



**THE LEAF**  
At SS City





Welcome to nature's lap of luxury.







# THE LEAF

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The luxury of living in the midst of nature. The convenience of having surrounded by life simplifying amenities. The satisfaction of enjoying a secure and peaceful lifestyle with the ones you love. That's life in The Leaf by SS Group.

Created taking inspirations from the best designer of all - Nature, The Leaf is developed with a single minded objective of giving you a luxurious lifestyle in a clean green surrounding.

This premium project adorns the picturesque locale of Sector 85, Gurgaon providing easy access and proximity to everything you would ever need in living a comfortable and relaxed lifestyle. Everything in The Leaf is planned around the basic philosophy of abundance. So be it greenery, space, luxurious amenities or tranquility, you will see the manifestation of this philosophy in every sphere of this project. Come, experience it and start afresh or should we say turn a new leaf in life.









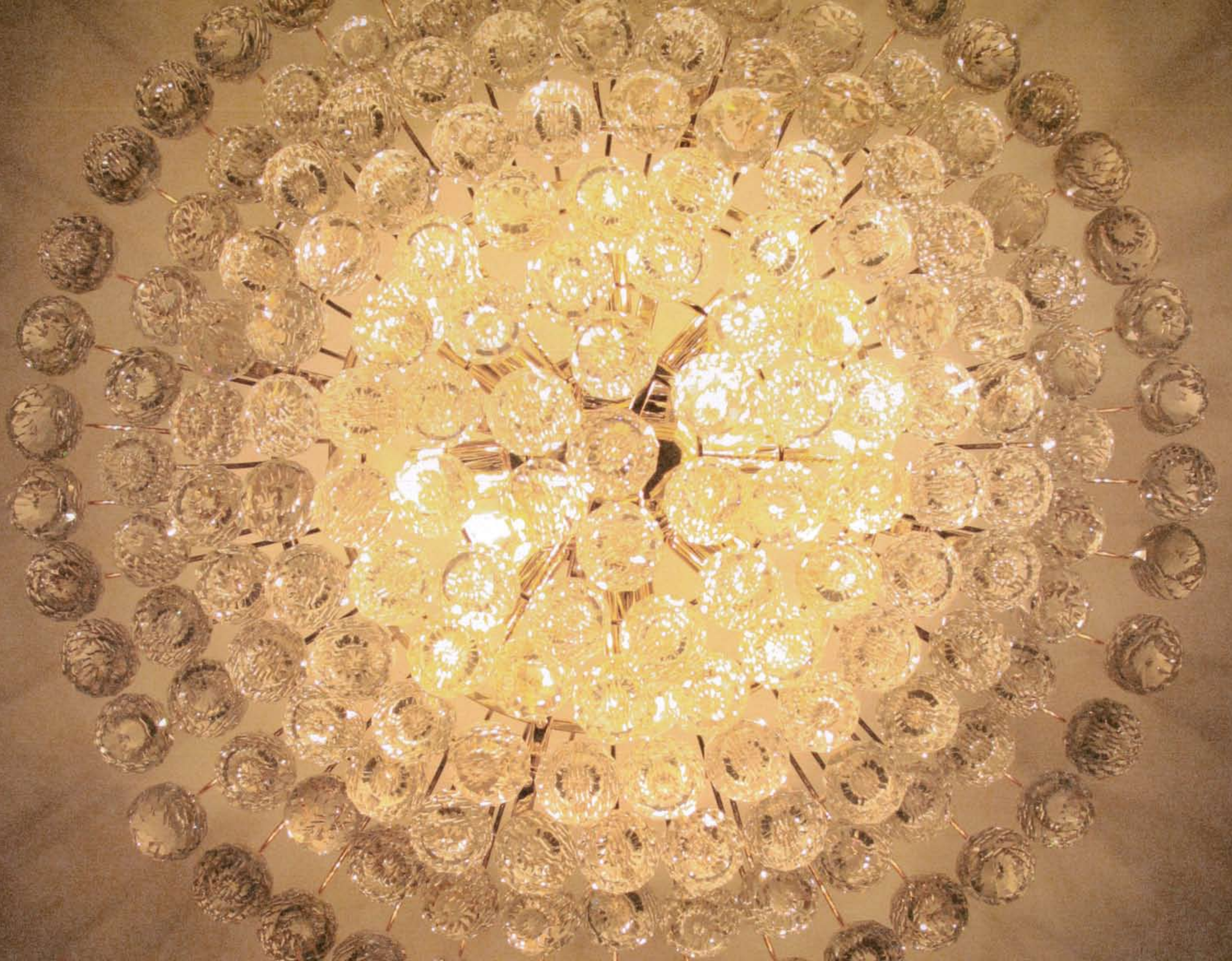


# We all need a reason to start afresh. Here's yours.

A famous orator once said - The human spirit needs places where nature has not been re-arranged by the hand of man. If you concur with this simple philosophy, then The Leaf is the ideal place for you. Located in the heart of nature, The Leaf brings you a perfect fusion of breathtaking landscapes, design and luxury with its 2 to 5 bedroom apartments and Duplex houses. Spacious balconies present an unparalleled view of surrounding greens and our effervescent water body. Stand at your balcony and view the Gurgaon skyline greeting you across the distant horizon. For those occasional evenings when you want to soak in the tranquility of nature and be one with it, these homes will soothe your senses and ensure you live a complete life. Come, explore The Leaf.











# Leaving no leaf unturned. Features galore.

Concept architect - Arcop, Montréal (The Queen Elizabeth Theatre in Vancouver, Place Bonaventure, Montréal)

Principal architect - Arcop, India (Rich expertise in residential, commercial and office buildings in India & abroad)

