



THE AMAARIO

FOR THE ROYALS OF TOMORROW

SECTOR 37D, DWARKA EXPRESSWAY, GURUGRAM

The Amaario has been registered via HARERA with registration number RC/REP/HARERA/GGM/820/552/2024/47 and is available on the website <https://haryanarera.gov.in/> under registered projects. || License No. no. 83 dated 05.04.2008 and no. 94 dated 24.10.2011 obtained by M/s Countrywide Promoters (P) Ltd, a wholly owned subsidiary of M/s BPTP Limited|| Building Plan approved vide Memo No. ZP-437-Voll.-II/JD(RA)/2024/10823 dated 27.03.2024 || The Amaario, registered as a separate phase, having land admeasuring 4.76 Acres, is part of group housing colony/township being developed on combined land admeasuring 43.558 acres situated in Sector 37D, Gurugram || The terms of allotment/sale shall be subject to (a) application form , allotment letter, agreement for sale and /or conveyance deed; (b) licenses, building plan and other approvals; and (c) occupation certificate(s). Nothing contained herein constitutes an invitation to offer, an offer, provisional or final allotment and does not form part of any legally binding agreement and/or commitment of any nature. All material/representations, plans, specifications, images (other than actual images), areas, sizes, shapes and positions and facilities, amenities and recreational areas as shown are merely artistic impressions and no guarantee is given of such impressions to be in line with actual Project. All specifications and amenities, shall be as per the final agreement and subject to amendment as may be decided by the Developer, under the provisions of applicable laws or as directed by any competent authority.



THE GOOD LUXURY

Luxury With Purpose

Our philosophy is to redefine luxury by blending elegance with purpose and sustainability, to enjoy the present while considering the future.

Our graceful creations prioritize responsibility by embedding recycling and conservation into every detail.

OUR CORNERSTONES OF DISTINCTION

Our ethos rests on four majestic pillars

RESPONSIBILITY

MERGING FINANCIAL ACUMEN
WITH EXCEPTIONAL SERVICE.

ECO-CONSCIOUSNESS

PRIORITIZING SUSTAINABILITY &
ECO-AWARENESS IN OUR DESIGNS.

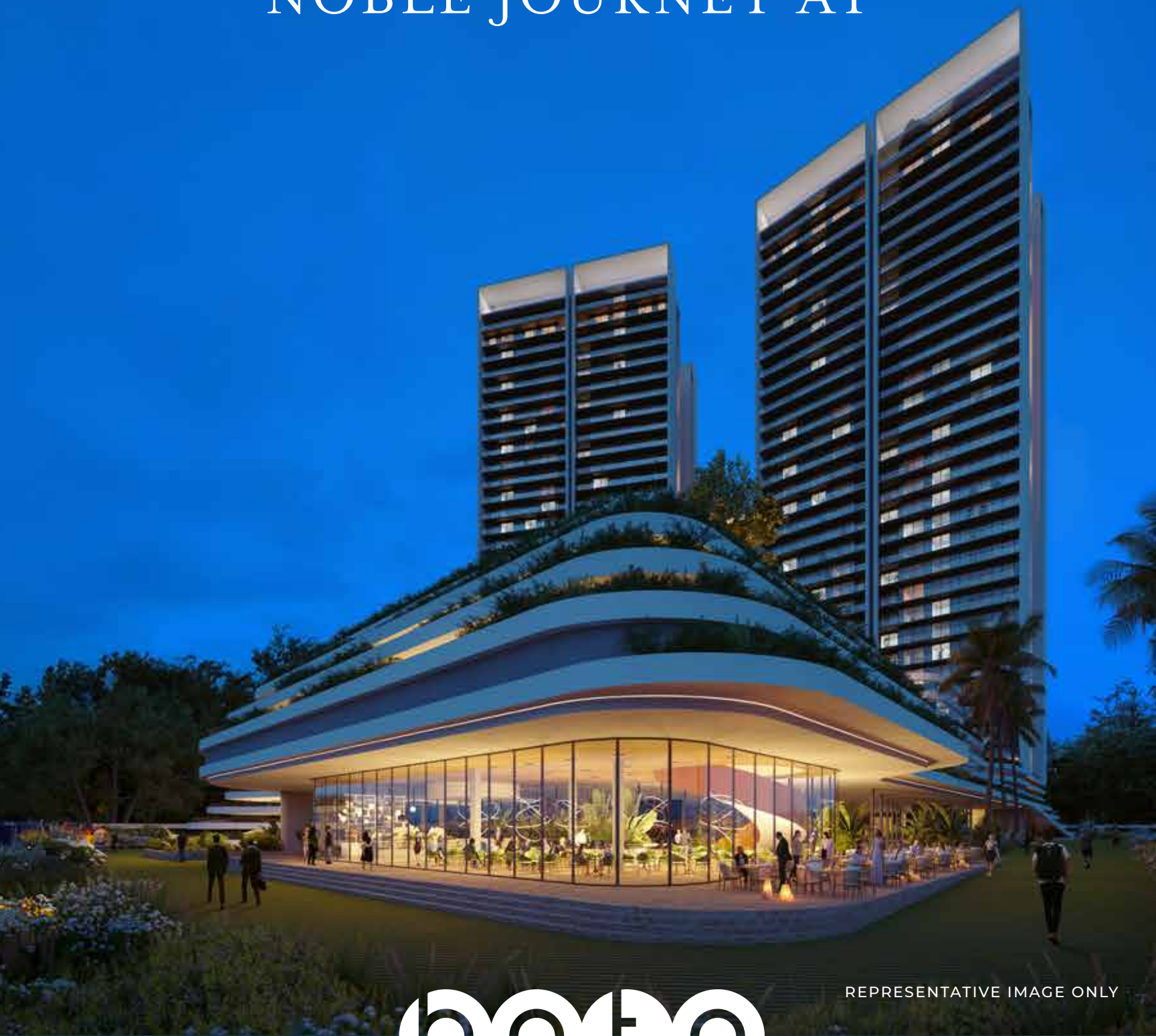
HOLISTIC WELLNESS

WELLNESS AMENITIES
AND BESPOKE EXPERIENCES TO
CATER TO DIVERSE NEEDS.

ONE COMMUNITY

FOSTERING UNITY AND PROSPERITY,
INSPIRING PROGRESS THROUGH
OUR SPACES

EMBARK ON A
NOBLE JOURNEY AT



REPRESENTATIVE IMAGE ONLY



THE AMAARIO

FOR THE ROYALS OF TOMORROW

At The Amaario, opulence and sustainability merge to build a kingdom tailored for contemporary royalty, where luxury meets eco-consciousness and every detail exudes regal charm.

