

NEW LUXURIOUS ABODES FOR EXCLUSIVE FEW

Premium Air Conditioned 3/4 BHK Apartments



AT THE HERMITAGE

Sector-103, Gurgaon



Following the mega success of **The Galaxy Hotel, Centrum Plaza and The Legend in Gurgaon, City Centre in Bathinda and Malwa County in Indore, Satya Group** brings yet another quality development just off the **Dwarka Expressway, Gurgaon.**

Platina, with its close proximity to the International Airport, offers a vibrant mix of straight line modern architectural living spaces with ample amenities for recreation, interaction and cultural expression.

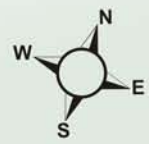
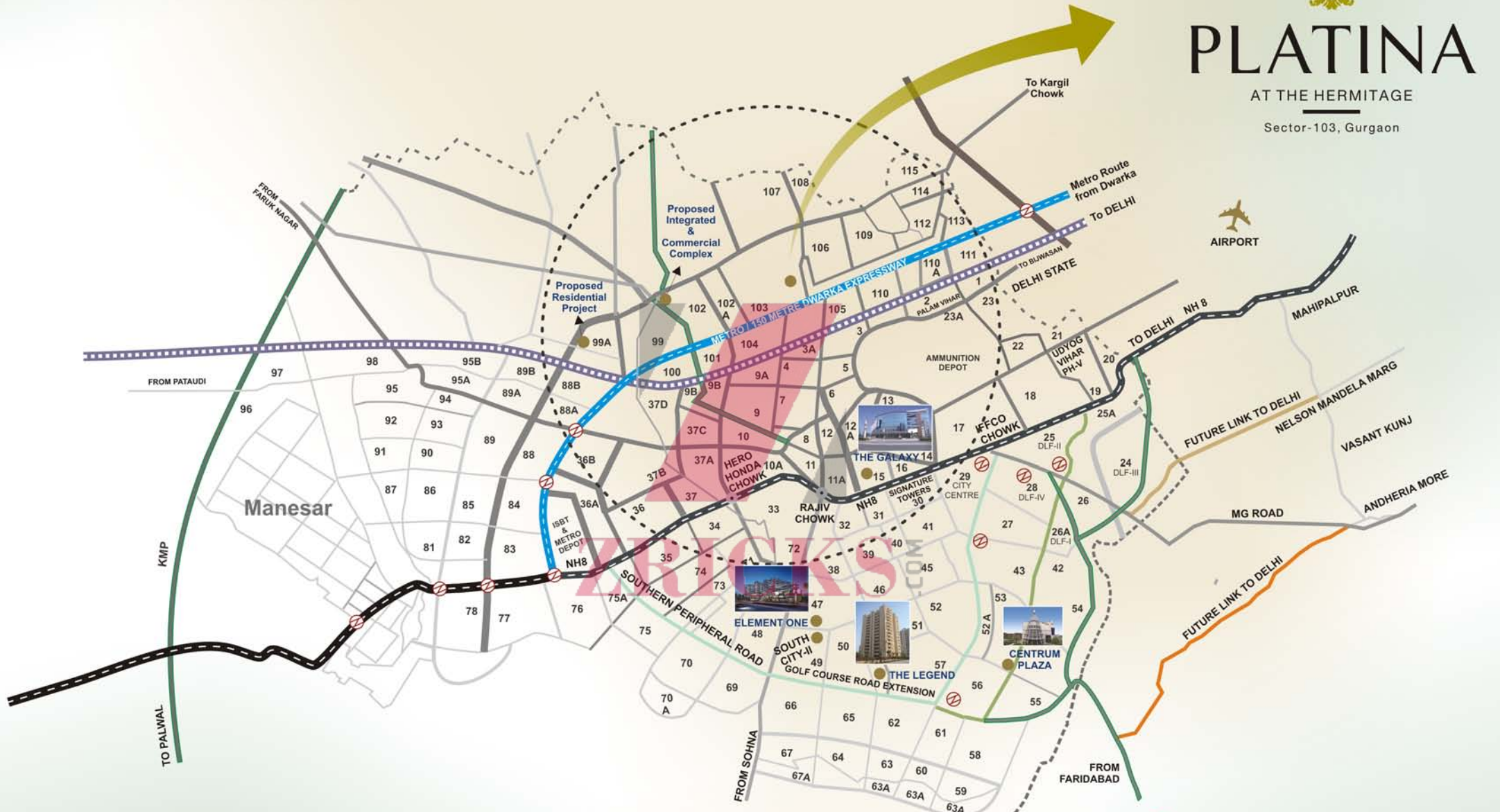
LOCATION MAP



