



Chintels Serenity is located in the prime and exclusive Chintels Metropolis area which is emerging as the most preferred destination in the Delhi and NCR region, near Dwarka Expressway in close proximity to IGI Airport, Dwarka, South & West Delhi.







Alluring Open Spaces

Innovatively designed, Chintels
Serenity has uninhibited open
spaces throughout the project to
create a fulfilling and rewarding
life style of comfortable living.



LOCATION MAP



SITE PLAN



9.75 ACRES - 444 APARTMENTS

LEGENDS

- 1, ENTRY
- 2. EXIT
- 3. GUARD ROOM
- 4. ENTRANCE PLAZA
- 5. RAMP ENTRY
- 6. RAMP EXIT
- 7. POOL OF SERENITY
- 8. GARDEN OF HARMONY
- 9. GARDEN OF REPOSE
- 10. GARDEN OF TRANQUILITY
- 11. SWIMMING POOL
- 12. CLUB LAWN
- 13. KIDS PLAY AREA
- 14. TOWER DROP OFF
- 15. BASKETBALL COURT
- 16. SKATING RINK
- 17. JUDO/TAEKWONDO/YOGA
- 18. TRANQUIL WOODS WITH MEDITATION PAVILIONS
- 19. WOODLANDS
- 20. ENTRY COURT AT BASEMENT LVL
- 21. CONVENIENT SHOPPING
- 22. EWS HOUSING
- 23. NURSERY
- 24. COMMUNITY CENTER
- 25. CRICKET PRACTICE NET
- 26. PETS PARK
- 27. LAWN TENNIS COURT
- 28. BADMINTON COURT

LUXURY IN PEACE

BREEZE TO BRING FRESHNESS THROUGHOUT THE DAY

Large balconies and open spaces between towers ensures cross ventilation throughout your apartment all the time.





SPECIALLY DESIGNED GARDENS TO BRING HEALTH AND PEACE

Carefully chosen trees and shrubs to attract birds and butterflies to add to the tranquility of beautiful garden.

Perspective view: All images, landscapes, amenities and accessory visuals shown in the brochure are only indicative and subject to change as decided by the company or competent authority. We are offering for sale, unfurnished apartments not including add on such as furnished & fixtures, unless specifically, incorporated in the agreement to sale.

REJUVENATE BODY & MIND



CLEAN BLUE WATER TO PLEASE YOUR EYES & CALM YOUR MIND

In the hustle - bustle of the modern world, our residents find sanctuary in the Serenity Club - a place to unwind and work out or just to sit back and relax.



Perspective view: All images, landscapes, amenities and accessory visuals shown in the brochure are only indicative and subject to change as decided by the company or competent authority.

INTERIOR ELEGANCE



SUNLIGHT TO BRIGHTEN UP EVERY MOMENT OF THE DAY

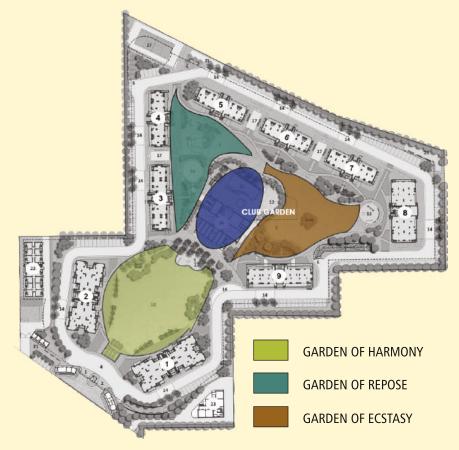
Chintels Serenity is designed to provide maximum sunlight to every apartment.





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SERENE LANDSCAPE





The exquisite landscape is carefully and creatively designed to create an ambience that allows an easy transition from the chaos of the outside world to the tranquil oasis of serenity.

There is abundance of greenery in three main concept gardens - The garden of Tranquility, The garden of Harmony and The Garden of Repose. Each garden is complete in itself and houses exquisite flora its residents. A sculpture is placed quality at each garden providing unique identity.

The gardens take centre stage here and are ideal for community events and activities with specific areas for jogging, quiet place for yoga, play stations for kids and corners for pet parks.

Trees and shrubs are selected to not only create aesthetic view but to attract birds and butterflies for natural habitation. A unique feature is the bamboo court where the bamboo groves are planted in the basement with ample space to grow above the ground level through the cut-out-sky-window thereby allowing natural sunlight in the basement.









Perspective view: All images, landscapes, amenities and accessory visuals shown in the brochure are only indicative and subject to change as decided by the company or competent authority.

MODERN AMENITIES

A Spectrum of modern facilities ensures a harmonious and pleasant way of life. 24/7 power backup, treated water supply, in- house maintenance services and round - the- clock 3 tier security with CCTV provide a calming and secure environment for your family.













CHINTELS

LUXURY. HARMONY. REDEFINED

SECTOR 109, CHINTELS METROPOLIS, GURUGRAM

Phase - I
(Tower - 3, 4 & 5)
Ready to Move In



FLOOR PLAN TOWER 3(S + 20 FLOORS)



DRIVEWAY SIDE

4 BHK UNIT + SERVANT ROOM

CARPET AREA : 144.17 SQM (1551.84 SQFT)

