



Ompee Group Launches A New Project

OMPEE TOWER

GH 36 SECTOR 1 IMT, MANESAR
(3-BHK)

SITE OFFICE : GH-36 , IMT Manesar , Sector 1 , Gurgaon

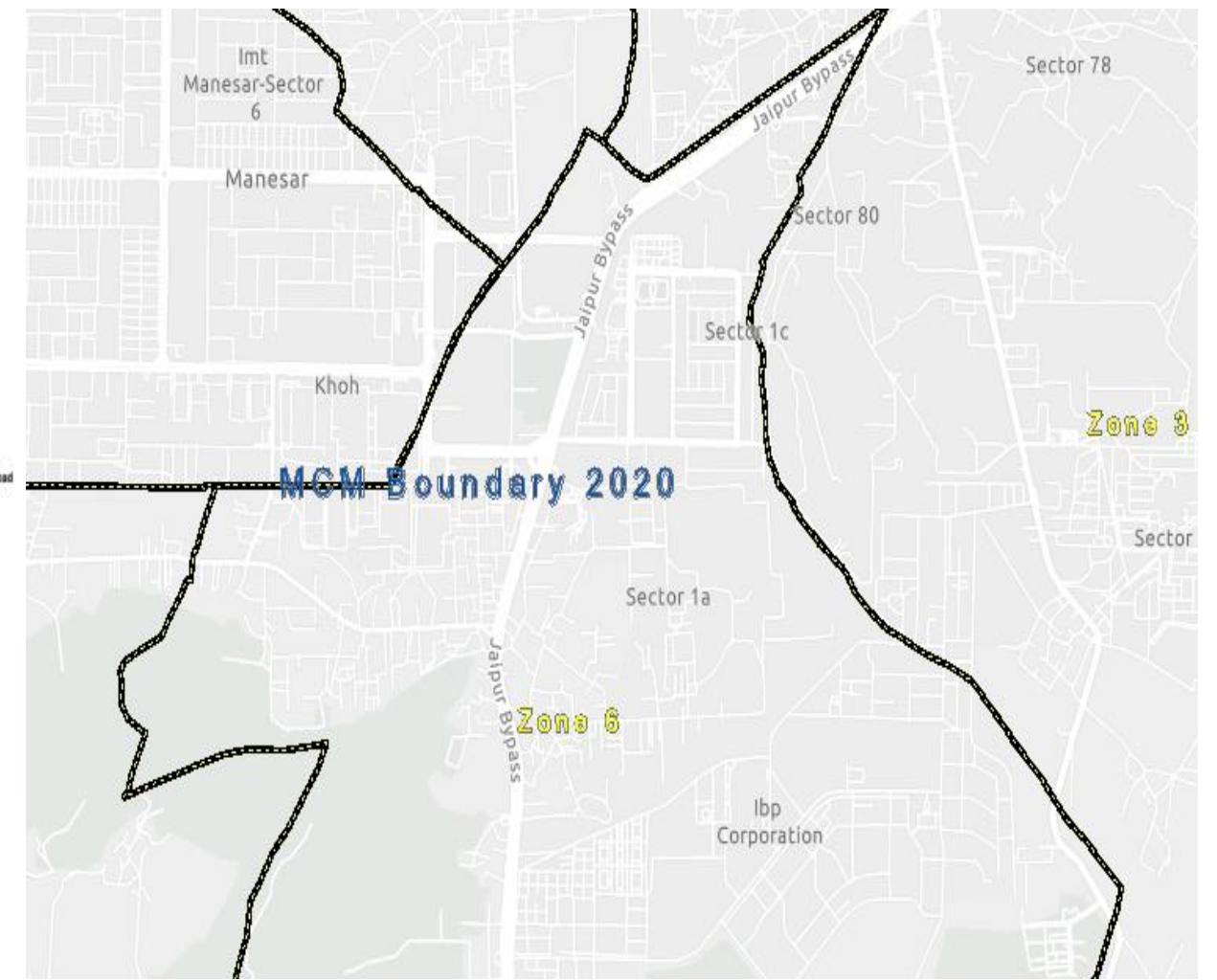
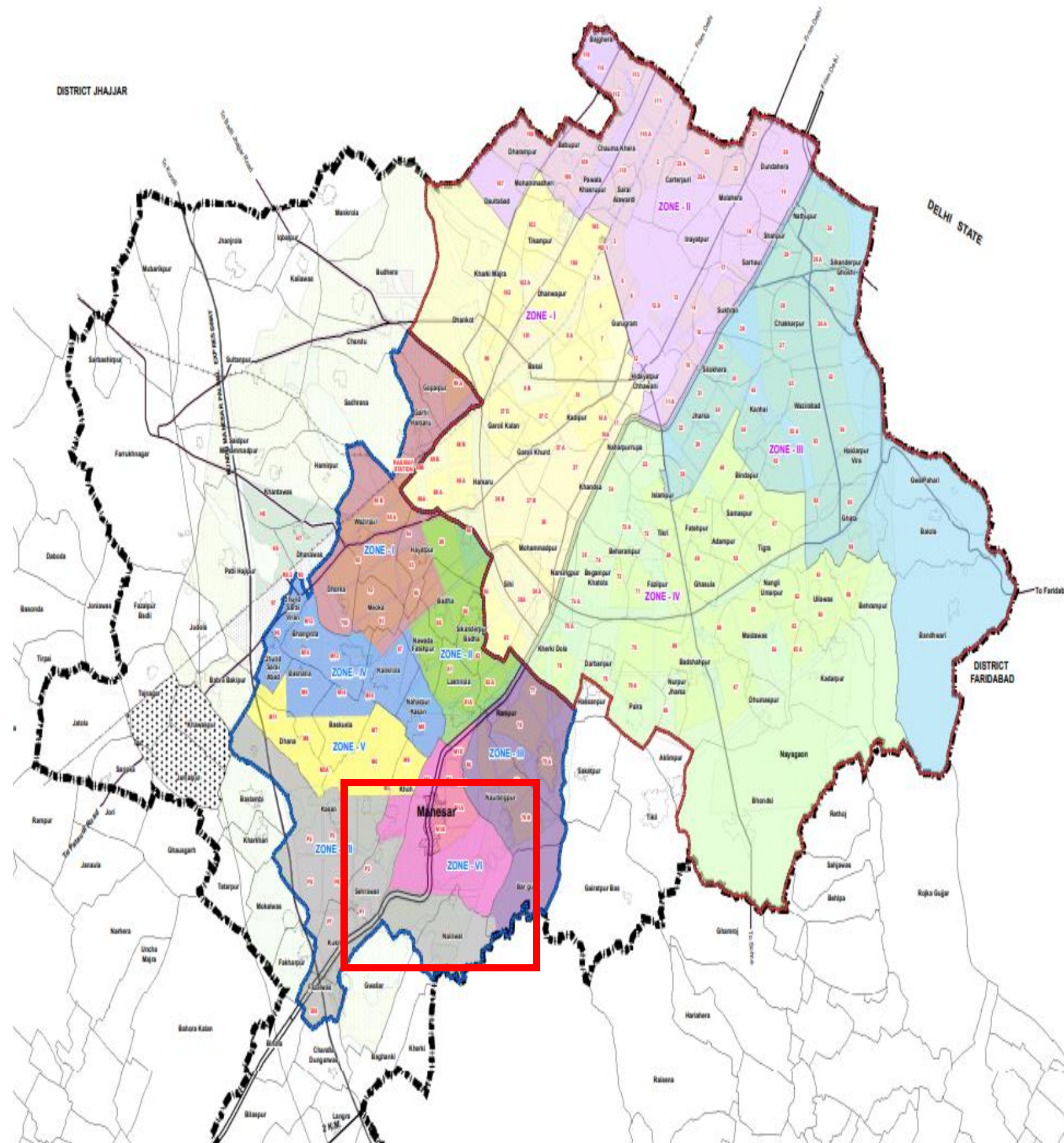
CORPORATE OFFICE : Plot no.7, Ompee Group Tower, Palam Vihar
Extn., Gurugram, Haryana 122017

