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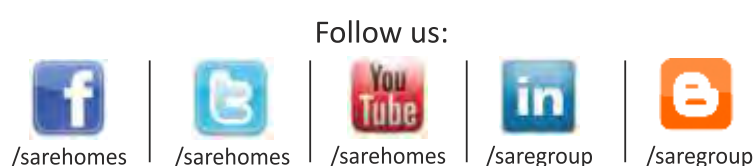
Site Office: Sector-92, Pataudi Road, Gurgaon -122002, Email: [gurgaon@saregroup.com](mailto:gurgaon@saregroup.com); Website: [www.saregroup.com](http://www.saregroup.com)

For more information, Contact : SARE Homes Project Services Pvt. Ltd., Duet House, Plot No. 46, Udyog Vihar, Phase - IV, Gurgaon - 122 015



# Club Terraces

Homes for the luxury conscious



## 3-&-4 BHK, Air-Conditioned Apartments

SARE Crescent ParC - Sector 92, Gurgaon



Disclaimer : Conditions apply. All buildings, information, specifications etc are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Photographs/ images used are only artistic impressions (not a legal offering). License No. : 44 of 2009 dated 14.08.2009 and 68 of 2011 dated 21.07.2011. Residential Group Housing colony on land measuring 48.818 acres, Licensee : S A Infracore Private Limited, Developer: Ramprastha Sare Realty Private Limited, Building Plan approval No. : ZP-562/JO(BS)/2012 dated 15.02.2012 for 2613 Apartments including of 462 EWS, Provision for Community Building/Club House, Four Nursery Schools, Two Primary Schools, One High School, Dispensary, and Religious Building and area for Convenient Shopping. Copies of approvals can be seen with prior intimation at Crescent ParC, Sec92, Gurgaon.

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# Club Terraces



## Breathe in 7 acres of luxury

Welcome to luxurious international-style living. In an iconic 19-storey tower that overlooks the sprawling SARE Club, set amidst 7 acres of lush breathtaking greens.





## Luxurious private terraces

Club Terraces has been exclusively designed with 3 sides open and large private terraces. Its centrally air-conditioned apartments with sophisticated individual zone control (VRV) and servant quarters having separate entrances are a part of this 48- acre integrated residential township.





