



ELEMENT ONE

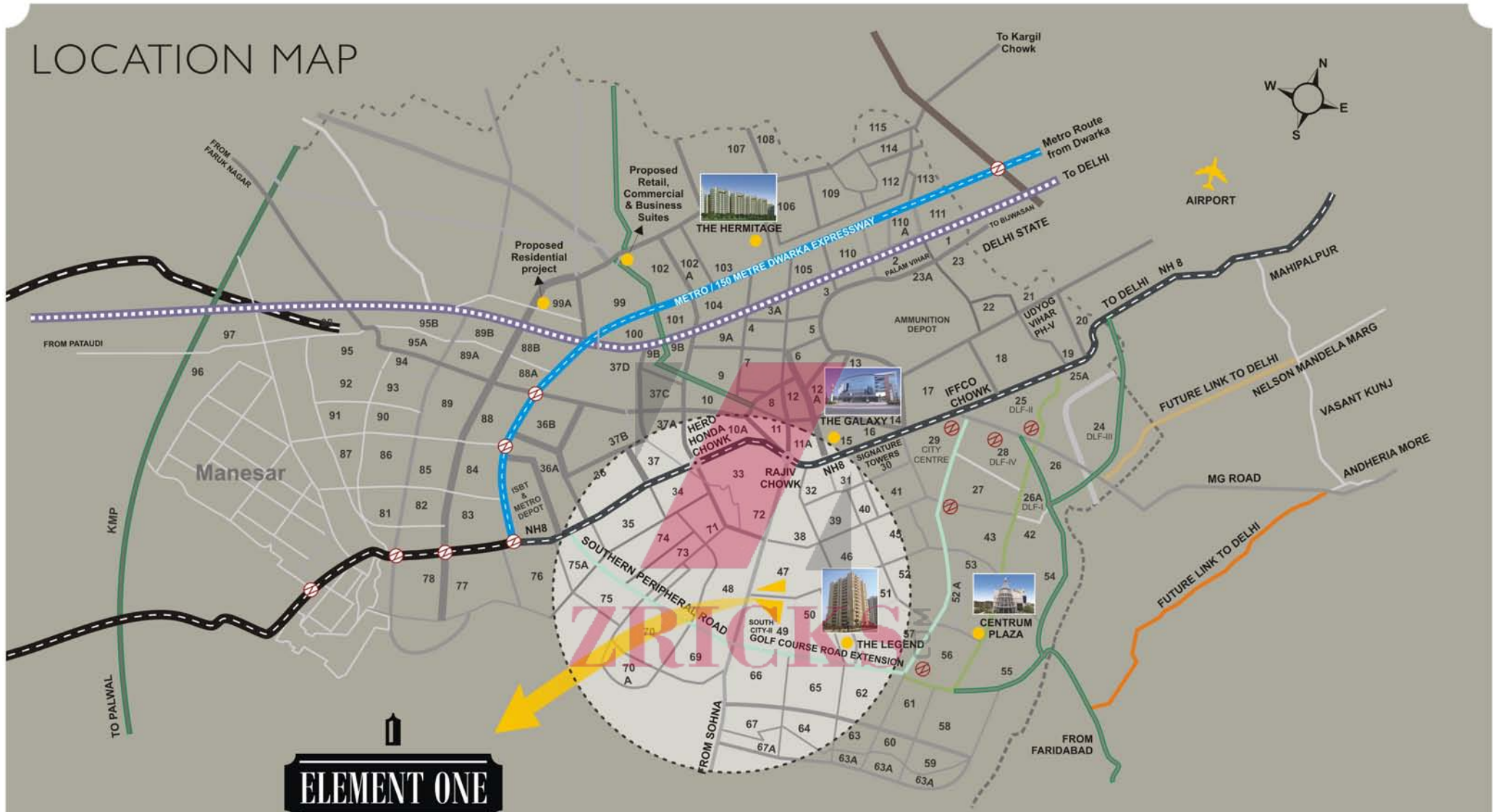
SECTOR 47 & 49, GURGAON



HIGH STREET RETAIL
&
FULLY FURNISHED
SERVICED APARTMENTS

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LOCATION MAP



ELEMENT ONE

SECTOR 47 & 49, GURGAON

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

LEGENDS

Residential Sectors: Walking Distance | NH-8 Highway: 10 Minutes | HUDA City Centre Metro Station: 10 Minutes
 Rajiv Chowk: 10 Minutes | IFFCO Chowk: 15 Minutes | Gurgaon Toll: 20 Minutes | IGI Airport 30 Minutes