CONTACT DETAILS : 8800388080,9871200717, 9560060717,
8800684917

EMAIL : sales@ompeegroup.com

Project designed by Arushi Projects (9818416476) .all rights reserved.

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**SECTOR 1 ZONING PLAN ,
MANESAR**



“WITNESS A BEAUTIFUL CONFLUENCE OF COMFORT & LUXURY”

- Experience an extraordinary lifestyle like never before at OMPEE TOWERS in MANESAR. These beautifully crafted modern apartments spread across a 1 acre come with multiple pockets of green space, unhindered living and dining space, lifestyle amenities, exclusive Swimming pool and more.

**TOTAL NUMBER OF LUXURY APARTMENTS= 5
(3BHK APARTMENTS)**

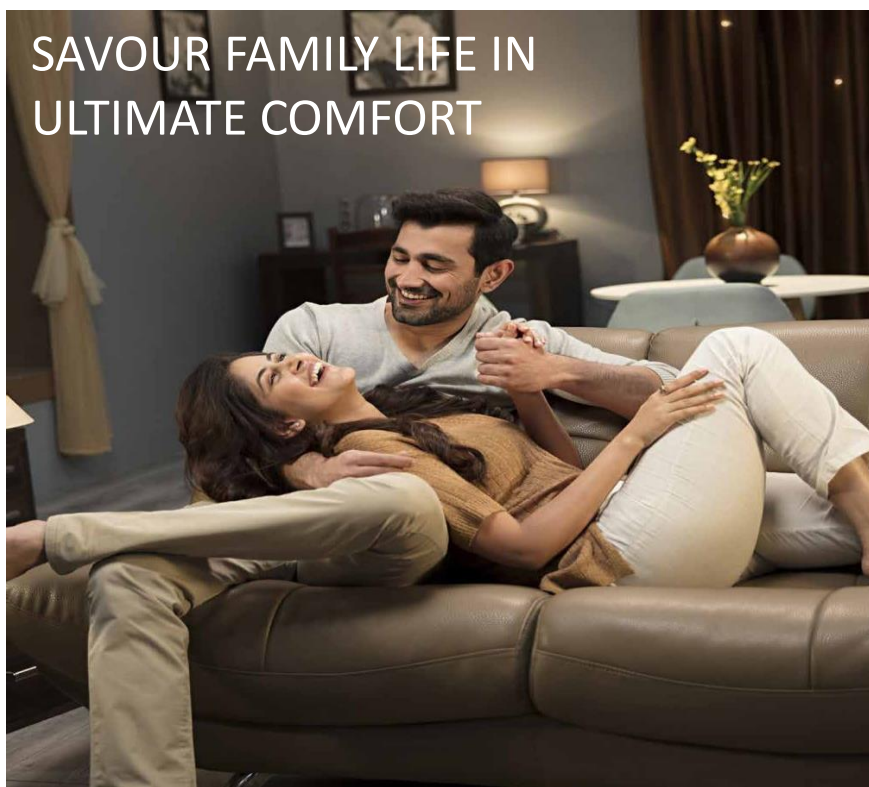
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OMPEE TOWERS IS A BEAUTIFUL COMBINATION OF INDOOR AND OUTDOOR RELATIONSHIP

- The iconic elevation design with modern jali sets OMPEE towers apart from other cities .
- The project is surrounded by low-rise development which allows
 - Unobstructed wind flow
 - Panoramic views
 - Ample sunlight
- The beautiful views and gush of cool breeze refreshes your soul during the hot summer. While you can enjoy a cup of hot tea at your balcony in winters .
- Also balconies with access from the living room and all bedrooms – ideal for relaxing while the sun sets or entertaining friends. Air conditioning keeps each apartment beautifully cool, too, so you can make the most of the incredible natural light on hot summer days.



