

Satya  
merano  
greens

*Own your plot. Own your dream.*

SECTOR-99A, GURUGRAM





PRESENTING  
FIRST EVER  
PLOTTED DEVELOPMENT  
BY SATYA GROUP  
IN GURUGRAM

Satya  
merano  
greens



**A SECURED**

GATED  
COMPLEX

**GRAND  
ENTRANCE**

FROM 24-METER ROAD  
ADJOINING  
TO 75-METER ROAD

**LOW-DENSITY**

PLOTTED DEVELOPMENT  
COMPLEX

**WELL  
DEMARCATED**

Plots

**WELL  
PLANNED**

ROAD NETWORK  
& PATHWAYS

**CLUB  
HOUSE**

WITH MULTIPLE  
AMENITIES

**WATER  
BODIES**

AND LANDSCAPING

**MULTI-TIER**

SECURITY





SAFETY AND  
SECURITY  
FOR A  
LIFETIME

Gated complex with regulated access

Boom barriers at entry/exit point

CCTV and control room provision

Well lit common areas with power back-up





PARKS AND  
OPEN SPACES  
FOR A  
LIFETIME

Creation of an acclaimed landscapist

Internal paved green avenues

Abundant floral beds, trees and water bodies

Modern water feature

The relaxing seating area spread throughout the complex

Pathways for a perfect stroll





# PLANNED INFRASTRUCTURE FOR A LIFETIME

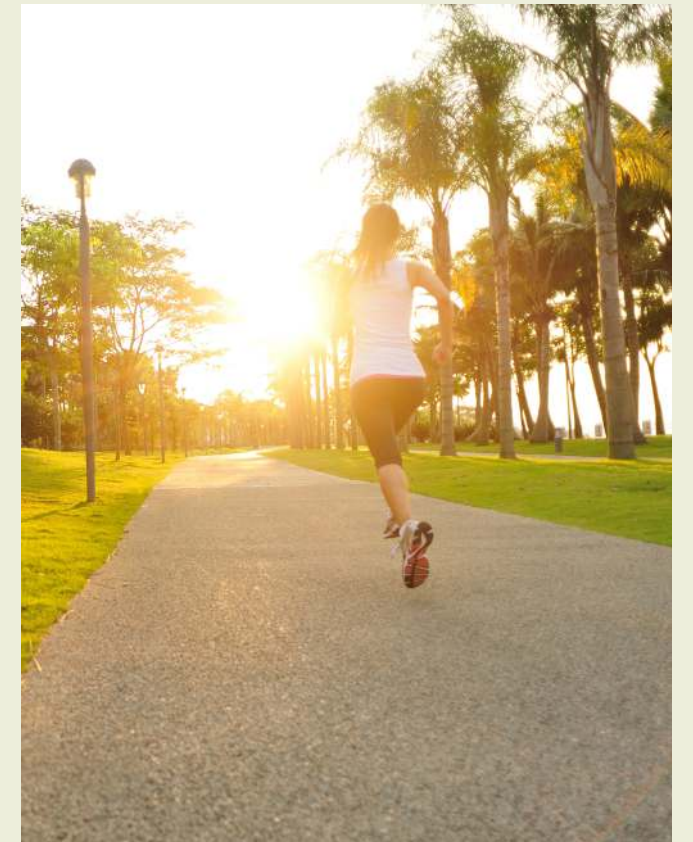
Well-lit wide road

Provision for sewage line for each plot

Provision for electricity and water supply

Provision for storm water

Provision for power backup in common areas





*centre for your recreation*



# THE CLUB INDULGENCES

Creative image

CAFETERIA | INDOOR GYM | MULTIPURPOSE HALL | CARD TABLE | TABLE TENNIS



# THE YOGA BACKDROP



Creative image

YOGA | JOGGING TRACK | MEDITATION AREA



# THE POOL PLEASURE



Creative image

SWIMMING POOL | KIDS POOL | POOLSIDE DECKS | POOL SIDE PARTY LAWN





# THE SPORTS ARENA

Artistic image

BADMINTON COURT | BASKETBALL AREA | CRICKET PRACTICE NET





Artistic image

KID'S PLAY AREA | SENIOR CITIZEN AREA





Creative image

## CONVENIENT NEIGHBOURHOOD BAZAAR

### Provision for wide choice of daily essential needs

Merano Greens plotted development has a provision for two commercial areas in its master plan. Right at the entrance, there is a neighbourhood shopping complex which will be a delight to the Merano Greens residents. For everyday needs there will be provision for few outlets near the Clubhouse.



*plots of a lifetime*

OWN YOUR PLOT.  
BUILD YOUR  
DREAM HOME.



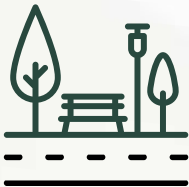
Well demarcated plots of  
sizes 102 sq.m. onwards.



