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SAAN  
VERDANTÉ

SAAN Verdanté

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feel prime

feel at home

feel exquisite

feel the luxury

feel significant

feel the charm

feel the dream

feel the sunrise

feel distinguished

feel one-of-a-kind

feel the new heights

feel on top of the world

feel the wind beneath your wings

FEEL VERDANTÉ



SAAN VERDANTÉ  
SECTOR 95  
AN IDEAL LOCATION  
THAT FULFILLS GURGAON'S  
NEW AGE ASPIRATIONS

Verdanté is your gateway to a beatific 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.







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AN ARCHITECTURE  
TO PLEASE THE EYES  
OF  
THE BEHOLDER

Beautiful fusion of nature and new-age architecture is what Verdanté is all about. Architecture that has a unique and blissful attitude, just like a painter's masterpiece; gives an all-new meaning to the novel and contemporary living, characterised by space, convenience, style and luxury blended together to offer the most fulfilling living experience. Verdanté strikes the right balance between tranquility and magnificence, skillfully etched on to nature's easel.





2 Towers  
Olympus & Babylon  
24 floors of  
unprecedented living  
concept 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.











IN THE PERFECT DREAM, A GOLDEN SUN SHIMMERS IN AN ENDLESS BLUE SKY THAT STRETCHES FROM HORIZON TO HORIZON.



## 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 just about anything your heart desires!











## EVERYTHING YOU EVER WISHED

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.





## MODERN SPACE BECKONS — COME... BELONG!


The Terraces boast of a private deck for every apartment.

Let your life sail smoothly. The terraced deck provides you a perfect place where you can enjoy the sunset and relish your favorite drink.



## A THOUSAND WAYS TO CELEBRATE

Unwind and relax after a hectic day. You have yet another opportunity to spend quality time with yourself and your loved ones. Your private terrace is the space for you to converse, share, indulge and celebrate. Savor every moment - Hip, Subtle, Cool and enjoy the infinite breathtaking views around.



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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.







## IMAGINE THE SERENITY

Just before your evening ends, you relax on the The Sky Lounge.  
As you sit back, you get a whiff of green leaves in the tranquil  
environs, allowing you to be at peace in the lap of mother nature.



## THE CLUB, RECREATIONAL AND OTHER FEATURES

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 • gym
- provision for restaurant/coffee shop & spa

### 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

### CONVENIENT SHOPPING CENTRE







  
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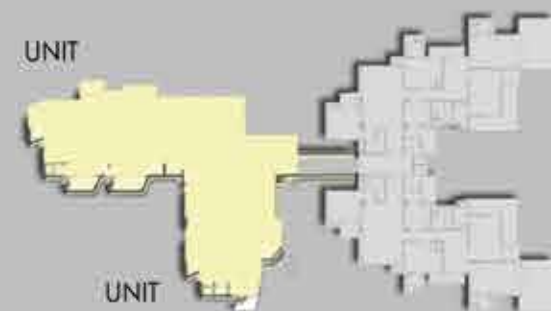
EVEN MOTHER NATURE COULDN'T HELP BUT LINGER HERE. 85% GREEN AND OPEN AREA. THE ALLURE OF TRANQUILITY.



