

86044-06044

Ashiana



ASHIANA
MULBERRY

Sohna Road, Gurgaon

● —————
LIVE THE
LIFE OF LUXURY
YOU DESERVE!



**ASHIANA
MULBERRY**

ARTFULLY CRAFTED
EXPERTLY LAIDOUT AND
BEAUTIFULLY LANDSCAPED,

**2 AND 3-BEDROOM
RESIDENCES.**



**WHAT YOU WANT
WHAT YOU DESIRE
AND EVERYTHING
YOU DESERVE!**



**EXPECT THE
PEACE OF MIND**
YOU DESERVE!



Proven track record of timely delivery and safety of investment / Ensures all approvals are in place and bye-laws adhered to / Experts in site layout planning and design / Wide open and spaced-out complexes with plenty of greenery



THE DEVELOPER
YOU DESIRE.



Ashiana has completed 25 glorious years in the housing development sector. It has established its reputation as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. It has built over 34 lacs sq.ft. of residential and commercial space and has put a smile on the faces of more than 4,200 families. Ashiana's existing portfolio of real estate projects is made up of best-in-class developments in modern condominiums. Some of Ashiana's completed residential projects include: Villa Anandam, Ghaziabad, Ashiana Palm Court, Ghaziabad, Ashiana Le Residency, Ghaziabad, Ashiana Upvan, Indirapuram, Ashiana Greens, Indirapuram, Ashiana Orchids, Greater Noida, Black Gold Apt., Greater Noida, Classic Personal Floors, Gurgaon, Ashiana Silver Crest, Gurgaon. Ashiana Heritage, Ghaziabad. Upcoming projects of Ashiana are Royal Lagoon, Bhubaneswar, Ashiana Greens, Jaipur, Ashiana Amaltas, Noida, The Center Court, Gurgaon. For more information about Ashiana Homes please visit www.ashianahomes.com.



