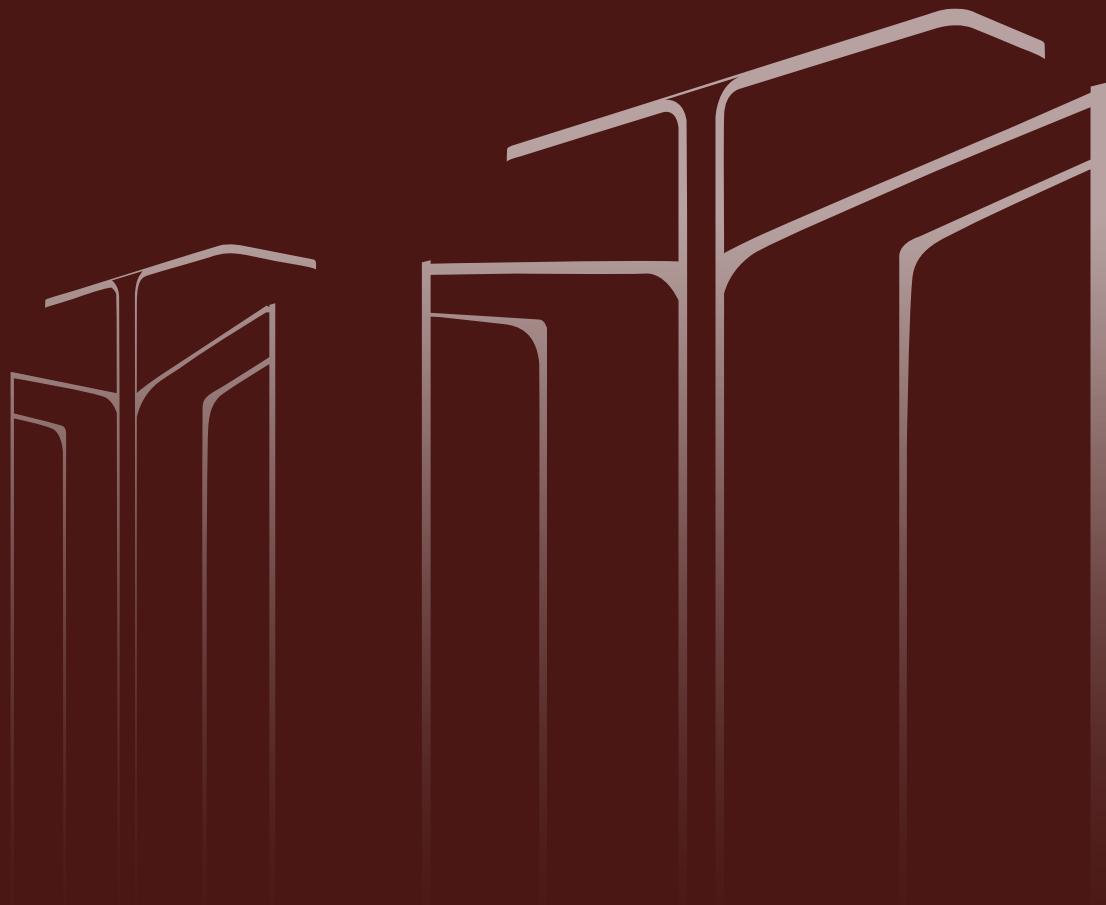
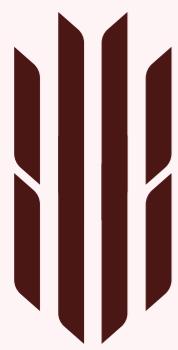




