

SUNCITY'S
MONARCH
RESIDENCES



Site Address:
Sector-78, Village Shikohpur, Tehsil Manesar,
Manesar, Gurugram - 122101 Haryana

Registered Office
Dvok Buildcon LLP, Unit No. 224, Suncity Business Tower, Second Floor,
Golf Course Road, Sector -54, Gurugram - 122002, Haryana | LLPIN: ABB-0915

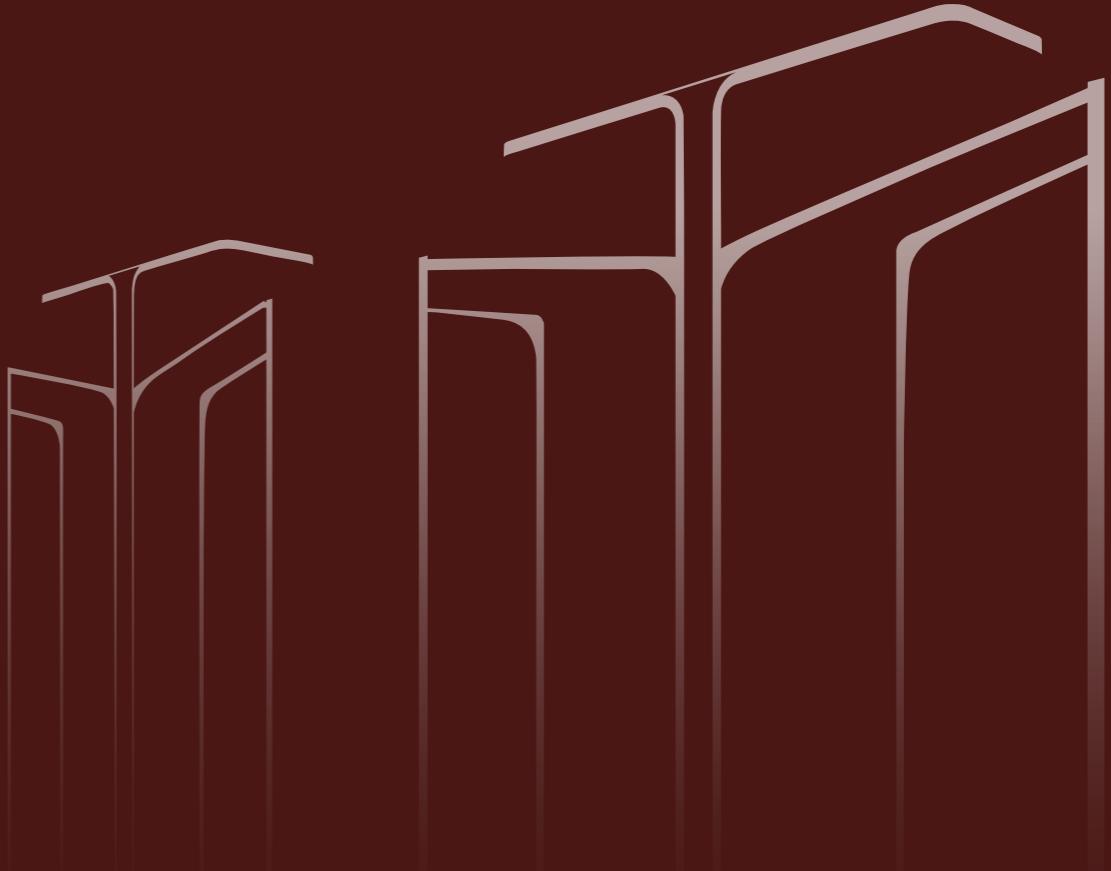
Corporate Office
Suncity Business Tower, Second Floor, Golf Course Road, Sector -54,
Gurugram - 122002, Haryana

+91-124-4691000
info@suncityprojects.com
www.suncityprojects.com



HRERAXXXXXX/XX/XX | <https://haryanarera.gov.in>

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)

