SS GROUP

SS CENDANA
RESIDENCES

SECTOR 83, NEW GURUGRAM

EMBRACE
THE AROMA OF
TRANQUILITY
AND COMFORT.
WELCOME TO SS CENDANA.

Cendana - Pronounced as sên-da-na
It’s origin lies in Sanskrit and Malay.
It means the *fragrance of sandalwood*.

SS CENDANA
RESIDENCES

A luxury called home

Artistic impression

HAPPIER AND HEALTHIER LIVING WITHIN REACH

An exceptionally designed residential community.

–

Each facility and feature has been thoughtfully put together to give you a refined living experience.

–

A gated community, built for you to enjoy a robust lifestyle which does not cost the earth.

–

On offer are optimum size residences with a sky load of amenities to help you live a wholesome life.



Artistic impression

MAKE A TOWERING STATEMENT

TOWER-8

Artistic impression

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COMPLEX

12.611 ACRE OF URBAN OASIS	10 HIGH RISE TOWERS	G+33 & G+32 FLOORS
GATED COMPLEX WITH STATE-OF-THE-ART SECURITY	STRAIGHT-LINE MODERN ARCHITECTURE	VEHICLE FREE GROUND LEVEL
POWER BACK-UP	STILT LEVEL FOR OPENNESS AND ACTIVITIES	WELL PLANNED BASEMENT PARKING

RESIDENCES

UNIT CONFIGURATIONS 3 BHK + 2T | 3 BHK + 3T + STUDY	PREMIUM SPECIFICATIONS MATERIALS & FIXTURES OF REPUTED BRANDS

CLUB 83
DEDICATED, MULTI-LEVEL RECREATION HUB

TWO SWIMMING POOLS	CHOICE OF SPORTS & INDOOR GAMES	LAVISH MULTI-PURPOSE BANQUET HALL

AWARDED TEAM

INTERNATIONALLY ACCLAIMED ARCHITECTS : ARCOP	RENOWNED LANDSCAPIST : BIOME

ARRIVE
WITH PRIDE



Artistic impression

Entrance plaza at SS Cendana

Where nature is your new neighbour

DESIGNER LANDSCAPING | MULTIPURPOSE LAWN | 85% OPEN GREENS

WATER FEATURES | ORGANIC GARDEN | GAZEBOS FOR SIT-OUTS | JOGGING TRACK

STILTS & HARDSCAPE AREA | AMPHITHEATRE | ELDERS ZONE

STONE STEP PATHWAYS





Artistic impression

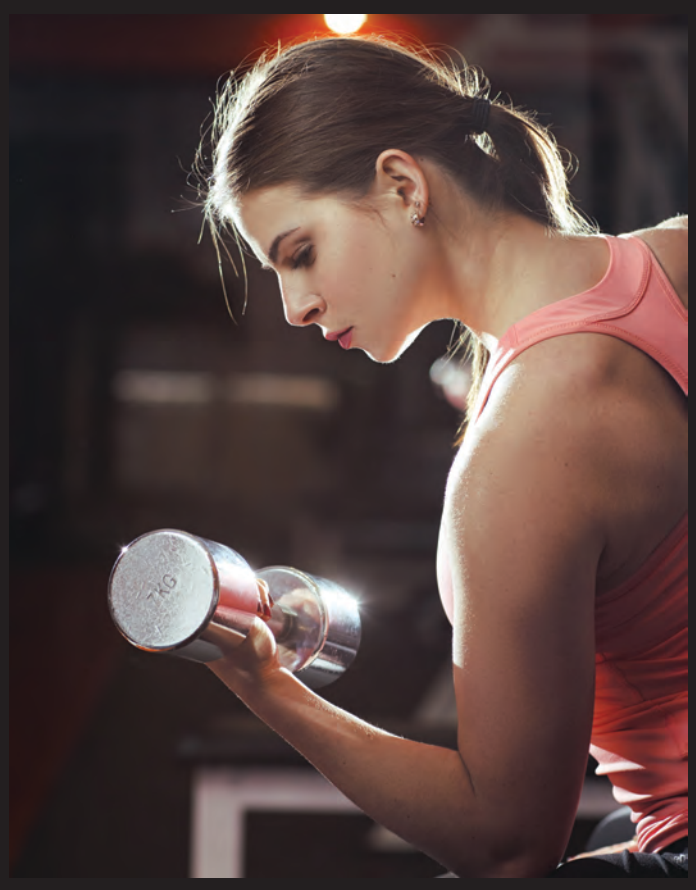
EXPERIENCE CLUB LIFE LIKE NEVER BEFORE



Artistic impression

Exclusive social hub, Club 83 at SS Cendana

YOUR REWARDING LIFESTYLE AWAITS AT CLUB 83









FULLY LOADED GYMNASIUM

STEAM AND SAUNA | WAITING LOUNGE | MEETING ROOM

GAMES ROOM | TEA LOUNGE | MULTIPURPOSE HALL

READING LOUNGE | LOBBY SIT-OUT

Engaging shared environment for a happy community living

TWO SWIMMING POOLS

LANDSCAPED POOL DECK

CHANGING ROOMS AND SHOWERS

POOLSIDE PARTY AREAS

LANDSCAPED OPEN TERRACE



Artistic impression

Swimming pools & pool side deck

You will not miss out on your sport of choice

LAWN TENNIS COURT | HALF BASKETBALL COURT | OUTDOOR GYM | KIDS PLAY AREA | BICYCLE TRACK | TOT LOTS | BILLIARDS | TABLE TENNIS



