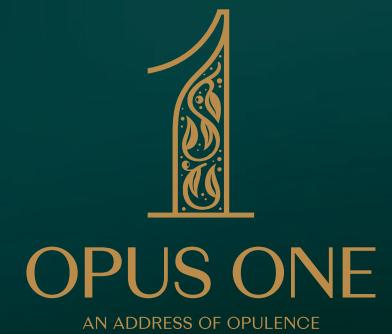




**OPUS ONE**  
AN ADDRESS OF OPULENCE



# 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

9  
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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## 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

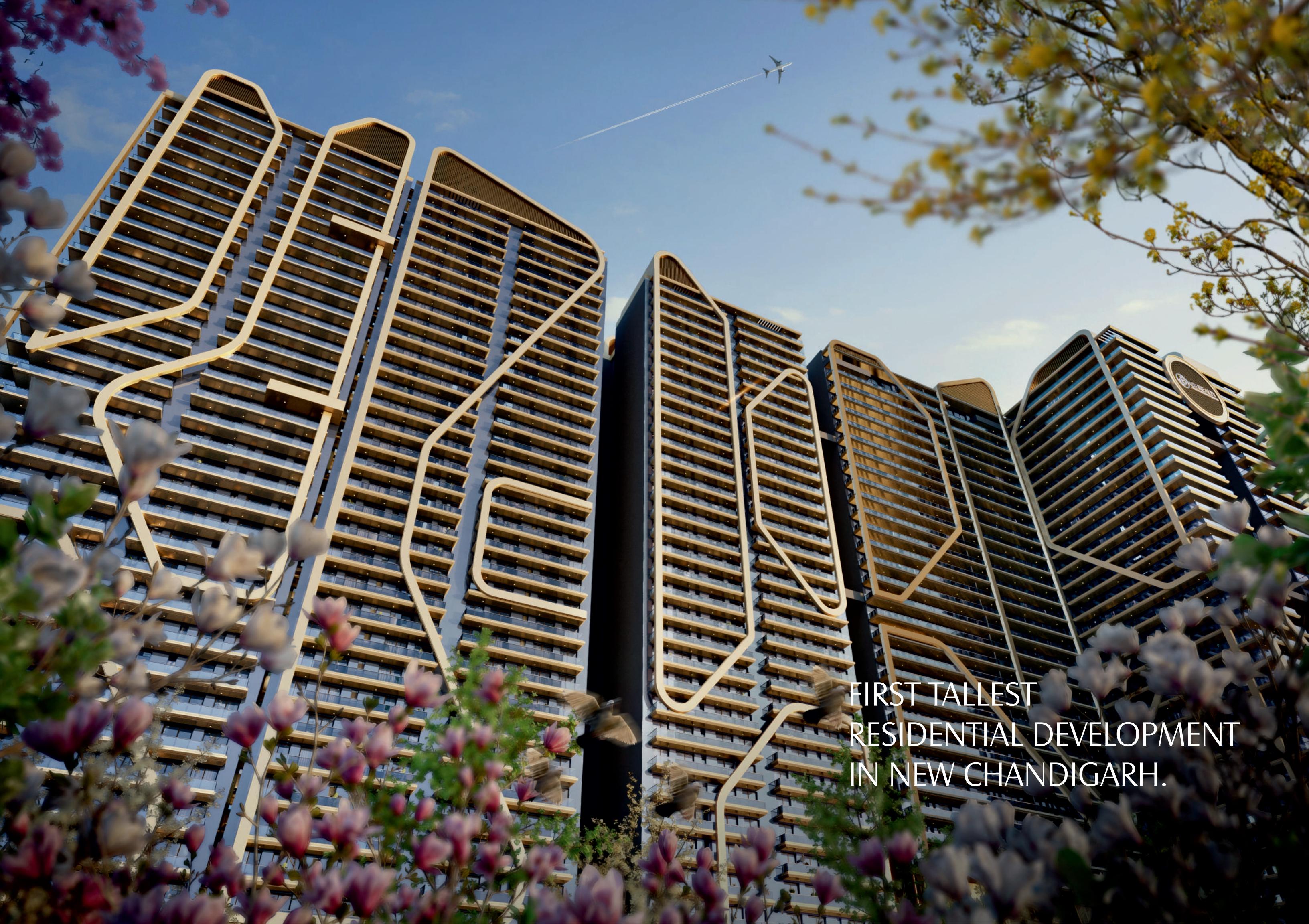
Architecture, at its highest order, is not only about design but about leaving a mark on the skyline and in history. Opus One is an expression of both, rising in New Chandigarh with that rare sense of inevitability, as though the city had been waiting for a landmark of its kind. Recognised by the Government 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, PORTONOVY
- 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

---

CONCIERGE  
SERVICE

---

MAINTENANCE  
SERVICE

---



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.

