SS GROUP

SS KIAVASA

SECTOR 83, NEW GURUGRAM

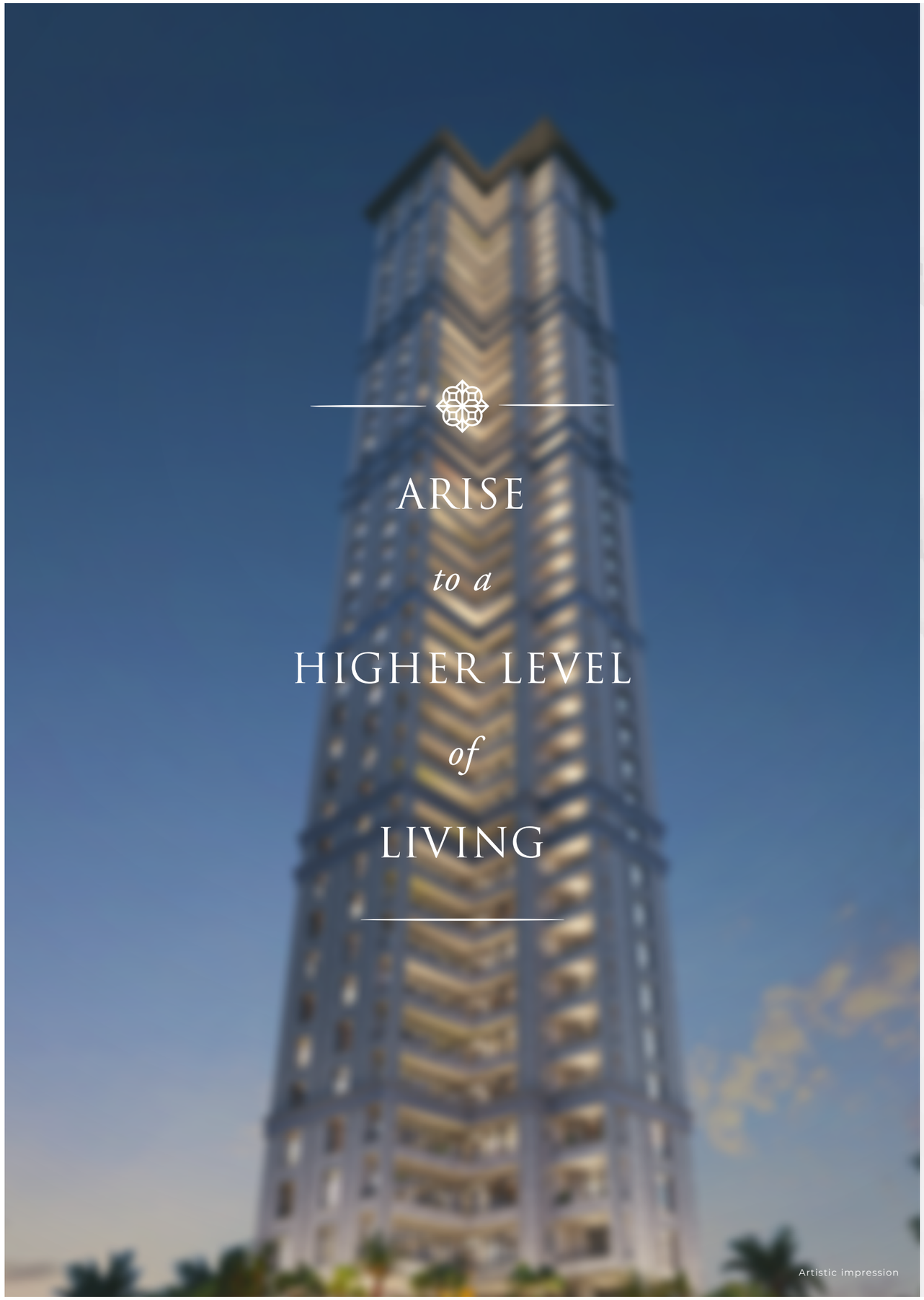
A new chapter of higher living

GET ENRAPTURED
by
ABSOLUTE EXCLUSIVITY

SS Kiavasa, a beacon of opulence soaring stilt + 42 stories high, redefines luxury living in New Gurugram. In a city known for its relentless pace, SS Kiavasa stands as a testament to the art of refined living, offering three apartments per floor—a symphony of space, privacy, and indulgence that transcends conventional living. As you step into the world of SS Kiavasa, prepare to be enraptured by a contemporary masterpiece that promises an unrivaled standard of living. Each