

ORIANE DEVELOPERS PVT. LTD.

(A Wholly Owned Subsidiary of Ansal Housing & Construction Ltd.)
CN: U70100DL2012PTC242187

REGISTERED ADDRESS: 110, Indra Prakash Building 21, Barakhamba Road, New Delhi - 110 001 GURGAON OFFICE: GNG Towers, 2nd Floor, Building No. 10, Sector 44, Gurgaon, Haryana

Managed & Marketed by
ANSAL HOUSING & CONSTRUCTION LIMITED
CIN: L45201DL1983PLC016821



ANSALS
amantré

THE EXPRESSION OF
INFINITE LUXURY





WELCOME TO ANSALS AMANTRE

Inspired by the thought of infinite,
Ansal Housing presents an exclusive sanctuary
of infinite peace, luxury, elegance, creativity & quality.



The expression of infinite luxury

EXTRAORDINARY
LIVING WHERE SERENITY
MEETS LUXURY





ANSALS AMANTRE

100

EPITOME OF ELEGANCE

Craftsmanship and artistry. Contemporary design and style. In a city of beginnings that keeps you moving with the world, Ansal Housing is privileged to welcome you to a distinctive living experience of infinite luxury and lifestyle. An address set privately apart in 10-10 acres of green expanse on Dwarka Expressway, Amantre welcomes you into a select community of luxury residences offering you everything you ever desired. A good location, covered lanes, high-end leisure and above all, an encompassing lifestyle.

So let this quintessential living journey begin.



A SETTING OF PURE SOPHISTICATION

Bounded by the 8 lane, 150 meter wide and 18km long Dwarka Expressway, Anshu Amantra combines strategic locational advantages into an integrated lifestyle

A signal free travel from Dwarka or Airport to Manesar via NH8, Gurgaon

The outlined commercial belt along with Dwarka Expressway has become a gateway for top notch MNCs, Hospitality brands, retail and entertainment industry

Developments along the Dwarka Expressway will soon become luxury destinations that will compete with high end areas of Delhi & Gurgaon



AN ACTUAL PHOTOGRAPH OF DWARKA EXPRESSWAY

THE LUXURY OF LOCATION



--- Current Metro
--- Proposed Metro







LIVE AMIDST NATURE

80% OPEN SPACES
JOGGING TRACK
WATER BODIES
WELL MAINTAINED PARKS



INTELLIGENT
ARCHITECTURE

THOUGHTFULLY PLANNED TERRACE GARDENS
WELL VENTILATED RESIDENCES
3 TO THE CORE ON LOWER FLOORS
2 TO THE CORE ON UPPER FLOORS



SURROUND YOURSELF WITH LUSH ELEGANCE

Come home to the rustling sound of
cascading waterfalls and tranquil atmosphere



EXCEPTIONAL LIVING UNFOLDS





THE ARRIVAL EXPERIENCE

Tree lined boulevard, water bodies
& artful arrival for you & your guests



THE LOBBY



LANDSCAPED ARRIVAL LEADING TO DROP OFF
POINT FOR EVERY TOWER
DOUBLE HEIGHT AIR-CONDITIONED LOBBY
RECEPTION DESK
SITTING & WAITING LOUNGE



THE RESIDENCES

CONTEMPORARY INTERIORS AND GENEROUS
BALCONY SET THE STAGE FOR A TRULY
ELEVATED LIFESTYLE.

5 & 4 BHK AIR-CONDITIONED RESIDENCES

FLOOR-TO-CEILING WINDOWS THAT FRAME THE HORIZON

IMPORTED MARBLE FLOORING IN LIVING / DINING AREAS

LAMINATED WOODEN FLOORING IN BEDROOM

LAVISH BATHROOMS

VRV AIR-CONDITIONING

TOP-OF-THE-LINE MODULAR KITCHEN



MAKE ROOM FOR THE FINEST

Designed with your family's ultimate comfort in mind, Ansals Amantre offers a lavish expanse of space all around, from the living room, to the master bedroom to the balcony...



EXTRAORDINARY VIEWS

INSPIRING FLOW -THROUGH FLOOR PLANS BOASTING
VIEWS OF GRAND CENTRAL GREENS

LARGE SPACIOUS BALCONIES THAT LETS
YOU ENJOY THE OUTDOORS



SITE PLAN



Acres of amenities
 Everything you expect, like never before.
 The lifestyle that will rekindle the joy of living