SUNCITY'S  
**MONARCH**  
RESIDENCES

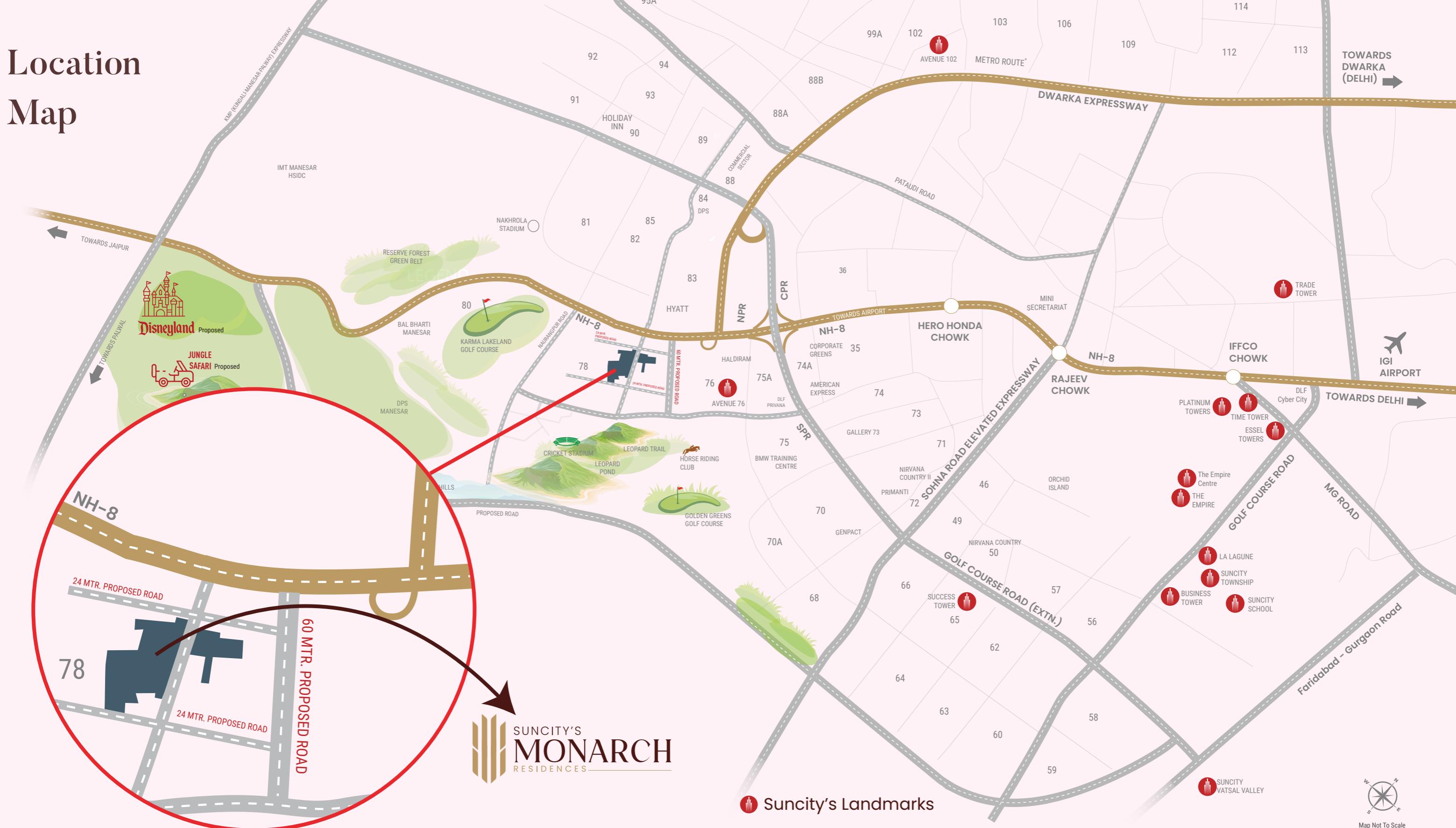




Monarch by the Numbers
• 16 Acres Land Area
• 5 Exclusive Towers
• 900 Apartments
• 3 & 4 BHK Apartments
• 3.15 Acres Sports Zone
• 92.5 % Open Area
• 100 % Ground Vehicle Free Zone
• 3.48 MTS. Slab to slab Height
• 1.25 LAKH SQ.FT. Club Area



