



The Heartsong™

Sector 108, Gurgaon

a new beat at
every square feet

www.abcbuildcon.in | +91 8470930121



Warm embraces and cool winds. Whistling joys that make you dance.
Where a home lives on love. There begins a lifelong romance.

EXPERION
THE POSITIVE SIDE OF LIFE

presents 'The Heartsong' at Sector 108, Gurgaon

This group housing colony project in Sec-108, Gurgaon is duly approved / licenced by the office of Director General, Town & Country Planning Deptt., Haryana vide licence No. 38 of 2010 dt. 14.5.2010 for 15.025 Acres. Building plans approved vide DGTCP office memo no. ZP-753/JD(BS)/ 2012/18512 dt.18.9.2012 for 811 main dwelling units, 144 EWS units, convenient shopping, 2 nos. nursery schools and community centre / community building having facilities at par with that of a club. All the approvals can be checked in the office of the Developer. The Developer reserves the right to get the approved building plans revised at any stage till completion of the project as per prevailing government norms. Name of Developer: Experion Developers Pvt. Ltd.

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bliss



Created but untouched. Manifested and lived up.

Where bliss journeys beyond ink and concrete. To a lifetime of new beats at every square feet.

Architecture:

- Choice of 2,3,4 BHK Apartments and Penthouses
- Concept and Design by Woodhams, New Zealand
- 4 smaller pockets for efficient management of essential services
- Premium bath fixtures & fittings in all the bathrooms (Kohler or equivalent)
- Utility room with attached toilet with every apartment

Community Living:

- 20,000 sq. ft. of centralised community spaces
- Meaningful leisure spaces in all towers
- Engagement venues by design for kids, youth and senior citizens
- Provision for 2 nursery schools

Essential Services:

- 100% power back up
- CCTV Surveillance and two-tier security
- Daily needs and other retail facilities within walking distance
- Restroom and waiting lounges for drivers
- Dedicated bays for car wash
- Public address facilities from the tower lobbies

Night view of The Heartsong



The Melody

The Rhythm

The Harmony

Chorus

The Symphony

The Heartsong Condominiums

The Melody

A place that brings you back home, just like sweet melody makes a beautiful tone.

2 BHK Apartments (1,283 sq. ft.)

Tower Height: Stilt + 9 floors

The Rhythm

Where life and love come alive to make a rhythm together.

3 BHK Apartments (1,758 sq. ft., 2,003 sq. ft.)

Tower Height: Stilt + 11-14 floors

Chorus

(Centralised Community Space)

Where happiness and joy sing together. Make a chorus and rejoice forever.

The Harmony

Where the air is fragrant with love and nature strikes a chord, to make life a harmony.

2 BHK Apartments (1,283 sq. ft.)

Tower Height: Stilt + 14 floors

The Symphony

A home where life becomes a symphony, and a peaceful journey.

