



SS CENDANA
RESIDENCES



EMBRACE
THE AROMA OF
TRANQUILITY
AND COMFORT.
WELCOME TO SS CENDANA.

Cendana - Pronounced as sên-da-na
It's origin lies in Sanskrit and Malay.
It means the *fragrance of sandalwood*.

A luxury called home


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HAPPIER AND HEALTHIER LIVING WITHIN REACH



An exceptionally designed
residential community.



Each facility and feature has been
thoughtfully put together to give you
a refined living experience.



A gated community, built
for you to enjoy a robust lifestyle
which does not cost the earth.



On offer are optimum size residences
with a sky load of amenities to help you
live a wholesome life.



SS GROUP

SS CENDANA



MAKE A TOWERING STATEMENT

TOWER-8

Artistic impression



COMPLEX

12.611 ACRE OF URBAN OASIS

10 HIGH RISE TOWERS

G+33 & G+32 FLOORS

GATED COMPLEX WITH STATE-OF-THE-ART SECURITY

STRAIGHT-LINE MODERN ARCHITECTURE

VEHICLE FREE GROUND LEVEL

POWER BACK-UP

STILT LEVEL FOR OPENNESS AND ACTIVITIES

WELL PLANNED BASEMENT PARKING

RESIDENCES

UNIT CONFIGURATIONS
3 BHK + 2T | 3 BHK + 3T + STUDY

PREMIUM SPECIFICATIONS
MATERIALS & FIXTURES OF REPUTED BRANDS

CLUB 83
DEDICATED, MULTI-LEVEL RECREATION HUB

TWO SWIMMING POOLS

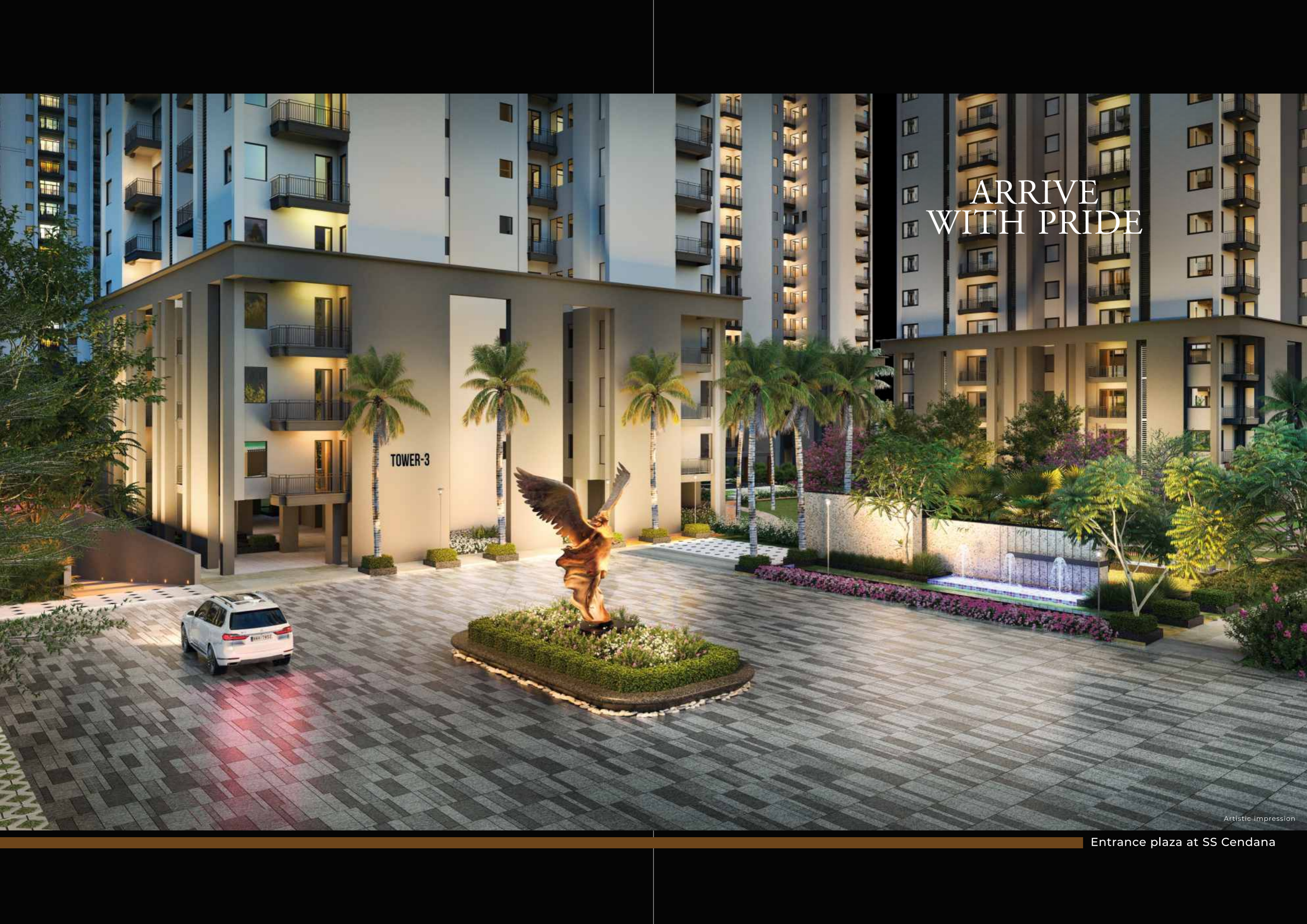
CHOICE OF SPORTS & INDOOR GAMES

LAVISH MULTI-PURPOSE BANQUET HALL

AWARDED TEAM

INTERNATIONALLY ACCLAIMED ARCHITECTS : ARCOP

RENOWNED LANDSCAPIST : BIOME



ARRIVE
WITH PRIDE

TOWER-3

Artistic impression

Entrance plaza at SS Cendana



*Where
nature is your
new neighbour*



- DESIGNER LANDSCAPING
- MULTIPURPOSE LAWN | 85% OPEN GREENS
- WATER FEATURES | ORGANIC GARDEN
- GAZEBOS FOR SIT-OUTS | JOGGING TRACK
- STILT & HARDSCAPE AREA
- AMPHITHEATRE | ELDERS ZONE
- STONE STEP PATHWAYS



EXPERIENCE
CLUB LIFE LIKE
NEVER BEFORE



Artistic impression

Exclusive social hub, Club 83 at SS Cendana



YOUR REWARDING
LIFESTYLE AWAITS
AT CLUB 83

FULLY LOADED GYMNASIUM
STEAM AND SAUNA | WAITING LOUNGE | MEETING ROOM
GAMES ROOM | TEA LOUNGE | MULTIPURPOSE HALL
READING LOUNGE | LOBBY SIT-OUT

