

I found privacy.
In the midst of plenty

I discovered rarity surrounding
common sense and freedom.
Within the alluring confines
of four walls.





Even the location picks itself. Situated amidst the rich, **glorious heritage of Delhi** and designed along **Italian sensibilities**, yet containing all of the latest contemporary amenities, is **Cipriani**. The home you envisioned. Cipriani is a haven for the **discriminating**, and the **distinguished**. This crowning **glory of urban revitalization** stands out as the absolute **exemplar of chic**, sophisticated living. It is only fitting then, that this majestic abode **boasts of beautiful efficiencies** that cater to your exacting needs. And vast, expansive **space to indulge your every whim**. Its magnificence is further enhanced by its ultra-convenient **access to everything you need**.

*I found Inspiration
courting Hard Nosed Practicality.*

*I found Silence that speaks Volumes.
And boundless Space.*

Intertwined by effortless Elegance.



*My doorstep is my gateway to the world everything
is within my reach and my home is my wanderland. its my
lifestyle mindscape. its all the choices I make and more.*



What's more its also just an amble from the proposed Metro Station on the C.P Gurgaon line. From schools to creches. Parks to play areas. Clubs to restaurants.... the world is in your grasp! Why commute long distances when you can enjoy the simple pleasures of daily life, right here in South Delhi. All in an unhurried and understated opulence worthy of those who appreciate the finer things of life. Homes may come and homes may go, but there will never be another Cipriani. Come stake your rightful claim on it

For those who desire to give their family sophisticated in-town living, with easy accessibility to every possible convenience conceivable, Cipriani offers a premiere location in a secluded setting as well as close proximity to major shopping and recreational facilities; All in an advantageous, centrally located address in Panchsheel park. Unparalleled for its easy access to the city's pulse points. As it is for its prestige. Your apartment is just a 5 minutes drive from select city walk, one of the biggest retail cum shopping centre of Delhi.









You are accustomed to, and indeed relish, the finer things in life. But you have the vision and foresight to go beyond that. You believe that your home is not just your castle. It's your colossium too. To entertain and be entertained in right-royal style. Thankfully, Cipriani just raised the bar in lifestyle luxury investments. It is, in every way, the playground of the cognoscenti. Whether its the sweeping living areas...or the expansive bedrooms... Or the astounding carpet area / super area ratio of 9:10. Every nook and cranny is a connoisseurs delight! Add to that

the vibrant colour and essence of Italian design. All flawlessly combining to create an experience that is very much your signature style. And very much you. You've worked hard to achieve a comfortable, affluent lifestyle for your family. Now you want a luxury home that rewards your efforts. And that will provide luxurious living for the home's occupants. At Cipriani, the home plans are appointed with the finest in sumptuous touches and an array of amenities. For enjoying a

lifestyle that accurately showcases your personality. You've arrived -- and these apartment homes will reflect your success and help you cherish it. A home that makes a unique statement about the way you live. A 'statement home' You need Cipriani - you've earned it!



Lifestyle is not just a word anymore. **I discovered** that **my home** can be my daily indulgence. **A space where** i enjoy the simple pleasures of daily life. **At my own** leisurely pace. **its my lifestyle dreamscape.** Where i live a thousand dreams.



