



KEYSTONE

# SEASONS

SECTOR 77, GURUGRAM

THERE'S A VOICE  
CALLING OUT TO YOU

*Asking you to breathe better,  
think better, sleep better,  
and just live better.*



KEYSTONE  
**SEASONS**  
THE VOICE OF WELLNESS

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# We listened closer, we looked deeper, *so you could live happier.*

We believe your home should be a place that lets you thrive in the journey called life. That's why we created Keystone Seasons.

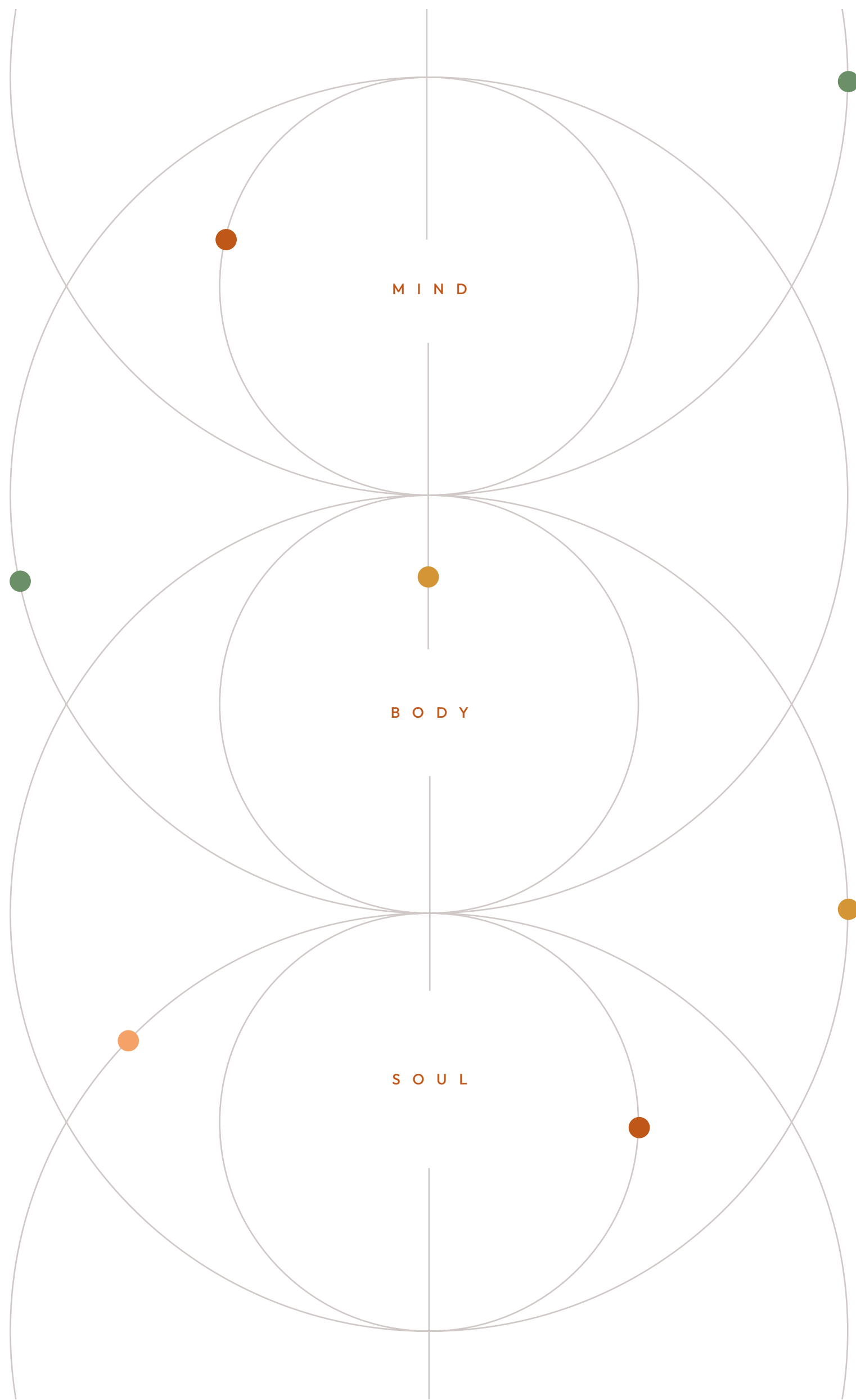
From the first sketches at the concept stage to the finishing touches at the final execution, we focused on creating a world that prioritised your well-being.

We factored in the environment, weather, light, ventilation and brought them all together in harmony.

We studied every space, both indoor and outdoor, microscopically covering aspects around accessibility, security and privacy.

We looked not just at what was available at present, but also at what would be necessary in the future to sustain our world.

We asked ourselves countless questions to address one crucial point. Your well-being. It's only then that we brought to life this landmark that you can call home.





Soaring towards the sky, the apartments overlook an expanse of the Aravalli hills, a green belt and an elevated stretch of the expressway.

