

LIFE IN SYNC

*La* VIDA

ESTATE RESIDENCES

## LIFE IN SYNC

Welcome to La Vida, Estate Residences.

A place that lets you trade commute time for family time, by offering easy connectivity. Where you could have orchards, lily ponds and a tree-canopied skywalk without moving out of the city. And your children will be able to play freely across a terraced landscape with sports courts and a clubhouse. Now, for the first time, this rich fulfilling life is priced within your reach. You're closer than you've ever been to living a perfectly balanced life.

Spacious 2, 2.5 & 3 BHK residences.



+918470930121 | [www.abcbuildcon.in](http://www.abcbuildcon.in)

# Amenities



- Step out into 2,30,000 square feet (approx.) of open area dedicated to landscaping and recreational spaces
- A vast central green with a sunken garden planted with indigenous and flowering trees to enhance the feeling of being in a forest
- Boost your health with active sports amenities like a full basketball court, badminton courts, tennis court, 800 mts. (approx.) internal jogging track, a 25 mts. (approx.) swimming pool and a cricket pitch
- Walk amongst the trees with a Sky Walk bridge overlooking the central green with slides for kids
- WIFI provided at designated locations within the central green and the swimming pool area
- Enjoy fresh produce from Fruit Trees Bosques and the Herb Garden
- Relax beside beautiful water plazas, reflective pool and lily pools
- Bring out the artist in you at the one-of-a-kind art installation plaza
- Socialize at the barbeque corner and party lawn
- A Mosaic of small lawns, sit-outs and planting beds all around between the ground floor verandahs & the walking/jogging path

# Internal Specifications



- IGBC pre-certified gold rated building
- Video door phones in every home
- Living & bedrooms with vitrified flooring and sliding French windows
- Balconies with anti-skid vitrified tiles
- Premium series of electrical switches and plates
- Sink board with drain board, exhaust fans in the kitchen
- Wall mounted WC, master toilet with best in class fittings
- Geyser in Master bathroom
- High speed elevators
- Well ventilated lobbies
- Vitrified flooring in lift lobbies and corridors
- Earthquake resistant structure as per IS code
- 100% power back up throughout the project

This Picture / Visual is purely conceptual and for representative purpose only and doesn't constitute an offer



## The Club House

### Rejuvenate at the grand Club House

- The club house nestles itself centrally under the towers with lush greenery and world class amenities
- A double height lounge and reception will welcome you at the entrance and a naturally lit art walk leads you to the other health facilities
- Enjoy exquisite Spa facilities with a massage room, steam, sauna, and a large outdoor swimming pool
- Get active at the health club with a fully equipped unisex gym along with the active sports and recreational facilities like a squash court, billiards table, cards table and multi-purpose hall for dance or yoga
- An audiovisual room for 8 to 10 people and a restaurant with a fully equipped kitchen serving a large banquet hall
- A dedicated kid's corner and a reading room takes care of the little one's needs



### Club House Amenities

Gymnasium | Multipurpose Hall | Squash Court | Billiards Room  
SPA – Steam, Sauna, Massage | Café + Kitchen | Coffee Niches | Yoga Room  
Kid's Corner | AV Room | Reading Lounge | Cards Table

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# Location Map

These majestic estate residences are proposed to be located just off the upcoming Dwarka Expressway and are in close proximity to prominent hubs like the international airport, Dwarka metro station, Ansal Plaza and the proposed 250 acre golf course. The property vantage ensures that you are close to the best schools, hospitals and entertainment centres.

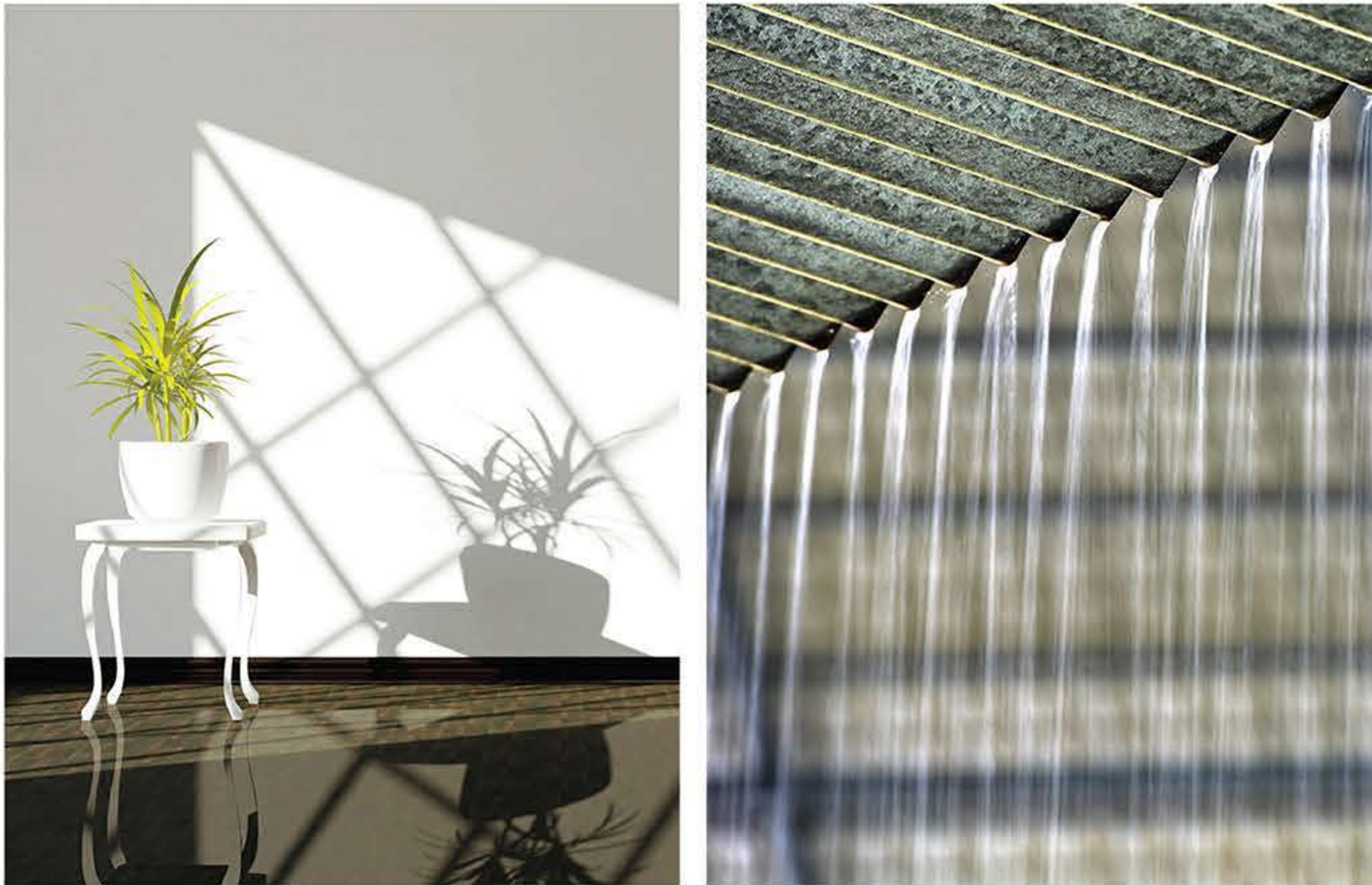


Proximities	SOUTH DELHI-25 mins.	IGI AIRPORT-15mins.	DWARKA-10 mins.	NEIGHBOURHOOD*-5 mins.	PALAM VIHAR-5 mins.	CYBER CITY-20 mins.
	<ul style="list-style-type: none"> <li>Vasant Vihar</li> <li>The Grand</li> <li>Fortis Hospital, Vasant Kunj</li> <li>D.P.S. Vasant Kunj</li> <li>J.N.U.</li> <li>South Campus</li> </ul>	<ul style="list-style-type: none"> <li>Aerocity Hospitality District</li> <li>JW Marriot</li> <li>Holiday Inn</li> <li>Lemond Tree Premier</li> <li>Commercial Hub</li> <li>Retail Hub</li> </ul>	<ul style="list-style-type: none"> <li>Diplomatic Enclave*</li> <li>18-Hole DDA Golf Course*</li> <li>G.D. Goenka School</li> <li>D.A.V. Public School</li> <li>Park Plaza</li> <li>Radisson Blue</li> <li>Eros Metro Mall</li> </ul>	<ul style="list-style-type: none"> <li>60+ acre of Educational Institutes</li> <li>24+ acre of Healthcare Facilities</li> <li>616+ acre of Retails and Commercial</li> <li>81 acre of Institutional Area</li> <li>Kanganheri Adventure &amp; Tourist Complex</li> </ul>	<ul style="list-style-type: none"> <li>Ansal Plaza</li> <li>Columbia Asia Hospital</li> <li>Gems International School</li> <li>I.T.M. University</li> </ul>	<ul style="list-style-type: none"> <li>The Oberoi</li> <li>Udyog Vihar</li> <li>The Shri Ram School</li> <li>Ambience Mall</li> <li>The Leela</li> </ul>

\*Disclaimer- Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities

MAP NOT TO SCALE

# IGBC Pre-certified GOLD Rating



- Efficient designing of lighting system and use of efficient fixtures to reduce total energy demand
- All habitat places are well day lit and also designed for natural ventilation to maintain indoor air quality
- Use of low VOC material to reduce adverse health impacts for building occupants
- Implementation of rain water harvesting system to reduce the municipal water demand and to maintain the ground water table
- Water efficient fixtures and flushing system used in toilets and kitchen to reduce water wastage
- Waste water treatment plant installed for reusing water for landscaping and flushing systems
- Use of native species for landscaping which will reduce water demand and maintain bio-diversity
- Parking facilities provided for each resident along with separate parking area for visitors and physically disabled people
- Solar power for common utilities



\*All images are for representation purposes only

# Why To Invest

## The TATA Housing Advantage The trust of more than 5,000 happy families

- Our products are known for the highest quality and safety standards to ensure the durability of your home
- It is our commitment to delight you by improving your quality of life as you move into a TATA Housing home
- Transparent and participative culture – the bedrock of values at TATA Housing
- Promises made and promise delivered - the cause which is plaguing the real estate industry, is our forte and we live by our commitment

## The Location- Right where you should be

- The proposed project is located at close proximity to Delhi – touching the Delhi border
- The Indira Gandhi International Airport is just 5 KM or 15 minutes away
- You will be just 3 KMs from the nearest metro station (proposed)
- Excellent social infrastructure which is only getting better – Delhi Public School, Ansal Plaza, Fortis hospital all within 5 km. from the site
- Recent industry reports have identified Dwarka Expressway as one of the most sought after investment destination giving highest appreciation in the region in the next 3 years\*
- The social and physical infrastructure push, enhanced connectivity and an incremental commercial space pipeline are set to make this corridor a prime residential destination

## The product USP's-An iconic property that will be a landmark for years to come

- 80% open spaces proposed
- More than 100 trees per acre planned
- Well ventilated property with good circulation of air in all areas
- Approx 1.85 acre vehicle free central green with a sunken garden and a Sky Walk connected with tree houses
- A host of best-in-class amenities to suit the needs of every family member
- Each apartment with a unique plus private view, not overlooking the others
- Vastu friendly entry to apartments

### News Coverage March' 16

"The highways minister Nitin Gadkari announced the Dwarka Expressway would soon become a national highway following a request made by Haryana chief minister Manohar Lal Khattar" ... **TOI**

"Announcing a host of measures to decongest NH-8 and ensure better connectivity between Delhi and Gurgaon, Mr. Gadkari announced to accord the status of national highway to the 18-km Dwarka Expressway from Dwarka in Delhi to Kherki Dhoola in Gurgaon."

... **Business Standard**

## THE PRICE - A value proposition that is impossible to ignore

These majestic estate residences start at a never before price.

## THE TIME IS NOW.

\*Knight Frank Residential Investment Advisory Report 2016

The content and information are indicative and based on publish data in public domain. Infrastructure to be provided by competent authorities.

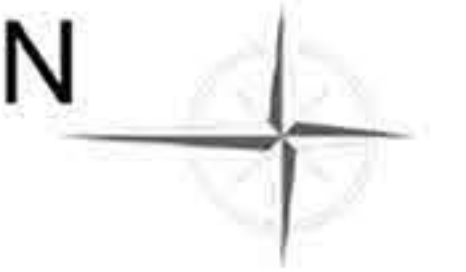
# PLANS





## DEVELOPMENT PLAN

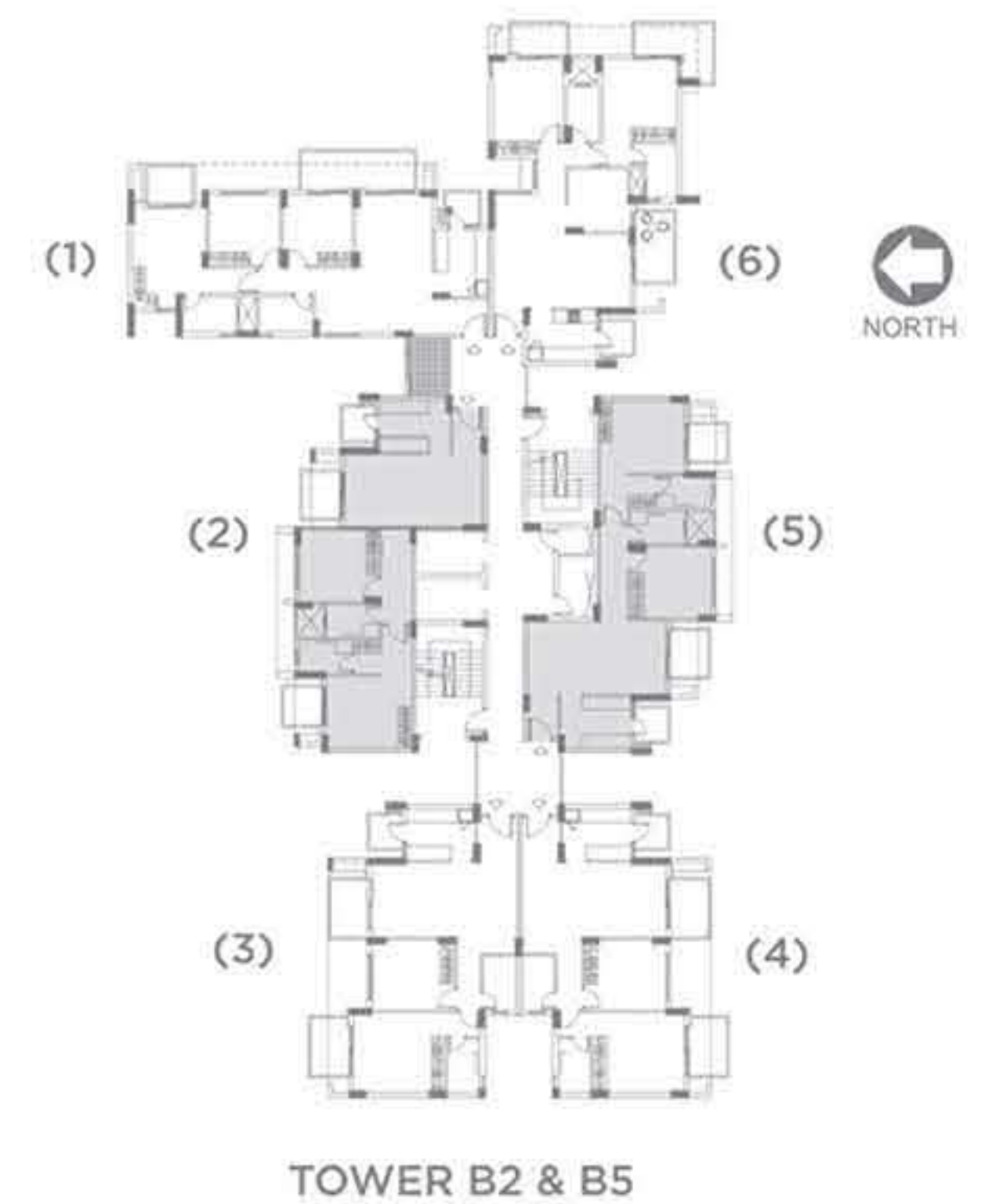
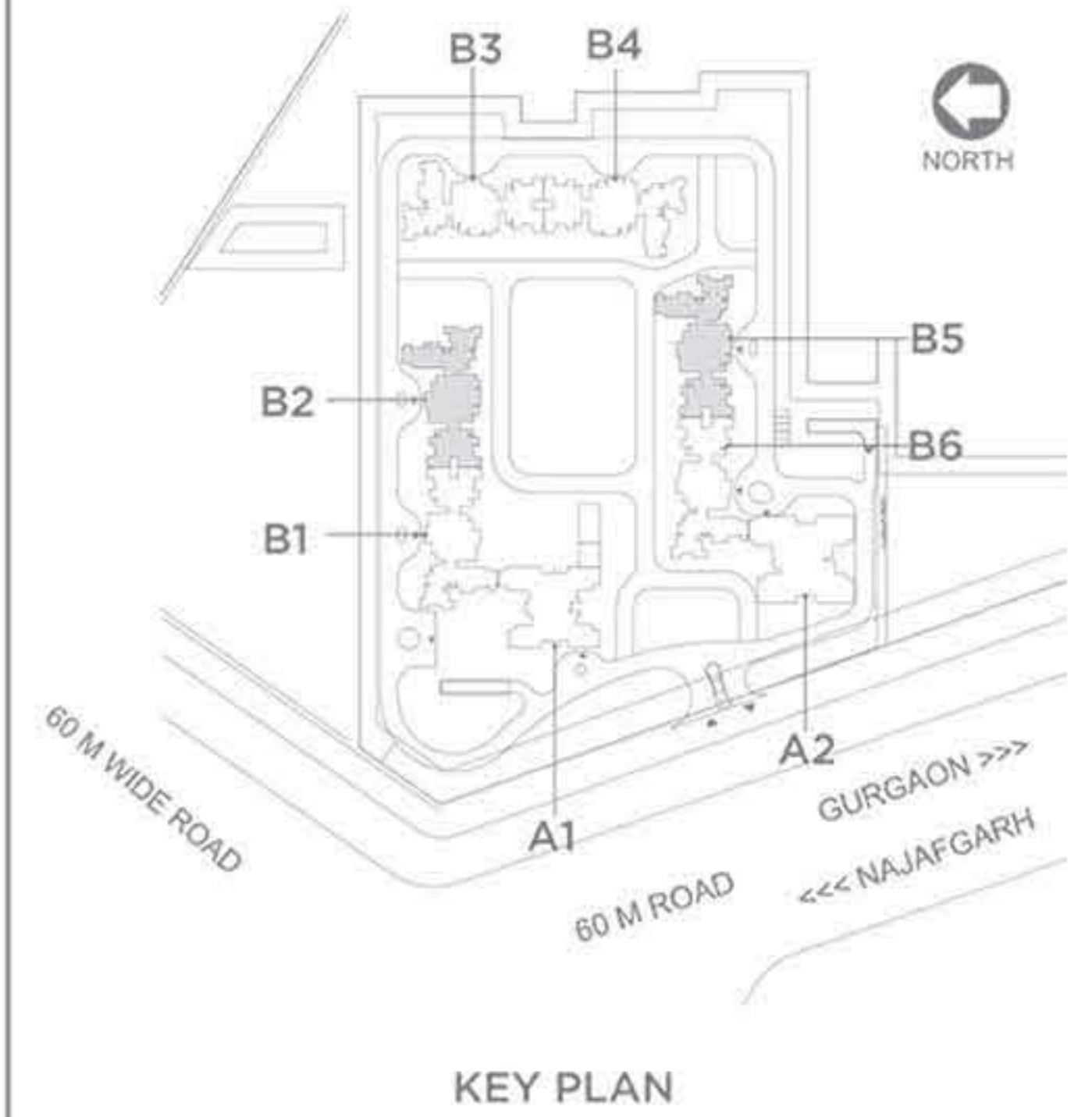
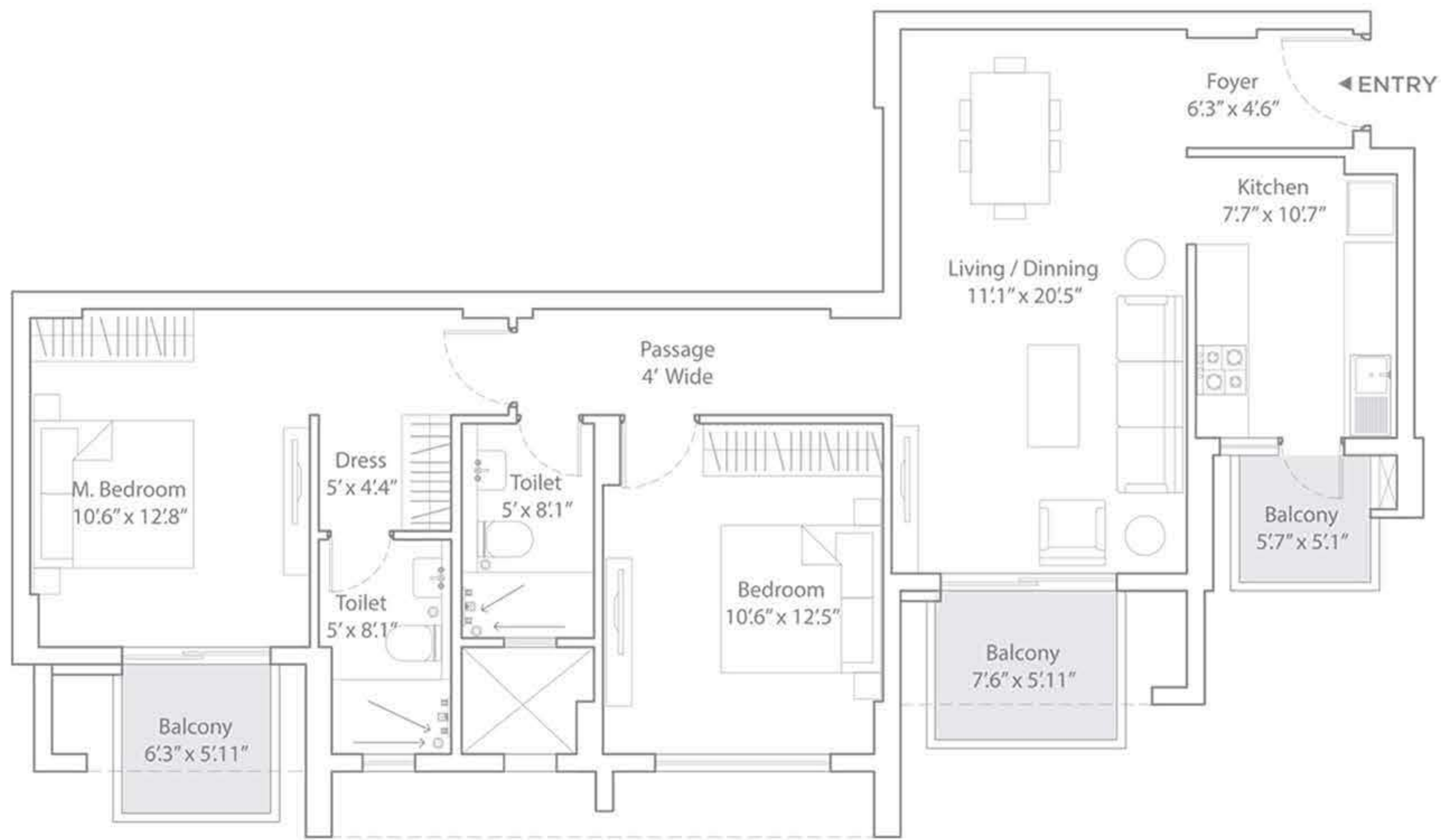
- |                                |                                     |
|--------------------------------|-------------------------------------|
| 1. Main Entry                  | 19. Swimming Pool                   |
| 2. Guard Room                  | 20. Kids Pool                       |
| 3. Lily Pool                   | 21. Art Installation Plaza          |
| 4. Water Plaza                 | 22. Seating                         |
| 5. Seasonal Retention Pond     | 23. Stepped Seating & Grass Terrace |
| 6. Entry Ramp                  | 24. Sunken Garden                   |
| 7. Fruit Tree Bosque           | 25. Sky Walk                        |
| 8. Club Forecourt / Tree Plaza | 26. Tree House                      |
| 9. Drop Off To Tower           | 27. Slide                           |
| 10. Basketball Court           | 28. Barbeque Lawn                   |
| 11. Sand Pit                   | 29. Party Lawn                      |
| 12. Car Parking Lot            | 30. Lawn                            |
| 13. Feature Wall               | 31. Herbal Garden                   |
| 14. Badminton Court            | 32. Retail On Ground Floor          |
| 15. Lawn Tennis Court          | 33. Primary School G+2              |
| 16. Kids Play Area             | 34. Nursery School G+1              |
| 17. Artificial Cricket Pitch   |                                     |
| 18. Exit Ramp                  |                                     |



