



# Versalia

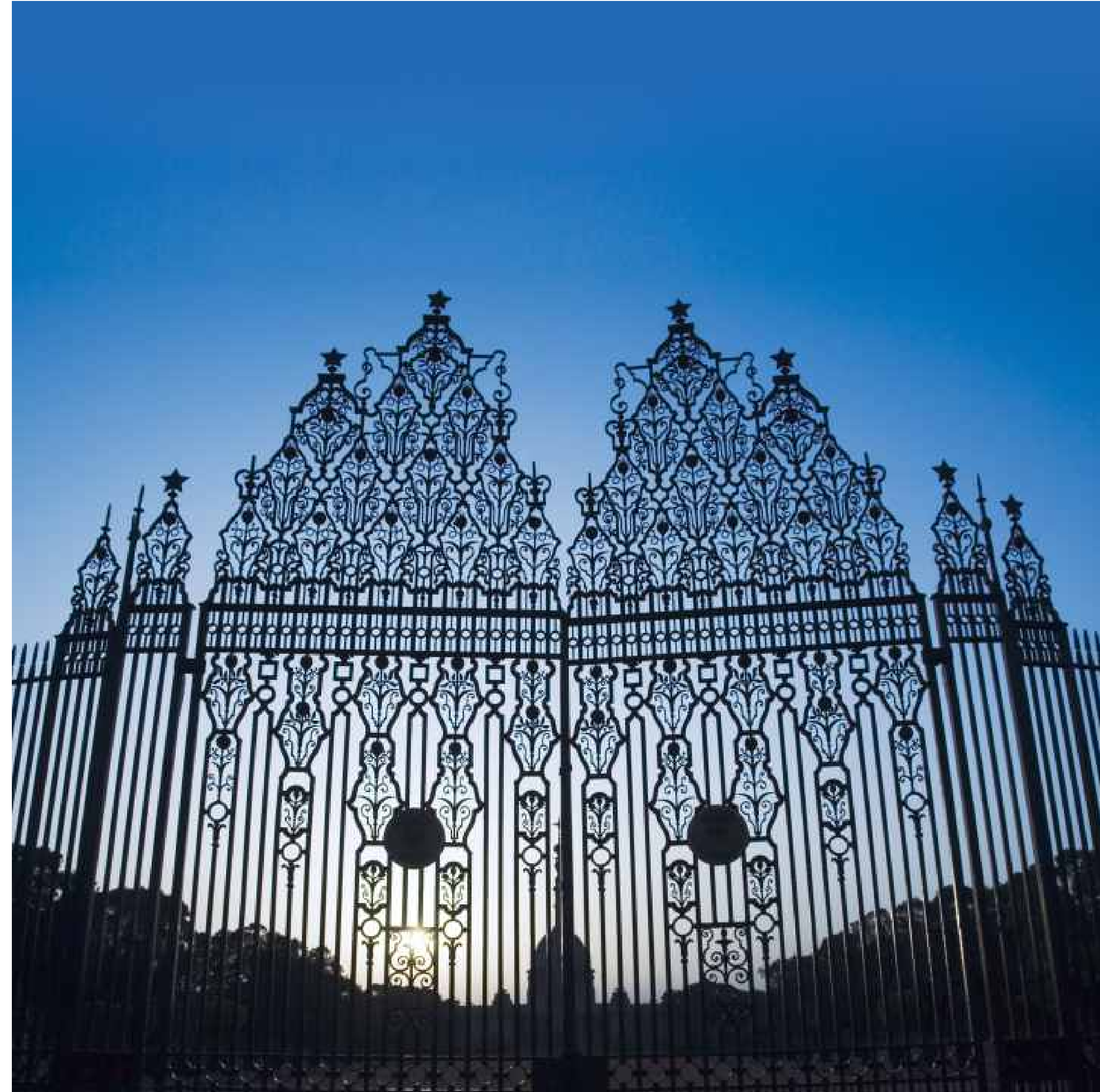
THE ADDRESS . THE LIFESTYLE  
SECTOR 67A, GURGAON



Marketing Centre - Esencia, Golf Course Extension Road, Sector- 67, Gurgaon  
Tel. +91 - 85 27045858/5959/5252/5757 SMS. 'API' to 57575 Tollfree No. 18002665565

[www.ansalapi.com](http://www.ansalapi.com) [www.versalia.in](http://www.versalia.in)

Regd. Office: 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110 001 Mob: +91 - 8527390105



After the grand success of Esencia - the fastest developed township on  
Golf Course Extension Road - Gurgaon.

Ansal API proudly presents  
an ultra-luxurious gated community adjacent to Esencia.

Esencia, the first true green township of Gurgaon is a certified GRIHA development.  
The premium 660 independent residences are surrounded by eight theme based parks in  
142 acres of endless lush greens.

With the same passion and wholehearted commitment of providing grand opulence  
Ansal API announces

*Versalia* 

A Township That Transcends Ordinary Definitions Of Luxury





*Versalia*  
THE ADDRESS . THE LIFESTYLE

Welcome to the treasures of community

▶ Pathway to the island of luxury



From one quiet moment to the other  
From one soft whisper to the next  
The heart here would always feel at home

### Welcome to Versalia

In a beautiful concoction of suburban life set within perimeters of pristine land, is Versalia. Positioned on the Golf Course Extension Road- Gurgaon, Ansal API presents a world of comfort and convenience for a harmonized living amidst a plethora of amenities all spaced on expansive acres.

### Welcome to infinite bliss

Beyond the gracious boundaries of this development are a host of exciting experiences that are sure to impress. At Versalia, you can enjoy the conveniences of the city, the belonging of a community and a priceless seclusion that's yours to claim. Whether to settle down, raise a family, or to embark upon independent living, at Versalia, happiness will always find you here.

## A portrait of luxury living



Adjacent to a fully developed township - Esencia, living at Versalia will be a dream come true. Wide-open horizon gives a clear view of the morning sun with only low-rise development spread across the township.

The master-planned community will feature residences developed over expansive terrain where you can discover what life in a community is all about. Where living is more than just a home, leisure and retail are only a thought away, Versalia creates a life of sheer convenience in a community rich in lifestyle.

