



3 & 4 BHK SPACIOUS RESIDENCES



ALL APPROVALS ARE IN PLACE



RERA NO. 96 of 2017.
Licence No: 22 of 2012 dated 27-03-2012
issued by DTCP, Haryana pertaining to
Residential Group Housing Colony measuring
10.10 acres in Sector 79, Gurgaon



Building plans have been
approved vide letter Memo No
ZP- 949/ SD(BS) /2016/5748
dated 21-03-2016

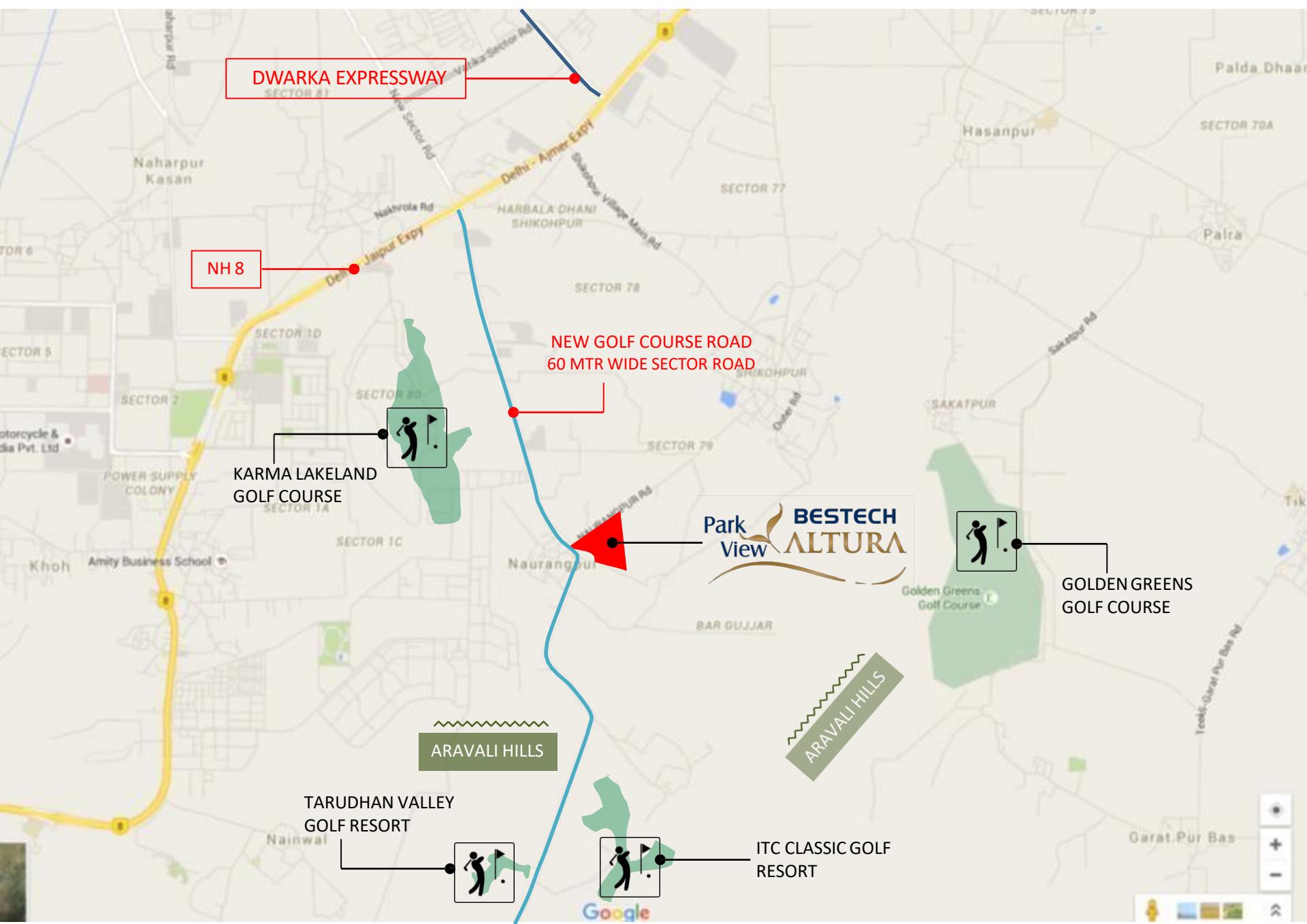


BR 3 and Environmental Clearance
done



All approvals can be checked at our Head
Office

LOCATION



GURGAON – MANESAR
URBAN COMPLEX

2031 MASTER PLAN



60 mtr wide Sector road
connecting NH 8 with 90 mtr
wide road

90 mtr wide road connecting
Manesar with Sonha Road and
Gurgaon Faridabad Road



LOCATION

- **CONNECTIVITY:**
2 mins from NH 8
Located on New Golf Course Road
5 mins drive from SPR & NPR
- **GOLF COURSES - Surrounded by 4 golf courses:** Karma Lakelands: 2 km
ITC Classic Golf Resort: 4.5 kms
Tarudhan Valley Golf Course: 4.7 kms
Golden Greens: 7 kms
- **HOTELS:** Hyatt Regency and Radisson Hotel in close vicinity
- **RETAIL & ENTERTAINMENT:** Operational mall and eateries like McDonalds and Haldiram's close by

FEATURES

- **Bestech brand name which is well known for timely and quality construction**
- **First residential project being launched by Bestech after a span of 3 years**
- **Premium high-rise project**
- **Better specifications than the competitors in the same Sector**
- **Spread over 10.1 acres with efficient layouts**
- **Facing Aravali Hills**
- **Featuring a luxurious Club House**
- **Multiple sports facilities**
- **Ample green and open areas**
- **Attractive payment plan**

HOST OF SPORTS FACILITIES

- **Mini Football Field** [Dimensions as per THE FOOTBALL ASSOCIATION laws for Mini-Soccer]
- **Swimming Pool**
- **2 Lawn Tennis Courts**
- **Cricket Nets**
- **Skating Rink**
- **Badminton Court**
- **Table Tennis**
- **Squash Court**
- **Basketball Court**

