

SS ONE



SECTOR 83, NEW GURUGRAM



SS ONE is where
every sunrise reminds
you how far you've
come in life.



A landmark of elevated living in New Gurugram.

Rising 42 storeys high, SS ONE is an exclusive tower in Sector 83, New Gurugram, offering just 3 spacious 3 BHK residences per floor for unmatched privacy and panoramic views. Thoughtfully curated amenities include a grand banquet hall, spa, and state-of-the-art gym, complemented by the lifestyle indulgences of Club 83—featuring a pool, gourmet cafés, and spaces to unwind in style.



ARTIST'S IMPRESSION



Where you rise above the rest

ONE TOWER, RISING 42 FLOORS

.....

3 BHK + 3T + POWDER ROOM

.....

SIZES RANGING FROM
1770 SQ. FT. – 1925 SQ. FT.

3 TO 4 BALCONIES IN EVERY
APARTMENT

.....

MULTI-TIER SECURITY

.....

LOCATED IN SECTOR 83,
MIN. AWAY FROM DWARKA EXPRESSWAY
& NH 48





2 CLUBHOUSES

Live with a
world of indulgences.



STATE OF THE ART
GYMNASIUM



SOULFUL
SPA



LOBBY
SIT-OUT



GRAND
MULTI-PURPOSE HALL



SAUNA
BATH



CHANGING ROOMS
AND SHOWERS



TWO
SWIMMING POOLS



LANDSCAPED
POOL DECK



LANDSCAPED
OPEN TERRACE



READING
LOUNGE



ALL ARTIST'S IMPRESSIONS

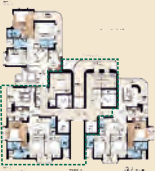
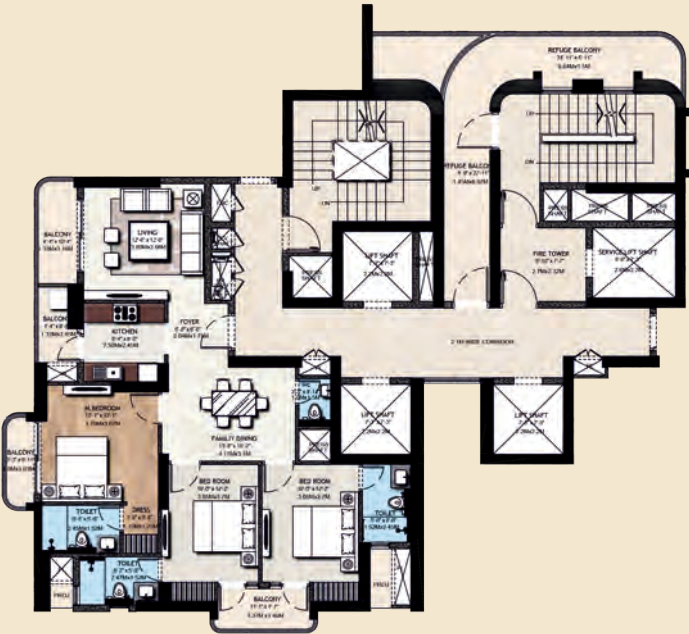
- (A) DROP OFF
- (B) RECEPTION
- (C) LOBBY
- (D) PARTY HALL/TEA LOUNGE
- (E) GYM
- (F) LOCKERS & CHANGING ROOM
- (G) RESTING AREA
- (H) SAUNA BATH
- (I) VISITORS' PARKING



TYPE 1A - 3BHK + 3T + POWDER

FLOORS: 1 TO 42
CARPET AREA: 979 SQ. FT.
BALCONY AREA: 151 SQ. FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 1 POWDER ROOM
- 3 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN

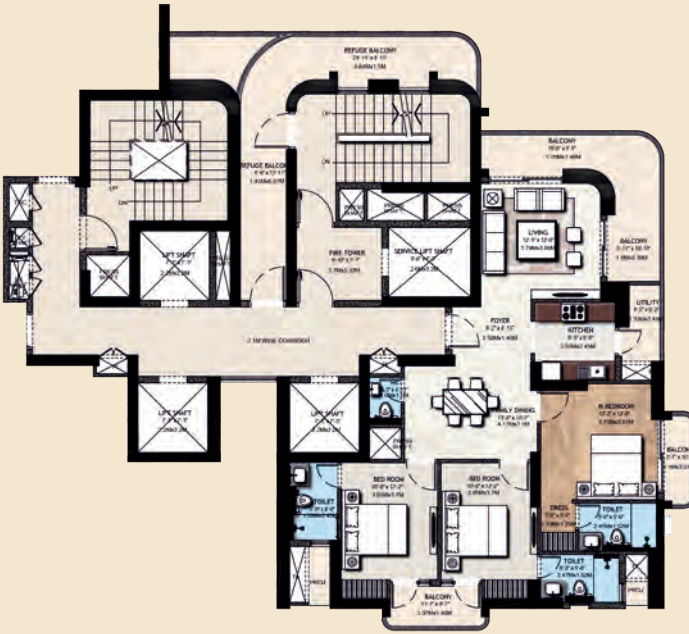


Note: Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

TYPE 1B - 3BHK + 3T + POWDER

FLOORS: 1, 3, 5, 8, 11, 14, 17, 20, 23, 26, 29, 32, 35, 38, 41, AND 42
CARPET AREA: 998 SQ. FT.
BALCONY AREA: 247 SQ. FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 1 POWDER ROOM
- 3 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN



Note: Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

TYPE 1C - 3BHK + 3T

FLOORS: 1, 3, 5, 8, 11, 14, 17, 20, 23, 26, 29, 32, 35, 38, 41, AND 42

CARPET AREA: 1009 SQ.FT.

BALCONY AREA: 276 SQ.FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 3 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN



Note: Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

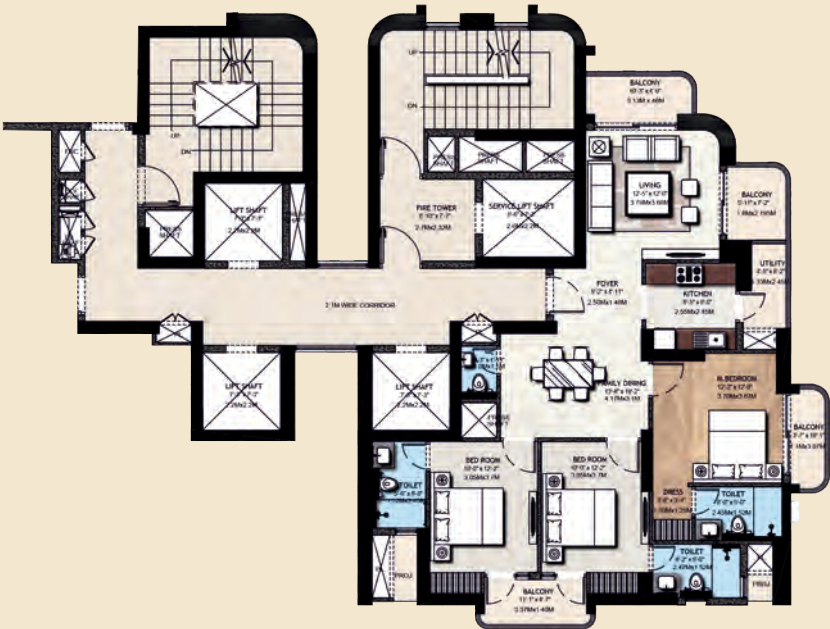
TYPE 2B - 3BHK + 3T + POWDER

FLOORS: 2, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 37, 39, AND 40

CARPET AREA: 998 SQ.FT.

BALCONY AREA: 194 SQ.FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 1 POWDER ROOM
- 4 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN



Note: Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

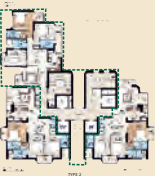
TYPE 2C - 3BHK + 3T

FLOORS: 2, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 37, 39, AND 40

CARPET AREA: 1009 SQ.FT.

BALCONY AREA: 189 SQ. FT.

- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 4 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN



Note: Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

LIVING ROOM

FLOORING	ITALIAN MARBLE
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONING	VRV AIR CONDITIONING

KITCHEN

FLOORING	ANTI-SKID CERAMIC TILE
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER/TILES 2.0 HIGH
CEILING	OIL BOUND DISTEMPER
FIXTURES	STONE COUNTER WITH SINGLE LEVER CP FITTINGS AND SINK WITH CHIMNEY AND HOB MODULAR KITCHEN

TOILETS

FLOORING	ANTI-SKID CERAMIC TILE
SKIRTING	SAME AS FLOORING
WALLS	CERAMIC TILE
CEILING	OIL BOUND DISTEMPER
FIXTURES	STONE COUNTER TOP WITH SINGLE LEVER CP FITTINGS, WASH BASIN, WALL HUNG WC (SUPERIOR QUALITY FIXTURES)

MASTER BEDROOM

FLOORING	VITRIFIED TILES
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONING	VRV AIR CONDITIONING
WARDROBE	LAMINATE FINISH

BEDROOMS

FLOORING	VITRIFIED TILES
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONING	VRV AIR CONDITIONING
WARDROBE	LAMINATE FINISH

MASTER TOILET

FLOORING	ANTI-SKID CERAMIC TILE
SKIRTING	SAME AS FLOORING
WALLS	CERAMIC TILE
CEILING	OIL BOUND DISTEMPER
FIXTURES	STONE COUNTER TOP WITH SINGLE LEVER CP FITTINGS, WASH BASIN, WALL HUNG WC (SUPERIOR QUALITY FIXTURES)

