



CASCADE GARDENS



Sector 99, Dwarka Expressway, Gurgaon

PLANS & SPECIFICATIONS



Cascade Gardens is perfectly located in a neighbourhood that boasts of everything the urbane lifestyle demands.

TRANSPORT

- Airport - 20 minutes away from IGI Airport
- Road - Directly on 150m-wide Dwarka Expressway connecting Dwarka, NH-8 & Manesar through Gurgaon, Additional access from 75m - wide Sector Road
- Rail - 10 km from Gurgaon Railway Station
- Metro - walking distance from DMRC's proposed Metro corridor

COMMERCIAL

- 5 min. away from Upcoming Commercial Belt of Sectors 83, 84, 88, 88A, 88B
- 10 min. away from IMT Manesar
- 15 min. away from Udyog Vihar
- 20 min. away from Cyber City

RESIDENTIAL

- Close proximity to 21 new residential colonies
- 5 min. away from posh Civil lines area
- 10 min. away from proposed Diplomatic Enclave 2
- 15 min. away from populated Sohna Road colonies

INFRASTRUCTURE & ENTERTAINMENT

- Malls, shopping complexes & Entertainment zones in close vicinity
- Hyatt Regency hotel – 7 km
- Sultanpur Bird Sanctuary – 8 km
- Mini Secretariat Gurgaon – 10 km
- Medanta Medicity Hospital – 12 km
- AIIMS Jhajjar (NCR) – 13 km

LOCATION MAP



Podium Floors
Penthouses
Condominium

► FLOOR PLANS



Enjoy the comforts of a private garden, swimming pool with a wooden deck, a party bar, a barbeque and a mesmerizing cascading waterfall right at the doorstep of your rooms or lobby.

Podium floor is positioned at the base of the building tower, having its private 'open-to-sky' terrace, as against a typical balcony.

► PODIUM FLOORS

2 BHK + ST / 1800 SQ. FT.



3 BHK / 2100 SQ. FT.



3 BHK / 2200 SQ. FT.



4 BHK + SQ / 3800 SQ. FT.





Atop the building tower, penthouse is a duplex-residence unit having its private internal staircase.

Lower floor has a typical balcony, and the upper floor has private landscape features like garden, swimming pool with a wooden deck, a party bar, barbeque and a mesmerizing cascading waterfall.

Each penthouse comes with an additional powder room, for guest use.

PENTHOUSES

3 BHK / 2150 SQ. FT.

UPPER



LOWER



3 BHK + ST / 2550 SQ. FT.

UPPER



LOWER



4 BHK / 2900 SQ. FT.

UPPER



LOWER



4 BHK / 3150 SQ. FT.

UPPER



LOWER



4 BHK + SQ / 3300 SQ. FT.

UPPER



LOWER



5 BHK + SQ / 4550 SQ. FT.

UPPER



LOWER





Condominiums are luxury apartments, sandwiched between the podium floor below and a penthouse unit on the top. Every condominium has two long balconies, one of them encasing a private garden and a mesmerizing cascading waterfall.

Each Condominium comes with an additional powder room, for guest use.

▶ CONDOMINIUM

4 BHK+SQ / 3000 SQ. FT.



SITE PLAN



LEGEND

- 1. POOL
- 2. CLUB
- 3. LAWN
- 4. SHOPPING CENTRE
- 5. EWS
- 6. AMPHITHEATER
- 7. KIDS PLAY AREA
- 8. BASKETBALL COURT
- 9. TENNIS COURT
- 10. BADMINTON COURT
- 11. ENTRANCE GATE
- 12. GAZEBO
- 13. JOGGING TRACK

