



Satya
merano
greens

Own your plot. Own your dream.

SECTOR-99A, GURUGRAM

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PRESSENTING
FIRST EVER
PLOTTED DEVELOPMENT
BY SATYA GROUP
IN GURUGRAM

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- A SECURED GATED COMPLEX
- GRAND ENTRANCE FROM 24-METER ROAD ADJOINING TO 75-METER ROAD
- LOW-DENSITY PLOTTED DEVELOPMENT COMPLEX
- WELL DEMARCATED Plots
- WELL PLANNED ROAD NETWORK & PATHWAYS
- CLUB HOUSE WITH MULTIPLE AMENITIES
- WATER BODIES AND LANDSCAPING
- MULTI-TIER SECURITY



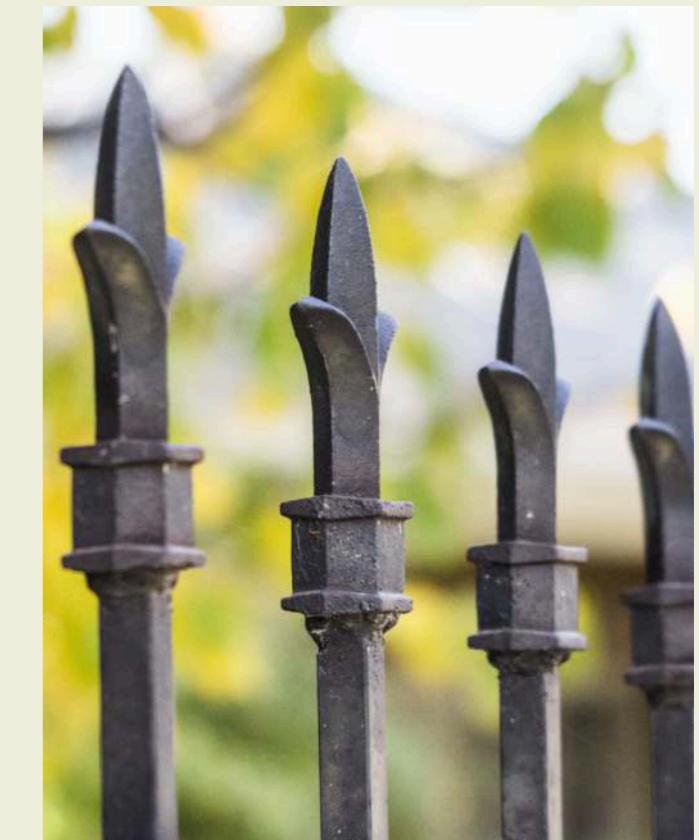
SAFETY AND SECURITY FOR A LIFETIME

Gated complex with regulated access

Boom barriers at entry/exit point

CCTV and control room provision

Well lit common areas with power back-up



Creative images

PARKS AND OPEN SPACES FOR A LIFETIME

Creation of an acclaimed landscapist

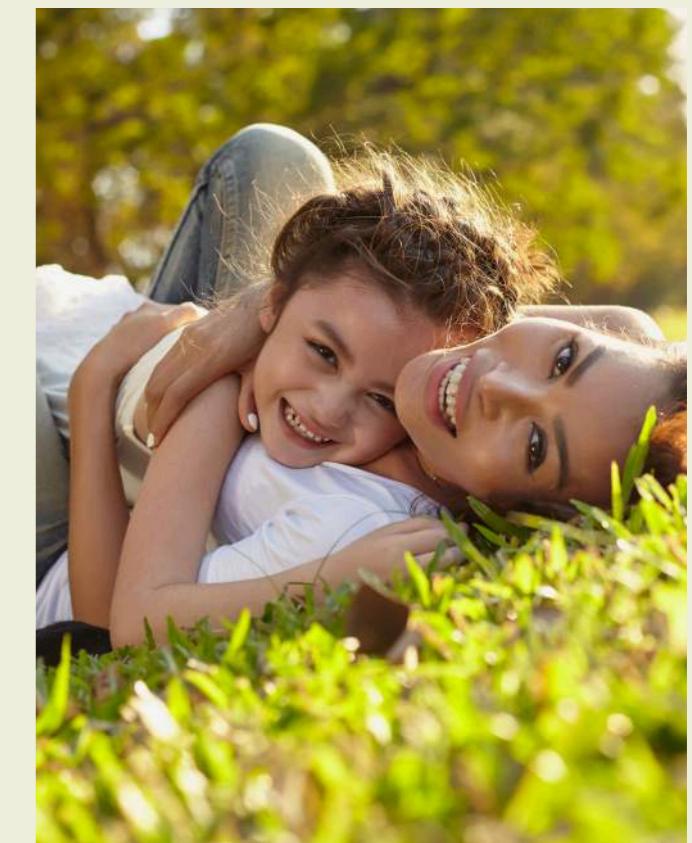
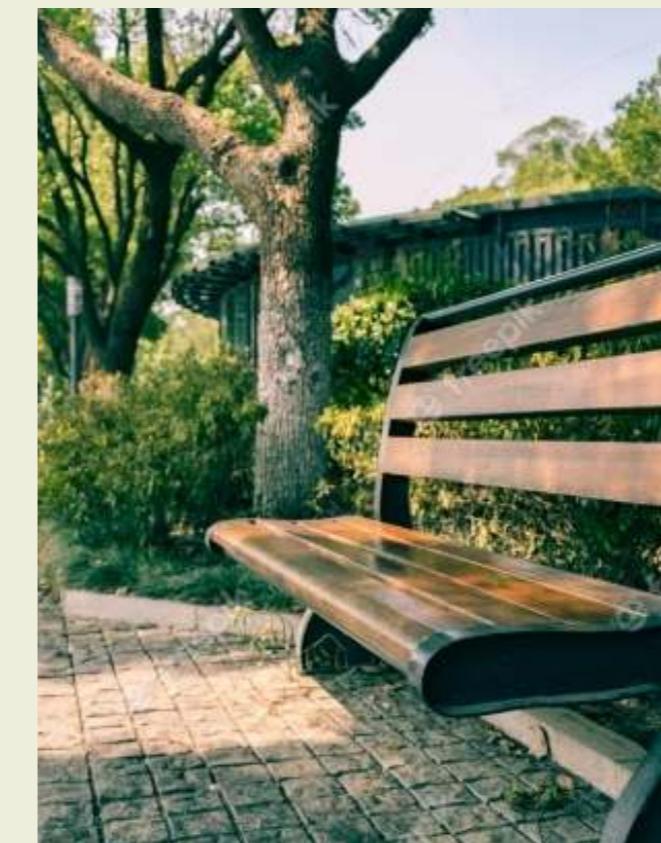
Internal paved green avenues

