

MEENAL GROUP  
PRESENTS



**SEMEION**

**The Ultra Luxury Living**

DUPLEX & 2/3 BHK

*At Planet Surajkund*

COME ALIVE TO SPLENDOUR



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ZRICK

## LUXURY THAT CAPTIVATES

SITUATED SOUTH OF SOUTH DELHI IN THE HALLOWED GROUNDS OF PLANET SURAJKUND, COUNTED AS THE FIRST CITY OF DELHI, SEMEION IS ENVELOPED IN ABUNDANT GREENERY.

IT'S LUXURY BEYOND COMPARE. SEMEION, A LANDMARK IN THE MAKING, WILL ESTABLISH NEW BENCHMARKS IN REALTY. IT OFFERS DUPLEX LUXURY LIVING SPACES AND 2/3 BHK FEATURING ABUNDANT GREENERY AND RICH VISTA.

BROUGHT TO YOU BY MEENAL HOUSING, THE COMPANY HAS MORE THAN 12 YEARS OF EXPERIENCE IN THE FIELD OF REAL ESTATE, BOTH AS A BUILDER AND DEVELOPER. ITS FOOTPRINTS CAN BE SEEN IN INNUMERABLE STRUCTURE ALL OVER NCR DELHI. THE COMPANY STANDS FOR QUALITY, COMMITMENT AND TIMELY DELIVERY.



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The Ultra Luxury Living







**SEMEION**

*The Ultra Luxury Living*

## Where there's something for the whole family

CUSTOMIZED INTERIORS WITH DOUBLE HEIGHT ATRIUM IN THE LIVING ROOM, THE DUPLEX LIVING SPACES TURN EACH ABODE INTO STATELY HOMES. BUILT COMBINING GRANDEUR WITH CONTEMPORARY AESTHETIC SENSIBILITIES SEMEION RAISES THE BENCHMARK IN LUXURY. IT FEATURES GRAND ENTRANCE LOBBY, WHICH IS SURE TO WIN YOUR AND YOUR VISITORS' AWE.



# Style

that appeals







- FIRST SMART HOMES IN SURAJKUND
- NEAR ARAWALI HILLS
- HOME AUTOMATION BY REPUTED BRAND
- SOLAR PANELS FOR ENERGY SAVING
- CUSTOMIZED DUPLEX
- SOLAR LIGHTS IN COMMON AREA
- MODULAR KITCHEN WITH CHIMNEY AND HOB
- ENTRANCE LOBBY
- FULLY DECORATED LOBBY ON EACH FLOOR
- TOWER ENTRANCE LOBBY
- FULLY LOADED WOODWORK
- GREEN BUILDING CONCEPT
- 5 STAR HOUSE KEEPING
- MEGA SIZE BALCONY
- HIGH SPEED LIFT OF INTERNATIONAL STANDARD
- DOUBLE HEIGHT LIVING AREA IN DUPLEX
- 24 x 7 THREE TIER SECURITY
- REST ROOM FOR DRIVERS
- FULLY AIR CONDITIONED
- HEALTH CLUB, INDOOR GAMES, SWIMMING POOL
- FIVE STAR MAINTENANCE SERVICE
- WAITING LOUNGE
- NO DISTURBANCE FROM NEIGHBORS
- PUJA ROOM IN DUPLEX





High speed lift of international standard



Waiting lounge



Kids play area



Five star maintenance service



Double height living area in duplex



Solar panels for energy saving



Green building



Automated Homes by reputed brand



Italian imported marble/tile



Swimming Pool



Fully air conditioned



Well located project



Rest room for drivers



5 star house keeping



No disturbance from neighbors



24 x 7 three tier security



Indoor games

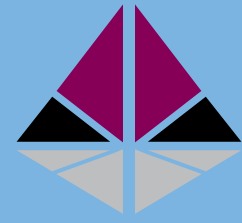


Health club



Puja room in duplex





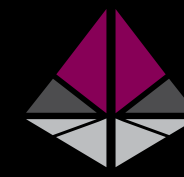
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# Vista

that fascinates



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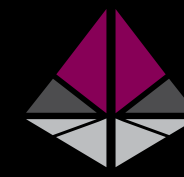
*Unmatched*