residence is meticulously crafted to perfection, exuding an aura of distinction that is second to none.



ARTISTIC IMPRESSION



SS KIAVASA

SECTOR 83, NEW GURUGRAM

Where Living Meets Lifestyle

Amenities at your doorstep

UNIT CONFIGURATIONS 3 BHK + 3 TOILET | VRV AIR-CONDITIONING

ITALIAN MARBLE FLOORING IN LIVING AND DINING AREA

MODULAR KITCHEN WITH CHIMNEY AND HOB

LAMINATE FINISH WARDROBE IN ALL BEDROOMS

LUXURY SPECIFICATIONS MATERIALS &

FIXTURES OF REPUTED BRANDS

Exclusive amenities for the chosen few

GRAND ENTRANCE LOBBY

CAFETERIA & LOUNGE AREA

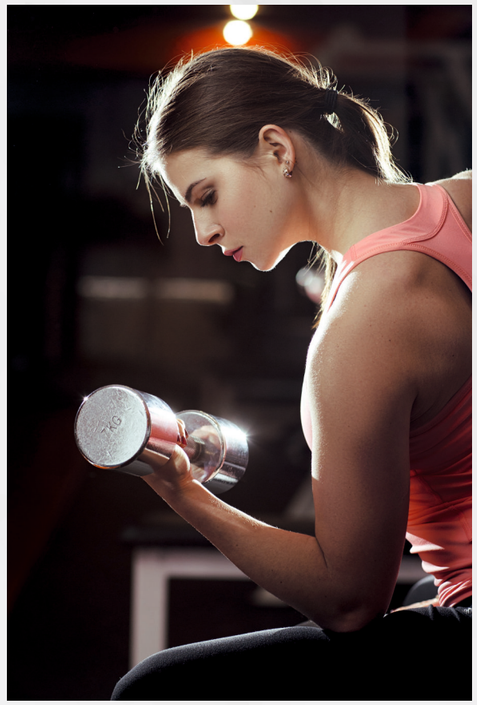
RECREATIONAL AREA:

