

Pioneering a Green Evolution



Building lifestyles since 1967

Sovereign Floors

3 Bedroom Homez

Esencia, Sector 67, Gurgaon



esencia
Green township of tomorrow
Golf Course Extn. Road, Sector 67, Gurgaon

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3 Bedroom Homez

Esencia, Sector 67, Gurgaon

Esencia has a lifestyle for everyone who wants to be a part of this Green evolution. All the apartments within the mid segment Sovereign Floors and the large duplex Royal Floors shall incorporate the recommendations from ADaRSH and will have been rated under GRIHA.

For those who are looking for an independent floor apartments, the homes at Sovereign Floors is just what the doctor ordered. With a heavy emphasis on green living and use of renewable sources of energy, the enviable facilities and the various green zones, Esencia is the right place to bring up your children. Rest assured, you shall be residing in the greenest apartments in the NCR.

Happy Living!

Named after a beautifully sculptured ornamental tree with narrow elongated green leaves found abundantly in this part of the township, Sovereign Floors with its abundant greenery is ideal for your dream home. You can chose from a wide variety of housing options from Sovereign Floor Homes measuring 210 sqm to Plots measuring from 210 to 250 sqm.

Along with the abundance of green spaces like Hyde Park, Eco Grove and Tranquil Grove, Sovereign Floors is also equipped with important amenities like a Creche, Nursery School and Primary school along with place allocated for a religious building.





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MASTER PLAN

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Come home to beauty

All images are an artistic conceptualization and do not purport to replicate the exact product. This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering.

Amenities



Part of a secure gated community and with a 100% power backup, Sovereign Floors has been planned to make your life as comfortable as it can be.

With educational and medical facilities within walking distance and convenience stores and even a milk booth a stones throw away from your home you will not have to go far for anything. However aside from your comfort the need for good healthy living has also been kept in mind when we designed the Jogging tracks and abundant green spaces with green and eco friendly furniture around your homes.



Conservation will now start at home with the township paving the way for solar based street lights, hot water systems and an organised waste management system.

The homes at Sovereign Floors will not just be your dream home, they will also be Green homes.

Live Green. Live Different!



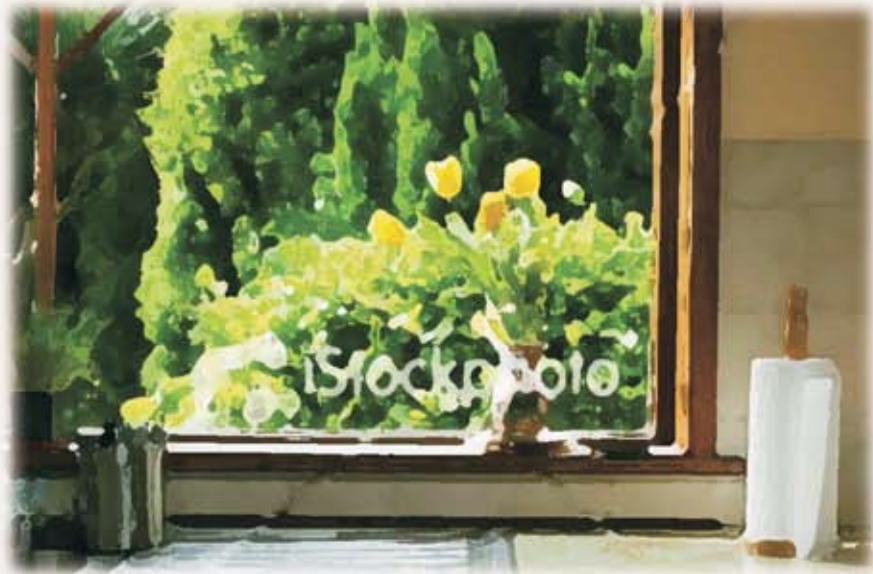
Imagine living in the Garden of Eden. Being surrounded by the bounties of nature that cocoon you in its beauty. Imagine living in a self contained oasis, where you're a part of a beautiful

palette of colours, textures and sounds. Where you experience a sense of peace and contentment, secure in the knowledge that you're a part of something special. Sovereign Floors will be an enclave within an enclave, a microcosm of the green township of esencia with homes as beautiful inside as the view outside.



