



70 GRANDWALK

SECTOR 70, GURGAON

MANAGED STUDIOS

THE NEW GALLERIA OF GOLF COURSE EXTENDED ROAD (SPR)

SPREAD OVER
2.90
ACRES

GROUND, FIRST &
SECOND FLOORS
RETAIL & ANCHOR

THIRD FLOOR
MULTIPLEX, FOOD COURT
& RESTAURANTS

FIFTH AND ABOVE
MANAGED
STUDIOS

3 LEVELS OF
BASEMENT
CAR PARKING



THE LOCATION

GOLF COURSE EXTENDED ROAD (SPR) THE FUTURE HUB OF NEW GURGAON

Situated in the heart of sector 70 Gurgaon, 70 Grandwalk is a corner plot surrounded by a 60 metre and 24 metre wide road and direct access to the Golf Course Extended Road (SPR)

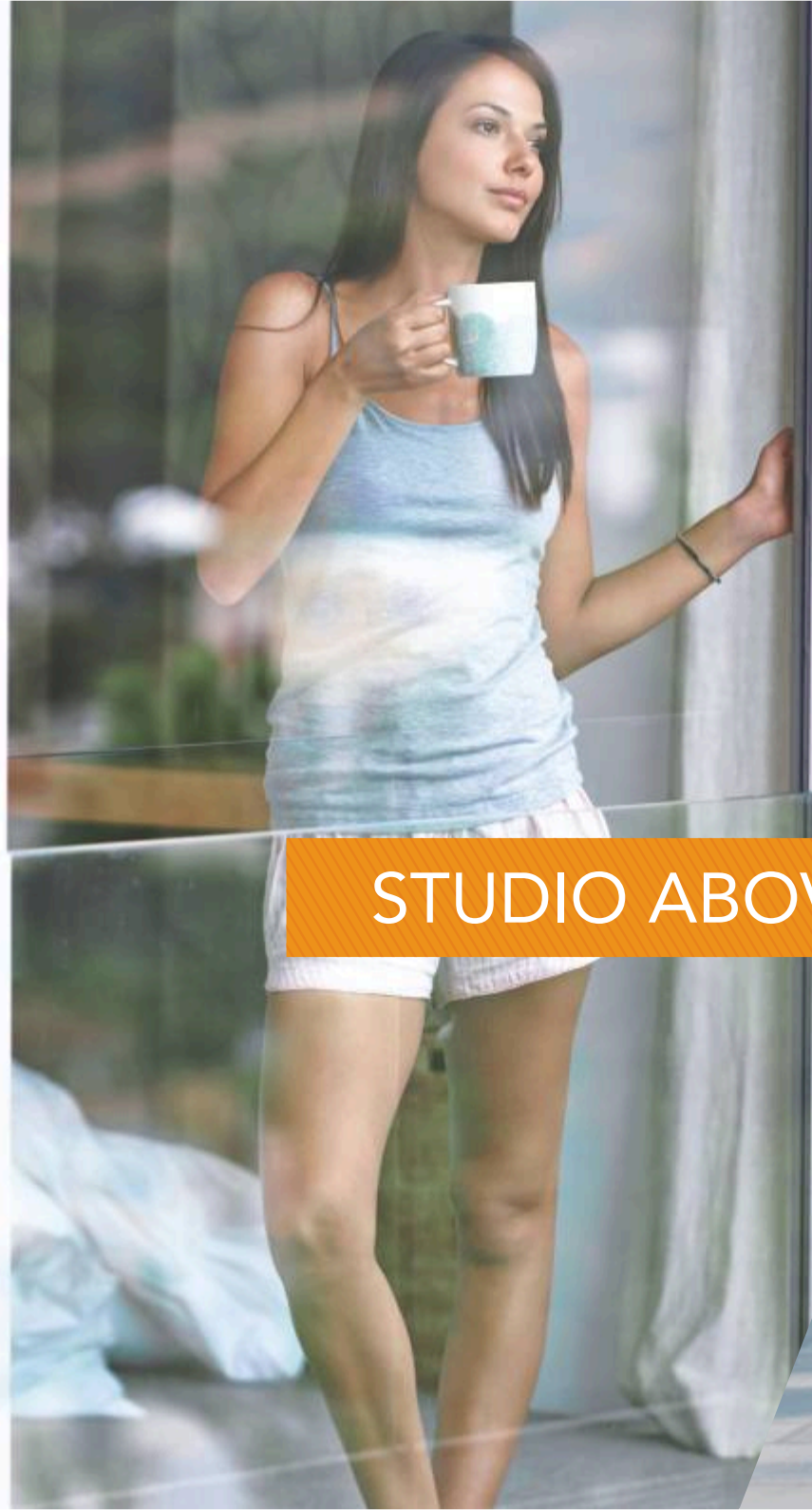
- / A 150 m wide and 16 km long expressway will connect Golf Course Extension to National Highway and intersecting Sohna Road at Badshahpur
- / Direct metro connectivity
- / It will decongest central Gurgaon and boost connectivity to Delhi-NCR, Golf Course Road and Mehrauli
- / IGI Airport is in the near vicinity & and easily accessible
- / High catchment area for residences with over 200 affluent families residing in the neighbourhood in premium developments by TATA, UNITECH, BPTP and more under progress