# 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



Map Not To Scale

# Masterplan

NH-8

24 Mtr. Proposed Road

24 Mtr. Proposed Road



# Architectural Masterpieces

## Rising to Meet the Sky

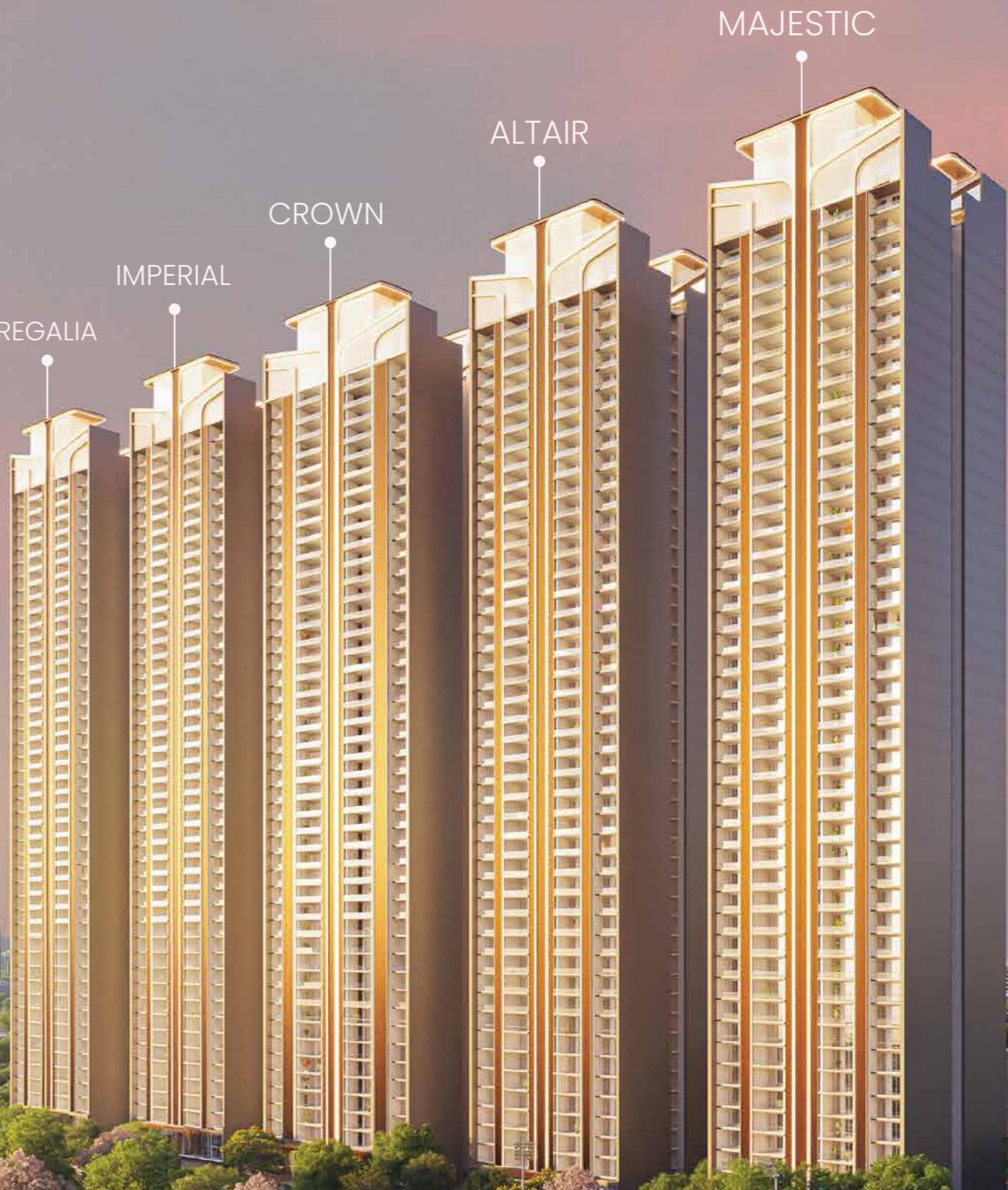


# The Largest Sports Haven for Champions at Heart

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



MAJESTIC

ALTAIR

CROWN

IMPERIAL

REGALIA

# A World of Luxury Under one Skyline

## LARGE INFINITY POOL, OPEN TO THE SKY

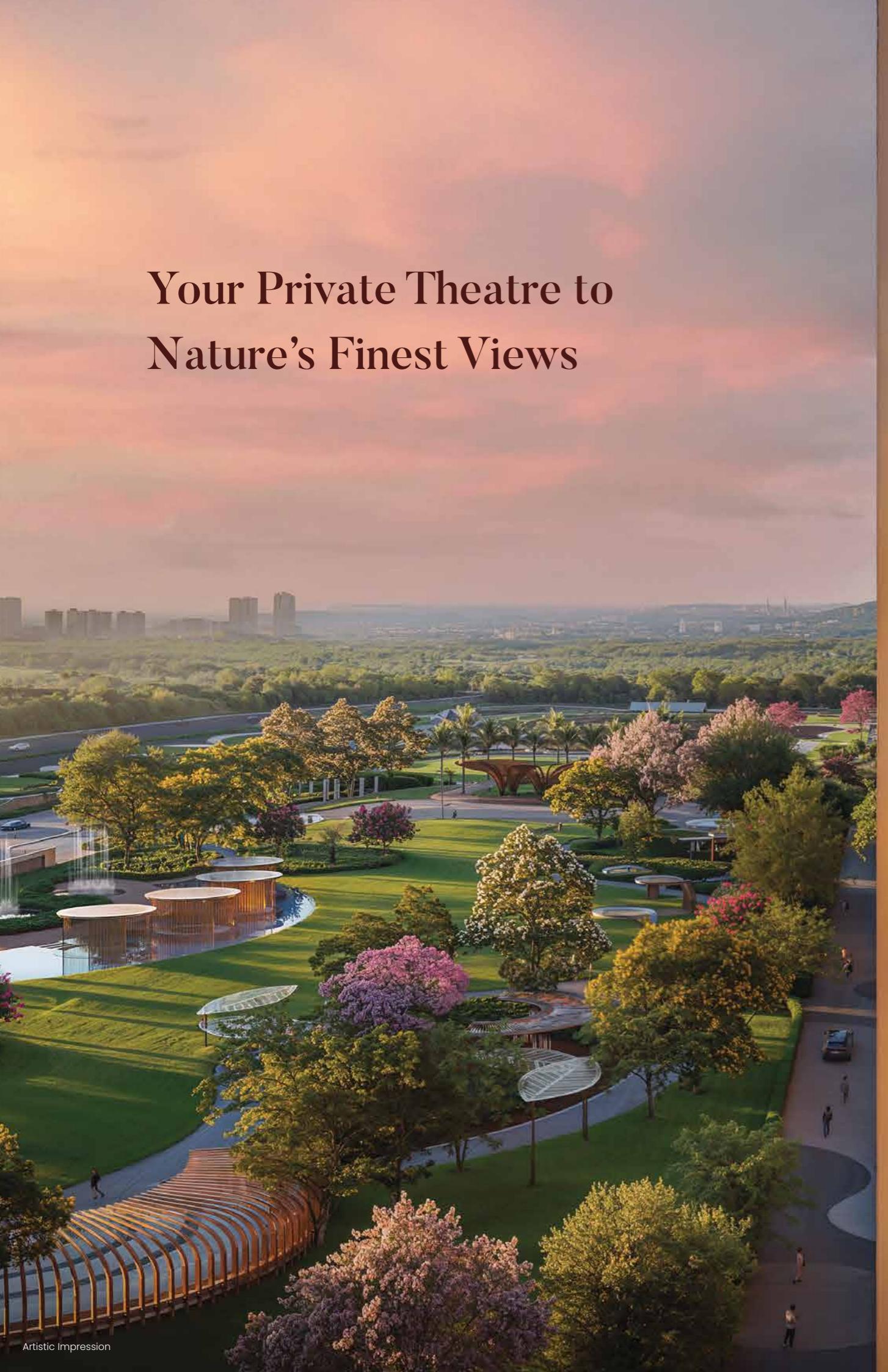
- Jogging Track (2300 Mtr.)
- Water Bodies & Fountain
- Meditation Area
- Kids Play Area
- Aqua Play Area
- Sand Pit Area
- Temple
- Rock Climbing Wall
- Party Lawn
- Amphitheatre
- Gazebo
- 24x7 Security
- Outdoor Fitness Area