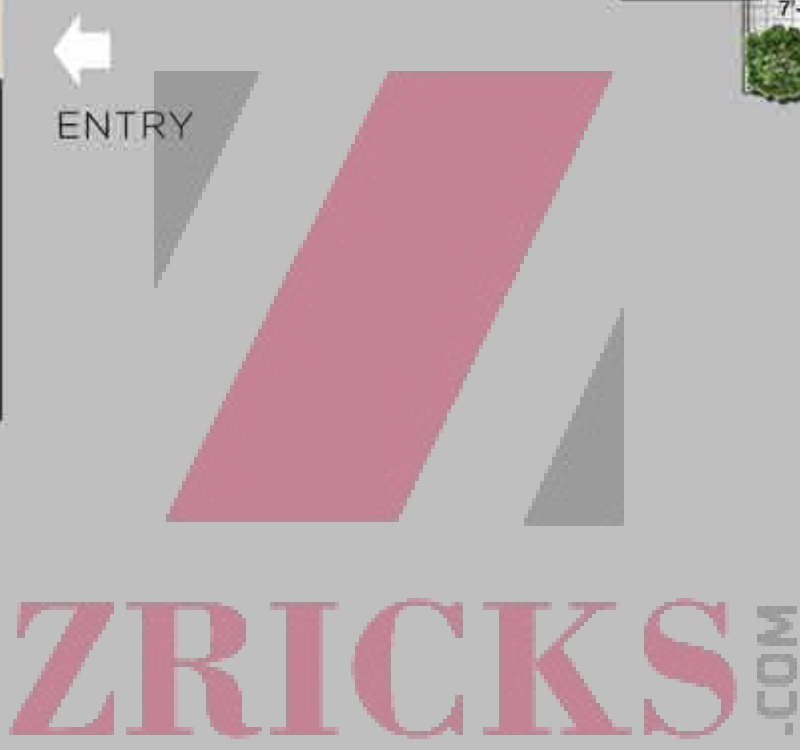


**THE PREMIUMS**

FIRST FLOOR  
 UNIT: 3 BHK, 3 TOILET, SERVANT ROOM  
 SUPER AREA: 1965 SQFT

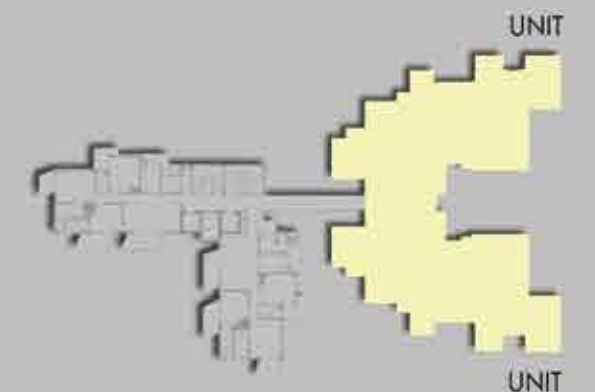


INDICATIVE FLOOR PLANS



**THE TERRACES**

FIRST FLOOR  
 UNIT: 4BHK, FAMILY LOUNGE, 4 TOILET, SERVANT ROOM  
 SUPER AREA: 3352 SQFT



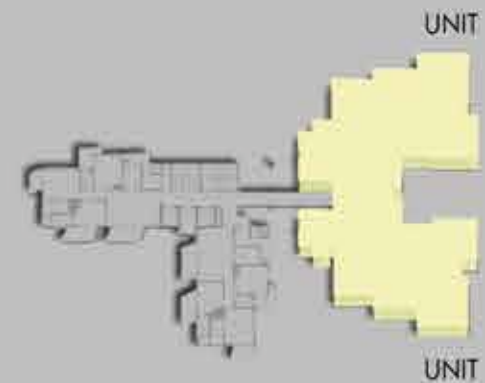
INDICATIVE FLOOR PLANS





THE TERRACES

FOURTH FLOOR  
 UNIT: 4 BHK, 4 TOILET, SERVANT ROOM  
 SUPER AREA: 3062 SQFT



INDICATIVE FLOOR PLANS



THE TERRACES

TENTH FLOOR  
 UNIT: 4 BHK, FAMILY ROOM, 4 TOILET, SERVANT ROOM  
 SUPER AREA: 3456 SQFT



INDICATIVE FLOOR PLANS





THE TERRACES

TWELFTH FLOOR  
 UNIT: 3 BHK, 3 TOILET, STUDY, SERVANT ROOM  