Landscape by Nippaysage from Montréal (Centre Hospitalier Universitaire de Montréal, Point Pleasant Park Comprehensive Plan, Halifax)

2 apartments on each floor | 9 Acre Landscaped Greens with Water Bodies | Hide Away Air Conditioning | 85% Green Area | Combination of Italian Marble & Wooden Flooring | International Branded Sanitary Fixtures | UPVC Windows | 100 % Power Back-Up | Situated at the cross-section of 135m wide Multi Utility Corridor & 60m wide Sector Road | Community Centre with Party Hall | Convenience Shopping

3 - Tier Security | 3 side open apartments for 360 degree view











# 15,000 sq.ft. of fun, leisure and play. Welcome to the Clubhouse

What would life be without some fun to lift you up? At The Leaf, nature will not be the only thing that will lighten your mood and soothe your body. The Clubhouse, which is one of the prime features of the project, will make sure you enjoy a healthy and enjoyable lifestyle. This state-of-the-art Clubhouse offers you, among other things, a Unisex Gym, a Swimming Pool, a Coffee Bar, Table Tennis and Billiards Room, Badminton Court, Tennis Courts and a Multi-Purpose Hall. Indulge yourself and enjoy the lighter side of life.





# A Leaf tailor-made for you.

Combination of Italian Marble that only complements the wooden flooring. The sanitary ware sourced from the best designers in the world. UPVC Windows that open up a whole new world for you. A home in The Leaf is your ticket to an exclusive life.





A lush garden scene featuring large, mature trees with dense green foliage. In the center, a wooden pergola with a flat roof and a wooden bench underneath is visible. The ground is a mix of grass, small plants, and a wooden deck. The overall atmosphere is serene and natural.

# A panorama of leaves

Designed by landscape architects of international repute, Nippaysage of Montréal, the landscaping of The Leaf can be simply termed as world-class and is designed to go easy on your eyes. The water bodies, which is an integral part of the entire landscape, provide a refreshing break to the otherwise breathtaking view.



