

Pre-launch of the  
most awaited project

Park  
View  **BESTECH**  
**ALTURA**

Sector 79, Gurgaon

**3 & 4 BHK SPACIOUS RESIDENCES**



**BOOK NOW & AVAIL SPECIAL  
PRE-LAUNCH OFFERS**

# ALL APPROVALS ARE IN PLACE



**Licence No: 22 of 2012** dated 27-03-2012 issued by DTCP, Haryana pertaining to Residential Group Housing Colony measuring 10.10 acres in Sector 79, Gurgaon



**Building plans** have been approved vide letter Memo No ZP- 949/ SD(BS) /2016/5748 dated 21-03-2016



**BR 3 and Environmental Clearance** done



All approvals can be **checked** at our Head Office



GURGAON – MANESAR  
URBAN COMPLEX

2031 MASTER PLAN



60 mtr wide Sector road  
connecting NH 8 with 90 mtr  
wide road

90 mtr wide road connecting  
Manesar with Sonha Road and  
Gurgaon Faridabad Road

Towards  
Manesar

SECTION 4 IS DONE

Towards  
Delhi

# LOCATION

- **CONNECTIVITY:**
  - 2 mins from NH 8
  - Located on New Golf Course Road
  - 5 mins drive from SPR & NPR
- **GOLF COURSES - Surrounded by 4 golf courses:**
  - Karma Lakelands: 2 km
  - ITC Classic Golf Resort: 4.5 kms
  - Tarudhan Valley Golf Course: 4.7 kms
  - Golden Greens: 7 kms
- **HOTELS:** Hyatt Regency and Radisson Hotel in close vicinity
- **RETAIL & ENTERTAINMENT:** Operational mall and eateries like McDonalds and Haldiram's close by

# FEATURES

- **Bestech brand name which is well known for timely and quality construction**
- **First residential project being launched by Bestech after a span of 3 years**
- **Premium high-rise project**
- **Better specifications than the competitors in the same Sector**
- **Spread over 10.1 acres with efficient layouts**
- **Facing Aravali Hills**
- **Featuring a luxurious Club House**
- **Multiple sports facilities**
- **Ample green and open areas**
- **Attractive payment plan**

# HOST OF SPORTS FACILITIES

- **Mini Football Field [ Dimensions as per THE FOOTBALL ASSOCIATION laws for Mini-Soccer ]**
- **Swimming Pool**
- **2 Lawn Tennis Courts**
- **Cricket Nets**
- **Skating Rink**
- **Badminton Court**
- **Table Tennis**
- **Squash Court**
- **Basketball Court**



# ATTRACTIVE PAYMENT PLAN

- **Attractive Possession Linked Payment Plan**
- **Pay just 25% in four months | Next 25% after completion of super structure | Balance 50% nearing possession**
- **Down payment plan option with a rebate of 12%**

**PREMIUM  
ALTURA  
SPECIFICATIONS**



**SPLIT AC's IN ALL ROOMS**



**MODULAR KITCHEN**



**IMPORTED MARBLE  
FLOORING**



**AIR CONDITIONED GROUND  
FLOOR LOBBY**



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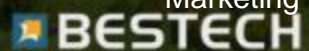


# SITE PLAN



1. CLUB/MULTI-PURPOSE HALL-CAFE
2. SWIMMING POOL
3. KIDS' POOL
4. AMPHITHEATRE
5. SCHOOL
6. SHOP
7. MINI SOCCER FIELD
8. BASKETBALL
9. TENNIS COURT
10. BADMINTON
11. OUTDOOR GYM
12. CHILDREN PLAY AREA+ SAND PIT
13. YOGA HUTS
14. JOGGING + WALKING TRACK
15. SKATING RINK
16. TEE PUTTING
17. CABANAS
18. NATURES WALK
19. READER'S HUT
20. MAZE RUNNER
21. LILLY POOL
22. BANQUET LAWN
23. PARTY LAWN
24. CRICKET NET
25. PETS GARDEN
26. PLANT NURSERY
27. MANGROVES
28. GUAVA ORCHARD
29. FLOWER ORCHARD
30. URBAN FARMING
31. CROQUET BALL
32. DROP OFF AREA
33. WATER BODY

