



the essentia

BHIWADI

Good life, Guaranteed

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Exclusive  
low rise  **Crimson Floors**  
for premium lifestyle 

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## WELCOME TO THE GOOD LIFE

# Bhiwadi

- The Essentia at Bhiwadi is a unique housing concept, assimilating the best of modern civilization. Located opposite PowerGrid on the 4 Lane Alwar Bypass Road, the residential project is based on sustainable ideas that make life comfortable and convenient. Conceptualized for the true connoisseurs of good living, THE ESSENTIA comes with spacious housing solutions with low-rise apartments and hi-rise towers comprising of 1, 2 & 3 BHK Apartments and Penthouses. All the houses are designed to be spacious from inside and all the towers and floors have been sensitively integrated within the complex to blend with the beautiful natural landscape. That's why living is sheer pleasure at THE ESSENTIA. The complex is our endeavor to restore life's harmony, completeness and fulfillment in the living process.

This comfortable and accessible housing project is strategically located along NH-8 on Alwar Bypass Road in Bhiwadi. The pollution free and noise-free environs would entice you to a peaceful living. It is a location fast appreciating in value. The future of luxury living is here & within your reach.

### — Bhiwadi Highlights —

- 30 minutes from Gurgaon
- Connected to NH 8
- Solid infrastructure
- Dedicated rail freight corridor
- Surrounded by industries all around
- Thousand of jobs created every year
- Huge demand for quality housing
- Affordable housing compared to Delhi and Gurgaon

### — The Essentia Highlights —

- Outstanding location on Alwar Bypass Road
- Lifestyle housing complex with modern amenities
- Landscaped grounds with walkways & features
- Clubhouse, Swimming pool, Gymnasium
- Indoor & outdoor games, Jogging track
- Power backup
- Options of open & covered parking
- 2-tier security system





## LOW RISE CRIMSON FLOORS

*Low rise*

- The Low rise Crimson Floors design answers all your needs of present and future. Along with all the modern amenities and options of 3/2 Bedroom floor apartments, it has several other benefits of owning your dream home.

Details of the apartment carry amazing elegance. The architecture of the edifice relate to this landscape. The architectural exercise is of functional fulfillment, and visual composition, leading to site specific aesthetics complimented by space, light, material, colour, texture and landscape. In the contemporary elevation every detail is pleasing and aesthetic. The architecture thus achieved is site specific, contemporary and experiential.

Every apartment block containing 4 apartments on each floors shall have a passenger lift for convenience. Low rise Crimson Floor apartments contain good size balconies to connect you with the nature. Some of them on the ground floor boost of private greens. Yes, now you don't have to keep aspiring for this privilege. Just sign up with Crimson Floors at THE ESSENTIA and give your life the much deserved grace!

- Exclusive low-rise Crimson floors for premium lifestyle
- G+4 floor apartments
- Good size balconies overlooking sky and greenery
- Passenger lifts in each apartment block with only 4 apartments on every floor
- Private patio or private gardens in some ground floors
- Villa-like ground floors
- Towering entrance gates in each block
- Contemporary elevation

*Where living is sheer pleasure*



## THE ESSENTIA CLUBHOUSE

*The essentia*

➡ THE ESSENTIA Clubhouse is meant to treat your body, mind and soul. You will rejuvenate and unwind whenever you want to. There is no need to drive across anywhere else and sign expensive cheques for clubbing. Enjoy the lavish luxury right at your doorstep.

THE ESSENTIA community is specially designed for individual and family lifestyle of relaxation, peace and quiet with social activities and inhouse club. The sylvan surrounding of THE ESSENTIA will stimulate you towards positive living. Indoor and Outdoor sports facilities will challenge your sedentary lifestyle. The Joggers Track, Landscaped Garden, Swimming pool etc shall tone up your mind and body.

Catch up on rejuvenating your life force. THE ESSENTIA offers you an opportunity through a plethora of activities to do. Get your body massaged in Jacuzzi; Refresh your body in Sauna or just relax and unwind at the Central Park. Walk around the water channel with fountain, Lily pool; indulge with kids in the green area or just treat your eyes with the dancing water jets. Fully equipped gymnasium, card room and hall for aerobics and dance will keep you positively engrossed in little luxuries of life.

