



**Indiabulls**

ESTATE & CLUB

*Floor Plans*

**Indiabulls**

ESTATE & CLUB

# Master Plan

## Legend

- |                             |                        |
|-----------------------------|------------------------|
| 1. Access Road              | 10. Outdoor Café       |
| 2. Green Vista Driveway     | 11. Linear Garden      |
| 3. Entry Gateway            | 12. Outdoor Pool       |
| 4. Football Field           | 13. Leisure/ Kids Pool |
| 5. Butterfly Garden         | 14. Outdoor Gym        |
| 6. Café Roof Lawn           | 15. Kids Play Area     |
| 7. Family Lawn              | 16. Cricket Pitch      |
| 8. Wellness Pavilion Garden | 17. Lobby Garden       |
| 9. Clubhouse Event Lawn     |                        |

DWARKA EXPRESSWAY

N

KEY PLAN





*Four-bedroom  
apartment*

FLOOR PLANS

# Crest

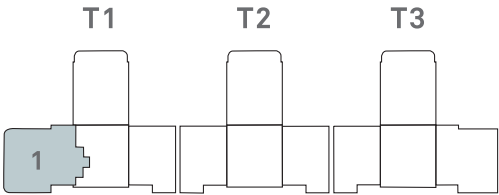
FOUR-BEDROOM APARTMENT



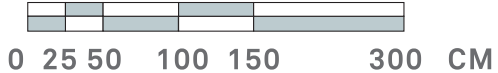
RERA CARPET  
1876 SQFT

BALCONY AREA  
809 SQFT

SUPER AREA  
3759 SQFT



KEY PLAN



# Apex

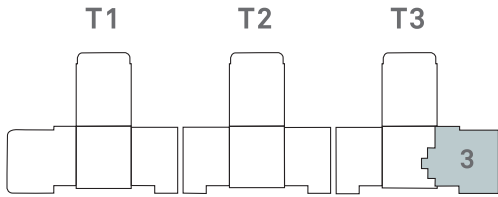
FOUR-BEDROOM APARTMENT



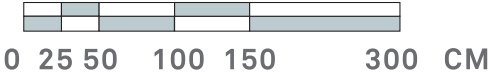
RERA CARPET  
1869 SQFT

BALCONY AREA  
559 SQFT

SUPER AREA  
3399 SQFT

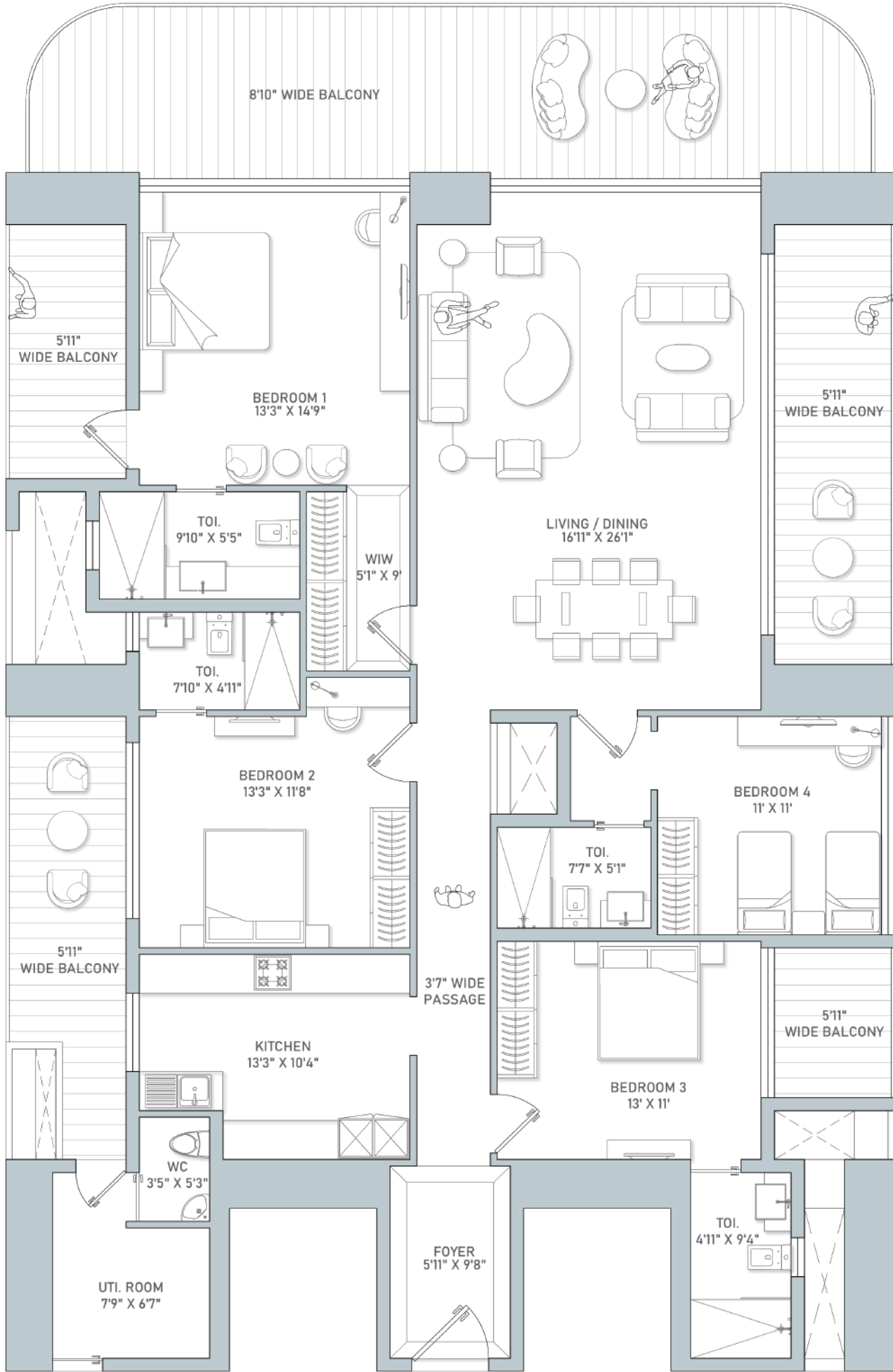


KEY PLAN



# Arc

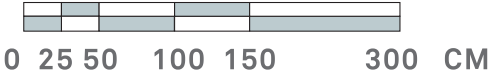
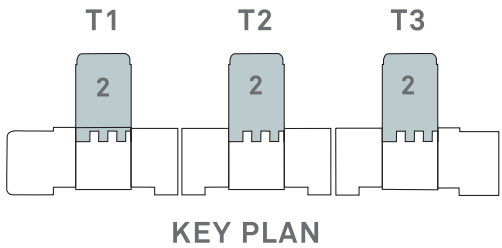
FOUR-BEDROOM APARTMENT



