

Pioneering a Green Evolution



Building lifestyles since 1967

# Sovereign Floors

3 Bedroom Homez

Esencia, Sector 67, Gurgaon



**esencia**  
Green township of tomorrow  
Golf Course Extn. Road, Sector 67, Gurgaon

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3 Bedroom Homez

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Esencia has a lifestyle for everyone who wants to be a part of this Green evolution. All the apartments within the mid segment Sovereign Floors and the large duplex Royal Floors shall incorporate the recommendations from ADaRSH and will have been rated under GRIHA.

For those who are looking for an independent floor apartments, the homes at Sovereign Floors is just what the doctor ordered. With a heavy emphasis on green living and use of renewable sources of energy, the enviable facilities and the various green zones, Esencia is the right place to bring up your children. Rest assured, you shall be residing in the greenest apartments in the NCR.

Happy Living!

Named after a beautifully sculptured ornamental tree with narrow elongated green leaves found abundantly in this part of the township, Sovereign Floors with its abundant greenery is ideal for your dream home. You can chose from a wide variety of housing options from Sovereign Floor Homes measuring 210 sqm to Plots measuring from 210 to 250 sqm.

Along with the abundance of green spaces like Hyde Park, Eco Grove and Tranquil Grove, Sovereign Floors is also equipped with important amenities like a Creche, Nursery School and Primary school along with place allocated for a religious building.





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# MASTER PLAN

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*Come home to beauty*

All images are an artistic conceptualization and do not purport to replicate the exact product. This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furnishing, furniture and gadgets are not part of the offering.

# Amenities



Part of a secure gated community and with a 100% power backup, Sovereign Floors has been planned to make your life as comfortable as it can be.

With educational and medical facilities within walking distance and convenience stores and even a milk booth a stones throw away from your home you will not have to go far for anything. However aside from your comfort the need for good healthy living has also been kept in mind when we designed the Jogging tracks and abundant green spaces with green and eco friendly furniture around your homes.



Conservation will now start at home with the township paving the way for solar based street lights, hot water systems and an organised waste management system.

The homes at Sovereign Floors will not just be your dream home, they will also be Green homes.

# *Live Green. Live Different!*



Imagine living in the Garden of Eden. Being surrounded by the bounties of nature that cocoon you in its beauty. Imagine living in a self contained oasis, where you're a part of a beautiful

palette of colours, textures and sounds. Where you experience a sense of peace and contentment, secure in the knowledge that you're a part of something special. Sovereign Floors will be an enclave within an enclave, a microcosm of the green township of esencia with homes as beautiful inside as the view outside.



Sovereign Floors shall have beautifully designed airy, sunlit apartments with each having a modular kitchen, a chimney with exhaust and sensor controlled lighting in every living room. Each apartment will also have geysers and exhausts along with a 6KVA power backup.

All the electronics in the apartments shall be governed by BEE ratings and are designed to conserve the maximum energy possible. To ensure conservation of energy we have also provisioned for a master switch at the exit of each apartment. The homes at Sovereign Floors, will be secure as they will be within



the gated township of esencia will also have their own security video phones as an added safety measure. Every home at Alba shall also have their own independent mail box. A part of a pilot project to be rated under GRIHA, the homes at Alba also adhere to the recommendations of ADARSH.