Artist's impression subject to revision, due to change of plans and final approval by competent authorities.

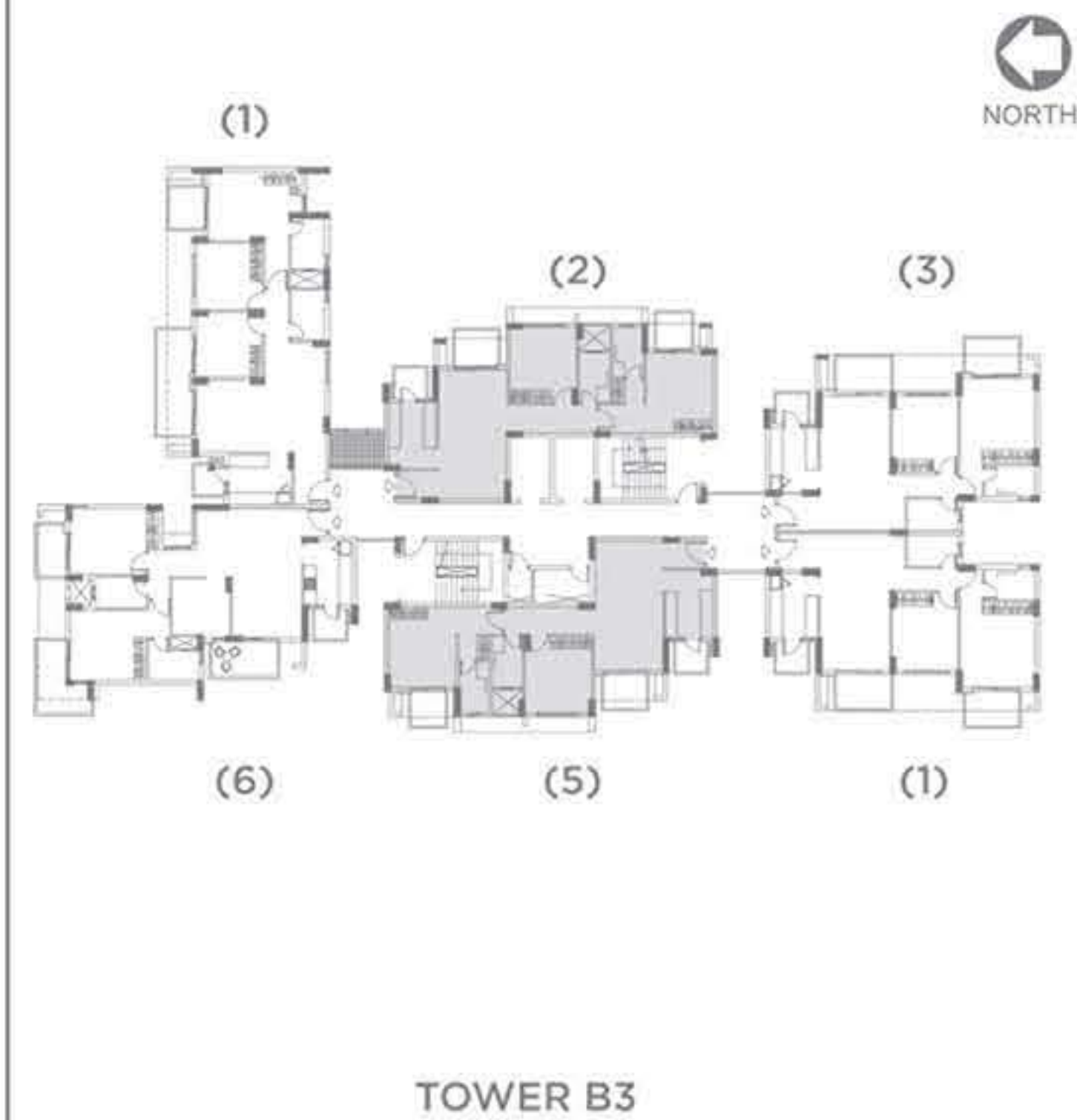
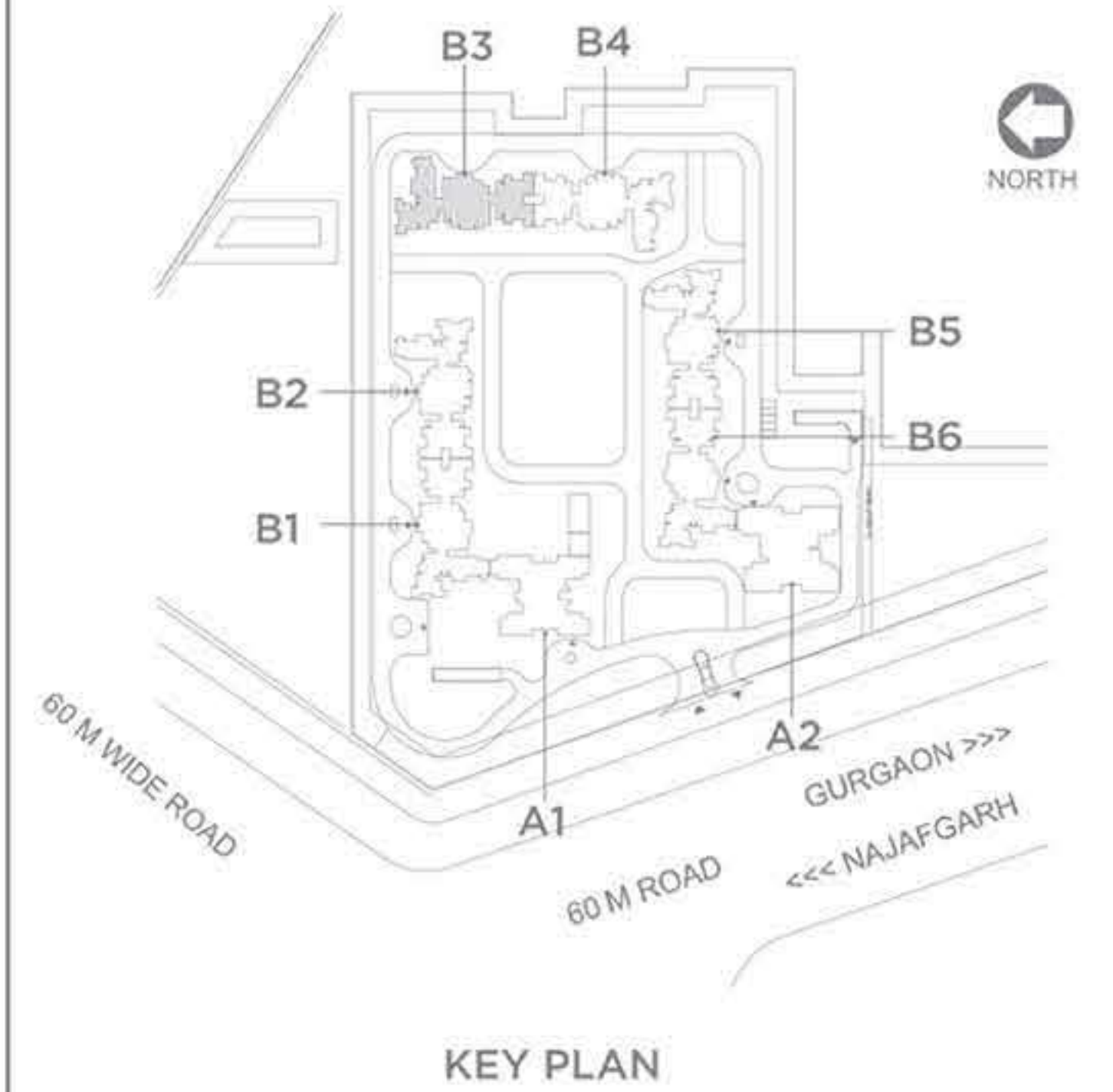
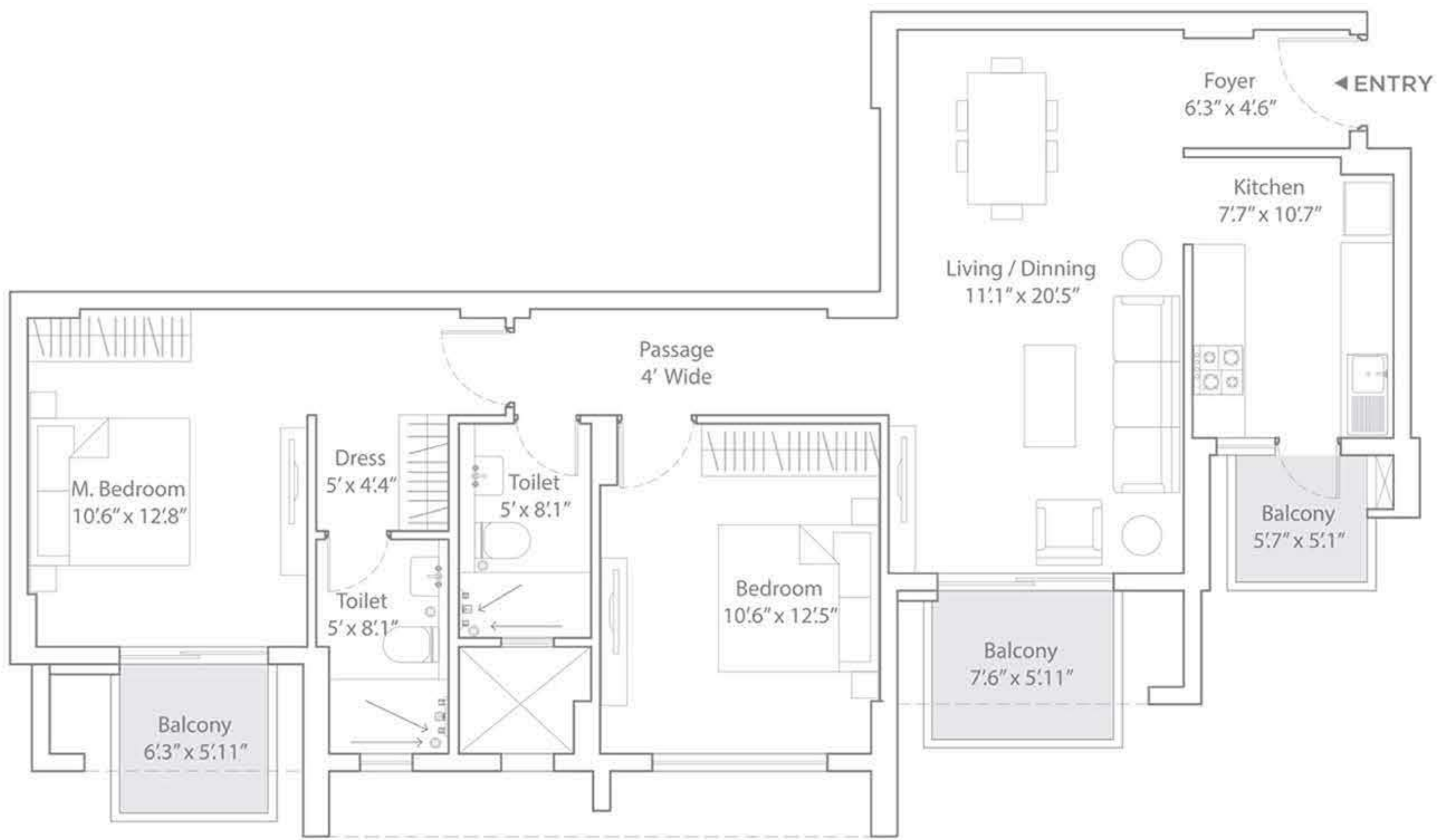
MAP NOT TO SCALE

TOWER-B2 & B5  
 UNIT 2 & 5  
 2 BHK  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 880 SQ.FT. (81.72 SQ.M)



