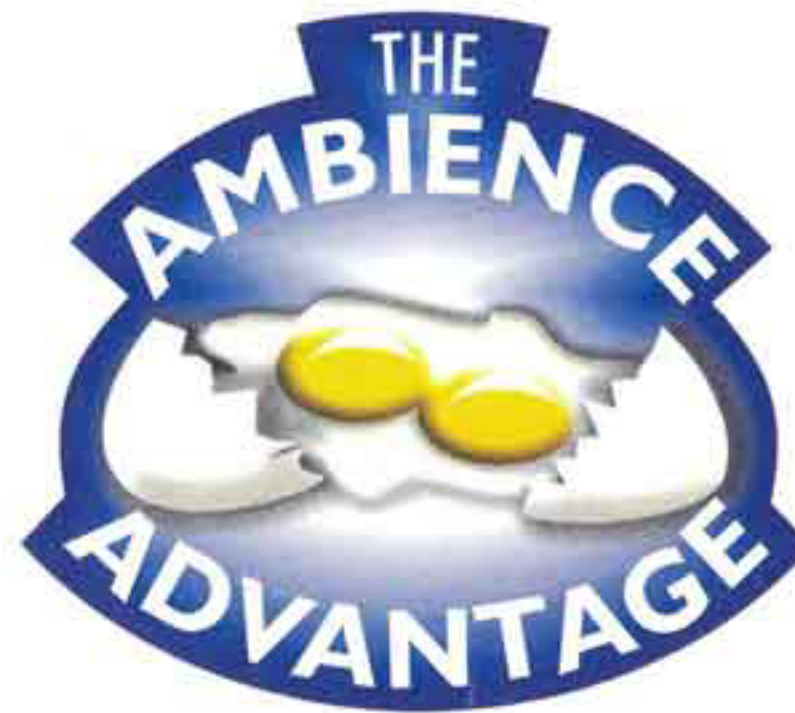


A m b i e n c e p r e s e n t s
L a g o o n L u x u r y A p a r t m e n t s



AMBIENCE
LAGOON
LUXURY APARTMENTS

So open, yet so close.



For the first time you will enjoy the pleasure of living in abundant open space
and yet being right close to every important necessity of day to day life.

At Lagoon luxury apartments from Ambience. The home makers who offer
you the one thing that's getting scarce by the day. Space. That too in style.

