

The evergreen hill life.  
Just 3 km from South Delhi!



OMAXE  
**HILLS**  
SURAJKUND, DELHI-NCR

# Life amidst nature. A delight for all senses.



Nature the great wonder, nurturer & teacher. Nature has blessed Man with 5 senses to appreciate and enjoy its diverse hues and myriad moods. Senses that open up Man to its awe-inspiring splendour. Omaxe Hills. A sensory experience in living amidst Nature. See the sun-sets fusing into the bold Aravalli range. Hear the never-ending melody of chirping birds. Smell the fresh fragrance of blossoming flowers. Touch the pure, clean, abundant air. Taste life at its very best. Omaxe Hills, lush greenery, dotted with luxury apartments, next to 5,000 acres of virgin greens. Located just 3 km (approx.) from the Delhi border, towards Surajkund, embellished with all the facilities modern man can desire. Step right in and delight all your senses.

## A glimpse into the space at Omaxe Hills

- Located in close vicinity of Surajkund in the backdrop of the majestic Aravali Hills
- Beautifully designed spacious 2-bedroom, 3-bedroom and (3-bedroom + servant) apartments
- Vaastu friendly architecture to boot
- Efficient space planning in each apartment
- 24-hour water supply
- Hi-tech security and fire fighting system
- Earthquake-resistant structure
- Rain harvesting arrangement for ecological balance
- Extension of South Delhi, driving time 10-12 minutes approx.
- Noise & pollution free area

## Features at Omaxe Hills that will be music to your ears

- In-house club with swimming pool, Gym & Health club\*
- Power back up\*
- Dedicated car parking space\*

## SPECIFICATIONS

Title	Description
Structure External Finish	Earthquake Resistant RCC frame structure Combination of long- lasting paint / Grit wash or equivalent
DINNING & DRAWING ROOM Floor Walls Ceiling	Vitrified Tiles Plastered and painted with pleasing shades of O.B.D Plastered and painted with pleasing shades of O.B.D.
STAIRCASES Floor Walls Ceiling	Combination of Udaipur green & Marble Plastered and painted with pleasing shades of O.B.D. Plastered and painted with pleasing shades of O.B.D.
BED ROOMS Floor Walls Ceiling	Vitrified Tiles Plastered and painted with pleasing shades of O.B.D. Plastered and painted with pleasing shades of O.B.D.
SERVANT ROOM Floor Walls Ceiling	Vitrified Tiles Plastered and painted with pleasing shades of O.B.D. Plastered and painted with pleasing shades of O.B.D.
KITCHEN Floor Walls  Ceiling Platform	Ceramic / Anti Skid Tiles Ceramic / Glazed Tiles upto 2 feet height above counter and Plastered and painted with pleasing shades of O.B.D. Plastered and painted with pleasing shades of O.B.D. Pre-polished Granite / Udaipur green platform with stainless steel sink.
BALCONIES Floor Walls Ceiling	Anti Skid / Ceramic Tiles Long-lasting paint/Grit wash or equivalent Plastered and painted with pleasing shades of O.B.D.
TOILETS Walls Floor Fittings/Fixtures	Dado of Glazed /Ceramic Tiles up to 7'-0" height Glazed / Ceramic Tiles Wash Basin, EWC, Towel Rail, Provision for Hot & Cold water system
DOORS & WINDOWS Doors Windows	Hardwood frames & both side Teak finish flush doors/Skin moulded shutters Powder-coated glazed aluminum windows/wooden windows.
ELECTRICAL Light Wire Plug Fans	Decorative Lights in all rooms inclusive of Living/Dinning. Copper concealed wires in all rooms, Living/Dinning, toilets & Kitchen. Plug point in each bedroom / Drawing / Dining , Toilets & Kitchen. Fancy Fans in all the bed rooms & living room.
LIFT LOBBY Floor Walls Lifts Security	Vitrified Tiles Plastered and painted with pleasing shades of O.B.D. Two elevators in each tower. 24 hours manned perimeter security for the complex.
CLUB FACILITIES	Club House having facilities like Banquet/community hall. Badminton court. Indoor Games like: Billiards, Snooker Pool, Table Tennis, Card Room etc. Swimming Pool, Sauna, Steam, Jacuzzi, Shower Cubical. Provision for Restaurant / Cafeteria. Conference Room with all Business Facilities like Broadband Connectivity, FAX etc.
FACILITIES	Children's Play Ground Beautifully landscaped park with water bodies Jogging Track 100% Power backup 24 hour water supply

This leaflet is purely conceptual and is not a legal offering. Further, the Promoters / Architects reserve the right to add / delete / modify any features / specifications / elevations mentioned, if so warranted by the circumstances at its own discretion.