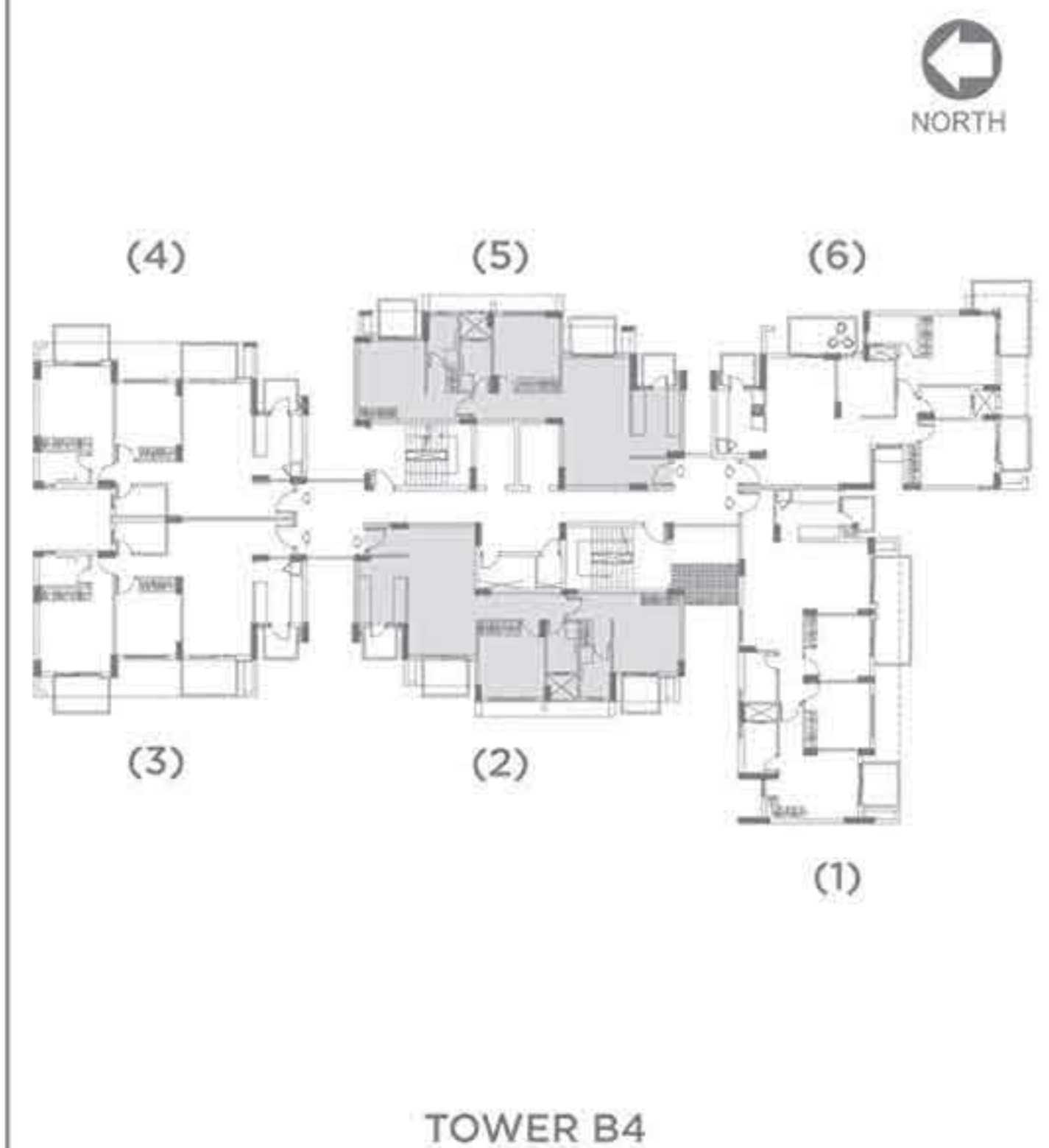
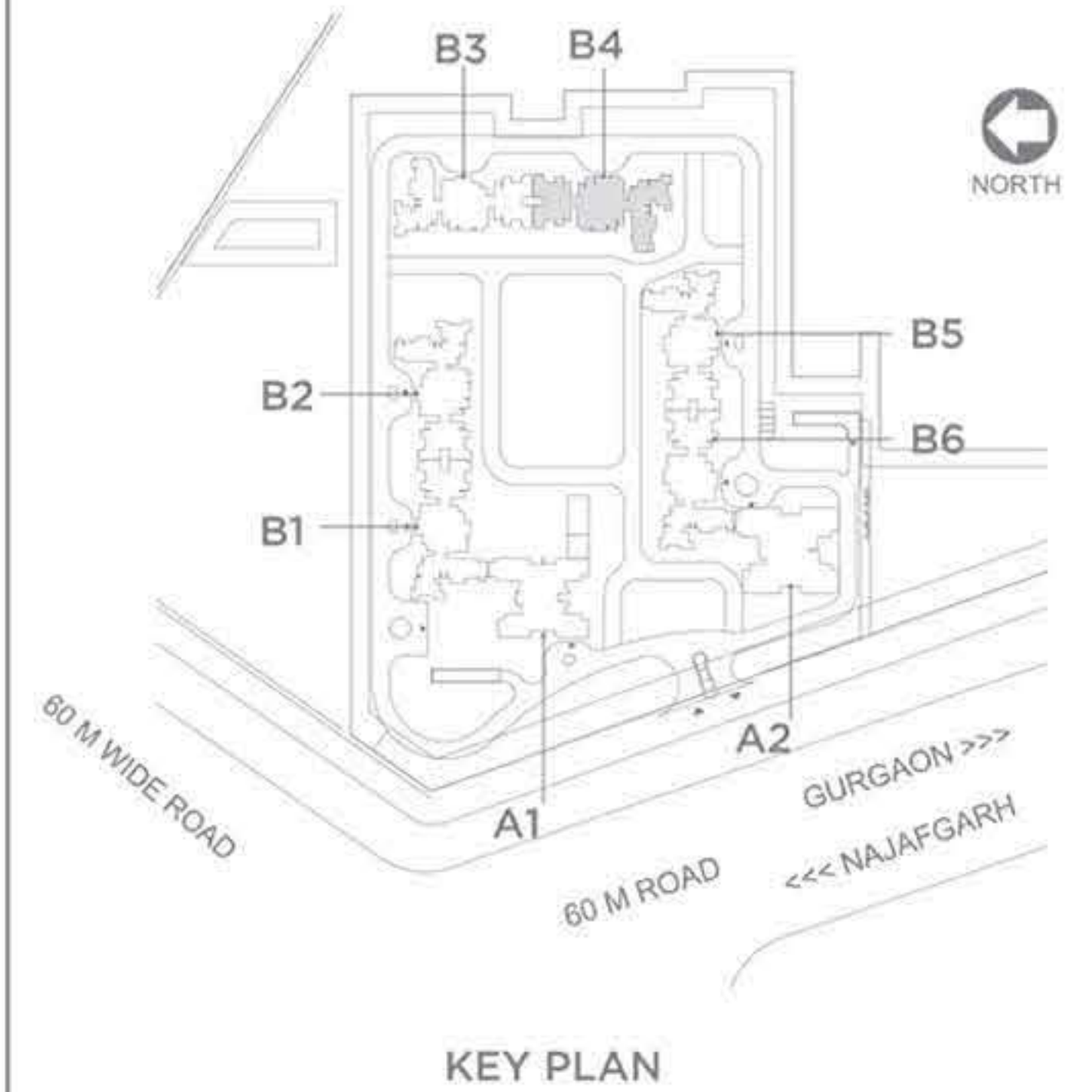
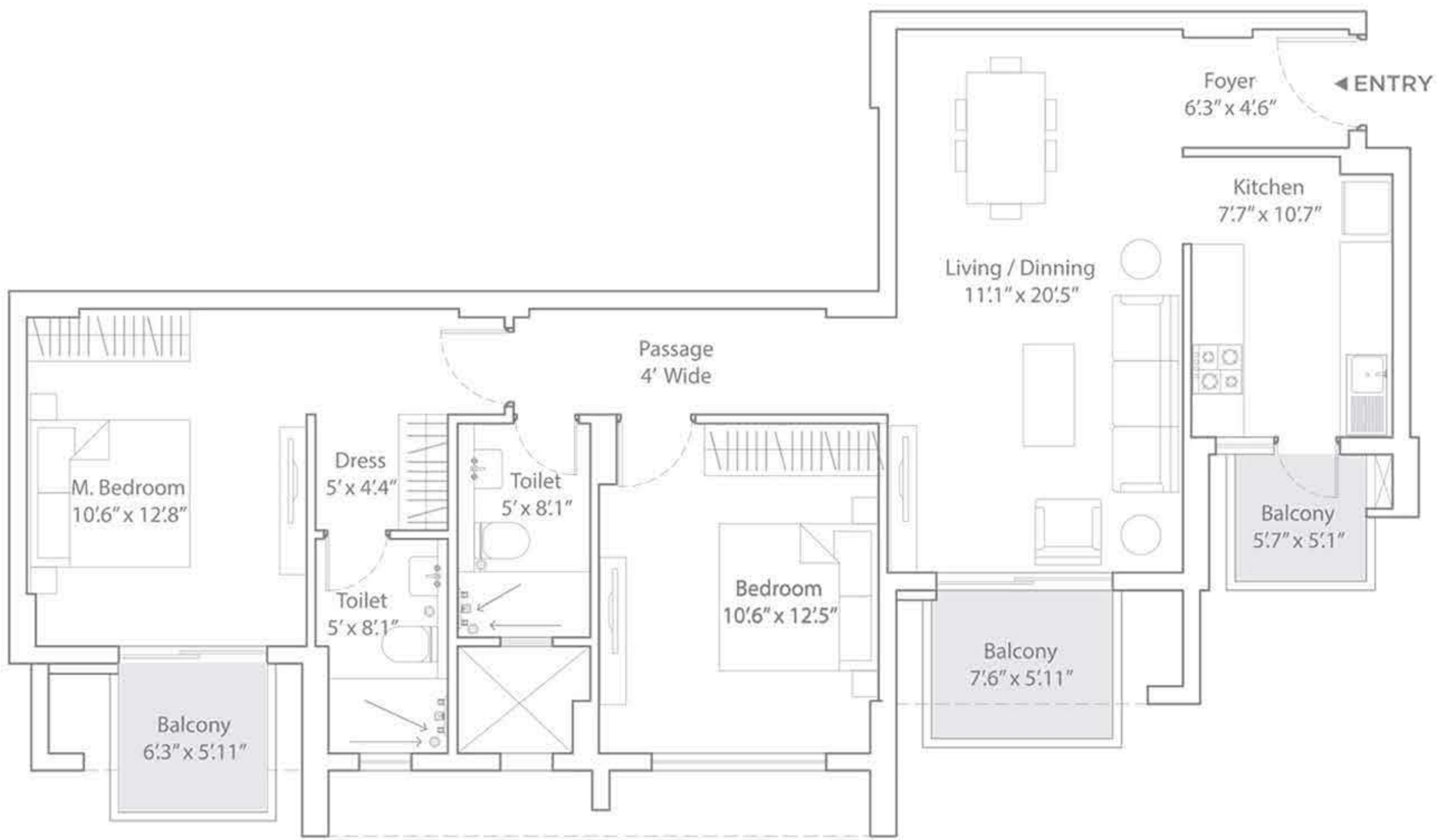
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TOWER-B3  
 UNIT 2 & 5  
 2 BHK  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 880 SQ.FT. (81.72 SQ.M)



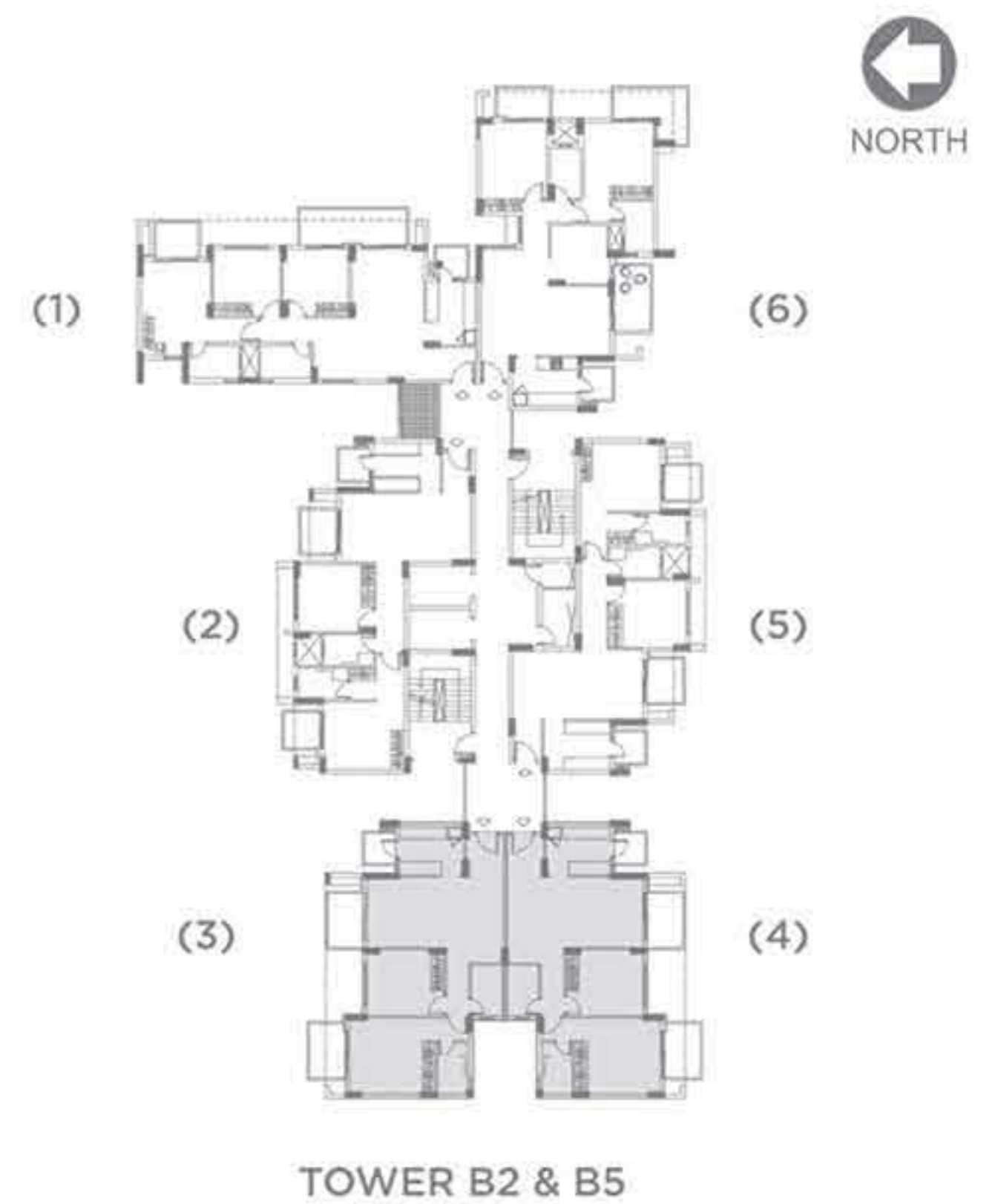
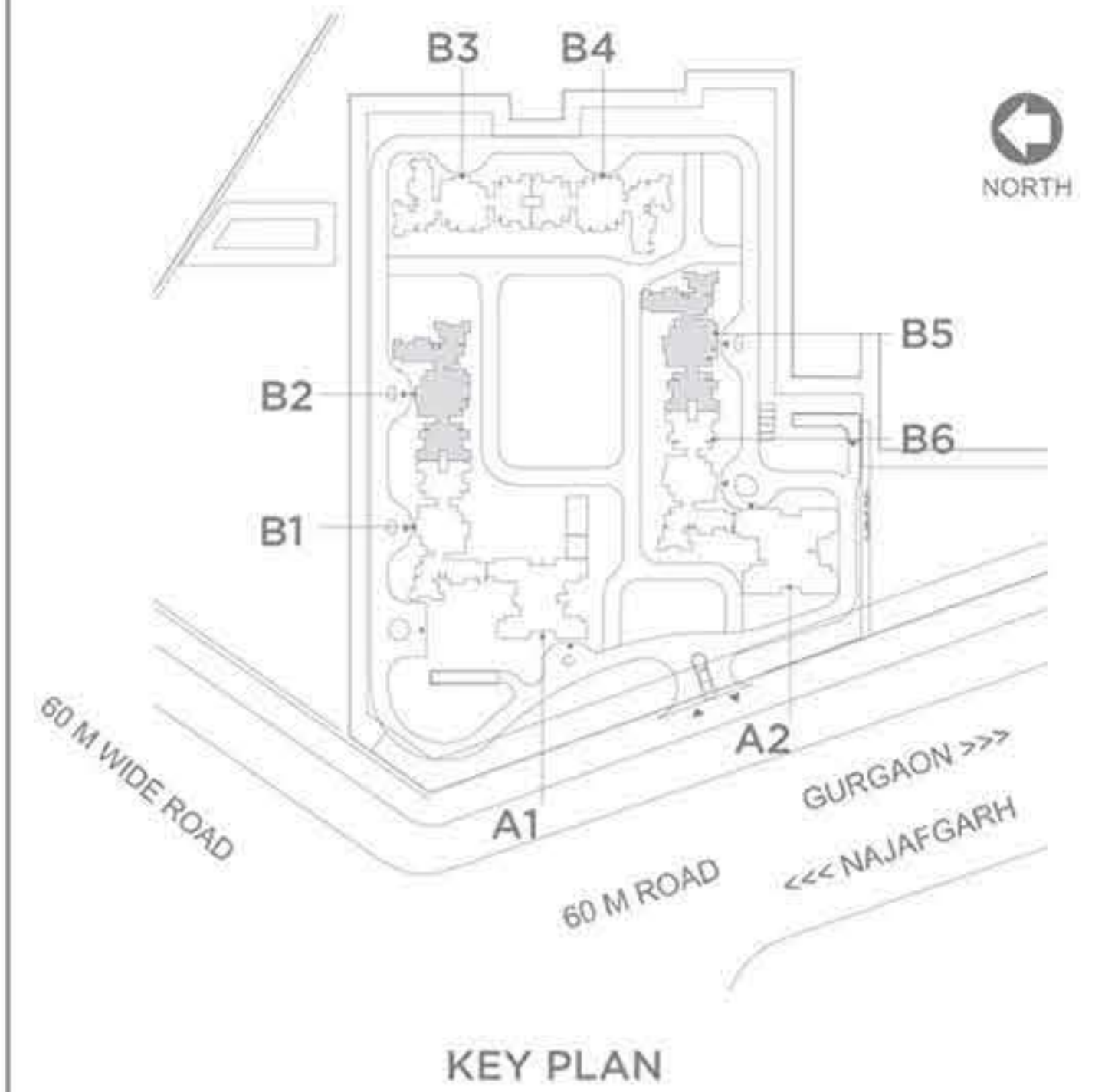
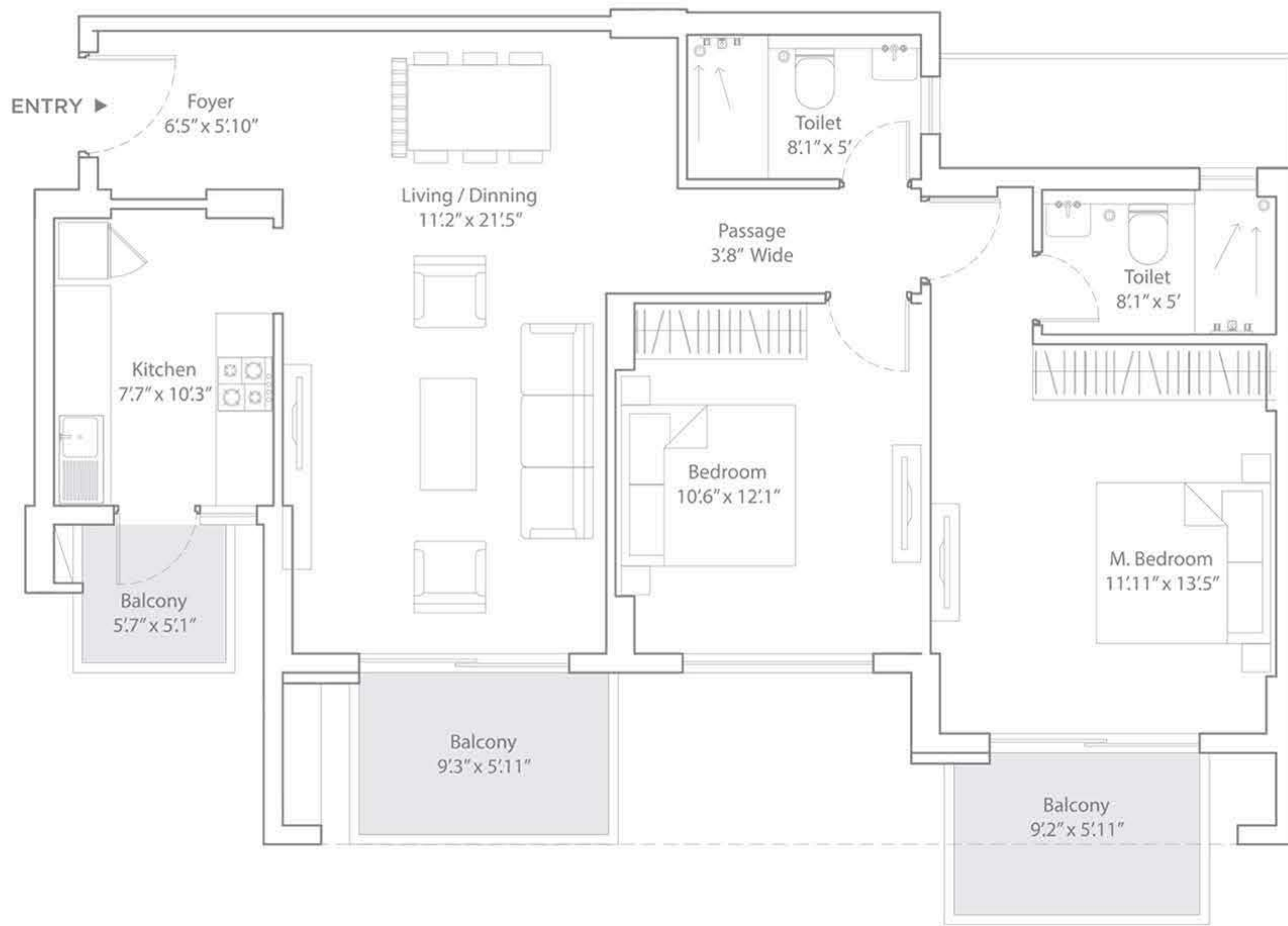
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TOWER-B4  
 UNIT 2 & 5  
 2 BHK  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 880 SQ.FT. (81.72 SQ.M)



