



Chintamanis
JEWEL OF THE GODS



WHERE WISHES COME TRUE AND DREAMS ARE REALIZED

Inspired by the divinity of the magical gem, Chintamanis is a true masterpiece that radiates a sense of grandeur and elegance that is unmatched. From the breathtakingly beautiful surroundings to the meticulously crafted interiors, every aspect of this project has been designed to take your lifestyle to a whole new level.

WELCOME TO

Chintamanis

JEWEL OF THE GODS





Artistic Impression

DISCOVER A SERENE OASIS

Spread across 4.18 Acres & with a mere 4 towers, there is no shortage of green spaces for the family to enjoy and feel relaxed. Our aim is to offer families more than just a place to call home, but rather the experience of residing in a luxurious vacation property.

A WELL CONNECTED

HIGH LIFE



Artistic Impression

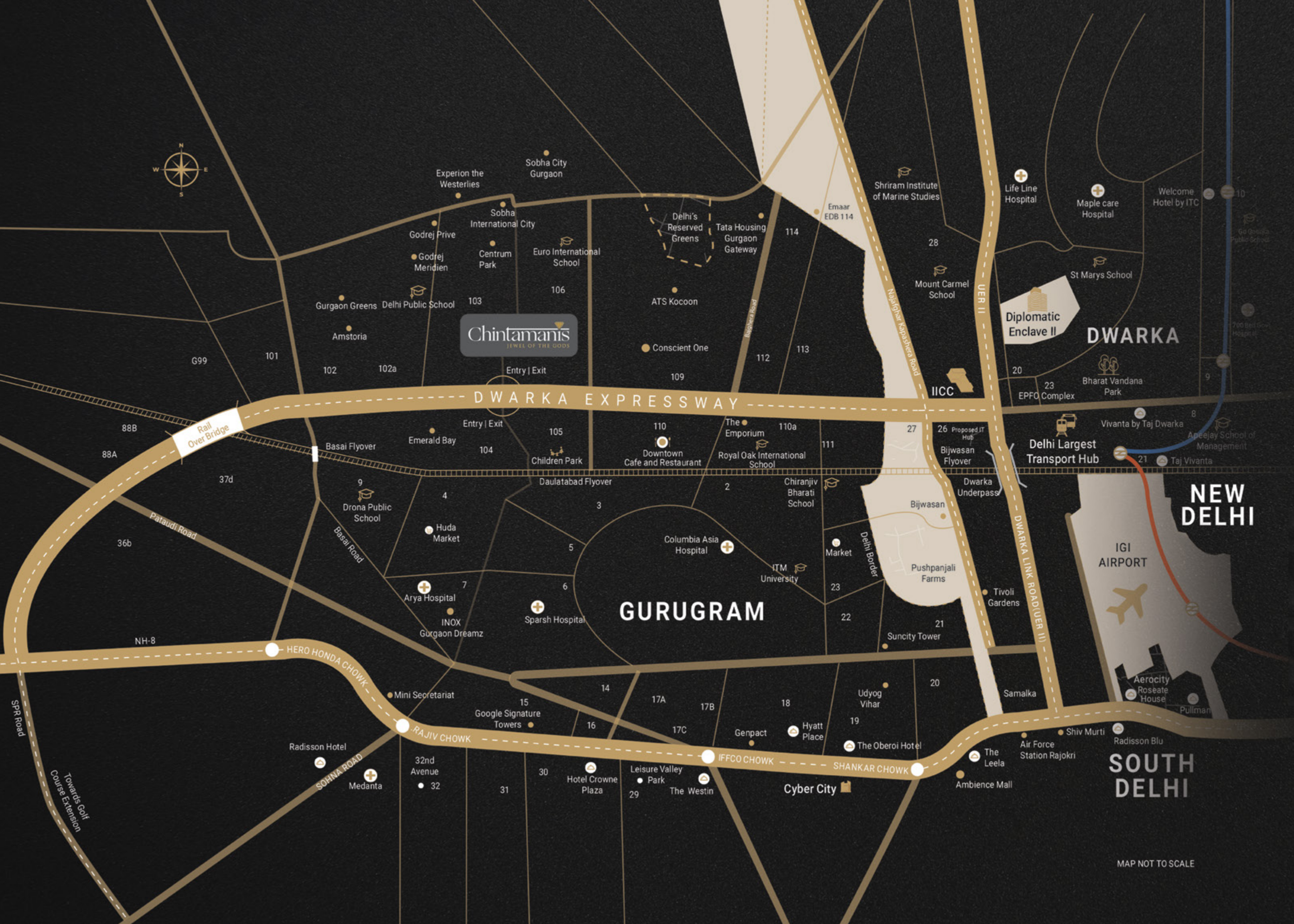
A JEWEL ON DWARKA EXPRESSWAY

Chintamanis is perfectly located to capitalise on Gurugram's excellent infrastructure. Sitting at the heart of Dwarka Expressway, i.e. The First Elevated Expressway of India spread across 28 KMs and with its 16-lane access provides smooth connectivity to Gurugram - Dwarka - Delhi

Investment
Hotspot

Widest Expressway
in Delhi NCR

Connecting Shiv-Murti on NH-8
to Kherki Daula Toll Plaza



THE CITY AT YOUR FINGERTIPS

Chintamanis offers easy access to all the city's landmarks, including IGI Airport, famed leisure hubs like Aerocity and Cyberhub, Asia's Largest Convention & Exhibition Centre (IICC), International Sports Complex and DDA 18-Hole Golf Course.

Surrounded by a thriving social infrastructure, including top-tier educational institutions, healthcare facilities, premium residential complexes, banks, renowned restaurants, and malls.

Near to the proposed metro corridor - Huda City Centre to Cybercity
with Spur to Dwarka Expressway

15 Mins* Drive from

- IICC
- IGI Airport
- Aerocity
- Diplomatic Enclave 2
- 18-Hole DDA Golf Course
- Delhi's Largest Transportation Hub

20 Mins* Drive from

- Cyberhub
- Emporio Mall
- Fortis Hospital
- Medanta Hospital

MAP NOT TO SCALE

*Depending on traffic conditions

