



**ROSELAND**  
DEVELOPERS

# ROSELAND DEVELOPERS

DESIGNING SPACES THAT SHAPE THE FUTURE





# INTRODUCTION

INTRODUCING LUXURY INDEPENDENT FLOORS BY  
ROSELAND DEVELOPERS

A home is more than walls — it reflects your lifestyle and aspirations.

At Roseland Developers, we create premium independent floors designed for space, privacy, and refined living. With intelligent layouts, quality specifications, and thoughtfully planned details, every home balances comfort, functionality, and long-term value.

Because true luxury is simply living well.





**WHERE ELEGANCE DEFINES EVERYDAY LIVING.**

A LANDMARK DESIGN THAT SEAMLESSLY UNITES SOPHISTICATION WITH COMFORT. EVERY DETAIL SPEAKS OF REFINEMENT—FROM LUSH OPEN BALCONIES TO TIMELESS ARCHITECTURAL ACCENTS. DISCOVER A HOME CRAFTED FOR THE LIFE YOU ENVISION.



**TIMELESS ELEGANCE  
REDEFINED**

A SEAMLESS BLEND OF  
MINIMALIST LUXURY AND  
FUNCTIONAL DESIGN, CREATING  
A WARM, INVITING SPACE FOR  
REFINED LIVING AND EFFORTLESS  
GATHERINGS.



## ELEVATED DINING AMBIENCE

DESIGNED WITH CLEAN LINES AND REFINED FINISHES, THIS DINING SPACE BLENDS UNDERSTATED LUXURY WITH EVERYDAY COMFORT — IDEAL FOR MEANINGFUL MOMENTS AND ELEGANT EVENINGS.



## A SANCTUARY WITHIN YOUR HOME

THOUGHTFULLY CRAFTED TO UNITE DEVOTION AND CONTEMPORARY DESIGN IN PERFECT BALANCE. SHORT LINES. CLEAN RHYTHM. LUXURY WHISPERS — IT DOESN'T RAMBLE.

## A STUDY DESIGNED FOR CLARITY

WHERE FOCUS MEETS FINESSE IN A SPACE SHAPED FOR DEEP WORK AND QUIET AMBITION. CLEAN LINES. CALM ENERGY. SUCCESS BEGINS IN SILENCE.





**A BEDROOM DESIGNED FOR REST, REJUVENATION,  
AND REFINED LIVING**

CRAFTED WITH LAYERED TEXTURES, WARM LIGHTING, AND INTELLIGENT SPATIAL PLANNING, THIS MASTER SUITE OFFERS A TRANQUIL RETREAT WHERE COMFORT MEETS CONTEMPORARY ELEGANCE.