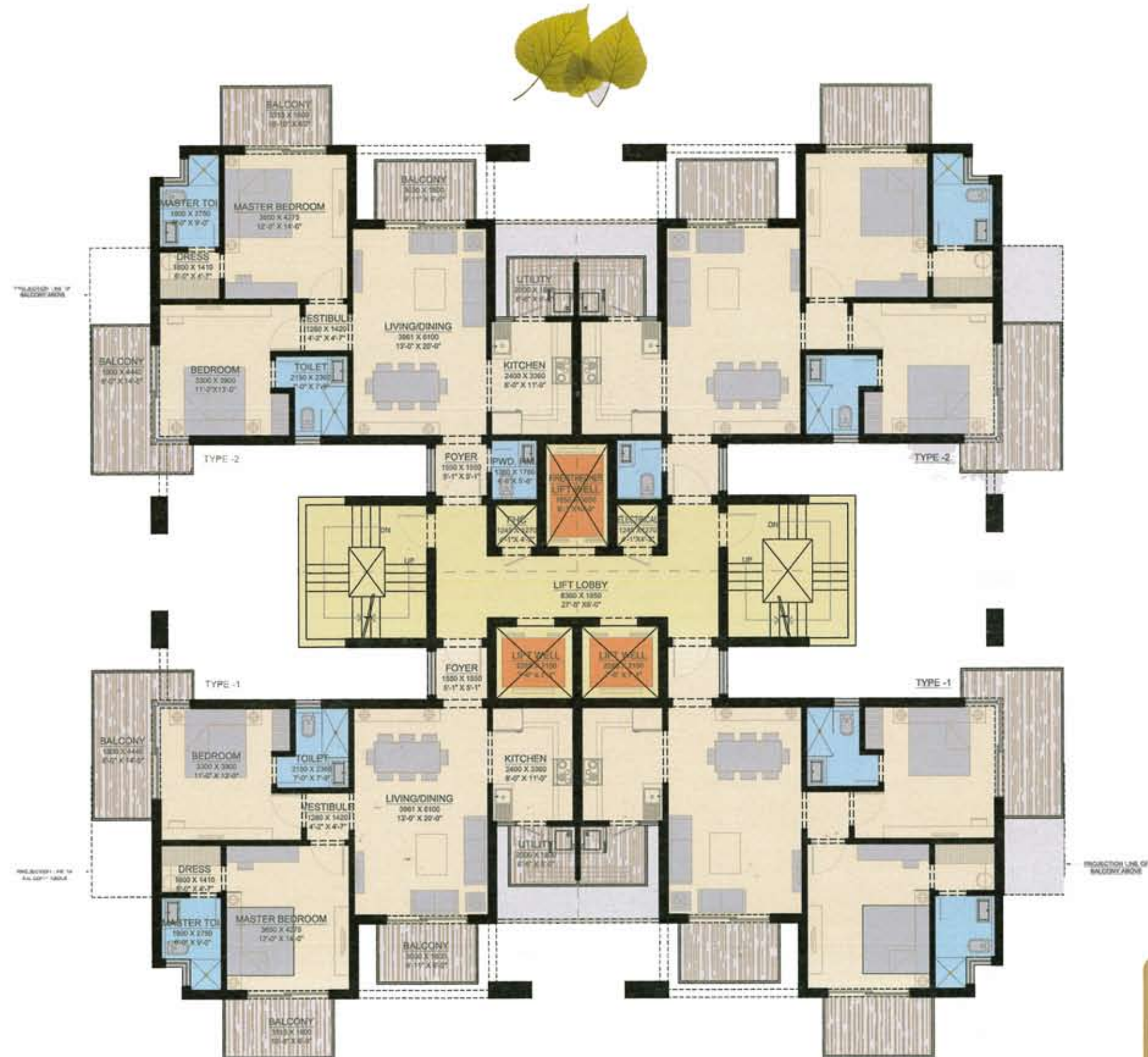
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- |   |  |
|---|--|
| ① WATER FEATURE AND PATHWAY OVER WATER                                    | ⑩ STILTS, HARD SCAPE AREA                    |
| ② KIDS AND SENIOR PLAY ZONE   | ⑪ PERENNIAL COLOURFUL GARDENS                |
| ③ PUTTING GREEN AREA  | ⑫ GRASS PAVE ZONES FOR FIRE TRUCKS           |
| ④ SUNKEN MINI SOCCER AND LAWN OPEN SPACE<br>(400mm with steps all around) | ⑬ STREET-SIDE PARKING                        |
| ⑤ WETLAND AND FOREST OF TALL TREES  | ⑭ DROP-OFF SPECIAL PAVING WITH FOUNTAINS     |
| ⑥ CLUB TENNIS COURT AND BADMINTON   | ⑮ HALF BASKETBALL COURT                      |
| ⑦ CLUB POOL AND PARTY LAWN  | ⑯ WATER FALL ON CLUB AND ON PARKING WALL     |
| ⑧ ENTRANCE WATER FEATURE (WATER JETS)                                     | ⑰ CENTRAL WATER JET FOUNTAIN                 |
| ⑨ STREET WATER FEATURE (WATER JETS)                                       | ⑱ BADMINTON COURT AND CRICKET PRACTICE PITCH |