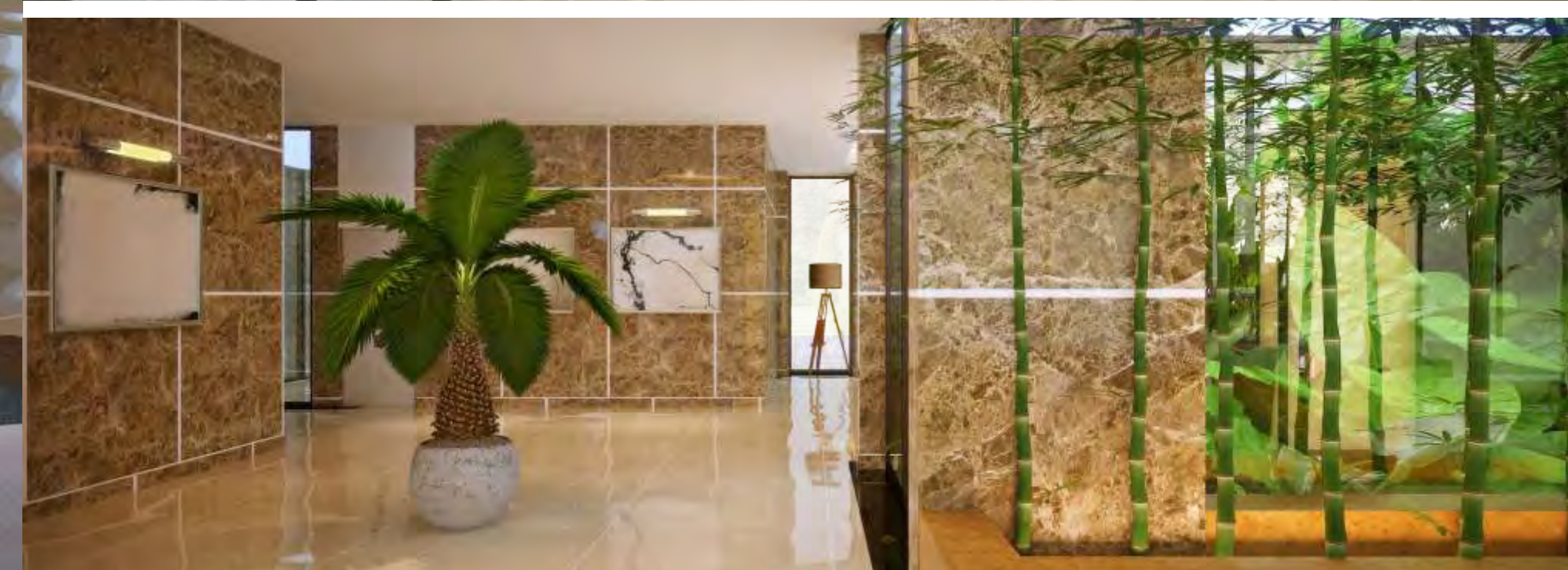
## A mega lobby wrapped in mega luxury

Club Terraces welcomes you with a lavish 8000 sq. ft. (743.21 sq. mtr.) lobby. Spectacular, exquisite, indulgently extravagant... It also offers you recreational facilities.





