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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**

The map illustrates the Tapasya project's location within Gurgaon City. Key features include:

- Tapasya Projects:** Tapasya Broadwalk, Tapasya Uberwalk, Tapasya Group Housing Project, and Tapasya Sequoia.
- Infrastructure:** NH 8 (National Highway 8), Metro Line, and various roads like Sohna Road, Golf Course Extn Road, and DLF Road.
- Landmarks:** IGI Airport, Dwarka, Palam Vihar, Cyber City, and various schools and hospitals.
- Directions:** Arrows indicate directions to Jaipur, Sohna, Faridabad, Mehrauli, and Delhi.

The diagram illustrates the accessibility of the proposed Metro Station to various landmarks in Gurgaon, categorized by travel time. The center features a logo with a stylized 't' and a sun-like circle. The diagram is divided into four concentric rings representing travel time zones: 2-5 minutes (innermost, light blue), 10-15 minutes (light blue), 20-40 minutes (light blue), and 40-60 minutes (outermost, light brown). Landmarks are listed within these rings, with some overlapping between categories. The landmarks include: Fortis Hospital, Rajiv Chowk, HUDA City Centre, Ekta Hospital, SRS Hospital, MG Road, Park Hospital, IGI Airport, South Extension, Greater Kailash, Select City Walk, Connaught Place, AIIMS, Vasant Kunj, Dhaura Kuan, Raddison Blu Hotel, Metroplitan Mall, Paras Hospital, Medanta Hospital, Golf Course Road, Hyatt Regency, Haldiram's, McDonalds, Dominos, G.D. Goenka P. School, State Bank of India, Omaxe Mall, Golf Course Extended Road (SPR), and Sohna Road. The diagram also shows the proposed Metro Station and National Highway-8.





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

\* Optional and on request of the customer at an extra cost



## **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

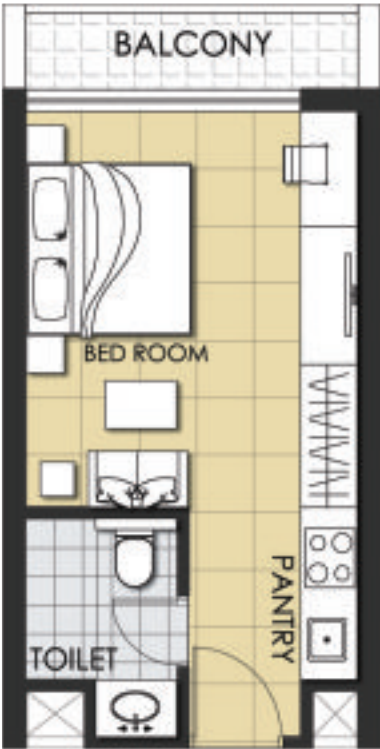
BEDROOM	11'-3" X 17'-3"
KITCHENETTE	5'-8" X 7'-11"
TOILET	5'-3" X 7'-6"
BALCONY	11'-10" X 3'-0"



## 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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