A woman with long dark hair, wearing a strapless, floor-length red gown, stands on a balcony at night. She is looking back over her shoulder towards the camera. The dress is flowing and voluminous. In the background, there are blurred lights (bokeh) and a railing. The overall mood is elegant and sophisticated.

EXPERIENCE GRANDEUR

LIKE NEVER BEFORE

THE PINNACLE OF ARCHITECTURAL DESIGN

A short stroll from the upcoming institutional hub of Dwarka Expressway that will house hospitals, schools, and other infrastructure making Sector 103 a landmark sector. Chintamanis offers 312 fabulously curated three and four-bedroom residences & duplex penthouses over 23 floors, with wide terraces and balconies, clustered around their own private landscaped courtyard. These apartments have been finished to the very highest standards of designer comfort.





Artistic Impression

GATEWAY TO AN ELEVATED LIFESTYLE

As you enter through the majestic gateway, prepare to be engulfed by a serene ambience that emanates tranquillity and calm. The lush greenery and impeccably manicured landscaping provide a joyous life everyday.



Artistic Impression

AWE-INSPIRING FIRST IMPRESSIONS

Come home to unmatched luxury and uncompromising quality through a grand lobby and reception area into your very own private world. The elevated double-height lobby and guest lounge are complimented by the outdoor green spaces and elegant landscape design.



Actual Image

TURN OPULENCE INTO YOUR ADDRESS

With beautifully crafted 3 & 4 bedroom residences, Chintamanis sets a new standard in sophistication that glitters brightly like a rare jewel. Offering 12 ft. floor to floor height and ceiling high double-glazed windows, you'll always experience a villa-like lifestyle with a panoramic view of the skyline.

A CULINARY HAVEN AWAITS

At Chintamanis, we understand that the kitchen is more than just a place to cook meals; it's the soul of a home. That's why we've crafted each magnificent kitchen with meticulous attention to detail, ensuring that they're not only ideal for creating the perfect family meal but also to host intimate gatherings with your loved ones.