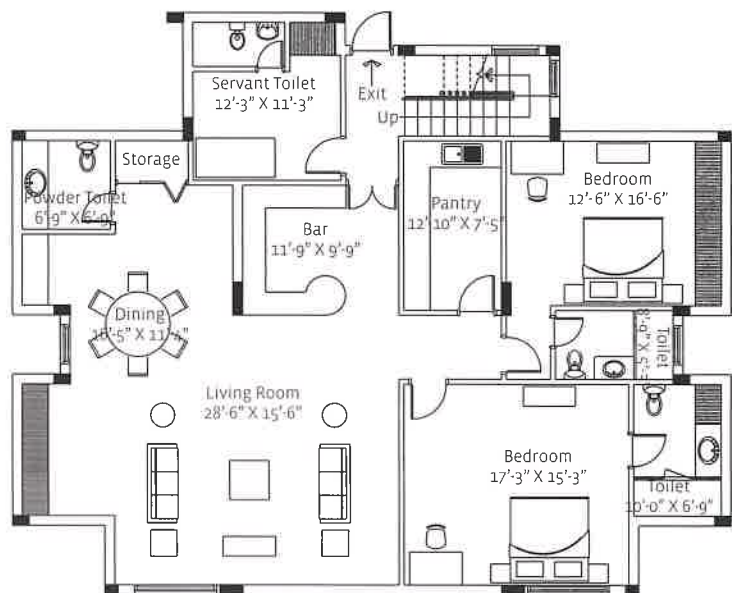
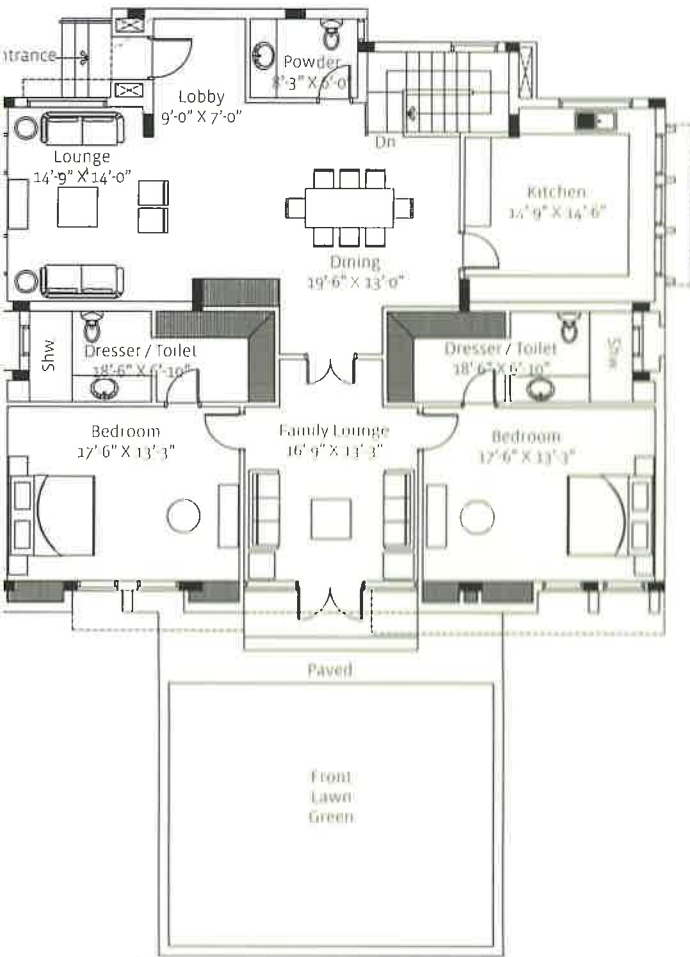
The Silence between the notes, then there is enough **quietitude here** to inspire an
omphony! Yes. At Cipriani, inspiration is always close at hand. You don't seek it
As you recline in your sanctuary, **you welcome it** with open arms.
You **would have imagined that you could revel in its liberating feeling**
in the middle of the hustle and bustle of city life!

My heart beats to a different drumbeat. It longs for
a place that is an extension of the way I live.
And defines all that I am. A home that energises me.
It inspires me in a million small ways. A place to be
creative. To be childlike. To be me.



