



*The Reserve Collection*

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WHERE LUXURY  
HOMES MEET  
UNMATCHED  
SPECIFICATIONS

TOWER-3

SS CENDANA

Artistic impression



**SS CENDANA**  
THE RESERVE COLLECTION

UNIT CONFIGURATIONS  
3 BHK + 3T + STUDY

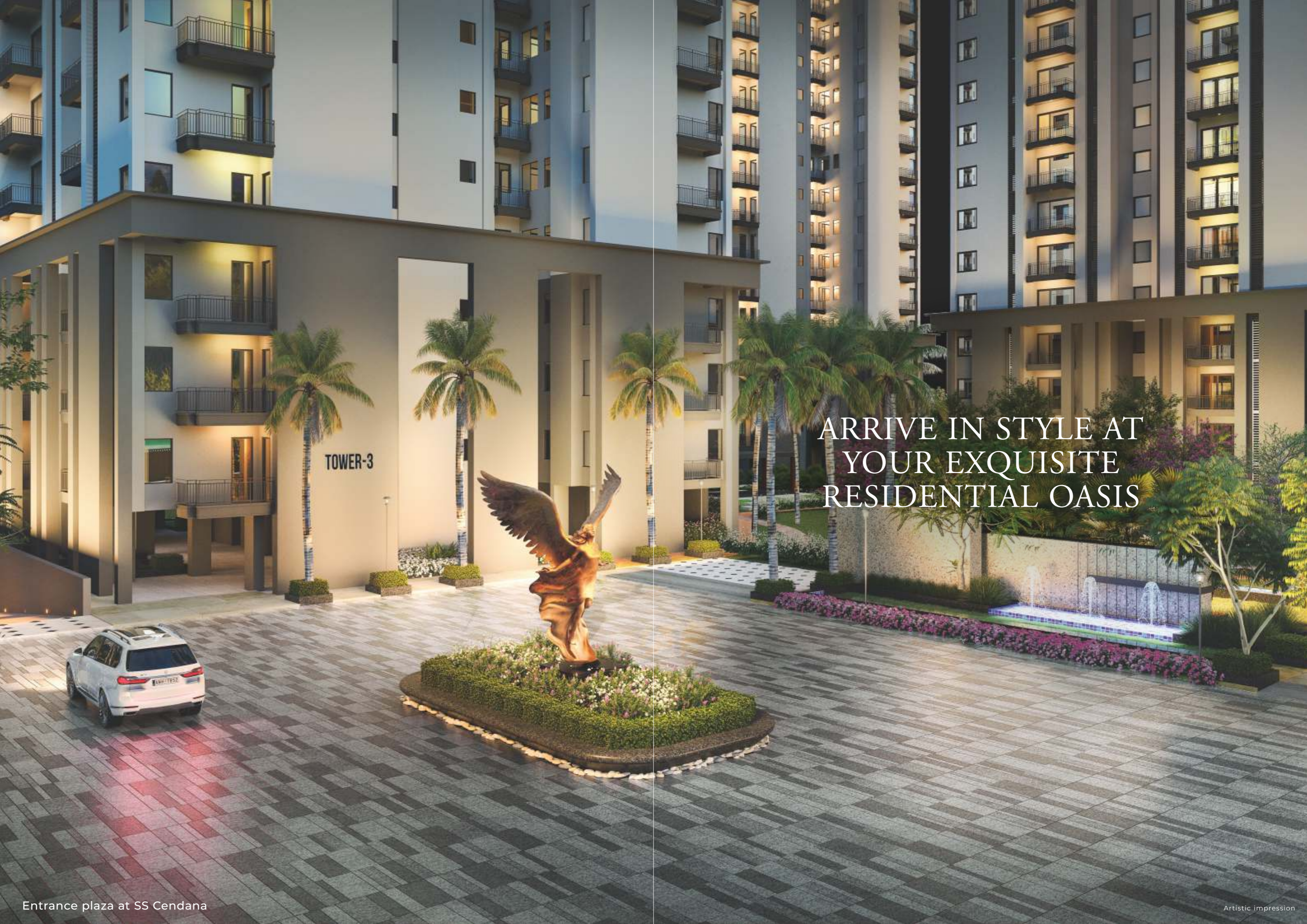
VRV AIR-CONDITIONING

