



Designed for build the trust

**3 BHK**

(1611 Square Feet)

**monterey floors**

A Luxury Modern Homes with  
Automation

SECTOR 35, SOUTH OF GURUGRAM



SECTOR 35, SOUTH OF  
GURUGRAM

## A haven where modern life and nature harmonize

At Serenity, experience the perfect blend of prime city convenience and refreshing natural surroundings. Enjoy lush greenery, world-class amenities, and effortless access to malls, reputed educational institutions, business hubs, and major destinations.



# Social Life & Surroundings



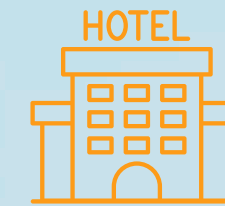
## Schools and Colleges

- GD Goenka World School, Sohna (2 min)
- Kingswood World School, Sohna (10 min)
- Pathways World School (20 min)
- Ryan International School, Sohna Road (15 min)
- DPS Maruti Kunj, Gurugram (20 min)
- KIIT College of Engineering, Bhondsi, Gurugram (15 min)
- KR Mangalam University (10 min)
- MDI Gurgaon, Sector 17, Gurugram (25 min)
- Ansal University, Sector 55, Gurugram (30 min)



## Banks

- ICICI Bank (5 min)
- Union Bank (10 min)
- State Bank of India (10 min)
- Allahabad Bank (15 min)
- HDFC Bank (15 min)



## Hotels

- Lemon Tree (5 min)
- Taj Gateway (MADHAMA 10 min)
- Country Inn (10 min)



## Malls

- Signature Global Infinity Mall Sector (5 min)
- Airia Mall, Sector 68, Gurugram (10 min)
- Elan Town Centre, Gurugram (15 min)
- Omaxe Mall, Sector 48, Gurugram (20 min)
- Raheja Mall, Sector 47, Gurugram (25 min)
- WorldMark Mall, Sector 65, Gurugram (15 min)



## Healthcare Infrastructure

- Sarva Hospital (5 min)
- SURYA Hospital in Sohna (5 min)
- Vinayak Hospital in Sohna (5 min)
- Vardaan Hospital & Trauma Centre in Sohna (6 min)
- Medanta Medicity (20 min)
- Artemis Hospital (25 min)
- Max Hospital (25 min)
- Fortis Hospital (30 min)
- Park Hospital (25 min)