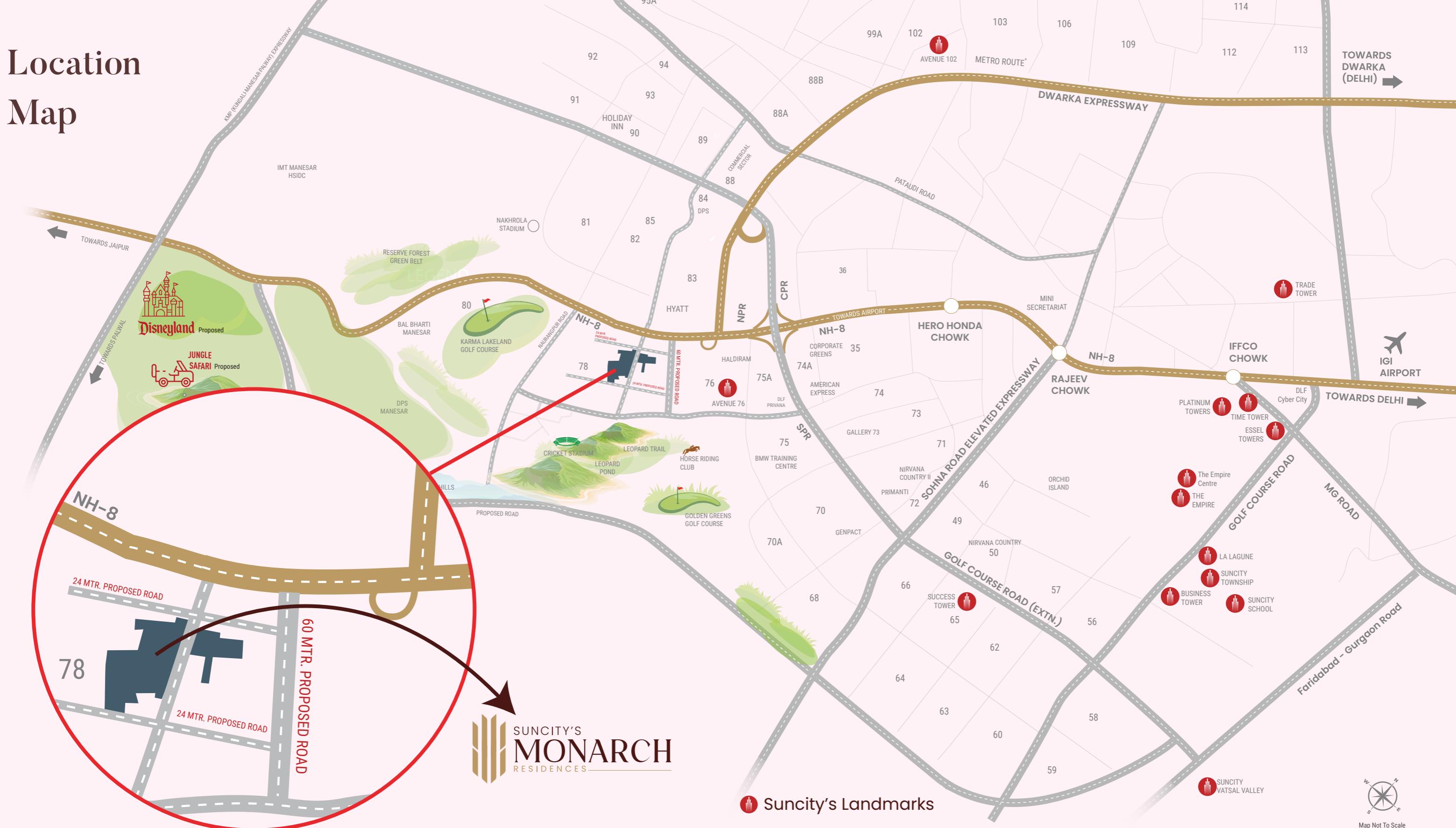




Monarch by the Numbers
• 16 Acres Land Area
• 5 Exclusive Towers
• 900 Apartments
• 3 & 4 BHK Apartments
• 3.15 Acres Sports Zone
• 92.5 % Open Area
• 100 % Ground Vehicle Free Zone
• 3.48 MTS. Slab to slab Height
• 1.25 LAKH SQ.FT. Club Area