A photograph of a modern, high-end bathroom and closet. On the left, a large walk-in closet with glass doors is filled with clothing, shoes, and accessories. To the right is a bathroom featuring a large, white, freestanding bathtub with a wooden frame. A round marble side table with a wooden base holds several bottles of luxury toiletries. The walls are made of light-colored marble, and the floor is made of large, light-colored tiles.

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

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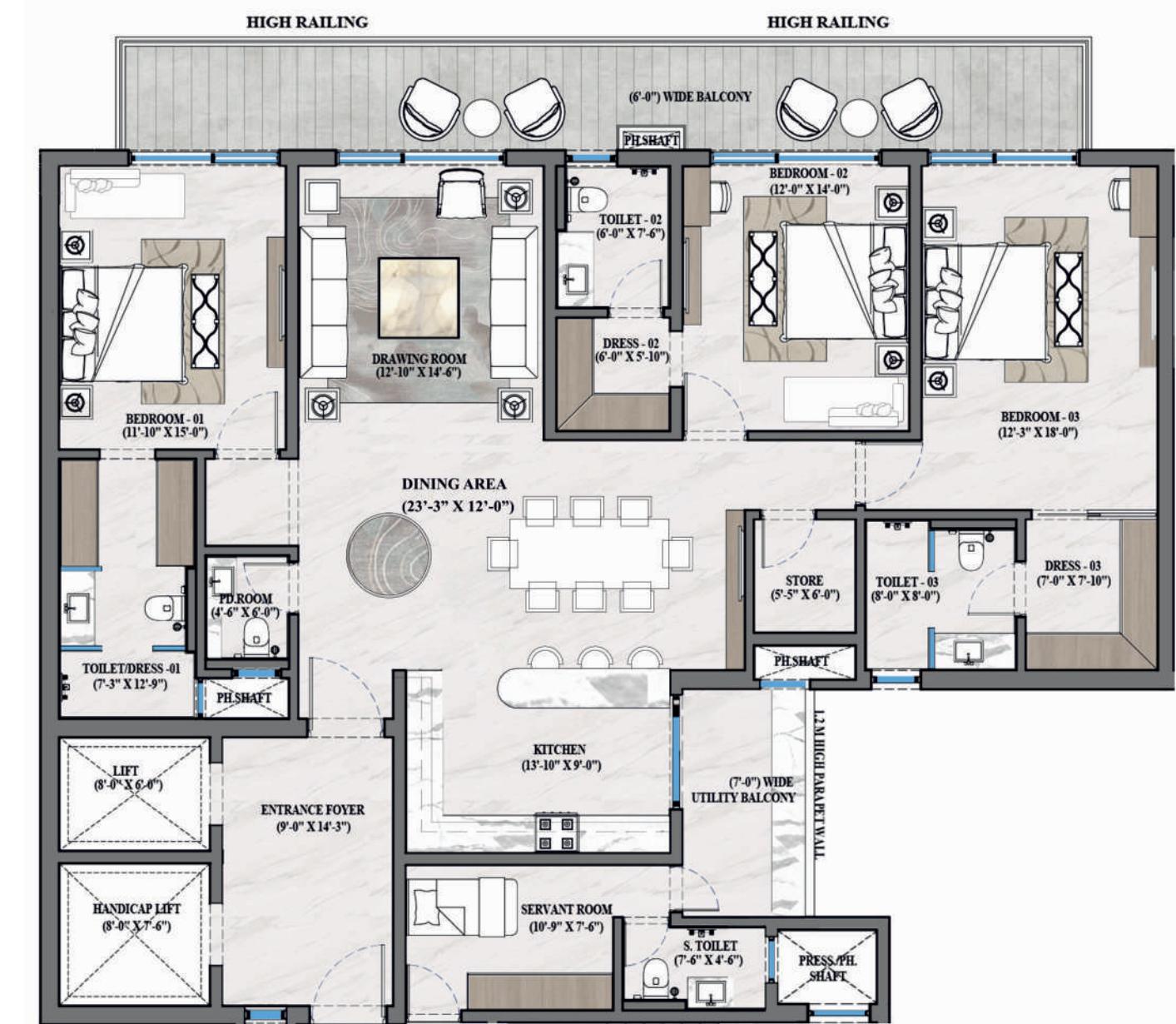
- 1. Club Entry
- 2. Residence Entry
- 3. Basement Car Park
- 4. Tower Entry
- 5. Lobby
- 6. Swimming Pool
- 7. Kid Pool
- 8. Spa Pavilion
- 9. Multi-Court
- 10. Resting Garden
- 11. Playground
- 12. Elderly Park
- 13. Great Lawn
- 14. Foot Massage Corner
- 15. Terrace Garden
- 16. Amphitheater
- 17.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

