RERA Registration No.: PBRERA-SAS80-PR0839
RERE Regd. Project Name: Gardenia Floors
www.rera.punjab.gov.in

Gardenia
BOUTIQUE HOMES

CAPITAL INFRA

ADDRESS: Main Office :SCO- 3 FF, Sector-79 Mohali
B.O. : SCO- 17, DLF HYDE PARK, New Chandigarh
Contact : 9888911550, 8054963001

Gardenia
BOUTIQUE HOMES

OMAXE
Turning dreams into reality
NEW CHANDIGARH

Elegant
Choice
in Luxury Lifestyle
Penthouse
3BHK + Store + Servant Room
3BHK + Servant Room
3BHK + Store
3 BHK
ARTISTIC IMAGE

Paradise

of Life & Luxury Lifestyle!

A heaven on earth, Gardenia beautifully blends nature and lifestyle with affluence. Features suited to the tastes of an elite few, merge here with the unique flora and fauna of the surroundings. A truly elevating life experience, suited to modern living but cradled in the lap of nature, awaits you here.

INDICATIVE IMAGE

CAPITAL INFRA

Uncluttered

Lifestyle!

Designed for the crème de la crème of society, Gardenia offers an exclusive retreat in nature, away from the bustle of the city. With seventy percent green surround and sparsely populated but elite neighbours, the project offers independent floors with double height ceiling* and a private porch exclusive for each floor, so that you have uncluttered spaces not only outside but inside your home too.

* On Request

INDICATIVE IMAGE

Smart Features

in Coexistence with Nature

At Gardenia, nature meets the sophistication of the modern world to put your mind at ease. Featuring five-star gated parking with ambient lighting and artefacts, you will not only alight in style, but your rides will enjoy premium safety as well. Enjoy delicious and organic food from the farms in the vicinity and rest assured with a well-equipped pet stead while you are on a trip outside town.

INDICATIVE IMAGE

CLUB AURA

Exclusivity Starts Now!

Located within the township and operational, Club Aura is a unique and modern club that redefines relaxation. As soon as you become a part of the Gardenia family, you become a privileged member of this elite club which offers an ultra-luxurious bar, a spacious banquet hall, an upscale restaurant, a soothing pool, a revitalizing squash court and an elevating coffee shop.

PUNJAB'S 1st
ECO TOWNSHIP ON THE
FOOTHILLS OF SHIVALIK RANGE

OMAXE
Turning dreams into reality

New Chandigarh

India's Youngest Smart City

Spread over an area of approximately **15000 acres**, New Chandigarh is India's youngest Smart City. Omaxe commands a significant presence in the city with a **1000-acre** eco township that sits in front of the picturesque Shivalik hills. Strategically located to provide the best facilities, the green township is a twenty-minute drive from International Airport and is also close to the proposed **384-acre** Education City and **258 -Acre** Medicity. With **4000+ affluent families** already making the integrated township their home, a life of opulence and comfort awaits you!

ACTUAL IMAGE

Gardenia
BOUTIQUE HOMES
ARTISTIC IMAGE

Gardenia
BOUTIQUE HOMES

FEATURES OF TOWNSHIP

- Proposed 258 Acre Medicity
- Tata Memorial Centre (TMC) Hospital
- Proposed 384 Acres Education City
- Maharaja Yadavindra Singh International Cricket Stadium
- New Road Connect - International Airport to New Chandigarh- 20 mins

Well Developed Market Places in the Vicinity

THE MOST SOUGHT-AFTER LOCATION OF TOWNSHIP

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Gardenia
BOUTIQUE HOMES

Elite

Features & Amenities

That Make Life Unique

High Ceiling*

A First in Tri-City Chandigarh

* On Request

INDICATIVE IMAGE

Majestic and spacious, the units with high ceiling offer ample space for life to unfold in all its glory.

Exquisitely laid out large rooms incorporating space and design with big balcony in impeccable architectural finesse.