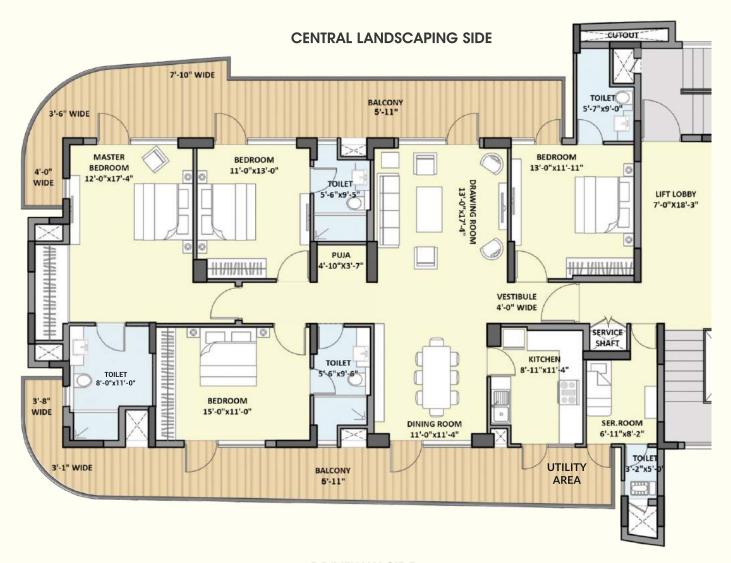
BALCONY AREA : 61.20 SQM (660.58 SQFT)

BUILT UP AREA : 232.24 SQM (2499.8 SQFT)

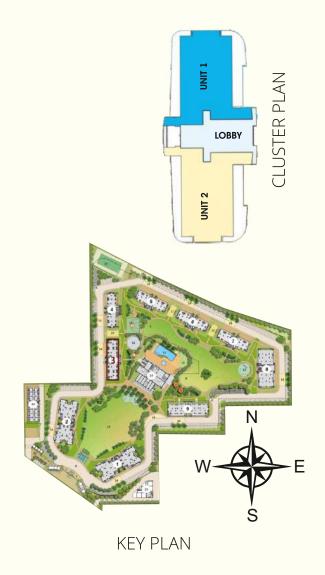
SALEABLE AREA : 271.74 SQM (2925 SQFT)



FLOOR PLAN TOWER 3(S + 20 FLOORS)



DRIVEWAY SIDE



4 BHK UNIT + SERVANT ROOM

CARPET AREA : 144.17 SQM (1551.84 SQFT)

BALCONY AREA : 61.20 SQM (660.58 SQFT)

BUILT UP AREA : 232.24 SQM (2499.8 SQFT)

SALEABLE AREA : 271.74 SQM (2925 SQFT)

FLOOR PLAN TOWER 4(S + 20 FLOORS)



3 BHK + SERVANT ROOM

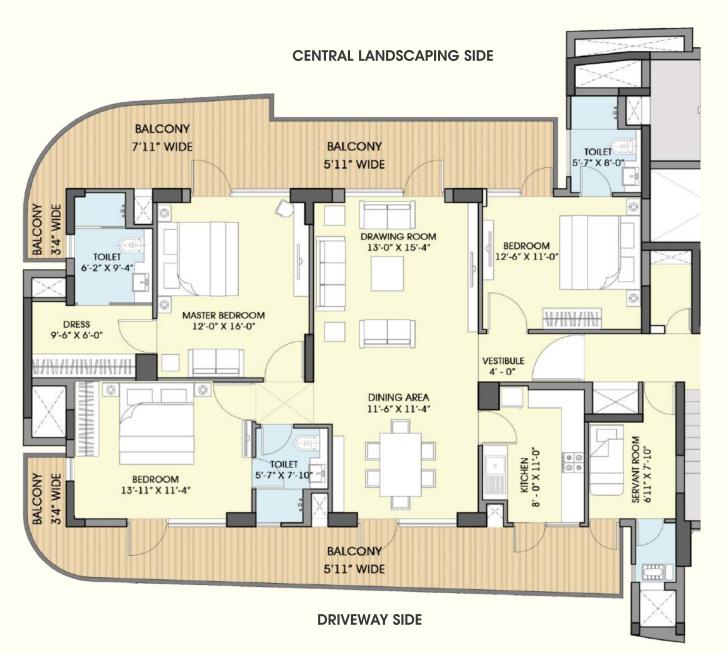
CARPET AREA : 114.81 SQM (1235.81 SQFT)

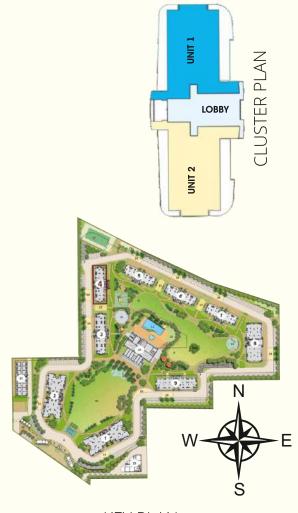
BALCONY AREA : 49.88 SQM (536.90 SQFT)

BUILT UP AREA : 178.32 SQM (1919.44 SQFT)

SALEABLE AREA : 220.64 SQM (2375 SQFT)

FLOOR PLAN TOWER 4(S + 20 FLOORS)





KEY PLAN

3 BHK + SERVANT ROOM

CARPET AREA : 114.81 SQM (1235.81 SQFT)
BALCONY AREA : 49.88 SQM (536.90 SQFT)
BUILT UP AREA : 178.32 SQM (1919.44 SQFT)
SALEABLE AREA : 220.64 SQM (2375 SQFT)

FLOOR PLAN TOWER 5 (S + 20 FLOORS)

CENTRAL LANDSCAPING SIDE



3 BHK + SERVANT ROOM

CARPET AREA : 105.17 SQM (1132 SQFT)