PREMIUM ALTURA SPECIFICATIONS



SPLIT AC's IN ALL ROOMS



MODULAR KITCHEN



IMPORTED MARBLE
FLOORING

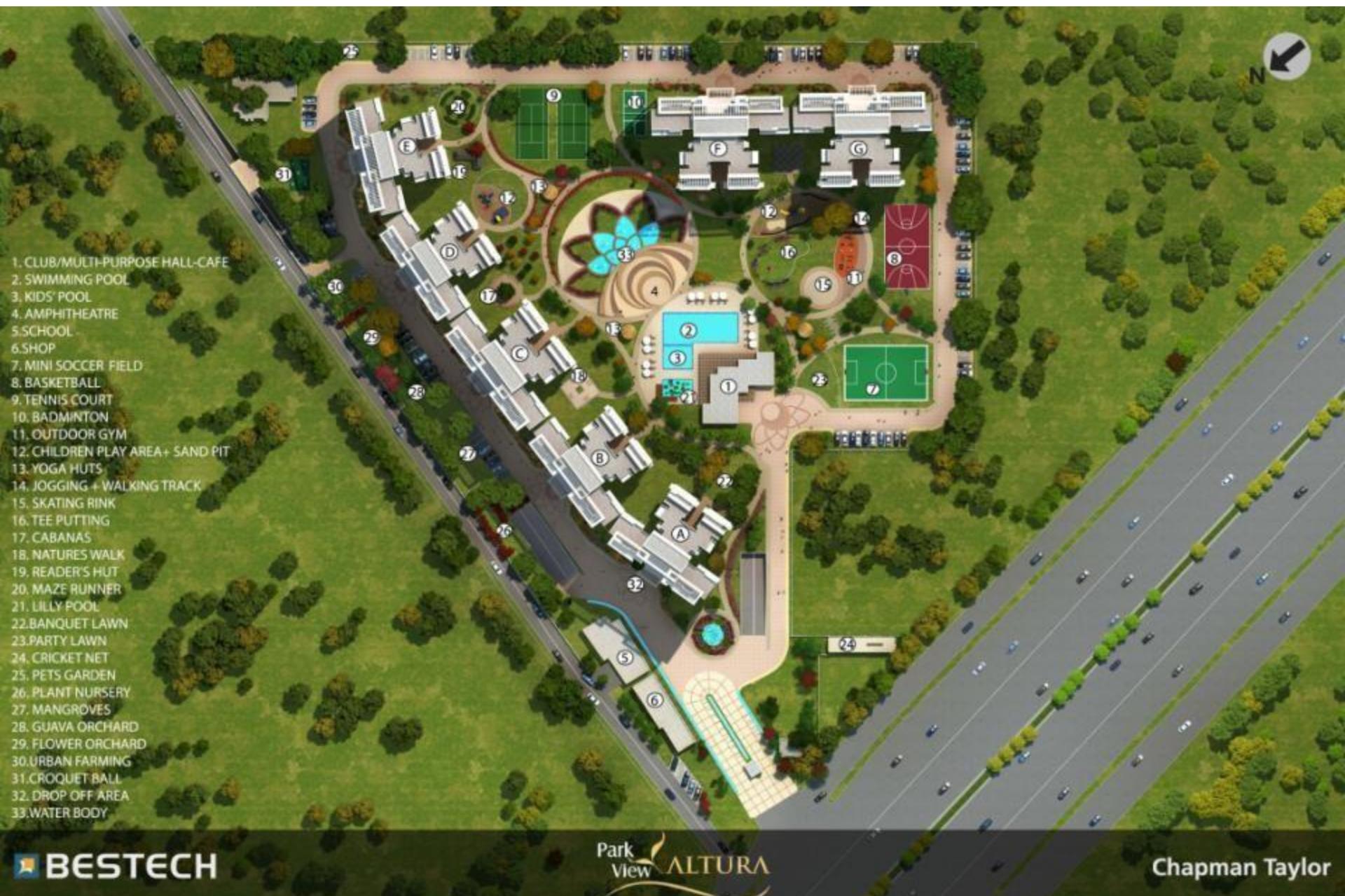


