

*feel luxury*

*feel at home*

*feel exquisite*

*feel the dream*

*feel the sunrise*

*feel the new heights*

*feel on top of the world*



SAAN  
VERDANTÉ

*feel the wind beneath your wings*

**FEEL VERDANTÉ.**





*bringing*

a green habitat of only

*nature*

156 homes spread over

*to your*

4 acres with all the modern amenities

*doorstep.*

that make for EXEMPLARY LIVING.

SAAN  
VERDANTÉ



SAAN VERDANTÉ

*an ideal location  
that promises*

# NEW AGE DESIRES

Verdanté is your gateway to a blissful life close to everything your heart desires. Located in Sector 95, Gurgaon, with a minimum of 60m wide sector roads and all the infrastructure already in place, congestion and bottlenecks are the words you will erase from your lexicon. Discover a habitat where the best in class contemporary living blends harmoniously with serenading natural surroundings. Within five minutes driving distance from NH8, Dwarka Expressway, Southern Peripheral Road (SPR) and Kundli-Manesar-Palwal Road (KMP), you are never far from anywhere. The complex has 425 feet frontage with 84m wide road right in front.







# Babylon & Olympus

24 floors of  
unprecedented living  
in each tower with fresh  
& breathtaking views!





# *the* Premiums

Verdanté offers 96 high-end apartments of 3 bedrooms each with attached spacious balconies and separate space for the domestic help/home office.

'The Premiums' are open from three sides. They offer the best in class space, planning and amenities. Simply the perfect place to unwind, relax and just be yourself.





**feeling on top of the world is *no longer a dream.***

TERRACED HILL APARTMENTS  
for the FIRST TIME IN INDIA.



# *the* Terraces

Gurgaon's first Terraced Hill Apartments, Verdanté by SAAN, boasts of independent private terrace equivalent to a typical ground floor front lawn right up till the 24th floor.

There are 60 such apartments, providing ideal spaces for contemporary ideas. Open your door to a fresh new beginning everyday. With a private terrace, you can enjoy the early morning sun and relish the cool breeze or exercise your way to a healthy lifestyle. The private terraces provide a relaxed environment for rejuvenation, celebration and anything your heart desires.







**ULTRA MODERN**  
*recreation & leisure spaces at*

# THE CLUB

Verdanté offers state-of-the-art clubhouse for the residents to enjoy with friends and family. The facilities that surround you will appeal to all the five senses. Cherish a life close to all your needs, revel in the joy of freedom, with all the modern facilities of a rich community life in place.

#### **CLUB HOUSE**

swimming pool  
splash pool for kids  
multipurpose hall  
reading room  
card room  
*provisional space for:*  
gym, cafe & spa

#### **CONVENIENT SHOPPING CENTRE**

#### **RECREATIONAL FEATURES**

tennis court  
half basketball court  
badminton court  
skating rink  
jogging track  
kids play area  
yoga and meditation space  
amphitheatre  
senior citizen park  
large central greens



A golden sunrise over a misty mountain range. The sky is a deep, warm yellow, and the sun is low on the horizon, creating a soft glow. The mountains are layered, with the closest ones in silhouette and the distant ones fading into the mist. In the foreground, there are rolling hills with several trees, some of which are also silhouetted against the bright light. The overall atmosphere is serene and dreamlike.

*In the perfect dream,*

*a golden sun*

*shimmers in an*

*endless bright sky*

*that stretches from*

*horizon to horizon.*





*everything you*  
**EVER**  
**WISHED**  
*& desired*

In keeping with SAAN Group's vision of building unique and novel spaces where you can create a realm of your own, the private terraced deck offers a perfect place to unwind, be it in solitude or in the company of your near and dear ones.



A WORLD OF  
*exclusivity*

# THE SKY LOUNGE

The idea of owning a home in Verdanté is just the beginning of what is so unique about living at Verdanté. 'THE SKY LOUNGE', located at Level 8 in each tower, offers multiple options. It can turn into a crèche for kids in the daytime and a perfect place to party during the evening with verve.





*Even mother nature couldn't help but linger here. 85% green and open area. The allure of tranquility.*

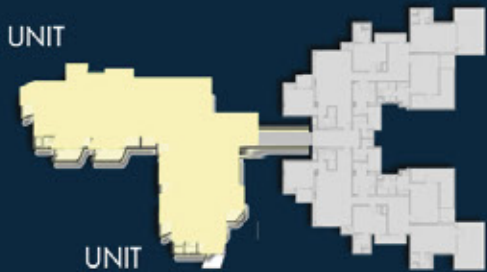






**THE PREMIUMS**

FIRST FLOOR  
 UNIT: 3 BHK, 3 TOILET, SERVANT ROOM  
 APARTMENT AREA: 1965 SQFT (approx.)

