



monsoon  
breeze  
Sector-78. Gurgaon



NESTLED  
IN THE LAP OF  
NATURE

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## ABOUT MONSOON BREEZE

Nestled in the lap of nature, the Monsoon Breeze, Sector-78, Phase-I, Gurgaon is surrounded by acres of serene and majestic spaces spread across 12.514 acres of total land area in Gurgaon. This is a premium property targeted at the young and promising professionals working in the IT companies, MNC firms, Ad and Communication Agencies, Retail Industry, Hospitality, Health and many more in the adjoining areas.



A choice of 2BHK + Study, 3BHK & 4BHK + Servant Premium Residences near WET & WILD RESORT, 0km from NH8 in Sector-78, Gurgaon.

### SNAPSHOT

NEW TOWERS

2BHK + STUDY +2T

3BHK + 3T

4BHK + 4T + Servant

Total Land Area 11 acres

Unit Size Options

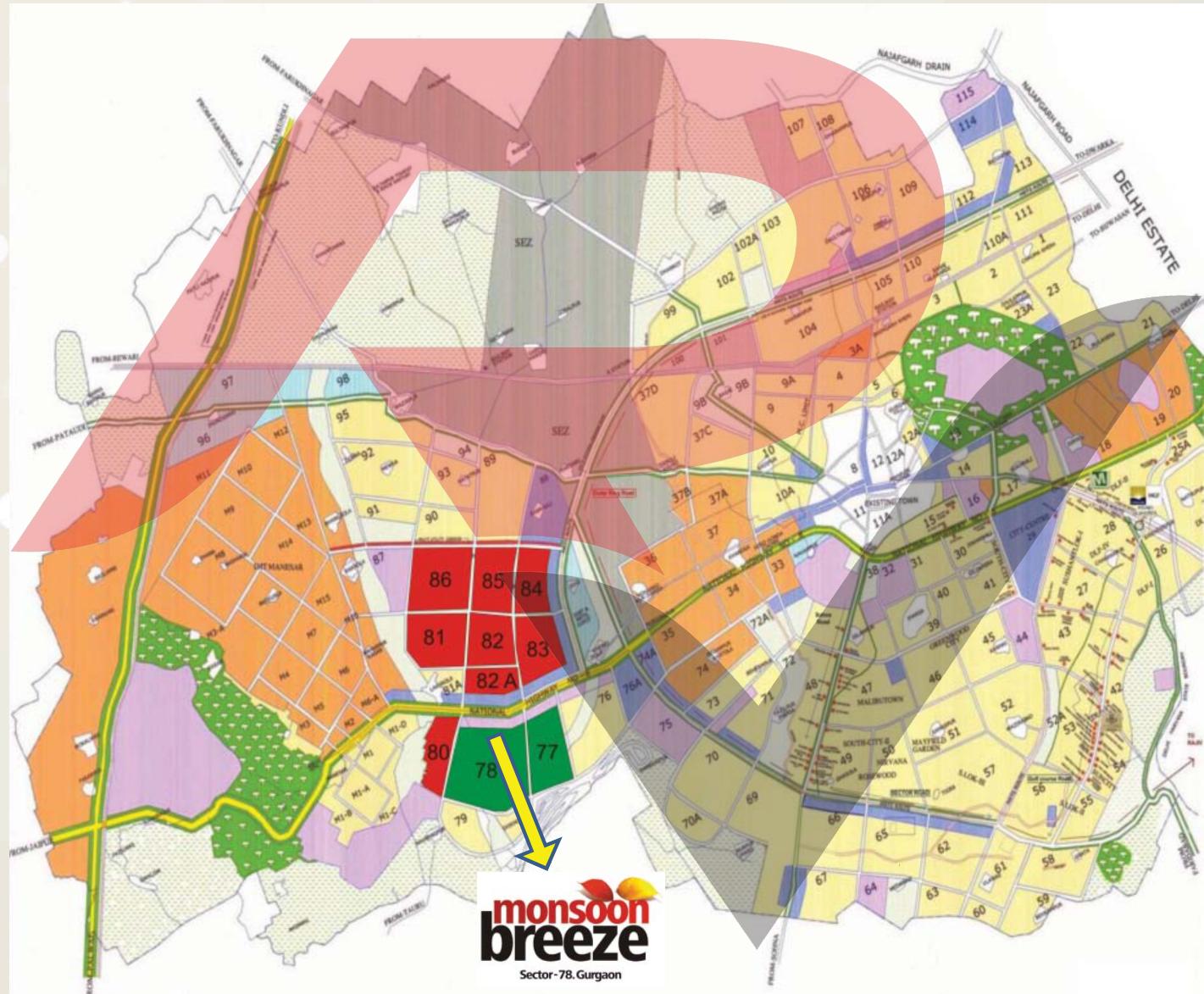
1377 sq.ft

1726/1730 sq.ft

2158/2220 sq.ft

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## LOCATION MAP



**monsoon  
breeze**  
Sector-78, Gurgaon

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## UPCOMING DEVELOPMENTS

### PROPOSED METRO STATION

In the next phase of Metro in Gurgaon the proposed metro station on the route is just 1km from the site, this will improve the connectivity between the site and Gurgaon City.

### TOLL GATE

Gurgaon- Manesar Toll gate which is presently near Haldiram is being proposed to be moved to KMP expressway in near future as & when it is operational.

### NH 8 WIDENING

Widening work at NH8 is in progress and will be completed in next 12 - 18 months period. It will further reduce the driving time to reach at the site from Old Gurgaon and Delhi.