SAVOUR FAMILY LIFE IN
ULTIMATE COMFORT



BREATH TAKING VIEWM

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SITE PLAN



3D SITE VIEW



LANDCAPE VIEW SHI PRO



ENJOY THE PRECIOUS TIME OF YOUR CHILDHOOD

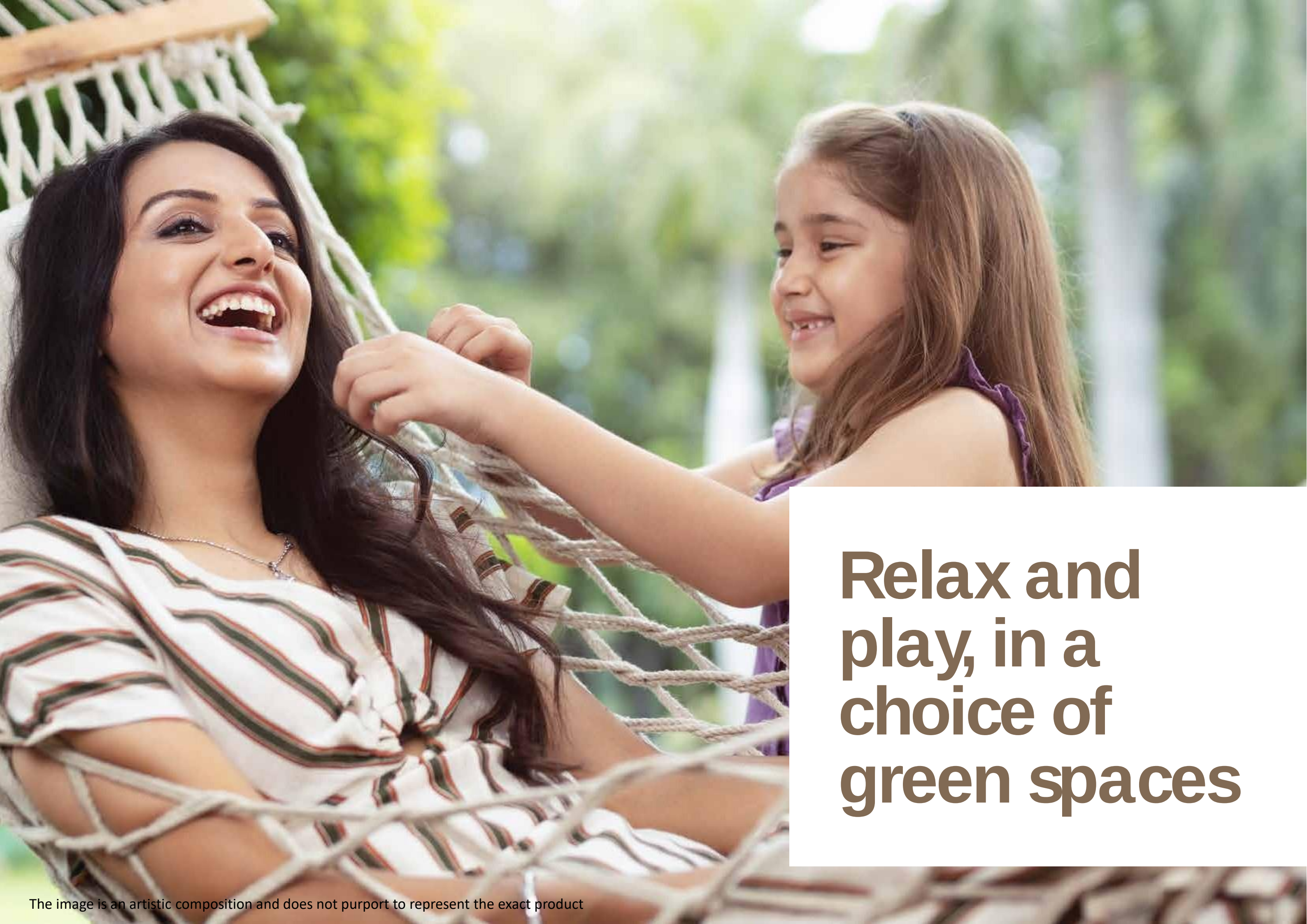


KIDS PLAY AREA



CAREFREE

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**Relax and
play, in a
choice of
green spaces**



