



**AGRANTE REALTY LIMITED**  
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A rhythmic kingdom shaped out of blocks of frozen music where life has no limit to expressing itself.

Beethoven's 8  
Life up high









LOCATION ADVANTAGE



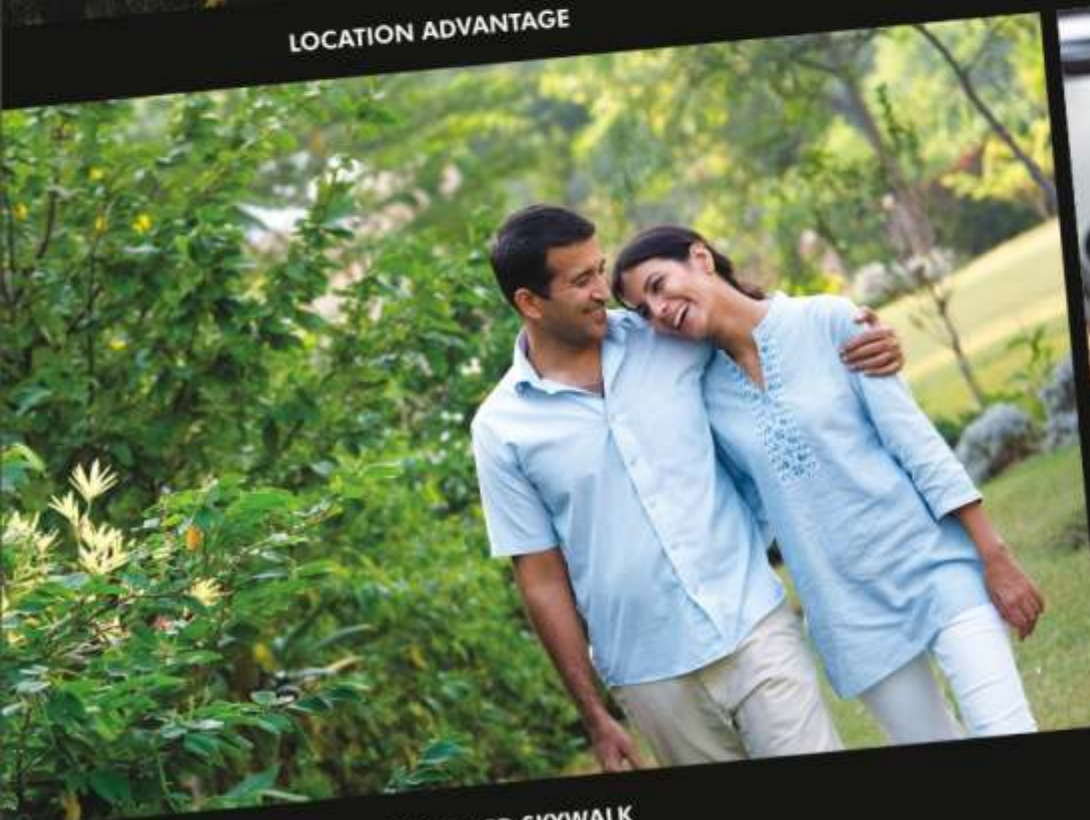
LUXURY INTERIOR DESIGNS



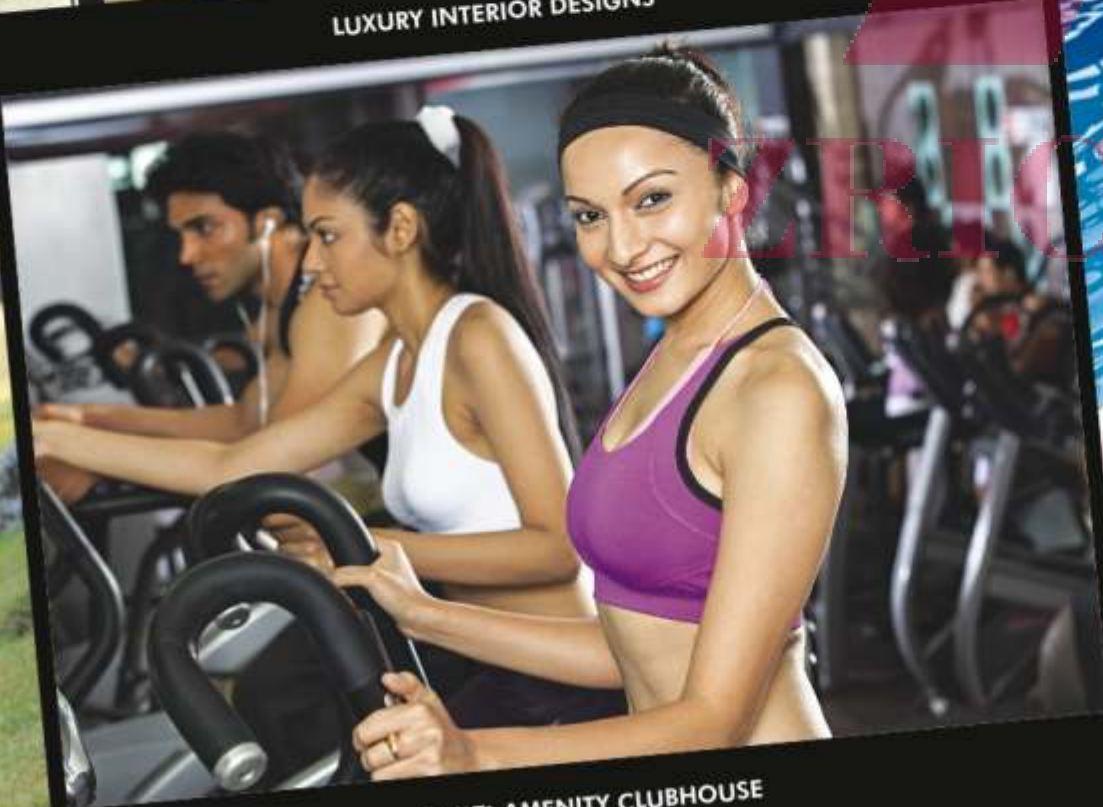
ROOF-TOP BARBEQUE GAZEBO



PRIVATE SKY-GARDENS



LANDSCAPED SKYWALK



MULTI-AMENITY CLUBHOUSE



SPLASH POOL



SHARED BOOK LIBRARY





## Building a symphony of Air, Water, Fire and Earth

The fine art of green living perfected. Inspired by all the four elements of nature, we ensure you a clean and healthy spirit of livelihood. The private landscaped patios are one of the many surprises featured in our art of living; offering space, perception and peace just to you. Enjoy the feeling of the life in a bungalow within a house.



- Private sky gardens
- Abundant open spaces
- Scientifically planned sector layouts
- Green walls
- Well-zoned public and private areas

- Pollution free environment
- Abundant cleaned and sweet water
- Low heat absorption
- Abundant sunlight and ventilation





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Specifications



SEISMIC CONSIDERATION - Share the story of “who you are”

Confirms Seismic consideration Earthquake Resistant RCC Framed Construction as per Zone IV/ V



FOYER, LIVING, DINING - Share the story of “who you are”

- POP Punning on the Walls & Ceilings
- High End Marble Flooring
- Polished Teakwood Frame with paneled door shutters on the main Door
- Veneered Flush Door Shutters and Aluminium Window Frames and Shutters coated with a protective layer by Electrolysis




BEDROOMS - This is where dreams are made of, and met with

MASTER BEDROOM

- Flooring - High-end Laminated designer wooden flooring
