

A glass marble is placed on a vibrant green leaf. The marble acts as a lens, reflecting a miniature cityscape with tall buildings and a clear sky. The background is a close-up of the leaf's veins, creating a natural, organic texture.

your  
oasis  
in the  
city.



PURI CONSTRUCTIONS

DIPLOMATIC GREENS



PURI CONSTRUCTIONS

# DIPLOMATIC GREENS



Puri Constructions is now proud to unveil the highly exclusive, Diplomatic Greens, Gurgaon. This property is a hub of beauty, convenience and tranquillity in an enviable location. The property boasts proximity to an elite Diplomatic neighbourhood.

This means, your address will be the focus of living room conversations everywhere. What's more, this self-contained abode brings shops, hospitals, schools and even the International Airport within reach. Diplomatic Greens is also a haven for hedonists, with a breathtaking landscape featuring South East Asian-inspired sculpture gardens and water bodies. With such delightful detail at one property, you have to look no further.

*Your quest for the right  
address ends here.*



# WELCOME TO 20 SPRAWLING ACRES OF HAPPINESS.

Diplomatic Greens is a 20 acre residential, gated property that's part of an 82 acre master plan of mixed development inclusive of hotel, retail and commercial spaces. The property's impressive, upscale apartments comprise only 15% ground coverage with up to 85% being green landscaped area. While Nature's lush carpet is a visual treat, the property also pays heed to our wellness needs courtesy a 20,000 sq. ft. Club House and recreational hub. The Intelligence Quotient too is high, delivering Smart Home Automated

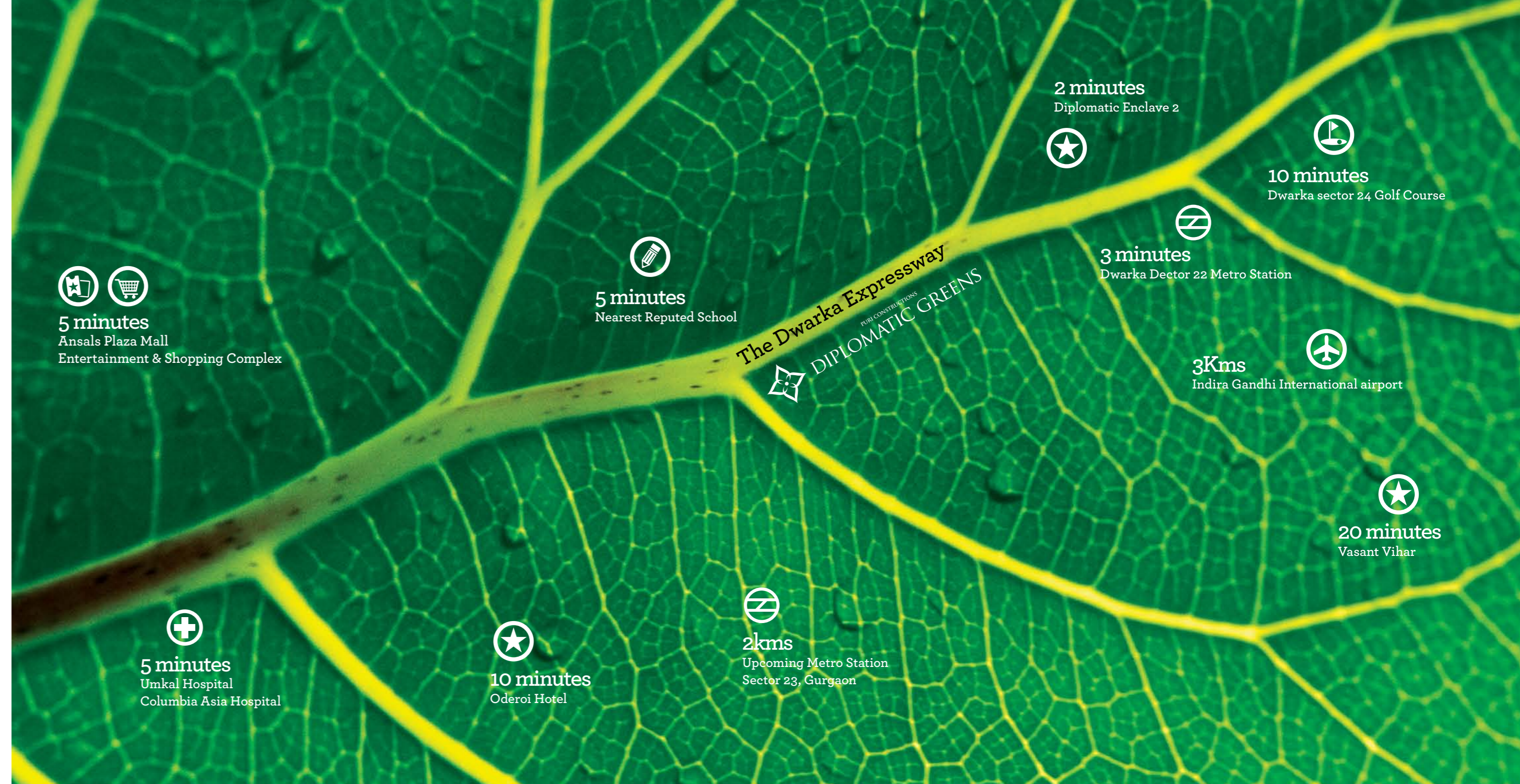
features. A property like this must always stand tall and secure, which is why it is built to comply with Seismic Zone IV standards. A wealth of features that make Diplomatic Greens an oasis of credentials and credibility. Arcop Associates are the architects responsible for these impressive residences, while M. Paul Friedberg and S. Bose are the landscape architects.