### 5 STAR HOTELS

Some huge upcoming commercial projects like Uppal's JW Marriott, Hyatt, Radisson etc. are in close vicinity of the site.

## SITE PLAN WITH AMENITIES

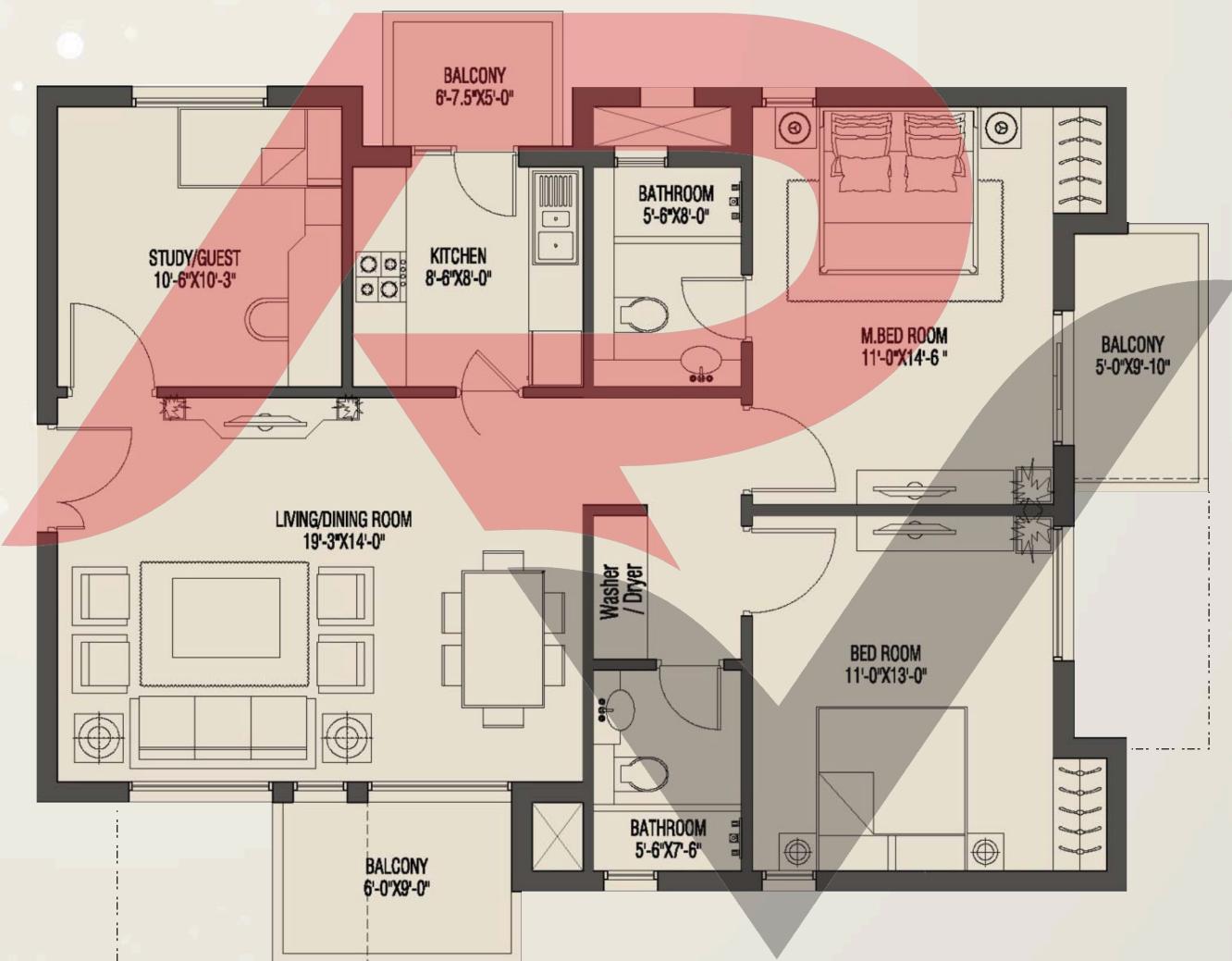
1. Commercial Plaza with provision for Retail, Fine Dining & Food Court, Creche & Day Care Facility.
2. Basement/Covered Parking.
3. Multi-purpose play courts for tennis, badminton, basketball, volleyball.
4. Club house with cafeteria, library & reading room, indoor play courts, gym & spa, recreation & socializing areas, mini banquet.
5. King size swimming pool, kids & toddlers pool
6. Large central greens with theme parks, water bodies & gardens.
7. Jogging track, secured toddler zones, kids play area & multipurpose field for playing & social events.