*Ground Floor*



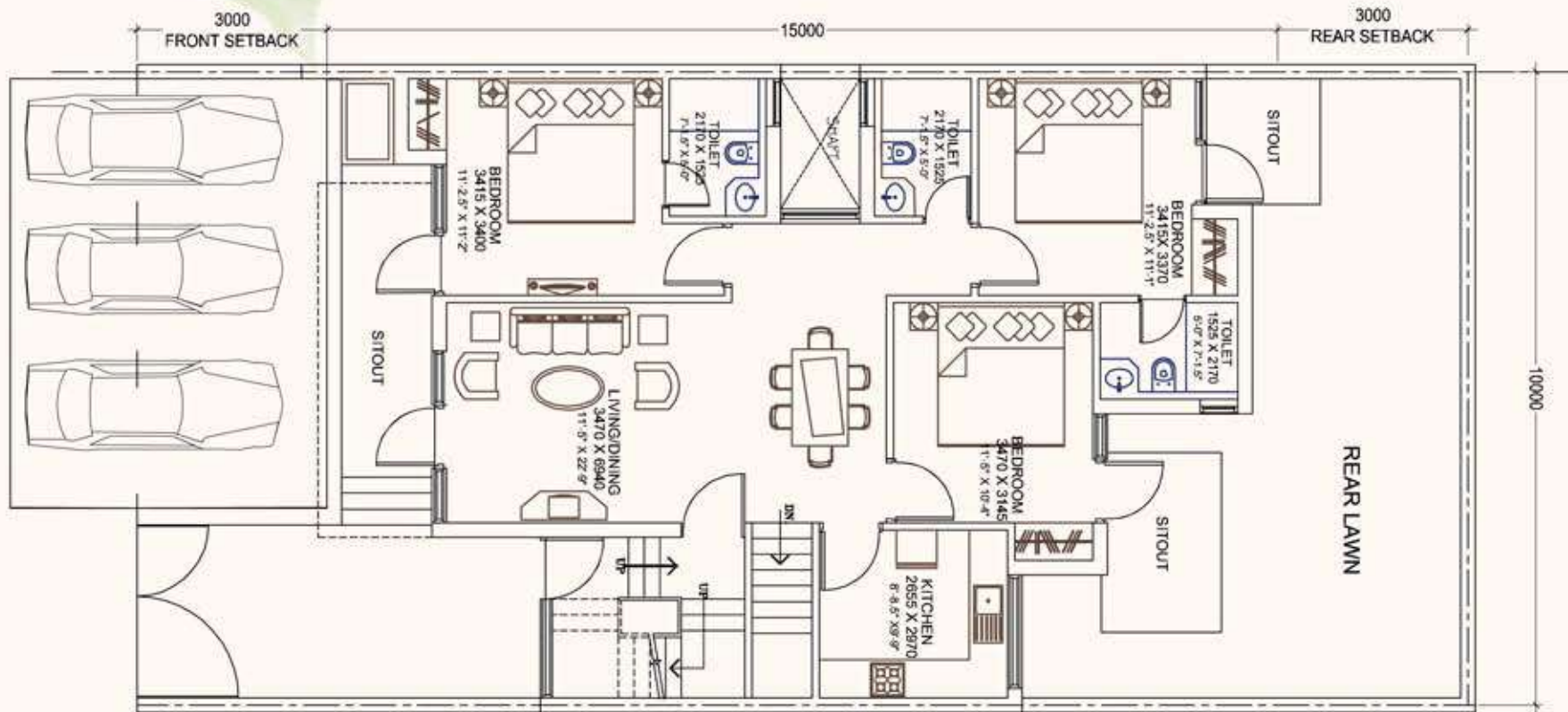


# Ground Floor

Area: 1323 sqft

## Sovereign Floors at Esencia

Plot Area: 210 sqmtr



*First Floor*

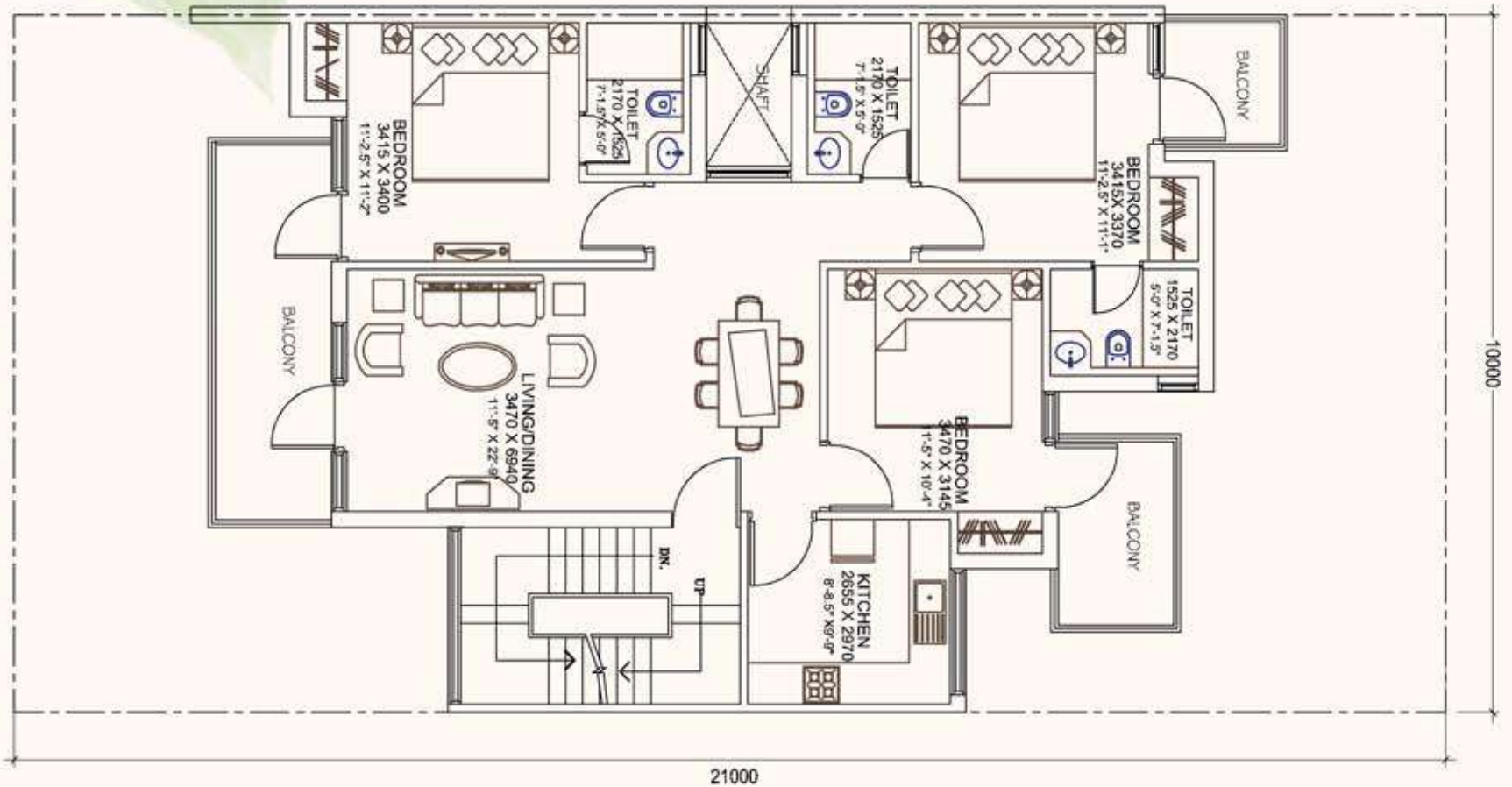


# First Floor

Area: 1394 sqft

## Sovereign Floors at Esencia

Plot Area: 210 sqmtr



*Second Floor*

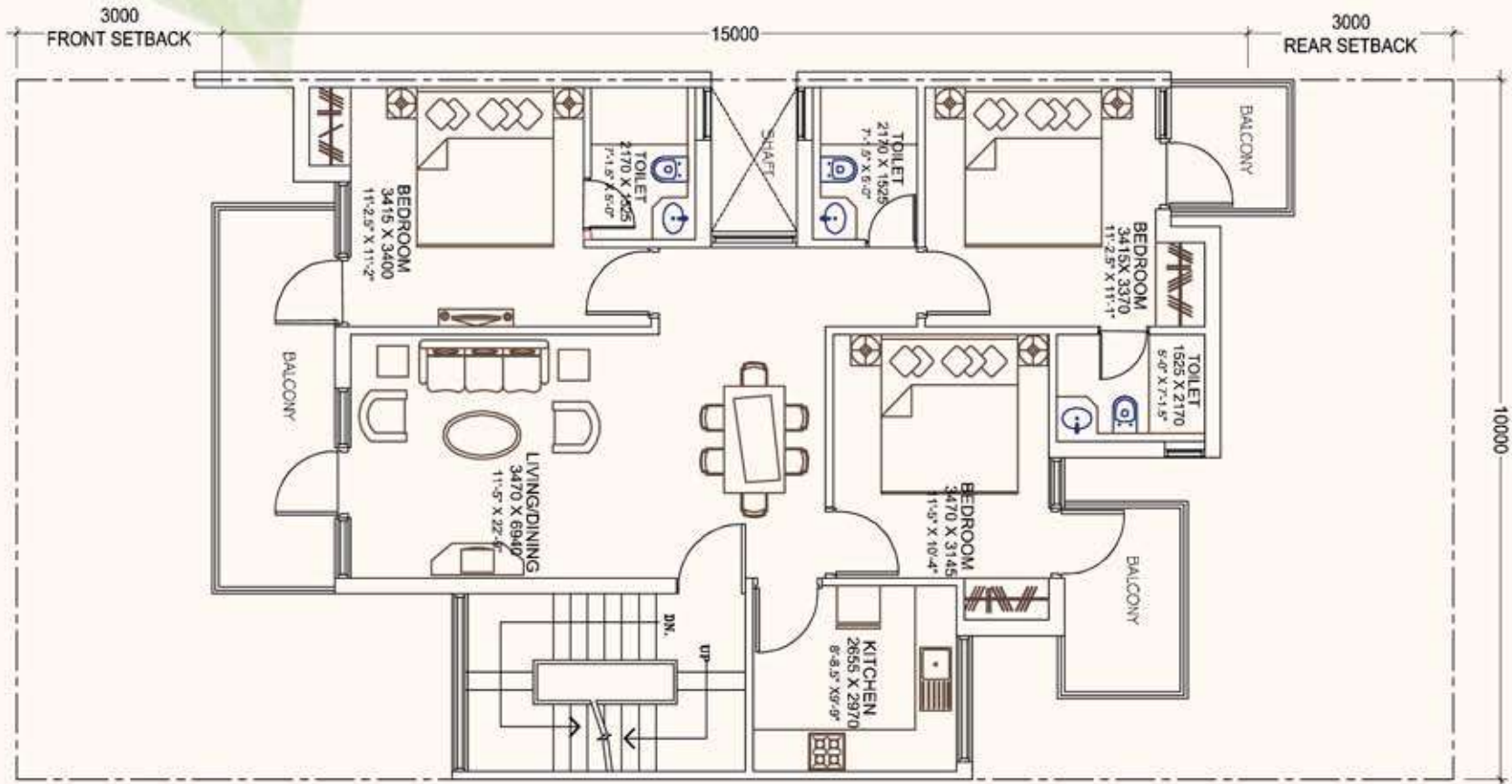


# Second Floor

Area: 1394 sqft

## Sovereign Floors at Esencia

Plot Area: 210 sqmtr



# Proposed Specifications

Structure		RCC / Load bearing structure with infill brick wall
Living / Dining Room	Floor	Vitrified Tiles
	Walls	Plastic Emulsion paint
	Ceiling	Oil bound distemper with POP moulding and cornice
Master / Bedroom	Floor	Vitrified Tiles / Laminated Wooden Flooring
	Walls	Plastic Emulsion paint
	Wardrobes	Niches with complete wood work
	Ceiling	Oil bound distemper with POP cornice.
Other Bedroom (s)	Floor	Vitrified Tiles / Laminated Wooden Flooring
	Wardrobes	Niches with complete wood work
	Walls	Plastic Emulsion paint
	Ceiling	Oil bound distemper with POP cornice
Doors	Entrance Doors	Seasoned wooden frame with European style hardwood (polished) door shutter