## *Seasons by the Numbers*

01/ **4 Acres** (APPROXIMATELY)

02/ **2 Exclusive Towers**

03/ **175 Apartments**

04/ **3 & 4 BHKs**

05/ **100% Open Areas** (AT DIFFERENT LEVELS)

06/ **90% Vehicle-Free Zones**

# Keystone Seasons:

# *In Pursuit of Wellness*

01



## *Physical*

### Care for Your Body

- Terrace Walking Track
- Kids Play Area
- Gym
- Yoga Room
- Tennis Court
- Basketball Half-Court
- Pool With 6 Whirlpools
- Salon
- Wet Spa

02



## *Mental*

### Connect More With Nature

- Ample Sunlight
- Spacious Balconies
- Terrace Lounge
- Gardens
- Amphitheatre
- Fountain

03



## *Social*

### Engage With Your Community

- Adaptable Community Areas for All Seasons
- Clubhouse
- Terrace Lounge
- Various Sit-Out Areas
- Festival Lawns
- Pool

04



## *Spiritual*

### Connect With Your Soul

- Vedic Temple

05



## *Environmental*

### Embrace Sustainability

- IGBC Gold Rating
- Rainwater Harvesting
- Solar Energy
- Green Spaces
- Access to 1 EV Charging Point per Apartment
- Efficient Garbage Disposal Systems
- Reduced Pollutants and CO<sub>2</sub> Emissions

06



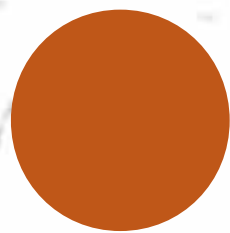
## *Economic*

### Reduce Expenses on Energy

- Lower Energy Cost Due to Green Building Norms
- Solar Power
- Naturally Ventilated Lift Lobbies

# Feel like you're alone, *but never lonely.*

*Homes that promise low density  
and high solidarity.*



# Approximately 4 Acres. Only 175 Homes.

The limited apartments at this prime property offer an intimate sense of privacy and help foster a strong community spirit.



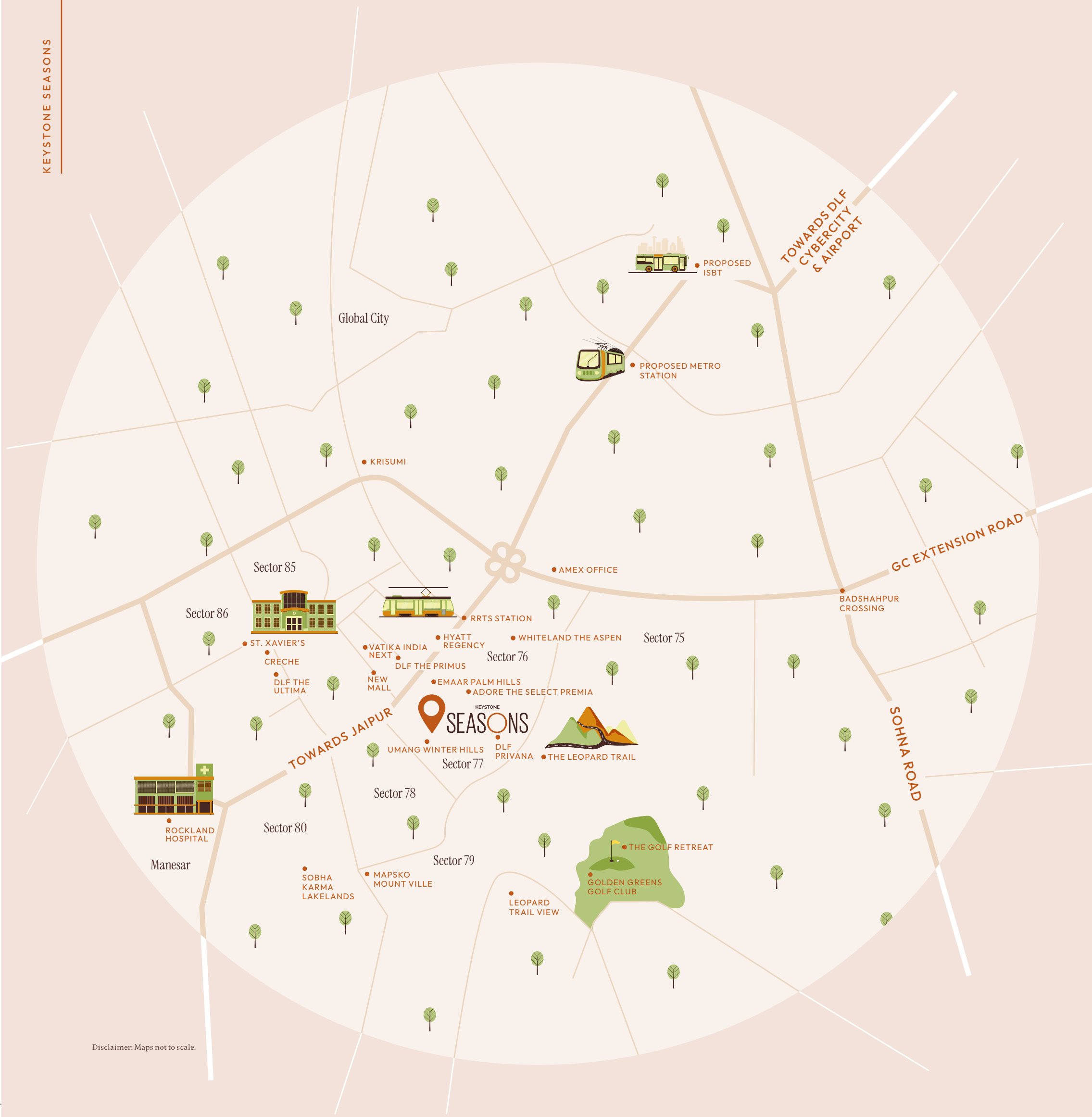
Aerial view, Keystone Seasons, Sector 77, Gurugram.

