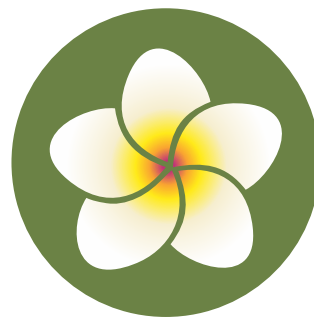


Financed By  
SWAMIH INVESTMENT FUND-I  
(SBICAP VENTURES LIMITED)

# THE BEST OF SUBURBAN LIVING

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*The*MELIA

## SOHNA - THE BEST OF SUBURBIA AND THE CITY

- Sohna or South Gurgaon is an Idyllic retreat with sulphur water Springs , Scenic Lake and a charming bird sanctuary, just a stone throw away.
- South of Gurgaon offers you the luxury of living in a chaos-free environment – while enjoying Gurgaon's best amenities at an affordable price compared to Gurgaon.
- South of Gurgaon is well connected to Gurgaon and the National Capital by the National Highway 248A which will also soon be revamped to a 6 Lane highway.
- The areas around the Gurgaon Sohna highway is set to emerge as the next axis of industrial and commercial development like Manesar.
- The Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) has acquired about 1,700 acres of land in Roz Ka Meo, nearly 26 km from Gurgaon, to establish a new industrial township on the lines of IMT Manesar. It will be well connected by the in-progress KMP (Kundli-Manesar-Palwal) and DMIC (Delhi Mumbai Industrial Corridor).
- Coming to localized connectivity, Sohna has a proposed 60 meter wide sector road that connects 5 sectors of Sohna. It will also have a 2 km elevated road between Vatika City and Badshahpur.
- South of Gurgaon, is also rapidly accessible from Udyog Vihar, Cyber City, IFFCO Chowk, Rajeev Chowk, NH8, Subhash Chowk and Hero Honda Chowk.
- Infrastructure South of Gurgaon has many other important facilities already in place – like banks, ATMs, shops for daily needs, nearby – all of which make living here extremely convenient. Hospitals like Medanta, Artemis, Paras, Fortis, Max, etc. are also located within 25-30 minutes.



**SOUTH OF GURGAON**  
WITHIN REACH



**LEGENDS**

**EDUCATIONAL INSTITUTIONS**

- 1 Ryan International School
- 2 DPS Maruti Kunj
- 3 KIIT College of Engineering
- 4 JK Business School
- 5 KR Mangalam University
- 6 Jindal Public School
- 7 Eum Kim School
- 8 GD Goenka World School
- 9 Pathways World School

**LUXURY HOTELS**

- 10 Fortune Select
- 11 Hilton Garden Inn
- 12 Vivanta by Taj
- 13 Crown Plaza
- 14 Park Plaza
- 15 Gateway Resort by Taj
- 16 Westin Resort
- 17 Country Inn

**HEALTHCARE**

- 18 Max Hospital
- 19 Fortis Hospital
- 20 Arionia Hospital
- 21 Park Hospital
- 22 Medcity
- 23 Sanjeevani Hospital
- 24 Kadirji Hospital

**RETAIL ZONES**

- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Aconites One/Hub

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031)
	Proposed Road
	Proposed Flyover

Map not to scale



Spread over 17 acres, The Melia is a housing experience that thoughtfully blends in with the environment to create the ideal living space for every family. Strategically located at sector 35 Sohna, just a short drive from the Golf Course Extension Road, these modern homes have been designed to create a safe and rewarding habitat that will stand the test of time.

Resting at the foothills of the Aravallis, The Melia creates a special tropical charm by bringing in the landscape into the built space for an atmosphere that is ecologically sustainable and conducive to private enjoyment. Details such as orientation and circulation within and without the built space have been harnessed with a view to creating an ideal living environment.