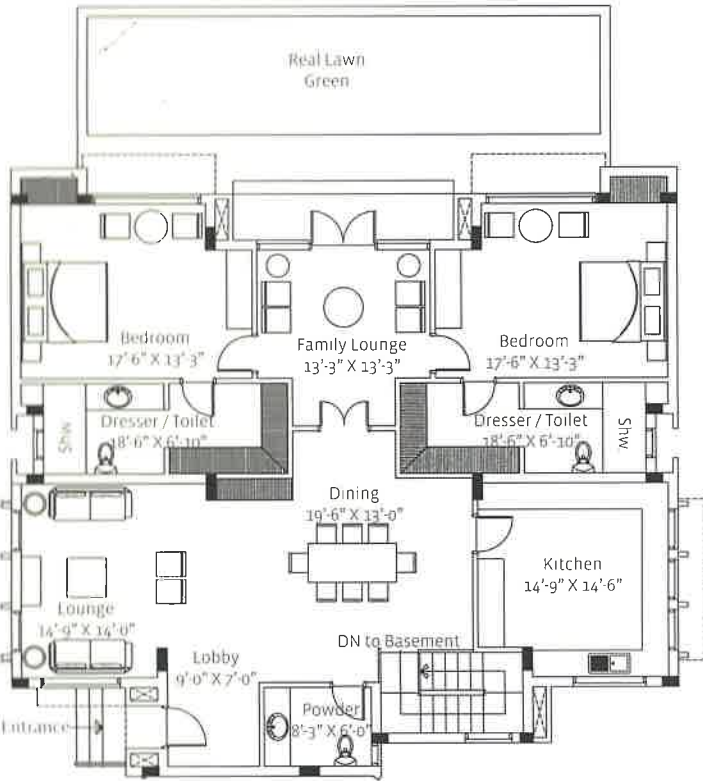
basement &
ground floor

front duplex
plan



basement & ground floor

rear duplex plan



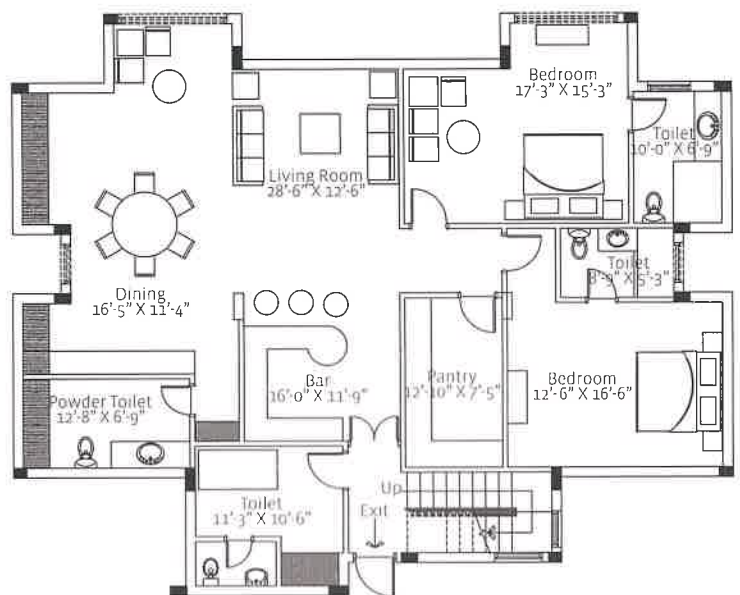
UPPER LEVEL



GROUND FLOOR LAYOUT



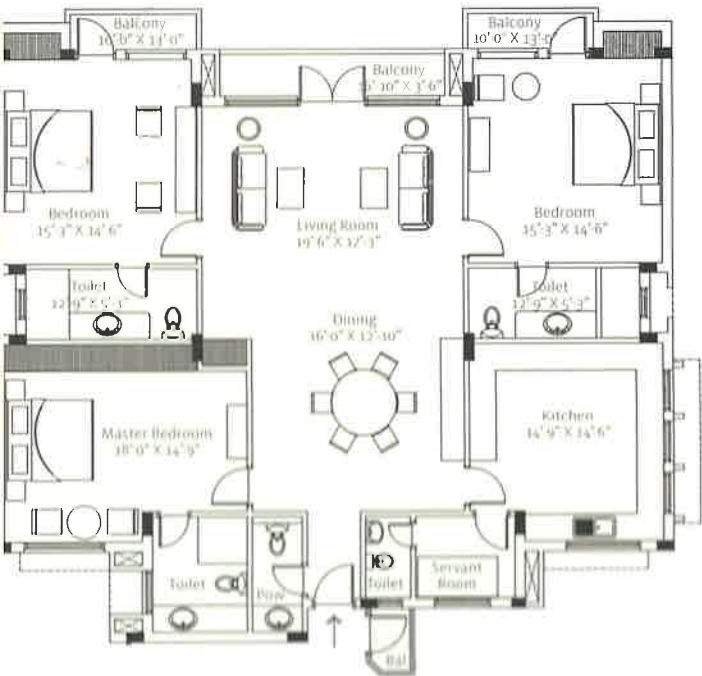
BASEMENT LAYOUT



LOWER LEVEL

first floor

front & rear plan



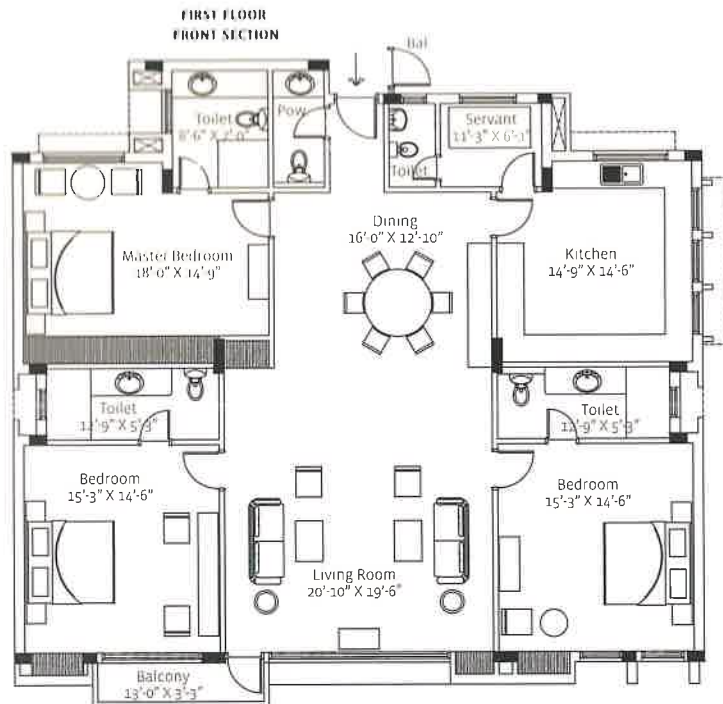
FIRST FLOOR
REAR SECTION



FIRST FLOOR LAYOUT



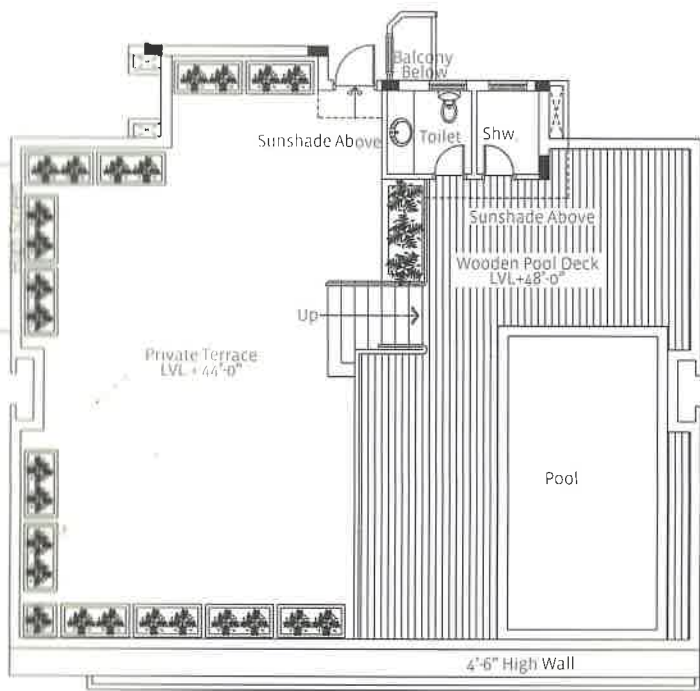
FIRST FLOOR LAYOUT



FIRST FLOOR
FRONT SECTION

second & third floor, terrace

front duplex plan