Artistic impression



Artistic impression

Inspiring ambiance for your discreet and spacious drop off

OPEN STILT GIVES AN ENHANCED

SENSE OF SPACE | DELIGHTFUL WALK TO

YOUR TOWER LOBBY | DIRECT ACCESS TO

CENTRAL GREENS | MULTIPLE VISITOR'S CAR PARK



Artistic impression

Elegant tower drop off

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Artistic impression

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Artistic impression

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Artistic impression



SITE PLAN

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LEGEND

A	ENTRY	J	PET PARK
B	EXIT	K	BASKET BALL
C	CLUB POOL	L	BADMINTON
D	SWIMMING POOL	M	CHILDREN AREA
E	FLORAL GARDEN	N	LAWN TENNIS
F	LAWN/CONGREGATION AREA	O	OUTDOOR GYM
G	OUTDOOR PLAZA	P	YOGA LAWN
H	AMPHITHEATRE	Q	ELDERS ZONE
I	FOREST WALK	R	SERVICE

POOL FACING GARDEN FACING OPEN FACING

SOAK IN THE GOODNESS OF LIFE

Welcome to apartments that truly reflect your aspirations of what your home should be like.

—

Best in class floor plans for enhanced privacy and space.

—

Optimal size living spaces with maximum space utilisation.

—

All towers are equipped with concierge desk for day to day assistance

STEP IN TO A REFRESHING LOBBY AND LEAVE BEHIND THE DAILY HUSTLE BUSTLE.

ELEGANT AND SPACIOUS LOBBY | COMFORTABLE SEATING

AND WAITING AREA | CONCIERGE DESK FOR DAY TO DAY ASSISTANCE

SEPARATE ELEVATORS FOR RESIDENTS AND SERVICES



Artistic impression



Artistic impression

The Residences

3 BHK + 2T | 3 BHK + 3T + STUDY

3-side open apartments

Floor to ceiling windows

High quality flooring

Optimum size balcony overlooking landscaped outdoors

Sleek finished bathrooms and kitchen



Artistic impressions



Artistic impressions



Artistic impressions

YOUR HAPPIEST AND PRIVATE MOMENTS DESERVE A GENEROUS SPACE.

Artistic impression



Artistic impressions

FLOOR PLANS

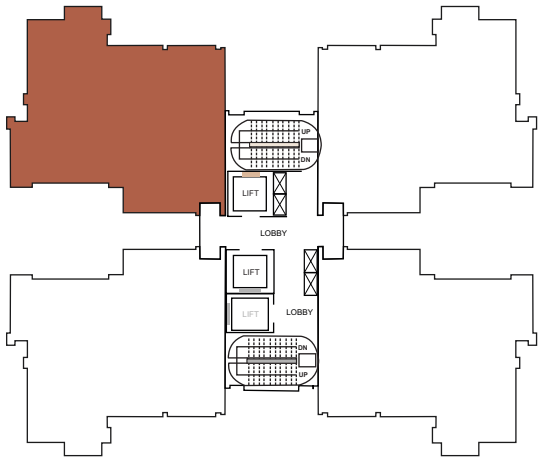
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3BHK + 2T UNIT PLAN

TOWER: T-7, T-8, T-9, T-10, T-11
FLOORS: STILT +32 FLOORS
CARPET AREA: 861 SQ.FT.
BALCONY AREA: 120 SQ.FT.

- 2 BEDROOMS
- MASTER BEDROOM
- LIVING AND DINING
- KITCHEN
- UTILITY AREA
- FOYER
- 2 BALCONIES
- 2 TOILETS





CLUSTER PLAN



MASTER PLAN

FLOOR PLANS

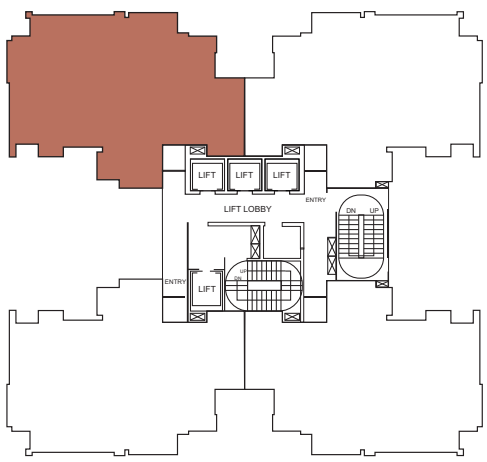
SS CENDANA
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3BHK +3T + STUDY UNIT PLAN

TOWER: T-2, T-3, T-4, T-5, T-6
FLOORS: STILT +33 FLOORS
CARPET AREA: 1089 SQ.FT.
BALCONY AREA: 122 SQ.FT.