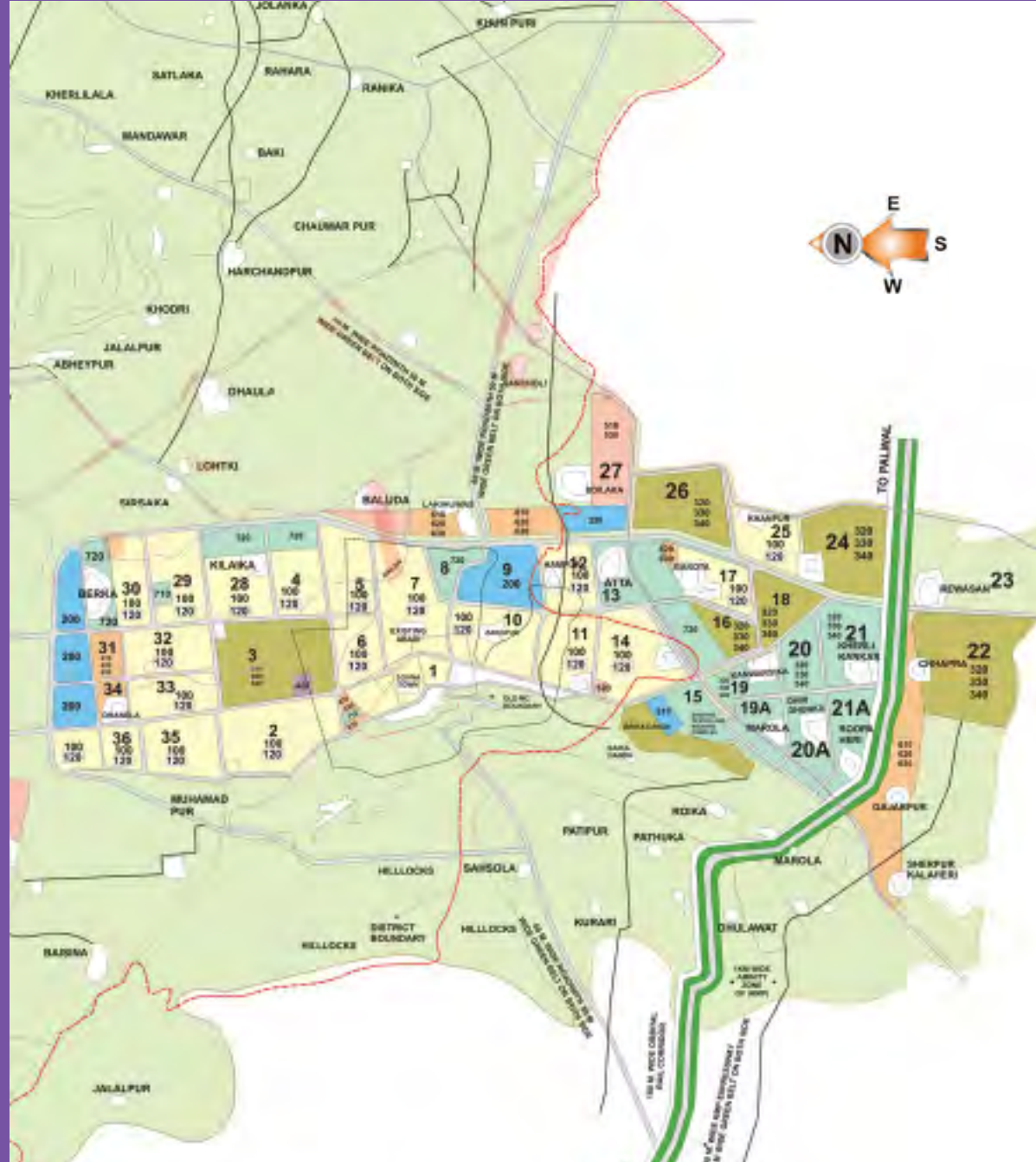
SOHNA MASTER PLAN 2031

The Sohna Master Plan 2031 has been notified and Sohna is slated to be one of the best residential belts for the near future as the area is all set for major growth.

It is the next big destination for commercial, institutional, and industrial development. KMP Expressway—the major growth corridor is located close to Ashiana Mulberry.

The Expressway is at an advanced stage of construction and shall soon be operational. Mega industrial estates and infrastructure coming up along with the KMP corridor will add more value to your investments here. The Haryana government's plan for development of theme hubs like leisure hub, sports hub, and leather hub along KMP Expressway has already been notified.

The planned IMT Sohna is also likely to become the next big industrial park in the region after IMT Manesar and IMT Faridabad.



**AN OPPORTUNITY
YOU DESERVE!**

Welcome to the extraordinary opportunity that is emerging in Sohna.



**A LOCATION
YOU WILL ALWAYS BE
HAPPY WITH!**

Surprisingly convenient, Ashiana Mulberry is on the main Sohna Road Gurgaon, adjacent to GD Goenka World School.

**EXCELLENT
CONNECTIVITY**

Perhaps the biggest advantage of Ashiana Mulberry is its location. It is only 20 minutes drive approx. from Gurgaon's Golf Course Extension Road.

**LANDMARK
LOCATION**

All parents want their kids to go to good schools. It's rare that you can get your home adjacent to GD Goenka World School—one of the best schools of India. Also, the KR Mangalam University is right across the road.

**CONVENIENT FOR
FAMILY AND GUESTS**

It would make everyday life very convenient for you, your family and your guests because of a hasslefree location.

**SCENIC AND
BEAUTIFUL**

Ashiana Mulberry is on the foothills of Aravali hills, with plenty of greenery. Sohna is already well known for its natural sulphur springs and Damdama Lake.

**UNPARALLELED
RETURN ON
INVESTMENT**

Being the best located Residential complex among all the upcoming developments, Ashiana Mulberry will always fetch you premium and give you better value of your investment.