## APARTMENT CONFIGURATION

2 BHK + STUDY | 3 BHK + D. QUARTER | 4 BHK + D. QUARTER + STUDY

## FEATURES

- SPACIOUS LIVING/DINING AREAS AND LARGE BALCONIES WITH EXPANSIVE VIEWS OF THE ARAVALLIS
- SPACIOUS MASTER BEDROOMS
- AIR-CONDITIONED APARTMENTS
- HIGH QUALITY IMPORTED TILES AND WOODEN FLOORING
- MODULAR KITCHEN CABINETRY
- ECO-FRIENDLY DESIGN & MATERIAL USE
- WATER HARVESTING
- OUTDOOR SOLAR LIGHTING
- SOLAR WATER HEATING
- EARTHQUAKE RESISTANT, SEISMIC ZONE
- COMPLIANT STRUCTURE
- CCTV SURVEILLANCE AND RECORDING
- BOOM BARRIERS / ACCESS CONTROL
- WIFI CONNECTIVITY
- 24/7 PWER BACKUP
- FIRE PROTECTION

# THE MELIA CLUB

## GOOD ENERGY AND CAMARADERIE

Even as the Melia thoughtfully accommodates each family's and individual's need for privacy it has been designed to foster a community spirit through the context of group activities and recreations. Enscorced in greenery, the CLUB is the perfect venue for occasions of varying formats.



 GOLF PRACTICE AREA (NIGHT-LIT)


 COFFEE SHOP & LOUNGE

 PARTY HALL

 SWIMMING POOL (ADULTS)

 SWIMMING POOL (KIDS)

 FULLY FITTED GYM & YOGA CENTER

 HEALTH CLUB WITH SPA (STEAM, SAUNA, SHOWERS ETC.)

 CRICKET PRACTICE AREA

 TENNIS COURT(S)

 BADMINTON COURT(S)

 BASKETBALL COURT(S)

 TABLE TENNIS / BILLIARDS / POOL / CARD ROOM

 LIBRARY

 CHILDREN PLAY AREA / CRECHE

PROJECT PRE APPROVED FOR LOANS BY:

**TATA CAPITAL**  
Home Loans  
We only do what's right for you

**HDFC**  
HOME LOANS

**ICICI Bank**

**RELIANCE**  
Home Finance

**State Bank of India**



The MELIA



**THE MELIA**

- 4 BHK + D. QUARTER + STUDY (TOWER I)
- 3 BHK + D. QUARTER (TOWER A, C, E)
- 2 BHK + STUDY (TOWER B, D, F, G, H)
- 1 BHK (TOWER J)
- THE MELIA CLUB

**THE FIRST CITIZEN**

- 1 BHK & 2 BHK UNITS (TOWER S1, S2)
- FIRST CITIZEN CLUB



## SPECIFICATIONS

	WALLS	FLOORS	CEILING	DOORS		OTHERS
				INTERNAL	EXTERNAL WINDOWS & GLAZING	
LIVING ROOM / DINING / LOBBY	Oil Bound Distemper	Vitri Porcelain Tiles	Oil Bound Distemper	—	Aluminium/UPVC Glazing	—
MASTER BEDROOM	Oil Bound Distemper	Laminated Wooden Flooring	Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium/UPVC Glazing	—
OTHER BEDROOM(s)	Oil Bound Distemper	Laminated Wooden Flooring	Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium/UPVC Glazing	—
KITCHEN	Combination of Tiles & Oil Bound Distemper	Vitri ed/ Porcelain Tiles / Ceramic Tiles	Dry Distemper/ Oil Bound Distemper	—	Aluminium/UPVC Glazing	Modular Kitchen with Granite Counter top, Stainless Steel Single Drain Board Sink with CP Fittings
BALCONIES / TERRACES	Weather Proof Paint	Ceramic Tiles	Weather Proof Paint	—	Aluminium/UPVC Glazing	—
SERVANT / UTILITY ROOM	Oil Bound Distemper	Laminated Wooden Flooring	Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	—	—
MASTER TOILET / OTHER TOILETS	Combination of Ceramic Tiles & Oil Bound Distemper	Ceramic Tiles	Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium/UPVC Glazing	High Quality CP Fittings & China Ware Fixtures
ENTRANCE SHUTTER	—	—	—	Seasoned Teakwood Frames with Panelled Shutter	—	—
AIR CONDITIONING SYSTEM	—	—	—	—	—	Split/Window AC All BR + Living & Dinning Area
EXTERNAL FINISH	—	—	—	—	—	High Grade Exterior Paint
POWER BACKUP	—	—	—	—	—	24x7 Power Backup

## 2 BEDROOM APARTMENT

2 BHK + STUDY SALEABLE AREA: 1425 SQ. FT. APPROX.  
CARPET AREA: 873 SQ.FT. APPROX.



## CORNER

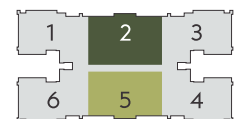


THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 1 & UNIT 4; UNIT 3 & UNIT 6 ARE MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.