2 BEDROOMS
MASTER BEDROOM
STUDY ROOM
LIVING AND DINING
KITCHEN
UTILITY AREA
FOYER
2 BALCONIES
3 TOILETS





CLUSTER PLAN



MASTER PLAN

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SPECIFICATIONS

FOYER

Flooring	Vitrified Tile
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper

LIVING ROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

KITCHEN

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Oil Bound Distemper/Tiles 2.0 high
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter with Single Lever CP Fittings and Sink

STUDY ROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

MASTER BEDROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

MASTER TOILET

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Ceramic Tile
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)

BEDROOMS

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

TOILETS

Flooring	Anti-skid Ceramic Tile
Skirting	Same as Flooring
Walls	Ceramic Tile
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)

BALCONY

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring

External Frame
UPVC Frame with Sliding Glass Shutter.

Internal Frame
Marandi Wood Door Frame with Enamel Paint Shutters.

Main Door
With Door Locks, Decorative Handles, Door Buffer.

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THRIVING LOCATION

Located in Sector 83, New Gurugram, SS Cendana is within minutes of NH 48, Dwarka Expressway, and all the well established social infrastructure of the buzzing millennium city.





LEGENDS
IN THE VICINITY

SCHOOLS
- Bharat Ram Global School
- Matrikiran High School
- Delhi Public School
- RPS International
- SD Modren Public School
- St. Xavier's High School
- Yaduvanshi International School
- Kids Play School

HOSPITALS
- Genesis Hospital
- Silver Streak Hospital
- Aarvy Hospital
- Apollo Miracle
- Medeo Hospital
- Signature Hospital

SHOPPING
- SS Omnia
- SS Highpoint
- SS Strada
- Broadway
- Town Square
- Miracle

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

TRUE LUXURY IS BEING MINUTES AWAY FROM ALL YOU NEED

3 MINS FROM **DWARKA EXPRESSWAY**

5 MINS **FROM NH-48 (NH-08)**

10 MINS FROM **RAJIV CHOWK**

25 MINS FROM **IGI AIRPORT**



THE HIBISCUS, SECTOR-50, GURUGRAM



THE LEAF, SECTOR-85, NEW GURUGRAM



THE CORALWOOD, SECTOR-84, NEW GURUGRAM



SS LINDEN, SECTOR 84,85, NEW GURUGRAM



SS 100, SEC. 49, GOLF COURSE EX. ROAD, GURUGRAM

SS GROUP®

SS GROUP:
Built on *values*.

Delivered over
22 Landmark
Residential & commercial projects

Over
7 Million sq.ft.
Approx. under construction

Armed with
Huge Land Bank
in Delhi and NCR

Architects by
Acclaimed Arcop
Montreal

23.30 million sq.ft. approx.
Upcoming Residential
& commercial projects

SS Group stands as a trusted and renowned business conglomerate in Delhi NCR, recognized as one of the region's oldest and most respected names in real estate development.

Since its inception in 1992, the Group has accumulated over three decades of expertise in delivering unmatched value to stakeholders, cementing its reputation for reliability and innovation. SS Group's unwavering commitment to pursuing excellence has resulted in the creation of several innovative and high-quality residential and commercial projects that stand out as state-of-the-art real estate landmarks in the thriving landscape of Delhi NCR.

With a portfolio of iconic developments in Gurugram, including The Hibiscus, The Leaf, The Lilac, SS Plaza, SS Omnia, Southend, The Coralwood, SS Almeria, and Aaron Ville, SS Group has consistently delivered on its promises and nurtured a community of satisfied customers. The journey continues with a host of visionary projects such as SS Highpoint, SS Whitewater, SS Strada,

SS 100, SS Linden Floors, SS Cendana Residences, SS Camasa & more, all at various stages of development, promising to add to the legacy of brilliance.

SS GROUP

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Disclaimer: The contents of this brochure are purely conceptual and not a legal offering. The promoter A&D Estates Pvt. Ltd. is developing a group housing colony under license no. 195 of 2008 dated 22.11.2008 and license no. 15 of 2023 dated 30.01.2023 granted to A&D Estates Pvt. Ltd. & Others under TOD Policy on total licensed area measuring 12.6118 Acres at Sector - 83, Gurugram Manesar Urban Complex, building plan approved vide memo no. 16907 dated 05.06.2023 by DTCP, Haryana. The image(s) displayed are only an artistic impression/conceptualization for illustration only and do not purport to replicate the exact product. The specifications and information, etc., are tentative and subject to variation / modification and can be altered by the company and / or pursuant to the sanctions / directions of the competent authorities. All specifications, amenities, etc., of the unit / project shall only be as per the final agreement for sale between the parties. All rights are reserved. The project is registered with HARERA Gurugram vide Registration No. 77 of 2023. Status of approvals can be checked at www.haryanarera.gov.in or at the promoter's office.**1 square meter = 10.764 square feet and 1 Acre = 4047 square meter

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BUILT ON VALUES