



**OPTUS**

GROUP

Innovation beyond thinking

**Optus Developers Pvt. Ltd.**

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**OPTUS**  
Boutique Villas





Be above all



Dream. Inspire. Rise. Be above all. live your dream, live the utterly sublime lifestyle.

Go beyond the restrictions of form and function



Duplex Houses • Four bedrooms • Private lawn • plot area 240 sq. Yrds to 500 sq. yrds



Earthy paradise

ZRICKS.COM



Villas with inviting detail that pleases the eye and refreshes the senses. With the most important building materials being space & light



Open party area • Recreational area • Court yard • Drawing/dinning



Inspired living

ZRICKS.COM



When you buy an Optus Villa, you become a member of a very exclusive community. Your residence offers an experience of first-class leisure and remarkable investment

Air-conditioned • Furnished Modular Kitchen • Jacuzzi • Wooden flooring



Ground floor



First floor



Second floor



Size: S-91, S-92, S-93: 311 Sq. yds. each

S-91, S-92, S-93, Uppals South End, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 311 Sq. yds.

S-221, Uppals South End, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 311 Sq. yds.

S-222, Uppals South End, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 311 Sq. yds.

S-223, Uppals South End, Gurgaon

Architectural Plans.





Ground floor



First floor



Second floor



Size: 311 Sq. yds.

S-259, Uppals South End, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 311 Sq. yds.

S-263, Uppals South End, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 360 Sq. yds.

K-214, South City-I, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 240 Sq. yds.

C-2/107 Sushant Lok-I, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 240 Sq. yds.

C-2/112, Sushant Lok-I, Gurgaon

Architectural Plans.



Size: 240 Sq. yards.



Ground floor



First floor



Second floor



Size: 270 Sq. yds.

8114, DLF Phase -IV, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 270 Sq. yds.

8115, DLF Phase -IV, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 276 Sq. yds.

D-106, Sun City, Gurgaon

Architectural Plans.



Amenities	Key features
Fully Air Conditioned - Split + Window	Duplex House
Modular Kitchen - Italian	Four Bedroom with attached toilet
Microwave - Branded	Drawing and Dining
OTG - Branded	Recreational / Party Hall with attached Toilet
Kitchen Chimney - Branded	Open Air Bar Counter on Terrace
Double Door Fridge - Branded	Powder Room
Jacuzzi - Branded	Designer Stairs
Geyser - Branded	Designer Lights
Tiles in bathroom - Italian	Rear Courtyard and Front Lawn
Wooden Flooring - Branded	Big Size terrace with green marbles
Room Flooring - Italian/Imported marble	Main entrance Foyer
Drive Way Stone - Granite	Separate rooms, toilets & passage for Servant and Driver-
Security System - Video Phones	Attractive Outer Facade



S.No.	Area	Walls	Floor	Ceiling
1	Drawing Room	POP Punning with Emulsion Paint	Marble/Stone	POP-Punning with acrylic paint
2	Living Room	POP Punning with Emulsion Paint	Wooden	POP-Punning with acrylic paint
3	Master Bed Room	POP Punning with Emulsion Paint	Wooden	POP-Punning with acrylic paint
4	Other Bed Rooms	POP Punning with Emulsion Paint	Wooden/ Marble/Stone	POP-Punning with acrylic paint
5	Kitchen	Italian and Spanish Tiles	Tiles	POP-Punning with acrylic paint
6	Balcony	All weather paint	Tiles	POP-Punning with acrylic paint
7	Terrace	All weather paint	Tiles	-----
8	Bathrooms	Tiles	Tiles	-----

## Amenities

## Specifications

It all started with a vision and a steely resolve. Twenty Five years of strenuous work and accumulated experience has made Optus one of the fastest emerging real estate companies in the country. Today, Optus is all about bringing quintessential solutions towards finer living. Be it residential accommodation, hospitality, IT parks,

shopping arcades, malls or an integrated development, we are determined to create new benchmarks.

While our commercial & IT projects will meet and exceed the expectations of MNC conglomerates, our residential projects will give our buyers absolute delight.



Optus. The Group