Map not to scale

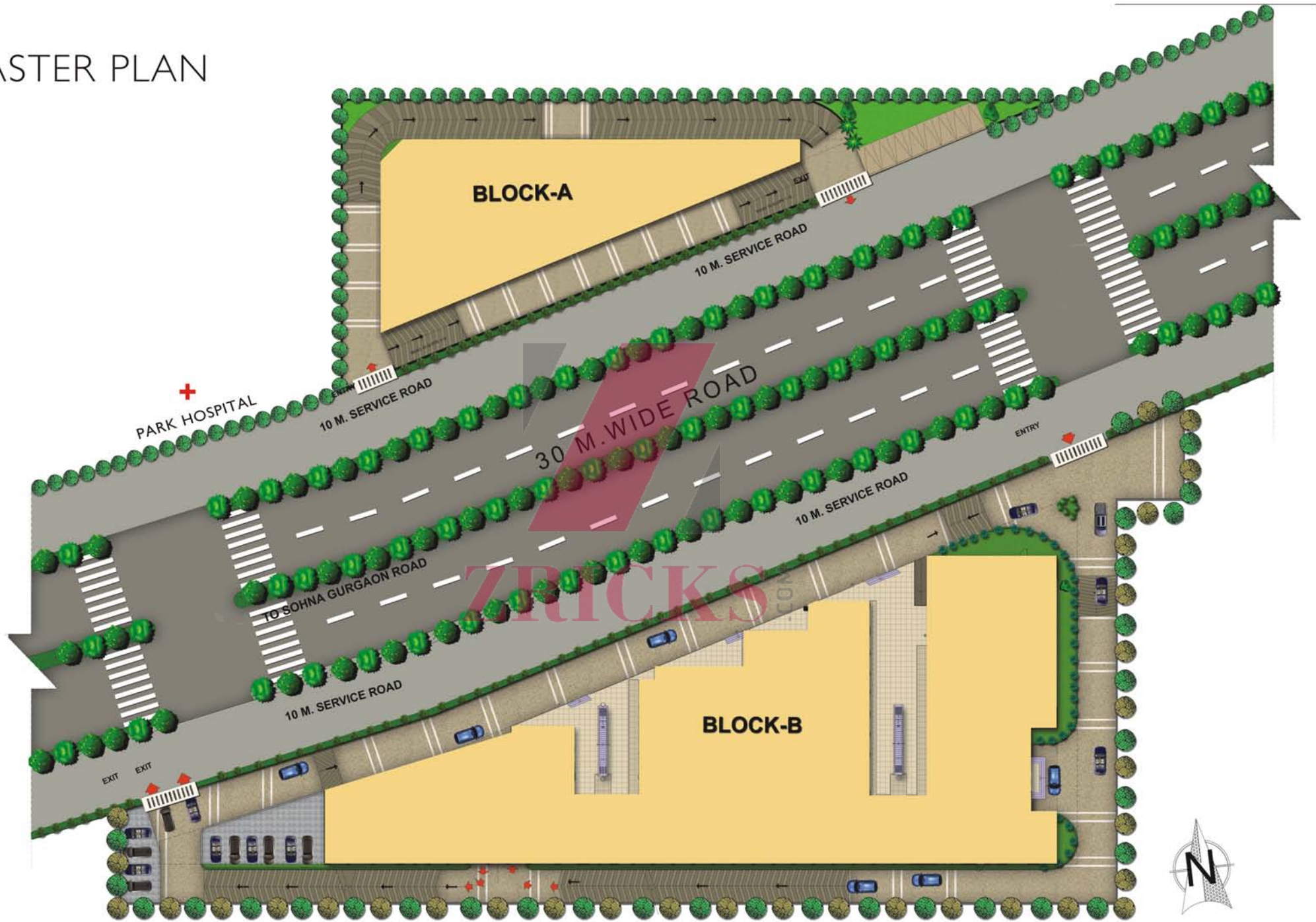
gurgaon - sector 47 & 49 where all the action lies



