



SERVICED APARTMENTS RIGHT IN THE HEART OF GURUGRAM



ELEMENT ONE

SECTOR 47 & 49, GURUGRAM



JOINTLY PROMOTED BY



SMALL IN SIZE BIG IN RETURN



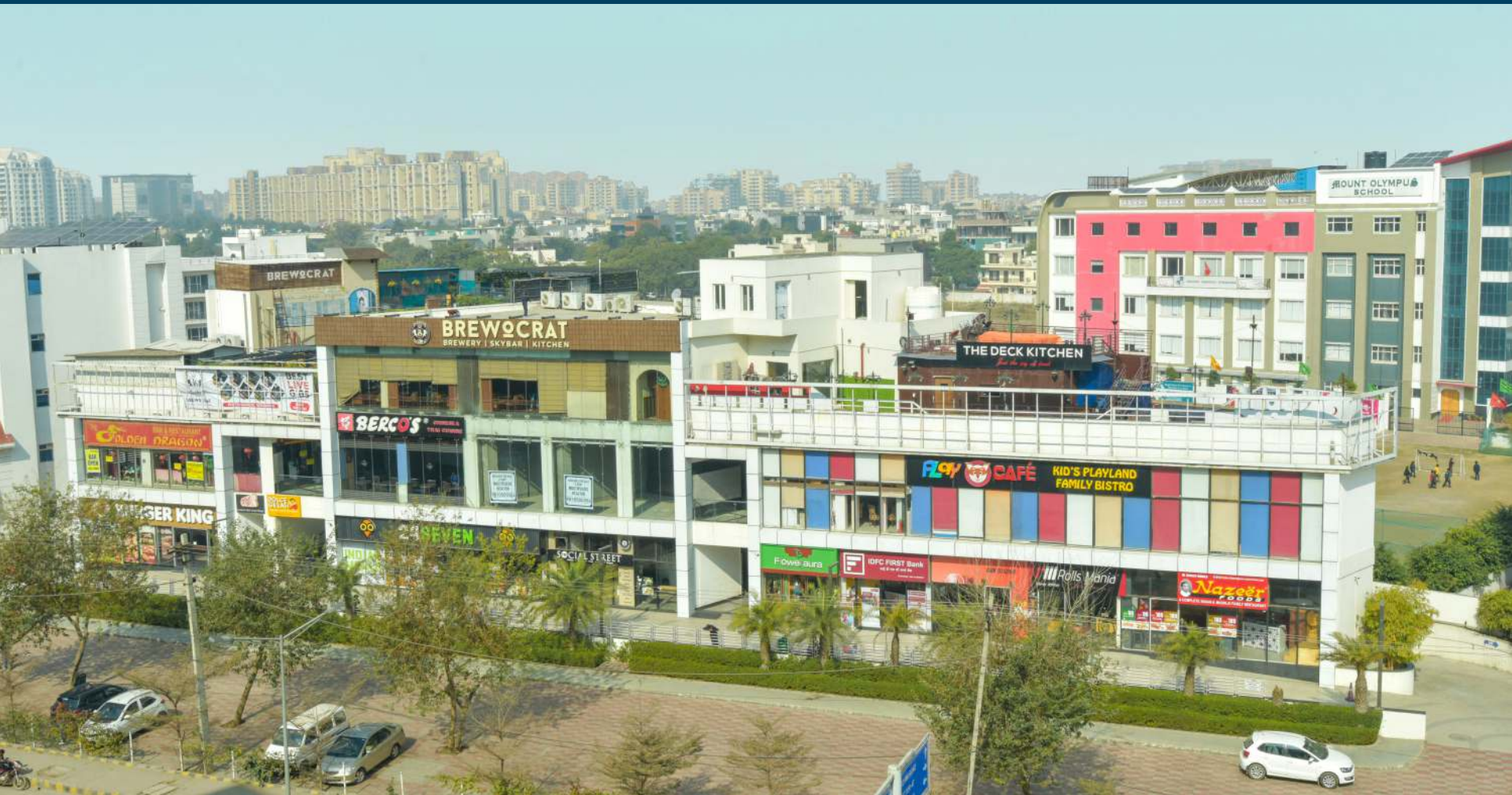
1 Located in the densely populated sectors of Gurugram - 47 and 49

2 Over 550 ft. of large frontage for impressive visibility

3 Intelligently designed open spaces for easy access

ELEMENT ONE

SECTOR 47 & 49, GURUGRAM



4 A hit destination
with the surrounding
residential areas

5 Leading brands
already operational
with great footfalls

6 Right mix of retail,
food and suites

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SECTOR 47 & 49, GURUGRAM





THE PREFERRED FOOD HUB



1 With brands like Burger King, Berco's, Haldiram's and so many more, there's choice of different cuisines

2 Coffee shops, cafés and microbrewery to attract the new age young crowd

3 24 hour departmental store for footfalls at night too



LEADING FOOD BRANDS ALREADY OPERATIONAL





ALONG WITH LEADING RETAIL BRANDS

CROCSTM

FLY CAFE

firststory
.com

TOONZ
kids own store

 Floweraura
when words are not enough...

