



ZRICKS

Escape the moment and consider the stunning drama of a Mediterranean panorama, in a land where cultures mingle in the folds of an uncommon landscape.

Where people and identities come together to create a sense of community.

Where the best of Spain comes together with the best of nature.

Welcome to Almeria – the land of a thousand mirrors and myriad dreams.

A SPANISH INTERLUDE



DESIGNER LUXURY HOMES
ALMERIA
BY SS GROUP

Almeria by SS Group is a veritable oasis of luxurious living in New Gurgaon, in a beautifully landscaped expanse of approximately 7.5 acres.

Experience the grandeur of inspired accommodation nestled in the gentle embrace of nature. At Almeria, enjoy the pleasure of owning a sprawling home that stretches across the entire floor, in the safety of a gated community with access to a range of excellent facilities, conveniences and services in New Gurgaon's most prime location.



Inspired by the spirit of Picasso, caressed by the cool breeze from the Mediterranean, Almeria in Spain offers apt inspiration to this idyllic community of homes in New Gurgaon.



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A beautiful home is incomplete without the luxury of facilities and services that meet your most basic needs, with promptness and efficiency. Almeria brings you these amenities in the comfort of a seamlessly connected environment.

Almeria brings you a complete world of comfort and luxury with its impeccable bouquet of services and facilities, designed to put you completely at ease once you are home.

Round the clock facilities include 24x7 power back up and water availability in your home, so that life as you know it, is never interrupted by mundane inconveniences.

The security detail at Almeria has been designed to keep you feeling safe at all hours of the day, so that once you enter the gates of your private haven, there are no disturbances. 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, every feature ensures that your world is secure.

Additionally, 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.

A CONNECTED WORLD OF CONVENIENCE

FACILITIES AND SERVICES

JUST WHERE YOU WANT TO BE

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 New Gurgaon, on the upcoming 150m Northern Periphery Road, just one kilometre from National Highway 8, Almeria affords direct access to the Dwarka-Gurgaon state highway and is situated just 25 minutes away from Indra Gandhi International Airport, and 10 minutes from the railway station.

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.





THE PLEASURE OF LIKE-MINDED COMPANY THE CLUBHOUSE

The Clubhouse offers a delightful ambience for you to engage with your neighbours and dear ones thanks to its fine facilities and impeccable services.

The modern state-of-the-art Clubhouse brings the trademark excellence of thought, design and planning typical to projects by **SS Group**, to your doorstep at Almeria.

Fulfilling your recreational needs, the Clubhouse offers you a range of stellar 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 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 friends and family.



At the heart of your privacy is the pleasure of knowing that there is always a place to visit where you can enjoy the company of like minded peers, friends and family in an ambience that is as inviting as it is conveniently located – at your doorstep.



It's in the air. A gentle whisper in the breeze. A playful mood in the curve of the balustrade. The elegance of the façade – the unmistakable ambience of La Espana. Almeria transports you to an uncommon Spain-inspired world of leisure and luxury that you can call home.

THE LUXURY OF YOUR
PRIVATE RETREAT

ALMERIA DESIGNER LUXURY HOMES

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

Here, most of the homes overlook the beautifully landscaped central park that forms the vortex of activity and life at Almeria – a green oasis that sustains the soul of the community.

This central park features water jets, wooden trellises, stone and wood 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 second floor; plus a terrace and a rear lawn.



GROUND FLOOR

The ground floor in each set of homes at Almeria offers exclusive access to the rear lawn with a private pool. It also includes separate accommodation for domestic help on the terrace.



GROUND FLOOR PLAN
2000 Sq. Ft.

FIRST FLOOR

The first floor homes at Almeria offer access to a part of the terrace, via a common, main entrance. These homes also include the facility of separate accommodation for domestic help on the terrace.



FIRST FLOOR PLAN
2000 Sq. Ft.



TERRACE FLOOR PLAN

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SECOND FLOOR

Located on the highest floor in each block of homes at Almeria, second floor homes have private access to a large part of the terrace from within the house. As with the other two floors, second floor homes include the facility of separate accommodation for domestic help in the common part of the terrace.



SECOND FLOOR PLAN
2000 Sq. Ft.



TERRACE FLOOR PLAN

UNVEILING A TREASURE
CHEST OF LUXURIES

THE ALMERIA

Your abode at Almeria has been crafted with the finest materials, with keen attention to the detailing of each element for a superlative finish to make each Almeria designer luxury home a beautiful island of indulgence that you are proud to call home.