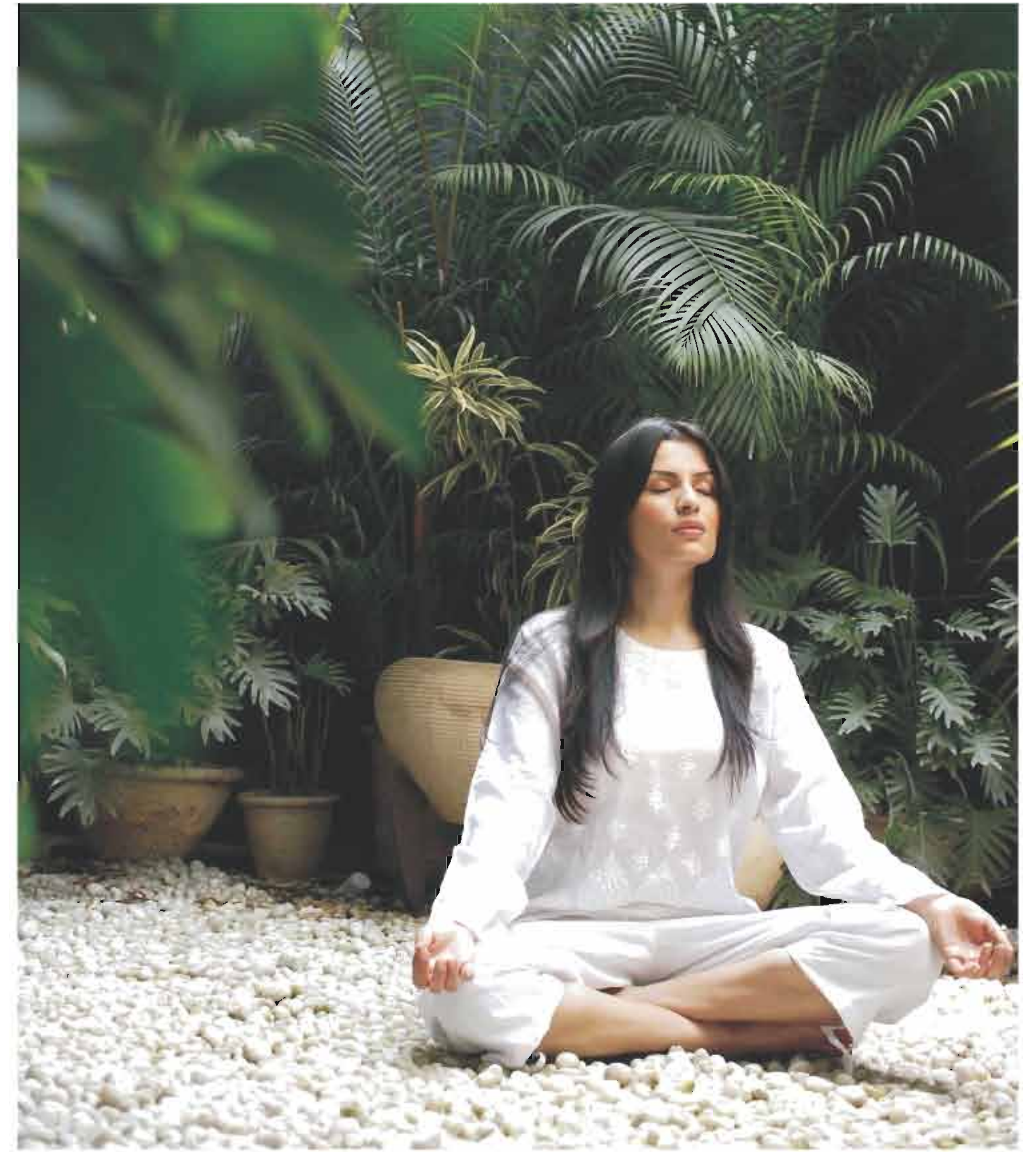


WORLD CLASS CLUBHOUSE

PLAY. ENJOY. RELAX AND REJUVENATE



SPORTS CENTRE
TENNIS COURT | TABLE TENNIS | CARD/CAROM/BILLIARDS | BADMINTON COURT | KIDS PLAY AREA



HEALTH FACILITIES
SWIMMING POOL | GYMNASIUM | YOGA ROOM | MEDITATION ROOM





FACILITIES MANAGEMENT



24X7 SAFETY & SECURITY
MANNED ENTRANCE GATES
LAUNDROMAT
UNDERGROUND & SURFACE PARKING
DEDICATED CAR WASHING BAYS

CHANGING THE SKYLINE OF GURGAON



ANSAL HUB 20 Sector 104



ANSAL TOWN WALK Sector 104



ANSAL HEIGHTS Sector 83



ANSAL ESTELLA Sector 102



ANSAL HIGHLAND PARK Sector 101



ANSAL HEIGHTS Sector 83



ANSAL HUB 20 BULK WARD Sector 85



ENRICHING LIVING STYLES

Ansal Housing & Construction Ltd. has worked relentlessly in pursuit of adding value to the life of people by developing infrastructure through world-class residential & commercial projects, retail space, hotels etc. across India and abroad, delivering the best to its customers, investors & stakeholders. In these three decades, Ansal Housing has built some landmark projects like the Statesman House & Vikas Minar in New Delhi, Ansal Heights in Worli, Mumbai, Fairview Tower in Bangkok, Thailand, Tahiri Square in Iran, amongst several others.

