

# The AUICO of a place



#### **ASHIANA MULBERRY BLOSSOM**

- First Truly Luxury Residential Community in South of Gurugram (Sohna).
- A crafted haven for 180 families.
- Designed for happiness, tailored living experiences, and a community core.





- Strategic location near Delhi-Mumbai Expressway for peaceful living and connectivity.
- Proximity to key landmarks and expressways for seamless access.
- Blend of tranquillity and accessibility to Gurgaon's amenities.

Minutes From MUMBAI EXPRESS WAY

Minutes From IMT SOHNA

Minutes From KMP EXPRESS WAY

Minut AIRL

Minutes From AIRIA MALL 15

Minutes From VATIKA CHOWK

18 Minutes From RAJEEVCHOWK

20 Minutes From MEDANTA HOSPITAL

28 Minutes From HUDAMETROSTN.

 $35^{\rm M}$ 

Minutes From
CYBER CITY

40 Minu IGI A

Minutes From IGI AIRPORT











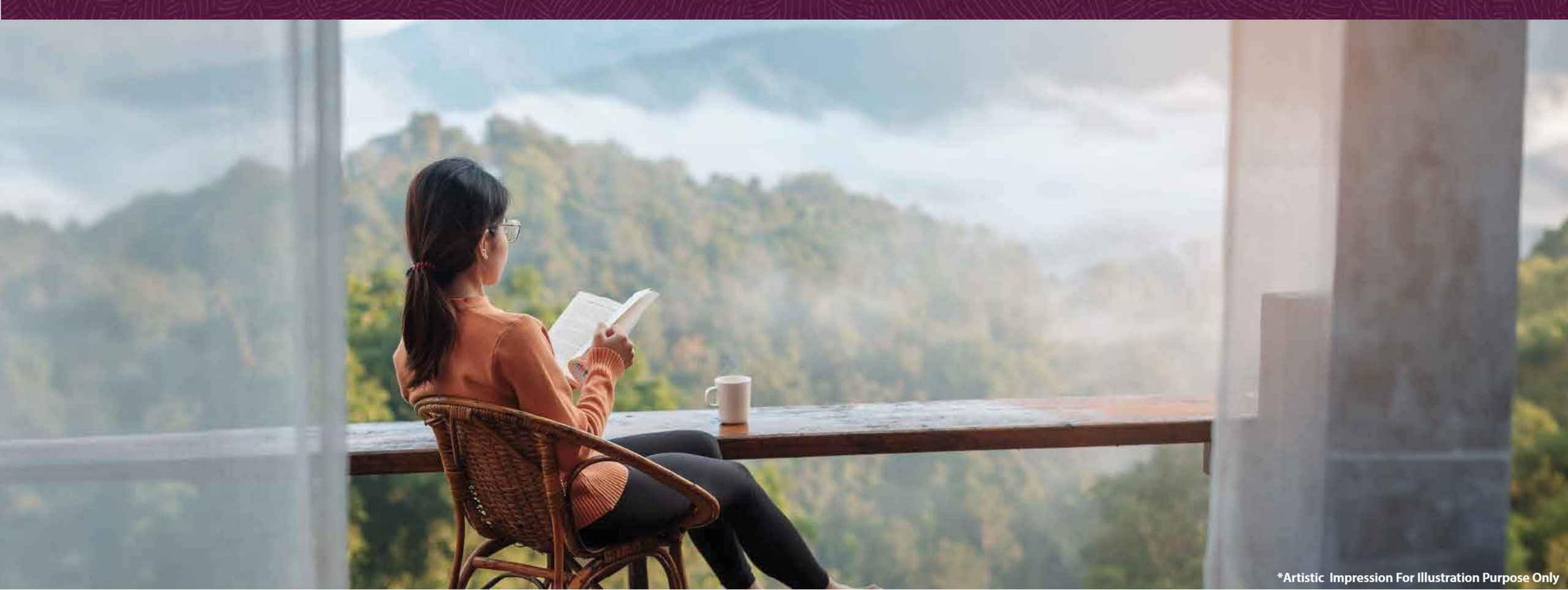


- Ashiana Mulberry Blossom as a pinnacle of luxury on Sohna Road, Gurgaon.
- Luxury residences with top-tier amenities, focusing on elegance and efficiency.
- Emphasis on expansive, family-oriented spaces celebrating multi-generational living.





