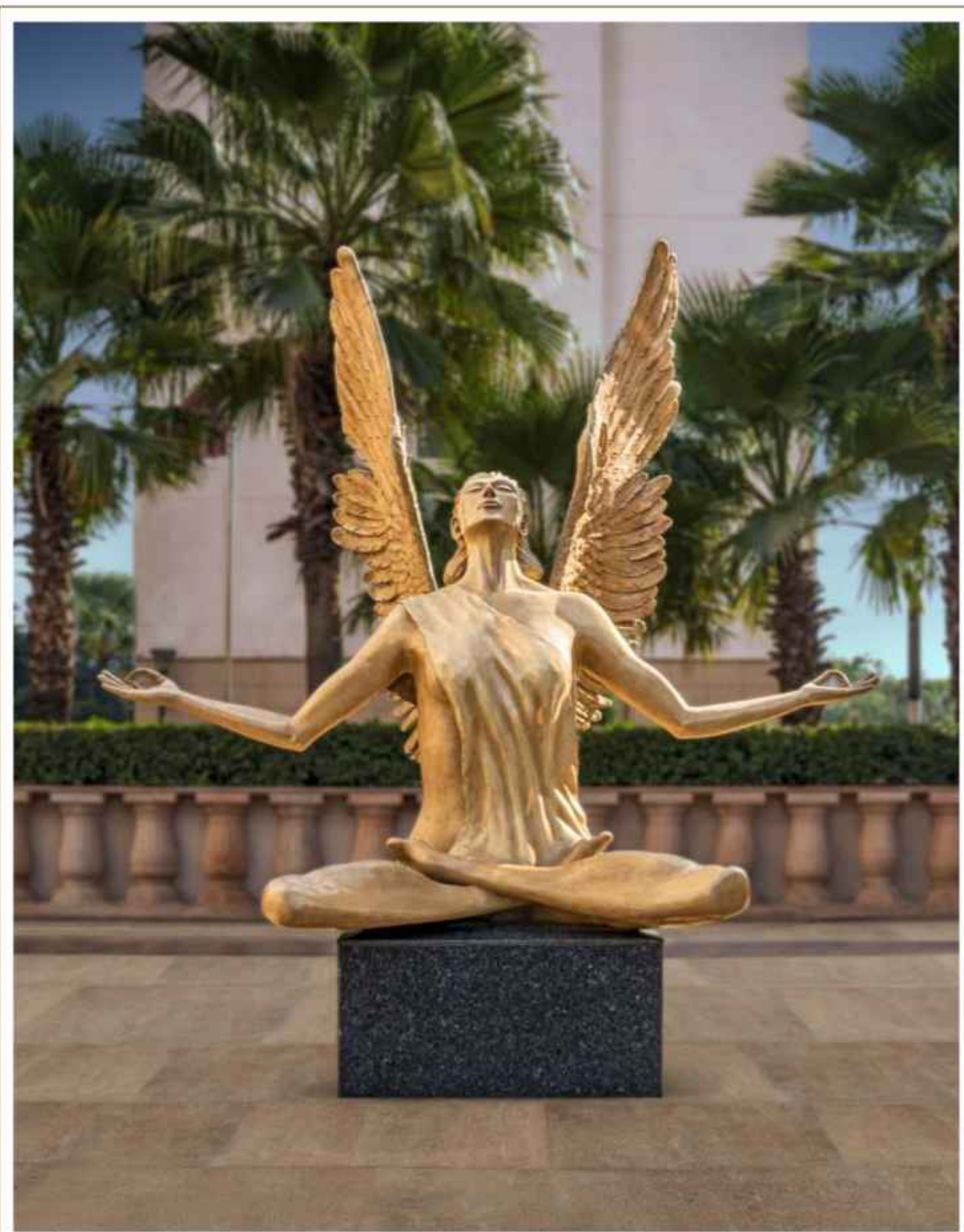




THE LEAF

SECTOR -85, GURUGRAM



FROM PEOPLE WHO DELIVER.
ABOVE ALL ELSE.

.....
ACTUAL IMAGE OF THE HIBISCUS, GURUGRAM BY SS GROUP
.....

THE LUXURY LIVING. THE SS GROUP WAY.

From the creators of The Hibiscus, Gurugram comes another masterpiece, The Leaf. Located in New Gurugram, in the Sector 85, this iconic address epitomizes everything which defines an address for the successful.



ACTUAL IMAGES OF THE HIBISCUS, GURUGRAM BY SS GROUP

THE PRESTIGE.
ABOVE ALL ELSE.



THE ARCHITECTS
ARCOP, MONTEREAL

THE LEAF. AT A GLANCE.



Located in Sector 85, New Gurugram

Spread over 11.09 acres

9 acre of landscaped greens with water bodies

Concept by renowned architect ARCOP, Montreal

Landscape by the acclaimed Nippayasage Montreal

Grand clubhouse with multiple sports facilities

85% green open spaces

Choice of apartments and duplex penthouses

3 side open apartments for exceptional views

100% power back-up

3 tier security system

LANDSCAPE BY NIPPAYSAGE MONTREAL

The Leaf comes equipped with jungle-inspired gardens, dedicated meditation zones, soothing water features and landscaped pathways, with the intent of bringing nature close to you and inspiring you season after season.





ENJOY THE SOUND OF SILENCE
IN JUNGLE INSPIRED GREEN BELT

One of the key privileges of living in The Leaf is to relish the company of nature. Here you will find jungle inspired dense landscaping and quiet meditation zones right amidst lush greens. The Leaf, true to its name, takes you back to nature.



TWIN LEVEL CLUB LIFE.
ABOVE ALL ELSE.



EXCLUSIVE
PRIVELEGES
ABOVE ALL ELSE.