PLATINA

AT THE HERMITAGE

Sector-103, Gurgaon



Not to scale

-  PROPOSED / EXISTING METRO STATION
-  FUTURE LINKS
-  DELHI - JAIPUR HIGHWAY (NH-8)
-  PROPOSED 150 MTR. DWARKA - GURGAON EXPRESSWAY
-  PROJECTS BY PROMOTERS



THE JOY OF BEING LOCATED AT THE MOST SOUGHT AFTER LOCATION: DWARKA EXPRESSWAY

Dwarka Expressway is one of the top 5 destinations in the country for investment & is the top residential destination to invest in Delhi NCR

(Source: Knight Frank India)

- 18 kms long & 150 mts. wide expressway connecting Dwarka, NH8 & Manesar through Gurgaon
- Proposed development of Commercial & Institutional Zones under the Gurgaon-Manesar Master Plan
- Upcoming Commercial Corridor with millions of sq.ft. of office spaces and dedicated retail zones

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KEY DISTANCES FROM PLATINA

0-5 Kms

Gurgaon Railway Station
 Educational Institutions
 Diplomatic Enclave, Dwarka
 Proposed Retail & Commercial District
 IGI Airport
 Dwarka Metro Station

6-10 Kms

Ansal Plaza, Palam Vihar
 Columbia Asia Hospital, Palam Vihar
 Football Academy
 Shikshantar Public School
 The Galaxy Hotel
 Delhi Public School, Dwarka

11-20 Kms

Huda City Centre Metro Station
 The Oberoi, Gurgaon
 IFFCO Chowk
 DLF Cyber Park
 Ambience Mall
 Medanta Medicity
 Biodiversity Park



PLATINA

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Sector-103, Gurgaon



NEW LUXURIOUS ABODES FOR THE EXCLUSIVE FEW

THE COMMUNITY

- Eco-friendly gated complex
- Spread across 10.2 acres
- Choice of Apartments, Penthouses & Villas
- Ample green spaces throughout the development
- Grand club with unmatched amenities
- Ample parking space for residents as well as visitors

THE RESIDENCES

- 
- ZRIKKS .CO.PK
- Residences inspired by new age straight line modern architecture
 - Spacious & naturally lit homes
 - Private terrace & splash pools in each penthouse
 - Energy efficient homes

THE INFRASTRUCTURE

- Gated complex with 3 tier advanced security systems
- Optical fibre at your doorstep for multiple services on demand
- Power back-up

SITE MAP

LEGENDS

- A MAIN ENTRY
- B RECREATIONAL CLUB
- C SWIMMING POOL
- D KIDS POOL
- E POOL DECK
- F PARTY LAWN
- G PALM COURT
- H CENTRAL LAWN
- J JOGGING TRACK
- K GAZEBO
- L AMPHITHEATRE
- M SKATING RINK
- N KIDS PLAY AREA
- P SWINGS AND SLIDE ZONE
- Q BADMINTON COURT
- R HALF BASKETBALL COURT
- S YOUTH CORNER
- T YOGA/MEDITATION CENTRE
- U WATER FOUNTAIN
- V WATER CHANNEL WITH JETS
- W RAMPS
- X DROP OFF POINT
- Y TENNIS COURT



