



aipl
values that build worth

ADVANCE INDIA PROJECTS LIMITED

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living spaces for
INNER JOY



Artistic Impression

The Zen Residences

Spread over vast, lush green splendor, The Zen Residences will leave you with absolute tranquillity. Breathe in the fresh air and breathe out all the stress. You are at The Zen Residences Now.

- Part of 11.5 Acres Group Housing Complex
- Club House with Spa facilities, sauna and steam, Business Centre, Concierge Desk, Mini home theatre, Billiards room and Table Tennis facility, Swimming pool etc.
- Mini Clubbing facilities in Stilts under each tower.
- Choices of 2 / 3 Bedroom Premium Residences
- Spread over sprawling greens
- Multi-Storey Premium Homes
- Panoramic views of the Aravalli range
- Convenient Shopping Centre
- 24x7 DG Power back-up
- 24x7 water supply
- Efficient passenger elevators
- Fire protection & detection system as per NBC norms
- 24 hrs. security with access control & CCTV surveillance
- In the vicinity of proposed metro connectivity

In The Heart of Serenity

Well connected to NH 8 and Golf Course Road and in close proximity to Southern Periphery Road (SPR), these residences give you immediate access to the best Gurgaon has to offer. From the best options in retail and commercial developments to schools, a bustling office hub, hospitals, colleges and world class recreational facilities.

- International schools like Indus World, GD Goenka, Heritage and Amity just few minutes away
- Medanta, Fortis, Artemis and Max hospitals in proximity
- The best MNCs, Colleges and Universities of Gurgaon just a short drive away



