

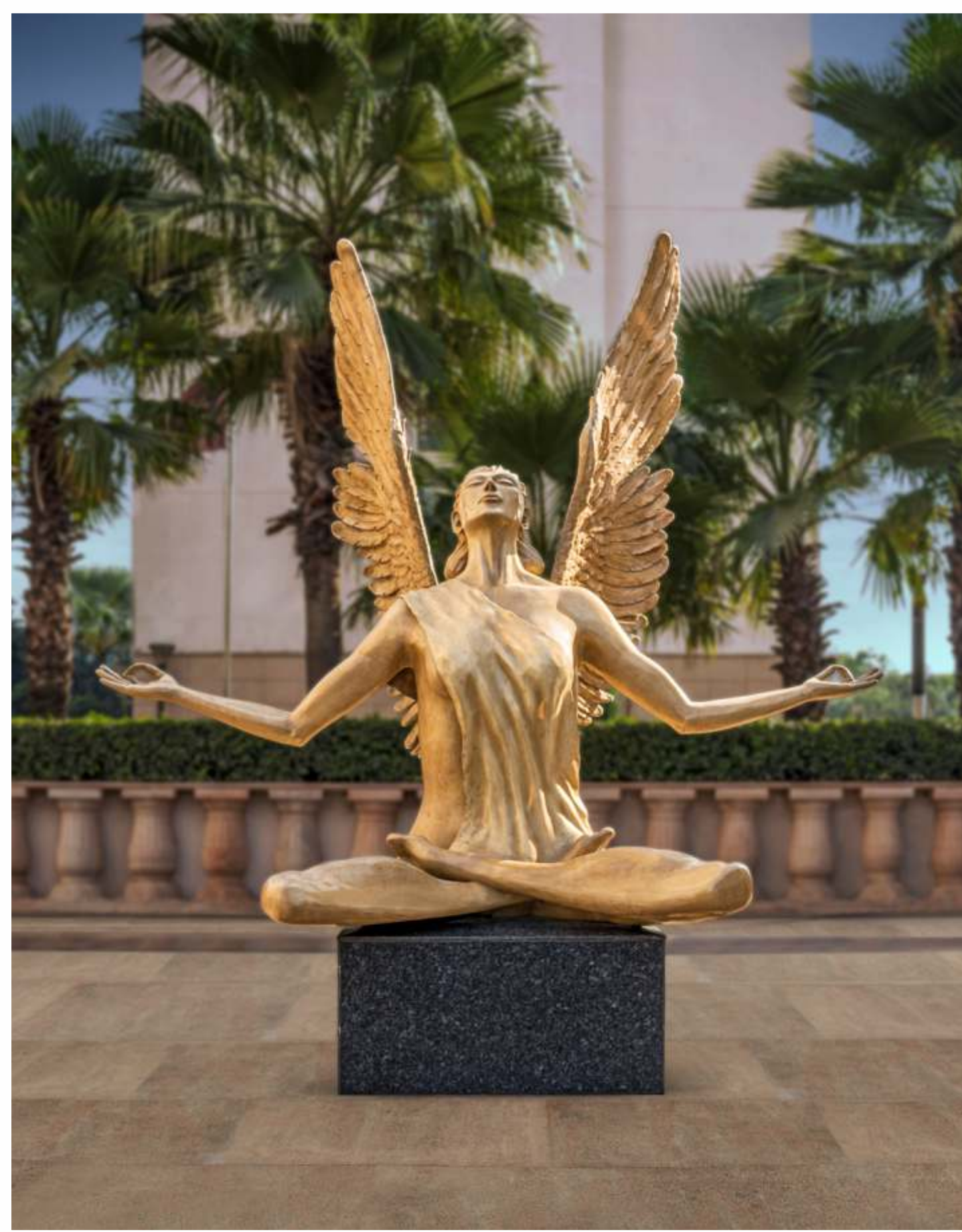


**THE LEAF**

SECTOR -85, GURUGRAM







.....  
ACTUAL IMAGE OF THE HIBISCUS, GURUGRAM BY SS GROUP  
.....

**FROM PEOPLE WHO DELIVER.**  
ABOVE ALL ELSE.



**THE LUXURY LIVING.**  
THE SS GROUP WAY.

From the creators of The Hibiscus, Gurugram comes another masterpiece, The Leaf. Located in New Gurugram, in the Sector 85, this iconic address epitomizes everything which defines an address for the successful.



ACTUAL IMAGES OF THE HIBISCUS, GURUGRAM BY SS GROUP



THE PRESTIGE.  
ABOVE ALL ELSE.



THE ARCHITECTS  
ARCOP, MONTEREAL



THE LEAF.  
AT A GLANCE.



Located in Sector 85, New Gurugram

—  
Spread over 11.09 acres

—  
9 acre of landscaped greens with water bodies

—  
Concept by renowned architect ARCOP, Montreal

—  
Landscape by the acclaimed Nippayasage Montreal

—  
Grand clubhouse with multiple sports facilities

—  
85% green open spaces

—  
Choice of apartments and duplex penthouses

—  
3 side open apartments for exceptional views

—  
100% power back-up

—  
3 tier security system





**MAKE AN ARRIVAL  
STATEMENT**  
ABOVE ALL ELSE

As you drive in, leaving the hustle-bustle behind, you experience an alluring blend of greens and water features that are bound to refresh you every time.

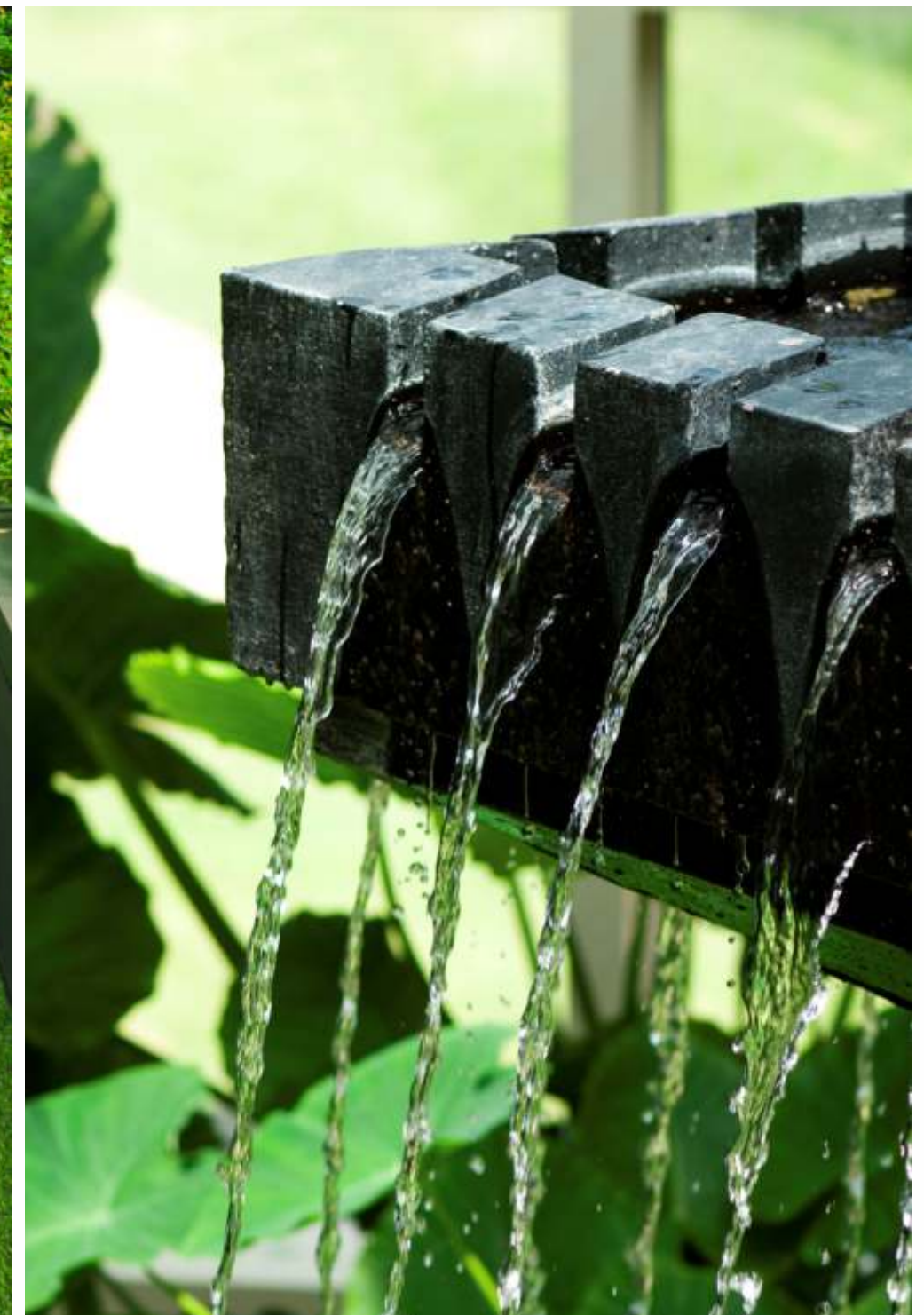


## LANDSCAPE BY NIPPAYSAGE MONTREAL

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The Leaf comes equipped with jungle-inspired gardens, dedicated meditation zones, soothing water features and landscaped pathways, with the intent of bringing nature close to you and inspiring you season after season.