AIR CONDITIONED GROUND
FLOOR LOBBY





SITE PLAN



CONFIGURATION



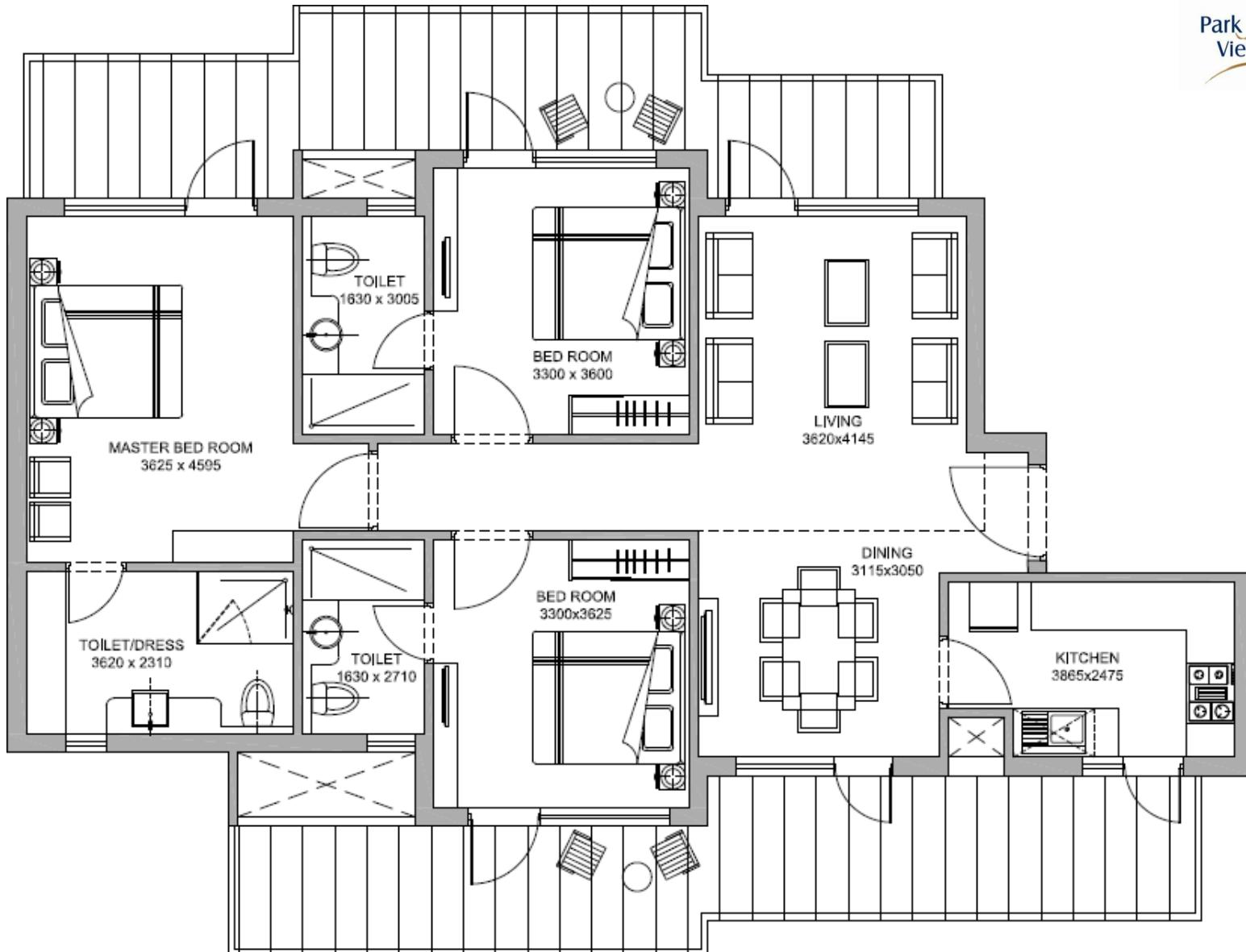