Spacious & Well-ventilated Rooms

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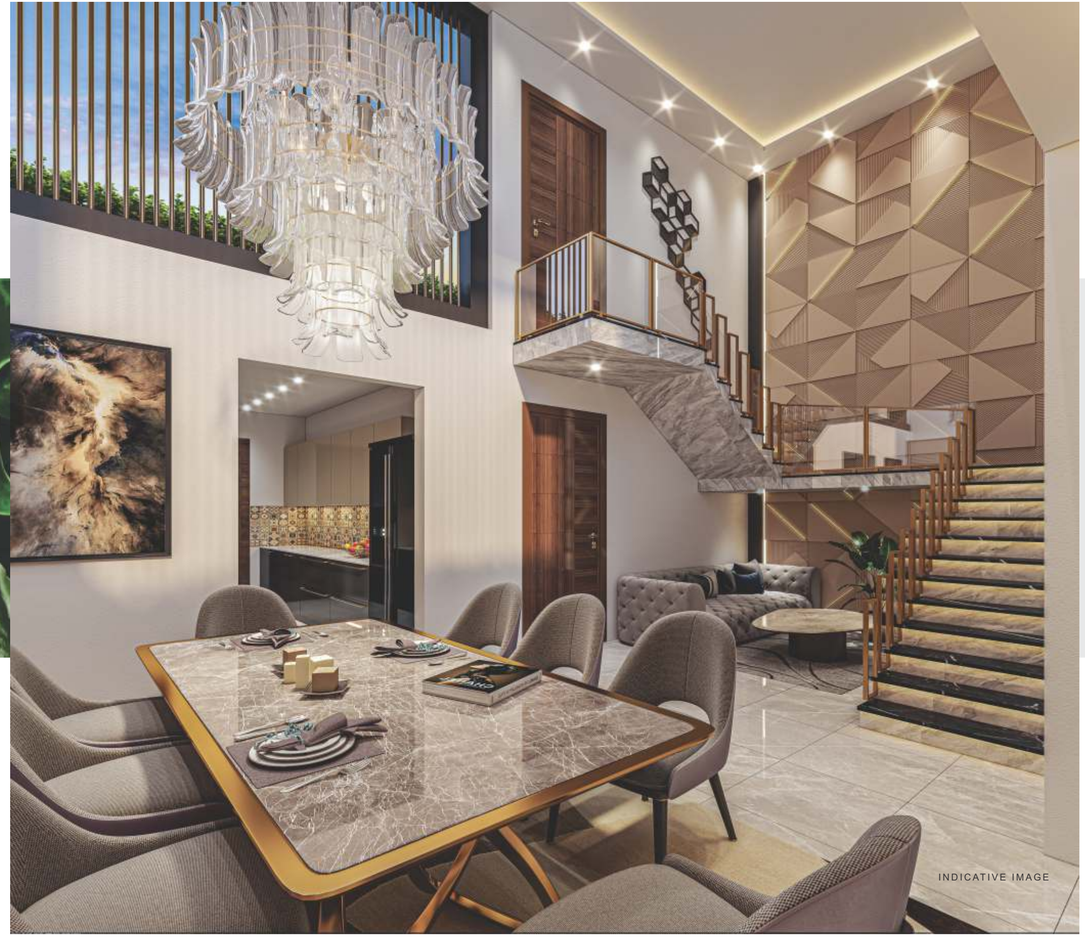
For the First time in
Tri-City Chandigarh

Penthouse

on Independent floors with
Double Height Ceiling*

* On Request



Contemporary design and form meld into these elegant and spacious penthouses on the top floor. These hot and cold insulated double glass units allow the sunlight to stream in and provide an uninterrupted, private view of the spread-out greens.

Terrace Garden

Connected with Private Staircase

Under the inspiring blue skies or the gazebo of the dedicated terrace garden, let life spring in all its awe-inspiring amazement. Dotted with shrubs and greens, the view from the above is an instant connect with nature.

* Features shown are NOT PART OF SALE CONSIDERATION

Luxurious & Gated *Parking* Porch

Parking for your luxury cars in a swanky, glamorous parking area with stylish design, form and finish. Styled with beautiful artefacts and a dash of green elements, the parking bay is a vibrant match for your exquisite rides.

Farm To Fork Experience

Feel truly nourished by engaging with the best that nature can provide. Experience farm fresh organic greens for a healthier, happier and better life.

Pet Stead For Your Furry Friends

Well organized and conveniently built 'Pet stead' for the furry friends, speaks volume about elite amenities and inclusive features.