ULTRA-LUXURIOUS GATED TOWNSHIP

ALL LOW-RISE DEVELOPMENT

MIX DEVELOPMENT OF MANSIONS, DUPLEX VILLAS, INDEPENDENT RESIDENCES & CITY CENTRE

BREATHTAKING LANDSCAPE FEATURING VARIOUS GARDENS & WATER BODIES

WHISPERING STONE - A NATURE'S LUSH CARPET IN THE FORM OF CENTRAL PARK

SCULPTURED GATEWAY AT THE ENTRANCE

MODERN DIRECTIONAL SIGNAGES THROUGH OUT THE TOWNSHIP

PEDESTRIAN FRIENDLY STREET

DIAGNOSTIC CENTRE, HOSPITAL, INTERNATIONAL SCHOOL, NURSERY & HIGH SCHOOL

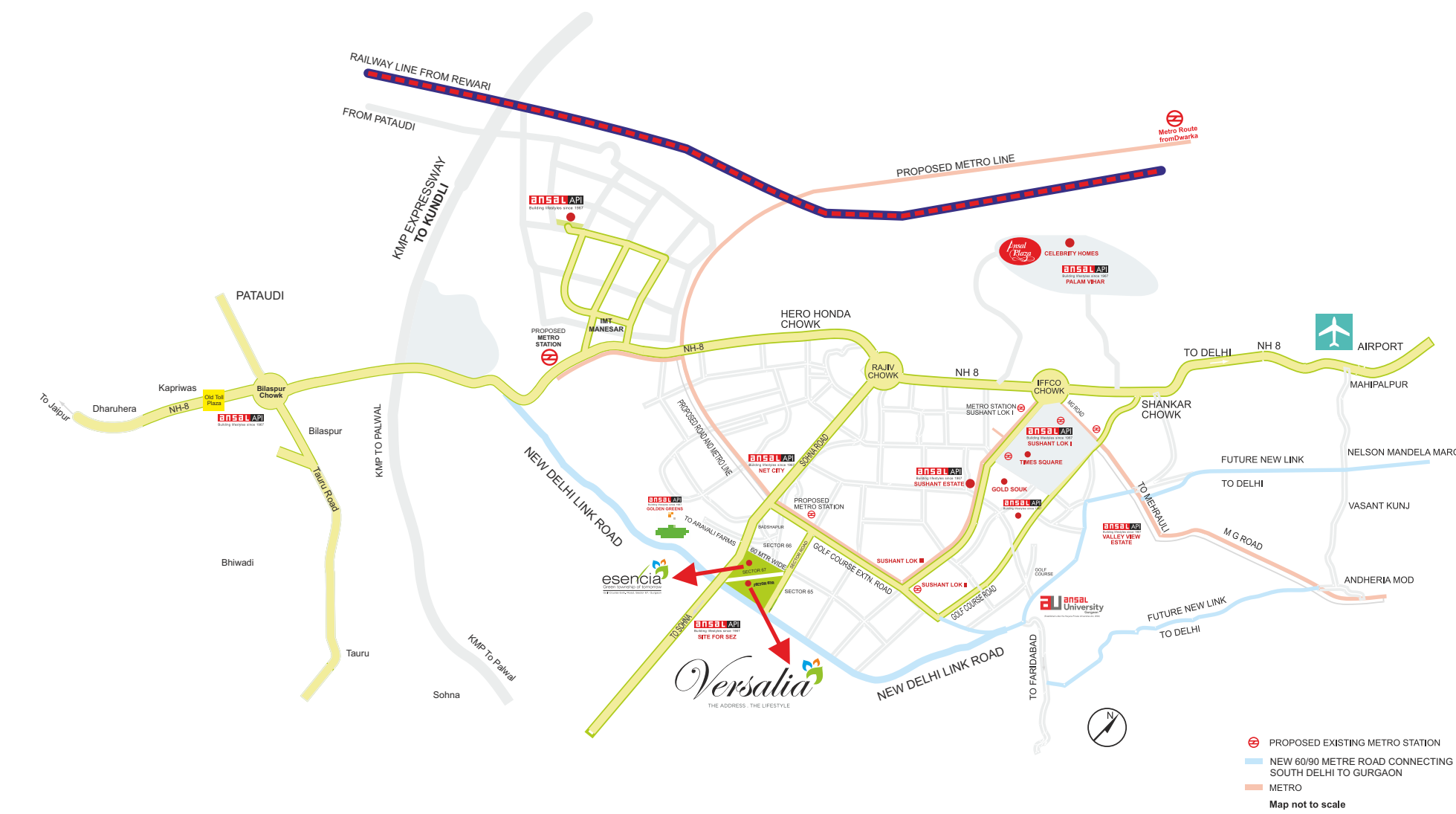
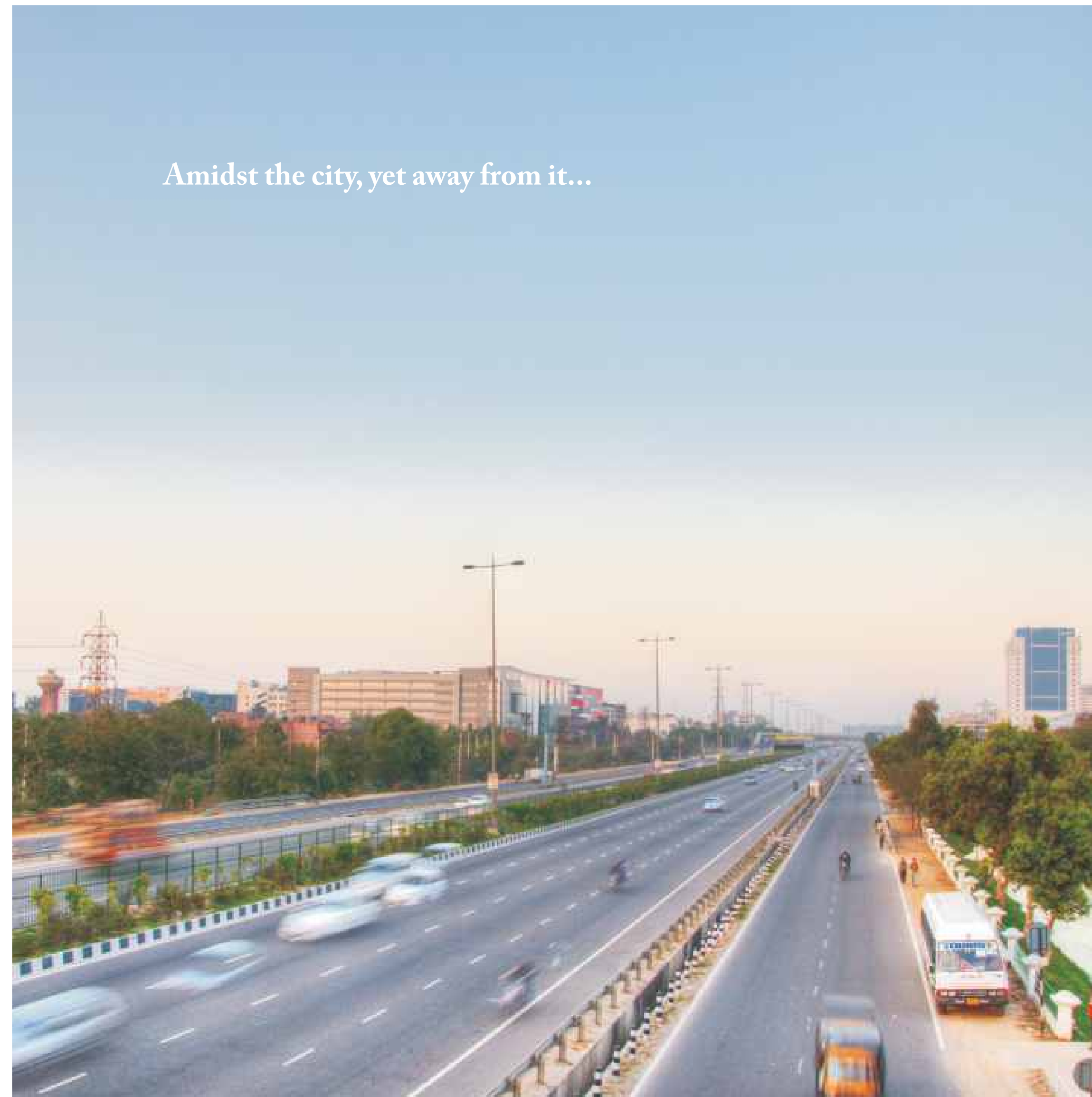
24 HOUR AMBULANCE FOR EMERGENCY NEEDS

A GREEN LIVING WHICH BALANCES ENVIRONMENTAL RESPONSIBILITY, RESOURCE AND ENERGY EFFICIENCY ENRICHING COMMUNITY WELL BEING AND OCCUPANT COMFORT.