Sovereign Floors shall have beautifully designed airy, sunlit apartments with each having a modular kitchen, a chimney with exhaust and sensor controlled lighting in every living room. Each apartment will also have geysers and exhausts along with a 6KVA power backup.

All the electronics in the apartments shall be governed by BEE ratings and are designed to conserve the maximum energy possible. To ensure conservation of energy we have also provisioned for a master switch at the exit of each apartment. The homes at Sovereign Floors, will be secure as they will be within



the gated township of esencia will also have their own security video phones as an added safety measure. Every home at Alba shall also have their own independent mail box. A part of a pilot project to be rated under GRIHA, the homes at Alba also adhere to the recommendations of ADARSH.



Ground Floor

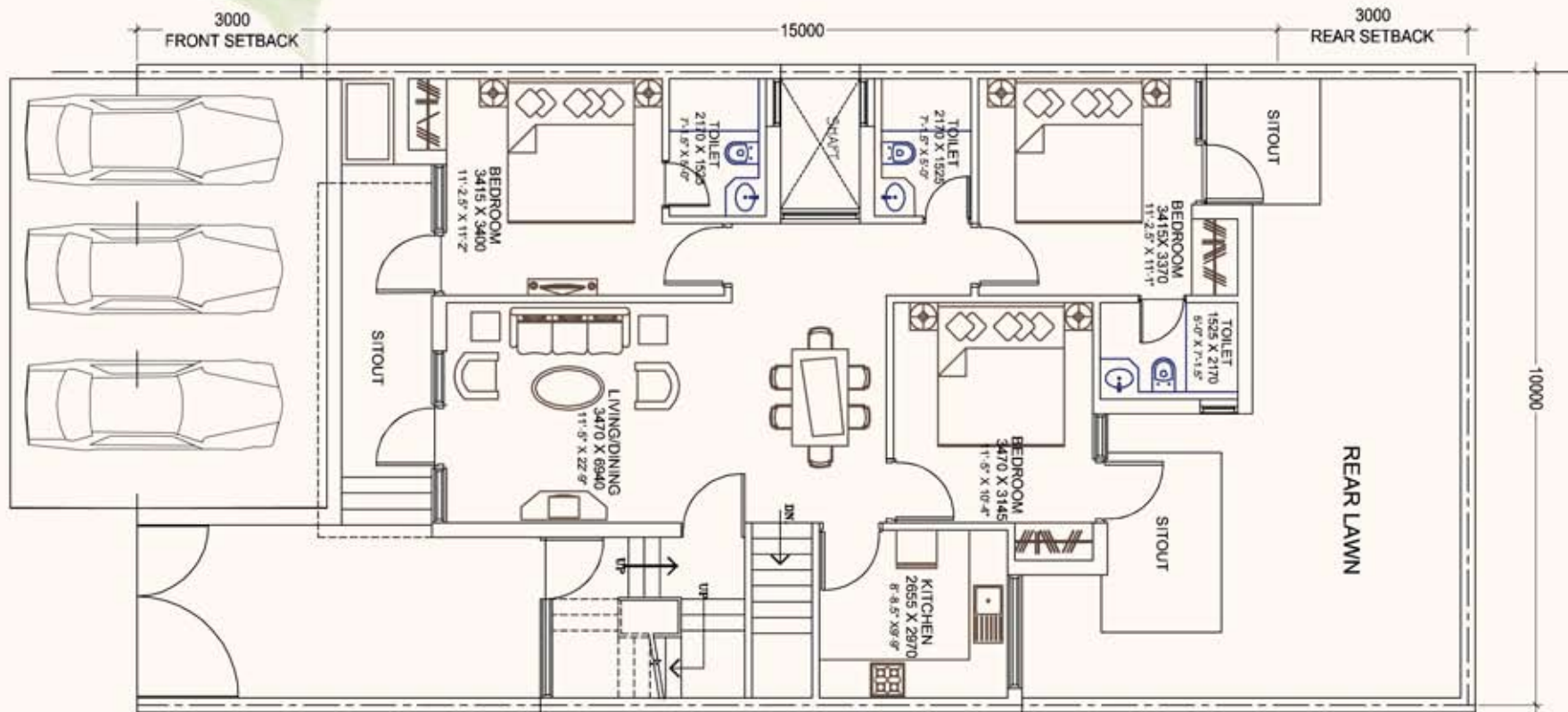


Ground Floor

Area: 1323 sqft

Sovereign Floors at Esencia

Plot Area: 210 sqmtr



First Floor

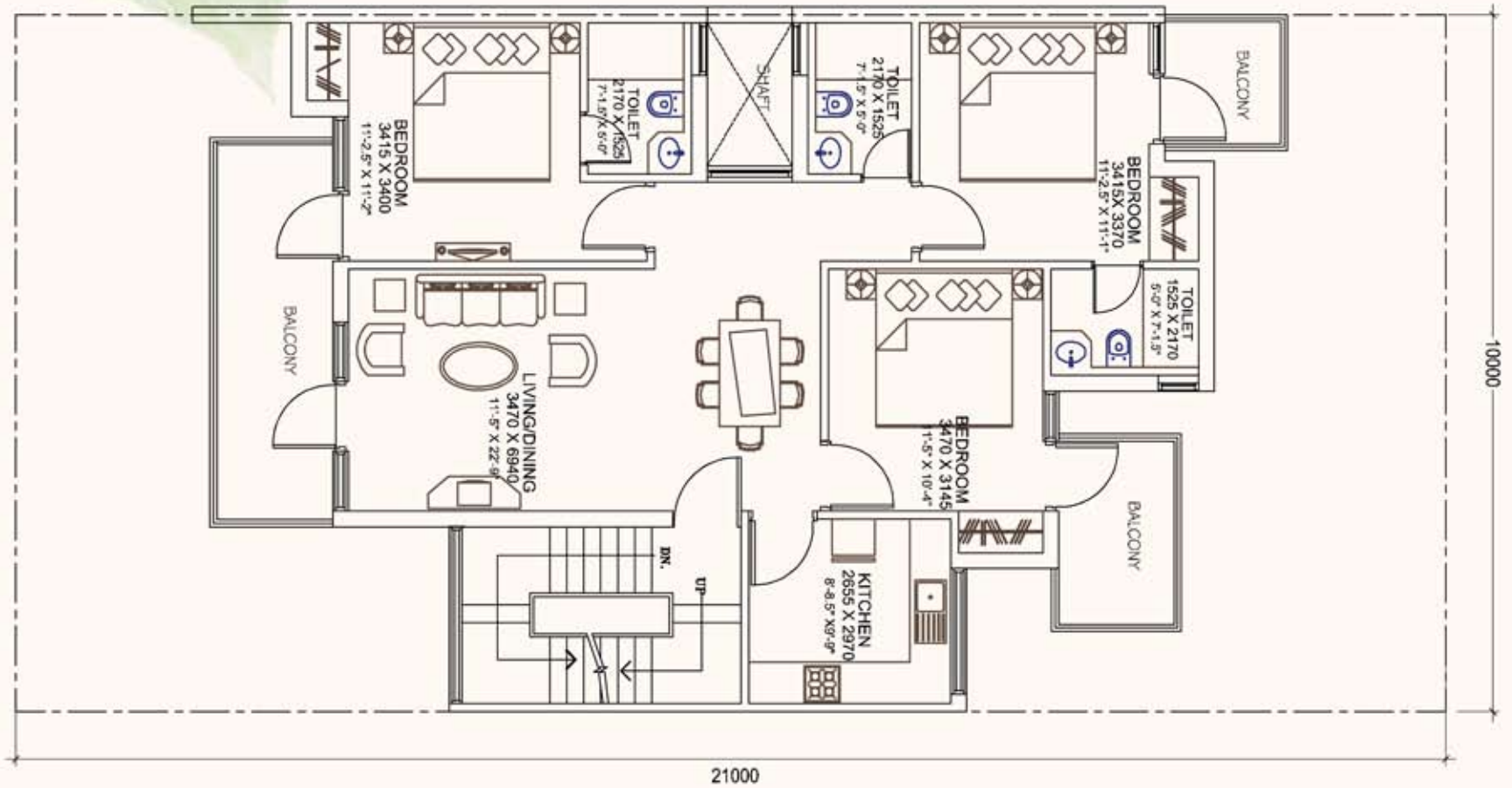


First Floor

Area: 1394 sqft

Sovereign Floors at Esencia

Plot Area: 210 sqmtr



Second Floor

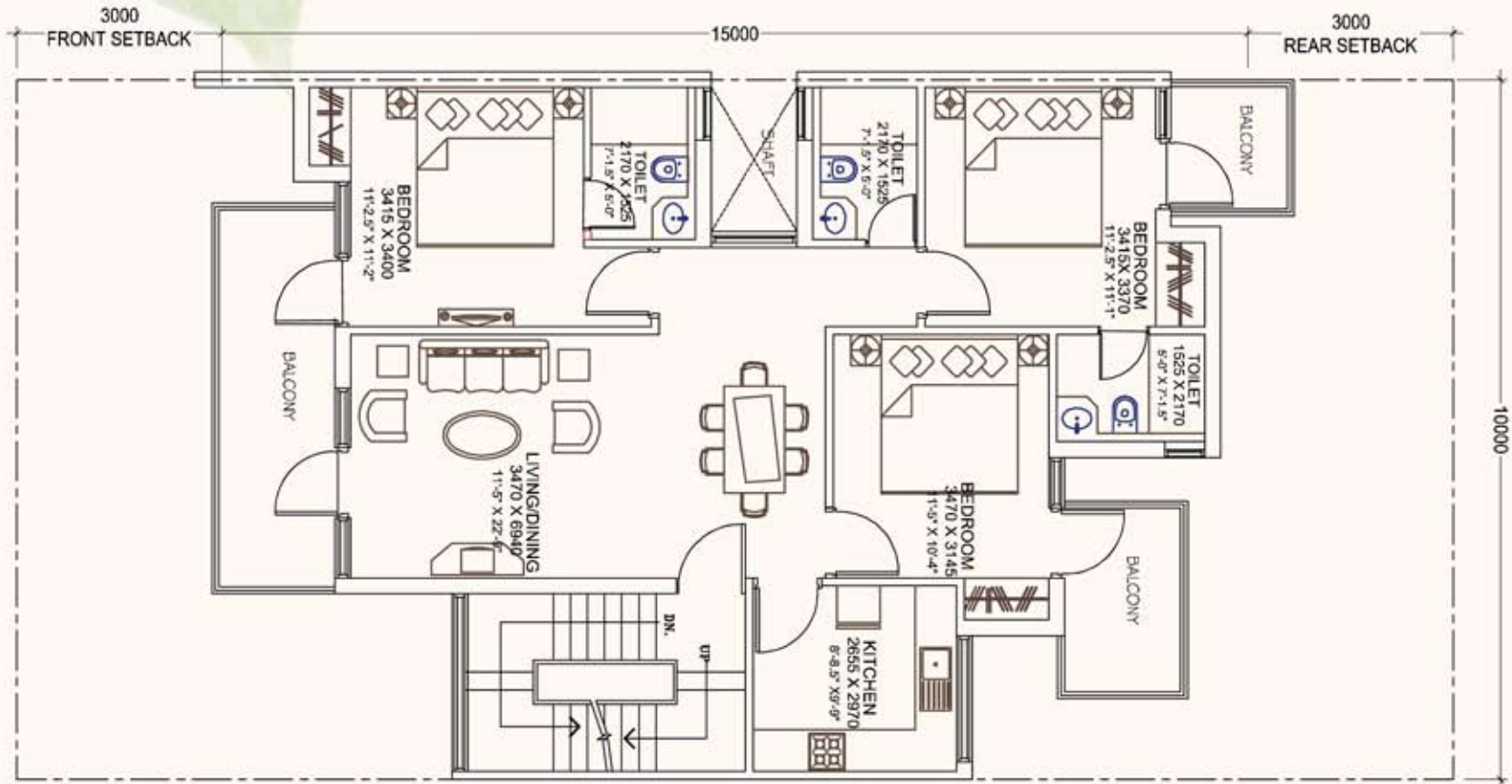


Second Floor

Area: 1394 sqft

Sovereign Floors at Esencia

Plot Area: 210 sqmtr



Proposed Specifications

| | | |