- Lush landscapes and pristine AQI in Sohna for a harmonious living environment.
- Flora and greenery promoting vibrant health and well-being.
- Commitment to environmental harmony and sustainable living practices.





- Grand lobby adorned with exquisite décor and luxurious furnishings.
- Inviting lounge areas for relaxation and socializing with friends and guests.
- Elegant Corridor on every floor exuding sophistication and style.

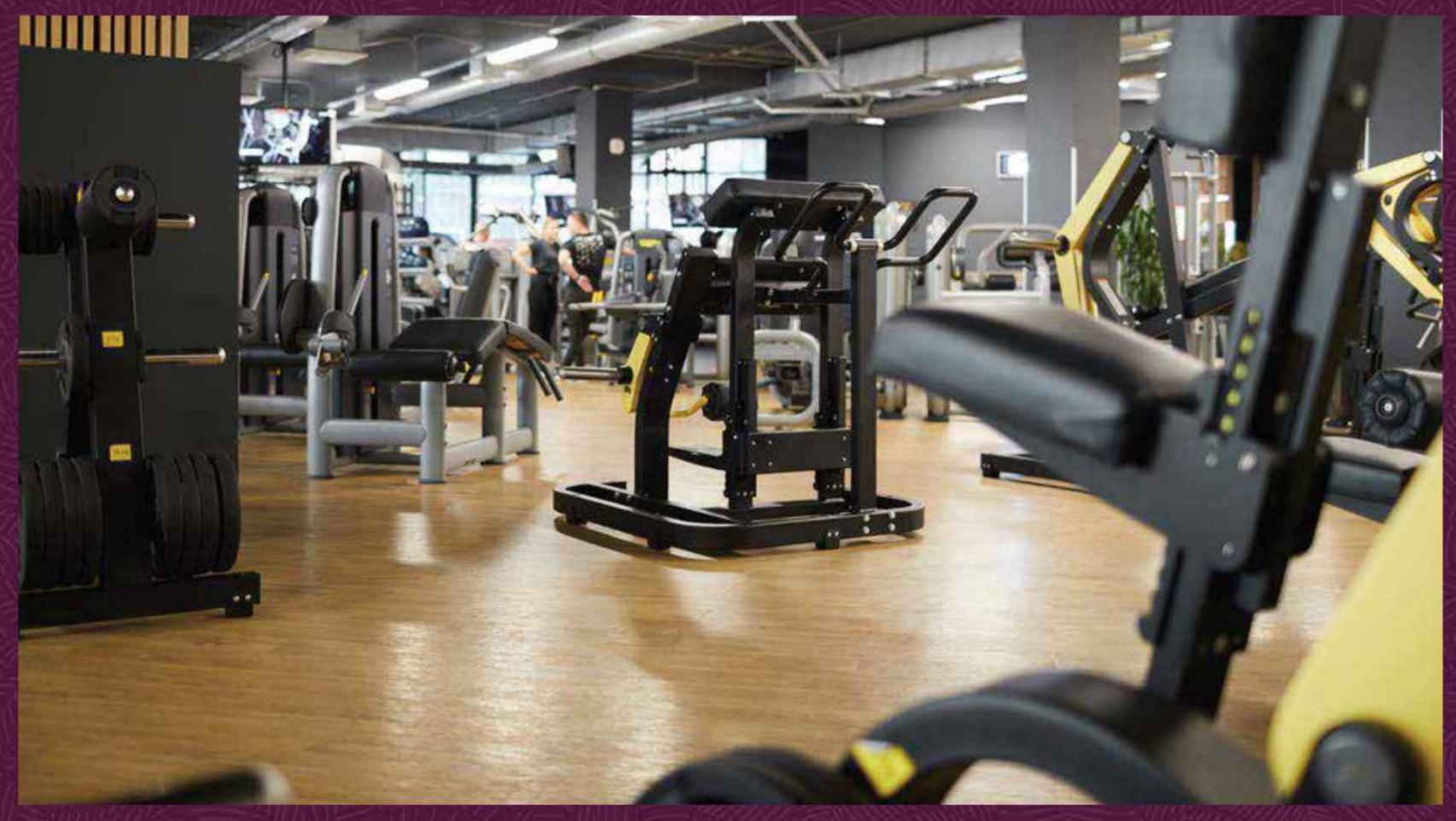


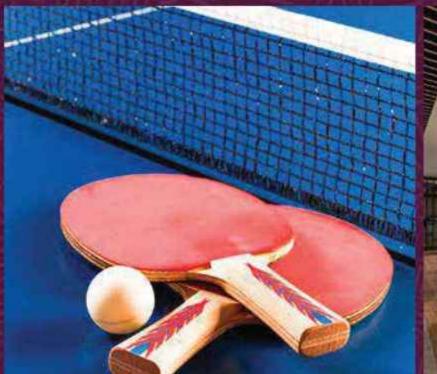




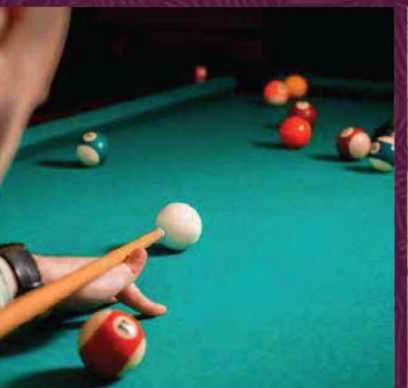
- Immerse yourself in luxury within our expansive 35,000 Sqft Club Zone.
- Indulge in cinematic experiences in utmost comfort with our Home
  Theatre featuring opulent recliner seats.
- Unparalleled relaxation in our premium spa facilities, including a Unisex
   SPA zone with Jacuzzi, steam room, Sauna room & therapy room.













#### WELL EQUIPPED GYM

Elevate your workouts in the state-of-the-art gym equipped with the latest fitness gear.

#### **BANQUET HALL**

The Banquet Hall is ideal for celebrations and brings the perfect event venue right to your doorstep.

#### **BILLIARDS & POOL TABLE**

Show off your billiards and pool skills with our quality equipment in the comfort of the clubhouse.

#### **TABLE TENNIS & KIDS ZONE**

Enjoy the thrill of table tennis and a delightful, fully-equipped kids' zone for endless fun and play.

#### LOUNGE

Relax, socialize, or take a leisurely break in our comfortable clubhouse lounge.







Welcome to Club Alba, where your well-being is our priority, and fitness is the heartbeat of our community.

#### **OUTDOOR RECREATION**

Engage in an active lifestyle at Club Alba with our outdoor amenities.

#### **TENNIS COURT**

Serve up some fun on our pristine tennis court, catering to both beginners and seasoned players.

### BASKETBALL & VOLLEYBALL COURT

Stay active on our well-equipped basketball & volleyball court, designed for both competitive and recreational play.

#### **OUTDOOR GYM**

Elevate your fitness surrounded by nature's embrace.

#### CRICKET PRACTICE PITCH

Hone your cricket skills on our professional-grade cricket practice pitch, a cricketer's dream will come true.

#### **BADMINTON COURT**

Challenge friends to a game on our top-notch badminton court, perfect for enthusiasts and casual players alike.

