

TheMELIA

THE BEST OF SUBURBAN LIVING



TheMELIA

Silverglades

The Address Makers

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DESIGN BY DESIGNWORKSHOP.CO.IN





The MELIA



MELIA

FIRST CITIZEN
REINVENT YOUR LEISURE YEARS

BROUGHT TO YOU BY

Silverglades

The Address Makers

There's nothing like the suburbs to balance out the work day.
To put a distance between the arena of action and your sacred retreat for relaxation.
Now's the time for a home removed from the pressures of the city.
Wide open spaces, unobstructed views, the privilege of perspective.
The convenience of connectivity and a timeless reminder of the grandeur of the Earth.

All merge at **THE MELIA** in the sylvan environs of Sohna.

IN ANCIENT TIMES, SOHNA WAS KNOWN TO BE AN ABODE OF HERMITS. IN RECENT DECADES, ITS SULPHUR WATER SPRINGS, THE SCENIC DAMDAMA LAKE AND SULTANPUR BIRD SANCTUARY IN THE VICINITY, HAVE MADE IT A TOURIST ATTRACTION OF NOTE. IN 2013, THE HARYANA GOVERNMENT DESIGNATED THE ARAVALLI RANGE AROUND SOHNA TOWN AS A NATURAL CONSERVATION ZONE (NCZ) AND EARMARKED A 340 HECTARE WATER RECHARGE ZONE IN THE AREA.

Sohna strikes a charmed balance between a private retreat and a quick access point, with Sohna Road, a signal-free 12km drive from the outer edge of the hub. The Golf Course Extension Road is on the anvil, as is the Kundli-Manesar-Palwal (KMP) Expressway and the Dedicated Freight Corridor (DFC). Sohna's strategic positioning makes connectivity easier to surrounding areas - Delhi, Gurgaon, Faridabad, Palwal, Nuh and Rewari. Established schools and institutions are already coming up in this area of Gurgaon, and with the 2013 Sohna Master Plan, IMT Sohna (industrial park) is also being planned.



