



# OPUS ONE

AN ADDRESS OF OPULENCE



# A TALE OF TIMELESS TRANSCENDENCE BEGINS.

Opus One is a triumph of exceptional design and creativity, similar to the defining works of Shakespeare, Mozart, Leonardo Da Vinci and Pablo Picasso.

It represents exclusivity - a single address to redefine living standards, undertaken with precision and artistry. A culmination of a thoughtful design intended to fulfil aspirations, Opus One offers a lifestyle that seamlessly blends elegance and comfort into one timeless experience.

3/4/5

BHK HYPER LUXURY  
RESIDENCES

688

RESIDENTIAL  
UNITS

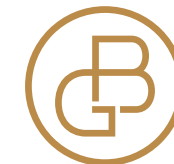
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UNIT PLANS  
TO CHOOSE FROM

7

TIER  
SECURITY

AN ICONIC DEVELOPMENT  
FROM THE HOUSE OF GB REALTY,  
SET TO SHAPE THE FUTURE  
OF NEW CHANDIGARH.



**GB REALTY**  
PASSION FOR EXCELLENCE

GB Realty is the brainchild of visionary entrepreneurs with decades of real-world experience across various business sectors with a strong national and international presence.

Founded by a like-minded group of individuals with a demonstrated track record of success, GB Realty is the latest venture by a conglomerate with interests in luxury hospitality, global student mobility, education, media, and entertainment. The company was established to deliver transformative real estate projects, in strategically located growth corridors.



THE CONFLUENCE OF  
MODERNITY, MYSTIQUE  
AND LEGACY.

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## NEW CHANDIGARH

New Chandigarh is more than an extension of Chandigarh - it is a bold reimagination of the City Beautiful's legacy. Conceived as a modern urban hub, it seamlessly blends Chandigarh's signature planned aesthetics with contemporary innovation. Nestled at the foothills of the Lower Shivaliks, the city offers a serene yet connected lifestyle, emerging as a thriving metropolis that rivals India's greatest urban centres.

An oasis of futuristic living where colossal infrastructure projects converge, the livability is enhanced by the presence of prestigious educational institutions, medical facilities, and hospitality ventures within the cityscape. Be it connectivity or convenience, New Chandigarh is where it all leads.

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WHERE LANDMARKS RISE  
FROM THE CITYSCAPE, FROM  
A GRAND CRICKET STADIUM  
TO DISTINGUISHED  
EDUCATIONAL INSTITUTIONS,  
WHILE HIGHWAYS CONNECT  
AND HOSPITALITY WELCOMES.  
ALL AROUND, NATURE'S  
GENTLE EMBRACE CRADLES A  
CITY DESIGNED FOR A LIFE  
BOTH VIBRANT AND  
TRANQUIL.

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CHANDIGARH-BADDI MAIN HIGHWAY CONNECTIVITY

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MAHARAJA YADAVINDRA SINGH INTERNATIONAL CRICKET STADIUM

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TATA MEMORIAL HOSPITAL

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NARSEE MONJEE INSTITUTE OF MANAGEMENT STUDIES

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STRAWBERRY FIELDS WORLD SCHOOL

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PREY BUSH DINING EXPERIENCE / SISWAN RESERVE FOREST

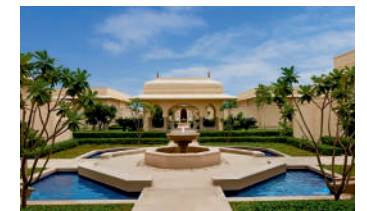
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THE OBEROI SUKHVILAS RESORT & SPA

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	2	
PEC COLLEGE		
12	11	
PGI		MADHYA MARG
	15	
PANJAB UNIVERSITY		
14		
<b>CHANDIGARH</b>		
25	24	
		DAKSHIN MARG
38	37	
39	40	41



## THE ADDRESS OF PRIVILEGE

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## POISED FOR TOMORROW

Some places capture the spirit of their time. And then there are those rare destinations that belong to the future. New Chandigarh is one such tabula rasa, cradled by the quiet guardianship of the Shivaliks, yet alive with the energy of what is yet to come. It is here that heritage and modernity converge, creating a milieu destined to attract those who lead with vision and live with purpose.

Within this evolving masterpiece, Opus One emerges as a statement of arrival. To live at Opus One is to inhabit a future where luxury is not ostentation but quiet confidence, not fleeting but enduring. It is to claim a place among the few who will call this city's finest address their own, and in doing so, shape the narrative of what New Chandigarh is destined to become.

VISAGE OF  
A MASTERPIECE.

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## AN ICONIC SILHOUETTE

Architecture, at its highest order, is not only about design but about leaving a mark on the skyline and in history. Opus One is an expression of both, rising in New Chandigarh with that rare sense of inevitability, as though the city had been waiting for a landmark of its kind. Recognised by the Government of Punjab for its distinction and honoured with IGBC Certification, it is celebrated not only for its aesthetic power but also for its mindful commitment to the future.