3 BHK Apartments (2,338 sq. ft.)

4 BHK Apartments (2,631 sq. ft., 2,779 sq. ft.)

4 BHK Penthouse (4,184 sq. ft.)

5 BHK Penthouse (4,747 sq. ft., 4,801 sq. ft.)

Tower Height: Stilt + 14 floors

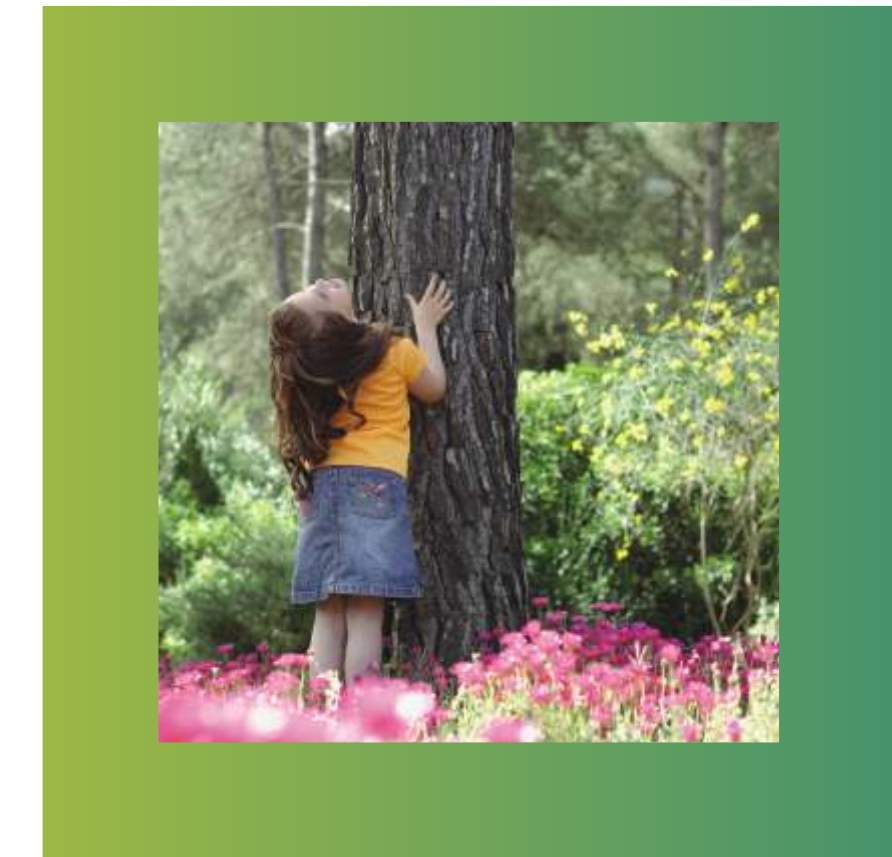
*(Utility space with attached toilet with every apartment)

All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the developer.



Themed landscape

beauty



Where sketching a home is like writing a song.
A masterpiece from the start. A thought crafted from the heart.

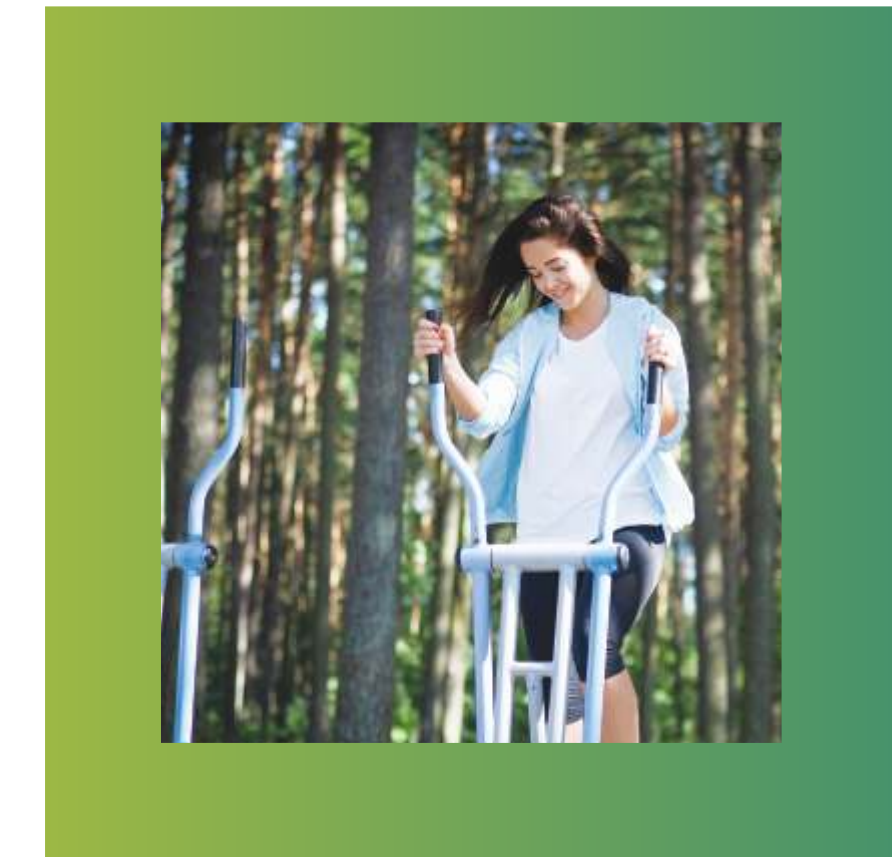
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Approximately 4 acres of themed landscape across the development with activity hubs, wind chimes, sculptures, manicured gardens, topiaries and exotic foliage.