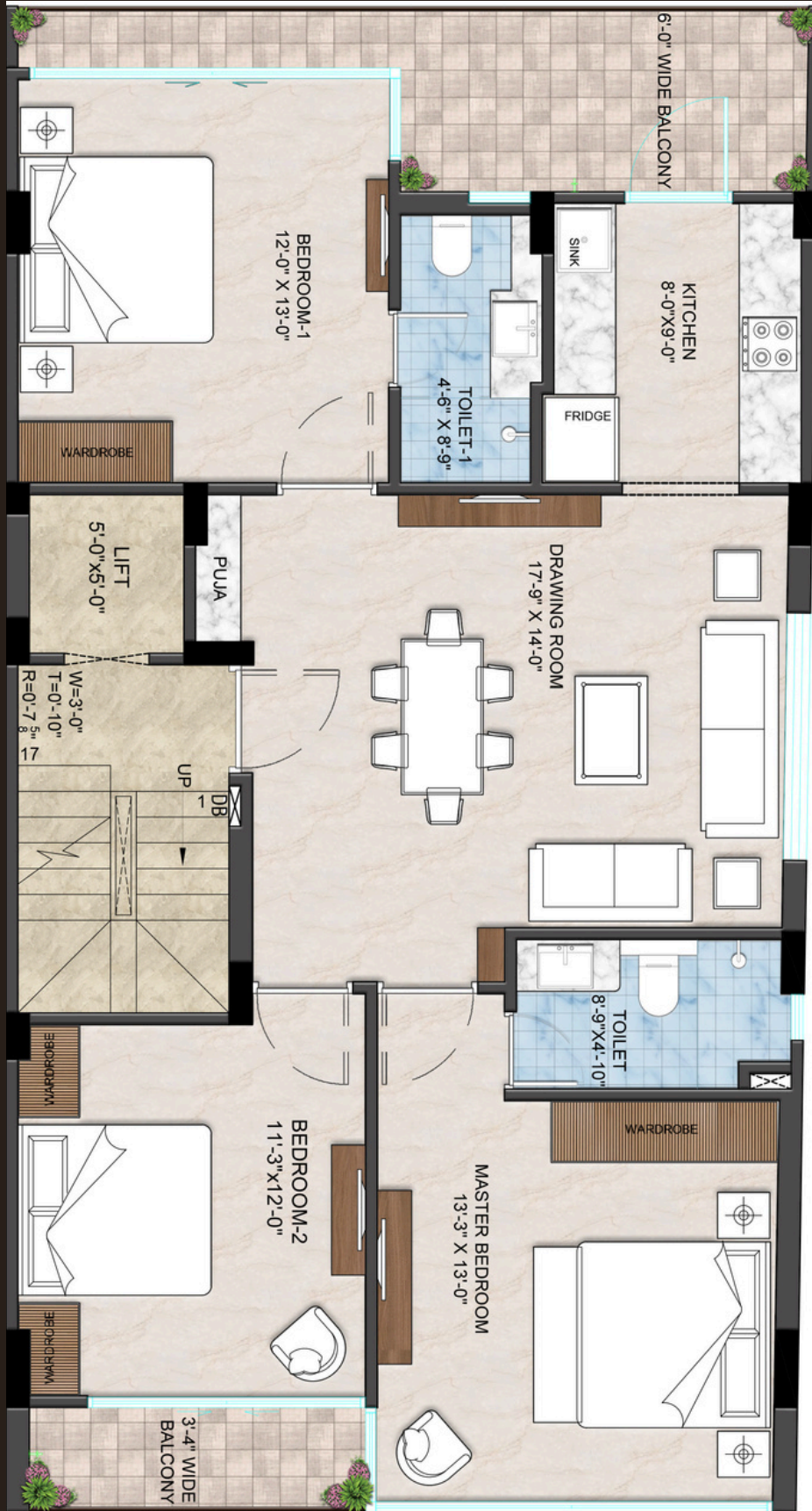


**DESIGNED FOR COMFORT. DEFINED BY ELEGANCE.**

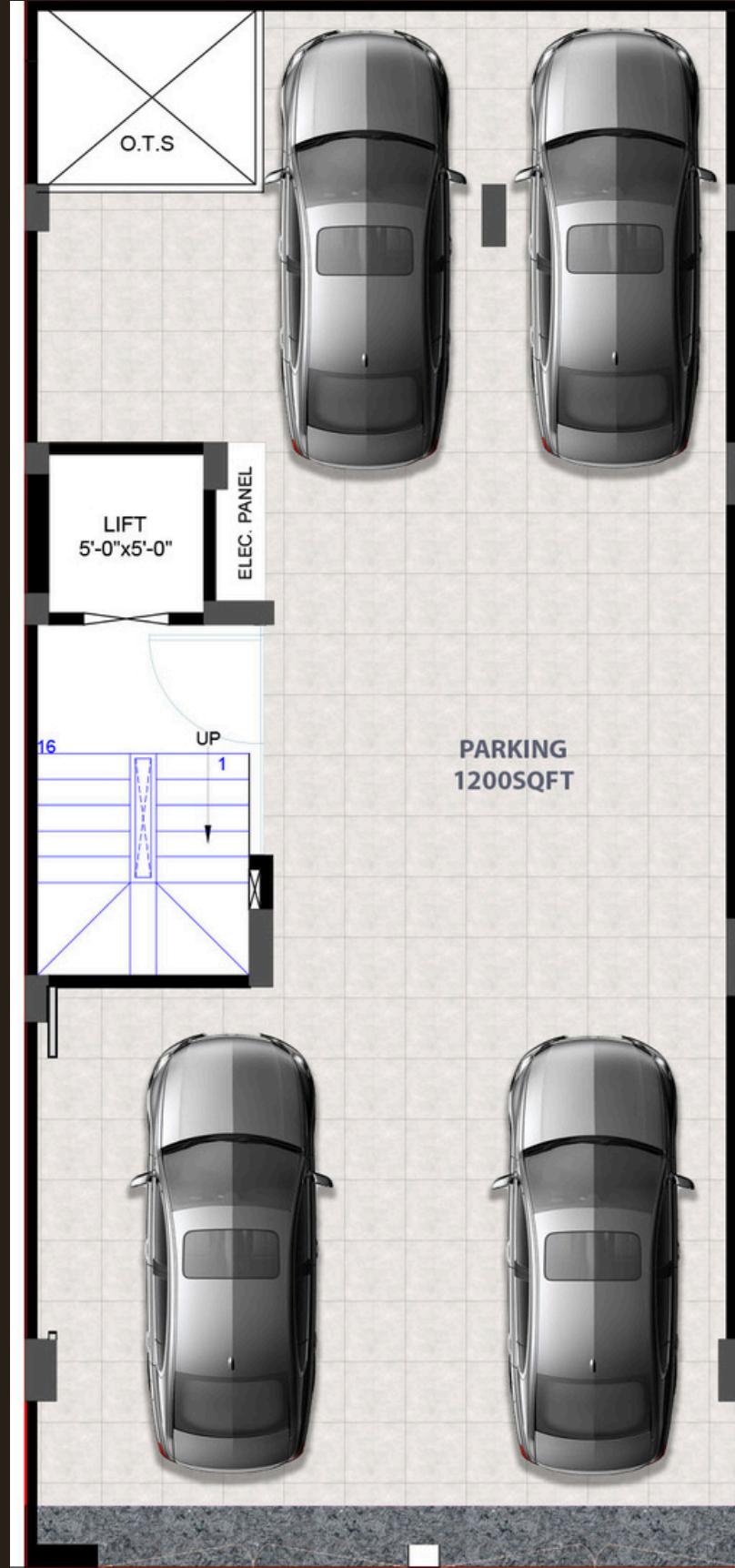
DESIGNED WITH CLEAN LINES AND PURPOSEFUL DETAILING, THIS SPACE HARMONIZES ELEGANCE AND PRACTICALITY — OFFERING A CALM, REFINED RETREAT FOR EVERYDAY LIVING.