Actual Image

PEACE & REPOSE

With the word “bedroom”, things that come to mind are comfort and beauty. Chintamanis understands this and delivers cozy grandeur with each bedroom.



Actual Image

AN OASIS OF CALM

Subtle lighting, a sophisticated colour palette and premium fittings combine to create a serene and relaxing oasis of calm in every Chintamanis bathroom. Whether it's a stimulating shower at the start of a hectic day, or a long lingering bath to unwind at the end of it, we've got every base covered.



Actual Image



Artistic Impression

WHERE THE SKY MEETS ELEGANCE

Take in the impressive cityscape from the spacious terraces. Soak up the sun in the deck area and enjoy the large terrace spaces in any way you desire. Impress your guests with 360° views, suspended above the hustle and bustle of the city beneath, all within the comfort of your home.

A man and a woman are shown from the chest up, leaning on the roof of a dark-colored car. The man, on the left, is wearing a light blue suit jacket over a light blue shirt. The woman, on the right, is wearing a strapless, light-colored dress with a subtle pattern and a colorful beaded necklace. They are both looking off to the left with expressions of anticipation or joy. The background is a dark night scene with numerous out-of-focus city lights in various colors (pink, yellow, blue, green) creating a bokeh effect. The overall mood is romantic and sophisticated.

EXPERIENCE INDULGENCE
LIKE NEVER BEFORE

AT CHINTAMANIS, YOUR HEART'S DESIRE IS CATERED FOR

Indulge in the lavish lifestyle you deserve with our extravagant clubhouse. With an array of amenities, it will elevate your living experience to new heights.



Artistic Impression

EXPERIENCE POOLSIDE BLISS, ALL YEAR ROUND

The All Weather Indoor Swimming Pool, is a testament to our unwavering commitment to luxury and sophistication. The pool is carefully curated to create a serene and tranquil atmosphere, with premium finishes and an abundance of luxury. Regardless of the season, immerse yourself in style and let the everyday stresses fade away.



Artistic Impression



ELEVATED

ADVENTURE AT EVERY CORNER

A WONDERLAND FOR KIDS



Kids Play Area

Artistic Impression



Indoor Play Area

Representative Image



Kids Swings

Representative Image



Kids Swimming Pool

Representative Image



Garden Area

Representative Image

Our enchanting play area and indoor swimming pool are designed to transport your little ones to a magical world of fun and excitement. Let them explore and unleash their creativity in our specially crafted kids zone, where adventure awaits at every turn.



ELEVATED

COURTS TO ELEVATE YOUR GAME

UNLEASH YOUR SPORTING SPIRIT



Pool

Representative Image



Cricket Net Practice

Representative Image



Badminton

Representative Image



Basket Ball

Representative Image



Table Tennis

Artistic Impression

With action packed outdoor sports and numerous indoor games to choose from, there's something for everyone. Take a break from the mundane to unwind, enjoy and elevate your sporting spirit.



ELEVATE

YOUR LEISURE TIME

INDULGE YOUR SENSES



Multi Cuisine Restaurant

Artistic Impression



Party Hall

Representative Image



Polo Bar

Representative Image



Cafe

Representative Image



Soothing Fountains

Representative Image

Experience a sensory feast at our luxurious retreat-like residences. Discover delight in the diverse flavours of our multi-cuisine restaurant. Relax and unwind at our intimate Polo Bar and Cafe.



ELEVATE

YOUR EVERYDAY

THE PERFECT BLEND OF PRODUCTIVITY AND RELAXATION



Concierge Service

Representative Image



Library

Representative Image



Salon

Representative Image



Co-working Space

Representative Image



Gazebo

Representative Image

From work to leisure, we've got you covered. Our concierge service ensures that your every need is taken care of, while our co-working space enables you to conveniently catch up on work. Lose yourself in a wonderland of books at our library, or simply get pampered at the salon.