GRIHA CERTIFIED RESIDENCE WITH 30% ENERGY SAVING

*Versalia*  
THE ADDRESS . THE LIFESTYLE

Amidst the city, yet away from it...



### Comfort. Convenience. Connection.

Versalia stands as proof that you truly can have it all.  
Location, style and quality are all hallmarks of life here...

- ADJACENT TO FULLY DEVELOPED TOWNSHIP - ESENCIA
- 15 MINS AWAY FROM IFFCO CHOWK
- 20 MINS AWAY FROM DELHI
- 30 MINS AWAY FROM INDIRA GANDHI INTERNATIONAL AIRPORT
- CLOSE PROXIMITY TO MEDICITY, MALLS & SCHOOLS



## Enjoy the luxury of independent residences with the lifestyle of villa and security

Home is where the heart is. And at Versalia feel the comfort and security of the boundaries of a community that is vibrant, active and in every sense of the word, complete. With the lifestyle connoisseur in mind, living standards here provide peace of mind, knowing that you are part of a development that caters to your whims and fancies.

Be captivated by an alluring greenery, or spend a weekend afternoon at the city souk or enjoy the splendor of nature all around. Whether to find home away from the city, or to discover a realm of suburban serenity, Versalia makes living a truly gratifying experience.

A low-rise cluster of 3/4 bedroom independent residences in 225 & 275 sq mtrs.

Ground Floor gets basement & big sit-out areas in the front and rear lawn

First & Second floors get large balconies

Exclusive\* terrace usage rights for second floor

Exclusive car parking slots for each floor

Managed community living

▶ Well planned street architecture through out the township

\*Part of the terrace will be used for common services



**Green as far as eyes can see**  
Wide open central park - Whispering Stone





## Life in harmony with its surrounding

Inspired by nature's palette, Versalia embraces its indigenous landscape of textures and colours. Green carpet pervades the community, tempered with whispering water features and verdant alcoves. Come home to an oasis of vibrant colors of nature.

Experience Nature Zones

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Flower Gardens

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Water Garden

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Amphitheatre

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Sports Garden

---

General Amenity Garden

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Underpass

Residences facing  
Whispering Stone - The Central Park



Flower & Yoga Garden



Cycle Track & Gym View



Children's Play Area



Lily Garden with view of Sports Garden



► Ramp side garden

## Independent Residences . Villa Lifestyle

These residences have been designed to give you the feel of life in a villa embellished by features like modern elevators and parking. Walk into your home and experience a great sense of space.

The ground floor accommodates informal spaces (lounge and dining) with bedrooms with attached toilets. All the rooms will have adequate natural light and ventilation along with big sit out areas in the front and rear lawn.

The entrance to first and second floor is by a staircase and an elevator. Each residence has a spacious living / dining area and 3 / 4 spacious bedrooms with attached big balconies.

The second floor occupant gets terrace garden/decks on the terrace.

Enjoy the feeling of luxury, quality and workmanship. Truly a lifestyle unlike any other.

- Choice of 3 and 4 bedroom residences with elevators and terrace
- Modern architecture
- Environment friendly planning
- Ample parking
- Efficient floor plans
- Convenient power back-up
- Piped gas supply
- Perimeter security
- Cohesive urban design planning - street furniture, signages & road lighting
- Sports facilities - tennis & swimming
- Gym & health facilities
- Facilities management
- City souk
- International school, nursing home & hospital in close vicinity
- Exclusive walking & jogging tracks



Night view of walking path

## The platform for an enriching lifestyle



Hospital  
Nursing Home  
24 Hour Ambulance



Day Care  
Kindergarten  
Nursery School  
Primary School  
International High School



Divine Centre  
Meditation Centre  
Social Club



Power Backup  
3 Tier Safety & Security  
CCTV Monitoring  
Burglar Alarm  
Video Door Phone  
Manned Entry/Exit  
Facilities Management



Over 1000 species of flora  
across the township



Approx 2km long uninterrupted  
Jogging Track  
Children Play Area  
Picnic Area



**Avante**  
LUXURY RESIDENCES

3 BEDROOM  
225 SQ MTRS

GROUND FLOOR  
145.03 sq mt. (1561 sq ft.)

FIRST FLOOR  
156.54 sq mt. (1685 sq ft.)

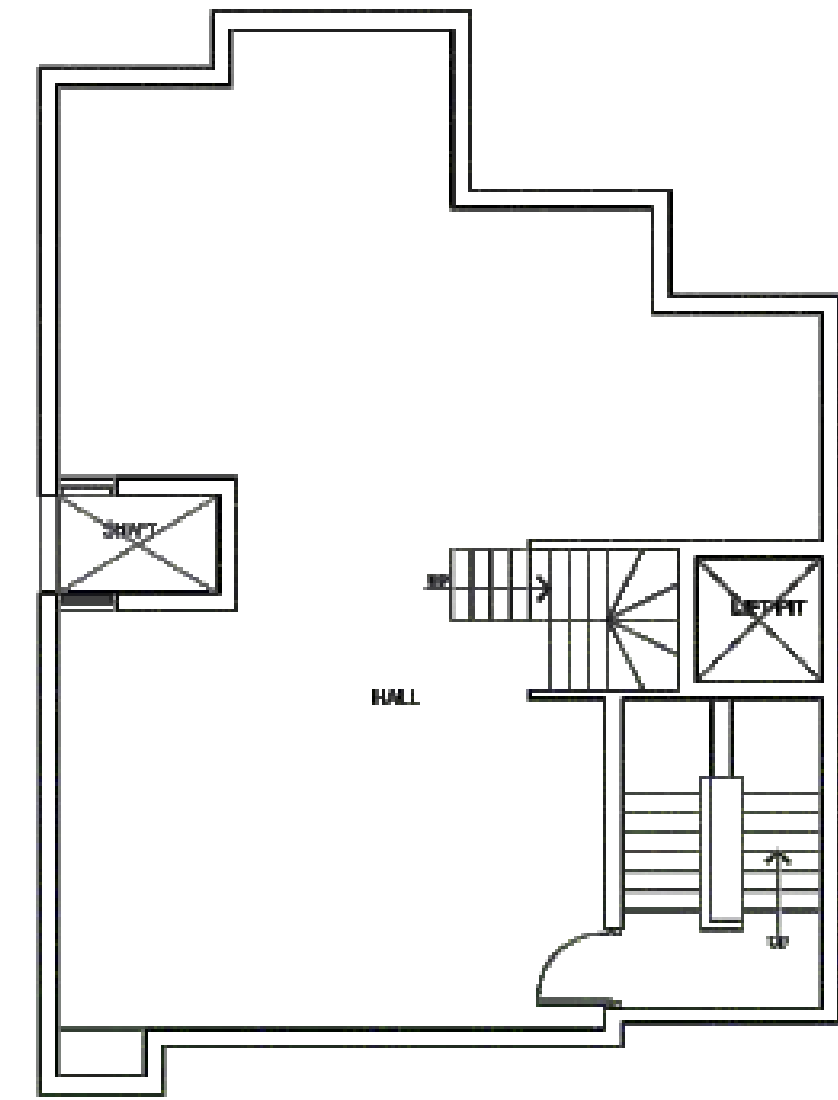
SECOND FLOOR  
156.54 sq mt. (1685 sq ft.)

