



# ATHENS

—| A CITY WITHIN THE CITY |—  
Zirakpur, Chandigarh

2 BHK, 3 BHK & PENTHOUSES




**GUPTA BUILDERS AND PROMOTERS PVT. LTD.**

Sales Office: ATHENS, 200 ft. wide International Airport Road, Near Mc Donalds, Zirakpur -140603

[www.athens.co.in](http://www.athens.co.in) | e-mail : [sales@gbpgroup.in](mailto:sales@gbpgroup.in)

Corporate Office : SCO 64-65, 2nd Floor, Sector 17A, Chandigarh

Call: +91 95 69 800 200

Follow us on:     



1lagscom.in

Note: Visual representations shown in this brochure are purely conceptual. Plans, specifications, layout plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans. Brand names appearing in the brochure are for network purpose only.

[www.athens.co.in](http://www.athens.co.in)



# ATHENS

— A CITY WITHIN THE CITY —

Ornate, ostentatious and a true inspiration from the authentic Greek flavour recreated in the most opulent city of Punjab, Zirakpur!



Mr. Anupam Gupta,  
Director, Sales

Athens is a true reflection of what luxury should look like

GBP Group has embarked on a journey to set new benchmarks in terms of living standards, lifestyle and development of modern infrastructure. Being a prominent name in the industry, GBP Group has diligently worked towards developing world-class structures and delivering a divine living experience. Credibility, transparency and quality are the major values of the group which gives it an edge over others. With years of experience and several master-creations, GBP Group is one the most trusted property developers in terms of timely deliveries and maximum customer satisfaction.

GBP is coming up with the first of its kind and best-in-class serviced apartment concept of high-rise residential housing in Zirakpur. The township is named after the capital city of Greece, "ATHENS". ATHENS, being true to its name, is world renowned for its Heritage and Classic Architecture. We will bring the same luxurious Greek architecture to high-rise residential housing in Zirakpur which will be a sub-city in itself. The township will gain popularity for its beautiful outlook, Greek heritage styling, aesthetically designed interiors, modern infrastructural amenities and prime location. On-Call Housekeeping Services, World Class Club House with a restaurant and bar, 3 Lush Green Landscaped Parks, Swimming Pool, Gymnasium, Creek, Lawn Tennis Court, Badminton Court, Rain Water Harvesting System, Advanced Power Management System are all integral elements of this outstanding residential project.

At ATHENS, one will have the luxury of cherishing natural scenery and an invigorating environment. This project has excellent connectivity. World Class Education Facilities, Health Facilities, Sports Facilities, International Airport, Railway Station, Inter-State Bus Terminal, Entertainment Zones and Shopping Complexes are either at a walking distance or just at a comfortable 15 minutes' drive from the township. GBP has pledged to surpass your expectations and provide all these facilities in this sub-city spanning across an area of 16 acres with a product line of 2BHK & 3BHK Luxury Apartments & Penthouses at surprisingly affordable prices.

GBP has also commenced the development of World Class 19 Storey commercial architectural marvel, "Centrum" at a prime location on Chandigarh-Ambala Expressway, NH-22, Zirakpur. The product line of the project comprises Retail Showrooms, Studios, SOHO, Office Spaces, Food Courts, Multiplex, Restaurant, Pub, Gymnasium, Spa, Discotheque And Terrace Dining.

GBP's commitment to delivering on promises & relentless hard work has enabled it to serve its customers effectively and turned the dream of owning a beautiful abode into a reality for many.



ATHENS is located on 200 ft. wide Chandigarh International Airport Road

## THE CITY

Chandigarh is a city and a union territory in the Northern part of India that serves as the capital for the states of Punjab and Haryana.

- The region consists of the cities of Chandigarh, Panchkula, Mohali, Zirakpur, Kharar, Dera Bassi, Kurali and Mullanpur (New Chandigarh).
  - The city tops the list of Indian States and Union Territories by per Capita Income and Human Development Index.
- The city was reported to be the cleanest in India in 2016, based on a national government study.
- The city also scores high because of the rapid development taking place on its outskirts.

## THE LOCATION

Zirakpur is a satellite town in the Mohali District of Punjab near Chandigarh in India. The town is considered a part of the Chandigarh capital region. It is set on the foothills of the Shivalik Hills.