- Separate clubhouse
- Swimming pool
- Gymnasium
- Yoga and meditation area
- Indoor and outdoor party area
- Aerobics hall
- Indoor games facilities

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## AMENITIES AT THE ESSENTIA

### *Amenities*

➡ THE ESSENTIA would be known for its ability to make the best use of natural light and air, to create a healthy balance between public and private places, and to integrate comfort and convenience factors intelligently. A wide palette of the finest international lifestyle brands of fixtures and fittings are used to make every setting look chic and practical in the same breath.

- Boundary wall covered with secure one point entrance and exit
- CCTV Cameras for surveillance
- Intercom system for internal communication & connectivity
- Security Guard available for 24 hours
- Restricted entry
- Well maintained Gardens
- Landscaping with water features and fountain
- Party Lawns
- Water pond
- Concrete internal roads
- 100% Power backup on demand
- Paved and decorated foot paths
- In-house water supply for 24 Hours
- 24 hours Electricity supply
- Rain water harvesting
- Garbage collection & disposal system
- Voltage fluctuation free electrical supply through private transformers
- Departmental store

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AREA ILLUSTRATIVE MASTER PLAN

54 SPACE MATRIX

- 1 MAIN ENTRANCE
- 2 EXIT
- 3 GUARD ROOM
- 4 FOAM JETS & FALL
- 5 FLOATING JETS
- 6 PALM GROVE UPLIFT WITH TREE UPLIGHTERS
- 7 STEPPED PLANTER 1500 HIGH
- 8 RAMP DN TO CLUB ENTRY
- 9 FLOATING JETS
- 10 SCREEN MOUNDS
- 11 MAIN POOL
- 12 KIDS' POOL
- 13 CHANGE ROOM
- 14 CLUB
- 15 FOUNTAIN
- 16 SLOPED LAWN
- 17 FLOATING DECK
- 18 PAVILLION
- 19 YOGA & MEDITATION
- 20 KIDS' PLAY AREA
- 21 PARTY LAWN
- 22 WATER FALL
- 23 STEPPED WATER FEATURE WITH LILY JETS
- 24 JOGGING TRACK
- 25 EMERGENCY EXIT



DHARUHERA

60.0 M WIDE ROAD

POWER GRID

OTHER'S PLOT

Proposed Road as per UTT Plan

60.0 M WIDE ROAD  
TO BHIVADI

CRIMSON

SAFFRON

OLIVE

AQUA

Area for future use



## MASTER PLAN AT THE ESSENTIA

### *Master plan*

→ The elegant and sophisticated design of these luxury houses optimises the owner's opportunity to appreciate the various short and distant views. Feature of the houses is the abundance of natural light, which contributes to the overall ambience. The focus on craftsmanship and detailing throughout the project, together with dramatic internal volumes and external views, combine to ensure a memorable experience 'somewhere between heaven and earth'.

The design and architectural excellence of THE ESSENTIA would be of global standards. Every house has a decent and aesthetically appealing balcony to magnify the relationship of complex, the outside environment and the occupants. Landscaping and green features would dot the community. The landscaped garden is a privately owned public space in which occupants can sit quietly. The self-sufficient community would be home to a wide array of families coming from different backgrounds making it a truly cosmopolitan complex.

Open space within the complex is another key feature. Layout of the complex is clutter-free containing host of opportunities for the whole family to come out in the open and relax or indulge in outdoor activities.

Ample parking space would be available for the residents within the complex.

Top order security would be achieved for the residents through multi-layered security system. You will not need to worry about the family back home as and when you need to travel.

The good life at THE ESSENTIA means being free to enjoy every aspect of your new, more carefree lifestyle, while staying healthy and active. THE ESSENTIA will be a destination for the exclusive few who value perfection above everything else.