BASEMENT  
114.45 sq mt. (1232 sq ft.)

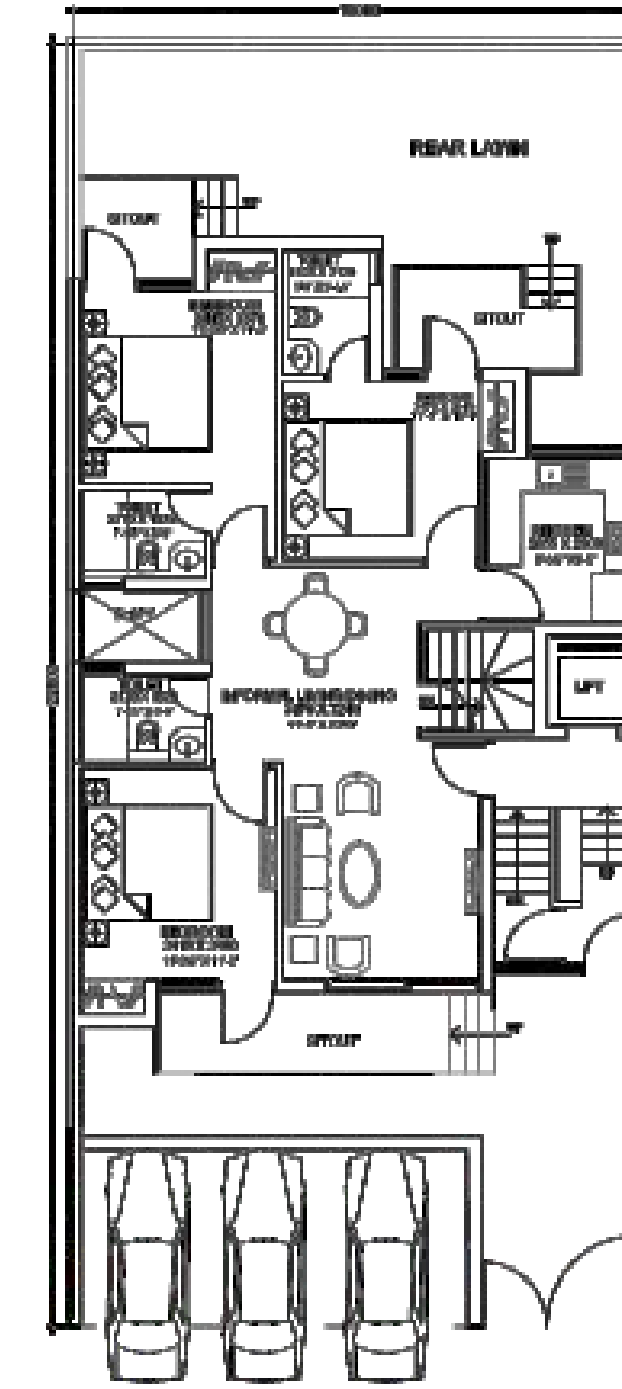
TERRACE  
57.43 sq mt. (618 sq ft.)

Street view of 225 sq mt. residences

**Basement Floor Plan**  
114.45 sq mt. (1232 sq ft.)



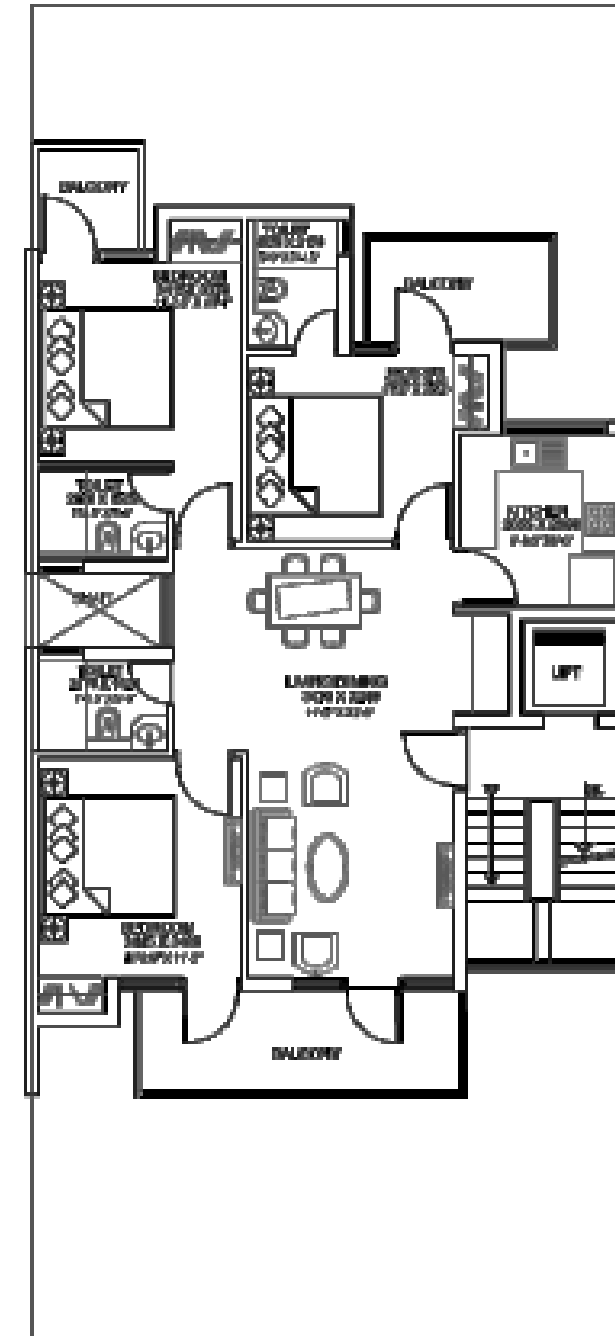
**Ground Floor Plan**  
145.03 sq mt. (1561 sq ft.)