OUTDOOR AREA



WALKWAYS AND JOGGING TRACK

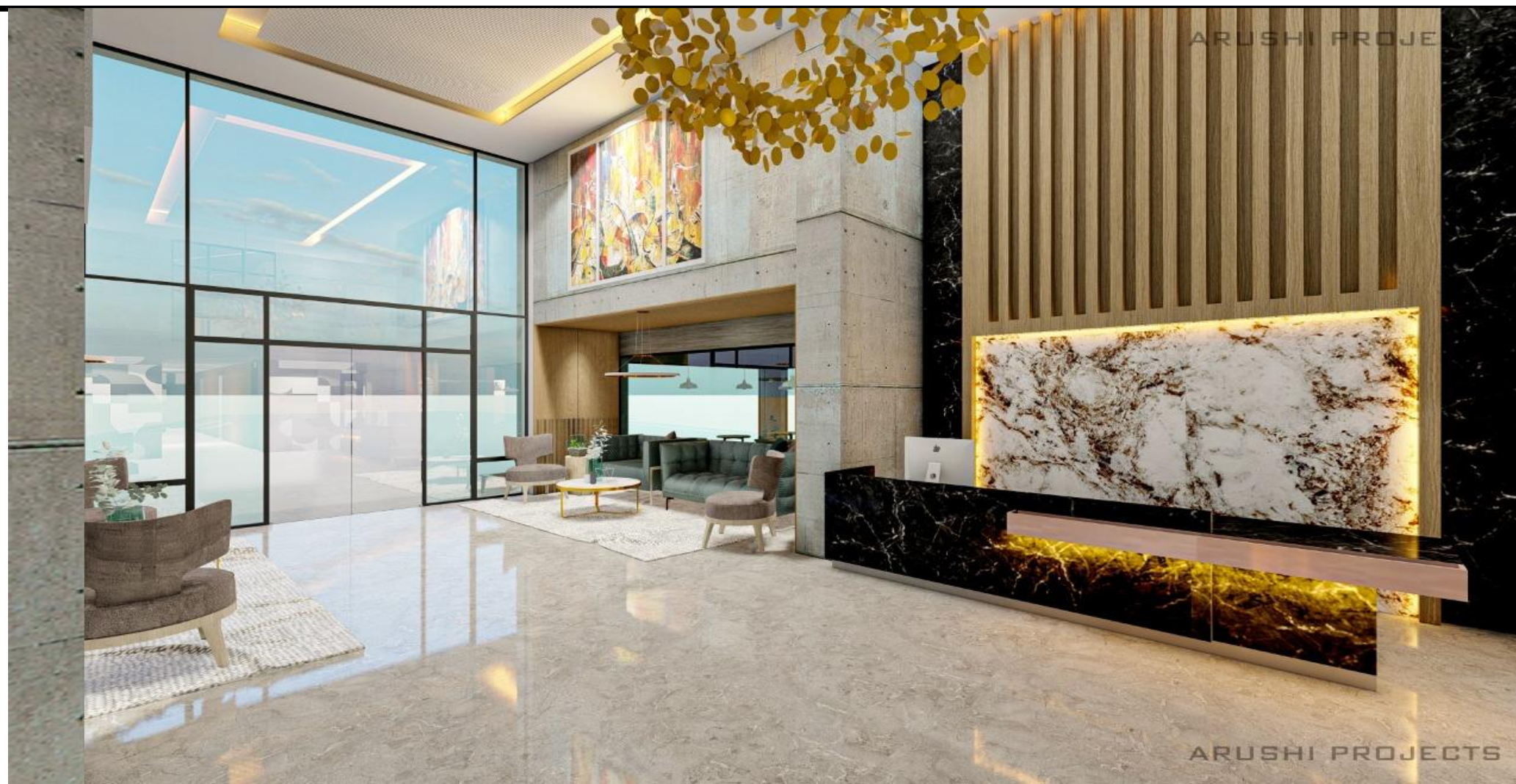


ACTIVITY AREA



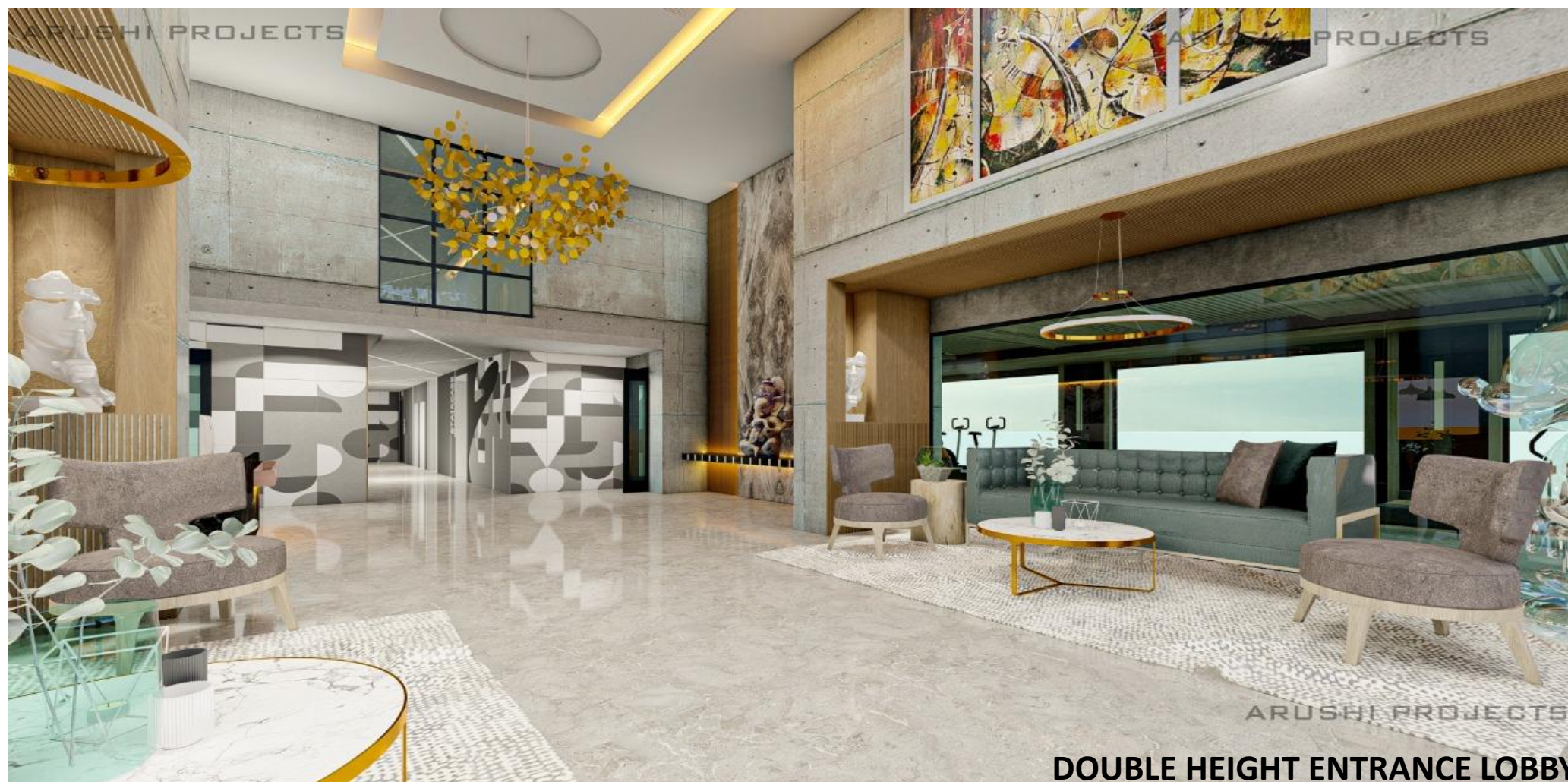
MEDITATION LAWN

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EXPERIENCE A SENSE OF UBER GRANDEUR WHEN YOU ARRIVE

- The entry to the double height lobby is through full glass door
- The lobby consist of a beautiful waiting area with delightful ambience followed by elegant reception area .
- Each floor has a well designed entrance lobby with stylish false ceiling and ambient lighting .



DOUBLE HEIGHT ENTRANCE LOBBY



CLUB AREA



BAR AREA