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balance

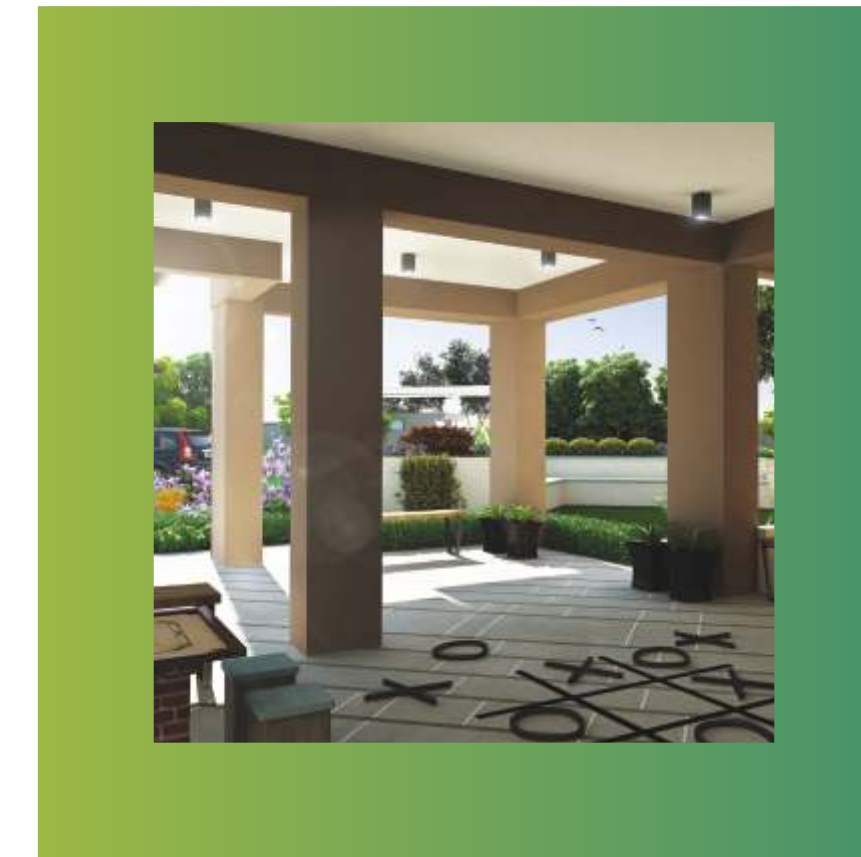


Where life knows only colour, not grey.
And rejoices in every breath, under the limitless sky.

- Outdoor gym facilities with steppers, roman bars and rings, etc.
- Swings & play areas
- Open air amphitheatre
- Splash pool for children
- Multi-purpose hall for social gatherings
- Tea lounge