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## FLOOR PLAN

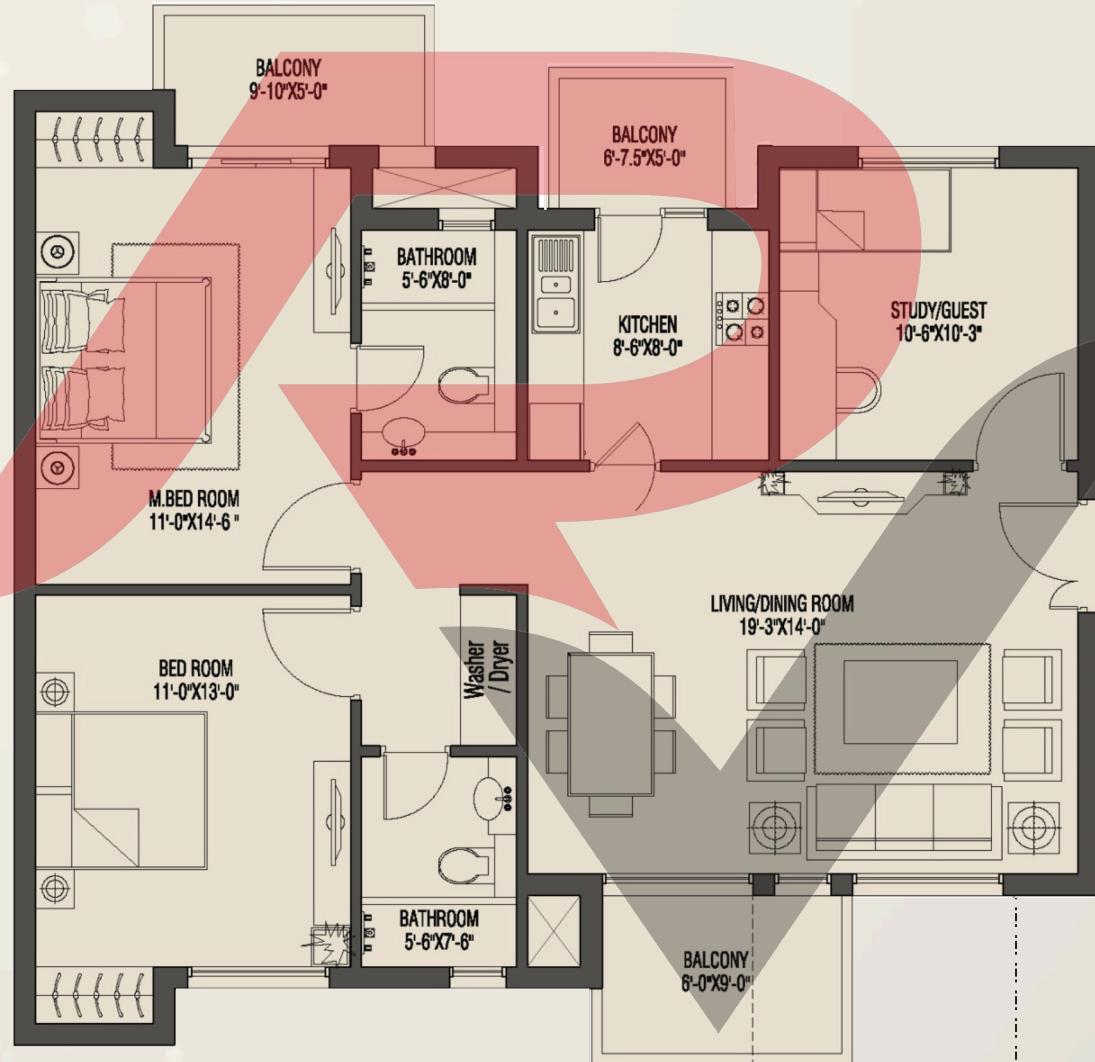
2BHK+STUDY -  
1377 SQ FT



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## FLOOR PLAN

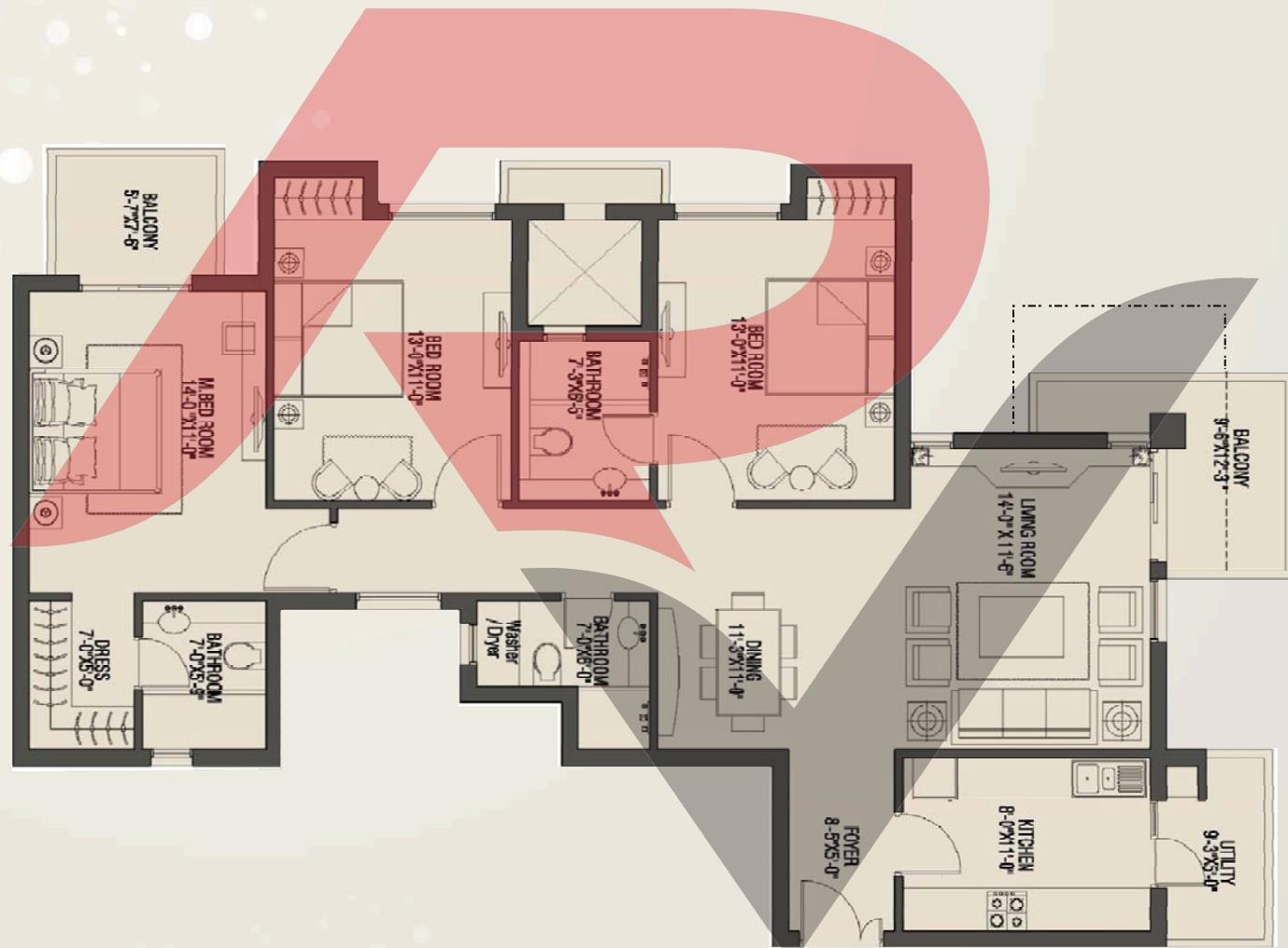
2BHK+STUDY -  
1377 SQ FT



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## FLOOR PLAN

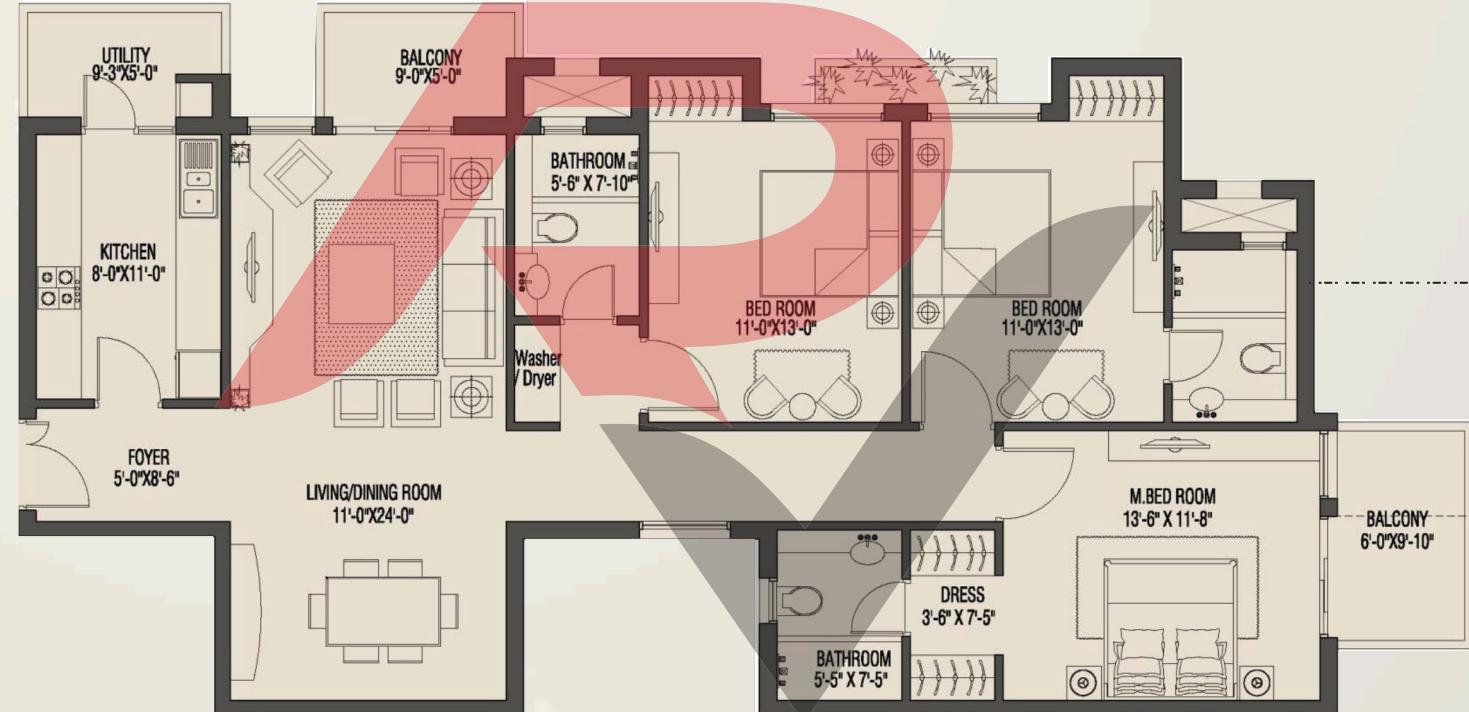
3BHK -  
1726 SQ FT



# 10

## FLOOR PLAN

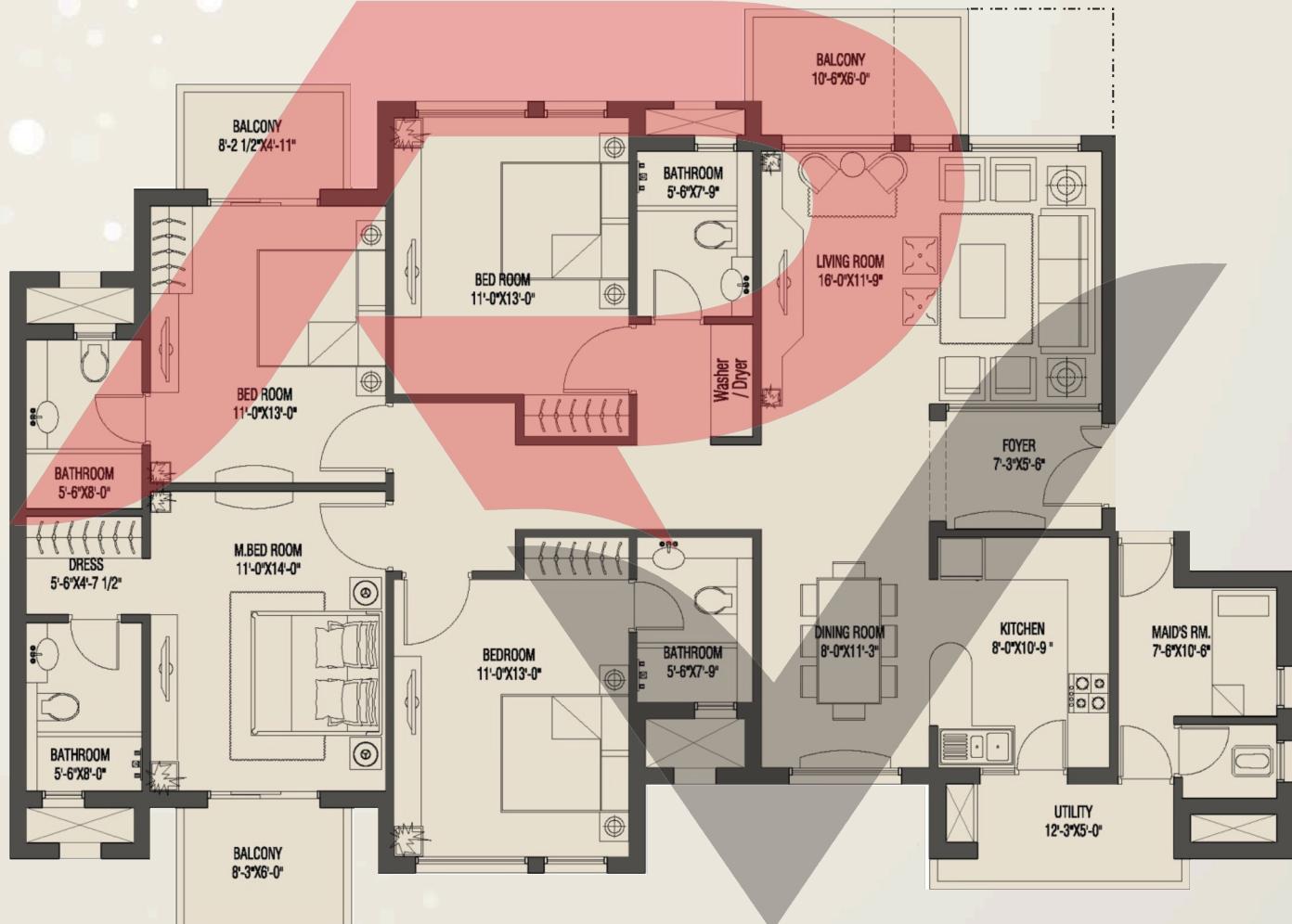
3BHK -  
1730 SQ FT



# 11

## FLOOR PLAN

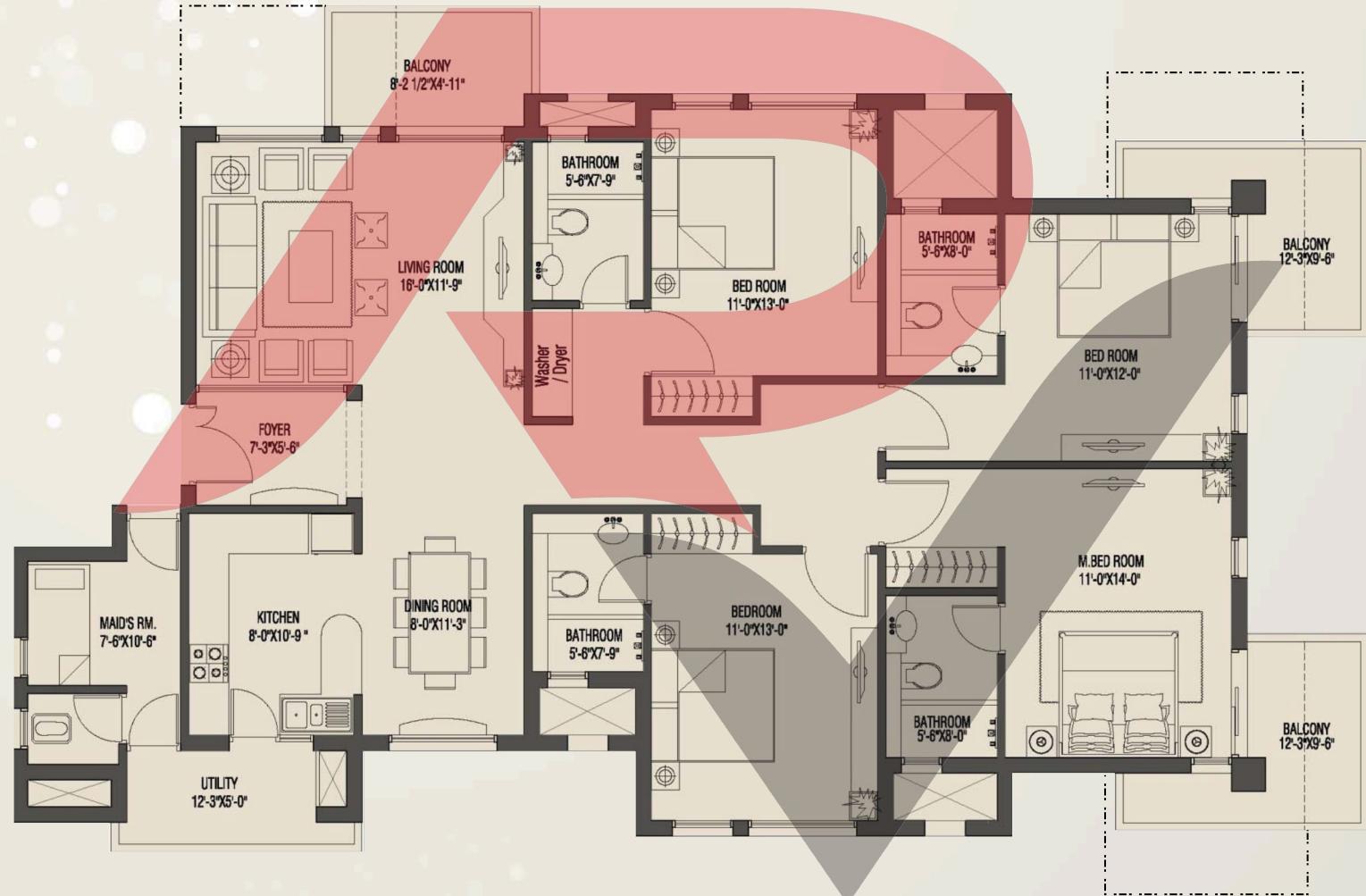
