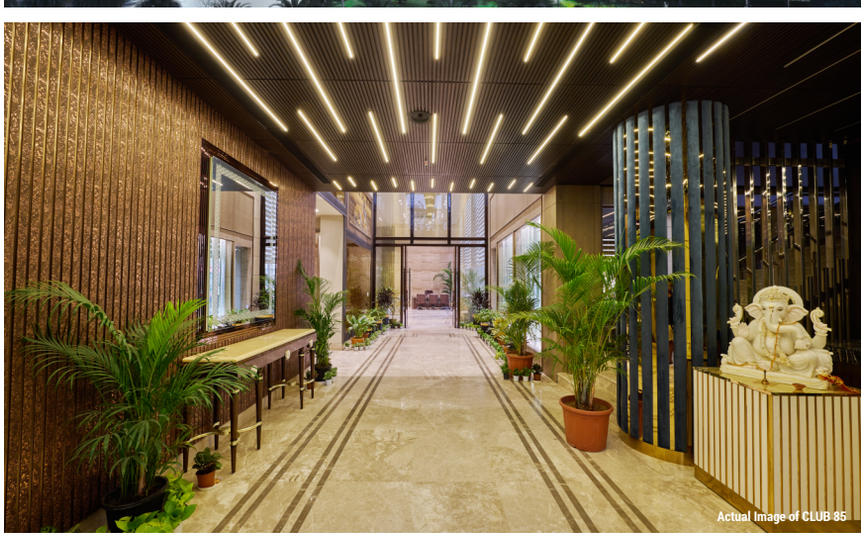
SS GROUP

THE LUXURY ADDRESS OF NEW GURUGRAM.
ABOVE ALL ELSE.