- Walls - Plaster with Plastic Emulsion or Velvet Touch
- Ceiling - POP
- Split Air Conditioner unit

OTHER BEDROOMS

- Flooring - High-end marble flooring in all bedrooms
- Wardrobes in all Bedrooms - sizes as per specifications and designs
- Split ACs unit



BATHROOMS - Dreams are best enjoyed when they come true

- Flooring & Tiling - Technologically superior digitally enhanced tiles
- Sanitary Fittings & Faucets - Water sense labeled & spot resist fixtures & fittings or equivalent
- Shower partitions
- Concealed plumbing & electrical fittings

MASTER BATHROOM

- Flooring - Artsy digitally enhanced designs
- Shower partitions with modern Rain shower fixture
- Provision for Thermostatic Shower Panel / Massaging Spa / other amenities

OTHER BATHROOMS

- 3 Fixtures Fittings shower enclosure with Modern Rain Showers




KITCHEN DESIGN - Aesthetics & Efficiency: Rule the hearts of the home

- Aesthetic & Contemporary Modular Kitchen
- Represents innovative thinking, exceptional levels of functional and pioneering design
- Designed to suit all Cuisines


FEATURES

- High Precision - Robust Drawer Channels with cabinets and drawers
- Storage Cabinets to be able to hold a vast range of vessels - Pull outs, cutlery trays, etc.
- Wall units and display units reveal their contents through their quality and finishes
- Finishes - Laminated / Foiled / Structure Lacquer / Matt & High Gloss Lacquer with Combination of aluminium, matt & high gloss tempered framed surfaces
- Stainless steel cube with wall tap - with double bowl and drainage
- Space for electro - domestic appliances like Washing Machine / Fridge / Dishwasher etc
- Appliances Hob, Chimney
- Counter tops contemporary design
- Flooring & Walls - Matching Granite / Tiles
- All electrical connections, well protected and the switches and Plugs / sockets positioned within easy reach