- It has the potential of its real estate market, physical infrastructure and business environment.
  - Good connectivity, low operational costs and high disposable income contributes to it being declared as India's most potential emerging city.
- The location is so prime that National Highway 22 is at 0.5 km distance, two Five Star Hotels are at 1.5 km distance, grocery chains like Metro Wholesale and Best Price are at 1.7 km distance.
  - From ATHENS you can enter 3 states of India i.e. Haryana, Punjab and Himachal Pradesh and Union Territory Chandigarh through National Highways.

ATHENS





ATHENS

IN THE MIDST  
OF HUMDRUM

ATHENS, located at Zirakpur, promises everything you might have ever dreamt of. A home where the heart, mind and body discovers the true worth of living. A lifestyle that you have always wanted. Welcome to ATHENS, your paradise on the planet.

# THE LIFESTYLE

A life full of celebrations soaked in the brilliance of ATHENS. A life for the nouveau riche, an ardent lifestyle that one yearns for! Bringing in the first club with a bar and restaurant in the city of Zirakpur. Get ready for a gala time with your loved ones.



ATHENS





# OPA, LIFE BEGINS HERE!

ATHENS- A smart city inspired by true Greek Architecture in the heart of Zirakpur. A true inspiration from the authentic Greek Flavour to the most opulent city of Punjab i.e. Zirakpur. A promising address bathed in the blissful rays of Chandigarh.

It is a complete group housing, fully integrated and conceptualized sophisticatedly with a touch of class. It is a perfect mix of G+6, G+8, G+9 and S+9, S+13 towers with a total of 740 spacious 2BHK & 3BHK Apartments & Penthouses.



# THE LEAGUE

ATHENS is the first-of-its-kind project set amidst the hub of new age living in Chandigarh. Spread over an area of 16 acres, comprising enigmatic towers with state-of-the-art facilities and amenities that meet global standards.

G+6, G+8, G+9 and S+9, S+13 Towers  
 740 spacious 2BHK & 3BHK Apartments & Penthouses  
 Heritage Greek Architecture fused with World Class Modern Amenities.

# THE PROJECT

ATHENS, inscribed in Zirakpur, is inspired by one of the finest civilizations of the world and is all set to transform the terra firma of the region.







# THE AMENITIES

Hand picked and beautifully crafted to perfection are the amenities at ATHENS. They have been signature created keeping just you and your loved ones in mind. Come play on!

#### World Class Club House

- Bar & Restaurant
- Swimming Pool
- Gymnasium
- Indoor Games
- Help Desk for Travel & Tourism

On-Call House Keeping Services

Crèche & Nursery School

Lush Green Landscaped Parks with Children's Play Area

Outdoor Games & Jogging Track

Open Air Amphitheatre with Meditation & Yoga Facilities

Water Fountain

Park Parasol

Clock Tower & Sand Pit

Medical Aid with Ambulance service

Abundant Water Supply

24x7 Power Backup

Dedicated Car Parking

3-Tier Security



ATHENS

CLUB ATHENS

## IN THE COMPANY OF JOY

At ATHENS, it's not about creating leisure spaces but promising life spaces that give you a reason to delve into the other side of life.

Bar & Restaurant  
Swimming Pool  
Gymnasium  
Indoor Games  
Help Desk for Travel & Tourism

# RENDITIONS FROM ROYALTY



## QUEEN`S SPA GALLERY

Pursue the pure perfection of body and soul and tend every inch of your skin to nurture the most glamorous of looks. The Queen's Spa Gallery will offer leading-edge facilities, aroma-therapy and massage services for your peace of mind and the sheer enjoyment of the body-caring process.

ATHENS

## KING`S PARADISE

This recreational empire will feature a wine and cigar corner and billiard table exclusively for the glitterati. A galaxy of elites can gather here to enjoy fine wine and cigars, compare notes on anecdotes of life and exchange the secrets of their success. All this amidst conversations, indulgence and with the true spirit of sport.





ATHENS



# THE CONVENIOS

Equipped with state-of-the-art, well stocked up retail centers and home shopping centers just a call away.



# CONVIVIALITY AT ITS BEST

A good living experience is incomplete without unforgettable celebrations. Make the best of your occasions at the Palm Banquet, one of the biggest banquets in the area.



ATHENS

## COMFORT AT YOUR DOORSTEP WITH ON-CALL HOUSE KEEPING

At ATHENS, services are best suited to your comfort to give you the true taste of luxury.