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**ENJOY THE SOUND OF SILENCE**  
IN JUNGLE INSPIRED GREEN BELT

One of the key privileges of living in The Leaf is to relish the company of nature. Here you will find jungle inspired dense landscaping and quiet meditation zones right amidst lush greens. The Leaf, true to its name, takes you back to nature.





**TWIN LEVEL CLUB LIFE.**  
ABOVE ALL ELSE.







**EXCLUSIVE  
PRIVELEGES**  
ABOVE ALL ELSE.



## THE ART OF REJUVENATION

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Spread over 15,000 sq.ft. the grand club will leave you spoilt with wide range of lifestyle amenities so that you can relax and unwind or share wonderful moments together.

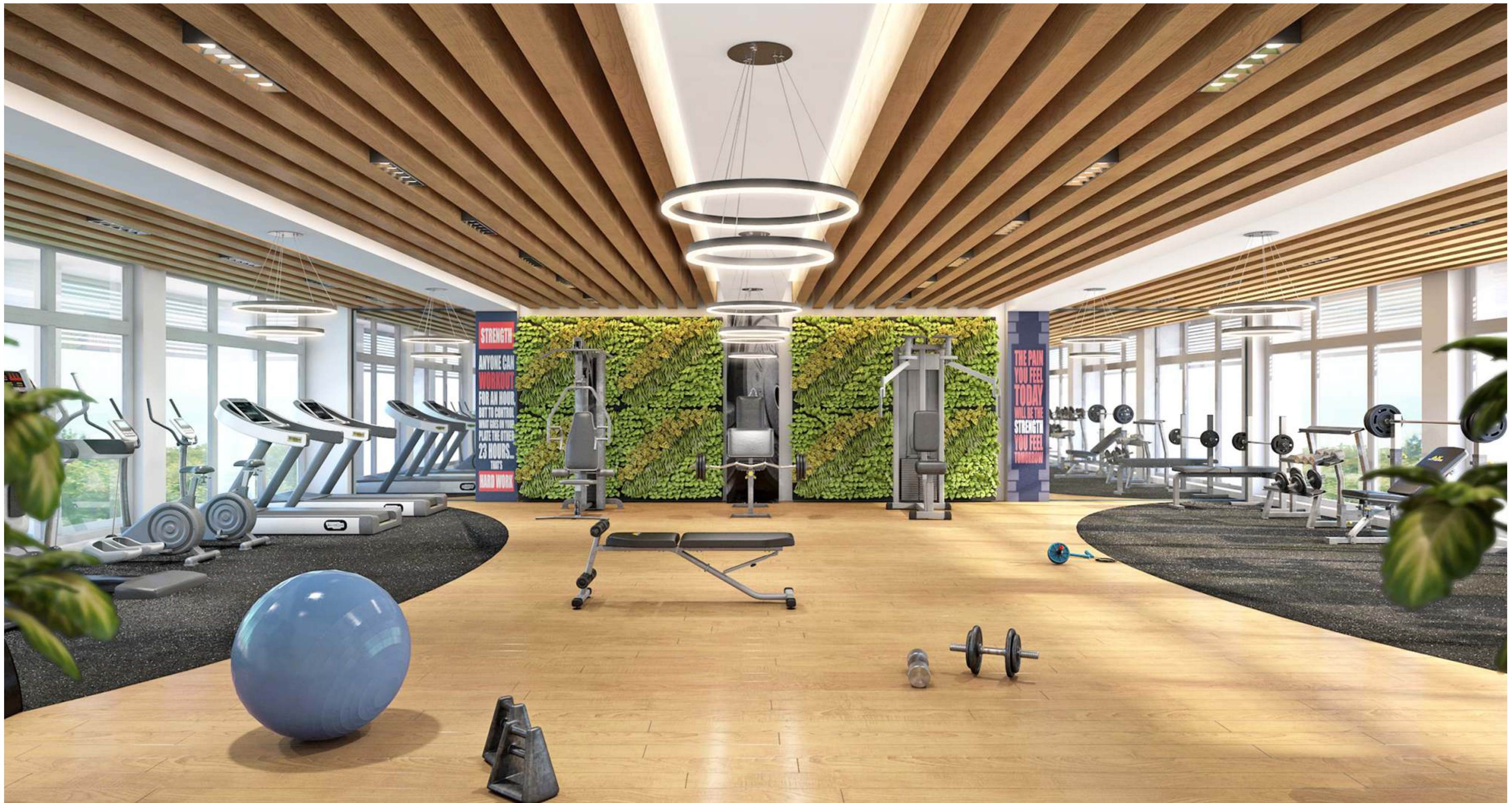
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## RE-ENERGIZE YOUR SPIRIT WITH DAILY WORK-OUT

For a work out or a spot of pampering, there'll be a state-of-the-art gym, a studio for personal training and a massage room.







**EXQUISITE HOMES.**  
ABOVE ALL ELSE.



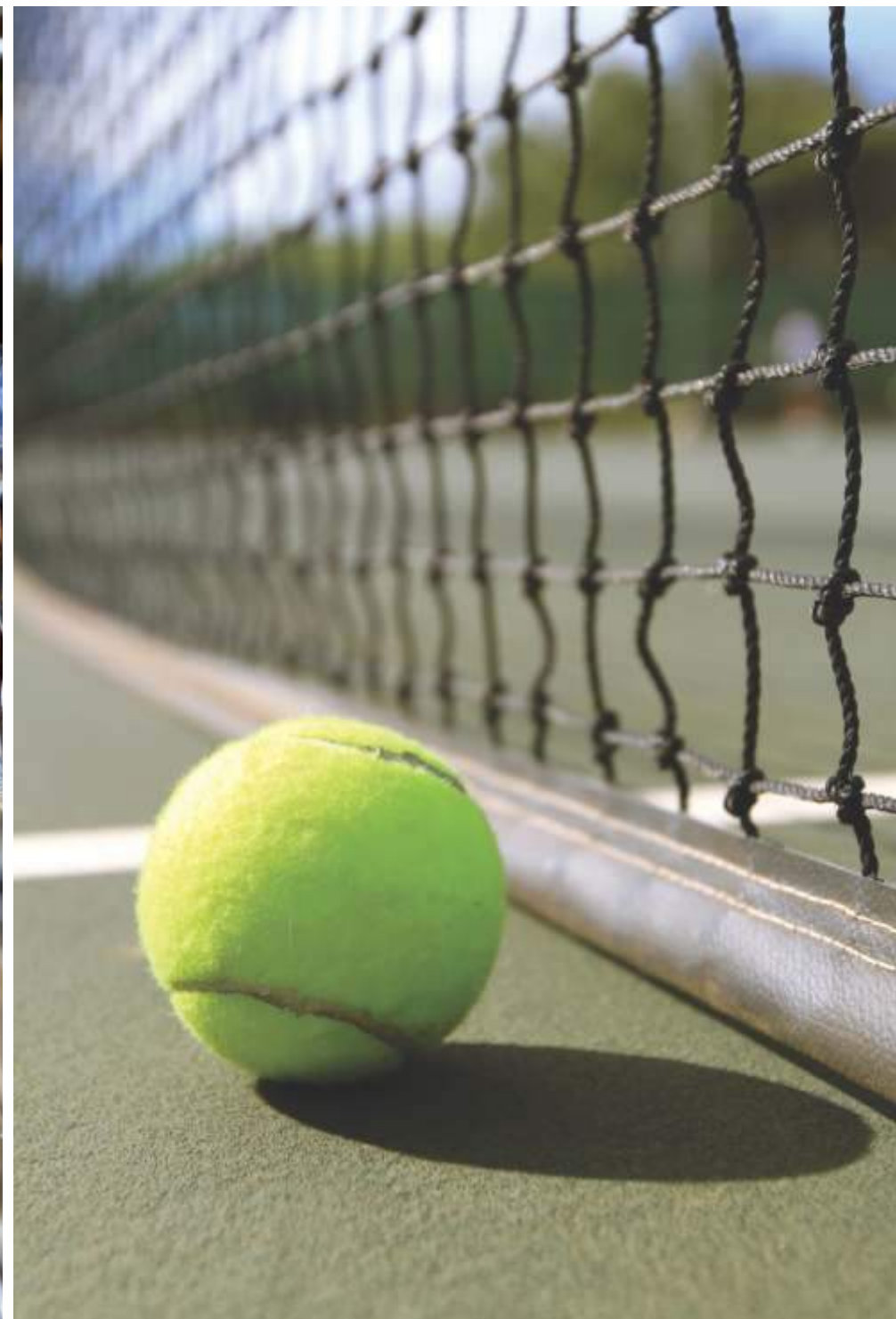
**ENJOY YOUR  
EXCLUSIVE WAY TO UNWIND**