SOHNA

THE BEST OF SUBURBIA
AND THE CITY





REFINEMENT IN THE SUBURBS



TheMELIA



ARTIST'S IMPRESSION



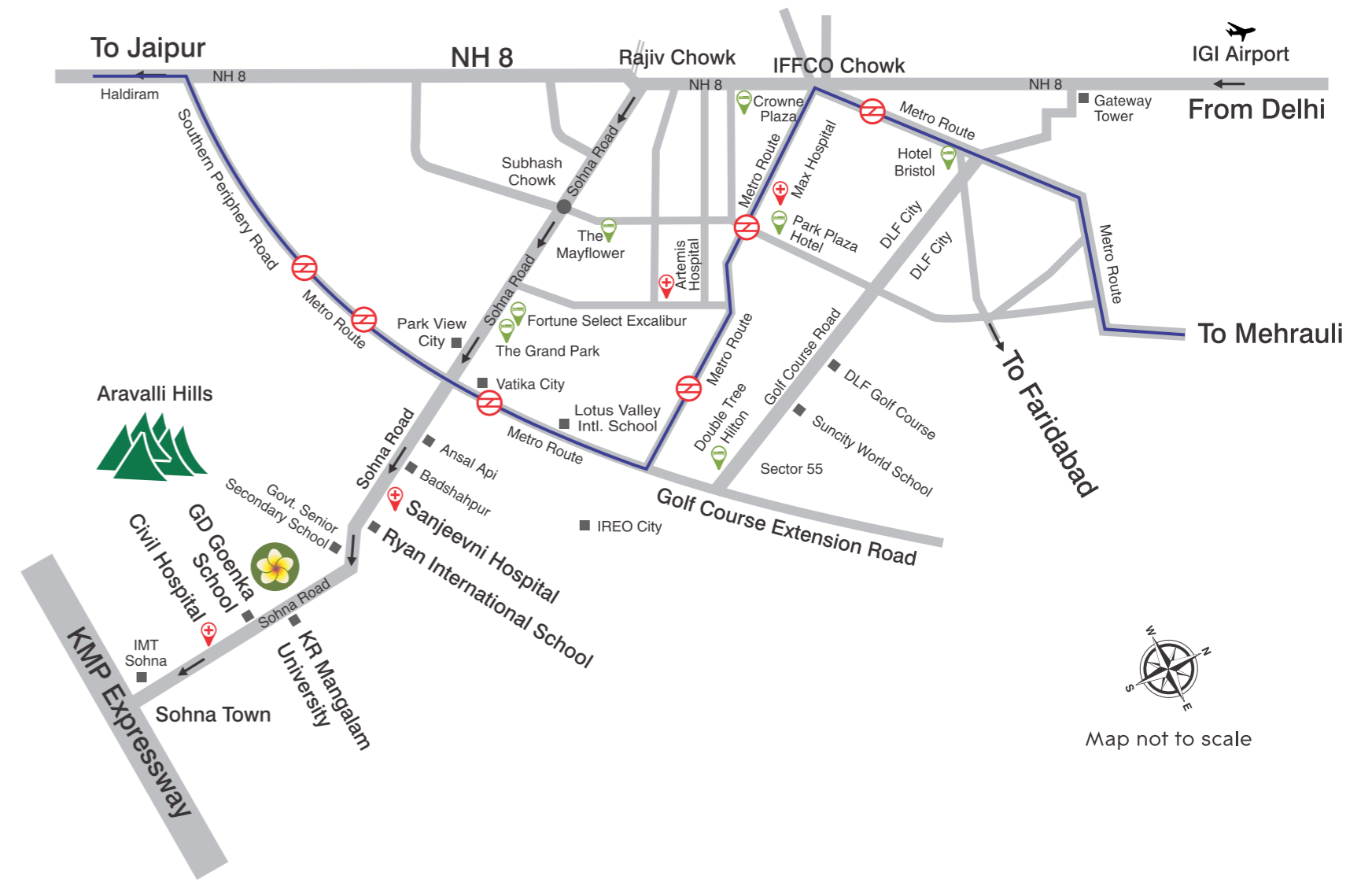
THE MELIA

APPROXIMATE DISTANCE FROM KEY LOCATIONS

- INDIRA GANDHI AIRPORT 28 KM
- RAJIV CHOWK 19 KM
- GOLF COURSE EXTENSION ROAD 12 KM
- BADSHAHPUR 10 KM
- GD GOENKA WORLD SCHOOL 1 KM

LEADING SCHOOLS IN THE AREA

- DPS MARUTI KUNJ
- KR MANGALAM
- PATHWAYS WORLD SCHOOL
- GD GOENKA
- RYAN INTERNATIONAL



Map not to scale



TheMELIA



IN THE EMBRACE OF NATURE

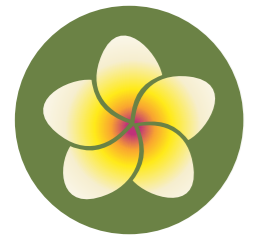
RESTING AT THE FOOTHILLS OF THE ARAVALLIS, THE MELIA CREATES A SPECIAL TROPICAL CHARM BY BRINGING THE LANDSCAPE INTO THE BUILT SPACE FOR AN ATMOSPHERE THAT IS ECOLOGICALLY SUSTAINABLE AND CONDUCIVE TO PRIVATE ENJOYMENT. DETAILS SUCH AS ORIENTATION AND CIRCULATION WITHIN AND WITHOUT THE BUILT SPACE HAVE BEEN HARNESSSED WITH A VIEW TO CREATING AN IDEAL LIVING ENVIRONMENT.

Spread over 17 acres, The Melia is a housing experience that thoughtfully blends in with the environment to create the ideal living space for every family. A short drive from the Golf Course Extension Road, these modern homes have been designed to create a safe and rewarding habitat that will stand the test of time.