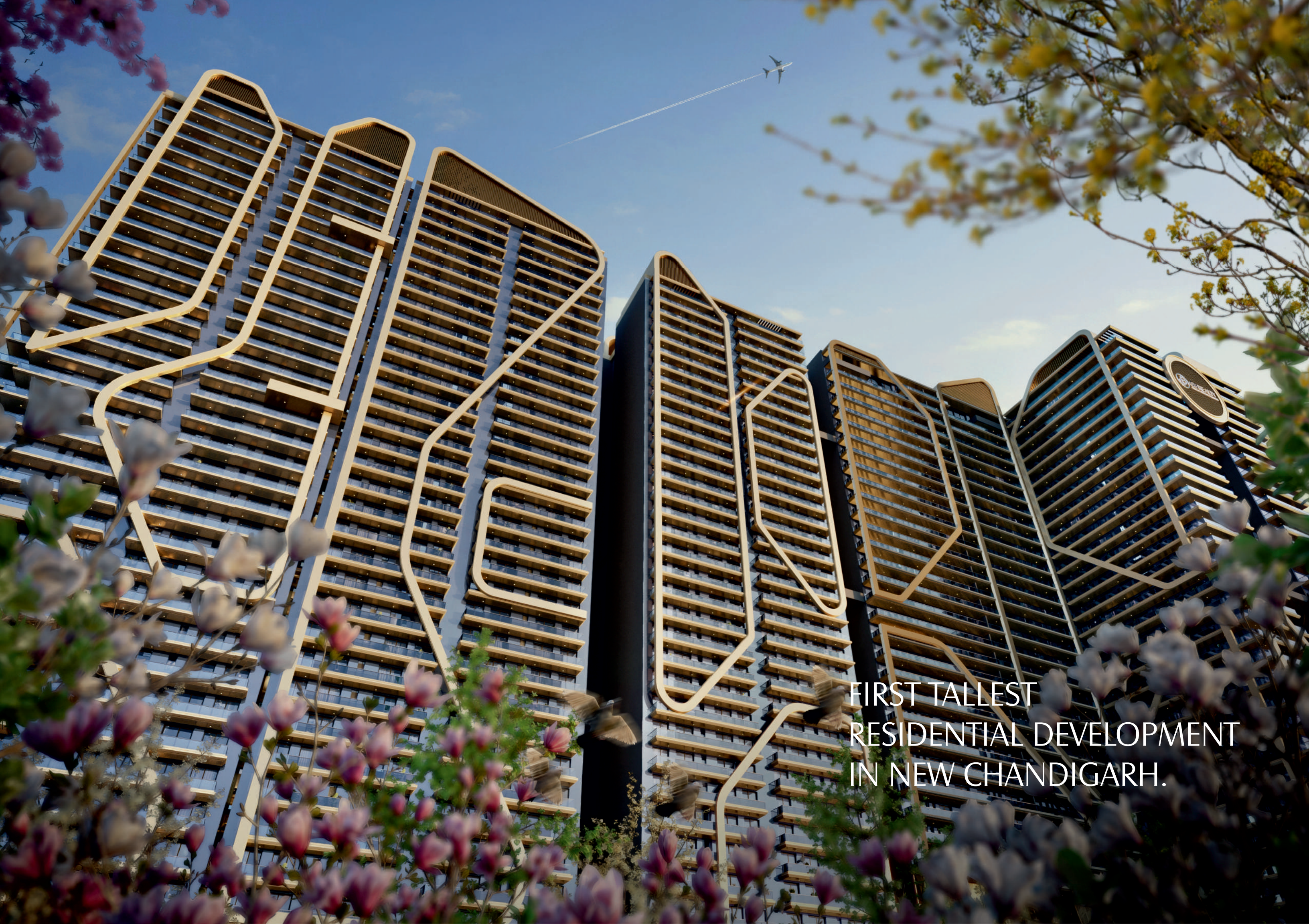
Commanding attention with its sculptural form and timeless proportions, Opus One has been awarded the status of an ICONIC building, one that will be spoken of with reverence for decades to come. To encounter it is to witness the emergence of a new symbol for the region: enduring, responsible, and undeniably extraordinary.





FIRST 'ICONIC CERTIFIED'  
ARCHITECTURE.





FIRST TALLEST  
RESIDENTIAL DEVELOPMENT  
IN NEW CHANDIGARH.



FIRST IGBC  
PLATINUM RATED PROJECT  
IN NEW CHANDIGARH.

# SHAPED BY WORLD'S FINEST MINDS.

## PRINCIPAL ARCHITECT CHANDIGARH, INDIA



A leading Chandigarh-based architecture firm that has been shaping the skyline of the Tricity region and beyond since 2009. The firm has earned recognition as one of the best architectural firms in Chandigarh, renowned for its innovative and sustainable architectural solutions.



