

 SUNCITY'S
MONARCH
RESIDENCES

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Monarch by the Numbers

• 16 Acres Land Area

• 5 Exclusive Towers

• 900 Apartments

• 3 & 4 BHK Apartments

• 3.15 Acres Sports Zone

• 92.5 % Open Area

• 100% Ground Vehicle Free Zone

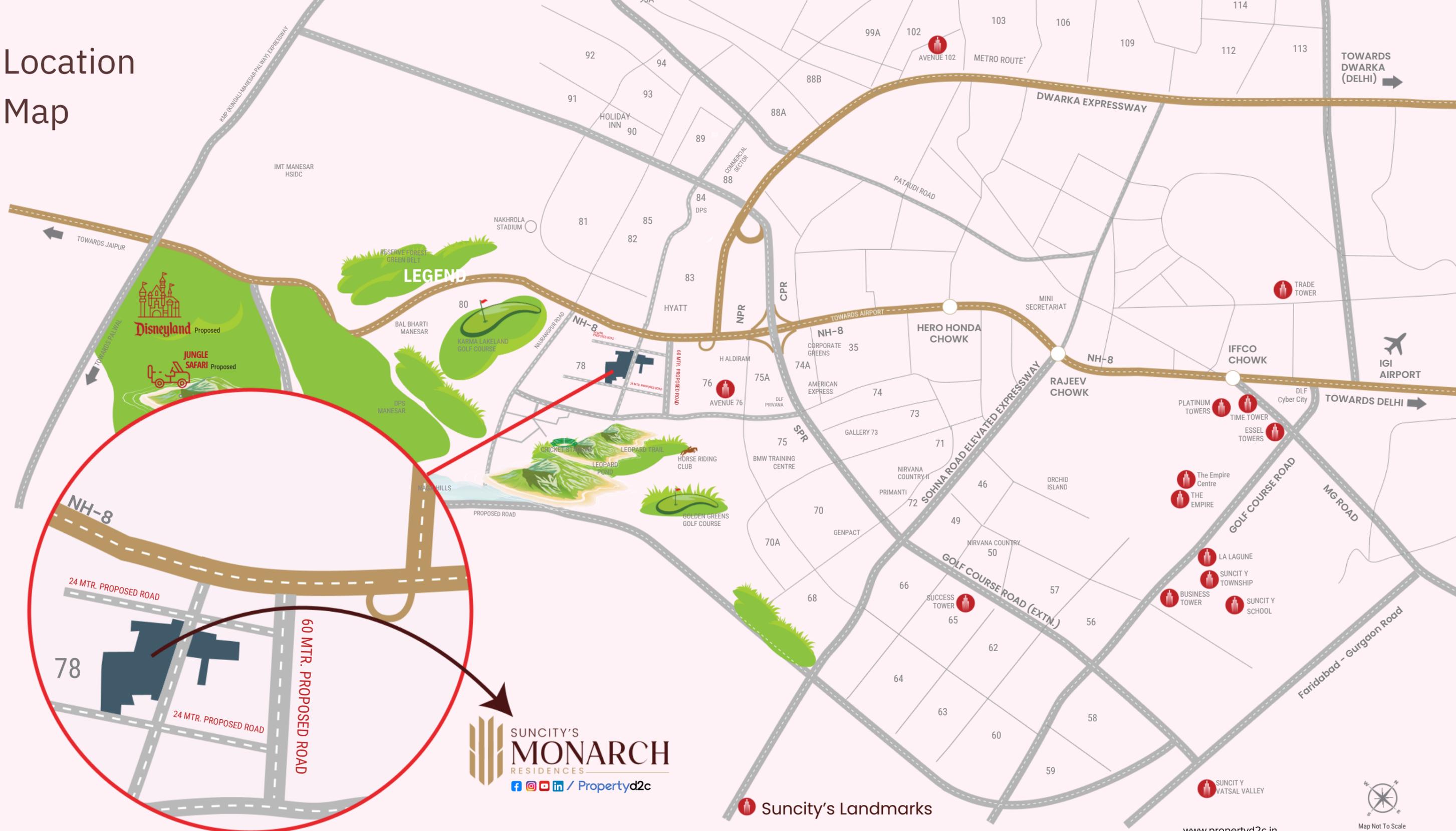
• 3.48 MTS. Slab to slab Height

• 1.25 LAKH SQ.FT. Club Area



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Location Map



SCHOOLS / COLLEGES

Mount Olympus Juniors School	
MatriKiran High School	2 Min
Kidzee Pre School	5 Min
DPG Degree College	8 Min
Euro International School	10 Min
Gurugram University	12 Min
Amity University	15 Min
	18 Min

HOSPITALS

Aarvy Healthcare Super Speciality Hospital	
Silver Streak Multi Speciality Hospital	8 Min
Miracles Apollo Cradle	10 Min
Medanta The Medicity	18 Min
Fortis Hospital	22 Min
	25 min

CONNECTIVITIES

Jaipur Highway (NH-8)	
Dwarka Expressway	2 Min
SPR & CPR	3 Min
IMT Manesar	4 Min
Millennium City Centre Metro Station	8 Min
DLF Cyber City	18 Min
IGI Airport	20 Min
	30 min

HOTELS/RESORTS

Aarpo Ghar (Resorts)	
Hyatt Regency	2 Min
Karma Lakelands	2 Min
Golden Greens	10 Min
ITC Grand Bharat	12 Min
Holiday Inn	15 min
	20 min