ITALIAN MARBLE FLOORING  
IN LIVING AND DINING AREA

MODULAR KITCHEN WITH  
CHIMNEY AND HOB

LAMINATE FINISH WARDROBE  
IN ALL BEDROOMS

LUXURY SPECIFICATIONS MATERIALS  
& FIXTURES OF REPUTED BRANDS



TOWER-3

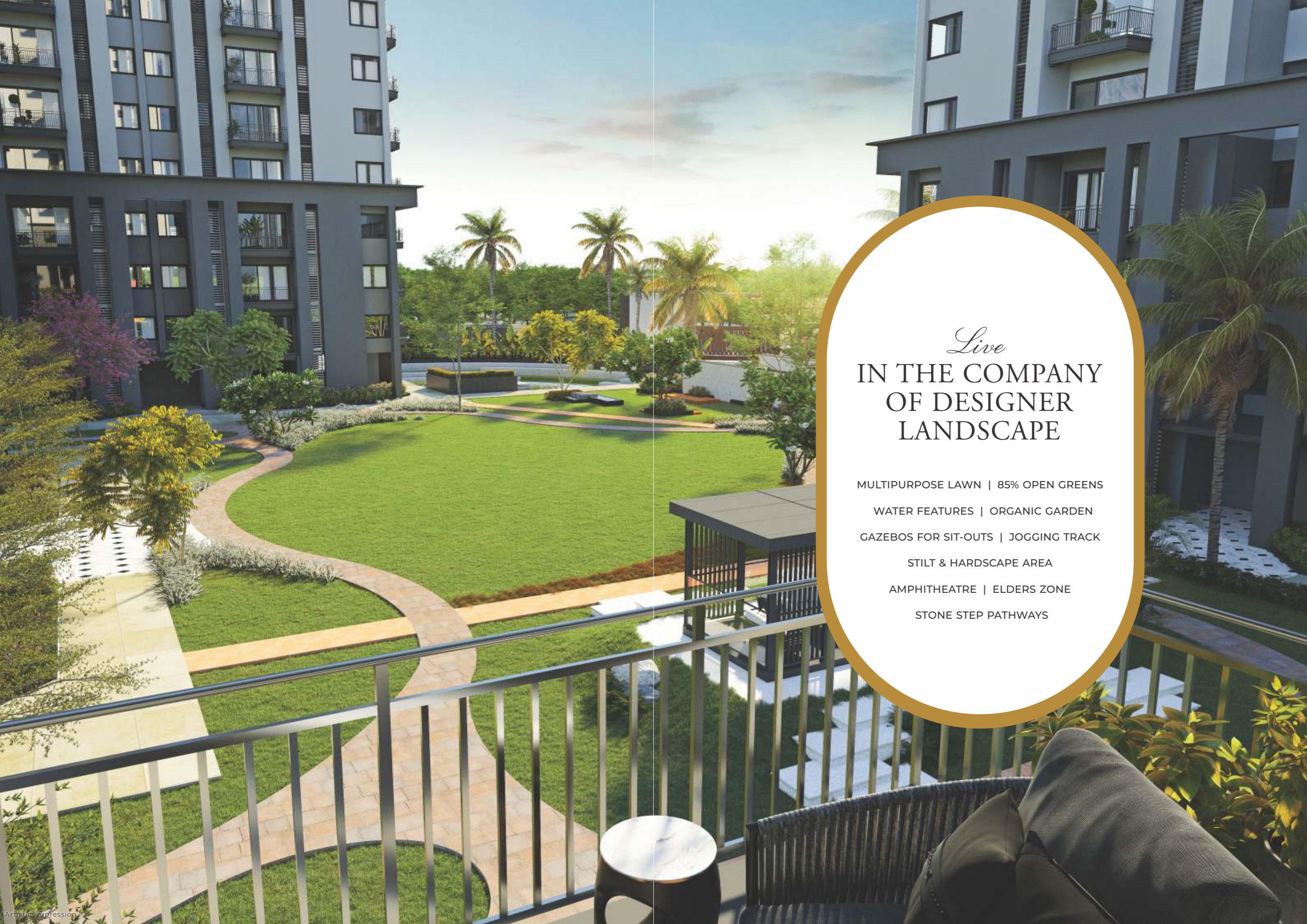
ARRIVE IN STYLE AT  
YOUR EXQUISITE  
RESIDENTIAL OASIS