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Chapman Taylor

# CONFIGURATION

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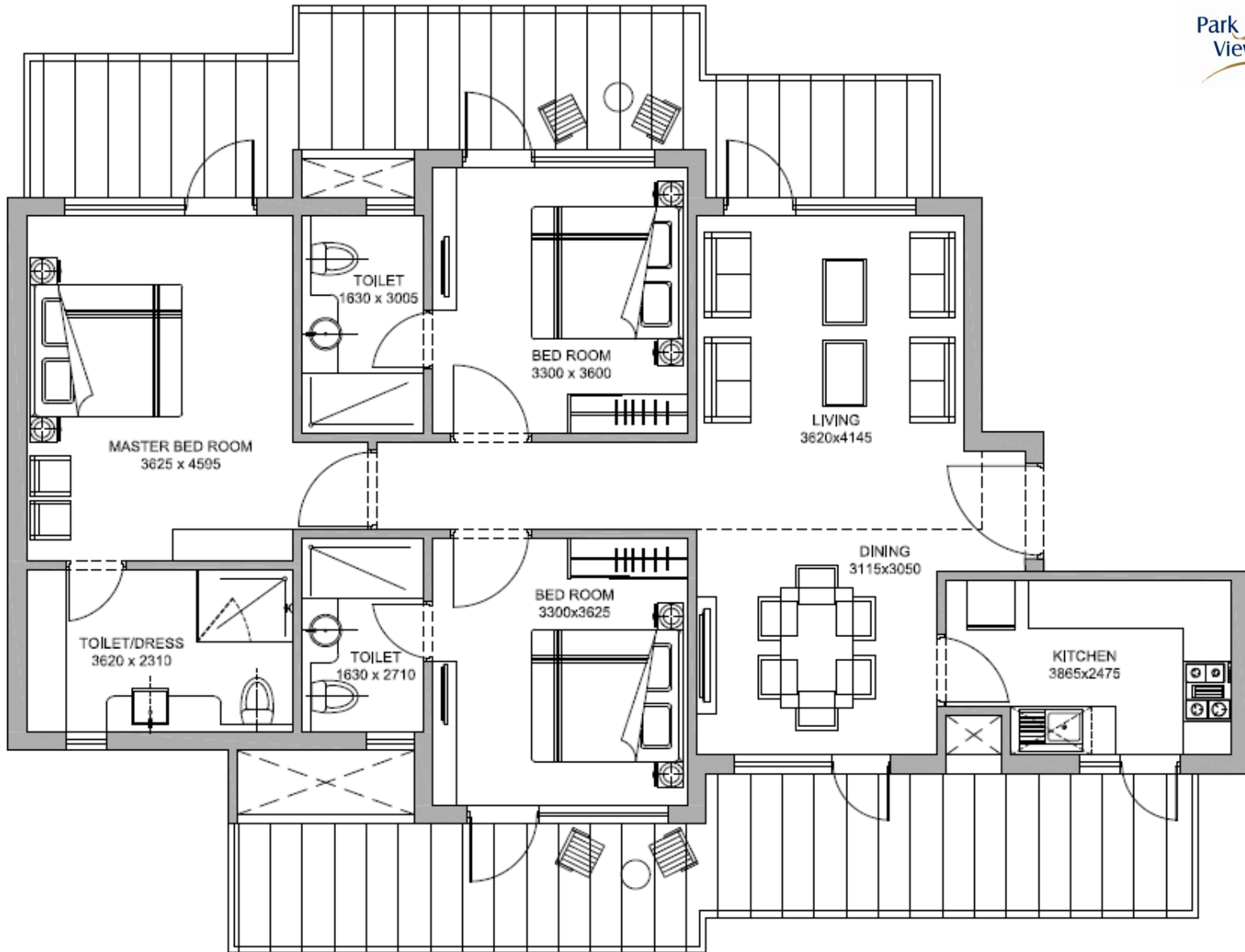
**3 BHK: 2015 sq ft**