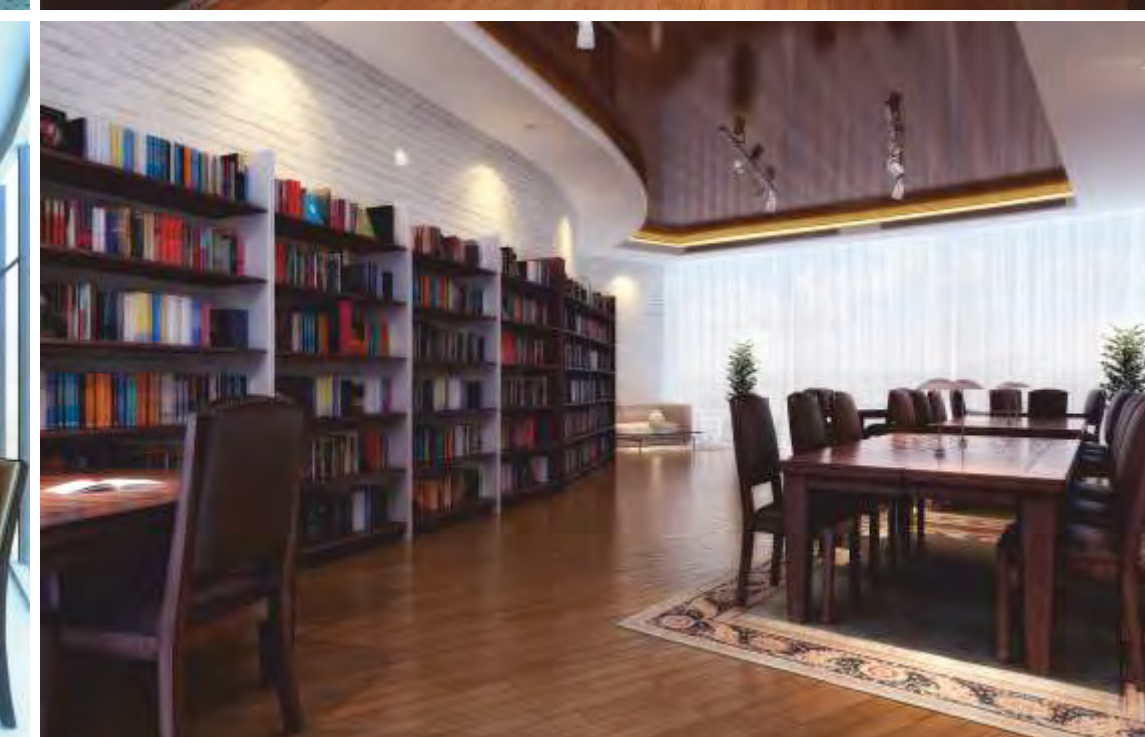
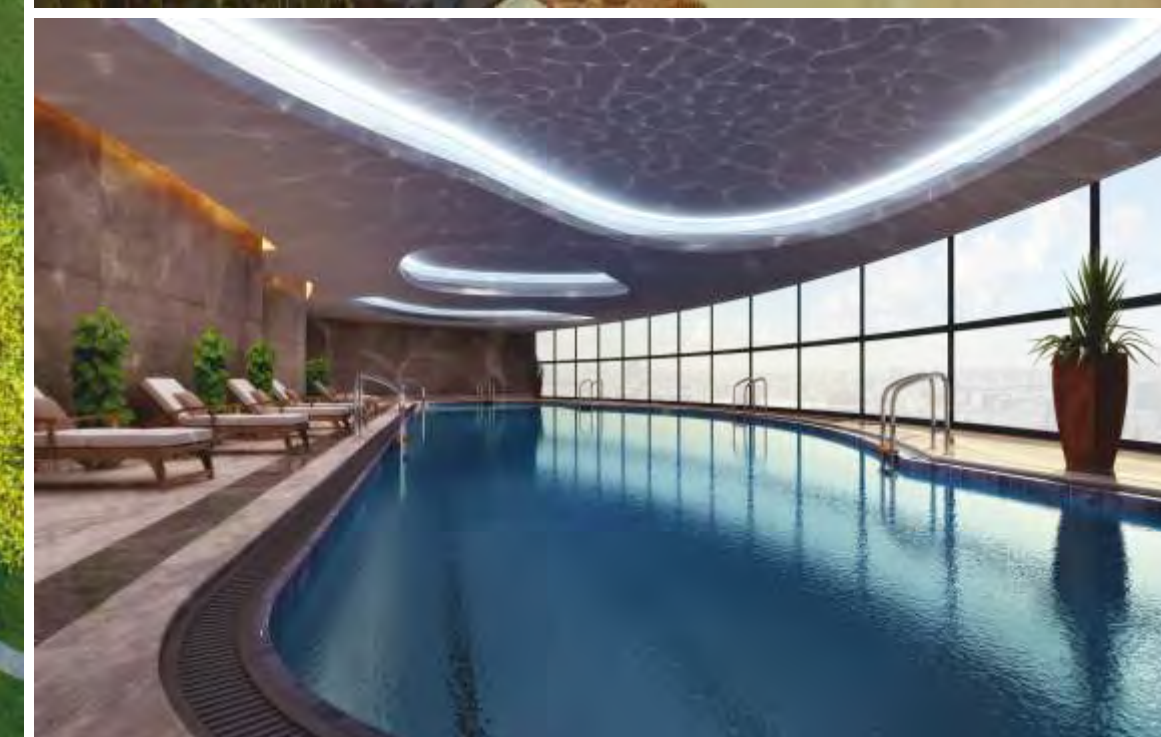
Guest Lobby



A luxurious  
reception  
for guests

A beautifully-styled expanse awaits your guests.  
The Guest Lobby. Here is where they begin  
to feel welcomed and comfortable.