# YOU'RE NEVER FAR FROM THE THINGS THAT MATTER.

Diplomatic Greens ensures the world is indeed your oyster. The property's vantage location ensures you stay connected, networked and in the midst of urban amenities. Right on the Delhi - Gurgaon border, this property has remarkable proximity to the airport and South Delhi, making these residences a prime location in Gurgaon.

Diplomatic Greens is an iconic, imposing property on the proposed Dwarka Gurgaon Expressway. The 18 km long Northern Peripheral Road starts from Dwarka connecting the new, growth centres of Delhi, Gurgaon and Palam Vihar, while joining the National Highway 8 near Kherki Dhula.

*In the heart of city life and yet a hub of exclusive living, Diplomatic Gardens is the oasis every urban dweller is seeking.*

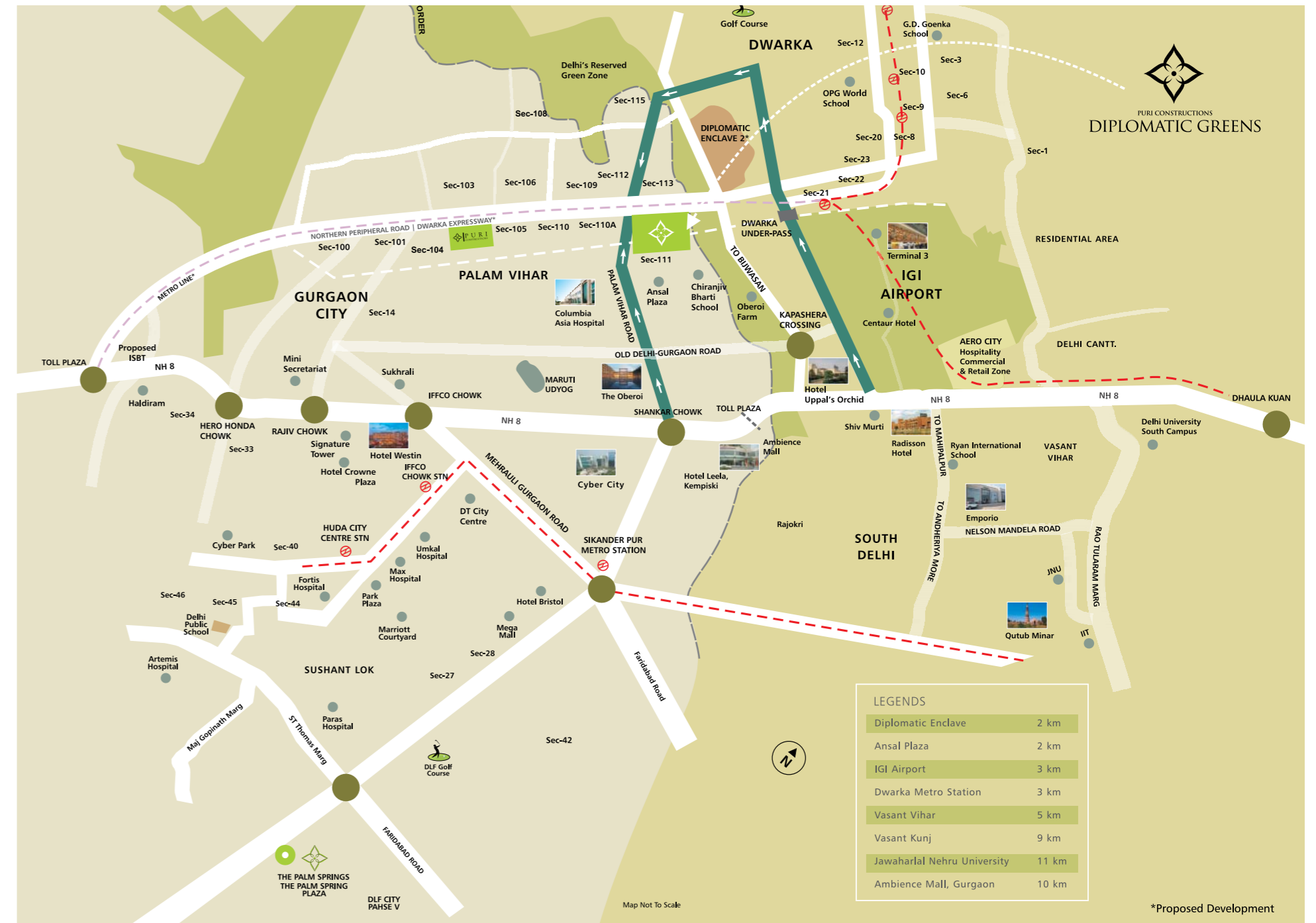




# THE BEST JOURNEYS ARE THE ONES THAT TAKE YOU HOME.

The Dwarka – Gurgaon expressway, at a width of 150 mts, double the width of NH8 is already under construction. This would make commuting between South Delhi and Gurgaon a whole lot easier.

## LOCATION MAP



# MASTER PLAN, SECTOR 111, GURGAON



# SITE PLAN - DIPLOMATIC GREENS



01. Sculpture Garden
02. Mound Garden
03. Tennis Court
04. Basket Ball Court
05. Practice Cricket Pitch
06. Badminton Court
07. Vehicular Court
08. Entrance Court
09. Water Body Feature
10. Basement Water Body
11. Preteen Play Area
12. Tot Lot
13. Villa Plaza
14. Lake
15. Lap Pool
16. Family Pool



meet  
your  
neighbours.

Beauty  
Serenity  
Wellness  
Harmony  
Elegance



A nighttime architectural rendering of a modern building's club house. The scene is illuminated by warm, golden lights from the building's interior and exterior. Several tall palm trees are planted in a circular garden bed in the foreground, surrounded by colorful flowers. The building features a prominent entrance with a covered walkway supported by columns. People are seen walking around the garden area, and a red car is parked in the lower right corner. The overall atmosphere is sophisticated and luxurious.