NH-8

24 Mtr. Proposed Road

Masterplan

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24 Mtr. Proposed Road



LEGEND

- | | | |
|--------------------------------------|--|--------------------------|
| 01. Entry/Exit | 14. Celebration Lawn with Peripheral Seating | 26. Sand pit |
| 02. Entrance Water Fountain | 15. Tennis Court | 27. Rock Climbing Wall |
| 03. Sculpture | 16. Pickleball Court | 28. Temple |
| 04. Arrival Court | 17. Padel ball Court | 29. Pedestrian Walkway |
| 05. Tower Entry (Pick up/ Drop Zone) | 18. Squash Court | 30. Seating Area |
| 06. Party Lawn | 19. Basket Ball Court | 31. Outdoor Fitness Area |
| 07. Water Feature | 20. Indoor Badminton Courts | 32. Visitor Car Parking |
| 08. Aqua Play | 21. Football Court | 33. Club Trellis |
| 09. Feature Wall | 22. Cricket Net | 34. Pet Garden |
| 10. Portals | 23. Running Track | |
| 11. Amphitheater | 24. Reflexology Path | |
| 12. Senior Citizen Gazebo | 25. Kids Play Area | |
| 13. Cabanas | | |



Architectural Masterpieces Rising to Meet the Sky

MAJESTIC
3BHK

ALTAIR
3BHK

CROWN
4BHK

IMPERIAL
3BHK

REGALIA
3BHK

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SUNCITYS
MONARCH

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The Largest Sports Haven for Champions at Heart

Monarch is designed for champions at heart, with world-class facilities, expansive play areas and dedicated arenas, it inspires fitness, passion & excellence for every age and every game at **multiple courts**. #MonarchLife

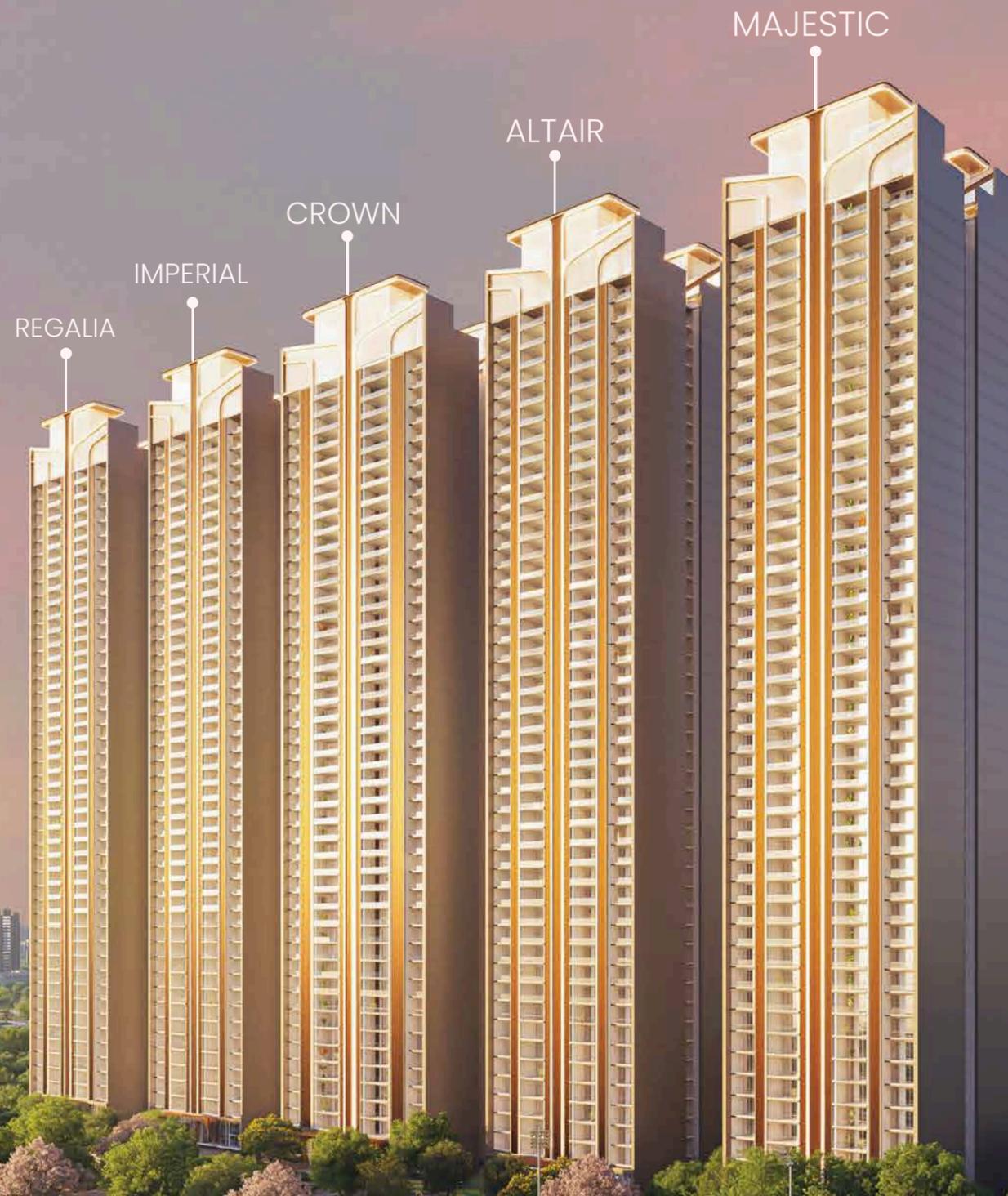
3.15 ACRES SPORTS ZONE

- Running Track
- Football Field
- Basketball Court
- Tennis Court
- Indoor Badminton Court
- Squash Court
- Pickleball Court
- Padel Ball Court
- Cricket Net
- Landscape Sit Outs

