



**THE CORALWOOD**  
*HOMES BY SS GROUP*

**Inspired. Comfortable. Affordable.**









# A defining standard of contemporary living

Spread across over 15 acres



## A defining lifestyle

Spread across a sprawling expanse of more than 15 acres, The Coralwood offers a verdant, tranquil environment of comfortable living in the heart of New Gurgaon.

The planned 639 apartments at The Coralwood will offer an inspiring choice of contemporary and affordable homes set amidst a soothing stretch of sheer gardenscapes and indigenous flora.

## Homes at The Coralwood

At 1425 sq ft, the two bedroom apartments make for intimate and well-designed homes, while the three bedroom homes in options ranging from 1750 sq ft to 1890 sq ft offer spacious and comfortable living spaces. Three bedroom homes along with a domestic help room, spread over an expansive 2250 sq ft, are housed in exclusive towers, providing a unique combination of space and luxury.

## A private retreat

Built as a compounded complex with a secure boundary wall, the planned security features at The Coralwood include round-the-clock trained security personnel and an intercom system. The serene stretches of aesthetically-planned water bodies provide a relaxing environment.

## Round the clock

The Coralwood brings you round-the-clock assurance of the most essential amenities – water and power.

An efficient 24/7 water supply system will ensure that you have access to this precious commodity at all times and the 100% power backup system will ensure that you always return to a home that is welcoming.

## Recreation, for your family and you

A private clubhouse allows residents to unwind and tone up with a well-equipped gym, swimming pool, party lawn, children's park, basketball court and multi-facility sports centre.



### The Coralwood Amenities

- Children's park
- Half basketball court
- Tennis court
- Badminton court
- Spanish court
- Aesthetic landscaping with water bodies, trellises, walkways, stone seats and jogging tracks
- Compounded complex with round-the-clock security with an intercom system
- Nursery school
- Commercial shopping center
- Solar power system
- Rainwater harvesting
- 24x 7 treated water supply
- 100% power backup

### Clubhouse Amenities

- Reception
- Gym
- Swimming pool
- Party lawn
- Audio, Video room
- Cards room
- Billiards room
- Kid's play room
- T.T room
- Yoga room
- Aerobics room
- Music room
- Library
- Multi purpose Hall

## Setting standards of excellence

Conceived to meet the growing demand for contemporary and affordable accommodation in the newly developed area of Gurgaon, The Coralwood has been created by SS Group and designed by the award winning Sikka Associates Architects.

SS Group is a well-known, trusted and one of the oldest business conglomerate with strong presence in Real Estate development. Established in the year 1992, the group has experience of over two decades in development & delivery of unique, innovative, high quality and user friendly real estate products in NCR Region. Since its inception the group has delivered over 20 landmark residential & commercial projects spread over 15 million Sq. Ft in NCR and another 17 million Sq. Ft. is under different stages of planning and development. Some of the notable delivered projects include The Hibiscus, SS Plaza, Southend, Aaron Ville, The Lilac and many more.

Armed with one of the largest land banks in NCR Region, the group is committed towards developing state of the art real estate masterpieces. As a step up the ladder of success, the Group is diversifying into Brewery, Healthcare, Hospitality and Education.

The residential project is part of group housing colony consisting of 804 residential units (excluding EWS units) and two Nursery schools, community building, Local shopping complex in 15.275 acres. Licence No 59 of 2008 granted by DTCP Haryana. Building Plan approved vide Memo No 19089 dt 19/12/2011. Project is registered with Haryana Real Estate Regulatory Authority (HRERA) vide registration No. 381 of 2017. Other information and status of approvals may be obtained from Registered office of the Developer.



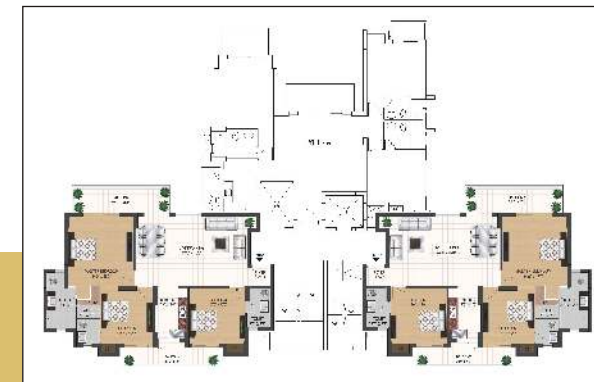


**TYPE A**  
3 BHK -1890 SQ.FT



**Type A** apartments consist of a lobby, an expansive combined living room and dining area, 3 bedrooms (including a master bedroom), a commodious kitchen and 4 balconies.