### KEY PORTFOLIO

- F TOWERS, CHANDIGARH
- MARBELLA ROYCE, MOHALI
- ATULYAM - THE BLISS, MOHALI
- IT BUILDING, BANGALORE
- EVOQ LIFESTYLE, ZIRAKPUR
- MALL OF CHANDIGARH, MOHALI
- NOBLE CALLISTA, MOHALI
- HORIZON BELMOND, MOHALI
- CM INFINIA, LUDHIANA
- ATULYAM - THE BLISS, MOHALI
- SBP CITY OF DREAMS, MOHALI

### TRIPAT GIRDHAR

FOUNDER / MANAGING DIRECTOR

## LANDSCAPE ARCHITECT BANGKOK, THAILAND



A landscape architecture design collective based in Bangkok, Thailand. The company specialises in high-end resorts, hotels, residential projects and mixed-use developments, both in the Southeast Asia region and worldwide.



### KEY PORTFOLIO

- TRIDENT HOTEL, GURGAON
- THE OBEROI SUKHWILAS, CHANDIGARH
- THE OBEROI, NEW DELHI
- THE LEELA, NEW DELHI
- PARK HYATT, CHENNAI
- BAALE RESORT, GOA
- FOUR SEASONS RESIDENCES, MUMBAI
- LODHA THE PARK, MUMBAI
- THE CEDAR DAMANSARA, KUALA LUMPUR
- PHULAY BAY, KRABI ISLAND
- 137 PILLARS, BANGKOK

### WANNAPORN PHORNPRAPHA

FOUNDER / DIRECTOR

## LIGHTING & VISUAL PLANNERS NSW, AUSTRALIA

# LDP

An award-winning company specialising in lighting design, with many years of experience as an early innovator and champion of lighting excellence. LDP has worked across borders, cultures, industries and disciplines to master a highly creative approach to lighting design.

### KEY PORTFOLIO

- OPERA HOUSE, SYDNEY
- GODREJ IMAGINE STUDIO, MUMBAI
- INTERNATIONAL ARRIVALS, CANBERRA AIRPORT
- ST. COLLINS LANE, MELBOURNE
- JAL MAHAL, JAIPUR
- TAMAR GOVT. HQ, HONG KONG
- PARC CENTRAL, GOUNGZHOU
- 76 SHANTON WAY, SINGAPORE
- SANDCRAWLER, SINGAPORE
- FEDERATION SQUARE, MELBOURNE
- AL BUSTAN PALACE, MUSCAT

**DHRUVAJYOTI GHOSE**  
MANAGING DIRECTOR

## INTERIOR DESIGN CONSULTANTS SINGAPORE

# HIBA

A Singapore-based dynamic and multi-disciplinary creative collective, with decades of experience across specialisms, markets and industries. The collective is known to pioneer holistic design solutions that give form to emotion, shaping the world and inspiring lifestyles.

### KEY PORTFOLIO

- PARK HYATT, SUZHOU
- RAFFLES AT GALAXY, MACAU
- ONE & ONLY, PORTONNOVI
- FOUR SEASONS, KYOTO
- FOUR SEASONS, GUANGZHOU
- FOUR SEASONS, DALIAN
- THE RITZ CARLTON, MACAU
- CAPELLA, BANGKOK
- THE CHEDI, ZHEJIANG
- HYATT REGENCY, HANGZHOU
- MANDARIN ORIENTAL, BEIJING

**CHRIS GODFREY**  
CEO



WHERE LIFE, LEISURE,  
AND LUXURY INTERTWINE.

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## ARTISANAL LANDSCAPES

At Opus One, every outdoor space is a narrative of beauty and balance. Native flora and fauna dance across manicured gardens, weaving moments of quiet wonder into every path and vista. Water glimmers through signature aqua concepts with reflective pools, gentle streams, and serene water bodies that mirror the sky and calm the senses.

Complementing this natural elegance, the clubhouse offers curated spaces where leisure is elevated to an experience. Exclusive lounges, state-of-the-art fitness facilities, and exclusive recreational amenities cater to every desire. Here, life flows seamlessly between the artistry of nature and the comforts of refined living, creating a sanctuary where every moment is both inspiring and indulgent.

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“ Opus One reflects the vibrant essence of Chandigarh, offering amenity-rich lifestyle spaces that set a new standard for shared environments. From communal lounges to recreational hubs, every space is designed to foster connection, creativity, and relaxation. Whether it's a morning yoga session, an evening in the residents' lounge, or a quiet moment in the landscaped gardens, Opus One ensures a lifestyle that is as engaging as it is luxurious. ”

## LIFESTYLE OF ENGAGEMENT.

At Opus One, the community thrives with vibrant amenities like the great lawns, a lazy river, and an amphitheatre for social gatherings. Wellness is prioritised with a reflexology path, yoga studio, all-weather swimming pool, and a world-class spa. Active residents benefit from a multipurpose sports court, outdoor gym, and sports plaza. Families relish the kids' play park, while seniors enjoy dedicated zones. With a multicuisine restaurant, retail plaza, and EV charging stations, Opus One offers unparalleled comfort and convenience.

