


The logo for Satya Group, featuring the word "Satya" in a bold, white, sans-serif font with a colorful, stylized bird or leaf graphic above it, and the word "Group" in a smaller, yellow, sans-serif font below it.

Satya
Group

Satya
merano
greens

Own your plot. Own your dream.

SECTOR-99A, GURUGRAM



PRESENTING
FIRST EVER
PLOTTED DEVELOPMENT
BY SATYA GROUP
IN GURUGRAM

Satya
merano
greens

A SECURED
GATED
COMPLEX

**GRAND
ENTRANCE**
FROM 24-METER ROAD
ADJOINING
TO 75-METER ROAD

LOW-DENSITY
PLOTTED DEVELOPMENT
COMPLEX

**WELL
DEMARCATED**
Plots

**WELL
PLANNED**
ROAD NETWORK
& PATHWAYS

**CLUB
HOUSE**
WITH MULTIPLE
AMENITIES

**WATER
BODIES**
AND LANDSCAPING

MULTI-TIER
SECURITY



SAFETY AND
SECURITY
FOR A
LIFETIME

Gated complex with regulated access



Boom barriers at entry/exit point



CCTV and control room provision



Well lit common areas with power back-up



PARKS AND OPEN SPACES FOR A LIFETIME

Creation of an acclaimed landscapist

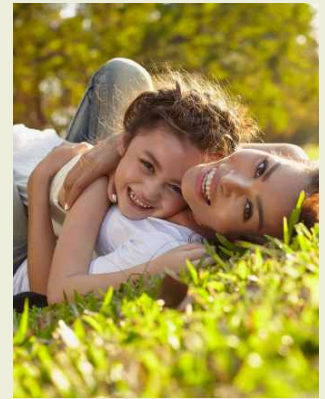
Internal paved green avenues

Abundant floral beds, trees and water bodies

Modern water feature

The relaxing seating area spread throughout the complex

Pathways for a perfect stroll



PLANNED INFRASTRUCTURE FOR A LIFETIME

Well-lit wide road



Provision for sewage line for each plot



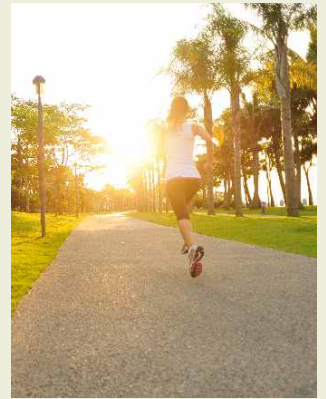
Provision for electricity and water supply



Provision for storm water



Provision for power backup in common areas



Satya
merano
greens

centre for your recreation

Creative image

THE
CLUB
INDULGENCES



Creative Image

CAFETERIA | INDOOR GYM | MULTIPURPOSE HALL | CARD TABLE | TABLE TENNIS

THE
YOGA
BACKDROP



Creative Image

YOGA | JOGGING TRACK | MEDITATION AREA

THE
POOL
PLEASURE



Creative Image

SWIMMING POOL | KIDS POOL | POOLSIDE DECKS | POOL SIDE PARTY LAWN



THE
SPORTS
ARENA

Artistic image

BADMINTON COURT | BASKETBALL AREA | CRICKET PRACTICE NET



THE
PLAY
ZONE

Artistic image

KID'S PLAY AREA | SENIOR CITIZEN AREA



Creative image

CONVENIENT NEIGHBOURHOOD BAZAAR

Provision for wide choice of daily essential needs

Merano Greens plotted development has a provision for two commercial areas in its master plan. Right at the entrance, there is a neighbourhood shopping complex which will be a delight to the Merano Greens residents. For everyday needs there will be provision for few outlets near the Clubhouse.

plots of a lifetime

**OWN YOUR PLOT.
BUILD YOUR
DREAM HOME.**



Well demarcated plots of
sizes 102 sq.m. onwards.



Choice of plots facing in
your desired direction



Most of the plots with
gardens close by



Tree lined
street roads

HARERA
REGISTERED

MASTER PLAN

Plot type	Length in meter	Width in meter	Area in sq.m.	Area in sq.yd.
TYPE-1	7.000	15.350	107.450	128.510
TYPE-2	7.000	14.664	102.648	122.767
TYPE-3	7.000	15.000	105.000	125.580
TYPE-4	8.500	15.000	127.500	152.490
TYPE-5	8.500	14.664	124.644	149.074
TYPE-6	9.000	15.000	135.000	161.460
TYPE-7	9.300	15.000	139.500	166.842
TYPE-8	9.355	15.000	140.325	167.829
TYPE-9	8.350	15.000	125.250	149.799