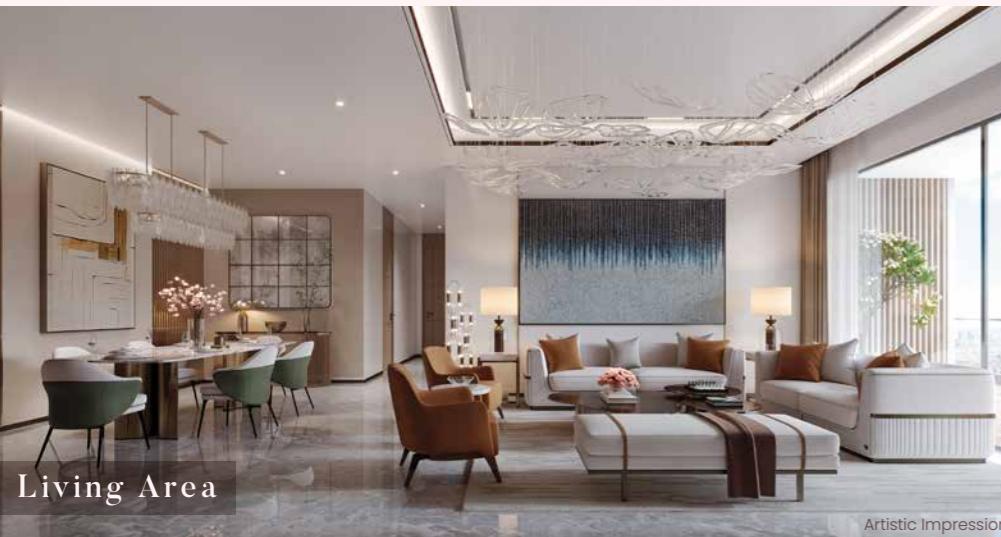


A Grand Welcome, Every Single Time

Your Private Theatre to  
Nature's Finest Views



BALCONY DECK 10 FT. WIDE



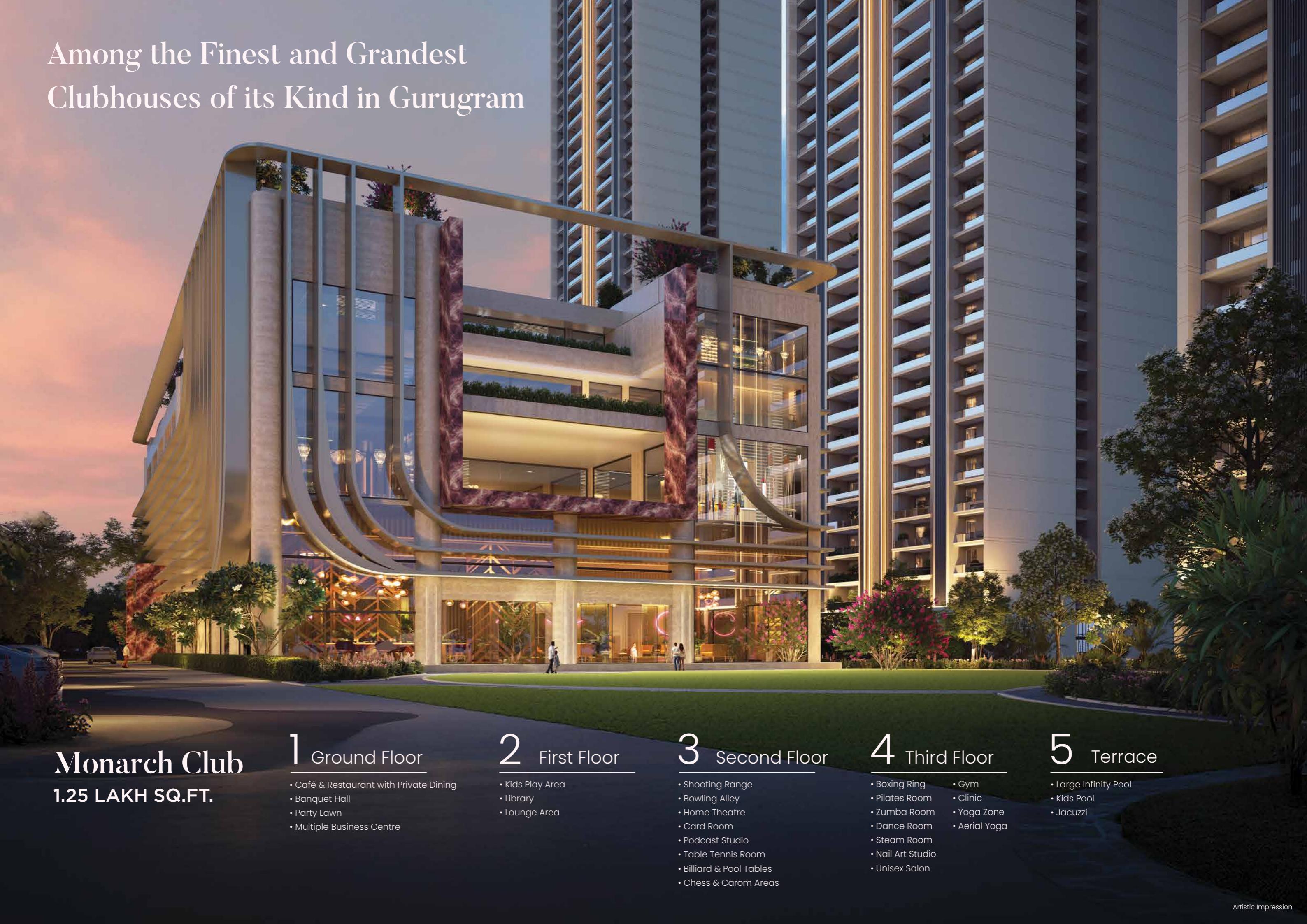
Luxury lounging redefined  
under the open sky





