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ALMERIA

HOMES BY SS GROUP



ACTUAL VIEW

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HOMES BY **SS GROUP**

YOUR VERY OWN PRIVATE SPACE

Evoking the romance of Spanish villas, with recognisable architectural elements, columns, and a distinctive facade, each of the lavish 2000 sq. ft. Evoking the romance of Spanish villas, with recognisable architectural elements, columns, and a distinctive facade, each of the lavish 2000 sq. ft. approx., homes at Almeria stretch across an entire floor for a matchless sense of luxury and space.

Mostly overlooking the beautifully landscaped central park which features water jets, wooden trellises, stone, wooden seating, and a large party lawn, these homes have been designed to maximise your sense of privacy, while placing you within a secure community.

Built as low-rise homes, each building features three homes on three separate floors- the ground floor, first floor, and a second floor; a terrace and a rear lawn.

The ground floor has an exclusive access to the rear lawn, the first floor has access to a part of the terrace via the main entrance, and the second floor has private access to a large part of the terrace from inside the house.

Each building also features separate accommodation for domestic help for each home on the terrace.

## HOMES THAT PROMISE THE BEST

Every house has been built using the finest materials, with keen attention to the detailing of each element for a superlative finish to make each Almeria floor a beautiful island of luxury that you are proud to call home. Stylish by design, luxurious in proportion, the 2000 sq.ft. approx. floor homes at Almeria hark to the Mediterranean charm of the eponymous Spanish city.

ACTUAL VIEW



## — YOUR HOME

When you step into your home, every surface, every wall, every corner unravels an exquisitely crafted tale of fantasy. From the fine Italian flooring in the living room, dining area and a master bedroom to the wooden decks in the balconies, the European style shutters, Spanish columns, each element exceeds expectation offering an unexpected dimension of luxury to every waking day.

## — YOUR KITCHEN

Experience the pleasure of cooking as never before. State-of-the-art modular kitchens, with every conceivable amenity, Italian flooring, and much more will ensure that you feel curious about discovering the master chef in you!

## — YOUR BATHROOMS

Enjoy the sublime beauty of a bathroom that has been crafted with the finest chinaware, Italian flooring, and beautifully finished fittings.

### LAVISH FLOOR HOMES

Harking to the Mediterranean charm of the eponymous Spanish city on the coast of Spain, Almeria by SS Group offers an oasis of luxurious living in Gurgaon.

An expanse of approximately 7.5 acres of inspired accommodation nestled in the embrace of nature, Almeria offers the advantages of lavishly sized homes that stretch across the entire floor, in the safety of a gated community with access to the most comprehensive set of amenities and conveniences- all in New Gurgaon's most prime location.

ACTUAL VIEW



# SETTING STANDARDS OF EXCELLENCE

## ROUND THE CLOCK CONVENIENCES

The soothing sense of wellbeing and tranquility at Almeria is enhanced by the readily accessible facilities that are available for your use, round the clock, so that when you live here you have your world completely at your service.

From 24 hour security maintained by qualified security personnel, round the clock CCTV surveillance, boom barriers and an intercom system connecting the guardroom with every home, to 24x7 water availability and power backup, the presence of state-of-the-art retail, and commercial centres in the vicinity make Almeria an oasis of leisure and luxury, where you don't have to worry about a single thing once you step into your home.



## RECREATION AT ITS BEST THE CLUBHOUSE

Almeria offers the peerless ambience of a space built to soothe, in the company of like-minded neighbours in a gated community that respects your privacy and always makes you feel secure.

Extending this excellence to your recreational needs, Almeria offers the peerless facility of access to the modern state-of-the-art clubhouse at The Coralwood, another stellar project by SS Group which is right across the road from Almeria. The clubhouse brings you a range of excellent facilities. From an inviting swimming pool to a well-equipped gym, a party lawn which is designed to accommodate groups of varying sizes and a multi-facility sports centre including a basketball court and squash court for a range of sporting activities. You have the luxury to decide a new way to spend your time each day in the company of family and friends.



## AT THE CENTRE OF YOUR WORLD LOCATION

Set in the most advantageous location amid the newest extension of North India's business centre, Gurgaon, Almeria is geared to be the most coveted address in New Gurgaon.

