

By owning a splendid luxurious home at



SURAJKUND, SOUTH OF SOUTH DELHI

experience the extra ordinary life style amongst the elite





Aerial View (DAY)

PROJECT HIGHLIGHTS

- Centrally Air conditioned Ultra luxury apartments and penthouses
- International spa club with health and recreational facilities
- Wi-fi enabled complex
- 80% open area, 20% construction
- Each Apartment unit has a personal health club in the master bedroom, with jacuzzi, sauna*, steam, and shower cubical facilities
- Internationally designed modular kitchen- separate dry and wet kitchens with chimneys, gas hob, geyser, RO water and pipe gas supply
- Huge sit out balconies
- Access control through CCTV at the main gate and every tower
- High-tech security system with video door phone at the entrance in each apartment
- Earthquake resistant structure
- 24 Hours manned security for the entire complex
- Water harvesting for restoring ground water table
- 24 Hours 100% power back-up
- Vaastu-friendly architecture



Aerial View (NIGHT)

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*Not included in 2595 sq. ft.

Club aura



Perspective view of Club Aura

Refresh your mind. Splash in to the fun



Relax, refresh and rejuvenate your mind at one of the finest club in Delhi/NCR, the 'Club Aura' at the Forest Spa, Surajkund. Facilitated with hi-tech amenities & facilities like gym, restaurant, squash court, spa, swimming pool and much more, Club Aura gives you every reason to make yourself feel fresh and elated. Splash into the cool blue water and recreate the freshness in your life. Come and experience the magic here and let your stress take a backseat.

Club Aura Features :

- SQUASH COURT
- PARLOR- both L/G
- BANQUET HALL
- RESTAURANT
- POOL
- KIDS POOL
- SPA- Both L/G
- MEDITATION / YOGA
- AEROBICS/GYM and many more

Outdoor Sports :

- LAWN TENNIS
- BASKETBALL
- BADMINTON COURT
- CRICKET PITCH



Actual Site Photograph



The Forest Spa is crafted for those who live a life extra ordinaire. With a contribution of ultra luxurious Penthouses and Apartments, Forest Spa offers a lifestyle that is truly global. Built amidst 5000 acres of greens, Forest Spa gives its residents a breathtaking view of the picturesque Aravalis.

The finest and globally comparable building technology has gone into the making of each resident at Forest Spa. Being in the midst of nature, Forest Spa's construction is environment-sustainable. With its regal presence just next to Surajkund Tourist Complex, Forest Spa is designed to evoke pride in its residents.

Highway like approach to Forest Spa makes it easily accessible from South Delhi, Noida and Gurgaon.

Forest Spa-Welcome to a great Life.