Abundant floral beds, trees and water bodies

Modern water feature

The relaxing seating area spread throughout the complex

Pathways for a perfect stroll



Creative images

PLANNED INFRASTRUCTURE FOR A LIFETIME

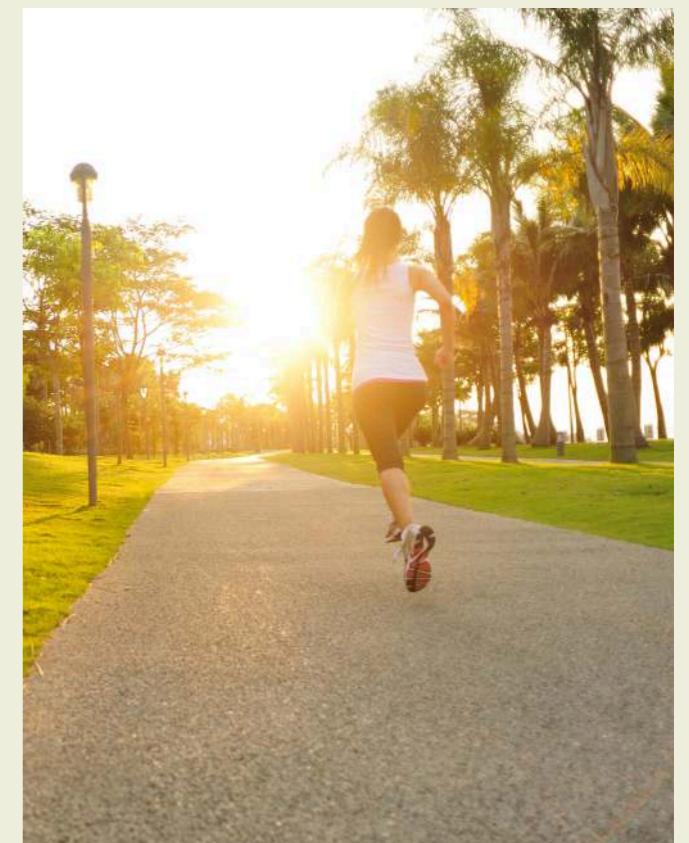
Well-lit wide road

Provision for sewageline for each plot

Provision for electricity and water supply

Provision for storm water

Provision for power backup in common areas



Creative images

centre for your recreation



THE CLUB INDULGENCES

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Creative image

CAFETERIA | INDOOR GYM | MULTIPURPOSE HALL | CARD TABLE | TABLE TENNIS

THE YOGA BACKDROP



Creative image

YOGA | JOGGING TRACK | MEDITATION AREA

THE POOL PLEASURE



Creative image

SWIMMING POOL | KIDS POOL | POOLSIDE DECKS | POOL SIDE PARTY LAWN



THE SPORTS ARENA

Artistic image

BADMINTON COURT | BASKETBALL AREA | CRICKET PRACTICE NET



Artistic image

KID'S PLAY AREA | SENIOR CITIZEN AREA



Creative image

CONVENIENT NEIGHBOURHOOD BAZAAR

Provision for wide choice of daily essential needs

Merano Greensplotted development has a provision for two commercial areas in its master plan. Right at the entrance, there is a neighbourhood shopping complex which will be a delight to the Merano Greensresidents. For everyday needs there will be provision for few outlets near the Clubhouse.

plots of a lifetime

OWN YOUR PLOT.
BUILD YOUR
DREAM HOME.



Well demarcated plots of
sizes 102 sq.m. onwards.