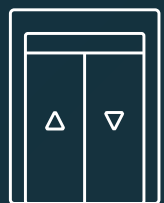
ROYAL PROPOSITIONS FOR THE ROYALS OF TOMORROW



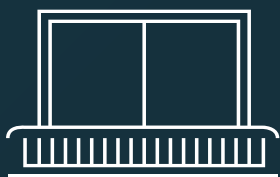
IGBC Platinum Pre
Certified Rating



Twin tower low
density project



7 lifts
per tower



70 ft Long Skywalk
in Every Apartment



Zone 5
construction



State-of-the-art
amenities



One of the highest
clubhouse to
apartment ratios



REVEL IN ROYAL SPLENDOUR

REPRESENTATIVE IMAGE ONLY

Step into this palace of dreams, where
opulence embraces responsibility and
grandeur intertwines with purpose, all while
fostering a legacy of greatness for
generations to come.



YOUR ROYAL JOURNEY
BEGINS HERE

REPRESENTATIVE IMAGE ONLY

Discover a majestic location in Gurugram's Sector 37D, near the Dwarka Expressway, with connectivity to CyberHub's cultural scene, the convenience of IGI Airport, the collaboration at Yashobhoomi Convention Centre and the region's future at Gurugram Global City that bring dreams to life.



WHERE LUXURY
REIGNS SUPREME

REPRESENTATIVE IMAGE ONLY

Embark on a regal journey in this vibrant community offering direct access to the Dwarka Expressway, connectivity to NH8 via Hero Honda Chowk and thriving amenities like integrated schools, hospitals, shopping centers and daily conveniences within reach.

ALL THE SPLENDOUR, YOURS TO COMMAND.

*Experience everyday conveniences with our
thoughtful design and diverse amenities.*

SCHOOLS

Delhi Public School
Euro International School
Suncity School

CORPORATES

Amex Headquarters
Corporate Greens

HOSPITALS

ESIC Hospital
Signature Hospital
Medanta
Fortis

SHOPPING

Conscient One
Park Street
Ocus Medley
Esplanade Mall

BANKS

HDFC Bank
ICICI Bank
Bank Of Baroda
Axis Bank

HOTELS

Hyatt Regency
Holiday Inn

CONVENTION

CENTRE

IICC

An aerial view of a modern residential building with lush greenery and outdoor sports facilities. The building features multiple levels of balconies and a central courtyard area with a tennis court, a swimming pool, and a lounge area. The architecture is contemporary with large glass windows and balconies. The surrounding area is filled with trees and plants, creating a vibrant and green environment. The text "REGAL ESSENTIALS, YOURS TO RULE." is overlaid on the top part of the image.

REGAL ESSENTIALS,
YOURS TO RULE.

REPRESENTATIVE IMAGE ONLY

Enjoy luxury living with a grand clubhouse, spacious apartments, high-speed lifts, ample parking and sustainable features including a provision for EV charging points.

A CLUBHOUSE OF NOBLE EXPERIENCES

*Experience exclusive club amenities
catering to discerning tastes.*

SOCIAL & LEISURE AMENITIES

Immerse yourself in regal indulgence amidst
our social and leisure amenities.

Covered Heated Pool

Kids Pool

Ballroom

Senior Citizen Room

Patisserie

Sports Bar & Restaurant

Indoor Kids' Play Area

30 Seater AV Room

Business Centre

Kids Day Care

SPORTS AND FITNESS

Explore athletic excellence with our sports and fitness facilities fit for nobility.

Rock Climbing

Outdoor Kids Play Area

Indoor Gym

Outdoor Gym

Padel Court

Pickleball Court





Actual Photo From Existing BPTP Development

WELLNESS

Reclaim your inner serenity in our kingdom of wellness.

Salt Room

Spa

Yoga

Meditation Garden

Salon

Place of Worship



HARMONY RULES THE REALM.

REPRESENTATIVE IMAGE ONLY

Discover harmonious living with
Vastu-inspired design principles,
ensuring every aspect of our community
is aligned for prosperity and wellbeing.



TAKING REGAL LIVING TO NEW HEIGHTS

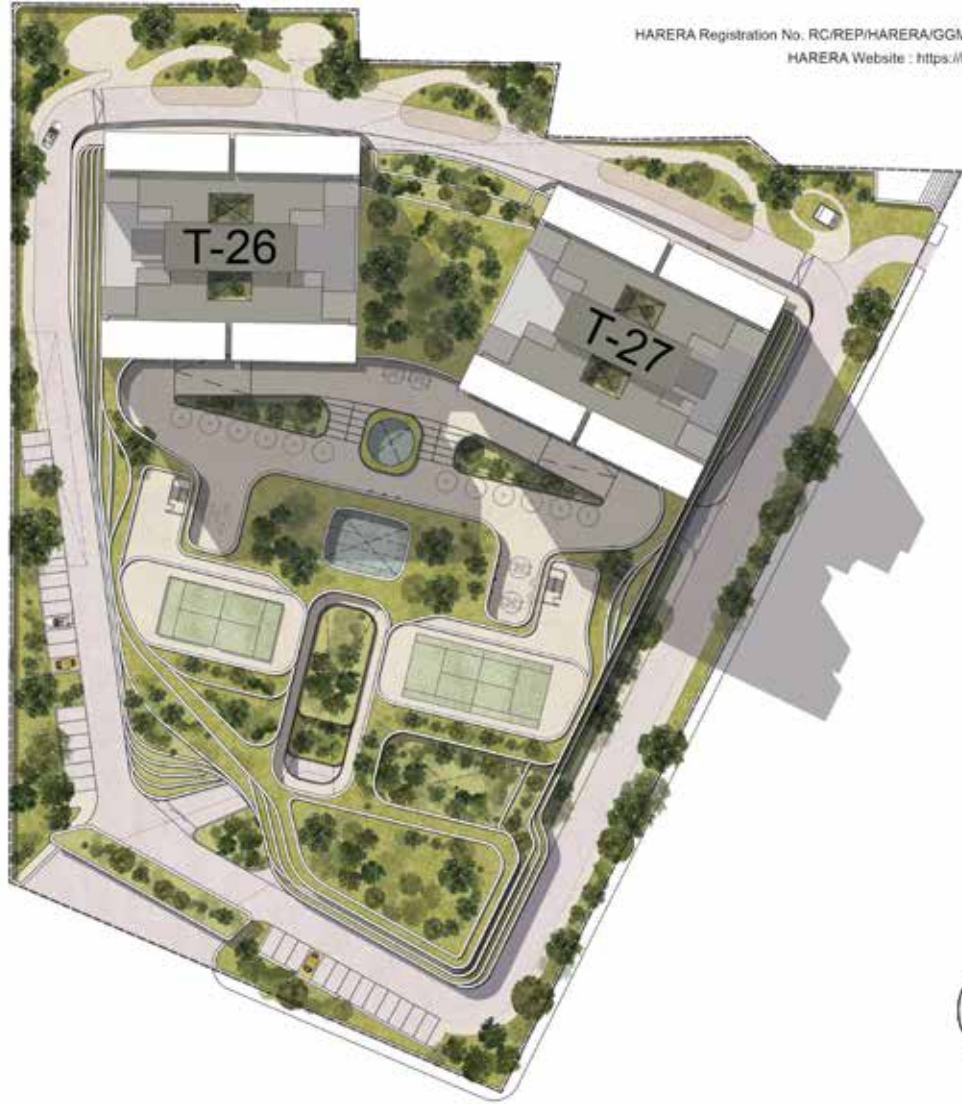
REPRESENTATIVE IMAGE ONLY

We are setting unparalleled standards for mindful living with IGBC Platinum Pre-Certification Rating for reduced emissions, cost savings, environmental sustainability and enhanced health & wellbeing.