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**AN IMPOSING GATE AND
A WELCOMING BOULEVARD
YOU ALWAYS DESIRED.**

Arrive with a sense of style to your home framed by palm trees, landscaping and well designed entrance Boulevard.

An open, beautiful and receptive character of Ashiana Mulberry marks the passage of entry from the large iron gate to the tower lobby and is an experience in itself.



WELCOME HOME TO ASHIANA MULBERRY!



**LESS THAN 15%
GROUND COVERAGE
WHICH MEANS LOTS OF
OPEN AND GREEN SPACES.**

A luxury lifestyle that's Carefree!
Indulge in a relaxing lifestyle set amidst
beautifully landscaped central lawn and
open spaces. Spend more time with
family and friends and take pleasure in
your favourite hobbies.



**EXPERIENCE THE
INCREDIBLE CHARM
AND BEAUTY.**

Amidst pictureque great lawns,
cascading water elements,
colourful flowerbeds, Ashiana
Mulberry is characterised by rich
mix of plantation and contrast of
colours, forms and texture
designed for an exceptional living
experience.

An experience that transcends
into not only what is seen but in
what is felt: the feeling of textures
underfoot and of intermittent
coolness and warmth to the skin;
moving out from the shade into
the sun; the smell of flowers,
grass, leaves vivified by cool
breeze; the sounds crunching
gravel, singing and chirping birds,
or splashing water. At Ashiana
Mulberry, your living experience
would be complete sensory
experience.

PARADISE FOUND.

As a resident of Ashiana Mulberry, you'll always feel as if you are on vacation — because you'll enjoy year-round resort-style living right here! You'll feel relaxed and rejuvenated all the time as your home is nestled in a beautifully landscaped setting that radiates with elegance and serenity.



GET ENTHRALLED BY A STUNNING AMBIENCE.

● **LARGE CENTRAL LAWN**

BEAUTIFUL WATER FEATURES

STUNNING SCULPTURES

PRETTY WALKWAYS

VARIETY OF PLANTATION

DECORATIVE LIGHTING

AMPLE SEATING

**AN OUTSTANDING
RESIDENTIAL EXPERIENCE
AWAITS YOU!**



**A CLUB HOUSE
YOU DESIRE.
A LIFESTYLE YOU
DESERVE!**

It is your time to experience
life at its fullest!

SAVOUR LIFE
WITH THE BEST
LIFESTYLE AMENITIES.

TECHNOGYM

You can work out in the gleaming state-of-the-art Gym fully equipped with latest high-tech fitness equipment.



BANQUET HALL

Perfectly suited to host parties, celebrate birthdays, festival gatherings and new year bashes, a Banquet hall at your door-step would always be an ideal venue.



BILLIARDS & POOL TABLE

Surprise friends and family with your amazing skills. You can enjoy pool and billiards with the quality equipment, right at home at the club house.



TABLE TENNIS & KIDS ZONE

Fun play for kids and grown-ups, enjoy the game of table tennis. There's also a kids zone, fully-equipped with toys and books for the little ones.



LOUNGE

Take a break from activities or chat with your friends and neighbours. Comfortably sit, relax and enjoy at the club house seating lounge.



SQUASH COURT

At Ashiana Mulberry, you'll never be short of things to do. One day it could be pumping up some iron at the Techno Gym, on another playing Squash with your neighbour.





GUEST ROOMS

Elegant rooms for times when you have some guests over. You can book a guest room and make them comfortable.

