

LAVISH. LUXURIOUS. EXCLUSIVE.



102 EDEN ESTATE

**AMSTORIA**

SECTOR 102, GURUGRAM

Like the Lutyens Zone of Delhi.

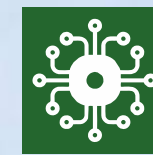
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There's a world beyond four walls waiting for those who wish to make a statement. It's called Amstoria – strategically located on the Dwarka Expressway. Planned with attention to what an elevated lifestyle is all about. So come and be a part of this exclusive community. Because you're worth it.

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GREEN



INTELLIGENT



SECURE

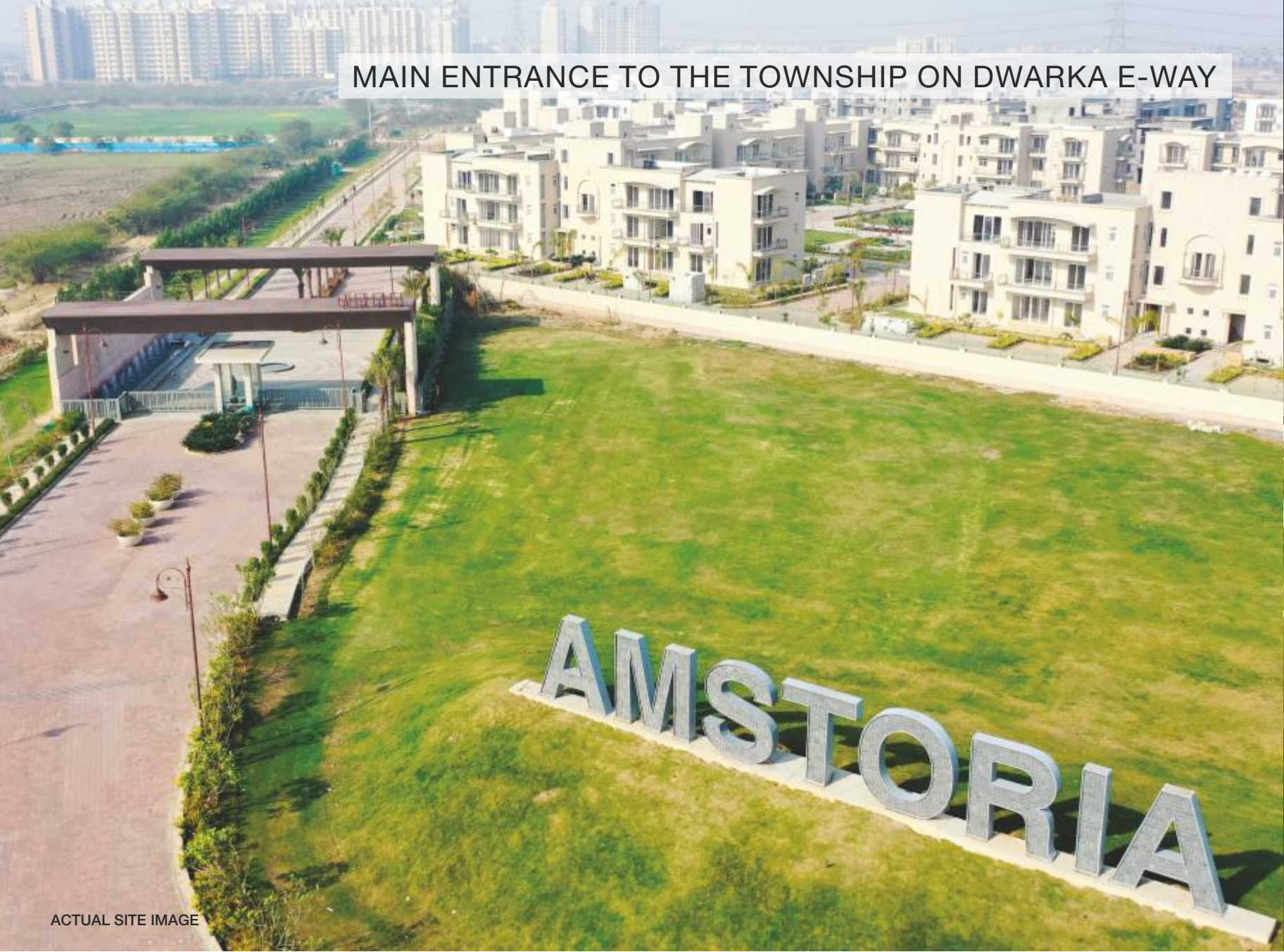
An Exclusive Lifestyle.

## Highlights

- 📍 Located on Dwarka Expressway
- 🏡 Unique Cluster Living Concept
- 🌳 126 Acres Township with 4000 Trees\*\*
- 🏠 Basement Area for each Apartment
- 🔌 Power Back-up
- 🏠 84% Efficiency\*\*
- 👮 Three Tier Security
- 🎓 Schools in the Township - DPS & Gurugram Global Heights



MAIN ENTRANCE TO THE TOWNSHIP ON DWARKA E-WAY



ACTUAL SITE IMAGE



ACTUAL SITE IMAGE



ACTUAL SITE IMAGE



ACTUAL SITE IMAGE



ACTUAL SITE IMAGE



ACTUAL SITE IMAGE

SCULPTURE PARK

# SPORTS ARENA



ACTUAL SITE IMAGE

# TENNIS COURTS



ACTUAL SITE IMAGE



KIDS PLAY AREA

ACTUAL SITE IMAGE



GAZEBO

ACTUAL SITE IMAGE





ACTUAL SITE IMAGE



CONVENIENCE STORE

ACTUAL SITE IMAGE

TENNIS COURTS



ACTUAL SITE IMAGE

JOGGING TRACK



ACTUAL SITE IMAGE

KIDS PLAY AREA



ACTUAL SITE IMAGE

# HALF BASKETBALL COURT


















BUILT UP AREA - 65000 SQ. FT.