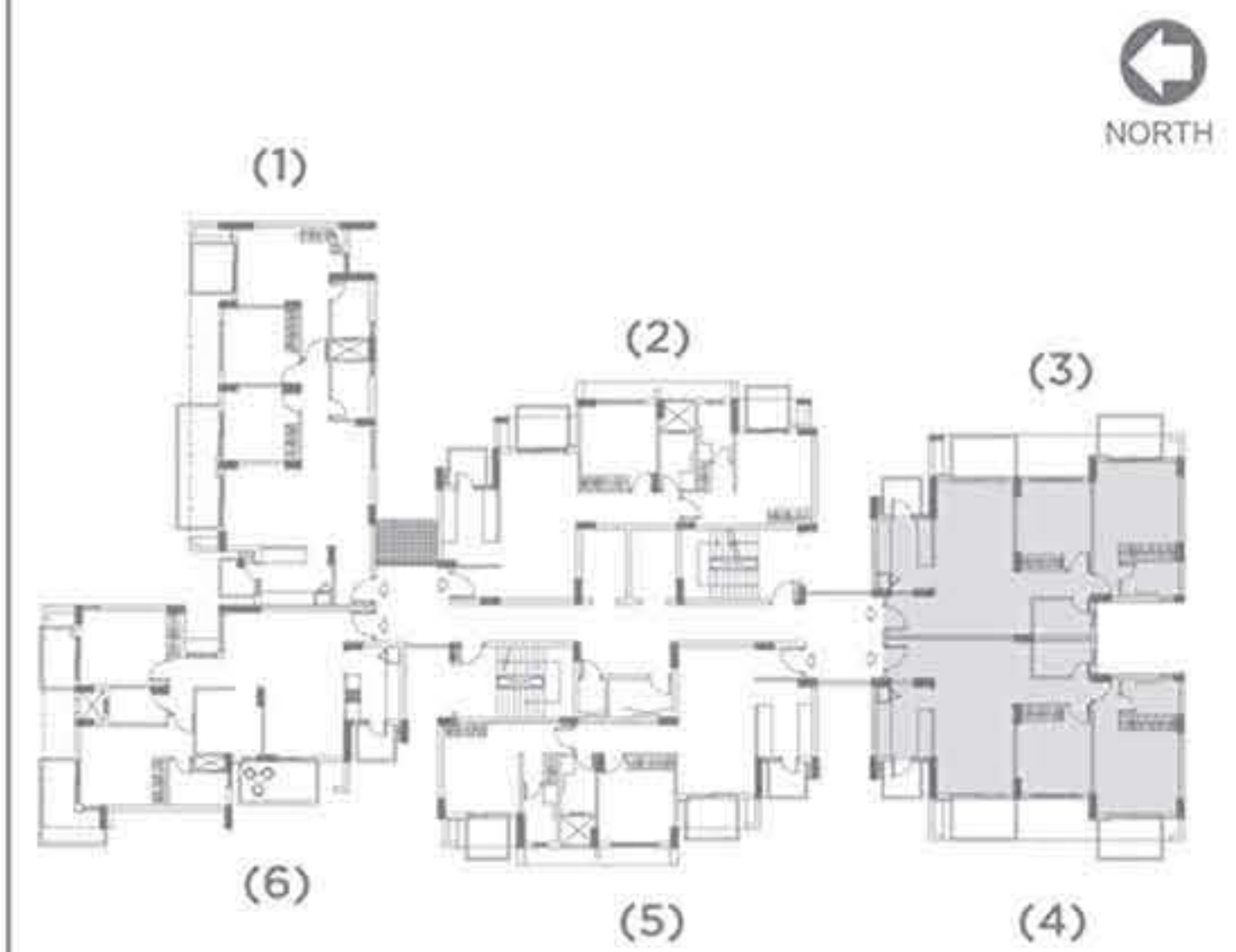
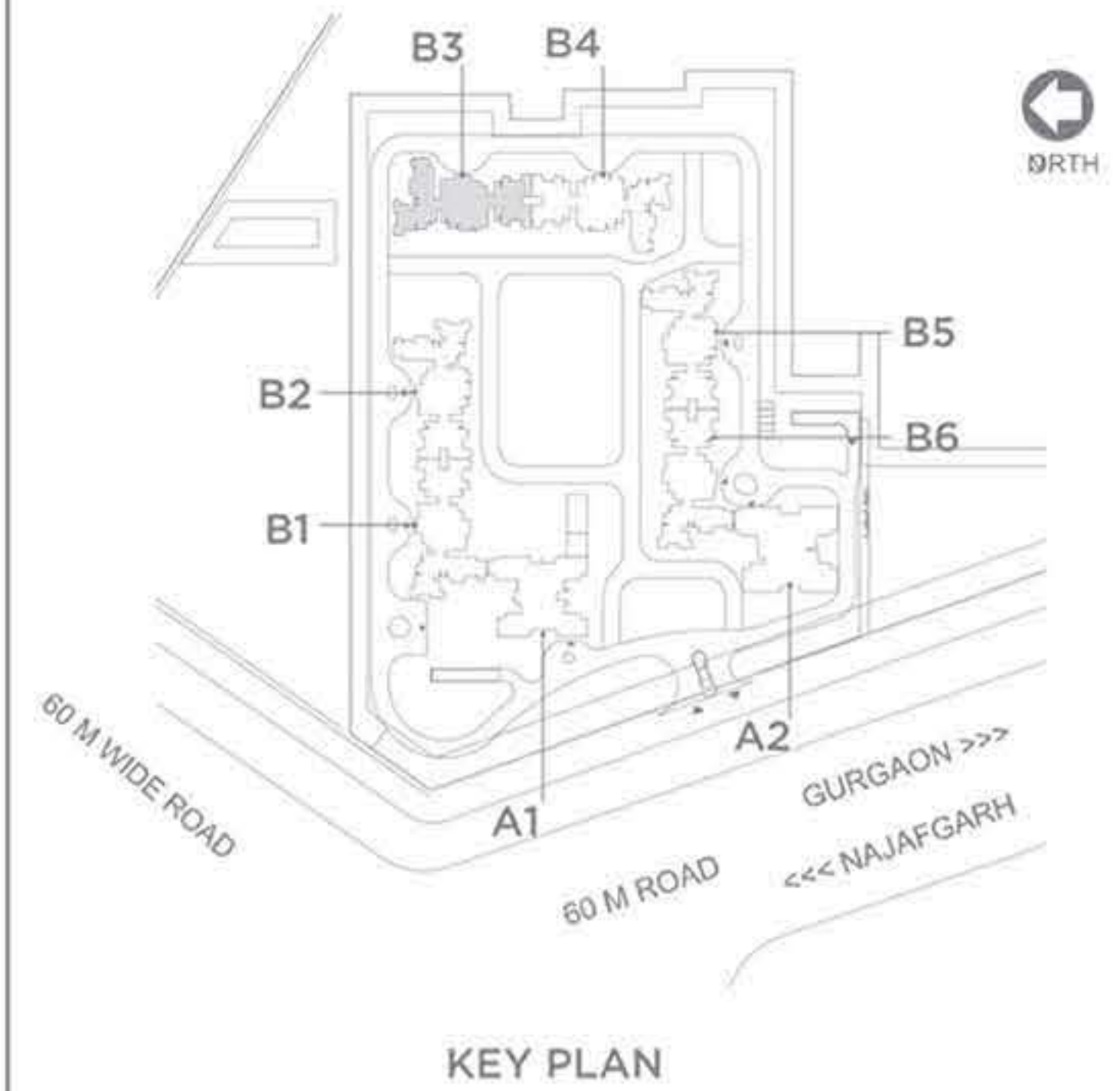
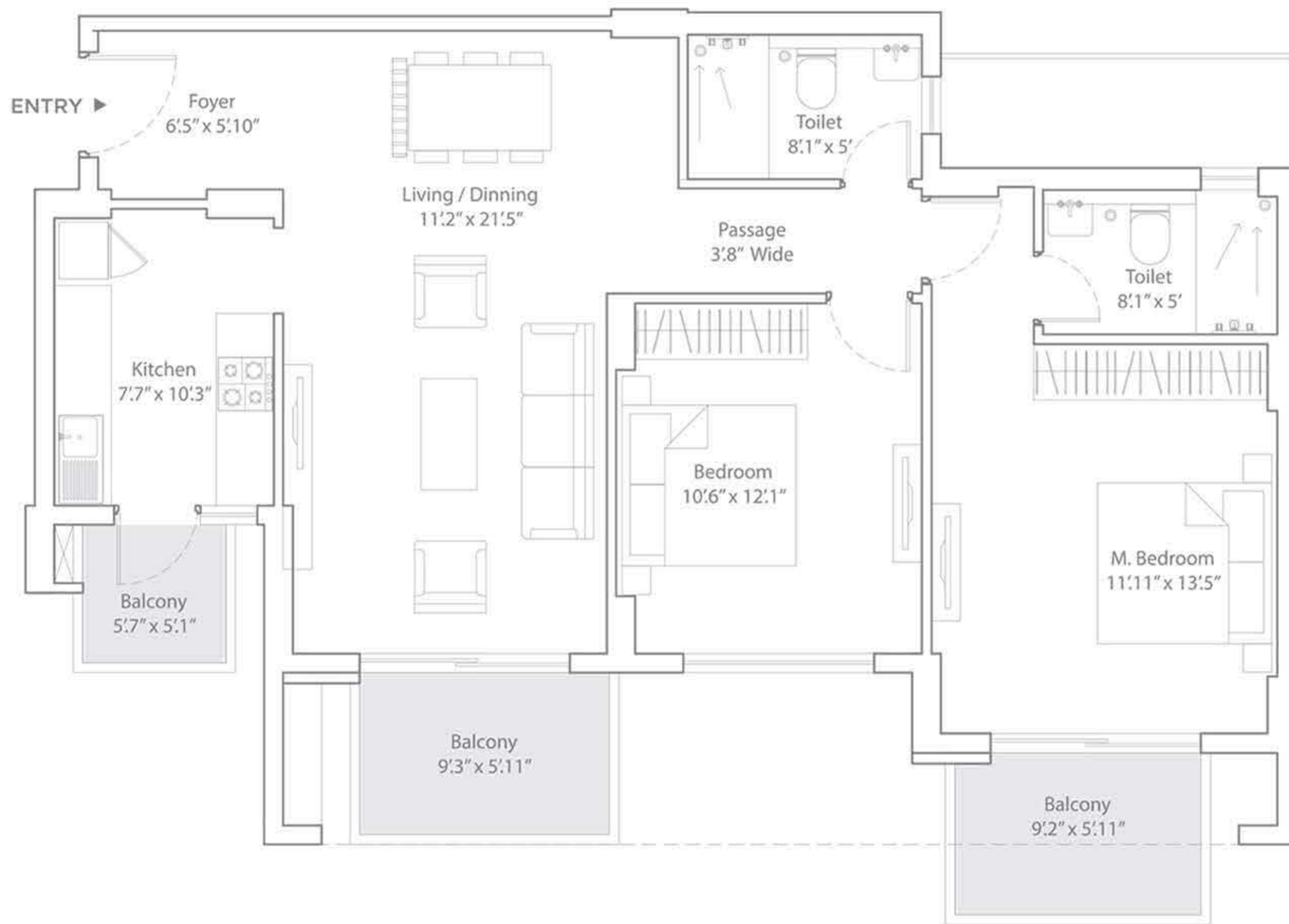
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TOWER-B2 & B5  
 UNIT 3 & 4  
 2 BHK (L)  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 917 SQ.FT. (85.17 SQ.M)