3 BHK: 2015 sq ft

3 BHK: 2050 sq ft

**3 BHK + Servant:
2150 sq ft**

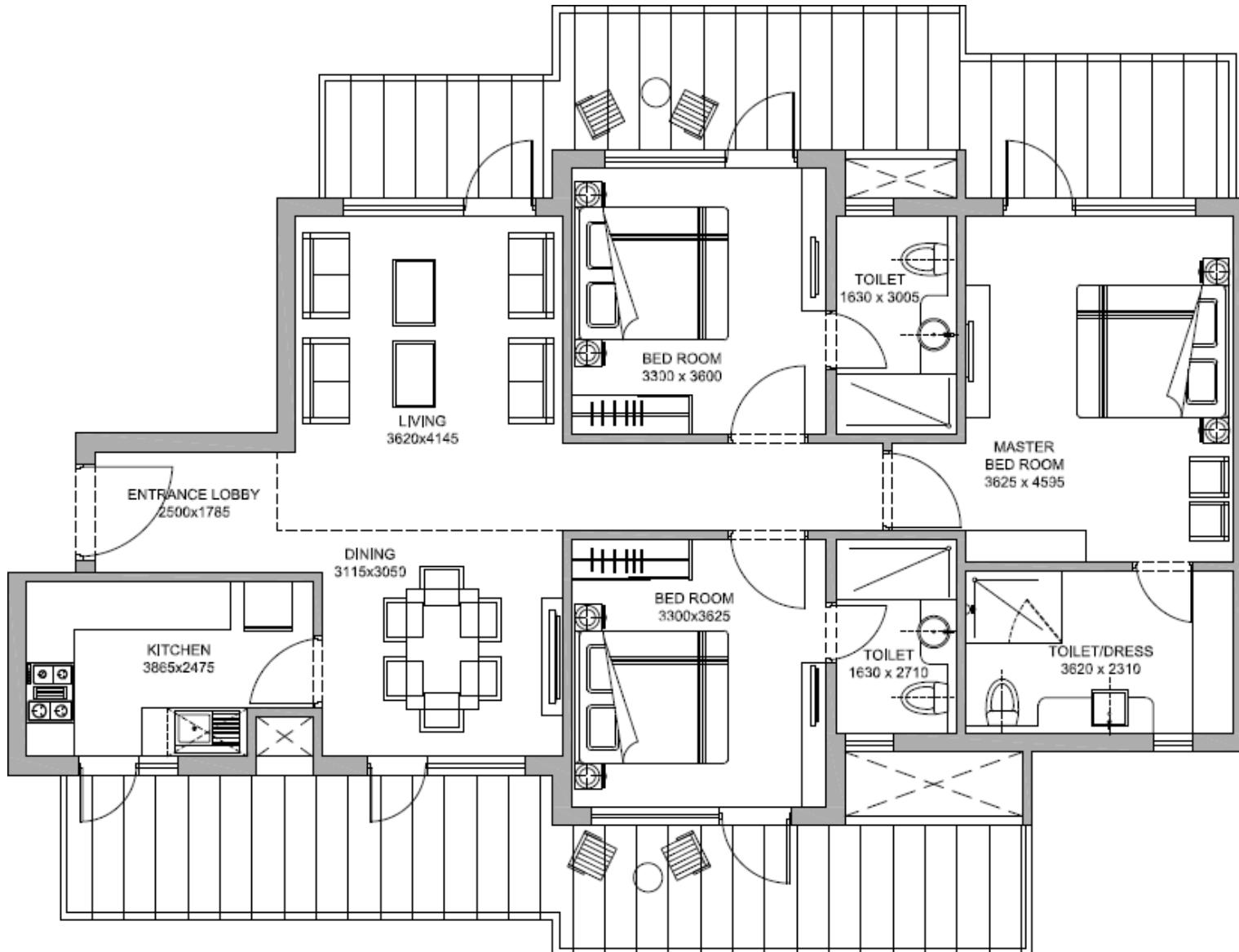
**4 BHK + Servant:
2675 sq ft**