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- Located in the heart of Gurgaon, just off Sohna Road - the booming business destination
- Large frontage on both the sides of the road
- Surrounded by premium residential group housing & townships.
- Super speciality hospitals - Medanta, Artemis, Max, Fortis and Park Hospital located within 2 kms
- 10 minutes drive from Golf Course Road, NH 8 and Huda City Centre Metro Station

MASTER PLAN



Not to scale

ELEMENT ONE

SECTOR 47 & 49, GURGAON



Artistic rendering

HIGH STREET RETAIL

HIGH STREET SHOPPING • ANCHOR STORES & LUXE BRANDS • RESTAURANT & FINE DINING • RECREATION

HIGH STREET SHOPPING

RESTAURANTS & FINE DINING



Ultra low maintenance open market concept • Wide frontage with most of the shops facing atrium or main road • Intelligently designed modern architecture for easy access to the stores from every part enhancing store footfalls
• Variety of branded choices



Space for food courts, open air eating, coffee shops, fast food joints and fine dining options

HIGH STREET RETAIL

HIGH STREET SHOPPING • ANCHOR STORES & LUXE BRANDS • RESTAURANT & FINE DINING • RECREATION

ANCHOR STORES & LUXE BRANDS

RECREATION



Well planned spacious floor space for anchor stores & international brands

A special section dedicated to family and kids entertainment • Gymnasium and fitness centres

FULLY FURNISHED SERVICED APARTMENTS

CONCIERGE SERVICES • VISITOR'S LOUNGE • BUSINESS CENTRE • MODERN HEALTH CENTRE • FACILITY MANAGEMENT SERVICES

BUSINESS CENTRE & LOUNGE

FACILITY MANAGEMENT SERVICES



Business centre facility to hold meetings, presentations & back office operations on need basis



The serviced apartments at Element One will be managed by a professional facility management agency to provide smooth maintenance and on-call services

FULLY FURNISHED SERVICED APARTMENTS

CONCIERGE SERVICES • VISITOR'S LOUNGE • BUSINESS CENTRE • MODERN HEALTH CENTRE • FACILITY MANAGEMENT SERVICES

LOBBY & CONCIERGE SERVICES

ACCESS TO FOOD COURT & RETAIL



The lobby will also host concierge services to add to the exclusive service experience



Exclusive direct access to fine-dining, restaurants, entertainment and shopping for the daily needs at the designated anchor stores on the retail floors below

SERVICED APARTMENT VIEW



Artistic rendering

the luxurious comfort of home-cum-office suites for the new age professionals

Revolutionizing a new concept to work, play and live, fully furnished serviced apartments at Element One offer an exciting and convenient lifestyle right at your doorstep and is best suited for the new age professionals as it saves both, the cost of hiring an office/ business centre and a hotel stay.

- Fully furnished serviced apartments with luxury specifications
- An ideal unit size of 670 Sq. Ft. onwards
- Designed with meticulous attention to detail
- Serviced apartments fitted with kitchenette, retiring room/ bedroom, bathroom, living/ dining area and an extended balcony for maximum flexibility
- Built with broadband internet connectivity at an additional cost
- Lifestyle amenities for the residents shall also include gym & health zone