AT THE MEGA SIZE BALCONY, ENJOY THE GENTLE FLOW OF AIR WHILE WATCHING THE PANORAMA THAT SPREADS BEFORE YOU. WITH COOING BIRDS FOR YOUR COMPANY AND FRAGRANCE OF FRESH AIR, NO DOUBT, AT SEMEION EVERY MOMENT PROMISES A LIFETIME OF JOYOUS OCCASION.



# Technology

that excites



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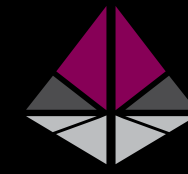


*Scintillating*

MAKING USE OF LATEST TECHNOLOGIES SEMEION IS SURE TO ESTABLISH A BENCHMARK IN HOME AUTOMATION. SO TURN ON LIGHTS OR TURN THEM OFF OR EVEN DRAW A CURTAIN ALONG WITH HOST OF OTHER CONVENIENCES JUST AT THE FLICK OF YOUR HOME PAD.



*Design* that stimulates



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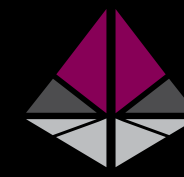


*Spellbinding*

SEMEION IS THE COMINGLING OF MODERN DESIGN SENSIBILITIES AND GRANDEUR OF BYGONE ERA. THIS THEME FINDS ITS EXTENSION IN KITCHEN AS WELL. AIRY AND SPACIOUS IT ALSO OFFERS INCREDIBLE MODERN CONVENIENCES, WHICH INCLUDES MODULAR KITCHEN.



# *Features* that motivate



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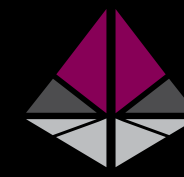


*Incredible*

SEMEION IS A PROMISE OF AN INTEGRATED LIFESTYLE. A COMPLETE UNIT IN ITSELF ONE OF THE MAJOR HIGHLIGHTS OF THE COMPLEX IS ITS SWIMMING POOL. DESIGNED BOTH FOR RELAXATION AS WELL AS REJUVENATION ITS COOL BLUE WATERS INVITE YOU FOR A SPLASH.



# Amenities that enchant



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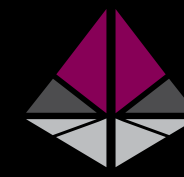


*Smashing*

AT SEMEION ITS STATE-OF-THE-ART GYMNASIUM OFFERS FACILITIES BOTH FOR BURNING CALORIES AS WELL AS BUILDING MUSCLES. AIRY, WELL-LIT AND FEATURING LATEST EQUIPMENT IT WILL PROMOTE HEALTHY AND HEARTY LIVING FOR EVERY FAMILY MEMBER.



# *Environment* that enthralls



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*Soothing*

EXPERIENCE UNMATCHED HARMONY IN LIFE. HEALTHY MIND IN A HEALTHY BODY—IT'S THE ADAGE SEMEION HAS BEEN BUILT AROUND. FOR THOSE WHO SEEK SPIRITUALITY AND WANT TO BALANCE IT WITH LIFE FORCES, THE EXCLUSIVE YOGA VENUE IS FOR THEM.