INVENTORY PLAN

Podium Floors	Penthouses	Condominium	Tower	Unit No.
1550 (2 BHK)	2150 (3 BHK)	-	D	01 02 03 04 05 06
1800 (2BHK+St)	2550 (3BHK+St)	-	D	07 08
1800 (2BHK+St)	2550 (3BHK+St)	-	E	03 04 07 08
2200 (3 BHK)	3150 (4 BHK)	-	E	01 02 05 06
2100 (3 BHK)	2900 (4 BHK)	-	C	03 04
2300 (3BHK+SQ)	3300 (4BHK+SQ)	-	C	01 02
3800 (4BHK+SQ)	4550 (5BHK+SQ)	3000 (4BHK+SQ)	B	01 02

SPECIFICATIONS

AREAS		FLOORS	WALLS	DOORS	WINDOW/GLAZING	OTHERS	ELECTRICAL
1.	Living Room / Dinning Room / Lounge	Imported Marble	Acrylic Emulsion Paint	Hardwood door frames with polished solid wood pancelled door	UPVC windows	Split Air Conditioning Designer False Ceiling	Copper Electrical Wiring in Concealed Conduits and MCB and Fiber Optics For Telephone, Internet and I.P. TV Connection, Premium Modular Switches
2.	Master Suite	Imported Marble	Acrylic Emulsion Paint	Seasoned Hardwood Frame with European Style Moulded Shutter	UPVC windows	Split Air Conditioning Designer Wardrobes	Copper Electrical Wiring in Concealed Conduits and MCB and Fiber Optics For Telephone, Internet and I.P. TV Connection, Premium Modular Switches
3.	Other Bed Rooms	Laminated Wooden Flooring / Vitrified Tiles	Acrylic Emulsion Paint	Seasoned Hardwood Frame with European Style Moulded Shutter	UPVC windows	Split Air Conditioning	Copper Electrical Wiring in Concealed Conduits and MCB and Fiber Optics For Telephone, Internet and I.P. TV Connection
4.	Kitchen	Tiles	Tiles 2’ above counter and Acrylic Emulsion paint	Seasoned Hardwood Frame with European Style Moulded Shutter	UPVC windows	Complete Modular kitchen with Hob and Chimney	Copper Electrical Wiring in Concealed Conduits and MCB and Fiber Optics For Telephone, Internet and I.P. TV Connection
5.	Balconies / Terrace	Anti-skid Tiles	Weather Proof Paint	UPVC Windows	UPVC windows	Private Landscape Features	Copper Electrical Wiring in Concealed Conduits and MCB
6.	Toilets	Tiles	Tiles upto 7’ height and Acrylic Emulsion Paint	Seasoned Hardwood Frame with European Style Moulded Shutter.	UPVC windows	Kohler / Equivalent Quality Chinaware, CP Fittings, Marble Counter	Copper Electrical Wiring in Concealed Conduits and MCB and Fiber Optics for Telephone.
7.	S. Room / Utility Room	Tiles	OBD	Hardwood Frames with Painted Flush Door	UPVC windows	ISI Quality Electrical Fitting	Copper Electrical Wiring in Concealed Conduits and MCB.
8.	S.W.C.	Tiles	OBD	Hardwood Frames with Painted Flush Door	UPVC windows	ISI Chinaware and CP Fitting	Copper Electrical Wiring in Concealed Conduits and MCB.
9.	Security - 4 Tier Security system - Gated Main Entrance, CCTV Surveillance, Guarded Entrances Lobbies & Personal Video Doorphones.						
10.	Home Automation - Complete Smart Home Automation, One Touch controls for Lights & Fan, IR Remotes, Motions Sensors, Motorised curtain control.						
11.	Private Landscape Features - Private Greens & Cascading waterfall in all units. In addition, Swimming Pool with wooden deck, a party bar and Barbeque in Podium & Penthouses.						



Sector 99, Dwarka Expressway, Gurgaon

www.cascadegardens.in

Marketing Office:

133, Vipul Trade Centre, Sector 48, Sohna Road, Gurgaon 122 018

Email: sales.cascadegardens@cosmosinfra.com

Disclaimer: Visual representation shown in this brochure is purely conceptual and not a legal offering. All building plans, specifications, site plan, layout plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.