**TYPE B**  
3 BHK -1890



**Type B** apartments consist of a lobby, an expansive combined living room and dining area, 3 bedrooms (including a master bedroom), a commodious kitchen and 2 balconies.

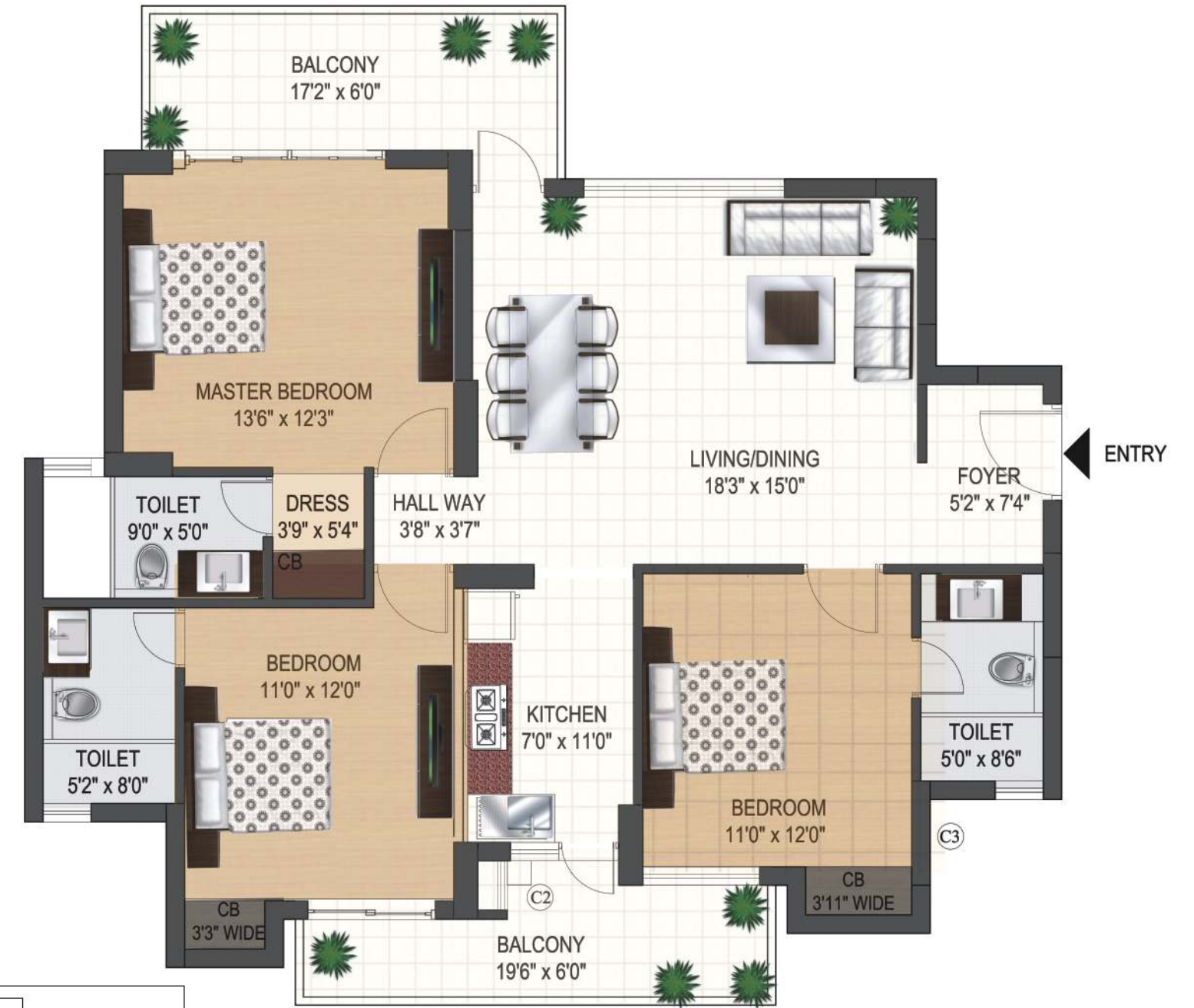


**TYPE C**  
3 BHK -1750 SQ.FT



**Type C** apartments consist of a lobby, an expansive combined living room and dining area, 3 bedrooms (including a master bedroom), a commodious kitchen and 4 balconies.

**TYPE D**  
3 BHK -1750 SQ.FT



**Type D** apartments consist of a lobby, an expansive combined living room and dining area, 3 bedrooms (including a master bedroom), a commodious kitchen and 2 balconies.