TOWER-3

SS CENDANA  
THE RESERVE COLLECTION

INSPIRING  
AMBIENCE OF YOUR  
ELEGANT DROP OFF



*Live*  
IN THE COMPANY  
OF DESIGNER  
LANDSCAPE

MULTIPURPOSE LAWN | 85% OPEN GREENS

WATER FEATURES | ORGANIC GARDEN

GAZEBOS FOR SIT-OUTS | JOGGING TRACK

STILT & HARDSCAPE AREA

AMPHITHEATRE | ELDERS ZONE

STONE STEP PATHWAYS



SS GROUP

club 83

YOUR DAILY  
SANCTUARY FOR  
REJUVENATION AND  
MODERN AMENITIES



TWO POOLS  
FOR REFRESHING & LEISURELY  
FAMILY EXPERIENCE

- LANDSCAPED POOL DECK
- POOLSIDE PARTY AREAS
- CHANGING ROOMS AND SHOWERS
- LANDSCAPED OPEN TERRACE





## CLUB 83

*Packed with amenities and sports*

FULLY LOADED GYMNASIUM

STEAM AND SAUNA | WAITING LOUNGE | MEETING ROOM

GAMES ROOM | TEA LOUNGE | MULTIPURPOSE HALL

READING LOUNGE | LOBBY SIT-OUT

KIDS PLAY AREA



BICYCLE TRACK



TOT LOTS



BILLIARDS



TABLE TENNIS

2 BADMINTON COURTS



LAWN TENNIS COURT



HALF BASKETBALL COURT



OUTDOOR GYM



# SS CENDANA

THE RESERVE COLLECTION



PREMIUM TOWER

# SITE PLAN

## LEGEND

- |                            |                     |
|----------------------------|---------------------|
| (A) ENTRY                  | (J) PET PARK        |
| (B) EXIT                   | (K) BASKETBALL      |
| (C) CLUB POOL              | (L) BADMINTON       |
| (D) SWIMMING POOL          | (M) CHILDREN'S AREA |
| (E) FLORAL GARDEN          | (N) LAWN TENNIS     |
| (F) LAWN/CONGREGATION AREA | (O) OUTDOOR GYM     |
| (G) OUTDOOR PLAZA          | (P) YOGA LAWN       |
| (H) AMPHITHEATRE           | (Q) ELDERS' ZONE    |
| (I) FOREST WALK            | (R) SERVICE AREA    |
- 
- |   |  |   |
|---|--|---|
| <span style="color: blue;">■</span> POOL FACING | <span style="color: green;">■</span> GARDEN FACING | <span style="color: yellow;">■</span> OPEN FACING |
|---|--|---|



24.00 METER WIDE ROAD

24.00 METER WIDE ROAD



**SS CENDANA**  
THE RESERVE COLLECTION

SITE FOR NURSERY SCHOOL/ PRIMARY SCHOOL

EWS HOUSING



EXPERIENCE A SENSE  
OF PRIDE EVERY TIME  
YOU STEP INTO  
YOUR TOWER LOBBY

ELEGANT AND SPACIOUS LOBBY | COMFORTABLE SEATING  
AND WAITING AREA | CONCIERGE DESK FOR DAY-TO-DAY  
ASSISTANCE | SEPARATE ELEVATORS FOR RESIDENTS AND SERVICES