**TYPICAL 2 B/R FLOOR PLAN (Saleable Area - 1330 Sq.ft.)**



**UNIT PLAN TYPE : 1330 sq. ft.**

\* This is tentative plan subject to approval from the concerned authority

**TYPICAL 3 B/R FLOOR PLAN (Saleable Area - 1600 Sq.ft.)**



**UNIT PLAN TYPE : 1600 sq. ft.**

\* This is tentative plan subject to approval from the concerned authority

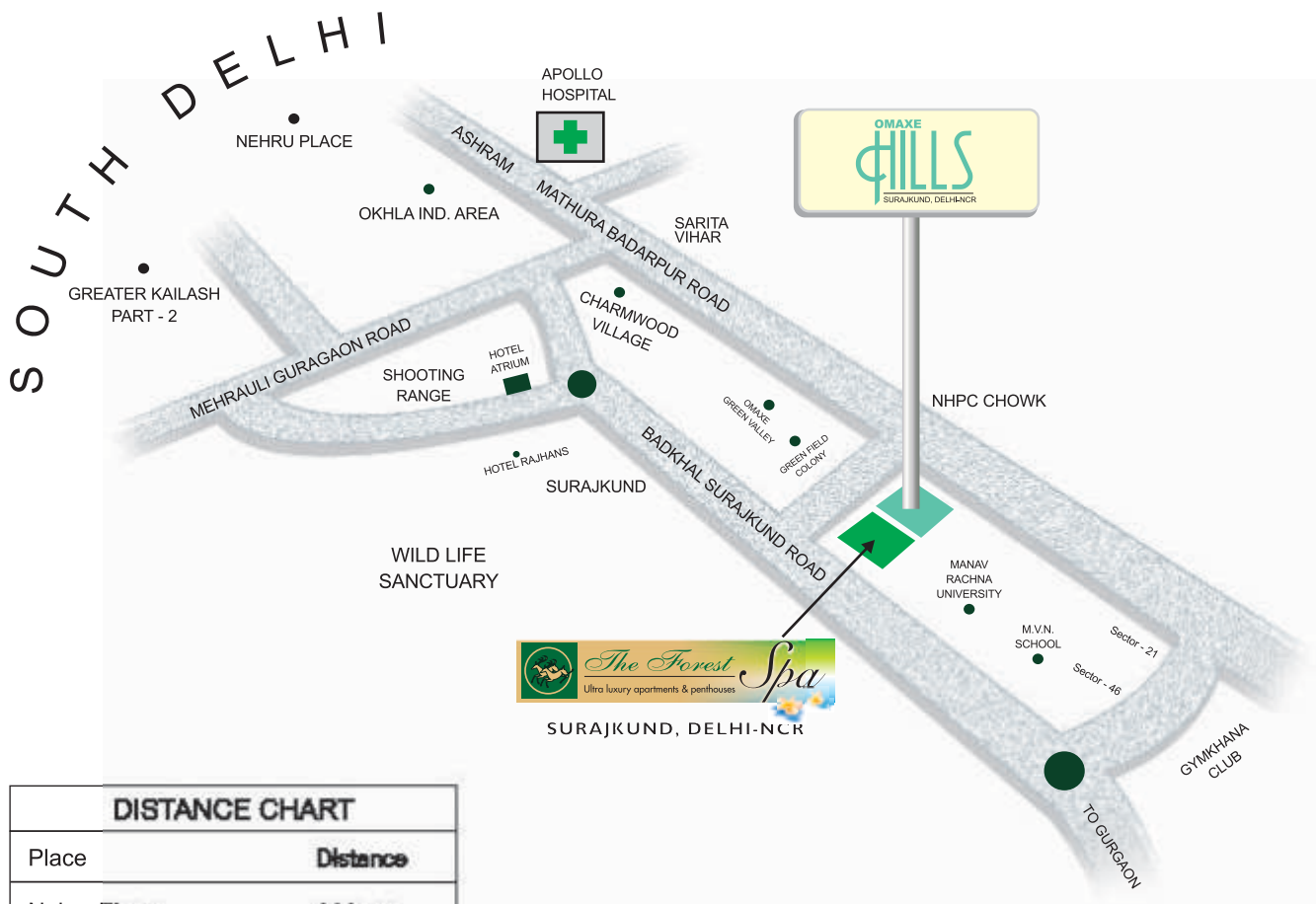
**TYPICAL 3 B/R + SERVANT FLOOR PLAN (Saleable Area - 1922 Sq.ft.)**



**UNIT PLAN TYPE : 1922 sq. ft.**

\* This is tentative plan subject to approval from the concerned authority

# LOCATION MAP



\*NOT TO SCALE

DISTANCE CHART	
Place	Distance
Nehru Place	14 kms
Greater Kailash	12 kms
Badarpur Border	4 kms
Noida	12 kms
Gurgaon	30 kms
Connaught Place	28 kms
International Airport	30 kms

- 5 minutes (approx.) drive from Badarpur border
- 20 minutes drive from Nehru Place / Greater Kailash



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