

Pre-launch of the
most awaited project

Park
View  **BESTECH**
ALTURA

Sector 79, Gurgaon

3 & 4 BHK SPACIOUS RESIDENCES

 **BESTECH**

**BOOK NOW & AVAIL SPECIAL
PRE-LAUNCH OFFERS**

**ALL
APPROVALS
ARE IN
PLACE**



Licence No: 22 of 2012 dated 27-03-2012 issued by DTCP, Haryana pertaining to Residential Group Housing Colony measuring 10.10 acres in Sector 79, Gurgaon



Building plans have been approved vide letter Memo No ZP- 949/ SD(BS) /2016/5748 dated 21-03-2016

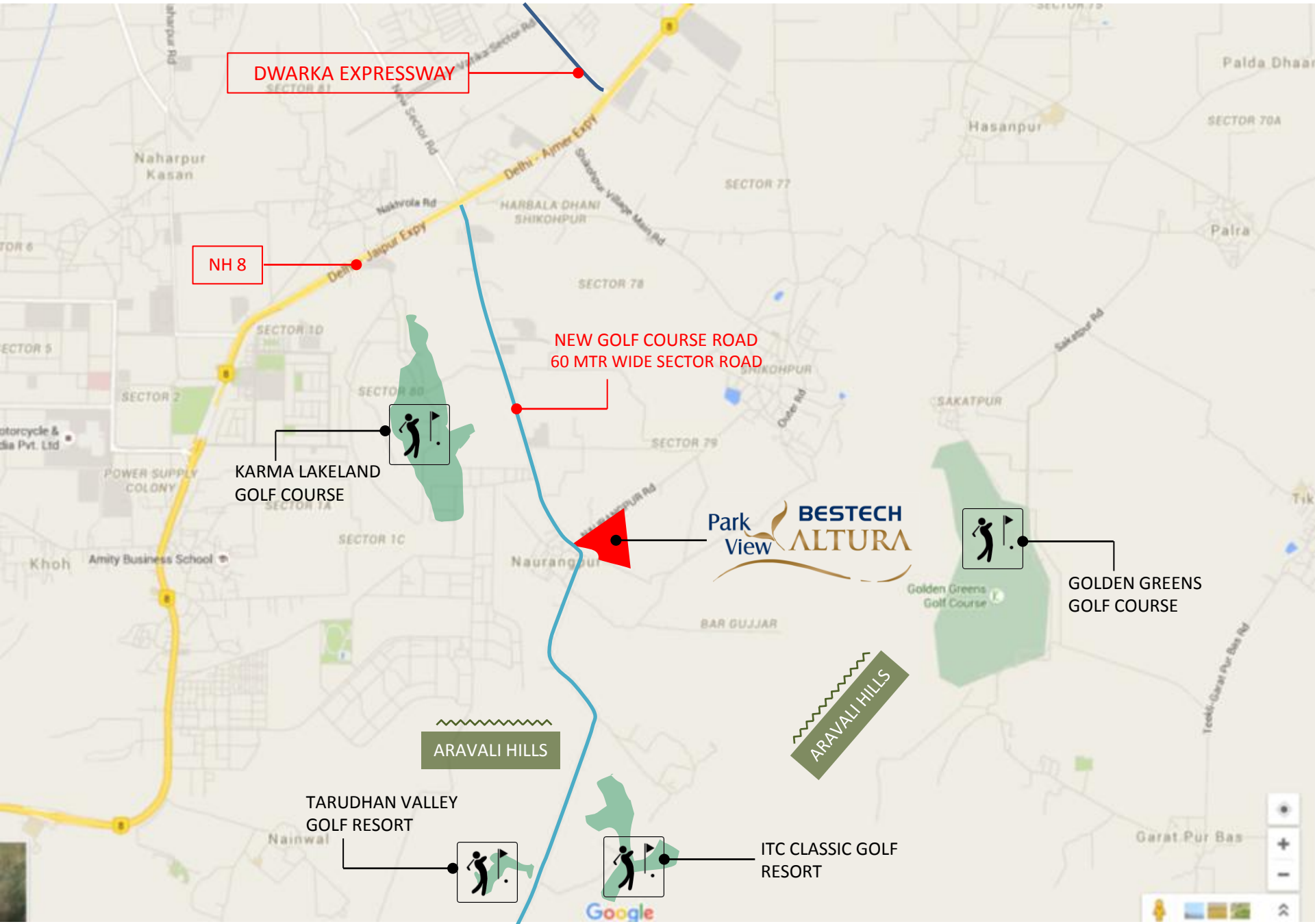


BR 3 and Environmental Clearance done



All approvals can be **checked** at our Head Office

LOCATION



GURGAON – MANESAR
URBAN COMPLEX

2031 MASTER PLAN



60 mtr wide Sector road
connecting NH 8 with 90 mtr
wide road

90 mtr wide road connecting
Manesar with Sonha Road and
Gurgaon Faridabad Road

Towards
Manesar

SECTION 4 IS DONE

Towards
Delhi

LOCATION

- **CONNECTIVITY:**
 - 2 mins from NH 8
 - Located on New Golf Course Road
 - 5 mins drive from SPR & NPR
- **GOLF COURSES - Surrounded by 4 golf courses:**
 - Karma Lakelands: 2 km
 - ITC Classic Golf Resort: 4.5 kms
 - Tarudhan Valley Golf Course: 4.7 kms
 - Golden Greens: 7 kms
- **HOTELS:** Hyatt Regency and Radisson Hotel in close vicinity
- **RETAIL & ENTERTAINMENT:** Operational mall and eateries like McDonalds and Haldiram's close by

FEATURES

- **Bestech brand name which is well known for timely and quality construction**
- **First residential project being launched by Bestech after a span of 3 years**
- **Premium high-rise project**
- **Better specifications than the competitors in the same Sector**
