
Satya
Group
Satya
merano
greens
Own your plot. Own your dream.
SECTOR-99A, GURUGRAM

PRESENTING
FIRST EVER
PLOTTED DEVELOPMENT
BY SATYA GROUP
IN GURUGRAM

Satya
merano
greens

Satya merano greens

A SECURED
GATED
COMPLEX

GRAND ENTRANCE
FROM 24-METER ROAD
ADJOINING
TO 75-METER ROAD

LOW-DENSITY
PLOTTED DEVELOPMENT
COMPLEX

WELL DEMARCATED
Plots

WELL PLANNED
ROAD NETWORK
& PATHWAYS

CLUB HOUSE
WITH MULTIPLE
AMENITIES

WATER BODIES
AND LANDSCAPING

MULTI-TIER
SECURITY



Artistic image

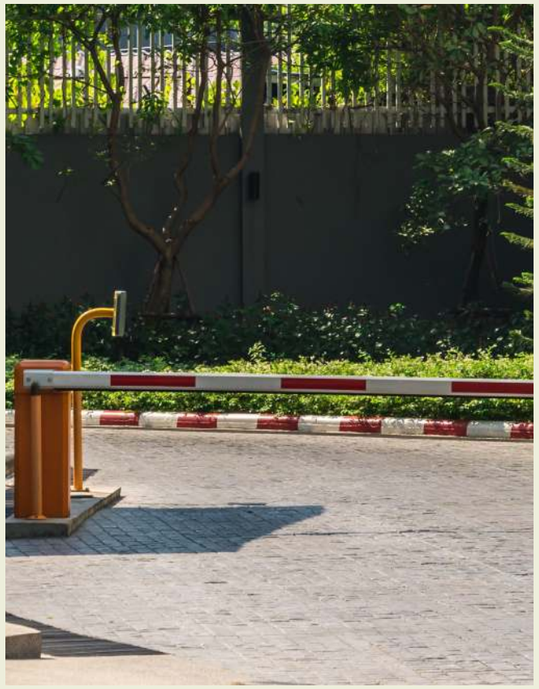
SAFETY AND SECURITY FOR A LIFETIME

Gated complex with regulated access

Boom barriers at entry/exit point

CCTV and control room provision

Well lit common areas with power back-up









Creative images

PARKS AND OPEN SPACES FOR A LIFETIME

Creation of an acclaimed landscapist

Internal paved green avenues

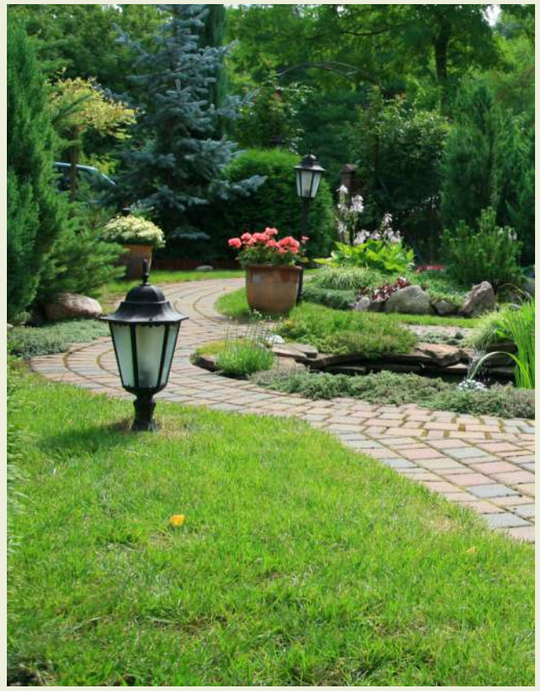
Abundant floral beds, trees and water bodies