ARTISTIC IMPRESSION

## UPCOMING 2 ACRE SANCTUARY CLUB EQUIPPED WITH

-  Heated Indoor Pool
-  Outdoor Pool
-  Kids Pool
-  Jogging Tracks
-  Space for Outdoor Activities
-  Gymnasium
-  Multi-Cuisine Restaurant
-  Conveniently Located Shopping Centre
-  Business Centre
-  Banquet Hall
-  State-of-the-art AV Room
-  Multiple Sports Facilities
-  High-end Spa

All the facilities being provided shall be chargeable at the rates to be determined by the designated maintenance agency.  
All other services mentioned in this communication shall be chargeable and are provided by third party vendors as the case maybe.



THE SANCTUARY CLUB - CONSTRUCTION IN FULL SWING

ACTUAL SITE IMAGE

# COMMITMENTS & BEYOND

Our aim is to deliver more than just your home. Some of our initiatives go beyond our commitments.



ACTUAL SITE IMAGE

**GATED TOWNSHIP\*** - The township provides a gated living manned by security company of repute, 24x7 security with multiple tiers of security and **ELECTRONICALLY OPERATED MAIN GATES.**



ARTISTIC IMPRESSION

**SHUTTLE SERVICES** - A dedicated scheduled shuttle service will be provided for easy connectivity from Amstoria to Basai Chowk.



ARTISTIC IMPRESSION

**A NETWORK OF CCTV CAMERAS HAVE BEEN SET UP ACROSS THE TOWNSHIP** the feed from each of these cameras shall be available at the central security center.



ARTISTIC IMPRESSION

On demand **SECURITY ESCORT SERVICES** will be provided on motor bikes for residents moving out of the township from 9pm till 5am till Basai Chowk.



ARTISTIC IMPRESSION

**DEDICATED PATROL VEHICLE** will be allotted for the township to provide immediate assistance & enhanced security.



ARTISTIC IMPRESSION

**FACILITY MANAGEMENT HELPDESK** will be created in Central security block.

## DIGITALLY YOURS:

- **MULTIPLE WI-FI ENABLED ZONES** will be created across the township at various locations.
- **FIBER OPTIC CABLE network** is in the works throughout the township to support plug and play for various facilities:
  - Intercom - IP based intercom facility will be provided throughout the township.
  - Telephone Services will be provided by leading service providers.
  - Cable TV will be provided - by leading service providers.
  - Internet will be provided - by leading service providers.



ARTISTIC IMPRESSION

## RESPONSIBILITIES TOWARDS ENVIRONMENT:

- **DRIP IRRIGATION OR MICRO-IRRIGATION** has been done to save water. In this process water drips slowly to the roots of plants, either from above the soil surface or below the surface. In this system we distribute water through a network of valves, pipes, tubing, and emitters.
- **Sprinklers** have been used to irrigate landscapes areas so as to maximize water savings. **THIS SYSTEM ALSO CONTROLS DUST.**



ARTISTIC IMPRESSION



## EFFICIENT DISPOSAL:

- DOOR-TO-DOOR GARBAGE COLLECTION FACILITY - Door-to-door garbage collection service would be provided and the collected garbage would be disposed off at suitable places designated by the Municipal Authority.
- GARBAGE SEGREGATION AT SOURCE WOULD BE IMPLEMENTED - Residents would be educated and encouraged to separate dry and wet garbage for better disposal.
- A SEPARATE HOUSEKEEPING AGENCY has been hired for cleaning and up keep of common areas in township on a regular basis.
- SEPARATE PET AREA has been designated in the township for pet lovers.