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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)



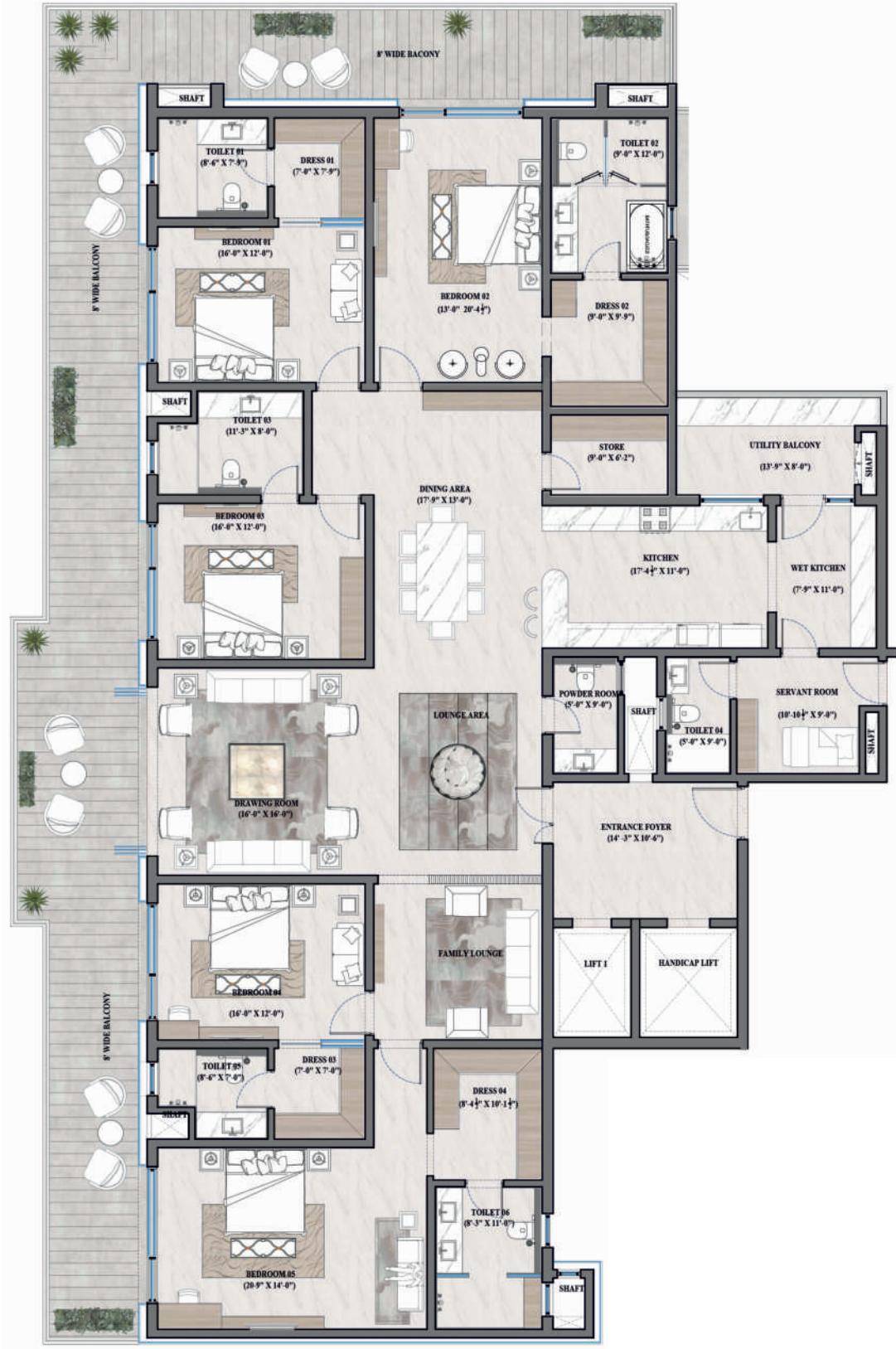
**EZALIA HOUSE**  
**TYPICAL UNIT PLAN - 4+1 BHK (UNIT-1)**