#### **KIDS PLAY ZONE**

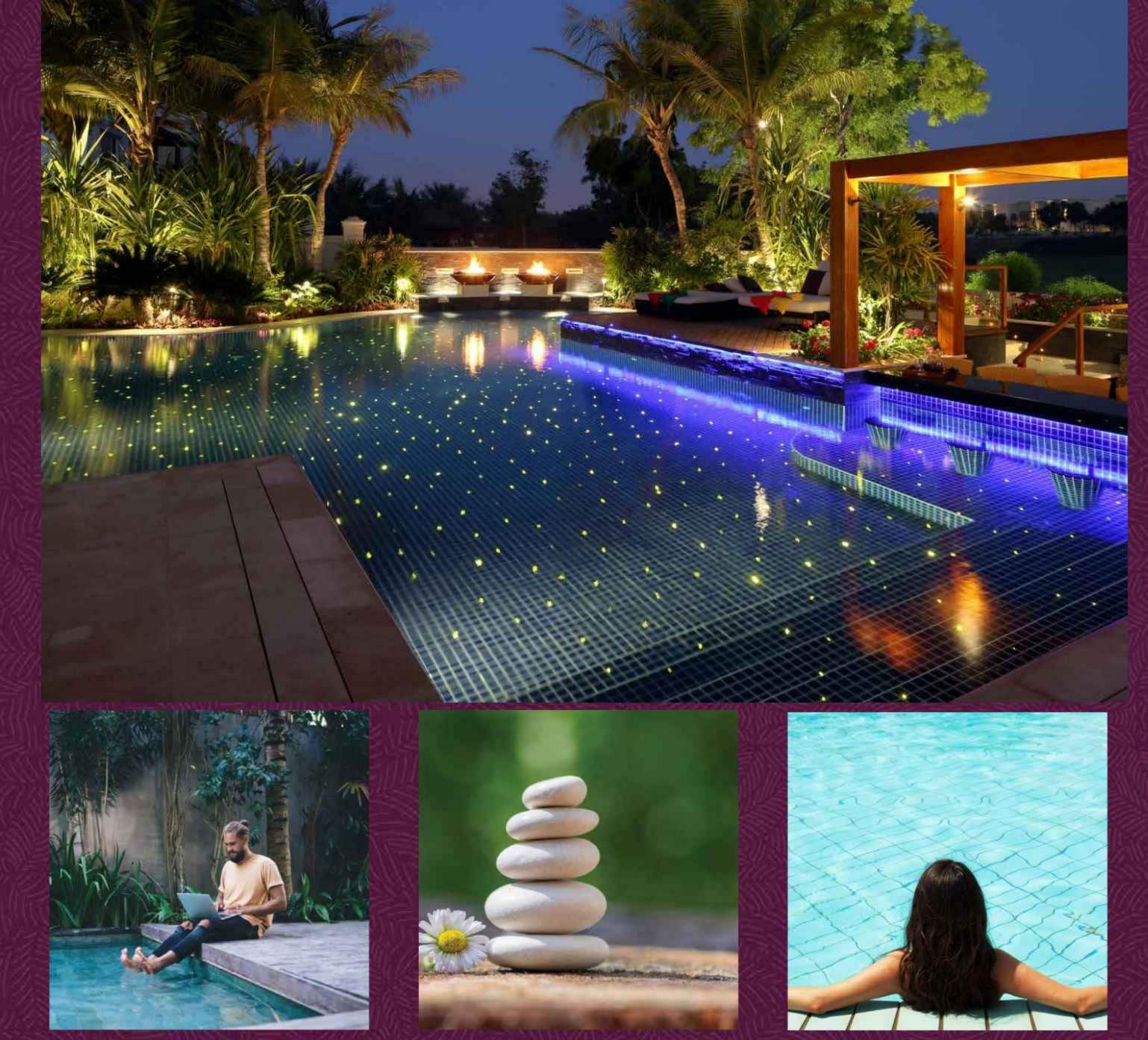
A world of adventure awaits in our Kids Play Zone, where fun and safety go hand in hand for our youngest residents.

#### **INDOOR GYM**

Experience state-of-the-art fitness within the comfort of the club alba.

#### **SQUASH COURT**

Engage in invigorating matches in our exclusive squash court.



Immerse yourself in the luxurious Ashiana Mulberry Blossom's pool, a centerpiece designed for family fun. Unwind on the stylish lounging deck, and after dark, witness the magic come alive. Fiber optic lights woven into the pool floor transform it into a shimmering underwater oasis, unlike anything you've experienced before.

#### **RESORT-STYLED SWIMMING POOL**

First in the class fibre optic light on pool floor for a **Starry night ambience**.