- **Spread over 10.1 acres with efficient layouts**
- **Facing Aravali Hills**
- **Featuring a luxurious Club House**
- **Multiple sports facilities**
- **Ample green and open areas**
- **Attractive payment plan**

HOST OF SPORTS FACILITIES

- **Mini Football Field [Dimensions as per THE FOOTBALL ASSOCIATION laws for Mini-Soccer]**
- **Swimming Pool**
- **2 Lawn Tennis Courts**
- **Cricket Nets**
- **Skating Rink**
- **Badminton Court**
- **Table Tennis**
- **Squash Court**
- **Basketball Court**

ATTRACTIVE PAYMENT PLAN

- **Attractive Possession Linked Payment Plan**
- **Pay just 25% in four months | Next 25% after completion of super structure | Balance 50% nearing possession**
- **Down payment plan option with a rebate of 12%**

**PREMIUM
ALTURA
SPECIFICATIONS**



SPLIT AC's IN ALL ROOMS



MODULAR KITCHEN



**IMPORTED MARBLE
FLOORING**



**AIR CONDITIONED GROUND
FLOOR LOBBY**





SITE PLAN



- 1. CLUB/MULTI-PURPOSE HALL-CAFE
- 2. SWIMMING POOL
- 3. KIDS' POOL
- 4. AMPHITHEATRE
- 5. SCHOOL
- 6. SHOP
- 7. MINI SOCCER FIELD
- 8. BASKETBALL
- 9. TENNIS COURT
- 10. BADMINTON
- 11. OUTDOOR GYM
- 12. CHILDREN PLAY AREA+ SAND PIT
- 13. YOGA HUTS
- 14. JOGGING + WALKING TRACK
- 15. SKATING RINK
- 16. TEE PUTTING
- 17. CABANAS
- 18. NATURES WALK
- 19. READER'S HUT
- 20. MAZE RUNNER
- 21. LILLY POOL
- 22. BANQUET LAWN
- 23. PARTY LAWN
- 24. CRICKET NET
- 25. PETS GARDEN
- 26. PLANT NURSERY
- 27. MANGROVES
- 28. GUAVA ORCHARD
- 29. FLOWER ORCHARD
- 30. URBAN FARMING
- 31. CROQUET BALL
- 32. DROP OFF AREA
- 33. WATER BODY