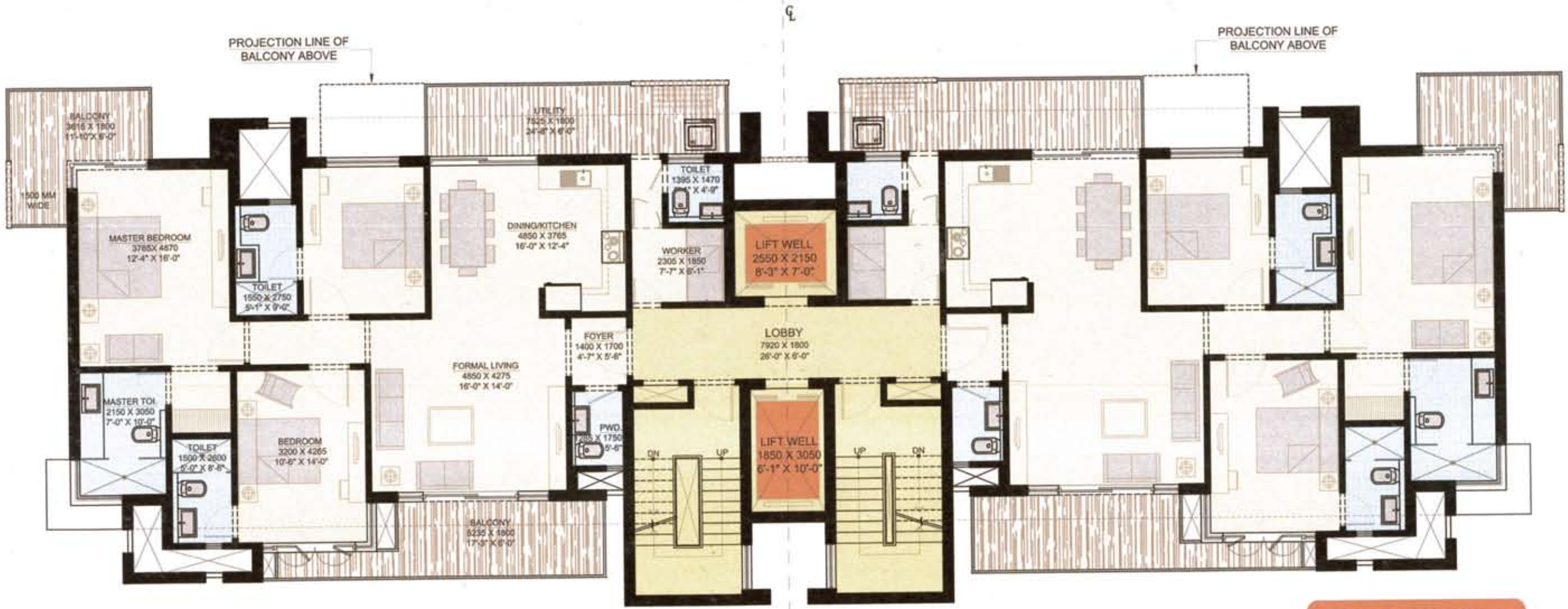




2 Bedroom Apartment  
 (area 1575 sq.ft. - 1690 sq.ft.)  
 Typical Floor