INSIGHTFUL, UNIQUE, INTUITIVE

AT THE MELIA, STRUCTURES HAVE BEEN DEFINED WITH ENVIRONMENTAL SENSITIVITY. RECURRING RESOURCE REQUIREMENTS (WATER, HEATING AND LIGHTING) ARE MET THROUGH SYSTEMS THAT HARNESS RENEWABLE ENERGY RESOURCES AND CONSERVE NON-RENEWABLE RESOURCES.

Elevations for all towers have been designed to give a unique identity to the housing complex, with a balance between free space and solids. Insightful placement of contours and recesses give an added dimension to the facade through the play of light and the movement of the sun through the course of the day.



THE MELIA

ECO-FRIENDLY DESIGN & MATERIAL USE
WATER HARVESTING
OUTDOOR SOLAR LIGHTING
SOLAR WATER HEATING
EARTHQUAKE RESISTANT, SEISMIC ZONE
COMPLIANT STRUCTURE
CCTV SURVEILLANCE AND RECORDING
BOOM BARRIERS / ACCESS CONTROL
WIFI CONNECTIVITY
TREATED WATER SUPPLY
24/7 POWER BACKUP
FIRE PROTECTION



MASTER PLAN



TheMELIA

THE MELIA

- 4 BHK + D. QUARTER + STUDY (TOWER: K)
- 3 BHK + D. QUARTER (TOWER: A, C, E)
- 2 BHK + STUDY (TOWER: B, D, F, G, J)
- THE MELIA CLUB

FIRST CITIZEN

- 1 BHK & 2 BHK UNITS (TOWER: S1 & S2)
- FIRST CITIZEN CLUB
- FUTURE DEVELOPMENT



30m Sector Road

24m Road

24m Road

* ALL IMAGES, PLANS / AREAS AND SIZES ARE TENTATIVE AND SUBJECT TO CHANGE.



THE MELIA CLUB

GOLF PRACTICE AREA (NIGHT-LIT)
COFFEE SHOP & LOUNGE
PARTY HALL
SWIMMING POOL (ADULTS)
SWIMMING POOL (KIDS)
FULLY FITTED GYM & YOGA CENTER
HEALTH CLUB WITH SPA (STEAM, SAUNA, SHOWERS, ETC.)
CRICKET PRACTICE AREA
TENNIS COURT(S)
BADMINTON COURT(S)
BASKETBALL COURT(S)
TABLE TENNIS / BILLIARDS / POOL / CARDS ROOM
LIBRARY
CHILDREN PLAY AREA / CRECHE



CLUB HOUSE

GOOD ENERGY AND CAMARADERIE



ARTIST'S IMPRESSION

EVEN AS THE MELIA THOUGHTFULLY ACCOMMODATES EACH FAMILY'S AND INDIVIDUAL'S NEED FOR PRIVACY, IT HAS BEEN DESIGNED TO FOSTER A COMMUNITY SPIRIT THROUGH THE CONTEXT OF GROUP ACTIVITIES AND RECREATION. ENSCONCED IN GREENERY, THE CLUB IS THE PERFECT VENUE FOR OCCASIONS OF VARYING FORMATS.





