

THE LEAF

SECTOR -85, GURUGRAM



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

FROM PEOPLE WHO DELIVER.
ABOVE ALL ELSE.

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 LEAF



ARTISTIC IMPRESSION
*Tentative elevation can be change

THE ARCHITECTS
ARCOP, MONTEREAL

THE LEAF.
AT A GLANCE.



*Tentative elevation can be change

ARTISTIC IMPRESSION

Located in Sector 85, New Gurugram

Spread over 11.09 acres approx.

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.



*Tentative elevation can be change

TWIN LEVEL CLUB LIFE.
ABOVE ALL ELSE.

**EXCLUSIVE
PRIVELEGES**
ABOVE ALL ELSE.

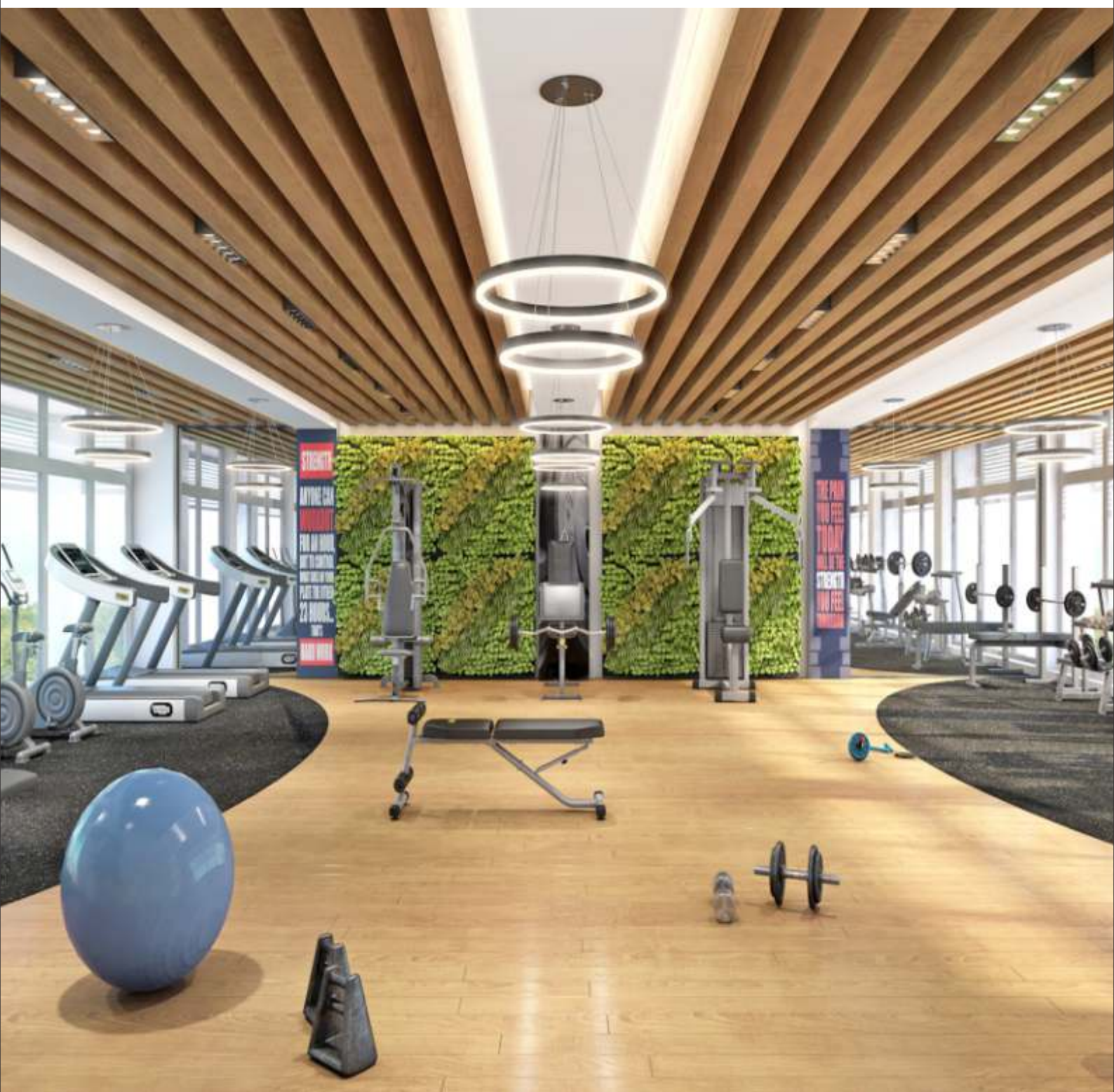
THE ART OF REJUVENATION

Spread over 15,000 sq.ft. approx. 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.