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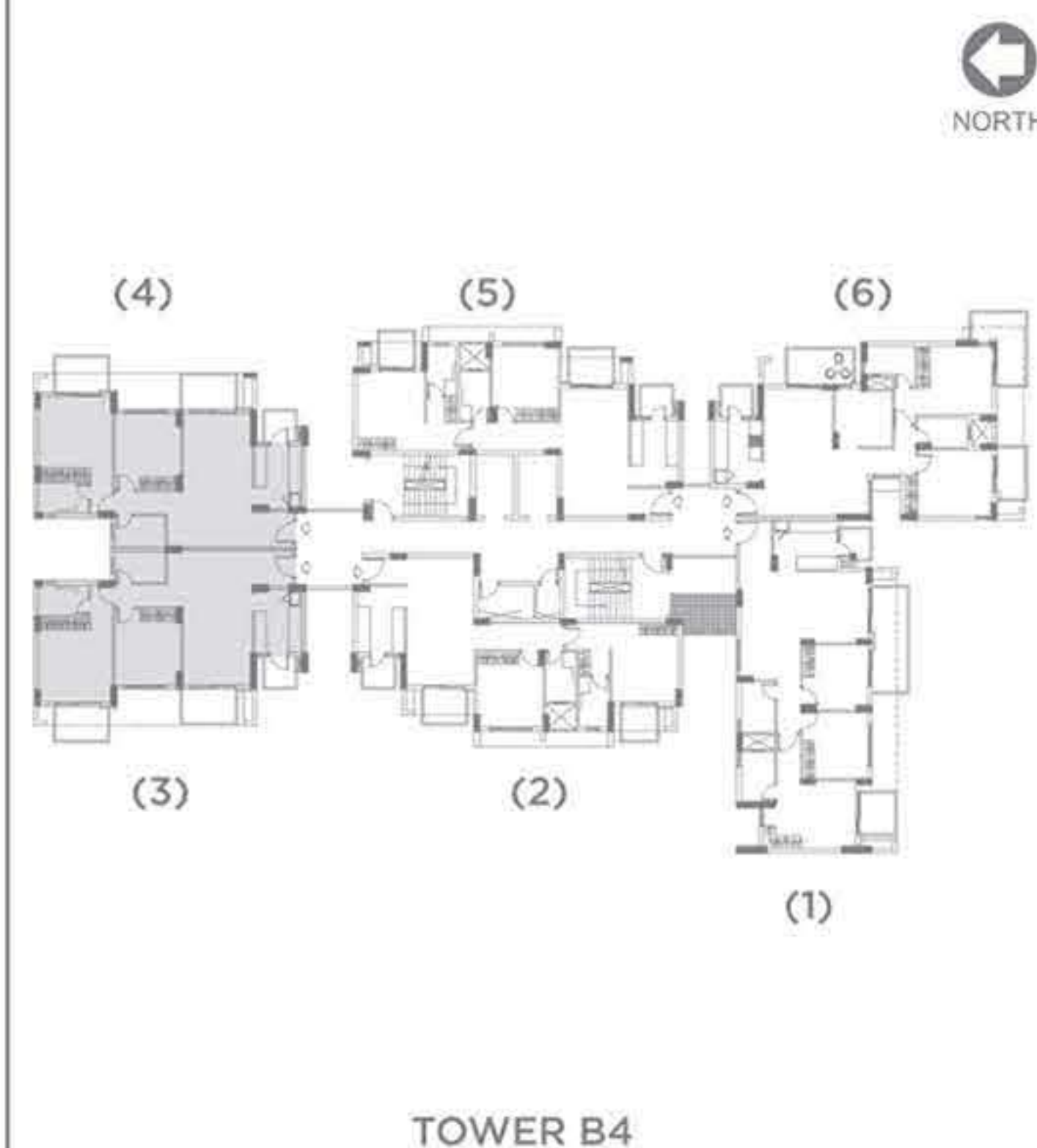
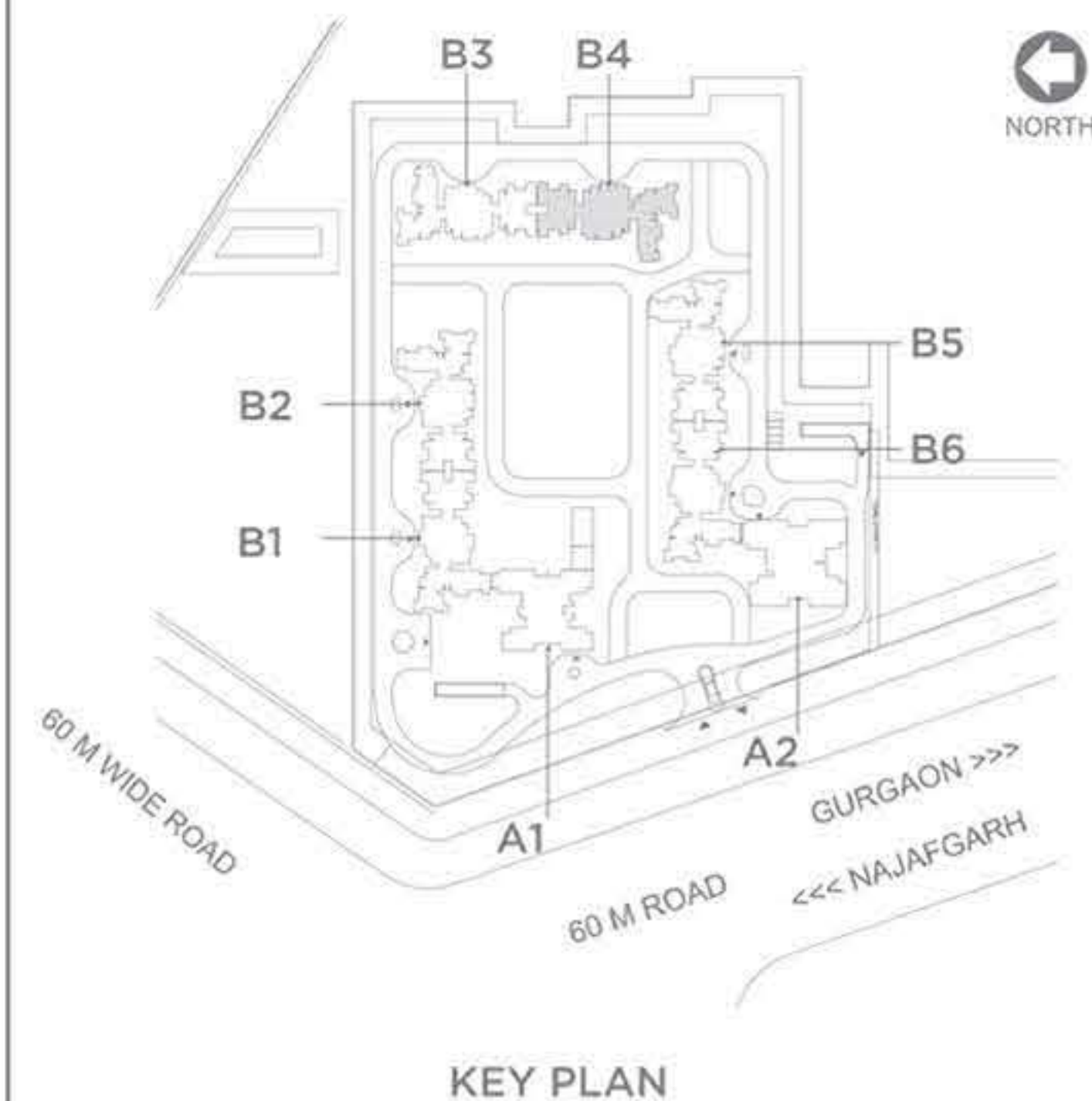
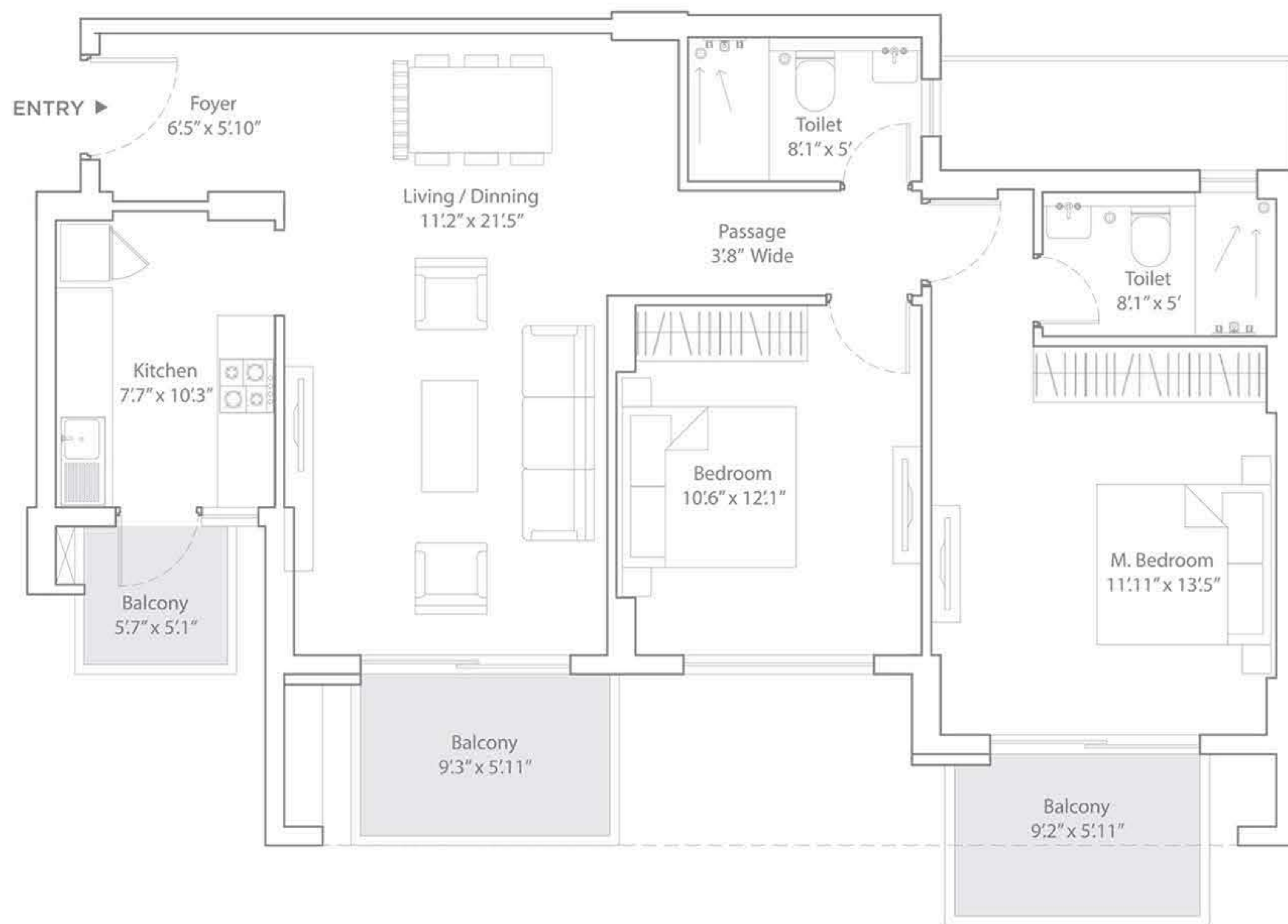
**TOWER-B3**  
**UNIT 3 & 4**  
**2 BHK (L)**  
**LEVEL : GROUND TO 13th**  
**CARPET AREA : 917 SQ.FT. (85.17 SQ.M)**



**TOWER B3**

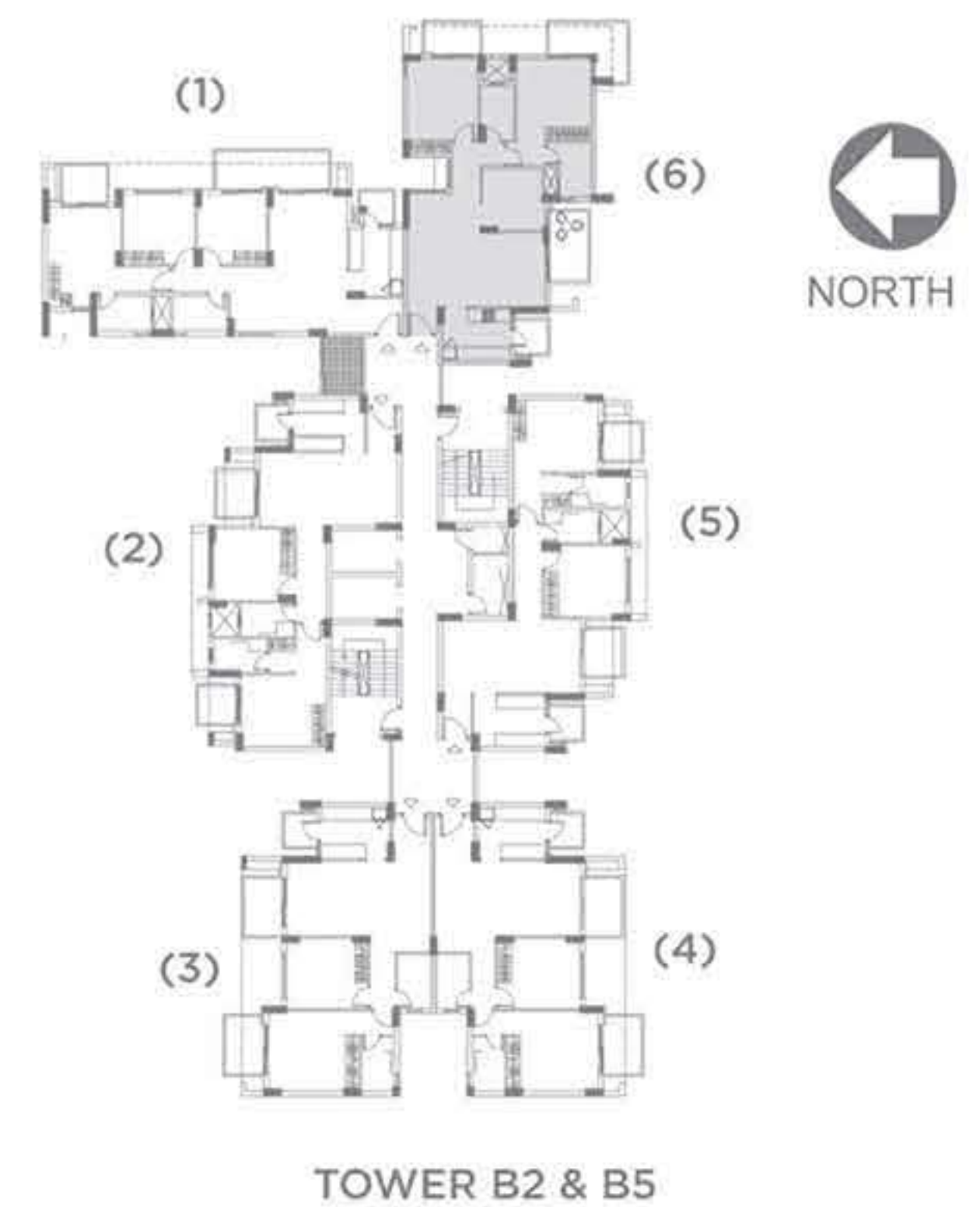
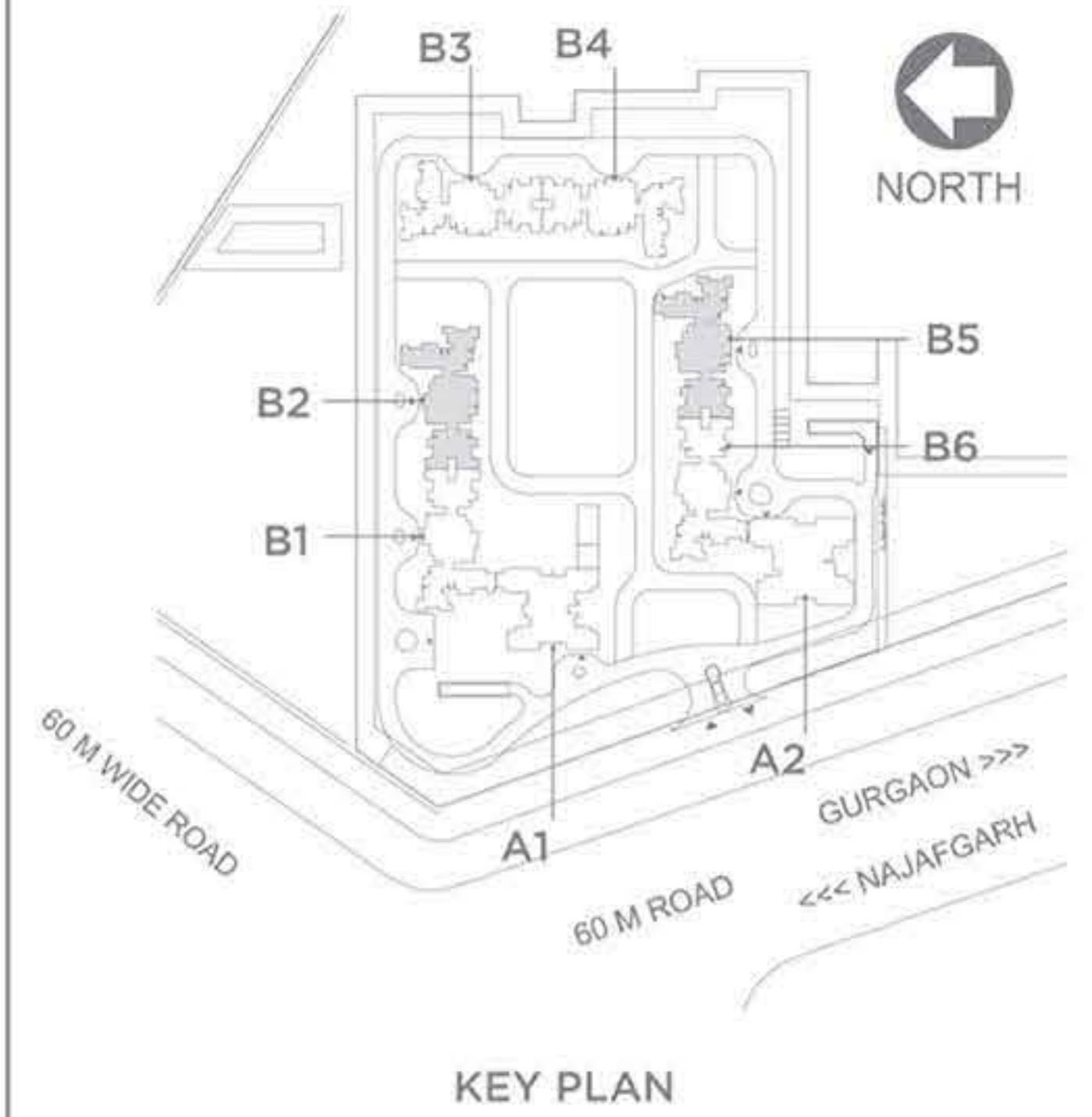
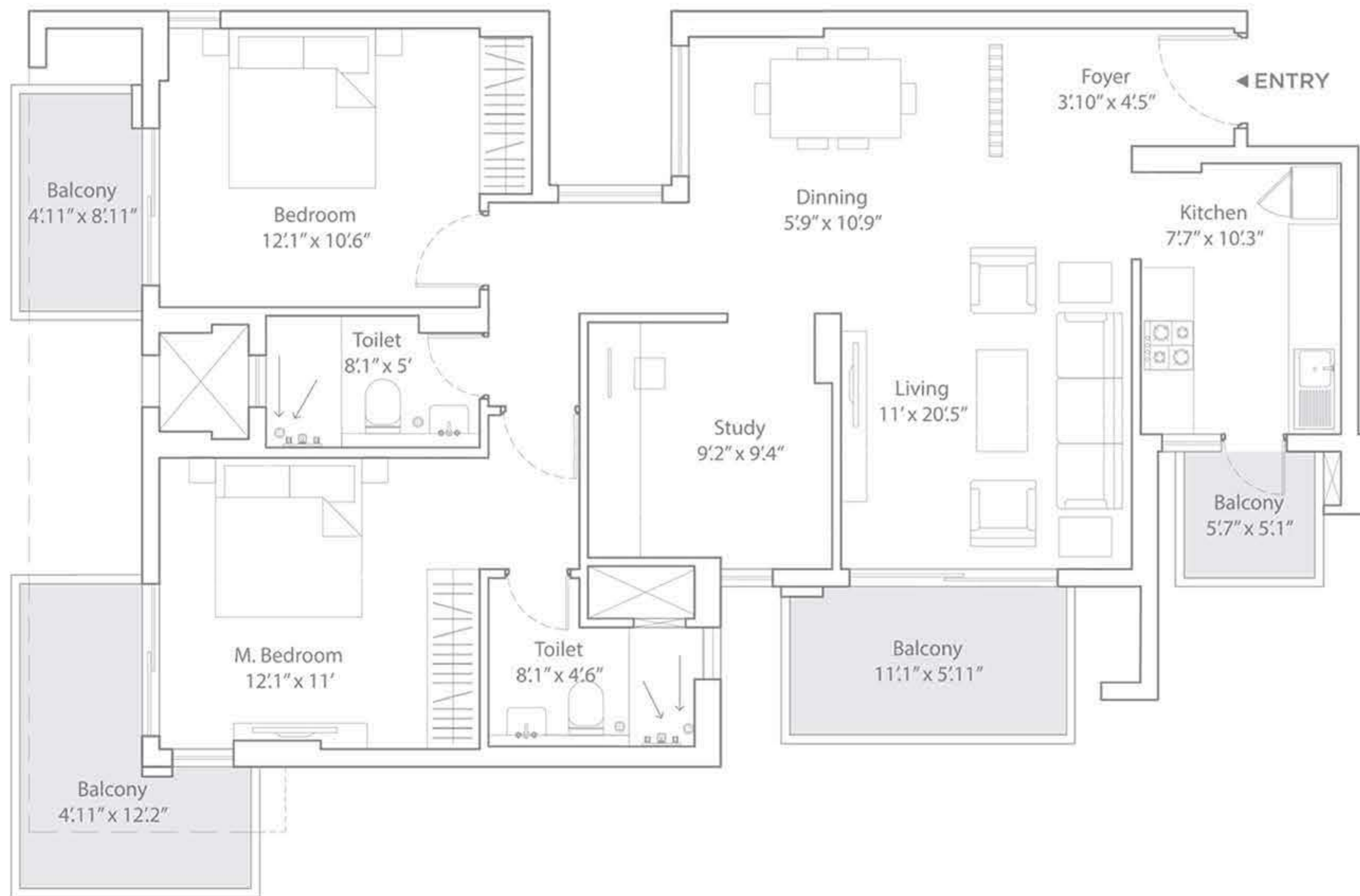
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TOWER-B4  
 UNIT 3 & 4  
 2 BHK (L)  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 917 SQ.FT. (85.17 SQ.M)