CONFIGURATION



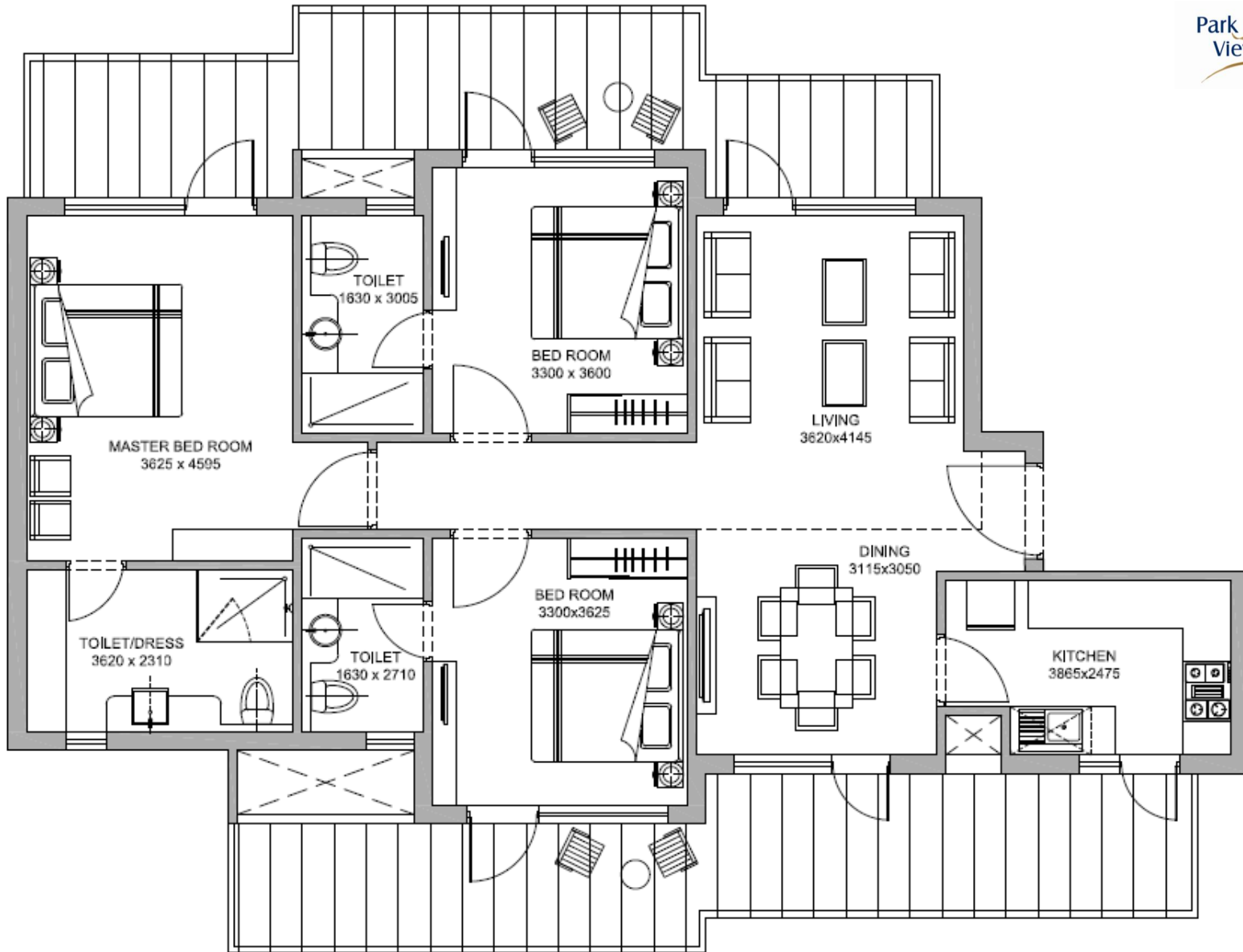
3 BHK: 2015 sq ft

3 BHK: 2050 sq ft

**3 BHK + Servant:
2150 sq ft**

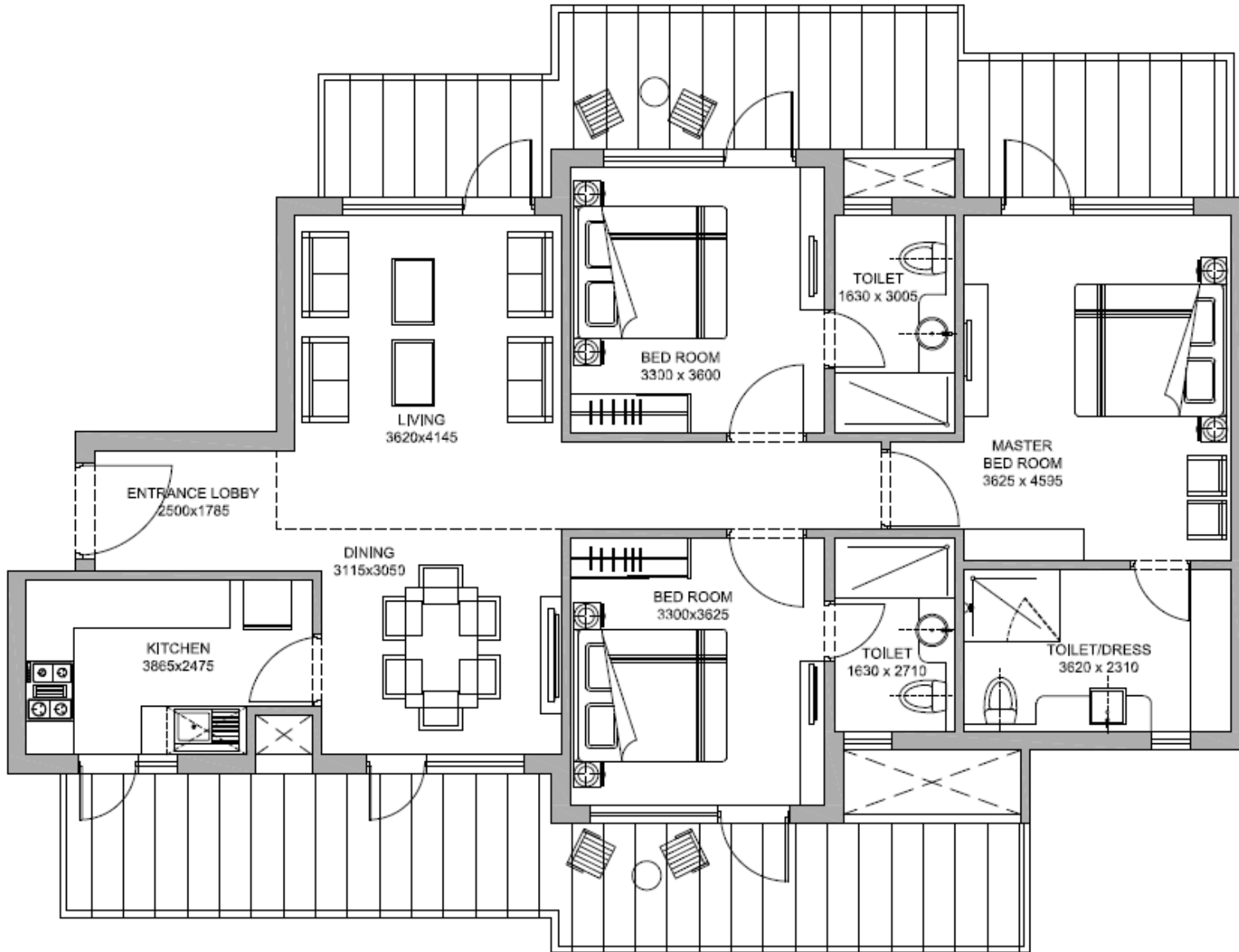
**4 BHK + Servant:
2675 sq ft**

FLOOR PLAN