**SPORTS AMENITIES**

- Tennis Court
- 2 Badminton Courts
- Half Basketball Court
- Kids Play Area
- Yoga & Meditation
- Perennial Colourful Gardens
- Fitness Trial

**LIFESTYLE AMENITIES**

- Fully equipped Gymnasium
- Swimming pool
- Table Tennis
- Billiards Room
- Multipurpose hall
- Coffee bar







ARTISTIC IMPRESSION  
\*Tentative elevation can be change  
Rafel



## THE LEAF APARTMENTS

**2 BHK - 1640 SQ.FT. (499.872 SQ.M)  
TO 1772 SQ.FT (357.2256 SQ.M)**

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**3 BHK - 2408 SQ.FT. (733.9584 SQ.M) &  
4 BHK - 2812 SQ.FT. (857.0976 SQ.M)**

3 side open spacious and functional apartments

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Designer VRV Air Conditioning

---

Floor to ceiling windows for a well lit vibrant home

---

Imported marble in the living, dining & kitchen

---

Optimum size balconies overlooking the designer  
landscaping outdoors

---

Sleek finished bathrooms with premium fittings  
and fixtures

## THE LEAF PENTHOUSES

**4 BHK DUPLEX PENTHOUSE  
3950 SQ.FT. (366.96 SQ.M)**

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**5 BHK DUPLEX PENTHOUSE  
4950 SQ.FT. (459.87 SQ.M)**

Twin level penthouse with 3-side open views

---

Spacious dining and family lounge

---

Italian marble flooring in living dining & kitchen area

---

Laminated wooden flooring in master bedroom

---

Spacious terrace with attached optimum size balcony

---

High-end fittings and fixtures



## LIVING SPACES FLOW ELEGANTLY AND NATURALLY

A truly contemporary living spaces incorporates neutral palette and minimalist style that seeks to enhance residents' lifestyle. The Floor-to-ceiling glass windows optimize natural ventilation and light penetration to promote energy efficiency, while offering 360-degree views of city skyline & central court.





## DINING SPACES FOR FAMILY'S STORY TIME

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The dining areas are the heart of these modern penthouses, thoughtfully designed to accommodate the many different aspects of everyday life, from serve, relax and entertain with ease.

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## **FAMILY LOUNGE** FOR LIVELY CHIT-CHATS

For those looking for an extra touch of exceptional luxury, the lounge attached to your living/dining areas is the perfect place to entertain guests or simply to relax with the beautiful views from the comfort and privacy of your own home.





## MASTER BEDROOM FOR MASTER COMFORTS

A luxurious and timeless master bedroom offers the remarkable comforts of the top-of-the-range finishes, home-like proportions and truly extraordinary views from an attached balcony that are an essential part of an upper-floor living.





## PRIVATE LOUNGE FOR SERENE MOMENTS

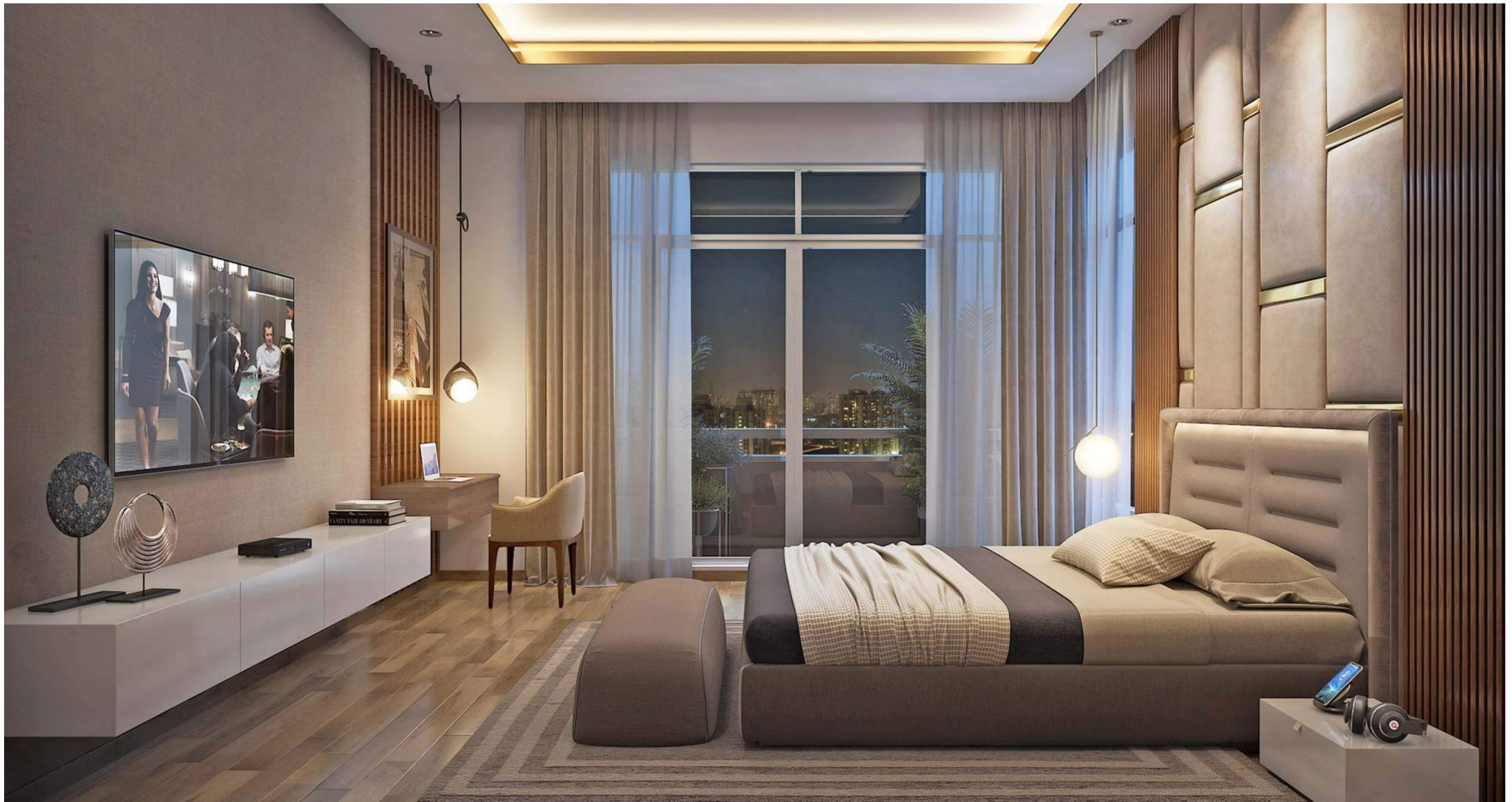
For those looking for an extra touch of exceptional luxury, the lounge attached to your living/dining areas is the perfect place to entertain guests or simply to relax with the beautiful views from the comfort and privacy of your own home.