**3BHK+2T** 150 SQYD  
3 SIDE OPEN & PARK FACING

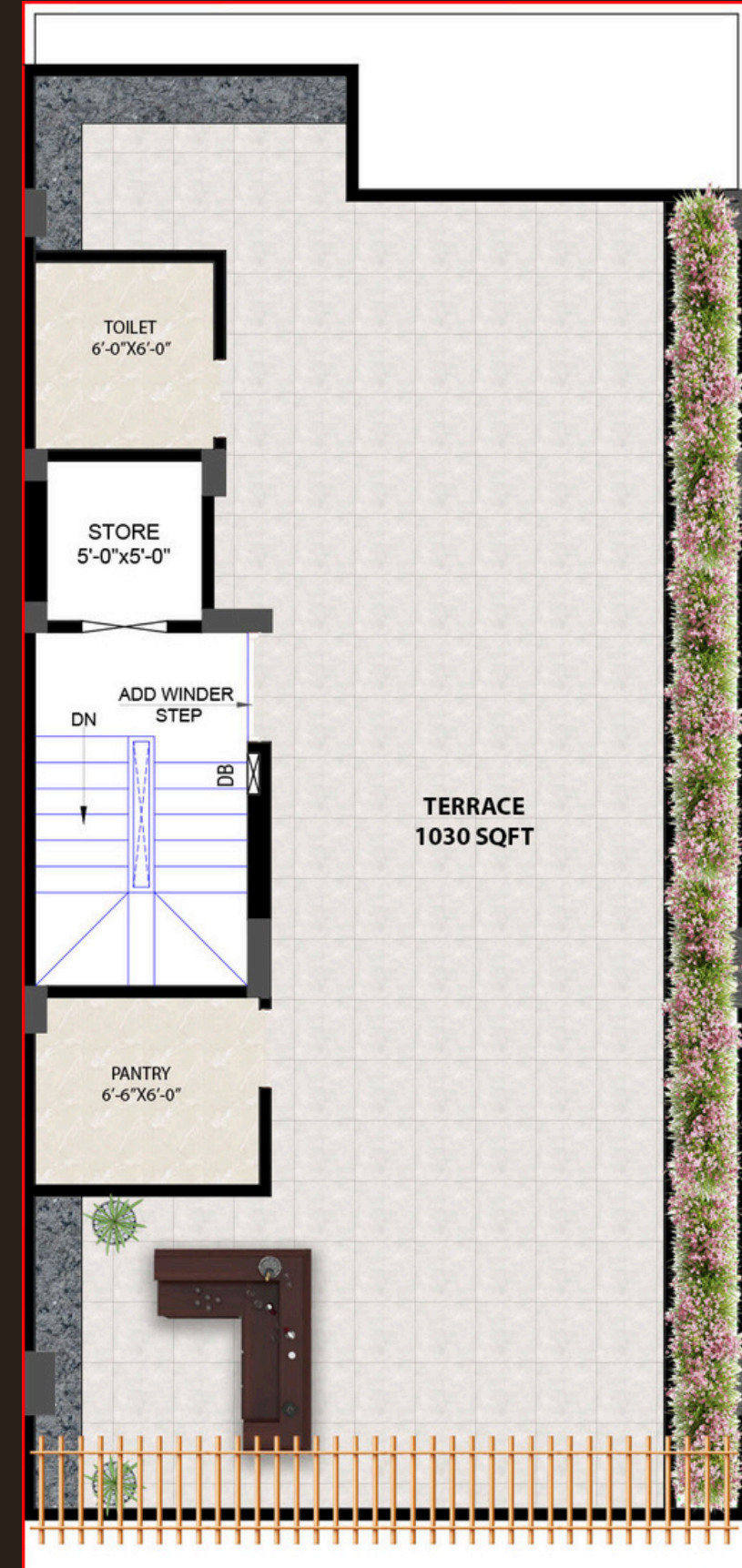
# PLOT NO. A-201



**FLOOR PLAN**



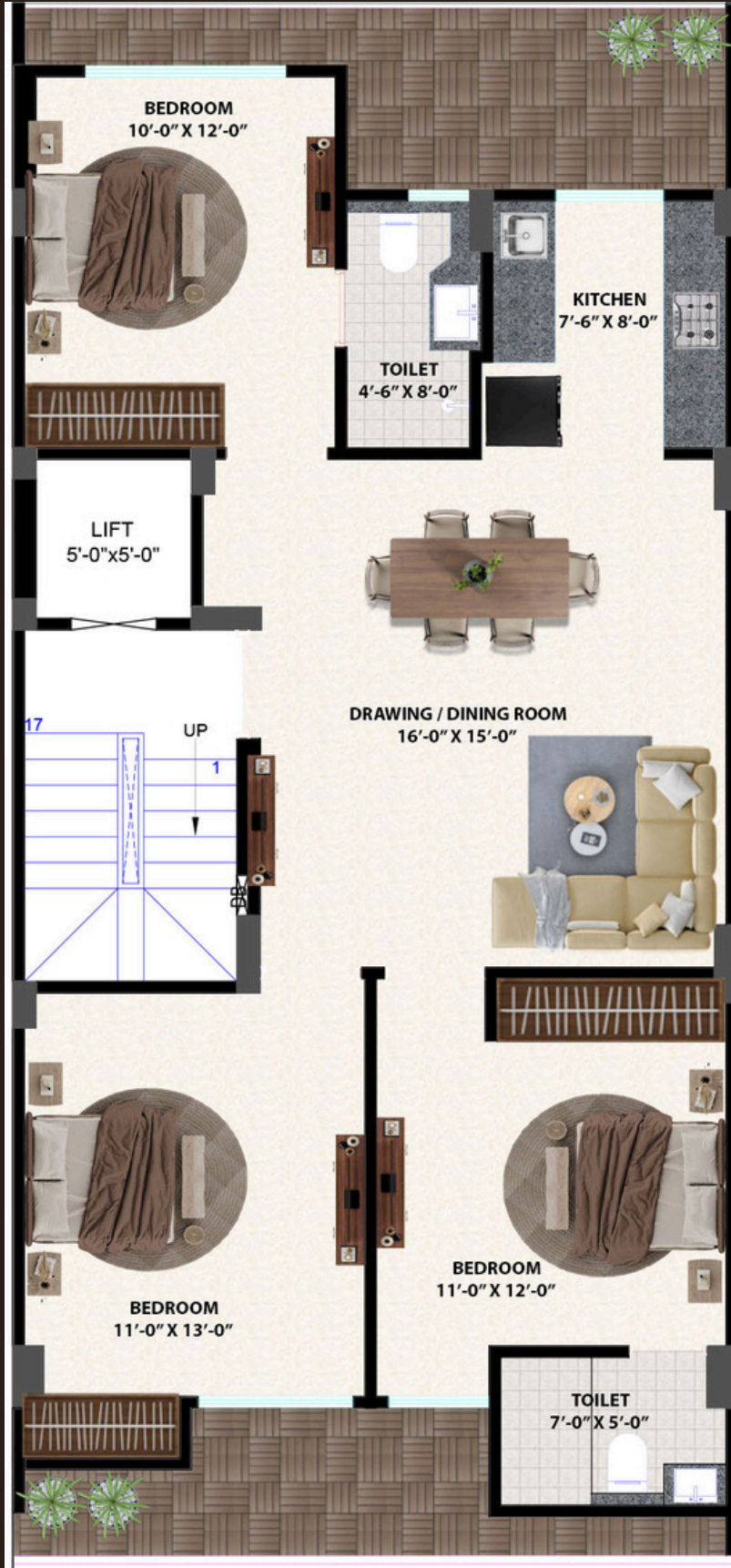
**STILT PLAN**



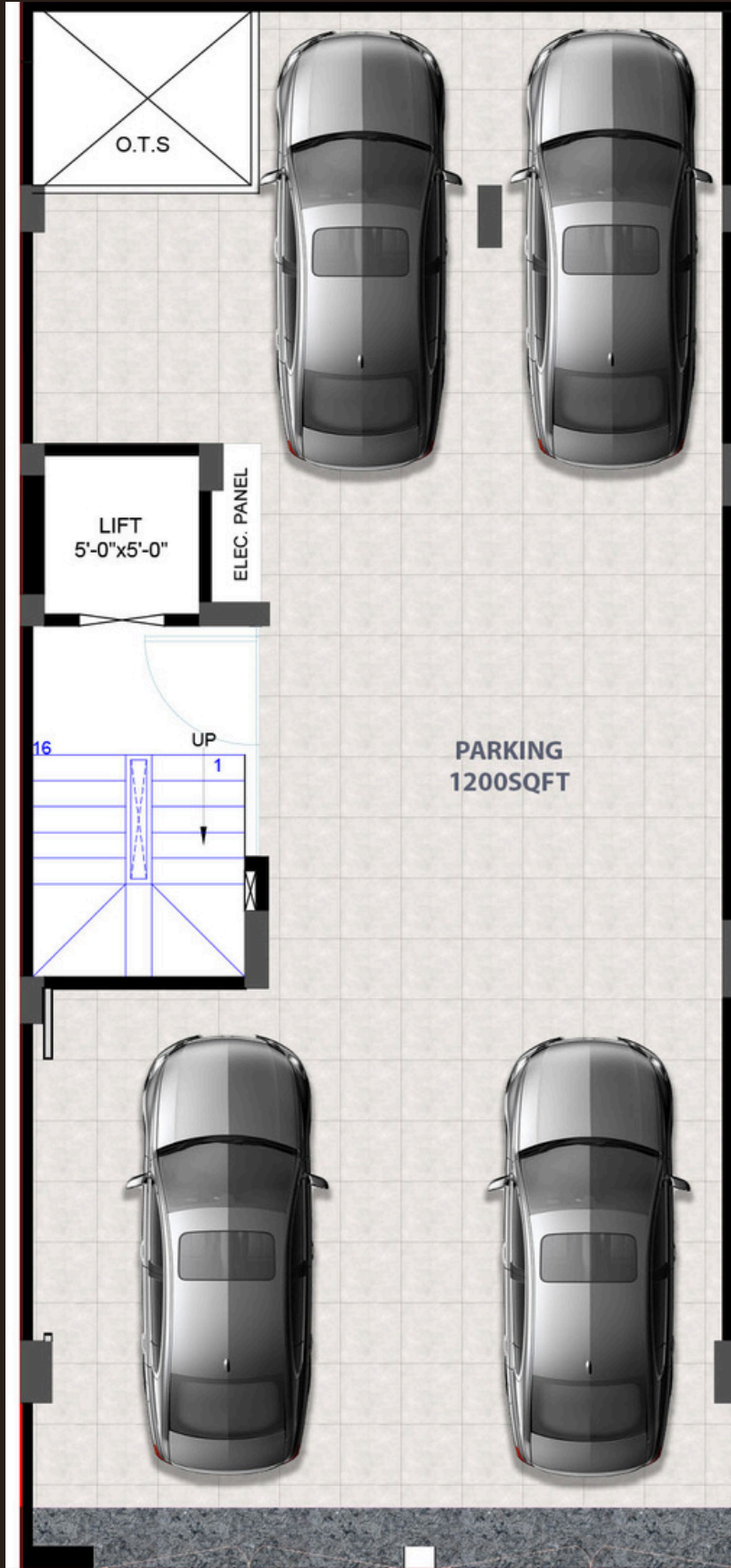
**TERRACE PLAN**

**3BHK+2T** 135 SQYD  
2 SIDE OPEN

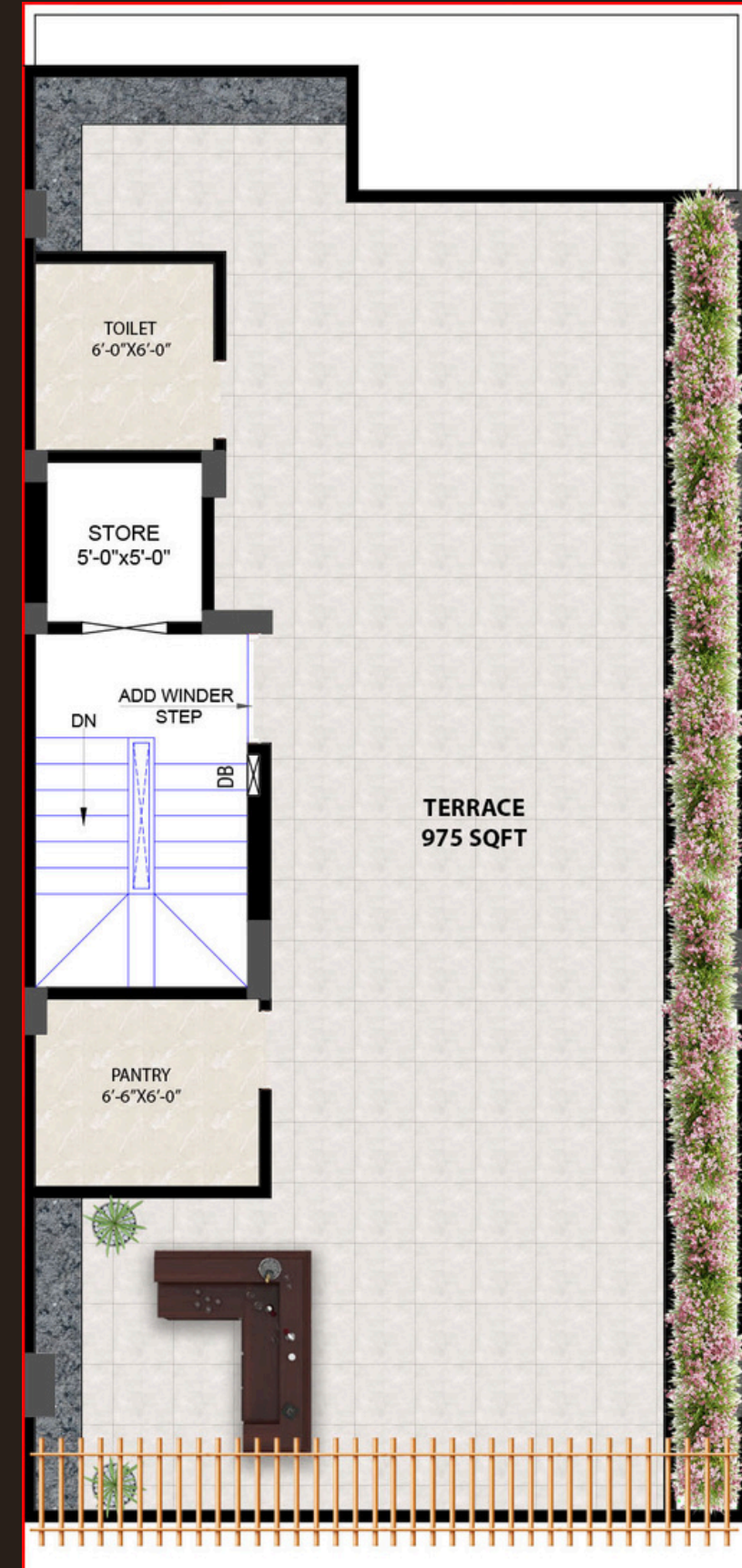
# PLOT NO. A-203



FLOOR PLAN



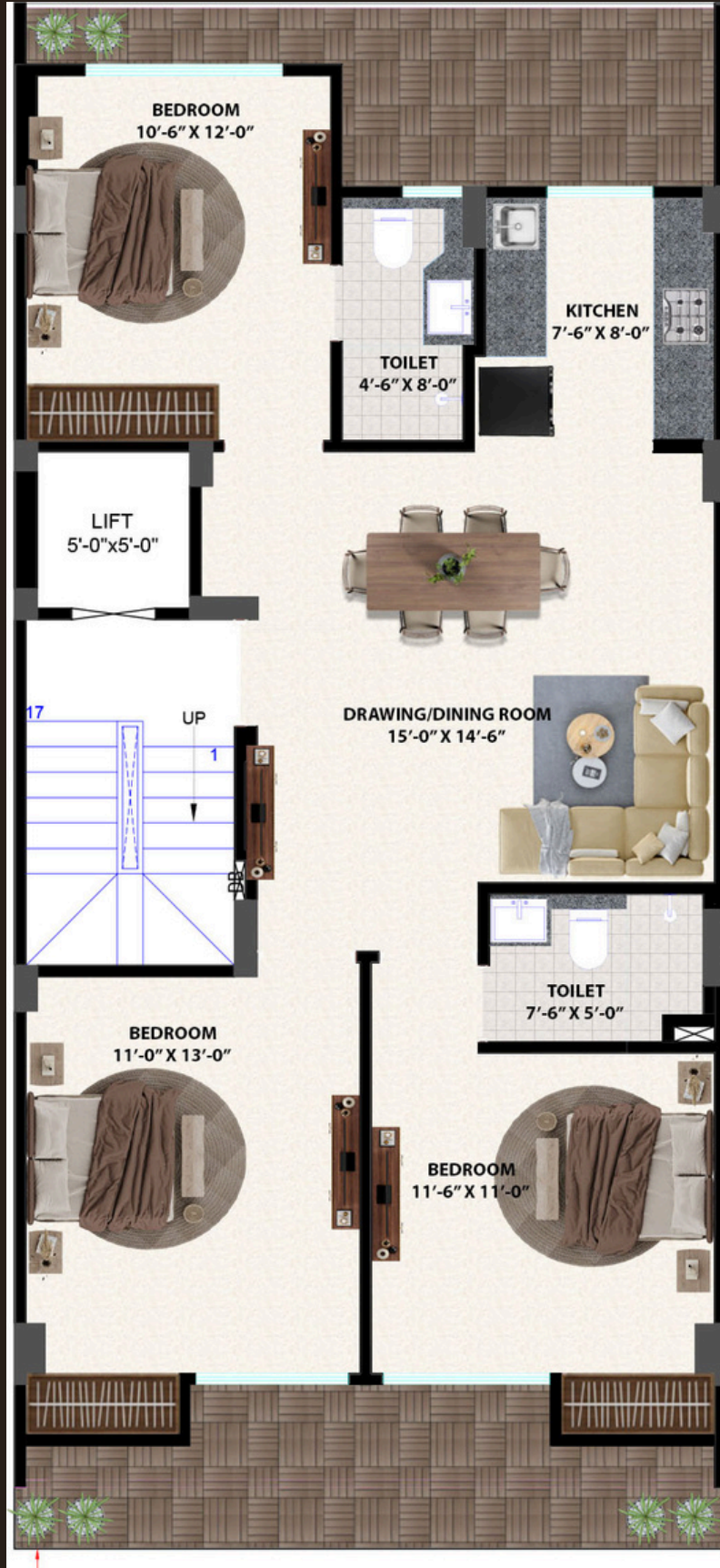
STILT PLAN



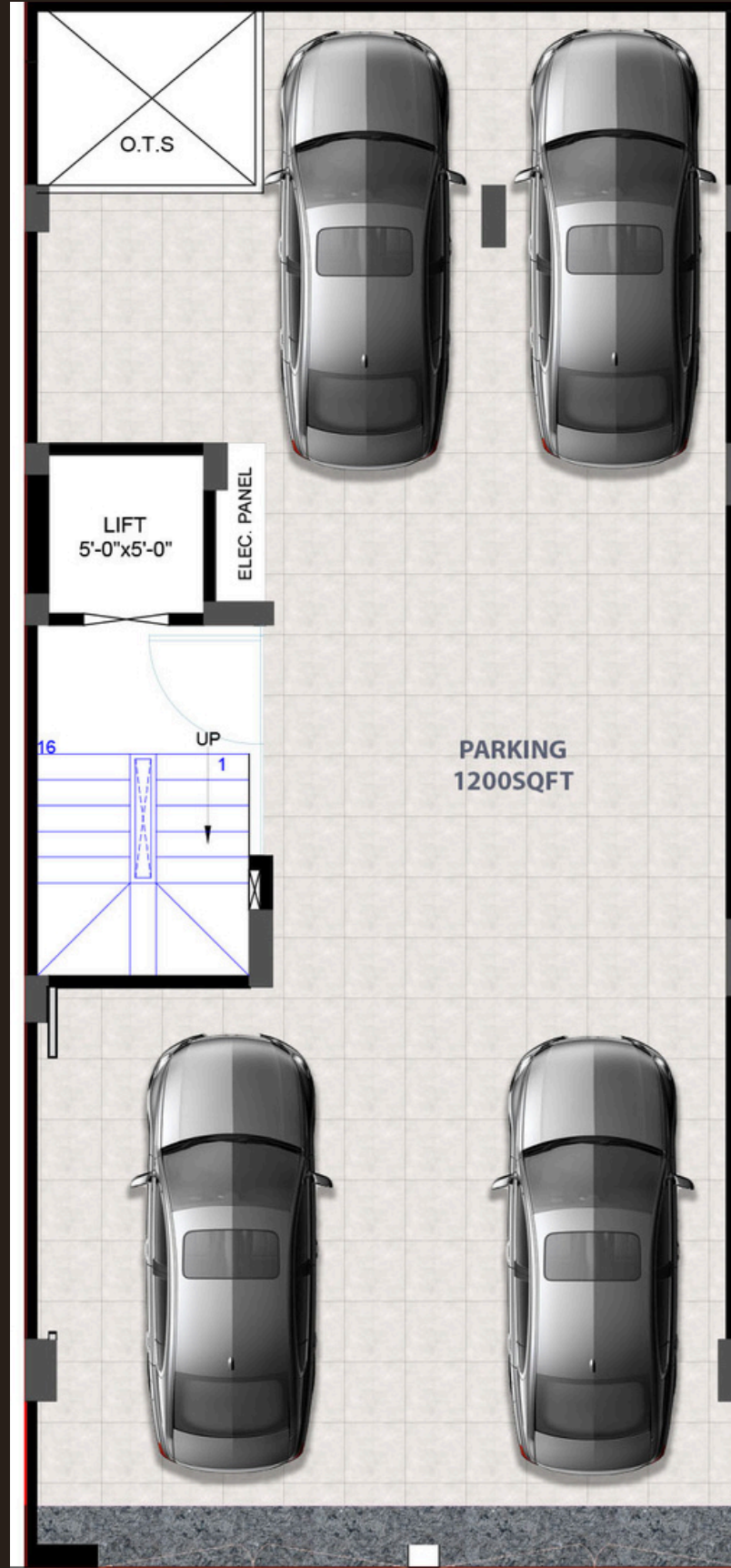
TERRACE PLAN

**3BHK+2T** 135 SQYD  
2 SIDE OPEN

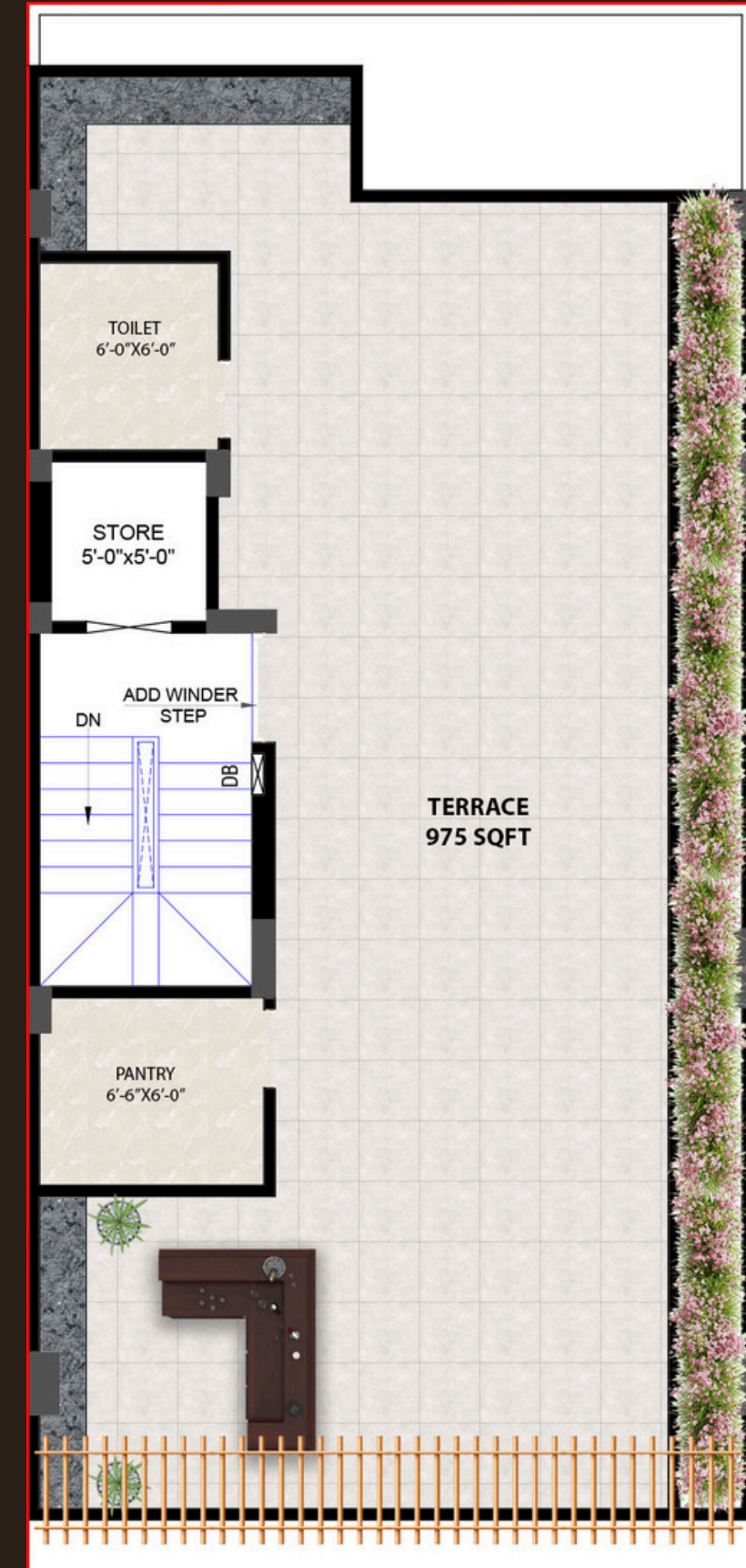
# PLOT NO. A-207



**FLOOR PLAN**



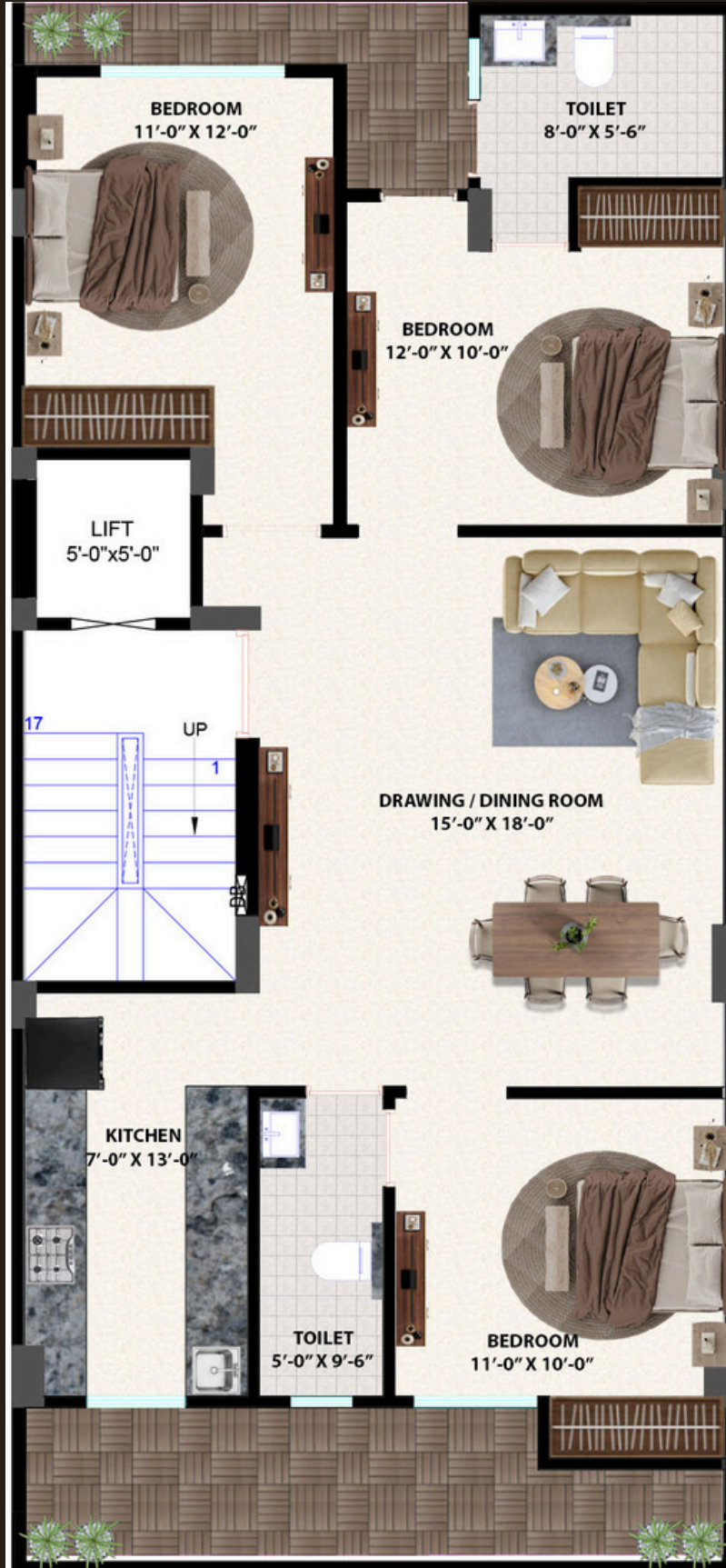
**STILT PLAN**



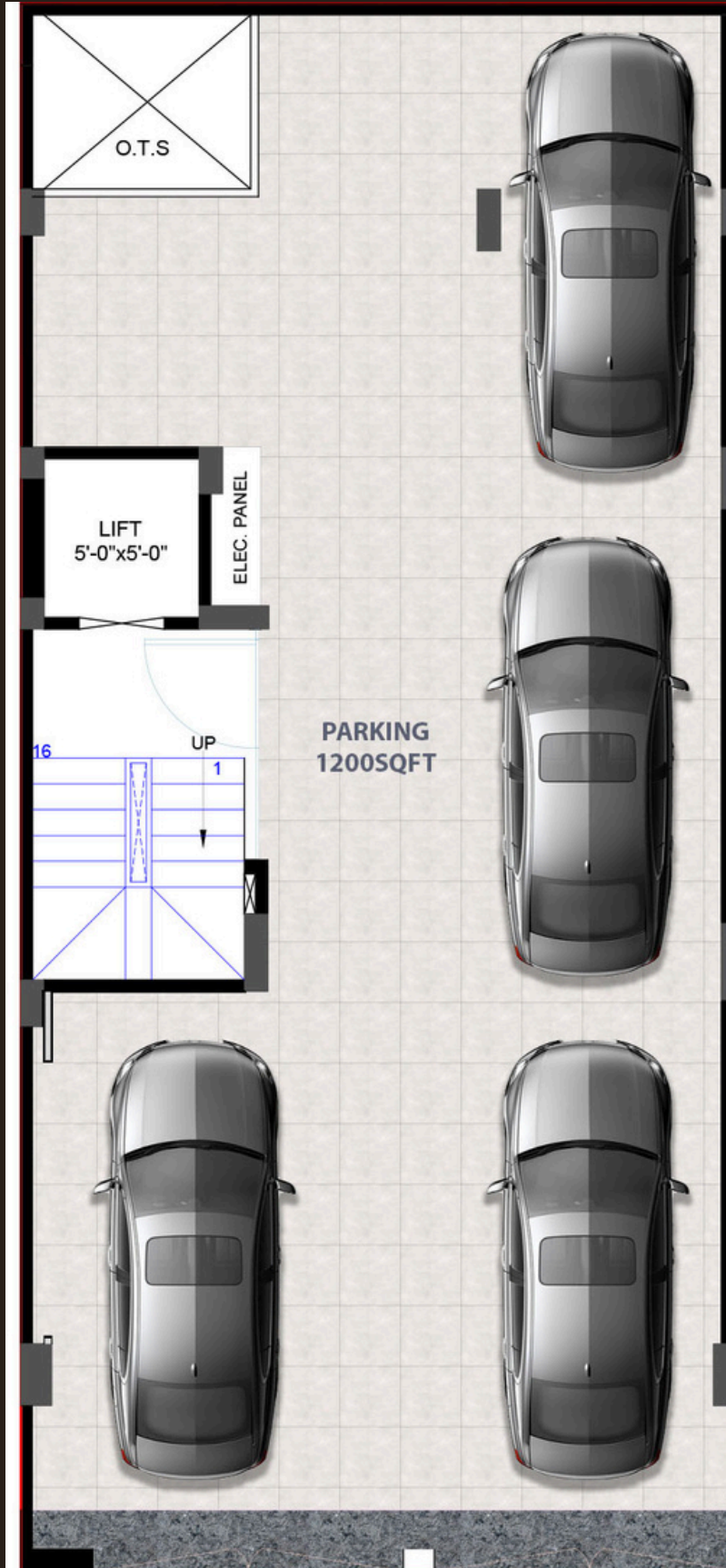
**TERRACE PLAN**

**3BHK+2T** 135 SQYD  
EAST FACING

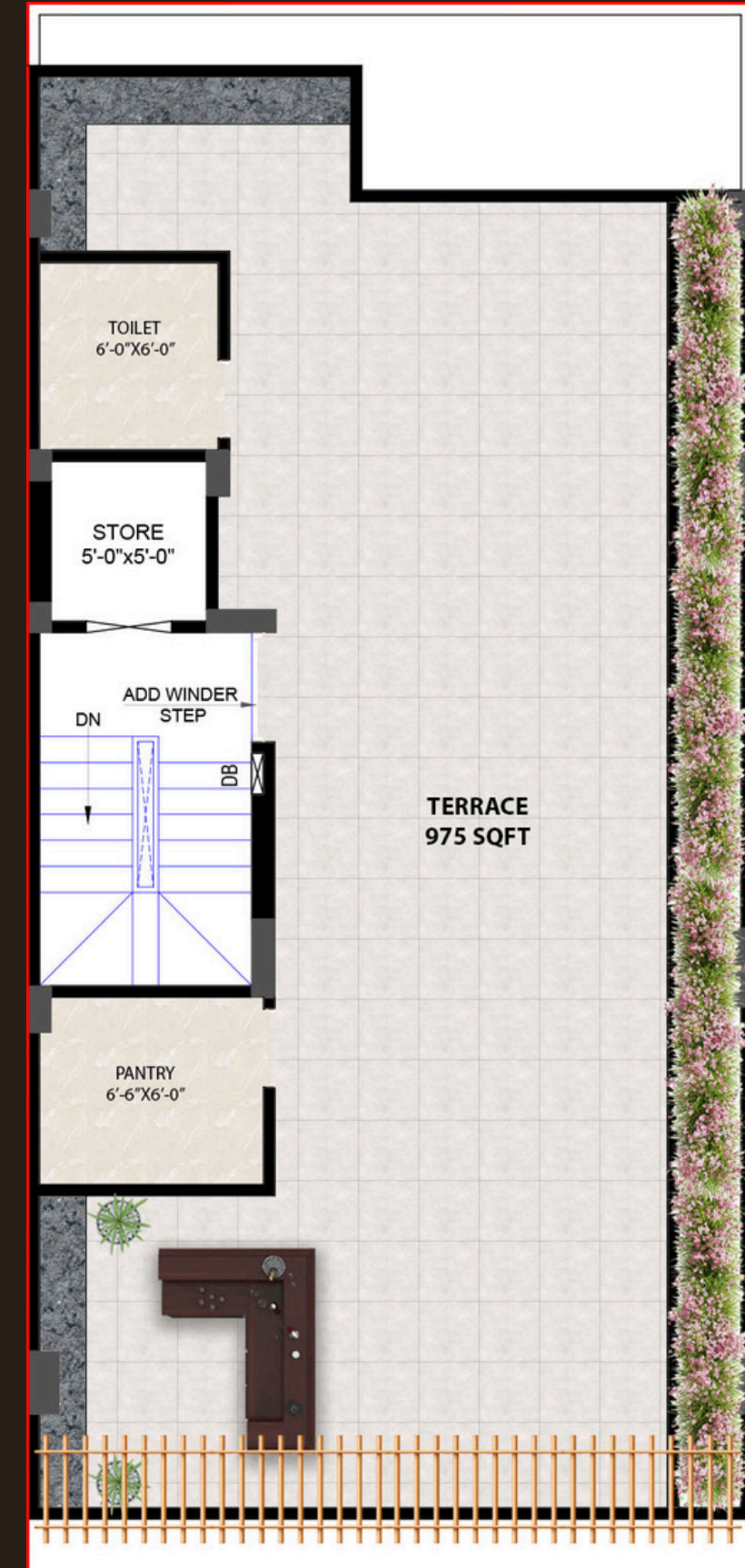
# PLOT NO. A-229



FLOOR PLAN



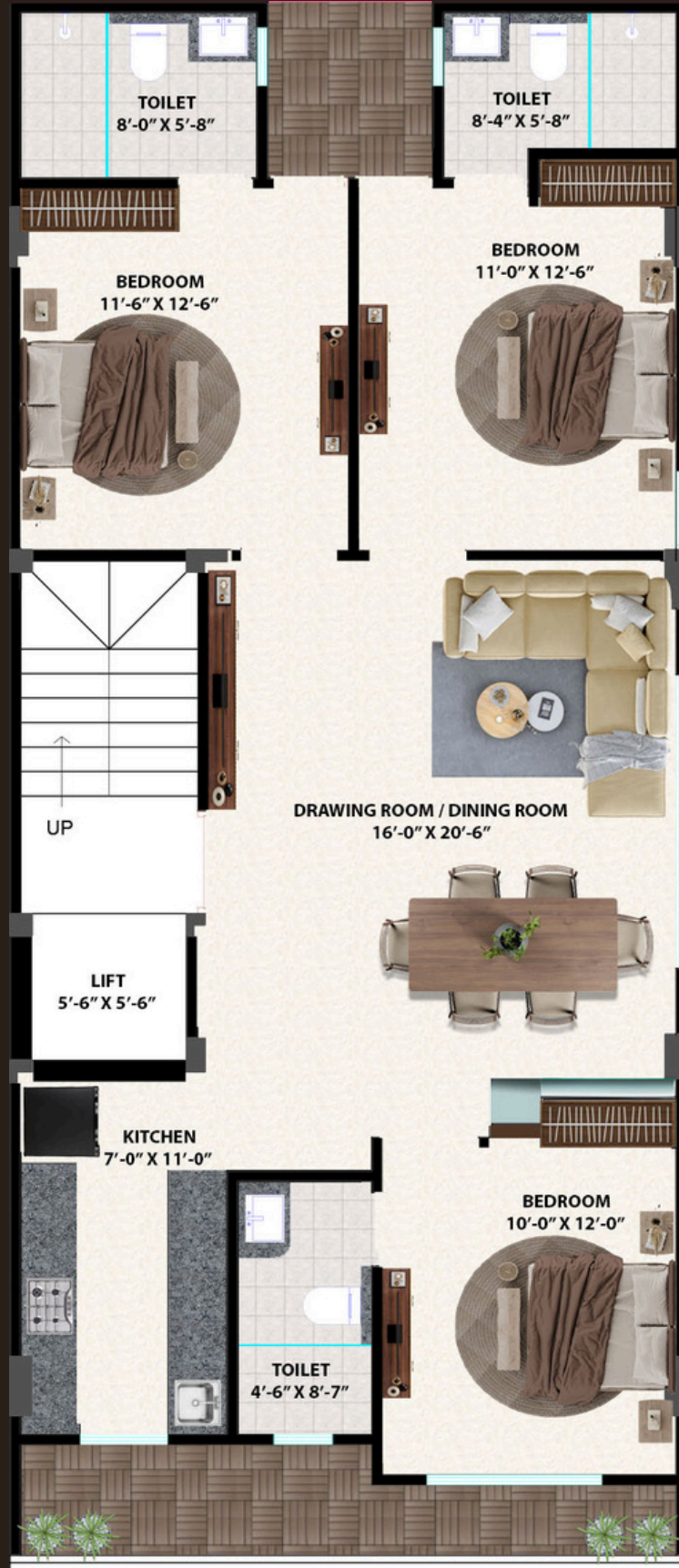
STILT PLAN