EXQUISITE HOMES.
ABOVE ALL ELSE.

ENJOY YOUR EXCLUSIVE WAY TO UNWIND

THE LEAF



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





ARTISTIC IMPRESSION
*Tentative elevation can be change

THE LEAF

APARTMENTS

2 BHK - 1640 SQ.FT. (152.361 SQ.M)
TO 1772 SQ.FT (164.6242 SQ.M)

3 BHK - 2408 SQ.FT. (223.7105 SQ.M) &
4 BHK - 2812 SQ.FT. (261.2433 SQ.M)

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. (366.967 SQ.M)

5 BHK DUPLEX PENTHOUSE
4950 SQ.FT. (459.87 SQ.M)

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.

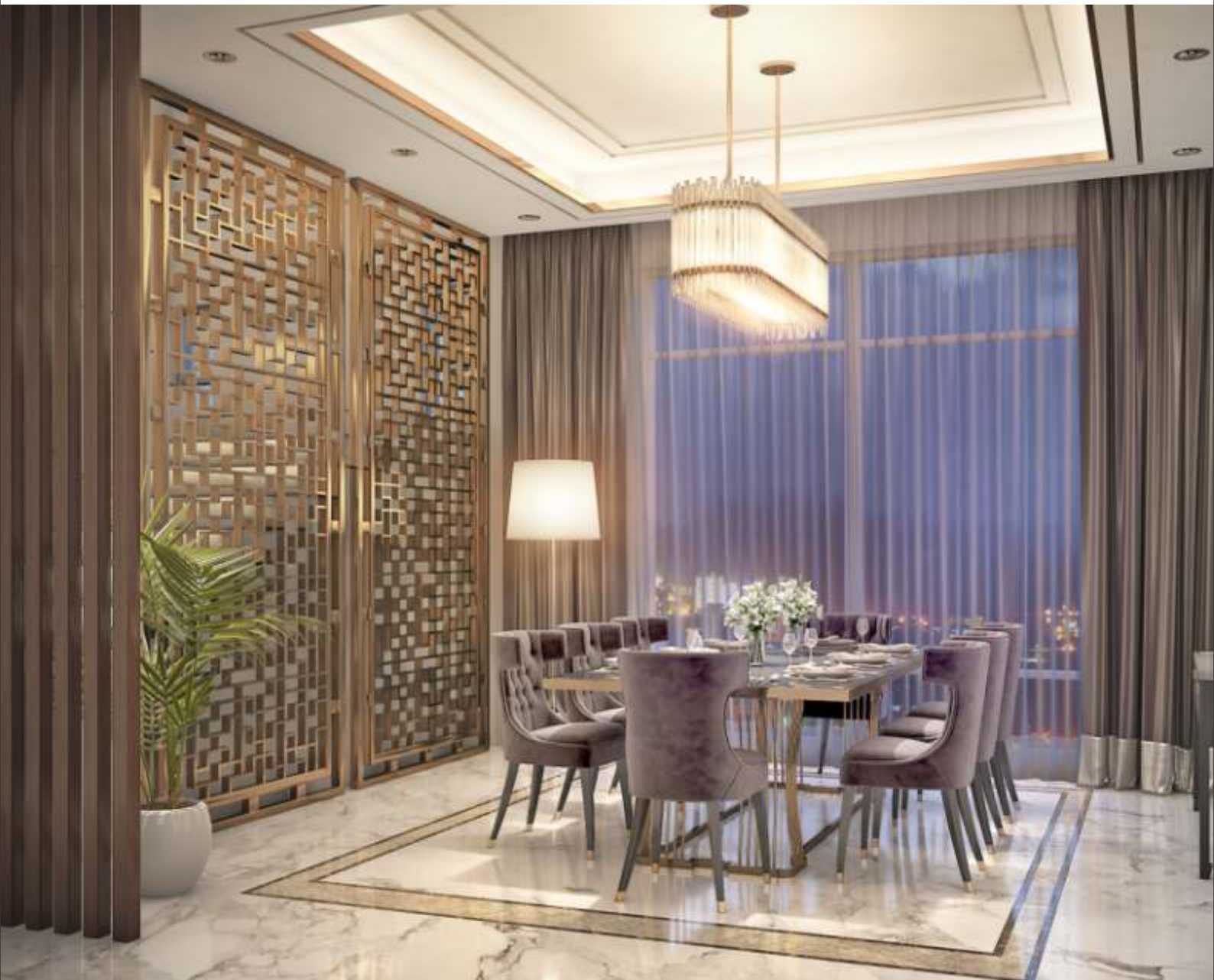
The Floor-to-ceiling glass windows optimize natural ventilation and light penetration to promote energy efficiency, while offering 360-degree views of city skyline & central court.