Location Map



SCHOOLS / COLLEGES

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

HOSPITALS

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

CONNECTIVITIES

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

HOTELS/RESORTS

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

Masterplan

NH-8

24 Mtr. Proposed Road

24 Mtr. Proposed Road

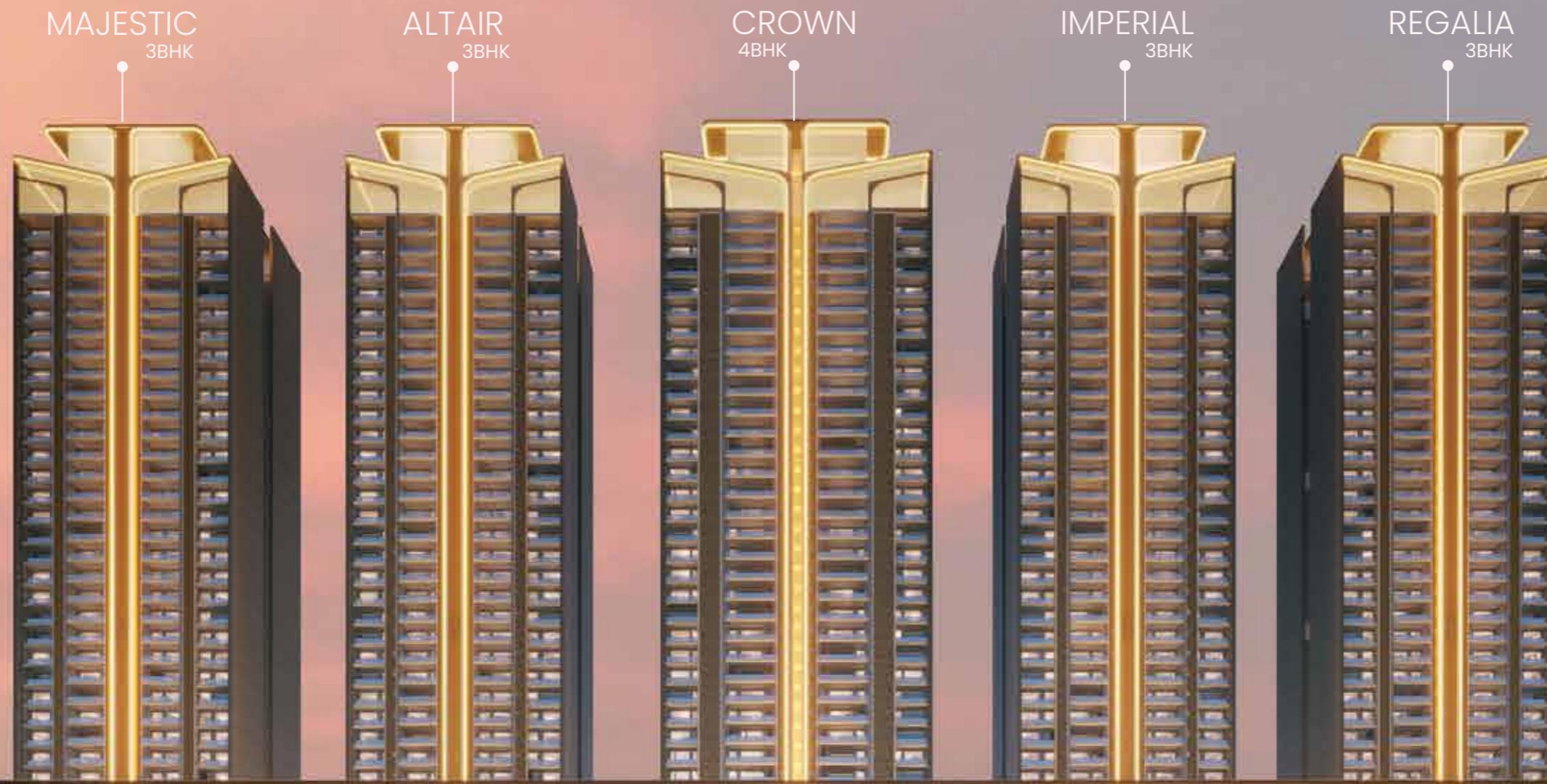
LEGEND

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



Architectural Masterpieces

Rising to Meet the Sky



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. # Monarch Life**

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



A World of Luxury Under one Skyline

OLYMPIC-SIZE INFINITY POOL, OPEN TO THE SKY

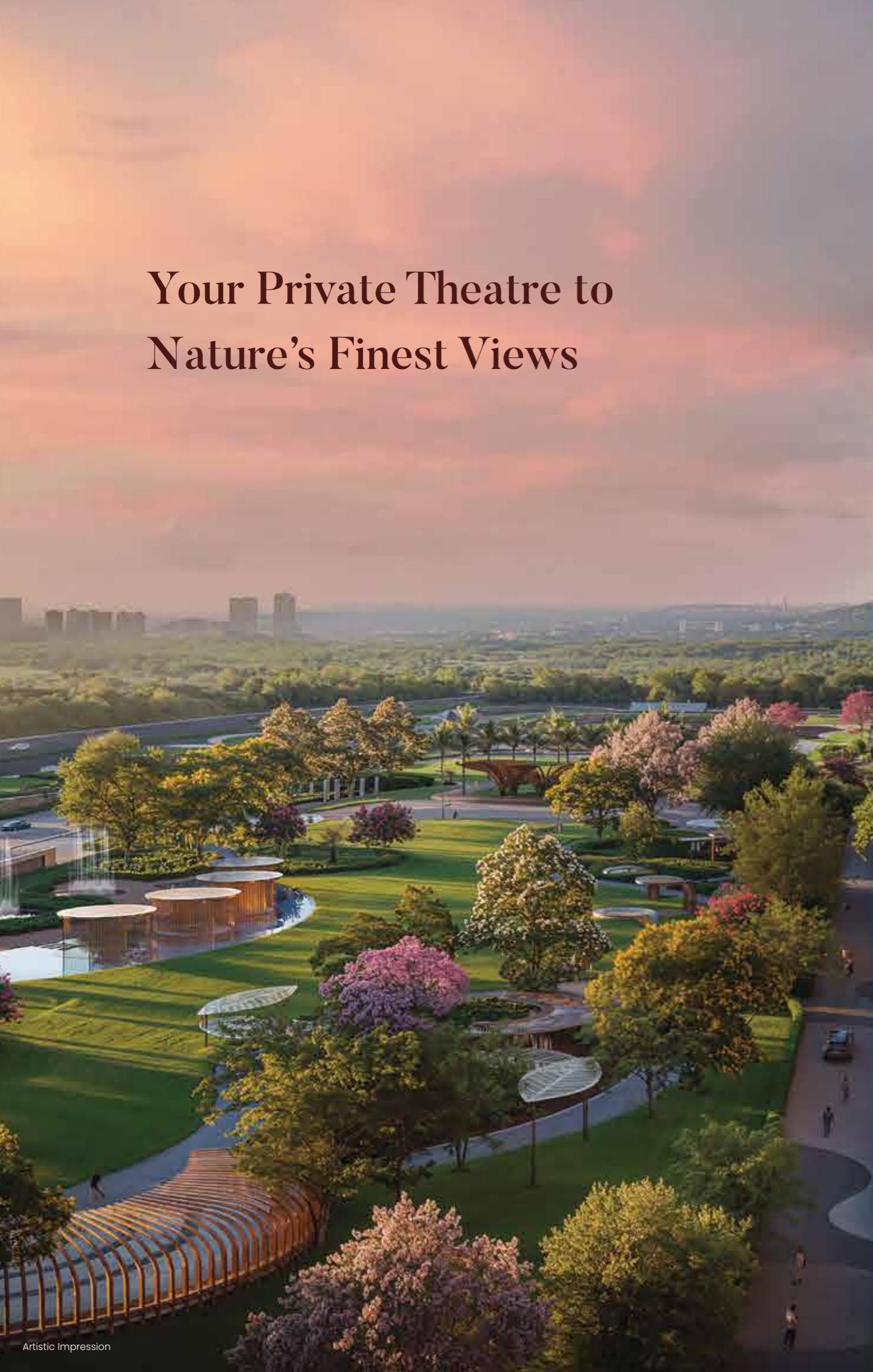
- Jogging Track (2300 Mtr.)
- Water Bodies & Fountain
- Meditation Area
- Kids Play Area
- Aqua Play Area
- Sand Pit Area
- Temple
- Rock Climbing Wall
- Party Lawn
- Amphitheatre
- Gazebo
- 24x7 Security
- Outdoor Fitness Area





