



MELIA

FIRST CITIZEN
REINVENT YOUR LEISURE YEARS

Delhi-NCR's first Premium Senior-Living Community
Sector 35, Gurgaon Extension

A Professional Team Effort



The Address Makers

Silverglades is one of India's leading boutique developers, specializing in Residential Housing, Commercial, Township Projects and Golf-based leisure developments.

Pioneers in Lifestyle Real Estate since 1988

Developer/Promoter



HelpAge India



Age Ventures India is a private, not-for-profit trust established in 2008 by the President of HelpAge India. Silverglades and AVI have a services agreement for their expertise in Senior Living. HelpAge India and MHA are AVI's Knowledge Partners.

HelpAge India are leaders in the field of elderly care and support in India. Their understanding of the elderly and their needs, stands second to none and they have nominated the members of Age Ventures India eminent Board of Trustees.

MHA (UK), a leading provider of care homes and housing and support services for the elderly throughout Britain. MHA ensures that **Melia First Citizens** is designed and developed in India at par with UK Standards.

Operator & Knowledge Partners

Silverglades

The Address Makers

A TRACK RECORD OF EXCELLENCE

Silverglades is one of India's leading boutique developers, specializing in Residential Housing, Commercial, Township Projects and Golf-based leisure developments. The group undertakes turnkey development encompassing Land Acquisition, Licensing, Master Planning, Design, Execution, Marketing and Sales till final Project hand-over. Collaborating with some of the leading Architects, Consultants and A-class contractors, Silverglades has ushered in world-class real estate development to India.

COMPLETED PROJECTS



The Laburnum*



Classic Golf Resort*



The Ivy*



Tarudhan Valley Golf Resort



The Peach Tree*

ONGOING PROJECTS



The Melia



Merchant Plaza



The Alcove



The Imperial Golf Estate*



Silverglades Hill Homes*

*Co-promoted

Location Map



DISTANCES FROM KEY LOCATIONS

- Rajiv Chowk 19 km
- Golf Course Extension Road 12 km
- GD Goenka World School 1 km
- Indira Gandhi Airport 28 km

Project Philosophy

“reinvent your leisure years”

The concept behind this housing development is to integrate a world class retirement community as part of a modern contemporary commune of quality conscious homes for professionals and entrepreneurs who aspire a rewarding lifestyle at a serene and convenient location near Gurgaon.

Most Prime Residential location in Gurgaon Extension - on Sohna Road. Quiet, safe and easily accessible from all corners of Gurgaon. Just 10 minute drive from high profile location of Golf Course Extension road. GD Goenka World School next door and KR Mangalam University across the road.

- **First Citizen** is part of a Large 17.5 acre complex with over 80% green space.
- Freehold-titled Apartments for persons over 55 Years of age (at the time of possession)
- At the foothills of Aravali Mountains – visual treat for apartment owners.
- Sohna Road and Golf Course Extension road – offering Hotels, Restaurants, Residential Complexes and Shopping Malls
- Just a 10-minute signal-free highway drive from prime locations of Gurgaon



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Project Masterplan

A well laid out 17.5 acre community



Apartment Specifications

Modern Conveniences for Luxurious Living

- 1 and 2 Bedroom Apartments with all modern amenities and conveniences.

Approximate Sizes:

- 1BR 1Bath + Store : 950 sqft (super area)
- 2BR 2Bath + Store : 1250 sqft (super area)
- 2BR 2Bath + Store + Study : 1500 sqft (super area)

- Low Density Development with over 80% Green Area
- Generous sized living/dining space. Large balconies with breathtaking views
- Spacious Master Bedroom suites , with generous space for wardrobes.
- Separate Storage Room
- Air-conditioned Apartments
- Modular Kitchen
- Green Technology > Merging technology and innovation to produce a complex where both energy and water are conserved.
- High quality antiskid tiles & wooden flooring.
- Modern Conveniences and Amenities in complex.
- Ample Reserved & Covered Parking Spaces



All Floorplans “Approved as per UK Standards”



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1BHK+Store

Saleable Area: 950 sq. ft. approx.