## THE CLUB HOUSE

### CLUB CLASS LIVING

Aesthetics is a recurring motif throughout Diplomatic Greens. So much so that even our Club House is a treat for the senses. The endless pool is a stream of consciousness, while a backdrop of vertical gardens rises to meet the gym, touching the terrace gardens. This unique landscape creates unending green on both horizontal and vertical planes. Further, the presence of Water within and in the surroundings is sublimely refreshing. This juxtaposition of land and water elements in the landscape makes Diplomatic Greens an architectural marvel and the Club House, a oasis for the soul.

### THEME GARDENS

At Diplomatic Greens, nature is integrated with every designed element, infusing landscape into architecture, interiors and lifestyle. Imagine a home where a high rise is a really tall tree; where the chirping of birds is your morning alarm and where butterflies visit neighbours by flitting from hibiscus to roses to ixoras.

Careful planting on mounds is a feature designed to attract migratory birds, with wind indicators and gravel paths being added attractions. A rich and diverse natural presence such as this, makes Diplomatic Greens an oasis of holiday-like enchantment, life long.

### SCULPTURE GARDENS

The gardens of Diplomatic Greens is where nature meets art. Here, sculpture and nature in turn marvels at man's creation. Whether chiseled from stone like sculpture or ordained from heaven like nature, our sculpture garden is an exquisite testimony of Diplomatic Greens' fine sensibilities. It's an oasis of poetic calm in a high decibel world.

### LAKE VIEW LIFE

Welcome to Lake View Life: Langorous. Tranquil and Calm. A shallow lake offers unending views of water, vanishing into a low level pool below. This creation of falling water cascading off the pool edge adds an exhilarating aspect. The floating planters, cabanas and sound of water come together to create an oasis of zen living for you.



Make a commitment to healthy living at our 10,000 sq ft gymnasium, overlooking the spectacular pool. Or dive into some soul food at our refreshing Cafe. Introduce good health to your mind and body.