MAP NOT TO SCALE

- 4 BHK+SERVANT
- 3 BHK+SERVANT (TYPE-A)
- 3 BHK+SERVANT (TYPE-B)
- 3 BHK+SERVANT (TYPE-C)
- 2 BHK+SERVANT

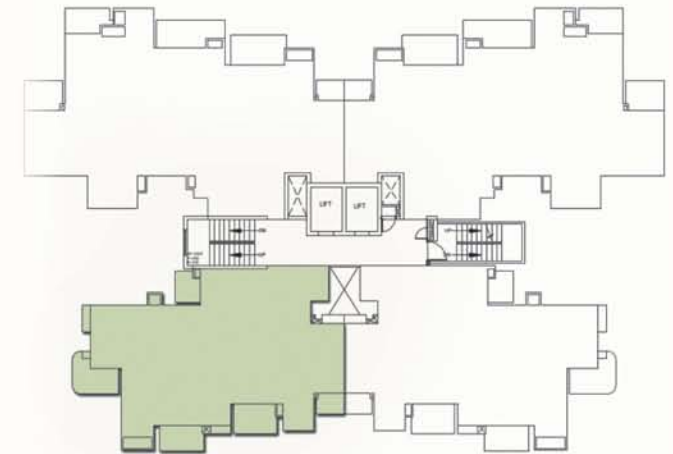
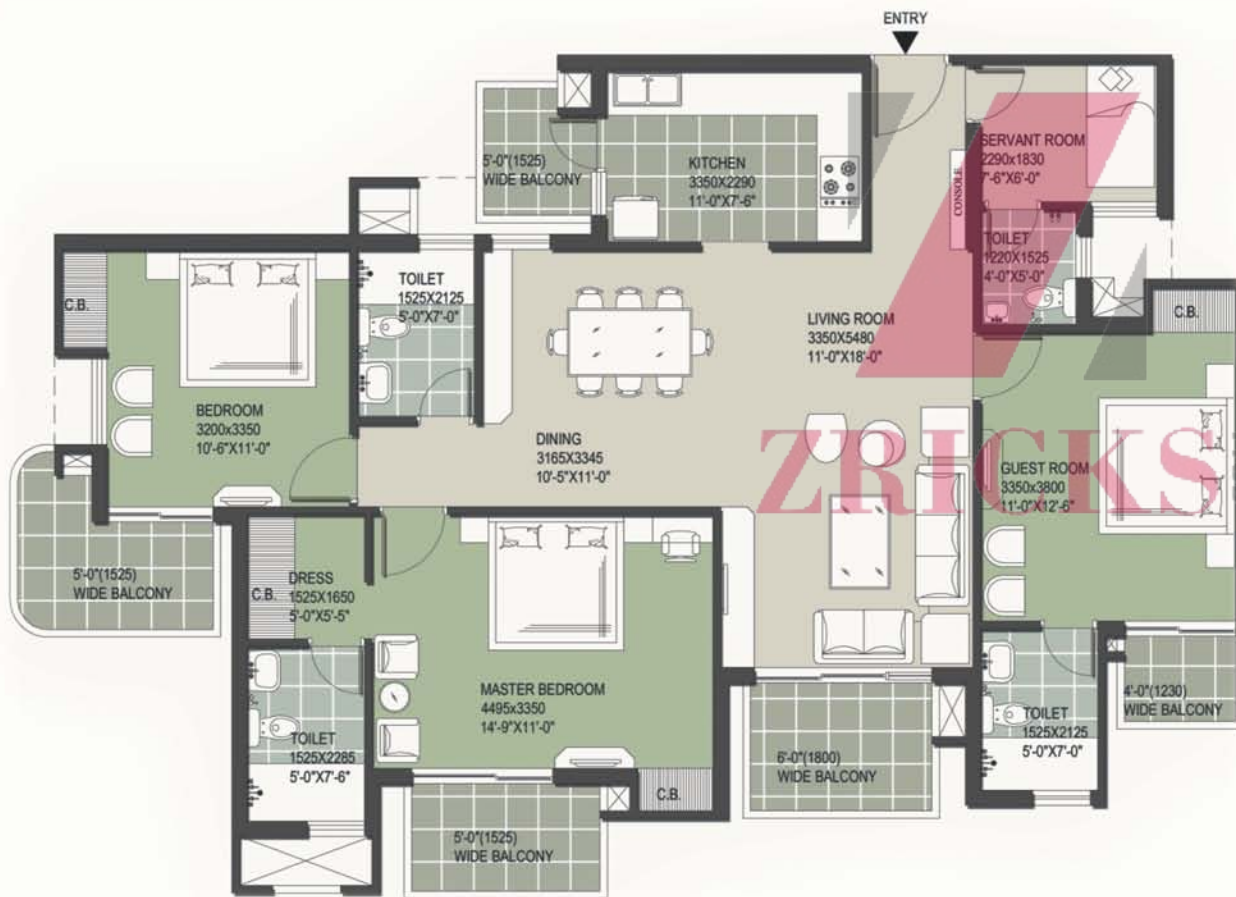
3BHK, 3 TOILETS & SR

AREA 1947 SQ.FT. (180.87 SQ.MTR.)