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

- Large Infinity Pool
- Kids Pool
- Jacuzzi



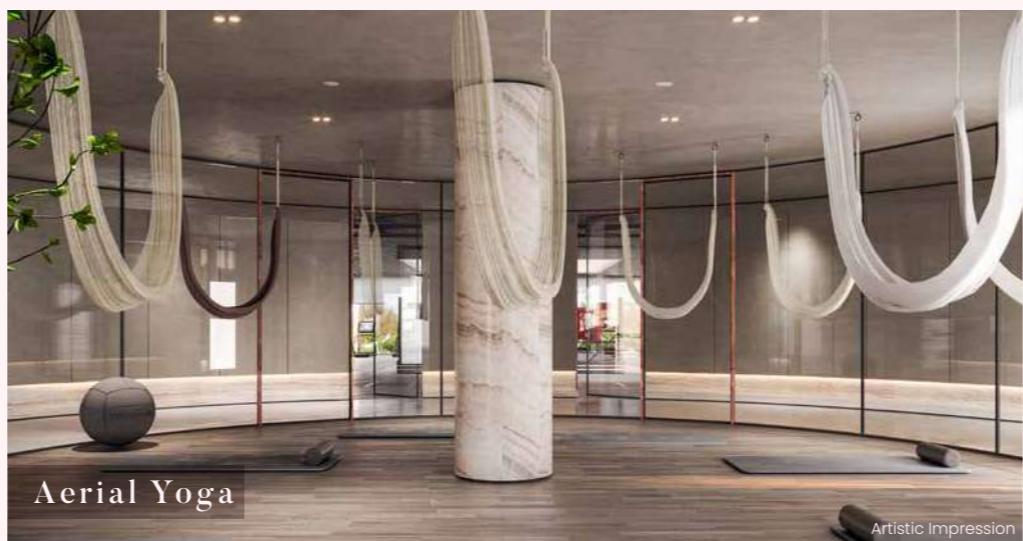
Bowling Alley

Artistic Impression



Boxing Ring