FIRST CITIZEN
REINVENT YOUR LEISURE YEARS

SENIOR LIVING COMMUNITY



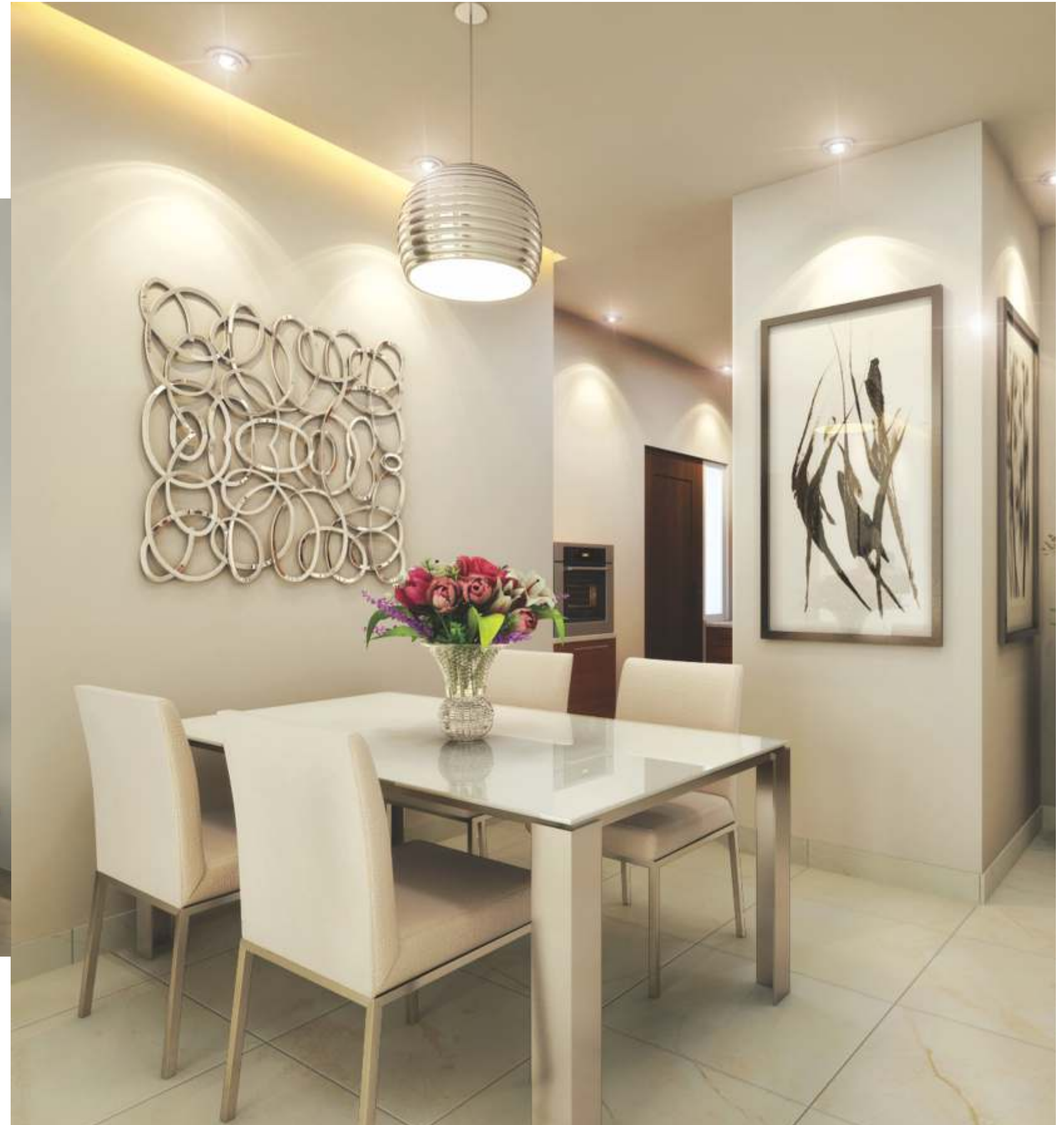
REINVENT YOUR LEISURE YEARS

DELHI NCR'S FIRST WORLD CLASS
RETIREMENT COMMUNITY

A FULFILLING LIFESTYLE



IN AN IDYLIC SETTING OF 17 LANDSCAPED ACRES OPENING TO A DRAMATIC VIEW OF THE ARAVALLIS, THESE LIMITED HOMES HAVE BEEN REALIZED TO MEET THE NEEDS OF LIKE-MINDED SENIOR CITIZENS READY TO EMBARK ON THE MOST REWARDING PHASE OF THEIR LIVES.



MELIA FIRST CITIZEN IS THE CALL TO REINVENT YOUR LEISURE YEARS



At this world class retirement community, the residents can script a fulfilling schedule in the midst of professionals and entrepreneurs, at a serene and convenient location chosen for its proximity to the services of the city centre, but relative detachment from the bustle.

These towers are a culmination of careful planning and refining to create a well-thought environment where discerning, knowledgeable, likeminded individuals can fulfil their dreams in the best years of their life.

First Citizen addresses the most important need of an individual's post-retirement phase: A Fulfilling Lifestyle.