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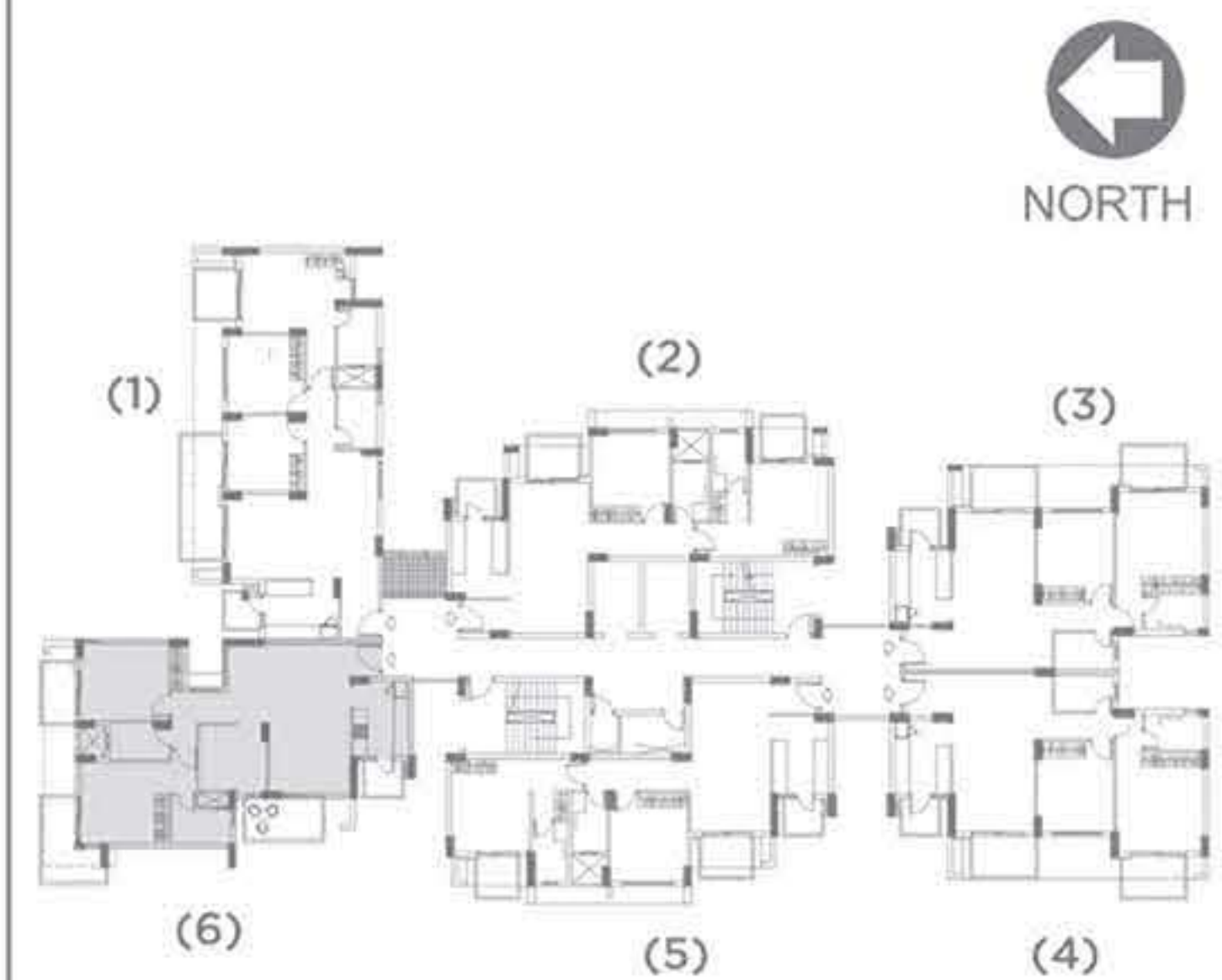
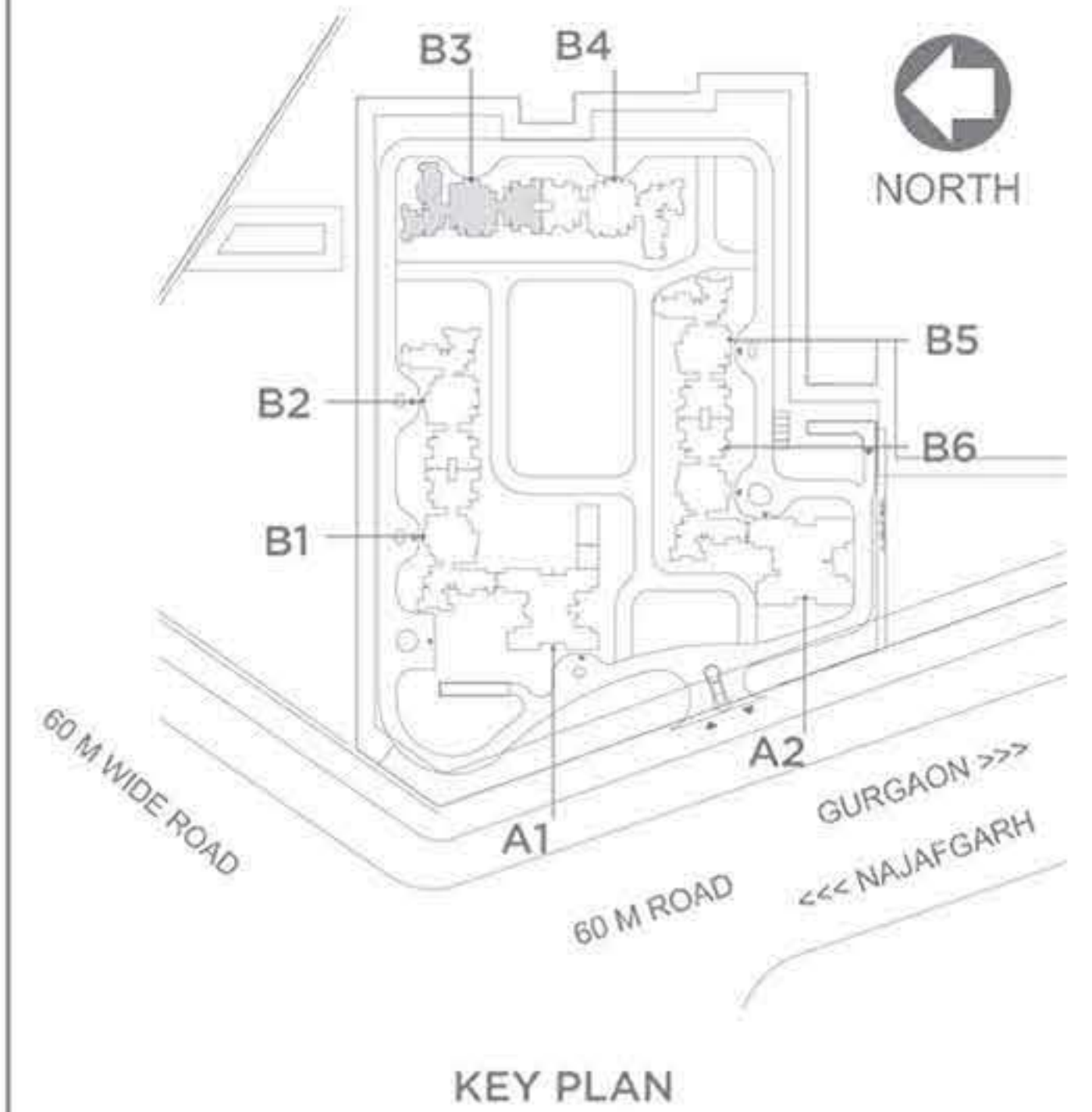
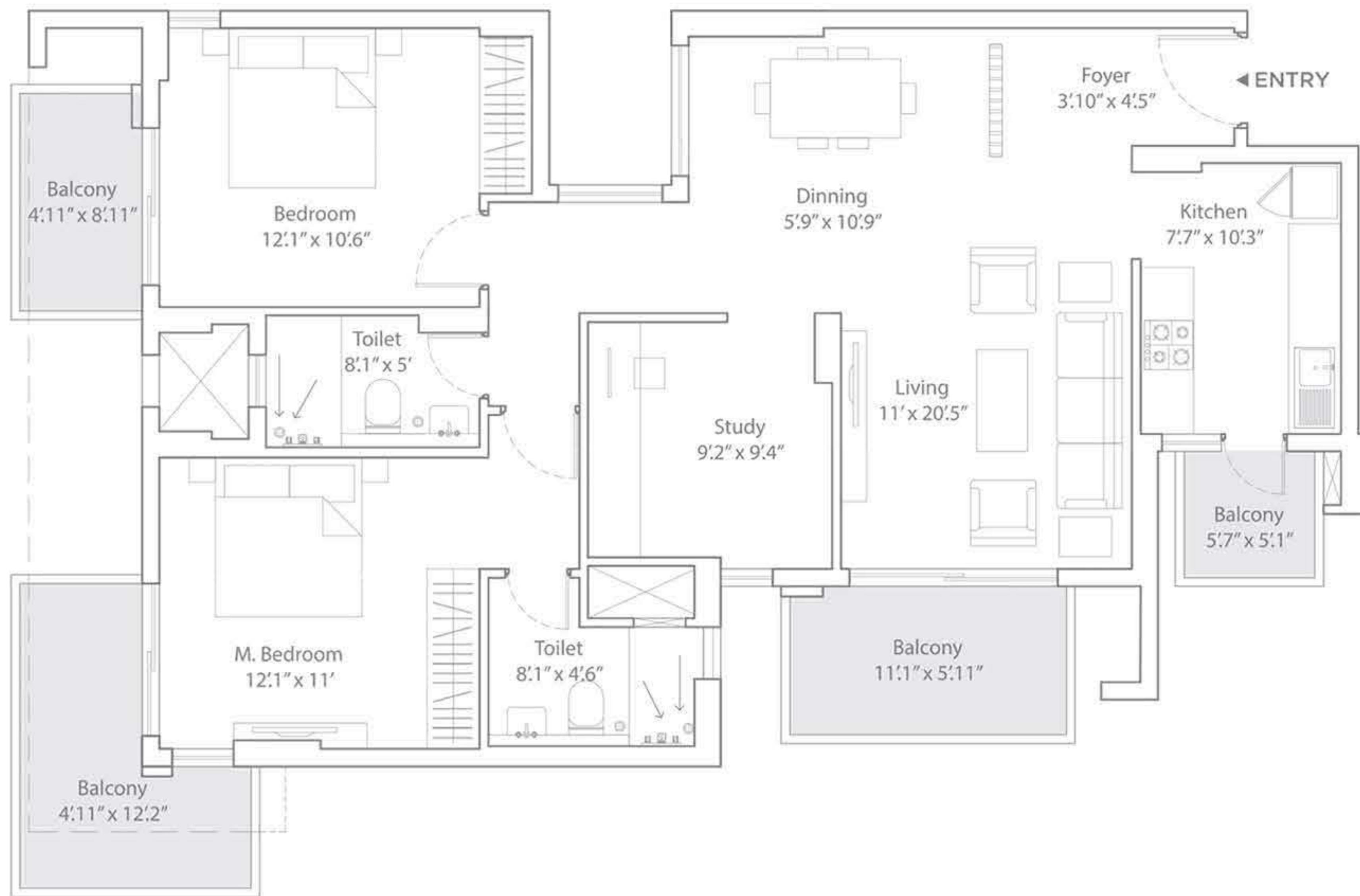
TOWER-B2 & B5  
 UNIT 6  
 2 BHK (STUDY)  
 LEVEL-GROUND TO 13th  
 CARPET AREA-1085 SQ.FT (100.76 SQ.M)



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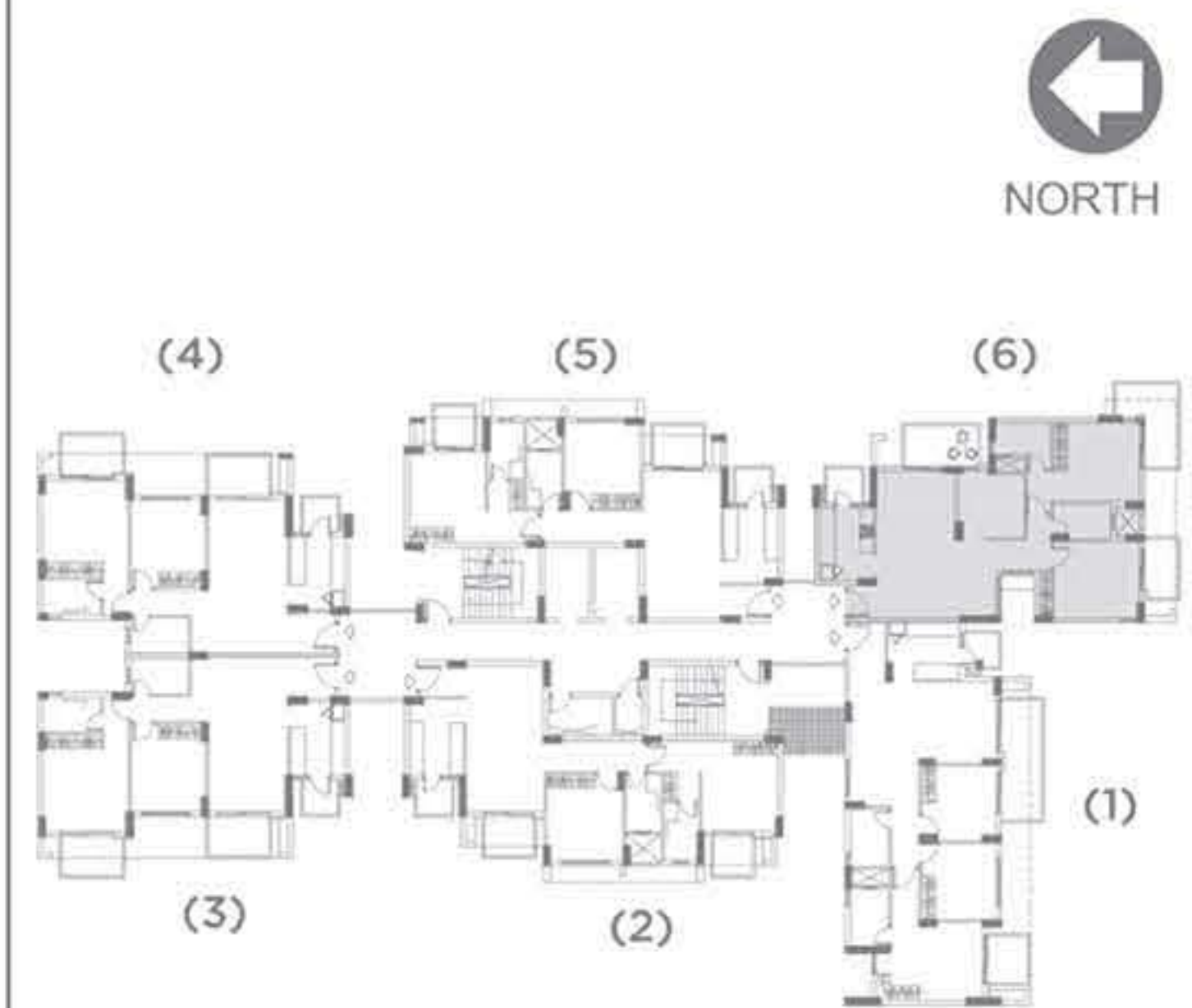
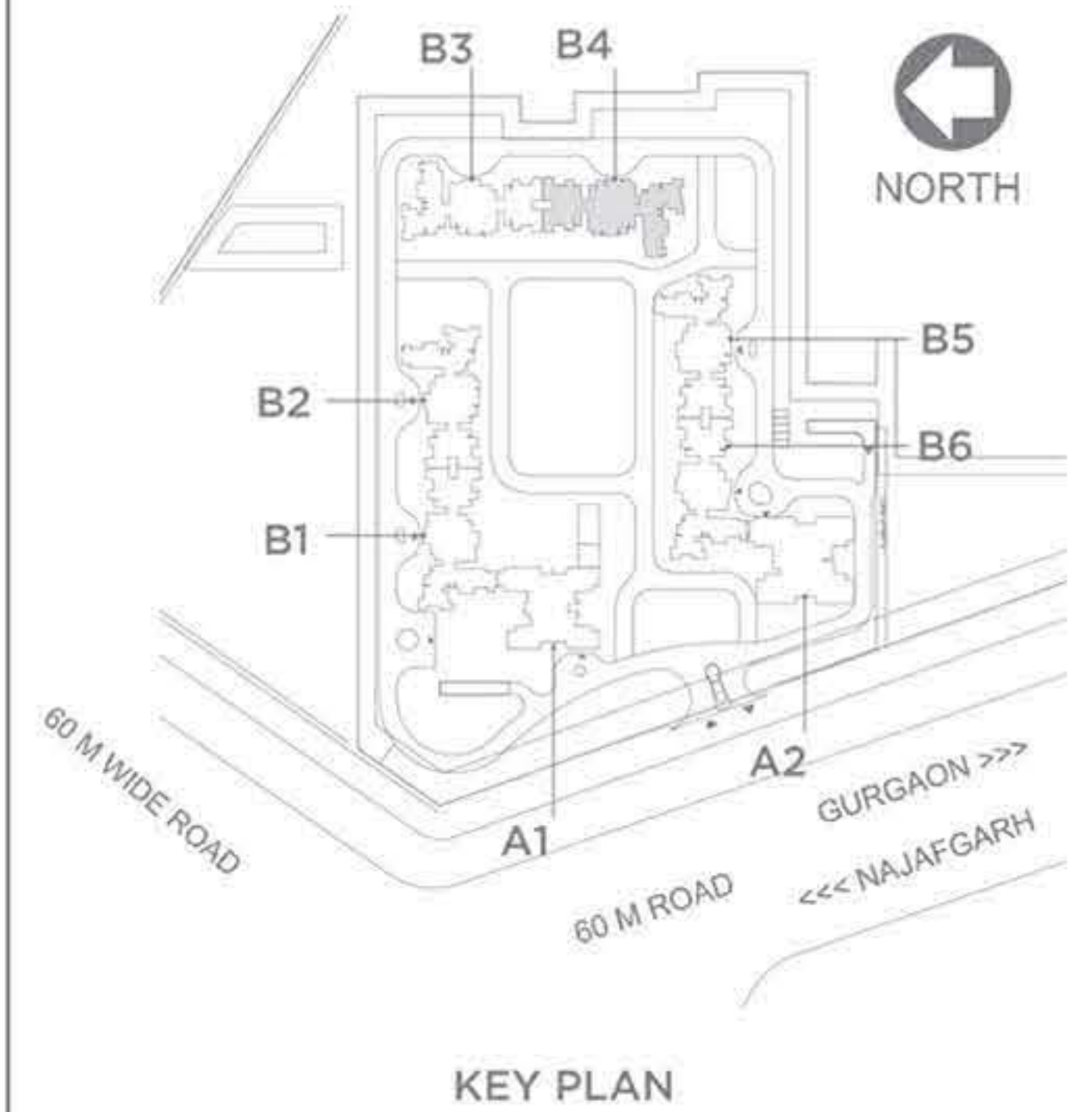
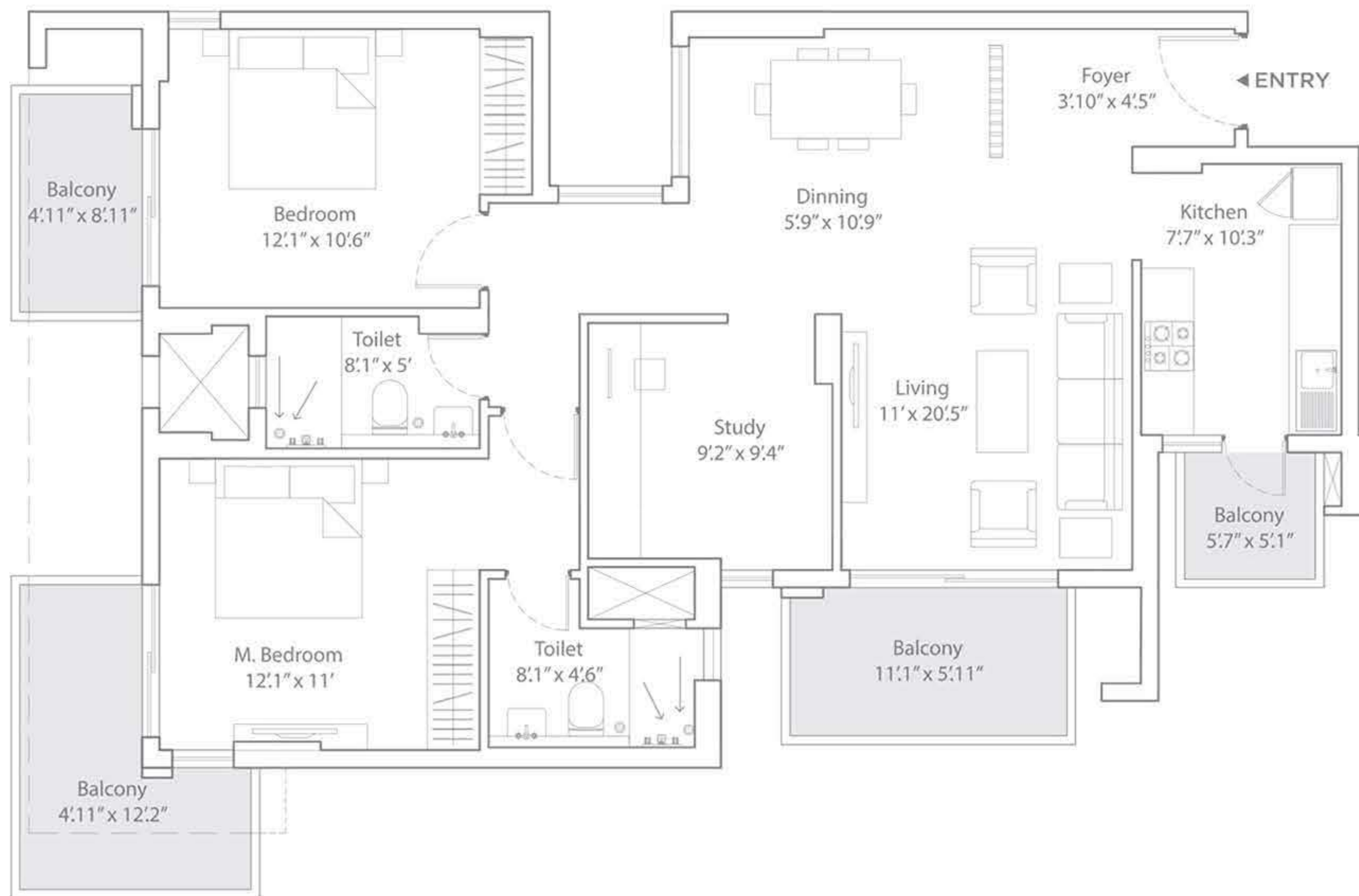