## ROADS & COMMON AREAS:

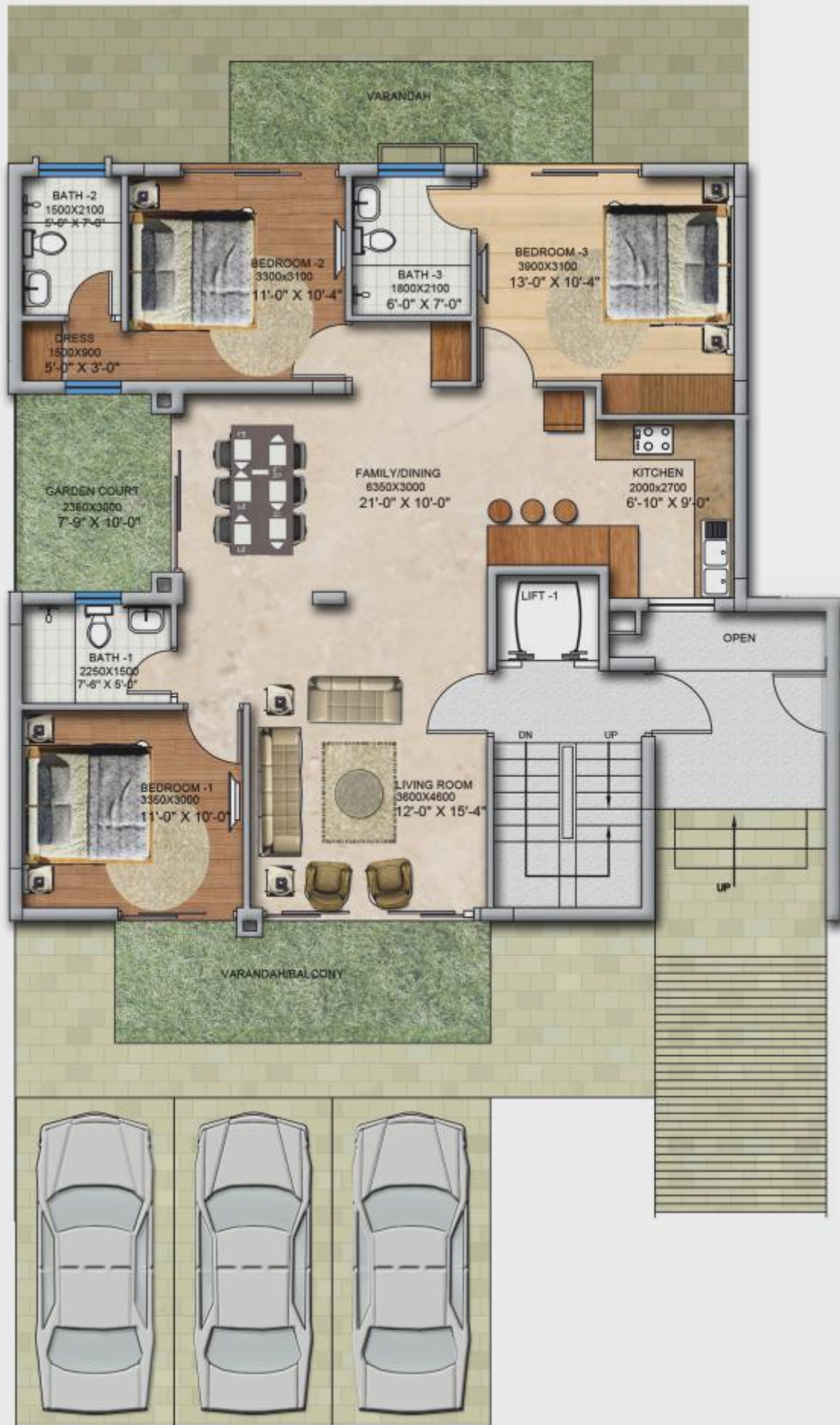
- In the township combination of blacktop and pavers have been used.
- Paver patterns have been intelligently created to break the monotony of the conventional black top roads.
- An aesthetic mix of blacktop roads integrated with concrete paver in earthen tones like beige & red.
- Zebra/pedestrian crossings, plot entries & road junctions have been highlighted in interesting patterns and form part of the roads themselves.
- Paved pathways provided for pedestrian walking are extensively shaded.
- Layered greens have been provided along roads.
- Special care has been taken to ensure ample lighting in common areas.
- Street lighting has been designed to have maximum coverage to enhance the security and the aesthetic appeal of the township.

The entire township will be equipped with aesthetically designed directional signage's, in keeping with the theme of the township, outfitted with LED lighting.



# 250 SQ. YDS. GROUND FLOOR PLAN

3 BHK + 3T + Basement



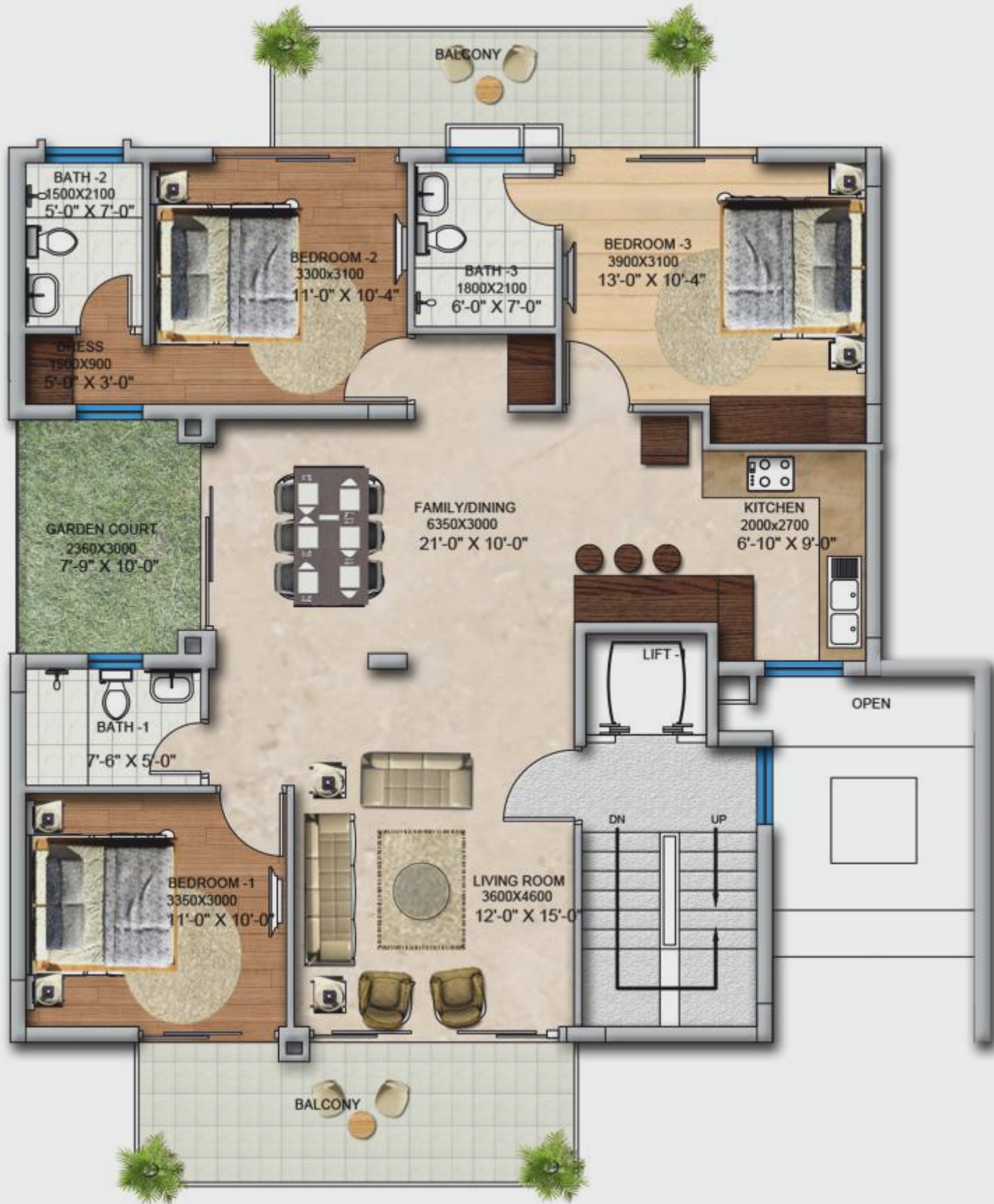
Plot Size (in sq.yds)	Floor	Covered Area (in sq.ft.)	Carpet Area (in sq.ft.)	Balcony/Verandah (in sq.ft.)	Basement (in sq.ft.)	Common Floor (in sq.ft.)	Total Built-Up (in sq.ft.)
250	Ground Floor	1216	976.76	205	387	116	1924