#### **FAMILY CENTRIC RECREATION**

We foster a family-centric lifestyle with activities and spaces designed for enjoyment by all ages.

#### STYLISH LOUNGING DECK

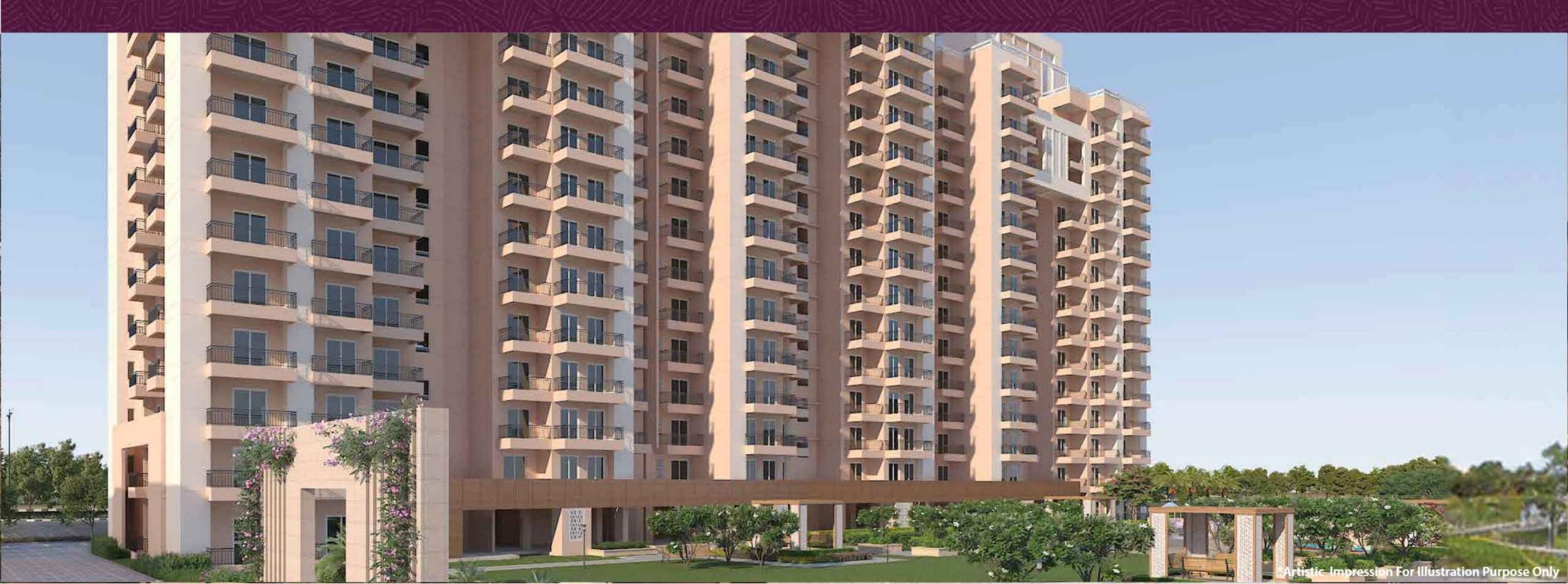
Relax and cherish moments on the stylish lounging deck, a perfect blend of comfort and elegance.

#### **INDULGENT AMENITIES**

Anticipate indulgent amenities beyond expectations, from the luxurious pool deck to the calming plantations.



- Engineering excellence with earthquake-resistant structures and aluminium shuttering.
- Eco-friendly principles with a focus on sustainability measures like rainwater harvesting.
- A blend of modern design and environmental care, ensuring a green living environment.





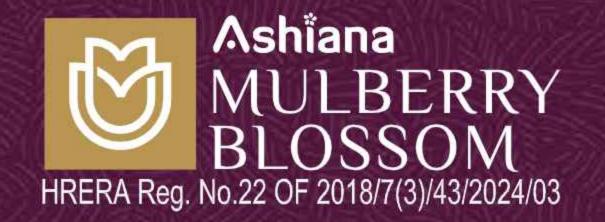
- 3-Tier security system.
- Secure access with biometric locks.
- 24x7 CCTV surveillance.