*Tentative elevation can be change

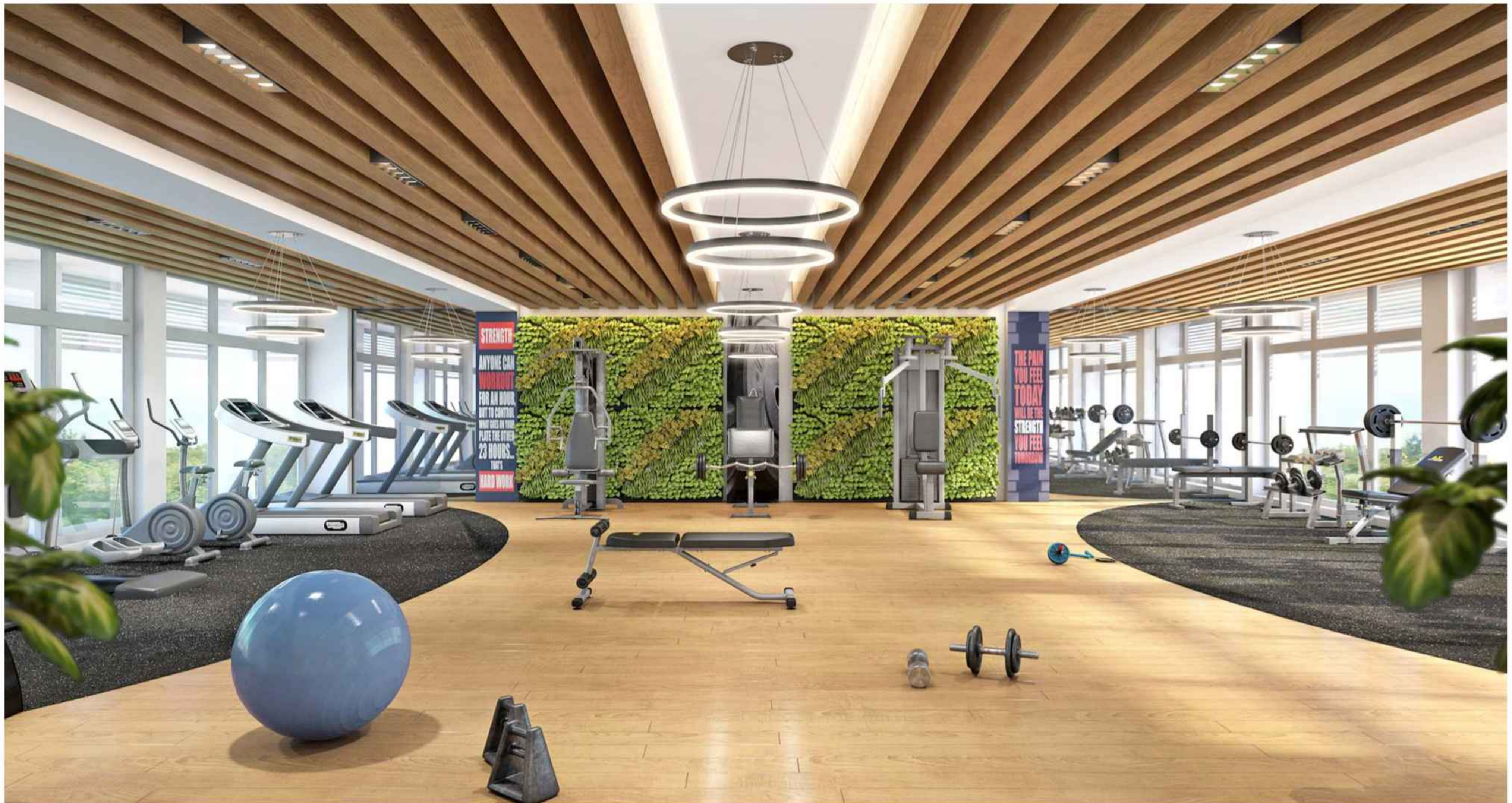
THE ART OF REJUVENATION

Spread over 15,000 sq.ft. the grand club will leave you spoilt with wide range of lifestyle amenities so that you can relax and unwind or share wonderful moments together.



RE-ENERGIZE YOUR SPIRIT WITH DAILY WORK-OUT

For a work out or a spot of pampering, there'll be a state-of-the-art gym, a studio for personal training and a massage room.



*Tentative elevation can be change

ARTISTIC IMPRESSION OF THE ARRIVAL PORCH

EXQUISITE HOMES.
ABOVE ALL ELSE.

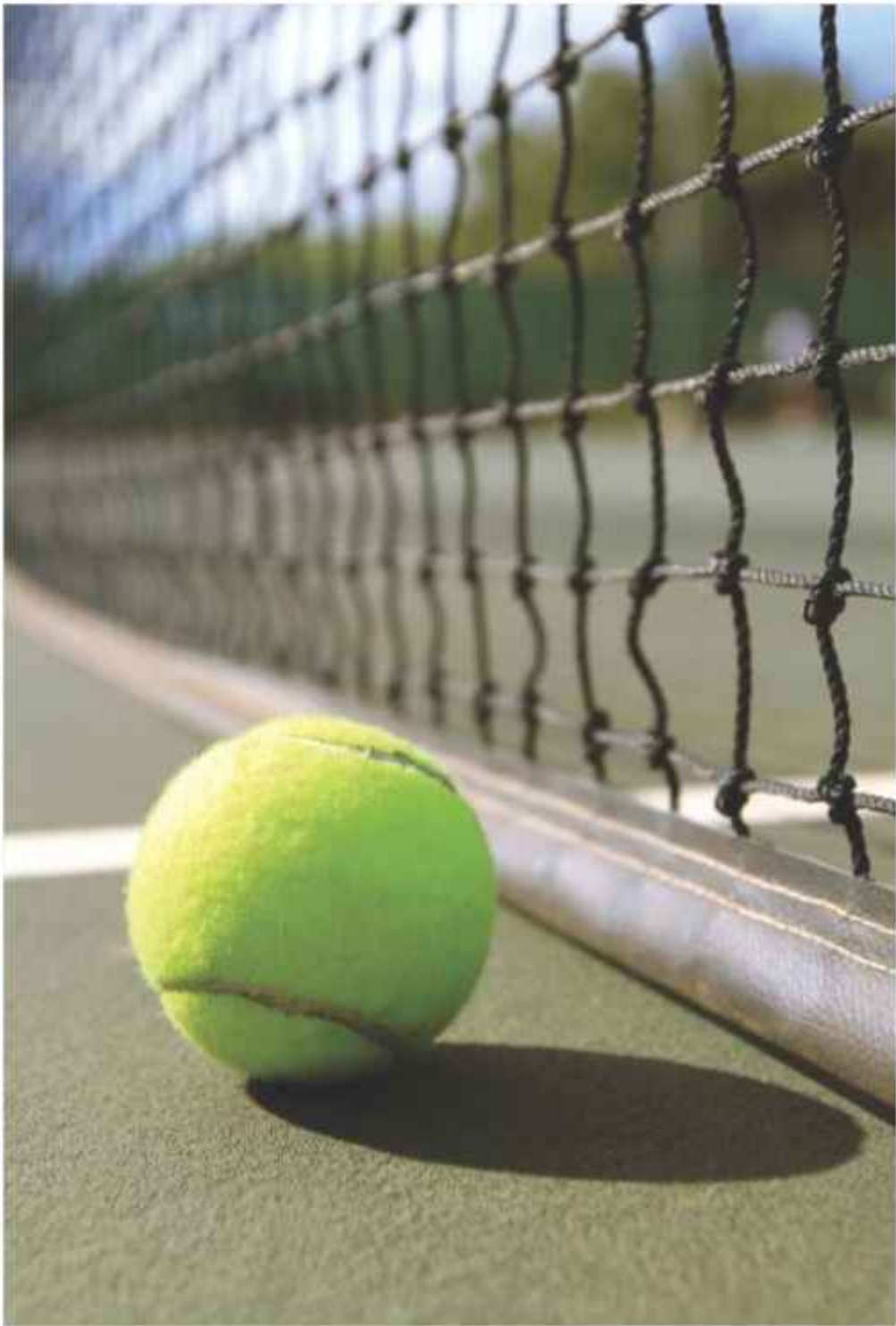
ENJOY YOUR
EXCLUSIVE WAY TO UNWIND

SPORTS AMENITIES

- Tennis Court
- 2 Badminton Courts
- Half Basketball Court
- Kids Play Area
- Yoga & Meditation
- Perennial Colourful Gardens
- Fitness Trail

LIFESTYLE AMENITIES

- Fully equipped Gymnasium
- Swimming pool
- Table Tennis
- Billiards Room
- Multipurpose hall
- Coffee bar