PROPOSED SPECIFICATIONS OF SERVICED APARTMENTS

LOCATION	FLOOR	WALLS	CEILING	FITTINGS / FIXTURES
LOUNGE	Stone/ Vitrified Tiles	Oil Bound Distemper	Oil Bound Distemper	Sofa Set with Coffee Table, Table and Chairs
RETIRING ROOM	Laminated Wooden Flooring	Oil Bound Distemper	Oil Bound Distemper	Double Bed with mattress and linen, Side Tables, Telephone, TV, Closet, Window Dressings
KITCHENETTE	Ceramic Tiles/ Vitrified Tiles	Oil Bound Distemper	Oil Bound Distemper	CP Fittings, Single Bowl, SS Sink, Modular Kitchen
BALCONY	Anti-skid Ceramic Tiles	Textured Exterior Paint	Oil Bound Distemper	
BATHROOM	Anti-skid Ceramic Tiles	Combination of Ceramic Tiles & Oil Bound Distemper	Oil Bound Distemper	Single lever CP Fittings, White Chinaware, Towel Rail & Looking glass, Geyser Common with Kitchenette
ENTRANCE & LIFT LOBBY	Combination of Tiles/ Marble/ Granite	Stone Fascia/ Paint	Oil Bound Distemper	
STAIRCASE/ LOBBY	Combination of Granite/ Marble/ Sand stone			
GADGETS	Light Fixtures, Fans, Split A.C., 32" LCD TV, Microwave, Refrigerator, Coffee/ Tea kettle, Hot/ Induction Plate, Chimney			

STRUCTURE: RCC Framed Construction

ELECTRICALS: Modular Switches, Copper Wiring in Concealed Conduit with Light & Power Points, TV and Telephone Sockets with MCBs

POWER BACK-UP: 24x7

SECURITY SYSTEM: Intercom, CCTV

DOORS: Hardwood Door Frame with European Style Flush Wooden Door/ Skin Panelled Doors

WINDOWS/ GLAZING: Anodized Aluminum/ UPVC Glazed

WARDROBE: Laminated/ Veneered Wardrobe with Accessories

EXTERNAL FAÇADE: Combination of Stone/ Texture Paint/ Glass

The specifications/information contained herein are subject to change as may be required by the authorities/developers may not form a part.

Disclaimer: The content mentioned in this brochure is tentative and subject to variation by the promoters. The visuals, layouts and sizes shown in this brochure are conceptual and the features depicted with the brand name are purely an artistic perception. The promoters and the architects reserve complete rights to alter design, plans and specifications wherever required or deemed necessary without any prior intimation.