SECTOR 77, GURUGRAM

# Not just an address, a testament to comfort, convenience and well-being.

Nestled in the tranquil yet dynamic Sector 77 near Hyatt Regency in Gurugram, Keystone Seasons stands as a beacon of luxurious and sustainable living amidst the urban sprawl.

With reduced commute times, a boost to mental and physical well-being and access to everything your life needs, this haven of wellness epitomizes the pinnacle of modern urban living.



CONNECTIVITY

POPULAR SPOTS	Jaipur Highway (NH-8)	1 min
	SPR/Dwarka Expressway	3 mins
	DLF Cyber City	25 mins
	Airport	40 mins
HOSPITALS	Medanta, Rockland Multi-specialty	10 mins
	Artemis, Fortis, Max	20 mins
	Miracles Apollo Cradle	5 mins
HOTELS	Hyatt Regency	3 mins
	ITC Grand Bharat	10 mins
GOLF COURSES	ITC Classic	21 mins
	Sobha Karma Lakelands	11 mins
	Golden Greens	18 mins
SCHOOLS/ COLLEGES	Suncity, St. Xavier's,	15-20 mins
	G.D. Goenka, Pathways, Heritage	





Disclaimer: Maps not to scale. The roads and access routes depicted in this brochure are planned and intended to be developed by the relevant government authorities. While we have presented the proposed layouts and access points based on the current urban development plans, the actual construction and completion timelines are subject to the decisions and schedules of these government bodies. Prospective buyers are advised to independently verify the current status and future plans with the appropriate governmental departments.

# Revolutionary design *to help you evolve.*



Keystone Seasons is a carefully planned luxury habitat, distinguished by its innovative spatial organisation and commitment to sustainability.

Strategically positioned on the southwestern fringe, its twin towers gaze over an expansive landscaped garden to the northeast, and is governed by Vastu principles that promote a positive energy flow and well-being.

At the heart of this majestic property lies a garden that is instrumental in facilitating rainwater percolation, thereby significantly reducing the urban-heat-island effect and fostering an improved microclimate within the development.

Integrating seamlessly with the landscape is the clubhouse that allows greenery to envelop its structure, highlighting the unity between built form and natural topography.

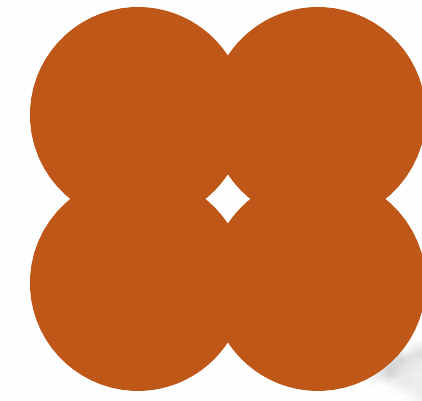
Characterised by simplicity, clean lines and geometric clarity across the architecture, landscape and interior designs, Keystone Seasons mimics a cocooned environment that's ideal for human development.



Disclaimer: Plan not to scale.

ARRIVAL EXPERIENCE

# Begin your journey *of living well.*



# See only *the best* *there is to see.*

*Unmissable grand entrance.  
Discreet service entrance.*

Savour the first kiss of luxury, as a grand gateway welcomes both residents and guests, leading them into the heart of the property.

A service entrance tucked away near the clubhouse ensures operational tasks are conducted seamlessly without disturbing the surroundings. This entry also serves as a distinguished access for exclusive events at the clubhouse.



A drop-off that *raises* expectations.



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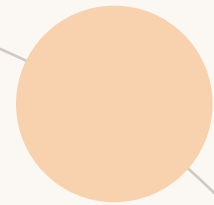
*Dedicated drop-off plaza for residents and visitors.*

A single drop-off and pick-up point allows for the smooth movement of vehicles while an opulent double-height foyer warmly welcomes everyone with open arms.