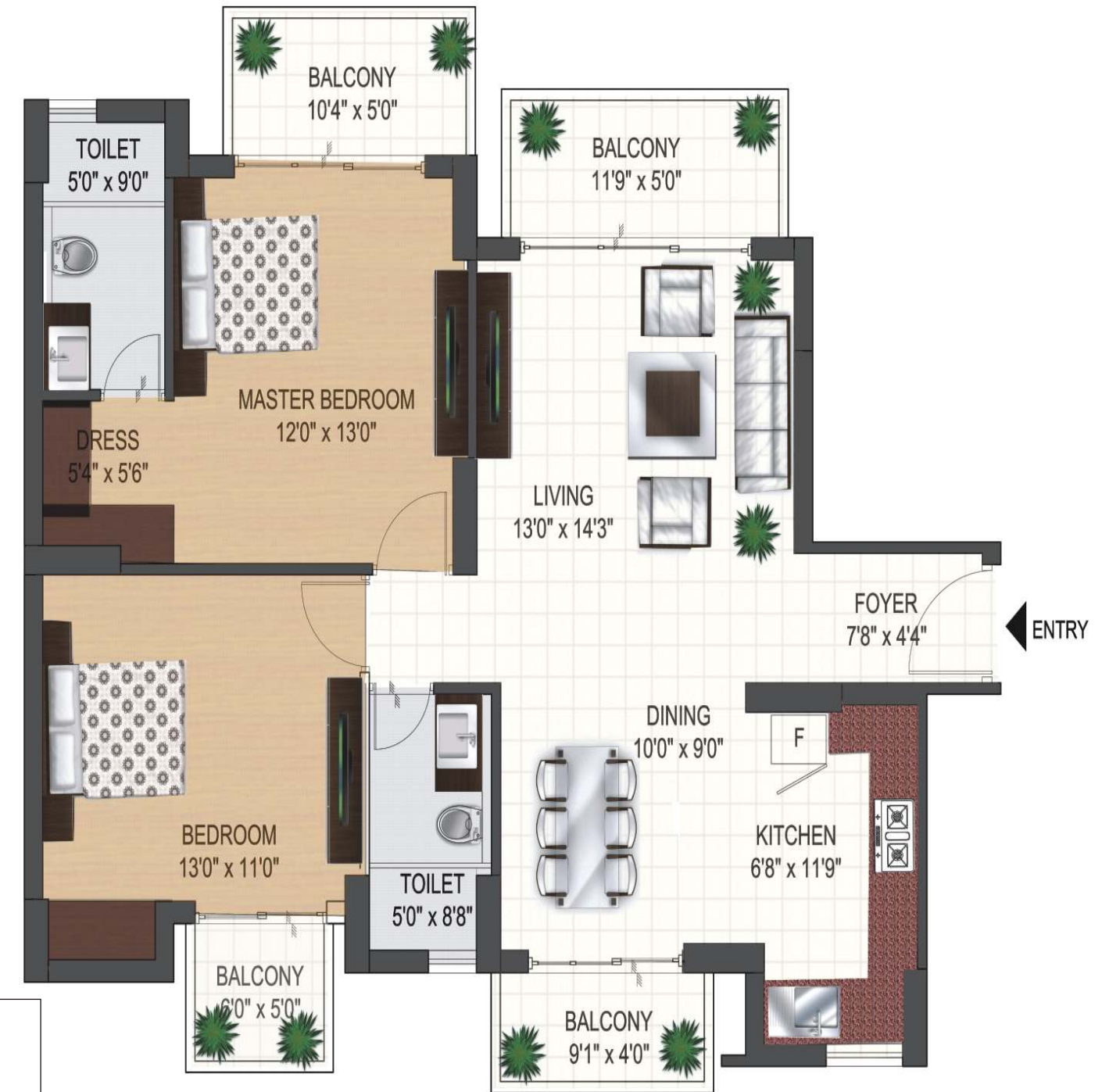
**TYPE E**  
2 BHK -1425 SQ.FT



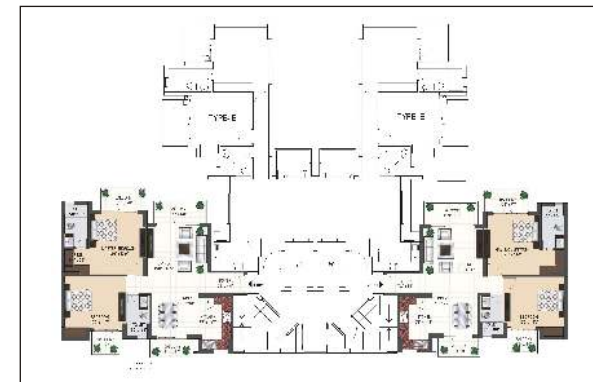
**Type E** apartments consist of a lobby, an expansive combined living room and dining area, 2 bedrooms (including a master bedroom), a commodious kitchen and 3 balconies.



