

M2K

adani | Realty

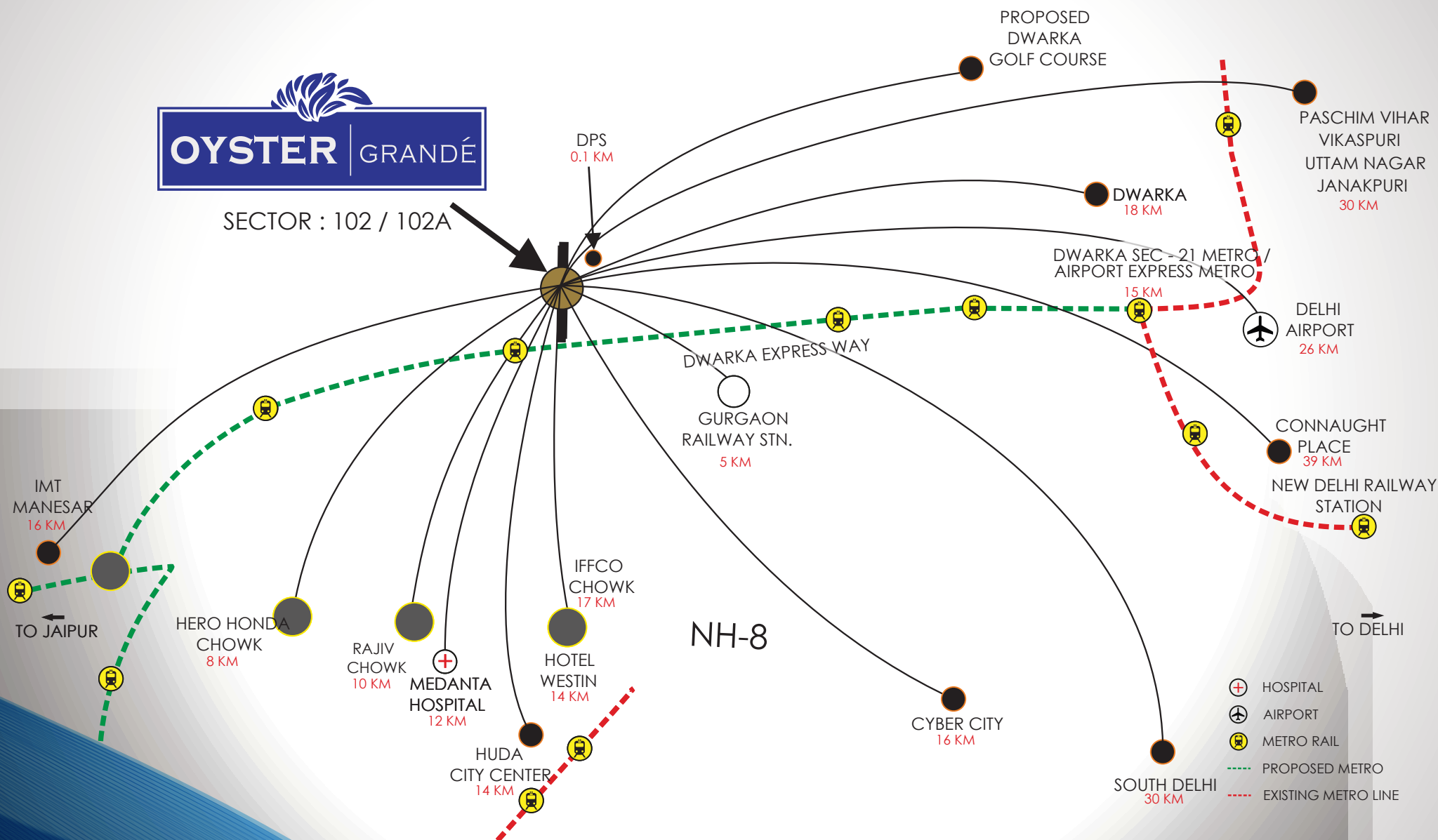


OYSTER | GRANDÉ





SECTOR : 102 / 102A



"MAP NOT TO SCALE"