• Personalized Room Service • On-Call Housekeeping

# WE ARE THERE FOR YOU ALWAYS AT OUR HELPDESK

At GBP ATHENS, your convenience is our priority. We take adequate measures and provide services so that all your needs and necessities are looked after. Whenever you're away or any other situation arises, you can keep your flat keys with our diligent staff. We also offer online ticket booking to save you from the hassles of standing in queues for tickets.

Post and mail management is often time-consuming and sometimes even impossible with busy schedules. We look after your mails so that you receive them on time without your daily schedule being interrupted. In case of any health emergency, you can rely on our quick Ambulance Service. With our professional services and commitment, we promise to serve you with nothing less than the best.



PARK PLAZA



BEST PRICE



SUKHNA LAKE



ST. XAVIER'S SCHOOL



ALCHEMIST HOSPITAL



METRO



DECATHLON

# WHY ATHENS

Investing in ATHENS is a boon in itself due to the strategic location of the project and the region it is located in. Zirakpur is one of the most potential business destinations of North-India and it has seen really appreciation the best in the last decade and the forecast seems even brighter with expressways, airports and link ways becoming functional. Also, the presence of major lifestyle brands in and around the area has helped in bringing about a major transformation in the lifestyle of the population.

# THE CANVAS

2BHK  
Super Area 1138 Sq. Ft.



3BHK  
Super Area 1468 Sq. Ft.

PENT HOUSE  
Super Area 2177 Sq. Ft.



LOWER LVL



UPPER LVL

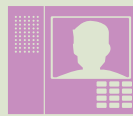
\*These are tentative plans subject to approval from the concerned authority



EARTHQUAKE  
RESISTANT  
STRUCTURE



FIRE  
FIGHTING  
SYSTEM



INTERCOM  
FACILITY



WIFI & DTH  
SERVICES



MODERN  
STREET LIGHT  
SYSTEM



SECURITY  
SURVEILLANCE  
SYSTEM



# THE FINE ART

	FLOORING	WALL FINISHING	ROOF CEILING
<b>LIVING / DINING ROOM</b>	Vitrified Tiles	Luster Paint/OBD	POP
<b>BED ROOMS</b>	Wooden Flooring in Master Bed Room & Vitrified Tiles Other Bed Room	Luster Paint/OBD	POP
<b>KITCHEN</b>	Anti-Skid Ceramic Tiles	Luster Paint/OBD	
<b>WASH ROOMS</b>	Anti-Skid Ceramic Tiles	Ceramic Tiles up to Roof Top	
<b>BALCONY</b>	Anti-Skid Tiles	Weather Proof Paint	
<b>STAIRCASE &amp; LIFT LOBBY</b>	Granite		

PLATFORM	RAILING
Granite Top with 2 feet Ceramic Tiles above Counter	
	MS
	MS



Doors-Paneled Polished Main Entrance & Internal Wooden Frames with Laminated Flush Doors



Windows-Aluminium Panels



Pre-Fitted A.C. Fittings in all Rooms



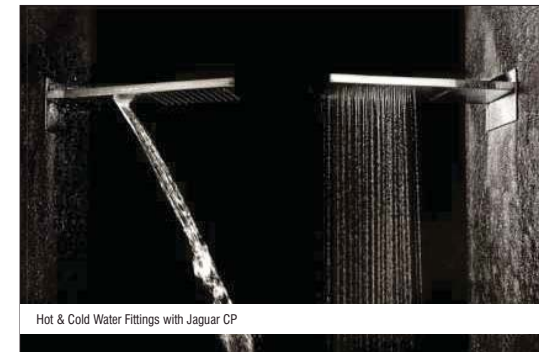
Wires-Copper (Polycab / Havells)



Switches - Modular



Chinaware Fittings



Hot & Cold Water Fittings with Jaguar CP

# THE BIGGER STORY

Master Plan

ATHENS



- 1 Entry
- 2 Car Parking
- 3 Club House
- 4 Swimming Pool
- 5 Badminton Court
- 6 Path Way
- 7 Tennis Court
- 8 Meditation Yoga
- 9 Gazebo
- 10 Water Body
- 11 Open Air Theatre
- 12 Central Park
- 13 Water Feature
- 14 Nursery School
- 15 Clock Tower
- 16 Sand Pit

#### FLORA

G+9 & S+9  
(2BHK & PENT HOUSE)