*Tentative elevation can be change



THE LEAF APARTMENTS

**2 BHK - 1640 SQ.FT.
TO 1772 SQ.FT**

**3 BHK - 2408 SQ.FT. &
4 BHK - 2812 SQ.FT.**

3 side open spacious and functional apartments

Designer VRV Air Conditioning

Floor to ceiling windows for a well lit vibrant home

Imported marble in the living, dining & kitchen

Optimum size balconies overlooking the designer
landscaping outdoors

Sleek finished bathrooms with premium fittings
and fixtures

THE LEAF PENTHOUSES

**4 BHK DUPLEX PENTHOUSE
3950 SQ.FT.**

**5 BHK DUPLEX PENTHOUSE
4950 SQ.FT.**

Twin level penthouse with 3-side open views

Spacious dining and family lounge

Italian marble flooring in living dining & kitchen area

Italian marble flooring in master bedroom

Spacious terrace with attached optimum size balcony

High-end fittings and fixtures

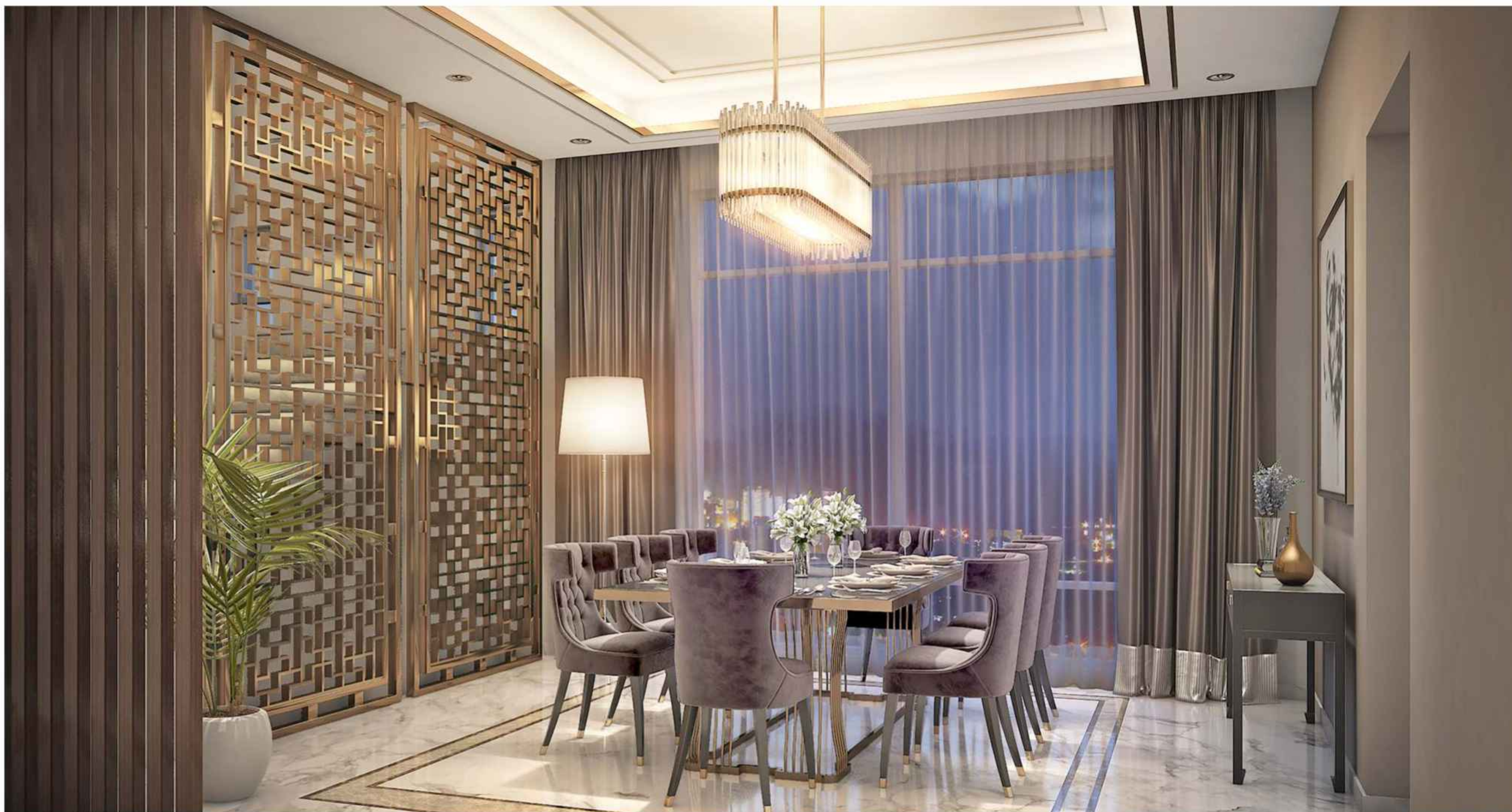
LIVING SPACES FLOW ELEGANTLY AND NATURALLY

A truly contemporary living spaces incorporates neutral palette and minimalist style that seeks to enhance residents' lifestyle. The Floor-to-ceiling glass windows optimize natural ventilation and light penetration to promote energy efficiency, while offering 360-degree views of city skyline & central court.



DINING SPACES FOR FAMILY'S STORY TIME

The dining areas are the heart of these modern penthouses, thoughtfully designed to accommodate the many different aspects of everyday life, from serve, relax and entertain with ease.



FAMILY LOUNGE FOR LIVELY CHIT-CHATS

For those looking for an extra touch of exceptional luxury, the lounge attached to your living/dining areas is the perfect place to entertain guests or simply to relax with the beautiful views from the comfort and privacy of your own home.



MASTER BEDROOM FOR MASTER COMFORTS

A luxurious and timeless master bedroom offers the remarkable comforts of the top-of-the-range finishes, home-like proportions and truly extraordinary views from an attached balcony that are an essential part of an upper-floor living.



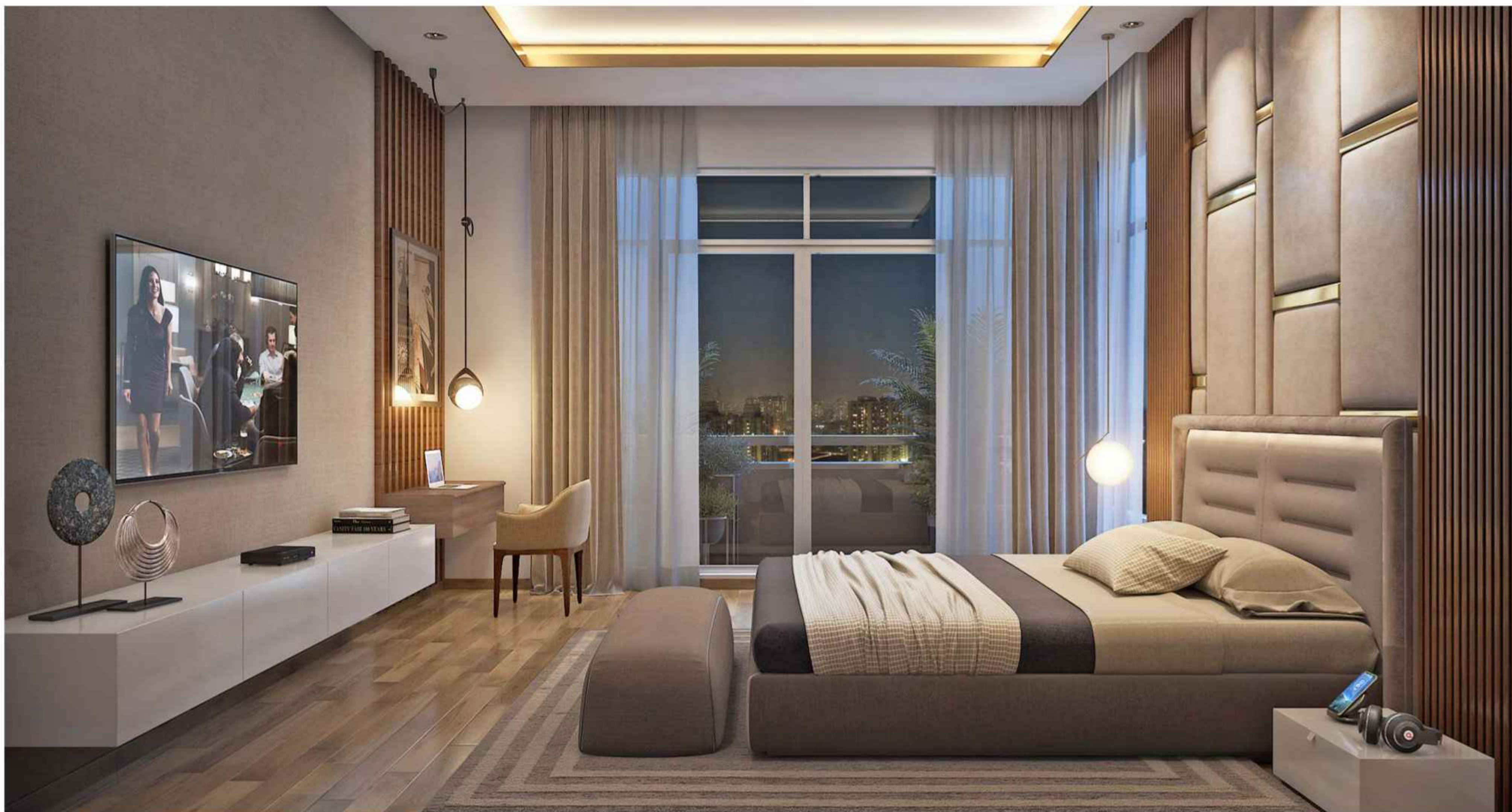
PRIVATE LOUNGE FOR SERENE MOMENTS

For those looking for an extra touch of exceptional luxury, the lounge attached to your living/dining areas is the perfect place to entertain guests or simply to relax with the beautiful views from the comfort and privacy of your own home.