SITE PLAN


THE AMAARIO
FOR THE ROYALS OF TOMORROW

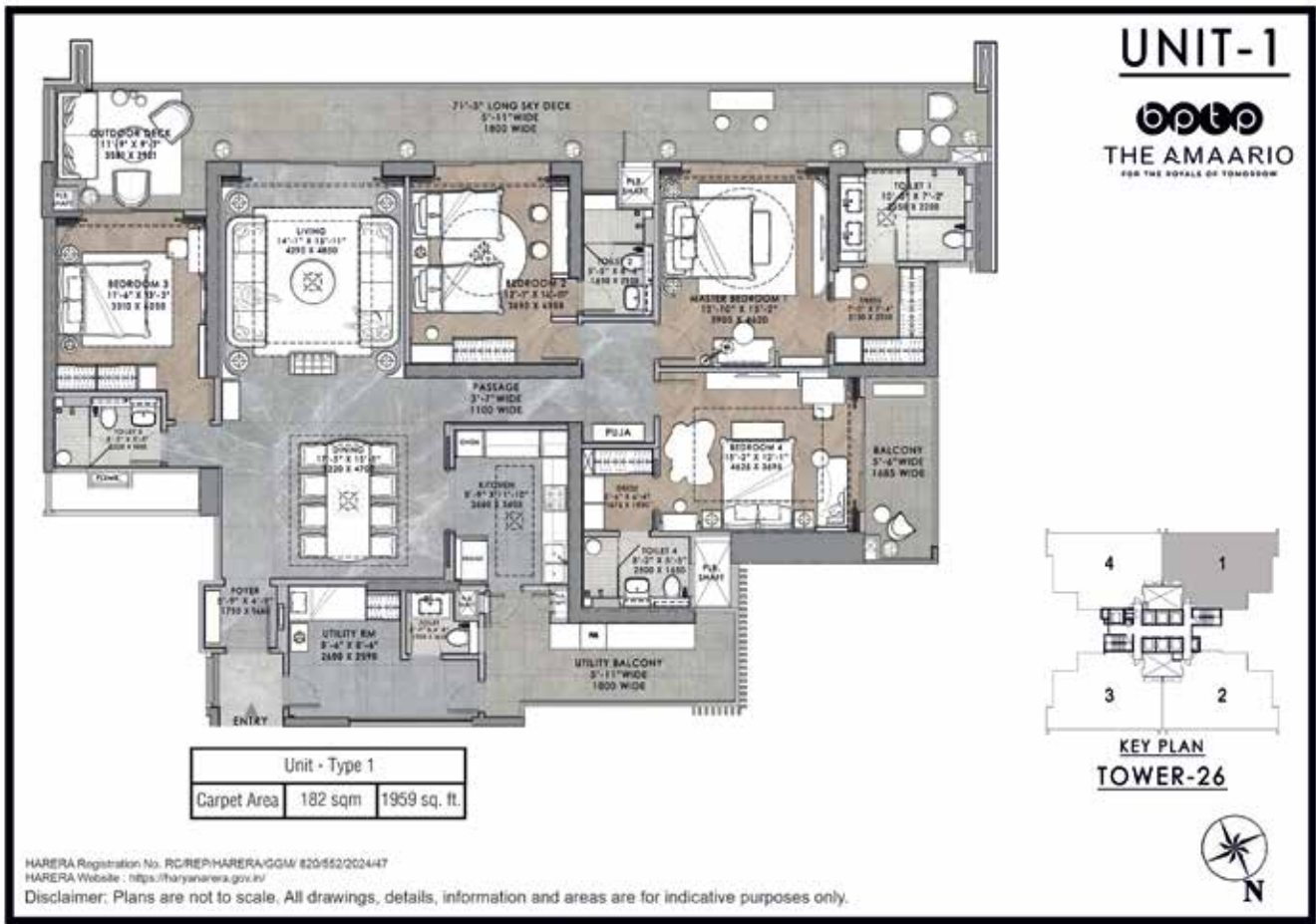
HARERA Registration No. RC/REP/HARERA/GGM/ 820/552/2024/47
HARERA Website : <https://haryanarera.gov.in/>



Disclaimer: Plans are not to scale. All drawings, details, information and areas are for indicative purposes only.