A Grand Welcome, Every Single Time

Your Private Theatre to
Nature's Finest Views



BALCONY DECK 10 FT. WIDE



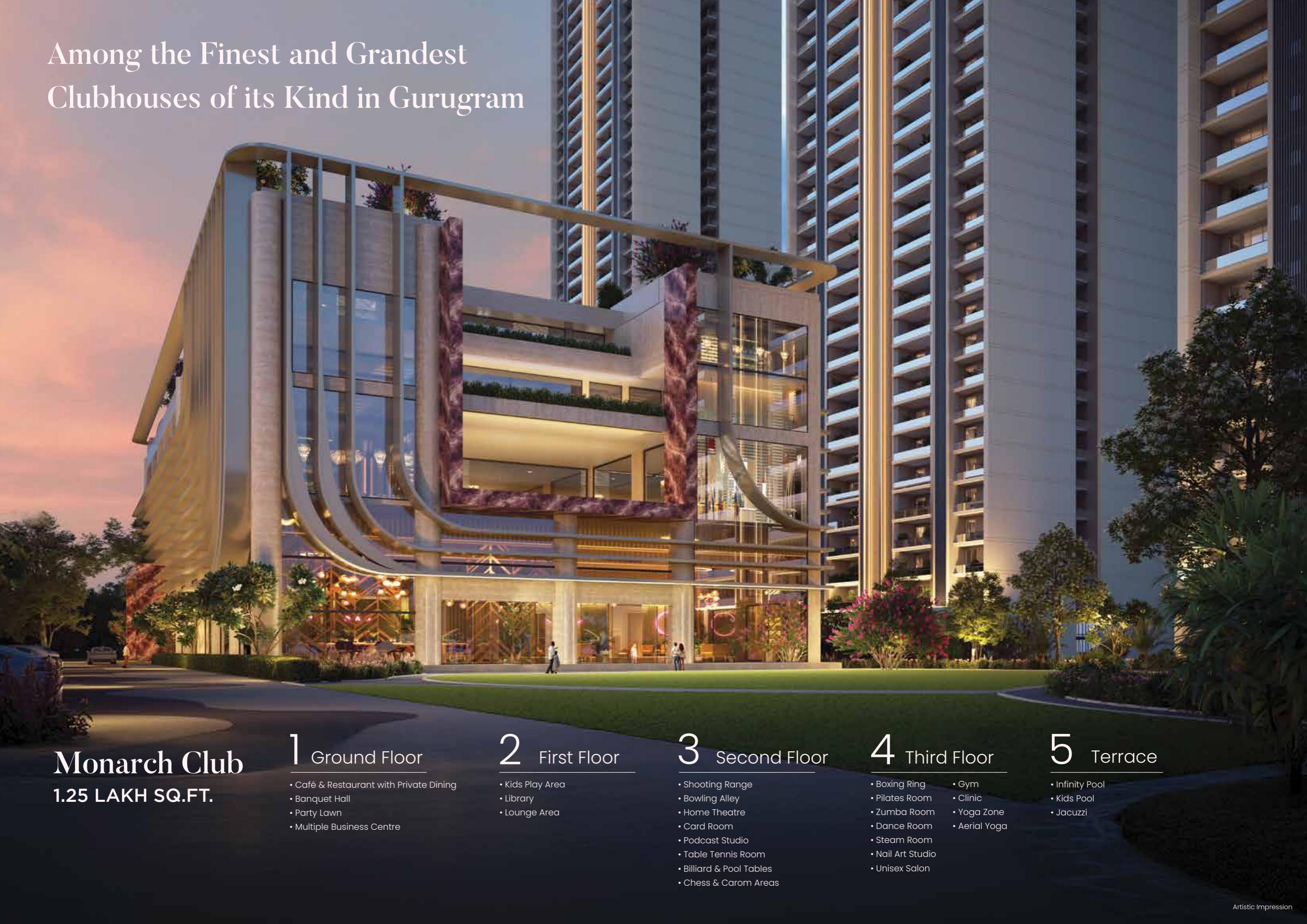
Luxury lounging redefined
under the open sky





Dedicated Water Play for Endless
Childhood Delight

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

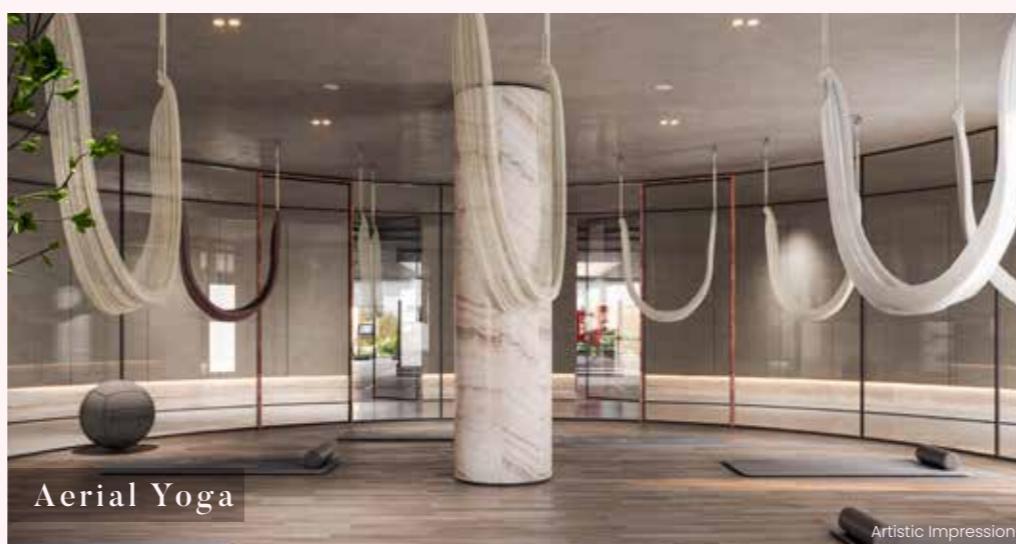
- Shooting Range
- Bowling Alley
- Home Theatre
- Card Room
- Podcast Studio
- Table Tennis Room
- Billiard & Pool Tables
- Chess & Carom Areas