 Beebay
fun • adventure • mischief

layer SALOON

 archies[®]

TONY THE TAILOR

LAKSHITA

MUMUSO 

 CUT&STYLE
SALON

IDFC
IDFC BANK

 kydzz  store



ELEMENT ONE

SECTOR 47 & 49, GURUGRAM

SERVICED APARTMENTS

**OWN A PIECE OF HOSPITALITY
AND SAY YES TO SECOND INCOME**

1

Fully furnished serviced apartments with luxury specifications

2

An ideal unit size of 670 sq.ft. onwards

3

Designed with meticulous attention to detail

4

Serviced apartments fitted with kitchenette

ELEMENT ONE

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5

**Extended balcony for
maximum flexibility**

6

**Broadband and
internet connectivity**

7

**Lifestyle amenities
for the residents**



ACTUAL IMAGE

IMPRESSIVE AMENITIES



**Business centre
& lounge**



**Professional
facility
management**



**Gym &
health zone**



**Broadband &
internet
connectivity**



**Concierge
service**



SERVICED APARTMENTS MANAGED BY A RENOWNED HOSPITALITY BRAND





1 Regenta & Royal Orchid Hotels is one of the fastest growing hotel chain and operates in 4 & 5 star category

2 The promoters have a rich hospitality experience of over 4 decades

3 Royal Orchid Hotels Limited, a public company, listed on the National Stock Exchange (NSE) in India (2006)

4 One of the fastest growing hotel chains in India with 60+ hotels





**PEOPLE WITH
EXPERIENCE AND EXPERTISE**



4000+
**ROOMS, VILLAS
& COTTAGES**



60+
**HOTELS
& RESORTS**



6000+
**EMPLOYEES
ACROSS
THE COUNTRY**



38
**LOCATIONS
ACROSS INDIA
& GROWING**

ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY



ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY



ACTUAL IMAGE OF SERVICED APARTMENT MANAGED BY



ROYAL ORCHID
HOTELS



RE:GEN:TA
HOTELS



PROPOSED SPECIFICATIONS

LOCATION	FLOOR	WALL	CEILING	FITTINGS / FIXTURES
ROOM	Vitrified tile/laminated wooden flooring	Plastic emulsion paint	POP ceiling with plastic emulsion paint	Double bed with mattress, side table, sofa set, center table, study table, chair & wardrobe
KITCHENETTE	Vitrified tile	Plastic emulsion paint and ceramic tile	Plastic emulsion paint	CP fittings, single bowl SS sink, modular kitchen
BALCONY	Anti-skid ceramic/ Vitrified tile	Textured exterior paint	Textured exterior paint	
BATHROOM	Anti-skid ceramic tile	Ceramic tile	False ceiling	CP fittings, white chinaware, towel rail, mirror, geyser common with kitchenette
ENTRANCE & LIFT LOBBY	Vitrified tile/granite	Stone fascia/paint	Plastic emulsion paint	
STAIRCASE/ LOBBY	Combination of granite/sand stone			
GADGETS	Light fixture, AC, TV, refrigerator, coffee/tea kettle, hotplate			
STRUCTURE: RCC framed construction				
ELECTRICIANS: Modular switches, copper wiring in concealed conduit with light & power points, TV and telephone sockets, FTTH				
POWER BACK-UP: 24x7				
SECURITY SYSTEM: Intercom, CCTV				
DOORS: Hardwood door frame with hardwood laminated wooden flush door with electronic lock				
WINDOWS/ GLAZING: Anodized aluminum				
WARDROBE: Laminated wardrobe with accessories				
EXTERNAL FACADE: Combination of stone/texture paint/glass				

The specifications/information contained herein are subject to change as may be required by the authorities/developers may not form a part.

Disclaimer: The content mentioned in this brochure is tentative and subject to variation by the promoters. The visuals, layouts and sizes shown in this brochure are conceptual and the features depicted with the brand name are purely an artistic perception. The promoters and the architects reserve complete rights to alter design, plans and specifications wherever required or deemed necessary without any prior intimation.