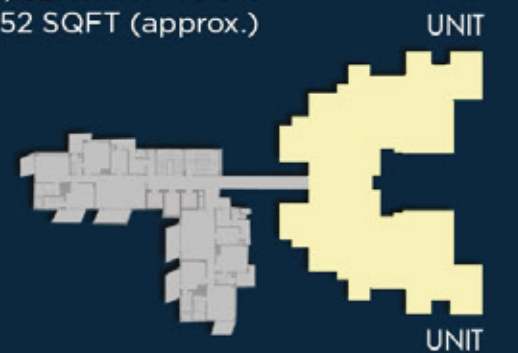


INDICATIVE FLOOR PLAN



**THE TERRACES**

FIRST FLOOR  
 UNIT: 4BHK, FAMILY LOUNGE, 4 TOILET, SERVANT ROOM  
 APARTMENT AREA: 3352 SQFT (approx.)



INDICATIVE FLOOR PLAN

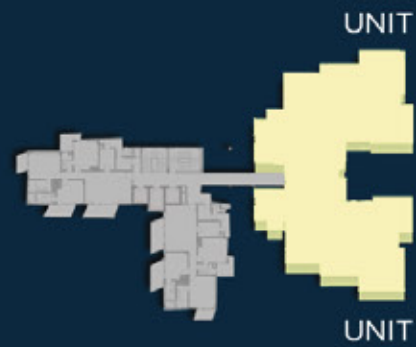




THE TERRACES

FOURTH FLOOR

UNIT: 4 BHK, 4 TOILET, SERVANT ROOM  
 APARTMENT AREA: 3062 SQFT (approx.)



INDICATIVE FLOOR PLAN



THE TERRACES

TENTH FLOOR

UNIT: 4 BHK, FAMILY ROOM, 4 TOILET, SERVANT ROOM  
 APARTMENT AREA: 3456 SQFT (approx.)



INDICATIVE FLOOR PLAN





THE TERRACES

FOURTEENTH FLOOR  
 UNIT: 3 BHK, 3 TOILET, STUDY, SERVANT ROOM  
 APARTMENT AREA: 2904 SQFT (approx.)



UNIT

INDICATIVE FLOOR PLAN

ENTRY →



THE TERRACES

EIGHTEENTH FLOOR  
 UNIT: 3 BHK, 3 TOILET, SERVANT ROOM  
 APARTMENT AREA: 2542 SQFT (approx.)



UNIT

INDICATIVE FLOOR PLAN



# SITE PLAN



## Sports Facilities

- Sf1: Badminton Court
- Sf2: Tennis Court
- Sf3: Squash Court
- Sf4: Half-Basketball Court
- Sf5: Skating Rink

## Amenities

- A1: Club
  - Yoga And Meditation
  - Gymnasium
  - Spa
  - Billiards Room
  - Coffee Shop
  - Restaurant
  - Reading Room/ Library
  - Multi Purpose Hall
- A2: Swimming Pool
- A3: Splash Pool For Kids
- A4: Kid's recreational area
- A5: Senior Citizens Park
- A7: Amphitheatre
- A8: Jogging Track

Provision

# LOCATION PLAN



## LOCATION HIGHLIGHTS

- Proposed Metro Station 10min.
- Dwarka Expressway 5min.
- NH-8 7min.
- Delhi International Airport 30min.
- KMP Corridor 10min.



## SPECIFICATIONS FOR BABYLON

AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS
LIVING ROOM	Italian Stone Finish Tiles	Acrylic Emulsion Paint	White OBD with appropriate cornices and moulding designs	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
BEDROOMS	Vitrified Tiles / Laminated Wooden Flooring	Plaster with POP/GVP with Acrylic Emulsion	Plaster with POP/GVP with OBD	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
KITCHEN	Anti-skid Ceramic Tiles	2' High Ceramic Tiles above Working Counter. Acrylic Emulsion Paint of pleasing shades on rest of the area	Plaster with OBD	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
BATHROOMS	Anti-skid Ceramic Tiles	Ceramic Tiles up to Door Height, Acrylic Emulsion paint on the rest of the area	Grid Ceiling with Plastic Emulsion Paint	Hard wood door frames with flush doors with Veneered Finish/Skin Moulded Doors, with Hardware	Anodized powder coated aluminum framing with glass
UTILITY / SERVANT ROOM	Terrazzo Tiles	Oil Bound Distemper	Oil Bound Distemper	Hard wood door frames with flush doors with glossy surface	Anodized powder coated aluminum framing with glass
BALCONY	Anti-skid Ceramic Tiles	Texture/Weather proof Paint	Texture/Weather proof Paint	Anodized powder coated aluminum framing with glass	Anodized powder coated aluminum framing with glass
TERRACE	Anti-skid Ceramic Tiles	Texture/Weather proof Paint	Texture/Weather proof Paint	Anodized powder coated aluminum framing with glass	Anodized powder coated aluminum framing with glass
COMMON AREA (ENTRANCE LOBBY, CORRIDORS, COMMON PASSAGES, STAIRCASE)	Kota stone	Plaster with POP/GVP with Plastic Emulsion	Plaster with POP/GVP with Acrylic Emulsion		