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ACTIVITY AREAS

ARUSHI PROJECTS



SWIMMING POOL



POOL SIDE SEATING VIEW

FLOATING INTO SUMMER LIKE ...

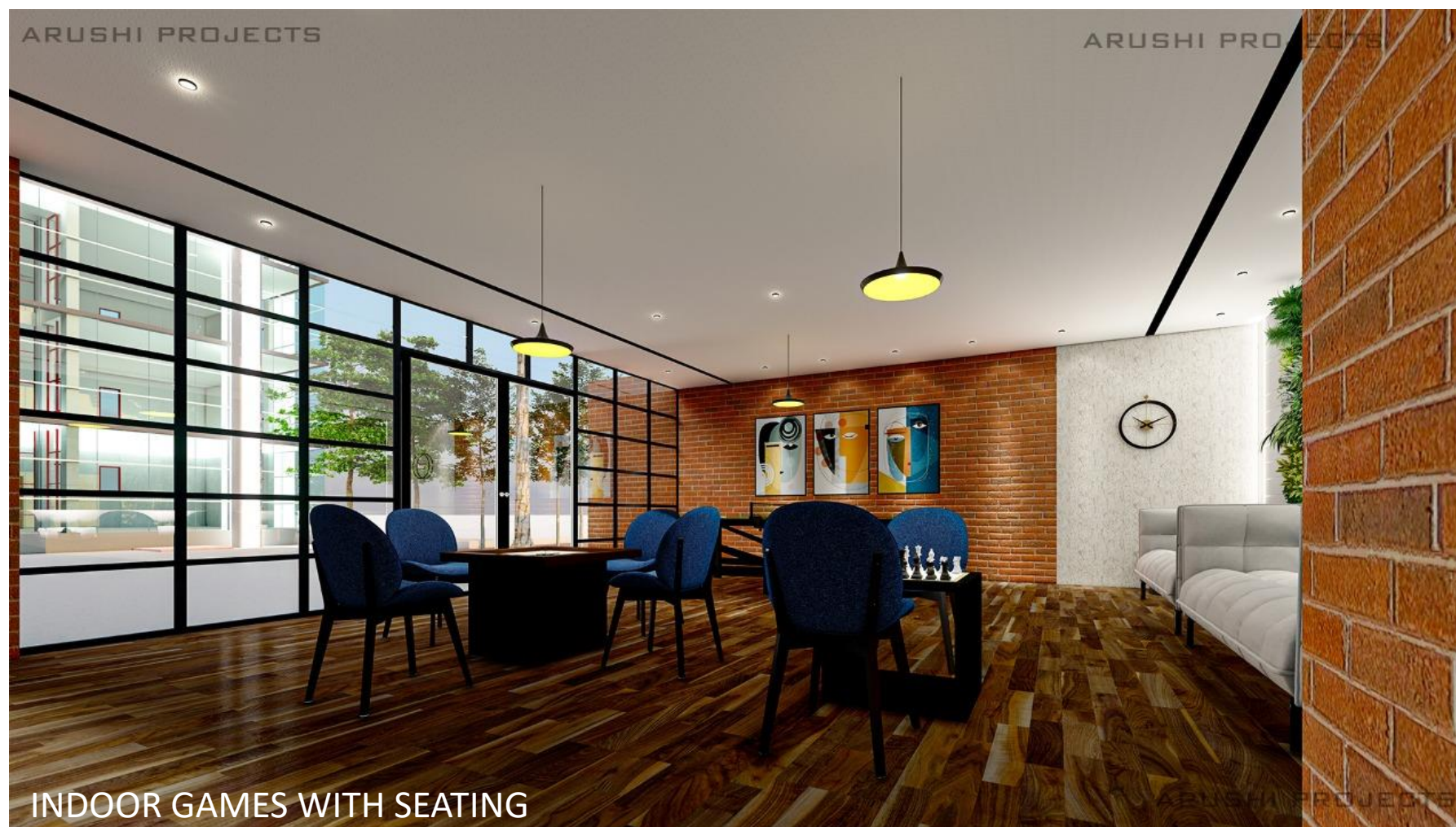
- Enjoy your day with an invigorating dip in the stunning swimming pool or relax in the evenings at the leisure pool deck .
- A separate pool for kids where they can learn the basics of swimming while enjoying all the water sports .
- Shaded pergola at the pool deck have loungers for you to refresh your spirit in privacy and exclusively
- Pool side lawn to throw an electric party while enjoying snacks and drinks served from the bar area.