 SUPER AREA: 2990 SQFT



UNIT

INDICATIVE FLOOR PLANS



THE TERRACES

SEVENTEENTH FLOOR  
 UNIT: 3 BHK, 3 TOILET, SERVANT ROOM  
 SUPER AREA: 2542 SQFT



UNIT

INDICATIVE FLOOR PLANS



# SITE PLAN

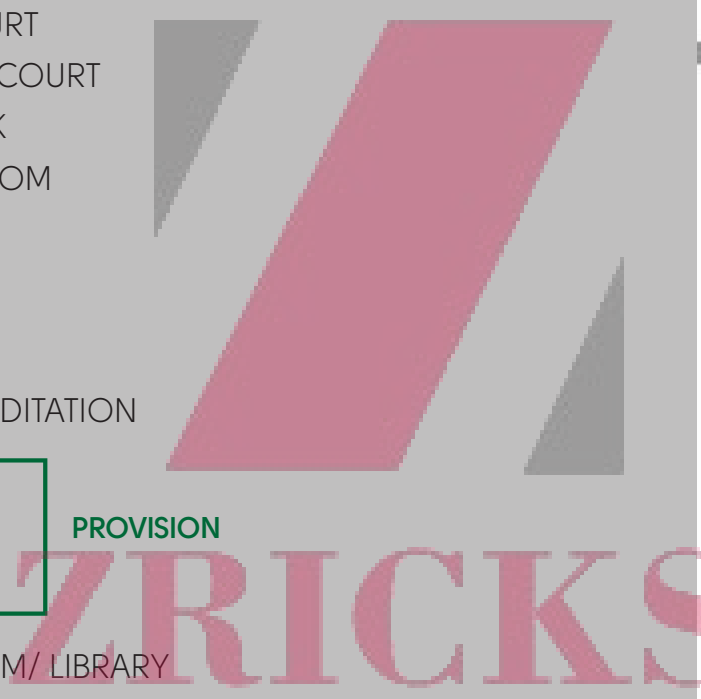


## SPORTS FACILITIES

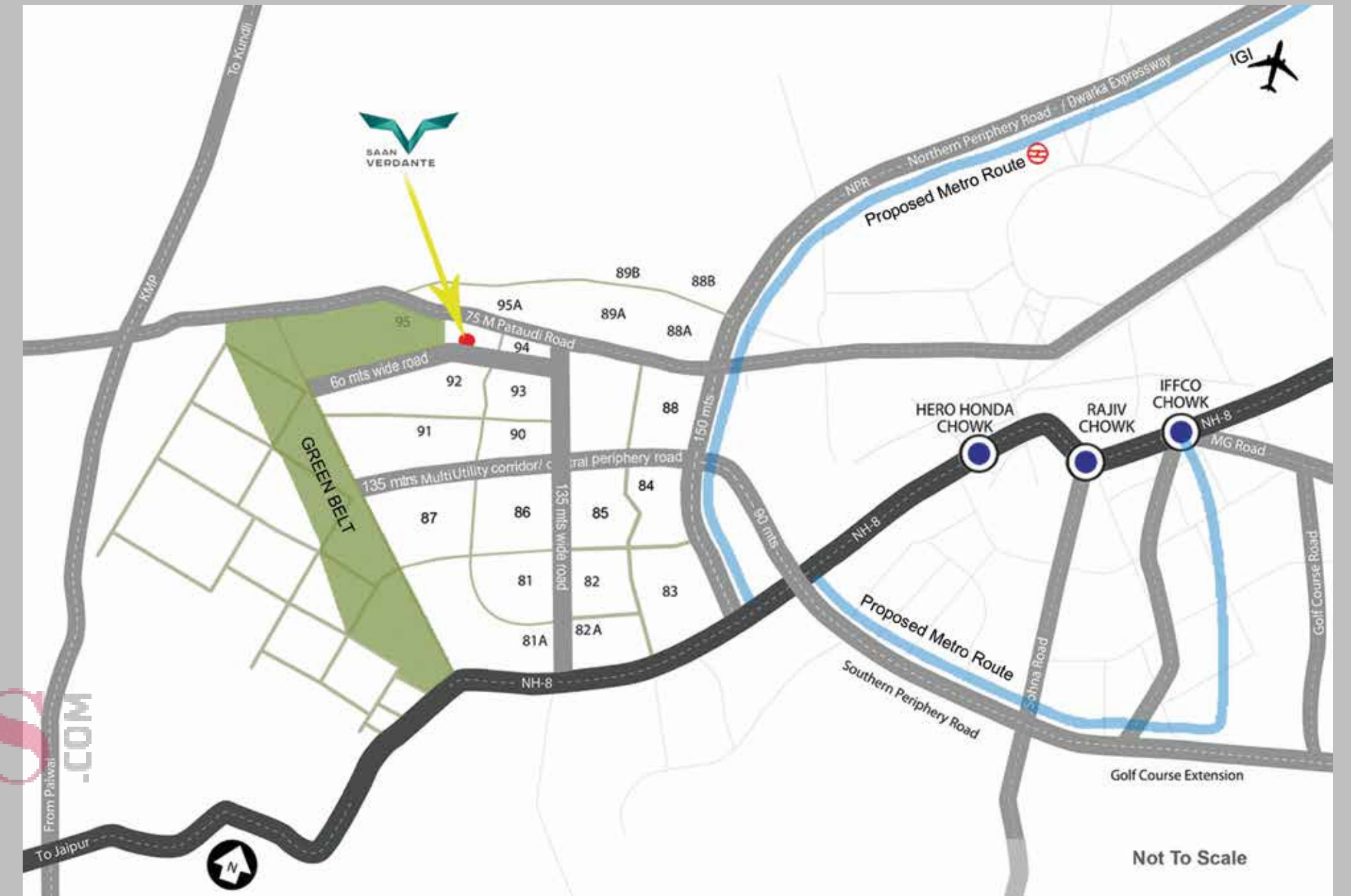
- SF1: BADMINTON COURT
- SF2: TENNIS COURT
- SF3: SQUASH COURT
- SF4: BASKET BALL COURT
- SF5: SKATING RINK
- SF7: BILLIARDS ROOM

## AMENITIES

- A1: CLUB
  - YOGA AND MEDITATION
  - GYMNASIUM
  - SPA
  - COFFEE SHOP
  - RESTAURANT
  - READING ROOM/ LIBRARY
  - MULTI PURPOSE HALL
- A2: SWIMMING POOL
- A3: SPLASH POOL FOR KIDS
- A4: TOT LOT
- A5: SENIOR CITIZENS PARK
- A7: AMPHITHEATRE
- A8: JOGGING TRACK