#### RAINBOW

G+6 & G+8  
(3BHK)

#### SPECTRUM

G+9 & S+9  
(2BHK)

#### AQUA

G+9 & S+9  
(2BHK & PENTHOUSE)

#### MEADOWS

S+13  
(3BHK)

# CHARTING DREAMS

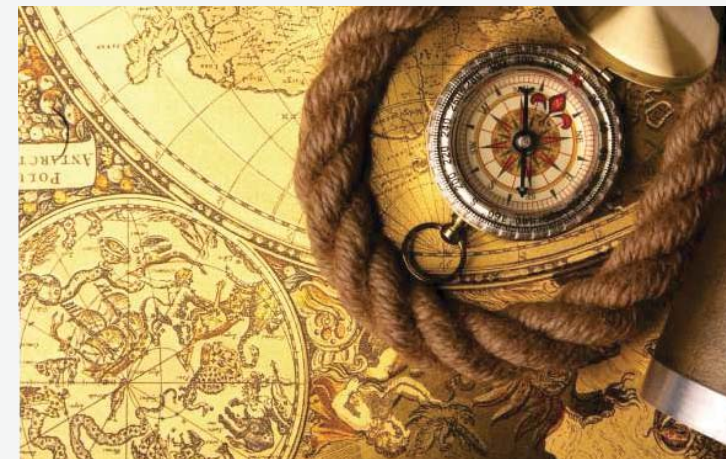


## DESTINATION ATHENS

Location is the king, location is the highlight of any project. Drop in to believe the essence of the location of ATHENS and the strategic importance it has with respect to the adjoining regions and prominent landmarks of the city.

### Distance Chart

- International Airport : 12 km
- National Highway-22 : 500 mtrs
- Mohali Railway Station : 15 km
- Fortis Hospital : 15.6 km
- Mohali Golf Club : 15.7 km
- Best Price and Metro : 1.7 km



# GUPTA BUILDERS & PROMOTERS PVT. LTD.

GBP Group was established with the objective of providing housing and commercial space to all economical sections of the society. A very professional & strategic approach was followed to achieve this objective.

Post Sales Department and Loan Financing Vertical was created & empowered by the management to ensure that benefits of Housing Finance & Real Estate Development Schemes reached to final consumer.

GBP's endeavours were so successful that within a span of 4 years, Townships spanning across 250 acres were delivered at Mohali District in areas adjoining Chandigarh & Panchkula. With a customer base of 8000 satisfied customers GBP has established itself as a major real estate player in the Tricity (Chandigarh, Panchkula & Mohali).

GBP is on track to become a National Player in Real Estate Market of India.

When you associate with the GBP Group, you can be sure about one thing - their commitment. The GBP Group has succeeded in winning appreciations and trust in the highest measure in such a short span of time.

## PROJECTS PAR EXCELLENCE



**CENTRUM**

Retail | Offices | Hotel | Studios  
Chd-Ambala Highway, Zirakpur  
(Ongoing)



**GBP CREST**

a state of the art Integrated Township  
Kharar, Mohali  
(Delivered)



**GBP CAMELLIA**

2 BHK & 3 BHK Independent Floors, Villas  
Kharar, Mohali  
(Ongoing)



**GBP ROSEWOOD ESTATE**

Plots | Villas | Floors  
Dera Bassi, Mohali  
(Delivered)



**GBP ROSEWOOD ESTATE PHASE-II**

Plots | Woodsbury Floors | Woodsbury Villas  
Dera Bassi, Mohali  
(Ongoing)



**GBP ECO GREENS**

Plots  
Dera Bassi, Mohali  
(Delivered)



**GBP ECO GREENS PHASE-II**

Plots | Floors  
Dera Bassi, Mohali  
(Delivered)



**GBP ECO HOMES**

Plots | Floors  
Dera Bassi, Mohali  
(Ongoing)



**GBP ECO HOMES I**

Plots  
Dera Bassi, Mohali  
(Delivered)



**GBP ECO HOMES PHASE-II**

Plots  
Dera Bassi, Mohali  
(Delivered)



**GBP BUSINESS SQUARE**

SCO  
Dera Bassi, Mohali  
(Delivered)



**GBP ASTRA**

Plots | Villas  
Dera Bassi, Mohali  
(Delivered)



**GBP ULTIMA**

Plots | SCOs  
Dera Bassi, Mohali  
(Delivered)