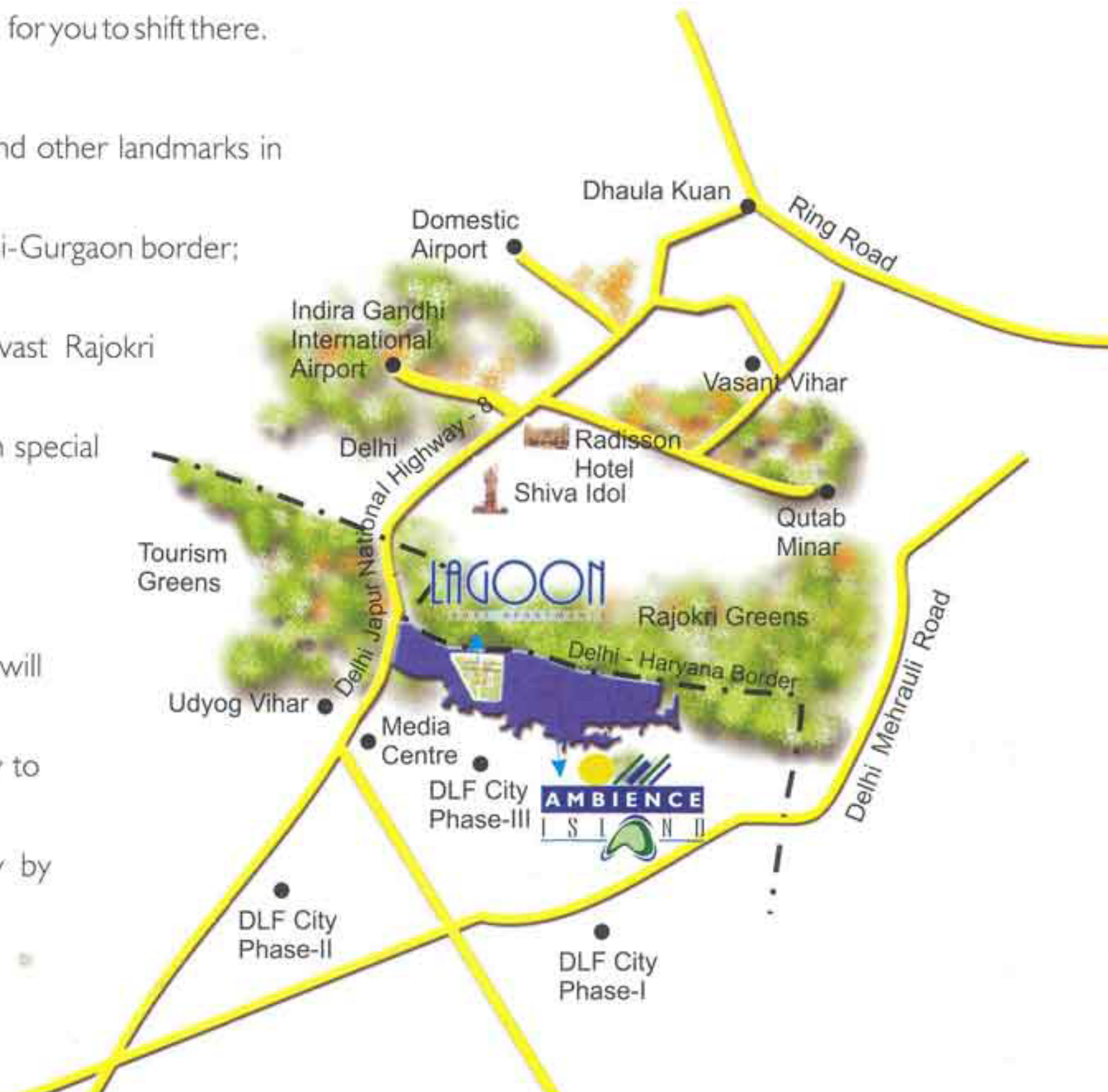
Ideal Location. Well, almost.



If you decide to live at Lagoon luxury apartments at Ambience Island, chances are, you won't have to use the forth gear of your car to reach home from your office in Delhi. In fact, the location and surroundings of Lagoon apartments will be one of the most compelling reasons for you to shift there.

Closest to the International and Domestic Airport and other landmarks in Delhi; 10km from South of Delhi; Immediately at Delhi-Gurgaon border; On Delhi-Jaipur National Highway-8; Facing the vast Rajokri greens; At the doorstep of Gurgaon; First project in special zone.

So, while the serene, spacious and green environs will give you a perfect country side feeling, the proximity to Delhi's important centers will take you completely by surprise. What more could one ask for?



On Strong Foundations



Structure of building blocks in Phase I is already complete, further construction in full swing; Possession to start after 15 months; Available at escalation free prices (without any hidden costs); Project backed by HDFC and other leading Banks; Special schemes from HDFC for easy & long term finance; Apartments shall be ready to move in, complete in all respect.



More than just four walls



A range of 2, 3, 4 and 5 bedroom apartments; Apartments complete with bathroom fittings, cupboards, woodwork, and electrical work at the time of possession, free from all post-possession hassles.



A list of amenities



The ready-to-move-in Lagoon Luxury apartments offer an inexhaustive range of facilities.

School; Post Office; Park; An atrium with a smooth granite/marble flooring; Automatic lifts; Landscaped gardens; Avenues; Parks; Fountains; Jogging tracks; High-speed elevators; A moat around the apartments; 24 hour power back-up; 3 tier security system with CCTV and electronic locks ; Twin-level underground covered car parking up to 2 cars; Exclusive Club House with Squash, Badminton, and TT court as well as Billiard Room and Gym, besides other indoor games; Recreation space even for your drivers.