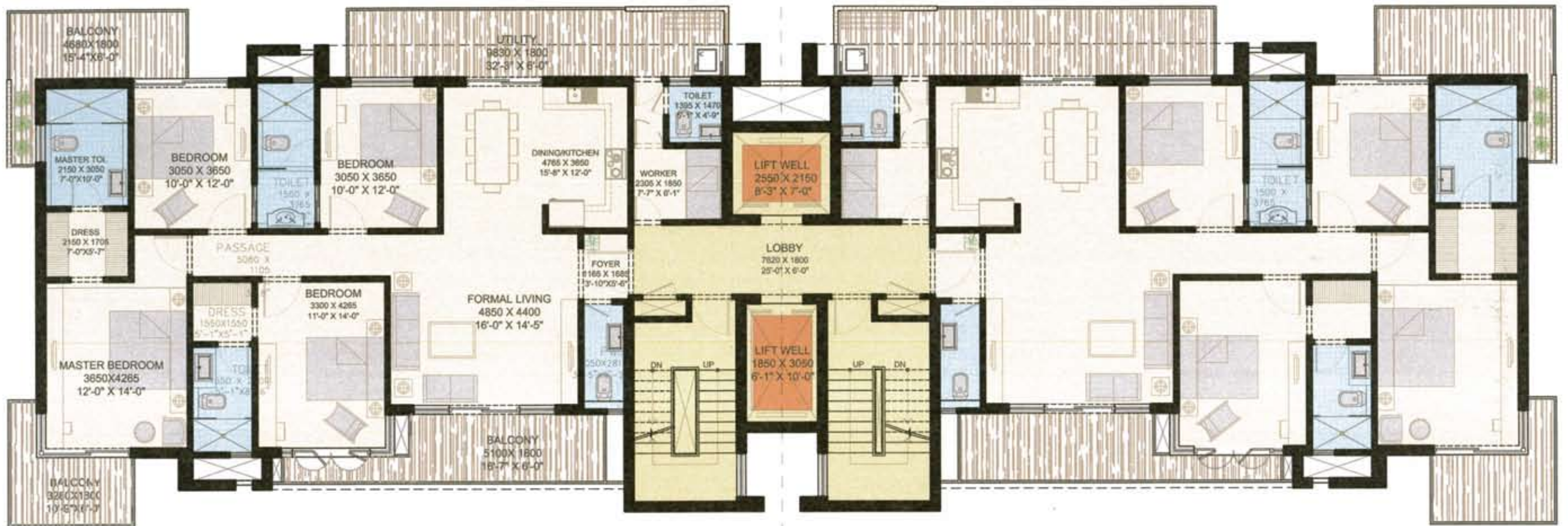




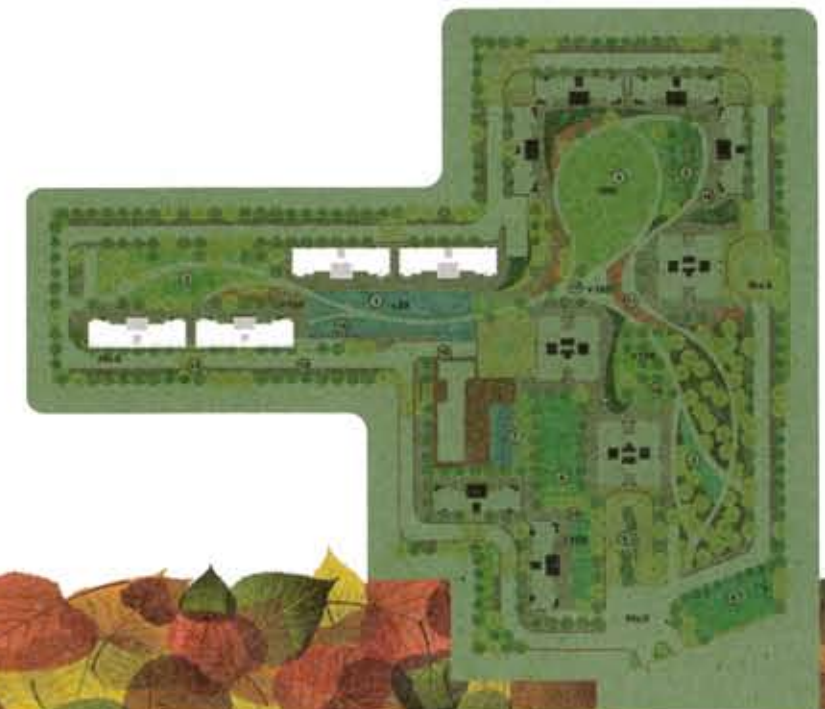
3 Bedroom Apartment (area 2280 sq.ft.)  
Typical Floor