1 Sq. Metre = 10.76 Sq. Feet.

1 Sq. Metre = 1.196 Sq. Yards

# 250 SQ. YDS. TYPICAL FLOOR PLAN

3 BHK + 3T + Basement



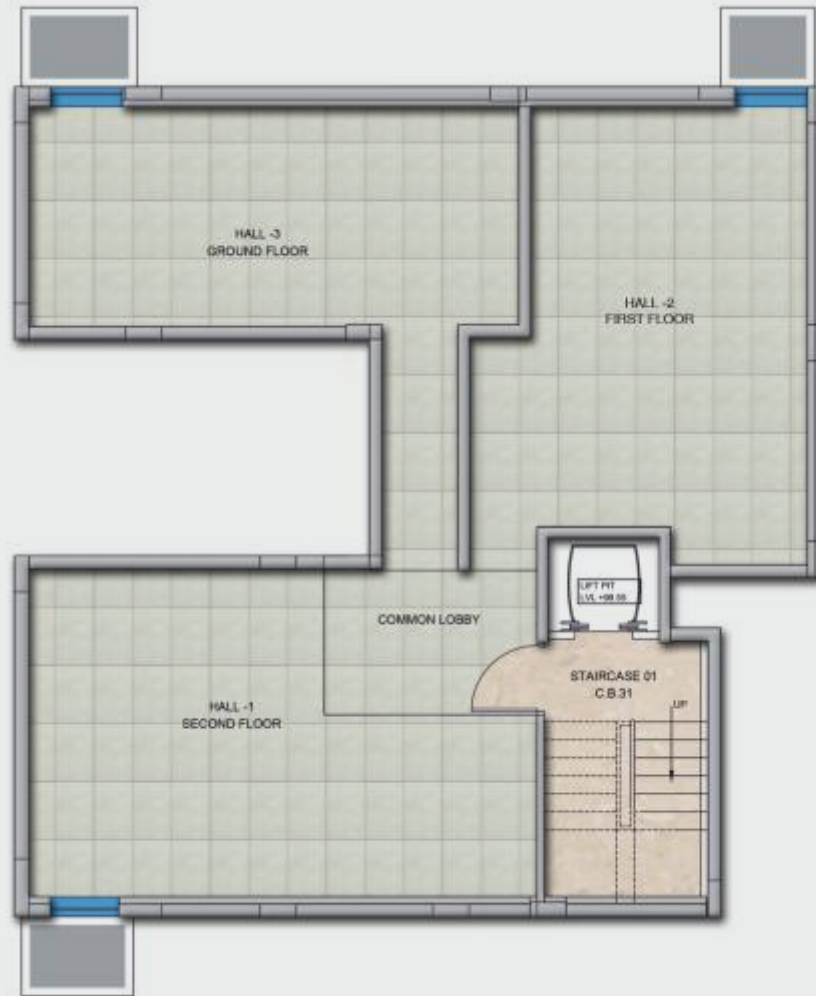
Plot Size (in sq.yds)	Floor	Covered Area (in sq.ft.)	Carpet Area (in sq.ft.)	Balcony/Verandah (in sq.ft.)	Basement (in sq.ft.)	Common Floor (in sq.ft.)	Total Built-Up (in sq.ft.)
250	First Floor	1193.94	968.76	205	400.31	138.75	1938
250	Second Floor	1193.94	968.76	205	400.52	138.54	1938