	Internal Doors	Seasoned wooden frame with European style moulded door shutter
	External Doors	UPVC / Aluminium Anodized sliding glass shutter
Windows		UPVC / Aluminium anodized windows with sliding glass shutter
Hardware		Stainless steel (Matt finished) hardware, standard make
Toilets	Walls	Ceramic Tiles upto 7 ft. height
	Floor	Anti skid Ceramic tiles
	Gysers and Exahausts	BEE Rated gysers and exhausts in each toilets
	Counter	Granite Counter
	Fittings / Fixtures	Single lever C.P. fittings, EWC, Towel Ring, Towel Rod, Paper Holder, Bathing glass partition in master bedroom toilet, Exhaust fans fitted
Kitchen	Walls	Ceramic tile upto 2 ft. above counter and oil bound distemper in the balance area
	Floor	Anti skid Ceramic tiles
	Counter fitting / fixtures	Polished granite counter
		Modular Kitchen with chimeney and hobb
		CP Fittings, single bowl stainless steel sink with drain board, Exhaust fan fitted
Balcony	Floor	Anti skid Ceramic tiles
	Walls & Ceiling	Weather proof paint / Texture Paint
External finishes		Textured paint / Semi Permanent Finish
Switches	Modular Switches	Master Switch at Main Exit. To switch off electricity of complete unit except Refrigerators and sensors.