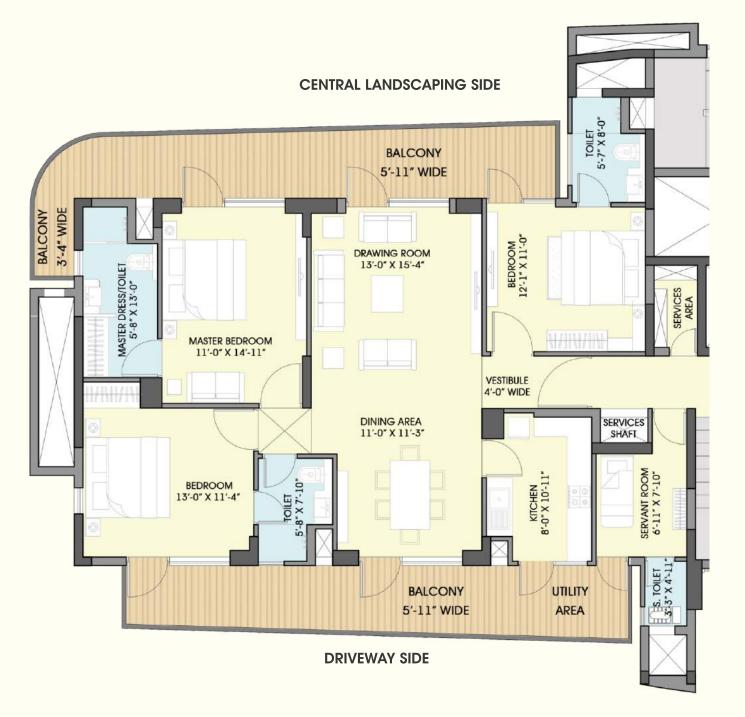
BALCONY AREA : 40.07 SQM (431.31 SQFT)

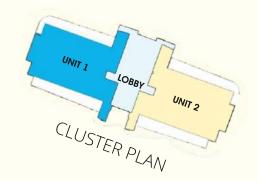
BUILT UP AREA : 160.86 SQM (1731.5 SQFT)

SALEARLE AREA : 195.09 SQM (2100 SQET)

DRIVEWAY SIDE

FLOOR PLAN TOWER 5 (S + 20 FLOORS)







KEY PLAN

3 BHK + SERVANT ROOM

CARPET AREA : 105.17 SQM (1132 SQFT)

BALCONY AREA : 40.07 SQM (431.31 SQFT)

BUILT UP AREA : 160.86 SQM (1731.5 SQFT)

SALEABLE AREA : 195.09 SQM (2100 SQFT)

SPECIFICATIONS FOR TOWER 3,4,&5

DRAWING & DINING AREA

Floor High Quality Engineered Stone

Walls Smooth surface with POP Punning and Acrylic Emulsion Paint
Ceiling Smooth surface with POP Punning and Acrylic Emulsion Paint

BEDROOMS

Floor Laminated Wooden Flooring and Wooden Skirting

Walls Smooth surface with POP Punning and Acrylic Emulsion Paint
Ceiling Smooth surface with POP Punning and Acrylic Emulsion Paint

Fittings Modular Wardrobes in all Bedrooms

KITCHEN

Floor Anti - Skid Ceramic Tiles

Walls Ceramic Tiles up to 2' above the counter, rest smooth surface with Acrylic Emulsion Paint

Ceiling Smooth surface with POP Punning and Acrylic Emulsion Paint

Fitting & Fixtures Stainless Steel Sink with CP fittings Premium Modular Kitchen with Hob & Chimney

BATHROOMS

Floor Anti - Skid Ceramic Tiles
Walls High Quality Ceramic Tiles
Ceiling False Ceiling with Grid Panels

Fitting & Fixtures Single Lever CP fittings - Granite Counter- Premium Sanitary Wares - Shower enclosure

in Master Bathroom- Conventional fittings & Indian Toilet with Servant Room - Provision

for Exhaust Fan in all the bathrooms

SERVANT ROOM

Floor Ceramic Tiles

Wall & Ceiling Oil Bound Distemper

BALCONIES

Floor Anti - Skid Ceramic Tiles

Wall Weather Proof Texture Paint

Railing M.S Railing with Handrail

LIFT LOBBIES/ CORRIDORS

Floors Granite

Wall Granite/ Paint

Ceiling Ceiling

DOORS & WINDOWS

Main Door & Bed Room Doors High quality hard Wood Frame with Veneer Finish, Flush/Molded Shutter and branded

hardware fittings

External High quality Aluminum Powder Coated Doors, Windows and Ventilators

Interiors High quality hard Wood Frame with Flush/Molded Shutter and branded hardware

fittings

AIR CONDITIONING

VRV System For all Bedrooms, Living and Dining areas

ELECTRICAL

Concealed Conduits with Copper Wires and Modular Switches/Sockets with sufficient points for power and lighting - Provision for Cable TV and Telephone Sockets- Provision for Chimney in Kitchen

CLUB & SPORTS FACILITIES

Swimming Pool & Kids Pool with Change Room and Lockers - Well Equipped Gymnasium and Steam Room - Squash Court - Multipurpose Hall for Pre Function – Games Room - Meditation & Yoga - Basketball Court - Cricket Practice Net - Badminton Court - Tennis Court - Skating Rink

AMENITIES & OTHER FACILITIES

24 x 7 Power Backup - 24 x 7 Treated Water Supply - Sewage Treatment Plant - Round- the-Clock 3 Tier Security with CCTV - Fire Detection and Fire Fighting System - Piped Gas Supply System - FTTH - High Speed Elevators - Estate office for Round-the-Clock maintenance services - Provision for Convenient Shopping

STRUCTURE

Seismic Soundness Earthquake resistant RCC framed structure with external Brick/Block walls

External Finish Exterior grade Water Proof Premium Texture Paint

FIRE FIGHTING SYSTEM

Wet Riser/Hydrants at all Floors - Automatic Sprinklers for all Apartments, Stilts and Basement - Fire Alarm & Public Announcement System in common areas - Smoke/Heat Detectors for Buildings

ENVIRONMENT FRIENDLY MEASURES

Lush Green Landscaping - Rain Water Harvesting to recharge the Ground Water Table

Note: In the quest for excellence some of the specifications may have to be revised and are subject to change at the sole discretion of the Company / Architect.