**3 BHK: 2050 sq ft**

**3 BHK + Servant:  
2150 sq ft**

**4 BHK + Servant:  
2675 sq ft**

# FLOOR PLAN

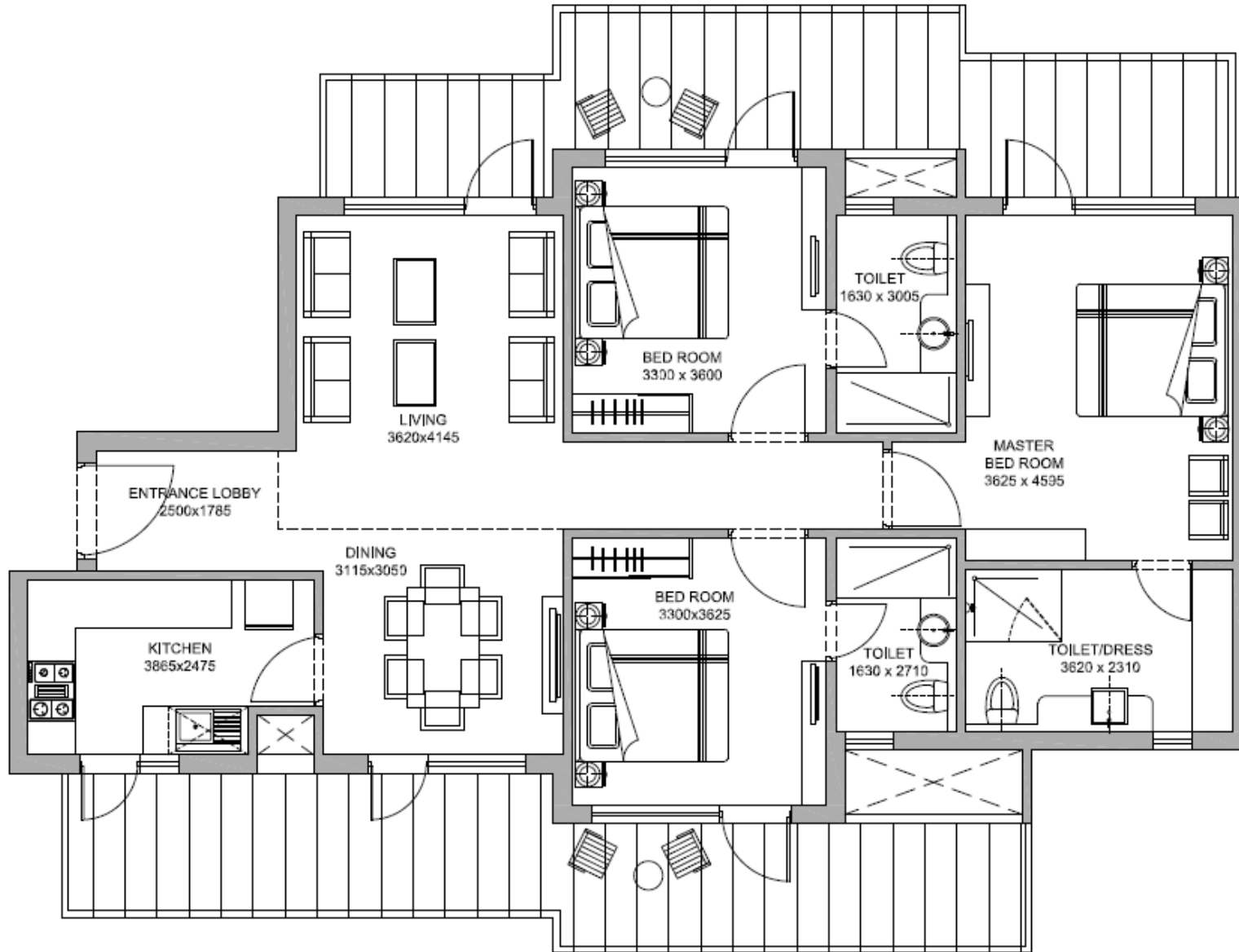