TYPE 1

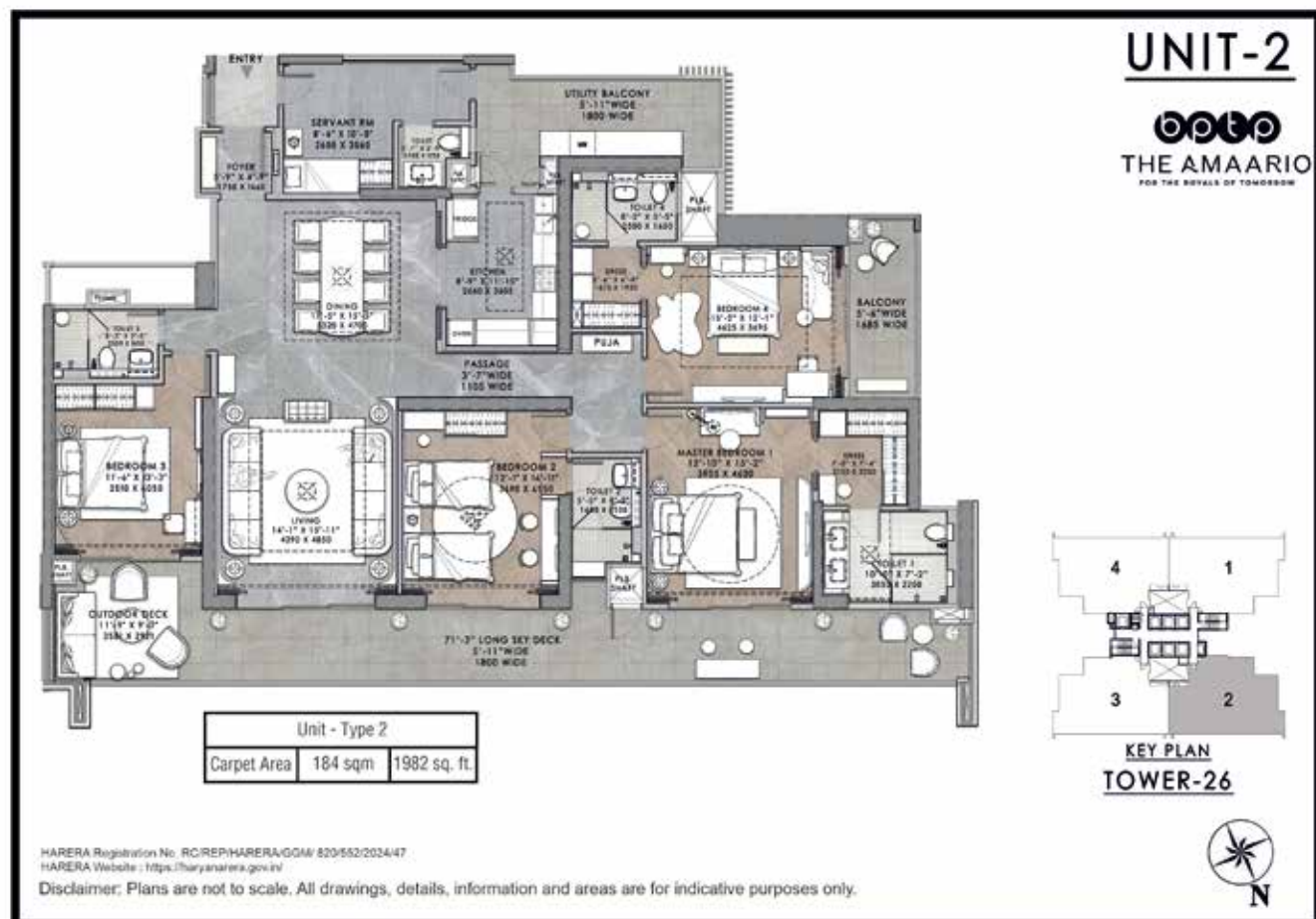
4BHK + Utility Room



*Furniture not included.

TYPE 2

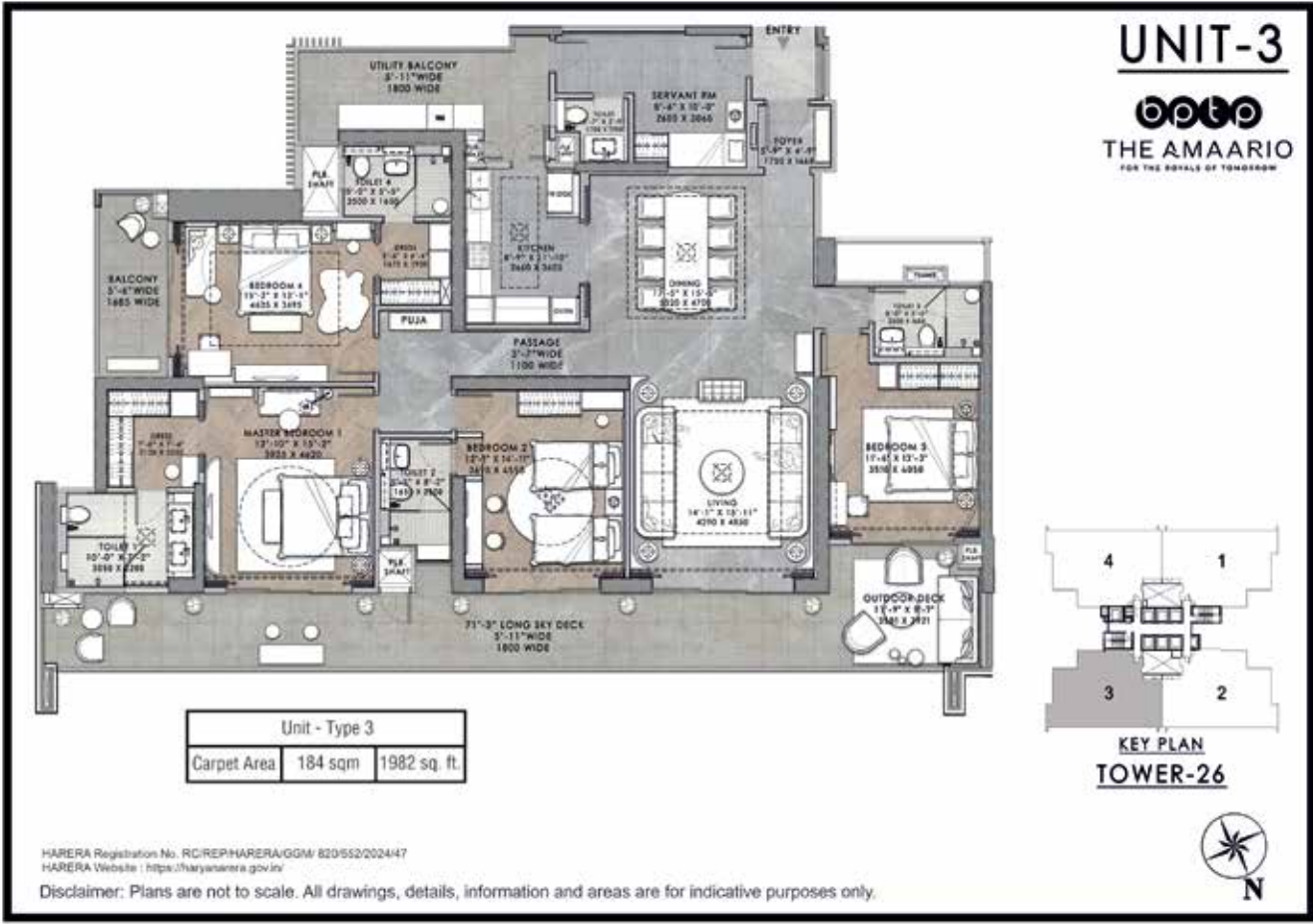
4BHK + Domestic Help Room



*Furniture not included.