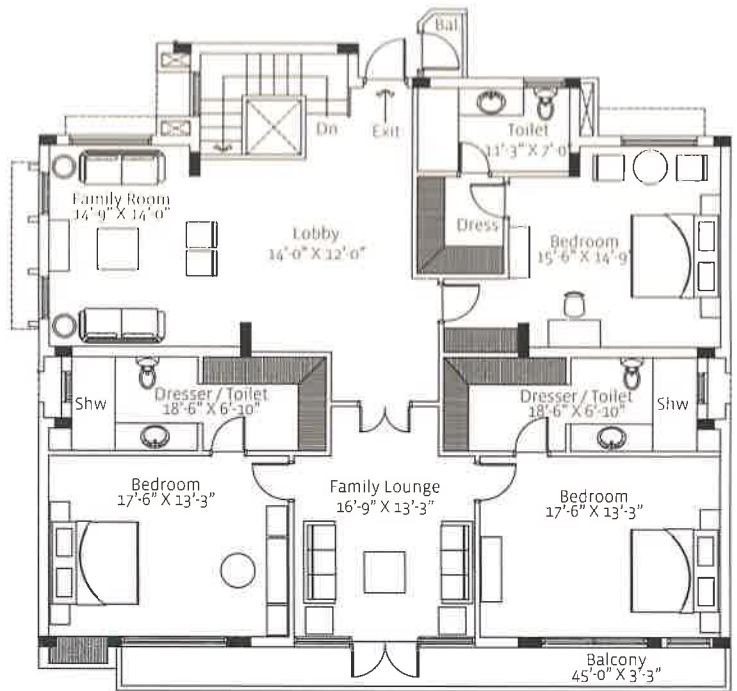
TERRACE



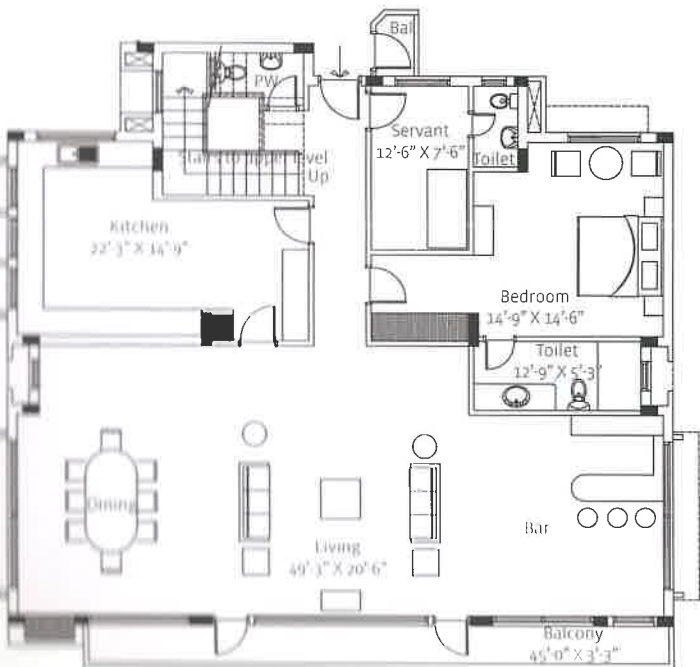
TERRACE



THIRD FLOOR LAYOUT



UPPER LEVEL



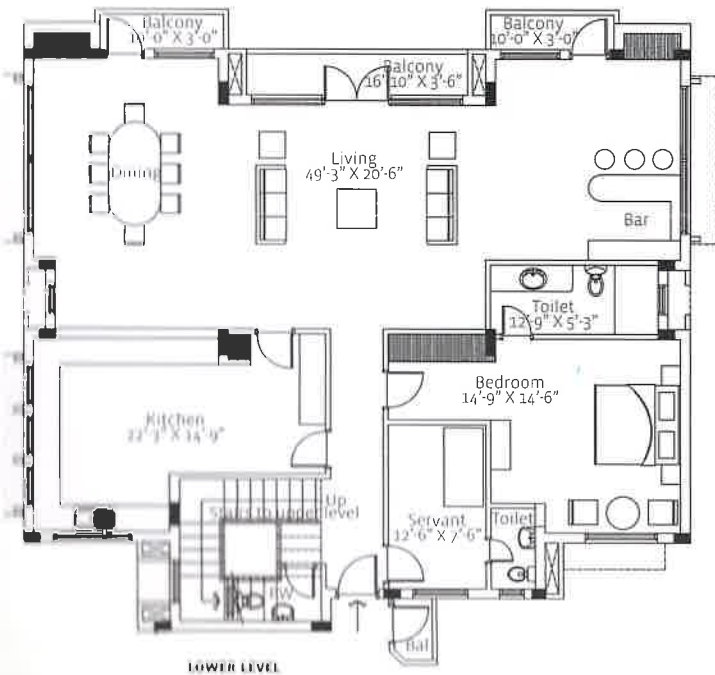
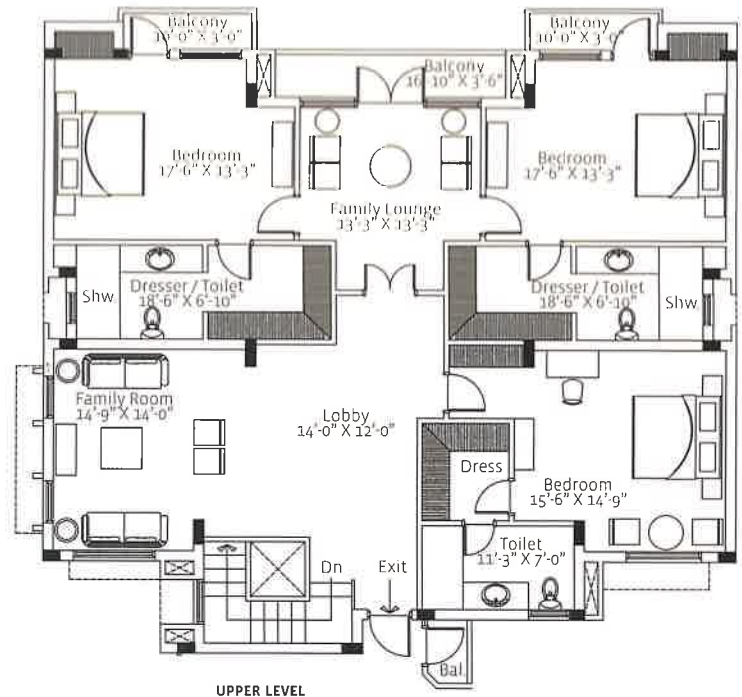
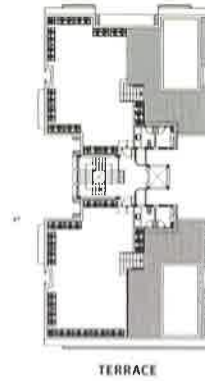
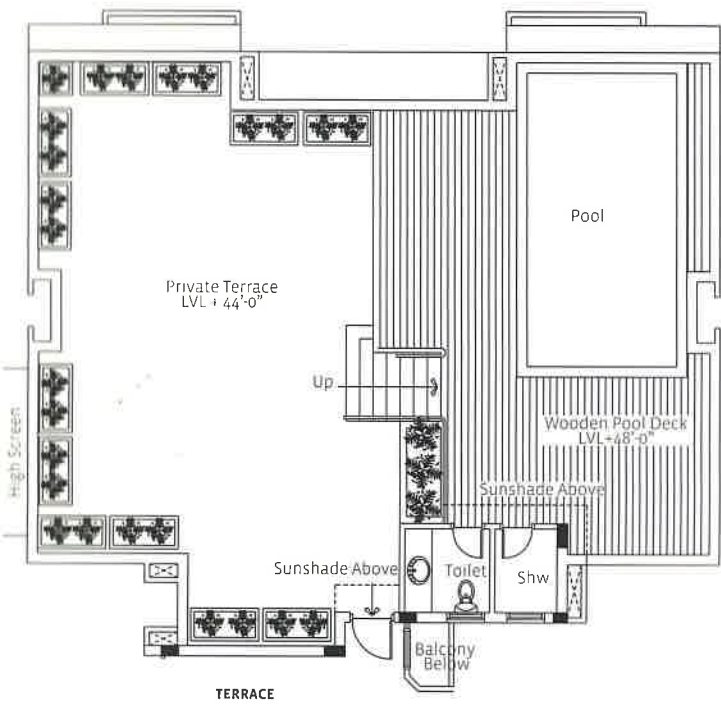
LOWER LEVEL



SECOND FLOOR LAYOUT

second & third floor, terrace

rear duplex plan



material used

specification
& highlights

Common Areas, Staircases	Granite
Lobbies, Circulation Areas, Living Room	Italian Marble
Bedrooms	Wooden Flooring / Italian Marble