|----------------------|----------------------------|---|
| Structure | | RCC / Load bearing structure with infill brick wall |
| | Floor | Vitrified Tiles |
| Living / Dining Room | Walls | Plastic Emulsion paint |
| | Ceiling | Oil bound distemper with POP moulding and cornice |
| | Floor | Vitrified Tiles / Laminated Wooden Flooring |
| Master / Bedroom | Walls | Plastic Emulsion paint |
| | Wardrobes | Niches with complete wood work |
| | Ceiling | Oil bound distemper with POP cornice. |
| | Floor | Vitrified Tiles / Laminated Wooden Flooring |
| Other Bedroom (s) | Wardrobes | Niches with complete wood work |
| | Walls | Plastic Emulsion paint |
| | Ceiling | Oil bound distemper with POP cornice |
| | Entrance Doors | Seasoned wooden frame with European style hardwood (polished) door shutter |
| Doors | Internal Doors | Seasoned wooden frame with European style moulded door shutter |
| | External Doors | UPVC / Aluminium Anodized sliding glass shutter |
| Windows | | UPVC / Aluminium anodized windows with sliding glass shutter |
| Hardware | | Stainless steel (Matt finished) hardware, standard make |
| | Walls | Ceramic Tiles upto 7 ft. height |
| Toilets | Floor | Anti skid Ceramic tiles |
| | Gysers and Exahausts | BEE Rated gysers and exhausts in each toilets |
| | Counter | Granite Counter |
