



GROUP

Innovation beyond thinking

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**OPTUS**  
Boutique Villas



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Be above all



Dream. Inspire. Rise. Be above all. live your dream, live the utterly sublime lifestyle.  
Go beyond the restrictions  
of form and function

Duplex Houses • Four bedrooms • Private lawn • plot area 240 sq. Yrds to 500 sq. yrds



Earthy paradise



Villas with inviting detail that pleases the eye and refreshes the senses. With the most important building materials being space & light



Open party area • Recreational area • Court yard • Drawing/dinning



Inspired living



When you buy an Optus Villa, you become a member of a very exclusive community. Your residence offers an experience of first-class leisure and remarkable investment

Air-conditioned • Furnished Modular Kitchen • Jacuzzi • Wooden flooring



Ground floor



First floor



Second floor



Size: S-91, S-92, S-93: 311 Sq. yds. each

S-91, S-92, S-93, Uppals South End, Gurgaon

Architectural Plans.



S-221, Uppals South End, Gurgaon



Size: 311 Sq. yds.

Architectural Plans.



S-222, Uppals South End, Gurgaon



Architectural Plans.



Ground floor



First floor



Second floor



Size: 311 Sq. yds.

S-223, Uppals South End, Gurgaon

Architectural Plans.



S-259, Uppals South End, Gurgaon

Ground floor



First floor



Second floor



Size: 311 Sq. yds.

Architectural Plans.



Ground floor



First floor



Second floor



Size: 311 Sq. yds.

S-263, Uppals South End, Gurgaon

Architectural Plans.



K-214, South City-I, Gurgaon

Ground floor



First floor



Second floor



Size: 360 Sq. yds.

Architectural Plans.



Ground floor



First floor



Second floor



Size: 240 Sq. yds.

C-2/107 Sushant Lok-I, Gurgaon

Architectural Plans.



Ground floor



First floor



Second floor



Size: 240 Sq. yds.

C-2/112, Sushant Lok-I, Gurgaon

Architectural Plans.



Size: 240 Sq. yards.

8114, DLF Phase -IV, Gurgaon

Ground floor



First floor



Second floor



Size: 270 Sq. yds.

Architectural Plans.



8115, DLF Phase -IV, Gurgaon

Ground floor



First floor



Second floor



Size: 270 Sq. yds.

Architectural Plans.



Ground floor



First floor



Second floor



Size: 276 Sq. yds.

D-106, Sun City, Gurgaon

Architectural Plans.

| Amenities             |   |                         | Key features                                              |
|-----------------------|---|-------------------------|-----------------------------------------------------------|
| Fully Air Conditioned | - | Split + Window          | Duplex House                                              |
| Modular Kitchen       | - | Italian                 | Four Bedroom with attached toilet                         |
| Microwave             | - | Branded                 | Drawing and Dinning                                       |
| OTG                   | - | Branded                 | Recreational / Party Hall with attached Toilet            |
| Kitchen Chimney       | - | Branded                 | Open Air Bar Counter on Terrace                           |
| Double Door Fridge    | - | Branded                 | Powder Room                                               |
| Jacuzzi               | - | Branded                 | Designer Stairs                                           |
| Geyser                | - | Branded                 | Designer Lights                                           |
| Tiles in bathroom     | - | Italian                 | Rear Courtyard and Front Lawn                             |
| Wooden Flooring       | - | Branded                 | Big Size terrace with green marbles                       |
| Room Flooring         | - | Italian/Imported marble | Main entrance Foyer                                       |
| Drive Way Stone       | - | Granite                 | Separate rooms, toilets & passage for Servant and Driver- |
| Security System       | - | Video Phones            | Attractive Outer Facade                                   |

| S.No. | Area            | Walls                           | Floor                | Ceiling                        |
|-------|-----------------|---------------------------------|----------------------|--------------------------------|
| 1     | Drawing Room    | POP Punning with Emulsion Paint | Marble/Stone         | POP-Punning with acrylic paint |
| 2     | Living Room     | POP Punning with Emulsion Paint | Wooden               | POP-Punning with acrylic paint |
| 3     | Master Bed Room | POP Punning with Emulsion Paint | Wooden               | POP-Punning with acrylic paint |
| 4     | Other Bed Rooms | POP Punning with Emulsion Paint | Wooden/ Marble/Stone | POP-Punning with acrylic paint |
| 5     | Kitchen         | Italian and Spanish Tiles       | Tiles                | POP-Punning with acrylic paint |
| 6     | Balcony         | All weather paint               | Tiles                | POP-Punning with acrylic paint |
| 7     | Terrace         | All weather paint               | Tiles                | -----                          |
| 8     | Bathrooms       | Tiles                           | Tiles                | -----                          |

## Amenities

## Specifications

It all started with a vision and a steely resolve. Twenty Five years of strenuous work and accumulated experience has made Optus one of the fastest emerging real estate companies in the country. Today, Optus is all about bringing quintessential solutions towards finer living. Be it residential accommodation, hospitality, IT parks,

shopping arcades, malls or an integrated development, we are determined to create new benchmarks.

While our commercial & IT projects will meet and exceed the expectations of MNC conglomerates, our residential projects will give our buyers absolute delight.

Optus. The Group