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

- Infinity Pool
- Kids Pool
- Jacuzzi



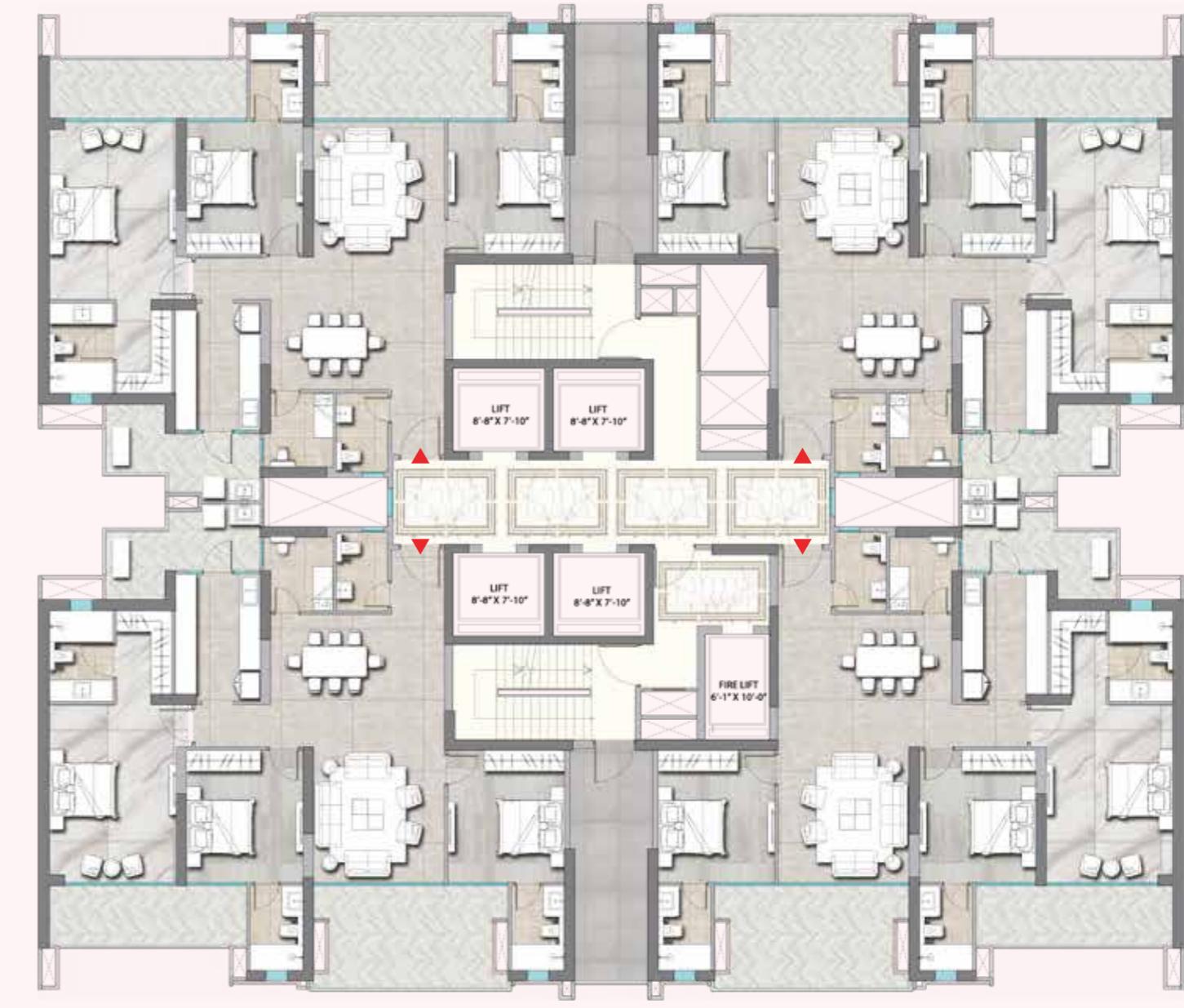
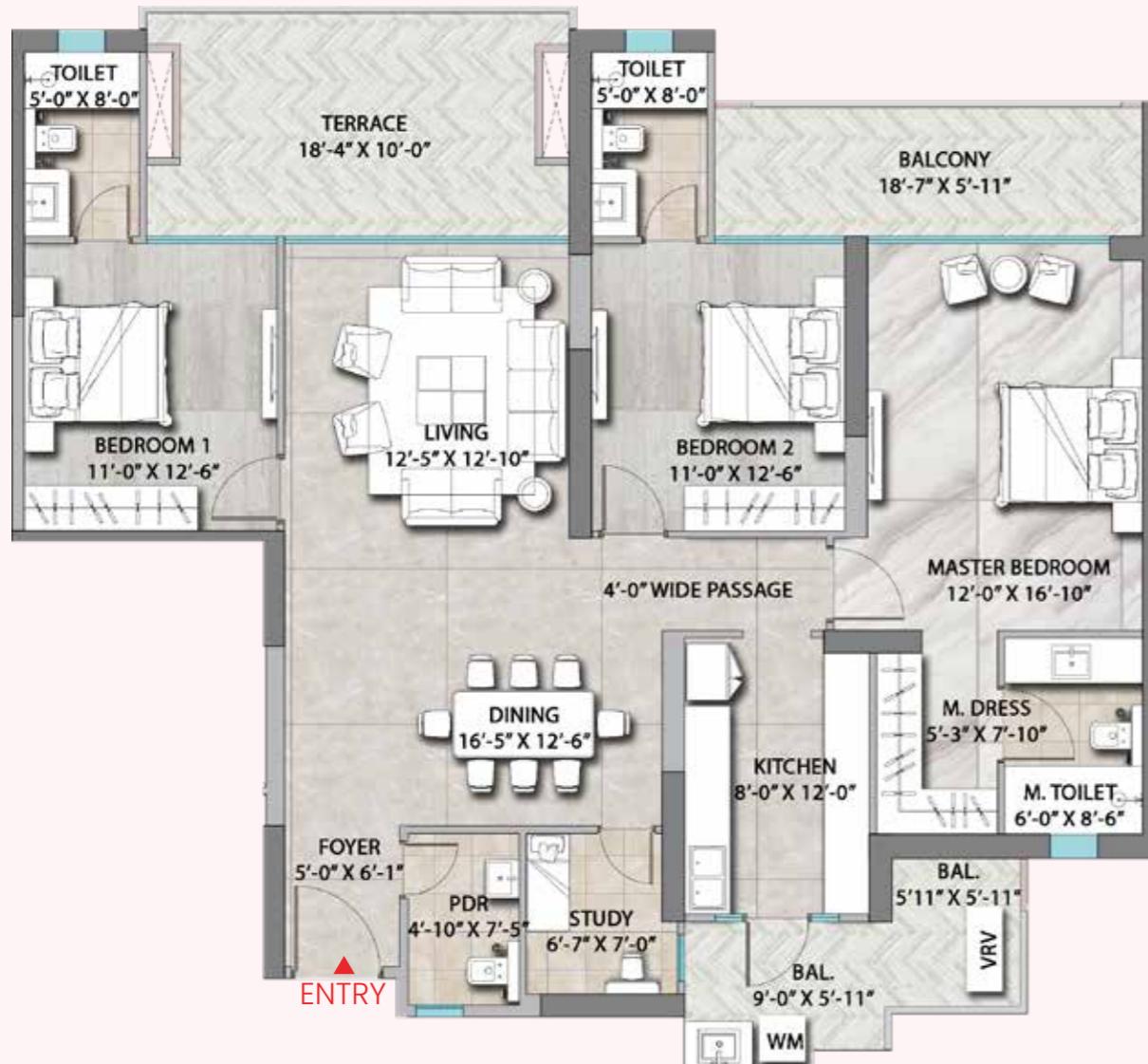
3 BHK Layout Plan