- |                               |                     |
|-------------------------------|---------------------|
| ENTRANCE WATER FEATURES       | ELDER ZONE          |
| CENTRALISED AQUATIC LANDSCAPE | TRELLIS WITH BENCH  |
| RESTING GARDEN                | NATIVE PLANTATION   |
| ROCKY GARDEN                  | TREE COURT          |
| DRY GARDEN                    | REFLEXOLOGY PATH    |
| TERRACE GARDEN                | KIDS' PLAY AREA     |
| MULTIPURPOSE LAWN             | ELEVATED PROMENADES |
| GREAT LAWN                    | AMPHITHEATRE        |
| PICNIC LAWN                   | PET PARK            |
| JOGGING / WALKING TRAIL       |                     |

“ The dedicated recreational spaces at Opus One are a sanctuary within a sanctuary. Whether it's a refreshing dip in the pool, a quiet moment in the terrace lounge, or a lively game in the recreational hub, these oases of calm ensure every moment is an opportunity to live life to the fullest. ”

## AN OASIS OF ESCAPE AND CONNECTION.

At Opus One, expansive green spaces, including the lawns and outdoor pod, create a serene ambience for residents to savour at any time. Enjoy a rejuvenating yoga session, an invigorating workout in the state-of-the-art fitness centre, or tranquil moments in the luxurious lounge. Socialise in style at the multicuisine restaurant or unwind by the lazy river. Each amenity space, from private meeting rooms to the world-class spa, is crafted with impeccable design and offers stunning panoramic views. With a premium lounge, multipurpose party hall, and retail plaza, Opus One elevates leisure, ensuring residents experience unmatched elegance and relaxation in every moment.

ARRIVAL LOBBY

LIFT LOBBY

PUBLIC TOILETS

LOBBY LOUNGE / CAFÉ

ALL DAY DINING

PIANO BAR

CIGAR BAR

BANQUET HALL

GAMING LOUNGE

CARDS ROOM

BOWLING ALLEY

KARAOKE ROOM

PRIVATE THEATRE

KIDS CLUB/INDOOR PLAY AREA

PET CARE CENTRE

POOL & DECK

GYMNASIUM

YOGA AND MEDITATION ZONE

SPA

TUITION CENTRE

GUESTROOM







THE SHAPE  
OF DESIRE.

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# RESIDENCES SO RARE.

Step inside, and the world softens. Every residence at Opus One is conceived as a private gallery of design, where elegance is measured not in ornament, but in proportion, light, and materiality. Interiors are curated with unwavering attention to detail, where every surface, every finish, every line harmonise to create spaces that are as serene as they are striking.

Here, luxury is never loud; it is felt in the quiet precision of bespoke craftsmanship, the subtle interplay of textures, and the thoughtful orchestration of space. From sweeping living areas to intimate corners of repose, each residence is a sanctuary that blends comfort with refinement, creating a home that is as eternal as it is personal.

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ACCESS  
CONTROL

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FRONT  
DESK

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CONCIERGE  
SERVICE

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MAINTENANCE  
SERVICE

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BEYOND AN ENTRANCE,  
IT IS A STATEMENT  
OF REFINED LIVING.



YOUR PRIVATE  
ASCENT TO  
DISTINCTION.





RESIDENCES THAT  
MIRROR FINESSE.

THE BEACON  
OF UNADULTERATED  
SOPHISTICATION.



ELEGANCE THAT  
ELEVATED  
EVERY CORNER.





THE HEART OF THE HOME.  
A TESTAMENT OF ART.



AN INTIMATE RETREAT,  
SCLUPTED TO PERFECTION.



A MASTERPIECE OF  
SOPHISTICATION, WHERE  
EVERY ELEMENT HARMONISES  
TO REFLECT INDIVIDUALITY  
AND REFINED LIVING.

OPUS ONE SETS A NEW  
STANDARD OF LUXURY WITH  
METICULOUSLY CURATED  
AMENITIES TO EMULATE A  
LIFESTYLE OF BRILLIANCE.

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## FEATURES AND AMENITIES

Elegant Facade with Striking Elevation  
Arrival / Drop off Plaza  
Grand Entrance Lobby  
Designer Floor Lift Lobbies  
High-speed Passenger Elevators  
Ample Basement & Surface Parking  
Entrance Water Features  
Centralised Aquatic Landscape  
Lazy River with Crossing Bridge  
Amphitheatre  
Trellis with Beach  
Seating Under Trellis  
The Great Lawns  
Elevated Walkway with Viewing Deck  
Reflexology Path  
Tree Court  
Club House  
All Weather Swimming Pool  
World Class Luxury Spa  
Yoga / Meditation Studio  
Common Playground  
Multipurpose Sports Court  
Kids' Play Park

Indoor Tot Lot Zone  
Indoor Games Arena  
Well Equipped Fitness Centre  
Sports Plaza  
Basketball Court  
Badminton Court Plaza  
Outdoor Gymnasium  
Cricket Practice Pitch  
Jogging / Walking Trail  
Skating Rink  
Retail Plaza  
Senior Citizen Friendly Zone  
Conference / Meeting Room  
Multipurpose Party Hall  
EV Charging Stations  
Dedicated Car Washing Areas  
State-of-the-art Fire Fighting System  
Swipe Card Access to Lobby and Lifts  
Video Door Phone  
CCTV Monitoring of Key Common Areas  
Gas Detector in Kitchen  
Home Automation  
Emergency Alarm in Each Residence  
Panic Button in Each Residence  
Butler on Call  
24x7 Ambulance Service  
24x7 Laundry Service