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.



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

THE LEAF



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

Not To Scale

12 MTR WIDE SERVICE ROAD

60 MTR WIDE SERVICE ROAD

Not To Scale



FLOOR PLAN

2 BHK – APARTMENTS



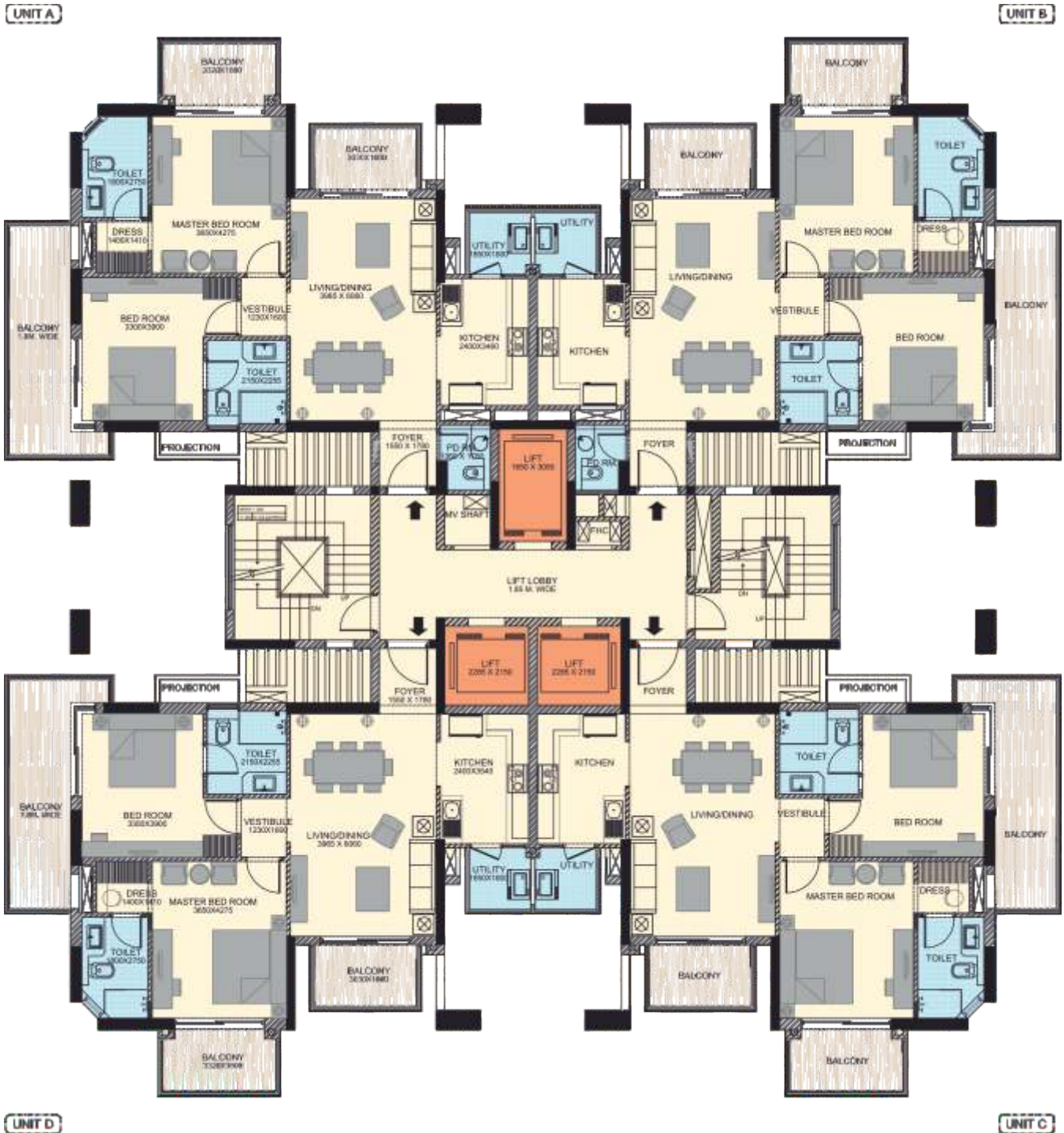
SIZE - Unit A, B 1671 SQ.FT. &

Unit C, D 1640 SQ.FT.

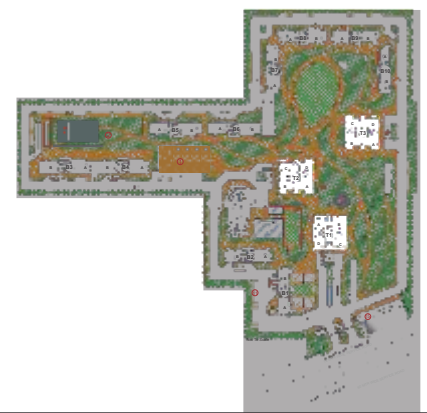
TYPICAL FLOOR - 2, 3, 5, 7, 8, 9, 11,

12, 15, 16, 17, 18, 19, 21,

22, 24, 25 & 26 LEVEL



- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 3 Balcony
- Utility Area
- 2 Toilets
- Powder Room (Unit A & B)