SPACIOUS BEDROOMS FOR EASE OF MOVEMENT

Simple and elegant with the soft baize walls, the bedrooms at The Leaf are designed to be both a place for relaxation and a functional part of everyday life, with their distinct sleeping and dressing areas.



*Tentative elevation can be change

ARTISTIC IMPRESSION OF THE ARRIVAL PORCH

CHIC MASTER BATHROOM WITH INSPIRING FINISHES

The private shower room is designed and finished to the highest standards, with clean lines, modern fittings and carefully-sourced materials.



MASTER PLANNED TO PERFECTION



- | | |
|--|-------------------------------|
| ① Kids play zone & senior citizen corner | ⑨ Perennial colourful gardens |
| ② Putting green area | ⑩ Grass path grass pavers |
| ③ Sunken mini soccer play ground & lawn area | ⑪ Street-side parking |
| ④ Wetland and forest of tall trees | ⑫ Drop-off-special paving |
| ⑤ Tennis court | ⑬ Half basket ball court |
| ⑥ Club pool and party lawn | ⑭ 2 Badminton courts |
| ⑦ Entrance water feature (water jets) | ⑮ Convenient Shopping |
| ⑧ Stilts & hardscape area | |



FLOOR PLAN

2 BHK - APARTMENTS

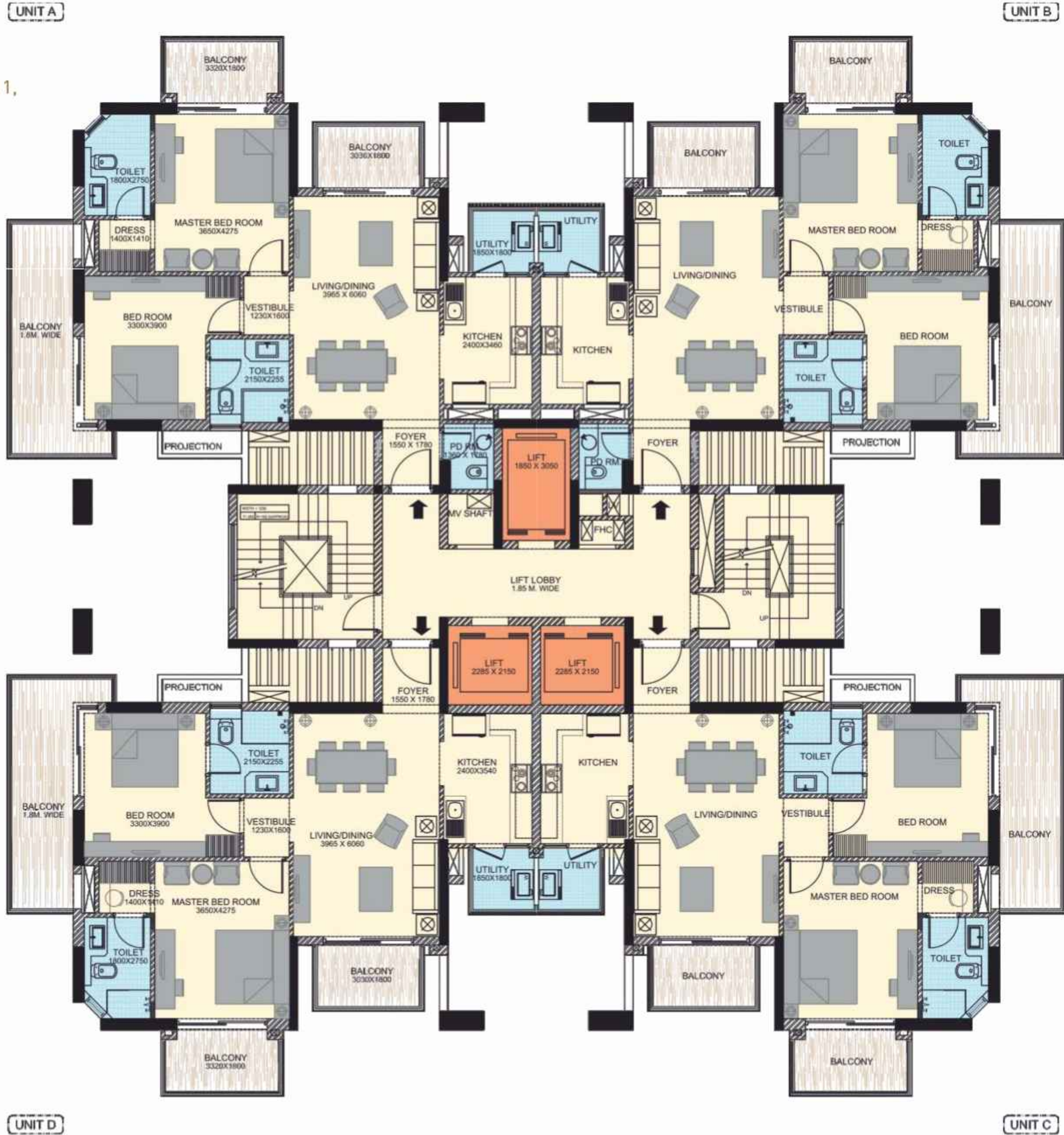
SIZE - Unit A, B 1741 SQ.FT. &

Unit C, D 1640 SQ.FT.