WELL - BEING

STARTS

HERE



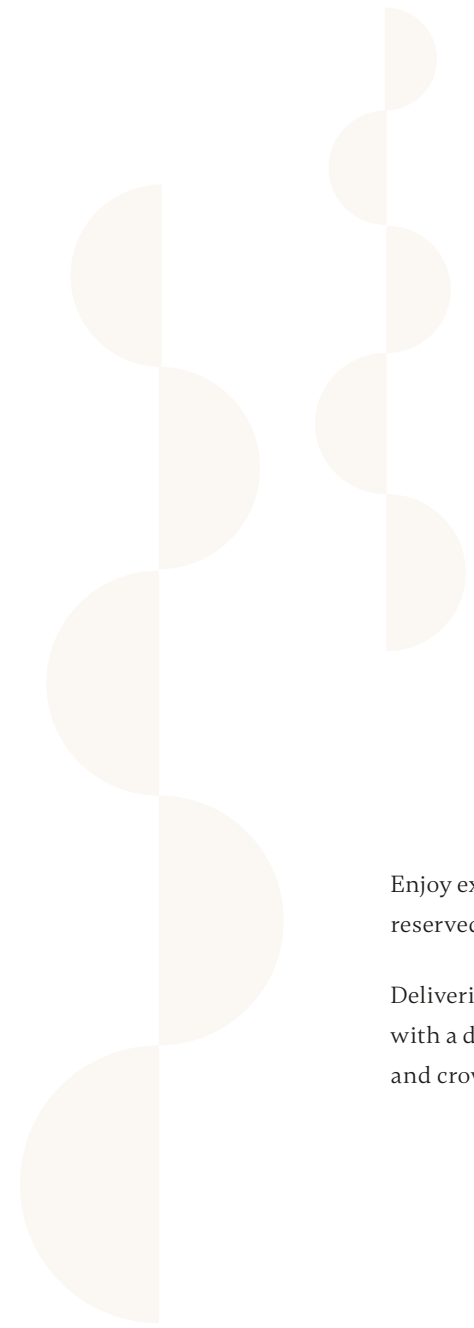
# *An Elegant Foyer*

*Expansive double-height lobby.*

Open and exquisitely designed, the entrance lobby is flanked by wide windows and is crafted to make a statement of luxury.

*Arrival experience leading to the two towers.*





Enjoy exclusive access to lifts that are reserved for residents and guests.

Deliveries and cargo are kept separate with a dedicated lift, to avoid inconvenience and crowding.

# *An Uplifting Elevator Lobby*



*Expansive lift lobby.*



# Thoughtful amenities for everyone.

100% basement parking (approximately 400).  
Access to 1 EV charging point per apartment.

With two levels of basement parking, every home enjoys 100% underground parking.

B A S E M E N T

*Pet Wash Station*



*Rest Areas for Driving Staff*



*Boosters for Phone Signal*



*Car Wash Bay*



*Garbage Disposal*



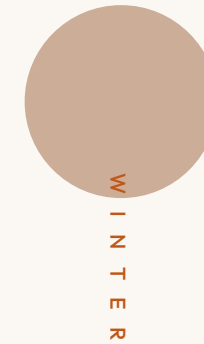
*Ironing Area*



*Enhanced Security*



For the first time, personalise your apartment with distinct interior themes inspired by the four seasons.



S U M M E R

# A P A R T M E N T S

S P R I N G

A U T U M N

Let your favourite season linger for longer with carefully selected palettes that best capture the essence and colours of the four seasons.

# Look on the inside, *never only outside.*

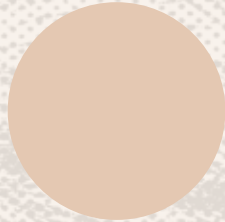
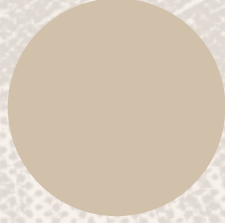
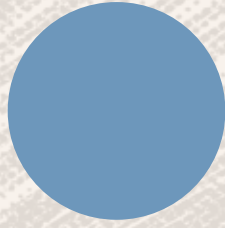
*A choice of four interior themes inspired by the seasons.*

# S U M M E R

## *Theme*

Sun-kissed grass.  
Varying shades to enhance  
the clear blue skies.

A season of calm  
and harmony,  
this palette captures  
unbridled joy.