Comparative USP	Airconditioners	BEE rated 1 ton AC's in each Bed Rooms and 1.5 ton Ac in Living rooms
	Security System	Video phones on Main door and Emergency Buzzer/ Alarm in each unit
	Sensor Control Lighting	A sensor light in living room (which will be switched on automatically,as Main gate will open)
	Power Back-Up	6 KVA power back up (Including ACs)
		(Maintainance and fuel charges shall be charged extra with monthly maintainance charges)
	Terrace Garden	Landscaped garden on terrace

# Location Map



## About Ansal API

Ansal API is among the leading Realty and Infrastructure companies of India, with a proven track record of over 42 years. A widely reputed and professionally managed organization, Ansal API currently operates in a large range of business verticals such as Integrated Townships, Condominiums, Group Housing, Malls, Shopping Complex, Hotels, SEZs and IT parks. Besides expanding the business sectors, the company has been fast expanding its geographical presence in the past four decades.

With the vision and foresight gained by past experience, Ansal API's roadmap for future development envisages expanding the current areas of operation through more and more challenging projects and also foraying into related areas in infrastructure with innovative projects. It also proposes to drive its growth to more and more tier II and Tier III cities.

Ansal API is focusing on ushering in new reality and other infrastructure ventures in cities like Chandigarh, Bhatinda, Mohali, Amritsar, Ludhiana, Jalandhar, Jaipur, Jodhpur, Ajmer, Bhilwara, Sonapat, Panipat, Yamunanagar, Karnal, Kurukshetra, Faridabad, Gurgaon, Greater Noida, Noida, Ghaziabad, Meerut, Agra and Lucknow to name a few.

As the trailblazers in the Indian real estate-Infrastructure Industry, Ansal API has left its share of footprints in the sands of time. As the company continues the journey into the future, its vision for a new India is fast taking shape and its dreams fast becoming reality.

Ansal API is an ISO 9001:2000, ISO 14001:2004 and ISO 18001(LOH&SMS) certified listed company.

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**ANSAL API**

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**ANSAL PROPERTIES & INFRASTRUCTURE LTD.**

**(An ISO 9001 : 2000 Company)**

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