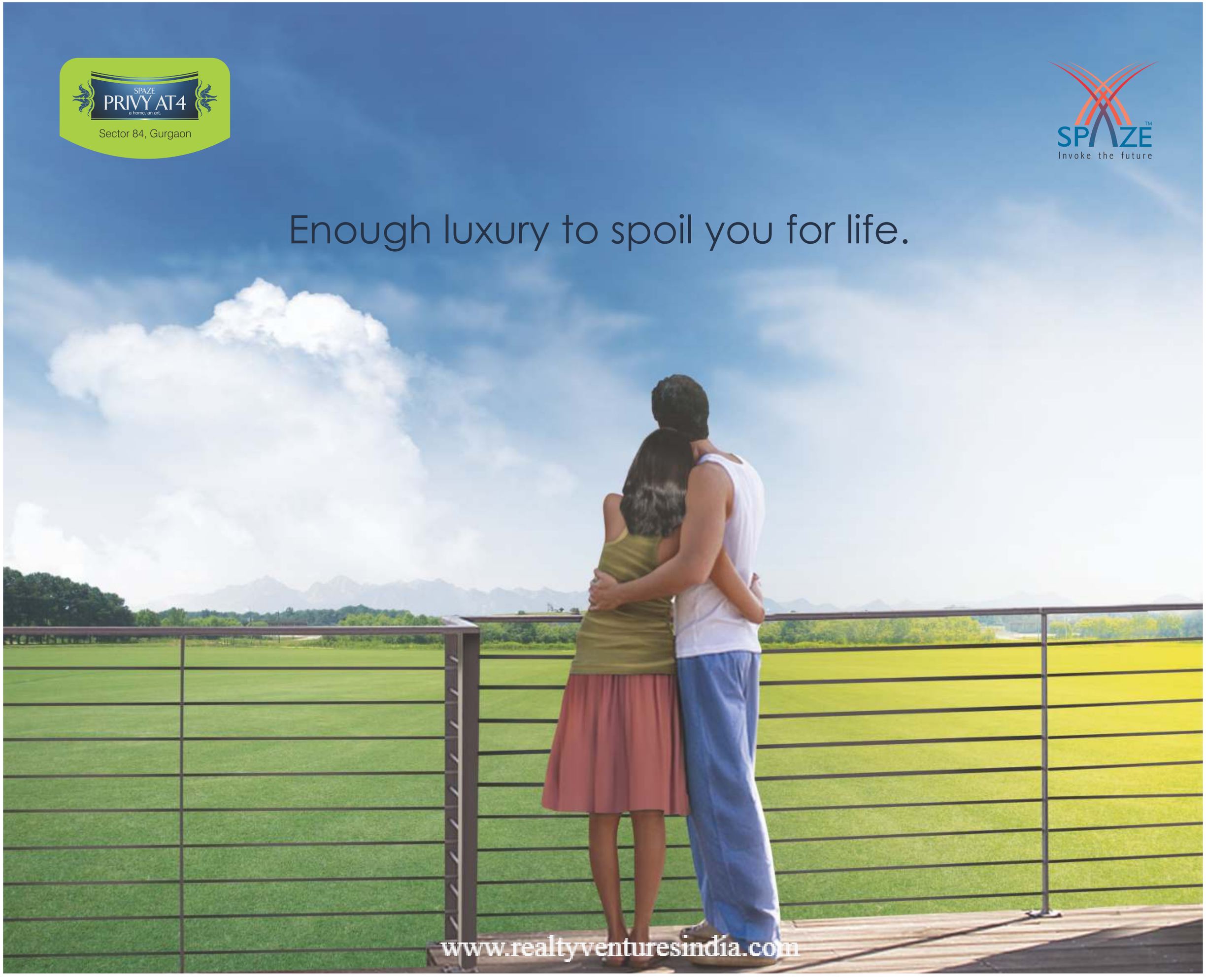
SPAZE
PRIVY AT4
a home. an art.
Sector 84, Gurgaon

SPAZE™
Invoke the future

Enough luxury to spoil you for life.