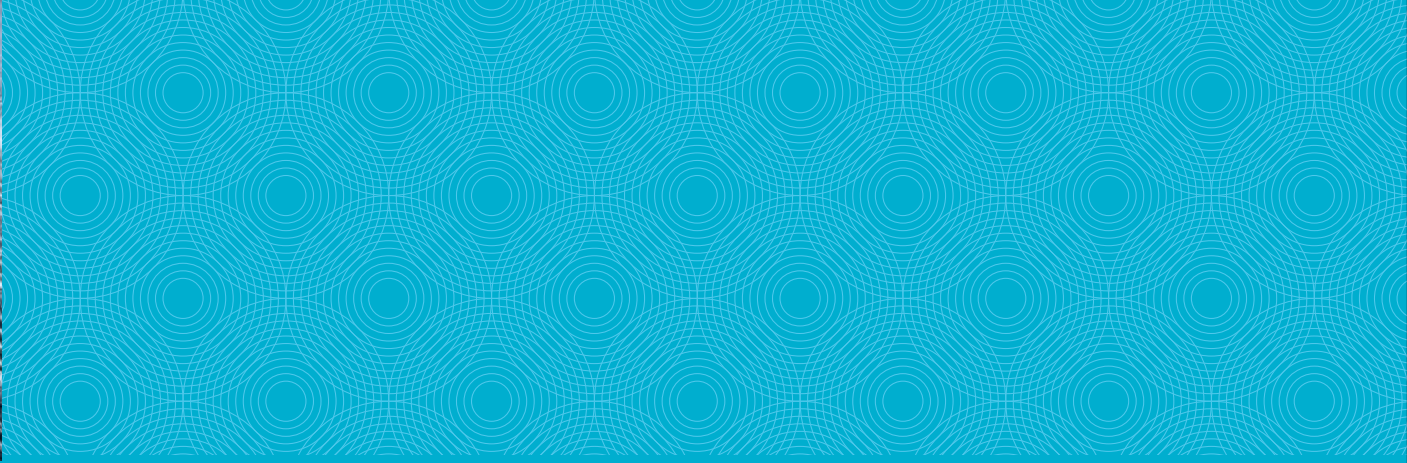


NO PLACE LIKE HOME.
NO HOME LIKE ASHIANA MULBERRY!

GOLD CLASS THEATRE IN THE CLUB HOUSE.

Enjoy a Gold Class cinematic experience and watch your favourite movies or cricket matches on the big screen with your family, neighbours and friends.





**A RESORT STYLED
SWIMMING POOL YOU
AND YOUR FAMILY ALWAYS
YEARNED FOR.**
A FUN AND ENJOYABLE
LIFESTYLE THAT YOU ALL
DESERVE!



Plantations to provide a sense of a Japanese Zen Garden



Stylish Lounging Deck
to enjoy the moments



Anticipate indulgent amenities beyond expectations at Ashiana Mulberry! From the luxurious lounging deck area at the swimming pool to Japanese Zen Garden plantations for relaxation and rejuvenation.



Badminton Court



Basketball* Court



Cricket Practice Pitch

(*Half Court)

THE GOOD LIFE & AN ACTIVE LIFESTYLE AWAITS YOU AT ASHIANA MULBERRY!

There are plenty of Outdoor state-of-the-art sporting facilities right at your door step!

Take pleasure in your favourite sport, enjoy and improve your game, become regular without the bother to drive out to an outside sport facility.



Tennis Court



OUTDOOR
KIDS ZONE.
**WATCH YOUR
KIDS FROLIC.**



A SPLENDID HAVEN!

Family life and children get top priority at Ashiana Mulberry. It'll have a dedicated Outdoor play zone for Kids. The play zone is equipped with latest outdoor play equipment.

All the kids will simply love this little place of theirs with Swings, Seesaws, Ladders, Slides and Climbers.

Not only that this zone will add to excitement and fun for the kids, it will also help in their overall physical development and social skills.





FABULOUS
SITE PLANNING
AND DESIGN.

LANDSCAPING-LED LAYOUT

Site Planning of Ashiana Mulberry has been done with great care. The idea of Ashiana Mulberry is that of a landscaping-led development. It has less than 15% ground coverage which translates into more open and green space.

We have optimized block planning and master planning of the complex while maintaining a unique landscape design.

All towers are positioned along an East-West axis to provide ample sunlight and ventilation.

With over 25 years experience in Residential Development, you will notice Ashiana's expertise in Master planning and the attention to detail that will pervade every moment. It is completely by design that life here will seem more vibrant... more meaningful... more unforgettable.