## LAYOUT PLAN



- |                   |                            |
|-------------------|----------------------------|
| 1. Main Entry     | 7. Ramp                    |
| 2. Guard room     | 8. Pool                    |
| 3. Entry to Tower | 9. Parking                 |
| 4. Entry to Club  | 10. Lawn Tennis Court      |
| 5. Kids Play Area | 11. Semi- Basketball Court |
| 6. Landscape Lawn |                            |

## SPECIFICATIONS

LOCATION/ AREA	FLOOR	WALL	EXTERNAL DOOR	INTERNAL	FIXTURE/ FITTING	WOOD WORK/ STONE WORK	ADDITIONAL FEATURES
LIVING/DINING/ ENTRANCE LOBBY	ITALIAN/ IMPORTED MARBLE/ TILE	POP PUNNING WITH PLASTIC EMULSION (VELVET TOUCH) PAINT/ TEXTURE FINISH ON ALL WALL	UPVC	TEAK WOOD WITH DECORATIVE PATTERN WITH SEASONED HARDWOOD FRAMES			ENTRANCE DOOR IN TEAK WOOD FINISH OVER FLUSH DOOR
MASTER BED ROOM	LAMINATED WOODEN FLOOR	POP PUNNING WITH PLASTIC EMULSION (VELVET TOUCH) PAINT/ TEXTURE FINISH ON ALL WALL	UPVC	MOULDED SKIN FLUSH DOORS WITH SEASONED HARDWOOD FRAMES			FULLY DEVELOPED LOBBY
BEDROOMS	IMPORTED VITRIFIED TILES	POP PUNNING WITH PLASTIC EMULSION (VELVET TOUCH) PAINT/ TEXTURE FINISH ON ALL WALL	UPVC	MOULDED SKIN FLUSH DOORS WITH SEASONED HARDWOOD FRAMES	DURAVIT/ HINDWARE OR EQUIVALENT SANITARY		
KITCHEN	IMPORTED VITRIFIED TILES	2 FEET CERAMIC GLAZED TILE OVER COUNTER & EMULSION (VELVET TOUCH) PAINT / TEXTURE FINISH ON ALL WALL	PANEL WOODEN DOOR	FLAT ARCH OPENING	CP FITTING WITH MIXER JAQUAR OR EQUIVALENT CP FITTINGS	IMPORTED MODULAR KITCHEN WITH CHIMNEY, HOB & GRANITE COUNTER	
TOILET [MASTER BEDROOM]	ANTI-SKID CERAMIC TILES	CERAMIC GLAZED TILE DADO UPTO FALSE CEILING	PANEL WOODEN DOOR	FLUSH DOORS WITH SEASONED HARDWOOD FRAMES	WHITE SANITARY FIXTURES & CP FITTINGS WITH MIXER OF JAQUAR OR EQUIVALENT MAKE	GRANITE VANITY COUNTER	
TOILET [OTHER BED ROOM]	ANTI-SKID CERAMIC TILES	CERAMIC GLAZED TILE DADO UPTO FALSE CEILING	PANEL WOODEN DOOR	FLUSH DOORS WITH SEASONED HARDWOOD FRAMES	WHITE SANITARY FIXTURES & CP FITTINGS WITH MIXER OF JAQUAR OR EQUIVALENT MAKE	GRANITE VANITY COUNTER	
BALCONY/ UTILITY	ANTI-SKID CERAMIC TILES	APEX OR EQUIVALENT	UPVC			M S RAILING	
SERVANT ROOM	CERAMIC TILES	EMULSION (VELVET TOUCH) PAINT / TEXTURE FINISH ON ALL WALL	DESIGNER FLUSH DOOR	FLUSH DOORS WITH SEASONED HARDWOOD FRAMES			
SERVANT TOILET	ANTI-SKID CERAMIC TILES	CERAMIC GLAZED TILE DADO UPTO FALSE CEILING	DESIGNER FLUSH DOOR	FLUSH DOORS WITH SEASONED HARDWOOD FRAMES	WHITE SANITARY FIXTURES & CP FITTINGS WITH MIXER OF JAQUAR OR EQUIVALENT MAKE		