FLOOR PLAN



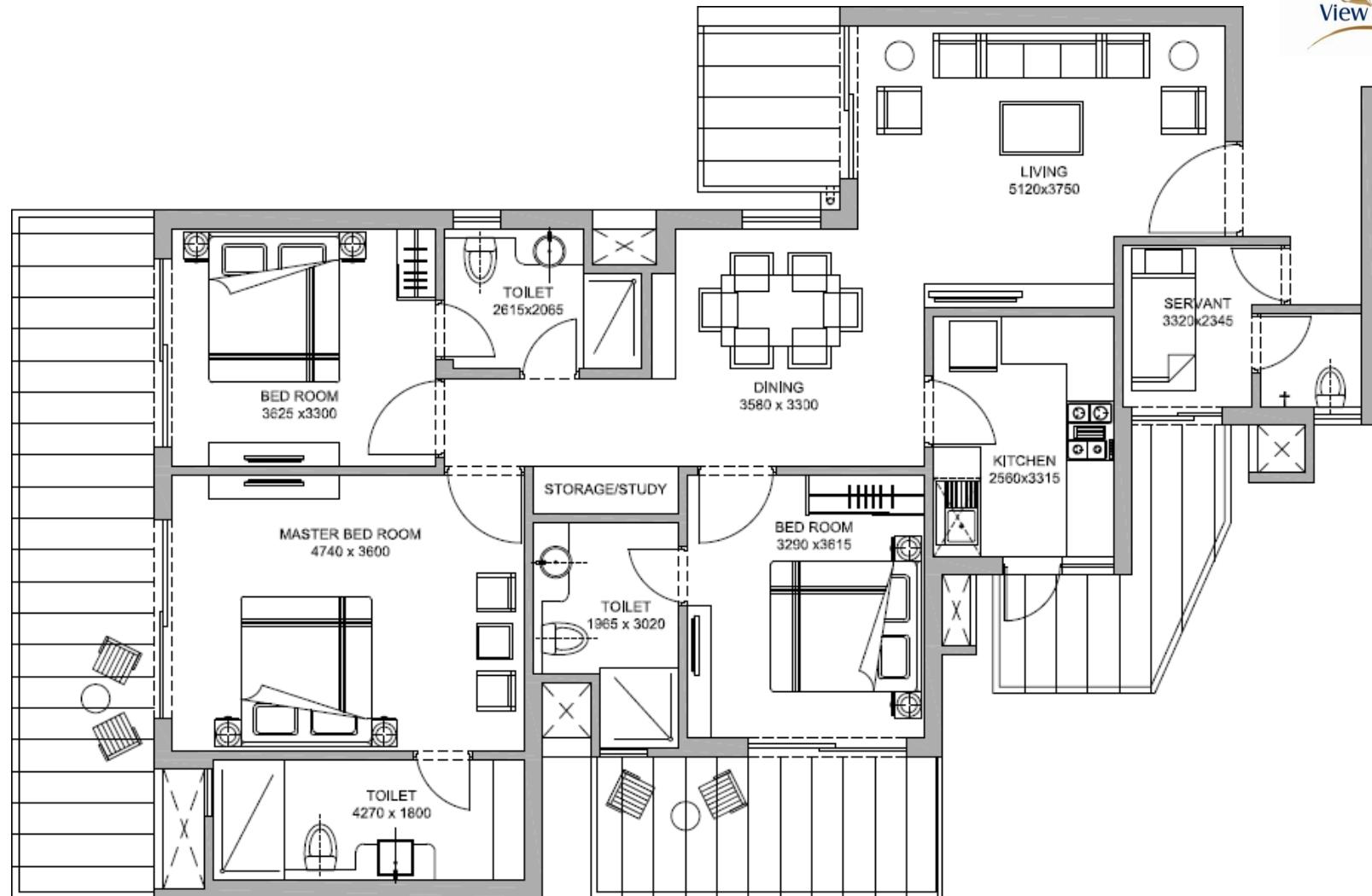
3 BHK: 2015 sq ft

FLOOR PLAN



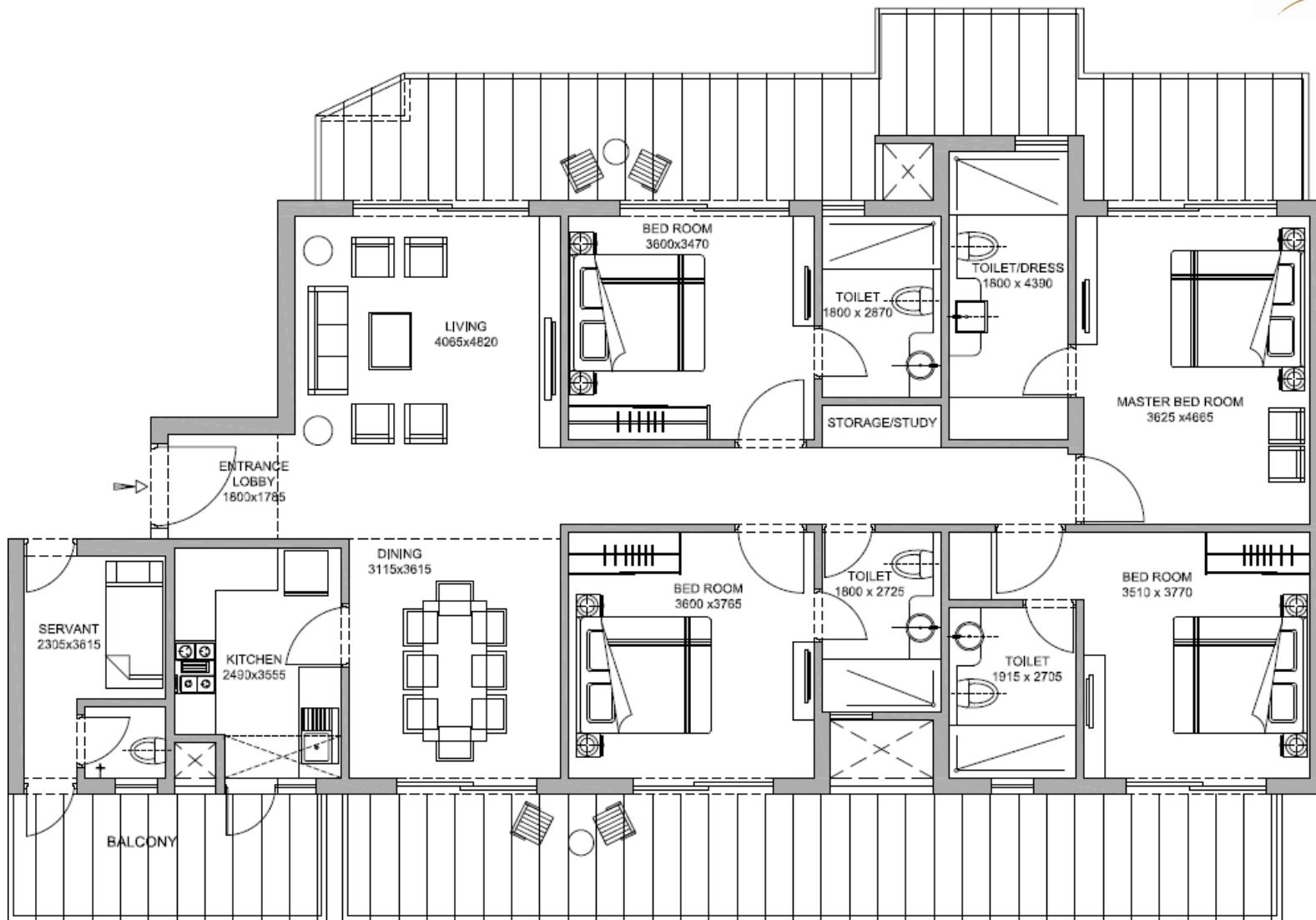
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FLOOR PLAN



3 BHK + Servant: 2150 sq ft

FLOOR PLAN



4 BHK: 2675 sq ft