Artistic Impression



Aerial Yoga

Artistic Impression



Community Arena

Artistic Impression

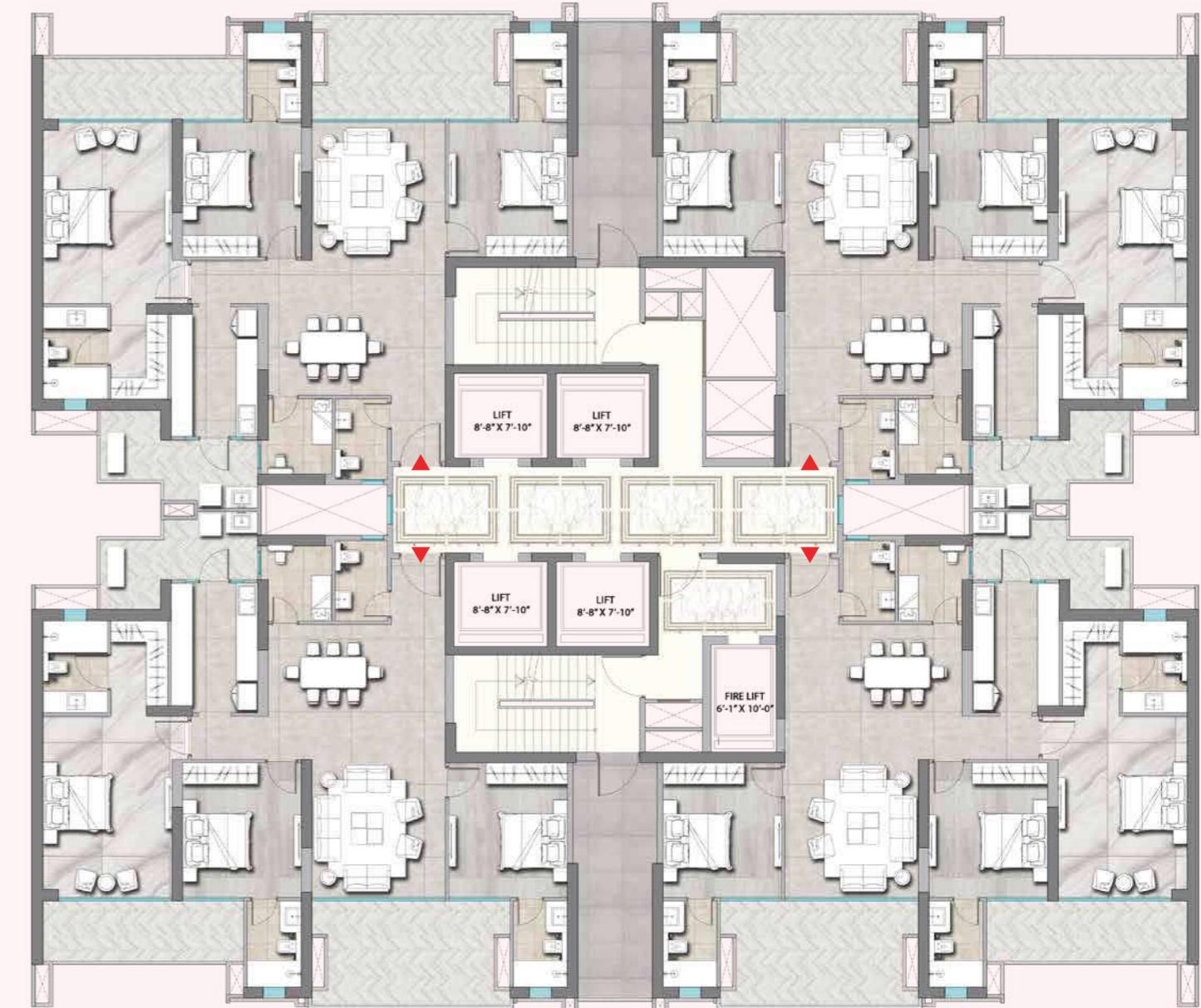
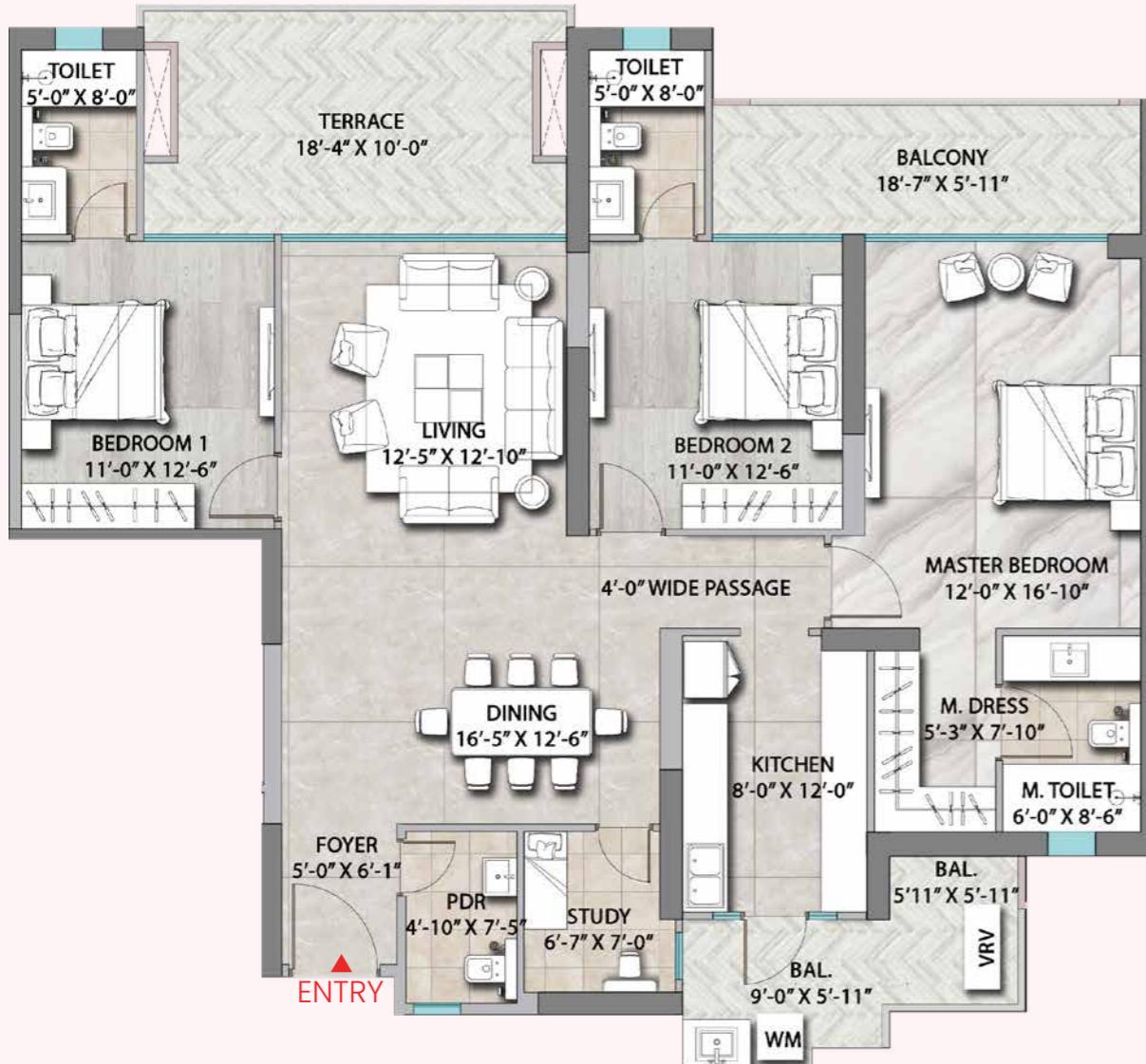
# 3 BHK Layout Plan