*Engaging shared
environment for a
happy community living*

TWO SWIMMING POOLS

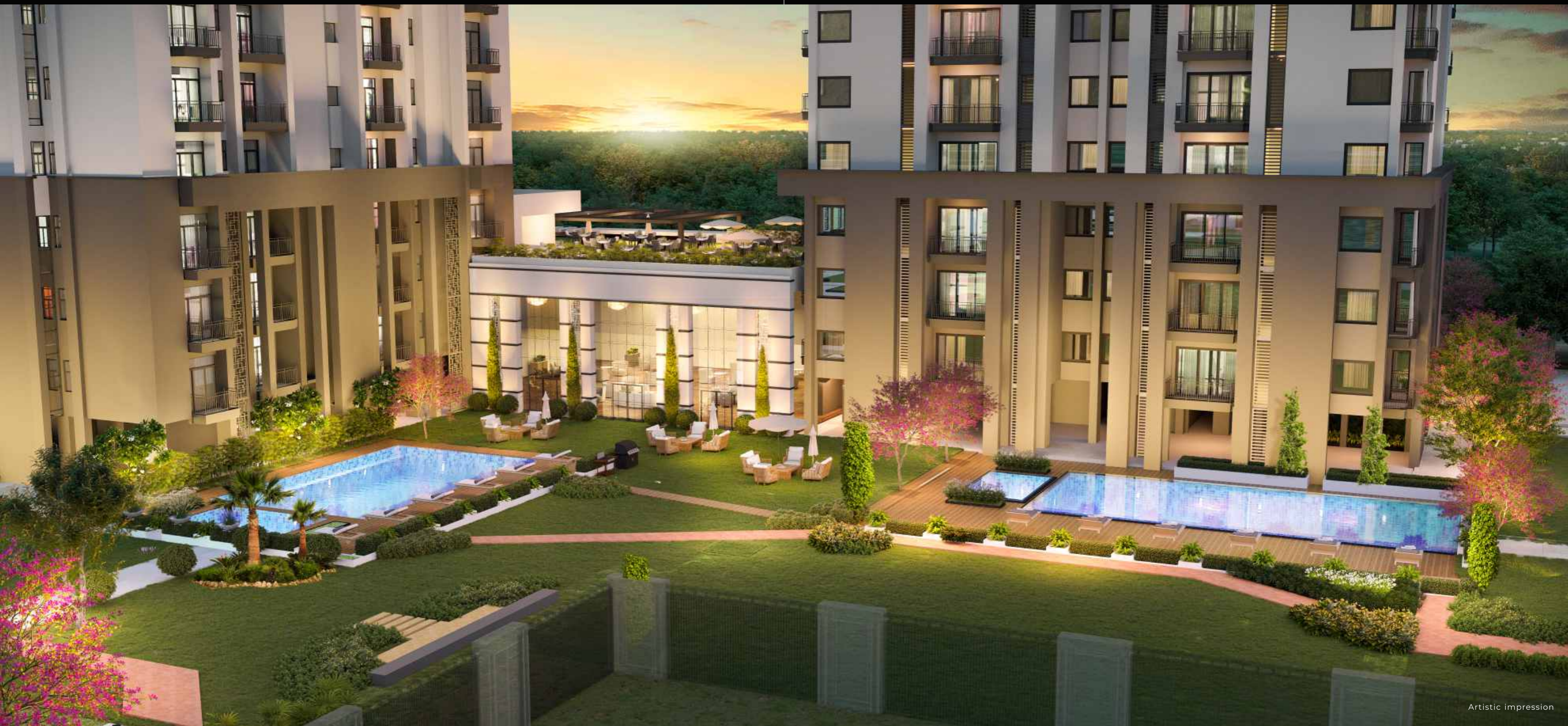
LANDSCAPED POOL DECK

CHANGING ROOMS AND SHOWERS

POOLSIDE PARTY AREAS

LANDSCAPED OPEN TERRACE

Swimming pools & pool side deck





You will not miss out on your sport of choice



2 BADMINTON COURTS

LAWN TENNIS COURT

HALF BASKETBALL COURT

OUTDOOR GYM

KIDS PLAY AREA

BICYCLE TRACK

TOT LOTS

BILLIARDS

TABLE TENNIS



*Inspiring ambiance
for your discreet and
spacious drop off*

OPEN STILT GIVES AN ENHANCED
SENSE OF SPACE | DELIGHTFUL WALK TO
YOUR TOWER LOBBY | DIRECT ACCESS TO
CENTRAL GREENS | MULTIPLE VISITOR'S CAR PARK

Elegant tower drop off





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SS CENDANA RESIDENCES

PREMIUM
TOWER

COMMERCIAL
SITE



PREMIUM TOWER

SITE PLAN

LEGEND

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



24.00 METER WIDE ROAD

24.00 METER WIDE ROAD


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SITE FOR NURSERY SCHOOL/ PRIMARY SCHOOL

EWS HOUSING



SOAK IN THE GOODNESS OF LIFE



Welcome to apartments that truly reflect your aspirations of what your home should be like.