## SPACIOUS BEDROOMS FOR EASE OF MOVEMENT

Simple and elegant with the soft baize walls, the bedrooms at The Leaf are designed to be both a place for relaxation and a functional part of everyday life, with their distinct sleeping and dressing areas.





## CHIC MASTER BATHROOM WITH INSPIRING FINISHES

The private shower room is designed and finished to the highest standards, with clean lines, modern fittings and carefully-sourced materials.





# MASTER PLANNED TO PERFECTION



- ① Kids play zone & senior citizen corner
- ② Putting green area
- ③ Sunken mini soccer play ground & lawn area
- ④ Wetland and forest of tall trees
- ⑤ Tennis court
- ⑥ Club pool and party lawn
- ⑦ Entrance water feature (water jets)
- ⑧ Stilts & hardscape area
- ⑨ Perennial colourful gardens
- ⑩ Grass path grass pavers
- ⑪ Street-side parking
- ⑫ Drop-off-special paving
- ⑬ Half basket ball court
- ⑭ 2 Badminton courts



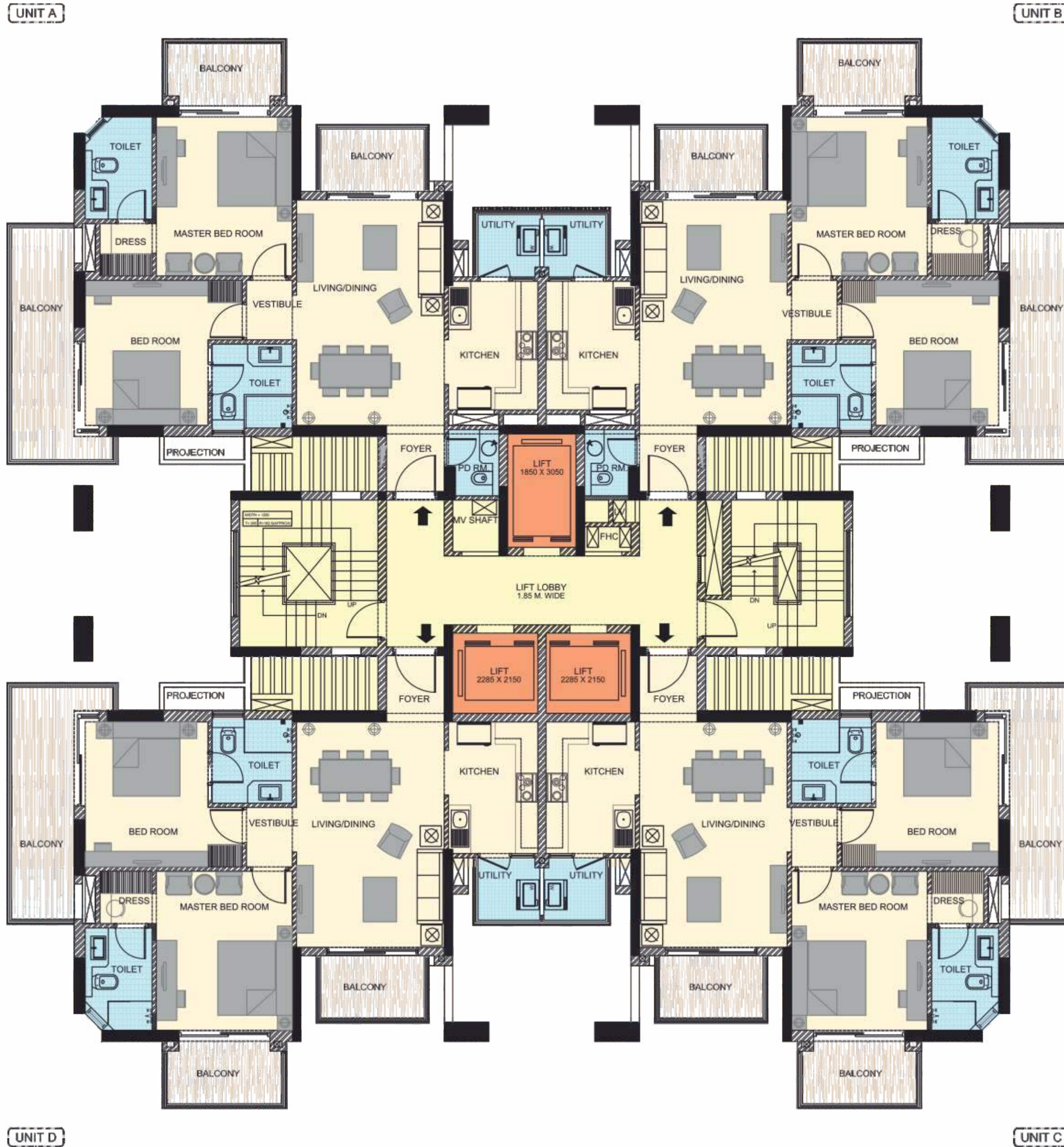


# FLOOR PLAN

## 2 BHK - APARTMENTS

SIZE - 1640 SQ.FT. to 1772 SQ.FT.

TYPICAL FLOOR - 2, 3, 5, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 20, 21, 23 & 24 LEVEL



- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 2 Balcony
- Utility Area
- 2 Toilets
- Powder Room