POOL SIDE VIEW

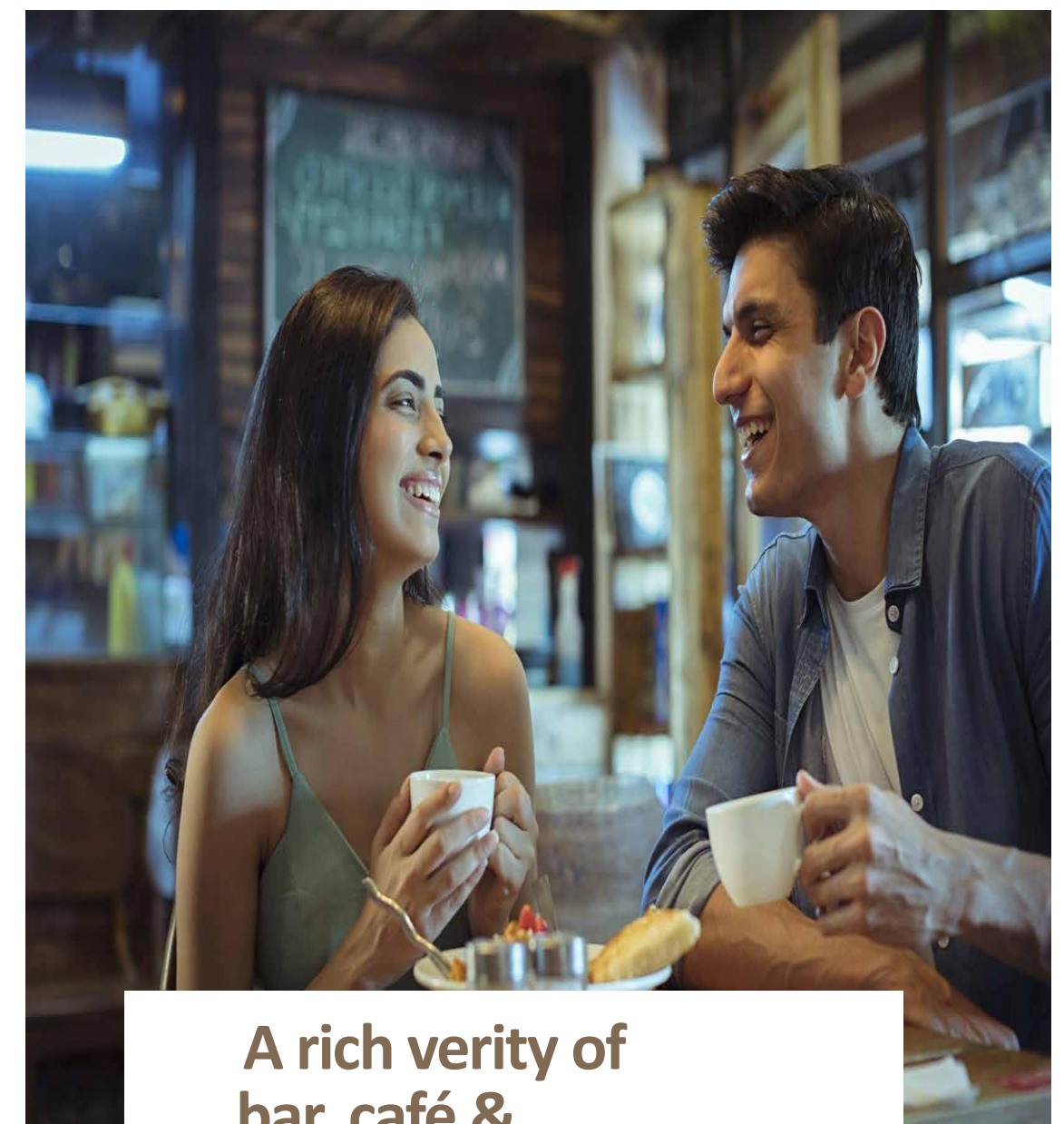


INDOOR GAMES ROOM



INDOOR GAMES WITH SEATING

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A rich verity of
bar, café &
indoor games hubs.





