



SERVICED APARTMENTS RIGHT IN THE HEART OF GURUGRAM



ELEMENT ONE

SECTOR 47 & 49, GURUGRAM



JOINTLY PROMOTED BY



SMALL IN SIZE BIG IN RETURN



1 Located in the densely populated sectors of Gurugram - 47 and 49

2 Over 550 ft. of large frontage for impressive visibility

3 Intelligently designed open spaces for easy access



4

A hit destination
with the surrounding
residential areas

5

Leading brands
already operational
with great footfalls

6

Right mix of retail,
food and suites



ELEMENT ONE

SECTOR 47 & 49, GURUGRAM





THE PREFERRED FOOD HUB



1

With brands like Burger King, Berco's, Haldiram's and so many more, there's choice of different cuisines

2

Coffee shops, cafés and microbrewery to attract the new age young crowd

3

24 hour departmental store for footfalls at night too



LEADING FOOD BRANDS ALREADY OPERATIONAL





ALONG WITH LEADING RETAIL BRANDS



crocs™



TOONZ
kids own store

TONY THE TAILOR


Beebay
fun • adventure • mischief

firstcry
.com



**IDFC FIRST
Bank**



ELEMENT ONE

SECTOR 47 & 49, GURUGRAM

SERVICED APARTMENTS

OWN A PIECE OF HOSPITALITY
AND SAY YES TO SECOND INCOME

1

**Fully furnished
serviced apartments with
luxury specifications**

2

**An ideal unit size of
670 sq.ft. onwards**

3

**Designed with meticulous
attention to detail**

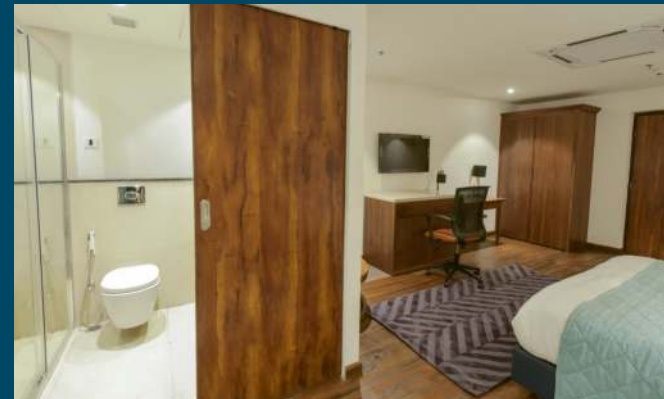
4

**Serviced apartments fitted
with kitchenette**

5 **Extended balcony for
maximum flexibility**

6 **Broadband and
internet connectivity**

7 **Lifestyle amenities
for the residents**



ACTUAL IMAGE

IMPRESSIVE AMENITIES



**Business centre
& lounge**



**Professional
facility
management**



**Gym &
health zone**



**Broadband &
internet
connectivity**



**Concierge
service**



SERVICED APARTMENTS MANAGED BY A RENOWNED HOSPITALITY BRAND





1 Regenta & Royal Orchid Hotels is one of the fastest growing hotel chain and operates in 4 & 5 star category

2 The promoters have a rich hospitality experience of over 4 decades

3 Royal Orchid Hotels Limited, a public company, listed on the National Stock Exchange (NSE) in India (2006)

4 One of the fastest growing hotel chains in India with 60+ hotels





**PEOPLE WITH
EXPERIENCE AND EXPERTISE**



4000+
**ROOMS, VILLAS
& COTTAGES**



60+
**HOTELS
& RESORTS**



6000+
**EMPLOYEES
ACROSS
THE COUNTRY**



38
**LOCATIONS
ACROSS INDIA
& GROWING**

ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY



ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY



ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY



PROPOSED SPECIFICATIONS

LOCATION	FLOOR	WALL	CEILING	FITTINGS / FIXTURES
ROOM	Vitrified tile/laminated wooden flooring	Plastic emulsion paint	POP ceiling with plastic emulsion paint	Double bed with mattress, side table, sofa set, center table, study table, chair & wardrobe
BALCONY	Anti-skid ceramic/ Vitrified tile	Textured exterior paint	Textured exterior paint	
BATHROOM	Anti-skid ceramic tile	Ceramic tile	False ceiling	CP fittings, white chinaware, towel rail, mirror, geyser common with kitchenette
ENTRANCE & LIFT LOBBY	Vitrified tile/granite	Stone fascia/paint	Plastic emulsion paint	
STAIRCASE/ LOBBY	Combination of granite/sand stone			
GADGETS	Light fixture, AC, TV, refrigerator, coffee/tea kettle, hotplate			
STRUCTURE: RCC framed construction				
ELECTRICIANS: Modular switches, copper wiring in concealed conduit with light & power points, TV and telephone sockets, FTTH				
POWER BACK-UP: 24x7				
SECURITY SYSTEM: Intercom, CCTV				
DOORS: Hardwood door frame with hardwood laminated wooden flush door with electronic lock				
WINDOWS/ GLAZING: Anodized aluminum				
WARDROBE: Laminated wardrobe with accessories				
EXTERNAL FACADE: Combination of stone/texture paint/glass				

The specifications/information contained herein are subject to change as may be required by the authorities/developers may not form a part.