Choice of plots facing in
your desired direction



Most of the plots with
gardens close by



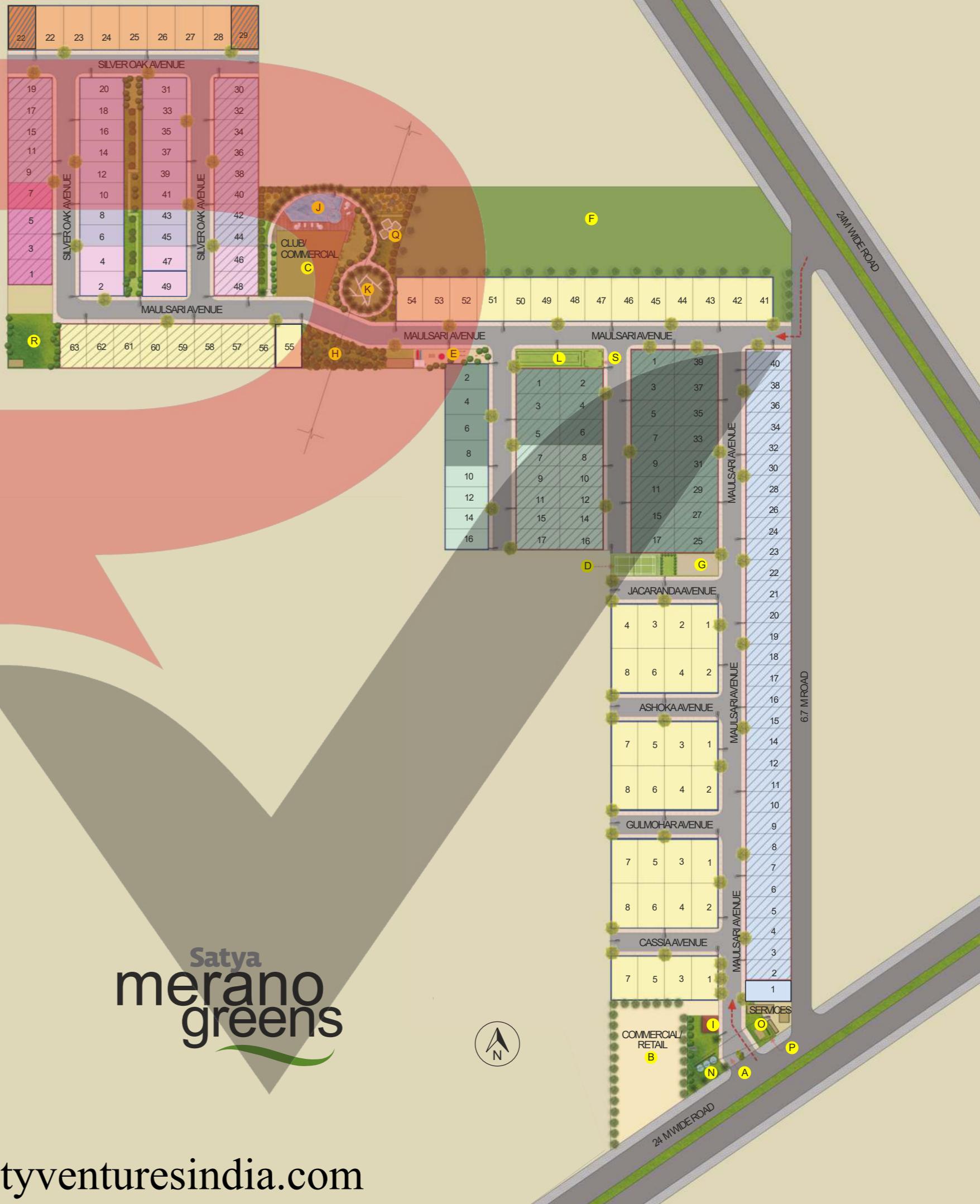
Tree lined
street roads

H ARERA
REGISTERED

MASTER PLAN

Plot type	Length in meter	Width in meter	Area in sq.m.	Area in sq.yd.
TYPE-1	7.000	15.350	107.450	128.510
TYPE-2	7.000	14.664	102.648	122.767
TYPE-3	7.000	15.000	105.000	125.580
TYPE-4	8.500	15.000	127.500	152.490
TYPE-5	8.500	14.664	124.644	149.074
TYPE-6	9.000	15.000	135.000	161.460
TYPE-7	9.300	15.000	139.500	166.842
TYPE-8	9.355	15.000	140.325	167.829
TYPE-9	8.350	15.000	125.250	149.799

PHASE-1 PHASE-2 COMMERCIAL /RETAIL CLUB / COMMERCIAL





gurugram's finest location



PRIME PLOTTED DEVELOPMENT WITHIN REACH.

CONVENIENT LOCATION OF 99A GURUGRAM

The area of sector 99A, promote quality living in a region that is well connected with other parts of the NCR via Dwarka Expressway & 75m sector road. With the removal of several infrastructure hurdles, these sectors are likely to see a boost in rates making it a great investment opportunity.