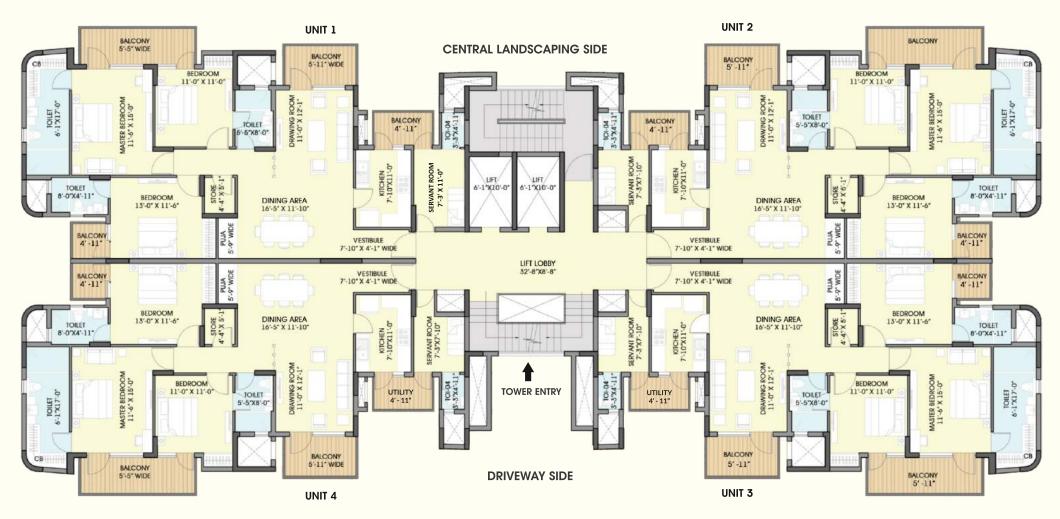




SECTOR 109, CHINTELS METROPOLIS, GURUGRAM

Phase - II (Tower - 1, 2, 6, 7, 8 & 9)

FLOOR PLAN TOWER 1 (S + 17 FLOORS)



3 BHK + SERVANT ROOM

CARPET AREA : 119.16 SQM (1282.63 SQFT) / 120.71 SQM (1299.32 SQFT)

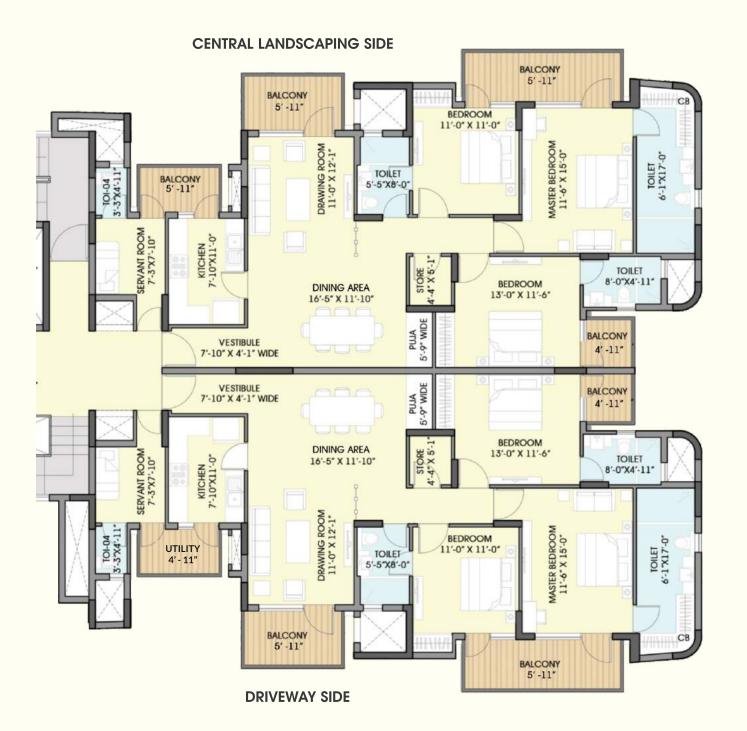
BALCONY ARE : 20.678 SQM (222.58 SQFT)

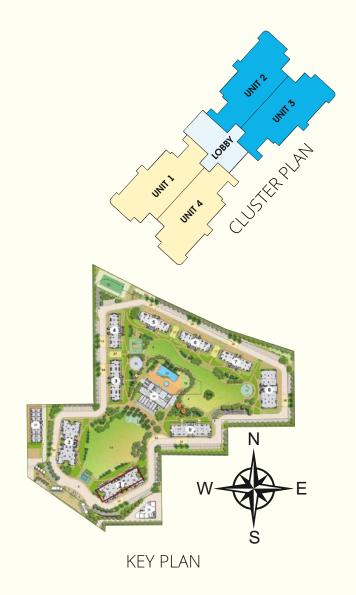
BUILT UP AREA : 164.03 SQM (1765.62 SQFT)

SALEABLE AREA : 181.623 SQM (1955 SQFT)



FLOOR PLAN TOWER 1 (S + 17 FLOORS)