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A World of Luxury Under one Skyline

LARGE INFINITY POOL, OPEN TO THE SKY

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- Jogging Track (2300 Mtr.)
- Water Bodies & Fountain
- Meditation Area
- Kids Play Area
- Aqua Play Area
- Sand Pit Area
- Temple
- Rock Climbing Wall
- Party Lawn
- Amphitheatre
- Gazebo
- 24x7 Security
- Outdoor Fitness Area

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CROWN

 **CROWN**

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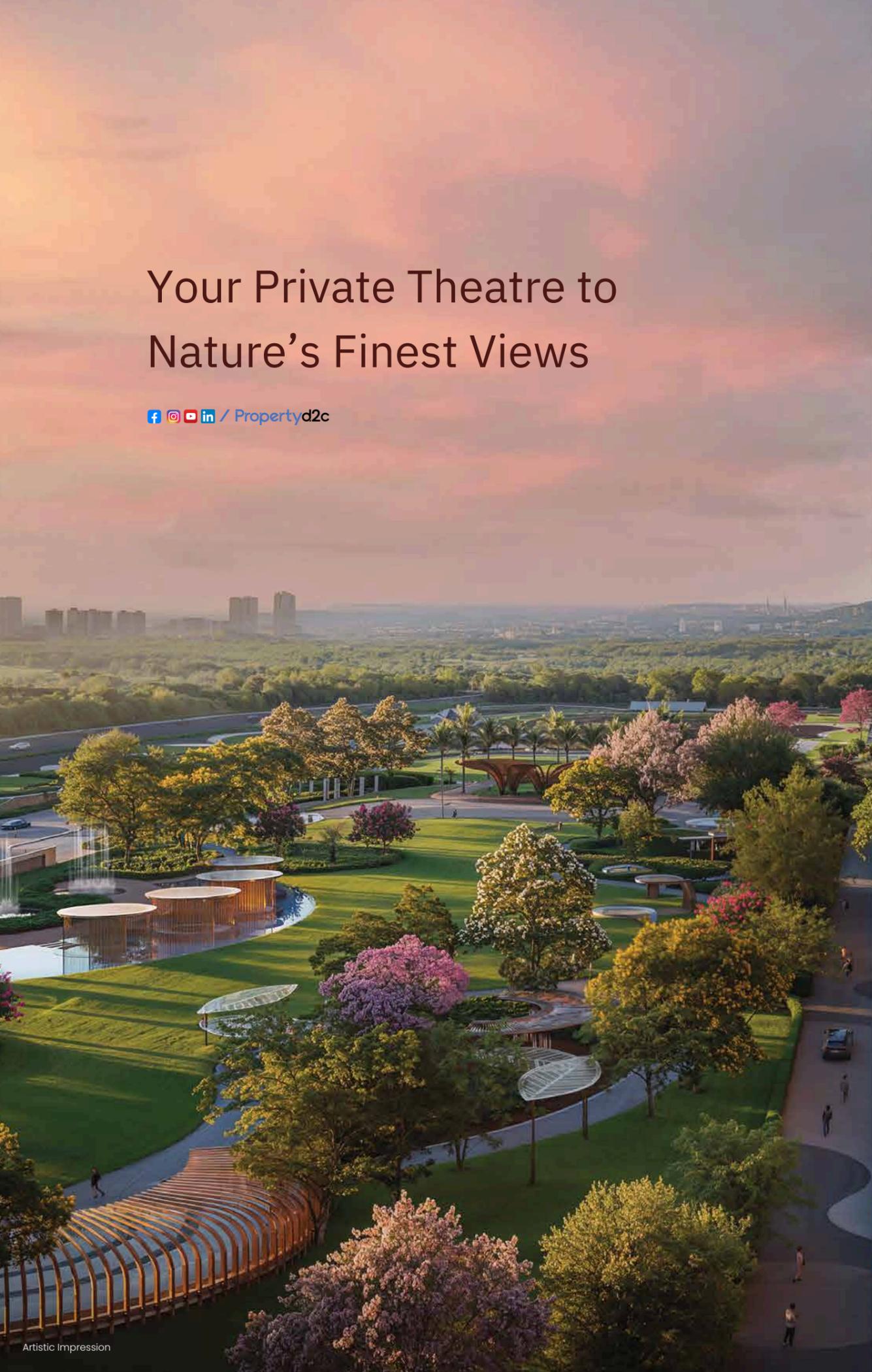
A Grand Welcome, Every Single Time