LOCATION MAP



70 GRANDWALK,
WITHIN WALKING DISTANCE
FROM GOLF COURSE
EXTENDED ROAD





STUDIO ABOVE



GALLERIA BELOW

NEW YORK STYLED MANAGED STUDIOS



- / 1, 2 and 3 room managed studios with attached balcony
- / In the sizes of 42.2 sq.mt. to 141.02 sq.mt. (455 sq.ft. to 1518 sq.ft.)
- / Ultra finished apartments with wooden wardrobes and modular kitchen*
- / Select units with large balconies, private decks & terrace garden
- / Terrace level club (with swimming pool) exclusively for the studio owners
- / Separate entrance for studio owners on the ground floor
- / Dedicated parking space for studio owners

THE EXCLUSIVE ADD-ON SERVICES

The convenience of round-the-clock concierge / Professional housekeeping for regular maintenance / Banqueting services for occasional celebrations / Engineering, plumbing and electrical services / Travel desk and medical help / Valet service



WHAT IS A MANAGED STUDIO?

A managed studio is a semi furnished accommodation that exists in a mixed use development and blends a combination of High-street retail, offices, studios and car parks - all within a single structured building.

Managed studios come with a benefit of in-complex, in-studio and exclusive add on services for a hassle free living experience.



WHO SHOULD OWN A MANAGED STUDIO?

YOUNG ADULTS

Perfect accommodation for young singles, couples and small families.

BUSINESS PROFESSIONALS

A comfortable, convenient and cost-effective accommodation for business travellers and consultants.

COMPANIES AND CORPORATES

Companies looking for smaller units in bulk can offer a co-living option to their employees.



WHY SHOULD YOU OWN A MANAGED STUDIO?

Managed studio is a more compact and functional living alternative as compared to any other housing development with options of 1, 2 and 3 room studios with add on services for a hassle free lifestyle.

WHAT ARE THE **IN-COMPLEX** FEATURES



FITNESS CENTER



SWIMMING POOL



LOUNGE



MEETING ROOM



WI-FI ENABLED LOBBIES



POLYCLINIC



24X7 SECURITY



DEDICATED PARKING ZONE

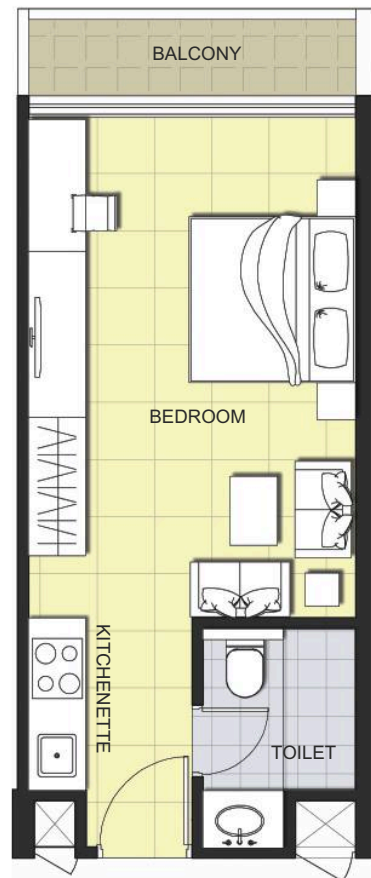


HI-SPEED ELEVATORS



MANAGED STUDIOS LAYOUT PLANS

1 ROOM MANAGED STUDIO 576 SQ.FT.



DIMENSIONS

BEDROOM	11'-3" X 17'-3"
KITCHENETTE	5'-8" X 7'-11"
TOILET	5'-3" X 7'-6"
BALCONY	11'-10" X 3'-0"

1 ROOM MANAGED STUDIO 522 SQ.FT.



DIMENSIONS

BEDROOM	11'-6" X 13'-7"
PANTRY	5'-10" X 7'-11"
TOILET	5'-3" X 7'-6"
BALCONY	12'-3" X 3'-0"

Variance of 1 room studios of area 455, 520, 596, 660, and 764 sq.ft. are also available on different floors.