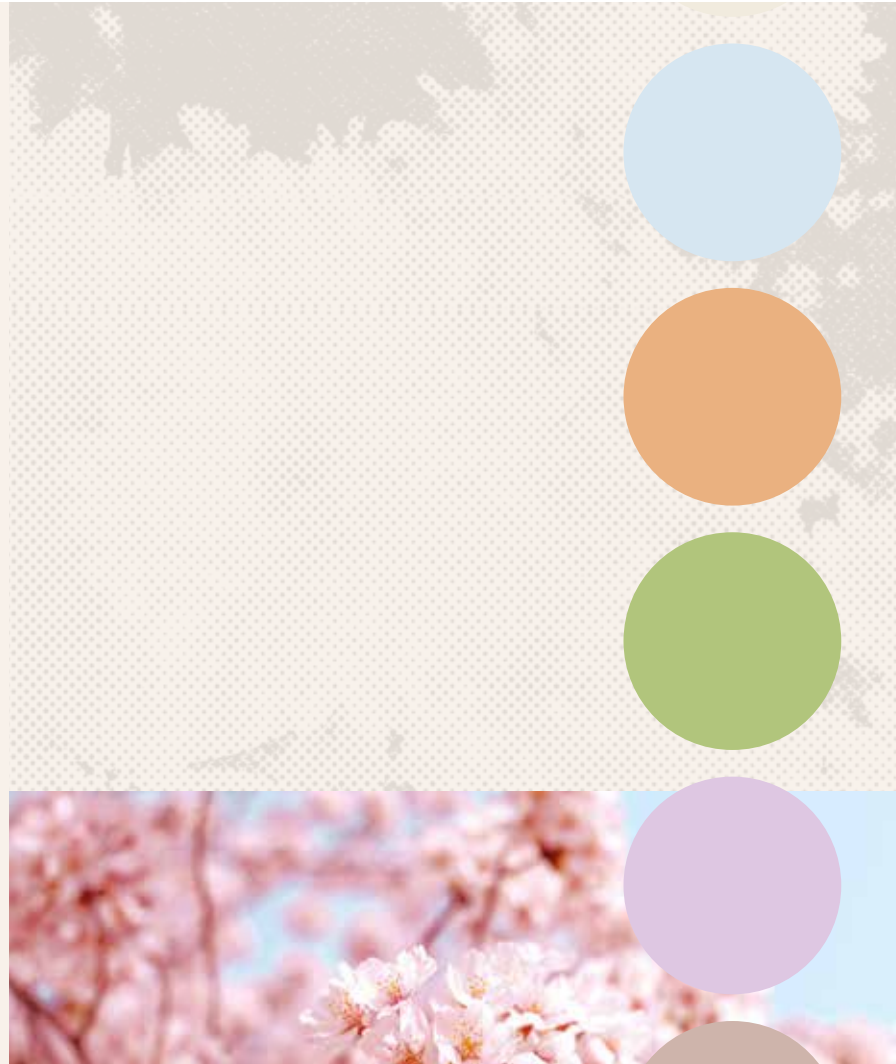


S P R I N G

# SPRING *Theme*

The soft pastel hues  
of flowers blooming.  
Vibrant, fresh green foliage.  
Hints of cherry blossoms.

A time for renewal and growth, this  
palette evokes a sense of peace.



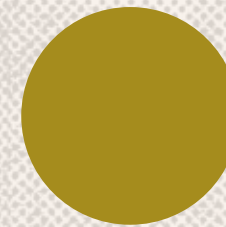
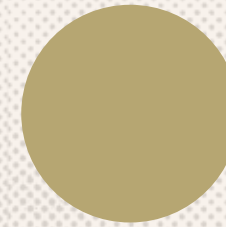
A  
U  
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# AUTUMN

*Theme*

The aesthetic fall of vividly coloured leaves.  
Deep reds. Warm oranges.  
Golden yellows. Rich browns.

A period of letting go,  
this palette creates the perfect  
canvas for introspection.



W I N T E R

# WINTER

*Theme*

Magical winter landscapes.  
Greys kissed by neutral earthy hues.  
Juxtaposed with wood.

A postcard of a dreamy life,  
this palette cleverly unites cool  
and warm tones.



*Take  
a breath of*

*fresh air*

*Air purification systems\* at home  
let you enjoy better air quality  
that's within WHO safe limits.*

\*Optional facility

\*Manufacturer's warranty apply, subject to operations and maintenance as per prescribed guidelines.



A foyer that feels  
like *a warm embrace.*

THE APARTMENTS

KEYSTONE SEASONS



