



SS LINDEN

I OR BIT 35, NEW GUBIELING







EXQUISITE LIVING AWAITS YOU

Spread across 27 acres, SS Linden - a gated-community in New Gurugram, is the epitome of all that is opulent and exclusive.

These beautifully-crafted independent floors, offer unlimited privileges to a privileged few. Located in Sector 84-85, New Gurugram

4 BHK Air-Conditioned Independent Residences

1.5 Acres of Landscaped Greens

50% Green Open Spaces

12 mtr. wide road

20,000 sq.ft. approx. Clubhouse







A CLUB LEAGUES ABOVE 20,000 sq.ft. (approx.) of indulgence

Swimming Pool Mini Theater Restaurant Spa & Sauna Table Tennis Billiards Room Multipurpose Hall Coffee Bar Fully Equipped Gymnasium











CONNECTIVITY





MASTER PLAN







TYPICAL FLOOR PLAN



Plot No. B48 to B52

Carpet Area 144.3 sq. mtrs, approx. 1554 sq. ft. approx.



TYPICAL FLOOR PLAN



Plot No. 860 to 867

Carpet Area 144.7 sq. mtrs. approx. 1558 sq. ft. approx.



TYPICAL FLOOR PLAN



Plot No. 869 to 884 & 886 to 895 Carpet Area 141 sq. mtrs. approx. 1518 sq. ft. approx.





SPECIFICATIONS

LIVING / DINING / LOBBY / PASSAGE

Flooring Imported Marble
Walls: Acrylic Emulsion / OBD
Ceiling: Acrylic Emulsion / OBD

BEDROOMS

Flooring: Laminated Wooden Flooring / Vitrified Tiles
Walls: Acrylic Emulsion / OBD
Ceiling: Acrylic Emulsion / OBD

KITCHEN

Flooring Anti-Skid Tiles

Walls: Tiles up-to 2' above counter & Acrylic Emulsion
paint in balance area

Ceiling: OBD

BALCONY

Flooring Anti-skid Tiles Ceiling: OBD

DOORS

Internal Doors: Seasoned Hardwood Frame with Painted Flush Doors

Entrance Doors: Painted frame with laminated flush door

PLUMBING

CPVC & UPVC piping for water supply inside the toilet & Kitchen and vertical down takes

TOILETS

Flooring: Anti-skid Tiles

Walls: Combination of Tiles / Acrylic Emulsion Paint / Mirror

Ceiling: OBD

Counter: Granite

Fittings / Fixtures: Exhaust Fan, Towel rail, Ring of standard make,

Sanitary ware / CP Fittings: Good Quality CP Fittings Chinaware

EXTERNAL GLAZINGS

Windows / External Glazings: UPVC / Aluminium Frame with Glass

ELECTRICAL FIXTURES / FITTINGS

Modular switches/Fittings

SERVANT ROOM

Flooring: IPS/Tile Flooring
Walls / Ceiling: Whitewash
Toilet: ISI Quality Tiles, Chinaware CP Fittings

POWER BACK-UP

Back-up by DG set up to 7 KVA

SECURITY SYSTEM

CCTV in driveway of parking, Ground floor entrance lobby

ELEVATORS

Branded Elevator with capacity of 6 person

STAIRCASES

Flooring: Kota Stone / Granite Walls: Acrylic Emulsion / OBD

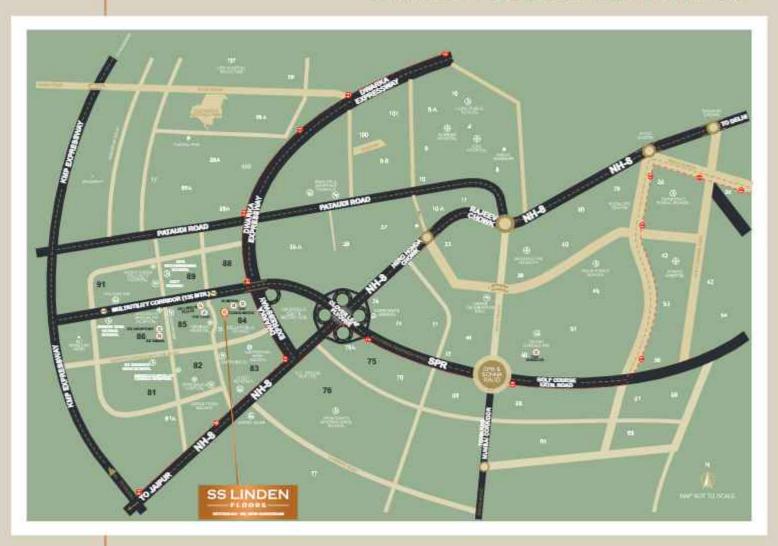
Split Air-Conditioner in Living, Dining & all Bedrooms (6 ACs)

Zone IV seismic considerations for structural design.





AN ENVIABLE ADDRESS



SS Linden's central location in New Gurugram ensures that you stay connected to everything and meet your urban lifestyle demands making these residences the most coveted address in New Gurugram.

01 KM FROM DWARKA EXPRESSWAY

2.5 KM FROM NH8

3.5 KM FROM SOUTHERN PERIPHERY ROAD

5.8 KM FROM MANESAR

11.2 KM FROM RAJIV CHOWK

24.6 KM FROM IGI AIRPORT

LIVE WELL CONNECTED.

SCHOOLS

Delhi Public School - 84 St. Xavier's High School RPS International School

HOTELS

Hyatt Regency Ginger Manesar Hilton Garden Inn

HOSPITALS

Arc Multi Speciality Hospital Aarvy Super Speciality Hospital Miracle Apollo Hospital

RETAIL

SS Omnia 86 Sapphire 83 Town Square SS Highpoint

CORPORATE OFFICE: 77, SS House, Sector 44, Gurugram, Haryana 122003 | www.ssgroup-india.com

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Omclaimes: The contents of this brochure are purely conceptual and not a legal offering. The company is developing independent floors in the readential colory SS Linden' under focuse no. 105 of 2013 dated 11.12.2013 granted to North Star Apartments P Chifmon SS Group P Ltd CIN No. U70109 (R2010 PTCD48739) and its associate companies in occurriance with approved revised by out plan vide drawing no. DTCP-7779 dated 25.05.2021 approved by OTCP. Harparas. The Residential Colory is registered with HARERA Consugary vide Registration No. 65 of 2021. The analysis displayed are only an attitute impression' conceptualization only and do not be replicated the exact product. The specifications and information, etc., are tentalized on substitute of a visition / modification and can be altered by the company and/or parameter to the surctions / directions of the competent authorities. All specifications, are reserved. Status of approvals can be checked at week harpamenters, governor at the promoter's office. **I approvals can be checked at week harpamenters, governor at the promoter's office. **I approvals can be checked at week harpamenters, governor at the promoter's office. **I approvals can be checked at week harpamenters, governor at the promoter's office. **I appare meters = 10.764 square front Acres = 9047 square meters.