BALCONY

FLOORING	ANTI-SKID CERAMIC TILES
SKIRTING	SAME AS FLOORING

FOYER

FLOORING	ITALIAN MARBLE
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER

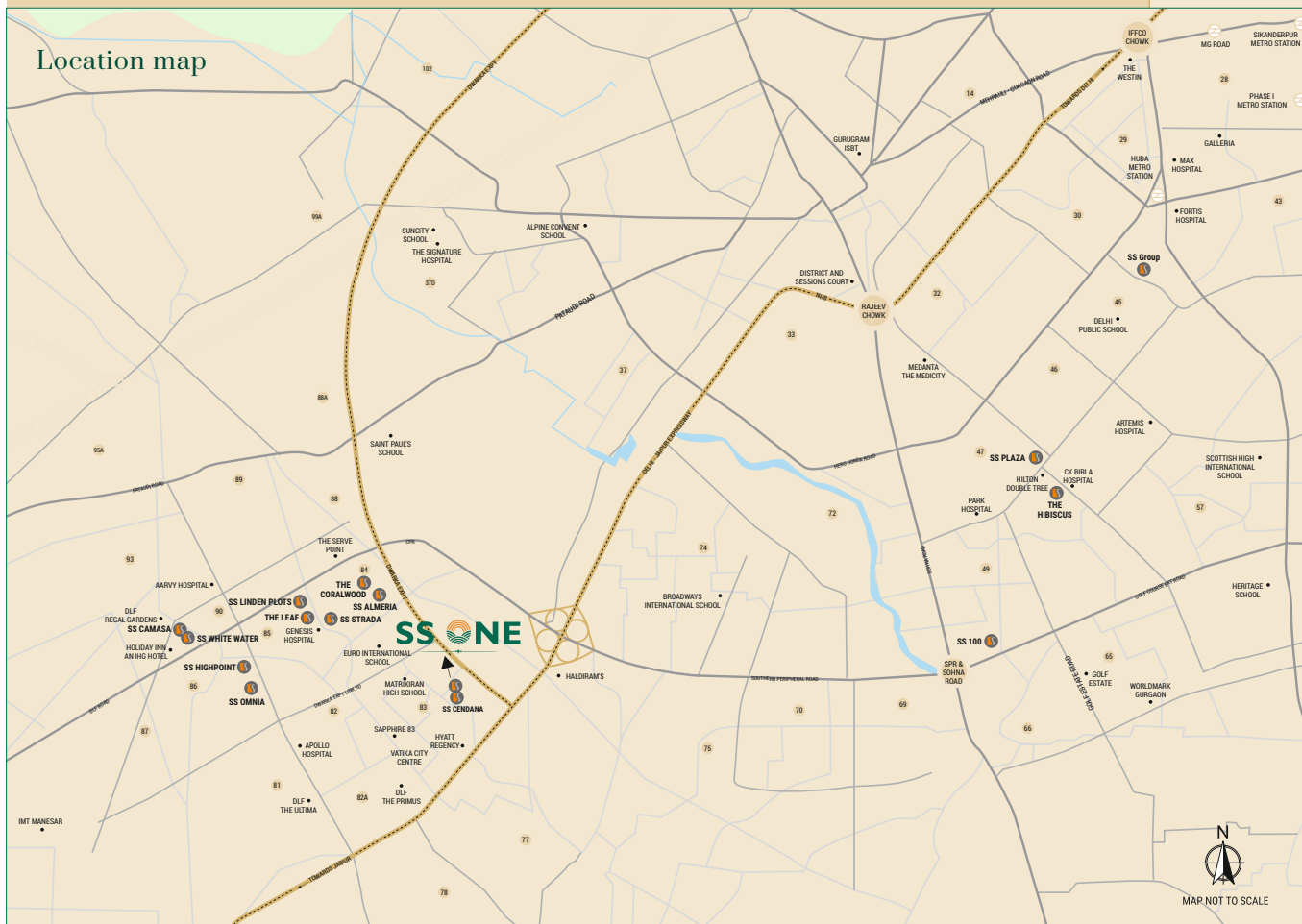
OTHER

EXTERNAL FRAME	ALUMINIUM FRAME WITH SLIDING GLASS SHUTTER
INTERNAL FRAME	MARANDI WOOD DOOR FRAME WITH ENAMEL PAINT SHUTTERS
MAIN DOOR	WITH DOOR LOCKS, DECORATIVE HANDLES, DOOR BUFFER

*The above information can be changed without providing any notice at the sole discretion of the company.



Location map



Be close
to what matters

SCHOOLS

Bharat Ram Global School
Matrikiran High School
Delhi Public School
RPS International
SD Modern Public School
St. Xavier's High School
Yaduvanshi International School
Kids Play School

HOSPITALS

Genesis Hospital
Silver Streak Hospital
Aarvy Hospital
Apollo Miracle
Medeo Hospital
Signature Hospital

SHOPPING

SS Omnia
Iris Broadway
Sapphire 83
Sapphire 90
Vatika Town Square
Elan Miracle

HOTELS

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

3 MINS FROM
DWARKA EXPRESSWAY

5 MINS FROM
NH-48 (NH-08)

10 MINS FROM
RAJIV CHOWK

25 MINS FROM
IGI AIRPORT



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BUILT ON VALUES

Disclaimer: The contents of this brochure are purely conceptual and not a legal offering. The promoter A&D Estates Pvt. Ltd. is developing a group housing colony under license no. 195 of 2008 dated 22.11.2008 and license no. 15 of 2023 dated 30.01.2023 granted to A&D Estates Pvt. Ltd. & Others under TOD Policy on total licensed area measuring 12.6118 Acres at Sector - 83, Gurugram Manesar Urban Complex, building plan approved vide memo no. 16907 dated 05.06.2023 & memo no. 22658 dated 17.06.2025 by DTCP, Haryana. The image(s) displayed are only an artistic impression/conceptualization for illustration only and do not purport to replicate the exact product. The specifications and information, etc., are tentative and subject to variation / modification and can be altered by the company and / or pursuant to the sanctions / directions of the competent authorities. The furniture, fixtures, fittings, accessories reflected or displayed in the images and visuals of the unit are artistic impressions strictly for display and for creative purposes only and not part of specifications / amenities to be provided with the unit. All specifications, amenities, etc., of the unit / project shall only be as per the final agreement for sale between the parties. The project is registered with HARERA Gurugram vide Registration No. 77 of 2023. Status of approvals can be checked at www.haryanarera.gov.in or at the promoter's office. **1 square meter = 10.764 square feet and 1 Acre = 4047 square meter