Located in Sector 84 of Gurgaon, next the 150 metre North Periphery Road, Almeria affords direct access to the Dwarka-Gurgaon state highway, it is just 25 minutes away from Indira Gandhi International airport, and 10 minutes from the railway station and Gurgaon's most recognisable landmark- the IFFCO Chowk. What's more, Gurgaon's proposed ISBT depot and a metro hub are being planned in the vicinity, making Almeria a truly well-connected place to call home.



# SPECIFICATION

## GENERAL

- Italian flooring in living and dining area
- Italian flooring in master bedroom
- Laminated wooden flooring in other bedrooms
- Tiles/Stone in front and rear balconies
- Teak wood frames with European style moulded shutters
- Veneer teak wood main door
- UPVC window glazing
- Split air conditioning in all bedrooms and living room

## KITCHEN

- Modular kitchens
- Italian flooring
- Superior quality tiles up to 2 feet above the countertop; beyond which is Acrylic Emulsion paint
- Granite counter with stainless steel sink

## RESTROOM

- Superior quality single lever CP fittings (Kohler/Roca or equivalent)
- Superior quality chinaware (Kohler/Roca or equivalent)
- Italian flooring in master toilet and tiles in others

## COMPLEX SECURITY

- Gated complex/ CCTV surveillance
- Boom barriers, intercom system and manual patrolling at main gate
- 3-tier round the clock security in the compound

## AMENITIES

- Cluster living with large landscaped parks, lush green open spaces with a variety of flora and fauna
- Nestled amidst natural surroundings
- Modern clubhouse with all amenities
- State-of-the-art commercial centres in close vicinity
- 24x7 Power and water backup

## DISTANCE

- 10-15 minutes drive from NH8 via NPR
- Direct access Via Secor road to Dwarka Expressway
- 25 minutes from IGI airport, 10 minutes from railway station & 15 minutes from IFFCO Chowk
- Proposed ISBT of Gurgaon & metro hub in the vicinity

## LOCATION

Located in Sector 84, New Gurgaon

The residential project is part of group housing colony consisting of 804 residential units (excluding EWS units) and two Nursery schools, community building, Local shopping complex in 15.275 acres. Licence No 59 of 2008 granted by DTCP Haryana. Building Plan approved vide Memo No 19089 dt 19/12/2011. Project is registered with Haryana Real Estate Regulatory Authority (HRERA) vide registration No. 381 of 2017. Other information and status of approvals may be obtained from Registered office of the Developer.

# BIRD EYE VIEW



# MASTER PLAN





# GROUND FLOOR PLAN

Super Area 2000 Sq. Ft. Approx.



# FIRST FLOOR PLAN

Super Area 2000 Sq. Ft. Approx.



# SECOND FLOOR PLAN

Super Area 2000 Sq. Ft. Approx.



# TERRACE FLOOR PLAN



## SS GROUP

SS Group is a well-known, trusted and one of the oldest business conglomerate with strong presence in Real Estate development. Established in the year 1992, the group has experience of over two decades in development & delivery of unique, innovative, high quality and user friendly real estate products in NCR Region. Since its inception the group has delivered over 20 landmark residential & commercial projects spread over 15 million Sq. Ft in NCR and another 17 million Sq. Ft. is under different stages of planning and development. Some of the notable delivered projects include The Hibiscus, SS Plaza, Southend, Aaron Ville, The Lilac and many more.

Armed with one of the largest land banks in NCR Region, the group is committed towards developing state of the art real estate masterpieces. As a step up the ladder of success, the Group is diversifying into Brewery, Healthcare, Hospitality and Education.

## VISION

SS Group has accomplished great projects and looks forward to moving ahead in the real estate development scene in style, offering real estate options to ensure a delightful, beautiful and wholesome lifestyle to its valued customers.

## MISSION

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**The journey has been a remarkable one and every mile has been an achievement.**



# LOCATION MAP



**Disclaimer:** The residential project consists of 160 residential units part of 804 residential units (excluding EWS units) and two Nursery schools, community building, Local shopping complex in 15.275 acres. Licence No 59 of 2008 granted by DTCP Haryana. Building Plan approved vide Memo No 19089 dt 19/12/2011. Other information and status of approvals may be obtained from office. Please visit our corporate office. 1 sq. mtr. 10.764 sq. ft. Images used in brochure are artistic impression only.



**BUILT ON VALUES**

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