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

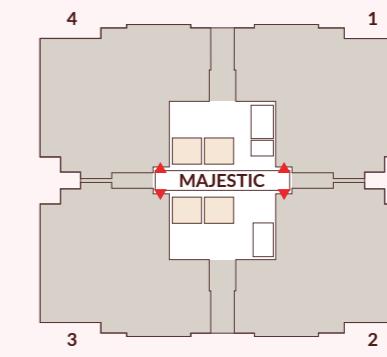
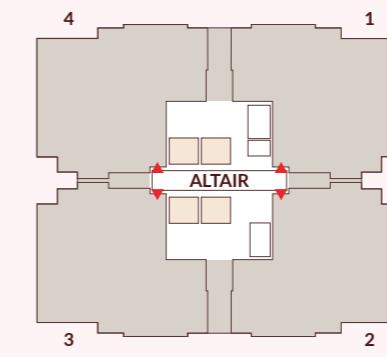
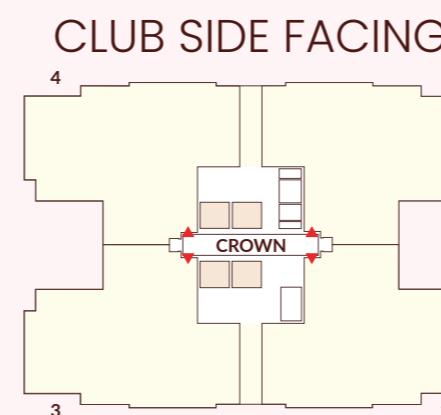
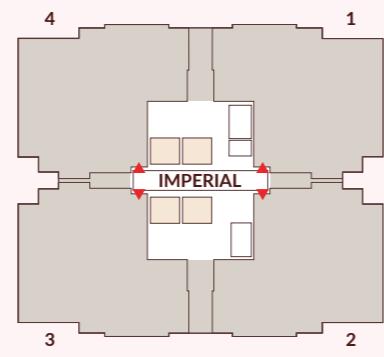
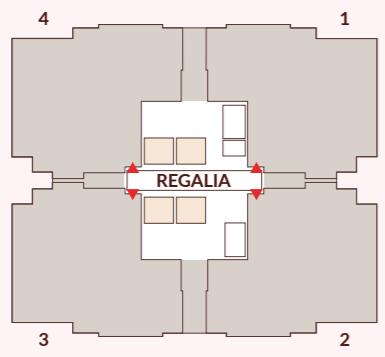
Balcony Area : 35.39 sq.mtr. / 381 sq.ft.

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

Saleable Area : 716.28 sq.mtr. / 2,350 sq.ft.