Actual View of The Leaf


Actual Image of CLUB 85

THE LEAF®

SECTOR - 85, NEW GURUGRAM

2, 3 & 4 BHK LUXURY HOMES

THE LEAF®
SECTOR - 85, NEW GURUGRAM

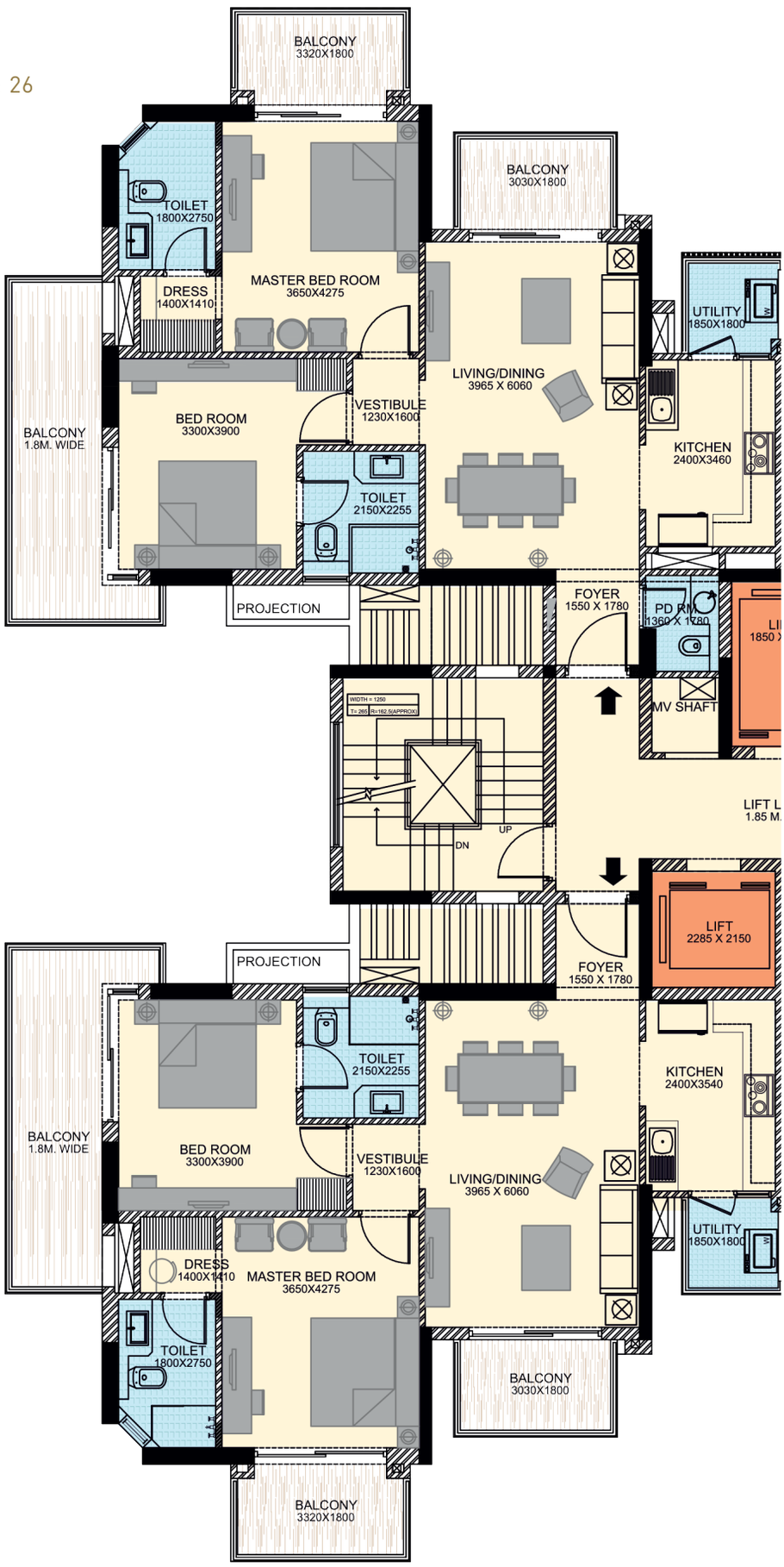
FLOOR PLAN

2 BHK-APARTMENT, UNIT -A & B

SIZE-1671 SQ.FT. (155.241 Sqm.)

TYPICAL FLOOR - 2, 3, 5, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 21, 22, 24, 25 & 26

- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 2 Toilets
- 3 Balcony
- Powder Room
- Utility Area



FLOOR PLAN

2 BHK-APARTMENT, UNIT - C & D

SIZE-1640 SQ.FT. (152.361 Sqm.)

- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 2 Toilets
- 3 Balcony
- Utility Area