LEGEND

- | | | | | |
|------------------------|-----------------------|--------------------|---------------------------------|----------------------|
| 1. Entry | 8. Landscape Pavilion | 15. Club Plaza | 22. Tennis Court | 28. Drive To EWS |
| 2. Exit | 9. Urban Orchard | 16. Swimming Pool | 23. Half Basketball Court | 29. Ramp To Basement |
| 3. Entrance Plaza | 10. Water Feature | 17. Kid's Pool | 24. Palm Court | |
| 4. Drive Way | 11. Terrace Lawn | 18. Pool Deck | 25. Green Promenade | |
| 5. Car Parking | 12. Accent Pavilion | 19. Cabana | 26. Green Berm and Seat Feature | |
| 6. Entry Porch Feature | 13. Obelisk | 20. Outdoor Shower | 27. Trellis Pavilion | |
| 7. Lawn | 14. Vehicular Plaza | 21. Party Lawn | | |

HALLMARK OF ASHIANA MULBERRY

EXPERTLY DESIGNED SITE LAYOUT WITH
VERY LOW GROUND COVERAGE



A	RESIDENTIAL TOWERS
B	CULB
C	SCHOOL
D	SHOPS
E	EWS HOUSING

FIBER-TO-THE-HOME
NETWORK SYSTEM FOR UNLIMITED
CHOICE OF INTERNET SERVICE PROVIDERS*

**PROVISION FOR
WI-FI INTERNET ACCESS**
IN LIMITED COMMON AREAS*

POWER BACKUP
PROVISION THROUGH
CENTRALIZED DG SETS.*

**DIRECT TO SKY
TV SERVICES
& TELEPHONE SERVICES***

**MAGNIFICENT
2 AND 3-BEDROOM
APARTMENTS**

Ashiana Mulberry features
Healthy homes with abundant
natural light and air circulation.

Created to be inviting and
impressive, our two and
three-bedroom residences are
designed smart and have
optimum utilisation of space to
provide your family comfort and
hassle-free lifestyle.



*User charges as applicable



ONLY 4 APARTMENTS
ON EACH FLOOR
SERVED BY
HIGH SPEED LIFTS



Your beautiful kitchen will feature Modular cabinets above & below the granite counter.



CONTEMPORARY HOMES
WITH UNIQUE STYLE

**LARGE WINDOWS
AND BALCONIES**

Each apartment in Ashiana Mulberry is defined by expansive windows for panoramic views and feeling of space.