1 Sq. Metre = 10.76 Sq. Feet.

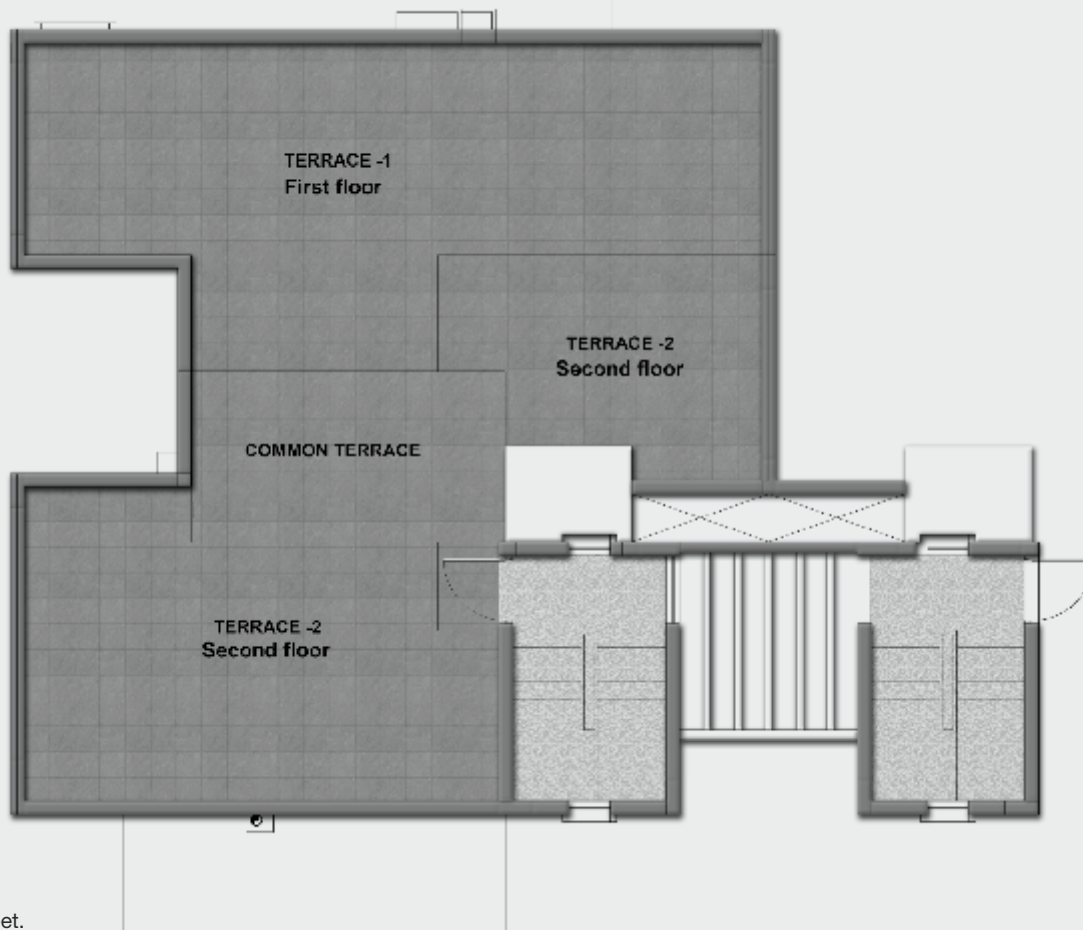
1 Sq. Metre = 1.196 Sq. Yards



## 250 SQ. YDS. BASEMENT FLOOR PLAN



## 250 SQ. YDS. TERRACE FLOOR PLAN



1 Sq. Metre = 10.76 Sq. Feet.  
1 Sq. Metre = 1.196 Sq. Yards

# 303 SQ. YDS. GROUND FLOOR PLAN

## 3 BHK + 3T + Basement



Plot Size (in sq.yds)	Floor	Covered Area (in sq.ft.)	Carpet Area (in sq.ft.)	Balcony/Verandah (in sq.ft.)	Basement (in sq.ft.)	Common Floor (in sq.ft.)	Total Built-Up (in sq.ft.)
303	Ground Floor	1383.71	1132	215.28	497.51	132.5	2229