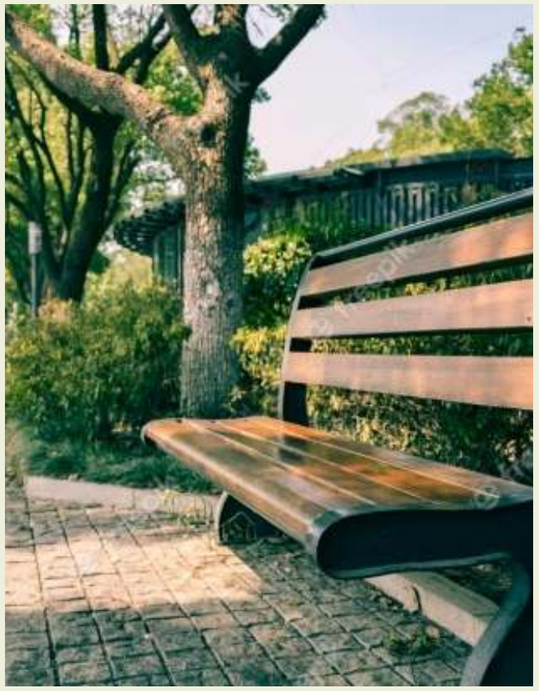
Modern water feature

The relaxing seating area spread throughout the complex

Pathways for a perfect stroll









Creative images

PLANNED INFRASTRUCTURE FOR A LIFETIME





Well-lit wide road

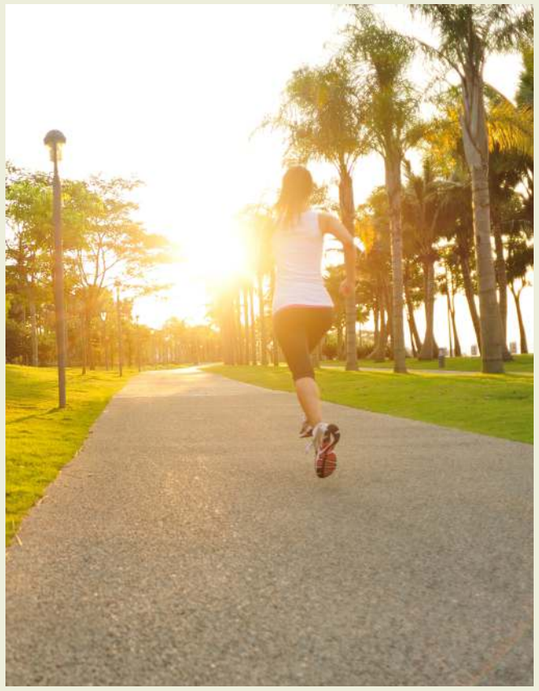
Provision for sewage line for each plot

Provision for electricity and water supply

Provision for storm water

Provision for power backup in common areas





Creative images

Satya merano greens

centre for your recreation

Creative image

THE CLUB INDULGENCES



Creative image

CAFETERIA | INDOOR GYM | MULTIPURPOSE HALL | CARD TABLE | TABLE TENNIS

THE YOGA BACKDROP



Creative image

YOGA | JOGGING TRACK | MEDITATION AREA

THE POOL PLEASURE



Creative image

SWIMMING POOL | KIDS POOL | POOLSIDE DECKS | POOL SIDE PARTY LAWN



THE SPORTS ARENA

Artistic image

BADMINTON COURT | BASKETBALL AREA | CRICKET PRACTICE NET



Artistic image

KID'S PLAY AREA | SENIOR CITIZEN AREA



Creative image

CONVENIENT NEIGHBOURHOOD BAZAAR

Provision for wide choice of daily essential needs

Merano Greens plotted development has a provision for two commercial areas in its master plan. Right at the entrance, there is a neighbourhood shopping complex which will be a delight to the Merano Greens residents. For everyday needs there will be provision for few outlets near the Clubhouse.

Satya merano greens

plots of a lifetime

OWN YOUR PLOT. BUILD YOUR DREAM HOME.

Well demarcated plots of sizes 102 sq.m. onwards.