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SPAZE

PRIVY AT 4

Where luxury is standard

At SPAZE, we believe that creating your dream home is no less than art. Privy AT4 is one such creation – a beautiful coming together of contemporary architecture and natural harmony. It's a place where tranquility and luxury will beautifully coexist. While the inspiring greenery will make for a beautifully refreshing view, the lifestyle apartments will fill you with pride.

While Spaze Privy AT4 gives you all the advantages of a lifestyle residential project, it offers some unmatched features as well.

- 80%greenery
- 100% power back-up
- 3 side open apartments
- Big Living Experience with Spacious Interiors
- Intelligently designed to give you space for everything
- Spacious Balconies
- Multi-level and Podium Parking
- High-rise & Mid-rise towers
- Meditation Court
- Nature Park
- Convenient Shopping
- Amphitheater
- Provision for Indoor and Outdoor sports
- Gymnasium

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A covetous location

Ideally located at Sector 84, Gurgaon, you can be sure that the whole world is intimately close to you.

PRIVY AT4 Location Advantages

Just 20 minutes drive to IGI Airport
Close proximity to Dwarka Expressway and NH8
Conveniently placed opposite the proposed ISBT
Close to proposed Metro Corridor* (Dwarka Metro Corridor and Mehrauli - Gurgaon Metro Corridor)

* Proposed MRTS Corridor vide final development plan 2021 for the controlled area of Gurgaon Manesar Urban Complex.

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Home: Nature’s Beautiful Playground

With dedicated 80% Greenery, your home will be nature's beautiful playground. The scenic greenery will soothe your eyes and the lavish green cover will lend your home the much needed and ever refreshing natural air. Nature will become your therapist, calming your senses and rejuvenating your soul.

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Enviable Lifestyle: Stylish Apartments

The lifestyle apartments at Privy AT4 will give you the feel of real splendor and unforeseen living options in architectural design and finesse. It will speak of world-class lifestyle living, both from inside as well as outside.

Be it open spaces or architectural grandeur, you will get to enjoy the best of both worlds, right at your home. The apartments at Privy AT4 are sure to be the best in lifestyle living. The unmatched luxury will capture your senses and complement your taste. The three side open apartments will offer a beautiful view of the greenery and the spacious balconies will make your mornings and evenings special and inviting.

Privy AT4 has all the makings of being a true enviable residence. Come get pampered.

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An Energized Life: state-of-the-art Health Centre

While the home fits your requirements, it also keeps you in great shape. With world-class Gym equipments, Spa & Wellness areas, the health centre in the neighborhood will soothe and energize your mind, body & soul. And a luxuriously designed world-class clubhouse right close to your home will be a perfect place to swing to popular music and multi-colored lights to dazzle you on the dance floor.

So the next time you invite your friends' home, they'd know they're in for more than a few surprises

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Sector 84, Gurgaon

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SPAZE

Invoke The Future

SPAZE is an entrepreneur driven enterprise setting newer standards of excellence in Housing, Commercial, IT and Hospitality.

We, at SPAZE, understand the need of modern architecture, stringent quality control in line with environmental balance. Thus we back all our projects with thorough planning, design and robust execution framework. Every single project of SPAZE stands out in its design aesthetics and quality construction. Our belief and commitment in exceeding the expected benchmarks is evident in each and every aspect of our organizational set-up. With the resounding success in providing world-class commercial complexes and a spectacular reception meted out to our premium residential projects SPAZE Privy and Privvy The Address, here's an invitation to you all, to be a part of the latest feather in our cap - SPAZE Privy AT4.

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SITE PLAN

N

LEGEND

- (A) - 3BHK+SERVANT Toilet
- (B) - 3BHK+STUDY+SERVANT ROOM
- (C) - 2BHK+STUDY
- (D) - ICONIC TOWER (4 BHK & 5BHK)

1. BADMINTON COURT
2. CENTRAL GARDEN
3. GARDEN OF FRAGRANCE
4. JOGGING TRACK
5. ELDERS CORNER
6. PROMENADE
7. LAGOON
8. LAGOON VIEW PAVILION
9. GARDEN OF COLOURS
10. BASKET BALL COURT
11. AMPHITHEATRE
12. MUSICAL FOUNTAIN
13. TOT-LOT
14. TEXTURE GARDEN
15. PARTY LAWN
16. FOUNTAIN
17. TENNIS COURT
18. CLUB
19. POOL

- ▶ - Tower Entrance
- ▶ - Podium Entrance (Parking)
- ▶ - Podium Exit (Parking)

Disclaimer – In the interest of maintaining high standards, all floor plans, areas, dimensions and specifications are indicative and are subject to change till the final completion of the project. (1 sq. Mtr. = 10.764 Sq.Ft. and 1 meter = 3.2808 feet)

4 BHK UNIT AND CLUSTER PLAN - ICONIC TOWER

SUPER AREA - 2670.0 SQ FT.