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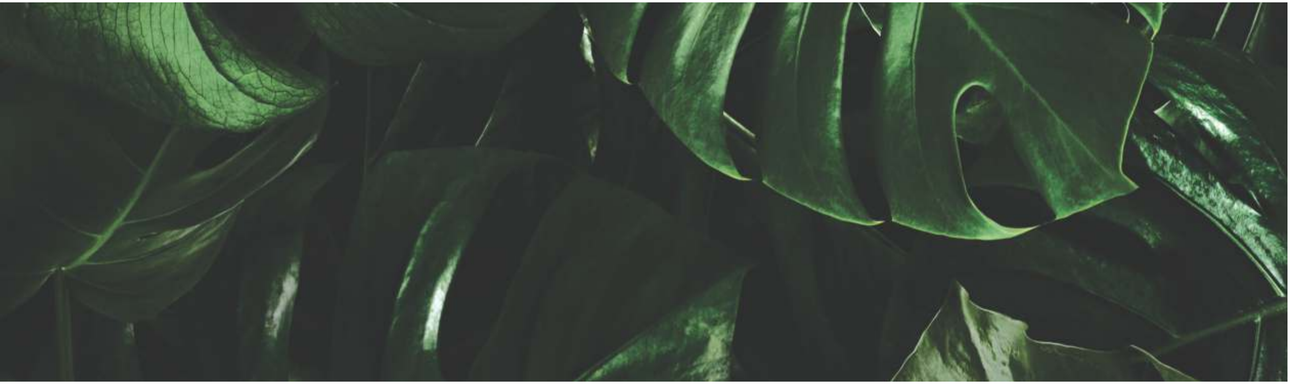
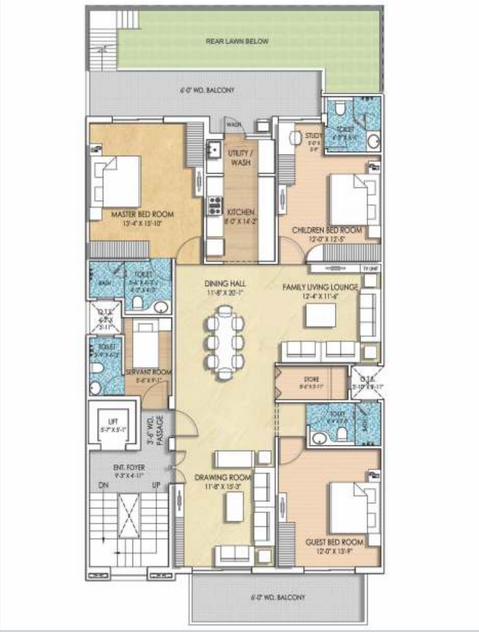


Floor

Plans & Specifications

Proposed Layout Plan For 3 BHK + Store + Servant Room
318.03 Sq. Yd.



Upper Ground Floor Plan

Super Area/Unit - 2306.0 sq.ft.
Buildup area/Unit - 1946.0 sq.ft.
Carpet Area/Unit - 1536.0 sq.ft.

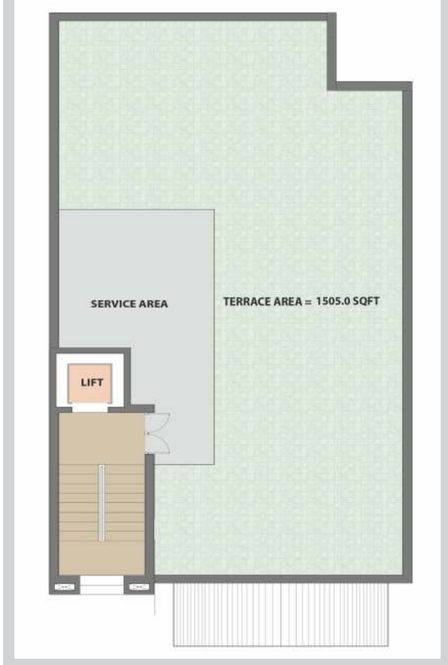
Typical Floor Plan (1st, 2nd & 3rd)

Super Area/Unit - 2275.0 sq.ft.
Buildup area/Unit - 1917.0 sq.ft.
Carpet Area/Unit - 1508.0 sq.ft.

* Indicative layout for 318.03 Sq. Yd

For specific individual floor plan on particular plot, please refer to floor plan booklet. | Area and design of individual plot may vary as per site location.