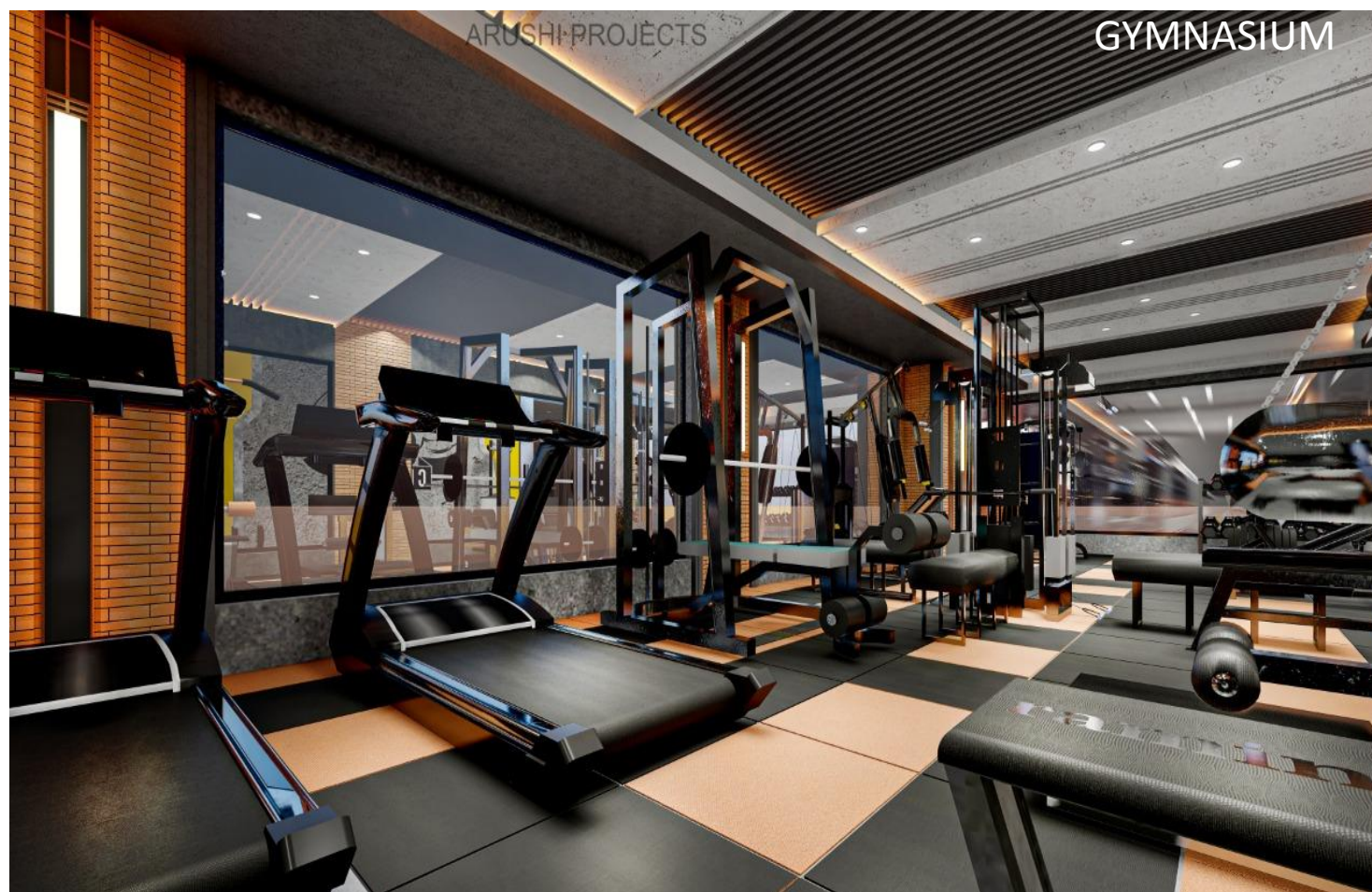
COHESIVE LIVING



BONDS THAT LAST FOREVER



BASKETBALL



ARUSHI PROJECTS

GYMNASIUM

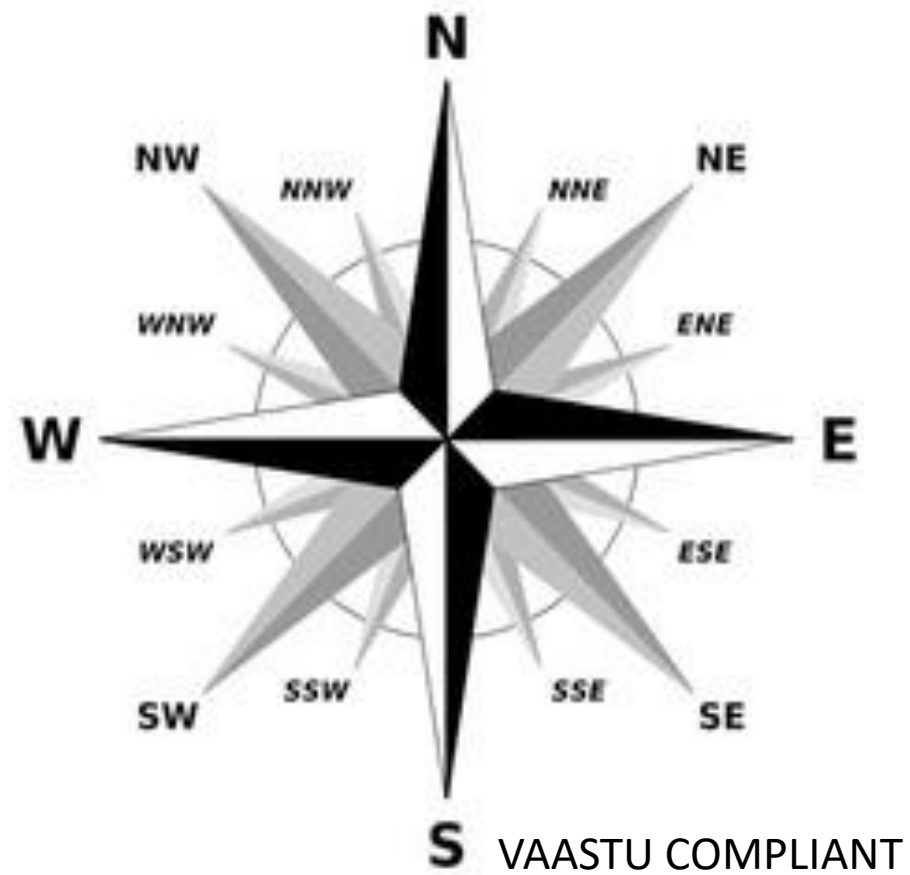


RELAXING IN POOL

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COMPLETE FIRE FIGHTING SYSTEM