So what are you waiting for? Just call us at 619 5042, 4021, 1106, 8101 or Fax 616 4757 for further information or even for an escorted site visit. To feel the ambience of Lagoon, you can also visit us at our web site : www.ambience\island.com

We promise you'll want to live here for generations.



Ambience Advantage

Location of Property

Closest integrated township at '0' km from South of Delhi

- On Delhi - Gurgaon border • Direct approach from Delhi-Jaipur National Highway - 8 • Facing Rajokri greens • First project in special zone with multiple usages • Best location and address in Gurgaon • One of the finest locations as per Vastu Principles

Distance from important landmarks of Delhi

- 6 kms from IGI
- 7 kms from Domestic Airport
- 4 kms from Radisson Hotel
- 10 kms from Dhaula Kuan
- 14 kms from AIIMS & Safdarjang Hospital
- 16 kms from Connaught Place

Amenities & Facilities

24 hour water supply with 100% power back-up • Round-the-clock 3 Tire Security System with intercom • Cables, Internet and Telephone wiring • Club House with recreational facilities including Squash, Badminton & TT courts, Gym, Billiard Room & Swimming Pool • Recreation space for drivers • High speed elevators • Multi-level covered car parking • More than 80% area reserved for open and community services • Total landscape surrounded by water falls, fountains and lagoons • Fully developed water body/channel for recreational facilities and recycling of water • Hassle-free property management services • Optimum space utilisation

Details of infrastructure facilities already completed at site

- Laying and metaling of 80-60 feet wide roads
- Laying down on underground sewage and drainage system
- Laying of underground electricity cables and electrification of roads
- Construction of protective boundary walls and railing
- Plantation and Greenery

Architects

- Project designed and supervised by A. K. Ganju, a name famous for efficient and practical space planning
- Interiors by M/s Sandeep Geeta and Associates Pvt. Ltd. IIID, Mumbai Award winners for the year 1998

Apartments Specifications

Flooring: The Living room, Dining room, Family lounge, Lobby & Passage of expensive Italian Bottichino/Dyna marble with designer patterns • Bathrooms with

expensive Italian/Indian marble/granite not ceramic tiles

- Bedrooms having quality white Indian marble with rich border
- Balconies made of matching marble • Staircases in Udaipur green and white quality marble

Bathrooms

Walls: Matching marble/granite up to three feet height. Rest of the walls printed glazed tiles in variety of shades and colours and attractive

Ceilings: Finished with plastic emulsion/paint

Sanitary ware: Single lever Jaquar or equivalent. English type w/c and washbasin of matching shades/colours.

Bath tubs/bunnies • Geysers • Dressing room/looking glasses • Matching marble counter top • Fixtures • Exhaust fans • Towel rack/rod/ring and other bathroom accessories

Kitchen & Utility

Floor: Quality Indian marble

Counter: Quality granite and matching coloured tiles in dado

Fittings: Double bowl stainless steel sink with drain board • Complete woodwork above and below the counter • Exhaust fan • Chimney • Single lever hot and cold water • C. P. fittings and fixtures • Provision for pipe supply of cooking gas through shaft

Doors & Windows

Complete wood work in the entire apartment making it ready to move in right at the time of possession • Door frames and shutter shall be of imported/Indian Teak/Board Paneled internal doors • Elegantly designed and finished entrance door • Designer wardrobes, cupboards, almirahs, full size cabinets in kitchen and bedrooms

Finishing of Walls & Wood work

Internal walls: furnished with plastic emulsion/paint with POP finish instead of oil bound distemper • Internal doors, windows, cupboards and cabinets shall be painted in natural polish/wall matching duco paints

Common area

Entrance and lift lobby shall be of expensive Italian/Indian marble/granite with elegant designs and patterns instead of Mosaic/Terrazo • Complete copper wiring • Cable, Internet and telephone wiring and point in each bedroom, drawing room, dining and family lounge • One live telephone line with connection in every apartment

In short, the apartments shall be in all respect ready to move in at the time of possession, free from post possession hassles of redoing the apartment • For the first time the luxury and finish of South Delhi shall be available in an apartment complex at Gurgaon.





An Integrated Township