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Artistic Impression

Your Private Theatre to Nature's Finest Views

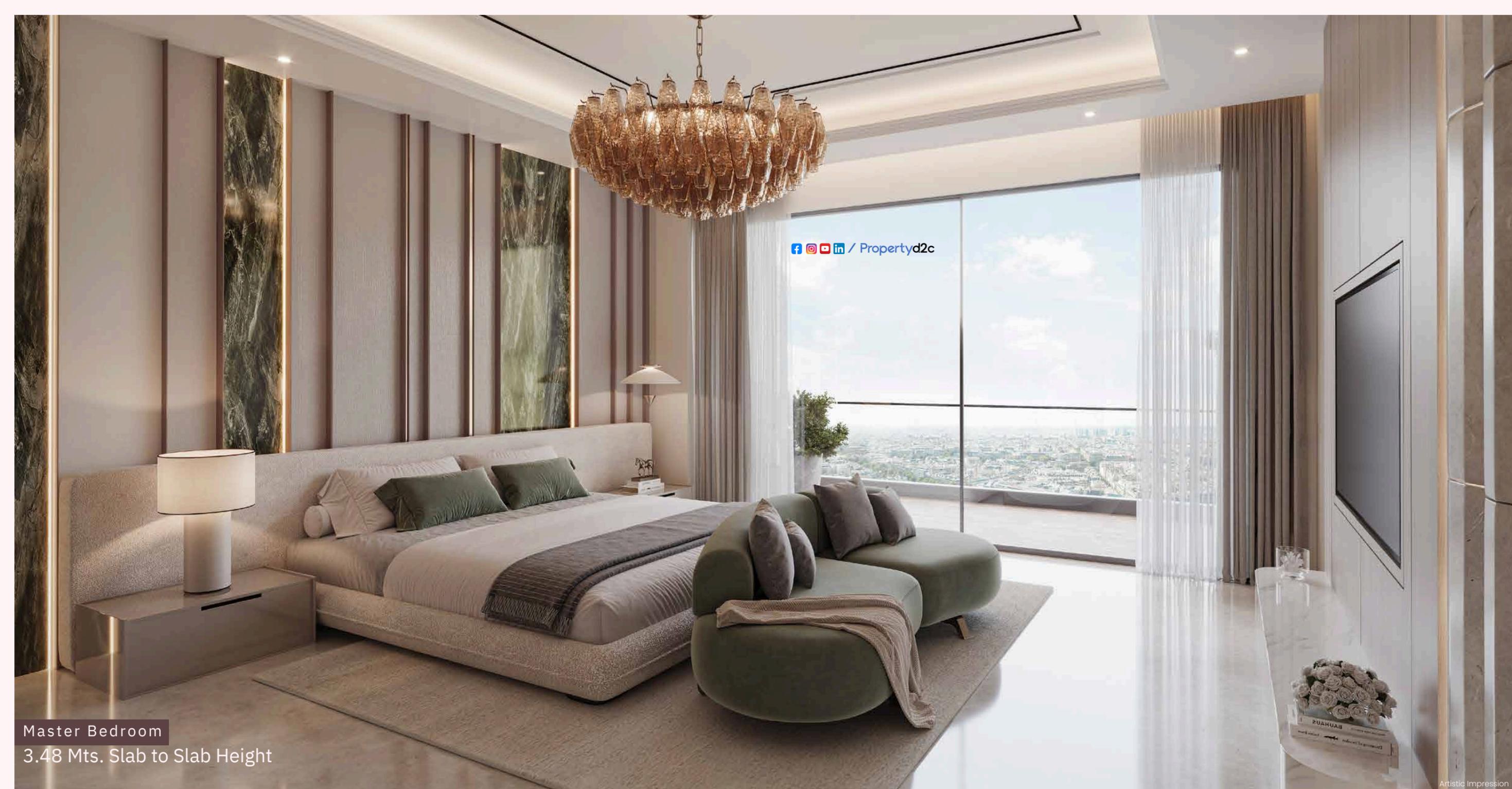
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BALCONY DECK 10 FT. WIDE



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Master Bedroom
3.48 Mts. Slab to Slab Height

Artistic Impression



Living Area

Artistic Impression



Kitchen

Artistic Impression

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Master Toilet

Artistic Impression

Luxury lounging rede ned
under the open sky

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Among the Finest and Grandest Clubhouses of its Kind in Gurugram



Monarch Club

1.25 LAKH SQ.FT.

1 Ground Floor

- Café & Restaurant with Private Dining
- Banquet Hall
- Party Lawn
- Multiple Business Centre

2 First Floor

- Kids Play Area
- Library
- Lounge Area

3 Second Floor

- Shooting Range
- Bowling Alley
- Home Theatre
- Card Room
- Podcast Studio
- Table Tennis Room
- Billiard & Pool Tables
- Chess & Carom Areas

4 Third Floor

- Boxing Ring
- Pilates Room
- Zumba Room
- Dance Room
- Steam Room
- Nail Art Studio
- Unisex Salon
- Gym
- Clinic
- Yoga Zone
- Aerial Yoga