ELECTRICALS - Light up some exciting times

- Wiring - Technologically superior global standard wiring
- Switches - contemporary & designer
- Exhaust Fans in toilets and kitchens
- Ceiling Fan
- Geysers in Kitchen and Bathrooms
- Miniature Circuit Breakers
- Power Outlets
- Split AC in all Bedrooms / Living and Dining and Lounge(s) with concealed copper conduit
- Lights - Ceiling Lights & Wall Lights in all rooms
- Telephone Connections points in all rooms



SECURITY AND TECHNOLOGY FACILITIES

SYSTEM - PROTECTION & PRIVACY

- Perimeter Security System
- CCTV for surveillance in the Basement and main entrance to the Lobby
- Optical Fibre Network
- Intercom System
- Provision for the cable TV
- Provision for Telephone line
- Round the clock security
- Sprinkler system for higher safety
- Outsourced managed services (guards, maintenance, gardening, etc.)




RECREATIONAL FACILITIES

FACILITIES THAT WILL DEFINE YOUR PERSONALITY

- Provision for Steam and Sauna, Spa facility with Lounge, Jacuzzi
- Health & Club Facility with fully equipped Unisex Gym fitted with TV
- Sports facility with tennis courts, swimming pool, etc.
- Club with Lounge, Billiards / Pool Rooms
- Park with recreational facilities for all age groups
- Spacious Club for Gatherings
- Tennis / Badminton / Basket Ball / Squash Court

ADDITIONAL FEATURES

- Power Back up
- Reception and waiting facilities
- 24 Hour Water Supply
- Treated Water Supply Services (RO Water Plant or equivalent)
- High-speed Lifts and Elegant Lift Lobbies
- Car wash & Tyre inflators
- Managed garbage & sewage services
- Water re-cycling & efficient management



OUTDOOR - An oasis to live for

Outdoor features being defined. Will intimate you shortly with unique features





# Site Plan

## Site

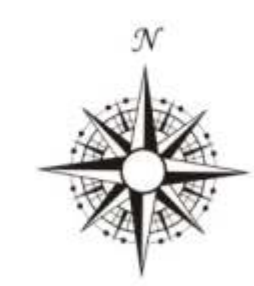
- Strategic Location
- Well Zoned Public & Private Areas
- Abundant Open Spaces
- Simpler And Elegant Leisure Areas
- Senior Citizen Friendly Spaces
- Shopping Zone
- Swimming Pool
- Club House
- Wide Internal Roads
- Ample Parking Facility

## Building

- Green Building
- Low Heat Absorption
- Eco Friendly Materials
- Green Walls
- Private Sky Gardens
- Abundant Sunlight And Ventilation
- Spacious Rooms
- 100 Percent Privacy
- Wide Balconies
- Power Backup
- Efficient Design

## Sky Leisure Zone (8th Floor)

- Landscaped Garden
- Library
- Barbeque Zone
- Jogging Track
- Bird Shelters
- Meditation Zone
- Splash Pool
- Children Play Area
- Skating Zone
- Landscaped Sky Bridge
- Party Area