Master Layout Plan



Tower: Oak & Barberry



Tower: Zinnia, Olive, Jasmine & Tulip



Tower: Aspen & Lucerene



1 Sq. Mtr. = 10.764 Sq. Ft.



*This is tentative plan subject to approval from concerned authority

1 Sq. Mtr. = 10.764 Sq. Ft.



SURAJKUND, SOUTH OF SOUTH DELHI

SPECIFICATIONS

Title	Description	Brand Name	Title	Description	Brand Name
Structure External Finish	Earthquake resistant RCC frame structure Weather resistant Texture Paint/Aluminum Composite Panel/ Glazing	UNITILE / SPECTRUM FOR TEXTURE PAINT ONLY	DOORS & WINDOWS Entrance Door	Seasoned Hard Wood frame & Hardwood shutter with designer veneered with Melamine Polish & Electronic Lock.	
DINING & PASSAGE			Internal Doors	Seasoned Hard Wood frame & designer veneered shutters with Melamine Polish & Mortise lock.	
Floor	Italian / Imported Marble	Asian / ICI / BERGER	External Door / Windows	UPVC / Aluminum with glass	Fenesta/ Veka (For UPVC) Hindalco / Jindal for Aluminium
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.		LIFT LOBBY / CORRIDORS		
Ceiling	POP False Ceiling and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER	Floor	On Ground Floor and subsequent floors - Imported marble/Vitrified Tiles	
DRAWING ROOM			Walls	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI
Floor	Italian / Imported Marble	Asian / ICI / BERGER	Ceiling	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint	Asian / ICI
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.		ELECTRICAL		
Ceiling	False Ceiling required for A.C. ducting and balance to be done with P.O.P. Punning and Painted with Plastic Emulsion Paint	Asian / ICI / BERGER	Light	Decorative Lights	
MASTER BED ROOM			Wire	Copper concealed wiring.	
Floor	Wooden Flooring	PERGO/ACTION TESA/ KRONOTEX	Plug	Plug point in each bedroom / Drawing / Dining & Lounge	ABB/MDF / LEGRAND
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.		Air Conditioning	Energy efficient Air conditioning system(VRF) for individual flats suitable for higher Ambient Temperature.	DAIKIN
Ceiling	False Ceiling required for A.C. ducting and balance to be done with P.O.P. Punning and Painted with Plastic Emulsion Paint	Asian / ICI / BERGER	Fans	Decorative Fans	BAJAJ / Crompton Greaves / HAVELLS
OTHER BEDROOMS			Telephone / Data	Telephone cable pre wired in all rooms. Internet (Cat-6)	
Floor	Wooden / Vitrified Tiles	PERGO/ACTION TESA/ KRONOTEX	SECURITY		
Walls	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint.			24 hours manned periphery security for the complex Boom barrier for main gate Access control Through CCTV at Basement & entrance at Ground floor. Video Door Phone in each flat	Far Max / Fanfisa
Ceiling	False Ceiling required for A.C. ducting and balance to be done with P.O.P. Punning and Painted with Plastic Emulsion Paint	Asian / ICI / BERGER	TECHNOLOGY		
Wardrobe	Modular Wardrobe upto ceiling height			Energy efficient product. Lighting and Fire Fighting System, Rainwater Harvesting System, Y-Max enabled campus.	
SERVANT ROOM			FIRE PROTECTION	Heat/ Gas leak detector in Kitchen	
Floor	Ceramic Tiles	KAJARIA/SOMANY/ORIENT	LIFT	2 nos.Passenger lifts in each tower & one additional service lift	
Walls	POP Punning on plastered surface and painted with pleasing shades of Plastic Emulsion Paint.	Asian / ICI / BERGER		Intercom & Camera in lifts connected to the guard room.	OTIS / HITACHI / HYUNDAI
Ceiling	Plaster with POP punning and painted with pleasing shades of Plastic Emulsion Paint		FACILITIES		
KITCHEN				One car parking facility per apartment. Kids theme Park, Multipurpose Hall, Landscaped common areas to preserve and enhance the natural characteristics of the site, Provision For Piped Gas Supply, Geyser in kitchen, Common launderette & Car wash area, Outdoor Music System in Park, Multipurpose Court-Tennis/Basketball/Badminton Court, Daily Convenience Shops	
Floor	Italian Marble	KAJARIA/SOMANY/ORIENT	CLUB FACILITIES		
Walls	Ceramic tiles upto 2'-0"ht above the counter level, rest POP punning and painted with pleasing shades of Plastic/ Emulsion Paint.			Swimming Pool, Connection for Satellite TV, Phone Connection-ready to move, Business Center, Provision for Cafeteria/ Restaurant, Hi- Tech Gymnasium Indoor Games like: Billiards, Snooker Pool etc. Conference Room with all Business Facilities like Broadband.	
Ceiling	POP punning and painted with pleasing shades of Plastic Emulsion Paint.				
Platform	Granite Counter with double bowl stainless steel sink.	SINK - FRANKE/ NIRALI/ ARCIJINDAL			
Cabinets	Modular Kitchen with laminate finish with S.S. 304 grade accessories.	FABER/KAFE/GLEN			
Chimney & Hob	S.S Finish				
BALCONIES					
Floor	Antiskid Ceramic Tiles	KAJARIA/ NITCO/SOMANY			
Walls	Plastered & Painted with long lasting water repellent paint.				
Ceiling	Plastered & Texture Super Fine Painted with pleasing shades of Paint				
Railing	Stainless Steel railing with / without toughened Glass/ M.S.Railing with Duco paint				
MASTER TOILET					
Walls	Granite/Tiles	KAJARIA/ IMPORTED TILES			
Floor	Granite/ Imported Stone/Tile	KAJARIA/ IMPORTED TILES			
Fittings / Fixtures	Two wash basin , Wall hung W.C., Shower Cubical, Sauna, Steam bath & Bath Tub with Jacuzzi. Single lever C.P. brass fittings, provision for hot & cold water(Geyser)	(1) CHINAWARE / KOHLER/ DURAVIT/ROCA (2) C.P. FITTINGS- JAQUAR/ GROHE/KOHLER			
Counter	Imported Stone				
Wardrobe	Modular Wardrobe upto ceiling height and mirror for dressing.				
OTHER TOILETS					
Walls	Selected Ceramic Tiles upto ceiling Height	KAJARIA/ IMPORTED TILES			
Floor	Antiskid Ceramic Tiles /Vitrified Tiles	KAJARIA/ IMPORTED TILES			
Fittings/Fixtures	Wall hung W.C. washbasin of matching shades. Single lever CP brass Fitting. Provision for Hot & Cold Water System (Geyser), Mirror, Shower Cubical / Curtain.	(1) CHINAWARE / KOHLER/ DURAVIT/ROCA (2) C.P. FITTINGS- JAQUAR/ GROHE/KOHLER			
Counter	Granite wherever required otherwise flat wash basins / Artificial Stone Imported				



DISTANCE CHART

From OMAXE FOREST SPA (Approx.)



Nehru Place 20 minutes drive



Badarpur Border 5 minutes drive



Greater Kailash 15 minutes drive



Connaught Place 35 minutes drive



Noida 35 minutes drive



International Airport 37 minutes drive



Gurgaon 30 minutes drive