Not to Scale

THE LEAF
SECTOR - 85, NEW GURUGRAM

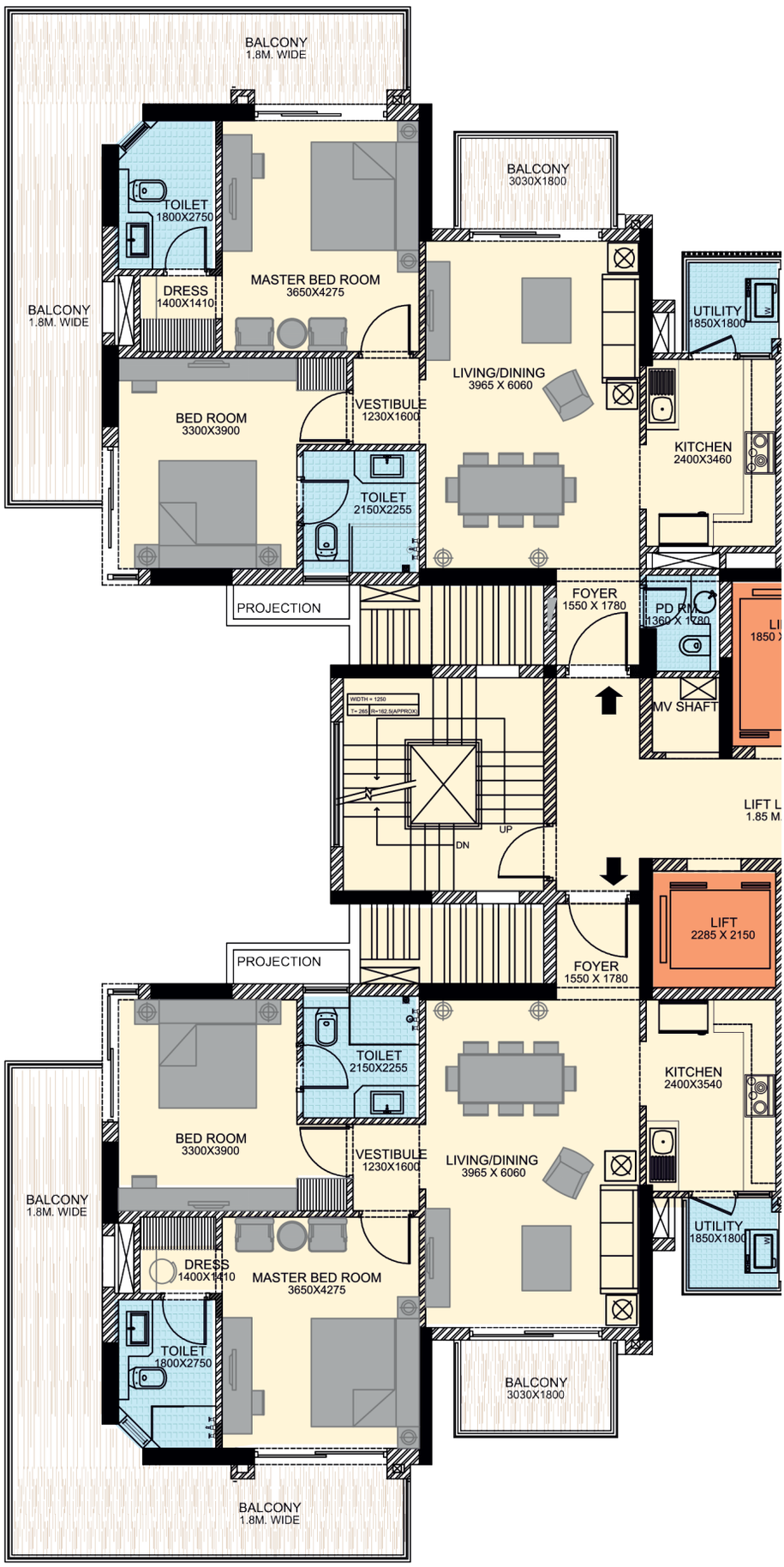
FLOOR PLAN

2 BHK-APARTMENT, UNIT -A & B

SIZE-1772 SQ.FT. (164.6242 Sqm.)

TYPICAL FLOOR-1,4,10,14,20 & 23

- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 2 Toilets
- 2 Balcony
- Powder Room
- Utility Area



