



DISCOVER THE NEXT LEVEL OF LUXURY LIVING

B-188, ASTAIR GARDENS,
SEC-70A, GURGAON

290 SQ. YARDS

C-260, ASTAIR GARDENS,
SEC-70A, GURGAON

269.1 SQ. YARDS



www.3builders.in

ANGLE VIEW (C-260)



TERRACE VIEW (B-188)



TERRACE VIEW(C-260)



***EXCLUSIVE TERRACE RIGHTS TO THE FOURTH FLOOR**

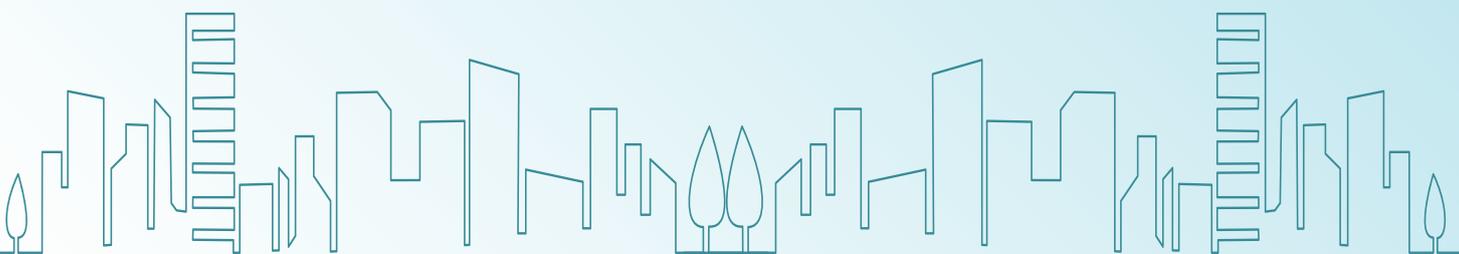


ABOUT US

At 3B Builders, we build homes where excellence is a way of life. Specializing in low-rise floors, our vision is rooted in a commitment to heighten real estate beyond mere walls and windows. Our approach is simple yet profound, embodying excellence in every brick, beam, and design, we create spaces that offer a sense of belonging.

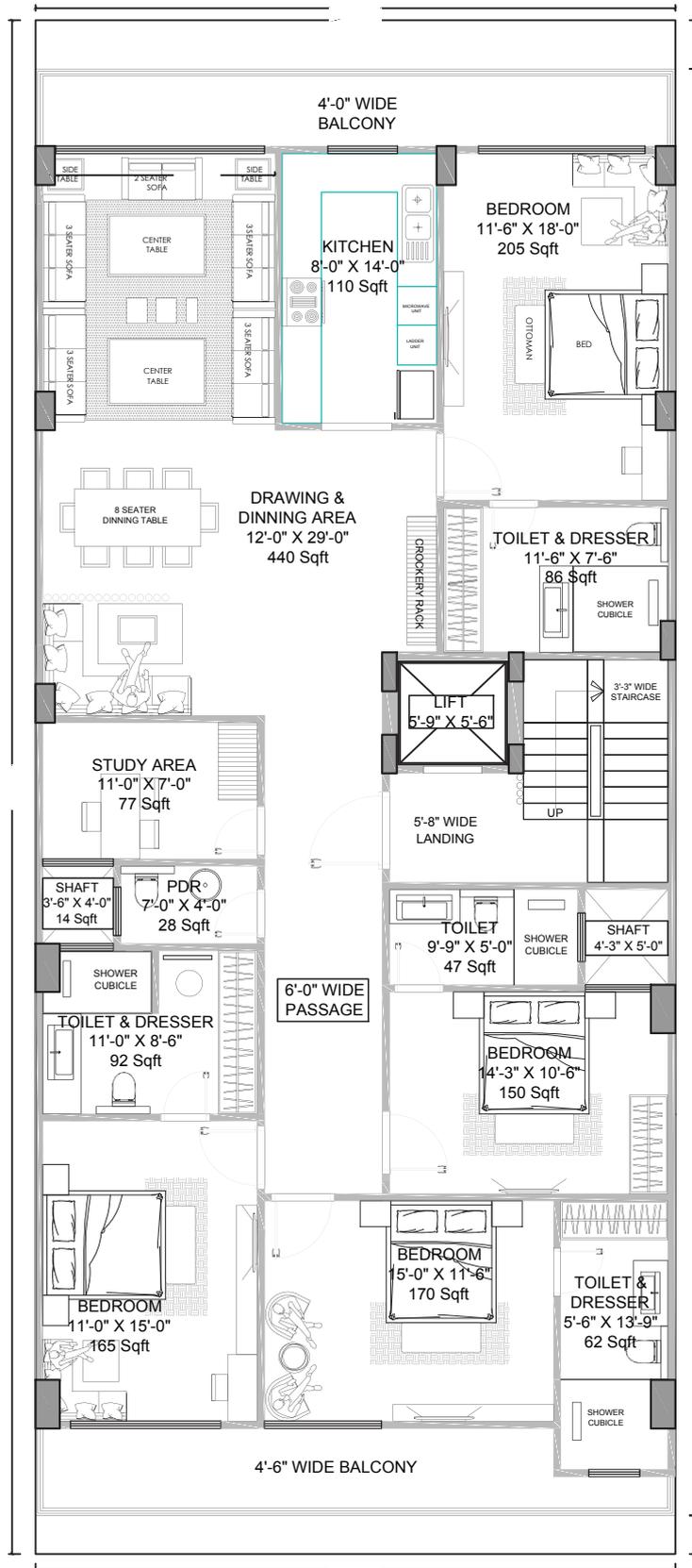
With a stronger outlook in real estate, we are shaping a future where peaceful communities thrive. Our focus has always been to build environments that foster harmony and connection, where families aren't just living, but truly growing together. At 3B Builders, we believe that a home should be a sanctuary, a place where serenity meets sophistication, and where every corner reflects our unwavering dedication to quality. We're designing the future of community living.