100 ACRE DISTRICT PARK

SITE LAYOUT

LEGENDS

- 1 ENTRANCE COURT
- 2 DROP OFF AREA
- 3 PARKING
- 4 TENNIS COURT

- 5 BASKETBALL COURT
- 6 BADMINTON COURT
- 7 CRICKET PITCH
- 8 KIDS' PLAY AREA

- 9 LAP POOL
- 10 KIDS POOL
- 11 JACUZZI
- 12 SCULPTURE GARDEN
- 13 NURSERY SCHOOL

PROJECT DETAILS

UNIT

3 BHK

3 BHK + Servant Room

3 BHK + Study + Servant Room

3 BHK + Powder Room + Servant Room

4 BHK + Powder Room + Servant Room

4 BHK + Family Lounge + Powder Room
+ Servant Room

4 BHK Penthouse

5 BHK Penthouse

TOWER

D & E (G+21 Floors)

A, C & F (G+21 Floors)

B(G+21 Floors)

J (G+23 Floors)

H & J (G+23 Floors)

G (G+12/G+24 Floors)

J (G+23 Floors)

G, H & J

SALEABLE AREA

1689 sq.ft. & 1699 sq.ft

1889 sq.ft. & 1898 sq.ft.

2579 sq. ft. & 2598 sq.ft.

2550 sq.ft.

3188 sq.ft. & 3198 sq.ft.

4548 sq.ft.

4750 sq.ft.

5790 sq.ft. , 5826 sq.ft.

and 7283 sq.ft.

SPECIFICATIONS

| Areas | Flooring | Walls | Ceiling |
|--|--|---|---|
| Living / dining / lounge | Vitrified tiles (800 x 800) | Pop punning with acrylic Emulsion paint | Pop punning with obd |
| Master bedroom | Laminated wooden flooring (Ac 4 grade) | Pop punning with acrylic Emulsion paint | Pop punning with obd |
| Other bedroom | Vitrified tiles (600 x 600) | Pop punning with acrylic Emulsion paint | Pop punning with obd |
| Kitchen | Vitrified / ceramic tiles | Designer tiles upto 2ft Above counter & acrylic emulsion paint | Pop punning with obd |
| Balconies / terraces | Anti-skid ceramic tiles | Weather proof paint | Weather proof paint |
| Master toilet | Anti-skid tiles | Designer ceramic tiles Upto ceiling | Pop punning with obd |
| Other toilet | Anti-skid tiles | Designer ceramic tiles Upto ceiling | Pop punning with obd |
| Servant room / utility room / Servant toilet | Vitrified / ceramic tiles | Ceramic tiles (only in toilets) otherwise pop punning with Acrylic emulsion paint | Pop punning with obd |
| Ground / stilt lift lobby | Imported / composite marble | Imported / composite marble | Pop false ceiling with Acrylic emulsion paint |
| Typical floor / basement lift lobby | Granite / marble / vitrified tiles | Combination of granite / marble / vitrified tiles with acrylic emulsion / texture paint | Pop punning with obd |

| Description | Brand |
|---------------------------------|------------------|
| Tiles | Kajaria / somany |
| Laminated flooring | Egger |
| Modular switches | Legrand |
| Spilt ac | Daikin |
| Elevator | Toshiba |
| Modular kitchen | Dynasty |
| Cp fittings | Jaguar |
| Chinaware | Hindware |
| Vdp | Alba urmet |
| Exhaust fan (kitchen & toilets) | Usha |
| upvc door window | Polywood |

| | |
|------------------|--|
| Outdoor Facility | Kids' play area, sports court (Lawn tennis, badminton court, box cricket, basketball court), Indoor sport - table tennis |
| Club | Swimming pool, kids' pool, jacuzzi, café cum lounge, multipurpose hall, gymnasium, pool room, kids' room, saloon, terrace party area, spa & crèche |