FLOOR PLAN

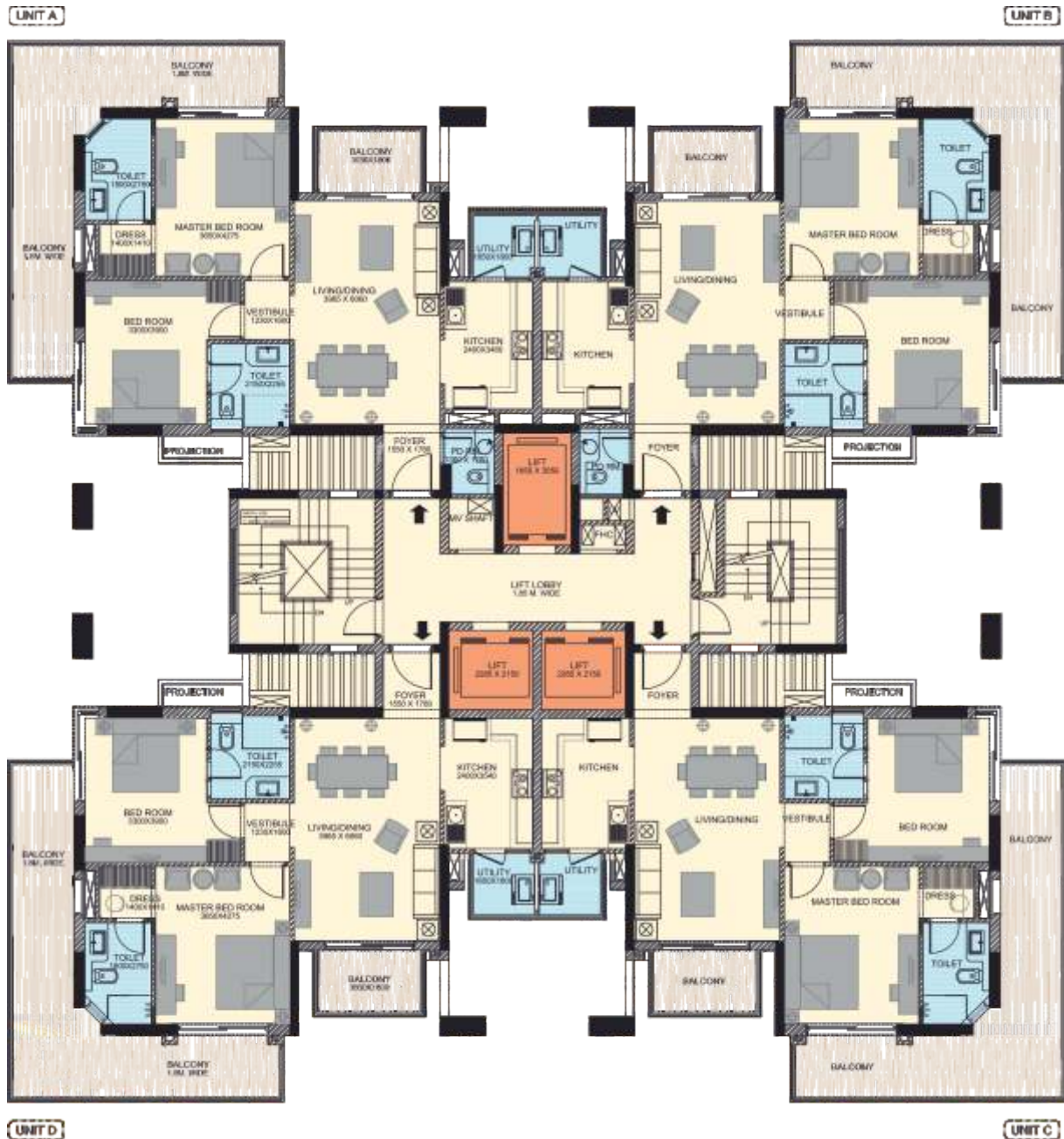
2 BHK – APARTMENTS

SIZE - Unit A, B 1772 SQ.FT. &

Unit C, D 1741 SQ.FT.

TYPICAL FLOOR - 1, 4, 10, 14,

20 & 23 LEVEL



Formal Living

Dining/Kitchen

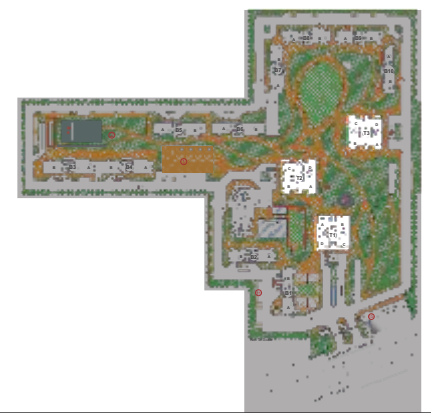
2 Bedrooms

2 Balcony

Utility Area

2 Toilets

Powder Room (Unit A & B)



FLOOR PLAN

3 BHK – APARTMENTS

SIZE-2408 SQ.FT.

TYPICAL FLOOR - B1, B2, B7, B8,
B9 & B10 LEVEL



Formal Living

Dining/Kitchen

3 Bedrooms

Dressing Area

3 Toilets

3 Balcony

Powder Room

Utility + Toilet



FLOOR PLAN

4 BHK – APARTMENTS

SIZE-2812 SQ.FT.

TYPICAL FLOOR - B3, B4, B5 & B6 LEVEL



Formal Living

Dining/Kitchen

4 Bedrooms

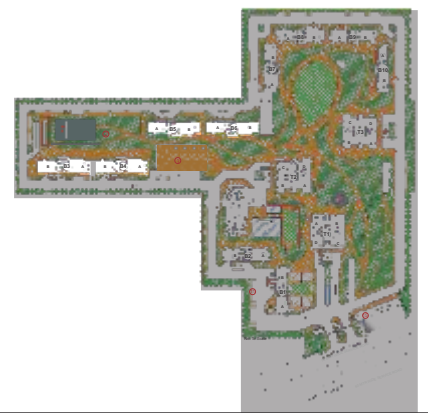
Dressing Area

3 Toilets

4 Balcony

Powder Room

Utility + Toilet



FLOOR PLAN

4 BHK – DUPLEX LOWER LVL

SIZE-3950 SQ.FT.