NOTE: FULLY AIR CONDITIONED DUPLEX AND FLATS, GLASS PARTITION IN BATHROOMS



# Lower Level

3 BED + PUJA + STUDY + 4 TOILET + SERVANT ROOM  
SUPER AREA - 2390 SQ. FT.





# Upper Level





2 BEDROOM + 2 TOILET  
SUPER AREA - 1265 SQ. FT.



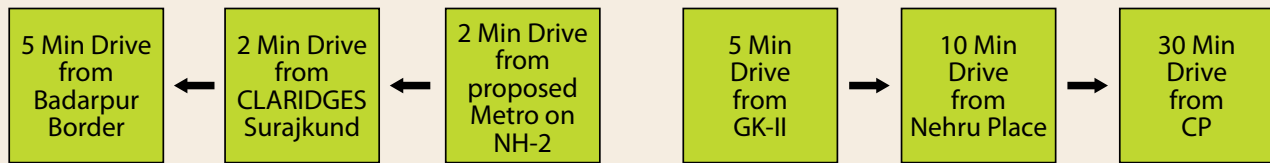
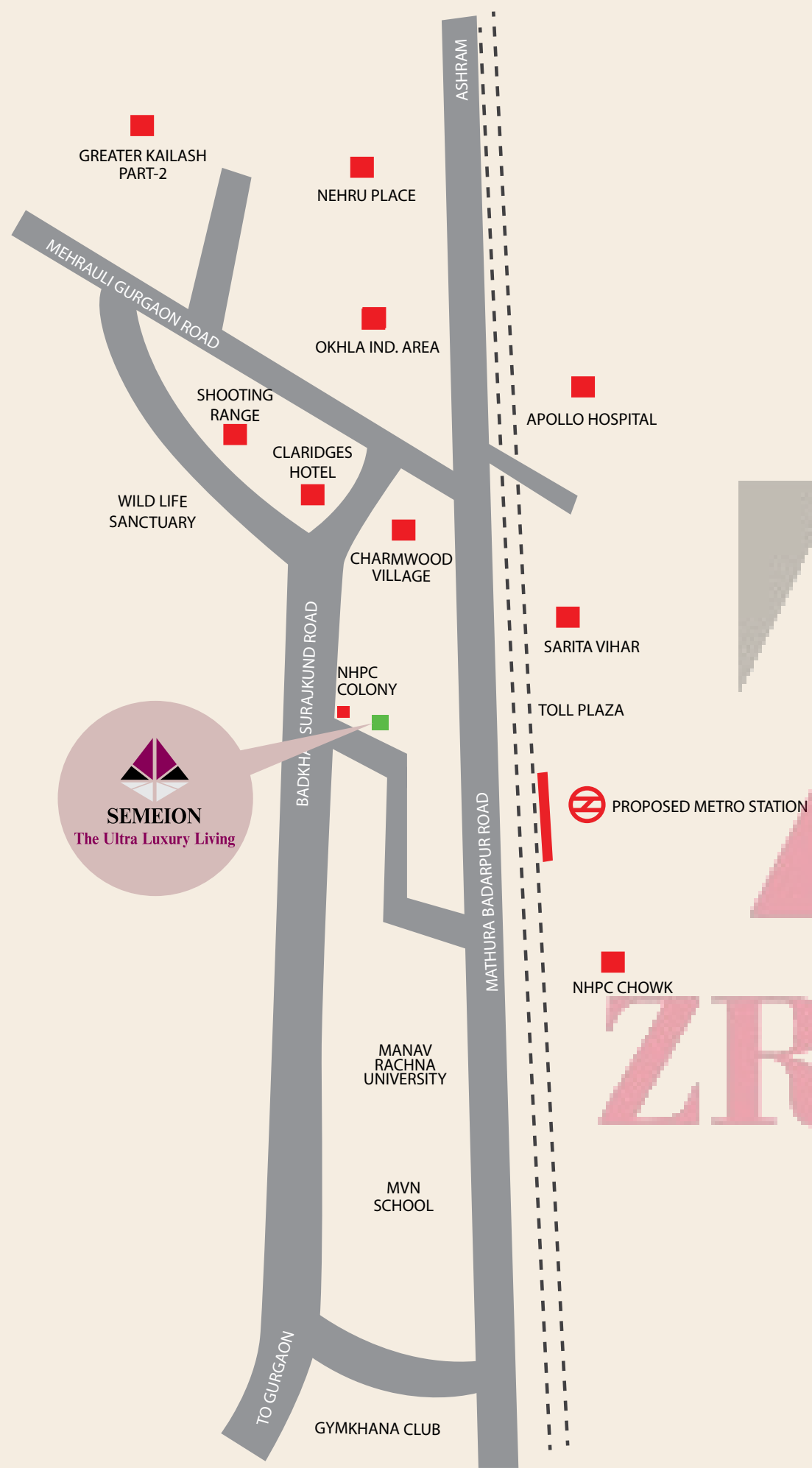
3 BEDROOM + 3 TOILET  
SUPER AREA - 1465 SQ. FT.