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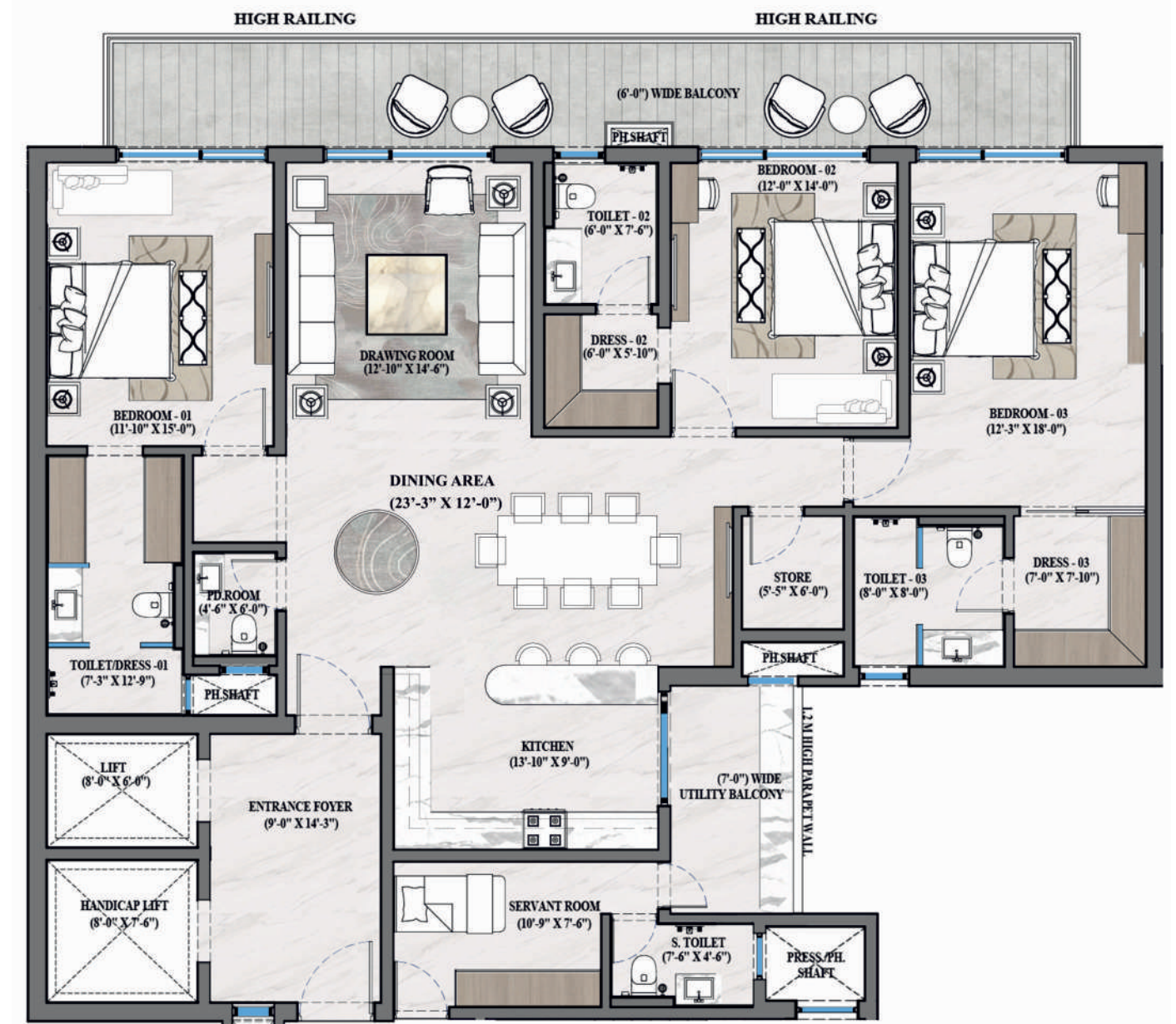
## THE MASTER PLAN

- |                      |                         |
|----------------------|-------------------------|
| 1. Club Entry        | 12. Elderly Park        |
| 2. Residence Entry   | 13. Great Lawn          |
| 3. Basement Car Park | 14. Foot Massage Corner |
| 4. Tower Entry       | 15. Terrace Garden      |
| 5. Lobby             | 16. Amphitheater        |
| 6. Swimming Pool     | 17. Waterfall           |
| 7. Kid Pool          | 18. Event Lawn          |
| 8. Spa Pavilion      | 19. Multipurpose Lawn   |
| 9. Multi-Court       | 20. Gathering Plaza     |
| 10. Resting Garden   | 21. Dry Court           |
| 11. Playground       |                         |

VIDALIA HOUSE  
TYPICAL UNIT PLAN - 3+1 BHK



EVALIA HOUSE / CECILIA HOUSE / AMELIA HOUSE  
TYPICAL UNIT PLAN - 3+1 BHK



AMELIA HOUSE  
TYPICAL UNIT PLAN - 3+1 BHK (UNIT-1)