Not To Scale





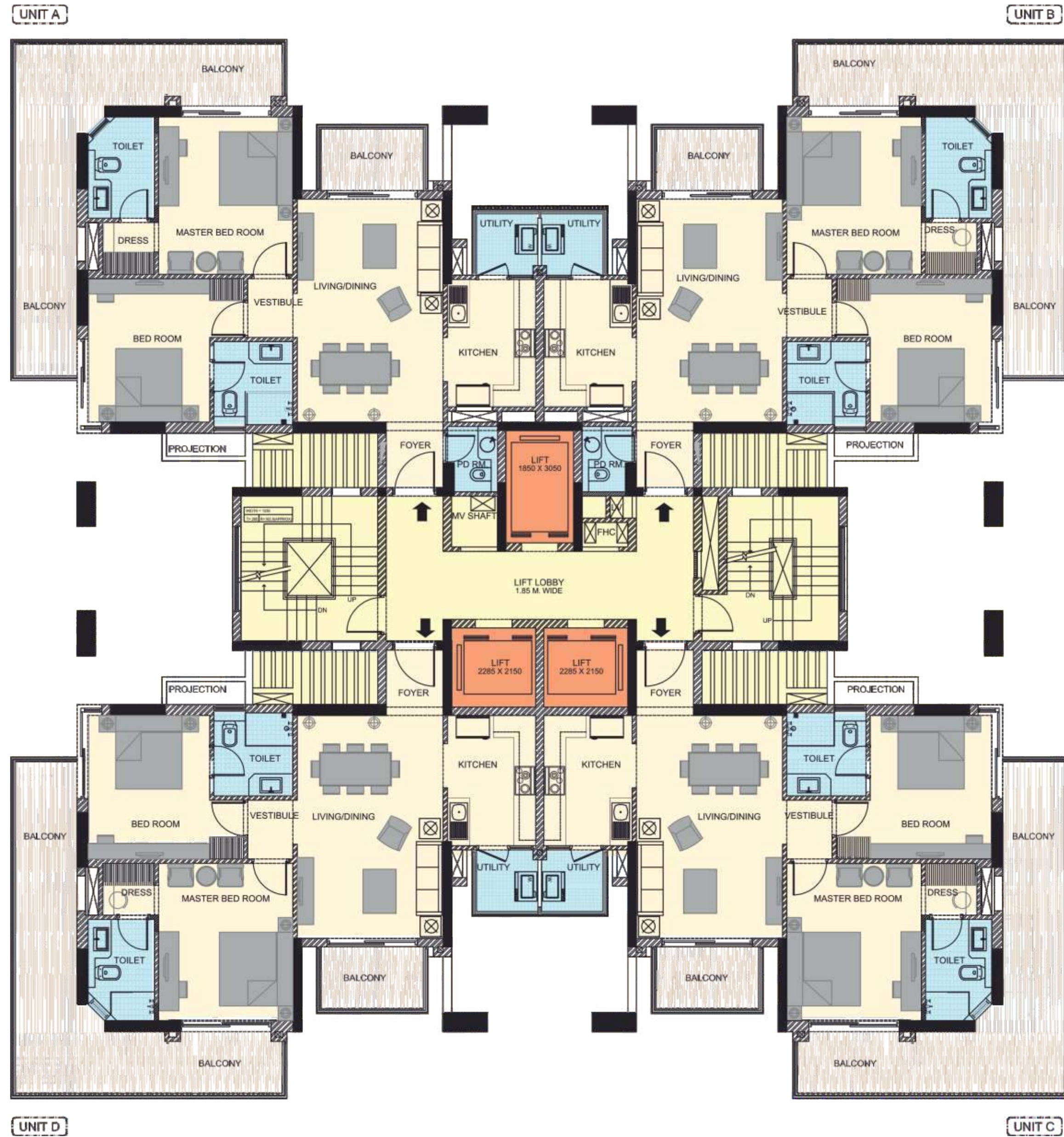
# FLOOR PLAN

2 BHK - APARTMENTS

SIZE - 1640 SQ.FT. to 1772 SQ.FT.

TYPICAL FLOOR - 1, 4, 10, 13,

19 & 22 LEVEL



- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 2 Balcony
- Utility Area
- 2 Toilets
- Powder Room

Not To Scale





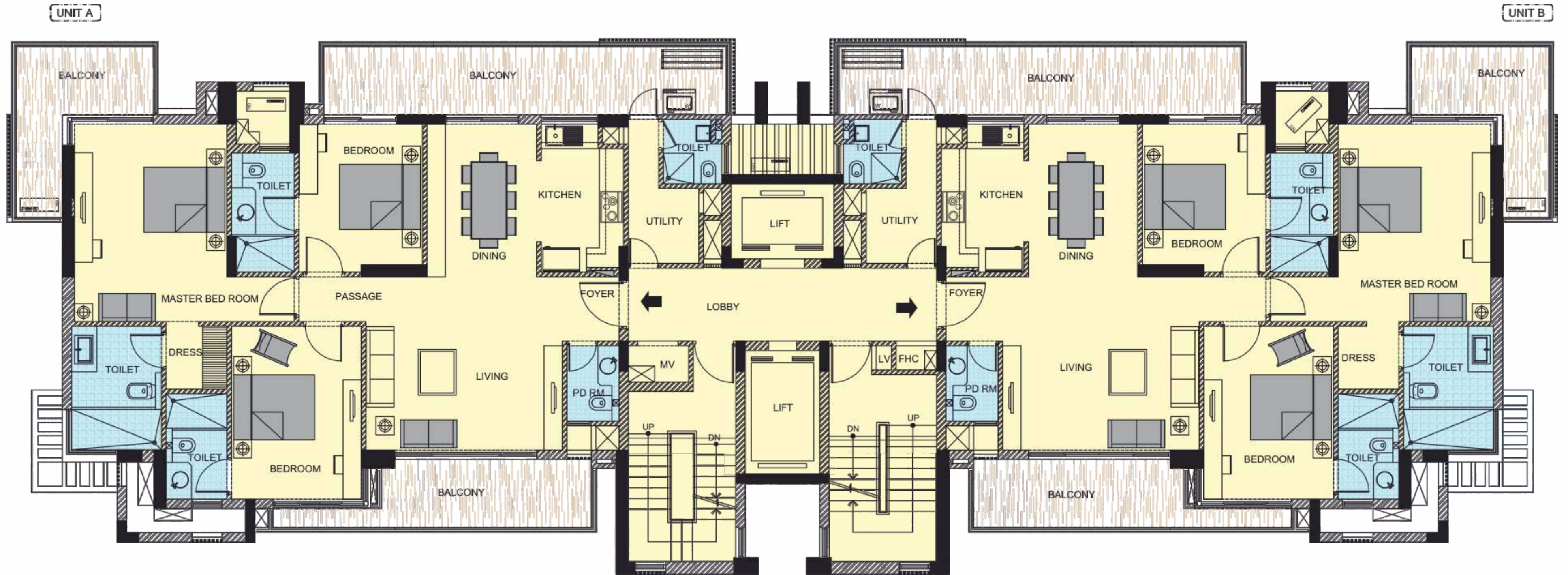
# FLOOR PLAN

3 BHK - APARTMENTS

SIZE-2408 SQ.FT. (223.61 SQ.M.)

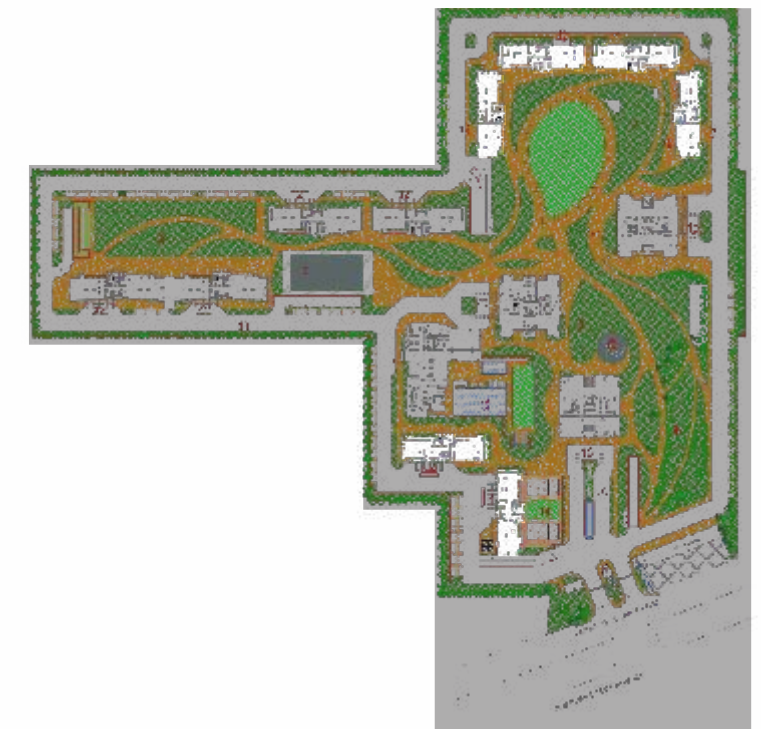
TYPICAL FLOOR - B1, B2, B7, B8,

B9 & B10 LEVEL



- Formal Living
- Dining/Kitchen
- Dressing Area
- Master Bedroom
- 3 Bedrooms
- 3 Balcony
- Utility Area
- 3 Toilets
- Powder Room