YOUR HOME

When you step into your house, every surface, every wall, every corner expresses a distinct air of elegance and polish.

From the fine Italian flooring to the wooden decks in the balconies and the Spanish detailing, each element exceeds expectation offering an unexpected dimension of luxury to every waking day.

- Italian flooring in the living and dining areas
- Italian flooring in the master bedroom
- Laminated wooden flooring in other bedrooms
- Wooden deck in front and rear balconies
- Teak wood frames with European style moulded shutters
- Veneer teak wood main door
- Aluminium window glazing
- Split air conditioning in all bedrooms and living room



True luxury lies in the detail. In the grain of the polish, the texture of finery, the perfection of material and the finesse of finish. At Almeria, you will find all this and more.



YOUR KITCHEN

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

- Modular kitchen
- Italian flooring
- Superior quality tiles up to 2 feet above the countertop; beyond which is acrylic emulsion paint
- Granite counter with double bowl stainless steel sink with drain board





YOUR BATHROOMS

Partake of the glorious pleasure of a bathroom that has been crafted using the finest chinaware, Italian flooring and beautifully finished fittings.

- Shower cubical in all bathrooms
- Superior quality single lever CP fittings (Kohler/ Roca or equivalent)
- Superior quality chinaware (Kohler/ Roca or equivalent)
- Italian flooring in all bathrooms



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SETTING STANDARDS OF
EXCELLENCE

THE MAKERS OF ALMERIA

Conceived to meet the growing demand for contemporary and luxurious accommodation in the newly developed area of New Gurgaon, Almeria has been created by SS Group and designed by the award winning Sikka Associates Architects.

SS GROUP

SS Group is fast emerging as one of North India's leading real estate groups, with an impressive portfolio of end-to-end solutions in real estate development.

Started in 1992, under the inspiring leadership of Mr. Sukhbir Singh, the company excels at a comprehensive range of services and facilities right from assembling land, to delivering fully finished built spaces, in India.

From expansive and high-end township projects like Southend, Malibu Towne, Aaron Ville, in Gurgaon; gated housing communities like The Lilac, Palladians, the high-rise condominium complex Delight & Splendours and the luxurious condominium – The Hibiscus to commercial projects like SS Plaza and Sapphire, SS Group has a wide and varied repertoire of expertise.

Currently, SS Group has access to over 15 million sq ft of land for development in the coming years for a range of projects that include five star hotels, large retail and office complexes and residential projects. This is part of SS Group's diversification into industries pertaining to hospitality, healthcare and education, among others.

In every project, SS Group endeavours to deliver the finest quality, through the highest standards, timely delivery and responsibility towards its clientele, by creating landmark projects designed to weather the test of time.

To this end, SS Group has collaborated with some of the biggest names in the world of real estate, architecture and landscape design to create monuments that inspire and delight.

SIKKA ASSOCIATES

A leading design consultancy firm in India, Sikka Associates has been instrumental in planning and designing a range of key projects across the country including over a dozen national airports, corporate offices, schools, hospitals, commercial complexes and residential projects, covering a total of over four million sq ft.

Recognised with the J.K. Architects of the Year Award twice, and the Rajdhani Builders Award, Sikka Associates Architects' prestigious projects include the Jaipur International Airport and the Commonwealth Village.

They are also responsible for SS Group's other stellar project in New Gurgaon – The Coralwood.

They now bring their expertise to this new Spain-inspired oasis of luxury, SS Group's latest project, Almeria.

Welcome to the Mediterranean luxury of New Gurgaon's most inviting address.

ALMERIA FLOORS SECTOR – 84, GURGAON SPECIFICATION

GENERAL

- Italian flooring in the living and dining areas
- Italian flooring in the master bedroom
- Laminated wooden flooring in other bedrooms
- Wooden deck in front and rear balconies
- Teak wood frames with European style moulded shutters
- Veneer teak wood main door
- Aluminium window glazing
- Split air conditioning in all bedrooms and living room

KITCHEN

- Modular kitchen
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BATHROOM

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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 proximity
- 24x7 power and water backup
- On the upcoming 150m Northern Periphery Road
- 1 km from National Highway 8 and in close proximity to proposed metro station and ISBT

COMPLEX SECURITY

- Gated complex with single entry and exit point
- Boom barriers, intercom system and manual patrolling at main gate
- 3-tier security in the compound round the clock



CG rendering of Almeria

CKS