Choice of plots facing in your desired direction

Most of the plots with gardens close by

Tree lined street roads

HARERA
REGISTERED

Creative image

MASTER PLAN

Plot type	Length in meter	Width in meter	Area in sq.m.	Area in sq.yd.
TYPE-1	7.000	15.350	107.450	128.510
TYPE-2	7.000	14.664	102.648	122.767
TYPE-3	7.000	15.000	105.000	125.580
TYPE-4	8.500	15.000	127.500	152.490
TYPE-5	8.500	14.664	124.644	149.074
TYPE-6	9.000	15.000	135.000	161.460
TYPE-7	9.300	15.000	139.500	166.842
TYPE-8	9.355	15.000	140.325	167.829
TYPE-9	8.350	15.000	125.250	149.799

PHASE-1 | PHASE-2 | COMMERCIAL /RETAIL | CLUB / COMMERCIAL

AMENITIES

- A MAIN ENTRY
- B COMMERCIAL/RETAIL
- C CLUB/COMMERCIAL
- D BADMINTON COURT
- E CHILDREN'S PARK
- F COMMUNITY AREA
- G BASKETBALL AREA
- H GREEN AREA
- I MILK/VEGETABLE BOOTH
- J WATER BODY/DECK AREA
- K CENTRAL GREEN LAWN
- L CRICKET PRACTICE NET
- M JOGGING PATH
- N WATER FOUNTAIN AT ENTRANCE
- O GUARD ROOM
- P ENTRANCE GATEWAY PROFILE
- Q STEP PLANTER
- R SERVICES
- S SENIOR CITIZEN SEATINGS

Satya merano greens



Satya merano greens

gurugram's finest location

Creative image


Creative image

PRIME PLOTTED DEVELOPMENT WITHIN REACH.

CONVENIENT LOCATION OF 99A GURUGRAM

The area of sector 99A, promote quality living in a region that is well connected with other parts of the NCR via Dwarka Expressway & 75m sector road. With the removal of several infrastructure hurdles, these sectors are likely to see a boost in rates making it a great investment opportunity.

JUST 15 MINUTES* FROM HERO HONDA CHOWK

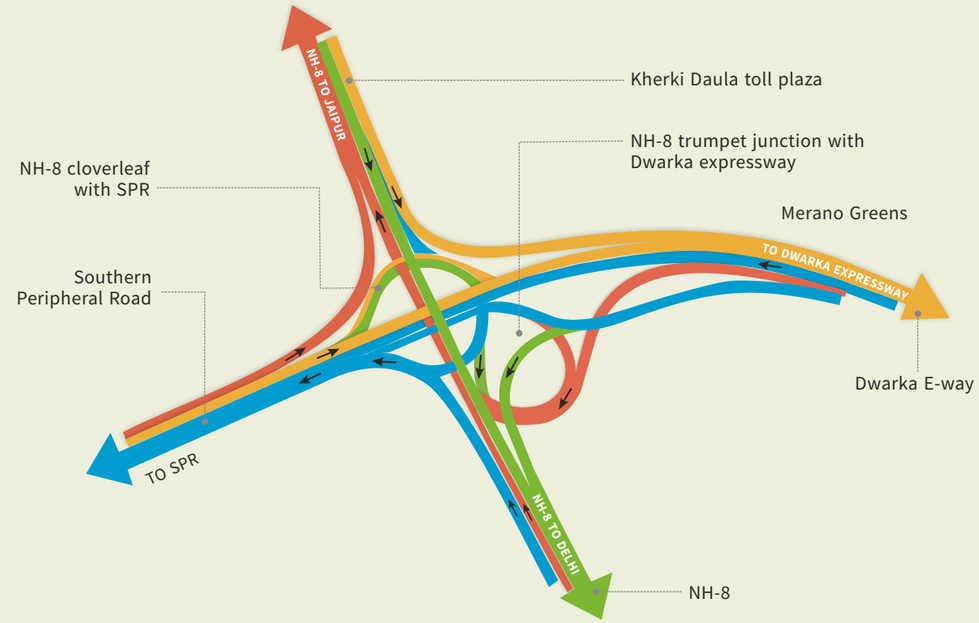
The strategic location of the Merano greens, provides quick access to the Hero Honda Chowk, and the upcoming Clover Leaf

CONVENIENT LOCATION OF 99A GURUGRAM

As Sector 99A is in the close proximity of large expanse of green Sultanpur Bird Sanctuary, the area is relatively having lesser pollution and better air quality.

*T&C apply

ONLY 10 MINUTES FROM GURUGRAM'S MEGA CLOVERLEAF



A mega junction of 3 highways on NH08 to connect Dwarka Expressway with CPR, SPR and NH248.