Not To Scale



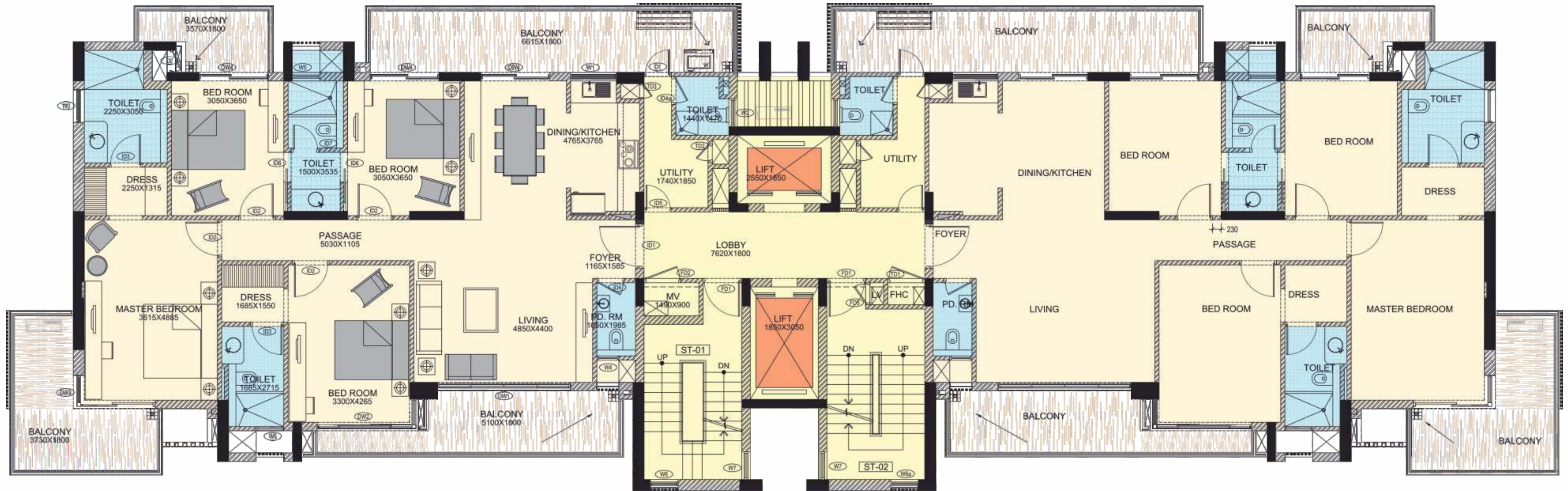


# FLOOR PLAN

4 BHK - APARTMENTS

SIZE-2812 SQ.FT. (261.24 SQ.M.)

TYPICAL FLOOR - B3, B4, B5 & B6 LEVEL



- Formal Living
- Dining/Kitchen
- Dressing Area
- Master Bedroom
- 4 Bedrooms
- 4 Balcony
- Utility Area
- 3 Toilets
- Powder Room

Not To Scale





# FLOOR PLAN

4 BHK – DUPLEX LOWER LVL

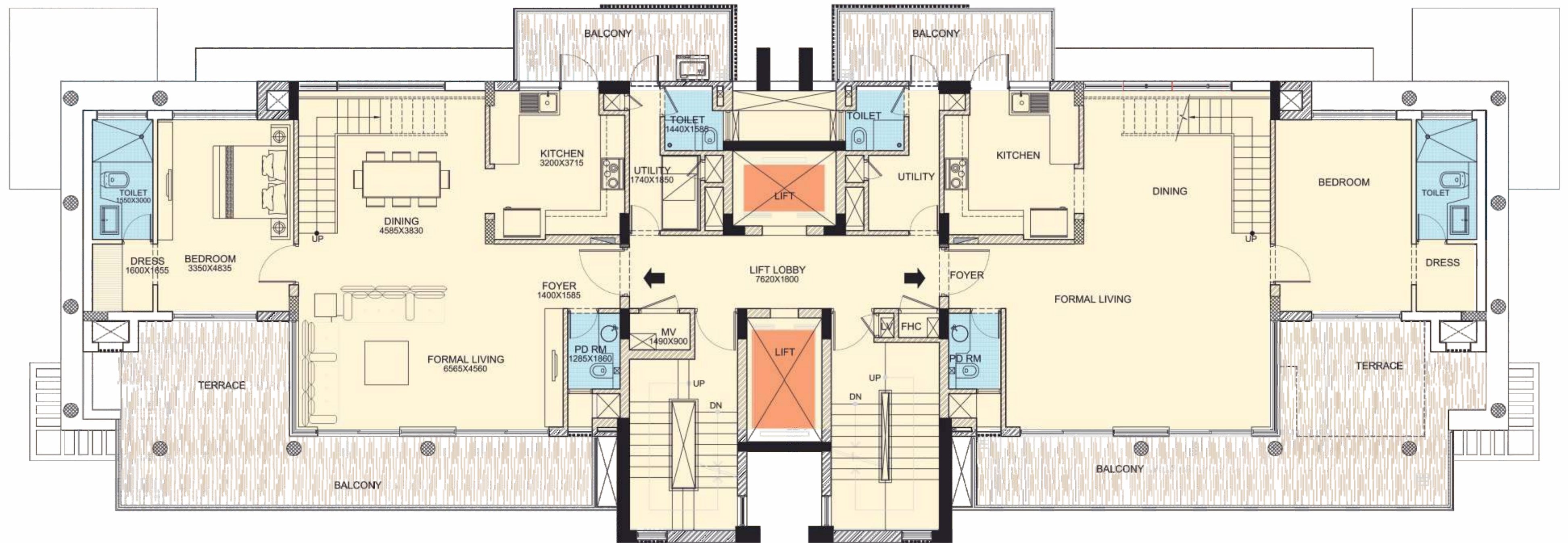
SIZE-3950 SQ.FT. (366.967 SQ.M.)

B1 & B2 - 13 LEVEL

B7, B8, B9 & B10 - 15 LEVEL

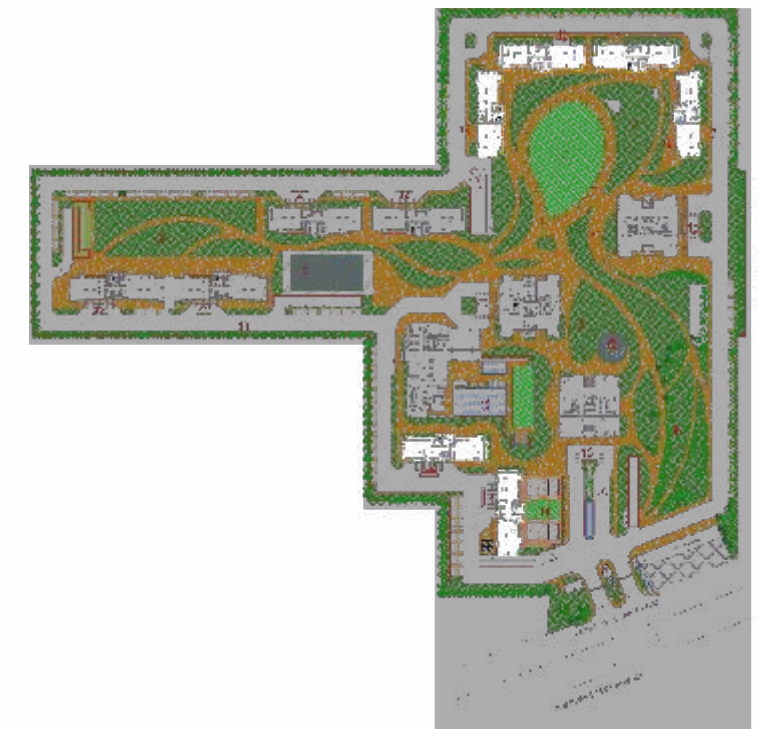
UNIT A

UNIT B



- Formal Living
- Dining/Kitchen
- Dressing Area
- Bedrooms
- 2 Balcony
- Utility Area
- 1 Toilets
- Terrace
- Powder Room