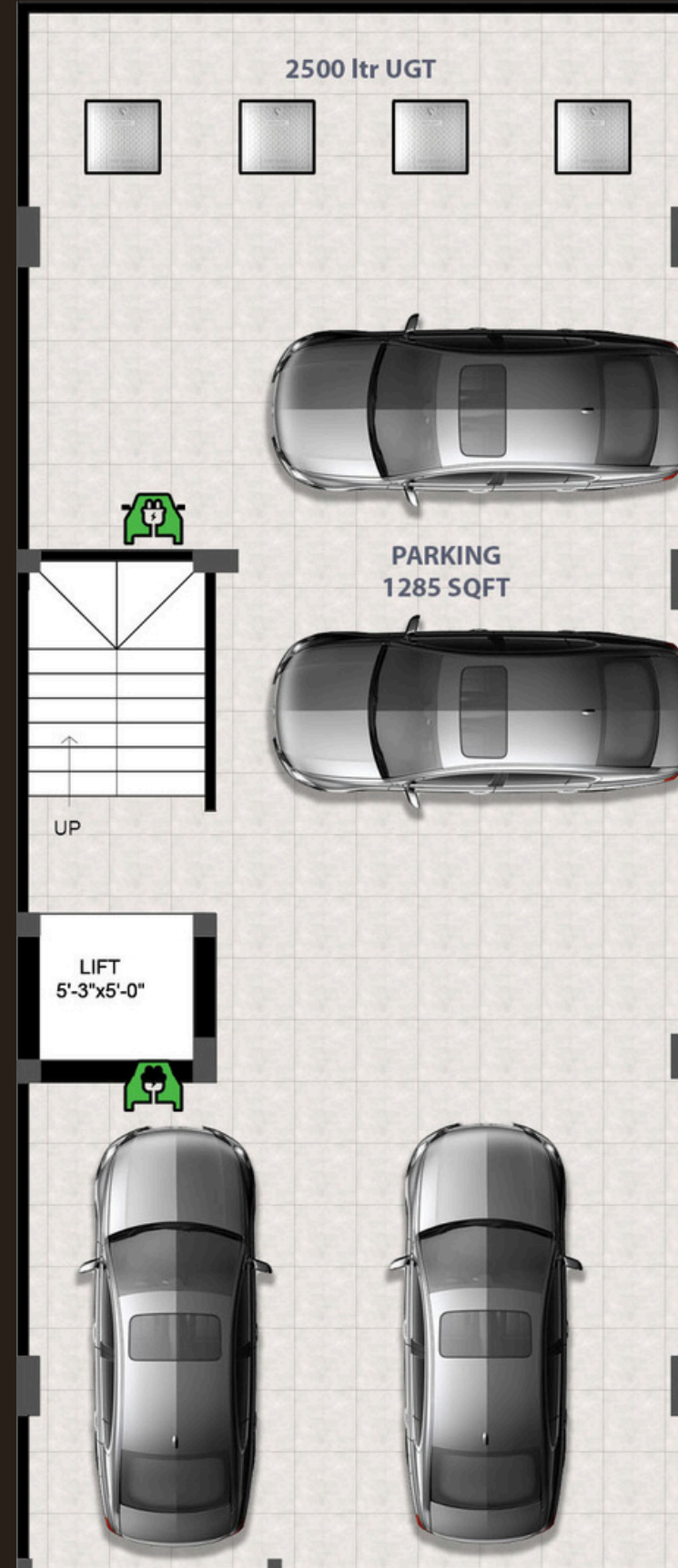
TERRACE PLAN

**3BHK+3T** 140 SQYD  
3 SIDE OPEN

# PLOT NO. A-341



**FLOOR PLAN**



**STILT PLAN**



**TERRACE PLAN**

# AMENITIES



Yoga & Gym



Premium Bathroom



24X7 Security



Club House



24X7 Water Supply



Kids Play Area



Lift, Lobby



3 Acres Park



CCTV Camera



Parking



Commercial Complex



1 Years Maintenance

# FLOOR SPECIFICATION

ITEM	AREA / SPECIFICATION	DESCRIPTION
<b>Flooring</b>	Living Area & Dining Area	Italian finish tiles / Kajaria equivalent
	Bedrooms	Kajaria / Vitrified tiles
	Balcony & Toilets	Kajaria / Anti-skid vitrified tiles
	Staircase	Granite
	Stilt	Granite
<b>Wall Finishes</b>	Kitchen, Toilet	Vitrified tiles
	Internal Rooms	POP punning (as design), Paint (Berger / Asian / Nerolac)
	Living Area & Dining Area	Combination of Mica finish / Glass finish / POP punning