1 Sq. Metre = 10.76 Sq. Feet.  
 1 Sq. Metre = 1.196 Sq. Yards

# 303 SQ. YDS. TYPICAL FLOOR PLAN

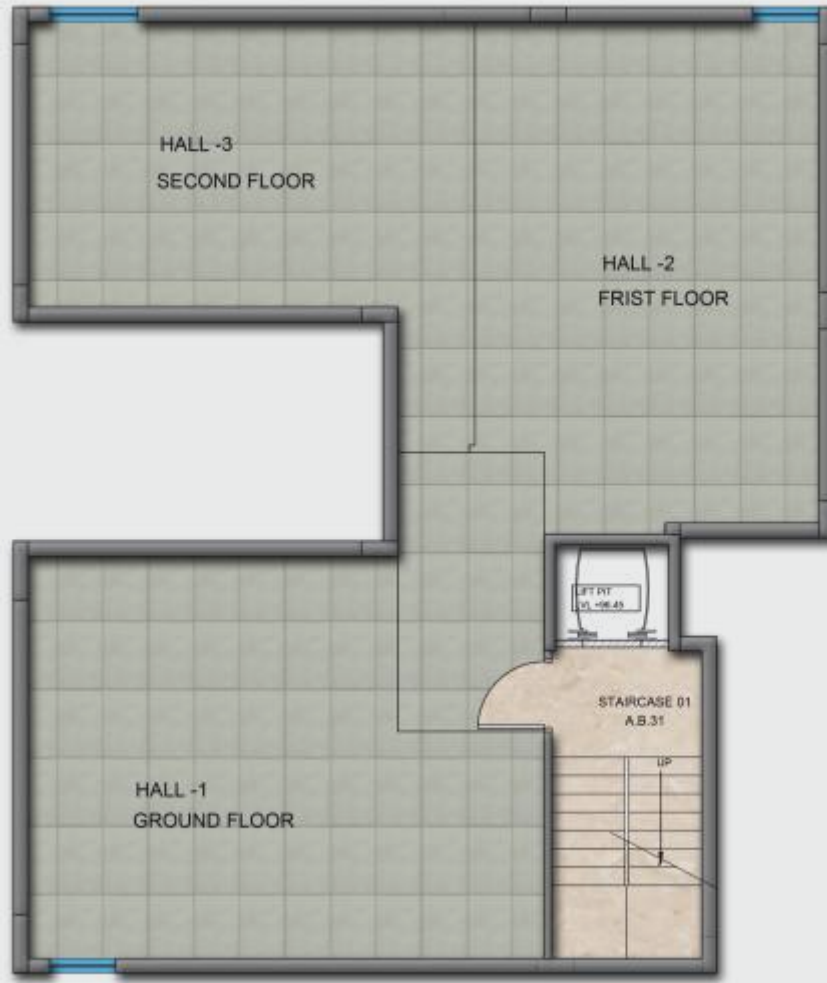
## 3 BHK + 3T + Basement



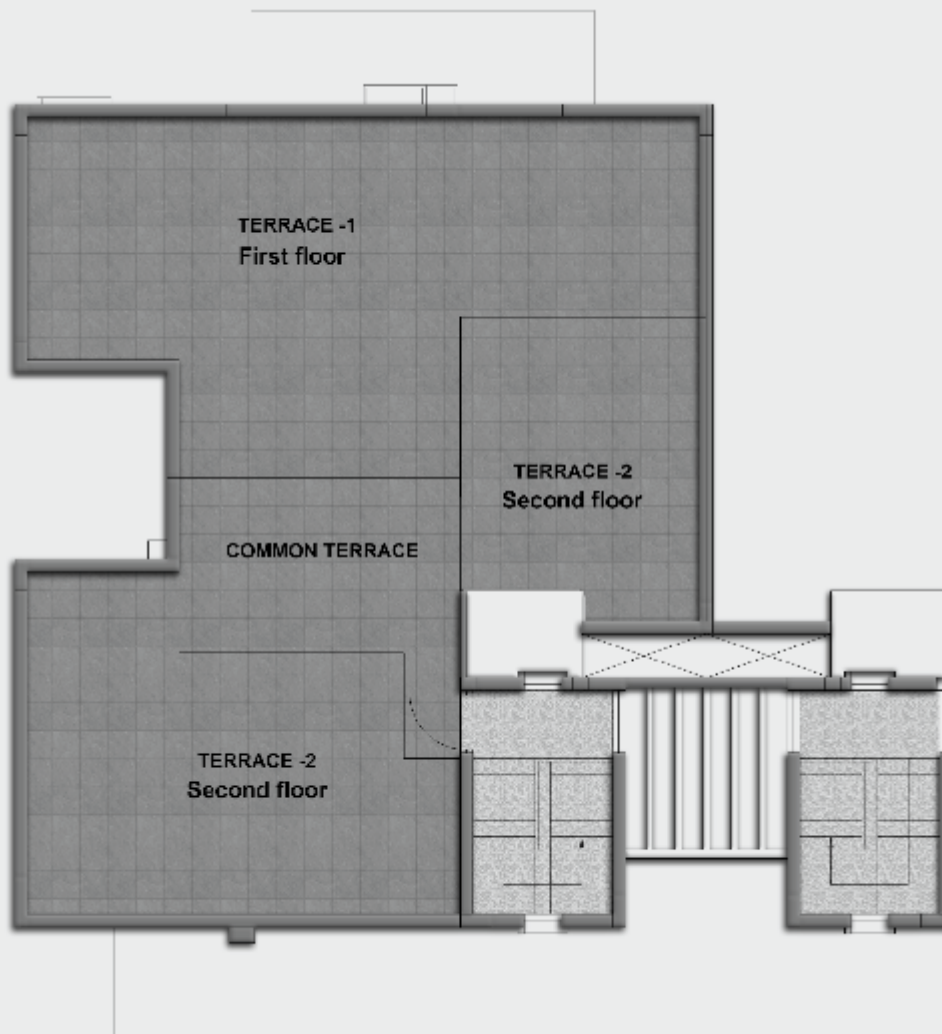
Plot Size (in sq.yds)	Floor	Covered Area (in sq.ft.)	Carpet Area (in sq.ft.)	Balcony/Verandah (in sq.ft.)	Basement (in sq.ft.)	Common Floor (in sq.ft.)	Total Built-Up (in sq.ft.)
303	First Floor	1361.96	1132	215.28	451.33	153.43	2182
303	Second Floor	1361.96	1132	215.28	407.52	153.24	2138

1 Sq. Metre = 10.76 Sq. Feet.  
 1 Sq. Metre = 1.196 Sq. Yards

# 303 SQ. YDS. BASEMENT FLOOR PLAN



# 303 SQ. YDS. TERRACE FLOOR PLAN



1 Sq. Metre = 10.76 Sq. Feet.  
1 Sq. Metre = 1.196 Sq. Yards

# 495 SQ. YDS. GROUND FLOOR PLAN

4 BHK + 6T + Basement



Plot Size (in sq.yds)	Floor	Covered Area (in sq.ft.)	Carpet Area (in sq.ft.)	Balcony/Verandah (in sq.ft.)	Basement (in sq.ft.)	Common Floor (in sq.ft.)	Total Built-Up (in sq.ft.)
495	Ground Floor	2058.61	1692	441	901.48	158.91	3560

1 Sq. Metre = 10.76 Sq. Feet.  
1 Sq. Metre = 1.196 Sq. Yards

# 495 SQ. YDS. FIRST FLOOR PLAN

## 4 BHK + 6T + Basement



Plot Size (in sq.yds)	Floor	Covered Area (in sq.ft.)	Carpet Area (in sq.ft.)	Balcony/Verandah (in sq.ft.)	Basement (in sq.ft.)	Common Floor (in sq.ft.)	Total Built-Up (in sq.ft.)
495	First Floor	1991.34	1643	398.26	566.29	186.11	3142