RERA CARPET  
1780-1788 SQFT

BALCONY AREA  
722 SQFT

SUPER AREA  
3503-3514 SQFT





*Three-bedroom  
apartment*

FLOOR PLANS



# Vantage

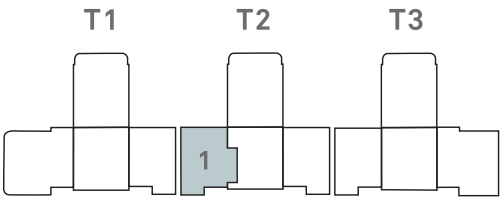
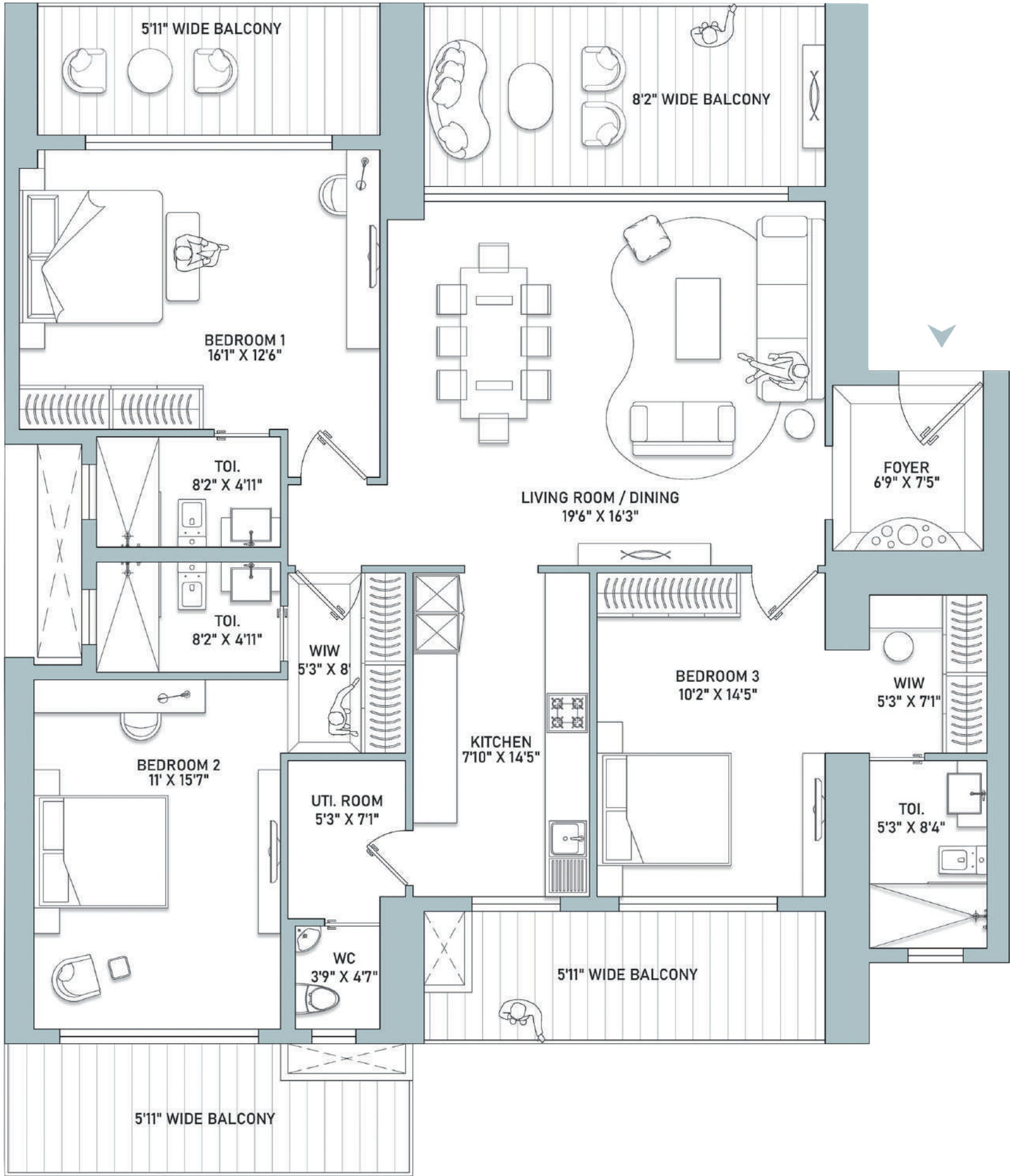
THREE-BEDROOM APARTMENT