	External Surface	Paint (Berger / Asian / Nerolac)
<b>Wood Finish</b>	All wooden doors & frames	Laminate / PU Polish
<b>Sanitary Ware</b>	All Toilets	Jaquar / Grohe or equivalent/Roca
<b>Door Shutters</b>	All wooden door shutters	Flush doors with Green Lam / Century equivalent laminates as per design
<b>Wardrobes</b>	In each bedroom	Up to 8 ft height, exterior & interior laminated with locks & drawers
<b>Glazing</b>	Front & Rear Elevation	Aluminium windows with toughened glass
<b>Hardware</b>	All wooden door locks	Dorset / Godrej / equivalent
<b>Electrical</b>	Switches & wires + EV charging points	Havells / Polycab / equivalent

# FLOOR SPECIFICATION

<b>Kitchen</b>	Modular kitchen with granite top, chimney, microwave & sink	Hardware: Kaff / Hettich / Hafele equivalent; Fittings: Jaquar / Grohe equivalent; Factory fitted acrylic laminate
		Chimney / Hob / Microwave: Kaff / Glenn / equivalent
<b>Home Automation</b>	Smarthome	Fans & Lights: Schneider equivalent
<b>Water Storage</b>	Underground Tank	4000 liters for each floor
<b>Tanks</b>	Overhead Tank	PVC 1000 liters for each floor
<b>Lift</b>	1 in number	Johnson / Otis
<b>Security System</b>	Ground floor & staircase	CCTV and Video Door Phone
<b>Fans</b>	8 in number /9 in A341	Bajaj / Crompton / Havells / equivalent
<b>Geyser</b>	3 in number/4 in A341	Bajaj / Crompton / Havells / equivalent (15L in bathroom, 5L in kitchen)
<b>Terrace</b>	4th floor	Tiles / Artificial grass / as per design
<b>Railing</b>	All balconies & staircases	As per design
<b>Main Gate</b>	Stilt floor entrance	As per design
<b>Motor</b>	Stilt area	1 HP Texmo
<b>Smoke Detectors</b>	Living area, dining area & bedrooms	As per specification
<b>Heat Detectors</b>	Kitchen	As per specification