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



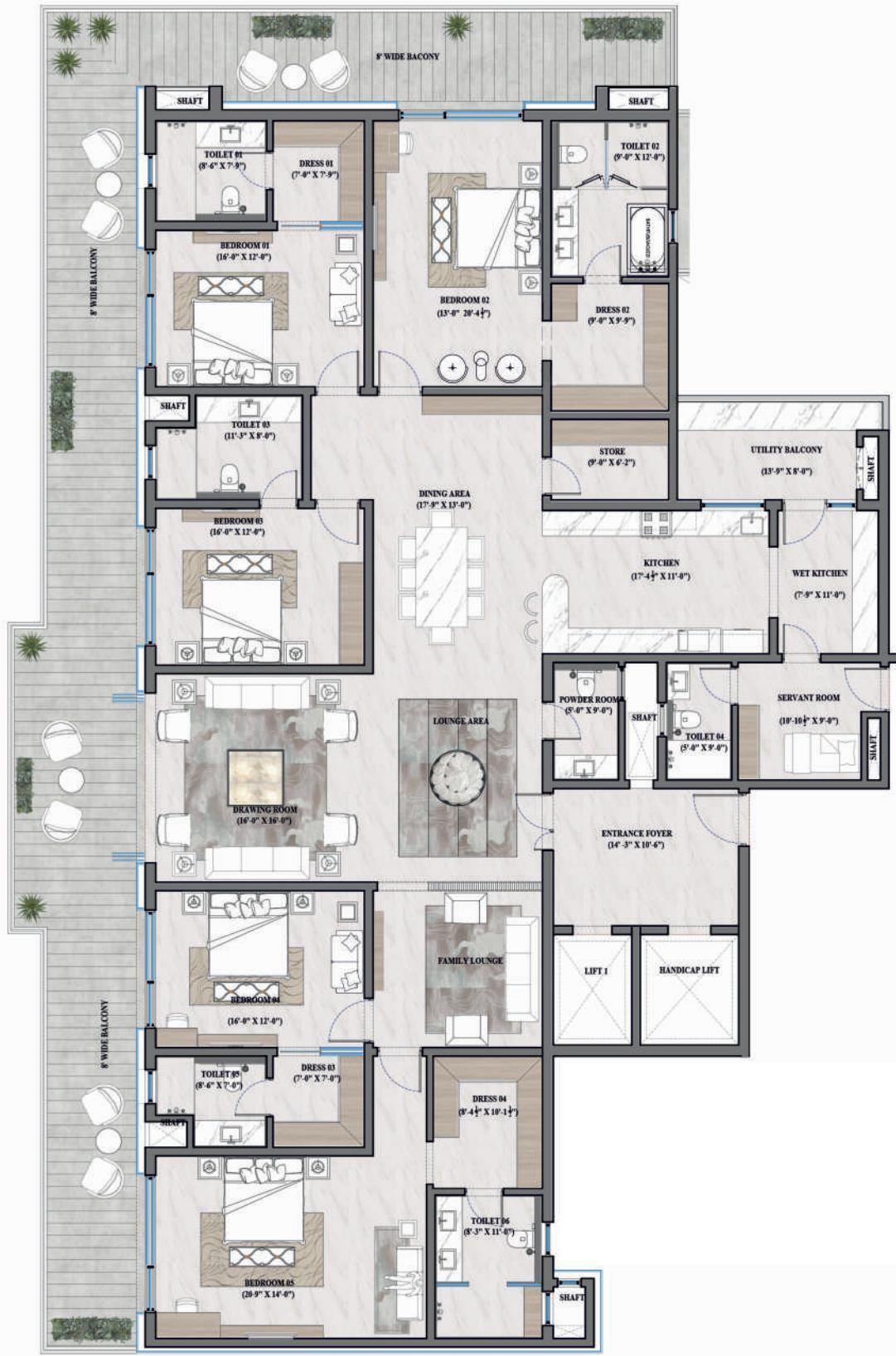
ZENELIA HOUSE  
TYPICAL UNIT PLAN - 5+1 BHK (UNIT-1)