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# ROUTE MAP



# LOCATION MAP





# A legacy of luxury



A NAME TO RECKON WITH IN THE FIELD OF REALTY, MEENAL HOUSING PVT. LTD. HAS OVER 12 YEARS OF EXPERIENCE IN QUALITY CONSTRUCTION. ITS PROJECTS INCLUDE BALMUKANDA RESIDENCY IN RAJ NAGAR EXTENSION, PRIYA MALL IN KASHIPUR (COMPLETED) AND SHOPPERS STOP MALL IN BIJNOR (COMPLETED). BESIDES THE COMPANY IS PLANNING TO COME UP WITH PROJECTS IN UP AND HARYANA.

THE COMPANY IS LED BY ITS DYNAMIC CHAIRMAN, MR. SUNIL KHANNA WHO HAS OVER 12 YEARS OF EXPERIENCE IN THE FIELD OF REAL ESTATE. HIS SPECIALIZATION INCLUDE EFFECTIVE MANAGEMENT AND UTILIZATION OF FINANCIAL RESOURCE. ASSISTING HIM ARE THREE OTHER KEY PERSONS, MR. ANUJ MEHROTRA (MD), MRS. NUTAN KHANNA (DIRECTOR) AND MR. NAVEEN KHANNA (DIRECTOR). NO DOUBT UNDER THEIR VISIONARY LEADERSHIP THE COMPANY IS ALL SET TO SCALE NEW HEIGHTS OF SUCCESS.



PROJECT ARCHITECT



## Gautam & Gautam Associates

GAUTAM & GAUTAM ASSOCIATES IS AN ORGANIZATION THAT CONSTITUTES A GROUP OF KEEN AND ENERGETIC ARCHITECTS AND INTERIOR DESIGNERS OF VARIOUS EXPERIENCE, WHO UNDERTAKE BUILDING DEVELOPMENT AND DESIGN TASK. SINCE SETTING UP IN 1979, THE FIRM HAS EARNED RESPECTABLE EXPERTISE TO CATER THE REQUIREMENTS OF VARIOUS BUILDING PROJECTS.

THE FIRM IS COMMITTED TO PRODUCE CREATIVE DESIGN BASED ON CAREFUL RESEARCH INDIVIDUALLY TAILORED TO EACH PROJECT AND THOROUGH KNOWLEDGE OF BUILDING PROCESSES AND TECHNOLOGIES. THE FIRM LAYS EMPHASIS ON THE QUALITY OF DESIGN, CAREFUL SUPERVISION OF ITS EXECUTION AND CLOSE COLLABORATION WITH THE CLIENTS.

IN ALL PROJECTS UNDERTAKEN, HUMAN SCALE IS TAKEN AS THE STARTING POINT, WITH SPECIAL REGARDS FOR THE HUMAN NEED FOR WARMTH, CARE AND VARIETY IN THE ENVIRONMENT. THE DESIGN REFLECTS THE CLIENT'S THOUGHTS AND THE SIGNIFICANT FEATURES OF THE SITE AND THE ARCHITECT'S VIEWS ON ARCHITECTURE AT THE POINT.

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