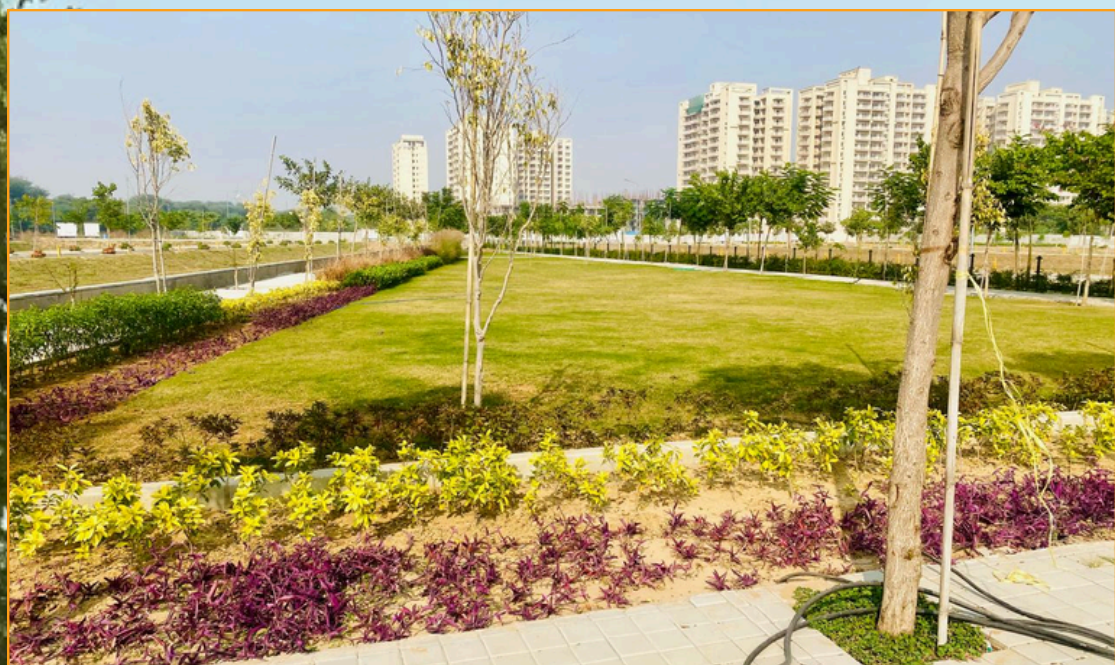


## Corporate Parks

- Sohna Road Commercial Belt (10 min)
- IMT Sohna (15 min)
- Unitech Business Park, Sector 41 (30 min)



# Amenities & activities



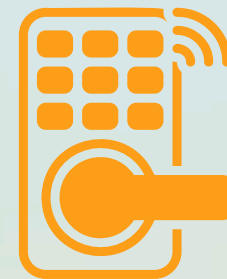
## A smart home that can be commanded with voice, remote & mobile

Monterey Luxury 3 BHK floor is equipped with state-of-the-art smart home features. You can effortlessly control lighting, curtains, and door locks using voice, remote, or your mobile. The Video Door Phone adds security, letting you see and talk to visitors. Smart CCTV keeps a watchful eye, while clever curtains, lighting, and door locks boost convenience and save energy. This fusion of modern tech offers both comfort and heightened security, making your living experience lavish and contemporary.



# monterey floors

A Luxury Modern Homes with Automation



Smart Door Lock



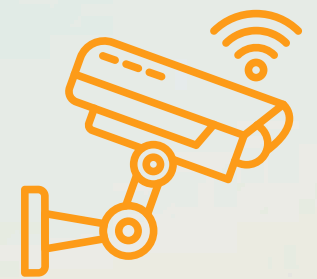
Smart Curtains



Video Door Phone



smart M/Light



Smart CCTV

# Outstanding Features & Premium Amenities



1-Year Maintenance



Advanced Smart Home Automation



100 % Vastu Compliant



Video Door Phone



CCTV Cameras



Parking



Nearby Park








DG Power Backup ( DG )