Typical Cluster Plan



SPORTS SIDE FACING



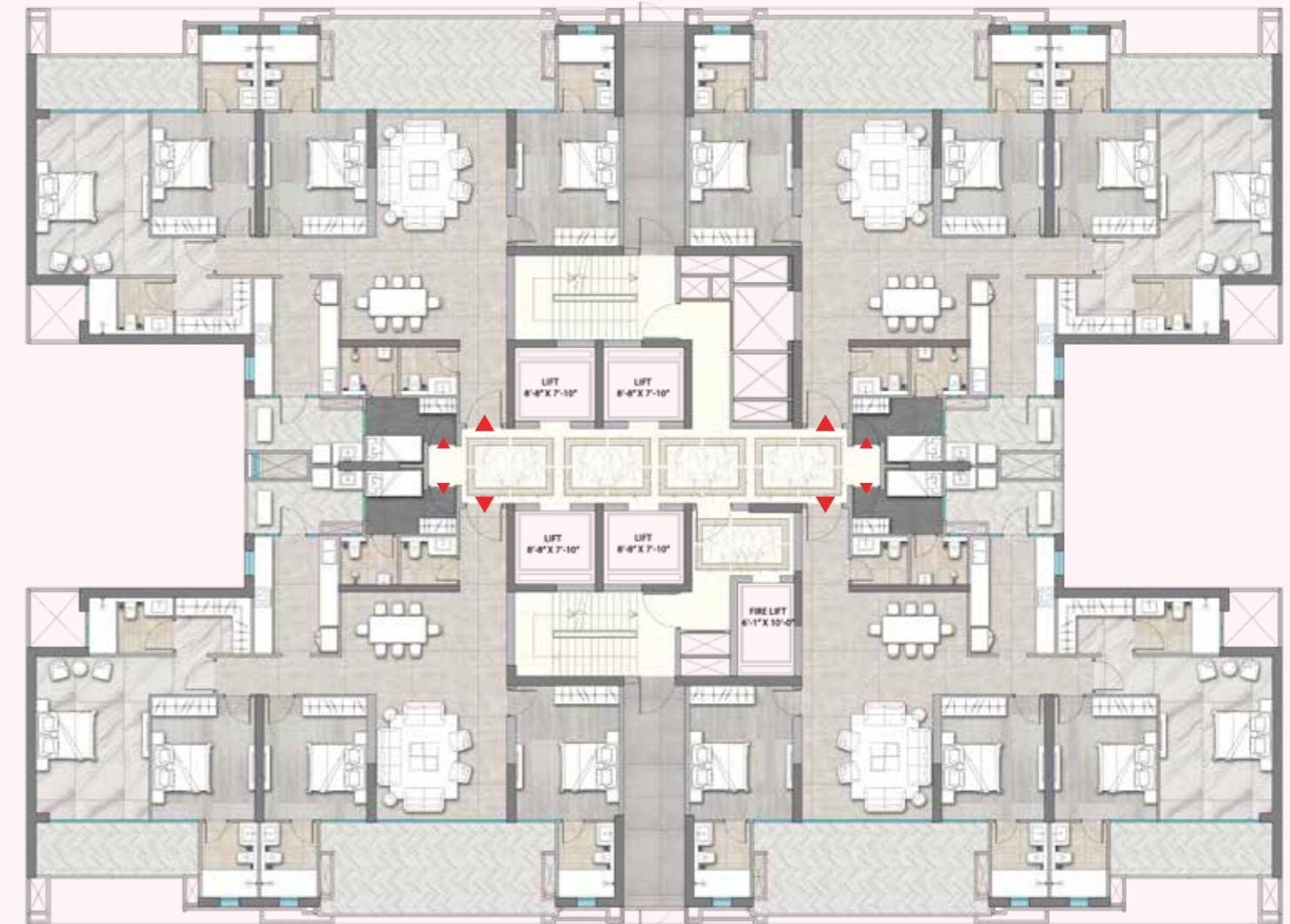
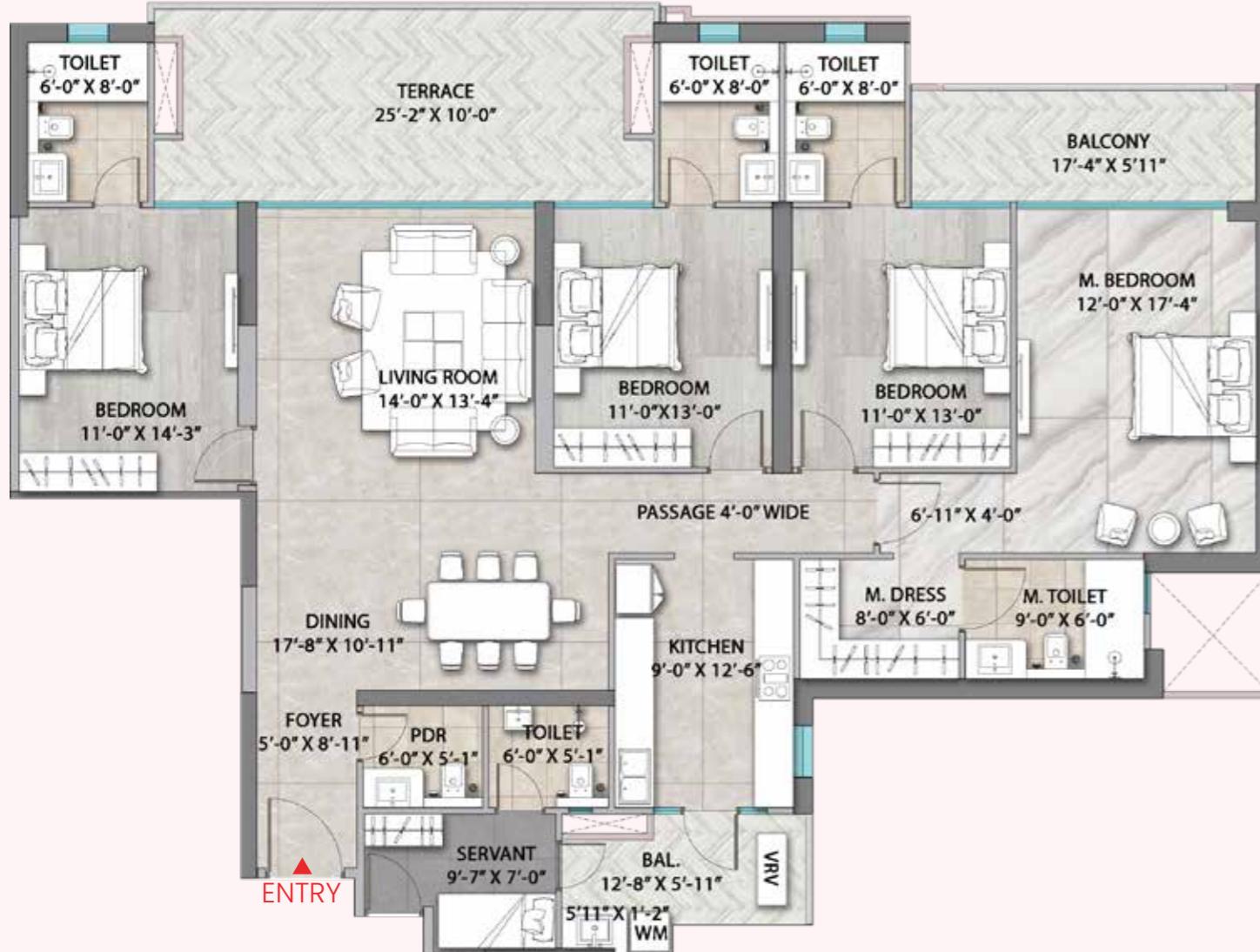
4 BHK Layout Plan