TYPE 3

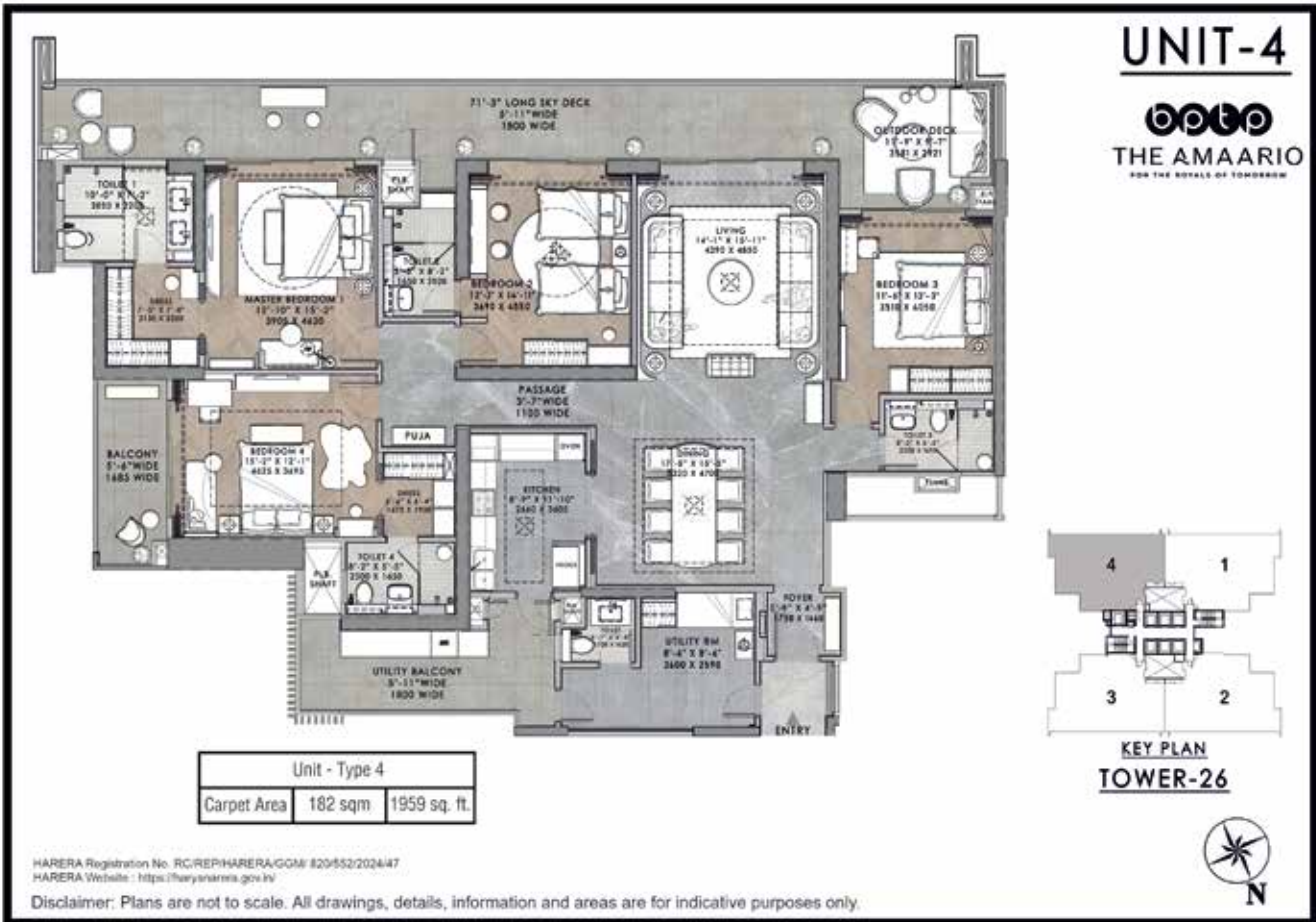
4BHK + Domestic Help Room



*Furniture not included.

TYPE 4

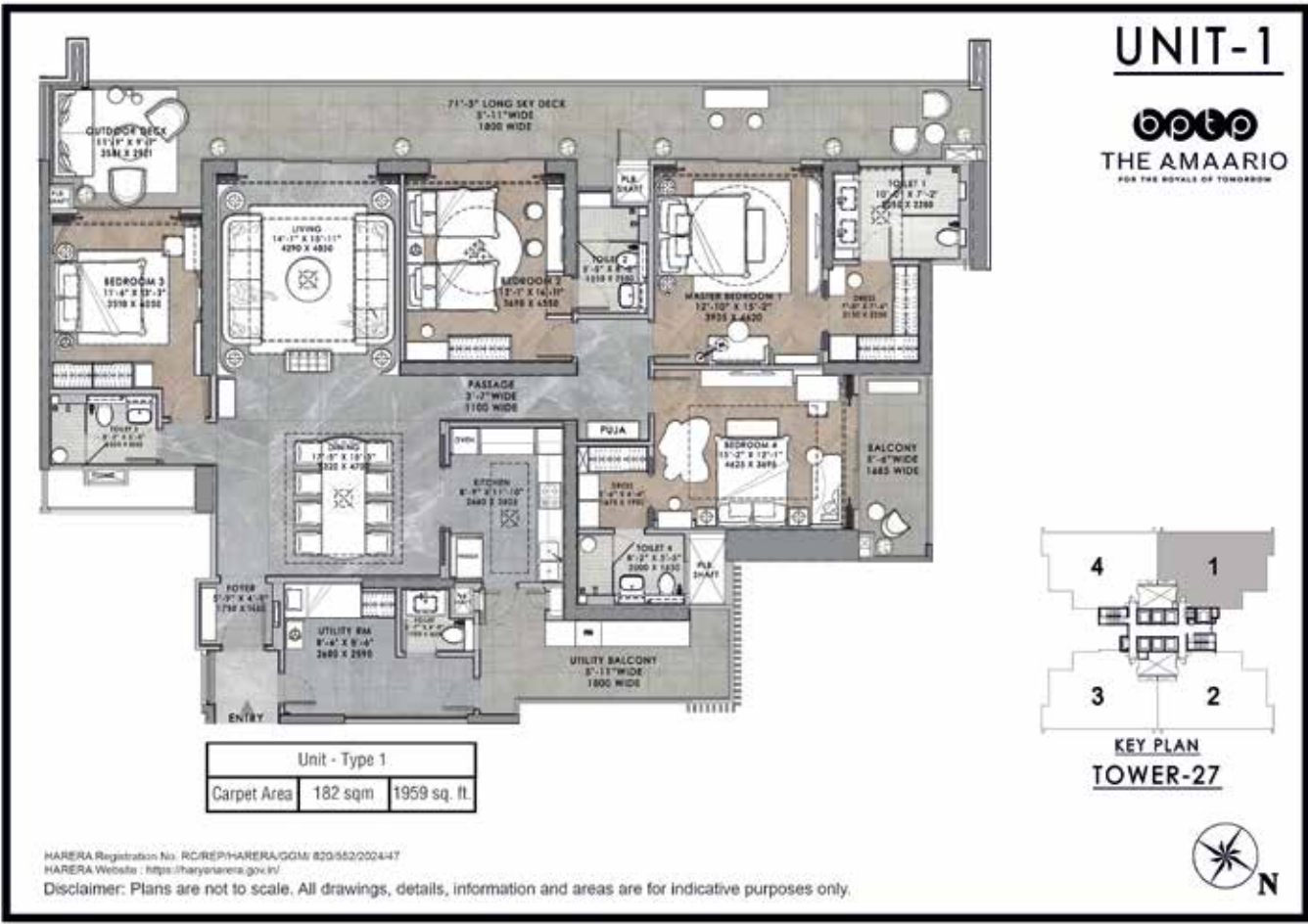
4BHK + Utility Room



*Furniture not included.