FROM
DREAM
TO
REALTY



LAYOUT PLAN (B-188)

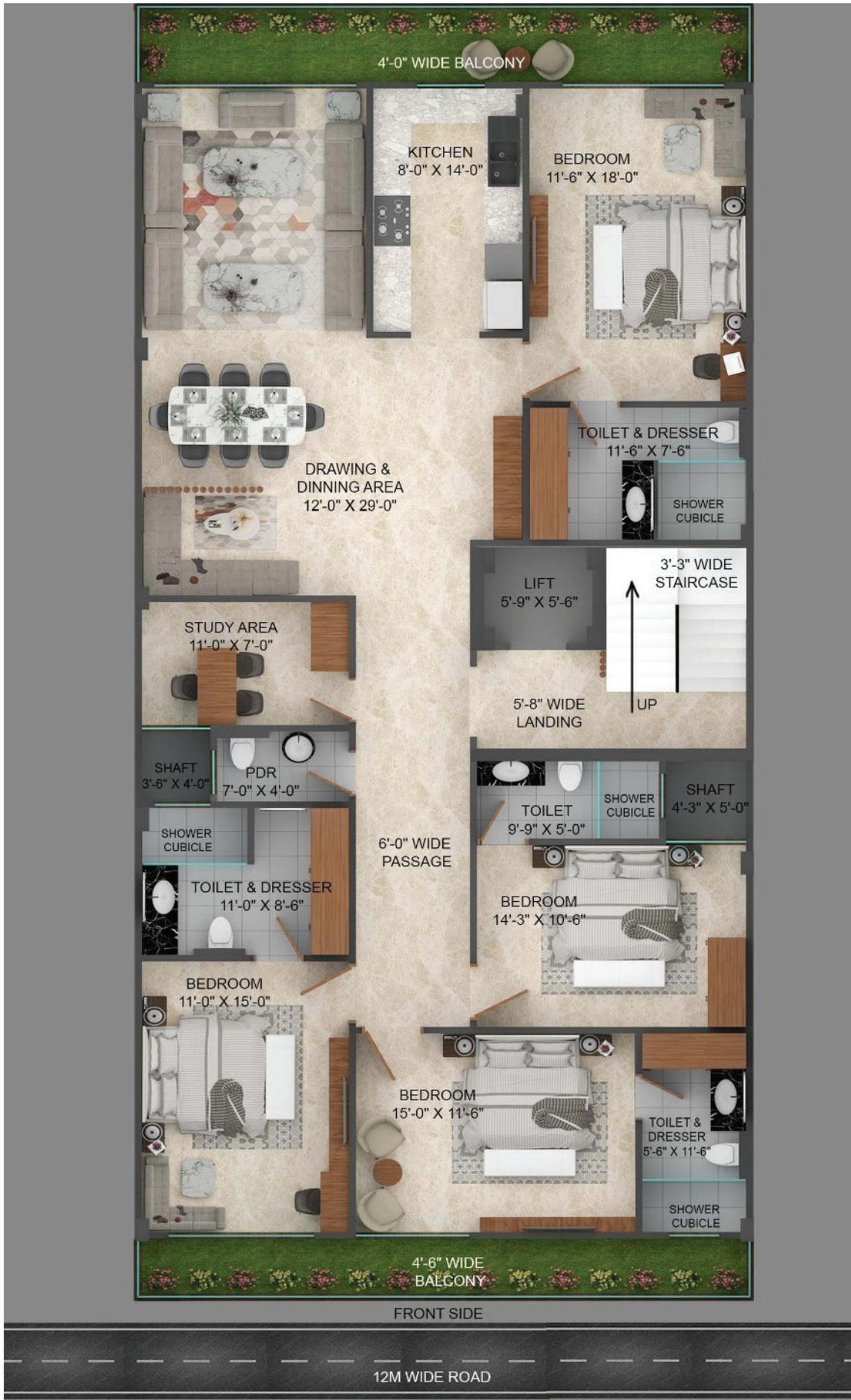