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Feel like royalty the moment you enter your home as high ceilings create the illusion of grandeur.

# Rooms that *make more room for your life.*

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*Ample sunlight.  
Cross ventilation.*

The already spacious living room appears even larger and feels brighter and fresher thanks to the clever design.

THE APARTMENTS

*Embrace cross ventilation at Keystone Seasons.*



# Not just premium, *but also practical.*

*Generously sized balconies.  
Intelligently planned spaces.*


THE APARTMENTS



Everybody can benefit with a little time outdoors. That's why we allocated a significant space to balconies, allowing them to stretch along two sides of the apartments, to cover every room, including the living and dining areas.

Beyond their generous dimensions, these balconies are designed with practicality in mind as is evident in the inclusion of strategically placed water points and drains that make it easier to tend to plants, utilise appliances and even accommodate dining under the stars.

*Balcony area with drain points and electrical outlets.*



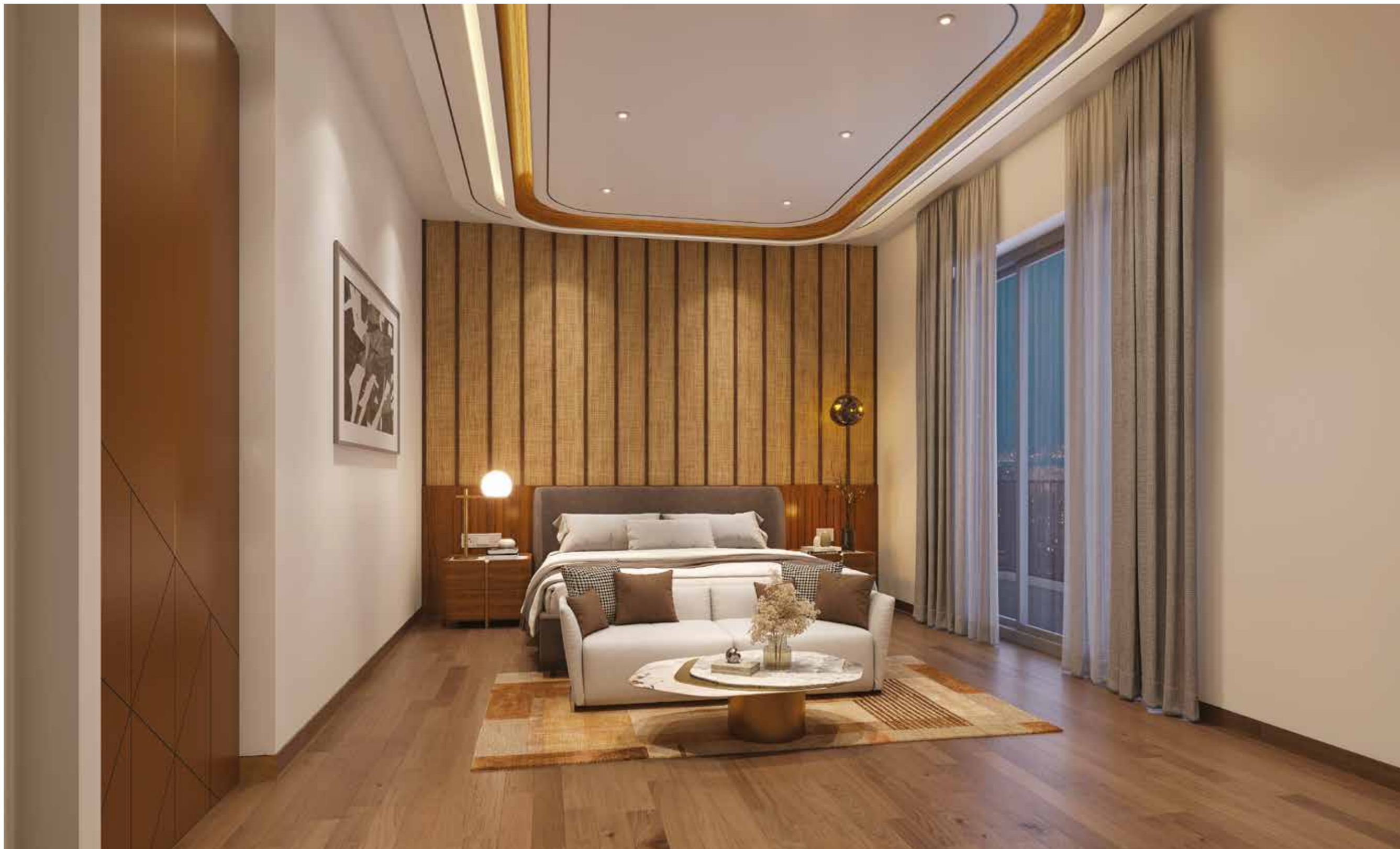
# More sunlight to help you *sleep better.*