IN THE FOLD OF THE LARGER COMMUNITY



NOTHING CAN BE MORE FULFILLING THAN TO BE IN CLOSE PROXIMITY TO THE BUZZ OF THE VIBRANT COMMUNITY AT THE MELIA.

Allow yourself the pleasure of observing and mingling with the wider neighbourhood, in convenient proximity to your own slice of paradise.

ADDRESSING EVERYTHING FROM LIFESTYLE TO HEALTHCARE



MELIA FIRST CITIZEN PROVIDES FOR THE NEEDS OF FIRST CITIZENS THROUGH

- ✿ Incorporating best practices in environmental gerontology
- ✿ Customised services & an insightful product mix
- ✿ A recognised assisted living knowledge partner
- ✿ A healthcare partner



The benefits for First Citizens do not stop there.

Apart from being the first world-class retirement community in Delhi-NCR to offer a freehold title, The Melia's location in the upcoming suburban area of Sohna, on Gurgaon Extension, ensures an ideal balance of low congestion and handy connectivity to main centres in the National Capital Region. Interiors and exteriors have been designed to be secure, convenient and age-friendly.



CONVENIENT

- ✿ Rounded wall corners
- ✿ Soft MDF flooring in the master bedroom
- ✿ Shower seat/chair in shower area
- ✿ Single lever CP fitting for ease of use
- ✿ Laundry facility
- ✿ Stretcher size slow moving elevators with large size keypad and folding sitting bench
- ✿ Visual and tactile marking tiles on the walkway



WHEELCHAIR FRIENDLY

- ✿ Large bathroom to accommodate unassisted wheelchair 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



AGE FRIENDLY

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



SECURE

- ✿ CCTVs in common areas
- ✿ Antiskid tiles in the bathroom, kitchen, living room and balcony
- ✿ Emergency alarm systems at strategic locations within the apartment
- ✿ Anti-fall bar in all areas needing protection
- ✿ Centralised emergency control station

THE FIRST CITIZEN CLUB



A STRONG NEED FOR COMMUNITY BUILDS UP AS WE ENTER OUR VINTAGE PRIME. THE FIRST CITIZEN CLUB CREATES A PROTECTED ENVIRONMENT THAT NURTURES RELATIONSHIPS AND TALENTS. CATCH UP WITH THAT LIVELY FELLOW-FIRST CITIZEN IN THE ULTRA MODERN DINING ROOM. POP OVER TO THE TV LOUNGE TO CATCH YOUR FAVOURITE SERIAL. THERE ARE HOBBY ROOMS FOR YOU TO HONE YOUR CRAFTS SKILLS AND ACTIVITY-FILLED WEEKDAYS AND WEEKENDS.



- ✿ Modern Dining Room
- ✿ TV Lounge
- ✿ Hobby Rooms
- ✿ Physiotherapy Center
- ✿ High-Dependence Care Rooms
- ✿ Housekeeping Service
- ✿ Tie Up* with [ARTEMIS HOSPITALS](#)
OUR SPECIALITY IS YOU
 - 24 Hour Nurse
 - Visiting Doctor
 - 24 Hour Neutral Ambulance
- ✿ Tie up* with GD Goenka University for Shared Learning Opportunities

*through AGE VENTURES INDIA

AT MELIA FIRST CITIZEN, ALL SERVICES WILL BE PROVIDED THROUGH AGE VENTURES INDIA (AVI).

ABOUT AVI

Age Ventures India is a private, not-for-profit trust established in 2008 by the President of HelpAge India. AVI has a knowledge sharing arrangement with **HelpAge India** who are leaders in the field of elderly care and support in India. Their understanding of the elderly and their needs, stands second to none. They have also nominated eminent members to the Board of Trustees at **Age Ventures India**.

Age Ventures India has sourced their know-how from **MHA (UK)**, a leading provider of care homes housing and support services for the elderly throughout Britain.

Age Ventures India will coordinate all related lifestyle and medical services and run the First Citizen Club. Their services will include medical, housekeeping, activity coordination, physiotherapy and management of all facilities provided exclusively for the Senior Citizens.