BACK SIDE



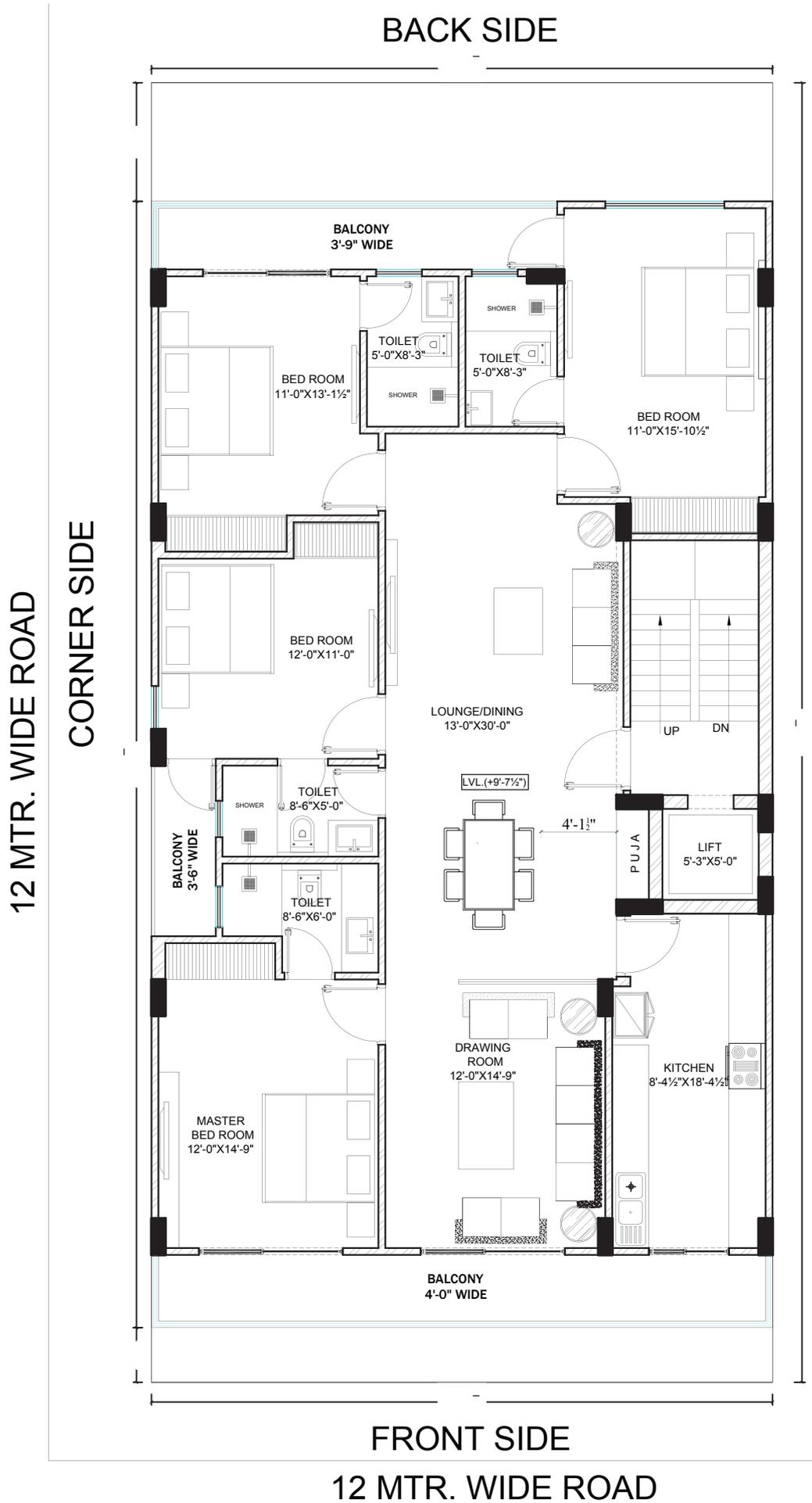
FRONT SIDE

12 MTR. WIDE ROAD