POOL TABLE, TABLE TENNIS, GYM, CARDS ROOM,

MINI LIBRARY, AND MORE

SS KIAVASA

SECTOR 83, NEW GURUGRAM



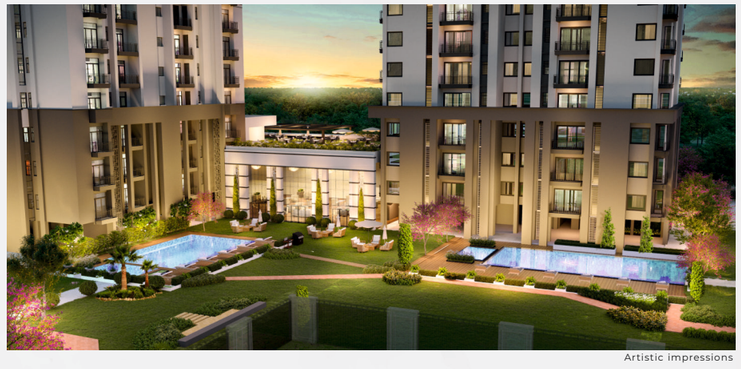












Artistic impressions

CLUB 83

Packed with amenities and sports

TWO POOLS FOR REFRESHING | LANDSCAPED POOL DECK

POOLSIDE PARTY AREAS | CHANGING ROOMS AND SHOWERS

LANDSCAPED OPEN TERRACE | FULLY LOADED GYMNASIUM

STEAM AND SAUNA | WAITING LOUNGE | MEETING ROOM

GAMES ROOM | TEA LOUNGE | MULTIPURPOSE HALL

READING LOUNGE | LOBBY SIT-OUT

KIDS PLAY AREA

—

BICYCLE TRACK

—

TOT LOTS

—

BILLIARDS

—

TABLE TENNIS

2 BADMINTON COURTS

—

LAWN TENNIS COURT

—

HALF BASKETBALL COURT

—

OUTDOOR GYM

SS KIAVASA

SECTOR 83, NEW GURUGRAM

SITE PLAN

LEGEND

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

24.00 METER WIDE ROAD

ENTRY

EXIT

UP FROM BASEMENT

ENTRANCE COURT

DOWN TO BASEMENT

DROP-OFF

ENTRANCE LOBBY

ROAD TO BASEMENT

FOREST WALK

ELDERS ZONE

TOTLOT

AMPHITHEATRE

OUTDOOR PLAZA

ENTRANCE COURT

LAWN / CONGREGATION AREA

GAZEBO

PET PARK

BADMINTON

BASKETBALL

FLORAL GARDEN

9M WIDE DRIVEWAY

SWIMMING POOL

CLUB LAWN

CLUB POOL

CHILDREN PLAY AREA

TENNIS

SKATING / CYCLING TRACK

KIDS OUTDOOR GAMES

OUTDOOR GYM

GREEN HOUSE (ORGANIC FARMING)