# SITE LOCATION



## bop SITE PLAN

PLOTS					
Length	x	Width	Area in Sqm	SQYD	No. of Plots
6.71	x	15.94	106.96	127.93	6
7.25	x	15	108.75	130.06	1
7.71	x	16.35	126.06	150.77	1
6.79	x	18.7	126.97	151.85	3
7.13	x	20	142.6	170.55	4
7.17	x	20.28	145.41	173.91	1
7.41	x	19.7	146.88	174.47	1
7.29	x	20.28	147.84	176.82	3
7.96	x	18.7	148.85	178.02	1
7.50	x	20	149.9	179.28	1
7.61	x	19.7	149.92	179.3	28
7.6	x	19.73	149.95	179.34	5
8.02	x	18.7	149.97	179.36	6
					<b>61</b>

1Sq Yds =0.836 Sq. Metre



Map not to Scale



**ROSELAND**  
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### OFFICES & BUSINESS PARKS

- Air India
- CORPORATE GREENS
- PALAZZO
- BUSINESS PARK
- MEGAPOLIS
- TRADE CENTRE
- AMEX CORPORATE OFFICE
- CYBER CITY

### EDUCATIONAL INSTITUTES

- ST. ANGELS
- INDUS WORLD SCHOOL
- KUNSKAPSSKOLAN INTERNATIONAL