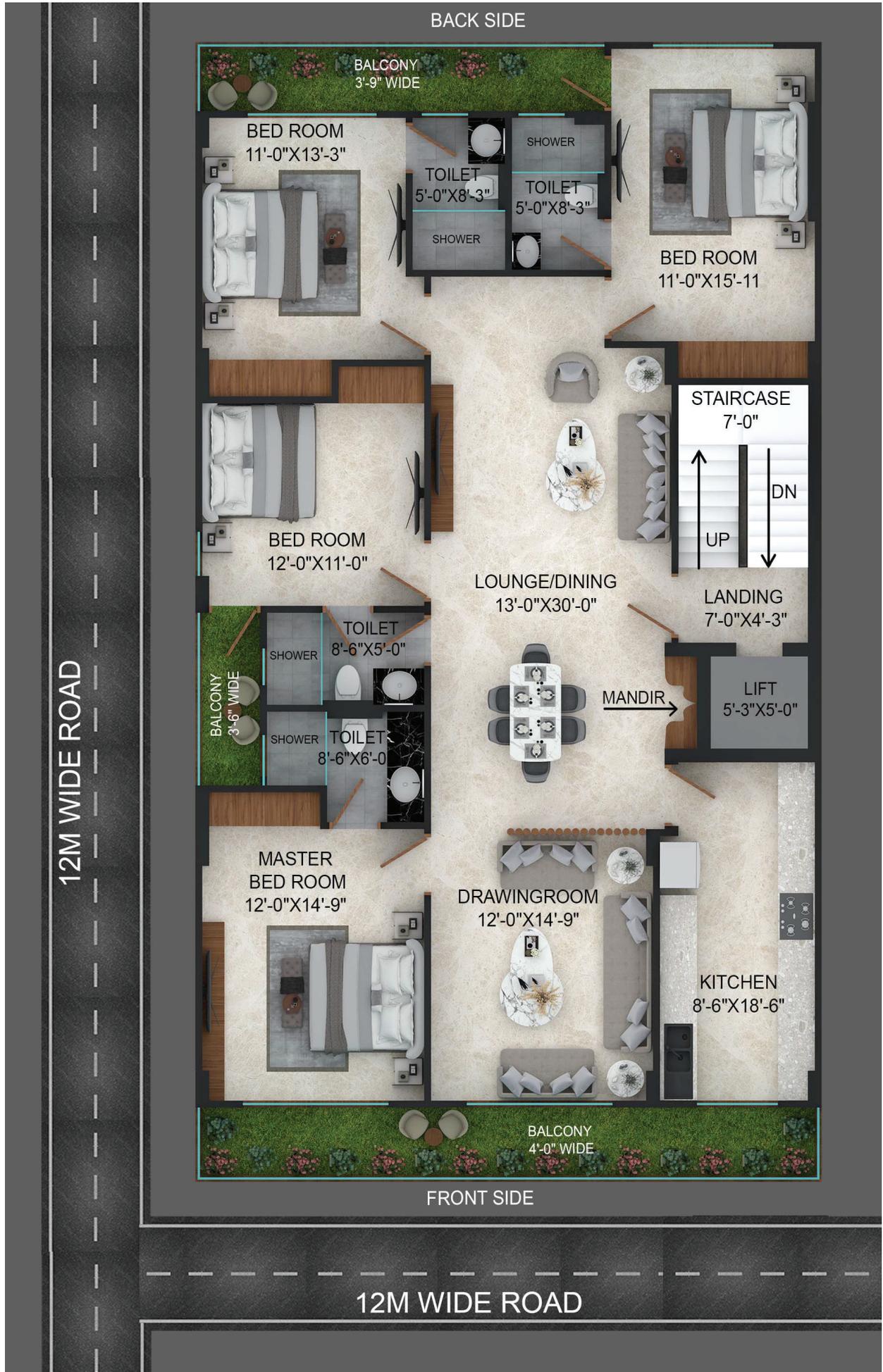
RENDERED FLOOR PLAN (B-188)