4BHK -  
2158 SQ FT



# 12

## FLOOR PLAN

4BHK -  
2220 SQ FT



## TENTATIVE SPECIFICATIONS

- » Structure designed for the highest seismic considerations of Zone-IV as stipulated by the BIS codes, for better safety.
- » High speed passenger elevators.
- » Eco friendly environment with Rain Water Harvesting system
- » Hot Water supply supplemented through solar water heaters.

Bedroom	Living/Dining/Lobby/Passage	Floors	Vitrified tiles
	Walls	Walls	Pleasing shades of OBD
	Ceiling	Ceiling	POP cornice with OBD
	Floor	Floor	Mix of wooden laminate & Vitrified tiles
Kitchen	Walls & Ceiling	Walls & Ceiling	Pleasing shades of OBD
		Wardrobes	Wardrobe in Master Bedroom
	Modular Kitchen	Modular Kitchen	Laminated modular Kitchen
	Walls	Walls	Ceramic Tiles up to 2' above counter & OBD in balance area
Toilets (Except Servant Toilets)	Floor Counter	Floor	Anti-skid Ceramic tiles
		Counter	Granite
	Fitting/Fixture	Fitting/Fixture	CP Fitting SS double/single bowl drain board sink
	Other	Other	Exhaust Fan, Hob & Chimney
	Walls	Walls	Ceramic Tiles up to 7' height, Mirror and Acrylic Emulsion combination
		Floor	Anti Skid Ceramic Tiles
	Counter	Counter	Granite
	Fitting/Fixture	Fitting/Fixture	Standard WC & washbasin, CP Fittings, Shower Enclosure in Master Bedroom

## TENTATIVE SPECIFICATIONS

Servant Room	Floors	Terrazo / Ceramic tiles
	Walls	OBD
	Ceiling	OBD
Doors	Internal	Seasoned Hardwood Frames with Moulded skin shutters
	Entrance Door	Teak Veneered & Polished Shutter (Pre-finished)
	External Doors & Windows	Aluminium / UPVC / Wooden
Electrical	Hardware	Aluminium
	Copper electrical wiring throughout in concealed conduit with provisions for light point, Powerpoint, TV & Phone sockets with protective MCBs, Modular Switches. Power backup 100% on extra payment	
Security / Fire	Fighting Systems, Controlled entrance & exit, gated community with fire fighting system	
Club / Recreational Facilities	Swimming Pool, Tennis Court, Badminton Court, Basketball Court, Club House having Facilities like Community Hall, Squash Court, Steam Room, Jacuzzi, Gymnasium, Indoor Games (Table Tennis, Card Room etc.)	
Facade	Texture Finish	



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