*All images, plans /areas and sizes are tentative and subject to change.



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2BHK+Store

Saleable Area: 1250 sq.ft. approx.



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2BHK+Store

Saleable Area: 1250 sq. ft. approx.



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2BHK+Study+Store
Saleable Area: 1500 sq. ft. approx.

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Apartment-Level Features

SAFETY & SECURITY

- CCTVs in common areas
- Antiskid tiles in the bathroom, kitchen, living room and balcony
- Emergency control systems in the bathroom, bedroom and living room
- Anti fall bar in all areas needing protection
- Centralized emergency control room

AGE FRIENDLY

- Package shelf outside the home entrance for ease
- Grab bars in the bathroom
- Anti-glare signage
- Memory friendly colour coding
- Rest benches in corridors, landing of resident staircases and lawns

WHEELCHAIR FRIENDLY

- Large bathroom to accommodate un-assisted wheel chair movement
- Free space under the wash basin/ sink for ease of movement
- Double height peep holes on entrance door
- Lower kitchen counter with clear area under the cooking stove

CONVENIENCE & EASE OF USE

- Rounded wall corners
- Soft MDF floorings in the master bedroom
- Shower Seat / Chair in shower area
- Single lever CP fitting for ease of use by palm of hand
- Laundry facility
- Stretcher size slow-moving elevators with large size key pad and folding sitting bench
- Visual and tactile marking tiles on the walk way



Community-Level Creature Comforts

Exhaustive list of amenities and conveniences would be offered to the clients as part of the ‘Modern Lifestyle’ package.

- Security
 - 24/7 Perimeter Vigilance & Patrolling
 - Boom Barriers / Access Control
 - CCTV surveillance & recording
- 24/7 Power backup
- Safety & Hygiene
 - Earthquake Resistant, Seismic Zone Compliant Structure
 - Fire Protection
 - Water Treatment Plant
 - Sewage Treatment Plant
 - Storm Water Drainage
 - Recycled Grey-water plumbing systems
- Green Building Technology
 - Water Harvesting
 - Eco-friendly Design & Material Use
 - Outdoor Solar Lighting
 - Solar Water Heating
- Convenience
 - Pre-wired TV & WIFI Internet
 - Intercom Facility
 - Convenience Store
 - Air-conditioned Lobbies
 - Driver Waiting Area / Facilities
 - Hydro pneumatic Water Pressure Systems
 - Separate service elevators for domestic help
 - Car wash area
 - Pet-Friendly Hygiene Facilities
- Clubhouse & Recreation / Sports
 - **Golf Practice Area (Nightlit)**
 - Coffeeshop & Lounge
 - Party Hall
 - Large Swimming Pool (Adults)
 - Large Swimming Pool (Kids)
 - Fully Fitted Gym & Yoga Center
 - Heath Club with Spa (Steam, Sauna, Showers etc)
 - Cricket Practice Area(s)
 - Tennis Court(s)
 - Badminton Court(s)
 - Basketball Court(s)
 - Table Tennis / Billiards / Pool / Cards Room
 - Library
 - Children Play Area / Creche / Day Care Center

All images, plans, areas, sizes, specifications, amenities and features are tentative and subject to change and final approval from competent authority.



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First Citizen CLUB Exclusive Features and Services

Besides the Melia Club, which would provide all residents with a host of activities and conveniences, the **First Citizen CLUB**, shall provide the senior residents with exclusive features and services to make everyday special.

LIFESTYLE

- Modern Dining Room
- Adjoining TV Lounge
- Hobby Rooms
- A Concierge Service
- Household Cleaning Service
- Guest Rooms (for visiting family)
- Weekly Activity Plan
- **Tie-up with G.D Goenka University** for activities/teaching opportunities for seniors

MEDICAL

- Physio-Therapy Center
- High-Dependence Care Rooms
- Wheelchair Friendly
- Visiting Doctor
- 24X7 Hour Nurse
- 24X7 Hour Ambulance Service (neutral)
- **Tie-up with Reputable Hospital**



Silverglades



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