VAASTU COMPLIANT



24 HOURS GUARD AND CCTV



PEACE – OF – MIND,
WITH CCTV & 24/7
SECURITY



SURFACE PARKING

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BEDROOM-1



BEDROOM-2



BEDROOM-3



LIVING ROOM



LIVING ROOM



DINING

APARTMENT DESIGN FOR PEOPLE WHO APPRECIATE THE FINER THINGS

- Spacious rooms which are well lit and ventilated
- Large attached balconies with every room having elegant glass and stainless steel railings.
- More than 10 feet floor to ceiling height allows you to undertake any false ceiling and design unrestricted
- The 8 feet high windows/doors/slider look elegant which allows maximum daylight , air-circulation and view.
- Modular kitchen in every apartment.
- Split-ac provisions have been given in every apartment . All copper piping , electrical wiring and drain pipes have been pre installed .
- Internet access in all the apartments.



KEY PLAN



UNIT 1 – 3BHK UNIT

Built-up area = 1170 SQ.FT
Balcony area = 356.50 SQ.FT
Super area = 2089.5 SQ.FT
(Lift + Corridor +
Shafts + Entrance Lobby)



UNIT 2 – 3BHK UNIT

Built-up area = 1170 SQ.FT
Balcony area = 356.50 SQ.FT
Super area = 2089.5 SQ.FT
(Lift + Corridor +
Shafts + Entrance Lobby)



UNIT 3 – 3BHK UNIT

Built-up area = 1170 SQ.FT
Balcony area = 301 SQ.FT
Super area = 2031 SQ.FT
(Lift + Corridor +
Shafts + Entrance Lobby)



UNIT 4 – 3BHK UNIT

Built-up area = 1170 SQ.FT
Balcony area = 283.59 SQ.FT
Super area = 2013 SQ.FT
(Lift + Corridor +
Shafts + Entrance Lobby)



UNIT 5 – 3BHK UNIT

Built-up area = 1160 SQ.FT
 Balcony area = 490 SQ.FT
 Super area = 2210 SQ.FT
 (Lift + Corridor +
 Shafts + Entrance Lobby)



KITCHEN

SPECIFICATIONS

● LIVING/ DINING

Floor	Premium quality tiles in "Italian" stone finish 800 x 1600 mm
Walls	Acrylic emulsion paint finish on POP punning/ Gypsum
Ceiling	Acrylic emulsion paint finish on POP punning/ Gypsum

● MASTER BEDROOM/ DRESS ROOM

Floor	Premium quality tiles in "Italian" stone finish
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint finish on POP punning/ Gypsum

● MASTER BATHROOM/ OTHER BATHROOMS

Floor	Premium quality tiles
Walls	Premium quality tiles 600 x 1200 mm
Ceiling	Acrylic emulsion paint finish
Counters	Complete vanity unit with premium quality tile counter-top
Fixtures	Towel rail, toilet paper holder of standard make
Sanitaryware/ CP Fittings	Single lever CP fitting, health faucet, wash basin and concealed WC cistern of standard make

● BEDROOMS

Floor	Premium quality tiles in "Italian" stone finish
Walls	Acrylic emulsion paint finish
Ceiling	Acrylic emulsion paint finish on POP punning/ Gypsum

● DOORS

Main Door (8' 0" High)	Both side laminated finish doors with engineered chaukhats
Internal Doors (8' High)	Both side laminated finish doors with engineered chaukhats

● KITCHEN

Floor	Premium quality tiles
Walls	Premium quality tiles 2' above the counters & acrylic emulsion paint
Ceiling	Acrylic emulsion paint finish
Counters	Granite stone
Fixtures	Premium quality of CP fittings, sink
Kitchen Appliances	Modular Kitchen with chimney of standard make

● BALCONIES

Floor	Heavy duty tile flooring
Walls	Oil bound paint finish
Ceiling	Oil bound paint finish
Railing	Stainless steel railings with glass
Utility Balcony	Attached to the kitchen

● EXTERNAL GLAZING

Windows/ Glazing	Energy efficient clear glass with UPVC frames in all habitable areas Frosted glass in all toilets
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● COMMON FACILITIES

Project	Fire safe wiring in the apartment CCTV in the lift lobby, basement and misc entrances and exits Access control at boom barrier and tower lobby entrance Movement lighting sensors in basements Fire survival cables for basement ventilation fans 2 Mitsubishi high speed lifts 2.5 m/s (5 pax) in each tower Provision for split AC units in all apartments
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OMPEE GLOBAL IB SCHOOL



OMPEE GLOBAL IB SCHOOL 3D MODEL



GD GOINKA INTERNATIONAL SCHOOL ROHTAK



OMPEE INTERNATIONAL CBSE SCHOOL



ST. JOSEPH INTERNATIONAL SCHOOL HISAR

OUR SCHOOLS

OUR RESIDENTIAL PROJECTS

40 Projects Successfully Delivered.



OMPEE CREST



OMPEE RESIDENCY



OMPEE RESIDENCY-2



OMPEE RESIDENCY-3



OMPEE RESIDENCY-1



OMPEE RESIDENCY



**A commuter's
heaven**

OMPEE TOWERS

A world
designed
around you.



ARUSHI