BLOCK A

ELEMENT ONE

GROUND FLOOR PLAN

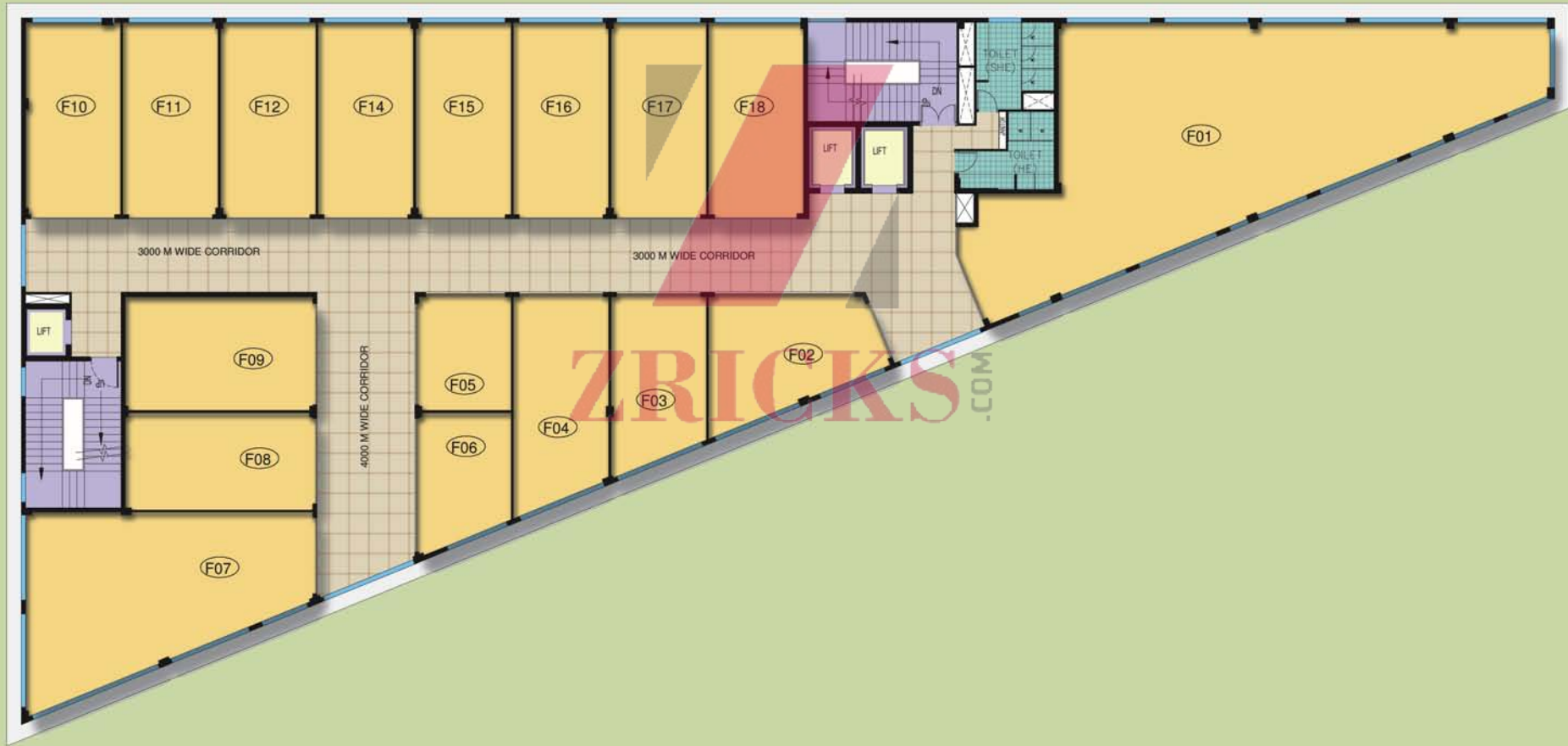


Not to scale

BLOCK A

ELEMENT ONE

FIRST FLOOR PLAN



Not to scale

BLOCK B

ELEMENT ONE

GROUND FLOOR PLAN



Not to scale

BLOCK B

ELEMENT ONE

FIRST FLOOR PLAN



Not to scale



DELIVERING THE BEST

Promoters have an illustrious track record in the real estate industry spanning well over four decades. The conglomerate today has emerged as a leading integrated real estate player with a well diversified portfolio encompassing upscale condominiums, mixed-use developments, offices, retail spaces and hospitality properties on a pan-India basis.

The promoters of Satya & Maple together have delivered various landmark projects such as "The Galaxy" 5 star hotel, luxury shopping & spa, "Centrum Plaza" premium office complex, "The Legend" luxury residential group housing.

Maple Group has been active in the real estate industry and has to its credit projects such as , "Maple Heights" & "Maple Crescent" a residential condominium in Gurgaon, "Maple Corporate Park" in Noida.

Satya Group has been a leading brand name in the real estate industry having developed many projects in Delhi and various landmark projects such as "Malwa County" 110 acre integrated township on Agra Mumbai highway, Indore (MP), "Malwa Heights" premium mid-rise apartments, "Malwa Jewels" luxury villas, Indore (MP), "The Hermitage" premium residential group housing project at Sector 103, Dwarka Expressway, Gurgaon and "City Centre" shopping cum entertainment centre, Bathinda (Pb).

COMPLETED
PROJECTS
BY THE
PROMOTERS



THE GALAXY, GURGAON 5-star Hotel-Shopping-Spa. 32nd milestone



THE LEGEND, GURGAON
Luxury Residences, Sector 57



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

JOINTLY PROMOTED BY



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