5 Terrace

- Large Infinity Pool
- Kids Pool
- Jacuzzi

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Bowling Alley

Artistic Impression



Boxing Ring

Artistic Impression



Aerial Yoga

Artistic Impression



Community Arena

Artistic Impression

3 BHK Layout Plan

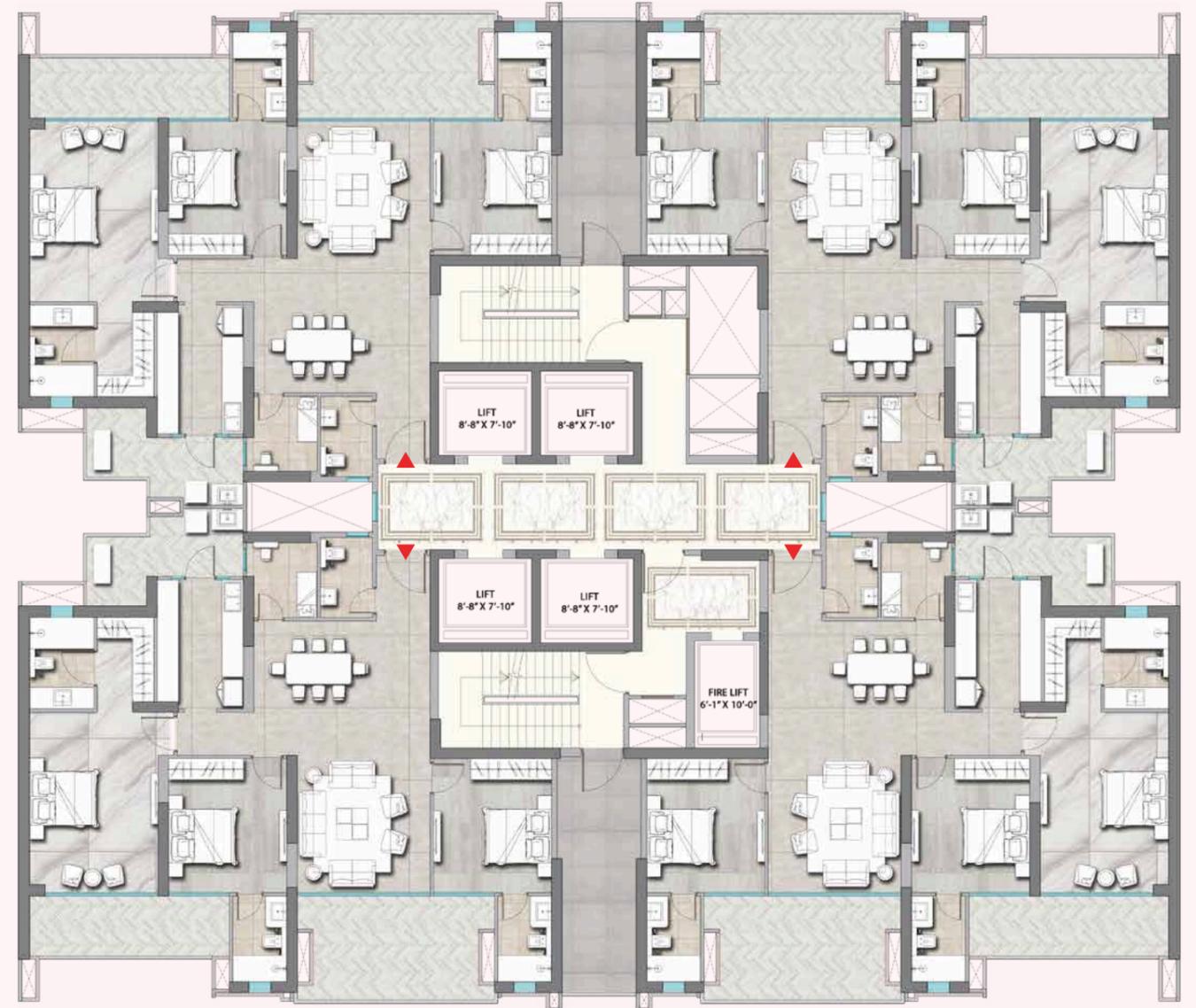
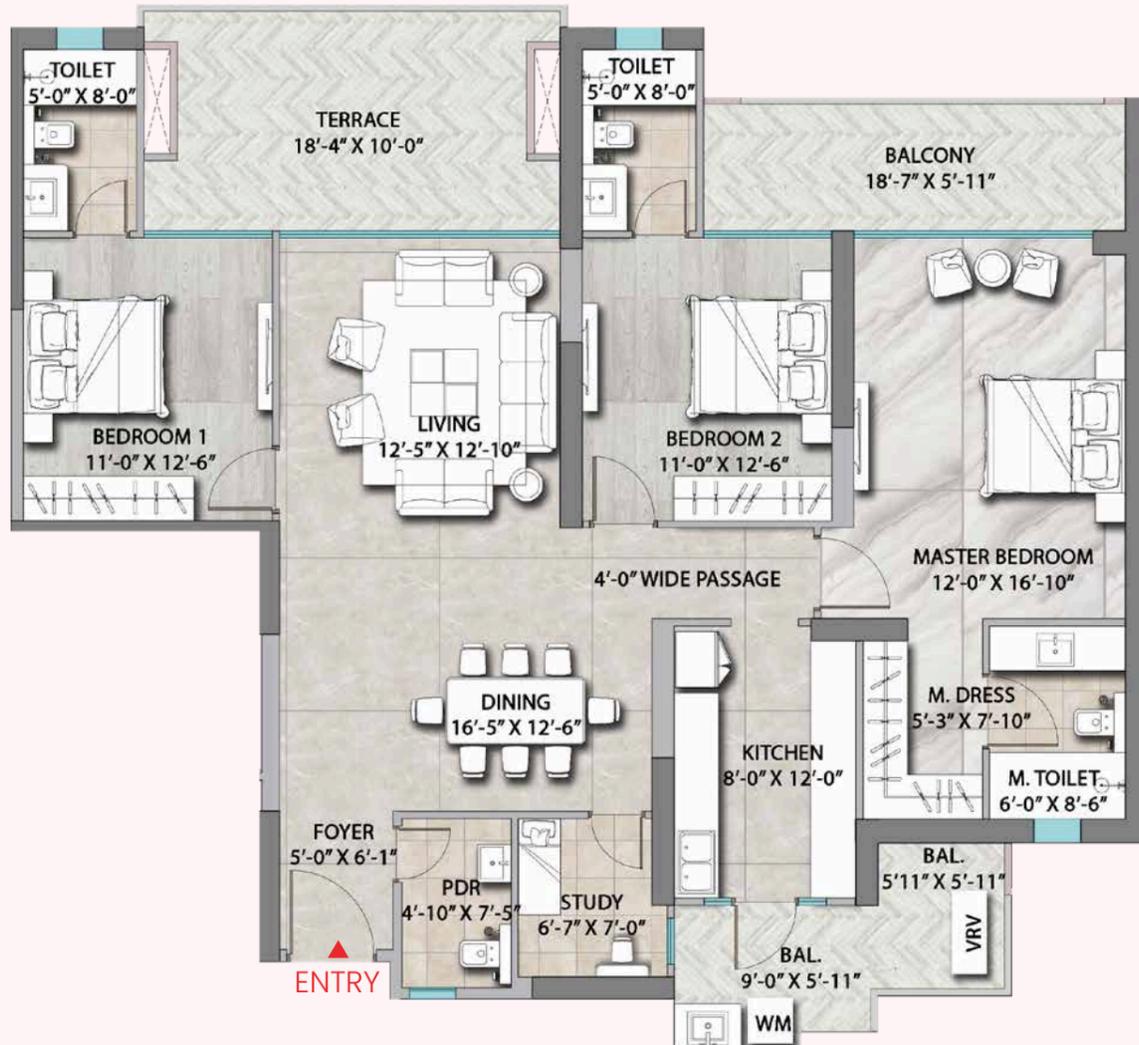
Carpet Area : 123.8398 sq.mtr. / 1,333 sq.ft.