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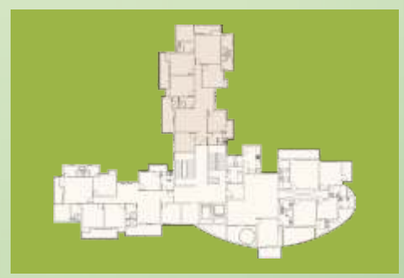

3 BHK + Servant Toilet UNIT AND CLUSTER PLAN

SUPER AREA - 1745.0 SQ. FT.

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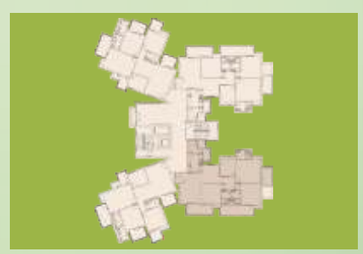
3 BHK + STUDY + Servant Room UNIT AND CLUSTER PLAN



SUPER AREA - 2070.0 SQ. FT.

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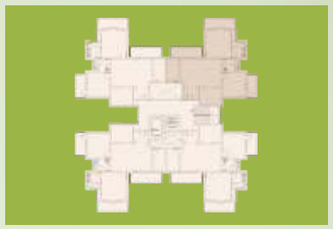
2 BHK UNIT AND CLUSTER PLAN



SUPER AREA - 1465.0 SQ. FT.

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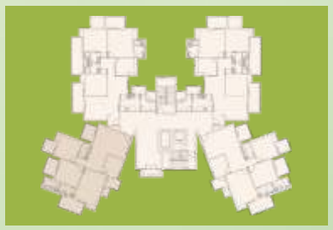
3 BHK + Servant Toilet UNIT AND CLUSTER PLAN



SUPER AREA - 1745.0 SQ. FT.

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SPECIFICATIONS

SPECIFICATIONS: SPAZE PRIVY AT4, SECTOR-84, GURGAON

STRUCTURE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	FIXTURES/ FITTINGS/ OTHERS
LIVING/ DINING/ PASSAGE	Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style flush panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
MASTER BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style flush panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
BEDROOMS	Laminated Wooden Flooring/Vitrified Tiles	Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style flush panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
KITCHEN	Vitrified Tiles	Ceramic Tiles upto 2ft above counter with Acrylic Emulsion Paint	Oil Bound Distemper	Hardwood door frame with European style flush panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	Granite/ Marble counter top with SS double bowl sink, CP fittings
TOILETS	Ceramic Tiles	Ceramic Tiles upto 7 ft with Acrylic Emulsion	Oil Bound Distemper	Hardwood door frame with European style flush panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	Granite/ Marble counters White Chinaware, CP Fittings, Provision for Hot & Cold water supply
BALCONY/ TERRACE	Anti Skid Ceramic Tiles	Exterior Paint				
S ROOM	Ceramic Tiles	Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with European style flush panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	
S ROOM TOILET	Ceramic Tiles	Ceramic Tiles upto 6 ft with Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with European style flush panel	UPVC/ Powder Coated Aluminum Glazing & Shutters	Conventional Fittings & WC
LIFT LOBBIES	Granite/ Imported/ Indian Marble	Granite/ Indian Marble cladding around Lift entrance, Acrylic Emulsion Paint in the remaining areas	Oil Bound Distemper			
STAIRCASES	Exposed Concrete Steps/ Risers/ Floor	Oil Bound Distemper	Oil Bound Distemper	Hardwood door frame with Fire Resistant Flush Shutter	UPVC/ Powder Coated Aluminum Glazing & Shutters	Concrete steps, enameled painted MS railing & handrail
External Façade	Combination of one or more of Texture Paints/ Stone/ Paint					
Air Conditioning	Complete Hi Wall split air-conditioning in all bedrooms living/dining area					
Electrical Works	Copper wiring with concealed PVC conduits. Sufficient lighting & Power points, Modular Switches, Telephone & TV points in each room					
Power Back-up	Adequate Power Back-up					
Security System	CCTV for basement and entrance lobby at Ground Floor, Three Tier 24 X 7 Security					
Special Features	Club, Gymnasium, Health Club, Jogging Track. Children's Play Area, Bar-Be-Que Pits, Tennis Court, Amphitheater & Landscaped Gardens					
Building	Structure designed for highest seismic considerations for Zone – V, against Zone – IV as stipulated by the code, for better safety, equipped with Fire Fighting Equipments.					