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Layout Plan

Duplex First Floor Cluster Plan



5 BHK + 2 FAMILY ROOM + 7 TOILET + SERVANT  
Super Area = 5709.80 sq.ft.

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Layout Plan

Duplex Ground Cluster Plan



5 BHK + 2 FAMILY ROOM + 7 TOILET + SERVANT  
Super Area = 5709.80 sq.ft.

5 BHK + 2 FAMILY ROOM + 7 TOILET + SERVANT  
Super Area = 5709.80 sq.ft.





# Layout Plan

## Two BHK Cluster Plan



3 BHK + 2 TOILET  
Super Area = 1702.21 sq.ft.

2 BHK + 2 TOILET  
Super Area = 1299.55 sq.ft.

2 BHK + 2 TOILET  
Super Area = 1299.55 sq.ft.

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# Layout Plan

## Three & Four BHK Cluster Plan



3 BHK + 2 TOILET  
Super Area = 1702.21 sq.ft.

4 BHK + 3 TOILET + SERVANT  
Super Area = 2585.47 sq.ft.

4 BHK + 3 TOILET + SERVANT  
Super Area = 2585.47 sq.ft.

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## Layout Plan

### Three BHK Cluster Plan

3 BHK + 2 TOILET  
Super Area = 1702.21 sq.ft.



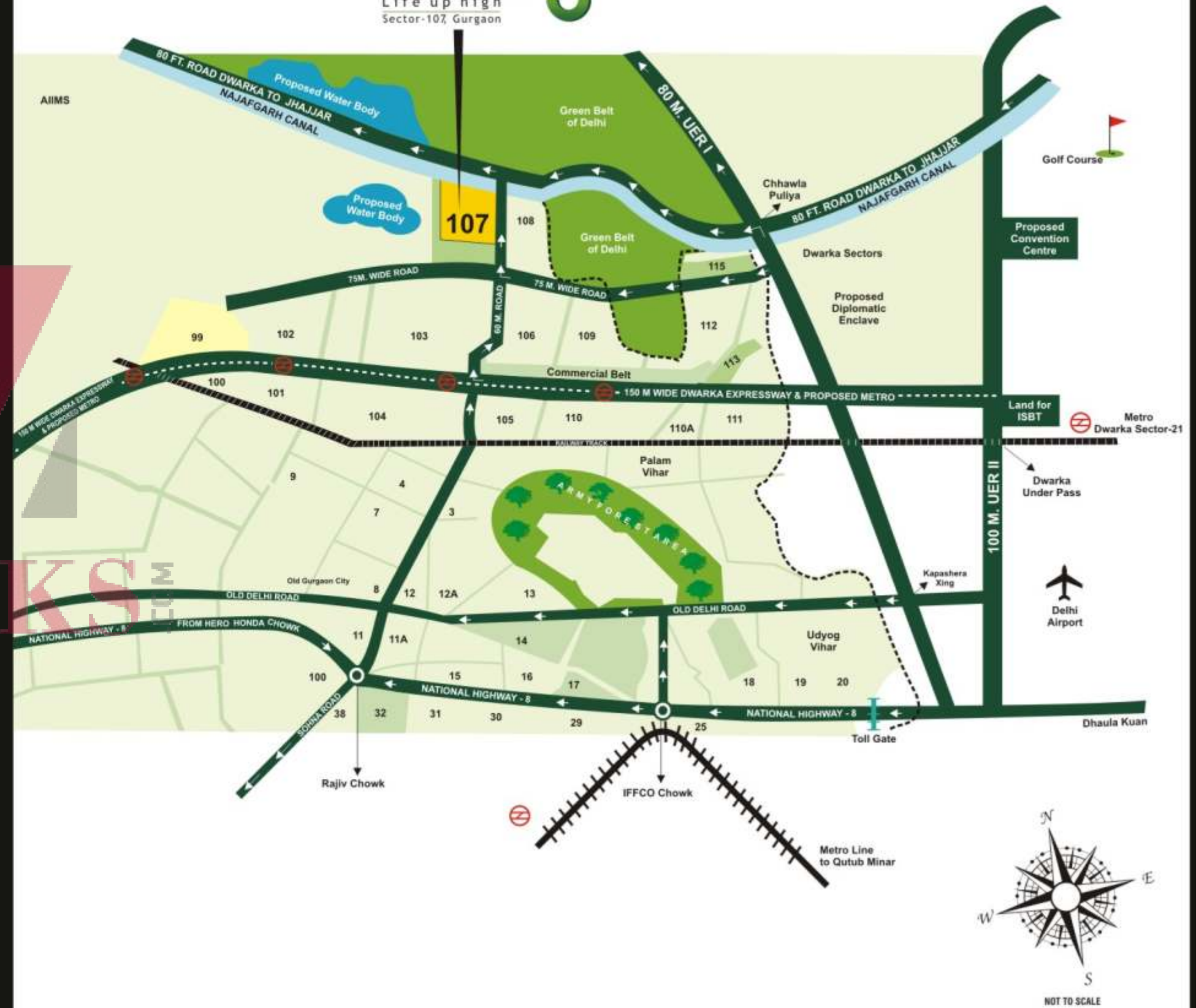
3 BHK + 3 TOILET + SERVANT  
Super Area = 2261.06 sq.ft.

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## Location map

Beethoven's 8  
Life up high  
Sector-107, Gurgaon







Kingston Estate



Mahanagar



Silver Estate



Cityone



South City

**agranté**   
taking you onwards



We are the company who has been retaining values through experiences for more than three odd decades now. From being a dominant player in Western U.P. and Uttarakhand, we are now spreading our confident strides into the mainstream arena of providing realty solutions aiming to reach out to the world at large. Beethoven's 8 is one such step in taking it forward.

We are agranté! and we are moving fore. And while we are at it, we are taking you along.

**ZRICKS**.COM



Residency Garden



Sun City Vistaar



South Avenue



Vega Villa



Magnolia at Cityone