ELEVATE

YOUR MIND AND BODY

A HAVEN OF SERENITY AND REJUVENATION



Gym

Artistic Impression



Sauna & Steam Room

Representative Image



Yoga & Meditation Zone

Representative Image



Jacuzzi

Representative Image



Fragrance Gardens

Representative Image

Our luxurious abodes come with an array of amenities. From a well equipped gym to serene landscape garden, discover the ultimate retreat that makes you feel refreshed, rejuvenated, and elevated.



Representative Image

SAY GOODBYE TO PARKING WOES

Chintamanis's parking area is not just expansive but also practical, spanning across the ground floor and two basements. With ample space provided for all residents, you'll never have to worry about finding a spot for your vehicle. The mechanised parking boasts a height of 16 feet, allowing for double-stacked parking, ensuring even more space for your precious cars.

Surface + Stilt + Podium + Basement
Parking with 16 ft. height

3x
Car Parking

EXPERIENCE TOTAL PEACE OF MIND

With our app based 3-tier safety and security system, you can relax knowing you and your loved ones are safe at all times.



Representative Image



Artistic Impression

ABOVE THE REST

At Chintamanis, our buildings are designed with the latest technology and features to ensure earthquake resistance. Furthermore, our elevated position of 8 inches above the Dwarka Expressway ensures that your home remains dry and secure even during heavy rainfall and floods.

SITE PLAN

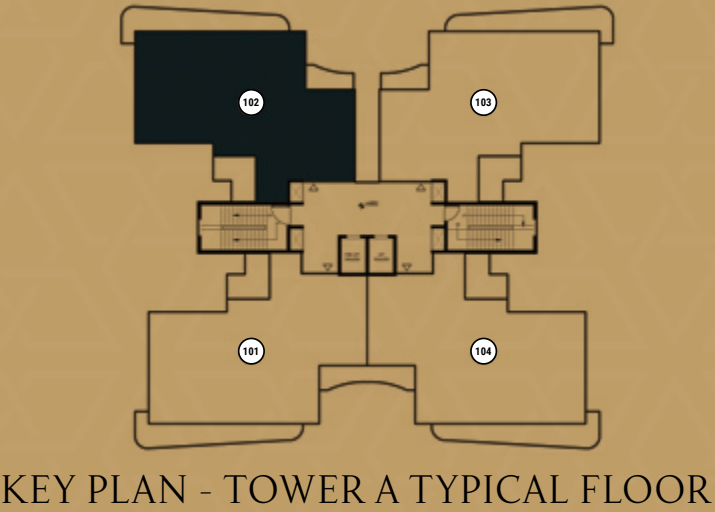


LEGEND

- 1. Entry/Exit
- 2. Tower Rio
- 3. Tower Magpie
- 4. Tower Condor
- 5. Tower Kestrel
- 6. Tower D
- 7. Club
- 8. Sitting Area and Solar Panels
- 9. Toddlers Zone
- 10. Kids Play Area
- 11. Service Area

UNIT PLANS

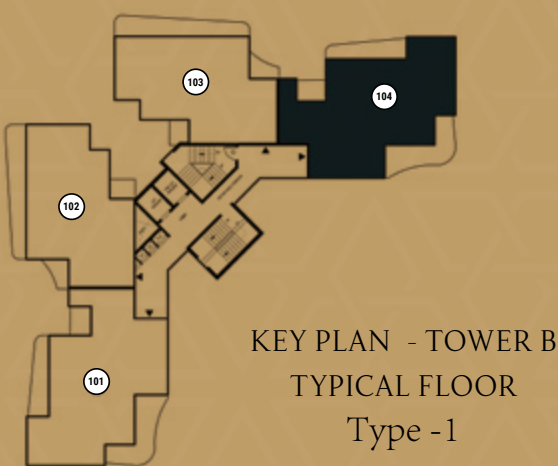
TOWER - RIO
4 BHK TYPICAL UNIT PLAN



Super Area - 2516 Sq. Ft.
Apartment Area - 1896 Sq. Ft.
Carpet Area - 1459 Sq. Ft.

Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

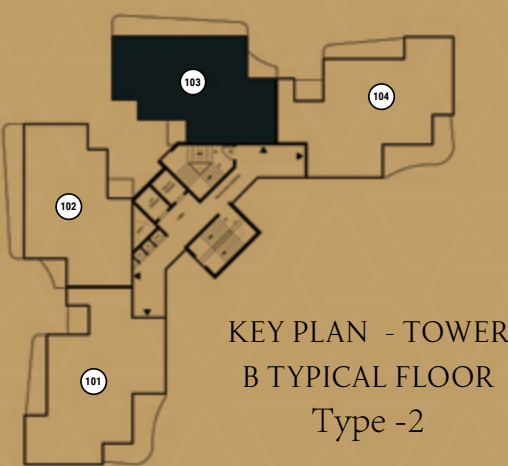
TOWER - MAGPIE
3 BHK + SERVANT ROOM
TYPE-1 UNIT PLAN



Super Area - 2355 Sq. Ft.
Apartment Area - 1662 Sq. Ft.
Carpet Area - 1227 Sq. Ft.

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TOWER - MAGPIE
3 BHK TYPE-2 UNIT PLAN



Super Area - 2037 Sq. Ft.
Apartment Area - 1425 Sq. Ft.
Carpet Area - 1059 Sq. Ft.

TOWER - CONDOR/KESTREL
3 BHK TYPICAL MIDDLE UNIT PLAN



KEY PLAN - TOWER C1/C2 TYPICAL FLOOR

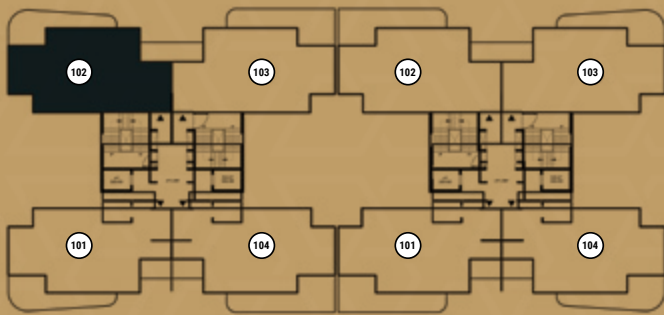
TOWER CONDOR | TOWER KESTREL



Super Area - 1875 Sq. Ft.
Apartment Area - 1396 Sq. Ft.
Carpet Area - 1016 Sq. Ft.

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TOWER - CONDOR/KESTREL
3 BHK TYPICAL CORNER UNIT PLAN



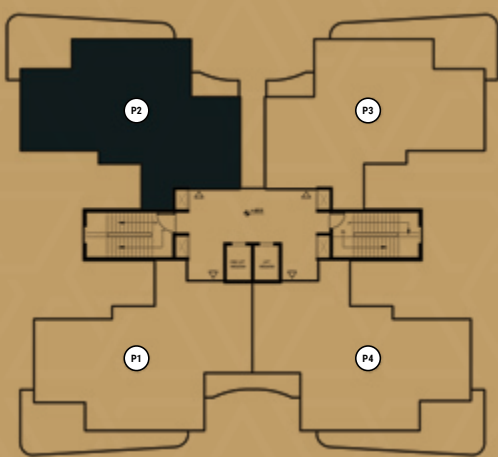
KEY PLAN - TOWER C1/C2 TYPICAL FLOOR

TOWER CONDOR | TOWER KESTREL



Super Area - 1845 Sq. Ft.
Apartment Area - 1364 Sq. Ft.
Carpet Area - 1012 Sq. Ft.