delight

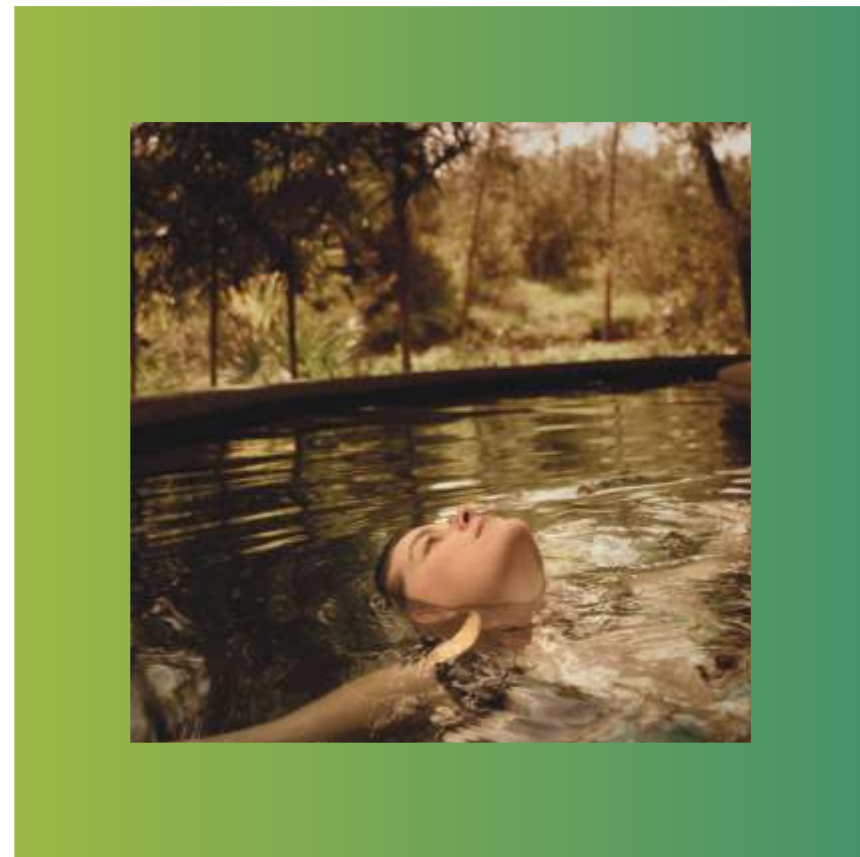


Catching butterflies, chasing winds, throwing a challenge and claiming wins.
Children grow, childhood lives. But while they play, they show the way - of how life is lived!

Meaningful leisure spaces in all towers | Chess, carom, snakes & ladders, hop scotch | Play & throw Tic Tac Toe
Sand pit for toddlers | Reading corner