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## 2 BHK VILLA UNIT PLAN

3D View



2D View

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Saleable Area 990 sqft + Private area

- 2 Bedrooms • 2 Toilets • Kitchen • Dining
- Drawing • 3 Balconies • Store • Private garden

Master Bedroom	:	13'-0" x 10'-0"
Bedroom	:	11'-0" x 12'-0"
Kitchen	:	5'-6" x 8'-0"
Drawing Room	:	10'-6" x 17'-0"
Toilet -1	:	7'-2" x 5'-0"
Toilet -2	:	7'-2" x 5'-0"
Balcony	:	5'-0" wide
Store	:	5'-6" x 4'-0"





## VILLA-LIKE GROUND FLOORS

*Villa-like*

- Premium Ground Floor, 2BHK with private greens, is available at the Crimson Floors. Roomy bedrooms and large open kitchen enhance the utility and aesthetics of the apartments.

Villa like feel with private access to a beautiful garden on front adds to the lifestyle and exclusivity. In turn, your private garden is connected to the landscaped surroundings of THE ESSENTIA community. Yes, you could think of a few things to do up there in those private green spaces... Enjoy a coffee on a hammock or invite all over for a Barbeque at your private greens.

Villa like ground floor apartments are available in 2 types:

One that has private parking automatically derived within the private open space. So, there is no need to invest further in the parking space within the community. Apart from the personal parking space, private open garden space further enhances the feel of a villa.

In the other type of villa like ground floor apartments facing the open landscaped community park, the private patio connects to the open green community park, making the living experience larger than life. The sheer pleasure of having a landscaped park connected from your own private greens would be perhaps an ideal villa like apartment one can find within a community.

Villa floors are part of the Crimson floors that will have a separate entry gate to THE ESSENTIA community for easy access to your home.

Most beautiful aspect of the villa like ground floors is that the architecture of these houses get combined with the nature, a rare phenomena available today in the environment of Delhi-NCR.

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## 2 BHK UNIT PLAN

3D View



2D View



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**Saleable Area 990 sqft**

• 2 Bedrooms • 2 Toilets • Kitchen  
• Dining • Drawing • 3 Balconies • Store

Master Bedroom	:	13'-0" x 11'-0"
Bedroom	:	12'-0" x 11'-0"
Kitchen	:	5'-6" x 8'-0"
Drawing Room	:	10'-6" x 17'-0"
Toilet -1	:	7'-2" x 5'-0"
Toilet -2	:	7'-2" x 5'-0"
Balcony	:	5'-0" wide
Store	:	5'-6" x 4'-0"

### 3 BHK UNIT PLAN

3D View



2D View

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**Saleable Area 1280 sqft**

• 3 Bedrooms • 2 Toilets • Kitchen  
• Dining • Drawing • 2 Balconies • Store

Master Bedroom	:	14'-0" x 11'-5"
Bedroom	:	12'-0" x 10'-0"
Bedroom	:	11'-0" x 10'-0"
Kitchen	:	6'-0" x 9'-0"
Drawing Room	:	11'-0" x 18'-0"
Toilet - 1	:	5'-0" x 8'-0"
Toilet - 2	:	5'-0" x 8'-0"
Balcony	:	5'-0" wide
Store	:	6'-0" x 6'-0"