PHASE-1	PHASE-2	COMMERCIAL /RETAIL	CLUB / COMMERCIAL

AMENITIES

- A** MAIN ENTRY
- B** COMMERCIAL/RETAIL
- C** CLUB/COMMERCIAL
- D** BADMINTON COURT
- E** CHILDREN'S PARK
- F** COMMUNITY AREA
- G** BASKETBALL AREA
- H** GREEN AREA
- I** MILK/VEGETABLE BOOTH
- J** WATER BODY/DECK AREA
- K** CENTRAL GREEN LAWN
- L** CRICKET PRACTICE NET
- M** JOGGING PATH
- N** WATER FOUNTAIN AT ENTRANCE
- O** GUARD ROOM
- P** ENTRANCE GATEWAY PROFILE
- Q** STEP PLANTER
- R** SERVICES
- S** SENIOR CITIZEN SEATINGS



Satya
merano
greens



gurugram's finest location



PRIME PLOTTED DEVELOPMENT WITHIN REACH.

CONVENIENT LOCATION OF 99A GURUGRAM

The area of sector 99A, promote quality living in a region that is well connected with other parts of the NCR via Dwarka Expressway & 75m sector road. With the removal of several infrastructure hurdles, these sectors are likely to see a boost in rates making it a great investment opportunity.

JUST 15 MINUTES* FROM HERO HONDA CHOWK

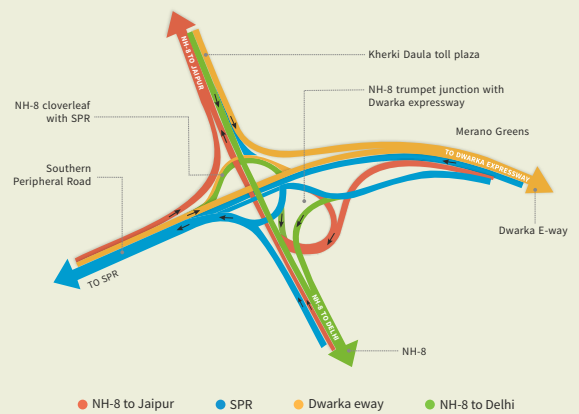
The strategic location of the Merano greens, provides quick access to the Hero Honda Chowk, and the upcoming Clover Leaf

CONVENIENT LOCATION OF 99A GURUGRAM

As Sector 99A is in the close proximity of large expanse of green Sultanpur Bird Sanctuary, the area is relatively having lesser pollution and better air quality.

*T&C apply

ONLY 10 MINUTES FROM GURUGRAM'S MEGA CLOVERLEAF



A mega junction of 3 highways on NH08 to connect Dwarka Expressway with CPR, SPR and NH248.

NHAI is building a network of roads and flyovers at this junction for signal free movement between SPR and Dwarka Expressway.

The Sectors 102 to 113 and Sectors 76 to 95 & 99A along the upcoming Dwarka-Gurgaon Expressway, New Gurugram will be easily accessible via Delhi, Manesar and Neemrana.

Source: The Times of India

LOCATION MAP



SCHOOLS

Imperial Heritage | Sun City School
| Euro International School
| Global Height School |
Delhi Public School | Greenwood
Public School | SGT University |
Mother's Pride School

HOSPITALS

Signature Hospital | SGT Hospital
| Columbia Asia (Palam Vihar)
| Medanta Medicity | Fortis
Hospital | AIIMS | Rockland

SHOPPING

Satya The Hive | Ansal Plaza
(Palam Vihar) | Pacific Mall Dwarka
| Vegas Mall Dwarka |
Ambience Mall

LANDMARKS

Dwarka Expressway | Proposed
Metro Line | Proposed Railway
Station | Proposed ISBT | Hero
Honda Chowk | IFFCO Chowk |
Delhi Dwarka Residential Sectors
| HUDA City Centre | Proposed
Diplomatic Enclave
| India International Convention
and Expo. Center | IGI Airport

LEGEND

— RAPID METRO — METRO

SATYA DEVELOPERS: WINNING TRUST BY DELIVERING CONSISTENTLY

Experience of nearly
115 lakh sq.ft.*
of project development

Strong presence
in Delhi NCR

88 lakh sq.ft.*
delivered

4 decades
of building trust



COMPLETED PROJECTS



THE GALAXY, GURUGRAM
5-star Hotel, Shopping & Spa



THE HERMITAGE, GURUGRAM
Luxury Group Housing Project



THE LEGEND, GURUGRAM
Premium Residential Group Housing



CENTRUM PLAZA, GURUGRAM
Premium Office Complex



ELEMENT ONE, GURUGRAM
High Street Retail and Fully
Furnished Serviced Apartments



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA
Shopping cum Entertainment Centre



NORA, GURUGRAM
One Room Apartments at The Hermitage

ONGOING PROJECTS



THE HIVE, GURUGRAM
Integrated Commercial Complex



MALWA COUNTY PHASE II, INDORE
110 Acre Integrated Township