TYPE 1

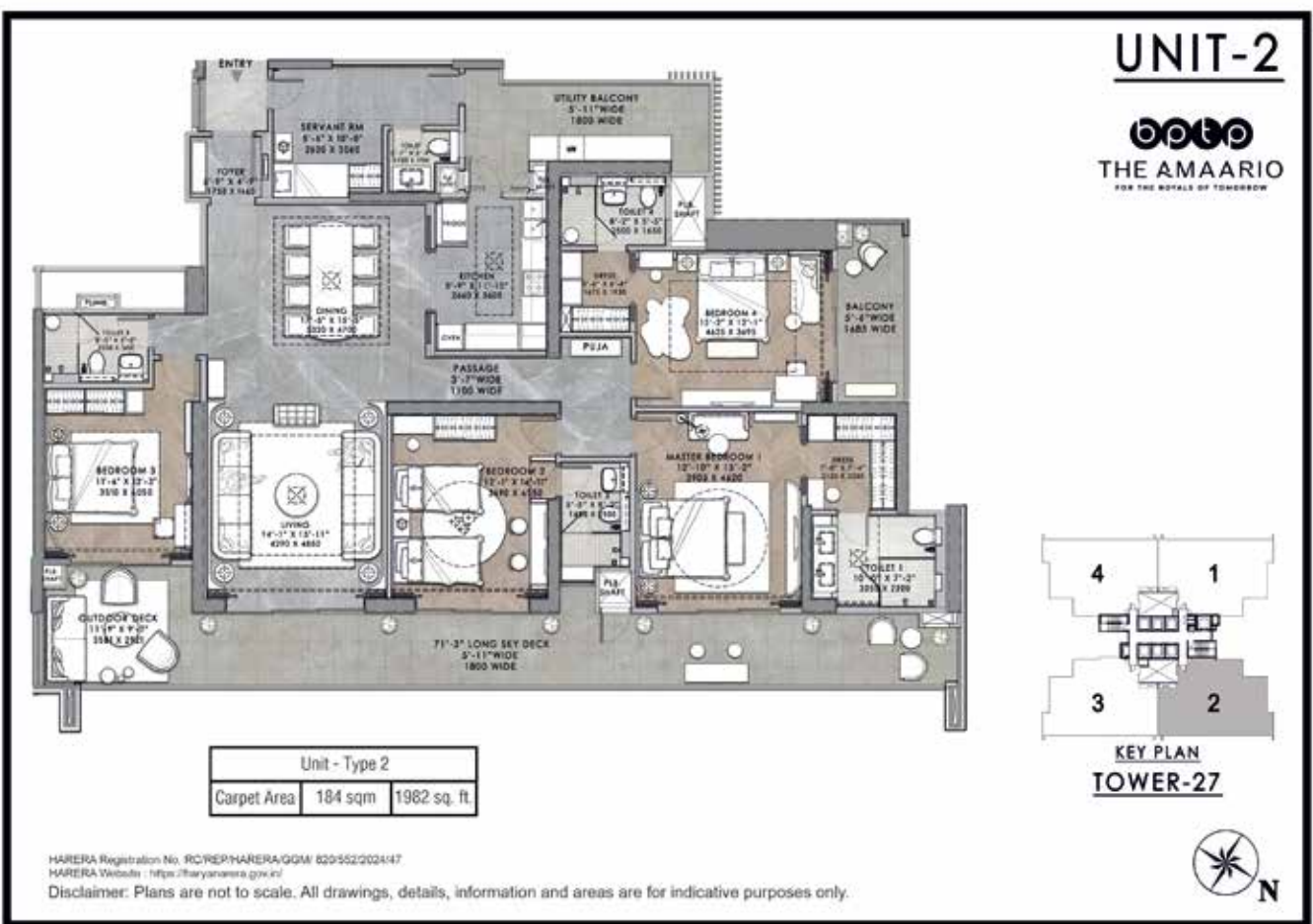
4BHK + Utility Room



*Furniture not included.

TYPE 2

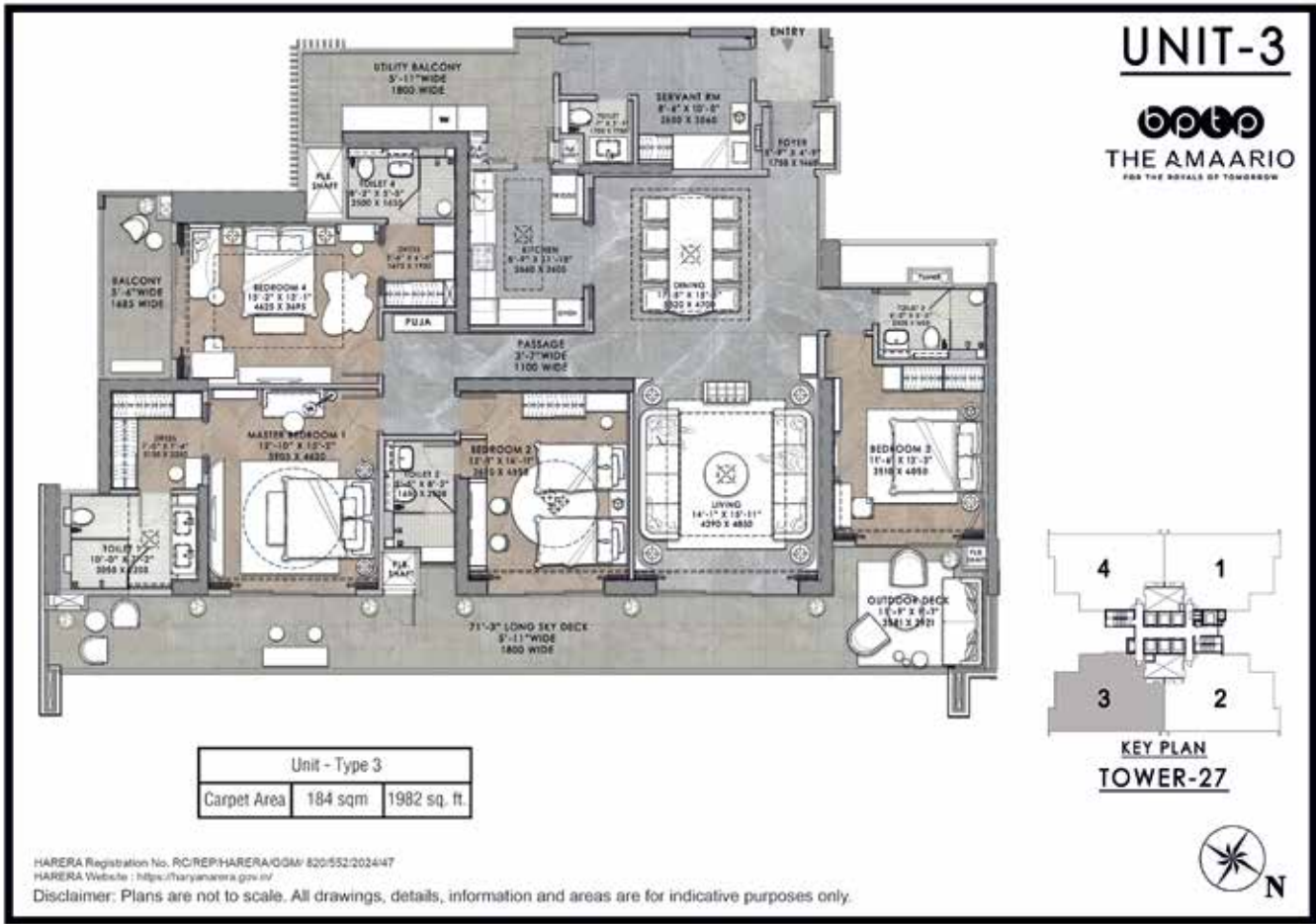
4BHK + Domestic Help Room



*Furniture not included.