# ELEGANT SPECIFICATIONS

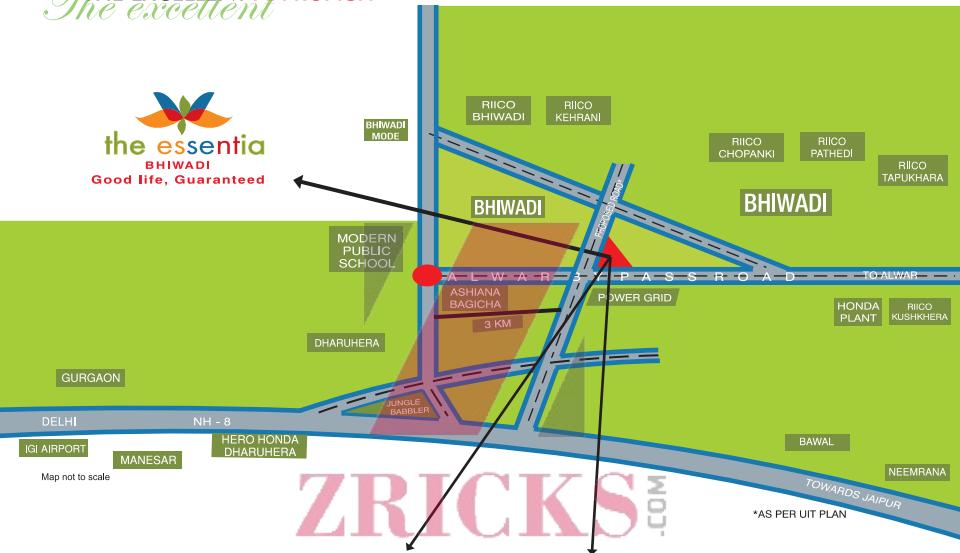


 <b>Structure</b>	:	Earthquake Resistant RCC Frame Structure
<b>Living /Dining</b>		
Floor	:	Double Charged Vitrified Tiles
Walls	:	Putty with Acrylic Distemper & Slate Highlighter Wall
Ceiling	:	Putty with Acrylic Distemper
<b>Bedroom</b>		
Floor	:	Ceramic Tiles
Walls	:	Textured Wall (Highlighter), Putty with Acrylic Distemper
Ceiling	:	Putty with Acrylic Distemper
<b>Kitchen</b>		
Walls	:	Designer Ceramic Tiles upto 2' Above Working Counter and Acrylic Distemper in the Balance Area
Floor	:	Anti Skid Ceramic Tiles
Counter	:	Ten Brown Granites with Stainless Steel Sink
Fittings & Fixtures	:	Superior Quality CP Fittings and Independent RO System
<b>Toilets</b>		
Floor	:	Designer Anti Skid Tiles/ Pattern Floor Tiles
Walls	:	Bathrooms (Light & Dark Combination) Tiles up to 7' Height & Acrylic Distemper
Fittings & Fixtures	:	Superior Quality CP Fittings, Wash Basin, WC of Appropriate Shades, Towel Rails/ Ring, Soap Dish and Looking Glass
<b>Balcony</b>		
Floor	:	Designer Anti Skid Tiles
Walls	:	Superior Quality Exterior Paints
Ceiling	:	Superior Quality Exterior Paints
<b>Doors</b>		
Entrance Door	:	Designer Skin Door
Internal Door	:	Designer Skin Door
Windows	:	Wooden/ Aluminium Section Windows With Good Quality Glass
<b>Electrical</b>	:	Fancy Lights , ISI Moduler Switches, Sockets, Multistrand Copper Wiring, All Circuits Protected by MCB, TV-Telephone Outlets and AC Points
<b>Plumbing</b>	:	Corrosion Free Pipes For Internal Conduiting (PPR)
<b>Security System</b>	:	Two Level Security
<b>Communication</b>	:	Internal Communication Facility Within The Complex
<b>Club Facility</b>	:	Landscaped Garden, Swimming Pool, Gymnasium, Aerobics Hall
<b>Common Passage</b>	:	The Common Passages Will Be Aesthetically Floored
<b>Lift</b>	:	Lift in Each Block with 4 Apartments on Every Floor

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The EXCELLENT APPROACH  
*The excellent*





## STAR RAISON, THE BUILDERS OF LIFESTYLE

Star Raison Landmarks is one of the most promising real estate companies in north India. The Group has been in the real estate industry for past 2 decades. Promoters of this company are young, experienced, highly educated and enlightened new-age entrepreneurs. They are visionaries and dynamic in the execution of their vision.