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

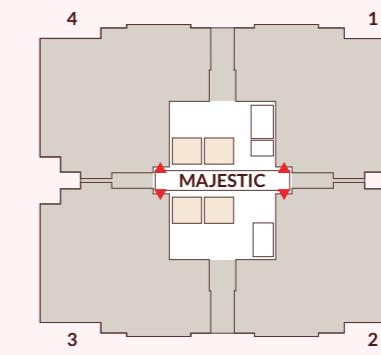
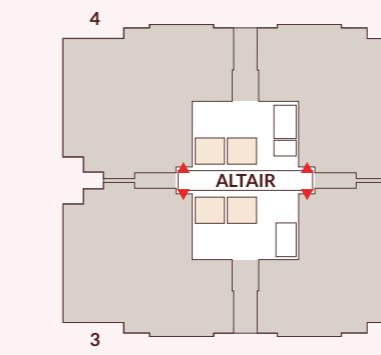
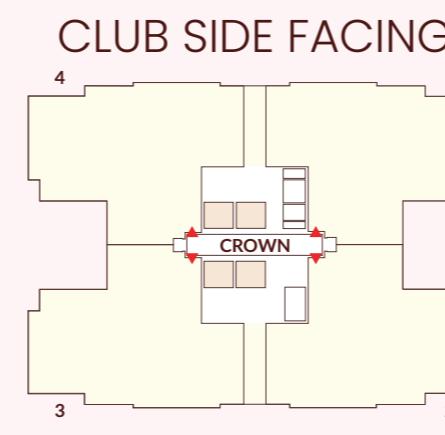
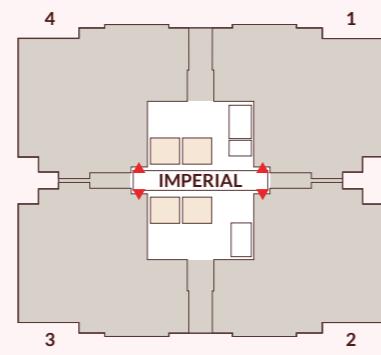
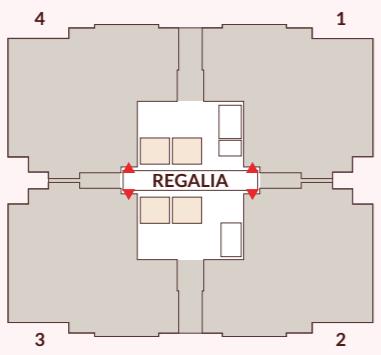
Balcony Area : 35.39 sq.mtr. / 381 sq.ft.

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

Saleable Area : 218.32 sq.mtr. / 2,350 sq.ft.