Best-in-class floor plans for enhanced privacy and space.



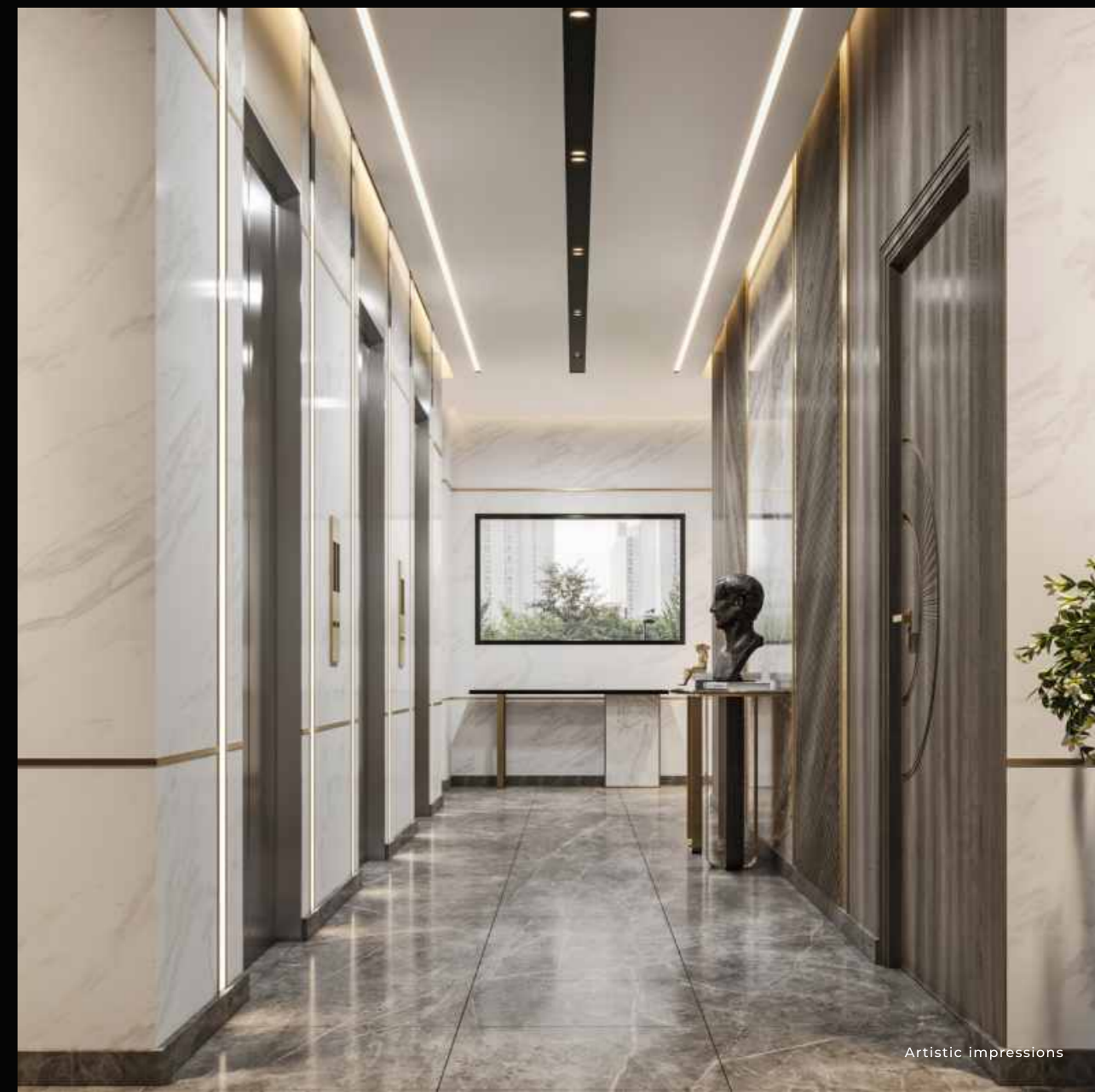