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



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

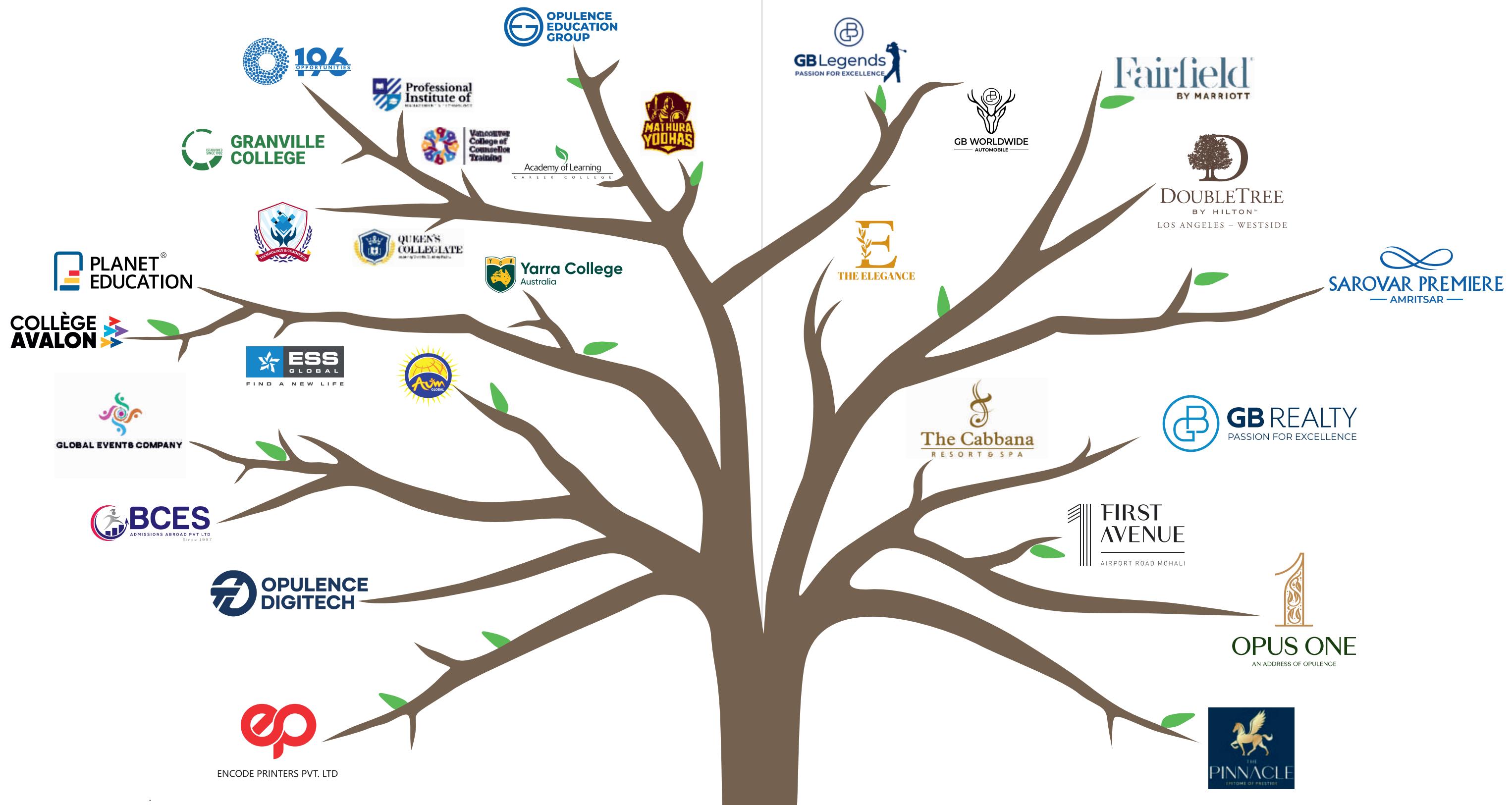




## TECHNICAL SPECIFICATIONS

<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

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.



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