PLATINA

AT THE HERMITAGE



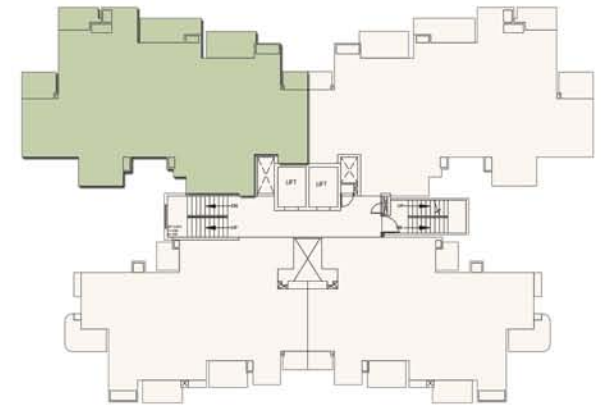
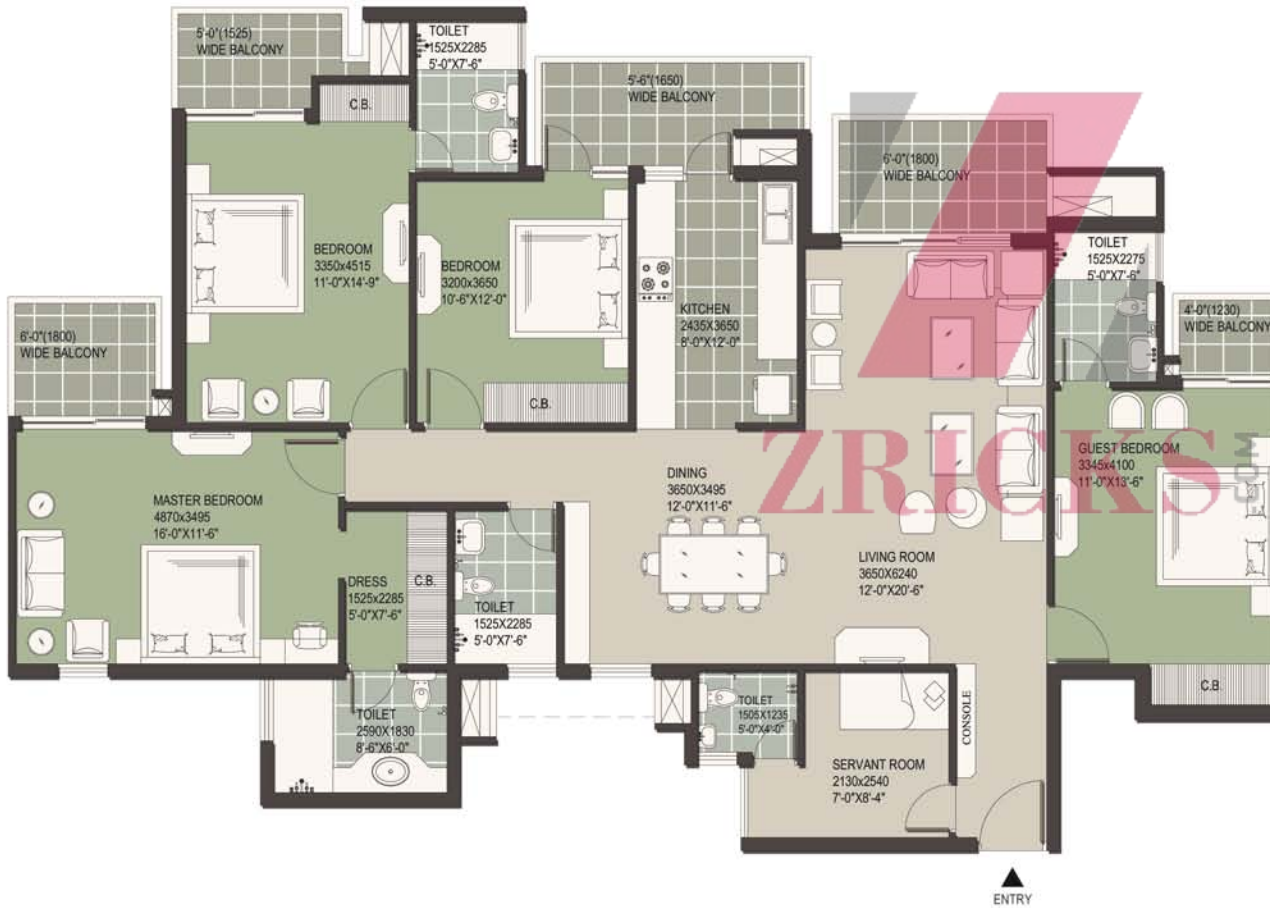
4BHK, 4 TOILETS & SR

AREA 2605 SQ.FT. (242.00 SQ.MTR.)