AIRPORT



Not to scale

LEGEND

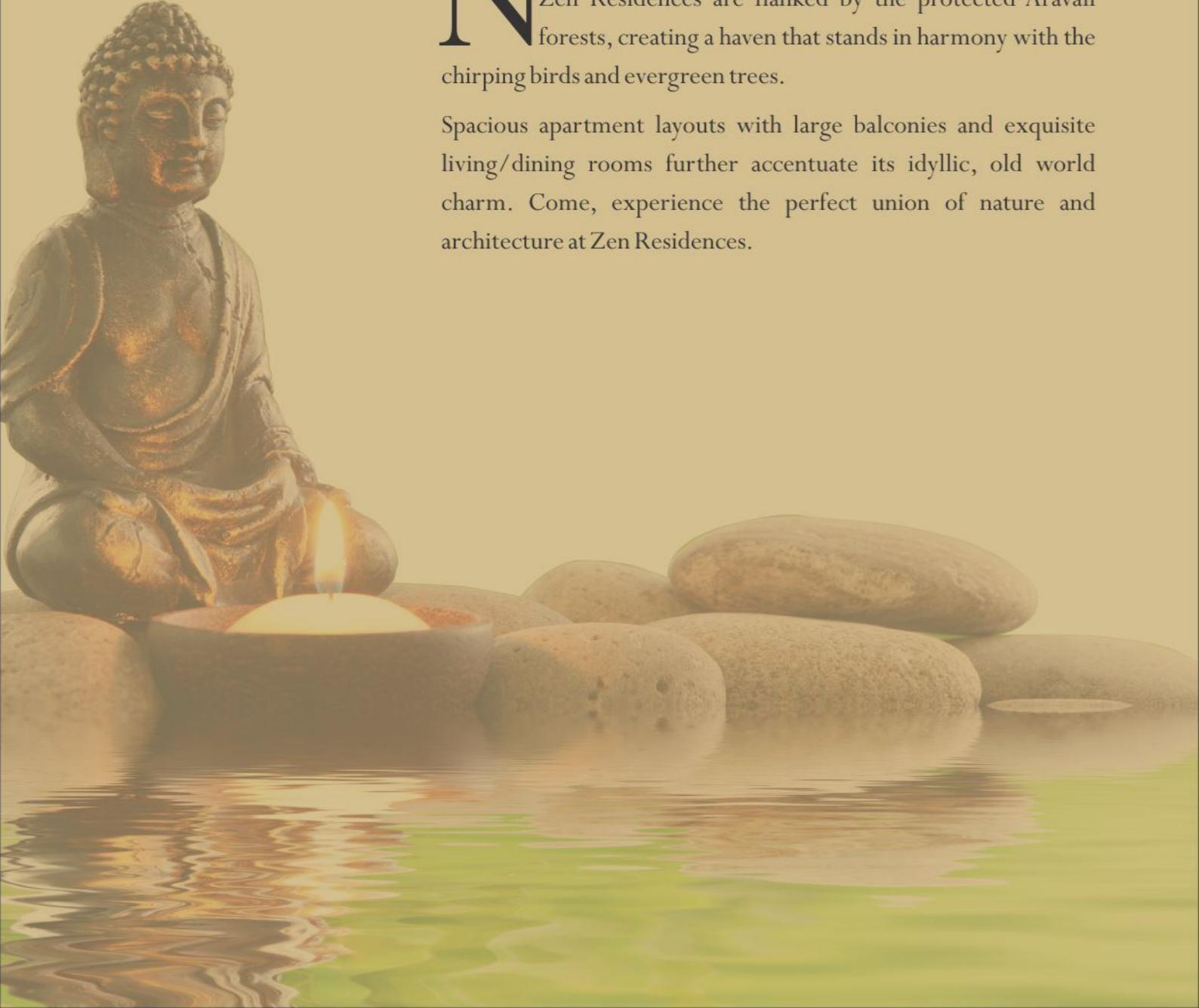


ZEN

SITE PLAN



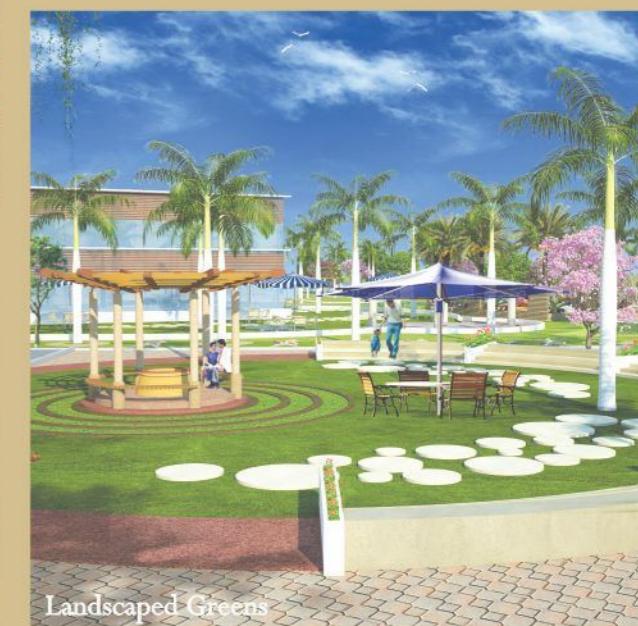
Disclaimer: All plans, specifications, artistic renderings & images as shown in this mailer are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interest of the development. Soft furnishings, furniture and gadgets do not form a part of the offering.



Living Spaces For Inner Joy

Nestled in the lush green surrounding of Gurgaon, Zen Residences are flanked by the protected Aravali forests, creating a haven that stands in harmony with the chirping birds and evergreen trees.

Spacious apartment layouts with large balconies and exquisite living/dining rooms further accentuate its idyllic, old world charm. Come, experience the perfect union of nature and architecture at Zen Residences.



Kids Play Area

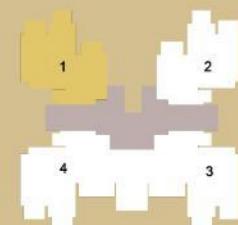
Exquisite life unfolds : Specifications

| Location | Living Room | Master Bed Room | Other Bed Rooms | Kitchen | Balconies & Terraces | Toilets | Powder Room* | Utility Room | Utility Toilets |
|----------------|------------------------------------|--------------------------------------|--------------------------------------|---|-------------------------|---|---|---------------------------------|---|
| Walls | Acrylic emulsion paint | Acrylic emulsion paint | Acrylic emulsion paint | Ceramic Tiles upto 2 feet above the counter and rest Acrylic emulsion paint | Weather proof paint | Ceramic Tiles upto Door height, rest acrylic emulsion paint | Ceramic Tiles upto Door height rest acrylic emulsion paint | OBD | Ceramic Tiles upto Door Height, rest OBD |
| Floor | Imported marble / Engineered Stone | Laminated Wooden flooring | Laminated Wooden flooring | Anti-Skid Ceramic Tiles | Anti-Skid Ceramic Tiles | Anti-Skid Ceramic Tiles | Anti-Skid Ceramic Tiles | Anti-Skid Ceramic Tiles | Anti-Skid Ceramic Tiles |
| Ceiling | OBD | OBD | OBD | OBD | Weather proof paint | OBD | OBD | OBD | OBD |
| Doors | Main door: Veneered with polish | Internal door: Skin moulded shutters | Internal door: Skin moulded shutters | Internal door: Skin moulded shutters | UPVC / Aluminium | Internal door: Skin moulded shutters | Internal door: Skin moulded shutters | Flush Door with Enamel Paint | Flush Door with Enamel Paint |
| | External door: UPVC / Aluminium | External door: UPVC / Aluminium | External door: UPVC / Aluminium | External door: UPVC / Aluminium | | | | External door: UPVC / Aluminium | |
| Window Glazing | UPVC / Aluminium | UPVC / Aluminium | UPVC / Aluminium | UPVC / Aluminium | UPVC / Aluminium | UPVC / Aluminium | UPVC / Aluminium | UPVC / Aluminium | UPVC / Aluminium |
| Others | Split AC | Split AC | Split AC | Modular Kitchen with Hob & Chimney, Granite counter top, double bowl stainless steel sink & CP fittings | MS Designer Railings | Quality Chinaware, CP fittings, Natural Stone/ Engineered stone counter | Quality Chinaware, CP fittings, Natural Stone/ Engineered stone counter | - | Conventional CP fittings, White Chinaware |