24x7 Security

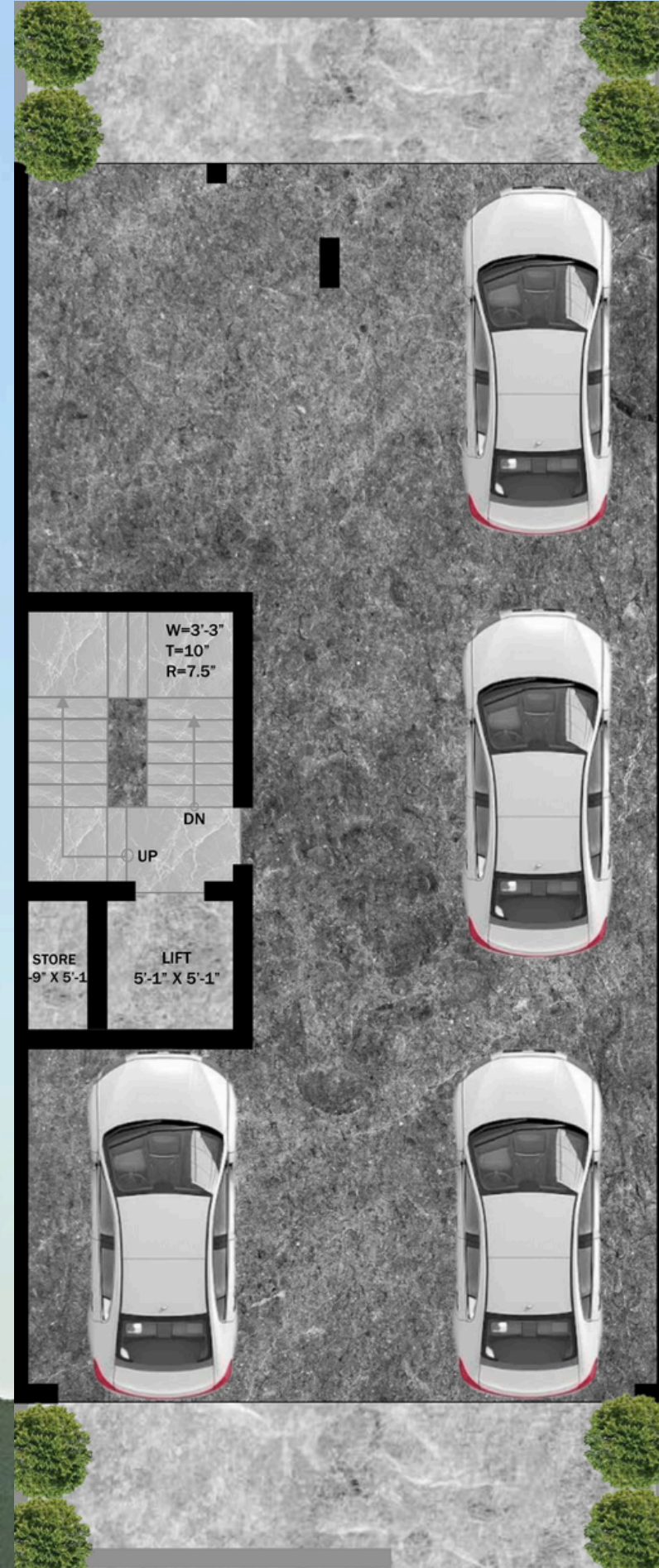


Ev Charging Point

-  Schools and Colleges
-  Healthcare Infrastructure
-  Hotels / Club
-  Metro
-  commercial residential complex



# Parking



# 3BHK+3T Unit-1611 Sq.Feet





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## Monterey Luxury Floors

SECTOR 35, SOUTH OF GURUGRAM

<b>STRUCTURE</b>	Steel Grade - Fe550D; Cement - (Ultratech / J.K Lakshmi or Equivalent); Use of at site mix concrete/RMC- M25/M30 Grade; 1st Class Red Bricks/ Flyash Bricks for all walls. AAC Blockwork in Stilt area and partition walls between units.
<b>FLOOR FINISHES</b>	Drawing room/Lobby, Kitchen - Imported marble Bedroom - Vitrified antiskid tiles Bathrooms - Vitrified tiles at walls and Vitrified antiskid tiles floor (24"x48" & 24"x24") designed in combination. Balconies - Vitrified antiskid tiles (16"x16") Staircase - Granite Stilt Parking- Parking Tiles (16"x16")   Granite / Antistatic
<b>WALLS</b>	Wall Cladding Wood   Glass   Moulding as per Design & Paint ( Asian Paints or Equivalent.)
<b>KITCHEN/ WARDROBES</b>	Modular Kitchen with imported fittings finished in High end Laminates; Quartz Counter top; Tiles (24"x48") on walls up-to 2' above counter top; Appliances: Hob and Chimney (KAFF, Glen, Hindware, Elica or Equivalent). Wardrobes and TV Units in Bedrooms finished in High end Laminates as per Wardrobe & TV Unit design.
<b>CEILINGS &amp; PAINT</b>	POP False ceiling in all Bedrooms, Lobby, Drawing room, Dining Area and Kitchen; POP punning/Gypsum plaster on walls; Plastic Emulsion paint on internal Walls and Ceiling (asian paints or equivalent); Weather shield Exterior paint on External Façade (asain paint or equivalent). Rustic paint at stilt floor walls and Plastic Emulsion paint at ceiling (asian paints or equivalent). 2'x 2' grid false ceiling in toilets.
<b>DOORS</b>	External Doors and Windows - UPVC Profile (with Pleated mesh) with 6mm toughened Glass. Internal Doors - Laminate cladded Flush Door; Door frames and Architrave- Laminate; Door Hardware in SS Mattfinish (Dorset, Harrison or Equivalent); Electronic lock on main door (Dorset, Hawkvision or Equivalent).
<b>LIFT</b>	4-6 Passengers by reputed Elevators brand ( Johnson / Kone or Equivalent).
<b>ELECTRICAL</b>	PVC Conduits (Astral/Polypack/AKG/Setia/Anchor); Wiring (KEI/Polycab/Havells Standard/Anchor); MCB (Havells Standard/Anchor/Hager or Equivalent); Socket & Switches (Panasonic /Havells /Anchor or equivalent); Ceiling fans in All Rooms and Lobby, Exhaust fans in all Bathrooms (Havells Standard/Anchor or equivalent); LED Lighting in Coves and Downlighters; Designer Chandelier in Drawing room; 25L Geysers in all Bathrooms and 3L Geyser in Kitchen (Havells Standard/ Racold/ Anchor or equivalent). Provision of Refrigerator & Washing Machine (in balcony).4 nos. Split AC of adequate capacity of reputed brand. Providing DG for power backup. Electric Car Charging Point for each floor. Wi-Fi Provision at each floor & terrace. Sensor lighting in staircase lobby.
<b>TOILETS</b>	Mirrors over Vanities of Washrooms; Glass Partition in Shower area; WC, Washbasin (Jaquar/American Standard or Equivalent), Faucets (Jaquar/Grohe or Equivalent); Cisterns (Jaquar/Grohe or equivalent). Granite at vanity Counter top. Vanity in Toilets finished in High end Laminates as per Vanity design.
<b>PLUMBING</b>	UPVC/CPVC Pipes (Hindware Truflo/Astral/Supreme/ Apollo/Fusion/Prince/Finolex or Equivalent); UG water pump for each floor separately. Under Ground tank for each floor of -1000L and overhead tank of 1000L (Hindware Truflo / Vectus or equivalent).