- SURAJ SCHOOL
- ST. XAVIER'S
- SD ADARSH VIDYALAYA
- DPS
- SUNCITY SCHOOL
- SHIV NADAR

### RETAIL

- D'MART
- CITY CENTRE
- GOOD EARTH CITY CENTER
- CELEBRATION MALL
- Elan Epic

### HOSPITALS & CLINICS

- ANANTA HOSPITAL
- PARK HOSPITAL
- CLOUD NINE
- MEDANTA
- FORTIS
- MAX HOSPITAL

### HOTELS

- RADISSON
- COUNTRY INN



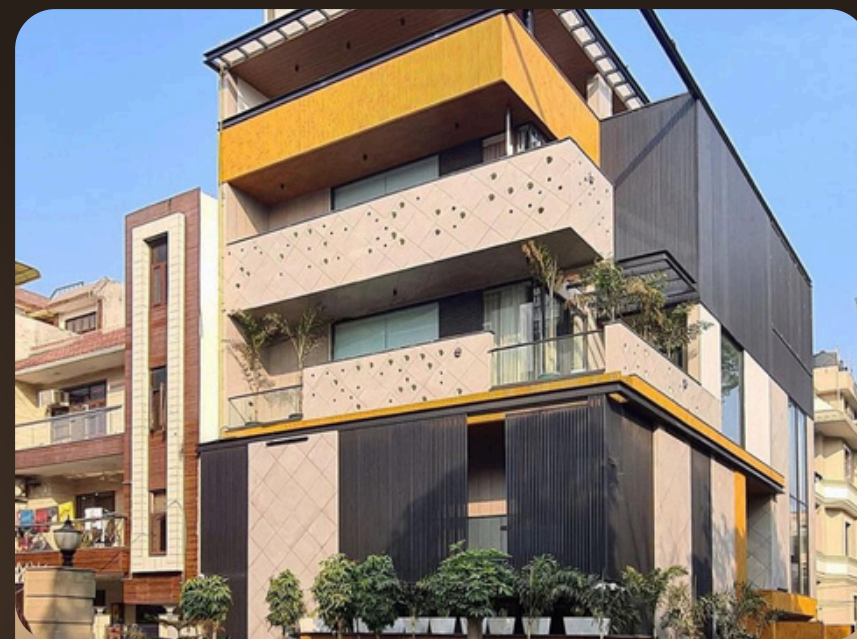
# OUR DELIVERED PROJECTS



**Malibu Town**  
**CD-66**



**DLF Phase-1**  
**PKD-35**



**Uppal Southend**  
**S-346**



**Sushant Lok 1**  
**A-549**



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**CORPORATE OFFICE**

A-549, Sushant Lok Phase 1, Golf Course Road, Gurugram

**SITE ADDRESS:**

A-201, BPTP Astaire Garden, Southern Peripheral Rd,  
Sector 70A, Gurugram, Haryana 122101

**CONTACT DETAILS**

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 WhatsApp



 Location