**TYPE F**  
2 BHK -1425 SQ.FT

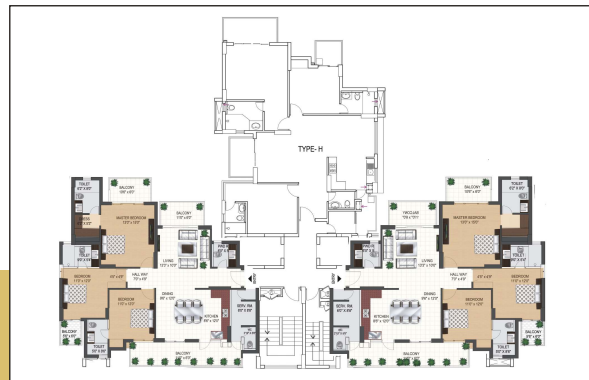


**Type F** apartments consist of a lobby, an expansive combined living room and dining area, 2 bedrooms (including a master bedroom), a commodious kitchen and 4 balconies.





**TYPE G**  
3 BHK -2250 SQ.FT



**Type G** apartments feature 3 bedrooms (including a master bedroom), a spaciouly sprawling combined living and dining room area, a commodious kitchen, 4 balconies, a powder room and a domestic help room.

**TYPE H**  
3 BHK -2250 SQ.FT



**Type H** apartments feature 3 bedrooms (including a master bedroom), a spaciouly sprawling combined living and dining room area, a commodious kitchen, 4 balconies, a powder room and a domestic help room.



# SPECIFICATIONS

## WALL

**Living Room/ Dining/ lobby:** Oil Bound Distemper

**Master bedroom:** Oil Bound Distemper

**Other bedroom (s):** Oil Bound Distemper

**Kitchen:** Combination of Tiles & Oil Bound Distemper

**Balconies/terraces:** Weather Proof Paint

**Master Toilet /Other Toilet:** Combination of Ceramic Tiles & Oil Bound Distemper

**Servant/Utility Room:** Oil Bound Distemper

## FLOORS

**Living Room/ Dining/ lobby:** Vitrified Tiles

**Master bedroom/kids room:** Laminated Wooden Flooring

**Other bedroom (s):** Vitrified Tiles

**Kitchen:** Vitrified Tiles

**Balconies/terraces:** Anti Skid

**Master Toilet /Other Toilet:** Ceramic Tiles

**Servant/Utility Room:** Ceramic Tiles

## DOORS

### Internal

**Entrance:** Seasoned Hardwood Frames with Teak Veneered Shutter

**Master Bedroom:** Seasoned Hardwood Frames with Flush Shutter

**Other Bedroom (s):** Seasoned Hardwood Frames with Flush Shutter

**Master toilet/other toilet:** Seasoned Hardwood Frames with Flush Shutter

**Servant/Utility Room:** Seasoned Hardwood Frames with Flush Shutter

### External Window & Glazing

**Living Room/ Dining/ lobby:** Aluminium Glazing

**Master bedroom:** Aluminium Glazing

**Other bedroom (s):** Aluminium Glazing

**Kitchen:** Aluminium Glazing

**Balconies/terraces:** Aluminium Glazing

**Master Toilet /Other Toilet:** Aluminium Glazing

**Servant/Utility Room:** Aluminium Glazing

## CEILING

**Living Room/ Dining/ lobby:** Oil Bound Distemper

**Master bedroom:** Oil Bound Distemper

**Other bedroom (s):** Oil Bound Distemper

**Kitchen:** Oil Bound Distemper

**Balconies/terraces:** Weather Proof Paint

**Master Toilet /Other Toilet:** Oil Bound Distemper

**Servant/Utility Room:** Oil Bound Distemper

## OTHERS

**Kitchen:** Modular Kitchen With Granite Counter Top, Stainless Steel Single Drain Board Sink With C.P Fittings

**Master/Other Toilets:** C.P Fittings With China Ware Fixtures

# Location Map

## Gurgaon's most exciting address

Set in the most advantageous location and the newest extension of North India's business Centre, Gurgaon, The Coralwood is geared to be the most covered address in Gurgaon.

Located in Sector 84 of New Gurgaon, just 2km away from National Highway 8. The Coralwood affords direct access to Via Sector Road to Dwarka Expressway and is situated just 25minutes away from Indira Gandhi International Airport and 10 minutes from the railway station and Gurgaon's most recognizable landmark—the IFFCO Chowk.

What's more, Gurgaon proposed ISBT depot and a metro hub are being planned in the vicinity, making the Coralwood a truly well-connected place to call home





**BUILT ON VALUES**

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