4 Bedroom Apartment (area 2600 sq.ft.)  
Typical Floor



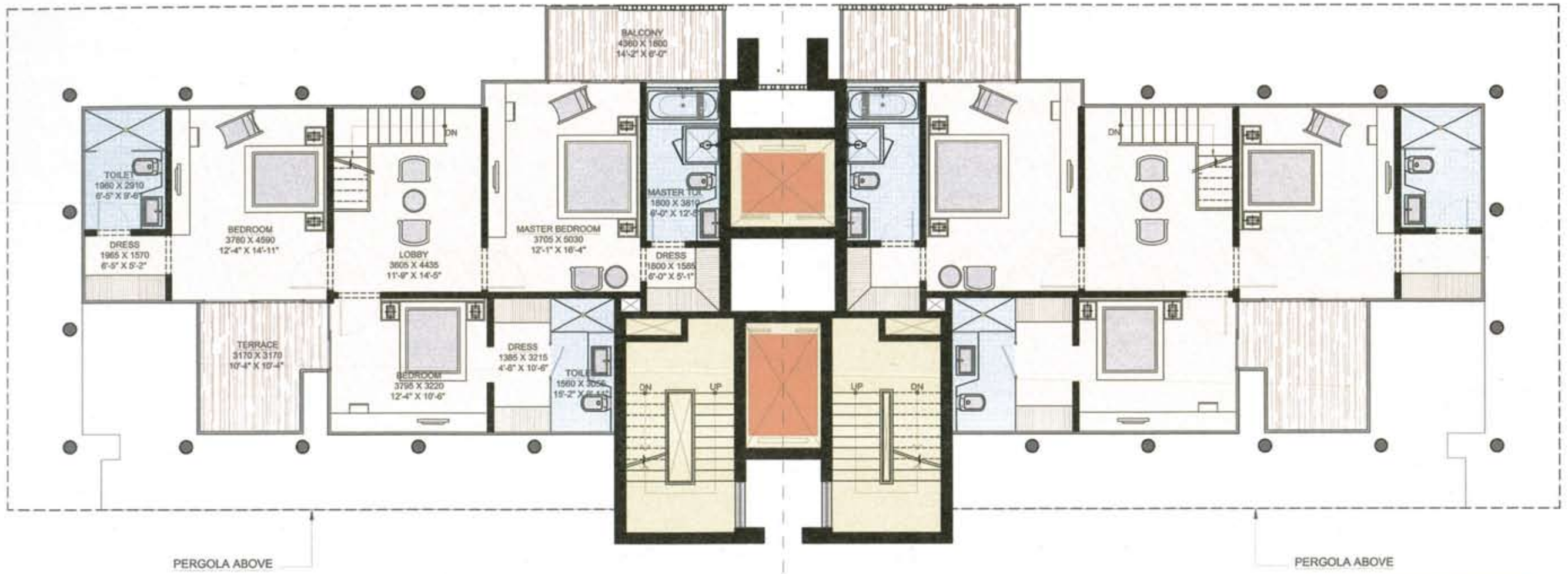




4 Bedroom Duplex Apartment (area 3950 sq.ft.)  
Lower Floor







4 Bedroom Duplex Apartment  
Upper Floor







PERGOLA ABOVE

PERGOLA ABOVE

5 Bedroom Duplex Apartment  
Upper Floor









# Specification



AREAS	FLOORS	WALLS	CEILING	DOORS	WINDOWS/GLAZING	OTHERS	ELECTRICAL
LIVING ROOM/DINING ROOM/LOUNGE	Italian Marble	Pop Punning with Acrylic Emulsion Paint	Pop Punning with Acrylic Emulsion Paint	Hardwood door frames with solid wood panelled door with melamine polish finish	UPVC Windows	Designed Hateway Air Conditioning	Copper Electrical Wiring in Concealed Conduits with Modular Switches. Wiring for Telephone, Internet and TV Connection
MASTER BEDROOM	Laminated Wooden	Pop Punning with Acrylic Emulsion Paint	Pop Punning with Acrylic Emulsion Paint	Hardwood frame with European Style Moulded Shutter	UPVC Windows	Designed Hateway Air Conditioning	Copper Electrical Wiring in Concealed Conduits with Modular Switches. Wiring for Telephone, Internet and TV Connection
BEDROOMS	Laminated Wooden	Pop Punning with Acrylic Emulsion Paint	Pop Punning with Acrylic Emulsion Paint	Hardwood frame with European Style Moulded Shutter	UPVC Windows	Designed Hateway Air Conditioning	Copper Electrical Wiring in Concealed Conduits with Modular Switches and MCB. Wiring for Telephone, Internet and TV Connection
KITCHEN	Italian Marble	Combination of Granite and Pop Punning with Acrylic Emulsion Paint	Pop Punning with Acrylic Emulsion Paint	Hardwood frame with European Style Moulded Shutter	UPVC Windows		Copper Electrical Wiring in Concealed Conduits with Modular Switches and MCB. Wiring for Telephone, Internet and TV Connection