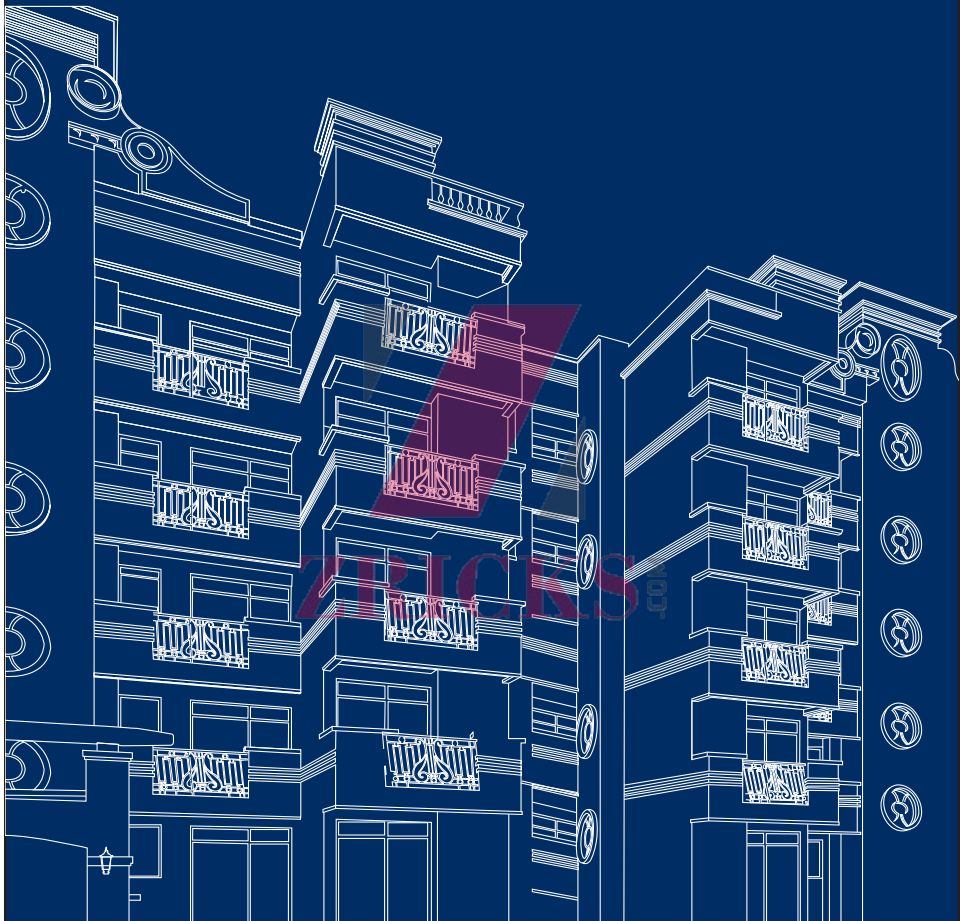
The company runs on **value driven** values and systems. Top management of the company comes with years of experience in real estate development in India and abroad. Promoters of Star Raison Landmarks have done several real estate projects of different size and nature in and around Delhi-NCR. They have provided lifestyle solutions to thousands of happy customers who stand testimony to the quality and innovative solutions provided by the company. Some of the delivered and current projects in Ghaziabad are mentioned in the page. They are all built to the usual high standards and feature superb specifications... just as you'd expect from a Crimson Floor at THE ESSENTIA.

Additionally, Star Raison Landmarks have a highly experienced administrative staff and construction crew. Each of the suppliers and subcontractors are carefully chosen for the quality of their work and materials and most have been with the company for many years. All the fixtures and fittings used by the company in its prestigious projects are taken from the renowned brands well known for quality and aesthetics of its products. Instilled in every person associated with your home is Director's personal motto: "Build each home as if it were your very own".

Star Raison Landmarks has come up with one of the finest and world-class community living solutions called THE ESSENTIA in Bhiwadi. Idea behind selection of this project in Bhiwadi was the dynamic growth that the area is witnessing today. It is the city of future that has already transformed into an Industrial hub. THE ESSENTIA will have amenities, features and specifications that have no match in India in terms of quality and innovativeness. Many multinational companies in and around Bhiwadi are already considering this project for modern housing solutions for their employees.



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## STAR RAISON LANDMARKS

Corp off: Shoppers Mall, First Floor, H-1 Kirti Ashram, Ghaziabad-201010 | Tel: +91 120 4387710-13, Fax: +91 120 4387777  
Site off: The Essentia, Opposite Power Grid, Alwar Bypass Road, Shivoli, Rajasthan | Mob: +91 97855 00 200, +91 97856 42 003  
Regd Off: A-26, New Krishna Park, New Delhi-18 | E-mail: info@theessentia.in | www.theessentia.in

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