- Luxurious and comfortable living with high-quality furnishings and modern design.
- Spacious living areas and cosy bedrooms with inviting ambiance.
- Premium kitchen, quality tiles, and superior wall finishes for an elevated living experience.







#### EXECUTIVE

2 BEDROOMS + 2 TOILETS

AREA	SQ. M.	SQ. FT.
RERA Carpet Area	64.83	698
Balcony Area	18.04	194
External Wall Area	8.27	89
Total Area (Inclusive of Common Area)	112.41	1210



SPACE FOR WARDROBE



A.C INDOOR UNIT LOCATION

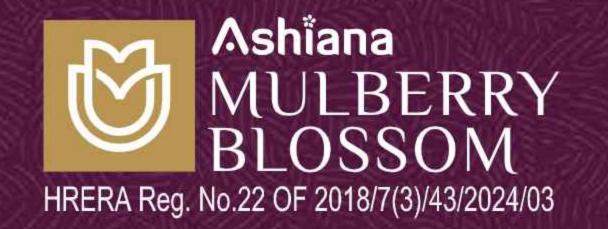


A.C OUT DOOR UNIT LOCATION

OOO PLUMBING PIPES

#### Note:

- . The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- . The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls. The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of Refrigerator ,Hob etc. in the Kitchen ,TV. in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.





#### SUPERIOR

3 BEDROOMS + 2 TOILETS

AREA	SQ. M.	SQ. FT.
RERA Carpet Area	77.57	835
Balcony Area	20.56	221
External Wall Area	11.12	120
Total Area (Inclusive of Common Area)	136.10	1465



SPACE FOR WARDROBE



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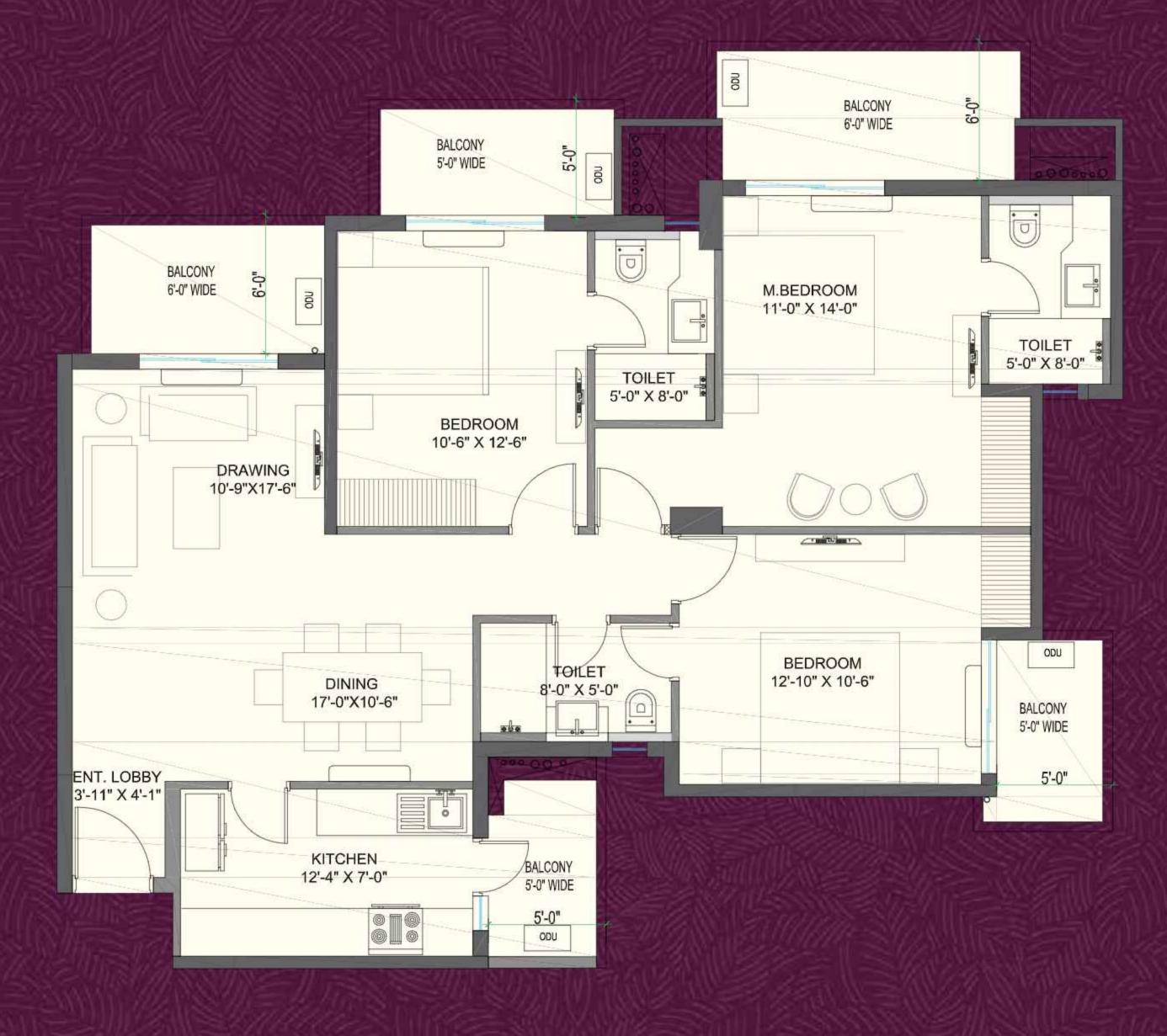