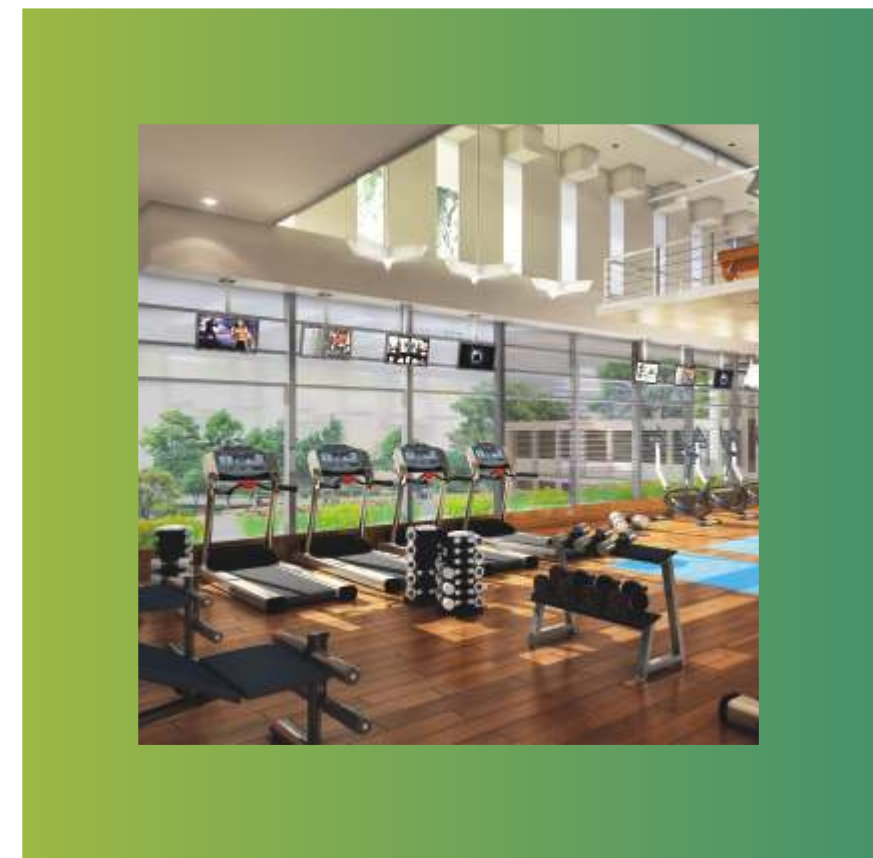
rejuvenation



A burst of energy, and fatigue blown away.
Diving into the depths of happiness and surging refreshed again.



cheer

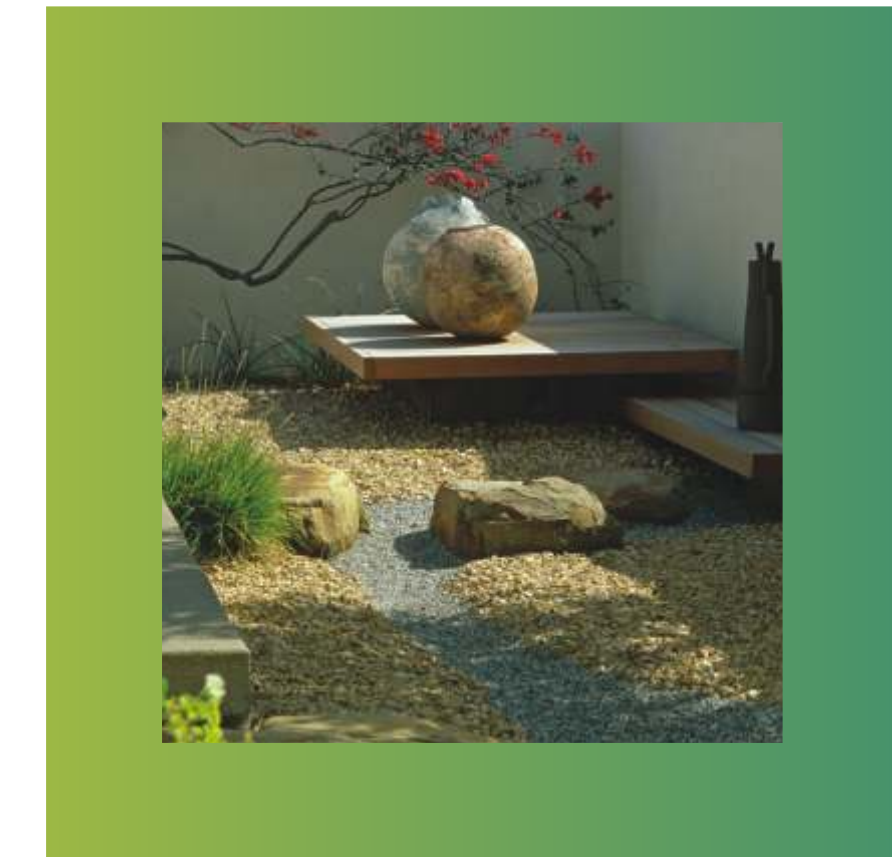


Steering the good times and stirring some more.
A taste for the fine life that makes your heart say encore.

