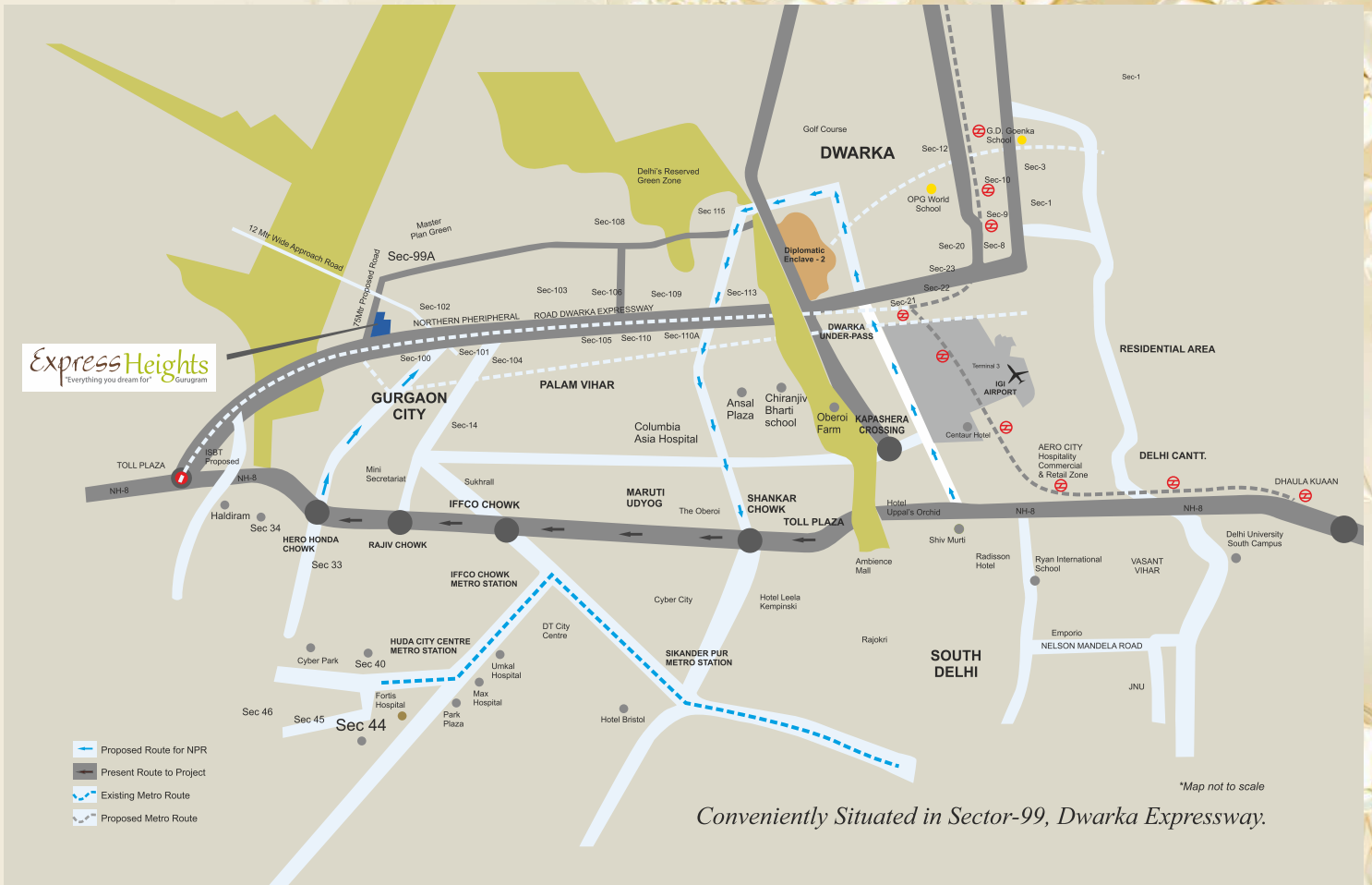


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SITE PLAN





Location Advantages

Close to
NH-8

Enjoy Seamless
Connectivity to
Delhi & Gurugram

Located on
Dwarka Expressway
(Sec-99)