TYPE 3

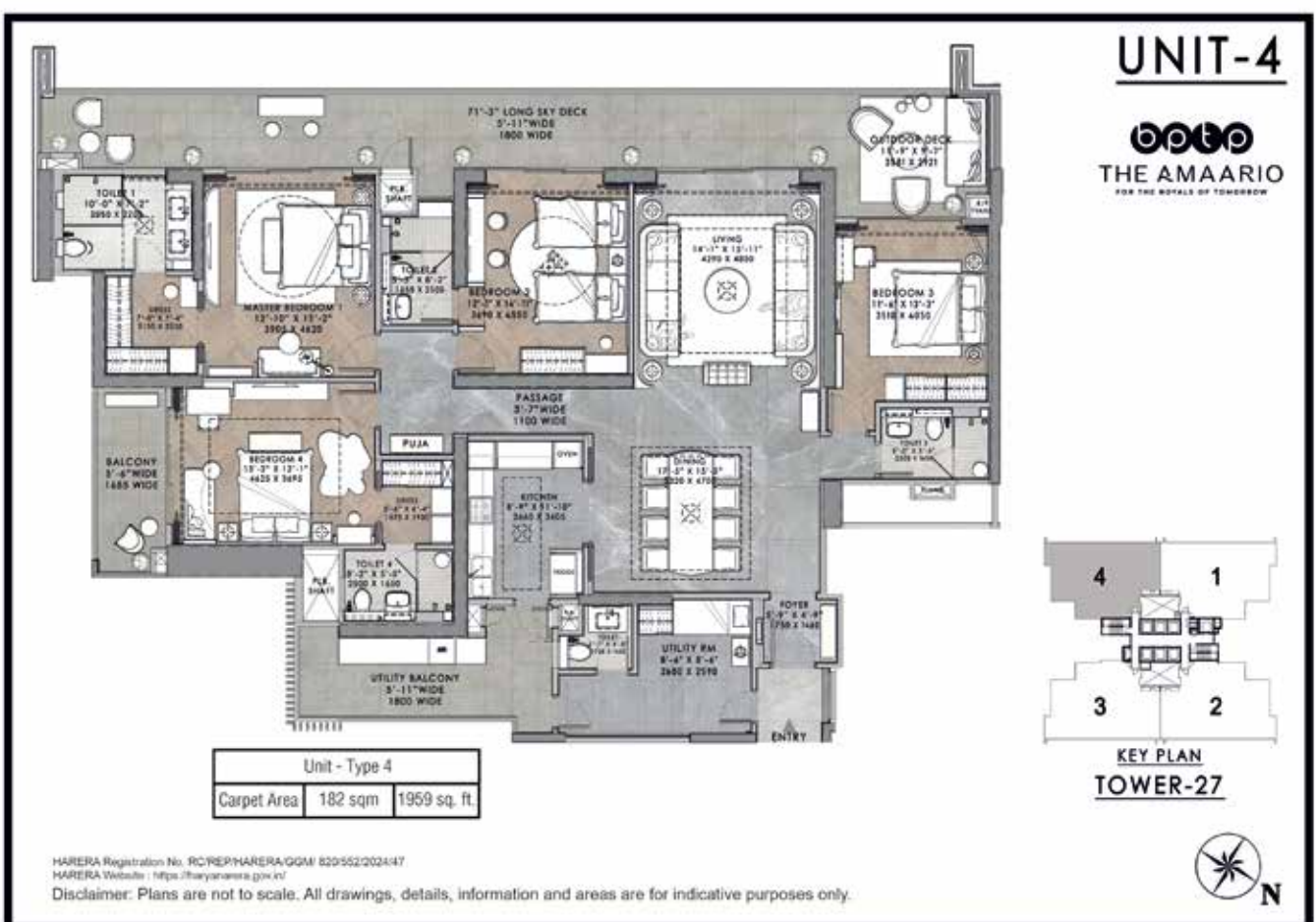
4BHK + Domestic Help Room



*Furniture not included.

TYPE 4

4BHK + Utility Room



*Furniture not included.

THE AMAARIO FLEXI PAYMENT PLAN

OFFER VALID TILL 31st MAY 2024

S.No	Milestone	Billing %
1	At the time of Booking	10%
2	Within 60 Days From date of booking	15%
3	Within 120 Days From date of booking	10%
4	On casting of 33rd Floor Roof Slab	35%
5	On Application of OC	25%
6	On Offer Of Possession	5%

THE AMAARIO CONSTRUCTION LINKED PLAN

S.No	Milestone	Billing %	Remarks
1	At the time of Booking	10%	Complete booking amount
2	Within 90 Days	20.0%	OF TSV
3	Completion of tower basement area /9 months whichever is later	7.50%	OF TSV
4	Completion of Podium floor slab/15 months whichever is later	7.50%	OF TSV
5	Completion of 10th Floor Roof Slab	10.0%	OF TSV
6	Completion of 24th Floor Roof Slab	10.00%	OF TSV
7	Completion of 33rd Floor Roof Slab	10.00%	OF TSV
8	On Application of OC	20%	OF TSV
9	OOP	5%	OF TSV

SPECIFICATIONS

1. For better safety, structure designed for India's highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.
2. Air-Conditioned apartments, with energy efficient VRV / VRF system (Cooling & Heating).
3. Air-Conditioned Entrance Halls and Main passenger Lift Lobbies.
4. Use of treated water from STP for flushing and horticulture.
5. Provision for heat pump for toilets and Geyser for kitchen.

APARTMENT SPECIFICATIONS:

Living / Dining / Lobby / Passage

Floor	Imported Marble / Engineered Wood / Hard Wood / Vitrified Tiles.
Walls	Acrylic Emulsion paint
Ceiling	Acrylic Emulsion paint

Bedrooms

Floor	Laminated Wooden Flooring / Engineered Wood
Walls	Acrylic Emulsion paint
Ceiling	Acrylic Emulsion paint
Wardrobe	Modular wardrobes.

Kitchen

Walls	Tiles / Lacquered Glass / Stone up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles / Marble / Vitrified tiles
Ceiling	Acrylic Emulsion paint
Counter	Granite / Marble / Engineered stone
Fittings/ Fixtures	CP fittings, Single bowl sink with drainboard SS Sink, Provision for Exhaust Fan.
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Under counter RO, all of reputed make.

Balcony

Floor	Tiles
Ceiling	Exterior grade Paint
Railing	Glass / SS / MS

Toilets

Walls	Tiles / Stone / Acrylic Emulsion Paint.
Floors	Marble / Granite / Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Marble / Granite / Engineered Stone

Fixture / Accessories	Glass Shower-partition (7' Ht.) , Vanity, Exhaust Fan , Tower Rail / Ring, Toilet Paper Holder, all of standard make.
Sanitary ware / CP Fittings	Single Lever CP fittings, Wash Basin, Floor mounted / Wall-Hung WCs

Plumbing

CPVC piping for water supply & UPVC piping for RWP, Soil waste & Vent

Fire Fighting System

Fire Fighting system with Sprinklers, smoke detection system etc.