*Paradoxical as it may sound,  
sunlight does help a person sleep better.  
That's why we designed our homes  
uniquely, to invite more sunlight.*

#### **Sunlight for your well-being.**

1. *Improves your mood by boosting serotonin, the body's natural mood stabiliser.*
2. *Stimulates vitamin D production in the body, essential for healthy bones and teeth.*
3. *Improves focus and cognitive functions, helping you be more productive.*
4. *Reduces energy consumption and costs.*
5. *Helps you forge a connection with nature, creating a sense of belonging.*
6. *Improves emotional well-being by regulating the body's sleep-wake cycle.*
7. *Creates the illusion of space, making you feel freer.*

# *Master Bedroom 1*

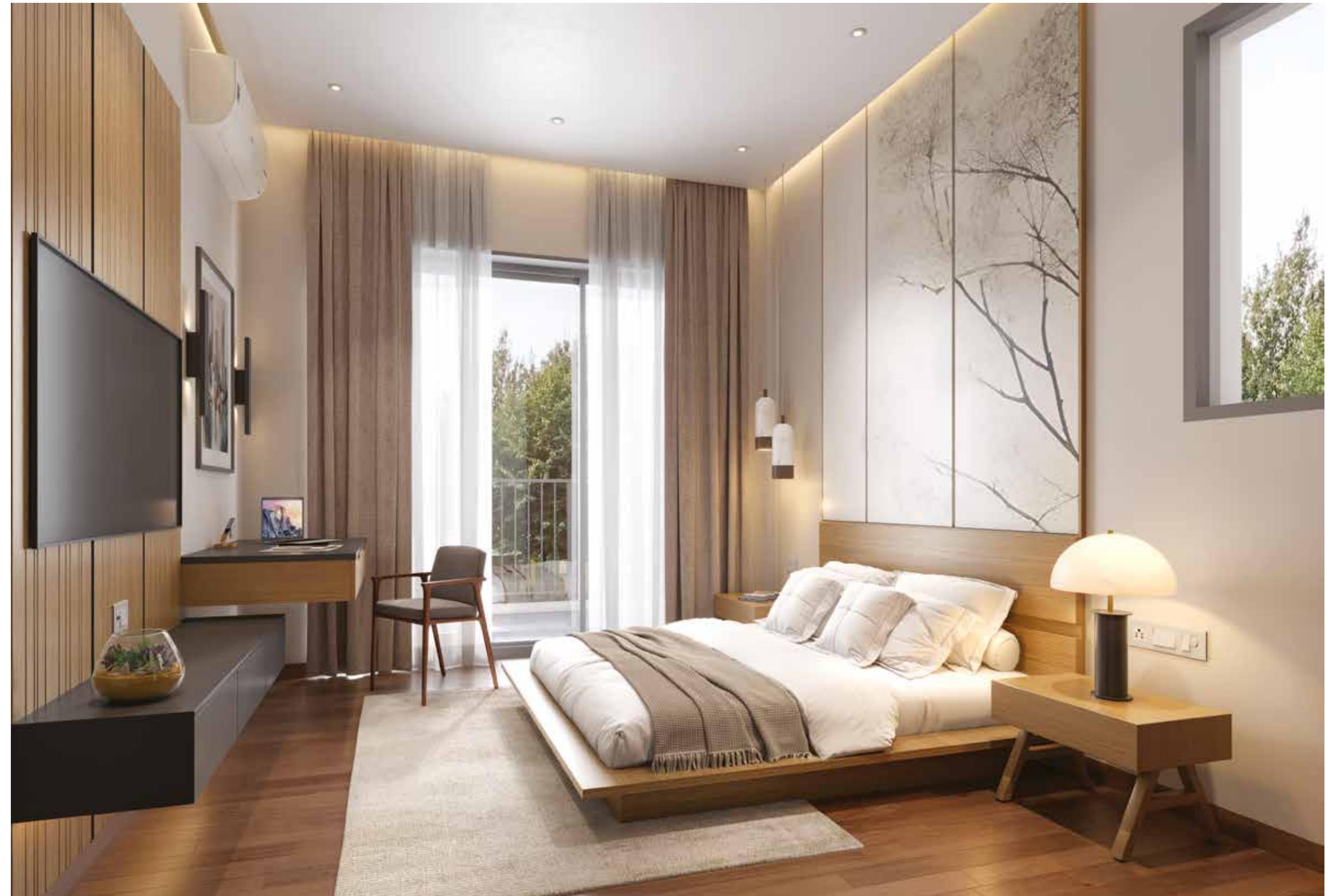




*Master Bedroom 2*

Kids' Bedroom

Kids will grow;  
*so will their  
happiness.*



Guest Rooms

Give your  
guests *a  
taste of  
wellness.*



*Stylish and cosy rooms.*



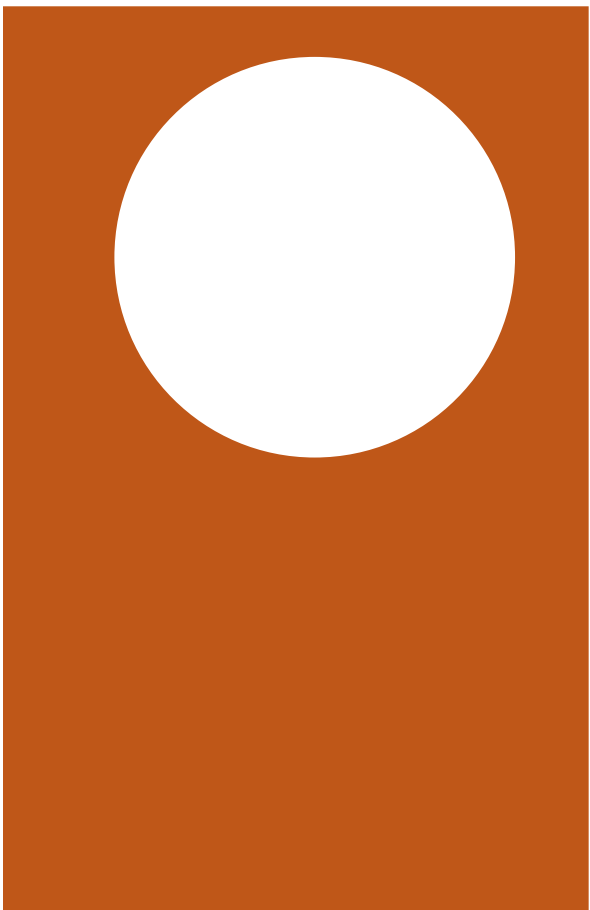
Kitchen

*Feed your soul,  
not just  
your body.*

Let your culinary explorations run free in a modular kitchen designed to make preparing your meals a delight.

\*Optional



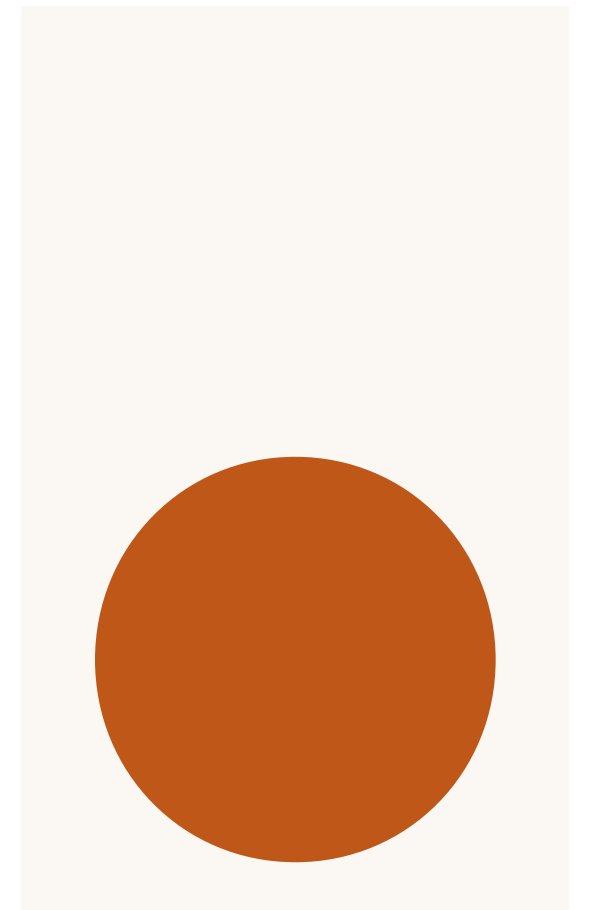


Keep your  
privacy,  
*private.*

*No common  
walls between  
apartments.*

Safeguard the sanctity of your home with no common walls and a discreet layout that accommodates dedicated services balconies and separate entrances.

Furthermore, the strategic positioning of service areas ensures that the service balconies do not overlook the guest areas of adjacent apartments.