B1 & B2

B7, B8, B9 & B10 - 15 LEVEL



Formal Living

Dining/Kitchen

Dressing Area

Bedrooms

2 Balcony

Utility Area

1 Toilets

Terrace

Powder Room



FLOOR PLAN

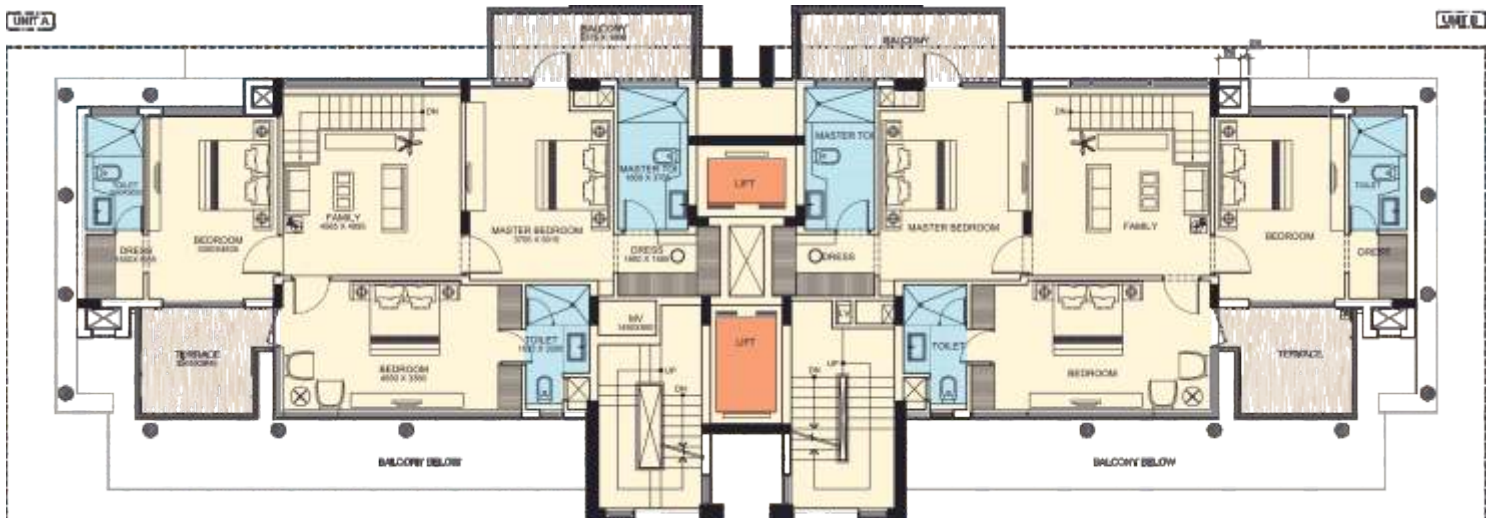
4 BHK – DUPLEX UPPER LVL

SIZE-3950 SQ.FT.

B1 & B2 - 14 LEVEL

B7, B8, B9 & B10

THE LEAF



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.