AMELIA HOUSE  
TYPICAL UNIT PLAN - 4+1 BHK (UNIT-2)



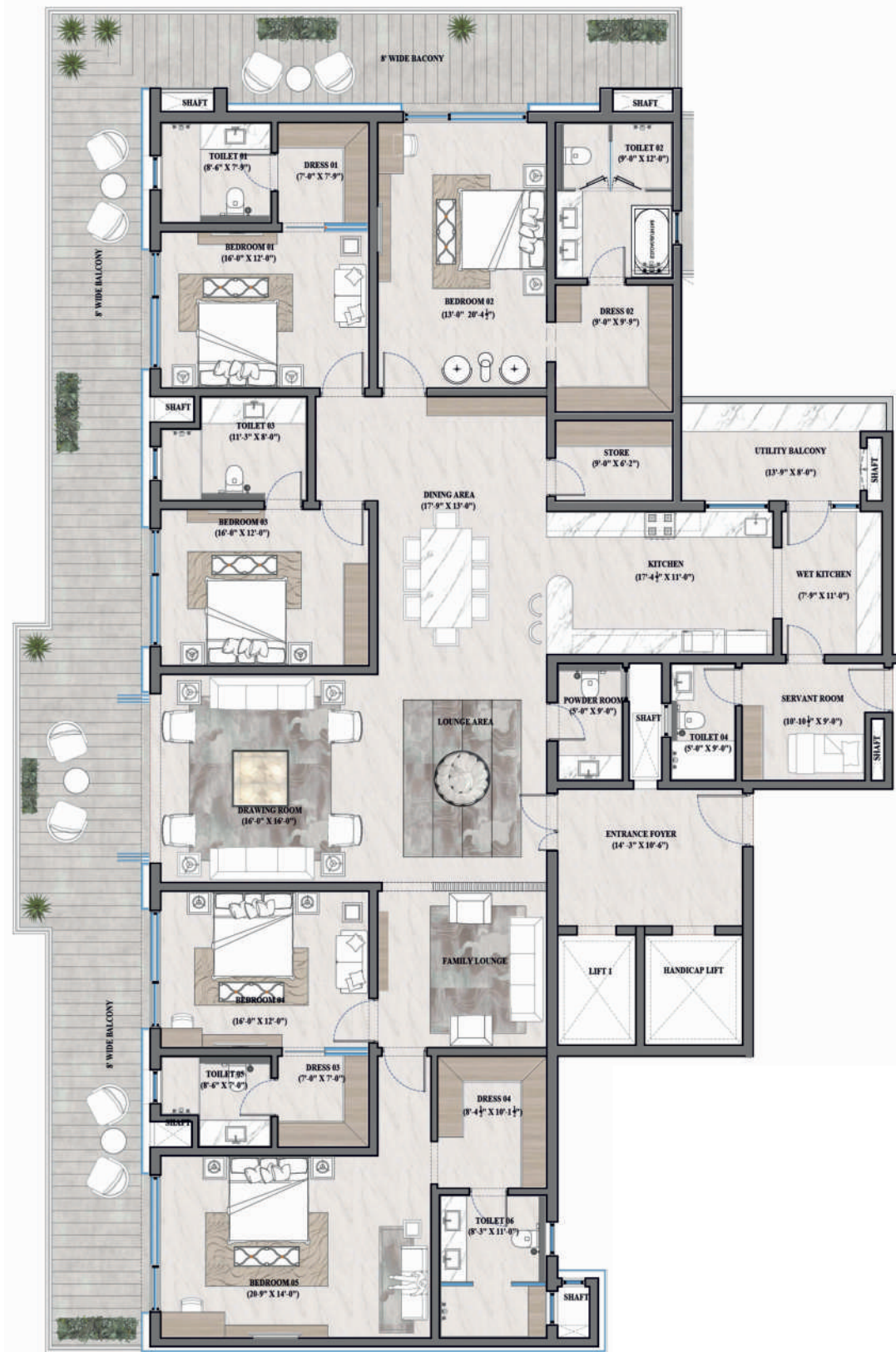
EZALIA HOUSE  
TYPICAL UNIT PLAN - 4+1 BHK (UNIT-1)



EZALIA HOUSE  
TYPICAL UNIT PLAN - 4+1 BHK (UNIT-2)