## SPECIFICATIONS FOR BABYLON

AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS
EXTERNAL FINISH			Permanent weather proof/texture paint		
UNIVERSAL SPECIFICATIONS		<ul style="list-style-type: none"> <li>• Single lever CP fitting, appropriate sanitary fixtures.</li> <li>• Counter in Master Bedroom.</li> <li>• Modular switches in the entire apartment.</li> <li>• Granite Counter, stainless steel sink with drain board.</li> <li>• Concealed hot water supply in all bathrooms and kitchen.</li> </ul>			
SECURITY & TECHNOLOGY		<ul style="list-style-type: none"> <li>• Hi Speed Connectivity : Up to 100 mbps bandwidth available on demand.</li> <li>• Gated Community with smart access : 3- Tier 24 hour CCTV surveillance.</li> </ul>			
FIRE FIGHTING SYSTEM		Fire Fighting System with sprinklers, smoke & heat detection system as per norms			
DOMESTIC FACILITIES		<ul style="list-style-type: none"> <li>• Driver/Guard Toilets. Provision for Laundry and car washing facilities.</li> <li>• Dual Billing Meter.</li> </ul>			

Disclaimer: The specifications mentioned are indicative and not by any means a legal offering. The developers reserves the right to change, delete or add any specifications mentioned herein.

All images used in the brochure are artistic representations, and are subject to change without any prior notice. Kindly refer the website for all updates.



## TEAM SAAN VERDANTE

Comprises Mr. Prem Arora, Mr. Rajan Bajaj and Mr. Anmol Arora, Promoters of SAAN Group, Mr. Gaurav Duggal, Promoter of Conquest Group and Mr. Robin Matharu, Promoter of RRM Realty & Renu Robin Design. The three entities have come together with a vision to raise the bar in the Luxury Housing segment in Delhi/NCR, as their collective experience makes for a group with ideal synergies. For over two decades, SAAN Group—a zero debt enterprise - has been engaged in developing real estate and infrastructure projects in the country. The group takes pride in developing various premium residential projects, IT Parks, Roads and Hydro-electric Power Plants. Besides, the Group is also engaged in finance and leasing. Conquest Group has successfully developed commercial and IT spaces for renowned MNCs like Aricent Technologies, HCL, Bharti Retail, EXL Services, etc. The group is presently executing more than 4 million sq. ft. of residential space in Delhi NCR for real estate entities like Spaze, Tulip, Orris, Universal, and TDI. They shall be contributing their immense knowledge and expertise in development of SAAN Verdante. RRM Realty & Renu Robin Design, an award-winning firm, has developed Premier Luxury Apartments in Delhi and also provides luxury turnkey design and build services. The entity was the official Associate Architectural firm for the highly acclaimed luxury hotel “The Khyber Himalayan Resort & Spa” in Gulmarg. They have conceptualized the unprecedented terraced design of the project in association with ACPL, the Architects of SAAN Verdante, and will also contribute immensely by lending their tremendous expertise in the quality control and execution of SAAN Verdante.

## ABOUT OUR ARCHITECTS

ACPL, Headed by Mr Kulmeet Shangari, a renowned architect, established in 1973, is an organization of repute in the realty industry. Their ability to chase projects and work with maximum efficiency has seen them move from one success to another at a fast pace. They believe that a building is only as good as what it can do to benefit the people who step into it.

They strive to build a structure that responds to its surrounding location. They pursue the value of working with the environment, rather than against it. Their forte is to forge an environment friendly yet modern design, and to use technology, wherever possible, to achieve neutral and instinctive spaces that rely on themselves alone to flourish rather than burden the environment. Having successfully designed projects worth more than Rs. 5000 crores, their portfolio is amongst the best in the country and boasts of designing landmarks like Paras Downtown Square in Zirakpur, Spaze Privvy AT4 in Gurgaon, Taj NRI City in Agra, Orris Business Square in Manesar, to name a few.

Their stringent design process and a team of more than 50 full-time designers and architects enables them to reduce lead time at all levels of project management. And with SAAN Verdanté, they have accomplished something, which is not only remarkable but speaks volumes about their potential.

Disclaimer: License No.: 216/2007 dt.05.09.2007. Residential group housing colony on land measuring 17 acres. Name of Developer: M/s SAAN Procon Pvt. Ltd. Name of colonizer M/s NA Buildwell Pvt. Ltd c/o M/s Raheja Developers Ltd. Number and date of approved building plans: ZP-298/AD(RA)/2013/55366dt. 25.10.2013. Total number of flats 828 units. With Provision of Nursery School, club & convenient shopping center. All approvals can be checked in the office of SAAN Procon Pvt. Ltd. at their corporate office with prior intimation. All buildings, information, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Photographs/images used are only artistic impression (not a legal offering). The Applicant/Allottee shall not have any right to raise objection in this regard.







SAAN  
VERDANTÉ

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