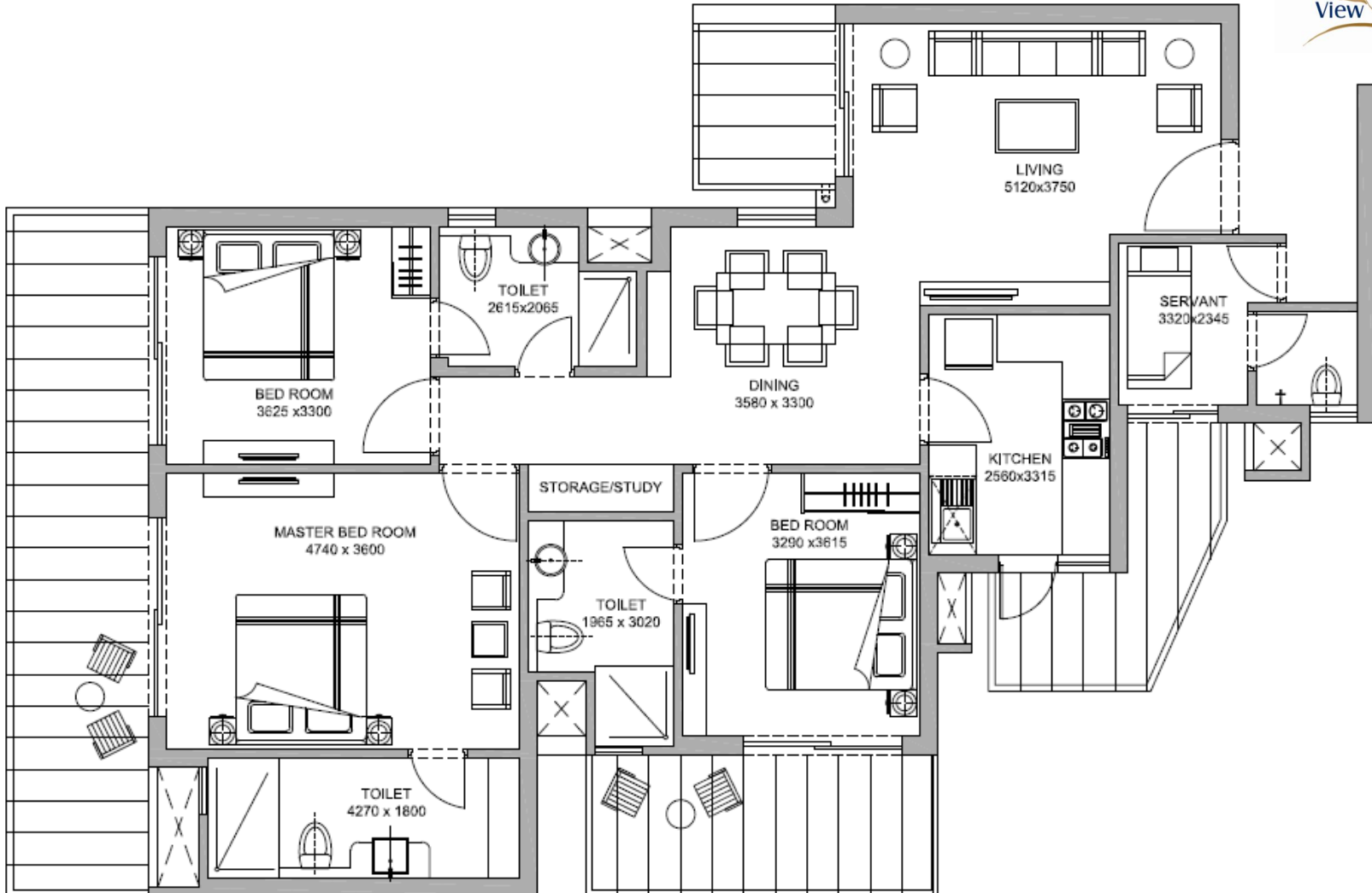


3 BHK: 2015 sq ft

FLOOR PLAN

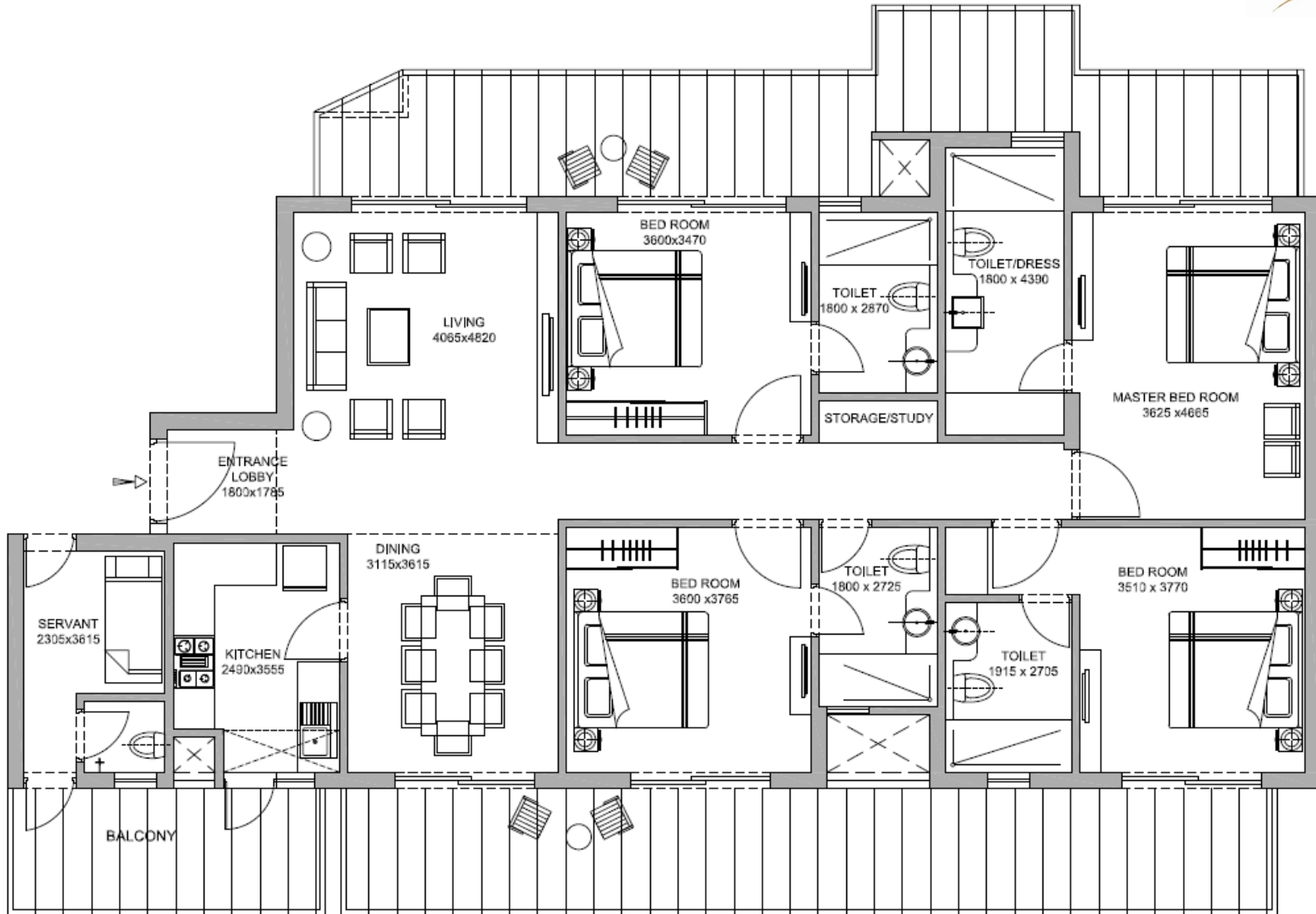


3 BHK: 2050 sq ft



3 BHK + Servant: 2150 sq ft

FLOOR PLAN



4 BHK: 2675 sq ft

PRICE

Particulars	Cost (INR)
Basic Sale Price (BSP)	5145 psf
Premium Altura Specification	250 psf
EDC & IDC	As applicable
Preferential Location Charges (PLC)	
Personal Lawn (Ground Floor)	5% of BSP
Club & Landscape View	300 psf
Corner Flats	150 psf
Floor (PLC)	
4 th to 8 th floor	150 psf
9 th to 15 th floor	100 psf
IFMS	100 psf
Power Back-up Charges	1,25,000 (3 BHK) / 1,50,000 (4 BHK)
Car Parking (2 Covered)	7,00,000
2 Covered Back to Back	5,50,000
1 Covered 1 Open	6,50,000
Club Membership Fee	3,00,000