TOWER - RIO
LOWER LEVEL PENTHOUSE



KEY PLAN - TOWER A LOWER PENTHOUSE



TOWER - RIO
UPPER LEVEL PENTHOUSE



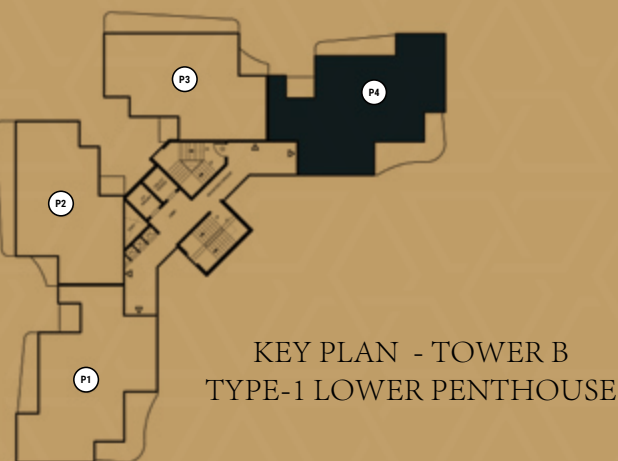
KEY PLAN - TOWER A UPPER PENTHOUSE



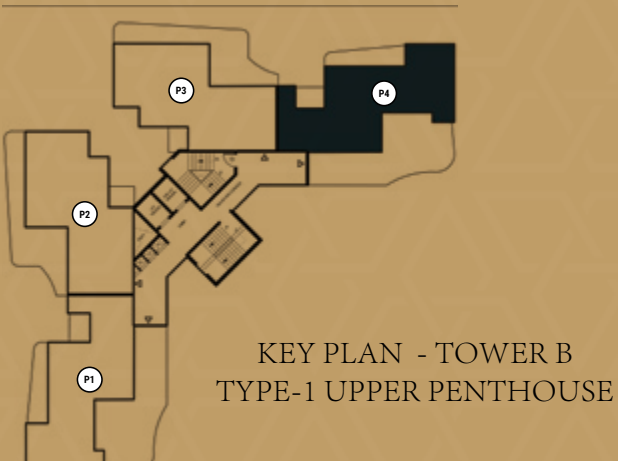
Super Area - 5033 Sq. Ft.
Apartment Area - 3917 Sq. Ft.
Carpet Area - 2319 Sq. Ft.

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TOWER - MAGPIE
TYPE-1 LOWER LEVEL PENTHOUSE



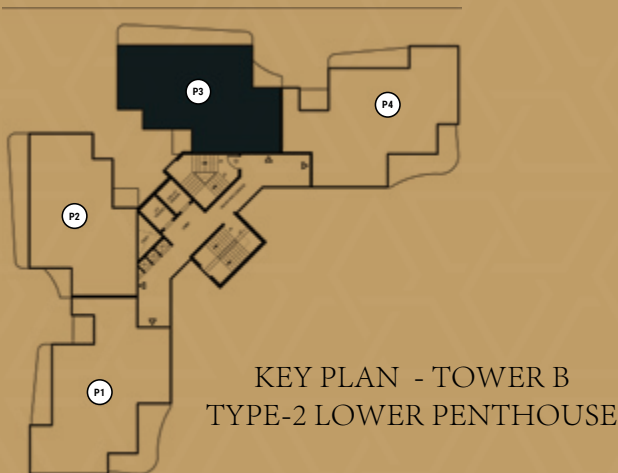
TOWER - MAGPIE
TYPE-1 UPPER LEVEL PENTHOUSE



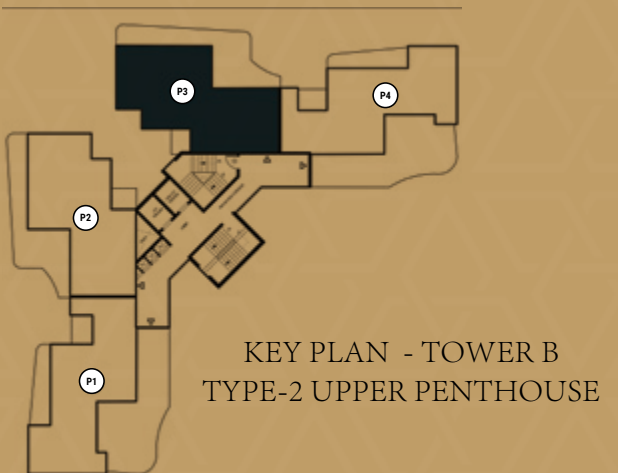
Super Area - 4697 Sq. Ft.
Apartment Area - 3422 Sq. Ft.
Carpet Area - 1845 Sq. Ft.