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

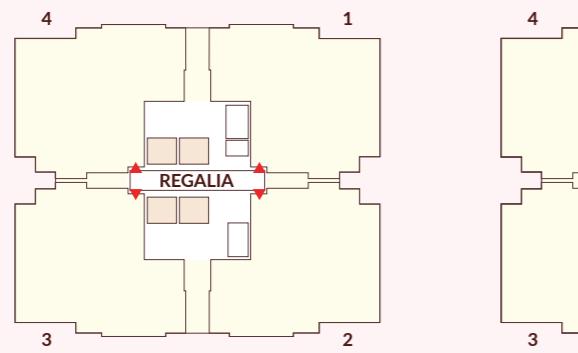
Balcony Area : 39.48 sq.mtr. / 425 sq.ft.

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

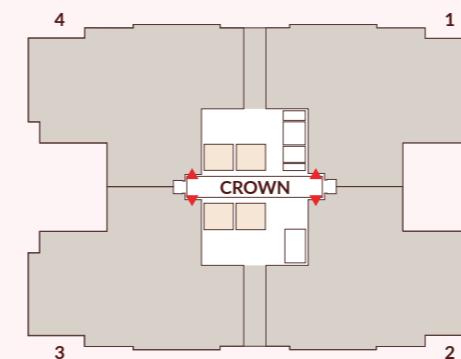
Saleable Area : 960.12 sq.mtr. / 3,150 sq.ft.



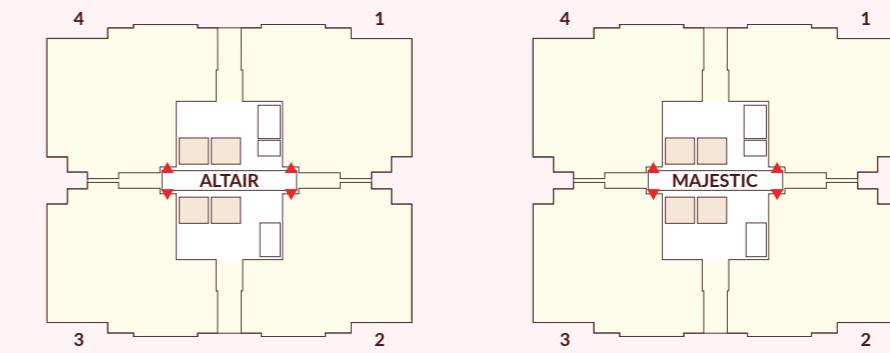
Typical Cluster Plan



CLUB SIDE FACING



SPORTS SIDE FACING



Specifications

Living / Dining / Lounge

Flooring :- Imported marble
Walls :- Acrylic emulsion paint
Ceiling :- POP false ceiling with acrylic emulsion paint

Kids Bedroom / Parents Bedroom / Guest Bedroom

Flooring :- Laminated wood flooring
Walls :- Acrylic emulsion paint
Ceiling :- POP false ceiling with acrylic emulsion paint

Servant Room

Flooring :- Ceramic tiles
Ceiling :- Ceramic tile flooring & dado, indian make sanitaryware
Walls :- Acrylic emulsion paint



Master Bedroom

Flooring :- Premium tiles
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



Balcony

Flooring :- Vitrified tiles
Walls :- Texture paint
Ceiling :- 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



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



Lift Lobby

Flooring :- Imported marble
Walls :- Imported marble & acrylic emulsion
Emulsion Paint in Basements :- POP false ceiling with acrylic emulsion paint



Doors, Windows & Wardrobes

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



Electrical Fixtures & Fittings

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



Air Conditioning

VRV Air-Conditioning

Renowned Consultants Behind the Project



PRINCIPAL ARCHITECT
VASTUKRITI



INTERIOR CONSULTANT
ESSENTIA



LANDSCAPE CONSULTANT
NHP



STRUCTURAL CONSULTANT
CHORDIA



MEP CONSULTANT
ONE DESIGN & CONSULTANTS



LIGHTING CONSULTANT
ETHEREAL DESIGNS



GREEN BUILDING CONSULTANT
GREEN SOLUTIONS



PEER REVIEW CONSULTANT
GEO DESIGN



MILESTONES IN INDIA UNTIL 2025

40 + PROJECTS
EXPERIENCE

20 + MILLION SQ.FT.
TIMELY DELIVERY

14 CITIES
IMPRESSIONS

2 LAKH +
TRUST OF PEOPLE

30 + YEARS
OF LEGACY