3 BHK: 2015 sq ft

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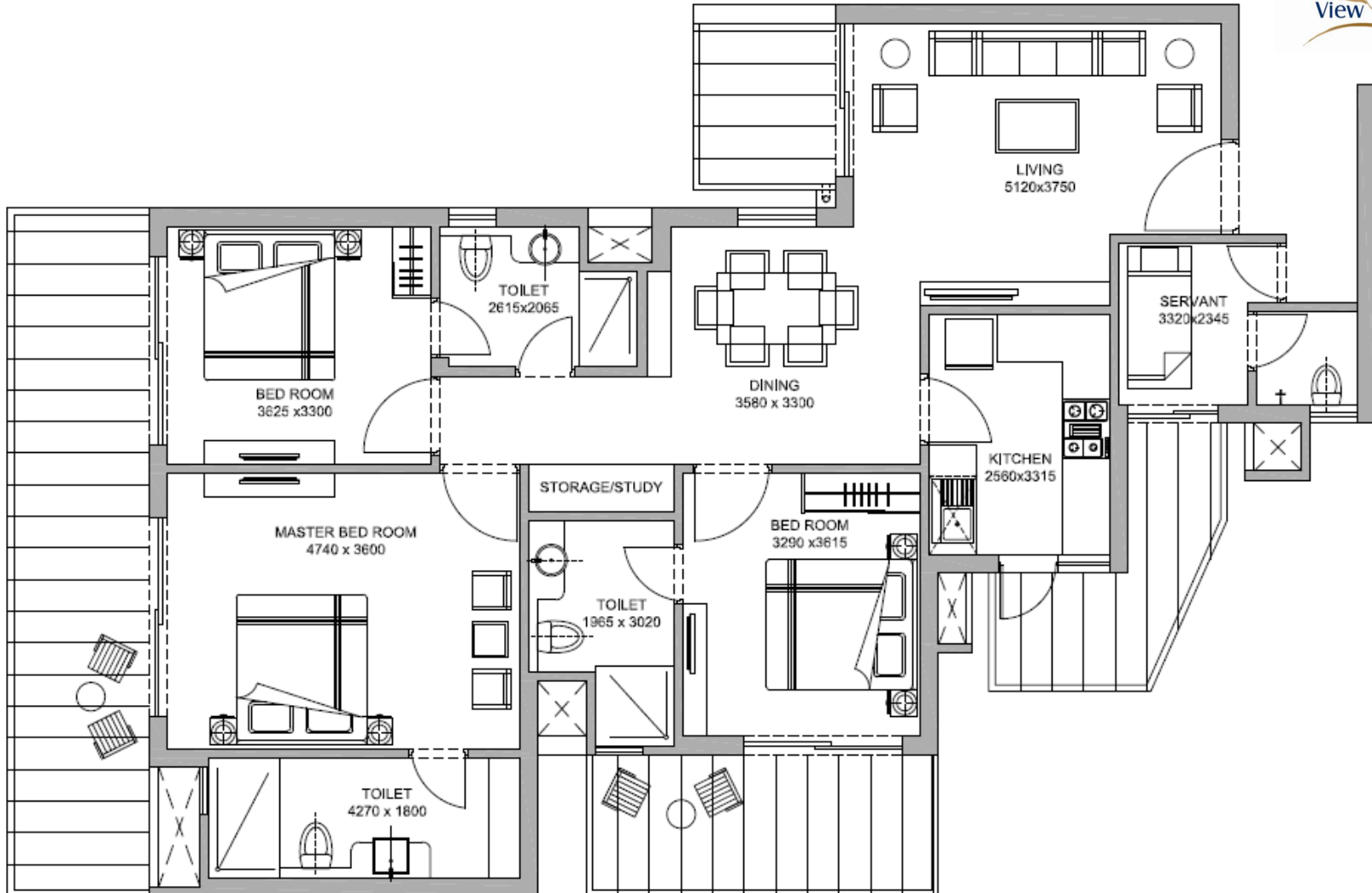
# FLOOR PLAN