1 Sq. Metre = 10.76 Sq. Feet.  
1 Sq. Metre = 1.196 Sq. Yards

# 495 SQ. YDS. SECOND FLOOR PLAN

3 BHK + Lounge + 5T + Basement

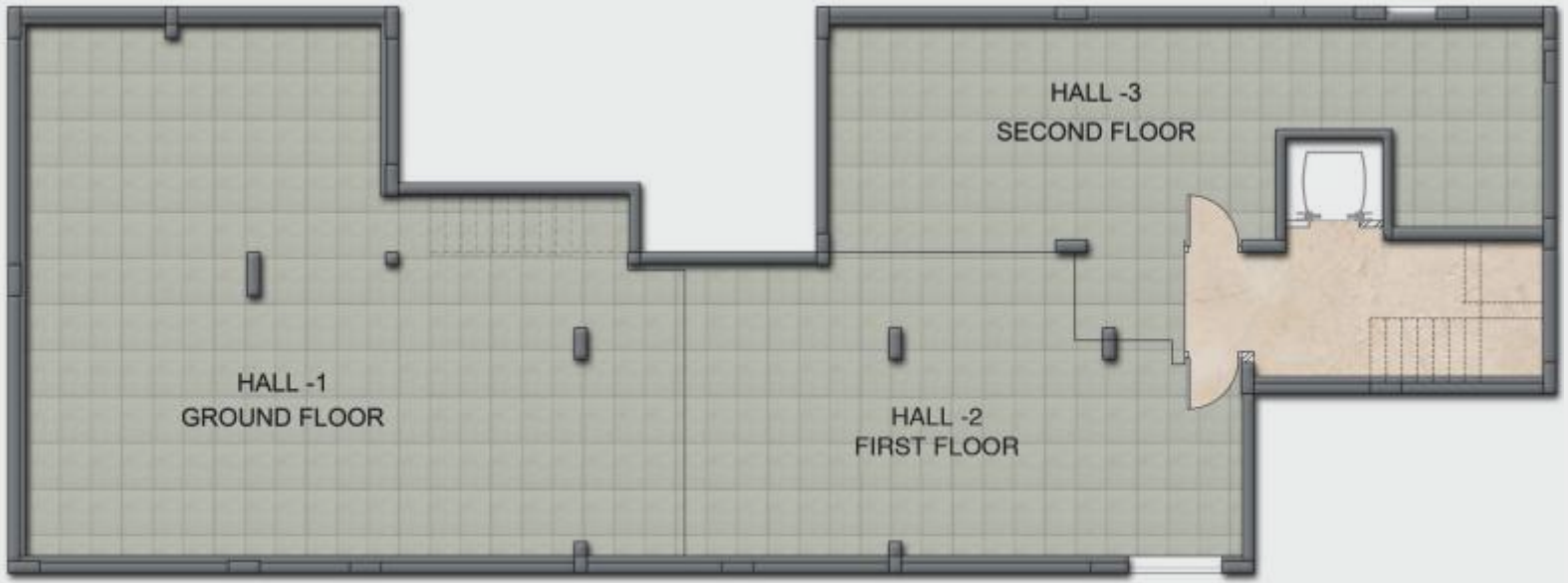


Plot Size (in sq.yds)	Floor	Covered Area (in sq.ft.)	Carpet Area (in sq.ft.)	Balcony/Verandah (in sq.ft.)	Basement (in sq.ft.)	Common Floor (in sq.ft.)	Total Built-Up (in sq.ft.)
495	Second Floor	1946.99	1605	409.03	560.26	189.72	3106

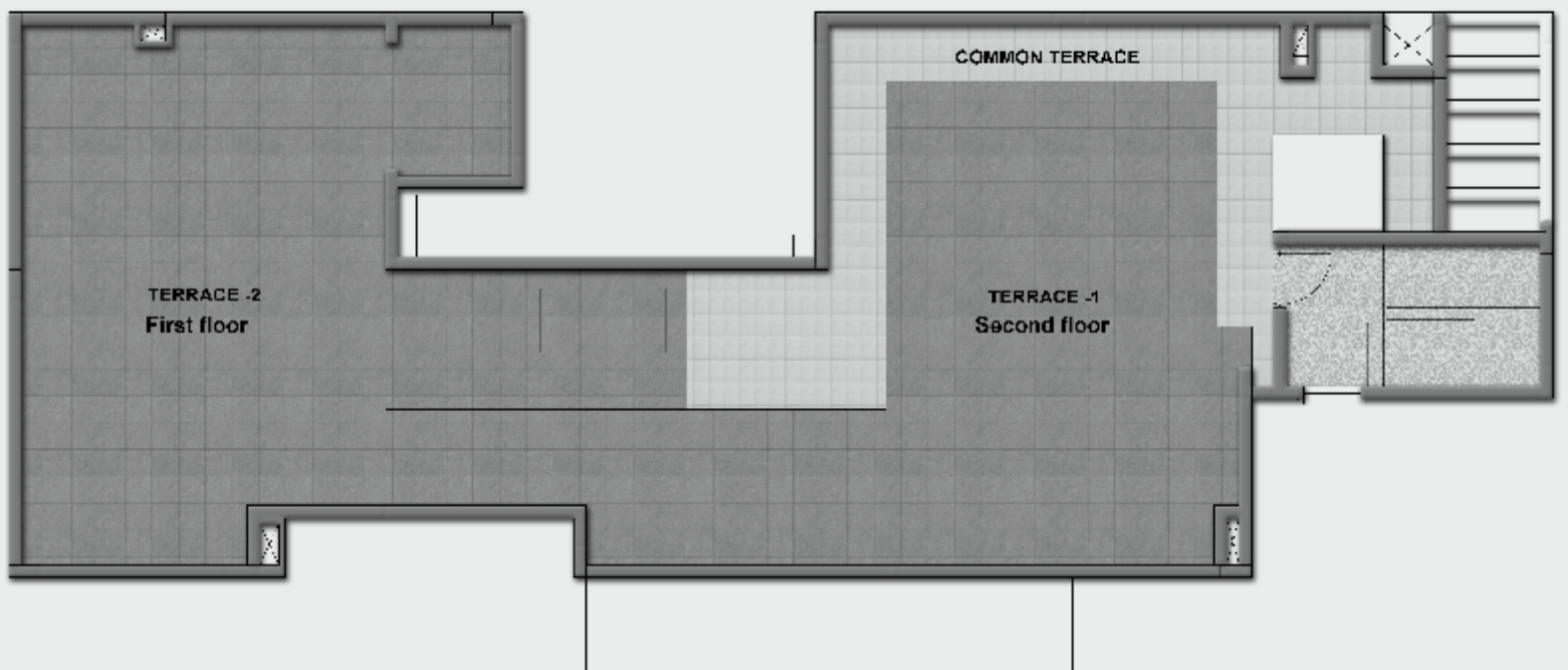
1 Sq. Metre = 10.76 Sq. Feet.