Choice of plots facing in  
your desired direction



Most of the plots with  
gardens close by



Tree lined  
street roads

HARERA  
REGISTERED



# MASTER PLAN

Plot type	Length in meter	Width in meter	Area in sq.m.	Area in sq.yd.
TYPE-1	7.000	15.350	107.450	128.510
TYPE-2	7.000	14.664	102.648	122.767
TYPE-3	7.000	15.000	105.000	125.580
TYPE-4	8.500	15.000	127.500	152.490
TYPE-5	8.500	14.664	124.644	149.074
TYPE-6	9.000	15.000	135.000	161.460
TYPE-7	9.300	15.000	139.500	166.842
TYPE-8	9.355	15.000	140.325	167.829
TYPE-9	8.350	15.000	125.250	149.799

PHASE-1	PHASE-2	COMMERCIAL /RETAIL	CLUB / COMMERCIAL

## AMENITIES

- |                               |                                     |
|-------------------------------|-------------------------------------|
| <b>A</b> MAIN ENTRY           | <b>K</b> CENTRAL GREEN LAWN         |
| <b>B</b> COMMERCIAL/RETAIL    | <b>L</b> CRICKET PRACTICE NET       |
| <b>C</b> CLUB/COMMERCIAL      | <b>M</b> JOGGING PATH               |
| <b>D</b> BADMINTON COURT      | <b>N</b> WATER FOUNTAIN AT ENTRANCE |
| <b>E</b> CHILDREN'S PARK      | <b>O</b> GUARD ROOM                 |
| <b>F</b> COMMUNITY AREA       | <b>P</b> ENTRANCE GATEWAY PROFILE   |
| <b>G</b> BASKETBALL AREA      | <b>Q</b> STEP PLANTER               |
| <b>H</b> GREEN AREA           | <b>R</b> SERVICES                   |
| <b>I</b> MILK/VEGETABLE BOOTH | <b>S</b> SENIOR CITIZEN SEATINGS    |
| <b>J</b> WATER BODY/DECK AREA |                                     |







*gurugram's finest location*





## PRIME PLOTTED DEVELOPMENT WITHIN REACH.

### CONVENIENT LOCATION OF 99A GURUGRAM

The area of sector 99A, promote quality living in a region that is well connected with other parts of the NCR via Dwarka Expressway & 75m sector road. With the removal of several infrastructure hurdles, these sectors are likely to see a boost in rates making it a great investment opportunity.

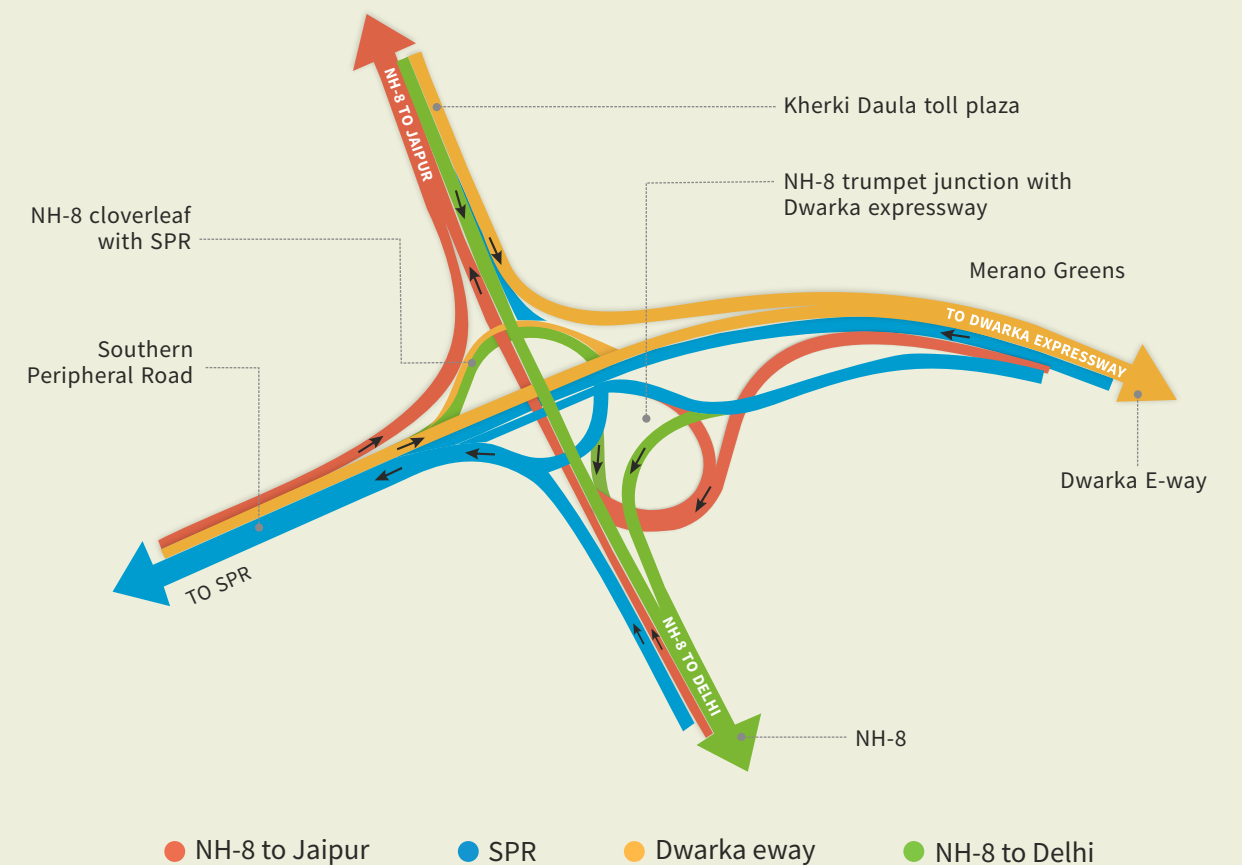
### JUST 15 MINUTES\* FROM HERO HONDA CHOWK