# 21,000 SQ.FT. CLUB HOUSE. BENEFITS: INFINITE.



10,000 sq.ft. Health Club facility with fully equipped unisex gym



Sports facilities with Tennis Courts, Half court basketball, Table tennis & Badminton courts



Expansive. L - shaped pool & kids' pool.



Coffee bar



Club with lounge, Recreation room, Multi Community hall / function lounge



Children's play area



### SCULPTURE GARDEN VIEWS

Enjoy a three side view of the sculpture garden from every residence – ground floor duplex or penthouse – courtesy our two apartments per floor design.

# CONNECT TO A NEW SPATIAL EXPERIENCE.

Double height balconies present an unparalleled view of surrounding greens and our effervescent water body. Spacious decks overlook the pool and clubhouse and are ideal for outdoor entertaining. Stand at your spacious balcony and view the Gurgaon skyline greeting you across the distant horizon.





8 TO 12 FEET WIDE,  
DOUBLE HEIGHT  
BALCONIES



# STEP INTO AN OASIS OF CALM.

The blue expanse of our water body flows into and merges with our sunken pool, creating exciting new dimensions of water. Lounge on the deck in the cocooned cabanas by the pool while the gentle sounds of flowing water sooth your senses.



CENTRAL LAKE





AN OASIS OF  
SOPHISTICATION  
WHERE RIGHT  
OF ADMISSION IS  
RESERVED.

#### **DUTCH STREET VILLAS**

Doors open for a select few at our exclusive Dutch Street Villas. An epitome of fine living, each Villa comes with the privacy of an exclusive swimming pool and a price tag that makes ownership a privilege. The Streets housing the Villas are vibrant, interactive spaces, lined with Villas on one side while facing well-groomed greens on the other. Welcome to an oasis of sophistication, where right of admission is reserved.

SO EXCLUSIVE THAT  
EVEN WATER FLOWS  
TO YOUR DOORSTEP.

PRIVATE SWIMMING POOLS EXCLUSIVE  
TO GROUND FLOOR DUPLEX RESIDENTS



# COME HOME TO SENSORY INTELLIGENCE.

## SAFETY AND SECURITY

At Diplomatic Greens, you won't spend any sleepless nights worrying about security. And that's due to our robust 3 tier Security System. CCTVs in the basement, video door phones, intercom from the entry guard to every apartment, motion sensor panels and burglar alarms keep unwelcome arrivals away. Natural calamities like fire are also managed by state of the art fire detection systems.

## SMART HOMES

Efficient service starts at the concierge desk in the lobby area, but doesn't end there. With a 100% power back up, fibre optics cable, and complete home automation with one touch controls for lights, electricals, dimmers and motions sensors, your smart home is at your fingertips.





READY TO OCCUPY  
SMART HOMES, WHERE  
THE ONLY THING YOU  
HAVE TO BRING IS  
YOURSELF.

*At Diplomatic Greens, you can walk into a fully furnished, future proof apartment, if you so desire. Choose from a lifestyle package of complete solutions ranging from smart home automation, fully fitted cupboards with imported hardware to kitchens from Europe's most exclusive high end manufacturer, Bulthaup. It's high end, intelligent living for those who like the future, today.*

# OPEN DOORS TO EXQUISITE CRAFTSMANSHIP.

## THE ART AND CRAFT OF FINE LIVING

Every inch of Diplomatic Greens displays the keenest attention to detail and the finest employment of resources. Imported marble floors everywhere in the apartment lend a smooth finish for the well heeled. Premium VRV air conditioning ensures efficient use of energy while requiring minimal installation. German UPVC windows bring excellent insulating and noise reduction qualities to your home while eco friendly Acrylic Emulsion Paint protects the air you breathe. Imported modular kitchens further enhance the global experience while Balinese sculpture transports the aesthetics of South East Asian art to your residence.





*An oasis is  
a hub of  
comfort*

SOME  
ACHIEVEMENTS  
CANNOT BE  
MEASURED  
IN SQ. FT. OUR  
REPUTATION FOR  
QUALITY IS ONE  
OF THEM.

#### ABOUT PURI CONSTRUCTIONS

Established in 1971, Puri Constructions has completed numerous projects ranging from steel plants, dams, luxury hotels and state owned institutions to new-age residential and commercial spaces. Having built our reputation on uncompromising quality, we are the name behind some of the most high-profile addresses in the cities of Gurgaon and Faridabad. In the last four years, with over 50 lakh sq. ft. of real estate having been developed, Puri Constructions has become a name synonymous with quality.