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TOWER - MAGPIE
TYPE-2 LOWER LEVEL PENTHOUSE



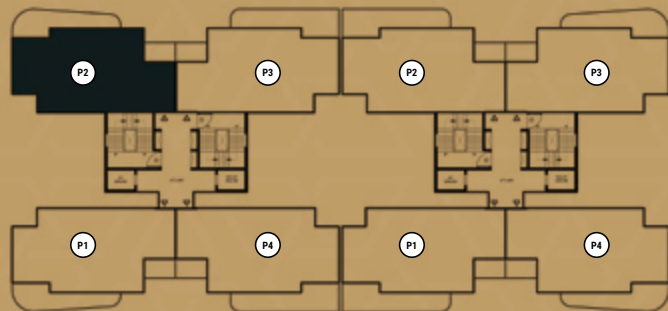
TOWER - MAGPIE
TYPE-2 UPPER LEVEL PENTHOUSE



Super Area - 4076 Sq. Ft.
Apartment Area - 2901 Sq. Ft.
Carpet Area - 1750 Sq. Ft.

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TOWER - CONDOR/KESTREL
CORNER LOWER PENTHOUSE

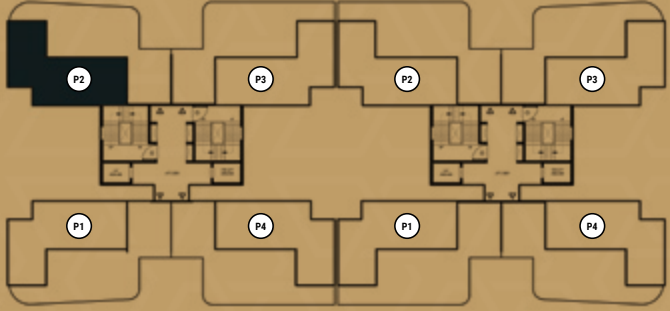


CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 CORNER LOWER
PENTHOUSE



TOWER - CONDOR/KESTREL
CORNER UPPER PENTHOUSE



CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 CORNER UPPER
PENTHOUSE



Super Area - 3682 Sq. Ft.
Apartment Area - 2728 Sq. Ft.
Carpet Area - 1593 Sq. Ft.

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TOWER - CONDOR/KESTREL
MIDDLE LOWER PENTHOUSE



CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 MIDDLE LOWER
PENTHOUSE



TOWER - CONDOR/KESTREL
MIDDLE UPPER PENTHOUSE



CONDOR | KESTREL

KEY PLAN - TOWER C1/C2 MIDDLE UPPER
PENTHOUSE



Super Area - 3682 Sq. Ft.
Apartment Area - 2728 Sq. Ft.
Carpet Area - 1593 Sq. Ft.

Disclaimer: The window size/it's location in room may change because of elevational features. The overall layout may vary because of statutory reasons in case required. Currently, no columns are shown in the plan which will be incorporated as per structure. That each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