Terrace Plan



TERRACE

STILT PARKING

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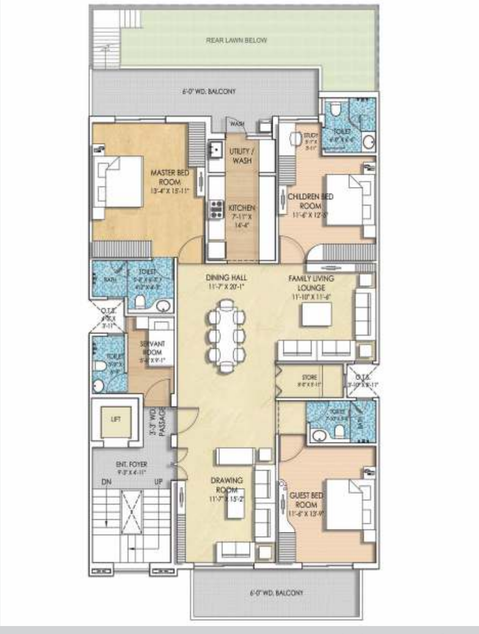
Proposed Layout Plan For 3 BHK + Servant Room
314.03 Sq. Yd.



Upper Ground Floor Plan

Super Area/Unit - 2275.0 sq.ft.
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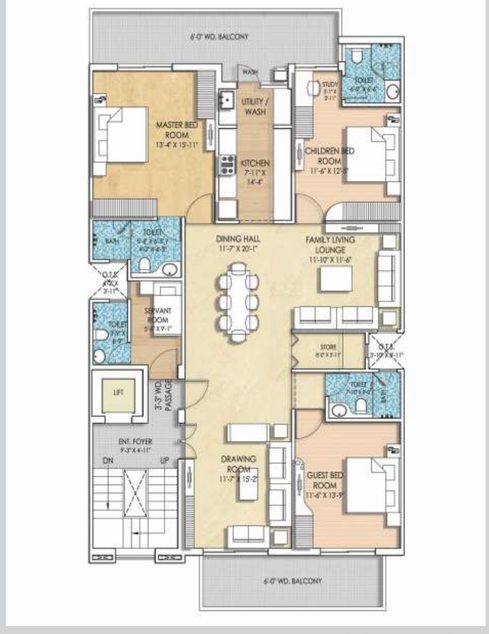


Typical Floor Plan (1st, 2nd & 3rd)

Super Area/Unit - 2275.0 sq.ft.
Buildup area/Unit - 1917.0 sq.ft.
Carpet Area/Unit - 1508.0 sq.ft.

* Indicative layout for 314.03 Sq. Yd

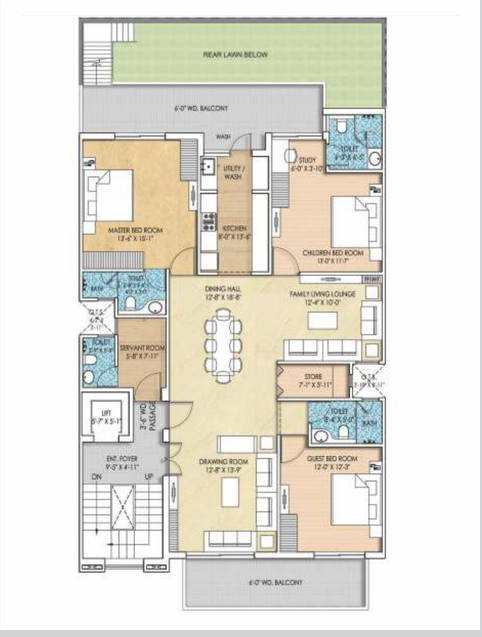
For specific individual floor plan on particular plot, please refer to floor plan booklet. | Area and design of individual plot may vary as per site location.

Terrace Plan

TERRACE

STILT PARKING

Proposed Layout Plan For 3 BHK + Store
307.93 Sq. Yd.



Upper Ground Floor Plan

Super Area/Unit - 2256.0 sq.ft.
Buildup area/Unit - 1913.0 sq.ft.
Carpet Area/Unit - 1470.0 sq.ft.