MHA HAS SUPPORTED AVI IN:

- ❁ Strategic Planning Advice
- ❁ Advise on setting performance objectives
- ❁ Specification and design support for senior living communities
- ❁ Developing protocols for fair contractual relationships
- ❁ Assistance in setting-up policies, systems and operating manuals
- ❁ Manuals and policies on care
- ❁ Recreation and social care programs



A GOLDEN CHAPTER FOR SENIOR CITIZENS



1 BHK + STORE

950 SQ. FT.

2 BHK + STORE

1250 SQ. FT.

2 BHK + STORE + STUDY

1500 SQ. FT.

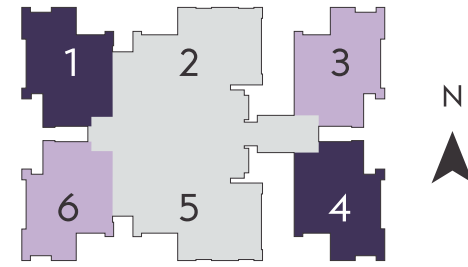
(APPROX. SUPER AREA)

AN ENVIABLE BLEND OF SHEER LUXURY AND SUBURBAN AIRINESS, FIRST CITIZEN MARKS THE NEXT STEP IN RETIREMENT HOMES OFFERING A CONVENIENT RANGE OF UNITS IN 1 AND 2 BEDROOM CONFIGURATIONS.

All floorplans approved by

1 BEDROOM APARTMENT
CORNER (TOWER S2)

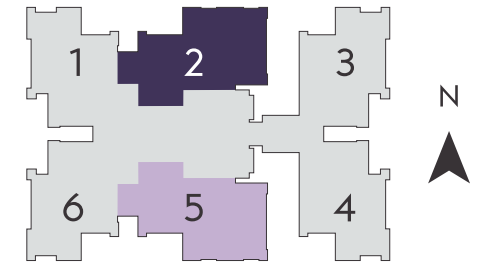
1 BHK + STORE
 SALEABLE AREA: 950 SQ. FT. APPROX.



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 1 & UNIT 4; UNIT 3 & UNIT 6 ARE MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.
 * ALL IMAGES, PLANS / AREAS AND SIZES ARE TENTATIVE AND SUBJECT TO CHANGE.

2 BEDROOM APARTMENT
MIDDLE (TOWER S2)

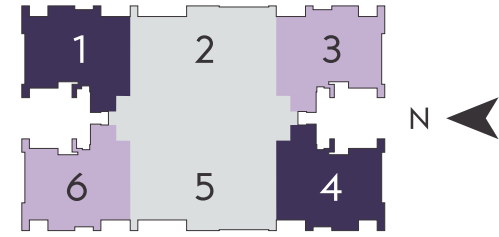
2 BHK + STORE
 SALEABLE AREA: 1250 SQ. FT. APPROX.



THE ABOVE SHOWN FLOOR PLAN RELATES TO UNIT 2; UNIT 5 IS A MIRROR-IMAGE OF THE ABOVE FLOOR PLAN.
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2 BEDROOM APARTMENT
CORNER (TOWER S1)

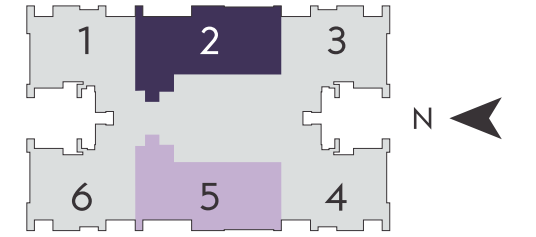
2 BHK + STORE
 SALEABLE AREA: 1250 SQ. FT. APPROX.