Not To Scale





# FLOOR PLAN

4 BHK – DUPLEX UPPER LVL

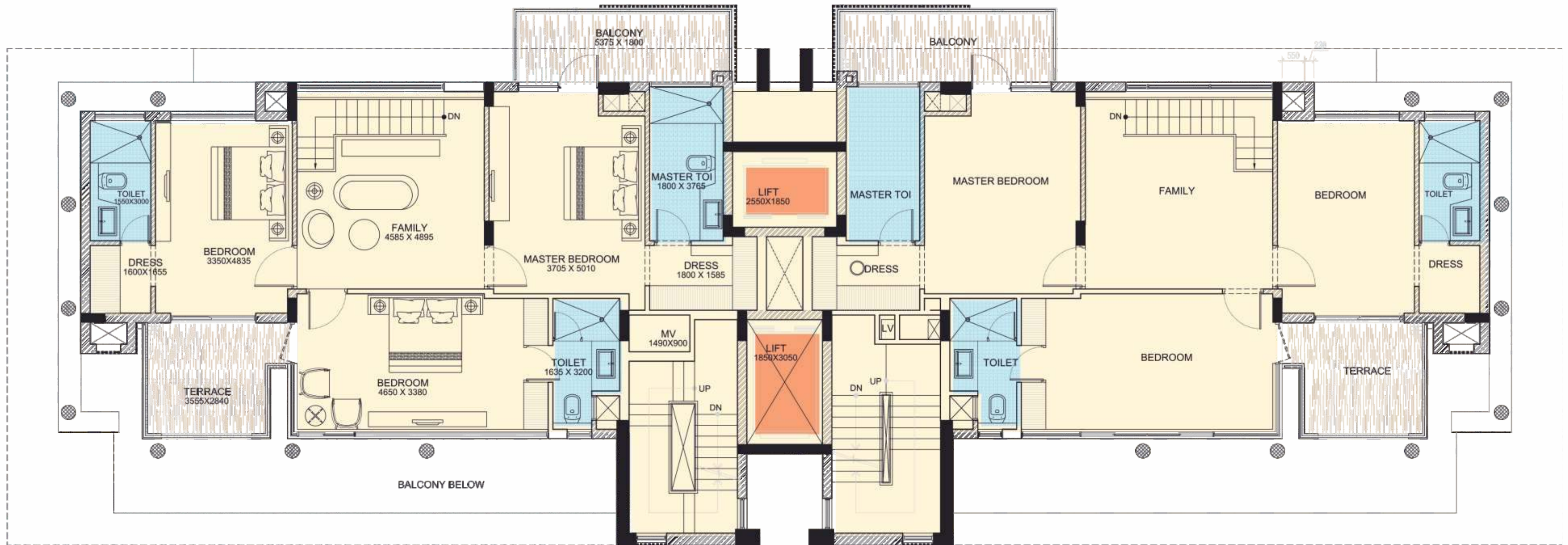
SIZE-3950 SQ.FT. (366.967 SQ.M.)

B1 & B2 - 14 LEVEL

B7, B8, B9 & B10 - 16 LEVEL

UNIT A

UNIT B



- Formal Living
- Dining/Kitchen
- Dressing Area
- Master Bedroom
- 2 Bedrooms
- 1 Master Toilets
- 2 Toilets
- 2 Balcony
- Powder Room

Not To Scale



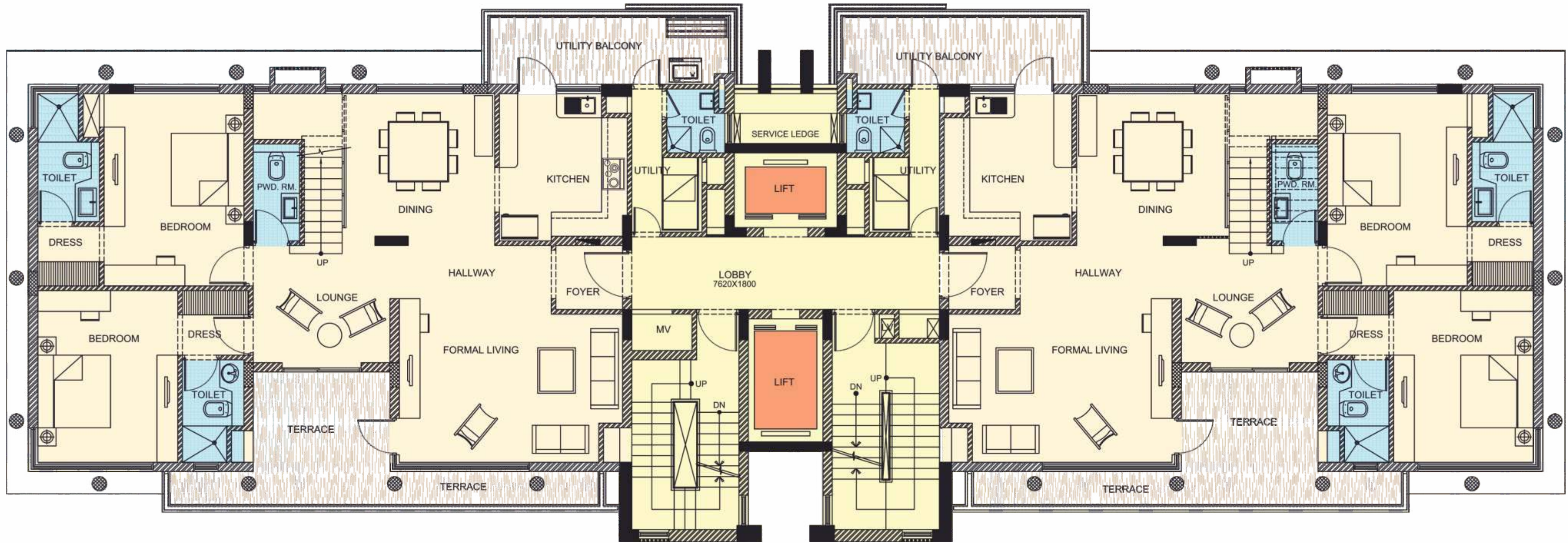


# FLOOR PLAN

5 BHK - DUPLEX LOWER LVL

SIZE-4950 SQ.FT. (459.87 SQ.M.)

B3, B4, B5 & B6 LEVEL



- Formal Living
- Dining/Kitchen
- Dressing Area
- Lounge Area
- 2 Bedrooms
- Utility Balcony
- 2 Toilets
- Terrace
- Powder Room

Not To Scale



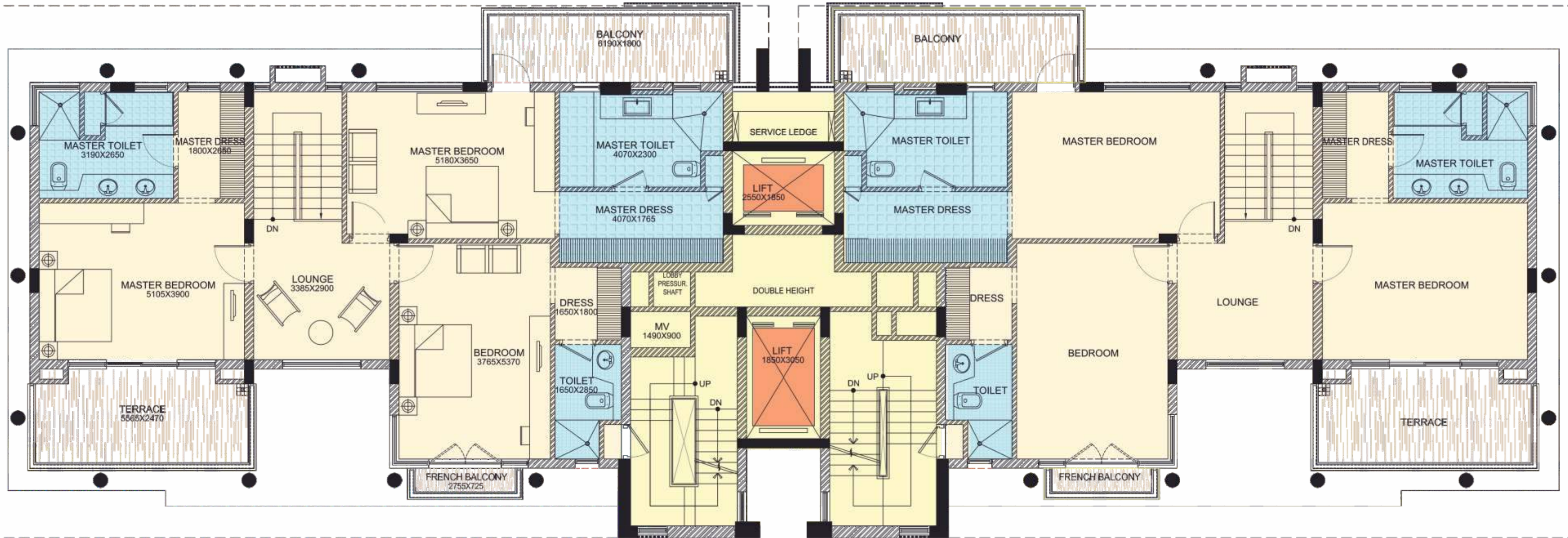


# FLOOR PLAN

5 BHK - DUPLEX UPPER LVL

SIZE-4950 SQ.FT. (459.87 SQ.M.)