Disclaimer: Marble / Granite being natural material have inherent characteristics of color and grain variations. Utility area, kitchen & toilets shall not be provide with air conditioning. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The extent / number / variety of the equipments / appliances and their make / brand thereof are tentative and liable to change at sole discretion of the Company. Applicant / Allottee shall not have any right to raise objection in this regard.

*As applicable

Crafted With Delicate Balance : Floor Plans

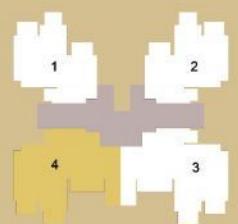


TOWER-D1 & D2

UNIT PLAN

2B+2T

SUPER AREA
1262 Sq.ft



TOWER-D1 & D2

UNIT PLAN

3B+3T

SUPER AREA
1655 Sq.ft

The Ultimate Peace of Mind

The best international techniques have been employed to create a seamlessness seldom found in residential complexes. It is truly a tribute to fine living sculpted out of sheer passion and the desire to make sure you never have anything to worry about.

Amenities & Facilities

- Outdoor Sports facilities including Jogging track, Badminton/Basketball/Football practice courts, Swimming Pool, Kids Pool
- Double height air-conditioned & furnished entrance lobby under each tower
- Auto car wash
- Pet garden
- Meditation garden
- Driver waiting area
- Convenient location of amenities like nursery, primary schools, recreational club, retail areas
- Provision of Grocery store, Florist, ATM, Laundromat, Mobile shop, Courier collection shop, Facility shop, Dry cleaning/Ironing, First aid room/Pathology lab/Chemist, Bakery, Fruits & Vegetables, Saloon, Stationery, Tailor, Shoe shop/cobbler, Small departmental store
- Facility for charging electric vehicles: both two-wheelers & four-wheelers
- Separate service elevators for domestic help
- Dual energy prepaid billing system
- Access for Disabled
- Services Convenience for support staff
- Provision for intercom facility
- Eco friendly design concepts
- Garbage disposal system-Chutes
- Storm water drainage & recharge system
- 100% groundwater recharge through rain water harvesting structure
- Re-use of treated water from central STP for flushing and horticulture
- Solid waste management through efficient collection and transportation systems



Concierge Desk



Yoga / Meditation Garden



Departmental Store



Billiards Room



Auto Car Wash

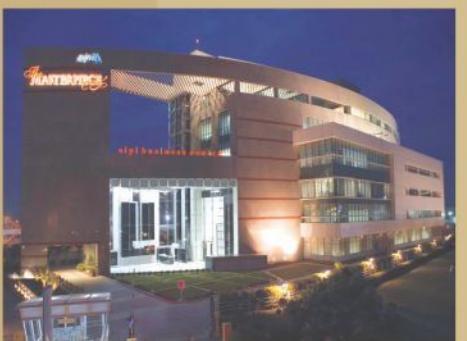


Medical Facility



Library / Reading Room

**Building Quality Spaces
Since 1991**



The Masterpiece, Gurgaon



The Celebration Mall, Udaipur



DreamCity, Amritsar

- Commercial development of over 2 million sq. ft. of premium office spaces.
- Retail development of over 1 million sq. ft.
- Residential development of 250 acres for housing 1500 families spread over 1 million sq. ft. of built up space.

**Our Satisfaction Comes
From Advancing a Better India**

Advance India Projects Limited (AIPL), has a multi-dimensional portfolio ranging from residential to commercial and retail segments. Headquartered in New Delhi with six regional offices in three states across the country, AIPL continues to transform the appearance and quality texture of India with innovative commercial landmarks, unprecedented retail developments and exclusive and premium residential communities.

AIPL has been immeasurably successful in developing, managing & pioneering commercial spaces. Over 70 multinational companies & leading Indian corporates are housed in 35 of AIPL's commercial projects in Delhi, NCR.

AIPL is synonymous with quality, commitment, reliability, excellence in architecture & values that keep the worth of your investment high.