SPECIFICATIONS

SUPER STRUCTURE	:	RCC structure with monolithic concrete casting of all walls as per the super structural drawings and in compliance to national building code. Uses of aluminium form work to ensure precision and hi-speed of execution.	AIR CONDITIONING	:	<ul style="list-style-type: none">• Variable Refrigerant Volume (VRV) system in Living, Dining and Lobby area shall be provided.• Copper wiring as per I.S code shall be provided for provision of Air conditioner in drawing/dining & bedroom.
FLOOR FINISH	:	<ul style="list-style-type: none">• Italian marble in drawing dining, kitchen and entrance lift lobby.• Super quality timber laminated wooden flooring in all bedrooms.• Anti-skid ceramic tiles of 600 x 600 mm size in washrooms and balconies.	ELECTRICALS	:	<ul style="list-style-type: none">• FRLS grade wires by KEI/Polycab/Havells.• Switch and Socket by Schneider/Norisys/Legrand.• Switch Gear by Schneider/Legrand/Havells/Siemens.• Conduit Pipes by Astral/Supreme/AKG.
WALL FINISH	:	<ul style="list-style-type: none">• Velvet paint in drawing dining.• Plastic emulsion paint in all bedrooms.• OBD paint in balconies and common areas.• Vitronite slab for kitchen counter and DADO.• Italian finish vitrified tiles of 1200 x 600 mm size in the washrooms.• Texture and Apex paint on the external facade of the buildings.	SECURITY	:	<ul style="list-style-type: none">• App based 3-Tier 24x7 security.• CCTV with DVR in all common areas by Honeywell/Hawk Vision / Panasonic.• Video Door Phone by Honeywell / Hawk Vision / Panasonic• Digital Lock by Yale on main doors.• Godrej Locks for internal doors.
DOORS & WINDOWS	:	<ul style="list-style-type: none">• 8 ft. high timber frame, timber architrave and shutters with both side masonite skin of 40 mm thickness for main door and 32 mm thickness for internal doors.• Double glazed doors and windows with heavy duty powder coated aluminium profile, hardware and fittings.	WOOD WORK	:	<p>Well appointed wardrobes, modular kitchen and vanity of following specifications:</p> <ul style="list-style-type: none">• Both side pre laminated HDHMR board by Action Tessa/Green/Century.• Hinges by Hettich.• Modular fittings and accessories by Hettich/Hafele/INOX/ABCO.
BALCONY RAILINGS	:	Stainless steel of SS – 304 grade with 8 mm toughened glass of height 1200 mm upto fifth floor, 1350 mm height for sixth to tenth floor and 1500 mm height for eleventh floor onwards.	KITCHEN	:	<p>Modular Kitchen with under counter and overhead storage as per the specifications highlighted in wood work section.</p> <ul style="list-style-type: none">• Chimney and Hob by Kaff/Elica/Faber.• Counter top of Kajaria vitronite slabs or equivalent.• Fiber based double bowl with drain board sink by Franke/Carysil.
WASHROOMS	:	<ul style="list-style-type: none">• Wall mounted WC by Kohler/American Standard / TOTO.• Concealed Cistern by Geberit.• Counter top wash basin with vanity underneath.• Glass cubicle for shower in master washroom.• CP fittings by Kohler/Grohe/Jaquar.• CPVC and UPVC pipes of Astral/Supreme/Ashirvad.	LIFT	:	High Speed Elevators : 15 pax capacity each.



OUR DEDICATED CONSULTANTS



MASTER ARCHITECT

AE STUDIO is an award-winning architectural design firm in India that specializes in sustainable and environmentally responsive solutions for large-scale housing, commercial buildings, institutional buildings, and public spaces. Our experienced team of architects combines innovation with functionality to create stunning structures that are both aesthetically pleasing, eco-friendly and stand the test of time. AE STUDIO has the expertise and track record of success which is second to none in the field of Architecture and Design



STRUCTURE ENGINEER



MEP CONSULTANT



ENVIRONMENT ADVISOR



INTERIOR DESIGNER



LEGAL ADVISOR



FINANCIAL ADVISOR

PRE-CERTIFIED BY



Green Rating for Integrated Habitat Assessment

SUSTAINABILITY INITIATIVES

- 4-Star GRIHA Pre-Certification
- Double Glazed Glass Window for Sound, Temperature Insulation & Energy Conservation
- EV Car Charging Terminals
- Dual Piping System
- Rainwater Harvesting
- RCC Walls
- Approx. 30%+ Water Conservation through contemporary construction practices
- Solar Panels
- LED lights in common areas



PRESENCE ACROSS
5 CITIES

JALANDHAR
GURUGRAM
DELHI
BHIWADI
GHAZIABAD

OUR JOURNEY SO FAR

DELIVERED PROJECTS



ONGOING PROJECTS





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CIN Number: U70109DL2016PTC306330
Registered Office: 15, 2nd Floor, MGF Megacity Mall, M.G Road, Gurugram, Haryana-122002
Site Address: Sector - 103, Dwarka Expressway, Gurugram - 122006
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