TYPICAL FLOOR - 2, 3, 5, 7, 8, 9, 11,

12, 14, 15, 16, 17, 18, 20, 21,

23 & 24 LEVEL



Formal Living

Dining/Kitchen

2 Bedrooms

2 Balcony

Utility Area

2 Toilets

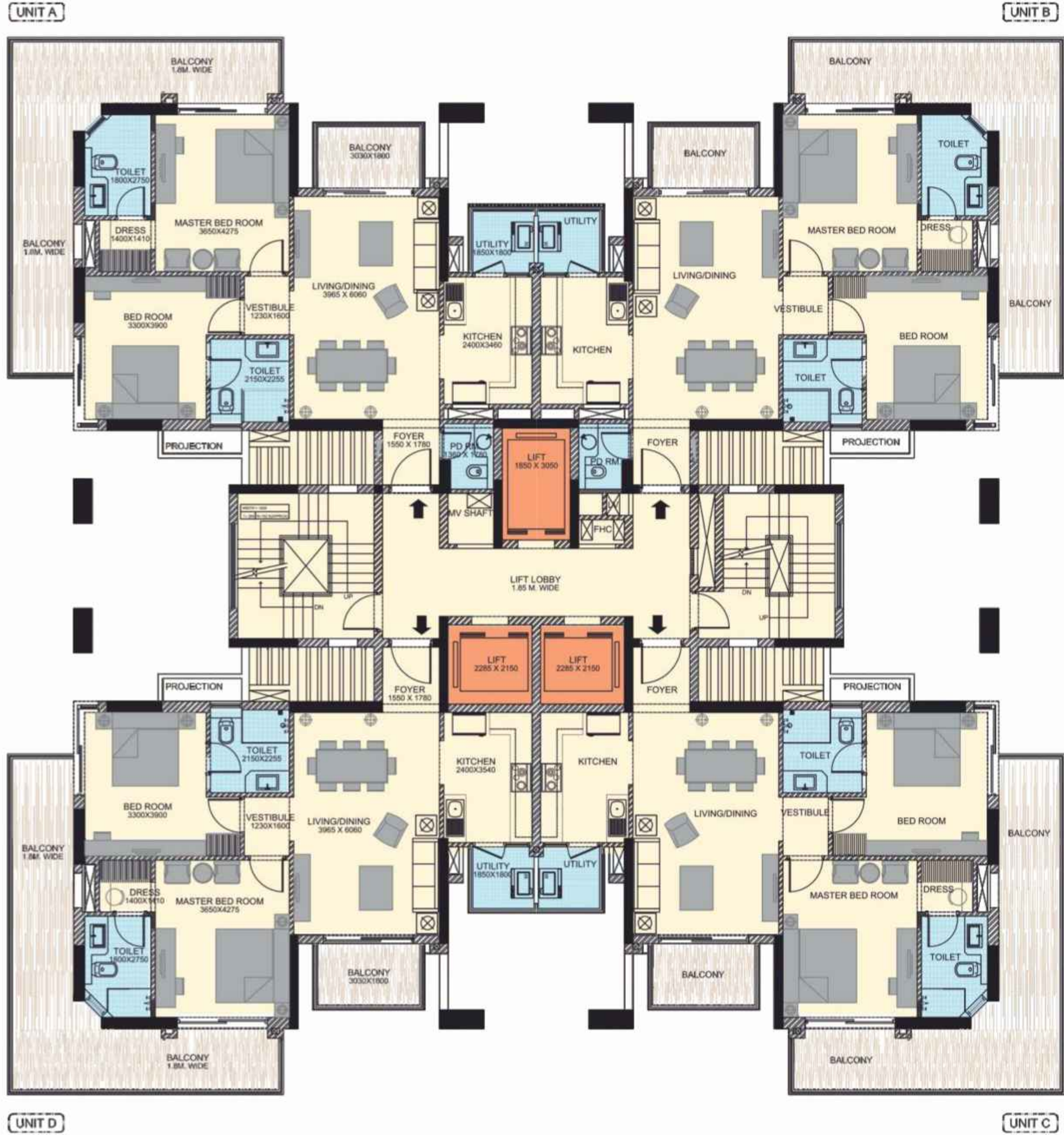
Powder Room



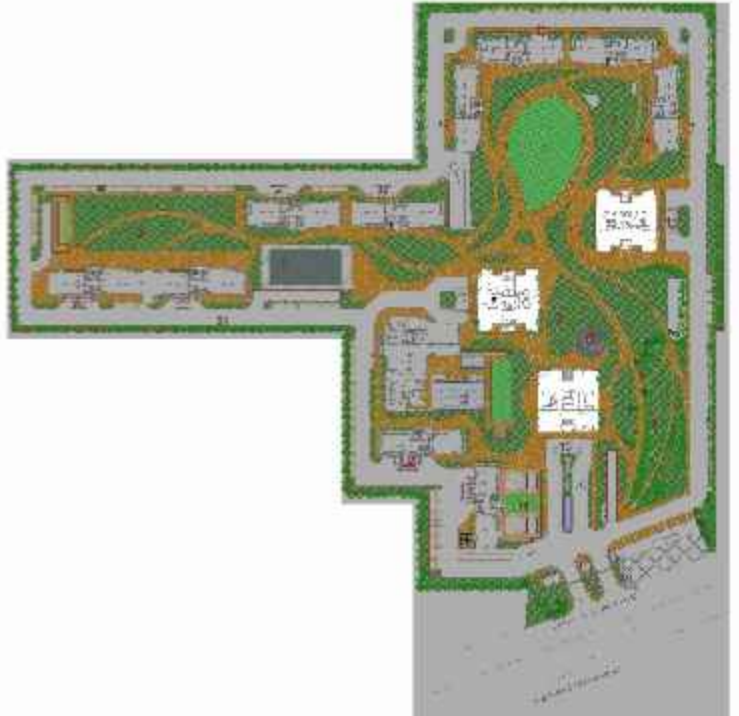
FLOOR PLAN

2 BHK - APARTMENTS

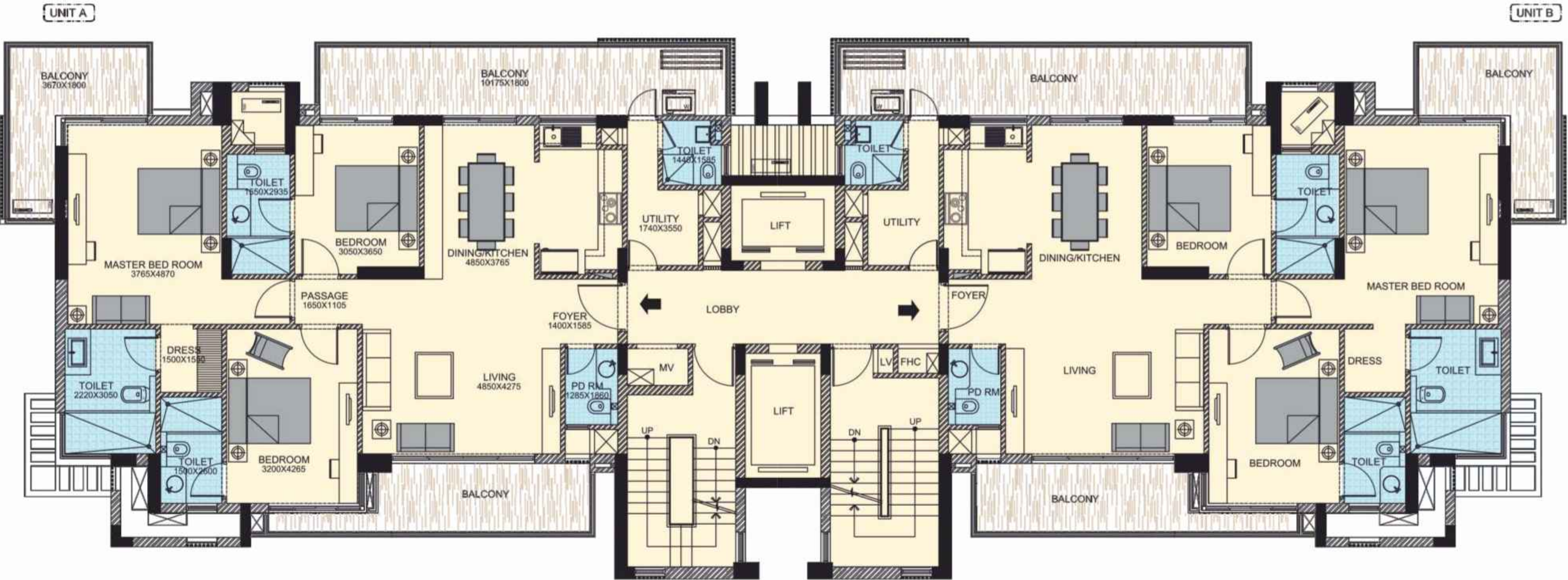
SIZE - Unit A, B 1772 SQ.FT. &
Unit C, D 1671 SQ.FT.
TYPICAL FLOOR - 1, 4, 10, 13,
19 & 22 LEVEL



- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 2 Balcony
- Utility Area
- 2 Toilets
- Powder Room