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2 BEDROOM + STUDY APARTMENT
MIDDLE (TOWER S1)

2 BHK + STUDY + STORE
 SALEABLE AREA: 1500 SQ. FT. APPROX.



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MELIA FIRST CITIZEN SPECIFICATIONS

	WALLS	FLOORS	CEILING	DOORS		OTHERS
				INTERNAL	EXTERNAL WINDOWS & GLAZING	
LIVING ROOM / DINING / LOBBY	Oil Bound Distemper	Antiskid Vitrified Tiles	Dry Distemper/ Oil Bound Distemper	—	Aluminium/ UPVC Glazing	—
MASTER BEDROOM	Oil Bound Distemper	Laminated Wooden Flooring	Dry Distemper/ Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium/ UPVC Glazing	—
OTHER BEDROOM (s)	Oil Bound Distemper	Laminated Wooden Flooring	Dry Distemper/ Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium/ UPVC Glazing	—
KITCHEN	Combination of Tiles & Oil Bound Distemper	Antiskid Vitrified Tiles	Dry Distemper/ Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium/ UPVC Glazing	Modular Kitchen with Granite Countertop, Stainless Steel Single Drain Board Sink with C.P. Fittings
BALCONIES / TERRACES	Weather Proof Paint	Antiskid Ceramic Tiles	Weather Proof Paint/ Oil Bound Distemper	—	Aluminium/ UPVC Glazing	—
STUDY / UTILITY ROOM	Dry Distemper	Antiskid Vitrified Tiles	Dry Distemper/ Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	—	—
MASTER TOILET / OTHER TOILETS	Combination of Ceramic Tiles & Oil Bound Distemper	Antiskid Ceramic Tiles	Dry Distemper/ Oil Bound Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium/ UPVC Glazing	High Quality C.P. Fittings & China Ware Fixtures
ENTRANCE SHUTTER	—	—	—	Seasoned Hardwood Frames with Panelled Shutter	—	—
AIR CONDITIONING SYSTEM	—	—	—	—	—	Split/Window A.C. in Select Areas
EXTERNAL FINISH	—	—	—	—	—	High Grade Exterior Paint
POWER BACKUP	—	—	—	—	—	24 x 7 Power Backup



Silverglades

The Address Makers

25 GLORIOUS YEARS OF CREATING NEW ADDRESSES

SILVERGLADES, IN COLLABORATION WITH ITC LIMITED, DEVELOPED THE LABURNUM AND CLASSIC GOLF RESORT IN GURGAON AND INDIA'S FIRST GATED GOLF COMMUNITY, THE TARUDHAN VALLEY GOLF RESORT. THE PIONEERING EFFORTS OF SILVERGLADES HAVE RESULTED IN SOME OF THE MOST ICONIC LANDMARKS IN AND AROUND DELHI NCR.

TODAY, SILVERGLADES IS ONE OF INDIA'S LEADING DEVELOPERS OF NICHE, LUXURY SOLUTIONS RANGING FROM EXCLUSIVE RESIDENTIAL HOUSING TO EXCEPTIONAL GOLF-BASED LEISURE DEVELOPMENTS.

COMPLETED PROJECTS



The Laburnum*



Classic Golf Resort*



The IVY*



Tarudhan Valley Golf Resort



The Peach Tree*

ONGOING PROJECTS



The Melia & First Citizen



Silverglades Towers



Silverglades Hill Homes - Kasauli



Merchant Plaza



The Imperial Golf Estate*

*CO-PROMOTED

SILVERGLADES

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 developments encompassing Land Acquisition, Licensing, Master Planning, Design, Execution, Marketing and Sales, up unto final project hand-over.

Collaborating with leading Architects, Consultants and A-class Contractors, Silverglades has ushered in world-class real estate development into India.

ARCOP ASSOCIATES

ARCHITECTURE | PLANNING URBAN DESIGN | INTERIORS

Ramesh Khosla, the Head of ARCOP Associates based in Montreal, Canada, is the mastermind behind landmarks such as the World Trade Concourse in New York, the Longueil New Town and Holiday Inn (Dominion Square) in Montreal, Hotel Intendance Bay, Seychelles, the Centrum in Los Angeles, Naperville Office Research Park in Chicago, and the Classic Golf Resort in Gurgaon. Recipient of the Aga Khan Award for the luxury hotel ITC Mughal in Agra, this extraordinary architect's versatility and understanding of the environment, have been remarkably exemplified in his work at The Melia.