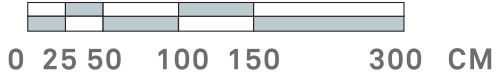
RERA CARPET  
1404-1405 SQFT

BALCONY AREA  
432 SQFT

SUPER AREA  
2570-2572 SQFT



KEY PLAN



# Aurum

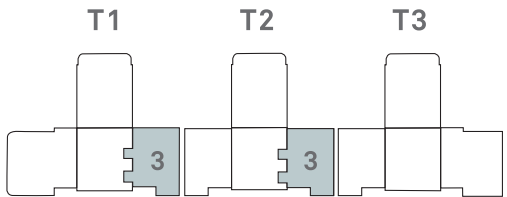
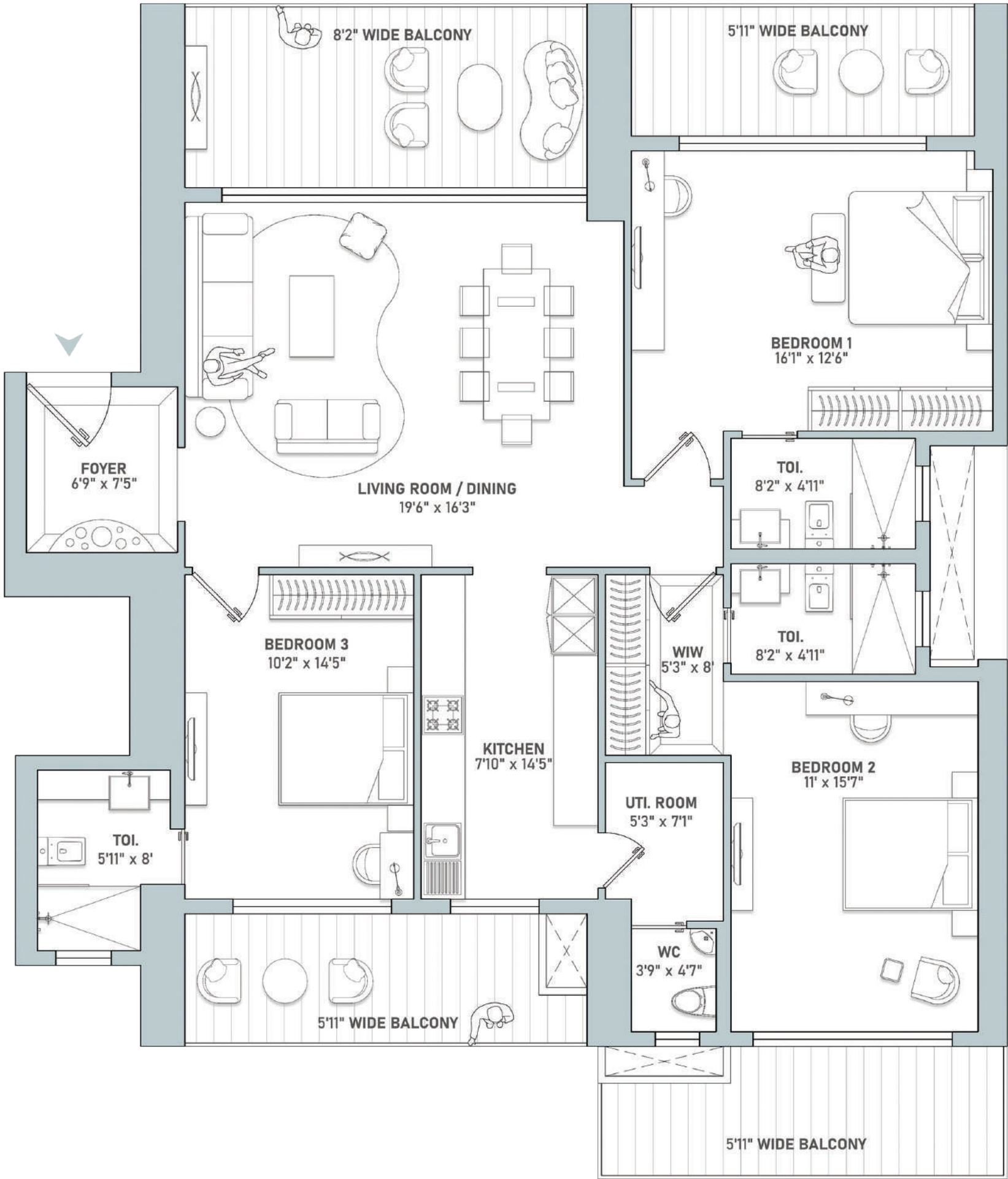
THREE-BEDROOM APARTMENT