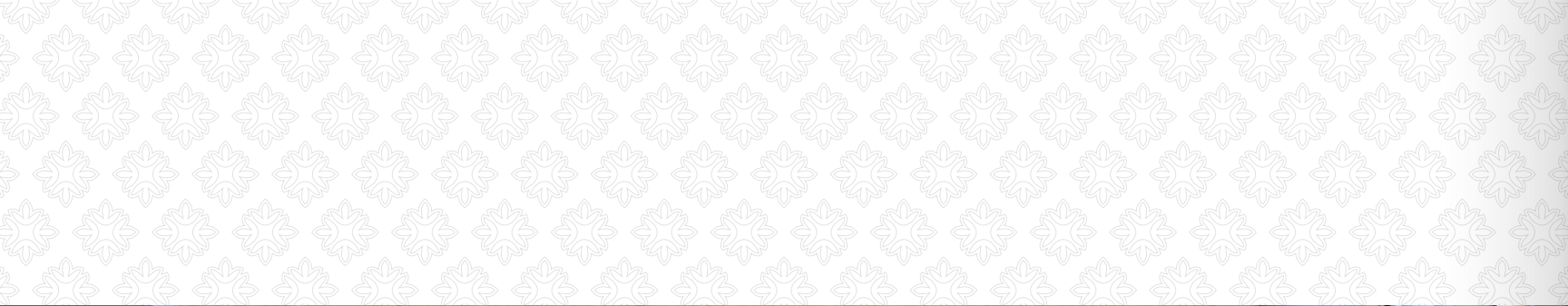
24/7 FILTERED
WATER SUPPLY
PROVISION

UP-TO-DATE FIRE PREVENTION &
CONTROL SYSTEM AS REQUIRED BY
COMPETENT AUTHORITY

PREPAID ELECTRICITY
DISTRIBUTION & MANAGEMENT
SYSTEM*

*User charges extra





**WELCOMING
ENTRANCE
LOBBIES**

Elegant double volume entrance lobby with soaring ceilings, wall panelling and attractive columns are exquisitely appointed with lounge seating, reception area, mail box facility and Kids zone.



The classic interiors of the lobby provides an experience of old world charm and exudes a feeling of “Welcome home.” This is how it should be. And this is how it is when you enter the lobby at Ashiana Mulberry, envisioned for you, your neighbours and your guests by Ashiana.

LAYOUT PLANS

2 BEDROOMS + 2 TOILETS

SALEABLE AREA
112.41 SQ.M. (1210 SQ.FT.)

BUILTUP AREA
89.90 SQ.M. (967.68 SQ.FT.)