SPECIFICATIONS

| Doors | Window / glazing | Others | Electricals |
|--|--|--|---|
| Main door: hardwood door frames with laminated flush door solid wood panelled door & stainless steel hardware fittings other doors: hardwood door frames with laminated flush doors / european style skin moulded door & stainless steel hardware fittings | Anodized Aluminium / upvc windows | Split Air conditioner | Modular switches / sockets, telephone, cable tv & internet socket |
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| | Anodized aluminium / upvc windows | Split Air conditioner | Modular switches / sockets |
| | | Mild steel railing One water supply & one drain point in utility balcony | Modular switches / sockets, cfl light fixture |
| Hardwood door frames with laminated flush doors / european style skin moulded door & stainless steel hardware fittings | Anodized aluminium / upvc windows | Cp fittings & sanitary Fixtures, granite Counter and exhaust fan | Modular switches / sockets |
| | Anodized aluminium / upvc windows | Cp fittings & sanitary Fixtures, granite Counter and exhaust fan | Modular switches / sockets |
| | Anodized aluminium /upvc windows | Cp fittings & sanitary Fixtures, granite Counter and exhaust fan | Modular switches / sockets |
| | | Kota stone in staircase On floor with obd / texture paint on walls & ms railing | |
| Power backup | | 3 bhk & 4 bhk | |
| Communication / security* | Ftth - integrated fibre based communication electronic surveillance system at Main entrance, intercom, fire detection & tower entrances, video door phone & intercom, fire detection & alarm system in all units | | |
| Environment conservation | Rain water harvesting, sewage treatments plants, dual plumbing provision for all Toilets, water saving fixtures, common solar water heater for kitchen, energy Saving cfl lamps / leds in common areas | | |
| Features* | Clubhouse with main pool and kids pool, unisex gym, multi-purpose hall, creché, indoor games, card room and coffee bar. Tennis court/s, badminton court/s, preteen play areas, tot lot / day care, mound garden, sculpture garden, colourful and continues landscaping, nursery school and convenient shopping | | |



**200+
HAPPY
FAMILIES
ALREADY
RESIDING**





SWIMMING POOL



CAFETERIA



BANQUET HALL



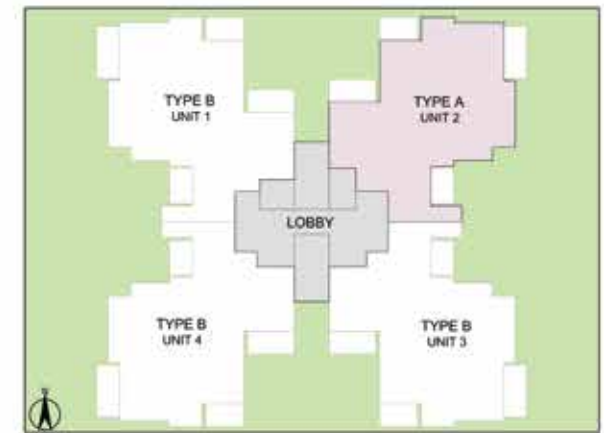
BILLIARDS



GYM

**ULTRA LUXURY
CLUB
READY TO USE**

3 BHK + STUDY + SERVANT ROOM - TYPE A TOWER - B



TOWER PLAN



CLUSTER PLAN

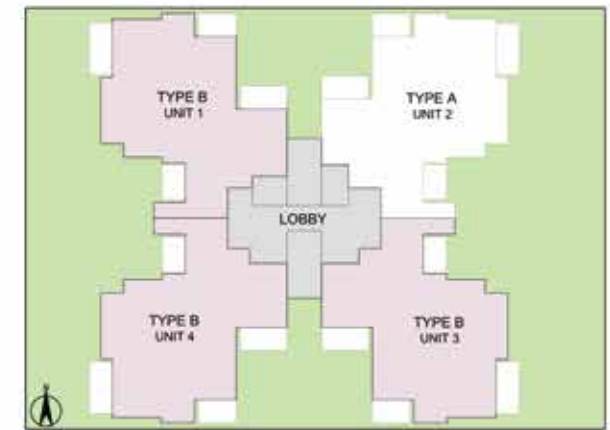


KEY PLAN



SALEABLE AREA - 2598 sq.ft. (241.36 sq.mt.)
UNIT NO. : B002 - B2102

3 BHK + STUDY + SERVANT ROOM - TYPE B TOWER - B



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 2579 sq.ft. (239.59 sq.mt.)