1 ROOM MANAGED STUDIO

LIVING | BEDROOM | KITCHENETTE |
TOILET | BALCONY



**FUNCTIONAL LIVING ROOM | BEDROOM WITH
ATTACHED KITCHENETTE**



**2 ROOM MANAGED STUDIO
798 SQ.FT.**



DIMENSIONS

BEDROOM	11'-6" X 12'-5"
LOBBY	8'-10" X 12'-4"
PANTRY	5'-10" X 8'-0"
TOILET	5'-3" X 8'-0"
DRESS	5'-3" X 4'-0"
BALCONY	12'-3" X 3'-0"

**2 ROOM MANAGED STUDIO
865 SQ.FT.**



DIMENSIONS

BEDROOM	11'-8" X 10'-0"
LIVING ROOM	11'-8" X 13'-0"
PANTRY	5'-6" X 8'-0"
TOILET	5'-0" X 11'-0"
BALCONY	24'-6" X 3'-0"

Variance of 2 room studios of area 581, 695, 700, 784, 868, 963, 990, 1032, 1107 and 1211 sq.ft. are also available on different floors.

2 ROOM MANAGED STUDIO

LOBBY | BEDROOM | KITCHENETTE |
BALCONY | TOILET



MODERN KITCHENETTE



SPACIOUS BATHROOM



MANAGED STUDIOS SPECIFICATIONS

MAIN ENTRANCE LOBBY AREA (AT GROUND FLOOR)



Floor
Marble/granite

Walls
POP punning with Acrylic Emulsion Paint

Ceiling
False ceiling with Oil Bound Distemper

Fixtures/Furnishing
Reception desk, sofa set and table

LIVING ROOM



Floor
Vitrified Flooring/Laminated wooden flooring

Walls
POP punning with Acrylic Emulsion Paint

Ceiling
Oil Bound Distemper

KITCHENETTE



Walls
Ceramic tile upto 2ft. above counter and Oil Bound Distemper in the balance area

Counter
Polished granite counter top

Fitting/fixtures
CP fittings, single bowl stainless steel sink

MANAGED STUDIOS SPECIFICATIONS

BALCONY



Floor

Anti-skid ceramic tiles

Walls/ceiling

Weather proof paint/Texture Paint

TOILETS



Walls

Ceramic tiles up to 7 ft height + Oil Bound Distemper

Floor

Anti-skid ceramic tiles

Geysers and exhausts

BEE rated geysers and exhausts in each toilet

Fitting/fixtures

Single lever C.P. Fittings, EWC, health faucet, wash basin, towel ring, towel rod, soap-dish

DOORS



Entrance doors

Seasoned wooden frame with European style hardwood (polished) door shutter

Internal doors

Seasoned wooden frame with European style moulded door shutter

External doors/windows

UPVC/Aluminium sliding/swing glass shutter

MANAGED STUDIOS SPECIFICATIONS

HARDWARE



Stainless steel (matt finished)
hardware, standard make

CORRIDOR AREAS



Floor
Vitrified tiles

Walls
POP punning with Acrylic Emulsion Paint

Ceiling
False ceiling with Oil Bound Distemper

ELECTRICAL



Branded modular switches and sockets.
Copper wiring

INTERIORS, FURNISHING, FITTINGS, FIXTURES, GADGETS, ETC.*

LIVING ROOM



Sofa Set, Coffee Table, Study Table and Chair, Paintings, Surround Sound Provision (Piped Music), Wall Clock etc

BEDROOM



Bed Mattress and Linen, Side Tables, Curtains, Telephone, TV Closet, Electronic Safe, Family Photo Frame, Signature Wall Paper on one wall, Modular Wardrobe, Iron and Ironing Board

KITCHENETTE



Microwave, Refrigerator, Chimney and Hobb, Semi-modular kitchen, Electric Plate, Tea-coffee Kettle, Pop Up Toaster, Basic Utensils & Crockery

INTERIORS, FURNISHING, FITTINGS, FIXTURES, GADGETS, ETC.*

OTHER



Split Air-conditioning, Video Door Phone

SMART HOME CONCEPT



i Pad controlled smart home concept. (This feature is optional and can be opted by customer at additional cost)



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70 Grandwalk has been duly approved by the office of Director General, Town & Country Planning Dept., Haryana vide license number 34 of 2012 dated 15/04/2012 for 2.893 acres as a commercial project. Studios are commercial spaces and not residential spaces.

Disclaimer: Marble/ granite being natural materials have inherent characteristics of color and grain variations. Utility/ S. Room shall not be provided with air conditioning and double glass glazing for window. Specifications & Images are indicative and are subject to change as decided by the Company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances are tentative and liable to change at the sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objections in this regards. The plot sizes, areas and plans are subject to changes following final statutory approvals and detail design of services. 1 Sq.mt. = 10.764 sq.ft. / 1 Acre = 4046.9 sq.mt.

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