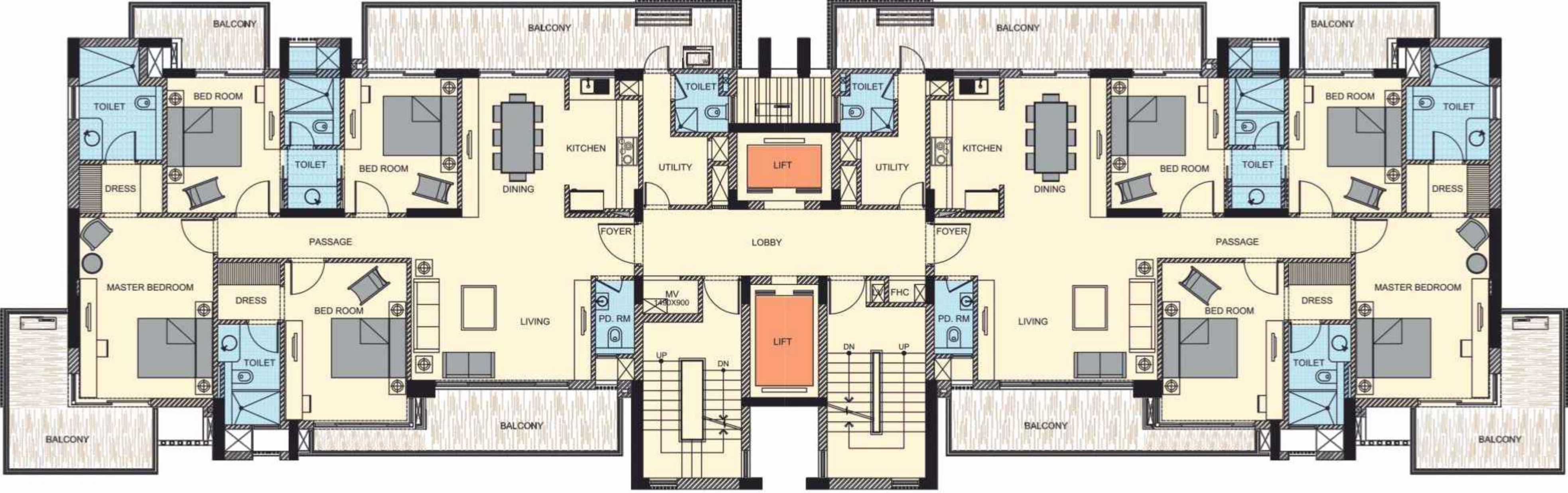
FLOOR PLAN
 3 BHK – APARTMENTS
 SIZE-2408 SQ.FT. (223.7105 SQ.M.)
 TYPICAL FLOOR - B1, B2, B7, B8,
 B9 & B10 LEVEL



- Formal Living
- Dining/Kitchen
- Dressing Area
- Master Bedroom
- 3 Bedrooms
- 3 Balcony
- Utility Area
- 3 Toilets
- Powder Room



FLOOR PLAN
 4 BHK – APARTMENTS
 SIZE-2812 SQ.FT. (261.2433 SQ.M.)
 TYPICAL FLOOR - B3, B4, B5 & B6 LEVEL



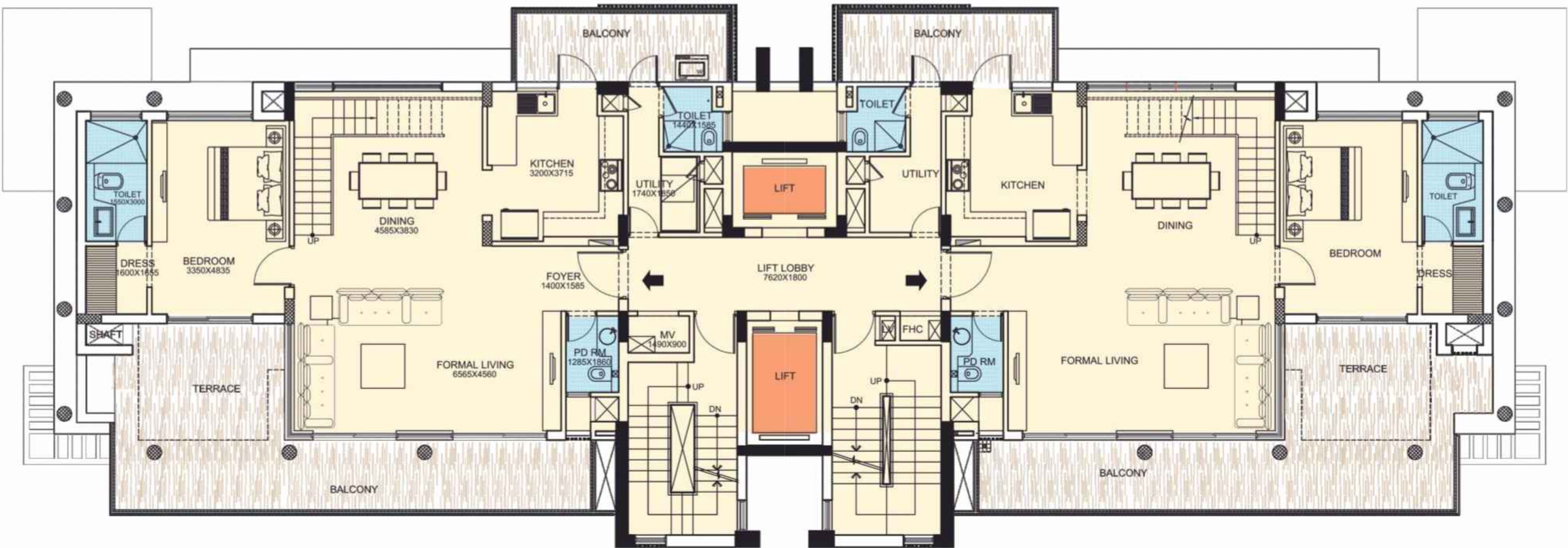
- Formal Living
- Dining/Kitchen
- Dressing Area
- Master Bedroom
- 4 Bedrooms
- 4 Balcony
- Utility Area
- 3 Toilets
- Powder Room



FLOOR PLAN
 4 BHK – DUPLEX LOWER LVL
 SIZE-3950 SQ.FT. (366.967 SQ.M.)
 B1 & B2 - 13 LEVEL
 B7, B8, B9 & B10 - 15 LEVEL

UNIT A

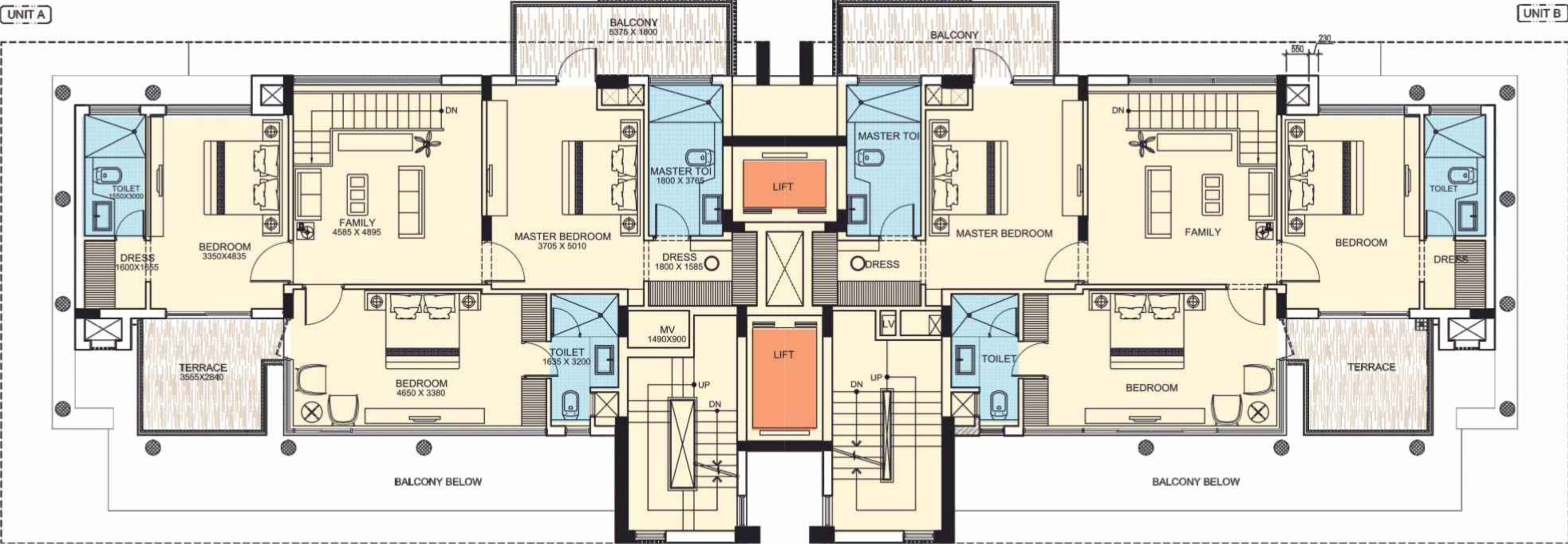
UNIT B



- Formal Living
- Dining/Kitchen
- Dressing Area
- Bedrooms
- 2 Balcony
- Utility Area
- 1 Toilets
- Terrace
- Powder Room