The strategic location of the Merano greens, provides quick access to the Hero Honda Chowk, and the upcoming Clover Leaf

### CONVENIENT LOCATION OF 99A GURUGRAM

As Sector 99A is in the close proximity of large expanse of green Sultanpur Bird Sanctuary, the area is relatively having lesser pollution and better air quality.

## ONLY 10 MINUTES FROM GURUGRAM'S MEGA CLOVERLEAF



A mega junction of 3 highways on NH08 to connect Dwarka Expressway with CPR, SPR and NH248.

NHA is building a network of roads and flyovers at this junction for signal free movement between SPR and Dwarka Expressway.

The Sectors 102 to 113 and Sectors 76 to 95 & 99A along the upcoming Dwarka-Gurgaon Expressway, New Gurugram will be easily accessible via Delhi, Manesar and Neemrana.



LOCATION MAP





# SATYA DEVELOPERS: WINNING TRUST BY DELIVERING CONSISTENTLY

Experience of nearly  
**115 lakh sq.ft.\***  
of project development

**Strong presence**  
in Delhi NCR

**88 lakh sq.ft.\***  
delivered

**4 decades**  
of building trust

## COMPLETED PROJECTS #



**THE GALAXY, GURUGRAM**  
5-star Hotel, Shopping & Spa



**THE HERMITAGE, GURUGRAM**  
Luxury Group Housing Project



**THE LEGEND, GURUGRAM**  
Premium Residential Group Housing



**CENTRUM PLAZA, GURUGRAM**  
Premium Office Complex



**ELEMENT ONE, GURUGRAM**  
High Street Retail and Fully  
Furnished Serviced Apartments



**MALWA COUNTY, INDORE**  
110 Acre Integrated Township



**CITY CENTRE, BATHINDA**  
Shopping cum Entertainment Centre



**NORA, GURUGRAM**  
One Room Apartments at The Hermitage

## ONGOING PROJECTS



**THE HIVE, GURUGRAM**  
Integrated Commercial Complex



**MALWA COUNTY PHASE II, INDORE**  
110 Acre Integrated Township





## SATYA TOWNSHIPS PVT. LTD.

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JOINTLY PROMOTED BY



Member of  
**CREDAI**  
CREDAI - NCR



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\*The pictures, designs, facilities, plans, images, specification and other details herein are merely an indication for the purpose of depicting the appearance of the development at the project – Satya Merano Greens. The visuals herein are for illustration and purely symbolic representation of the eventual development, whereas the Plots shall be sold and developed in the manner and form stated in the Buyer's Agreement. The said information provided herein will not be construed as an advertisement. Any decision of buying or investing in the Project- “Satya Merano Greens” at Sector-99A, Gurugram, Haryana should be upon complete verification of all the details including area, services and other relevant terms independently from the representation by the authorized sales team/Company at the site office. We will under no circumstance be liable for any loss, expense or damage including, without limitation, indirect or consequential loss or damage, or any expense, loss or damage whatsoever arising from use, or loss of use, of data/information mentioned herein. License No. 19 of 2021 dated 28.04.2021 with approved Lay out dated 28.04.2021, Affordable Plotted Colony under DDJAY measuring 9.525 acres (38546.307 Sq. Mtrs.), Licensee : M/s Leo Agro Private Limited, Promoter: M/s Satya Townships Pvt. Ltd. (Satya Group). Original approvals available at Corporate Office. 1 Acre= 4046.86 sq. mtrs./4840 sq.yrds., 1 sq. mtr.= 10.764 sq.ft. HARERA No. 48 of 2021. \*T&C Apply.





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