1 Sq. Metre = 1.196 Sq. Yards

# 495 SQ. YDS. BASEMENT FLOOR PLAN



# 495 SQ. YDS. TERRACE FLOOR PLAN





# SPECIFICATIONS

## LIVING/DINING

Wall Finish Standard	Gypsum plaster with premium acrylic emulsion paint
Wall Finish Deluxe	Gypsum plaster with premium acrylic emulsion paint
Flooring Standard	Selected Vitrified tiles
Flooring Deluxe	Imported marble

## BEDROOMS

Wall Finish Standard	Gypsum plaster with premium acrylic emulsion paint
Wall Finish Deluxe	Gypsum plaster with premium acrylic emulsion paint
Flooring Standard	Laminated wooden flooring /Vitrified tiles
Flooring Deluxe	Designer vitrified tiles/laminated wooden flooring

## BATHROOMS

Flooring Standard	Selected Ceramic/vitrified tiles
Flooring Deluxe	Imported marble
Dado Standard	Selected ceramic/vitrified tiles
Dado Deluxe	Designer vitrified/ceramic tiles
Fixtures & Fittings Standard	White sanitary ware and contemporary chrome plated fittings
Fixtures & Fittings Deluxe	Granite counter, sanitary fixtures in white shades, contemporary chrome plated fittings and shower cubicles

## KITCHEN

Flooring Standard	Vitrified tiles
Flooring Deluxe	Imported marble
Dado Standard	Selected Ceramic/vitrified tiles above working platform and the rest Painted in pleasing shades of acrylic emulsion
Dado Deluxe	Selected Ceramic/vitrified tiles above working platform and the rest Painted in pleasing shades of acrylic emulsion
Platform Standard	Granite counter with double bowl stainless steel sink and drain board
Platform Deluxe	Modular Kitchen.

## UTILITY

Wall Finish Standard	Painted in pleasing shades of acrylic emulsion
Wall Finish Deluxe	Painted in pleasing shades of acrylic emulsion
Flooring Standard	Vitrified tiles
Flooring Deluxe	Vitrified/ceramic tiles

## DOORS & WINDOWS

Doors Standard	Main door - Seasoned hardwood frames and paneled wood door. Internal doors - Seasoned hardwood frames with laminated board shutters. External doors - UPVC Doors
Doors Deluxe	Main door - Seasoned hardwood frames and paneled wood door. Internal doors - Seasoned hardwood frames with laminated board shutters. External doors - UPVC Doors
Windows Standard	UPVC Windows
Windows Deluxe	UPVC Windows

## FACILITIES

Electrical:	Standard & Deluxe Electrical copper wiring in concealed conduits for all light and power points
Power Back-up:	Standard & Deluxe - Minimum 7.5 KVA
Air-conditioning Standard	Provision of split A/C.
Air-conditioning Deluxe	VRV/VRF system (heating & cooling)
Elevator Standard	Provision of lift shaft
Elevator Deluxe	Provided

## OTHERS

External Facade	Combination of texture paint and optimum use of glass
Lift Lobbies Deluxe	Select marble/granite cladding
Video door phone	Video door phones, main entry of units

## CLUB

Exquisite recreational club spread over 2 acres, with a heated indoor pool, outdoor and kids' pools, gymnasium, restaurant, conveniently located shopping centre, business centre, banquet hall, state-of-the-art AV room, multiple sports facilities and a high-end spa

## SPORTS FACILITIES IN THE PARKS

TWO BADMINTON COURTS	HALF BASKET BALL COURT	TWO TENNIS COURTS
MINI SKATING RINK	TWO KIDS PLAY AREA	



## ABOUT US

Having delivered over 19420 units\* (and counting), across Delhi-NCR, BPTP has been consistently working towards gratifying its customers. Over the past 15 years, with the launch of its flagship project “Parklands” in Faridabad and integrated luxury townships in Gurugram, BPTP has created a range of sustainable and recognized developments, such as Astaire Gardens, Discovery Park, Pride among many others.

**DELIVERED 8029 UNITS\***  
Since 2016 & Counting...



102 EDEN ESTATE

**AMSTORIA**  
SECTOR 102, GURUGRAM

7620-460-000 | sales@bptp.com | www.bptp.com

DGTCP Haryana has granted M/s Countrywide Promoters (P) Ltd. License no. 58 of 2010 dated 03/08/2010 and 45 of 2011 dated 17/05/2011 for development of a residential colony over 126.674 acres. The total no. of plots approved are 1028 out of this 28 plots for villas and 155 plots for Floors (including EWS) & the revised Layout plan is approved vide Drawing No. DTCP-7434 dated 15.06.2020 and formal approved vide letter memo no. ZP -650—Vol-II-/AD(RA) /2020/16787 dated 22.09.2020. There is a provision for 1 high school, 3 nursery schools, 1 primary school, 1 religious building, 1 creche, 1 Club, 3 nursing homes, 1 dispensary, 1 Sub Post Office, 3 Clinic, 3 ATM, 3 Beauty Parlour, 3 Multipurpose Booth, 3 Milk & Vegetable Booth and 1 Taxi Stand. Note-Approvals can be checked in the colonizer's office. Layout plan is subject to changes as per the final Demarcation/Zoning plan of the colony. # Club & swimming pool under construction. ##Planned in the 126.67 acre township \*Occupation Certificate received for few units. Only units for which Occupation Certificates have been received are being offered for sale. Conditions apply. \*\*Including Covered Area + Balcony + Basement Area. • \*Conditions apply • Regd. Office: OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121 004 • Tel.: +91-11-4957-2787 • www.bptp.com • CIN - U70101HR1996PTC082720.

102 EDEN ESTATE RERA Registration No.: RC/REP/HARERA/GGM/415/147/2020/31 Dated: 09.10.2020 • <https://haryanarera.gov.in>

Project funded by: **IndusInd Bank**