3 BHK + SERVANT ROOM

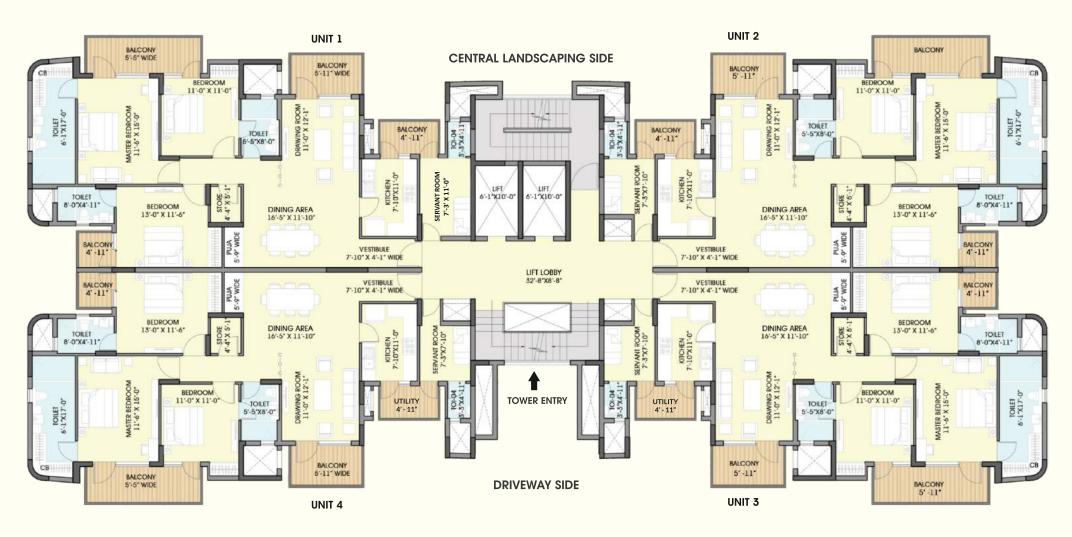
CARPET AREA : 119.16 SQM (1282.63 SQFT)

BALCONY ARE : 20.678 SQM (222.58 SQFT)

BUILT UP AREA : 164.03 SQM (1765.62 SQFT)

SALEABLE AREA : 181.623 SQM (1955 SQFT)

FLOOR PLAN TOWER 2(S+17FLOORS)



3 BHK + SERVANT ROOM

CARPET AREA : 119.16 SQM (1282.63 SQFT) / 120.71 SQM (1299.32 SQFT)

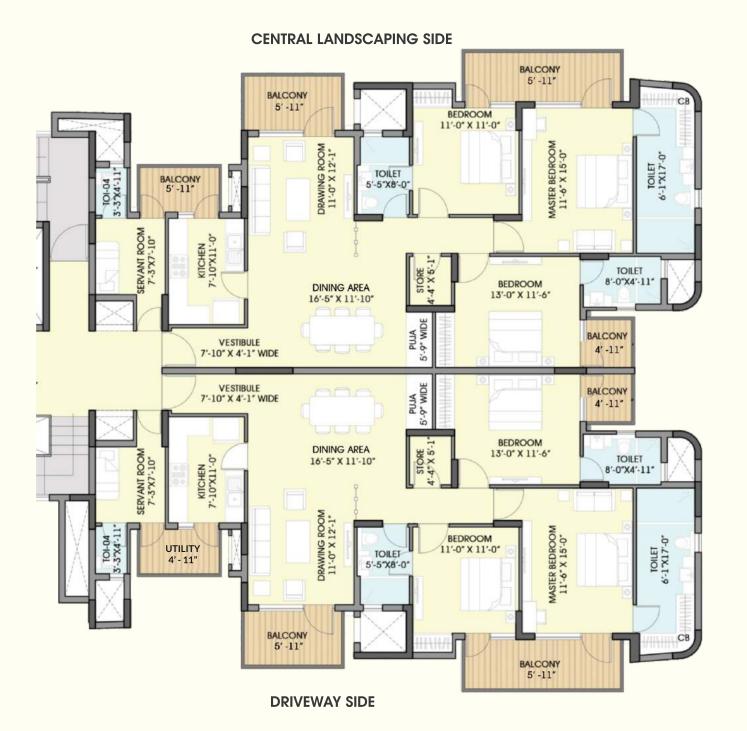
BALCONY ARE : 20.678 SQM (222.58 SQFT)

BUILT UP AREA : 164.03 SQM (1765.62 SQFT)

SALEABLE AREA : 181.623 SQM (1955 SQFT)



FLOOR PLAN TOWER 2(S+17FLOORS)





KEY PLAN

3 BHK + SERVANT ROOM

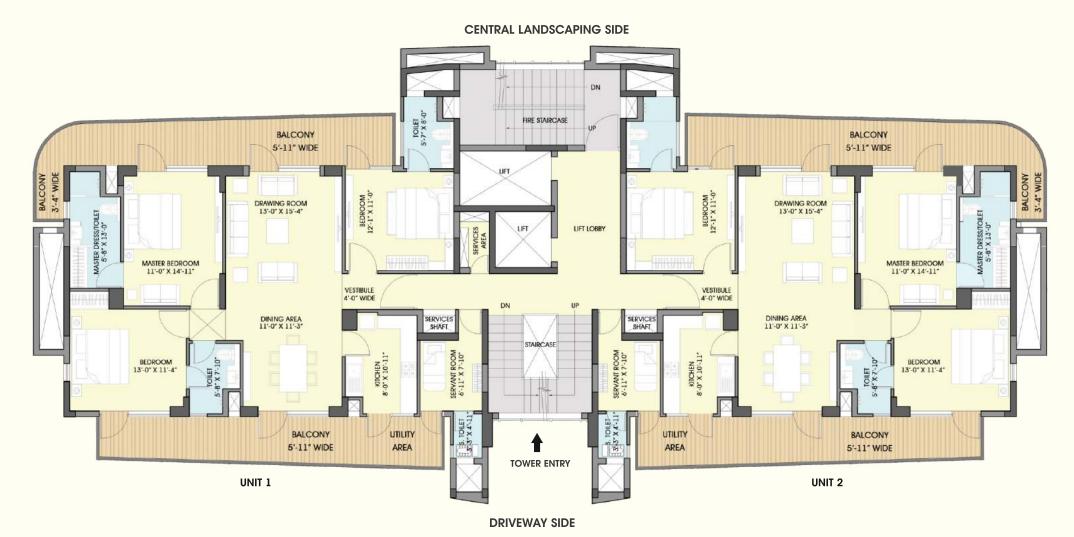
CARPET AREA : 119.16 SQM (1282.63 SQFT)