| | Fittings / Fixtures | Single lever C.P. fittings, EWC, Towel Ring, Towel Rod, Paper Holder, Bathing glass partition in master bedroom toilet, Exhaust fans fitted |
| | Walls | Ceramic tile upto 2 ft. above counter and oil bound distemper in the balance area |
| Kitchen | Floor | Anti skid Ceramic tiles |
| | Counter fitting / fixtures | Polished granite counter |
| | | Modular Kitchen with chimeney and hobb |
| | | CP Fittings, single bowl stainless steel sink with drain board, Exhaust fan fitted |
| | | Anti skid Ceramic tiles |
| Balcony | Floor | Weather proof paint / Texture Paint |
| | Walls & Ceiling | Textured paint / Semi Permanent Finish |
| External finishes | | Master Switch at Main Exit. To switch off electricity of complete unit except Refrigerators and sensors. |
| Switches | Modular Switches | BEE rated 1 ton AC's in each Bed Rooms and 1.5 ton Ac in Living rooms |
| Comparative USP | Airconditioners | Video phones on Main door and Emergency Buzzer/ Alarm in each unit |
| | Security System | A sensor light in living room (which will be switched on automatically,as Main gate will open) |
| | Sensor Control Lighting | 6 KVA power back up (Including ACs) |
| | Power Back-Up | (Maintainance and fuel charges shall be charged extra with monthly maintainance charges) |
| | Terrace Garden | Landscaped garden on terrace |

Location Map



About Ansal API

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 42 years. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs and IT parks. Besides expanding the business sectors, the company has been fast expanding its geographical presence in the past four decades.

With the vision and foresight gained by past experience, Ansal API's roadmap for future development envisages expanding the current areas of operation through more and more challenging projects and also foraying into related areas in infrastructure with innovative projects. It also proposes to drive its growth to more and more tier II and Tier III cities.

Ansal API is focusing on ushering in new reality and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonipat, Panipat, Yamunanagar, Karnal, Kurukshetra, Faridabad, Gurgaon, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few.

As the trailblazers in the Indian real estate-Infrastructure Industry, Ansal API has left its share of footprints in the sands of time. As the company continues the journey into the future, its vision for a new India is fast taking shape and its dreams fast becoming reality.

Ansal API is an ISO 9001:2000, ISO 14001:2004 and ISO 18001(LOH&SMS) certified listed company.

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