Balcony Area : 35.39 sq.mtr. / 381 sq.ft.

Private Usable Area : 159.2358 sq.mtr. / 1714 sq.ft.

Saleable Area : 218.32 sq.mtr. / 2,350 sq.ft.

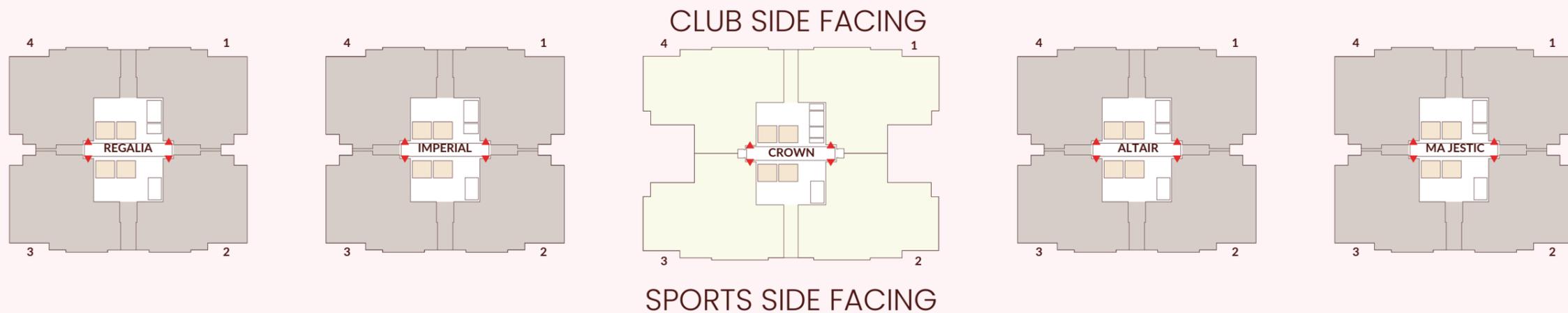
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Typical Cluster Plan