## The pride of Gurgaon

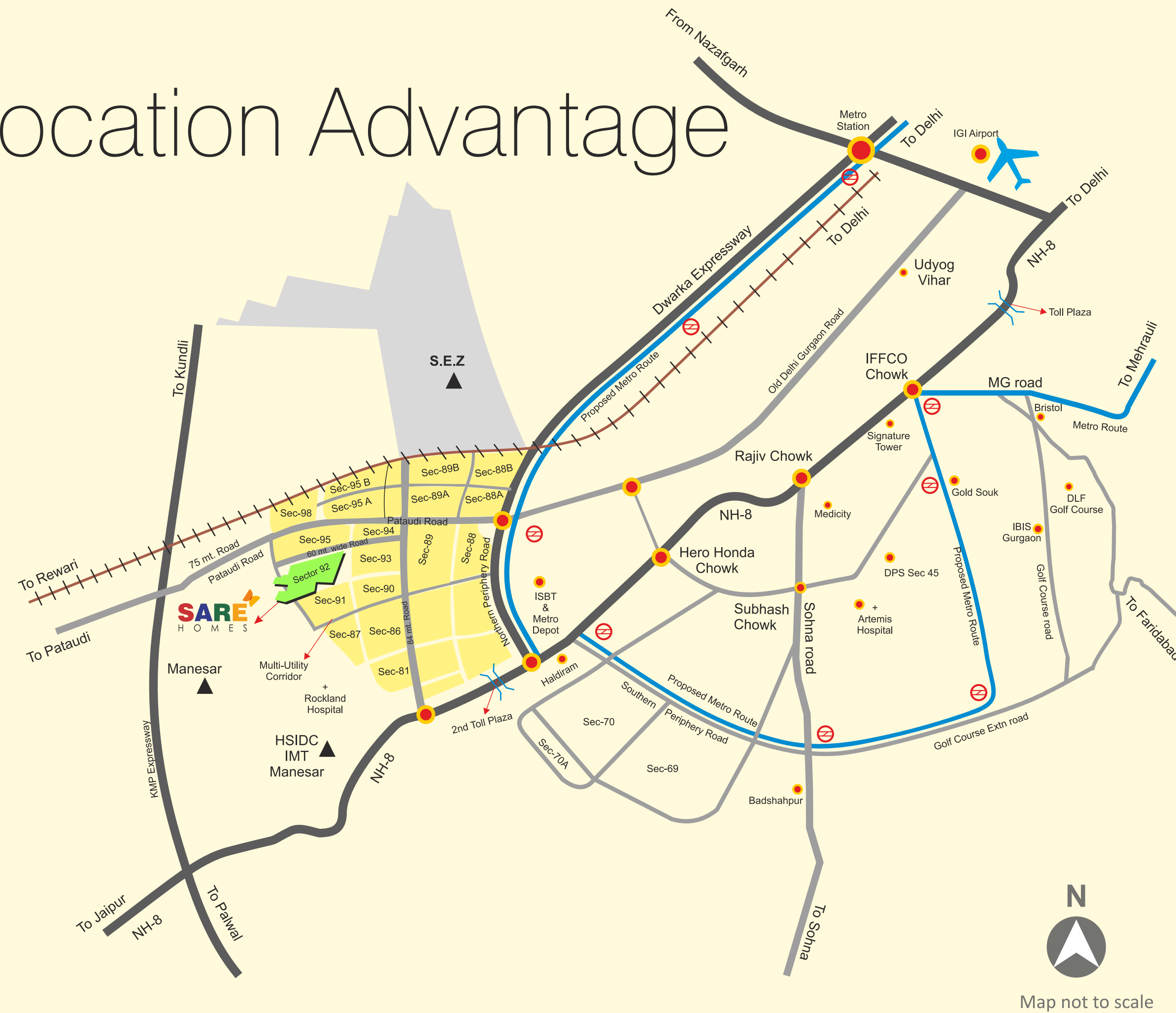
Discover lavishness at Gurgaon's largest and finest residential Club spanning 35,000 sq ft. (3251.6 sq mtr.)

Featuring:

- Clubhouse Lobby
- 4 Swimming Pools
- Modern Gymnasium
- Indoor Heated Pool
- Billiards & Table Tennis Room (First Floor)
- Restobar (First Floor)
- Dining Lounge
- Library Lounge (First Floor)
- Cards Room (First Floor)
- Banquet Hall and Party Lawn