- Upscale gym for workout
- Cricket practice net
- Snooker / Billiards
- Indoor squash court
- Table Tennis
- Outdoor badminton court
- Half basketball court
- Skating rink



abundance

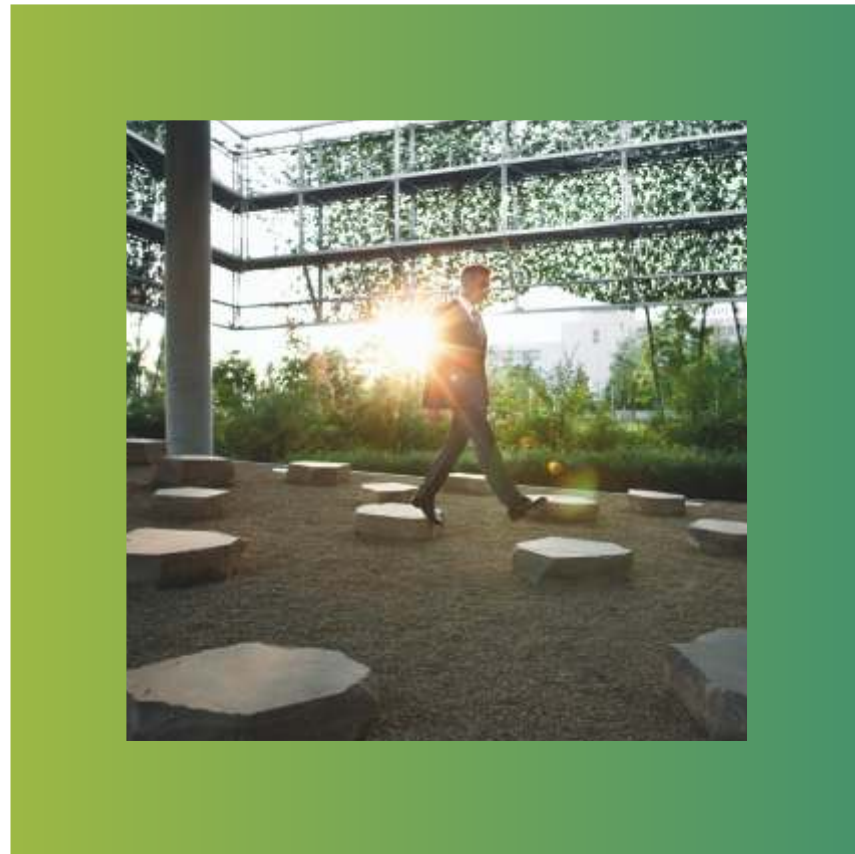


Living life your way and finding more.
Joyful banter that fills the air, and spills out of the seams.
Through yet another door.