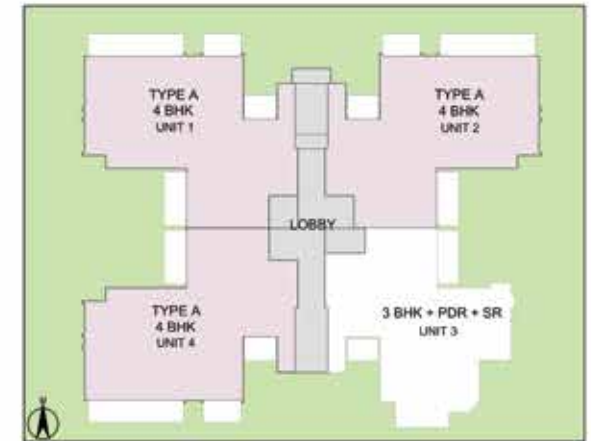
UNIT NO. : B001 - B2101

B003 - B2103

B104 - B2104

In the interest of maintaining high standards, all floor plans, areas, dimensions, specifications, amenities, images etc. are indicative and are subject to change as decided by the Developer or by any Competent Authority. Soft furnishing, furniture and gadgets are not part of the offering.

4 BHK + POWDER ROOM + SERVANT ROOM - TYPE A TOWER - J



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 3198 sq.ft. (297.10 sq.mt.)

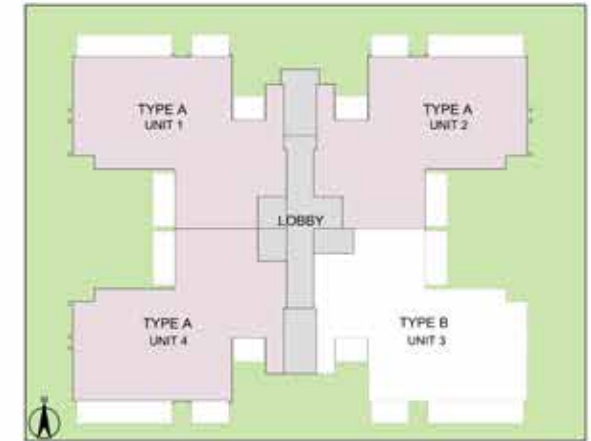
UNIT NO. : J101 - J2101

J102 - J2102

J104 - J2104

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4 BHK + POWDER ROOM + SERVANT ROOM - TYPE A TOWER - H



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 3198 sq.ft. (297.10 sq.mt.)

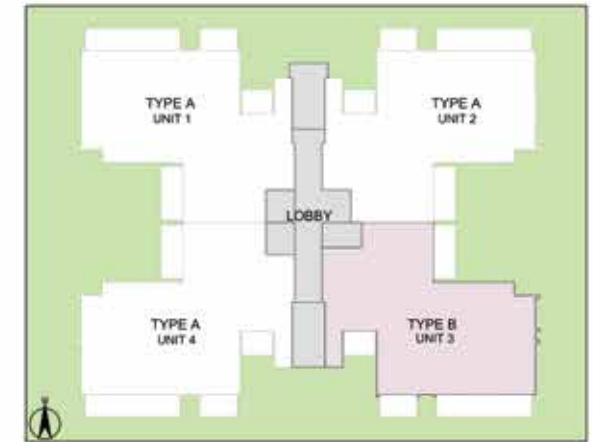
UNIT NO. : H101 - H2101

H102 - H2102

H104 - H2104

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4 BHK + POWDER ROOM + SERVANT ROOM - TYPE B TOWER - H



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 3188 sq.ft. (296.17 sq.mt.)

UNIT NO. : H103 - H2103

4 BHK + FAMILY LOUNGE + POWDER ROOM + SERVANT ROOM - TYPE-A TOWER - G



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 4548 sq.ft. (422.52 sq.mt.)