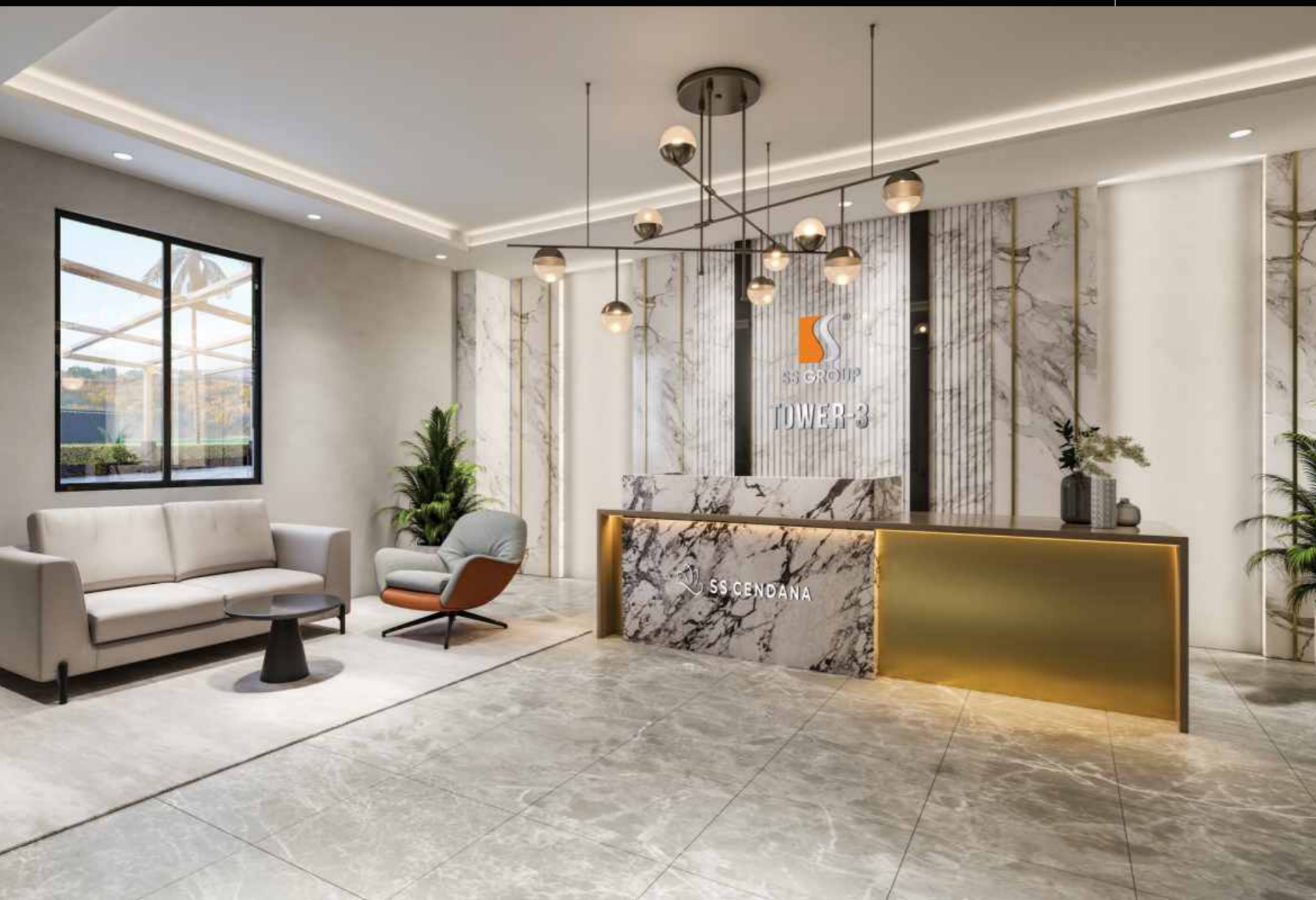
Optimal size living spaces with maximum space utilisation.