YOGA LAWN

SERVIVE AREA

DOWN TO BASEMENT

COMMERCIAL SITE

SITE FOR NURSERY SCHOOL/ PRIMARY SCHOOL

EWS HOUSING

N







Artistic impressions

Premium Residences

3-side open apartments

Floor to ceiling windows

VRV Air-conditioning

Italian marble flooring in living and dining area

Modular kitchen with chimney and hob

Laminate finish wardrobe in all bedrooms

Optimum size balcony overlooking landscaped greens

Sleek finished bathrooms and kitchen

SS KIAVASA
SECTOR 83, NEW GURUGRAM

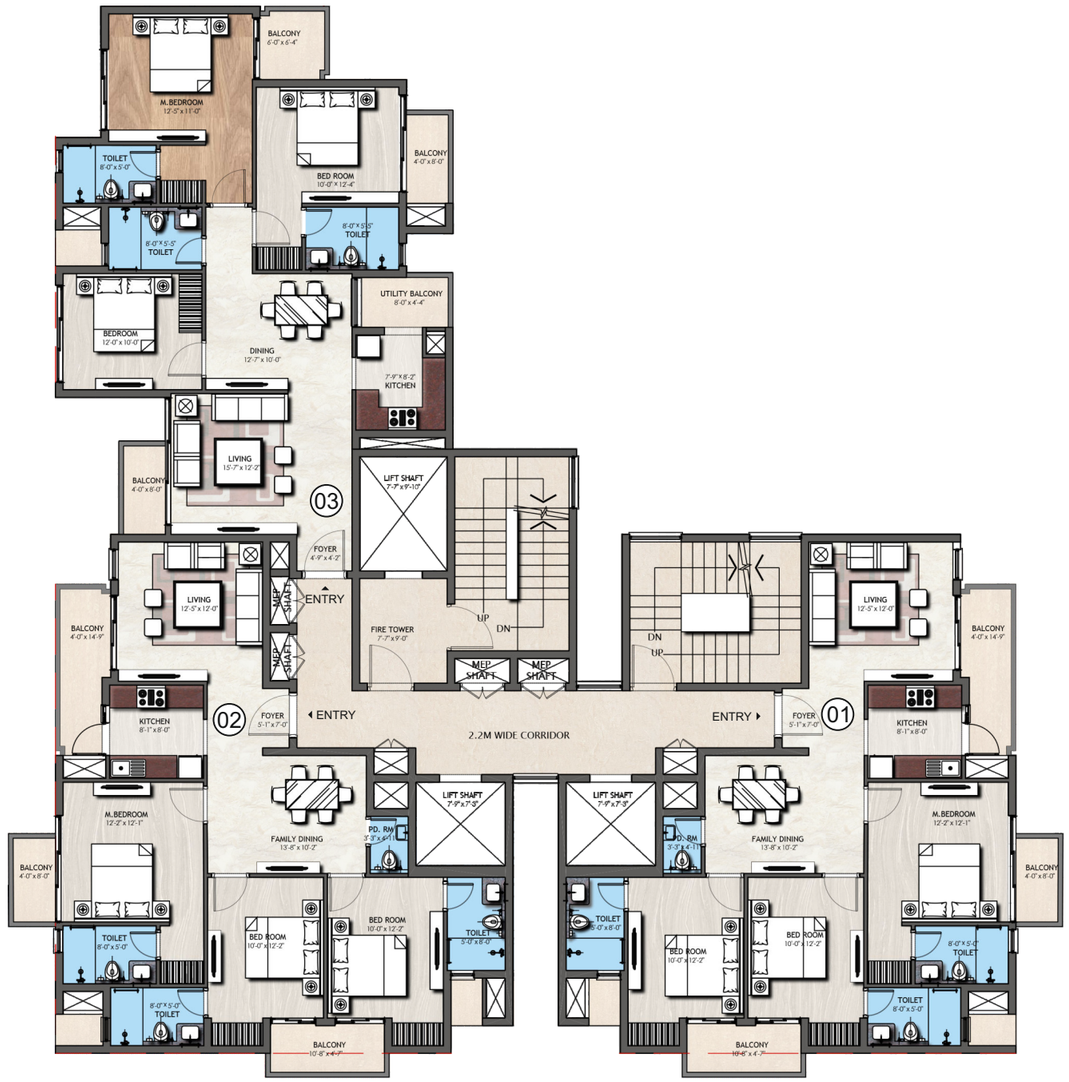
FLOOR PLANS

SS KIAVASA
SECTOR 83, NEW GURUGRAM

3 BHK + 3 TOILET

FLOORS: STILT + 42 FLOORS

AREA: 1800 SQ. FT.



MASTER BEDROOM
2 BEDROOMS
LIVING ROOM
DINING ROOM

ENTRANCE HALL
KITCHEN
FOYER
POWDER TOILET (IN TYPE 1 & 2)

3 TOILETS
3 BALCONIES
1 UTILITY BALCONY (IN TYPE 3)
3 LIFTS + LIFT LOBBY

SS KIAVASA
SECTOR 83, NEW GURUGRAM

SPECIFICATIONS

FOYER

Flooring	Italian Marble
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper

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

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

BALCONY

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring

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	VRV Air Conditioning
Wardrobe	Laminate Finish

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)

External Frame

UPVC Frame with Sliding Glass Shutter.

Internal Frame

Marandi Wood Door Frame with Enamel Paint Shutters.