LAYOUT PLAN (C-260)



RENDERED FLOOR PLAN (B-260)



****ALL RENDERS ARE INDICATIVE AND SUBJECT TO CHANGE BEFORE BOOKING**



WALL DESIGN



FALSE CEILING



WALL DESIGN



FALSE CEILING



****ALL RENDERS ARE INDICATIVE AND SUBJECT TO CHANGE BEFORE BOOKING**



WALL DESIGN



FALSE CEILING



BEDWALL



TV WALL





SPECIFICATIONS

Structure	Rcc Framed Structure with Ready Mix Concrete (Seismic Zone IV) Anti Termite treatment Use of Curing compound Waterproofed by reputed brand Dr.Fixit or equivalent at terrace,UGT etc Red bricks/AAC Blocks
Internal Door	Teak wood frame
External Door cum Window	Aluminium/Upvc
Flooring	Living, Dinning - Italian Marble Bedrooms - Premium Vitrified Tiles / Premium Wooden Flooring Kitchen - Premium Vitrified Tiles Bathrooms - Premium Vitrified Tiles Balconies - Premium Vitrified Tiles
Wall	Gypsum Plater / Cement Plaster
Ceiling	Gypsum false ceiling / Plaster of Paris false ceiling
Kitchen	Modular Kitchen Fully loaded (Optional) Fittings - Jaquar or equivalent
Balcony	Antiskid Premium Vitrified Tiles
Toilet	Chinaware - Kohler or equivalent CP Fittings - Kohler or equivalent Shower enclosure - Ozone or equivalent
Door shutter	40 mm thick Machine Pressed Veneered Flush Shutter Fittings - Dorset or equivalent
Wall Unit	Moderned / Designed TV unit
Cup board	Moderned / Designed Cup Board
Painting n Polishing	Walls - Royal Velvet Emulsion Cilings - Acrylic Emulsion Door Frames - PU Polish
Electrification	Legrand, Havells or Equivalent
Lift	Fujitec, Otis, Schindler or equivalent
Common Areas (Lift, Stilt floor)	Granite flooring , PU paint in railing
Terrace	Designed terrace. Right to 4th floor occupant only Lift available
Building Front Facia	Prmanent Stone / Metal / Textured / HPL Cladding Balcony Railings Metal Glass
AC	HVAC VRV System - Japanese or equivalent (Optional)
House Automation	Wipro or equivalent
uPVC & cPVC Pipes	Astral or equivalent
Fans, Gysers & Lights	Havells or equivalent



FACILITIES



Gated
Community



24 x7
Security



100% Power
Backup



Two car parking
for each floor



Club House



Swimming
Pool



Community
Center



Fitness
Center



Park



Children's
Play area



Maintenance
Staff



garbage
Disposal

LOCATION ADVANTAGES



Near to Schools Sri Chaitanya,
Kunskapsskolan International
and St. Angel's Global



DMART is at doorstep



Southern Peripheral Road 2.7 km
leading to IGI Airports in 30 mins



Gurgaon Sohna Rd packed with
all just 3 km



5 Silver Screen State of the Art
Multiplex by NY Cinema 2.0 km



BUILDERS INC.
ENGINEERING • ARCHITECTURE • CONSTRUCTION

MODE OF PAYMENT



**ON BOOKING
30% OF SP**



**ON COMPLETION OF IVth
FLOOR ROOF SLAB
30% OF SP**



**ON APPLICATION OF
OC 20% OF SP**



**ON THE OFFER OF
POSSESSION, BALANCE
20% OF SP**