**TOWER-B3**  
**UNIT 6**  
**2 BHK (STUDY)**  
**LEVEL-GROUND TO 13th**  
**CARPET AREA-1085 SQ.FT (100.76 SQ.M)**



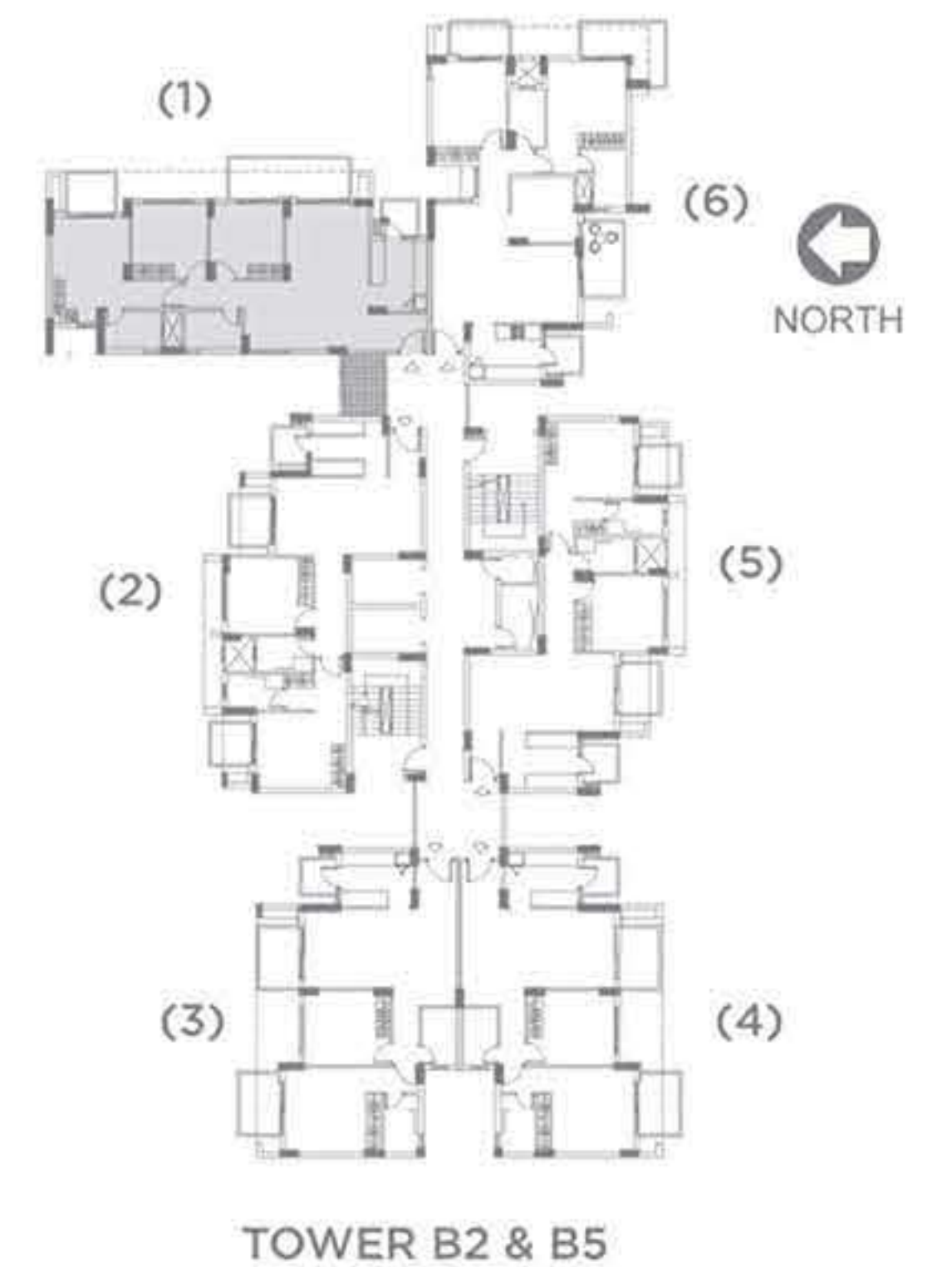
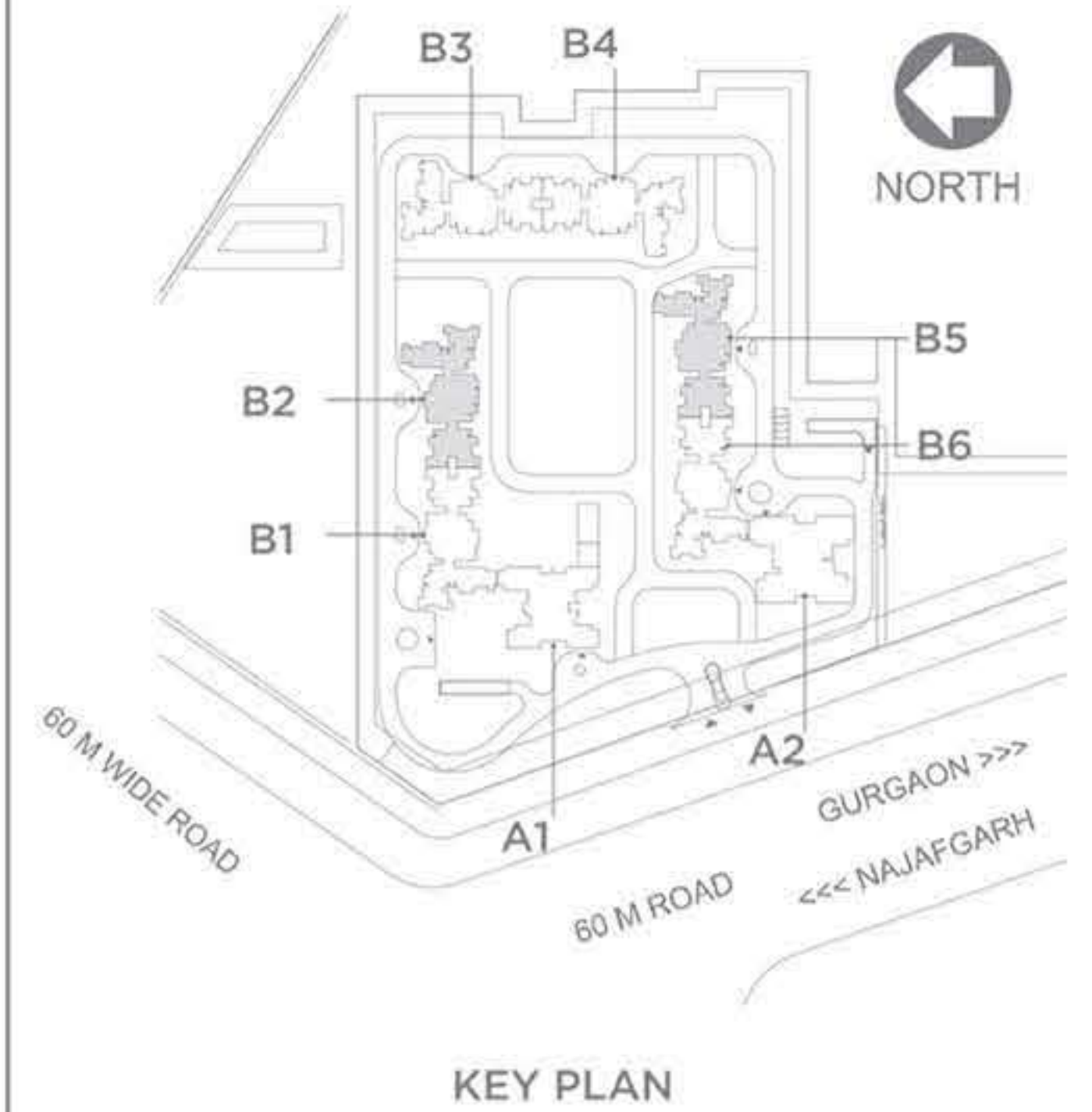
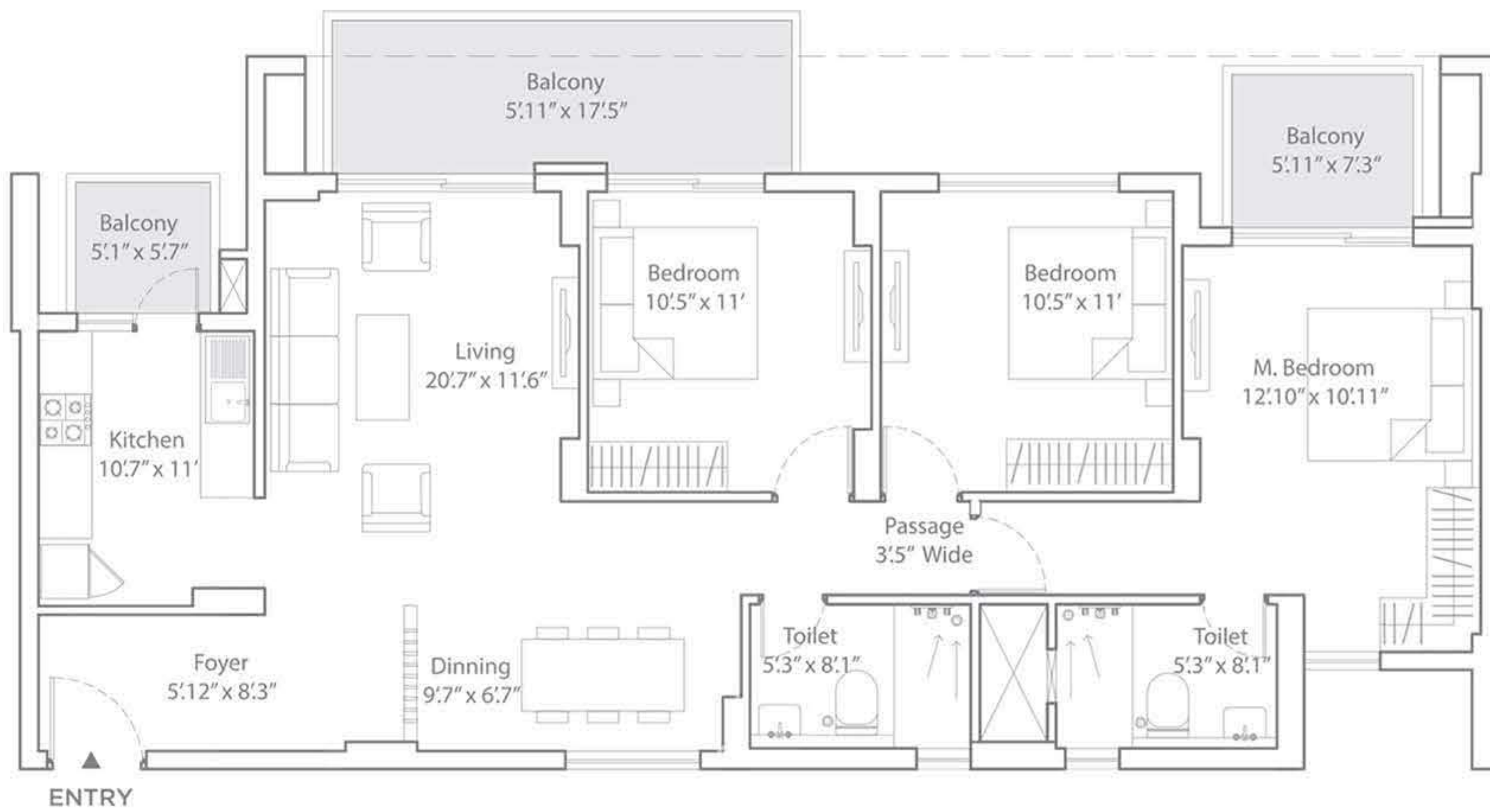
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TOWER-B4  
 UNIT 6  
 2 BHK (STUDY)  
 LEVEL-GROUND TO 13th  
 CARPET AREA-1085 SQ.FT (100.76 SQ.M)