With a dedicated and efficient team, we create spaces which offer the best of features within record time. This has made us one of the fastest growing and the most respected real estate companies. The Palm Springs, Palm Springs Plaza, Pranayam, Pratham, VIP Floors and 81 High Street are projects that have set new benchmarks in both design and execution.



THE PALM SPRINGS, GURGAON



THE PRANAYAM, FARIDABAD

## SPECIFICATIONS

AREAS	FLOORS	WALLS	CEILING	DOORS	WINDOW/GLAZING	OTHERS	ELECTRICAL
LIVING ROOM/ DINING ROOM / LOUNGE	Imported Marble	Pop Punning With Acrylic Emulsion Paint	Pop Punning with Acrylic Emulsion Paint	Hardwood door frames with solid wood panelled door with melamine polish finish.	UPVC Windows	Designed VRV Air Conditioning	Copper Electrical Wiring in Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection, Premium Modular Switches
ALL BED ROOMS	Imported Marble	Pop Punning With Acrylic Emulsion Paint	Pop Punning with Acrylic Emulsion Paint	Seasoned Hardwood Frame With European Style Moulded Shutter.	UPVC Windows	Designed VRV Air Conditioning	Copper Electrical Wiring in Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P Tv Connection.
KITCHEN	Imported Marble	Tiles and Acrylic Emulsion Paint	Pop Punning with Acrylic Emulsion Paint	Seasoned Hardwood Frame With European Style Moulded Shutter	UPVC Windows	Complete Modular Kitchen with Hob and Chimney	Copper Electrical Wiring In Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P TV Connection.
BALCONIES / TERRACES	Stone / Anti-Skid Tile	Weather Proof Paint	Weather Proof Paint	UPVC Windows	UPVC Windows		Copper Electrical Wiring in Concealed Conduits and MCB .
MASTER TOILET	Imported Marble	Imported Marble / Acrylic Emulsion Paint	False Ceiling with Acrylic Emulsion Paint	Seasoned Hardwood Frame with European Style Moulded Shutter	UPVC Windows	Kohler / Equivalent Quality Chinaware, CP Fittings, Marble Counter	Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone
OTHER TOILETS	Imported Marble	Ceramic Tiles / Acrylic Emulsion Paint	False Ceiling with Acrylic Emulsion Paint	Seasoned Hardwood Frame with European Style Moulded Shutter	UPVC Windows	Kohler / Equivalent Quality Chinaware, CP Fittings, Marble Counter	Copper Electrical Wiring in Concealed Conduits and MCB
S. ROOM / UTILITY ROOM	Tiles	OBD	OBD	Hardwood Frames With Painted Flush Door	UPVC Windows	ISI Quality Tiles and Fittings	Copper Electrical Wiring in Concealed Conduits and MCB
S.W.C.	Tiles	OBD	OBD	Hardwood Frames With Painted Flush Door	UPVC Windows	ISI Quality Tiles, Chinaware And CP Fittings	Copper Electrical Wiring in Concealed Conduits and MCB
SECURITY	Video Door Phone and 2 Tier CCTV Security and Surveillance at Main Entrance and Tower Entrances.						
FACILITIES	Club House With Multiple Swimming Pools, Unisex Gym, Multi-Purpose Hall, Coffee Bar, Table Tennis and Billiards Room, Badminton Courts, Tennis Courts, Extensive Landscapes and Water Bodies.						

### ADDITIONAL OPTIONS (Not included in B.S.P)

- Complete Smart Home Automation. One Touch Controls For All Lights And Electricals, Dimmers, Motion Sensors.
- Imported Cupboards, Beds and Side Tables in all Rooms, Branded Kitchen From Poggen Pohl / Equivalent.
- Bulthaup Kitchen (World's Leading Modular Kitchen From Germany) with all White Goods / Appliances Included.

NOTE All images in this brochure are indicative images. An attempt is made to achieve high levels of accuracy based on the detailed planning. But the same is subject to change at the sole discretion of the developers.

### CREDITS

**PRINCIPAL ARCHITECTS**  
ARCOP

**LANDSCAPE ARCHITECTS**  
M.Paul Friedberg and S.Bose

**RESIDENT ARCHITECTS**  
ARCOP

**STRUCTURAL CONSULTANT**  
TPC

**DESIGN**  
Vyas Giannetti Creative





PURI CONSTRUCTIONS

# DIPLOMATIC GREENS

Puri Constructions Private Limited  
4, 5, 6 Ground Floor, Tolstoy House  
Tolstoy Marg, New Delhi 110001  
T +91-11-43686868  
[www.puriconstructions.com](http://www.puriconstructions.com)