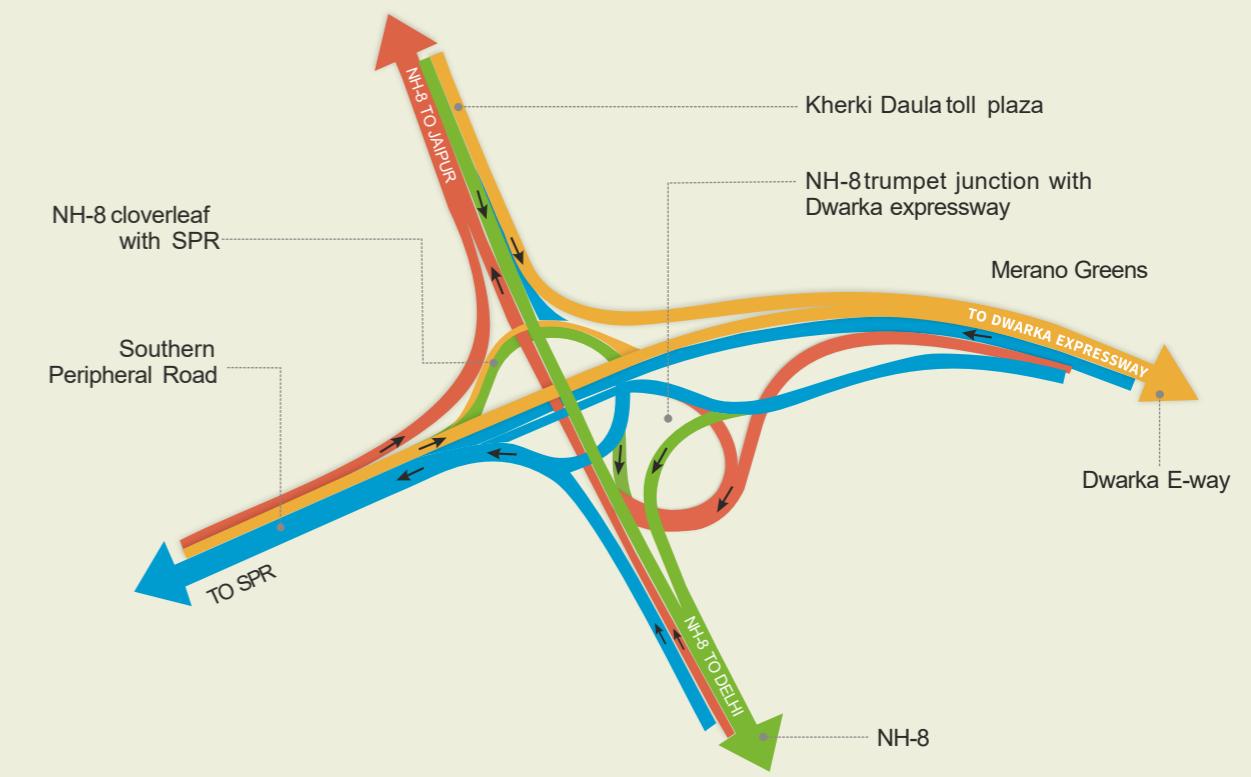
JUST 15 MINUTES* FROM HERO HONDA CHOWK

The strategic location of the Merano greens, provides quick access to the Hero Honda Chowk, and the upcoming Clover Leaf

CONVENIENT LOCATION OF 99A GURUGRAM

As Sector 99A is in the close proximity of large expanse of green Sultanpur Bird Sanctuary, the area is relatively having lesser pollution and better air quality.

ONLY 10 MINUTES FROM
GURUGRAM'S MEGA
CLOVERLEAF



● NH-8 to Jaipur ● SPR ● Dwarka eway ● NH-8 to Delhi

A mega junction of 3 highways on NH08 to connect Dwarka Expressway with CPR, SPR and NH248.

NHAI is building a network of roads and flyovers at this junction for signal free movement between SPR and Dwarka Expressway.

The Sectors 102 to 113 and Sectors 76 to 95 & 99A along the upcoming Dwarka-Gurgaon Expressway, New Gurugram will be easily accessible via Delhi, Manesar and Neemrana.

LOCATION MAP



SATYA DEVELOPERS: WINNING TRUST BY DELIVERING CONSISTENTLY

Experience of nearly
115 lakh sq.ft.*
of project development

Strong presence
in Delhi NCR

88 lakh sq.ft.*
delivered

4 decades
of building trust

COMPLETED PROJECTS



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



THE HERMITAGE, GURUGRAM
Luxury Group Housing Project



THE LEGEND, GURUGRAM
Premium Residential Group Housing



CENTRUM PLAZA, GURUGRAM
Premium Office Complex



ELEMENT ONE, GURUGRAM
High Street Retail and Fully
Furnished Serviced Apartments



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA
Shopping cum Entertainment Centre



NORA, GURUGRAM
One Room Apartments at The Hermitage

ONGOING PROJECTS



THE HIVE, GURUGRAM
Integrated Commercial Complex



MALWA COUNTY PHASE II, INDORE
110 Acre Integrated Township



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Regd. Office: Ground Floor, 1264, Sector 21, Gurgaon -122016, HR, IN

JOINTLY PROMOTED BY



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CREDAI
CREDAI - NCR



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*The pictures, designs, facilities, plans, images, specification and other detailsherein are merely an indication for the purpose of depicting the appearance of the development at the project—Satya Merano Greens. The visualsherein are for illustration and purely symbolic representation of the eventual development, whereas the Plots shall be sold and developed in the manner and form stated in the Buyer's Agreement. The said information provided herein will not be construed as an advertisement. Any decision of buying or investing in the Project—“Satya Merano Greens” at Sector-99A, Gurugram, Haryana should be upon complete verification of all the details including area, services and other relevant terms independently from the representation by the authorized sales team/Company at the site office. We will under no circumstance be liable for any loss, expense or damage including, without limitation, indirect or consequential loss or damage, or any expense, loss or damage whatsoever arising from use, or loss of use, of data/information mentioned herein. License No. 19 of 2021 dated 28.04.2021 with approved Layout dated 28.04.2021, Affordable Plotted Colony under DDJAY measuring 9.525 acres (38546.307 Sq. Mtrs.), Licensee : M/s Leo Agro Private Limited, Promoter: M/s Satya Townships Pvt. Ltd. (Satya Group). Original approvals available at Corporate Office. 1 Acre = 4046.86 sq. mtrs. / 4840 sq. yds., 1 sq. mtr. = 10.764 sq. ft. HARERANo. 48 of 2021. T&C Apply.



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