RERA CARPET  
1328-1330 SQFT

BALCONY AREA  
432 SQFT

SUPER AREA  
2464-2467 SQFT



KEY PLAN



*Penthouse*

FLOOR PLANS

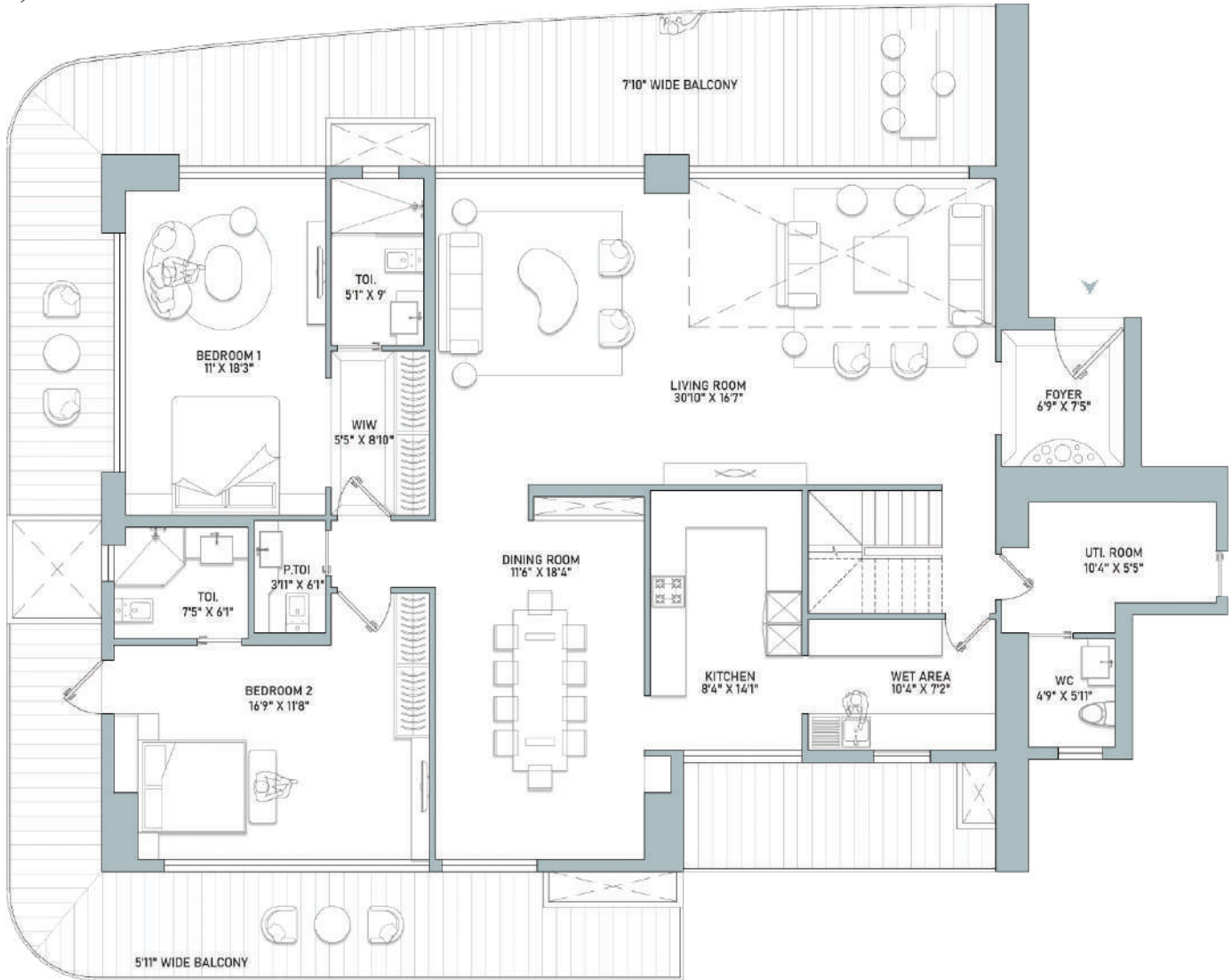
# Penthouse I

PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 3680 SQFT

BALCONY AREA : 1326 SQFT

SUPER AREA : 7008 SQFT

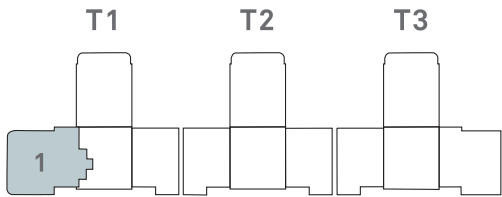
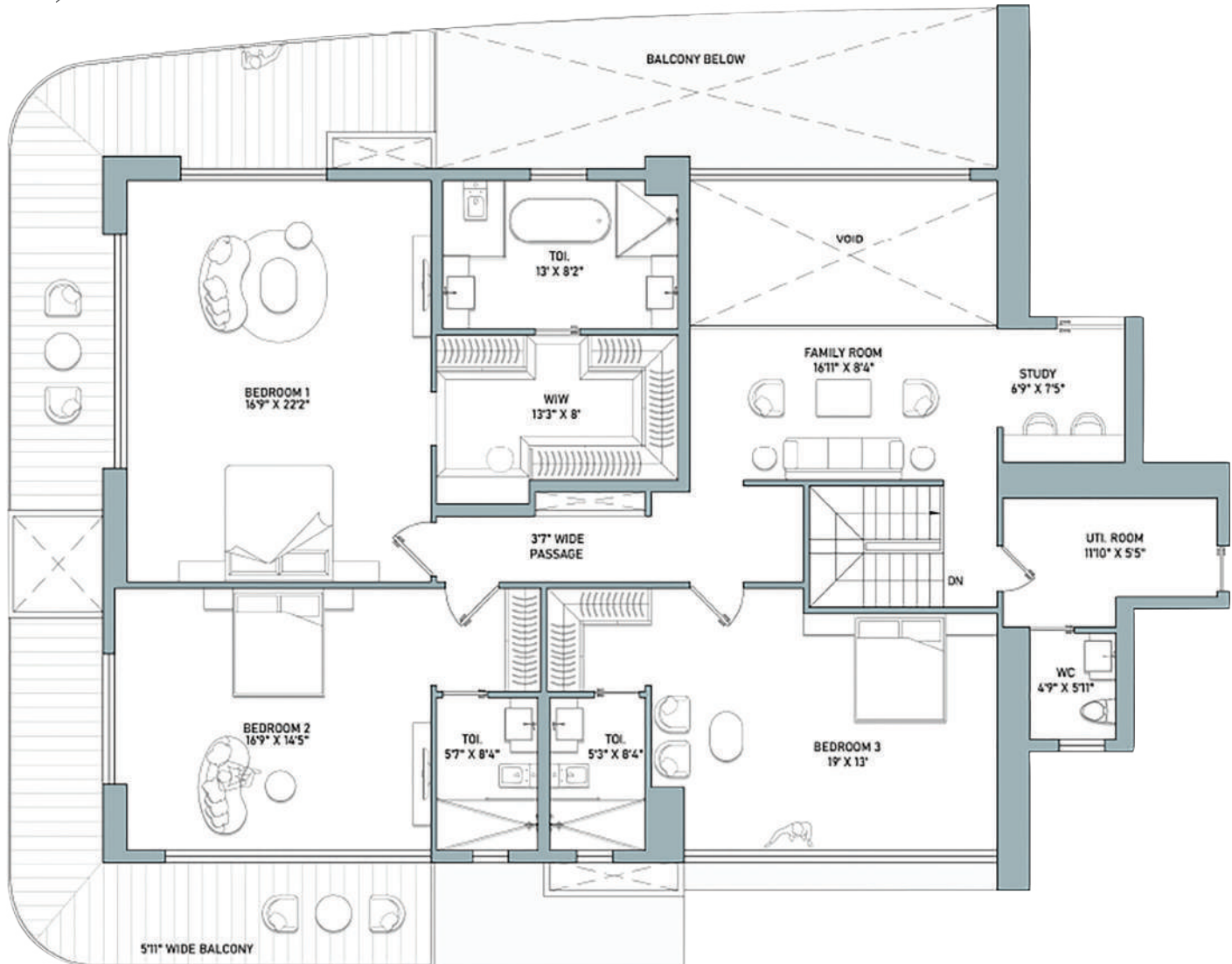