PLATINA

AT THE HERMITAGE



SPECIFICATIONS

STRUCTURE

RCC Framed Earthquake Resistant Structure

LIVING/DINING/PASSAGE & LOBBY WITHIN APARTMENT

Floors	Vitrified Tiles
Walls	Oil Bound Distemper (OBD)
Ceiling	Oil Bound Distemper (OBD)

BEDROOMS

Floors	Laminated Wooden Flooring in Master Bedroom Vitrified Tiles in other Rooms
Walls	Oil Bound Distemper (OBD)
Ceiling	Oil Bound Distemper (OBD)

KITCHEN

Floors	Anti-skid Ceramic Tiles
Walls	Tiles up to 2'-0" above counter and Tiles up to 5'-0" on rest of exposed walls and Oil Bound Distemper in the balance area
Ceiling	Oil Bound Distemper (OBD)
Counter	Granite
Fittings / Fixtures	CP Fittings, Single Bowl SS Sink, Modular Kitchen Below the Counter

UTILITY / S. ROOM

Floor	Ceramic Tiles
Walls & Ceiling	Oil Bound Distemper (OBD)
Toilets	Anti-skid Tiles Flooring and Ceramic Tiles on Dado up to 7'-0", Conventional CP Fittings and Sanitary Ware

TOILETS

Floors	Anti-skid Ceramic Tiles
Ceiling	Oil Bound Distemper
Counters	Marble / Granite
Sanitary Ware	Single Lever CP Fittings, White Chinaware
Wall	Combination of Ceramic Tiles & Oil Bound Distemper (OBD)

BALCONY

Floor	Anti-skid Ceramic Tiles
Railing	MS Painted Railing

DOORS

Door Frames	Hard Wood Frame
Internal & Entrance Doors	Skin moulded panel doors/flush shutters
External Doors / Windows / Ventilators	Anodised Aluminium/UPVC glazed Doors and Windows

ELECTRICALS

Modular Switches, Copper Wiring in concealed conduit with light & power points, TV, and telephone sockets in each room

Split Air Conditioners in Living/ Dining area & all bedrooms

ENTRANCE & LIFT LOBBY

Floor	Combination of one or more of Anti-skid Tiles / Marble / Granite
Walls	Granite and Textured Paint

STAIRCASE

Floor	Combination of One or More Indian Marbles / Granite / Vitrified Tiles
Lobby	Combination of One or More Indian Marble / Granite / Vitrified Tiles

POWER BACK-UP

Apartment Type	Power Back-up
2BHK Unit	3 KVA
3BHK Unit	4 KVA
4BHK Unit	5 KVA
Penthouse	7.5 KVA

SECURITY SYSTEM

Intercom, CCTV in Entrance Lobby at Ground Floor, Access Control Entry & Lift Lobbies in Basement

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HOMES | OFFICES
TOWNSHIPS | SHOPPING MALLS
HOTELS | SERVICED APARTMENTS
MIXED-USE DEVELOPMENTS

IN PURSUIT OF EXCELLENCE

Satya Group is one of the leading real estate group having pan India projects with over four decades of presence in the real estate sector. The Group has a strong presence in Delhi-NCR with renowned real estate projects to its credit. It enjoys the distinction of delivering The Galaxy, a five star hotel, luxury shopping & spa which is a designer retail destination in Gurgaon. Other milestones in Gurgaon include the Centrum Plaza, a commercial office space development and The Legend- a luxury residential housing project. In Indore lies the jewel of our crown - Malwa County, a 110 acre integrated township and City Centre Bathinda - a prominent shopping cum entertainment centre in the heart of Punjab.

With every completed project and increased focus on delivering excellence, the Group is setting new benchmark of delivering projects and services in real estate sector.

An ISO QMS 9001 : 2008, EMS 14001 : 2004 & OHSAS 18001 : 2007. Certified Group

COMPLETED
PROJECTS
BY THE
PROMOTERS



THE GALAXY, GURGAON 5 Star Hotel, Luxury Shopping & Spa, 32nd milestone



THE LEGEND, GURGAON
Luxury Residences, Sector 57,
Sushant Lok 3



CENTRUM PLAZA, GURGAON
Premium Office Complex, Sector 53,
Golf Course Road



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA (PB)
Shopping Cum Entertainment Centre,
Mini Secretariat

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SATYA DEVELOPERS PVT. LTD.

Regd. Office: 34, Babar Lane, Bengali Market, New Delhi 110 001

Corporate Office: Plot No. 8, Sector-44, Gurgaon, Haryana - 122002 T: +91 124 4989300 Toll free: 1800 3000 4441 F: +91 124 4989366

sales@satyadevelopers.com SMS 'SATYA' to 53030 www.satyagroups.in

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