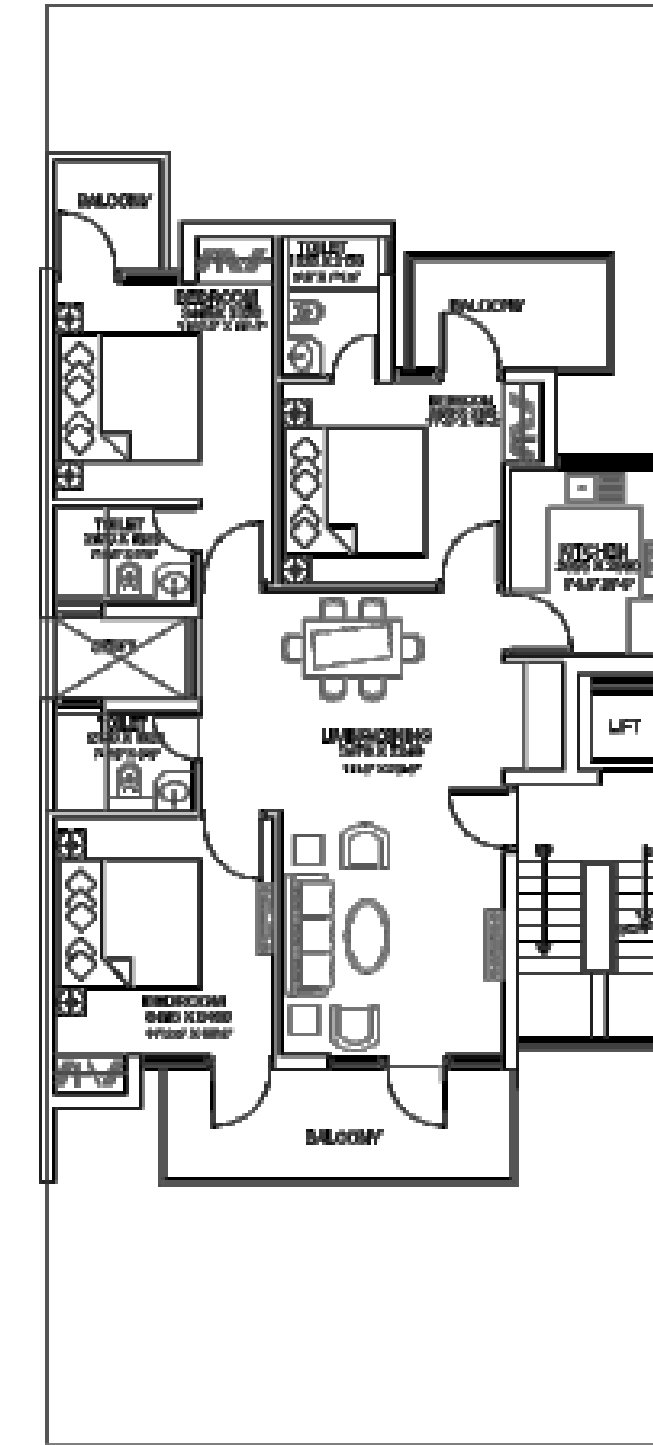
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**First Floor Plan**  
156.54 sq mt. (1685 sq ft.)

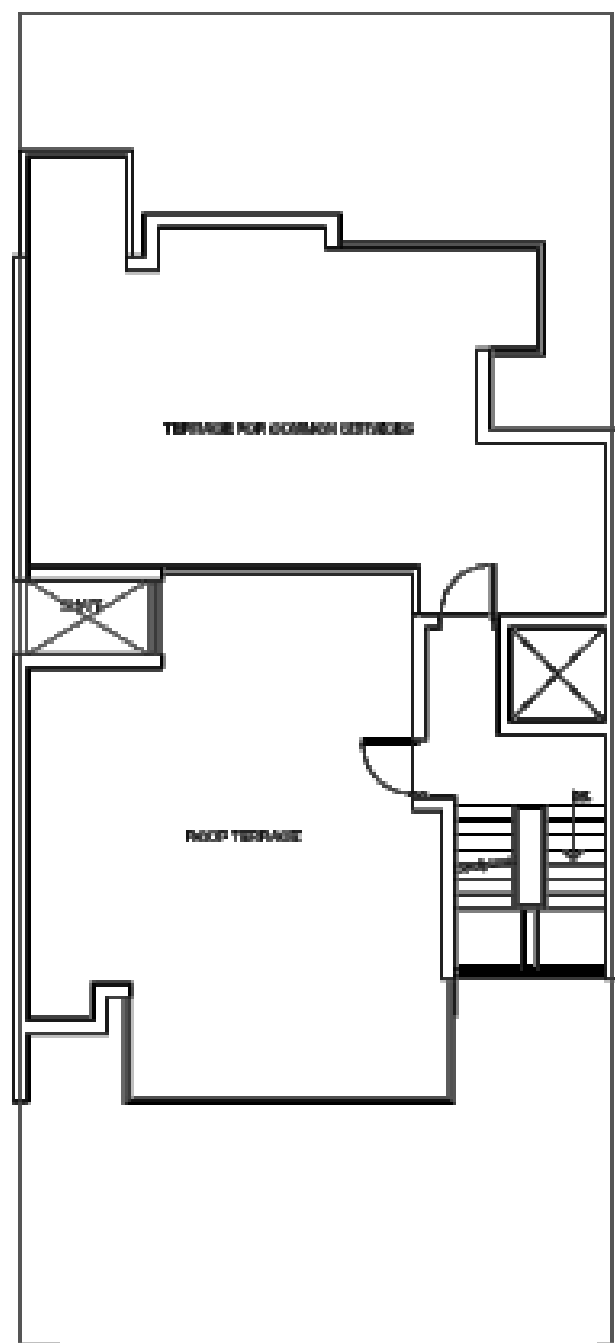


**Second Floor Plan**  
156.54 sq mt. (1685 sq ft.)



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**Terrace Floor Plan**  
57.43 sq mt. (618 sq ft.)





# WOODWINDS

LUXURY RESIDENCES

4 BEDROOM  
275 SQ MTRS

GROUND FLOOR  
168.90 sq mt. (1818 sq ft.)

FIRST FLOOR  
172.33 sq mt. (1855 sq ft.)

