

  
**THE  
MANOR  
VILLAS**



INTEGRATED TOWNSHIP  
SECTOR 63A, GURGAON



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# THE MANOR VILLAS

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## CUSTOMIZE YOUR HOME TO BEFIT YOUR STYLE

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The Manor Villas offers a unique opportunity to create something special with your private villa. You will get to select your style of floors, paint, tiles, garden and all other basic amenities in furnishing your home.

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## MANOR VILLAS AVAILABLE IN 252, 300, 400 & 500 SQ.YDS.

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Spread over G+2 and basement

Spacious 5 bedroom villas

Provision for power backup

Electrical conduits in RCC slabs  
and walls

All external doors and windows in  
UPVC

# THE FLOOR PLAN (252 sq.yds. villa)



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First Floor Plan  
(1186.823 SQ.FT.)



Second Floor Plan  
(876.046 SQ.FT.)



TERRACE

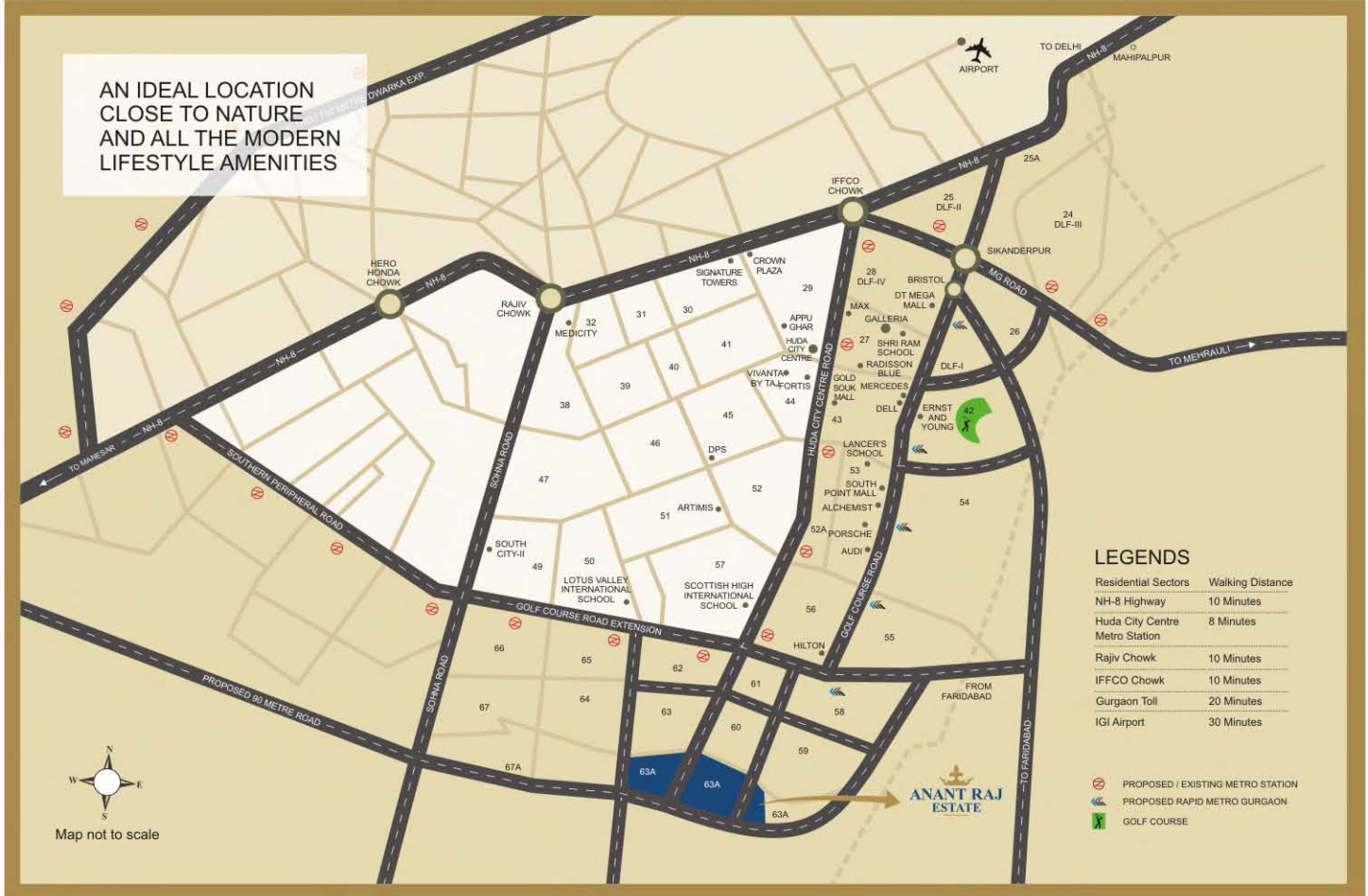
# SPECIFICATIONS

- Boundary wall with gate (complete brick work with plaster & paint)
- Structure including basement (with water proofing) plus Ground, First & Second Floors
- External plaster with paint, stone work on facade as per elevation
- All external doors and windows in UPVC
- Balcony railing in MS
- Water proofing of terraces (brick coba)
- Main door in wood
- Provision for power backup

- Underground water tank with water proofing
- Rain water harvesting well
- All electrical conduits in RCC slabs & walls MS boxes
- All external plumbing lines & water supply with shafts in brick work with separate hot water lines without boiler
- OHWT in PVC on roof top
- Electrical - Main distribution board with change over switch
- RCC floor with flooring margin on all floors
- RCC ceiling
- Cement plaster on walls



AN IDEAL LOCATION  
CLOSE TO NATURE  
AND ALL THE MODERN  
LIFESTYLE AMENITIES



## THE THRIVING LOCATION GOLF COURSE EXTN. ROAD, GURGAON

### BUSTLING WITH DEVELOPMENT

Golf Course Road is the most prime and posh location of Gurgaon. With real estate prices sky rocketing on this stretch, Golf Course Extension Road has become an attractive alternative and is witnessing enormous development.

### ACCESS TO HIGHWAY / NH-8

The Golf Course Extension and Southern Peripheral road is well connected with the Golf Course Road (1-10 mins drive) as well as NH-8 (10 mins drive), and Mehrauli Road (10 mins drive). Thus access to and fro Delhi is excellent.

### EXCELLENT INFRASTRUCTURE

The Golf Course Extension Road is the best planned development in Gurgaon. With wider roads, metro connectivity, planned commercial, retail and recreation, it is the future address of the who's who of Gurgaon.

### THE NHAI ADVANTAGE

Future Infrastructural Developments - The Golf Course Extn. Road and Southern Peripheral Road in Gurgaon have been declared as a National Highway, which means that this stretch of road is going to be maintained by the NHAI and will be a proposed 6 lane expressway.

### THE METRO CONNECTIVITY

The Phase II of Metro Connectivity is planned along Golf Course Extension and Southern Peripheral Road, which offers the best connectivity to Delhi and other areas of Gurgaon.

# ACTUAL SITE PICTURES OF THE ANANT RAJ ESTATE, SECTOR 63A, GURGAON



park in the making



road infrastructure nearing completion



amphitheatre with manicured greens



independent floor sample under construction



villa construction in full swing



the estate prevu: sales office



THE ESTATE PREVU  
ANANT RAJ ESTATE,  
SECTOR 63A, GURGAON

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