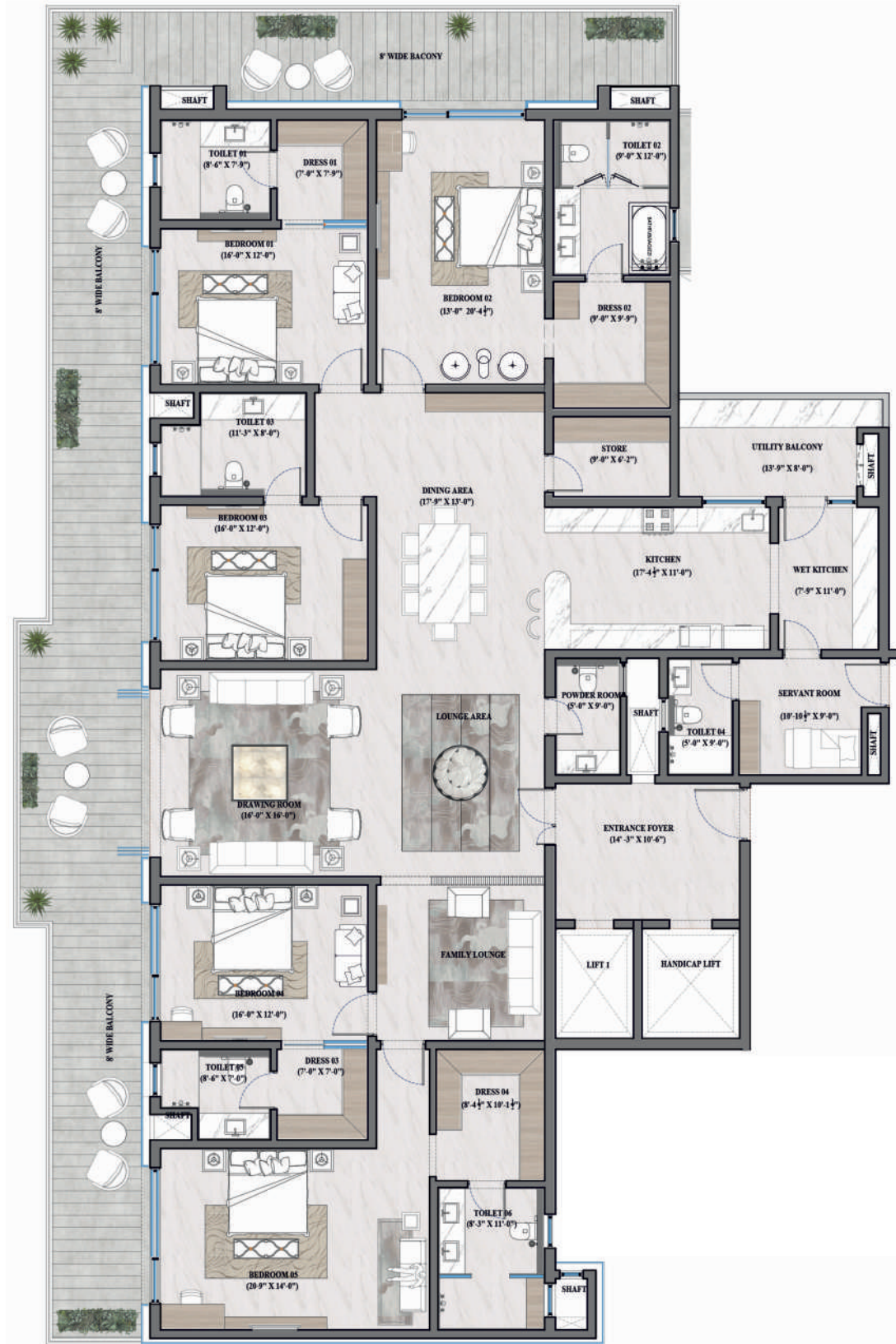
ZENELIA HOUSE  
TYPICAL UNIT PLAN - 5+1 BHK (UNIT-1)



ZENELIA HOUSE  
TYPICAL UNIT PLAN - 5+1 BHK (UNIT-2)



MIRALIA HOUSE  
TYPICAL UNIT PLAN - 5+1 BHK (UNIT-1)



MIRALIA HOUSE  
TYPICAL UNIT PLAN - 5+1 BHK (UNIT-2)