BALCONY ARE : 20.678 SQM (222.58 SQFT)

BUILT UP AREA : 164.03 SQM (1765.62 SQFT)

SALEABLE AREA : 181.623 SQM (1955 SQFT)

FLOOR PLAN TOWER 6(S + 20 FLOORS)



3 BHK + SERVANT ROOM

CARPET AREA : 105.17 SQM (1132 SQFT)

BALCONY AREA : 40.07 SQM (431.31 SQFT)

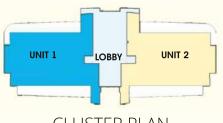
BUILT UP AREA : 160.86 SQM (1731.5 SQFT)

SALEABLE AREA : 195.09 SQM (2100 SQFT)



FLOOR PLAN TOWER 6(S + 20 FLOORS)





CLUSTER PLAN



KEY PLAN

3 BHK + SERVANT ROOM

CARPET AREA : 105.17 SQM (1132 SQFT) BALCONY AREA : 40.07 SQM (431.31 SQFT) BUILT UP AREA : 160.86 SQM (1731.5 SQFT) SALEABLE AREA : 195.09 SQM (2100 SQFT)

FLOOR PLAN TOWER 7 (S + 20 FLOORS)



3 BHK + SERVANT ROOM

CARPET AREA : 105.17 SQM (1132 SQFT)

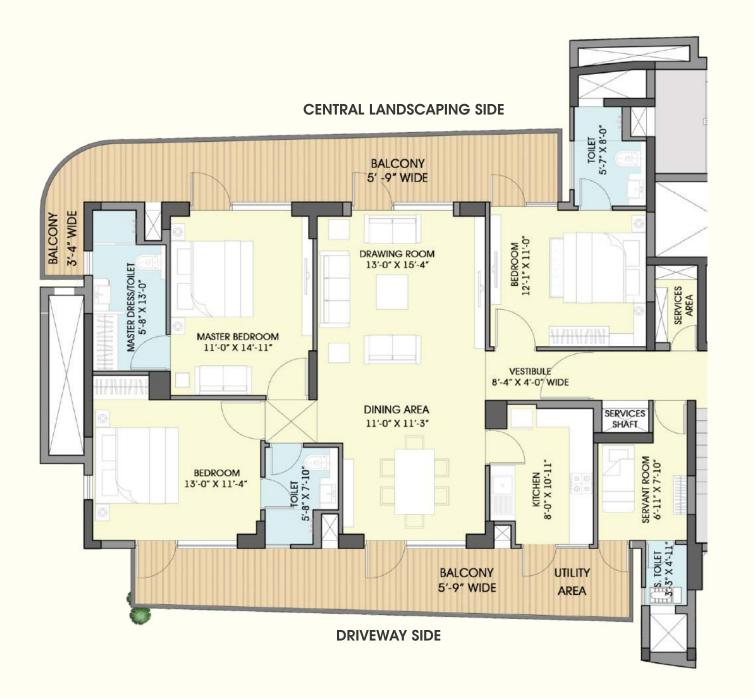
BALCONY AREA : 40.07 SQM (431.31 SQFT)

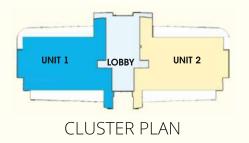
BUILT UP AREA : 160.86 SQM (1731.5 SQFT)

SALEABLE AREA : 195.09 SQM (2100 SQFT)



FLOOR PLAN TOWER 7(S + 20 FLOORS)







KEY PLAN

3 BHK + SERVANT ROOM

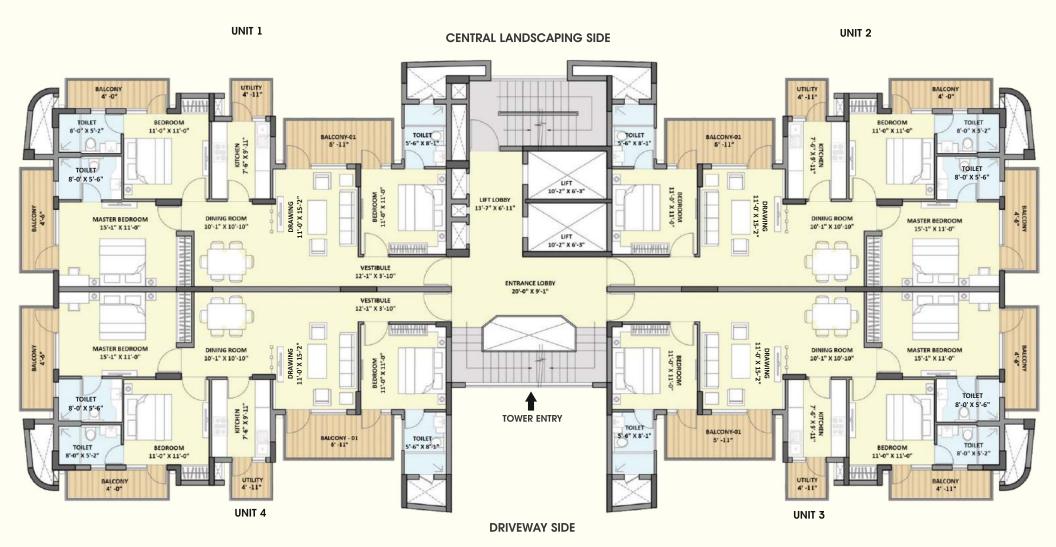
CARPET AREA : 105.17 SQM (1132 SQFT)

