



the essentia

BHIWADI

Good life, Guaranteed



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You & Me in **SAFFRON HOMES**

# SITE PLAN

## AREA ILLUSTRATIVE MASTER PLAN

- | Sr | SPACE MATRIX                          |
|----|---------------------------------------|
| 1  | MAIN ENTRANCE                         |
| 2  | EXIT                                  |
| 3  | GUARD ROOM                            |
| 4  | FOAM JETS & FALL                      |
| 5  | FLOATING JETS                         |
| 6  | PALM GROVE UPLIT 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                        |



## Welcome to The Essentia at Bhiwadi, just 30 minutes from Gurgaon !

The Essentia is an exclusive collection of properties gathered around a spacious open green private space, overlooking **open sky** in front as there are no high-rise buildings opposite the complex.

The Essentia is placed at the junction of **Alwar Bypass Road** and another upcoming road from NH 8 on the other side connecting Bhiwadi. Set within the landscaped grounds, The Essentia development would comprise of **Luxury Low rise Floors- Crimson Floors and High rise - Saffron Homes, Aqua and Olive** in different sizes and configurations. All the towers and floors have been sensitively integrated within the complex to blend with the beautiful natural landscape.

Well appointed **Clubhouse** with **Swimming pool**, indoor & outdoor **games facilities**, **Jogging track** etc along with manicured **gardens** with water features are the beautifully done **lifestyle features** of The Essentia. Options of open and covered **parking** within the complex and top order **security** are some more reasons to own a house at the Essentia.

Bhiwadi is surrounded from all sides by industrial units of various sizes and thus there is a tremendous spurt in the working population leading to very high demand of quality housing within the city. Apart from existing companies like **Kajaria, Nahar, SRF and P&G** etc, new entrants like **Mahindra & Mahindra, Oriental Fabricators, Honda Siel, Honda Scooters, Shree Cement, Jaguar, Saint Gobain, Automobile Suppliers park** etc have lead to sharp rise in housing requirements in Bhiwadi. Several other Indian and multinational companies are in the process of setting up their units.

**Dedicated rail freight corridor** is going to link these industries to rest of the India and the world.



## Typical 1 BHK Executive Home



Entry

### Saleable Area 550 sqft

Drawing Room	:	10'-0" x 13'-0"
Bedroom	:	10'-0" x 11'-0"
Kitchen	:	5'-0" x 8'-0"
Toilet	:	5'-0" x 7'-0"
Balcony	:	4'-0" wide

Large bedroom, spacious balcony, sizeable kitchen & big bathroom

## Typical 2 BHK Family Home



Entry

### Saleable Area 800 sqft

Drawing Room	:	10'-0" x 14'-0"
Master Bedroom	:	10'-0" x 14'-0"
Bedroom	:	10'-0" x 10'-0"
Kitchen	:	5'-0" x 8'-0"
Toilet -1	:	5'-0" x 7'-0"
Toilet -2	:	4'-6" x 7'-0"
Balcony	:	5'-0" wide
Balcony	:	4'-0" wide

Extra large bedroom, spacious balcony, sizeable kitchen & big bathroom

# Exquisite Features

## Community Amenities & Features

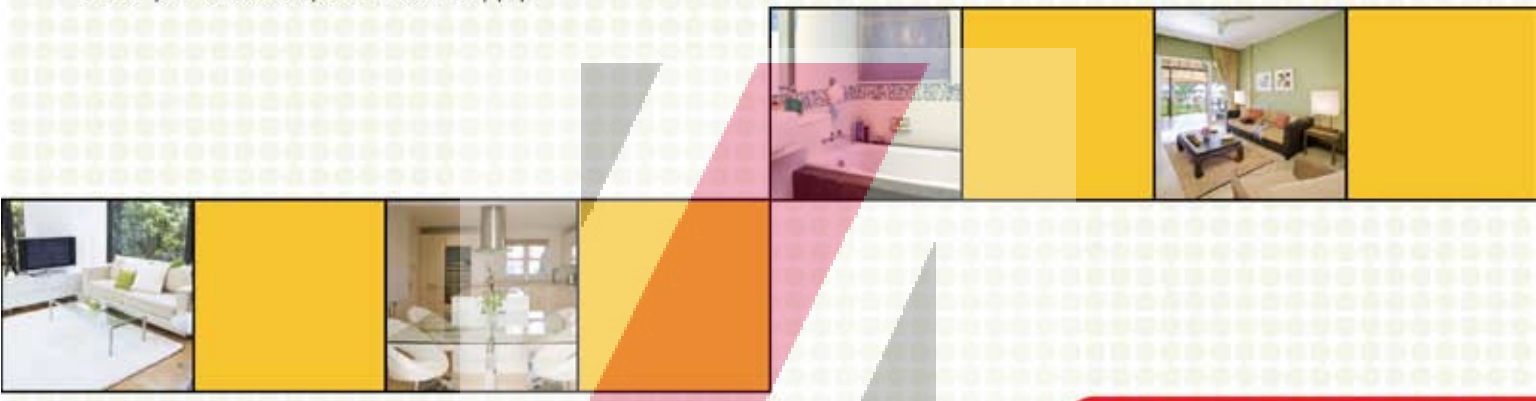
Earthquake resistant structure | Swimming pool | Clubhouse | Storage rooms | Playground | Open and covered car parking | Private patio or balcony | Indoor & outdoor sports and banquet area | Energy efficient planning | Passenger lifts in each apartment block | Intelligent Building Management System | Maximum privacy, ventilation and light in each apartment | Luxuriously planned entrance lobby for each apartment block | Integrated landscape areas with well defined manicured lawns