TOILETS	Anti-Skid Vitrified Tiles	Ceramic Tiles	Pop Punning with Acrylic Emulsion Paint	Hardwood frame with European Style Moulded Shutter	UPVC Windows	Kohler/Roca/ Equivalent Quality Chinaware, CP Fittings, Marble Counter	Copper Electrical Wiring in Concealed Conduits with Modular Switches and MCB. Wiring for Telephone, Internet and TV Connection
BALCONIES / TERRACES	Anti-Skid Vitrified Tiles	Weather Proof Paint	Weather Proof Paint	UPVC	UPVC Windows		Copper Electrical Wiring in Concealed Conduits and MCB
SERVANT ROOM/ UTILITY ROOM	Tiles	OBD	OBD	Hardwood frame with Painted Flush Door	UPVC Windows	ISI Quality Tiles and Fittings	Copper Electrical Wiring in Concealed Conduits and MCB
SERVANT WASH ROOM	Tiles	OBD	OBD	Hardwood frame with Painted Flush Door	UPVC Windows	ISI Quality Tiles, Chinaware and CP Fittings	Copper Electrical Wiring in Concealed Conduits and MCB
SECURITY	3 Tier CCTV Security and Surveillance at Main Entrance and Tower Entrances.						

Disclaimer: In the interest of maintaining high standards, all site plans, floor plans, layout plans, areas, dimensions, specifications, etc. are subject to change till final completion of the Project.







# About The Group

Established in the year 1992, SS Group has been a front runner in the Real Estate industry having one of the largest land banks of NCR Region developing an array of Residential Complexes, Hotels, Office/Commercial Spaces and other infrastructure projects on global standards.