THRIVING LOCATION





LOCATED IN SECTOR 47 AND 49, GURUGRAM

JUST OFF SOHNA ROAD - THE BOOMING BUSINESS DESTINATION

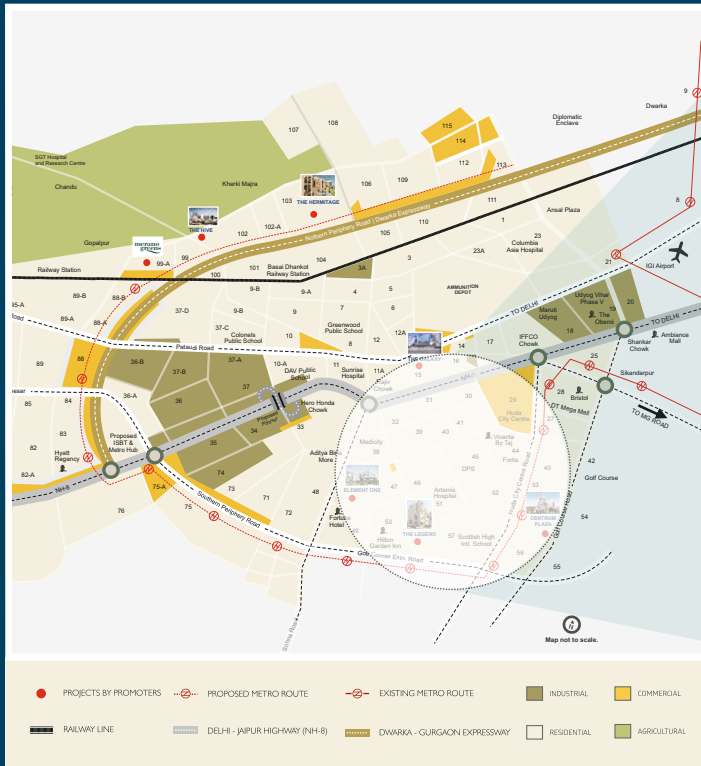
NEIGHBORHOOD DETAILS

PREMIUM RESIDENTIAL	HOSPITALITY	HEALTHCARE	CONNECTIVITY
<ul style="list-style-type: none">• Malibu Towne• Sispal Vihar• South City-II• Eros Wembly Estate• Nirvana Country• Unitech Fresco	<ul style="list-style-type: none">• Hotel Hilton Garden Inn• Hotel Formule I• Fortune Select Excalibur	<ul style="list-style-type: none">• Park Hospital• Cloudnine Hospital• Artemis Hospital• Medanta Medicity• Fortis Hospital• Max Hospital	<ul style="list-style-type: none">• Sohna Road• Badshapur Chowk• NH 08• HUDA City Centre Metro Station• Golf Course Road

LOCATION MAP

ELEMENT ONE

SECTOR 47 & 49, GURUGRAM





THE DEVELOPER

SATYA DEVELOPERS: WINNING TRUST BY DELIVERING CONSISTENTLY

Experience of nearly

11.5 million sq.ft.*

of project development

8 million sq.ft.*

delivered

Strong presence

in Delhi NCR

4 decades

of building trust

SATYA DEVELOPERS: DELIVERING THE BEST



COMPLETED PROJECTS#



THE GALAXY, GURUGRAM
5-star Hotel, Shopping & Spa



THE HERMITAGE, GURUGRAM
Group Housing Development
Sector 103



THE LEGEND, GURUGRAM
Premium Residential Group Housing



CENTRUM PLAZA, GURUGRAM
Premium Office Complex



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA
Shopping cum Entertainment Centre

ONGOING PROJECTS



NORA, GURUGRAM
One Room Apartments at The Hermitage



**MALWA COUNTY PHASE II
INDORE**
110 Acre Integrated Township



THE HIVE, GURUGRAM
Integrated Commercial Complex

A white, stylized, vertical decorative element resembling a traditional Indian architectural motif.

ELEMENT ONE

SECTOR 47 & 49, GURUGRAM

A white, stylized, vertical decorative element resembling a traditional Indian architectural motif.

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Member of
CREDAI
CREDAI - NCR

The Project is financed by 'Yes Bank Ltd.' with security Trustee being IDBI Trusteeship Services Limited. Yes Bank Limited shall issue NOC for sale of each of the Unit in the Project. The Developer shall facilitate the same.

License No. 28 of 2011 dated 28-03-2011 and Order No. LC-2415-JE(VA)/2011/14076-86 dated 21/9/11, Group Housing Colony measuring 10.20 Acres, M/s SatyaDevelopers Pvt. Ltd. ,Building plans approval No. ZP-697/JD(BS)/2011/14900 dated 05-10-2011 with Dwelling Units-468, Studio Apartment-44 & EWS-93. Provision for Community Centre/Club, Shopping Area and Nursery school, Original Approvals available at Corporate Office. *T&C apply. **OC received.