## Security

Every flat connected to central security | Intercom in each apartment | 2-tier security

## Essential services

24 x7 power back up and water supply



## Elegant Specifications

<b>Structure</b>	: Earthquake resistant RCC frame structure	<b>Lift</b>	: Lift in each block
<b>Living/Dining</b>		<b>Bedrooms</b>	
Floor	: Ceramic tiles	Floor	: Ceramic tiles
Walls	: Putty with acrylic distemper	Walls	: Putty with acrylic distemper
Ceiling	: Putty with acrylic distemper	Ceiling	: Putty with acrylic distemper
<b>Kitchen</b>		<b>Toilets</b>	
Walls	: Designer ceramic tiles upto 2' above working counter and acrylic distemper in the balance area	Floor	: Pattern floor tiles
Floor	: Anti-skid ceramic tiles	Walls	: Bathroom pattern tiles upto 7' height & acrylic distemper
Counter	: Granite with stainless steel sink	<b>Fitting &amp; Fixtures</b>	: Superior quality CP fittings, wash basins, WC of appropriate shades
Fitting/Fixture	: Superior quality CP fittings		
<b>Balcony</b>		<b>Doors</b>	
Floor	: Designer anti-skid tiles	Entrance Door	: Teak finished designer door
Walls	: Superior quality exterior paint	Internal Door	: Flush doors
Ceiling	: Superior quality exterior paint	Windows	: Pressed steel section windows with good quality glass
<b>Electrical</b>	: ISI modular switches, sockets, multistrand copper wiring, all circuits protected by MCB, TV, telephone outlets & AC points	<b>Plumbing</b>	: Corrosion free pipes for internal conducting



## Saffron Homes

Saffron Homes at The Essentia, is economical yet high quality apartments containing spacious rooms and all the lifestyle amenities within the complex.

Saffron Homes are part of Luxury housing complex- The Essentia, coming up in Bhiwadi, just **30 minutes** from Gurgaon. Saffron Tower and all its apartment homes are sensitively **integrated within the complex** to blend with the **beautiful natural landscape**. Complete with all the modern amenities, these apartments are suitable for those who are aspiring for a peaceful and modern lifestyle within Delhi NCR.

From **one bedroom executive homes** to **two bedroom family homes**, Saffron Homes offer **luxury as standard** to ensure that you get the **best possible value for money**. Although Saffron Homes are **reasonably priced**, these apartments boast of **extra large bedrooms, spacious balconies and sizeable kitchens etc.**

Along with all the **modern amenities** and **options of 1/2 BHK apartments** Saffron Homes has **several other benefits** of owning your dream home.

Please take time to explore our new development and discover more about our passion - **your home**.

At Saffron Homes we offer you a unique property that combines **practicality with attractive design and layout**. Our homes are more than luxurious; they are designed to be practical as well as **comfortable and stylish**.





**BHIWADI**  
Opp Power Grid

Good life, Guaranteed

## The Excellent Approach



## Ongoing Project



## 7 Delivered Projects

Please enquire about our range of current and forthcoming homes. They're all built to our usual high standards and feature superb specifications... just as you'd expect from a Saffron home at The Essentia.

Rameshwar Orchids Kaushambi	Avant Grade Vaishali	Shopprix Mall Kaushambi	Shopprix Mall Vaishali	Star Infinity Kaushambi	Raison Armor Homes Indrapuram



## STAR RAISON LANDMARKS

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

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