3 BHK: 2050 sq ft

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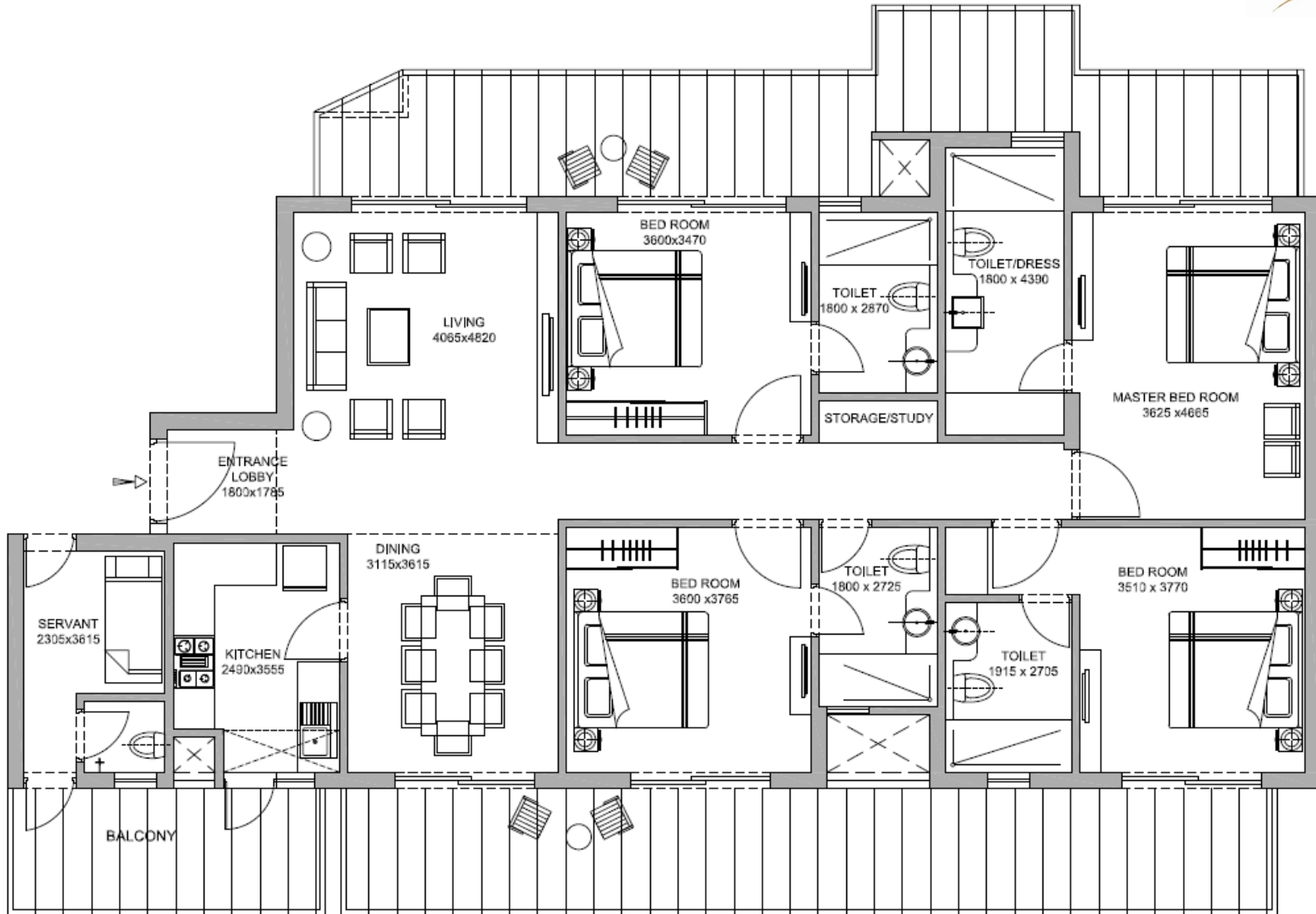
# FLOOR PLAN



3 BHK + Servant: 2150 sq ft

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# FLOOR PLAN



4 BHK: 2675 sq ft

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# PRICE

Particulars	Cost (INR)
Basic Sale Price (BSP)	5145 psf
Premium Altura Specification	250 psf
EDC & IDC	As applicable
Preferential Location Charges (PLC)	
Personal Lawn (Ground Floor)	5% of BSP
Club & Landscape View	300 psf
Corner Flats	150 psf
Floor (PLC)	
4 <sup>th</sup> to 8 <sup>th</sup> floor	150 psf
9 <sup>th</sup> to 15 <sup>th</sup> floor	100 psf
IFMS	100 psf
Power Back-up Charges	1,25,000 (3 BHK) / 1,50,000 (4 BHK)
Car Parking (2 Covered)	7,00,000
2 Covered Back to Back	5,50,000
1 Covered 1 Open	6,50,000
Club Membership Fee	3,00,000