Comprehensive
Road Network

Within
Close Proximity of
Airport



Corporate Office:

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License No. 70 of 2011 Dated 22/07/2011 for land measuring 12.031 acres and License no. 82 of 2012 Dated 27/08/2012 for land measuring 1.289 acres in Sector-99, Gurugram, granted to Shivnandan Buildtech Pvt. Ltd. by DG, T&CP Haryana. Further Town & Country Planning Department Haryana has granted permission vide Memo No. LC-2488-B-Asstt(AK)2019/16874 dated 16-07-2019, issued qua Joint Development rights Marketing Rights in favour of company for 4.741 acres in respect of Group Housing Colony under license no. 70 of 2011 dated 22.07.2011 and in respect of Group Housing Colony under license no. 82 of 2012 dated 27.08.2012 for 1.289 acres. Building plans approval vide memo no. ZP-742JD(BS)/2011/19888 dated 29/12/2011. Project registered with HRERA Gurugram vide Registration No. 46 of 2019 dated 25.09.2019. Status of other approvals can be checked in the Promoter's office. *1 Sq.Mtr.= 10.764 Sq.Ft.

SPECIFICATIONS

LIVING / DINNING ROOM

FLOORING : Vitrified Tiles
WALL : Oil Bound Distemper
CEILING : POP Cornice
DOOR : Hardwood Frames & Flush Door Finished with Paint
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting
ELECTRICALS : Modular switches, TV and Telephone Socket

OTHER BEDROOMS

FLOORING : Vitrified Tiles
WALL : Oil Bound Distemper
CEILING : POP Cornice
DOOR : Hardwood Frames & Flush Door Finished with Paint
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting
ELECTRICALS : Modular switches, TV and telephone socket

KITCHEN

FLOORING : Ceramic Tiles
WALL : Ceramic Tiles upto 2 feet high above Kitchen Platform
CEILING : Oil Bound Distemper
DOOR : Hardwood Frames & Flush Door Finished with Paint
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting
PLATFORM : Pre-polished Granite Platform with Stainless Steel Sink
FITTINGS / FIXTURES : CP Fittings
ELECTRICALS : Modular switches

BALCONY

FLOORING : Ceramic Decorative Tiles
WALL : Semi Permanent, Long Lasting Finish
DOOR : Flush door / UPVC
WINDOWS / GLAZING : Hardwood /UPVC with Matching Fitting
ELECTRICALS : Modular switches

MASTER BEDROOM

FLOORING : Laminated Wooden Flooring
WALL : Oil Bound Distemper
CEILING : POP Cornice
DOOR : Hardwood Frames & Flush Door Finished with paint
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting
ELECTRICALS : Modular switches, TV and telephone socket

SERVANT ROOM

FLOORING : Ceramic Tiles
WALL : Oil Bond Distemper
CEILING : Oil Bound Distemper
DOOR : Hardwood Frames & Flush Door Finished with Paint
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting
ELECTRICALS : Modular Switches, TV and Telephone Socket
TOILET : Cermaic Tiles Flooring, CP Fittings

TOILETS

FLOORING : Ceramic Tiles
WALL : Ceramic Tiles upto 7"feet high
CEILING : Oil Bound Distemper
DOOR : Hardwood Frames & Flush Door Finished with Paint
WINDOWS / GLAZING : Hardwood / UPVC with Matching Fitting
SANITARYWARE / CP FITTINGS : CP Fittings, European style with Branded Chrome Plated Brass Fittings (white / colour)
ELECTRICALS : Modular Switches

SPECIAL FEATURES

Main Entrance Door Shall Be Decorative Flush Door,
Intercom System