1 SQ.M. = 10.764 SQ.FT.

2 BEDROOMS + STUDY + 2 TOILETS

SALEABLE AREA

137.50 SQ.M. (1480 SQ.FT.)

BUILTUP AREA

110.11 SQ.M. (1185.22 SQ.FT.)



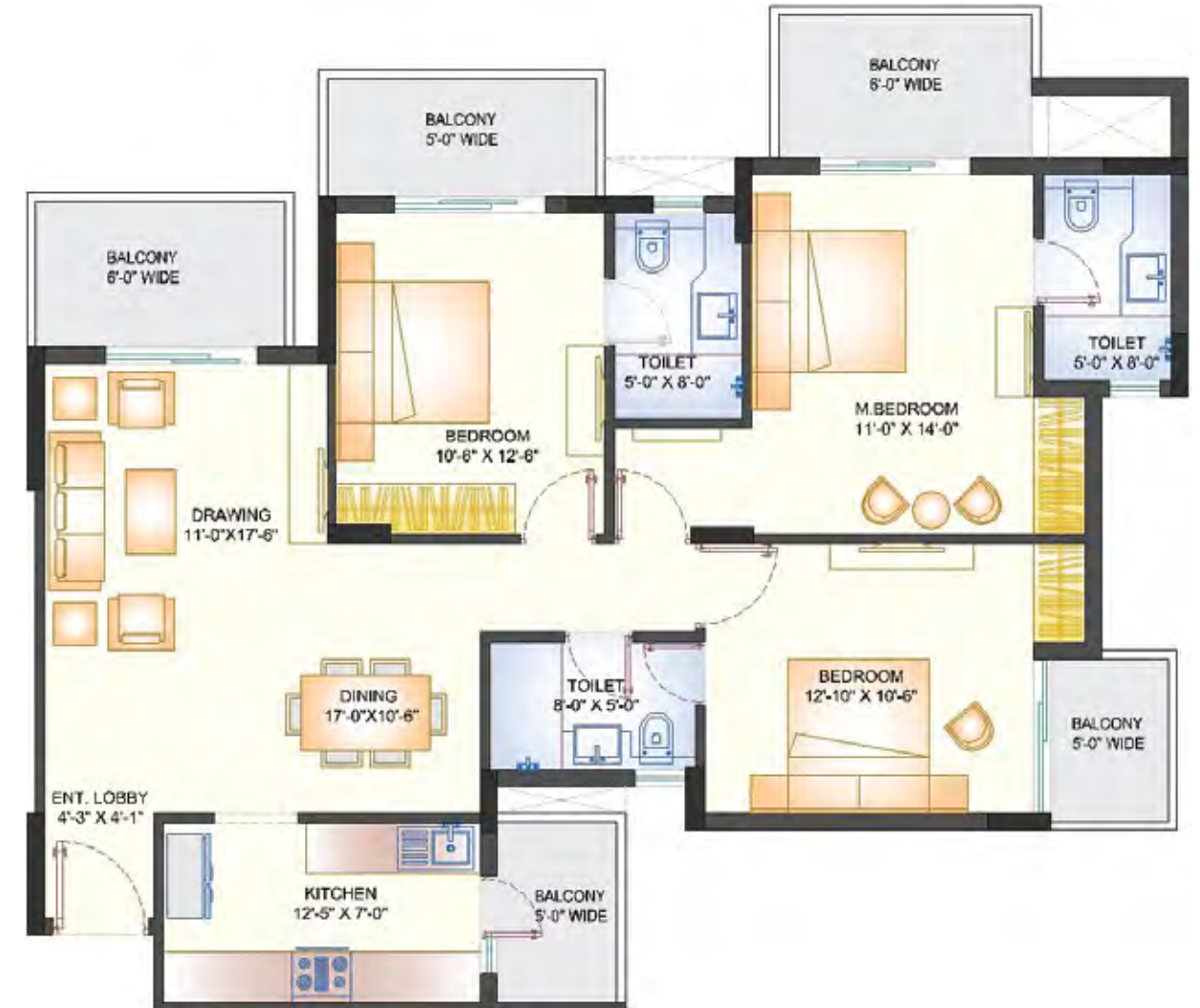
3 BEDROOMS + 3 TOILETS

SALEABLE AREA

157.93 SQ.M. (1700 SQ.FT.)

BUILTUP AREA

126.54 SQ.M. (1362.07 SQ.FT.)





FOR EVEN BETTER CONVENIENCE
**A SHOPPING CENTRE AND
NURSERY SCHOOL**

As a part of an integrated development, the Ashiana Mulberry residential complex will have a Convenience Shopping Centre and a Nursery School as well.



**ROUND-THE-CLOCK
MULTI-TIER SECURITY
SERVICE YOUR HOME NEEDS.**
THE SECURITY YOU REQUIRE!

Your home at Ashiana Mulberry has multi-level security systems:

Surveillance with CCTV cameras on the periphery of the complex, entrance & exit points and at individual building lobby level.

Access control lift lobbies at Basement level to prohibit unauthorized entry.





THE ENVIRONMENT YOU DESIRE.
THE GREEN LIVING YOU DESERVE!



Your home at Ashiana Mulberry is conscious towards the Environment and has provisions for the following:

- Rain Water Harvesting.
- Solar Panel for waterheating & street lighting.
- Sewage Treatment Plant to treat & Recycle Waste Water.
- Use of CFL bulbs & light fittings for power conservation.
- Use of Low Sulphur Diesel in DG sets.
- Discharge of DG smoke above the building height.
- Composting of Organic garbage to be used as Manure for gardening.



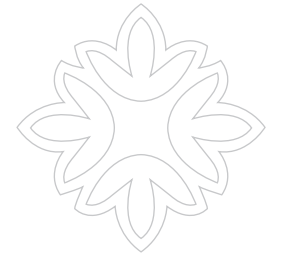
ASSURED SAFETY OF INVESTMENT



MAINTENANCE OF EQUIPMENTS LIKE GENERATOR, LIFTS WATER FILTRATION PUMP AND OTHER ELECTROMECHANICAL EQUIPMENTS



OUTDOOR CLEANING CLUB MANAGEMENT STREET LIGHTING LANDSCAPING



THE BEST LIVING SPACES NEED THE BEST **FACILITY MANAGEMENT AND MAINTENANCE**

Ashiana Mulberry comes packaged with professional facility management services through our in-house company that has experience of managing over 3000 Apartments for over 10 years.

It ensures hassle free living. That's because a trained team works behind the scenes to take care of you. 24 x 7.



A subsidiary of Ashiana Homes Pvt. Ltd. specialising in Residential Facility Management

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WWW.ASHIANAMULBERRY.COM