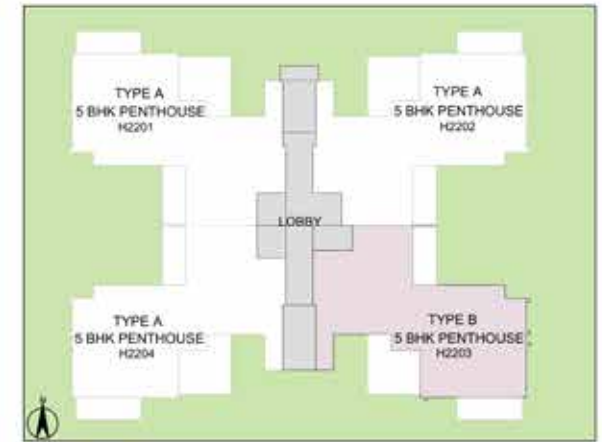
UNIT NO. : G101 - G2201

G102 - G2202

G103 - G1203

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PENTHOUSE - 5BHK - TYPE B
TOWER - H
LOWER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

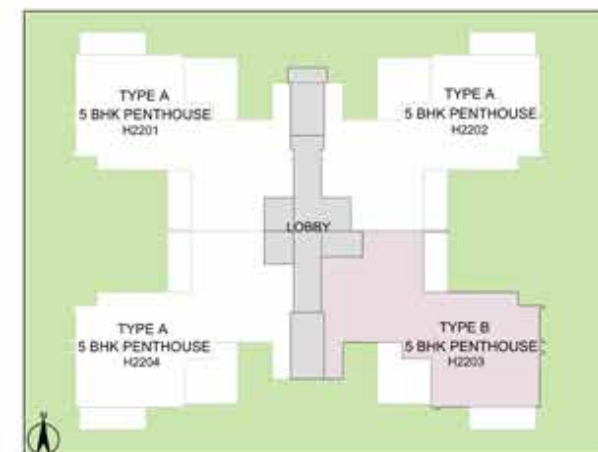


KEY PLAN



SALEABLE AREA - 5790 sq.ft. (537.90 sq.mt.)
UNIT NO. : H2203

PENTHOUSE - 5BHK - TYPE B TOWER - H UPPER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN



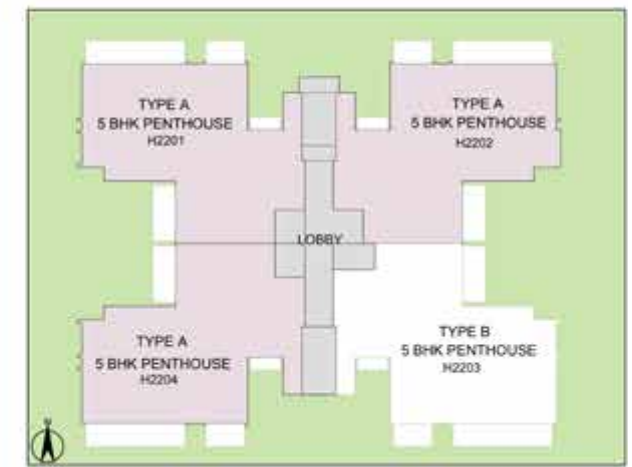
KEY PLAN



SALEABLE AREA - 5790 sq.ft. (537.90 sq.mt.)

UNIT NO. : H2203 (Upper Penthouse)

PENTHOUSE - 5BHK - TYPE A TOWER - H LOWER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

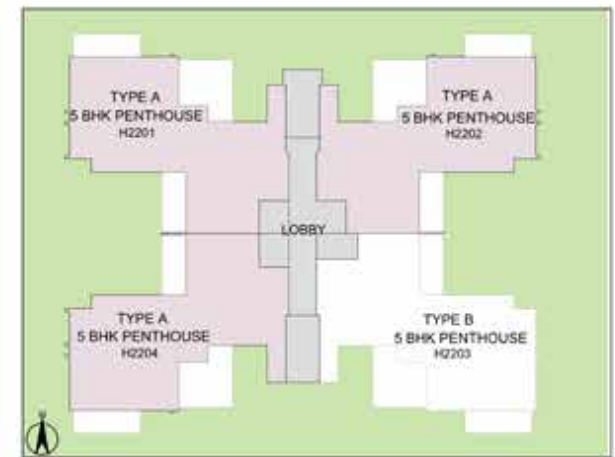


KEY PLAN



SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)
UNIT NO. : H2201, H2202, H2204

PENTHOUSE - 5BHK - TYPE A
TOWER - H
UPPER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