Typical Cluster Plan



SPORTS SIDE FACING



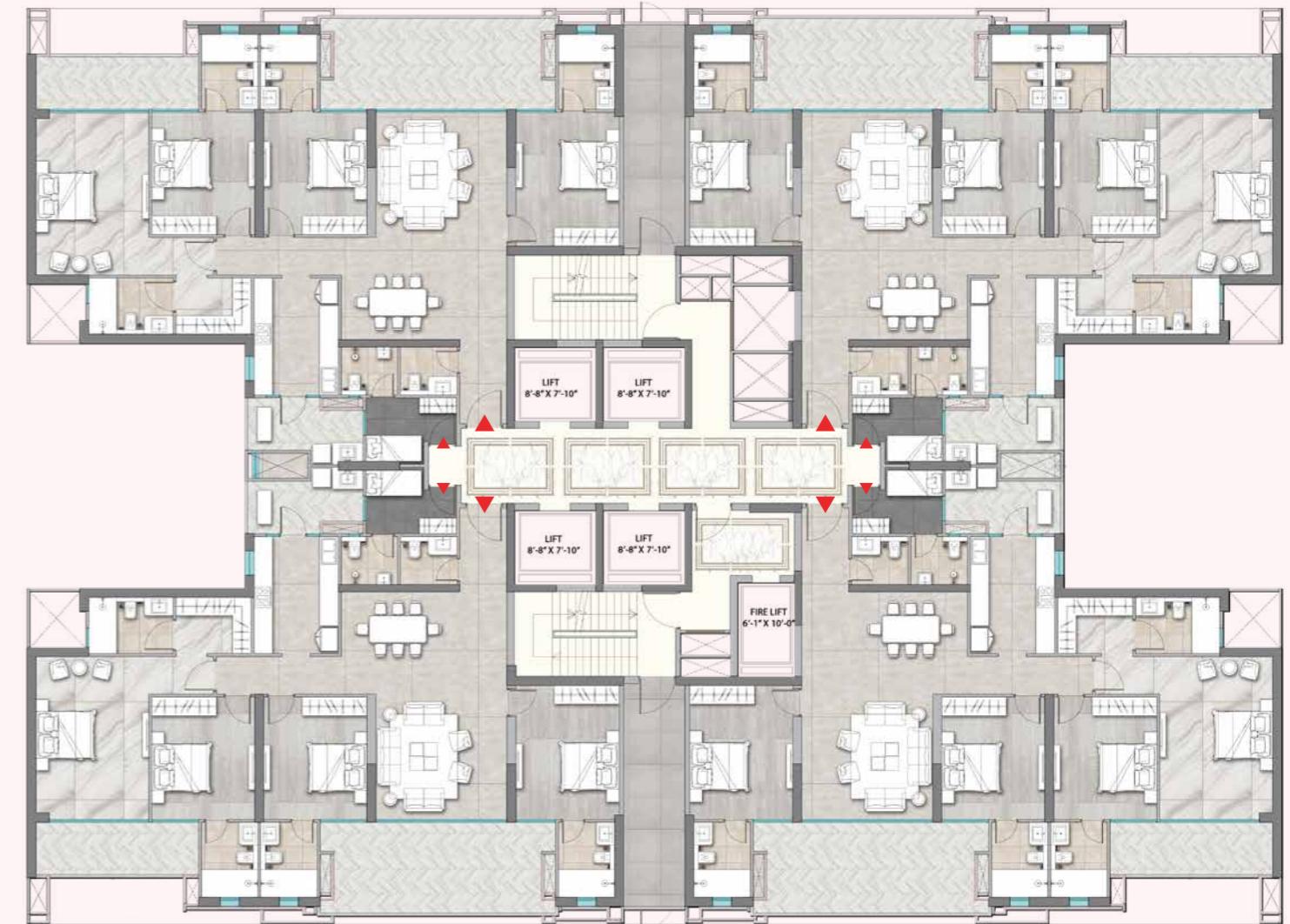
# 4 BHK Layout Plan

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

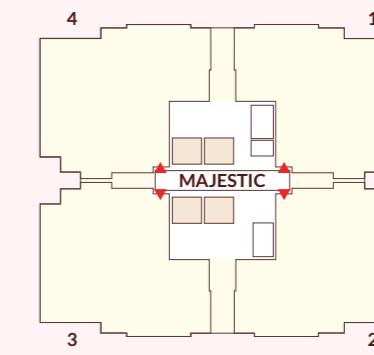
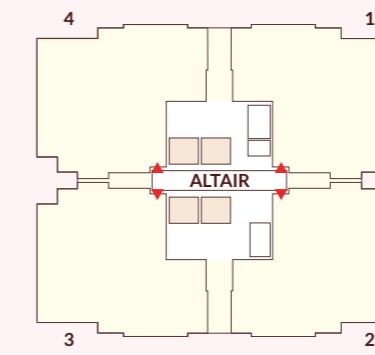
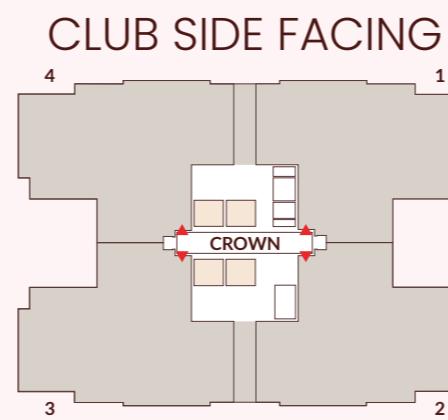
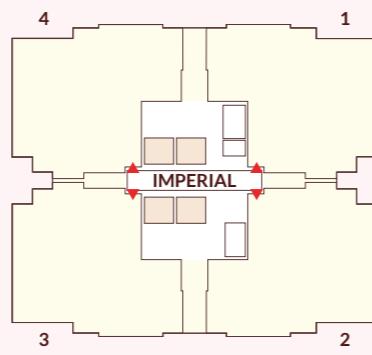
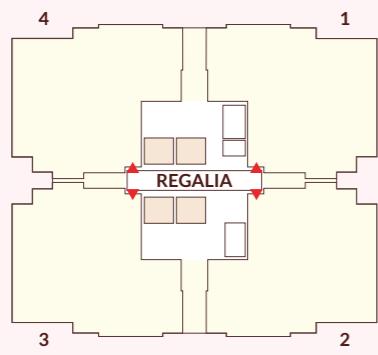
Balcony Area : 39.48 sq.mtr. / 425 sq.ft.

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

Saleable Area : 292.64 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



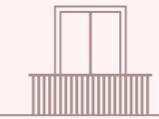
## Master Bedroom

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

40 + PROJECTS  
EXPERIENCE

20 + MILLION SQ.FT.  
TIMELY DELIVERY

14 CITIES  
IMPRESSIONS

2 LAKH +  
TRUST OF PEOPLE

30 + YEARS  
OF LEGACY



MILESTONES IN INDIA UNTIL 2025





**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.suncitymonarch.com  
www.suncityprojects.com