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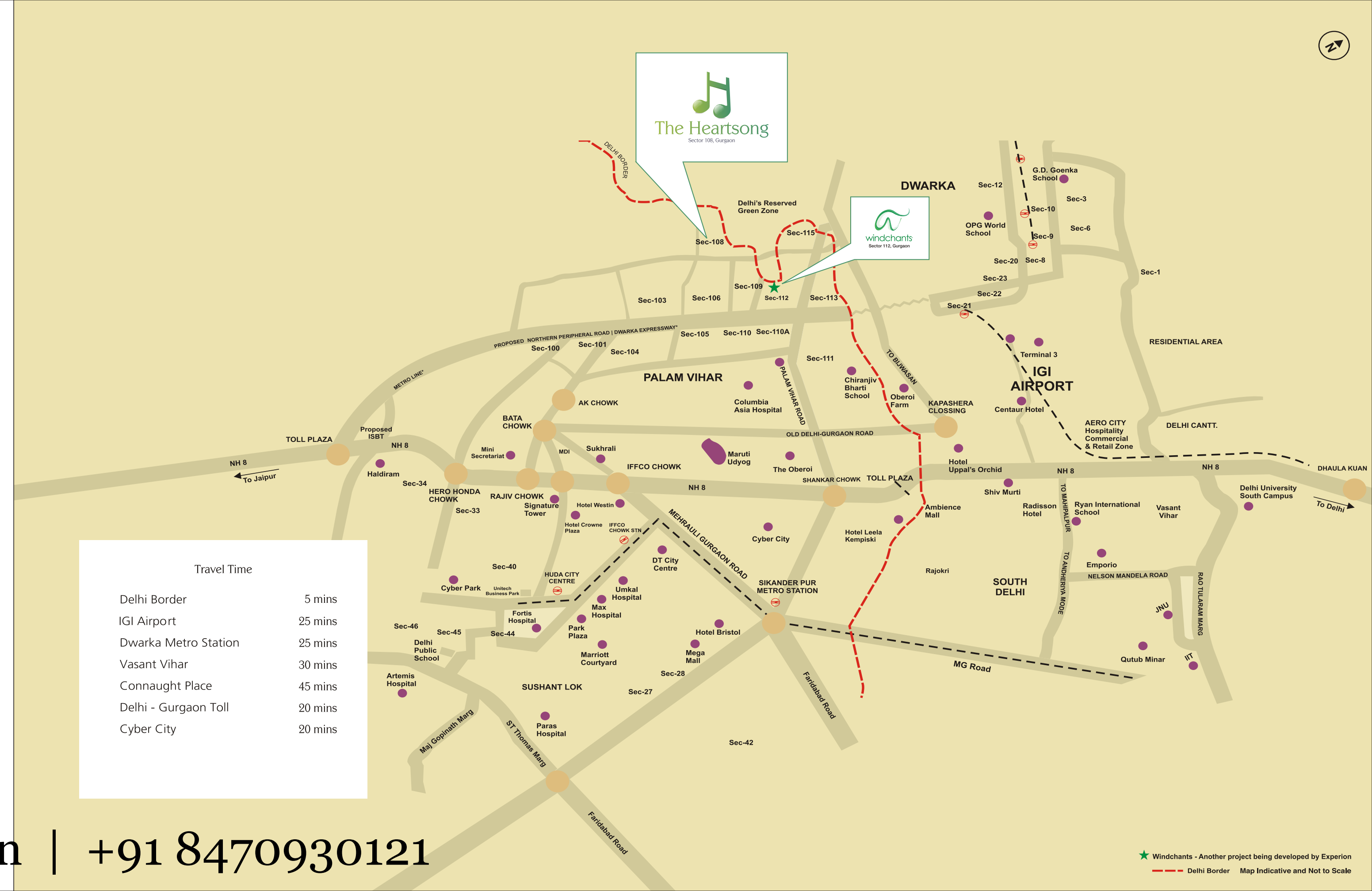
- Luxury living in prestigious community
- Premium bath fixtures & fittings in all the bathrooms (Kohler or equivalent)
- Utility room with attached toilet with every unit
- Spacious rooms & balconies

convenience



Connected every way.
 Making the heart beat for home. Making every mile a step away.
 You live better when you tell your kids, sweet bedtime stories and not traffic tales.