All towers are equipped with concierge desk for day-to-day assistance.

STEP INTO A
REFRESHING LOBBY AND
LEAVE BEHIND THE
DAILY HUSTLE BUSTLE

ELEGANT AND SPACIOUS LOBBY | COMFORTABLE SEATING
AND WAITING AREA | CONCIERGE DESK FOR DAY-TO-DAY
ASSISTANCE | SEPARATE ELEVATORS FOR RESIDENTS AND SERVICES





The Residences

3 BHK + 2T

3 BHK + 3T + STUDY

3-side open apartments

Floor to ceiling windows

High quality flooring

Optimum size balcony
overlooking landscaped
outdoors

Sleek finished bathrooms
and kitchen





Artistic impressions

YOUR HAPPIEST AND
PRIVATE MOMENTS
DESERVE A
GENEROUS SPACE

FLOOR PLANS

3BHK + 2T UNIT PLAN

TOWER: T-7, T-8, T-9, T-10, T-11
 FLOORS: STILT +32 FLOORS
 CARPET AREA: 861 SQ. FT.
 BALCONY AREA: 120 SQ. FT.

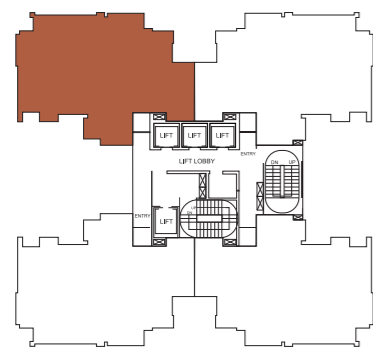
- 2 BEDROOMS
- MASTER BEDROOM
- LIVING AND DINING
- KITCHEN
- UTILITY AREA
- FOYER
- 2 BALCONIES
- 2 TOILETS



3BHK + 3T + STUDY UNIT PLAN

TOWER: T-2, T-3, T-4, T-5, T-6
 FLOORS: STILT +33 FLOORS
 CARPET AREA: 1089 SQ. FT.
 BALCONY AREA: 122 SQ. FT.

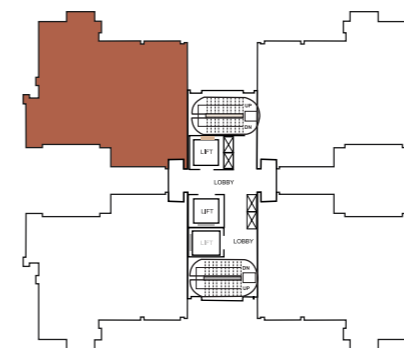
- 2 BEDROOMS
- MASTER BEDROOM
- STUDY ROOM
- LIVING AND DINING
- KITCHEN
- UTILITY AREA
- FOYER
- 2 BALCONIES
- 3 TOILETS



CLUSTER PLAN



MASTER PLAN



CLUSTER PLAN



MASTER PLAN

SPECIFICATIONS

FOYER

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper

LIVING ROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

KITCHEN

Flooring	Anti-skid Ceramic Tiles
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

STUDY ROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

MASTER BEDROOM

Flooring	Vitrified Tiles
Skirting	Same as Flooring
Walls	Oil Bound Distemper
Ceiling	Oil Bound Distemper
Air Conditioning	Split Air Conditioning

MASTER TOILET

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring
Walls	Ceramic Tiles
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	Split Air Conditioning

TOILETS

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring
Walls	Ceramic Tiles
Ceiling	Oil Bound Distemper
Fixtures	Stone Counter Top with Single Lever CP Fittings, Wash Basin, Wall Hung WC (Superior Quality Fixtures)

BALCONY

Flooring	Anti-skid Ceramic Tiles
Skirting	Same as Flooring

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



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THRIVING LOCATION



Located in Sector 83, New Gurugram,
SS Cendana is within minutes
of NH 48, Dwarka Expressway, and
all the well established social
infrastructure of the buzzing
millennium city.