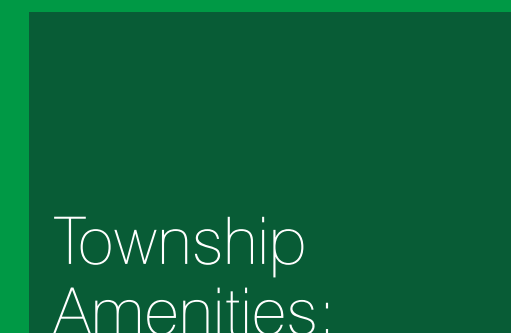
# Location Advantage



Positioned on the 60m arterial road for excellent connectivity

- ▶ Sector 92 lies on the Gurgaon growth corridor
- ▶ 40 minute-drive to the IGI airport
- ▶ Easy connectivity to Delhi via Expressway, Metro Rail and Bus
- ▶ A part of NCR, the home to multinational IT/ITES, automobile and manufacturing companies
- ▶ Adjoins the proposed mega SEZ
- ▶ Close proximity to Dwarka and KMP Expressways, and industrial hubs of IMT, Manesar
- ▶ Surrounded by beautiful natural greenery

# Master Plan



## Township Amenities:

- Shopping
- Nursery / Primary / High School
- 24-hour power back-up
- Club house
- Medical facilities
- Adequate water supply
- Rain-water harvesting
- Organised basement/open parking
- 24-hour security
- Wide well-lit metala roads
- Landscaped greens