<b>RAILINGS</b>	RAILINGS - Front Balcony railing in Taughened Glass With SS 304 frame . Rear Balcony in MS.
<b>SECURITY</b>	Video Door Phone (VDP) connected with Stilt floor door; Provision of CCTV cameras in stilts.
<b>ELEVATION</b>	Designer Elevation as per latest designs.
<b>AUTOMATION</b>	Automation of a circuit of Lights in Drawing room and 1 Bedroom in Front. Automation of Curtain in 1BR in front.
<b>STILT FLOOR</b>	Floor: - Parking Tiles Walls: - Tile cladding at lift door wall. Rustic paint at walls and Plastic Emulsion on Ceiling (Asian/Nerolac or equivalent)
<b>TERRACES</b>	Floor: - Anti-skid floor tiles (16x16") Designed in combination. Walls: - Weather shield Exterior paint (Berger/Asian or equivalent). Covering of pipes (Ring line at Parapet wall) at Terrace in Shera/Bison Board finished in paint. Lights at Parapet wall. Provision of Wi-fi.
<b>DISCLAIMER</b>	<ul style="list-style-type: none"> <li>Marble/Granite being natural material have inherent characteristics of color and grain variations.</li> <li>Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal variations may be necessary during construction.</li> <li>The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion objection in this regard.</li> <li>Horizontal Plumbing/Electrical pipes will run below beam in Basement. Basement Height will be less at areas where pipes are running.</li> </ul>

**1611** Square Feet  
Monterey Luxury Floors



Running Projects  
SECTOR 35, SOUTH OF GURUGRAM

MILLION OF SQ.FT  
DELIVERED !

21 PROJECTS  
COMPLETED



1000 HAPPY  
CUSTOMERS

WE ARE ONE OF THE  
**BEST**  
DEVELOPER IN DELHI NCR..

**Don't Miss This Opportunity!**

SCAN THE QR CODE TO VISIT THE HOME, EXPLORE THE LOCATION, AND VIEW MORE PLANS.



Scan Me EXPLORE THE LOCATION



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**Monterey Luxury Floors**  
(1611 square feet)

— SECTOR 35, SOUTH OF GURUGRAM —



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**REGISTERED OFFICE / HEAD OFFICE**

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