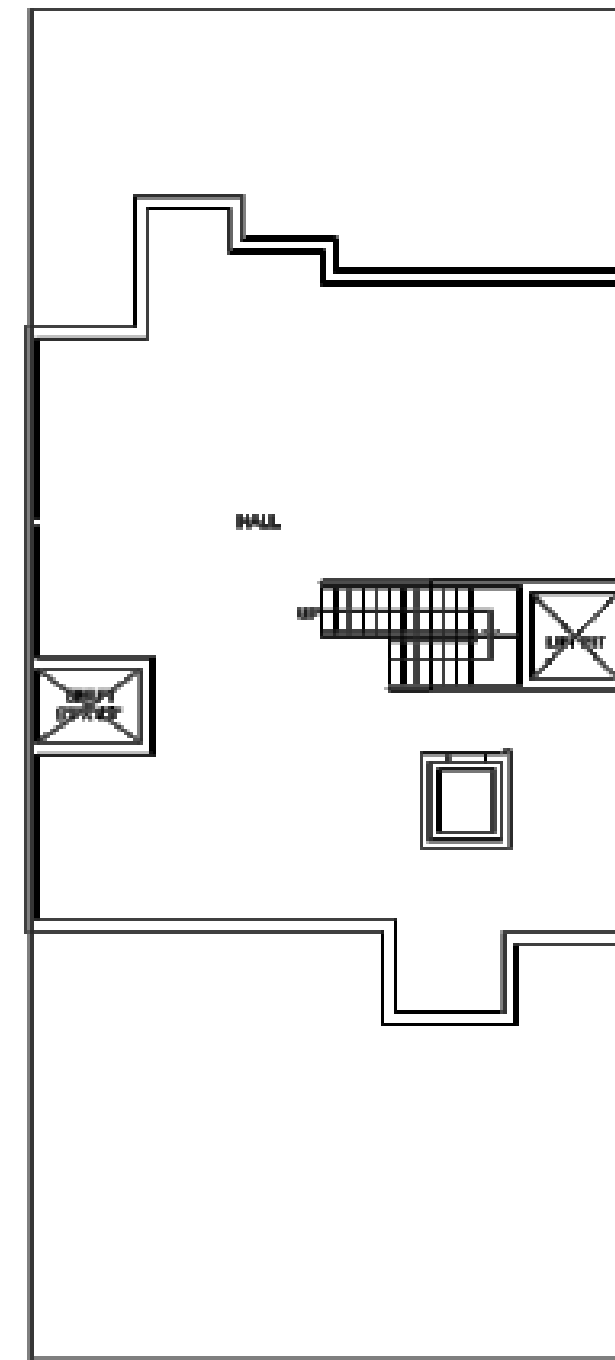
SECOND FLOOR  
168.90 sq mt. (1818 sq ft.)

BASEMENT  
140.74 sq mt. (1515 sq ft.)

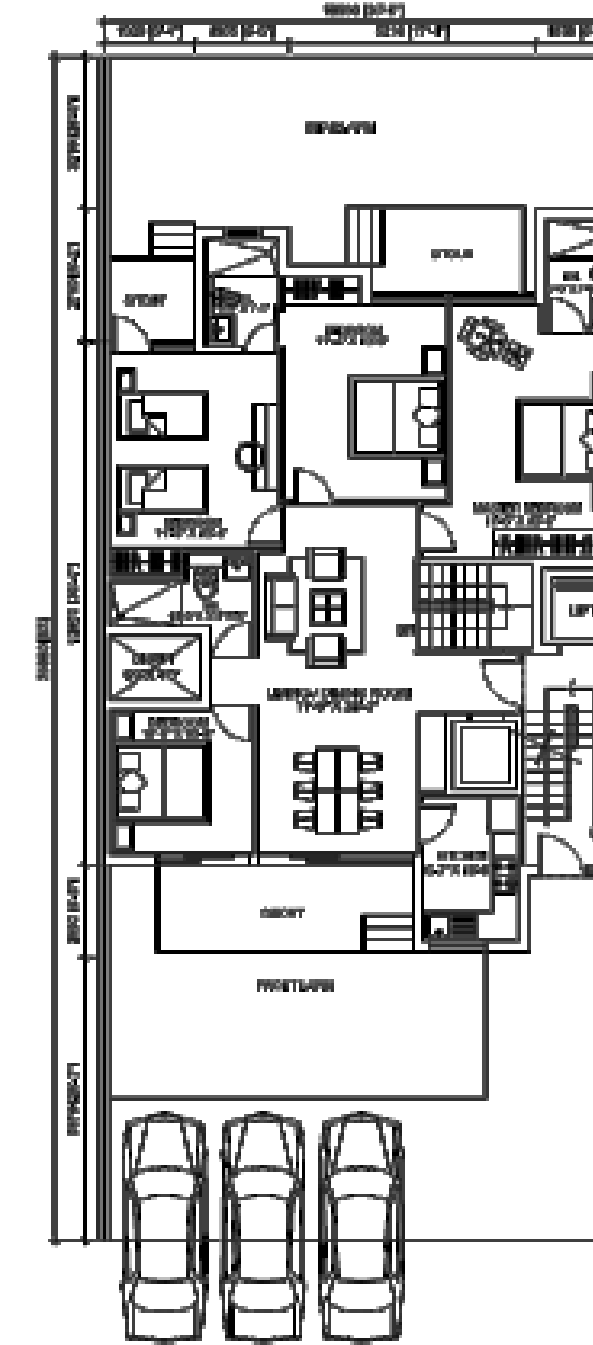
TERRACE  
106.31 sq mt. (1114 sq ft.)

► Street view of 275 sq mt. residences

**Basement Floor Plan**  
140.74 sq mt. (1515 sq ft.)



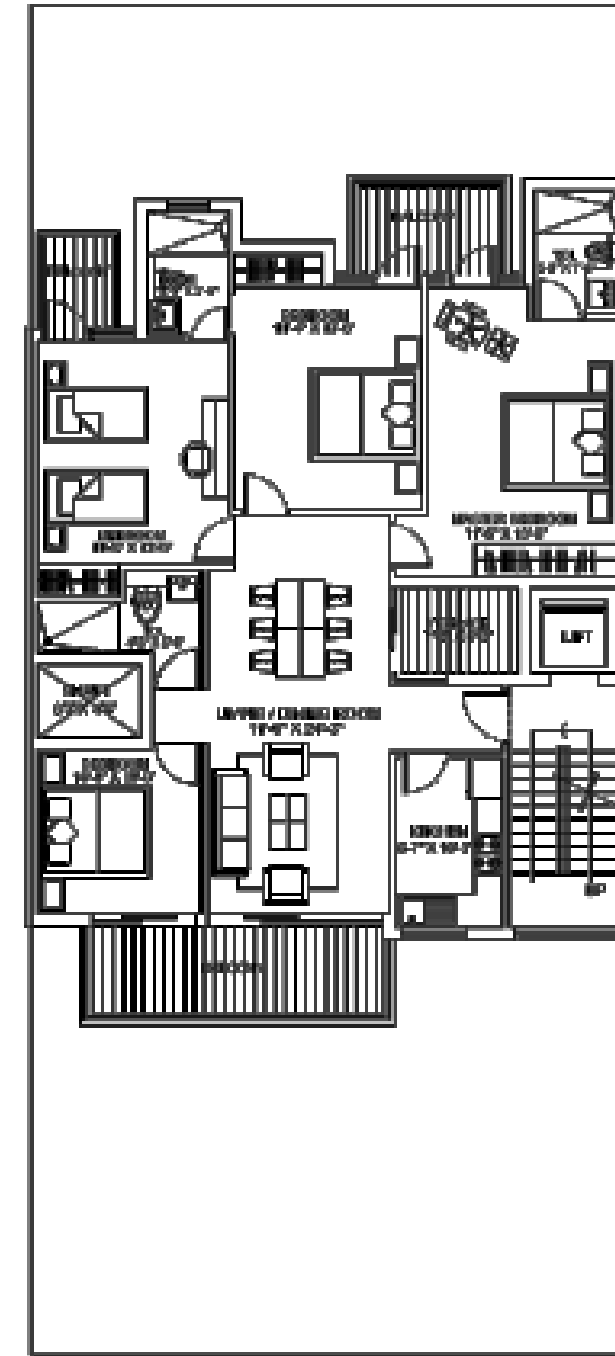
**Ground Floor Plan**  
168.90 sq mt. (1818 sq ft.)