2 BHK + STUDY SALEABLE AREA: 1425 SQ. FT. APPROX.  
CARPET AREA: 916 SQ.FT. APPROX.



## MIDDLE



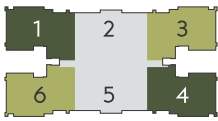
THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 2; UNIT 5 IS A MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.



### 3 BEDROOM APARTMENT

3 BHK + D. QUARTER SALEABLE AREA: 1845 SQ. FT. APPROX.  
 CARPET AREA: 1180 SQ.FT. APPROX.

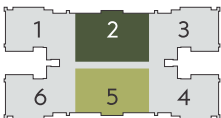
### CORNER



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 1 & UNIT 4; UNIT 3 & UNIT 6 ARE MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.

3 BHK + D. QUARTER SALEABLE AREA: 1845 SQ. FT. APPROX.  
 CARPET AREA: 1205 SQ.FT. APPROX.

### MIDDLE



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 2;  
 UNIT 5 IS A MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.

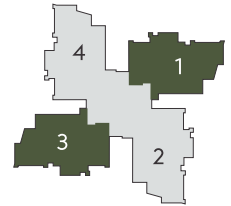
### 4 BEDROOM APARTMENT

4 BHK + D. QUARTER + STUDY SALEABLE AREA: 2435 SQ. FT. APPROX.  
 CARPET AREA: 1579 SQ. FT. APPROX.



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 1; UNIT 1 & UNIT 3 ARE IDENTICAL.

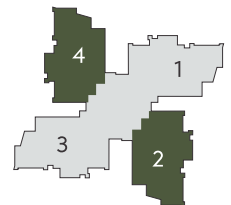
### TYPE A



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 4; UNIT 4 & UNIT 2 ARE IDENTICAL.

4 BHK + D. QUARTER + STUDY  
 SALEABLE AREA: 2435 SQ. FT. APPROX.  
 CARPET AREA: 1616 SQ. FT. APPROX. (UNIT 2)  
 CARPET AREA: 1614 SQ. FT. APPROX. (UNIT 4)

### TYPE B



# 30 glorious year of creating addresses

Silverglades is one of India's leading boutique developers, specializing in Residential Housing, Commercial, Township Projects and Golf-based leisure developments. Mr. Pradeep Jain of Silverglades in collaboration with ITC Limited developed The Laburnum and the Classic Golf Resort in Gurgaon. These projects were followed by The IVY, a Housing Project in Gurgaon and India's first gated golf community, Tarudhan Valley Golf Resort, a mere kilometre away from the Classic Golf Resort. The Pioneering efforts of Silverglades have resulted in some of the most iconic landmarks in and around Delhi NCR.

## Completed projects



The Laburnum\*\*



Classic Golf Resort\*\*



The IVY\*



Tarudhan Valley Golf Resort



The Peach Tree\*



Merchant Plaza

\*\*Mr. Pradeep Jain of Silverglades in collaboration with ITC Limited developed The Laburnum and the Classic Golf Resort in Gurgaon.

## Ongoing projects



The Melia



First Citizen Towers



Silverglades Hill Homes - Kasauli



Silverglades Hightown

\*Co-promoted

Disclaimer: Facilities/layouts/specifications/renderings/information contained herein are indicative and subject to change as maybe required by the authorities/developer and cannot form part of any offer or contract.

# Silverglades

The Address Makers

**Corporate Office:** 5th Floor, Time Square Building, B-Block, Susant Lok, Phase-I, Gurgaon-122002, Haryana, India  
Ph.: +91 8882012012, Fax: +91 124 4550399, E-Mail: mail@silverglades.com

**Site:** Sector 35, Sohna-Gurgaon Road, Mohammadpur Gujar, Haryana 122102  
Project Registered under RERA. **HEREA Registration Number 288 of 2017**

[www.silverglades.com](http://www.silverglades.com)

Disclaimer "The finance for completion of The Melia Project has been provided by the SWAMIH Investment Fund I, an Alternate Investment Fund sponsored by Government of India and managed by SBICAP Ventures Limited. SWAMIH Investment Fund I has a first charge and mortgage on this Project"