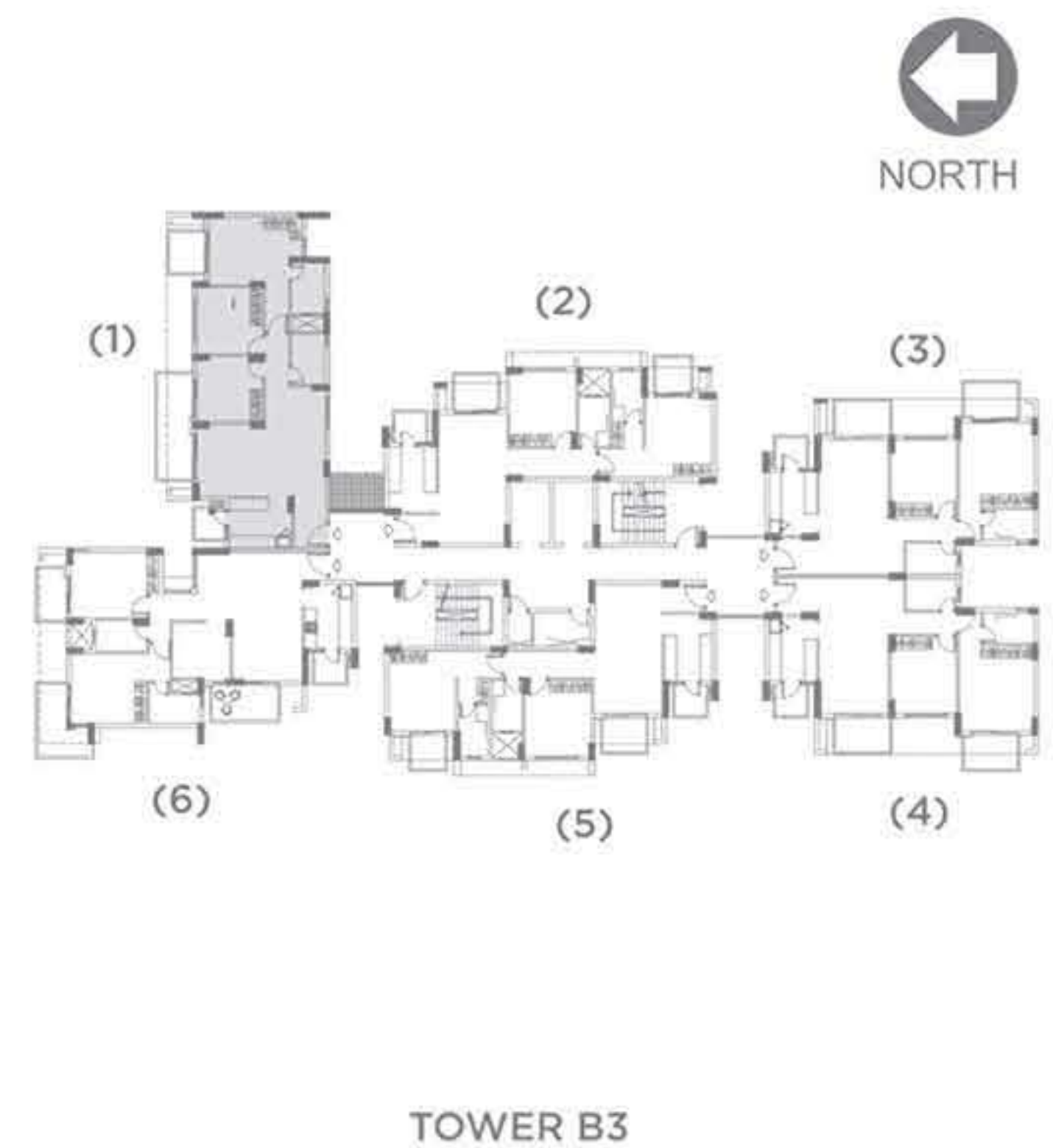
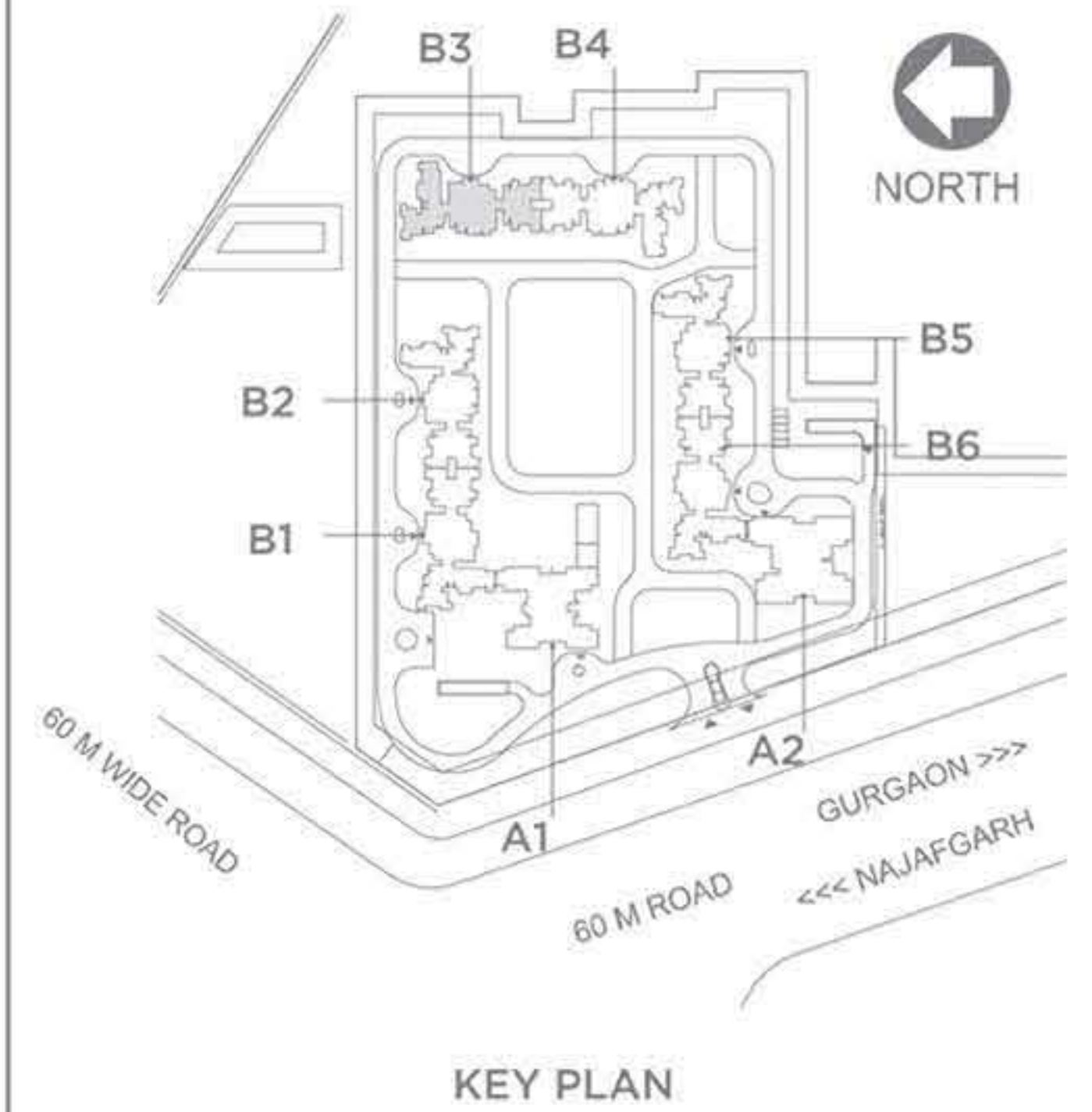
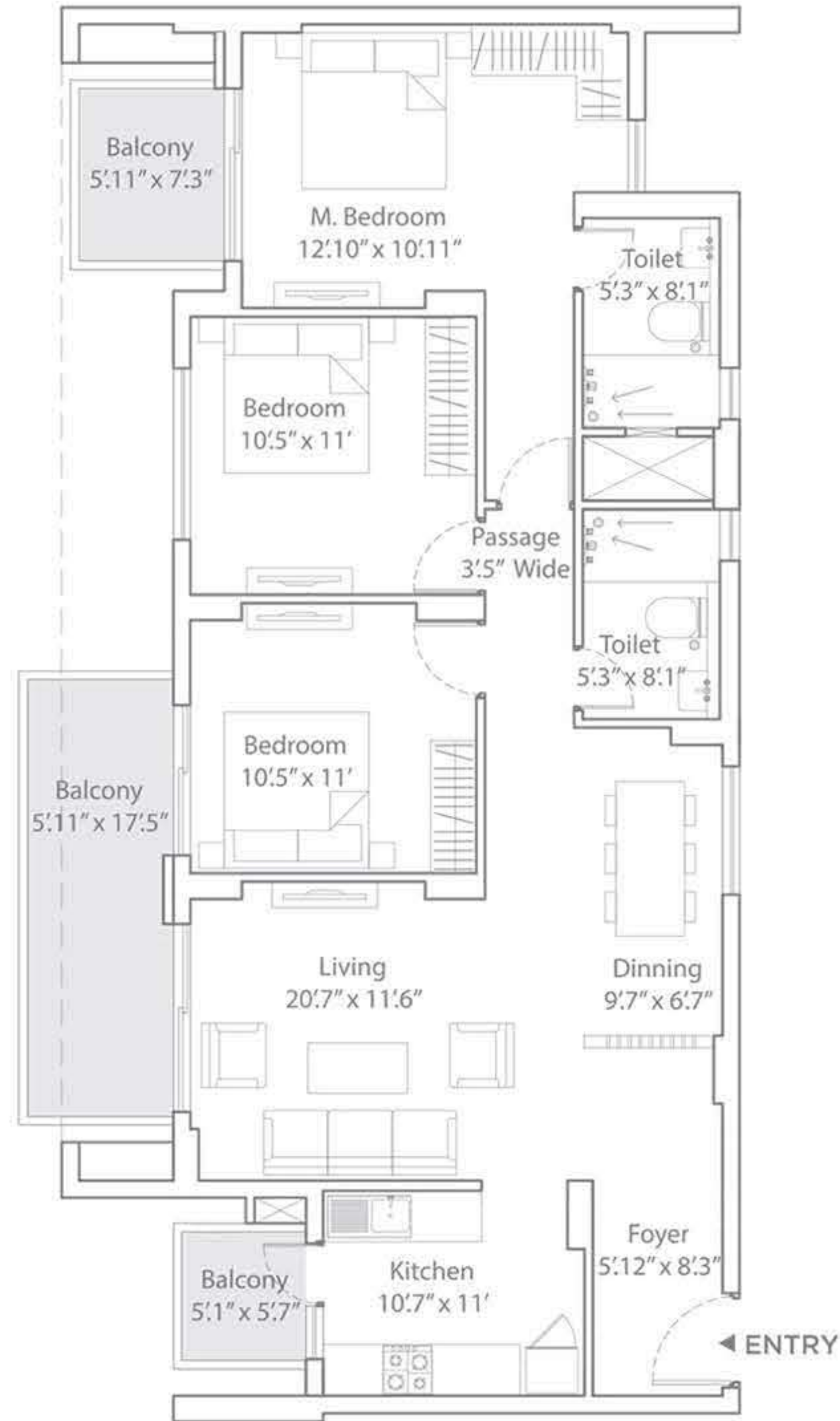
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TOWER-B2 & B5  
 UNIT 1  
 3 BHK(C)  
 LEVEL-GROUND TO 13th  
 CARPET AREA-1089 SQ.FT (101.21 SQ.M)



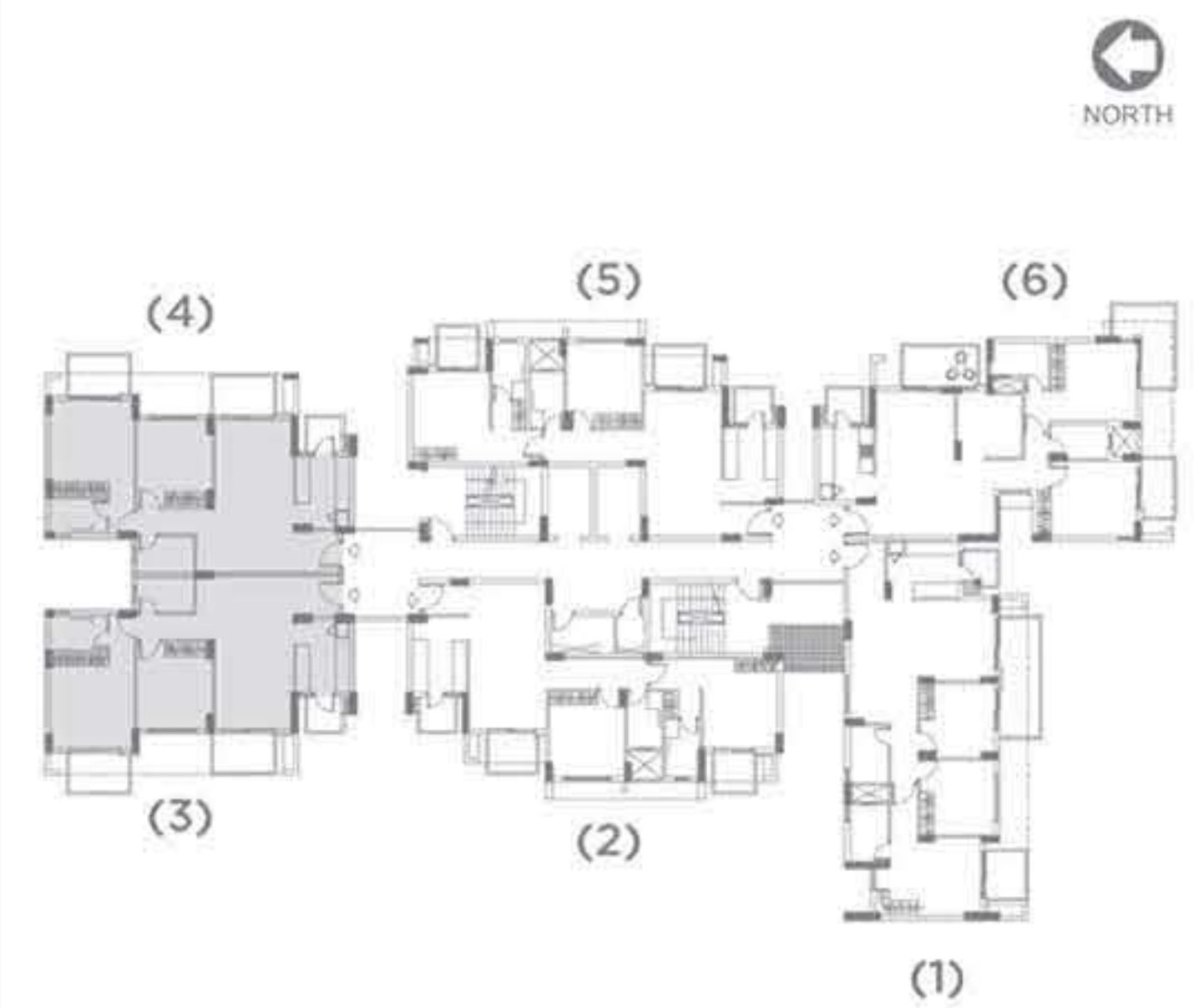
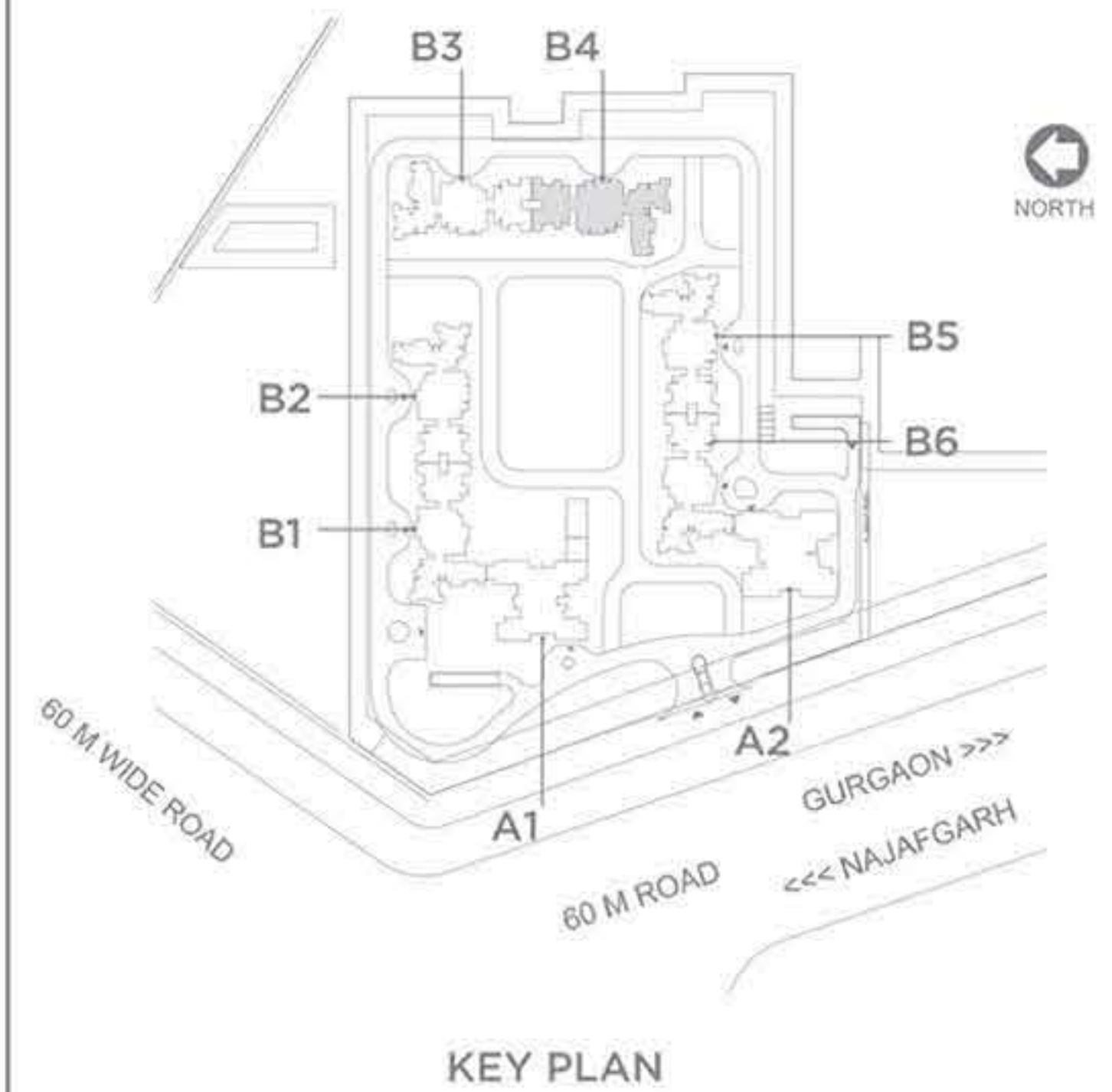
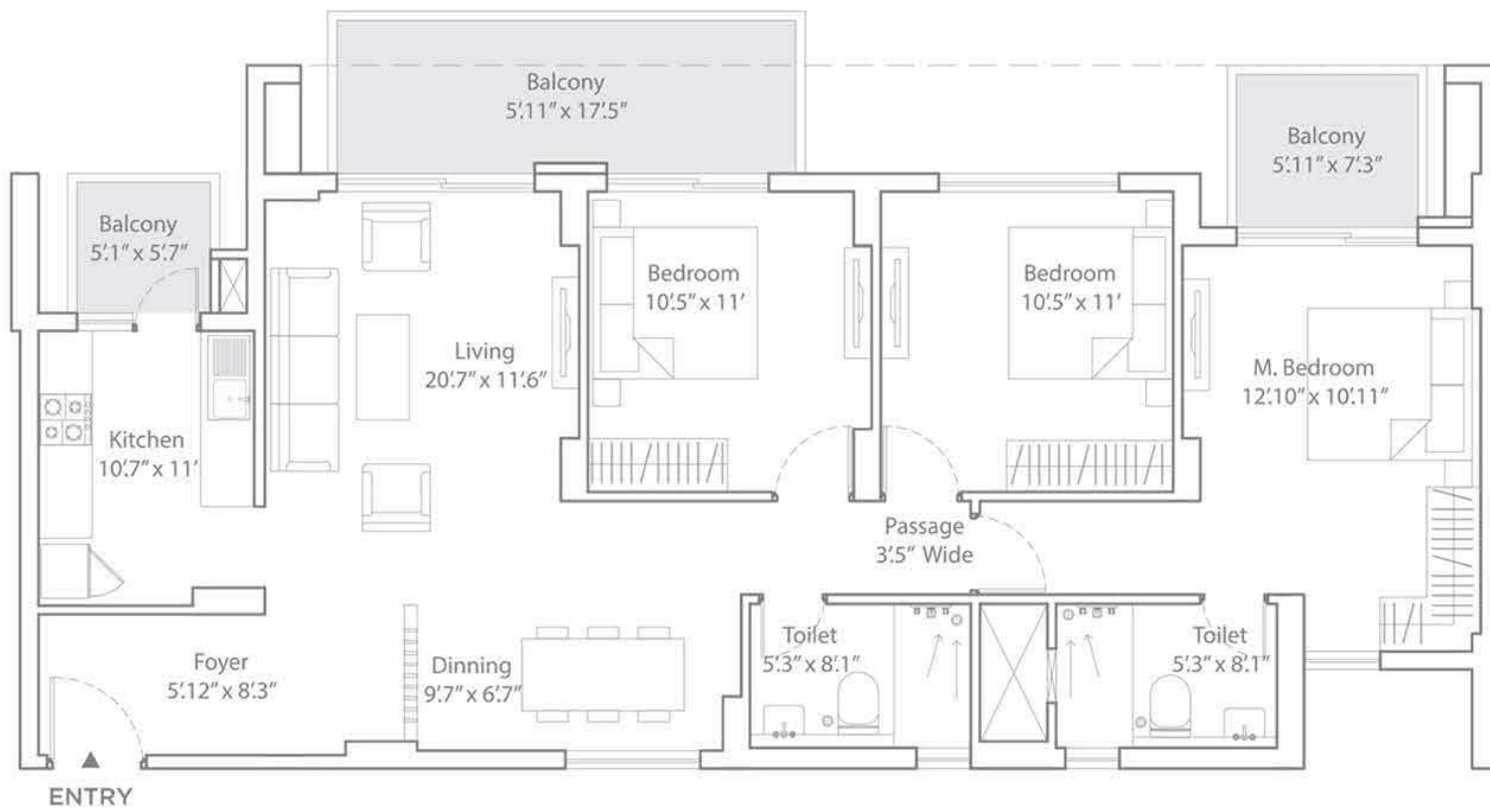
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TOWER-B3  
 UNIT 1  
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TOWER-B4  
 UNIT 1  
 3 BHK (C)  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 1089 SQ.FT. (101.21 SQ.M)



TOWER B4

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