PENTHOUSE APARTMENT- UPPER LEVEL

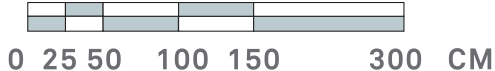
RERA CARPET : 3680 SQFT

BALCONY AREA : 1326 SQFT

SUPER AREA : 7008 SQFT



KEY PLAN



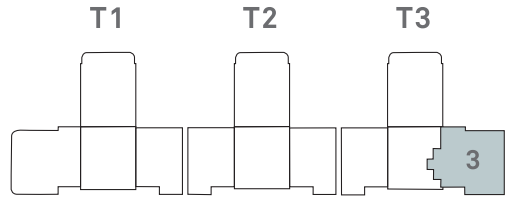
# Penthouse II

## PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 3646 SQFT

BALCONY AREA : 873 SQFT

SUPER AREA : 6327 SQFT



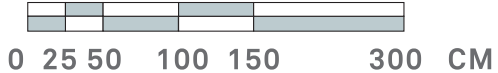
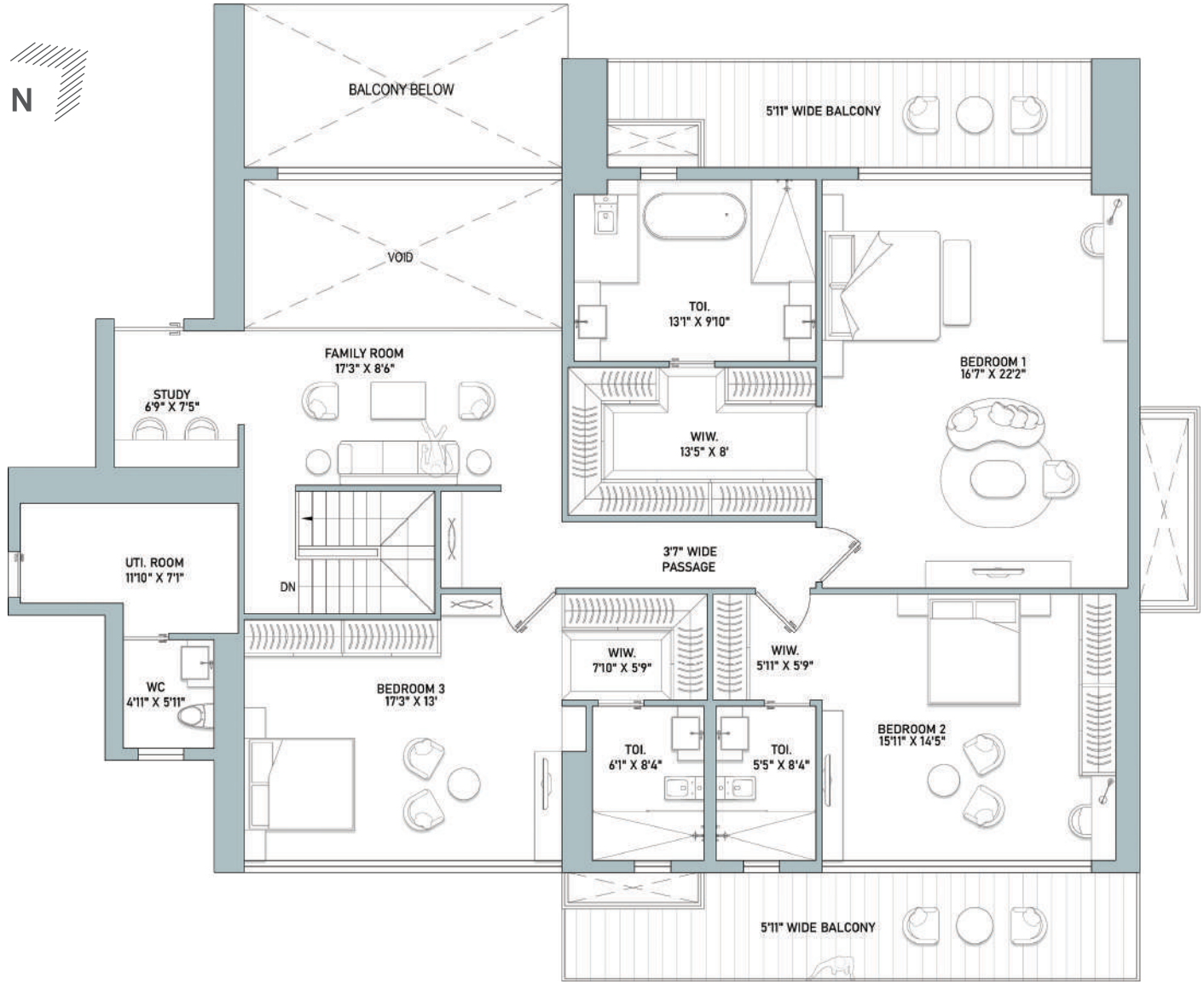
KEY PLAN

## PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 3646 SQFT

BALCONY AREA : 873 SQFT

SUPER AREA : 6327 SQFT



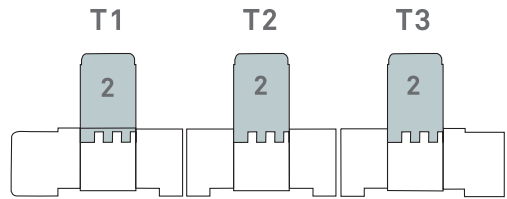
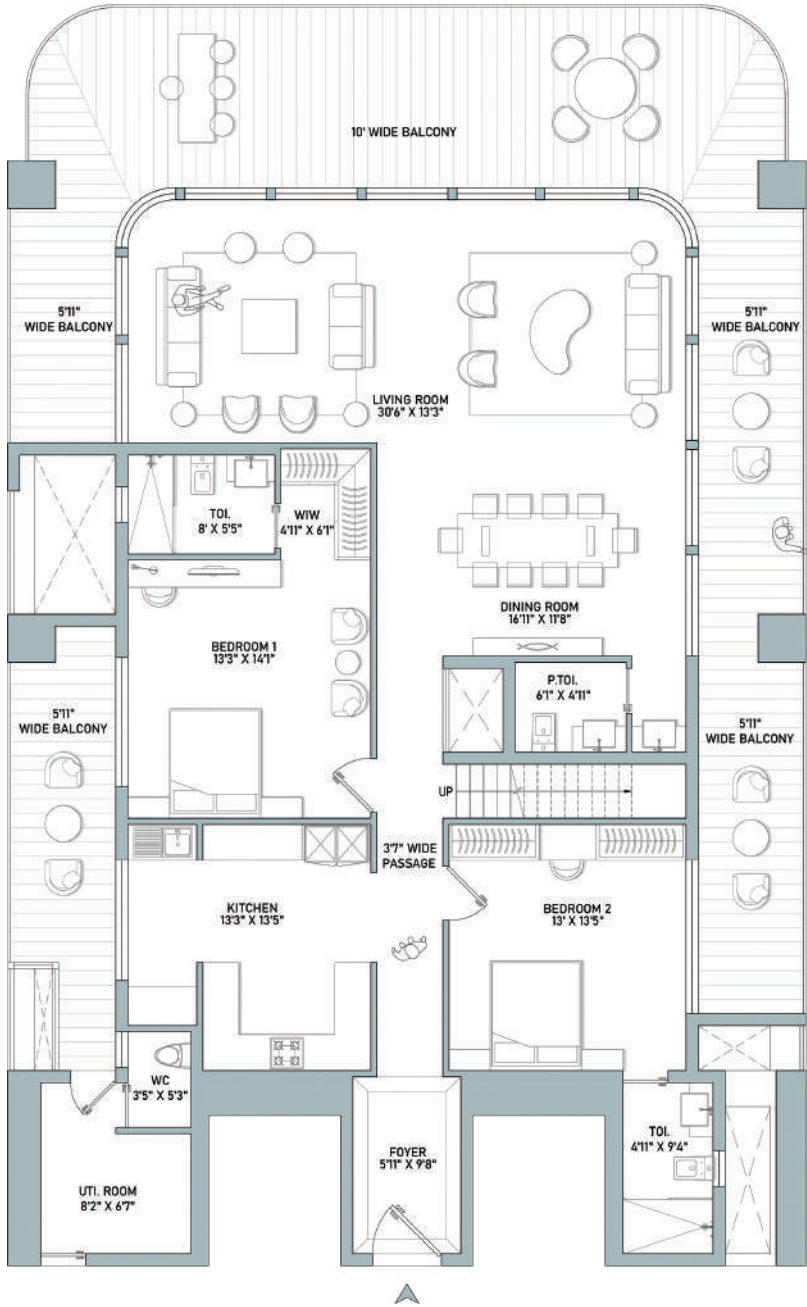
# Penthouse III

## PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 3079 SQFT

BALCONY AREA : 1418 SQFT

SUPER AREA : 6296 SQFT



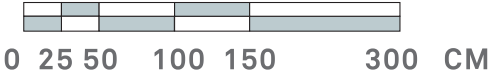
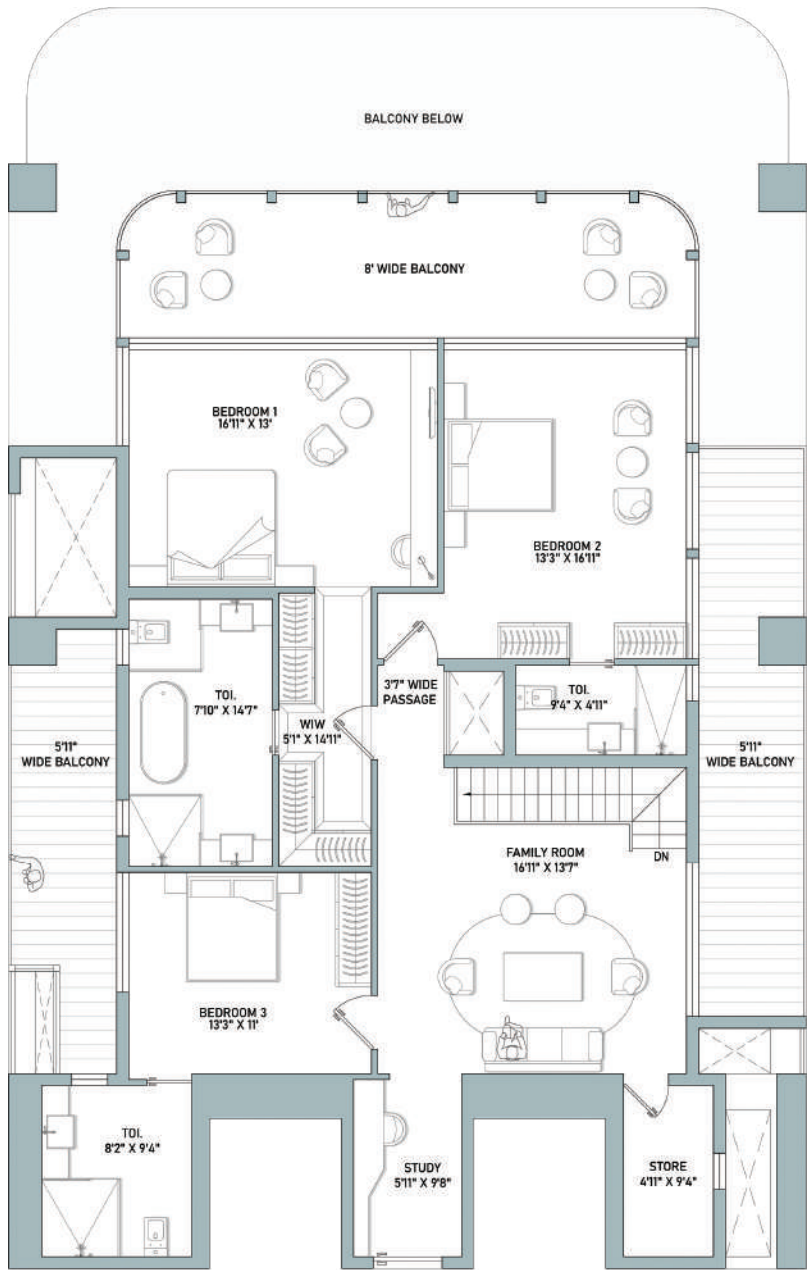
KEY PLAN

## PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 3079 SQFT

BALCONY AREA : 1418 SQFT

SUPER AREA : 6296 SQFT



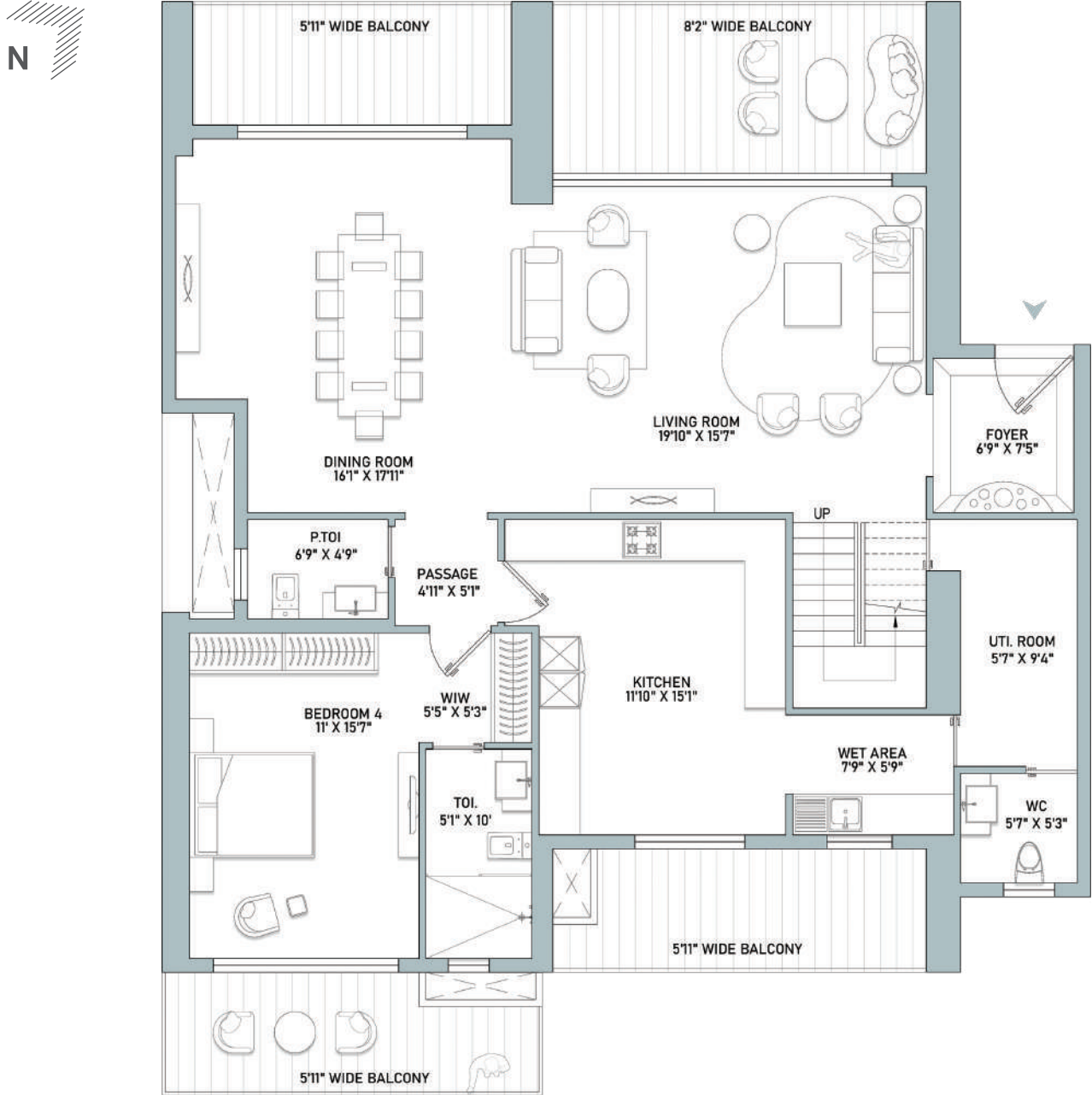
# Penthouse IV

## PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 2804 SQFT

BALCONY AREA : 824 SQFT

SUPER AREA : 5079 SQFT

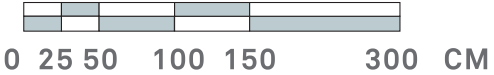
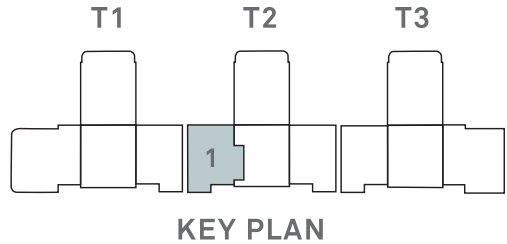


## PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 2804 SQFT

BALCONY AREA : 824 SQFT

SUPER AREA : 5079 SQFT



# Penthouse V

## PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 2652 SQFT

BALCONY AREA : 824 SQFT

SUPER AREA : 4866 SQFT

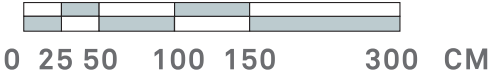
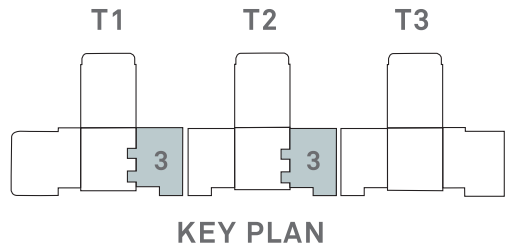


## PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 2652 SQFT

BALCONY AREA : 824 SQFT

SUPER AREA : 4866 SQFT





# Penthouse VI

## PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 2655 SQFT

BALCONY AREA : 824 SQFT

SUPER AREA : 4871 SQFT

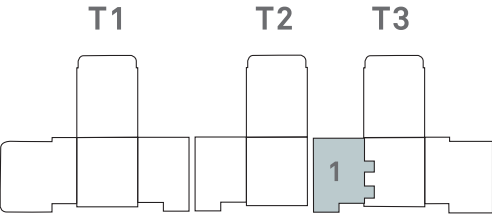
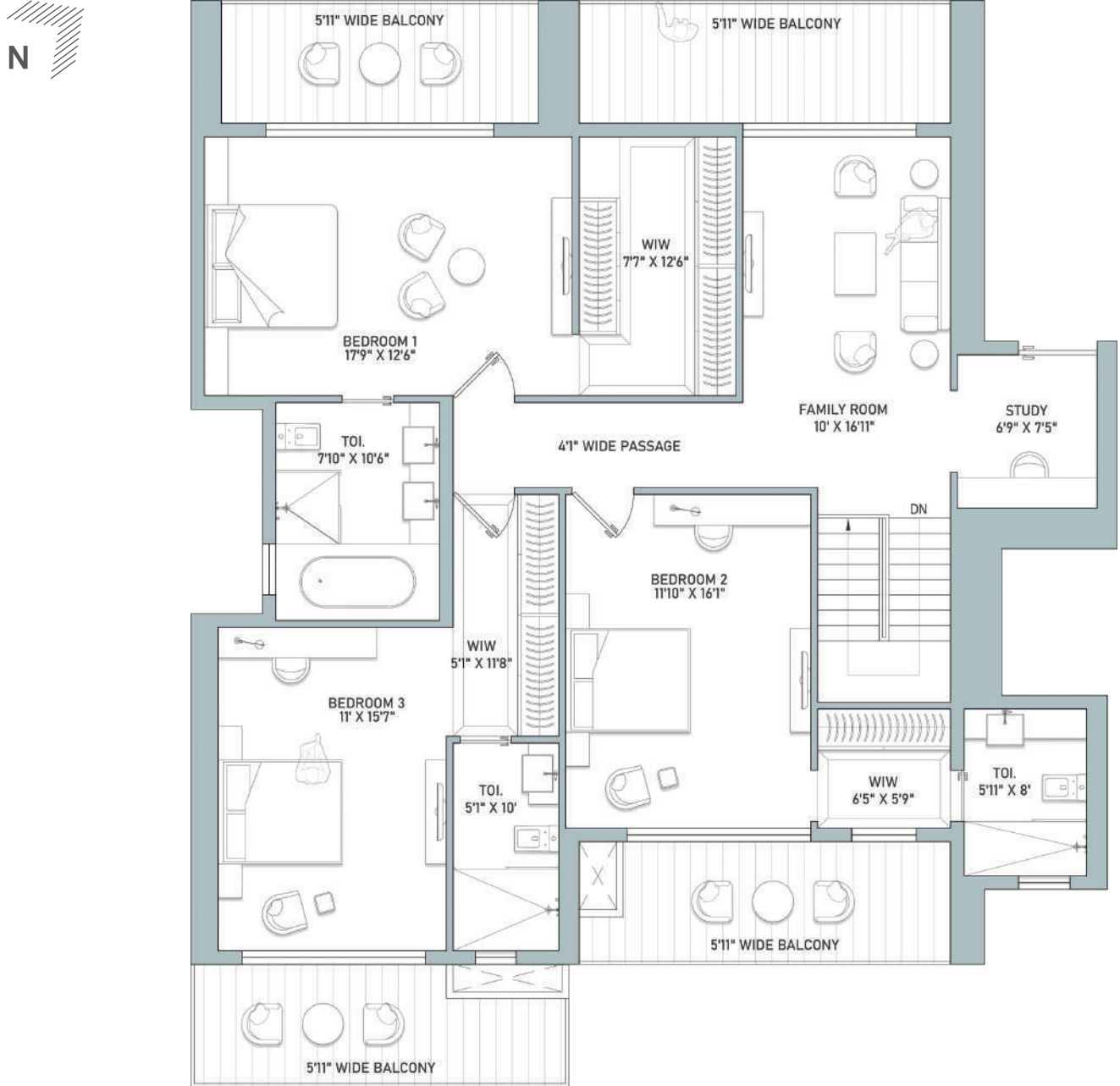