Toilets	Italian Marble - Walls & Floorings Glass Enclosures - Showers
Kitchens	Pre - Fabricated with laminates, Stainless Steel double bowl single drain sink Black Pearl Granite - Counter top
Servant Quarter	Floor Tiling
Windows & Doors	Teakwood
Fittings & Fixtures	Jaguar / equivalent :
Sanitary Fittings	Kohler
Hardware	Stainless Steel-Dorset or equivalent
Wardrobes	Pre - Fabricated with wood veener on shutters Pre - Laminated boards inside
Electrical Fittings	Anchor Roma
Wall Finishes	Plastic Emulsion
Terraces	Tiles
Lift	Stainless Steel Finish



Highlights of Property:

*- Fully legal & Approved
by MCD*

*- With CC (Completion
Certificate)*

*- Designed by renowned
architect: Mr Rasik Bahl*

*- Prime Location in
South Delhi*

*- Very high Carpet area /
super area ratio of 9:10*

*- Walking Distance from
proposed Metro Station
on Connaught Place -
Gurgaon line.*

*- 5 minutes drive to
biggest shopping / office
center of Delhi in Saket.*

Provision for : Split A/c Units, Independent Electric Meter,
Cabling for TV, Computer, Security Call System, Ceiling Fans,
Generator Set / Inverter

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Apartment