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Master Plan



View of The Rhythm



View of the bedroom



INTERNAL SPECIFICATIONS

LIVING ROOM	
Flooring	Good Quality Vitrified Tiles
Wall Finish	Plastering with POP Punning/GVP with OBD painting
Ceiling Finish	Plastering with POP/GVP Punning with OBD painting
Doors	Veneered Flush doors (external)
Windows/Glazing	Powder coated/Anodised aluminium
OTHER BEDROOM/DRESS	
Floors	Laminated Wooden Flooring
Wall Finish	Plastering with POP Punning/GVP with OBD painting
Ceiling Finish	Plastering with POP/GVP Punning with OBD painting
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
GUEST BEDROOM / DRESS	
Floors	Laminated Wooden Flooring
Wall Finish	Plastering with POP Punning/GVP with OBD painting
Ceiling Finish	Plastering with POP/GVP Punning with OBD painting
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
STUDY	
Floors	Laminated Wooden Flooring
Wall Finish	Plastering with POP Punning/GVP with OBD painting
Ceiling Finish	Plastering with POP/GVP Punning with OBD painting
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
MASTER BEDROOM / DRESS	
Floors	Laminated wooden flooring
Wall Finish	Plastering with POP Punning/GVP with OBD painting
Ceiling Finish	Plastering with POP/GVP Punning with OBD painting
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
KITCHEN	
Floors	Anti-Skid ceramic tiles
Wall Finish	Ceramic tiles 2' above counter with rest of walls with Plastering with POP Punning/GVP with OBD painting
Ceiling Finish	Plastering with POP/GVP Punning with OBD painting
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
BALCONY	
Floors	Anti-Skid ceramic tiles
Wall Finish	External Texture Paint
Ceiling Finish	Plastering with POP/GVP Punning with OBD painting
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
Special Feature	MS safety railing with Handrail

TOILETS	
Floors	Anti-skid ceramic tiles
Wall Finish	Ceramic tiles
Ceiling Finish	Gypsum sheet/Calcium Silicate Sheet False Ceiling
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
UTILITY ROOM	
Floors	Ceramic tiles
Wall Finish	Plastering with POP punning/GVP with OBD painting
Ceiling Finish	Plastering with POP punning/GVP with OBD painting
Doors (internal)	Skin Moulded Door/Enamel painted Flush door
Windows/Glazing	Powder coated/Anodised aluminium
UTILITY BALCONY	
Floors	Ceramic tiles
Wall Finish	External Texture Paint
Ceiling Finish	Plastering with POP Punning/GVP with OBD painting
Special feature	MS safety railing with Handrail

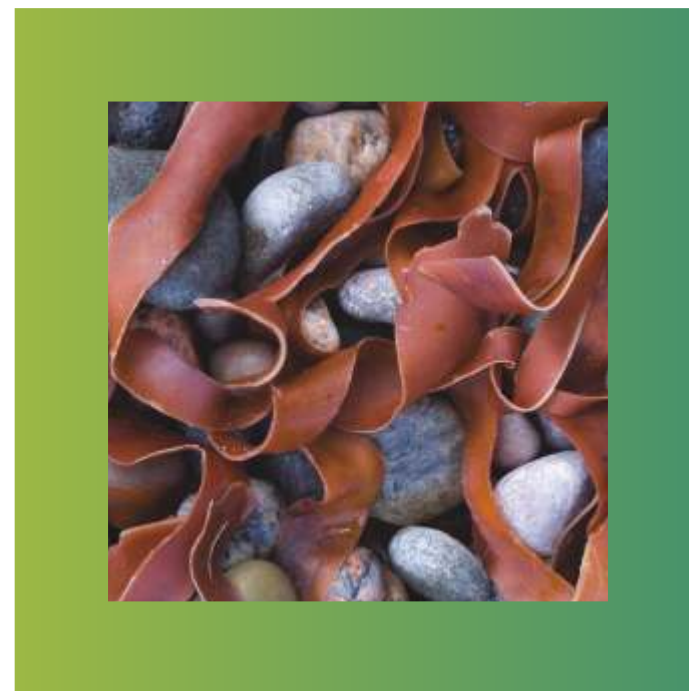
ADDITIONAL FEATURES

Split air-conditioners in living room and all bedrooms
Premium bath fixtures & fittings in all the bathrooms (Kohler or equivalent)
Design-ready for piped gas
100% power back-up
CCTV surveillance and two-tier security

ADDITIONAL AMENITIES

Restroom and waiting lounges for drivers
Dedicated bays for car wash
Public address facilities from the tower lobbies

The Heartsong is being developed by Experion Developers Pvt. Ltd.,
a 100% FDI Real Estate Developer.



We shall endeavour to deliver positive, engaging and memorable experiences driven by
Involvement with our audience, Innovation in product design & processes and
Integrity & Transparency in action.



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