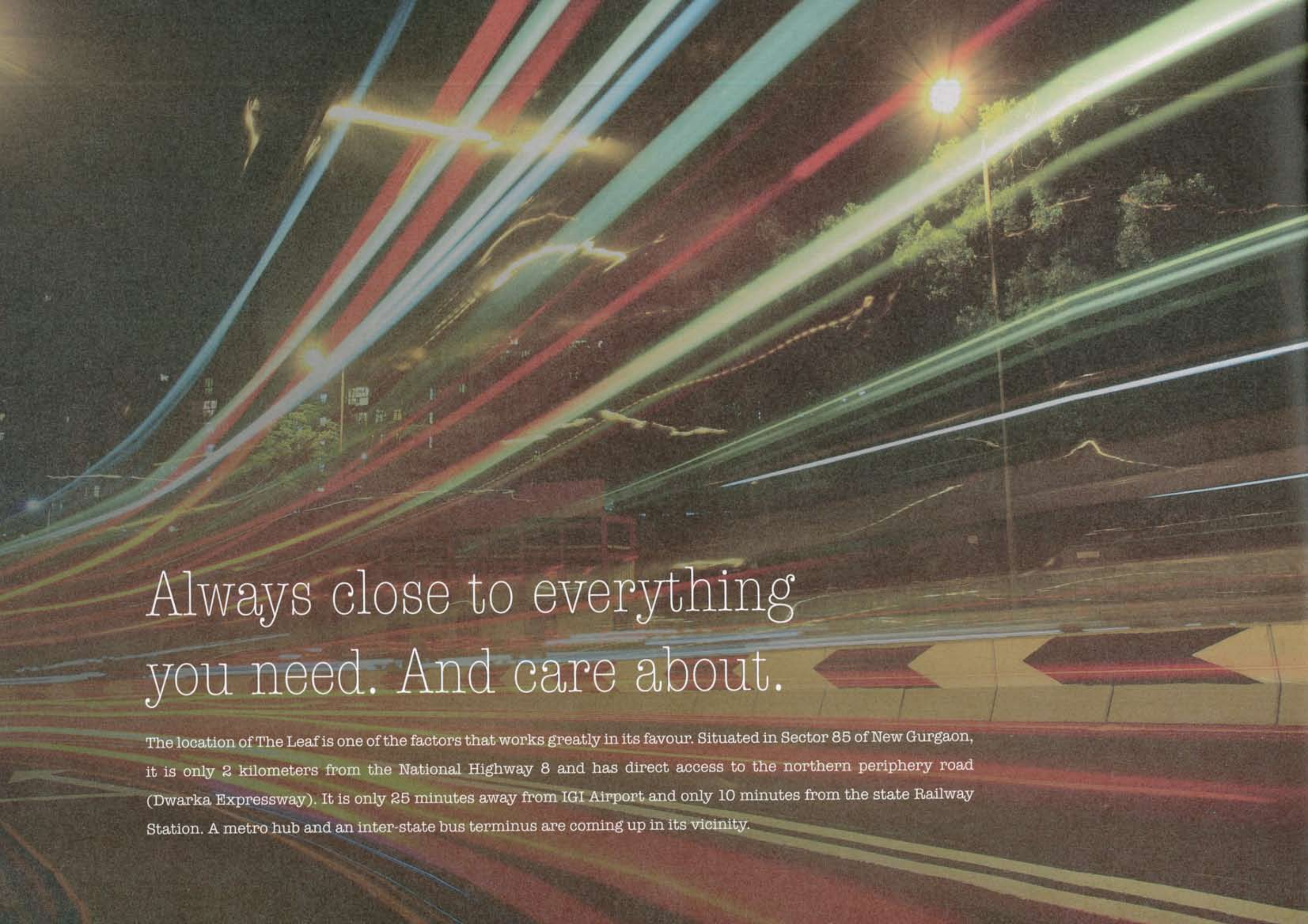
The Group has given shape to more than 20 residential project and commercial complexes and is currently undertaking the various development projects on a total land area of more than 15 million sq.ft. SS Group has also identified healthcare, education and hospitality as business lines for future growth.



## Key Projects of SS Group

Township Development - Southend | Aaron Ville





Always close to everything  
you need. And care about.

The location of The Leaf is one of the factors that works greatly in its favour. Situated in Sector 85 of New Gurgaon, it is only 2 kilometers from the National Highway 8 and has direct access to the northern periphery road (Dwarka Expressway). It is only 25 minutes away from IGI Airport and only 10 minutes from the state Railway Station. A metro hub and an inter-state bus terminus are coming up in its vicinity.



# Location Map

Sector 85, Gurgaon



- Gurgaon Metro
- National Highway
- Indian Railway

Map not to scale