Disclaimer: The developers/ owners/ Architects reserve absolute right to alter/ delete any details, specifications, materials, etc. as they deem fit without any notice. Marble/Granite natural materials have inherent characteristic of colour and grain variations.

PRICE LIST

PRICE LIST	
BSP (Basic Sales Price)	**As Applicable**
PLC (Preferential Location Charges)	
First Floor	INR 100/-per sq ft
Second to Fifth Floor	INR 50/-per sq ft
Corner Flats	INR 150/-per sq ft
Green Facing	INR 150/-per sq ft
Park Facing	INR 50/-per sq ft
Right to use Car Park	
Covered Parking	INR 3,00,000/-
Open Parking	INR 1,75,000/-
(One Covered Car Parking is mandatory with every flat)	
(Two Covered Car Parking are mandatory with Penthouses, Four & Five Bedroom apartments)	
EDC (External Development Charges)	INR 316.07/-
IDC (Infrastructure Development Charges)	INR 36.87/-
IFMS (Interest Free Maintenance Security)	INR 100 per sq ft

*Service Tax extra as applicable.

**Stamp Duty/ Registration Charges/ PLC and other charges/ levies would be charged extra, as applicable.

***The Validity of all above mentioned charges are at sole discretion of the company & could change without any prior notice.

****Any extra EDC/IDC or other charges levied after date of booking will be payable by customer only.

PAYMENT SCHEDULE

PAYMENT SCHEDULE			
Booking Amount			
Type-A	Rs. 5,00,000/-	Type-B	Rs. 6,00,000/-
Type-C	Rs. 4,00,000/-	Type-D	Rs. 7,00,000/-
PLAN A : DP (Down Payment Plan)			
At the time of Registration		As mentioned above	
Within 60 days from the date of Registration		20% of BSP including amount paid at the time of registration	
Within 120 Days from the date of registration		75% of BSP+EDC+IDC+ Right to Use of Car Park + Club Membership + PLC (if applicable)	
Possession		5% of BSP + IFMS+ Registration and other applicable charges	
PLAN B : CLIP (Construction Linked Installment Plan)			
At the time of Registration		As mentioned above	
Within 60 days from the date of Registration		20% of BSP including amount paid at the time of registration	
Within 120 Days from the date of registration or issuance of builder buyer agreement whichever is later		10% of BSP	
On Casting of Basement Floor Slab		5% of BSP + 50% of EDC + IDC + 25% PLC (if applicable)	
On Casting of Ground Floor Slab		7.5 % of BSP	
On Casting of 2nd Floor Slab		5% of BSP + 50% of EDC + IDC + 25% PLC (if applicable)	
On Casting of 4th Floor Slab		7.5 % of BSP	
On Casting of 8th Floor Slab		7.5% of BSP + 50% of Right to use of Car Park + 25% PLC (if applicable)	
On Casting of 10th Floor Slab		7.5% of BSP	
On Completion of Brickwork within the Apartment*		5% of BSP + 50% of Right to use of Car Park + 25% PLC (if applicable)	
On Completion of Electrical & Plumbing Work		7.5% of BSP	
On Completion of Internal Plastering within the Apartment		5% of BSP	
On Completion of Flooring within the Apartment		7.5% of BSP + 100% Club Membership Charges	
On Possession		5% of BSP + IFMS + Registration and other applicable charges	

Note: Service Tax shall be payable extra, as an when applicable.