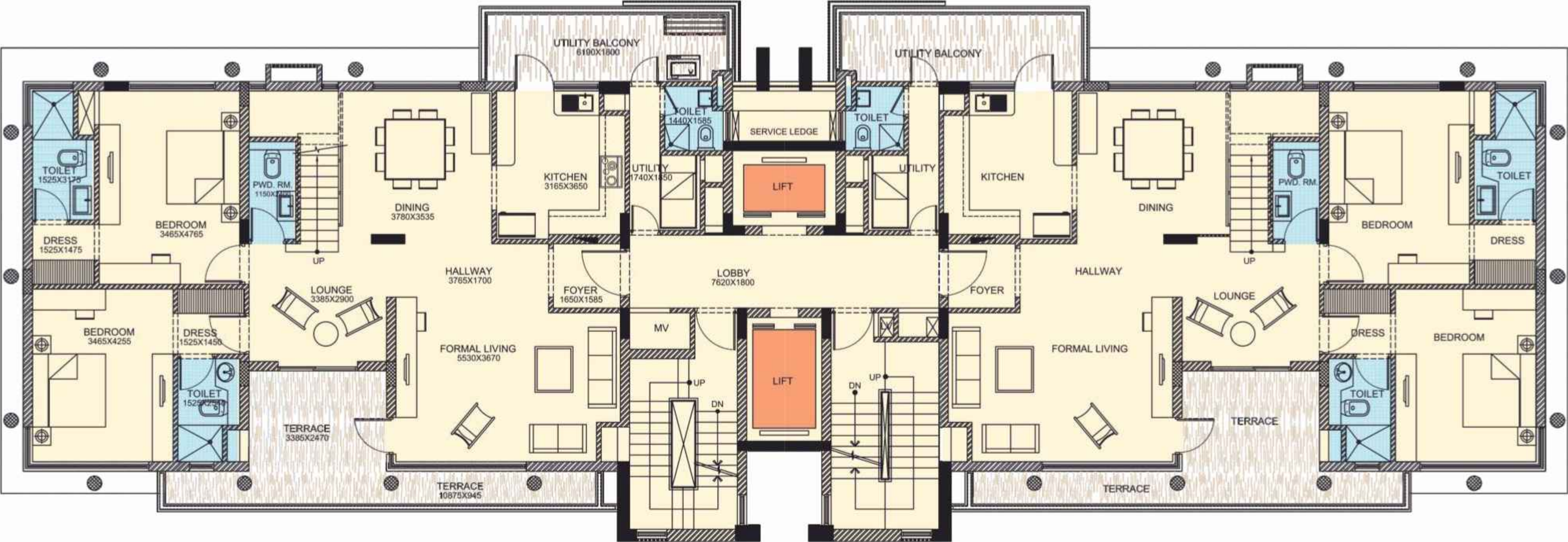
FLOOR PLAN
 4 BHK – DUPLEX UPPER LVL
 SIZE-3950 SQ.FT. (366.967 SQ.M.)
 B1 & B2 - 14 LEVEL
 B7, B8, B9 & B10 - 16 LEVEL



- Formal Living
- Dining/Kitchen
- Dressing Area
- Master Bedroom
- 2 Bedrooms
- 1 Master Toilets
- 2 Toilets
- 2 Balcony
- Powder Room



FLOOR PLAN
 5 BHK – DUPLEX LOWER LVL
 SIZE-4950 SQ.FT. (459.87 SQ.M.)
 B3, B4, B5 & B6 - 11 LEVEL



- Formal Living
- Dining/Kitchen
- Dressing Area
- Lounge Area
- 2 Bedrooms
- Utility Balcony
- 2 Toilets
- Terrace
- Powder Room

Not To Scale

Not To Scale

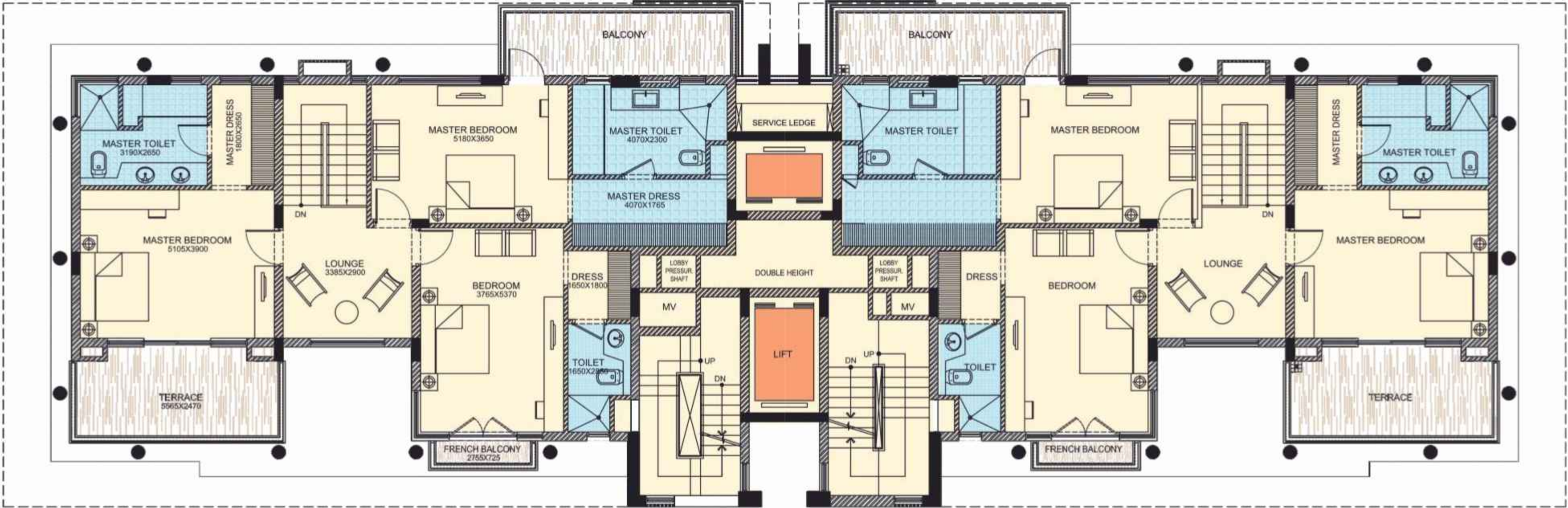


FLOOR PLAN

5 BHK – DUPLEX UPPER LVL

SIZE-4950 SQ.FT. (459.87 SQ.M.)

B3, B4, B5 & B6 - 12 LEVEL



- 2 Master Dressing Room
- 1 Dressing Room
- Lounge Area
- 2 Master Toilet
- 2 Master Bedroom
- 1 Bedroom
- Balcony
- Terrace

Not To Scale

Not To Scale





SPECIFICATIONS FOR APARTMENTS

Window / Glazing Window - 6/8mm thick plain glass

DOORS

| | |
|---------------------|---|
| Main Door | Solid wood paneled door with polish finish |
| Internals Door | Painted Flush Doors |
| Air Conditioning | VRV Air-Conditioning in Living room/dinning room/ lounge / bedrooms |
| Electrical Fittings | Modular switches & MCB |

LIVING/DINING/FOYER/FAMILY LOUNGE

| | |
|---------|---|
| Floor | Italian Marble |
| Walls | POP Punning with acrylic emulsion paint |
| Ceiling | POP Punning with acrylic emulsion paint |

MASTER BEDROOM/DRESS ROOM

| | |
|---------|---|
| Floor | Laminated Wooden |
| Walls | POP Punning with acrylic emulsion paint |
| Ceiling | POP Punning with acrylic emulsion paint |