Over the years, Ansal Housing has successfully developed real estate projects in the NCR region namely Gurgaon, Noida, Greater Noida, Ghaziabad, Alwar, Meerut and Rewari and India's Tier II & Tier III cities like Lucknow, Yamuna Nagar, Karnal, Jhansi, Agra, Jammu, amongst others, building state-of-the-art residential and commercial infrastructure & giving the residents of these areas a taste of superior living standards, at par with the lifestyle in the metros.

At Ansal Housing, the most cherished thing is our customer's unflinching trust which we have earned through our commitment to quality & delivery. As India's realty industry experiences an exponential growth in demand for quality modern residential and commercial buildings, Ansal Housing is fully geared up to take advantage of this demand and will keep no stone unturned to meet its promise towards all its stakeholders.

License no. 42 of 2013 dt. 06/06/2013. This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976 made there under to Vachhav Warehousing Pvt. Ltd. and others (Under transfer to M/s. Oriana Developers Pvt. Ltd. for which its principal approval already accorded by DGTCP) for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.10 acres in the revenue estate of village Marjara, Sector 88A, Gurgaon-Manesar Urban Complex. Building Plans of the Project approved vide Memo No. ZP-342/WDCRA/2014/16459 dated 25.7.14. No. of Units - 487, No. of EWS UNITS - 96. Community Facilities - Nursery School, Convenient Shopping, Community Building, etc. All necessary approvals can be checked at the office of the developer. All dimensions are indicative and are subject to change as decided by the developer or Competent Authority. Marginal revisions may be necessary during construction. Total area = 10,764 sq. ft.

3 BEDROOM + 1 ROOM + 4 TOILETS LUXURY CORNER

TOTAL SALEABLE AREA 2665 SQ. FT.



ROOM SIZES IN FEET

A. Master Bedroom	12'0 x 15'0 + CB
B. Bedroom 01	12'0 x 14'0 + CB
C. Bedroom 02	14'0 x 11'0
D. Bedroom 03	13'0 x 11'0
E. Living/Dining	27'0 x 14'0
F. Kitchen	9'0 x 11'0
G. Toilet 01	8'0 x 8'0
H. Toilet 02	6'0 x 8'0
I. Toilet 03	5'3 x 7'9
J. Toilet 04	5'0 x 7'9
K. Ser. Room	7'3 x 6'6
L. Ser. Toilet	3'9 x 4'3
M. Dress Room	8'0 x 5'6
I. Dress Room	6'9 x 5'0

3 BEDROOM + 3 TOILET LUXURY

TOTAL SALEABLE AREA 2120 SQ. FT.



ROOM SIZES IN FEET

A. Master Bedroom	15'0 x 12'0
B. Bedroom 01	13'0 x 11'0
C. Bedroom 02	13'0 x 11'0
D. Living/Dining	24'0 x 13'0
E. Kitchen	8'0 x 11'0
F. Toilet 01	8'0 x 6'0
G. Toilet 02	5'0 x 7'9
H. Toilet 03	5'0 x 7'9
I. Ser. Room	7'3 x 6'6
J. Ser. Toilet	3'9 x 4'3
K. Dress Room	6'6 x 6'0

3 BEDROOM + 3 TOILET DELUXE CORNER

TOTAL SALEABLE AREA 2035 SQ. FT.



ROOM SIZES IN FEET

A. Master Bedroom	15'0 x 12'0
B. Bedroom 01	13'0 x 11'0
C. Bedroom 02	13'0 x 11'0
D. Living/Dining	23'0 x 13'0
E. Kitchen	8'0 x 11'0
F. Toilet 01	8'0 x 5'0
G. Toilet 02	5'0 x 8'0
H. Toilet 03	5'0 x 7'9
I. Ser. Room	7'3 x 6'6
J. Ser. Toilet	3'9 x 4'3
K. Dress Room	6'9 x 5'0

3 BEDROOM + 3 TOILET DELUXE

TOTAL SALEABLE AREA 1999 SQ. FT.