# LOCATION PLAN



## LOCATION HIGHLIGHTS

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



## SPECIFICATIONS

AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS
LIVING ROOM	Imported Marble	Plaster with POP/GVP with Acrylic Emulsion	Plaster with POP/GVP with Acrylic Emulsion	Hard wood door frames with flush Doors with Veneered Finish/Skin Moulded Doors, with Hardware	uPVC/ Anodized powder coated aluminium
BEDROOMS	Vitrified Tiles / Laminated Wooden Flooring	Plaster with POP/GVP with Acrylic Emulsion	Plaster with POP/GVP with Acrylic Emulsion	Hard wood door frames with flush Doors with Veneered Finish/Skin Moulded Doors, with Hardware	uPVC/ Anodized powder coated aluminium
KITCHEN	Anti-skid Ceramic Tiles	2' High Ceramic Tiles above Working Counter. Rest Plastering with POP/GVP & Plastic Emulsion	Plaster with POP/GVP with Acrylic Emulsion	Hard wood door frames with flush Doors with Veneered Finish/Skin Moulded Doors, with Hardware	uPVC/ Anodized powder coated aluminium
BATHROOMS	Anti-skid Ceramic Tiles	Ceramic Tiles upto False Ceiling	False Ceiling with Acrylic Emulsion	Hard wood door frames with flush Doors with Veneered Finish/Skin Moulded Doors, with Hardware	uPVC/ Anodized powder coated aluminium
UTILITY ROOM	Ceramic/ Vitrified Tiles	Oil Bound Distemper	Oil Bound Distemper	Hard wood door frames with flush Doors with glossy surface	uPVC/ Anodized powder coated aluminium
BALCONY	Anti-skid Ceramic Tiles	Texture/Weather proof Paint	Texture/Weather proof Paint	uPVC/ Anodized powder coated aluminium	uPVC/ Anodized powder coated aluminium
TERRACE	Anti-skid Ceramic Tiles	Texture/Weather proof Paint	Texture/Weather proof Paint	uPVC/ Anodized powder coated aluminium	uPVC/ Anodized powder coated aluminium
COMMON AREA (ENTRANCE LOBBY, CORRIDORS, COMMON PASSAGES, STAIRCASE)	Granite/Marble	Plaster with POP/GVP with Plastic Emulsion	Plaster with POP/GVP with Acrylic Emulsion		

## SPECIFICATIONS

AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS
EXTERNAL FINISH					Permanent weather proof/texture paint
UNIVERSAL SPECIFICATIONS					<ul style="list-style-type: none"> <li>• Provision of Split A.C</li> <li>• Semi Modular Kitchen</li> <li>• Wardrobe in Master Bedroom</li> <li>• CP fitting and WC of Kohler / Jaquar or equivalent make</li> <li>• Provision for hot and cold water supply</li> <li>• Modular switches of Legrande / Norisys / Crab Tree or equivalent make</li> <li>• All internal wiring complete</li> <li>• Ceiling light in balcony and terraces</li> </ul>
SECURITY & TECHNOLOGY					<ul style="list-style-type: none"> <li>• FTTH - Fiber Optic to the Home, enabling single point control of multi dimensional utilities: <ul style="list-style-type: none"> <li>• Intelligent Wiring : Single centralized hub</li> </ul> </li> <li>• Flexibility : To select the service provider of your choice for Cable TV /DTH (Direct to Home TV), Internet, Fixed Telephone Line in your apartment</li> <li>• Hi Speed Connectivity : Upto 100 mbps bandwidth available on demand <ul style="list-style-type: none"> <li>• IPTV Ready</li> <li>• Gated Community with smart access</li> <li>• 3- Tier 24 hour CCTV surveillance &amp; Dedicated Intercom.</li> </ul> </li> </ul>
FIRE FIGHTING SYSTEM					Fire Fighting System with sprinklers, smoke & heat detection system as per norms
DOMESTIC FACILITIES					LPG Gas Pipeline • Driver/Guard Toilets • Provision for Laundry and car washing • Facilities Management Service • Dual Billing Meter.
DELUXE SPECIFICATIONS					<ul style="list-style-type: none"> <li>• Split ACs in all Rooms</li> <li>• Full Modular Kitchen with SS sink</li> <li>• Wardrobe in all Bedrooms</li> <li>• CP fitting and Wall Hung WC of Kohler/Jaquar or equivalent make</li> <li>• Fans in all Bedrooms</li> <li>• Ventilation fans in all Bathrooms.</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.



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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.