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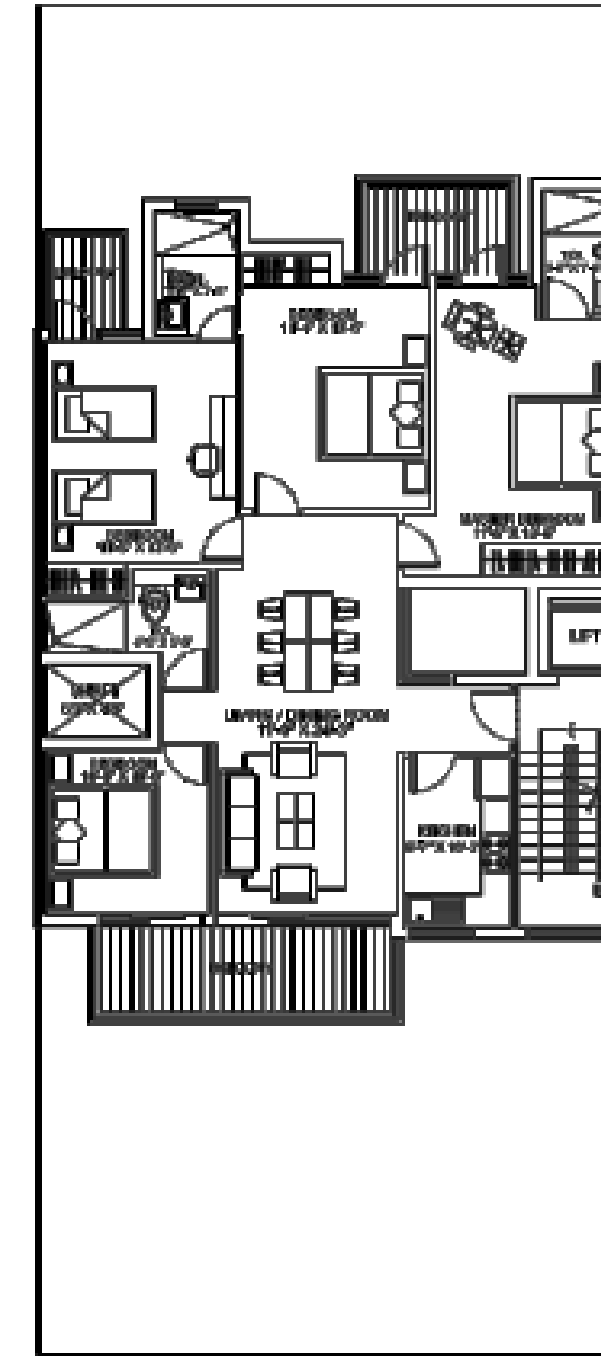
### First Floor Plan

172.33 sq mt. (1855 sq ft.)



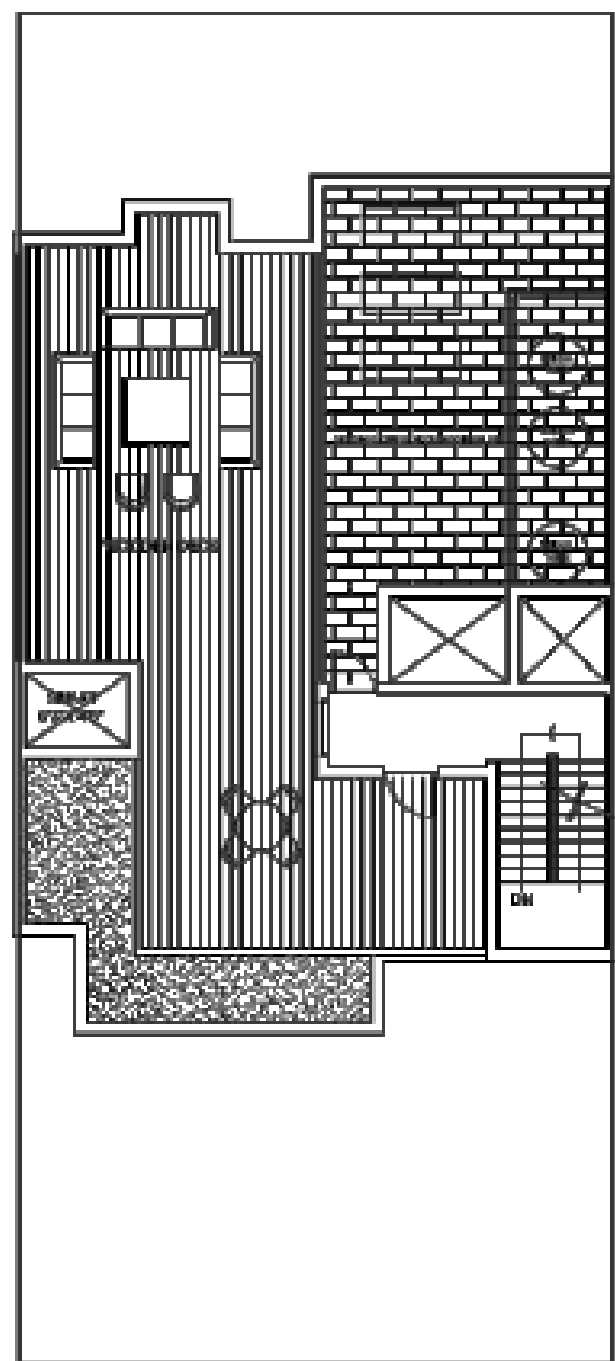
### Second Floor Plan

168.90 sq mt. (1818 sq ft.)



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**Terrace Floor Plan**  
106.31 sq mt. (1114 sq ft.)