FLOOR PLAN

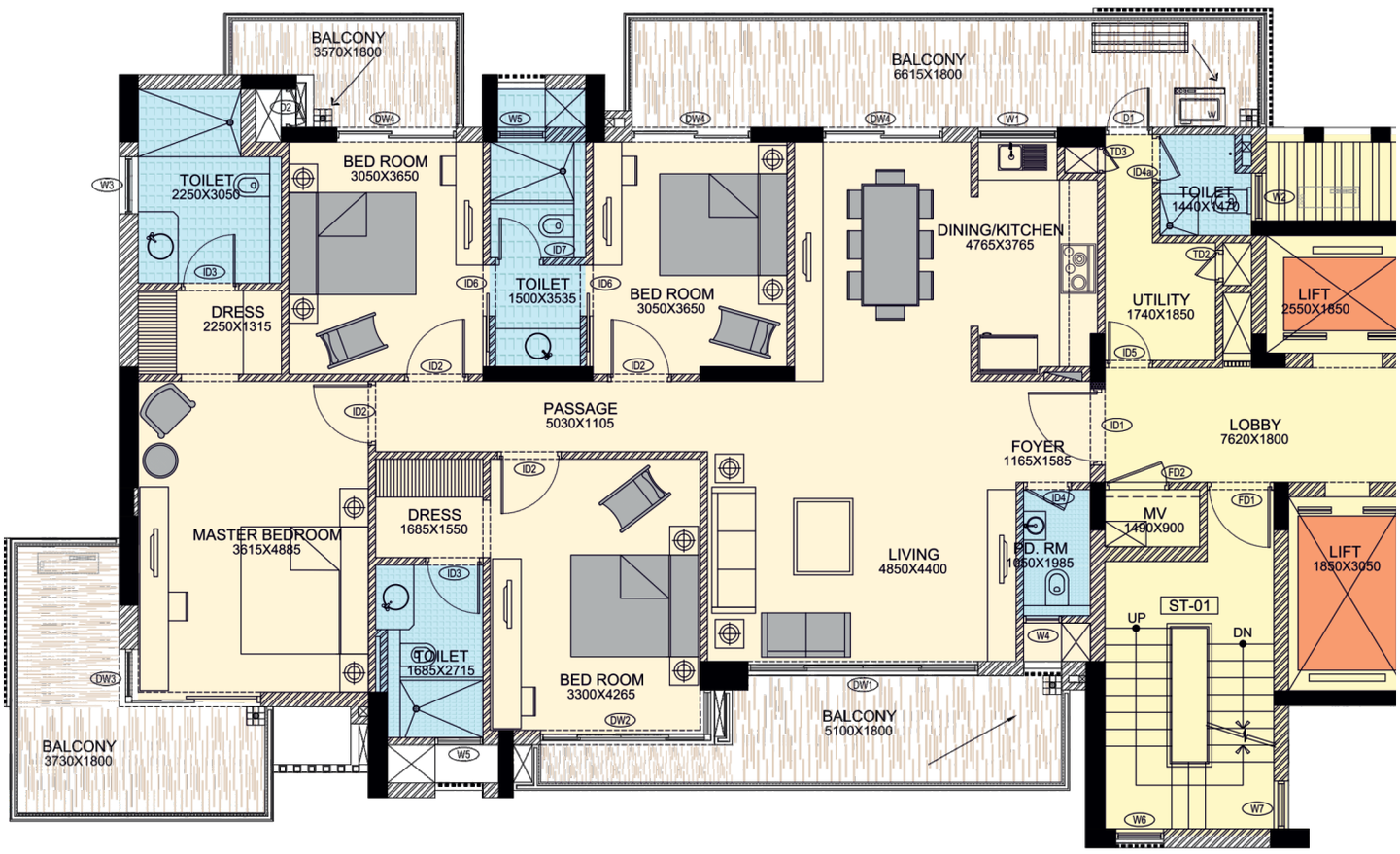
2 BHK-APARTMENT, UNIT -C & D

SIZE-1741 SQ.FT. (161.7442 Sqm.)

- Formal Living
- Dining/Kitchen
- 2 Bedrooms
- 2 Toilets
- 2 Balcony
- Utility Area

Not to Scale

THE LEAF
SECTOR - 85, NEW GURUGRAM



FLOOR PLAN

4 BHK-APARTMENT

SIZE-2812 SQ.FT. (261.2433 Sqm.)

TYPICAL FLOOR-B3,B4,B5 & B6

- Formal Living
- Dining/Kitchen
- 4 Bedrooms
- Dressing Area
- 3 Toilets
- 4 Balcony
- Powder Room
- Utility + Toilet

Not to Scale

MASTER PLANNED
TO PERFECTION



1. Kids play zone & senior citizen corner
2. Putting green area
3. Mini soccer play ground & lawn area
4. Wetland and forest of tall trees
5. Tennis court
6. Club pool and party lawn
7. Entrance water feature (water jets)
8. Stilts & hardscape area
9. Perennial colourful gardens
10. Grass path grass pavers
11. Street-side parking
12. Drop-off-special paving
13. Half basket ball court
14. 2 Badminton courts
15. Convenience Shop

THE LIFESTYLE.
ABOVE ALL ELSE.

Located in Sector-85,
New **Gurugram**

Landscape by acclaimed
Nippaysage Montreal

Grand clubhouse with
multiple sports facilities

Spread over
11.09 acres approx.

85% green
open spaces

Choice of apartments
& duplex penthouses

Design by renowned
architects **ARCOP, Montreal**

9 acre of landscaped
greens with water bodies

3-tier security system
& 100% power back-up

EXCEPTIONAL HOMES.
ABOVE ALL ELSE.

3 side open spacious
and functional apartments

Imported marble
in the living room
& kitchen

Optimum size balconies
overlooking the designer
landscaping outdoors

Designer VRV
air conditioning

Floor to ceiling windows
for a well lit
vibrant home

Sleek finished bathrooms
with premium fittings
and fixtures



Actual Images of The Leaf



3 MINS FROM
DWARKA EXPRESSWAY

5 MINS FROM
NH-08

10 MINS FROM
RAJIV CHOWK

25 MINS FROM
IGI AIRPORT

IN THE VICINITY

SCHOOLS

Bharat Ram Global School
St. Xavier's High School
Yaduvansi Shiksha Niketan
Euro International School
Matrikiran High School
Delhi Public School 84
Saraswati Public School
Broadways Intt. School
Lions Public School

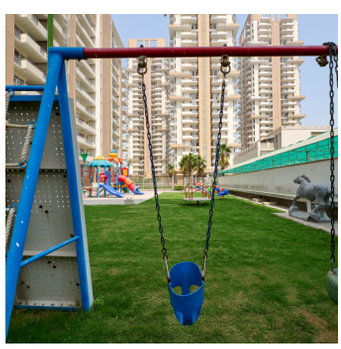
HOSPITALS

Shri Balaji Hospital
Shri Shivam Hospital
VPS Hospital Rockland
Sunrise Hospital
ESIC Hospital
Medanta The Medicity
Fortis Hospital

HOTELS

Hyatt Regency
Misaki Manesar
Savoy Suites
Ginger Manesar
Hilton Garden Inn
Treehouse Queens Pearl
Park Inn






Actual Images

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Disclaimer: Licence No. 81 of 2011 in Sector-84&85 granted to M/s Shiva Profins Pvt. Ltd. for a Group Housing Colony on land measuring 11.093 Acres at Sector-85, Gurugram Manesar Urban Complex, Gurugram. Building Plans approved vide approval Memo No. 48267 dated 08.08.2013. Project registered with HARERA Gurugram vide Registration No. 23 of 2019. Status of other approvals can be checked in the Promoter's office. Images are an artistic conceptualization and does not support to replicate the exact products.
**1 square meter = 10.764 square feet and 1 Acre = 4048 square meter.