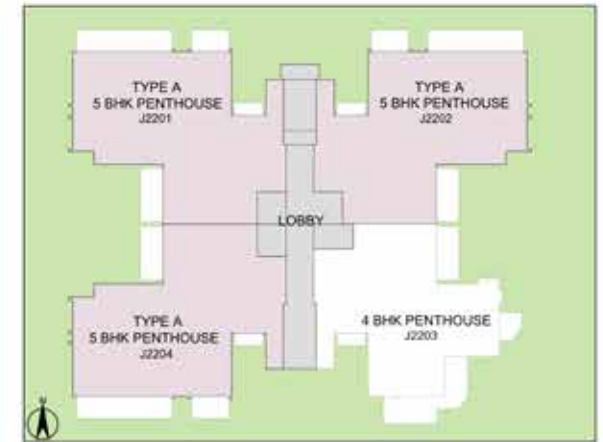


KEY PLAN



SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)
UNIT NO. : H2201, H2202, H2204 (Upper Penthouse)

PENTHOUSE - 5BHK - TYPE A
TOWER - J
LOWER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

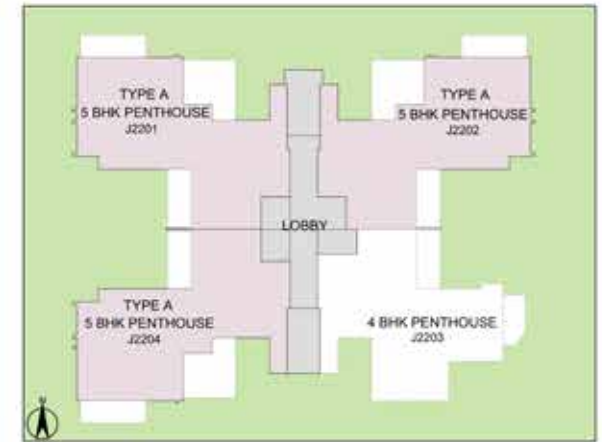


KEY PLAN



SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)
UNIT NO. : J2201, J2202, J2204

PENTHOUSE - 5BHK - TYPE A
TOWER - J
UPPER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 5826 sq.ft. (541.25 sq.mt.)
UNIT NO. : J2201, J2202, J2204 (Upper Penthouse)

PENTHOUSE - 5BHK - TYPE - C
TOWER - G
LOWER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN

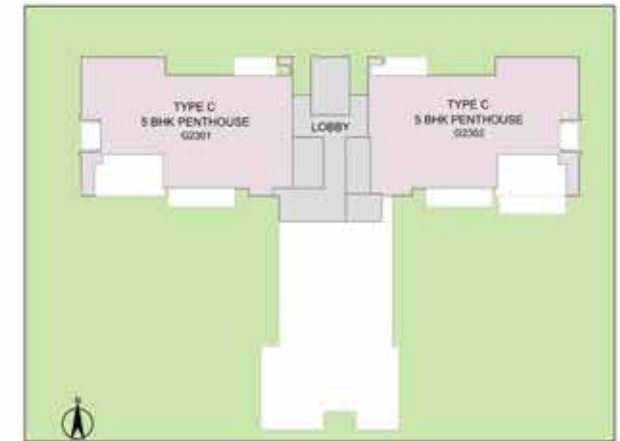


KEY PLAN



SALEABLE AREA - 7283 sq.ft. (676.61 sq.mt.)
UNIT NO. : G2301, G2302

PENTHOUSE - 5BHK - TYPE - C
TOWER - G
UPPER PENTHOUSE PLAN



TOWER PLAN



CLUSTER PLAN



KEY PLAN



SALEABLE AREA - 7283 sq.ft. (676.61 sq.mt.)
UNIT NO. : G2301, G2302 (Upper Penthouse)



 **9999133987/9811147912**

SITE: SECTOR 102 / 102 A OFF DWARKA EXPRESSWAY, GURGAON. INDIA

DISCLAIMER: The project has been registered via HRERA No. 37 of 2017 dated 10.08.2017, HRERA No. 170 dated 29th August 2017 & HRERA No. 171 dated 29th August 2017, are available on <https://haryanarera.gov.in/> under registered projects.