BALCONY AREA : 40.07 SQM (431.31 SQFT)

BUILT UP AREA : 160.86 SQM (1731.5 SQFT)

SALEABLE AREA : 195.09 SQM (2100 SQFT)

FLOOR PLAN TOWER 8(S+18 FLOORS)

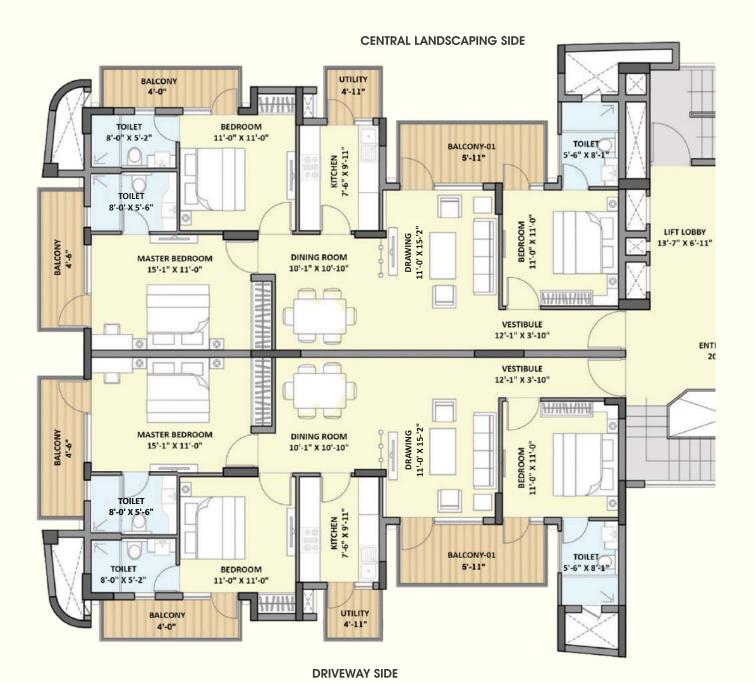


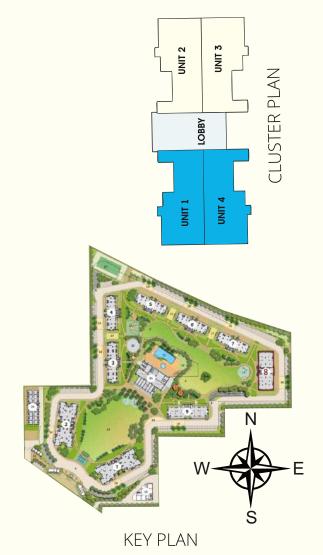
3 BHK

CARPET AREA : 89.92 SQM (967.89 SQFT)
 BALCONY AREA : 20.89 SQM (224.86 SQFT)
 BUILT UP AREA : 121.44 SQM (1307.18 SQFT)
 SALEABLE AREA : 147.71 SQM (1590 SQFT)



FLOOR PLAN TOWER 8 (S + 18 FLOORS)





3 BHK

CARPET AREA : 89.92 SQM (967.89 SQFT)

BALCONY AREA : 20.89 SQM (224.86 SQFT)

BUILT UP AREA : 121.44 SQM (1307.18 SQFT)

SALEABLE AREA : 147.71 SQM (1590 SQFT)

FLOOR PLAN TOWER 9(S+18 FLOORS)



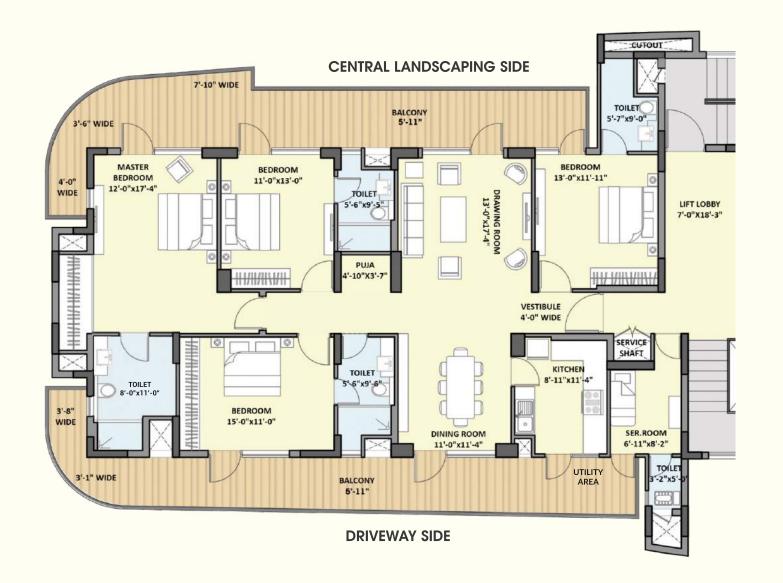
DRIVEWAY SIDE

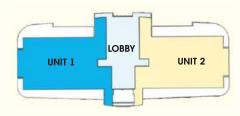
4 BHK + SERVANT ROOM

CARPET AREA : 144.17 SQM (1551.84 SQFT)
 BALCONY AREA : 61.20 SQM (660.58 SQFT)
 BUILT UP AREA : 232.24 SQM (2499.8 SQFT)
 SALEABLE AREA : 271.74 SQM (2925 SQFT)



FLOOR PLAN TOWER 9(S+18 FLOORS)





CLUSTER PLAN



KEY PLAN

4 BHK + SERVANT ROOM

CARPET AREA : 144.17 SQM (1551.84 SQFT)

BALCONY AREA : 61.20 SQM (660.58 SQFT)

