SS GROUP

SS ONE



SECTOR 83, NEW GURUGRAM



SS ONE is where
every sunrise reminds
you how far you've
come in life.

WELCOME TO SS ONE

A tower that stands above your expectations.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

A landmark of high living in New Gurugram.

Rising 42 storeys above the skyline, SS ONE stands as a landmark of New Gurugram — a singular tower that redefines elevated living. With only 3 residences per floor, each thoughtfully designed 3 BHK home offers unmatched privacy, spacious elegance, and sweeping panoramic views in every direction. SS ONE features an exclusive range of amenities, including a grand banquet hall, a serene spa, and a state-of-the-art gymnasium. Beyond the tower, a world of leisure and indulgence awaits at Club 83, where residents can unwind by the pool, enjoy gourmet cafés, and embrace a lifestyle crafted for those who aspire higher.

ONE EXCLUSIVE TOWER WITH ADVANCED SECURITY

3 BHK + 3T + POWDER ROOM

SIZES RANGING FROM 1770 SQ. FT. – 1925 SQ. FT.

3 TO 4 BALCONIES IN EVERY APARTMENT

4 HIGH-SPEED LIFTS WITH DEDICATED LIFT LOBBY & AMENITIES

SUPERIOR FINISHES AND PREMIUM SPECIFICATIONS

Live with a
world of indulgences.



SS ONE

Where desires meet leisure

- STATE OF THE ART GYMNASIUM
- SOULFUL SPA
- LOBBY SIT-OUT
- GRAND MULTI-PURPOSE HALL
- SAUNA BATH
- CHANGING ROOMS AND SHOWERS



ARTIST'S IMPRESSION



Beyond the tower, more life awaits at Club 83.

- FULLY EQUIPPED GYMNASIUM
- TWO SWIMMING POOLS
- STEAM AND SAUNA
- LANDSCAPED POOL DECK
- MEETING ROOM
- LANDSCAPED OPEN TERRACE
- GAMES ROOM
- MULTIPURPOSE HALL
- TEA LOUNGE
- READING LOUNGE



ALL ARTIST'S IMPRESSIONS



ARTIST'S IMPRESSION

BANQUET HALL

Grand celebrations find its stage here.

Morning coffee tastes
better when it’s brewed
in your own luxury.



ARTIST'S IMPRESSION

LIFT LOBBY

Because coming home should always feel this good.

SS ONE

LIVING SPACE WITH SPACIOUS BALCONY

Live panaromic



SS ONE





ALL ARTIST'S IMPRESSIONS

MASTER BEDROOM WITH ENSUITE BATH

Unwind where the world pauses for you.



ARTIST'S IMPRESSION

BEDROOMS

Because every morning deserves to be special.

Site plan

KEY LEGENDS

- Ⓐ DROP OFF
- Ⓑ RECEPTION
- Ⓒ LOBBY
- Ⓓ PARTY HALL/TEA LOUNGE
- Ⓔ GYM
- Ⓕ LOCKERS & CHANGING ROOM
- Ⓖ RESTING AREA
- Ⓗ SAUNA BATH
- Ⓘ VISITORS PARKING