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4 BHK Layout Plan

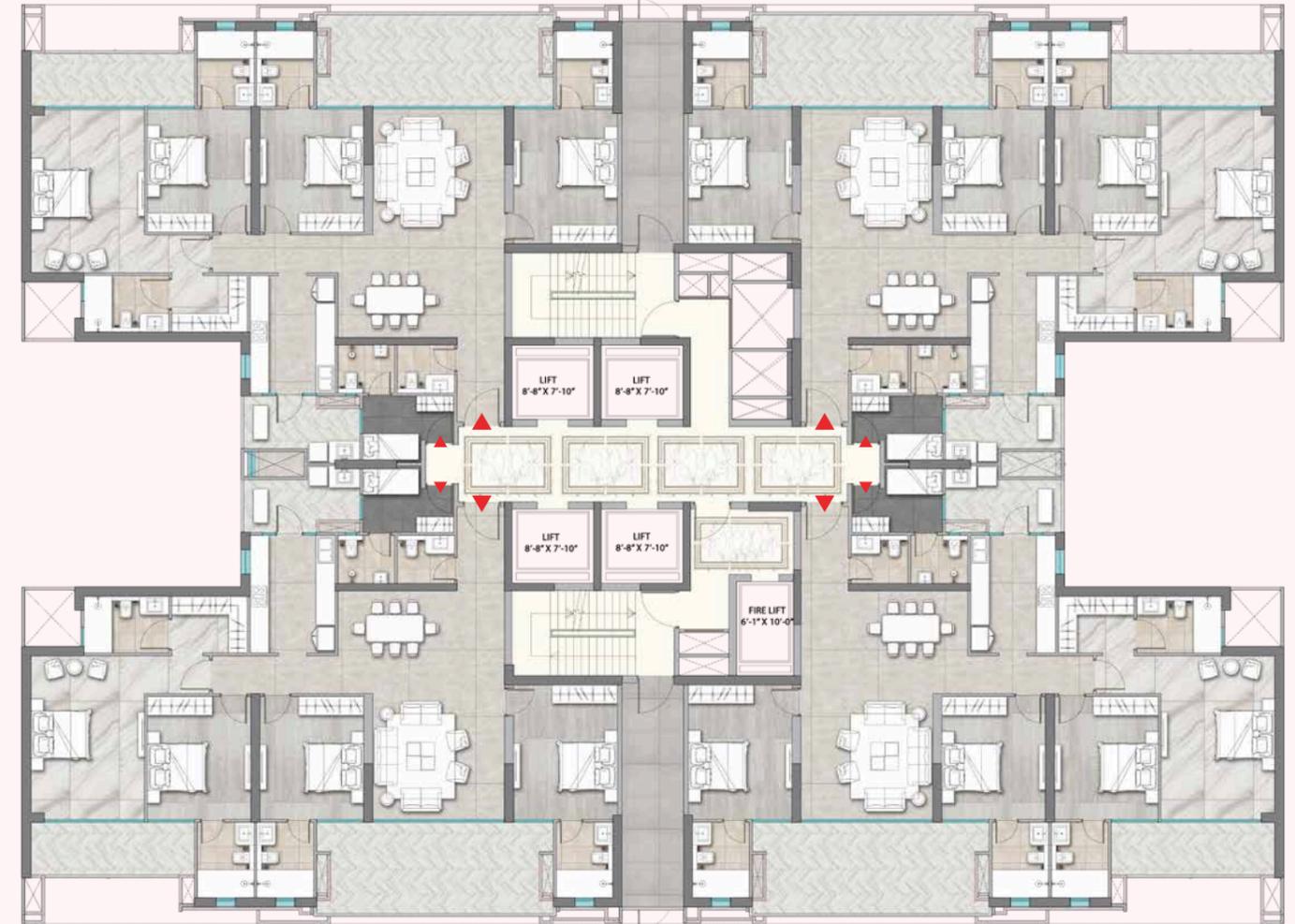
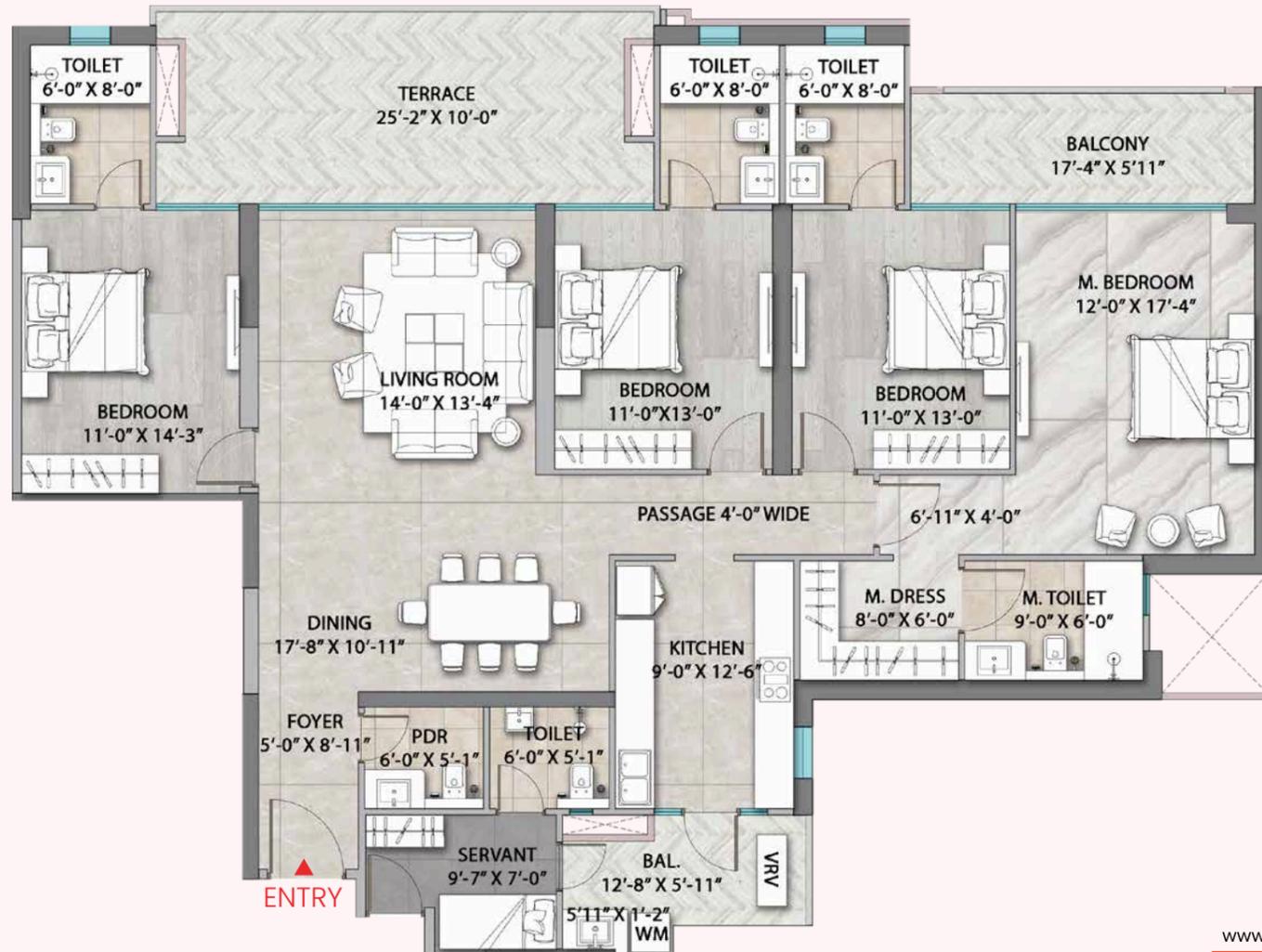
Carpet Area : 162.0229sq.mtr. / 1,744sq.ft.