NHAI is building a network of roads and flyovers at this junction for signal free movement between SPR and Dwarka Expressway.

The Sectors 102 to 113 and Sectors 76 to 95 & 99A along the upcoming Dwarka-Gurgaon Expressway, New Gurugram will be easily accessible via Delhi, Manesar and Neemrana.

Source: The Times of India

SATYA merano greens

LOCATION MAP



SCHOOLS

Imperial Heritage | Sun City School | Euro International School | Global Height School | Delhi Public School | Greenwood Public School | SGT University | Mother's Pride School

HOSPITALS

Signature Hospital | SGT Hospital | Columbia Asia (Palam Vihar) | Medanta Medicity | Fortis Hospital | AIIMS | Rockland

SHOPPING

Satya The Hive | Ansal Plaza (Palam Vihar) | Pacific Mall Dwarka | Vegas Mall Dwarka | Ambience Mall

LANDMARKS

Dwarka Expressway | Proposed Metro Line | Proposed Railway Station | Proposed ISBT | Hero Honda Chowk | IFFCO Chowk | Delhi Dwarka Residential Sectors | HUDA City Centre | Proposed Diplomatic Enclave | India International Convention and Expo. Center | IGI Airport

LEGEND

RAPID METRO — METRO

SATYA DEVELOPERS: WINNING TRUST BY DELIVERING CONSISTENTLY

Experience of nearly

115 lakh sq.ft.*

of project development

–

Strong presence

in Delhi NCR

–

88 lakh sq.ft.*

delivered

–

4 decades

of building trust

COMPLETED PROJECTS



THE GALAXY, GURUGRAM
5-star Hotel, Shopping & Spa



THE HERMITAGE, GURUGRAM
Luxury Group Housing Project



THE LEGEND, GURUGRAM
Premium Residential Group Housing



CENTRUM PLAZA, GURUGRAM
Premium Office Complex



ELEMENT ONE, GURUGRAM
High Street Retail and Fully Furnished Serviced Apartments



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA
Shopping cum Entertainment Centre



NORA, GURUGRAM
One Room Apartments at The Hermitage

ONGOING PROJECTS



THE HIVE, GURUGRAM
Integrated Commercial Complex



MALWA COUNTY PHASE II, INDORE
110 Acre Integrated Township

By the promoters

Satya Group

SATYA TOWNSHIPS PVT. LTD.

Corporate Office: Plot No. 8, Sector-44, Gurugram, Haryana - 122002

Regd. Office: 34, Babar Lane, Bengali Market, New Delhi 110 001

Site Office: Sector 99A, Gurugram

T +91 124 4989300 | **E** SALES@SATYADEVELOPERS.COM | **W** SATYAGROUPS.IN

JOINTLY PROMOTED BY

spiti

Member of CREDAI - NCR

DISCLAIMER:

*The pictures, designs, facilities, plans, images, specification and other details herein are merely an indication for the purpose of depicting the appearance of the development at the project – Satya Merano Greens. The visuals herein are for illustration and purely symbolic representation of the eventual development, whereas the Plots shall be sold and developed in the manner and form stated in the Buyer's Agreement. The said information provided herein will not be construed as an advertisement. Any decision of buying or investing in the Project- "Satya Merano Greens" at Sector-99A, Gurugram, Haryana should be upon complete verification of all the details including area, services and other relevant terms independently from the representation by the authorized sales team/Company at the site office. We will under no circumstance be liable for any loss, expense or damage including, without limitation, indirect or consequential loss or damage, or any expense, loss or damage whatsoever arising from use, or loss of use, of data/information mentioned herein. License No. 19 of 2021 dated 28.04.2021 with approved Lay out dated 28.04.2021, Affordable Plotted Colony under DDJAY measuring 9.525 acres (38546.307 Sq. Mtrs.), Licensee : M/s Leo Agro Private Limited, Promoter: M/s Satya Townships Pvt. Ltd. (Satya Group). Original approvals available at Corporate Office. 1 Acre= 4046.86 sq. mtrs./4840 sq.yrds., 1 sq. mtr.= 10.764 sq.ft. HARERA No. 48 of 2021. *T&C Apply.



SATYAGROUPS.IN