MASTER TOILET

| | |
|-----------------------------|---|
| Floor | Anti-Skid vitrified tiles |
| Walls | Ceramic Tiles |
| Ceiling | POP punning with acrylic emulsion paint |
| Counter | Stone counter |
| Sanitary ware / CP Fittings | Good Quality, Roca / Kohler / Parryware |

BEDROOM

| | |
|---------|---|
| Floor | Branded Anti-Skid Vetrified Tiles |
| Walls | POP punning with acrylic emulsion paint |
| Ceiling | POP punning with acrylic emulsion paint |

TOILET

| | |
|-----------------------------|---|
| Floor | Anti-Skid Vitrified tiles |
| Walls | Ceramic Tiles |
| Ceiling | POP punning with acrylic emulsion paint |
| Counter | Stone counter |
| Sanitary ware / CP Fittings | Good Quality, Roca / Kohler / Parryware |

KITCHEN

| | |
|---------|--|
| Floor | Italian Marble |
| Walls | Combination of Tiles and POP punning with acrylic emulsion |
| Ceiling | POP punning with acrylic emulsion paint |

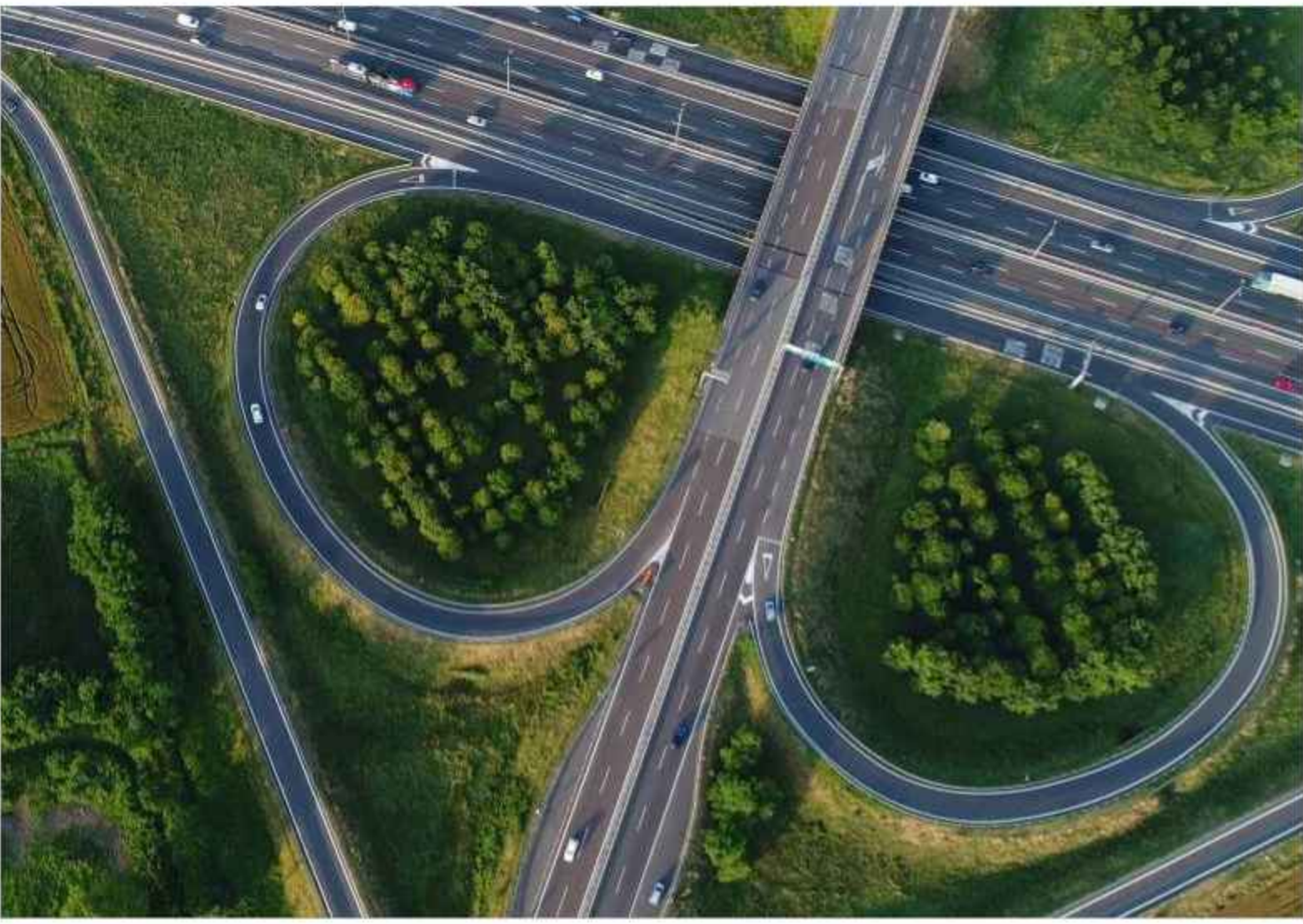
UTILITY ROOM/UTILITY BALCONY/TOILET

| | |
|-----------------|--|
| Floor | Tiles |
| Walls & Ceiling | OBD |
| Toilet | ISI Quality Tiles, Chinaware and CP fittings |
| Balcony | ISI Quality Tiles with 1.0 high MS railing |

SIT-OUTS

| | |
|-----------------|---------------------|
| Floor | Anti-skid Tiles |
| Walls & Ceiling | Weather proof paint |
| Railings | M.S. Railing |

THE FUTURE IS NEW GURUGRAM



3 MINS FROM **DWARKA EXPRESSWAY**

5 MINS FROM **NH-08**

10 MINS FROM **RAJIV CHOWK**

25 MINS FROM **IGI AIRPORT**

IN THE VICINITY

SCHOOLS

Bharat Ram Global School
St. Xavier's High School
Yaduvansi Shiksha Niketan
Euro International School
Matrikiran High School
Delhi Public School
Saraswati Public School
Broadways Intern. School
Lions Public School

HOSPITALS

Shri Balaji Hospital
Shri Shivam Hospital
VPS Hospital Rockland
Sunrise Hospital
ESIC Hospital
Medanta The Medicity
Fortis Hospital

HOTELS

Hyatt Regency
Misaki Manesar
Savoy Suites
Ginger Manesar
Hilton Garden Inn
Treehouse Queens Pearl
Park Inn



THE HIBISCUS, SECTOR-50, GURUGRAM



SS PLAZA, SECTOR 47, GURUGRAM



THE CORALWOOD, SECTOR 84, GURUGRAM

SS GROUP: Built on *values*.

Delivered over
20 LANDMARK
Residential & Commercial projects

Over
17 MILLION SQ.FT.
Under construction

Armed with
HUGE LAND BANK
in Delhi and NCR

ARCHITECTS BY
ACCLAIMED ARCOP
MONTREAL

27 MILLION SQ.FT. OF
UPCOMING RESIDENTIAL
& COMMERCIAL PROJECTS

SS Group is a well-known, trusted and one of the oldest business conglomerate with strong presence in real estate development. Established in the year 1992, the Group has experience of over two decades in development & delivery of unique, innovative, high quality and user friendly real estate products in the NCR region.

With largest land banks in NCR region, Some of the notable delivered projects include The Hibiscus, Southend, Aaron Ville and The Lilac, The Coralwood, Almeria, amongst residential projects and SS Plaza, SS Omnia amongst their commercial offerings.

The Group is committed towards developing state-of-the-art real estate masterpieces. As a step up the ladder of success, the Group is diversifying into Brewery, Healthcare, Hospitality and Education.



CORPORATE OFFICE
77, SS House, Sector-44,
Gurugram, Haryana-122003

VISIT ssgroup-india.com

Disclaimer : In the interest of maintaining high standards, all site plans, floor plans, layout plans, areas, dimensions, specifications etc., are subject to change till final completion of the Project.
Project registered with HARERA Gurugram vide Registration no. 23 of 2019.

** 1 SQ. Meter = 10.764 SQ.FT. and 1 acre = 4048 SQ. Meter.