Balcony Area : 39.48 sq.mtr./ 425sq.ft.

Private Usable Area : 201.5067 sq.mtr. / 2169 sq.ft.

Saleable Area : 292.64 sq.mtr. / 3,150 sq.ft.

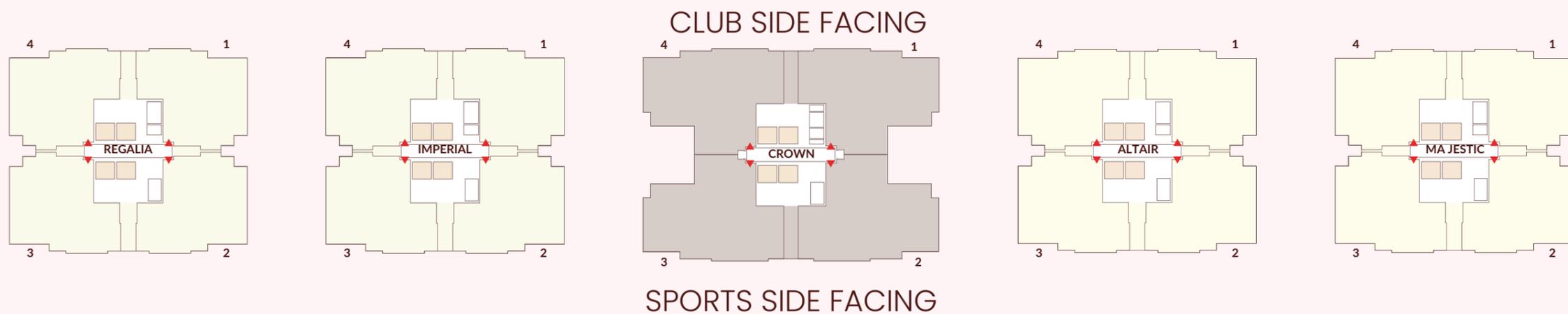
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Typical Cluster Plan

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Specifications

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Living / Dining / Lounge

Flooring :- Imported marble

Walls :- Acrylic emulsion paint

Ceiling :- POP false ceiling with acrylic emulsion paint



Master Bedroom

Flooring :- Premium tiles

Walls :- Acrylic emulsion paint

Ceiling :- POP false ceiling with acrylic emulsion paint



Master Bathroom / Powder Room

Flooring :- Premium tiles

Walls :- Premium tiles

Ceiling :- False ceiling with acrylic emulsion paint

Counter :- Marble counters with wash basins

Fittings/Fixtures :- Sanitary fittings of Duravit / Toto / Artize or equivalent, CP fittings of Grohe / Kohler / Artize or equivalent



Doors, Windows & Wardrobes

Entrance Door :- Engineered wood framed laminate finished flush doors with digital lock
Internal Doors :- Engineered wood framed laminated finished flush doors



Kids Bedroom / Parents Bedroom / Guest Bedroom

Flooring :- Laminated wood flooring

Walls :- Acrylic emulsion paint

Ceiling :- POP false ceiling with acrylic emulsion paint



Kitchen

Flooring :- Vitrified tiles

Walls :- Ceramic tiles dado / paint

Ceiling :- Pop false ceiling with acrylic emulsion paint

Counter :- Granite / quartz

Fittings/Fixtures :- Modular kitchen with hob & chimney

Others :- Provision for gas pipe line



Other Bathrooms

Flooring :- Premium tiles

Walls :- Premium tiles

Ceiling :- False ceiling with acrylic emulsion paint

Counter :- Marble counters with wash basins

Fittings/Fixtures :- Sanitary fittings of Duravit / Toto / Artize or equivalent, CP fittings of Grohe / Kohler / Artize or equivalent



Electrical Fixtures & Fittings

External Doors & Windows :- "Copper wiring, modular switches of Havells, Le Grand or equivalent, energy efficient LED ceiling lights & exhaust fans"



Servant Room

Flooring :- Ceramic tiles

Ceiling :- Ceramic tile flooring & dado, indian make sanitaryware

Walls :- Acrylic emulsion paint



Balcony

Flooring :- Vitrified tiles

Walls :- Texture paint

Ceiling :- Acrylic emulsion paint



Lift Lobby

Flooring :- Imported marble

Walls :- Imported marble & acrylic emulsion

Emulsion Paint in Basements :- POP false ceiling with acrylic emulsion paint



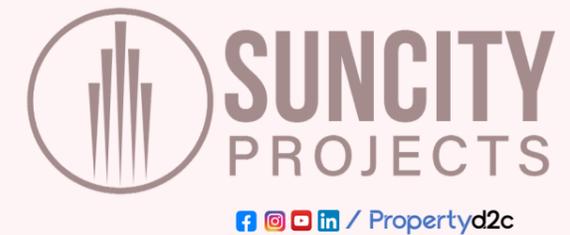
Air Conditioning

VRV Air-Conditioning

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Disclaimer: All floor plans, layout plans, amenities, elevations and specifications are purely conceptual & illustrative and not a legal offering and are subject to necessary approvals from competent authorities; also are subject to change by the company/ architect or competent authority from time to time if so warranted by the circumstances. (1 Square meter = 10.7639 Square feet & 1 Hectare = 2.47105 Acre)

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