BUILT UP AREA : 232.24 SQM (2499.8 SQFT)

SALEABLE AREA : 271.74 SQM (2925 SQFT)

SPECIFICATIONS FOR TOWER 1, 2, 6, 7, 8 & 9

DRAWING & DINING AREA

Floor High Quality Engineered Stone / Premium Tiles

Walls Smooth surface with POP Punning and Acrylic Emulsion Paint

Ceiling Smooth surface with POP Punning and Acrylic Emulsion Paint

BEDROOMS

Floor Laminated Wooden Flooring and Wooden Skirting

Walls Smooth surface with POP Punning and Acrylic Emulsion Paint
Ceiling Smooth surface with POP Punning and Acrylic Emulsion Paint

KITCHEN

Floor Anti - Skid Ceramic Tiles

Walls Ceramic Tile Dado of 2' height, rest smooth surface with Acrylic Emulsion Paint

Ceiling Smooth surface with POP Punning and Acrylic Emulsion Paint

Fitting & Fixtures Stainless Steel Sink with CP fittings

BATHROOMS

Floor Anti - Skid Ceramic Tiles

Walls High Quality Ceramic Tiles

Ceiling False Ceiling with Grid Panels

Fitting & Fixtures Single Lever CP fittings - Granite Counter- Premium Sanitary Wares - Conventional fittings

& Indian Toilet with Servant Room - Provision for Exhaust Fan in all the bathrooms

SERVANT ROOM

Floor Ceramic Tiles

Wall & Ceiling Oil Bound Distemper

BALCONIES

Floor Anti - Skid Ceramic Tiles

Wall Weather Proof Texture Paint

Railing M.S Railing with Handrail

LIFT LOBBIES/ CORRIDORS

Floors Granite

Wall Granite/ Paint

Ceiling Ceiling

DOORS & WINDOWS

Main Door & Bed Room Doors High quality hard Wood Frame with Veneer Finish

Flush/Molded Shutter and branded hardware fittings

External High quality Aluminum Powder Coated Doors, Windows

and Ventilators

Interiors High quality hard Wood Frame with Flush/Molded Shutter

and branded hardware fittings

ELECTRICAL

Provision for Split AC in living & all bed rooms- Concealed Conduits with Copper Wires and Modular Switches/Sockets with sufficient points for power and lighting - Provision for Cable TV and Telephone Sockets- Provision for Chimney in Kitchen

CLUB & SPORTS FACILITIES

Swimming Pool & Kids Pool with Change Room and Lockers - Well Equipped Gymnasium and Steam Room - Squash Court - Multipurpose Hall for Pre Function – Games Room - Meditation & Yoga - Basketball Court - Cricket Practice Net - Badminton Court - Tennis Court- Skating Rink

AMENITIES & OTHER FACILITIES

24 x 7 Power Backup - 24 x 7 Treated Water Supply - Sewage Treatment Plant - Round- the-Clock 3 Tier Security with CCTV - Fire Detection and Fire Fighting System - Piped Gas Supply System - FTTH - High Speed Elevators - Estate office for Round-the-Clock maintenance services - Provision for Convenient Shopping

STRUCTURE

Seismic Soundness Earthquake resistant RCC framed structure with external

Brick/Block walls

External Finish Exterior grade Water Proof Premium Texture Paint

FIRE FIGHTING SYSTEM

Wet Riser/Hydrants at all Floors - Automatic Sprinklers for all Apartments, Stilts and Basement - Fire Alarm & Public Announcement System in common areas - Smoke/Heat Detectors for Buildings

ENVIRONMENT FRIENDLY MEASURES

Lush Green Landscaping - Rain Water Harvesting to recharge the Ground Water Table

Note: In the quest for excellence some of the specifications may have to be revised and are subject to change at the sole discretion of the Company / Architect.

DELIVERED PROJECT

Chintels Paradiso, Sector- 109, Chintels Metropolis, Gurugram. 1.18 Million Sq.ft (532 Apartments)



peaceful abode

SECTOR 109, CHINTELS METROPOLIS,

GURUGRAM











 $\begin{array}{c} peaceful\ abode \\ \text{SECTOR 109, CHINTELS METROPOLIS,} \\ \text{GURUGRAM} \end{array}$













THE CHINTELS GROUP



Our flagship company, Chintels India Pvt. Ltd. is in the process of developing over 600 acres of self-owned prime land in Delhi and NCR. All our projects are located strategically in areas where development is happening fast with international quality infrastructure.

Personal initiative, innovation and commitment to be the best are the driving force that have catapulted the Chintels Group to be amongst the top ten land owners and is emerging as one of the fastest growing developers in Delhi and NCR region.

We are very selective in choosing our associates for development of our projects. Each associate has several years of experience in their related fields and are chosen with due diligence based on our highly demanding quality standards which are in line with our overall mission and vision.

GROUP HOUSING / TOWNSHIP / RETAIL / COMMERCIAL















License no.250 of 2007 dated 02.11.2007 and License no.50 of 2012 dated 17.05.2012 granted by HARYANA GOVERNMENT TOWN AND COUNTRY PLANNING DEPARTMENT. License Holders: M/s Chintels India Limited and others. Building Plan Approval – No.D.T.C.P-Memo No. ZP-353/SD/(BS)/2013/47120 dated 26/7/2013. Residential Group Housing development Pocket B in 9.75 acres. Total Numbers of 523 units inclusive of EWS. Provision for community centre, shopping area within the project. The details of the approval may be checked at our office.

HRERA Regd. No. 125 of 217 dt 28/08/2017 $\,$ for Tower 3, 4 & 5 $\,$

HRERA Regd. No. RC/REP/HARERA/GGM/307/39/2019 dt. 24/01/2019 for Tower 1, 2, 6, 7, 8 & 9

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