## PENTHOUSE APARTMENT- UPPER LEVEL

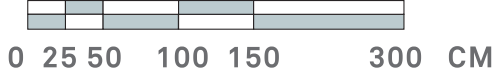
RERA CARPET : 2655 SQFT

BALCONY AREA : 824 SQFT

SUPER AREA : 4871 SQFT



KEY PLAN



# Specifications

## 1. LIVING / DINING / FOYER / FAMILY LOUNGE

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1.1	Floor	Imported Marble / Engineered Stone or Equivalent
1.2	Walls	Premium Grade Acrylic Emulsion Paint on POP Punning / Gypsum Plaster
1.3	Ceiling	Premium Grade Acrylic Emulsion Paint with POP Punning / Gypsum Plaster

## 2. MASTER BEDROOM / DRESSING ROOM

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2.1	Floor	Imported Marble / Engineered Stone or Equivalent
2.2	Walls	Premium Grade Acrylic Emulsion Paint on POP Punning / Gypsum Plaster
2.3	Ceiling	Premium Grade Acrylic Emulsion Paint with Gypsum Plaster

## 3. MASTER TOILET

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3.1	Floor	Imported Marble / Engineered Stone or Equivalent
3.2	Walls	Combination of Stone / Tiles & Acrylic Emulsion Paint
3.3	Ceiling	Acrylic Emulsion Paint or Equivalent
3.4	Counters	Imported Marble / Granite / Engineered Stone or Equivalent
3.5	Sanitary Ware / CP Fittings	Luxury Brand Fittings
3.6	Fitting / Fixtures	Shower Partition, Mirror, Geysar

## 4. BEDROOMS

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4.1	Floor	Imported Marble / Engineered Stone or Equivalent
4.2	Walls	Premium Grade Acrylic Emulsion Paint on POP Punning / Gypsum Plaster
4.3	Ceiling	Premium Grade Acrylic Emulsion Paint with Gypsum Plaster

## 5. TOILET

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5.1	Floor	Imported Marble / Engineered Stone/Premium Anti-Skid Vitrified Tiles or Equivalent
5.2	Walls	Combination of Stone / Tiles & Acrylic Emulsion Paint
5.3	Ceiling	Acrylic Emulsion Paint or Equivalent
5.4	Counters	Imported Marble / Granite / Engineered Stone or Equivalent
5.5	Sanitary Ware / CP Fittings	Luxury Brand Fittings
5.6	Fixtures	Shower Partition, Mirror, Geysar

## 6. KITCHEN

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6.1	Floor	Imported Marble / Engineered Stone or Equivalent
6.2	Walls	Combination of Premium Vitrified Tiles & Acrylic Emulsion
6.3	Ceiling	Acrylic Emulsion Paint with Gypsum Plaster
6.4	Counters	Granite / Engineered Stone Counter Top or Equivalent / Vitrified Tiles Above Counter
6.5	Fixtures	Premium Grade Modular Kitchen
6.6	Kitchen Appliances	Refrigerator, Microwave Oven, Dishwasher, HOB & Chimney, RO, Sink Double-Bowl, Faucet

# Specifications

## 7. UTILITY ROOMS / UTILITY BALCONY / TOILET

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7.1	Floor	Vitrified Tiles or Equivalent
7.2	Walls & Ceiling	Acrylic Emulsion Paint or Equivalent
7.3	Toilet	Anti-Skid Vitrified Tiles or Equivalent
7.4	Balcony	Vitrified Tiles or Equivalent

## 8. SIT-OUTS

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8.1	Floor	Anti-Skid Vitrified Tiles or Equivalent
8.2	Walls & Ceiling	Acrylic Emulsion Paint or Equivalent
8.3	Railings	Combination of Stainless Steel / Aluminium and Glass

## SPECIFICATION OF APARTMENTS AND OTHER BUILDINGS INCLUDING THE FOLLOWING:

1.	Lift Details	5 Lifts in Each Tower (4 Passenger and 1 Service)
2.	Windows / Glazings	Powder Coated Aluminium / UPVC Frames with Glass
3.	Doors	
3.1	Main Door	Hard Wood Frame & Veneered Flush / Panelled Door
3.2	Internal Doors	Laminate Finish Flush Doors / Moulded Shutter Painted with Wooden Frame
4.	Air Conditioning	VRV Hot and Cold in Apartment
5.	Provision of Wi-Fi and Broadband Facility	Yes
6.	EV Charging	Yes

**INDIABULLS ESTATE & CLUB**

Site Address: Sector-104, Dwarka Expressway, Gurugram

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HRERA Reg. No. RC/REP/HARERA/GGM/897/629/2024/124

Dated: 26.12.2024 | [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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