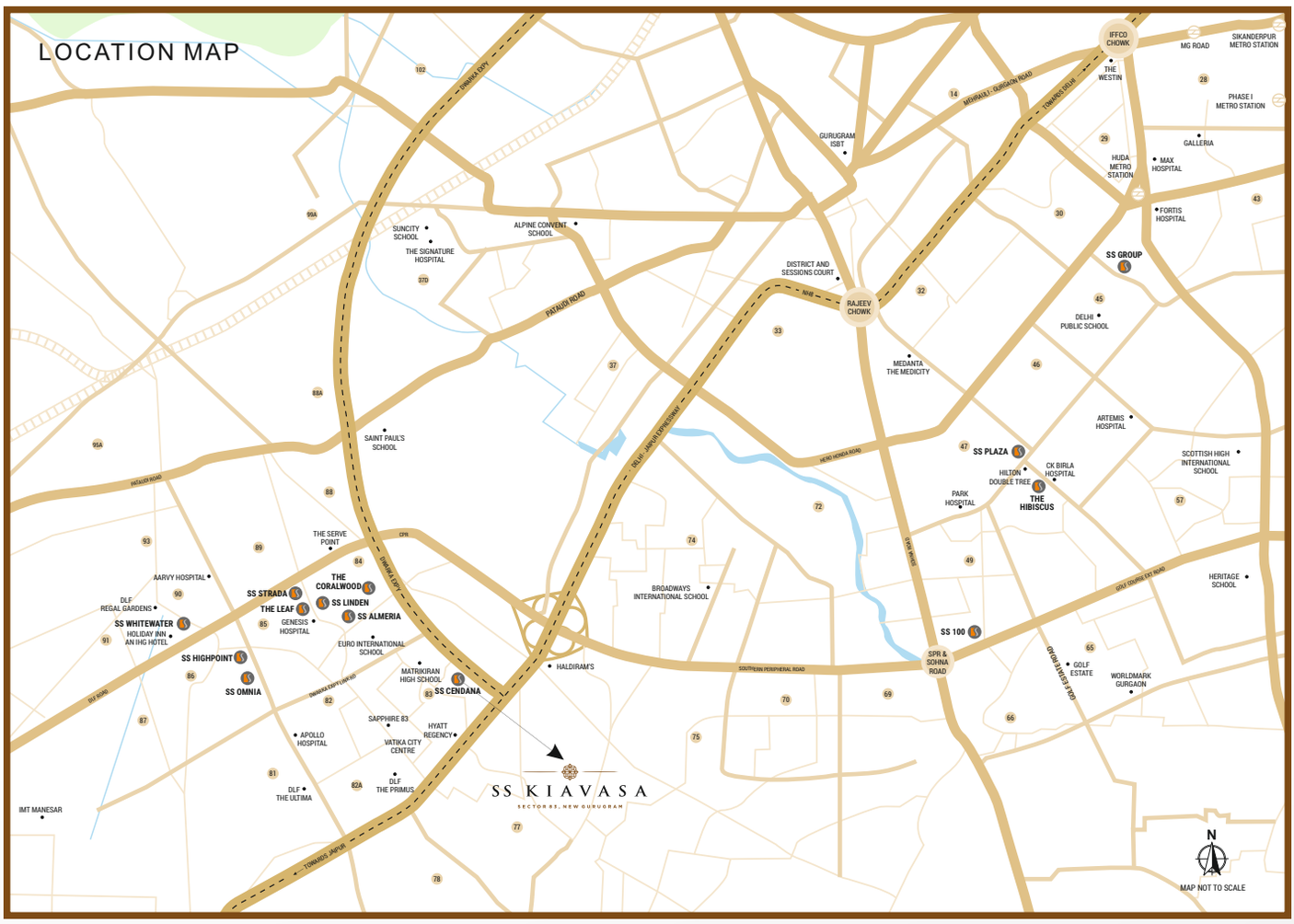
Main Door

With Door Locks, Decorative Handles, Door Buffer.

Kitchen

Modular Kitchen With Chimney And Hob

LOCATION MAP



1 MINS FROM*	1 MINS FROM*	10 MINS FROM*	25 MINS FROM*
DWARKA EXPRESSWAY	**NH-48 (NH-08)**	**RAJIV CHOWK**	**IGI AIRPORT**

IN THE VICINITY

SCHOOLS
- IPSAA GLOBAL SCHOOL
- MATRIKIRAN HIGH SCHOOL
- DELHI PUBLIC SCHOOL - 84
- RPS INTERNATIONAL
- ST. XAVIER HIGH SCHOOL

SHOPPING
- SS OMNIA
- BROADWAY
- SAPPHIRE 83
- SS HIGHPOINT
- SS STRADA

HOSPITALS
- AARVY
- MEDANTA THE MEDICITY
- MIRACLES APOLLO CRADLE
- ARC MULTI SPECIALITY
- ARTEMIS

HOTELS
- HYATT REGENCY
- GINGER MANESAR
- HILTON GARDEN INN

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SS GROUP
BUILT ON VALUES

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