  
**SS CENDANA**  
THE RESERVE COLLECTION

**3 BHK + 3T + STUDY**

3-SIDE OPEN APARTMENTS



FLOOR TO CEILING WINDOWS



VRV AIR-CONDITIONING



ITALIAN MARBLE FLOORING  
IN LIVING AND DINING AREA



MODULAR KITCHEN WITH  
CHIMNEY AND HOB



LAMINATE FINISH WARDROBE  
IN ALL BEDROOMS



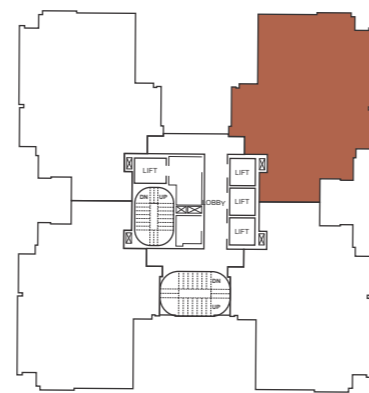
OPTIMUM SIZE BALCONY  
OVERLOOKING LANDSCAPED GREENS



SLEEK FINISHED BATHROOMS  
AND KITCHEN



YOUR SPACIOUS  
MASTER BEDROOM  
FOR TRANQUIL  
PRIVATE MOMENTS



CLUSTER PLAN

**SS CENDANA**  
THE RESERVE COLLECTION

**3BHK + 3T + STUDY UNIT PLAN**

TOWER: T-3  
FLOORS: STILT + 33 FLOORS  
CARPET AREA: 1089 SQ. FT.  
BALCONY AREA: 122 SQ. FT.

- 2 BEDROOMS
- 1 MASTER BEDROOM
- STUDY ROOM
- LIVING AND DINING
- KITCHEN
- UTILITY AREA
- FOYER
- 2 BALCONIES
- 3 TOILETS

## SPECIFICATIONS

### FOYER

Flooring	Italian Marble
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper

### 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

### STUDY ROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	VRV Air Conditioning

### 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

### 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)

### BEDROOMS

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	VRV Air Conditioning
Wardrobe	Laminate Finish

### 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)

### BALCONY

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring

**External Frame**  
UPVC Frame with Sliding Glass Shutter.

**Internal Frame**  
Marandi Wood Door Frame with Enamel Paint Shutters.

**Main Door**  
With Door Locks, Decorative Handles, Door Buffer.

**Kitchen**  
Modular Kitchen With Chimney And Hob





**SS CENDANA**  
THE RESERVE COLLECTION



## THRIVING LOCATION



Located in Sector 83, New Gurugram,  
SS Cendana is within minutes  
of NH 48, Dwarka Expressway, and  
all the well established social  
infrastructure of the buzzing  
millennium city.



## LEGENDS

### IN THE VICINITY

#### 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
- SS Highpoint
- SS Strada
- Broadway
- Town Square
- Miracle

#### HOTELS

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

TRUE LUXURY  
IS BEING MINUTES AWAY  
FROM ALL YOU NEED

3 MINS FROM **DWARKA EXPRESSWAY**

5 MINS FROM **NH-48 (NH-08)**

10 MINS FROM **RAJIV CHOWK**

25 MINS FROM **IGI AIRPORT**



THE HIBISCUS, SECTOR-50, GURUGRAM



THE LEAF, SECTOR-85, NEW GURUGRAM



THE CORALWOOD, SECTOR-84, NEW GURUGRAM



SS LINDEN, SECTOR-84, 85, NEW GURUGRAM



SS 100, SECTOR-49, GOLF COURSE EX. ROAD, GURUGRAM

Delivered over  
**20 Landmark**  
 Residential & commercial projects

Over  
**17 Million Sq. Ft.**  
 Under construction

Armed with  
**Huge Land Bank**  
 in Delhi and NCR

Architects by  
**Acclaimed Arcop**  
 Montreal

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 conglomerates of Delhi NCR, with a strong presence in real estate development.

Established in the year 1992, the Group has over three decades of experience in the development & delivery of unique, innovative, high quality and user friendly residential and commercial projects in the region.

SS Group is committed to developing state-of-the-art real estate masterpieces and maintains an enviable track record. It enjoys a portfolio of happy customers, with the successful delivery of some landmarks in Gurugram, such as The Hibiscus, The Leaf, The Coralwood, The Lilac, SS Plaza, SS Omnia, Southend, Almeria and Aaron Ville. Many more gems, namely, SS Highpoint, SS 100 and SS Linden Floors are at different stages of development.



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