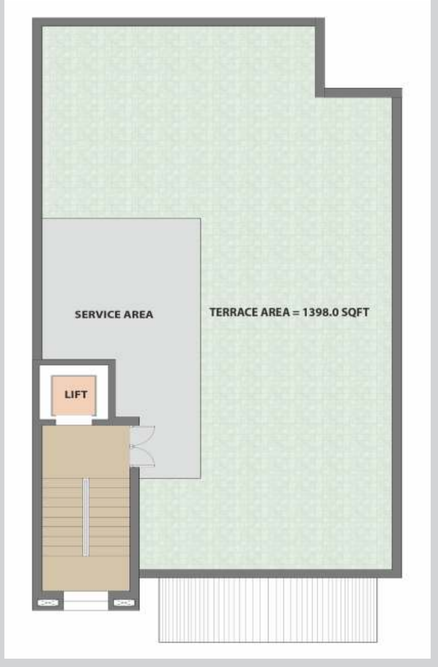
Typical Floor Plan (1st, 2nd & 3rd)

Super Area/Unit - 2256.0 sq.ft.
Buildup area/Unit - 1913.0 sq.ft.
Carpet Area/Unit - 1470.0 sq.ft.

* Indicative layout for 307.93 Sq. Yd

For specific individual floor plan on particular plot, please refer to floor plan booklet. | Area and design of individual plot may vary as per site location.

Terrace Plan



TERRACE

STILT PARKING

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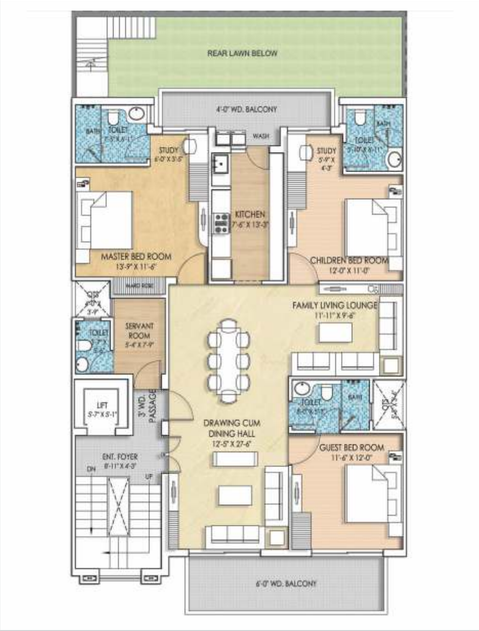
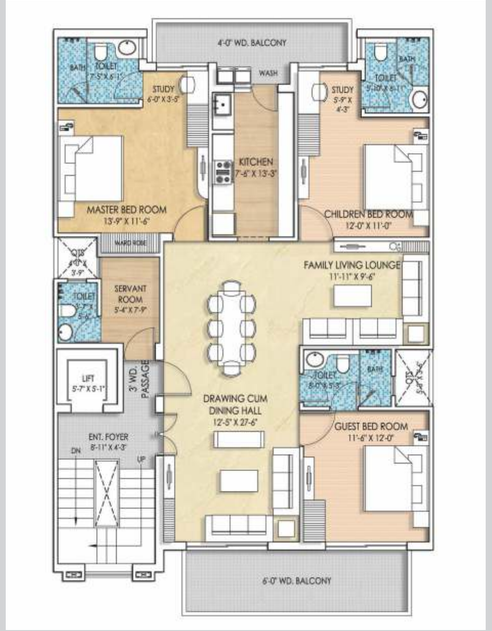
Proposed Layout Plan For 3 BHK
280.54 Sq. Yd.



Upper Ground Floor Plan

Super Area/Unit - 1936.0 sq.ft.
Buildup area/Unit - 1613.0 sq.ft.
Carpet Area/Unit - 1296.0 sq.ft.



Typical Floor Plan (1st, 2nd & 3rd)

Super Area/Unit - 1936.0 sq.ft.
Buildup area/Unit - 1613.0 sq.ft.
Carpet Area/Unit - 1296.0 sq.ft.

* Indicative layout for 280.54 Sq. Yd

For specific individual floor plan on particular plot, please refer to floor plan booklet. | Area and design of individual plot may vary as per site location.

Terrace Plan

TERRACE

STILT PARKING

Specifications

LIVING/DINING/FAMILY ROOM

- Flooring Italian Design Vitrified Tiles
- Walls Plastic Emulsion
- Ceiling Plastic Emulsion
- Air Conditioner Split AC

MASTER BEDROOM

- Flooring Laminated Wooden Flooring
- Wall Finishes Plastic Emulsion
- Ceiling Plastic Emulsion
- Wardrobe Laminated Wooden Cupboard
- Air Conditioner- Split AC

OTHER BEDROOMS

- Flooring Vitrified Tiles Flooring
- Wall Finishes Plastic Emulsion
- Ceiling Plastic Emulsion
- Wardrobe Laminated Wooden Cupboard
- Air Conditioner Split AC