WOODWINDS  
LUXURY RESIDENCES



## Specifications & Finishes of Independent Residences

Composite load bearing structure conforming to BIS seismic loads

<b>LIVING/DINING</b>		
Floor	Imported marble/Vetrified tiles	
Walls	Plastic emulsion paint on POP punning	
Ceiling	POP punning with plastic emulsion paint. POP moulding and cornice	
Doors finish	Hardwood door frames with solid wood paneled door with melamine polish	
<b>BED ROOMS</b>		
Floor	Imported marble/Vetrified tiles	
Walls	Plastic emulsion paint on POP punning	
Ceiling	POP punning with plastic emulsion	
Doors	Seasoned hardwood frame with European style moulded shutter	
Modular Wardrobes	Wooden wardrobe with Hettich/Haffle/equivalent hardware	
<b>KITCHEN</b>		
Walls	Combination of tiles and acrylic emulsion	
Floor	Vetrified tiles	
Counter	Polished granite	
Fittings/ Fixtures	CP fittings, single bowl stainless steel sink with drain board, exhaust fan fitted	
Kitchen Appliances	Modular Kitchen with Hob & Chimney	
<b>BALCONY</b>		
Floor	Stone/ Anti skid tiles	
Railing	Toughened glass railing with SS patch fitting/masonry railing	
<b>STAIRCASES</b>		
Floor	Marble/Granite	
Wall	Flat oil paint	
<b>EXTERIOR FINISHES</b>		
Combination of weather proof paint, plaster and stone/stone tile/tile		

<b>TOILETS</b>		
Walls	Combination of tiles with acrylic emulsion and mirror	
Floors	Anti skid tiles	
Counters	Marble/Granite	
Fixtures/Accessories	Single lever C.P. Fittings, EWC, Towel Ring, Towel Rod, Paper holder, Bathing glass partition in master bedroom toilet, exhaust fans fitted	
Doors	Seasoned hardwood frame with European style moulded shutter	
<b>EXTERNAL GLAZINGS</b>		
Windows / External	Energy efficient, single glass units with - tinted /clear glass with glazings aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with single pinhead/tinted /clear glass in all toilets	
<b>ELECTRICAL</b>		
Fixtures/Fittings	Copper electrical wiring in concealed conduits and MCB; modular switches	
Power Back-up	6 KVA power back up (including air-conditioners) (Maintenance and fuel charges shall be charges extra with monthly maintenance charges)	
<b>PRIVATE ELEVATOR</b>		
Floor	Imported marble/polished granite.	
Walls	Suitable combination of tiles/wall paper and acrylic emulsion textured paint, embellished with mirror	
<b>OTHER FEATURES</b>		
Air-conditioners	BEE rated 1.5 ton air conditioners in each bed room and 1.5 ton air-conditioner each in living and dining area	
Security systems	Video phones on main door and emergency buzzer/ alarm in each unit	
Sensor	A sensor light in living room (which will be switched on control lighting automatically as main gate will open)	

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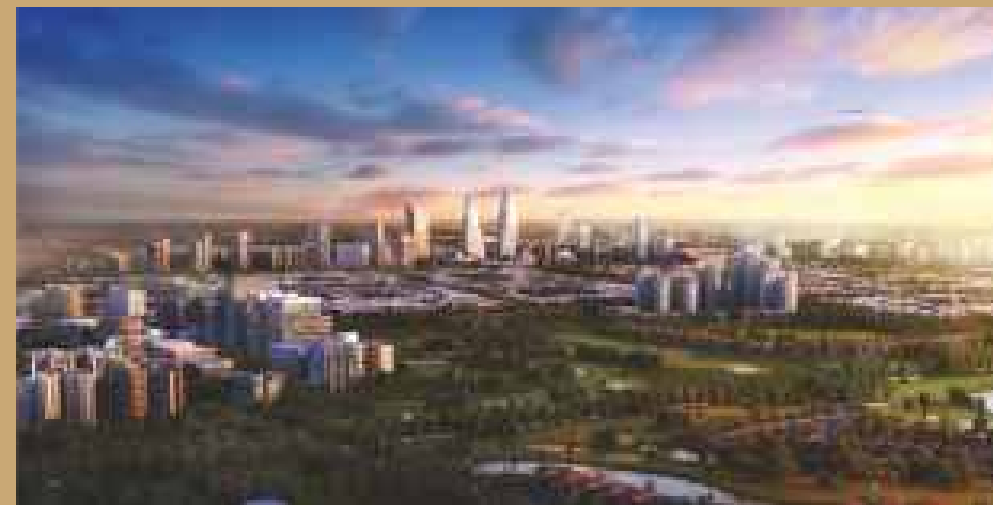


Building lifestyles since 1967

Ansal Properties and Infrastructure Ltd., one of the leading real estate companies in India, is a prestigious name in the field of real estate, construction & infrastructure. The company largely deals in residential and commercial properties located in the areas of Delhi - NCR, U.P, Haryana, Punjab & Rajasthan.



ANSAL PLAZA, NEW DELHI



SUSHANT MEGAPOLIS, GREATER NOIDA

ESENCIA, GURGAON



SUSHANT GOLF CITY, LUCKNOW



TULIP & CARNATION, MOHALI

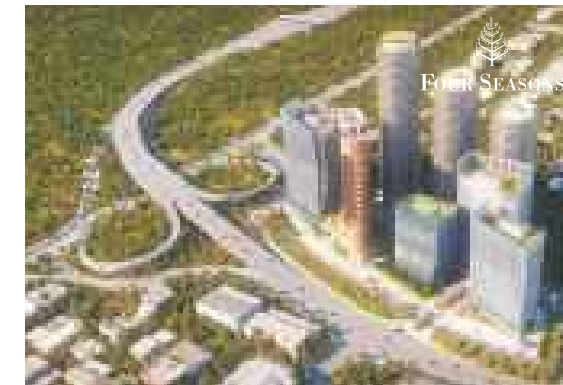




Red Fort Capital is a leading private equity real estate firm focused on India with more than USD 1 Billion under management. The firm's institutional investors include sovereign wealth funds, global investment managers, insurance companies and pension plans. PERE magazine ranked Red Fort Capital as a "Top Ten Emerging Manager" worldwide in 2008.

Red Fort Capital's management team and advisors' development track record exceeds 300 million square feet of real estate and infrastructure projects. The firm's senior management have prior institutional leadership experience with firms including Larsen & Toubro, DLF, General Electric, JP Morgan, Punj Lloyd, Ernst & Young among others.

Red Fort Capital has a portfolio of more than 20 projects across residential, commercial and mixed use projects in India with a number of leading developers including The 3C Group, Parsvnath Developers, Godrej Properties, Prestige Group, Ansal API, Hubtown, Omkar Developers. Red Fort's current development includes landmark projects in India such as Delhi One in partnership with Four Seasons (Noida), Delhi Heights (Delhi), Bay One (Prabhadevi, Mumbai) Exora Business Park (Bangalore), Red Fort Capital Parsvnath Towers (Connaught Place, Delhi) and Lotus 300 (Noida).



DELHI ONE, NOIDA



LOTUS 300, NOIDA



RED FORT CAPITAL PARSVNATH TOWERS  
CONNAUGHT PLACE, DELHI



DELHI HEIGHTS



BAY ONE, MUMBAI



EXORA BUSINESS PARK, BANGALORE  
2.1 MN SQ FT LEASED (ACTUAL PICTURE)

Addl. License No. 81 dtd. 19.9.2013 issued by DGTCP, Haryana, for residential plotted colony in 38.262 acres (total area of colony = 180.568 acres incl. Lic. Nos. 18 dtd. 9.3.2010 (111.594 acres), 21 dtd. 29.3.2011 (28.556 acres) and 26 dtd. 27.3.2012 (2.156 acres) having total 1404 plots including EWS plots and including Schools (Nursery / Primary / High), Creche, Dispensary, Club / Community Centre and Commercial / Shopping Centers. Prov. Approved LOP issued vide drg. No. DG,TCP-3920 dtd. 12.6.2013. The above approvals can be checked in our office. Price revision at the sole discretion of Ansal API