ROOM SIZES IN FEET

A. Master Bedroom	15'0 x 12'0
B. Bedroom 01	13'0 x 11'0
C. Bedroom 02	13'0 x 11'0
D. Living/Dining	23'0 x 13'0
E. Kitchen	8'0 x 11'0
F. Toilet 01	8'0 x 5'0
G. Toilet 02	5'0 x 8'0
H. Toilet 03	5'0 x 7'9
I. Ser. Room	7'3 x 6'6
J. Ser. Toilet	3'9 x 4'3
K. Dress Room	6'9 x 5'0

3 BEDROOM + 3 TOILET COMPACT

TOTAL SALEABLE AREA 1830 SQ. FT.



ROOM SIZES IN FEET

A. Master Bedroom	14'0 x 12'0
B. Bedroom 01	13'0 x 11'0
C. Bedroom 02	13'0 x 11'0
D. Living/Dining	22'6 x 13'0
E. Kitchen	7'9 x 10'0
F. Toilet 01	8'0 x 5'0
G. Toilet 02	5'0 x 8'0
H. Toilet 03	5'0 x 7'9
I. Dress Room	6'9 x 5'0

SPECIFICATIONS

LIVING ROOM/ DINING ROOM/ LOUNGE

FLOOR	IMPORTED MARBLE / STONE
WALL	ACRYLIC/ PLASTIC EMULSION PAINT
CEILING	ACRYLIC/ PLASTIC EMULSION PAINT
DOORS	HARDWOOD DOOR FRAMES WITH POLISHED TEAK VENEER / LAMINATED FLUSH DOOR
WINDOWS /GLAZING	U.P.V.C / POWDER COATED ALUMINUM WINDOWS
OTHERS	V.R.V OR V.R.F AIR CONDITIONING

MASTER BEDROOM

FLOOR	LAMINATED WOODEN FLOORING
WALL	ACRYLIC/ PLASTIC EMULSION PAINT
CEILING	ACRYLIC/ PLASTIC EMULSION PAINT
DOORS	HARDWOOD DOOR FRAMES WITH POLISHED TEAK VENEER / LAMINATED FLUSH DOOR
WINDOWS /GLAZING	U.P.V.C / POWDER COATED ALUMINUM WINDOWS
OTHERS	V.R.V OR V.R.F AIR CONDITIONING

OTHER ROOMS

FLOOR	LAMINATED WOODEN FLOORING
WALL	ACRYLIC/ PLASTIC EMULSION PAINT
CEILING	ACRYLIC/ PLASTIC EMULSION PAINT
DOORS	HARDWOOD DOOR FRAMES WITH POLISHED TEAK VENEER / LAMINATED FLUSH DOOR
WINDOWS /GLAZING	U.P.V.C / POWDER COATED ALUMINUM WINDOWS
OTHERS	V.R.V OR V.R.F AIR CONDITIONING

KITCHEN

FLOOR	VITRIFIED TILE / STONE
WALL	CERAMIC TILES & PLASTIC EMULSION PAINT
CEILING	ACRYLIC/ PLASTIC EMULSION PAINT
DOORS	HARDWOOD DOOR FRAMES WITH POLISHED TEAK VENEER / LAMINATED FLUSH DOOR
WINDOWS /GLAZING	U.P.V.C / POWDER COATED ALUMINUM WINDOWS
OTHERS	MODULAR KITCHEN WITH HOB AND CHIMNEY

BALCONIES / TERRACE

FLOOR	ANTI SKID TILES
WALL	WEATHER PROOF PAINT
CEILING	WEATHER PROOF PAINT
DOORS	HARDWOOD DOOR FRAMES WITH POLISHED TEAK VENEER / LAMINATED FLUSH DOOR
WINDOWS /GLAZING	U.P.V.C / POWDER COATED ALUMINUM WINDOWS

SERVANT ROOM / UTILITY ROOM

FLOOR	TILES
WALL	O.B.D
CEILING	O.B.D
DOORS	HARDWOOD DOOR FRAMES WITH POLISHED TEAK VENEER / LAMINATED FLUSH DOOR
WINDOWS /GLAZING	U.P.V.C / POWDER COATED ALUMINUM WINDOWS
OTHERS	TILES AND FITTINGS

SECURITY

CCTVs IN BASEMENTS AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE, BIOMETRIC / CARD ACCESS CONTROL TO BASEMENTS, ALARM SYSTEM AS PER NBC NORMS, BIOMETRIC CONTROLLED ELEVATOR ACCESS

FACILITIES

CLUB HOUSE WITH SWIMMING POOL, TABLE TENNIS, STEAM ROOM, TENNIS COURT, BADMINTON COURT, MULTIPURPOSE HALL, RESTAURANT, GYM, EXTENSIVE LANDSCAPES AND WATER BODIES

ELECTRICAL

COPPER WIRING IN CONCEALED CONDUITS AND MCB AND FIBRE OPTICS FOR TELEPHONE, INTERNET, T.V CONNECTION & PREMIUM MODULAR SWITCHES