TOILETS

- Flooring Anti- Skid Tiles / Ceramic Tiles
- Dado Tiles upto Ceiling Height
- Wall Finishes Plastic Emulsion
- Ceiling Plastic Emulsion
- Fittings European WC, Wash Basin , Mirror, Shower, Fresh Air Fan, Geyser (20 Lt.) of Racold or Equivalent

KITCHEN

- Modular Kitchen, Chimney and Hob Faber or Equivalent
- Water Purifier (RO) Kent or Equivalent
- Geyser Instant 3 Lt. Geyser of Racold or Equivalent
- Flooring Anti Skid Tiles / Ceramic Tiles
- Dado Tiles upto 2ft above the counter
- Wall Finishes Plastic Emulsion • Counter Granite
- Ceiling Plastic Emulsion • Fresh Air Fan

RISER & TREADS - GRANITE

- Wall Finishes - Plastic Emulsion
- Ceiling - Plastic Emulsion
- Railing - M S Railing

BALCONY

- Flooring - Anti- Skid Tiles / Ceramic Tiles
- Wall Finishes - Water Proofing External Paint
- Ceiling - Water Proofing External Paint
- Railing - M S Railing

ELECTRICAL FITTING

- Modular Switches
- Sockets
- Copper Wiring
- Fans (Bajaj / Khaitan/Havells or Equivalent)

INDICATIVE IMAGES

OMAXE
Turning dreams into reality

Omaxe is today one of India's leading and trusted real estate companies with 132.51 million sq. ft. of delivered space in real estate and construction contracting. Today, the company is present in 29 cities across 8 states and possesses a diversified product portfolio, comprising Hi-Tech Townships, Integrated Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotels. Brand 'Omaxe', incepted in 1987 is the brainchild of a visionary and the First-generation Entrepreneur & Civil Engineer Mr. Rohtas Goel.

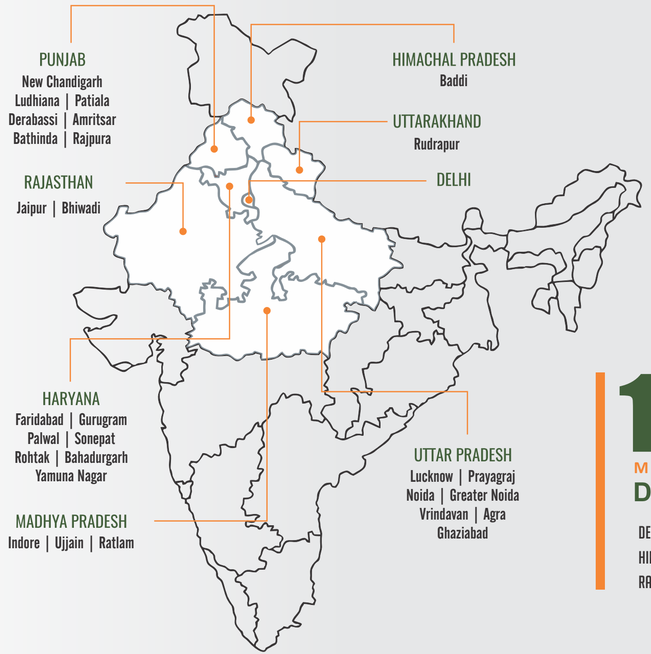
Across time, staying true to its tenet of 'Turning Dreams into Reality' and guided by its inherent values of delivering quality and excellent real estate spaces, ensuring customer delight and reshaping lives, Omaxe has delivered landmark projects and engineering marvels, created a niche in both luxury and affordable segments and in the process, has brought smiles to millions.

Omaxe has also successfully blended business excellence with social commitment. The company through Omaxe Foundation undertakes CSR projects in the areas of health, education, community development and more.

The brand 'Omaxe' was founded in 1987 by Visionary First-Generation Entrepreneur & Civil Engineer Mr. Rohtas Goel to undertake construction and contracting business. Subsequently, the company diversified into real estate sector in 2001 and got listed on both stock exchanges (BSE and NSE) in 2007.

Growing Presence, A National Pride!

8 STATES | 29 CITIES



132.51
MILLION SQ. FT.
DELIVERED

DELHI | UTTAR PRADESH | HARYANA | PUNJAB
HIMACHAL PRADESH | UTTARAKHAND
RAJASTHAN | MADHYA PRADESH