Disclaimer: The content mentioned in this brochure is tentative and subject to variation by the promoters. The visuals, layouts and sizes shown in this brochure are conceptual and the features depicted with the brand name are purely an artistic perception. The promoters and the architects reserve complete rights to alter design, plans and specifications wherever required or deemed necessary without any prior intimation.

THRIVING LOCATION





LOCATED IN SECTOR 47 AND 49, GURUGRAM

JUST OFF SOHNA ROAD - THE BOOMING BUSINESS DESTINATION

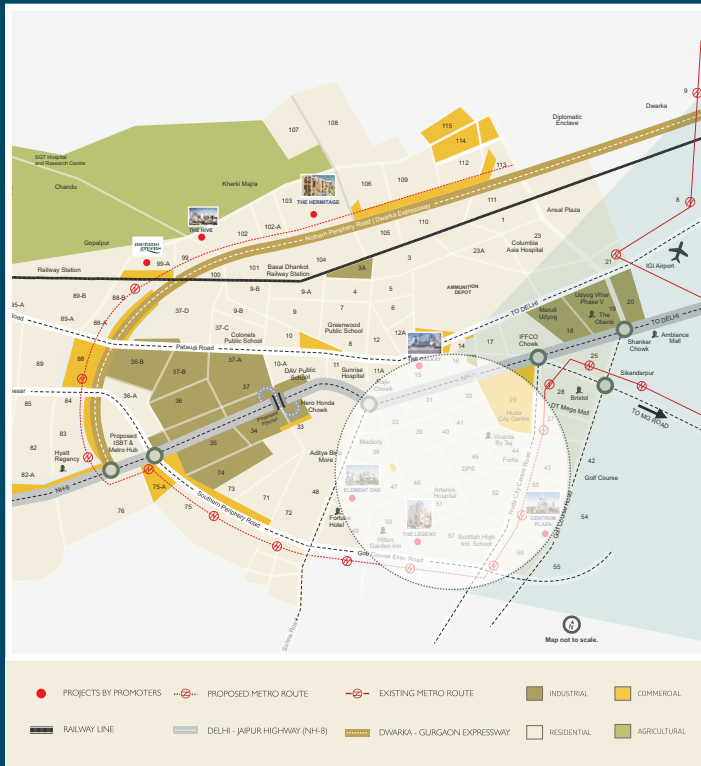
NEIGHBORHOOD DETAILS

PREMIUM RESIDENTIAL	HOSPITALITY	HEALTHCARE	CONNECTIVITY
<ul style="list-style-type: none">• Malibu Towne• Sispal Vihar• South City-II• Eros Wembly Estate• Nirvana Country• Unitech Fresco	<ul style="list-style-type: none">• Hotel Hilton Garden Inn• Hotel Formule I• Fortune Select Excalibur	<ul style="list-style-type: none">• Park Hospital• Cloudnine Hospital• Artemis Hospital• Medanta Medicity• Fortis Hospital• Max Hospital	<ul style="list-style-type: none">• Sohna Road• Badshapur Chowk• NH 08• HUDA City Centre Metro Station• Golf Course Road

LOCATION MAP

ELEMENT ONE

SECTOR 47 & 49, GURUGRAM





THE DEVELOPER

SATYA DEVELOPERS: WINNING TRUST BY DELIVERING CONSISTENTLY

Experience of nearly

115 lakh sq.ft.*

of project development

88 lakh sq.ft.*

delivered

Strong presence

in Delhi NCR

4 decades

of building trust

SATYA DEVELOPERS: DELIVERING THE BEST



COMPLETED PROJECTS[#]



THE GALAXY, GURUGRAM
5-star Hotel, Shopping & Spa



THE HERMITAGE, GURUGRAM
Group Housing Development
Sector 103



THE LEGEND, GURUGRAM
Premium Residential Group Housing



CENTRUM PLAZA, GURUGRAM
Premium Office Complex



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA
Shopping cum Entertainment Centre

ONGOING PROJECTS



NORA, GURUGRAM
One Room Apartments at The Hermitage



MALWA COUNTY PHASE II
INDORE
110 Acre Integrated Township



THE HIVE, GURUGRAM
Integrated Commercial Complex



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