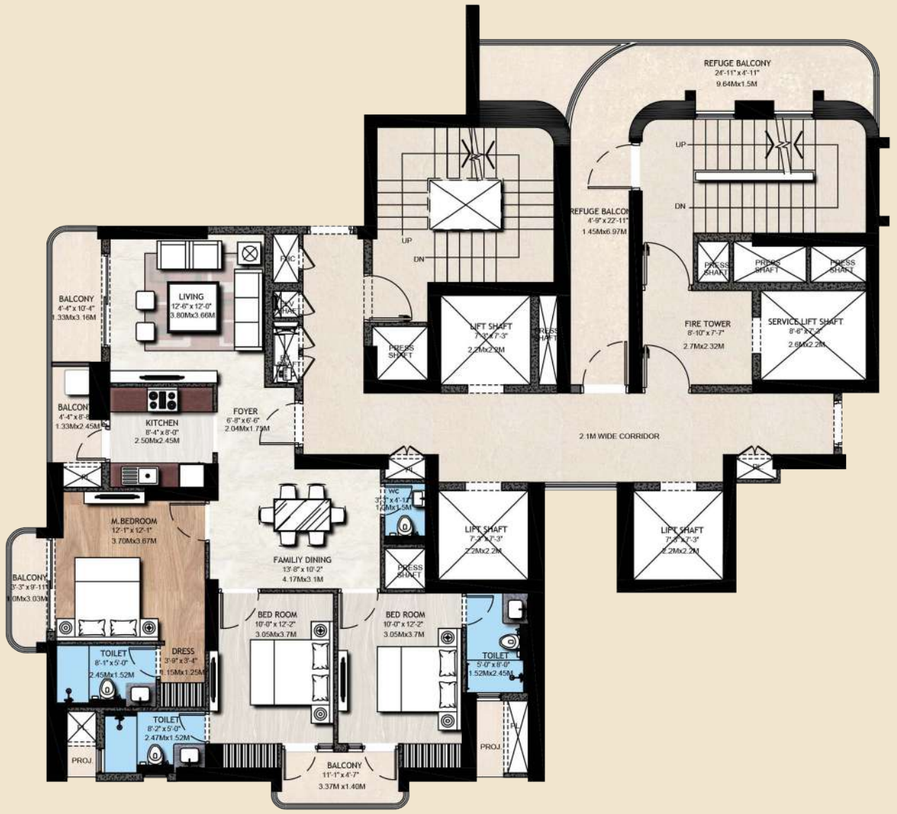


Floor plan

TYPE 1A - 3BHK + 3T + POWDER

FLOORS: 1 TO 42
CARPET AREA: 979 SQ. FT.
BALCONY AREA: 151 SQ. FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 1 POWDER ROOM
- 3 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN



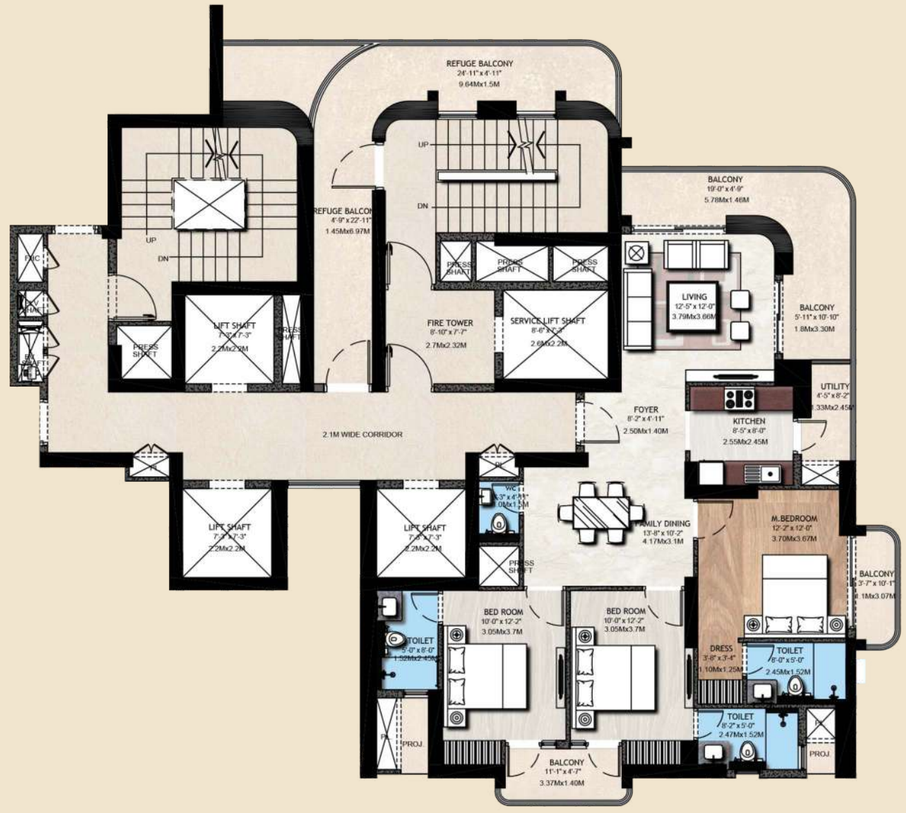


Note:Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

TYPE 1B - 3BHK + 3T + POWDER

FLOORS: 1, 3, 5, 8, 11, 14, 17, 20, 23, 26, 29, 32, 35, 38, 41, AND 42
CARPET AREA: 998 SQ. FT.
BALCONY AREA: 247 SQ. FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 1 POWDER ROOM
- 3 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN





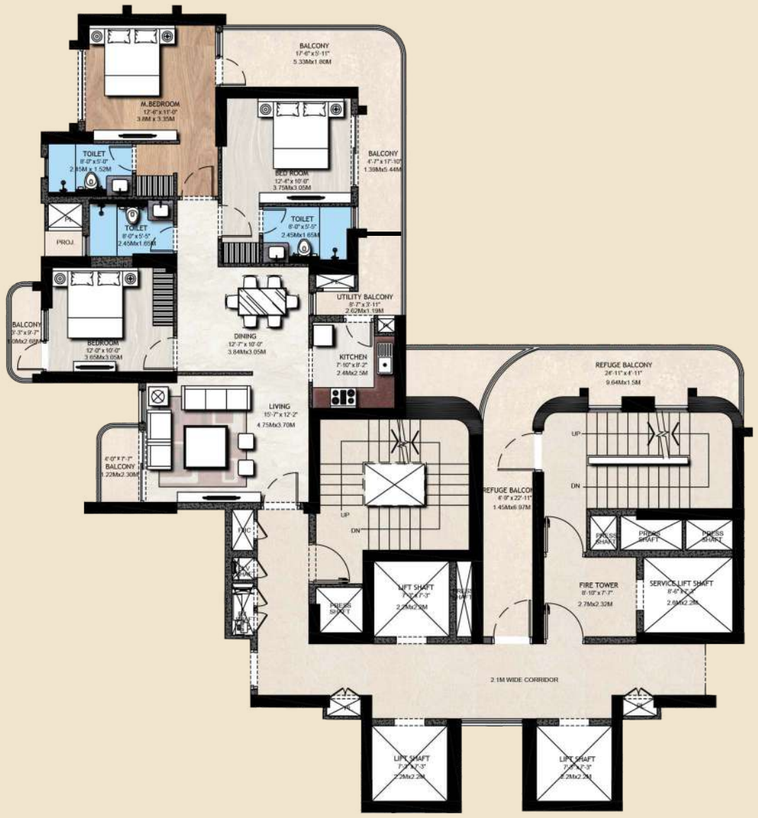
Note:Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

Floor plan

TYPE 1C - 3BHK + 3T

FLOORS: 1, 3, 5, 8, 11, 14, 17, 20, 23, 26, 29, 32, 35, 38, 41, AND 42
CARPET AREA: 1009 SQ. FT.
BALCONY AREA: 276 SQ. FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 3 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN



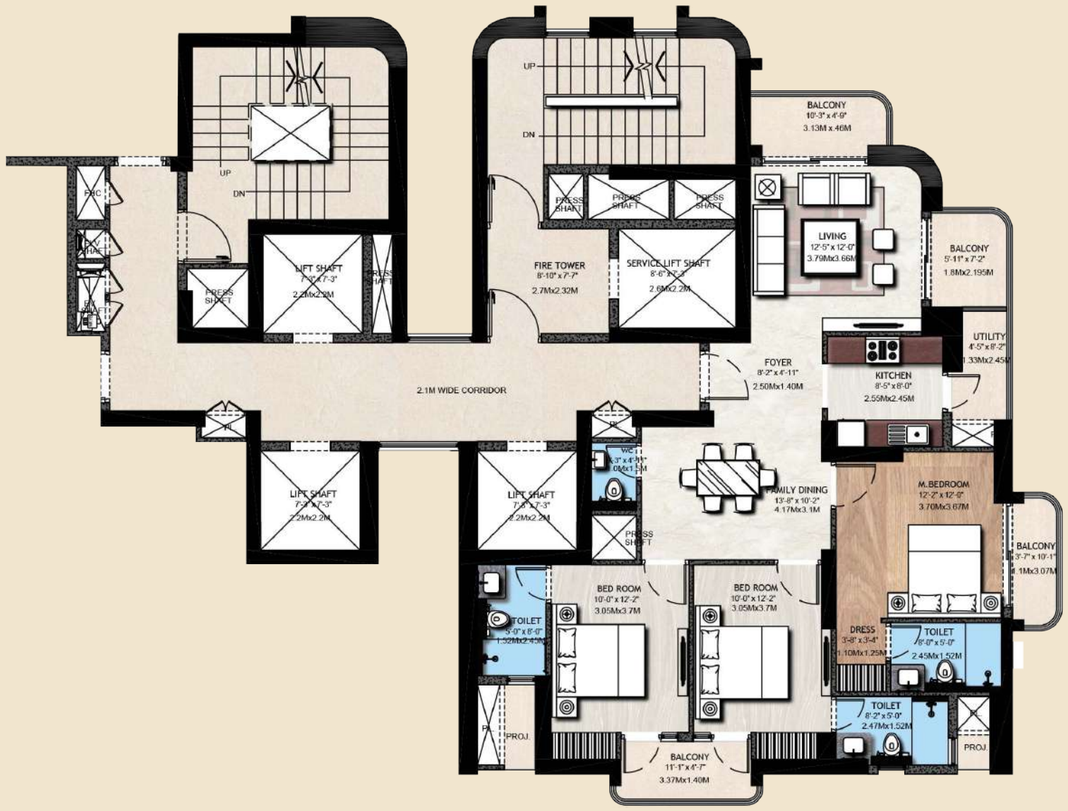


Note:Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

TYPE 2B - 3BHK + 3T + POWDER

FLOORS: 2, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 37, 39, AND 40
CARPET AREA: 998 SQ. FT.
BALCONY AREA: 194 SQ. FT.

- ENTRANCE FOYER
- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 1 POWDER ROOM
- 4 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN





Note:Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

Floor plan

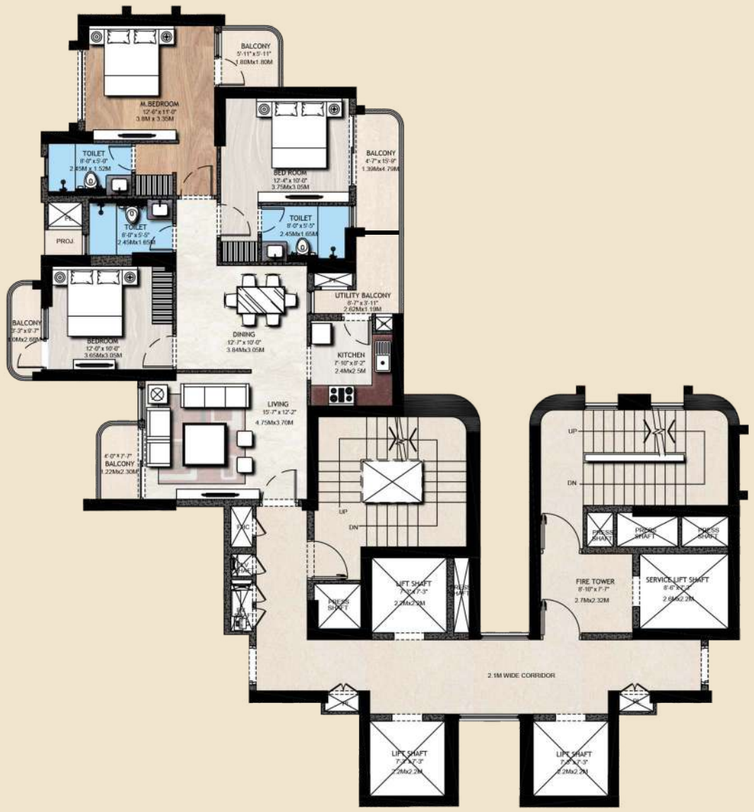
TYPE 2C - 3BHK + 3T

FLOORS: 2, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30, 31, 33, 34, 36, 37, 39, AND 40

CARPET AREA: 1009 SQ. FT.

BALCONY AREA: 189 SQ. FT.

- LIVING ROOM
- DINING ROOM
- MASTER BEDROOM
- 2 BEDROOMS
- 3 TOILETS
- 4 BALCONIES
- 1 UTILITY BALCONY
- KITCHEN





TYPE 2

Note:Refuge Balcony Only at 8th, 17th, 26th & 35th Floor

Specifications

LIVING ROOM

FLOORING	ITALIAN MARBLE
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONING	VRV 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 WITH CHIMNEY AND HOB MODULAR KITCHEN

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)

MASTER BEDROOM

FLOORING	VITRIFIED TILES
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONING	VRV AIR CONDITIONING
WARDROBE	LAMINATE FINISH

BEDROOMS

FLOORING	VITRIFIED TILES
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONING	VRV AIR CONDITIONING
WARDROBE	LAMINATE FINISH

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)

BALCONY

FLOORING	ANTI-SKID CERAMIC TILES
SKIRTING	SAME AS FLOORING

FOYER

FLOORING	ITALIAN MARBLE
SKIRTING	SAME AS FLOORING
WALLS	OIL BOUND DISTEMPER
CEILING	OIL BOUND DISTEMPER

OTHER

EXTERNAL FRAME	ALUMINIUM FRAME WITH SLIDING GLASS SHUTTER
INTERNAL FRAME	MARANDI WOOD DOOR FRAME WITH ENAMEL PAINT SHUTTERS
MAIN DOOR	WITH DOOR LOCKS, DECORATIVE HANDLES, DOOR BUFFER

*The above information can be changed without providing any notice at the sole discretion of the company.

SS ONE

Location map



Be close to what matters

SCHOOLS

Bharat Ram Global School
Matrikiran High School
Delhi Public School
RPS International
SD Modern 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
Iris Broadway
Sapphire 83
Sapphire 90
Vatika Town Square
Elan Miracle

HOTELS

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

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 CENDANA, SECTOR - 83, NEW GURUGRAM



SS CAMASA, SECTOR - 90, NEW GURUGRAM

Delivered over
22 Landmark
Residential & commercial projects

Over
17 Million Sq. Ft.
Under construction

Armed with
Huge Land Bank
in Delhi and NCR

Upcoming
27 Million Sq. Ft.
of residential & commercial spaces

SS GROUP

SS GROUP:
Built on *values.*

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 Reserve Collection, SS Camasa, and more — all at various stages of development, each poised to enrich and carry forward the Group’s enduring legacy of brilliance.

SS GROUP

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BUILT ON VALUES

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 & memo no. 22658 dated 17.06.2025 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. The furniture, fixtures, fittings, accessories reflected or displayed in the images and visuals of the unit are artistic impressions strictly for display and for creative purposes only and not part of specifications / amenities to be provided with the unit. All specifications, amenities, etc., of the unit / project shall only be as per the final agreement for sale between the parties. 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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