## TECHNICAL SPECIFICATIONS

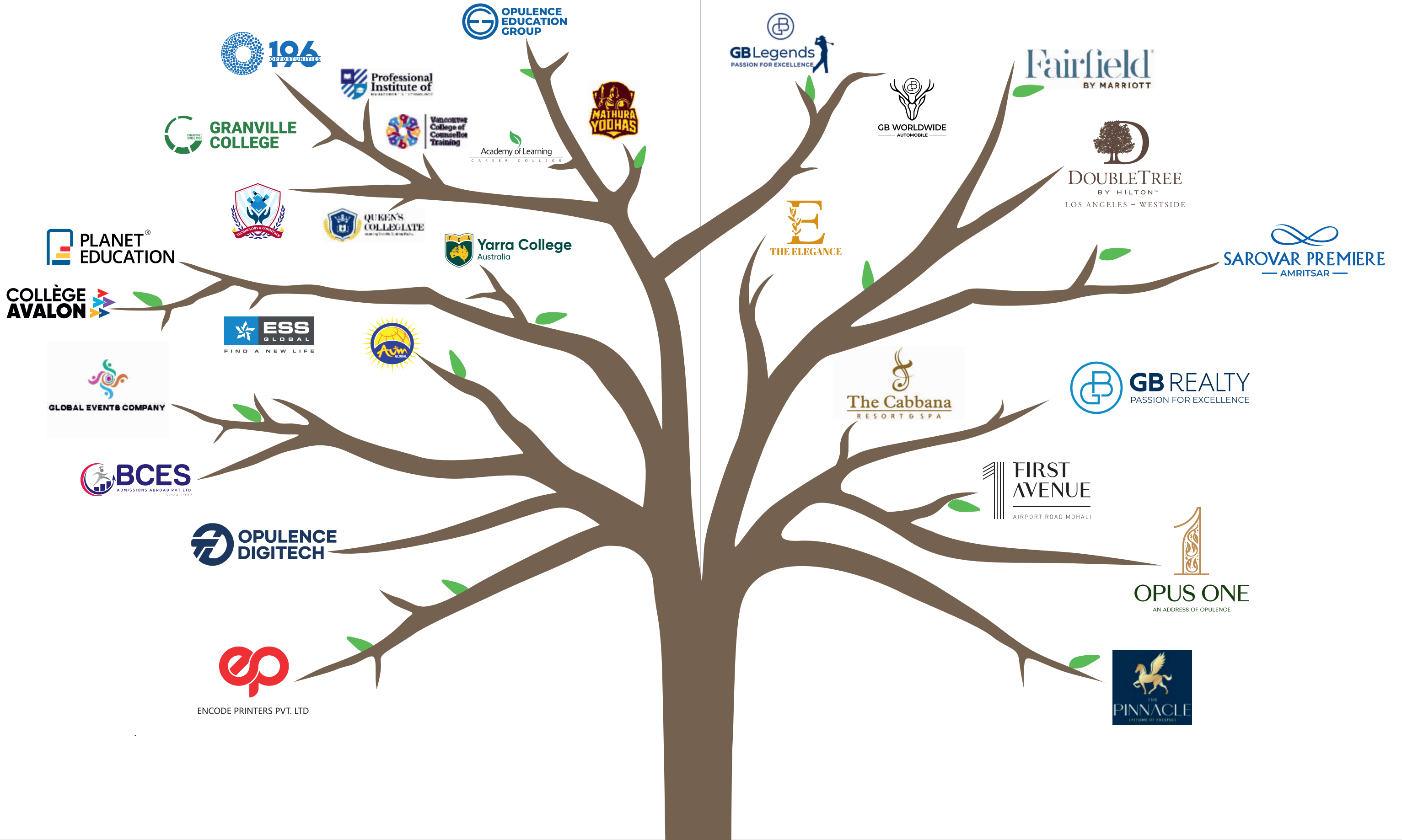
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<b>LOUNGE AREA / DINING AREA AND FAMILY LOUNGE</b>	Italian Marble Flooring
<b>ENTRANCE FOYER</b>	Italian Marble Flooring
<b>BEDROOMS</b>	Laminate Wooden Flooring & Premium Vitrified Tiles
<b>TOILETS</b>	Walls: Premium Vitrified Tiles   Floor: Anti-skid Tiles
<b>BALCONY TILES</b>	Vitrified Anti-skid Tiles
<b>DOOR FRAMES</b>	Wooden Teakwood Polish Finish
<b>DOORS</b>	Flush Doors with Teakwood Veneer
<b>MAIN DOOR</b>	Frames of Teakwood & Flush Doors with Teakwood Veneer
<b>EXTERNAL JOINERY</b>	High Grade Aluminum, High Performance Toughened Glass
<b>FALSE CEILING</b>	POP Ceiling with Cove in Common Area, Bedrooms, Kitchen & Toilets
<b>CEILING LIGHTS</b>	Down Lighters - COB Provision of Cove Lighting
<b>KITCHEN</b>	Floor: Premium Vitrified Tiles; Counter & Dado Premium Quartz / Engineered Stone
<b>CP FITTING</b>	Hans Grohe / Artize or equivalent make
<b>CHINAWARE</b>	Duravit / Villeroy & Boch or equivalent make
<b>AIR CONDITIONING</b>	Mitsubishi / Daikin or equivalent make
<b>SHOWER PARTITION</b>	Cubicle / Partition, as feasible & wherever required
<b>WARDROBES &amp; DRESSER</b>	Modular as per Design
<b>KITCHEN CABINETS</b>	Modular as per Design
<b>BALCONY RAILING</b>	Glass

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A VENTURE OF



A LEGACY ASSET  
AND A LIFESTYLE OF  
UNPARALLELED LUXURY,  
OPUS ONE IS  
NEW CHANDIGARH'S  
FINEST PLACE TO LIVE  
AND A GREAT INVESTMENT  
OPPORTUNITY.

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#### THE DISCLAIMER

This brochure is purely conceptual and do not constitute a legally binding offer. All images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specifications, elevations, and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments. Soft Furniture, furniture, and gadgets are not part of the offering. All images are an artistic conceptualization and does not purport to replicate the exact products. Opus One is a government approved group housing project.



## GEE BEE EAGLES PRIVATE LIMITED

**Corporate Office:**

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Sector 8 C, M Marg  
Chandigarh-160008

**Site Office:**

Plot No.1  
ECO City 2  
New Chandigarh

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