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RESIDENCES

LEGENDS

IN THE VICINITY

- SCHOOLS**
- Bharat Ram Global School
 - Matrikiran High School
 - Delhi Public School
 - RPS International
 - SD Modern Public School
 - St. Xavier's High School
 - Yaduvanshi International School
 - Kids Play School

- HOSPITALS**
- Genesis Hospital
 - Silver Streak Hospital
 - Aarvy Hospital
 - Apollo Miracle
 - Medeo Hospital
 - Signature Hospital

- SHOPPING**
- SS Omnia
 - SS Highpoint
 - SS Strada
 - Broadway
 - Town Square
 - Miracle

- HOTELS**
- Hyatt Regency
 - Holiday Inn
 - Misaki Manesar
 - Savoy Suites
 - Ginger Manesar
 - Hilton Garden Inn
 - Treehouse Queens Pearl
 - Park Inn

TRUE LUXURY
IS BEING MINUTES AWAY
FROM ALL YOU NEED

3 MINS FROM **DWARKA EXPRESSWAY**

5 MINS FROM **NH-48 (NH-08)**

10 MINS FROM **RAJIV CHOWK**

25 MINS FROM **IGI AIRPORT**



THE HIBISCUS, SECTOR-50, GURUGRAM



THE LEAF, SECTOR-85, NEW GURUGRAM



THE CORALWOOD, SECTOR-84, NEW GURUGRAM



SS LINDEN, SECTOR-84, 85, NEW GURUGRAM



SS 100, SECTOR-49, GOLF COURSE EX. ROAD, GURUGRAM

Delivered over
20 Landmark
Residential & commercial projects

Over
17 Million Sq. Ft.
Under construction

Armed with
Huge Land Bank
in Delhi and NCR

Architects by
Acclaimed Arcop
Montreal

27 million Sq. Ft. of
Upcoming Residential
& commercial projects

SS GROUP:
Built on *values.*

SS Group is a well-known, trusted and one of the oldest business conglomerates of Delhi NCR, with a strong presence in real estate development.

Established in the year 1992, the Group has over three decades of experience in the development & delivery of unique, innovative, high quality and user friendly residential and commercial projects in the region.

SS Group is committed to developing state-of-the-art real estate masterpieces and maintains an enviable track record. It enjoys a portfolio of happy customers, with the successful delivery of some landmarks in Gurugram, such as The Hibiscus, The Leaf, The Coralwood, The Lilac, SS Plaza, SS Omnia, Southend, Almeria and Aaron Ville. Many more gems, namely, SS Highpoint, SS 100 and SS Linden Floors are at different stages of development.



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Disclaimer: The contents of this brochure are purely conceptual and not a legal offering. The promoter A&D Estates Pvt. Ltd. is developing a group housing colony under license no. 195 of 2008 dated 22.11.2008 and license no. 15 of 2023 dated 30.01.2023 granted to A&D Estates Pvt. Ltd. & Others under TOD Policy on total licensed area measuring 12.6118 Acres at Sector - 83, Gurugram Manesar Urban Complex, building plan approved vide memo no. 16907 dated 05.06.2023 by DTCP, Haryana. The image(s) displayed are only an artistic impression/conceptualization for illustration only and do not purport to replicate the exact product. The specifications and information, etc., are tentative and subject to variation / modification and can be altered by the company and / or pursuant to the sanctions / directions of the competent authorities. All specifications, amenities, etc., of the unit / project shall only be as per the final agreement for sale between the parties. All rights are reserved. The project is registered with HARERA Gurugram vide Registration No. 77 of 2023. Status of approvals can be checked at www.haryanarera.gov.in or at the promoter's office. **1 square meter = 10.764 square feet and 1 Acre = 4047 square meter



BUILT ON VALUES