B3, B4, B5 & B6 - 11 LEVEL

THE LEAF



Formal Living

Dining/Kitchen

Dressing Area

Lounge Area

2 Bedrooms

Utility Balcony

2 Toilets

Terrace

Powder Room

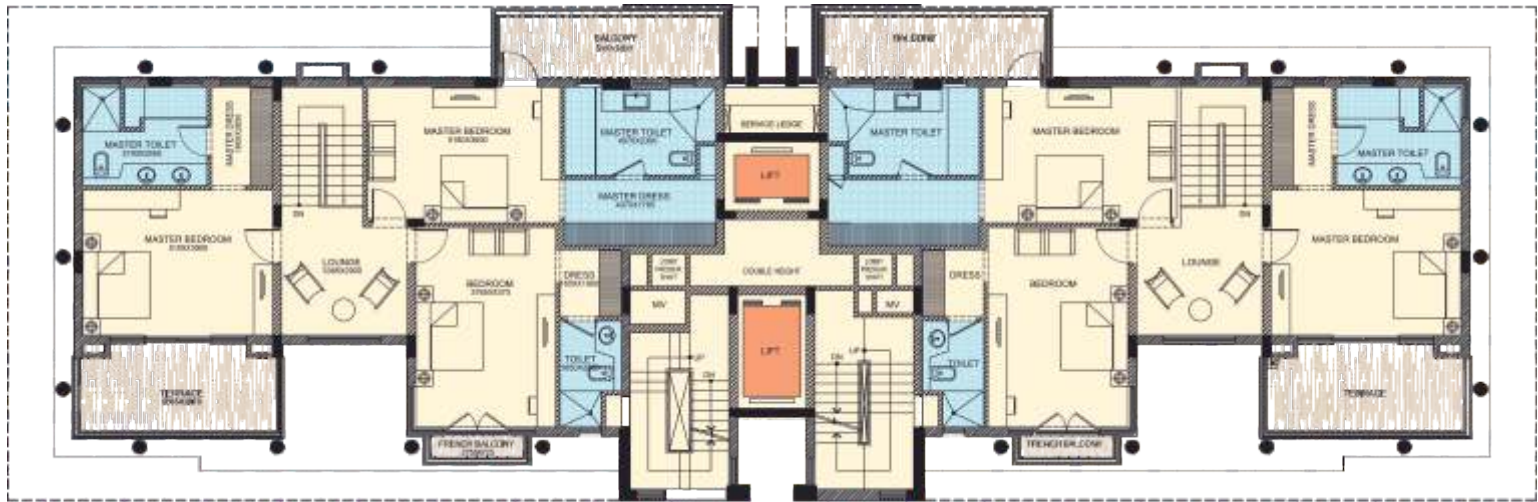


FLOOR PLAN

5 BHK - DUPLEX UPPER LVL

SIZE-4950 SQ.FT.

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





SPECIFICATIONS FOR APARTMENTS

WALLS

Living Room/Dinning/lobby	Pop Punning /putty with Acrylic Emulsion Paint
Master Bedroom/Other Bedrooms	Pop Punning/putty with Acrylic Emulsion Paint
Kitchen	Combination of Tiles and Pop Punning/putty with Acrylic Emulsion Paint
Balconies / Terraces	Weather Proof Paint
Master Toilet/other Toilets	Ceramic Tiles
Servant / Utility Room*	OBD
Servant wash room*	OBD

FLOORS

Living Room/Dinning/lobby	Italian Marble
Master Bedroom	Laminated Wooden/Vitrified Tiles
Other Bedrooms	Vitrified Tiles
Kitchen	Italian Marble
Balconies / Terraces	Anti- Skid Tiles
Master Toilet/other Toilets	Anti- Skid Tiles
Servant / Utility Room*	Tiles
Servant wash room*	Tiles

CEILING

Living Room/Dinning/lobby	Pop Punning/putty with Acrylic Emulsion Paint
Master Bedroom/other bedrooms	Pop Punning /putty with Acrylic Emulsion Paint
Kitchen	Pop Punning/putty with Acrylic Emulsion Paint
Balconies / Terraces	Weather Proof Paint
Master Toilet/other Toilets	Pop Punning /putty with Acrylic Emulsion Paint
Servant / Utility Room*	OBD
Servant wash room*	OBD

ELECTRICAL

Copper Electrical wiring in concealed conduits with modular switches, wiring for Telephone, internet and TV

DOORS

Main Door	Hardwood Frame with Decorative door with polish finish.
Internal Doors	Hardwood Frame with Flush Shutter

FIRE FIGHTING SYSTEM

Fire Fighting system as per NBC norms.

PLUMBING

GI / CPVC & UPVC piping for water supply inside the toilets and kitchen and vertical down takes.	
Master Toilet/other Toilets	Kohler/Roca/Equivalent Quality Chinaware, CP fittings, Marble Counter
Servant wash room*	ISI Quality Tiles, Chinaware and CP Fittings

AIR CONDITIONING

VRF system Air-conditioning in Living Room/Dining/Lobby/all Bedrooms except kitchen, toilets & servant/utility room

OTHERS

External windows & Glazing	UPVC Windows with clear glass
Staircases	As per NBC norms
Lifts	Passenger and service Elevators
Entrance Lobby	Marble Flooring and combination of granite cladding/Acrylic Emulsion Paint.

* Specifications for servant/utility room/toilet is applicable for 3/4/5 BHK apartments only.

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

Delivered over

23 LANDMARK

Residential & Commercial projects

Over

14.66 MILLION SQ.FT.

Under construction

Armed with

HUGE LAND BANK

in Delhi and NCR

ARCHITECTS BY

ACLAIMED ARCOP

MONTEREAL

27 MILLION SQ.FT. OF

UPCOMING RESIDENTIAL

& COMMERCIAL PROJECTS

SS GROUP:

Built on *values*.

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

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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.