Utility/Servant

Floor	Tiles
Walls / Ceiling	Acrylic Emulsion Paint
Toilet	Flooring & Walls in tiles/ plaster/ mirror/ cladding, Conventional CP fittings and Chinaware

Doors

Internal Doors	Painted/ Polished frame with Painted/ Laminated/ Polished/ Veneered flush doors.
External Doors	Painted/ Polished frame with Painted/ Laminated/ Polished/ Veneered flush doors. (2Hr. Fire Rated)

External Glazing

Windows / External Glazing	Single / Double glass unit with clear glass UPVC / Aluminium Frames. UPVC / Aluminium Frames with Clear Frosted Glass in Toilets.
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Electrical Fixtures / Fittings

Modular switches and copper wiring. Exhaust fan in toilets and Kitchen. Home Automation for selected services as per design.

Power Back-up

1.	For each apartments load not exceeding 9 KVA
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DG capacity shall be at 70% of the load factor of individual apartment and 70% overall diversity for total diversified load of apartments as well as diversified load of common areas.

Common Areas

Security System

Secured Gated Community with access Control at entrances. CCTV surveillance.

Passenger Lift Lobby

Lift Lobby Floors	Tile / Marble / Granite / Engineered Stone
Lift Lobby Walls	Combination of Marble / Acrylic Emulsion Paint / Wallpaper / Veneer/ Films / Mirror

Service Lift Lobby

Lift Lobby Floors	Tile / Stones / IPS
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Lift Lobby Walls	Flat Oil Paint / OBD / Acrylic Emulsion Paint
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Staircases

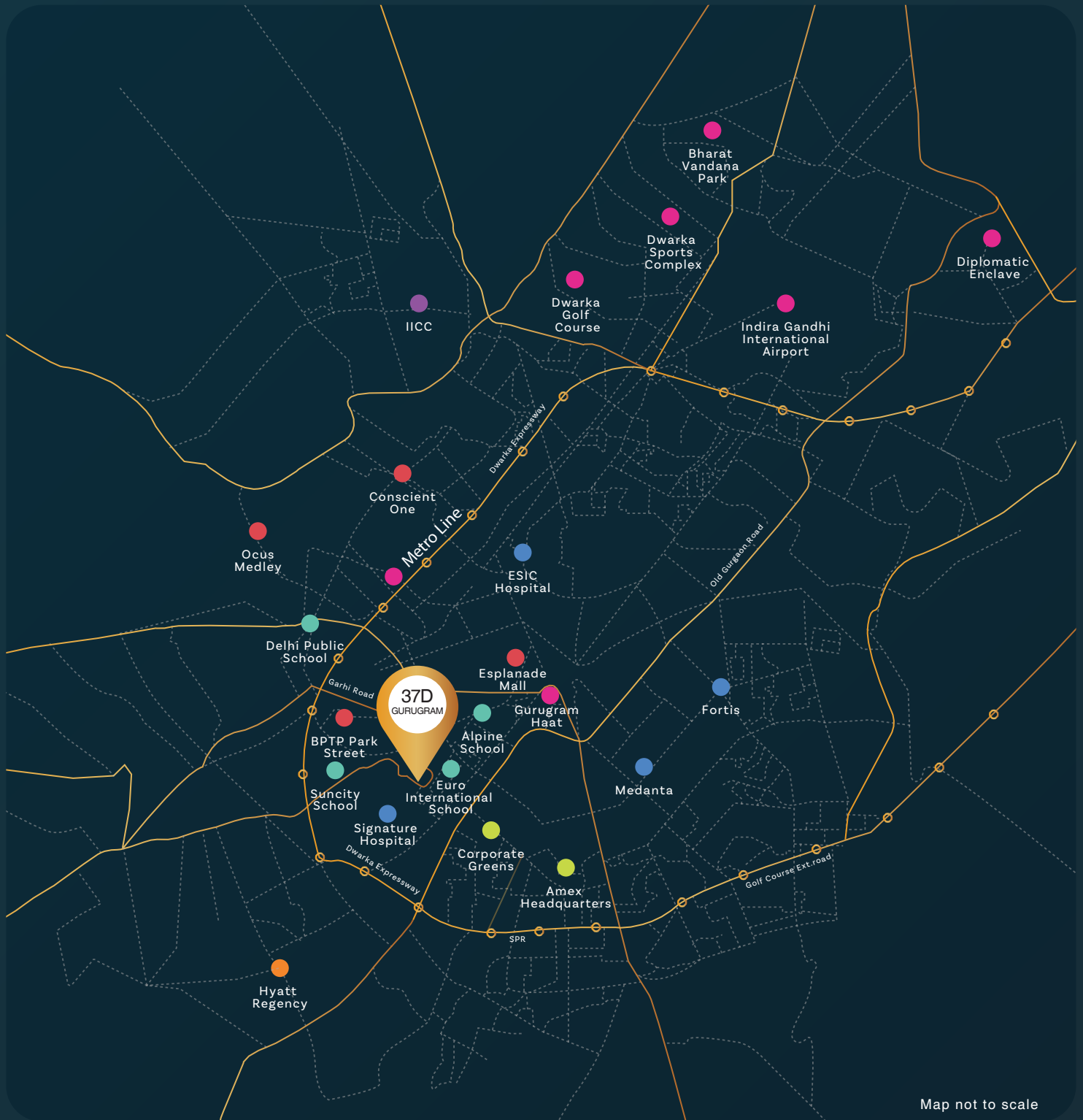
Floor	Tile / Indian Stone / Granite
Walls	Flat Oil Paint / OBD

Conversion Scale

1 feet = 304.8 mm

DISCLAIMER: Marble / Granite being natural material have inherent characteristics of colour and grain variations. Specifications are indicative and are subject to change as decided by the **Promoter** or Competent Authority. Marginal variations may be necessary during construction. The extent / number / variety of the equipment's / appliances and their make / brand thereof are tentative and liable to change at sole discretion of the **Promoter**. Applicant shall not have any right to raise objection in this regard.

CONVENIENCE FIT FOR ROYALTY



Map not to scale

◆ SCHOOLS

- Delhi Public School
- Euro International School
- Suncity School
- Alpine School

◆ CORPORATES

- Amex Headquarters
- Corporate Greens

◆ HOSPITALS

- Signature Hospital
- ESIC Hospital
- Medanta
- Fortis

◆ HOTELS

- Hyatt Regency

◆ SHOPPING

- BPTP Park Street
- Conscient One
- Ocus Medley
- Esplanade Mall

◆ CONVENTION CENTER

- IICC

◆ EVERY ROAD LEADS TO ROYALTY

- Dwarka Golf Course
- Bharat Vandana Park
- Dwarka Sports Complex
- Gurugram Haat
- Metro Line
- IGI Airport
- Diplomatic Enclave

BUILDING LEGACIES. BUILDING DREAMS.

For two decades, BPTP has built legacies fit for
royalty.

50 million sq. ft.
delivered*

50 projects
completed*

25,000 valued
customers*

2,500 acres of land bank
across NCR*

A MAJESTIC
NEW BEGINNING
STARTS HERE.



REPRESENTATIVE IMAGE ONLY

COME HOME TO
THE AMAARIO
FOR THE ROYALS OF TOMORROW

Where sustainability meets luxury to
craft a lifestyle fit for modern monarchs.



9319-69-3737

sales@bptp.com
www.bptp.com

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