B3, B4, B5 & B6 LEVEL



- 2 Master Dressing Room
- 1 Dressing Room
- Lounge Area
- 2 Master Toilet
- 2 Master Bedroom
- 1 Bedroom
- Balcony
- Terrace

Not To Scale







## SPECIFICATIONS FOR APARTMENTS

Window / Glazing Window - 6/8mm thick plain glass

### DOORS

Main Door Solid wood paneled door with polish finish  
 Internals Door Painted Flush Doors  
 Air Conditioning VRV Air-Conditioning in Living room/dinning room/ lounge / bedroom  
 Electrical Fittings Modular switches & MCB

### LIVING/DINING/FOYER/FAMILY LOUNGE

Floor Italian Marble  
 Walls POP Punning with acrylic emulsion paint  
 Ceiling POP Punning with acrylic emulsion paint

### MASTER BEDROOM/DRESS ROOM

Floor Laminated Wooden  
 Walls POP Punning with acrylic emulsion paint  
 Ceiling POP Punning with acrylic emulsion paint

### MASTER TOILET

Floor Anti-Skid vitrified tiles  
 Walls Ceramic Tiles  
 Ceiling POP punning with acrylic emulsion paint  
 Counter Stone counter  
 Sanitary ware / CP Fittings Good Quality, Roca / Kohler / Parryware

### BEDROOM

Floor Branded Anti-Skid Vetrified Tiles  
 Walls POP punning with acrylic emulsion paint  
 Ceiling POP punning with acrylic emulsion paint

### TOILET

Floor Anti-Skid Vitrified tiles  
 Walls Ceramic Tiles  
 Ceiling POP punning with acrylic emulsion paint  
 Counter Stone counter  
 Sanitary ware / CP Fittings Good Quality, Roca / Kohler / Parryware

### KITCHEN

Floor Italian Marble  
 Walls Combination of Tiles and POP punning with acrylic emulsion  
 Ceiling POP punning with acrylic emulsion paint

### UTILITY ROOM/UTILITY BALCONY/TOILET

Floor Tiles  
 Walls & Ceiling OBD  
 Toilet ISI Quality Tiles, Chinaware and CP fittings  
 Balcony ISI Quality Tiles with 1.0 high MS railing

### SIT-OUTS

Floor Anti-skid Tiles  
 Walls & Ceiling Weather proof paint  
 Raitings M.S. Railing



**THE FUTURE  
IS NEW GURUGRAM**



3 MINS FROM **DWARKA EXPRESSWAY**

5 MINS FROM **NH-08**

10 MINS FROM **RAJIV CHOWK**

25 MINS FROM **IGI AIRPORT**

**IN THE VICINITY**

**SCHOOLS**

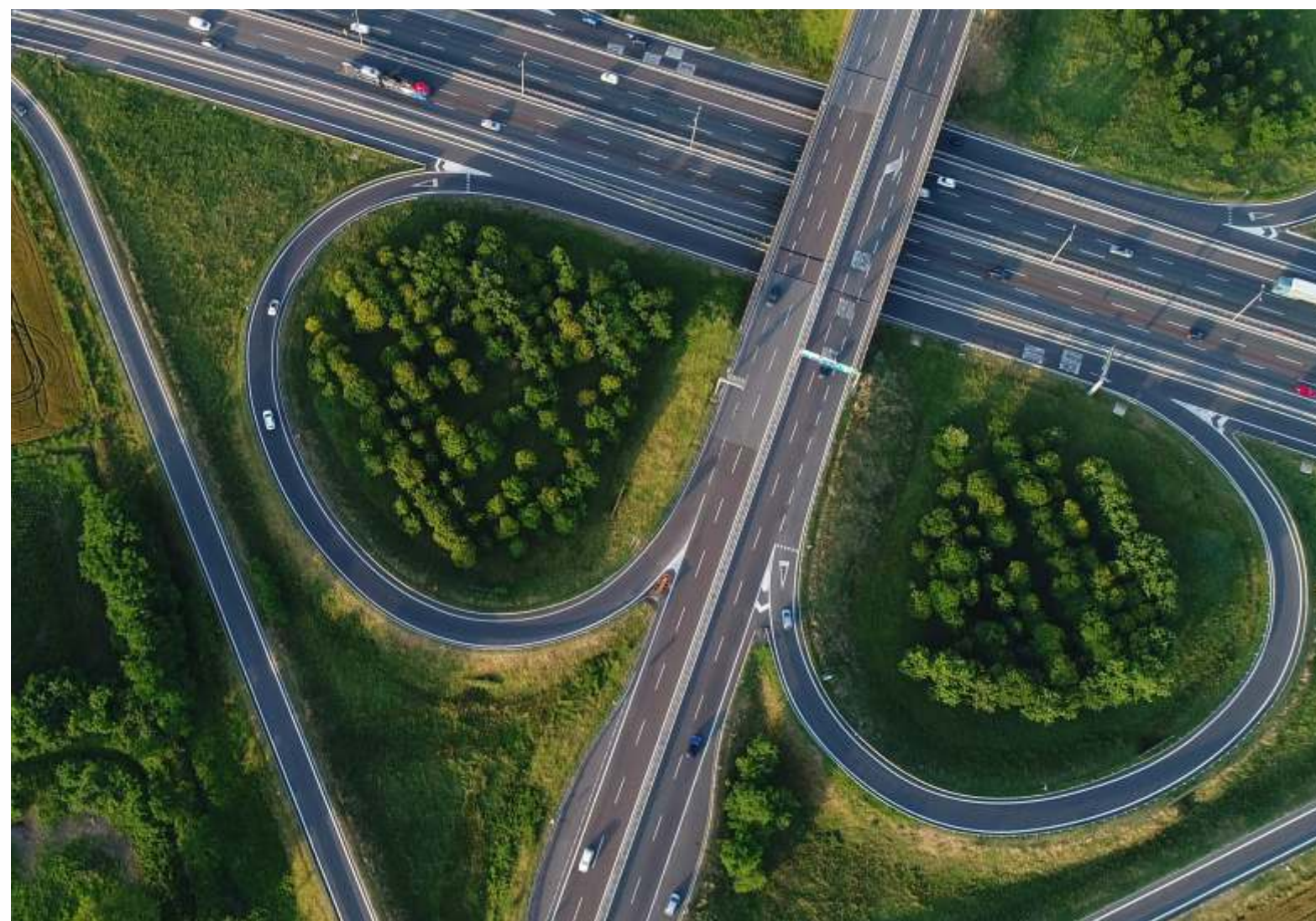
- Bharat Ram Global School
- St. Xavier's High School
- Yaduvansi Shiksha Niketan
- Euro International School
- Matrikiran High School
- Delhi Public School
- Saraswati Public School
- Broadways Intern. School
- Lions Public School

**HOSPITALS**

- Shri Balaji Hospital
- Shri Shivam Hospital
- VPS Hospital Rockland
- Sunrise Hospital
- ESIC Hospital
- Medanta The Medicity
- Fortis Hospital

**HOTELS**

- Hyatt Regency
- Misaki Manesar
- Savoy Suites
- Ginger Manesar
- Hilton Garden Inn
- Treehouse Queens Pearl
- Park Inn







**THE HIBISCUS, SECTOR-50, GURUGRAM**



**SS PLAZA, SECTOR 47, GURUGRAM**



**THE CORALWOOD, SECTOR 84, GURUGRAM**

## **SS GROUP:** Built on *values.*

Delivered over  
**20 LANDMARK**  
Residential & Commercial projects

---

Over  
**17 MILLION SQ.FT.**  
Under construction

---

Armed with  
**HUGE LAND BANK**  
in Delhi and NCR

---

ARCHITECTS BY  
**ACCLAIMED ARCOP**  
MONTEREAL

---

27 MILLION SQ.FT. OF  
**UPCOMING RESIDENTIAL**  
& COMMERCIAL PROJECTS

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 the NCR region.

With largest land banks in NCR region, Some of the notable delivered projects include The Hibiscus, SS Plaza, Southend, Aaron Ville, The Lilac to name a few.

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.









CORPORATE OFFICE

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VISIT [ssgroup-india.com](http://ssgroup-india.com)

Disclaimer : In the interest of maintaining high standards, all site plans, floor plans, layout plans, areas, dimensions, specifications etc., are subject to change till final completion of the Project.  
Project registered with HARERA Gurugram vide Registration no. 23 of 2019.

\*\* 1 SQ. Meter = 10.764 SQ.FT. and 1 acre = 4048 SQ. Meter.