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#### PREMIUM

3 BEDROOMS + 3 TOILETS

AREA	SQ. M.	SQ. FT.
Balcony Area	25.00	269
External Wall Area	11.25	121
Total Area (Inclusive of Common Area)	160.72	1730

SPACE FOR WARDROBE



A.C INDOOR UNIT LOCATION



A.C OUT DOOR UNIT LOCATION



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## Sito Map

- Welcome to Ashiana Mulberry, emphasizing community over mere living spaces.
- First three towers within 2.5 acres, designed for 180 families, embodying a community spirit.
- Over 100 families already enjoying a vibrant ecosystem that fosters bonding, sharing, and caring.





#### **Ashiana Mulberry**

Adjacent to GD Goenka World School Sector 2, Sohna Gurgaon Road Sohna, Gurgaon

www.ashianamulberry.com Email: sales@ashianamulberry.com

Ashiana Dwellings Pvt. Ltd.

call 8010 100 500

#### Disclaimer:

The Project Ashiana Mulberry Phase II (named as Mulberry Phase II (named as Mulberry Blossom) comprises of Tower 4,5 & 6 (also called as Tower A3, 82 & A4 respectively) and 180 Apartments is a part of Total Licensed Project "Ashiana Mulberry" located at Sector-2, Opp K.R Mangalam University, Tehsil Sohna, District Gurugram, Haryana being developed by the licensee M/s Ashiana Dwellings Private Limited having License No. 16 of 2014 dated 10.06.2014 read with Transfer Order LC-2817-JE(VA)/2015/9498 dated 08.06.2015 issued by Directorate of Town and Country Planning (DTCP), Haryana. The Building Plans were approved via Memo No ZP-1062/AD(RA)/2015/4931 dated 26.03.2015. The HRERA Registration Number of the Project is 22 of 2018/7(3)/43/2024/03 dated 18.03.2024 All the Approvals can be checked at the Corporate Office of the Promoter situated at New Delhi. The Promoter is only selling the Apartments under phase wise construction and not the Project Land. The rights of buyer in the common areas, facilities and amenities will be limited to usage rights as per Deed of Declaration to be filed in due course of time under The Haryana Apartment Ownership Act, 1983 and as per Apartment for Sale. The external Infrastructural facilities such as Sector Roads, Electricity Supply, Drinking Water, trunk storm water database was earned to be developed by various dependent of amenities for an apartment for Sale for International for Internationa