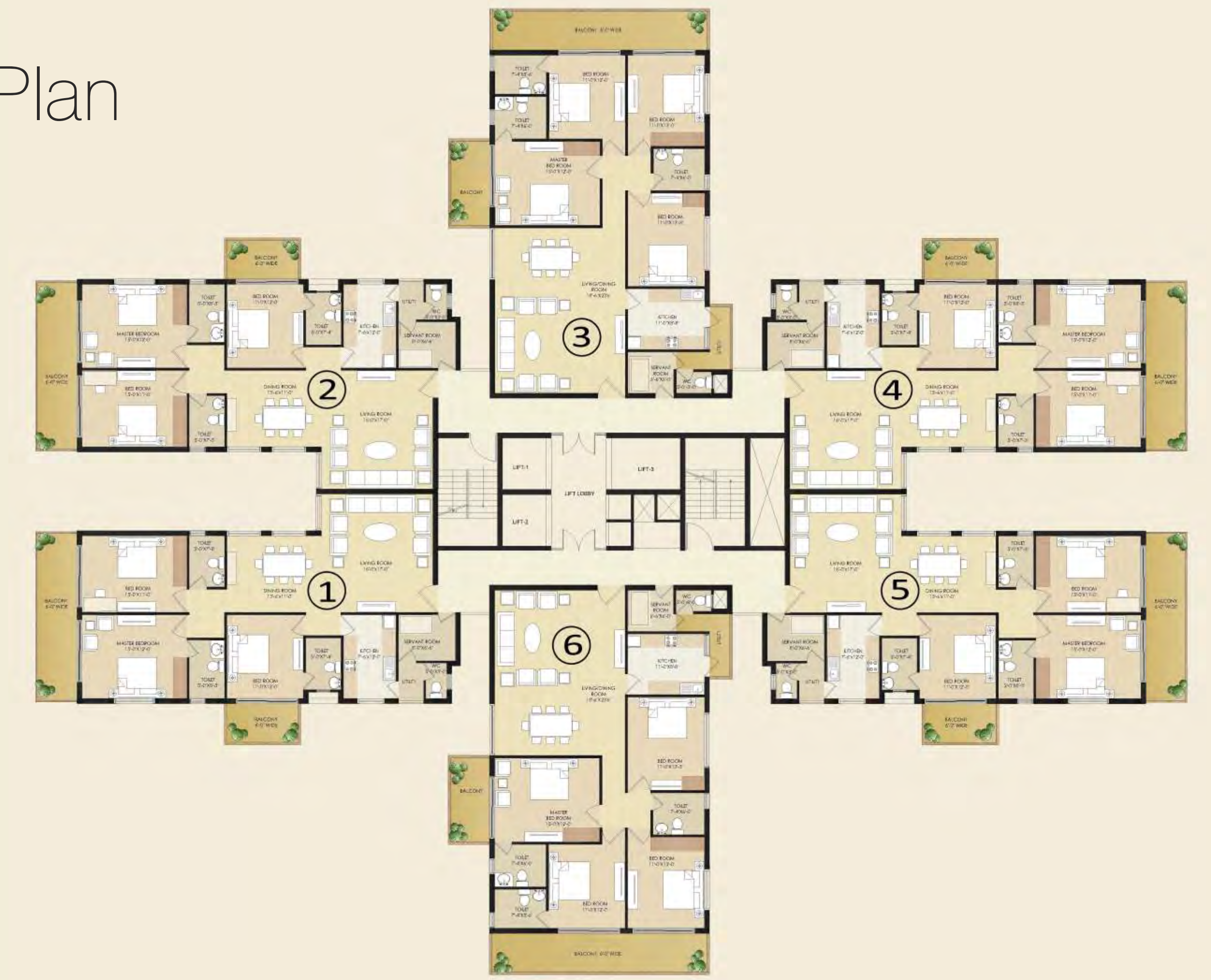




# Key Plan



# Cluster Plan





## Apartment Layouts





# Specifications

Living/Dining	Flooring Air conditioning	Vitrified tiles VRV
Bedroom	Flooring Wall finish Air conditioning	Vitrified tiles/imported laminated wooden flooring Oil-bound distemper in pleasing shades VRV
Toilet	Wall finish Counter Flooring	Combination of ceramic tiles and Oil-bound distemper Polished granite Ceramic tiles
Kitchen	Flooring & Dado Platform Wall finish	Ceramic tiles Granite counter Ceramic tiles 2 ft above the counter and oil bound distemper in pleasing shades on the balance area
Other		Single bowl stainless steel sink with drain board
Balcony	Flooring	Ceramic tiles Glass & SS railing
Ceiling		Oil bound distemper
Window		Powder coated/anodised aluminium frame windows
Main Door		Polished hardwood frame with moulded skin door
Internal Door		Painted hardwood frame with moulded skin door/ flush doors
Chinaware		Parryware or equivalent
C.P. fittings		Modern and elegant
Electrical		Copper wiring with modular switches. Circuits with MCB's of approved make
Power backup		Adequate power backup 3 bedroom 3 KVA 4 bedroom 4 KVA
Security		Gated complex

## The reassurance of SARE Homes



### International association

S.A.R.E. plc is an offshore fund promoted by Duet Group focussed on developing residential real estate in India. SARE has a strong balance sheet and its assets in India are valued at Rs. 3,200 crores with nominal leverage. The fund's equity is held by global institutional investors like Forum Partners and Goldman Sachs Principal Strategy (GSPS) Asia Ltd.



### IGBC Certification

SARE Homes believes in green living. Our townships are designed with infrastructural necessities and indulgences like landscaped greens, for healthy, self-sufficient community living. We have also received Indian Green Building Council (IGBC) certifications.



### Home called India

SARE Homes has a strategy to invest and develop townships on a pan-India basis. SARE Homes currently has residential projects at Ghaziabad, Gurgaon, Amritsar, Chennai, and Indore. With proposed projects at Ahmedabad, Navi Mumbai, Bangalore, NCR and Kolkata, we are actively seeking to expand our portfolio across India.



### Accolades

SARE Homes has gained industry recognition in a number of different categories and locations. This recognition has been given by an eminent jury panel.



### Our biggest hallmark

At SARE Homes we assign top priority to fulfilling committed schedules and delivering possession on time. Our FDI funding, strong management team and streamlined processes ensure uninterrupted construction progress. Our on-time delivery across all projects stands testimony to this commitment.



### Gurgaon presence

SARE Homes has been offering mixed residential opportunities in Gurgaon in a phased manner. With Crescent ParC Phase I, II, III, Petioles & The Grand.



### CREDAI approval

SARE Homes takes pride in working to uncompromising quality standards and maintaining transparency in all dealings. All SARE Homes carry approvals and sanctions from the relevant authorities. It is also a member of the Confederation of Real Estate Developers' Associations of India that ensures observance of code of conduct.



### Thoughtful conveniences

Our townships offer conveniences that enable joyful and comfortable living. They include professional management services (managed by JLL), round-the-clock security, 24 hour power back-up, adequate water supply, rainwater harvesting, schools, shopping, organised parking, kids' play areas, community bus-shuttle services, IGBC certifications and various modern club