*Private study area.*

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*Serene puja area.*

*Work.  
And worship.*

*Make room for the  
things that drive you.*



*Large bathing areas.*



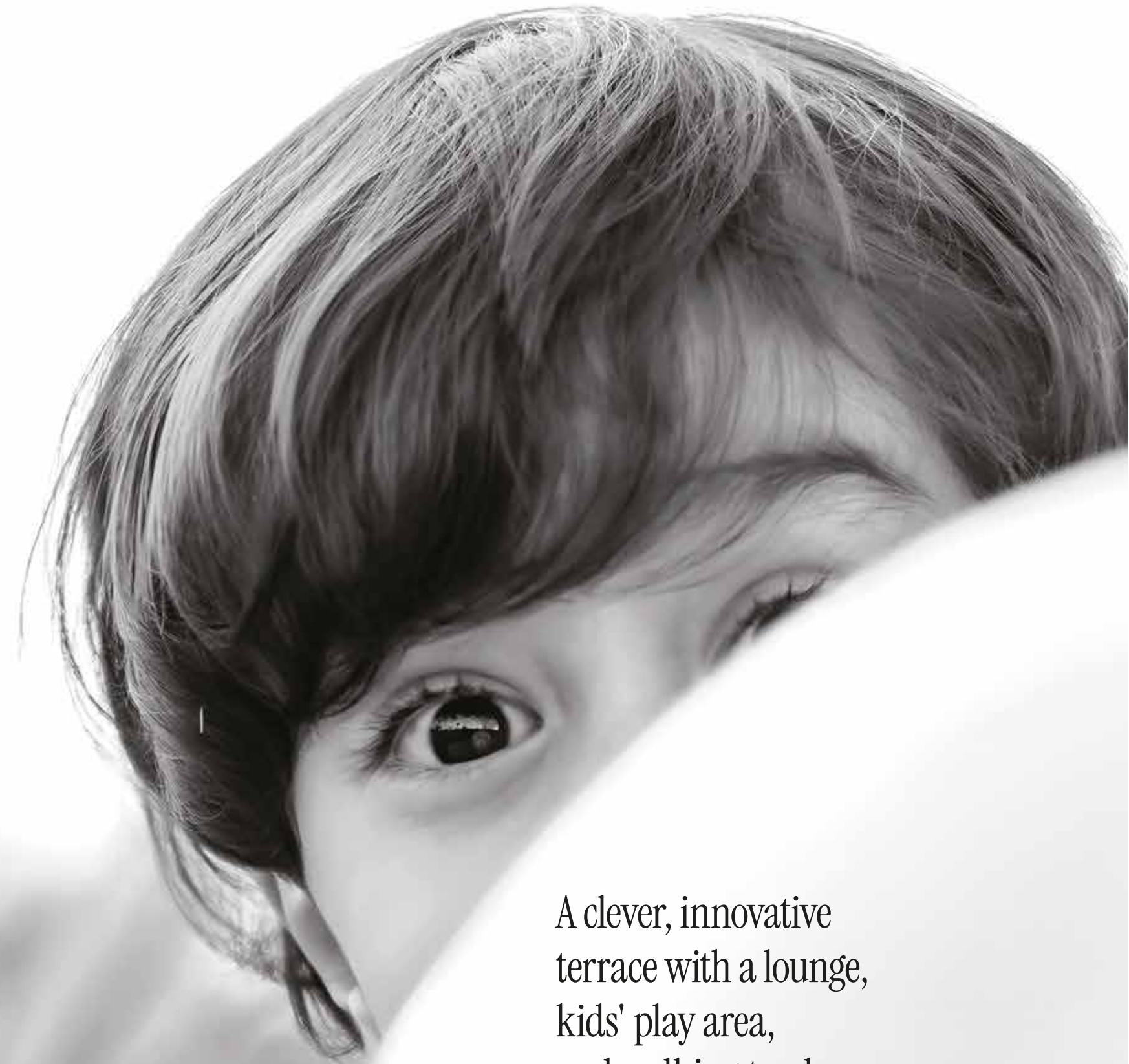
*Appealing aesthetics.*

Bathrooms

*Your private sanctuary.*

TERRACE

Expect the  
impossible,  
*never just  
the expected.*



A clever, innovative  
terrace with a lounge,  
kids' play area,  
and walking track.





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75

## THE TERRACE

# *An elevated oasis.*

*Innovative design. Non-cluttered terrace.*

Crowning the top of the towers, this exquisitely landscaped terrace, set against the backdrop of the Aravalli Hills, transforms an otherwise neglected space into a vibrant hub for relaxation and social gatherings.

This innovation, a first in Gurugram, optimises every inch of space. Unlike most terraces that are cluttered with pipelines and electrical services, here all utilities are ingeniously routed through a service floor one level below, keeping the terrace clear for leisure activities. This intelligent design also shields the topmost apartments from direct sunlight and potential leakages.



*Scenic evenings at the terrace lounge.*

## Terrace Lounge

# A Lounge *with a View*

The terrace lounge offers a unique opportunity for residents to socialise and bond with each other. Pre-book the lounge to host cosy celebrations set against the backdrop of Gurugram's scenic skyline or make the most of chilly winters with an outdoor barbecue. Your imagination is all it takes to transform this space.

# Recharge on top of the world.

Take your morning walks to the next level. Literally. This open, airy, uninterrupted space fitted with a walking track allows you all the space you need to exercise, relax or just be by yourself.

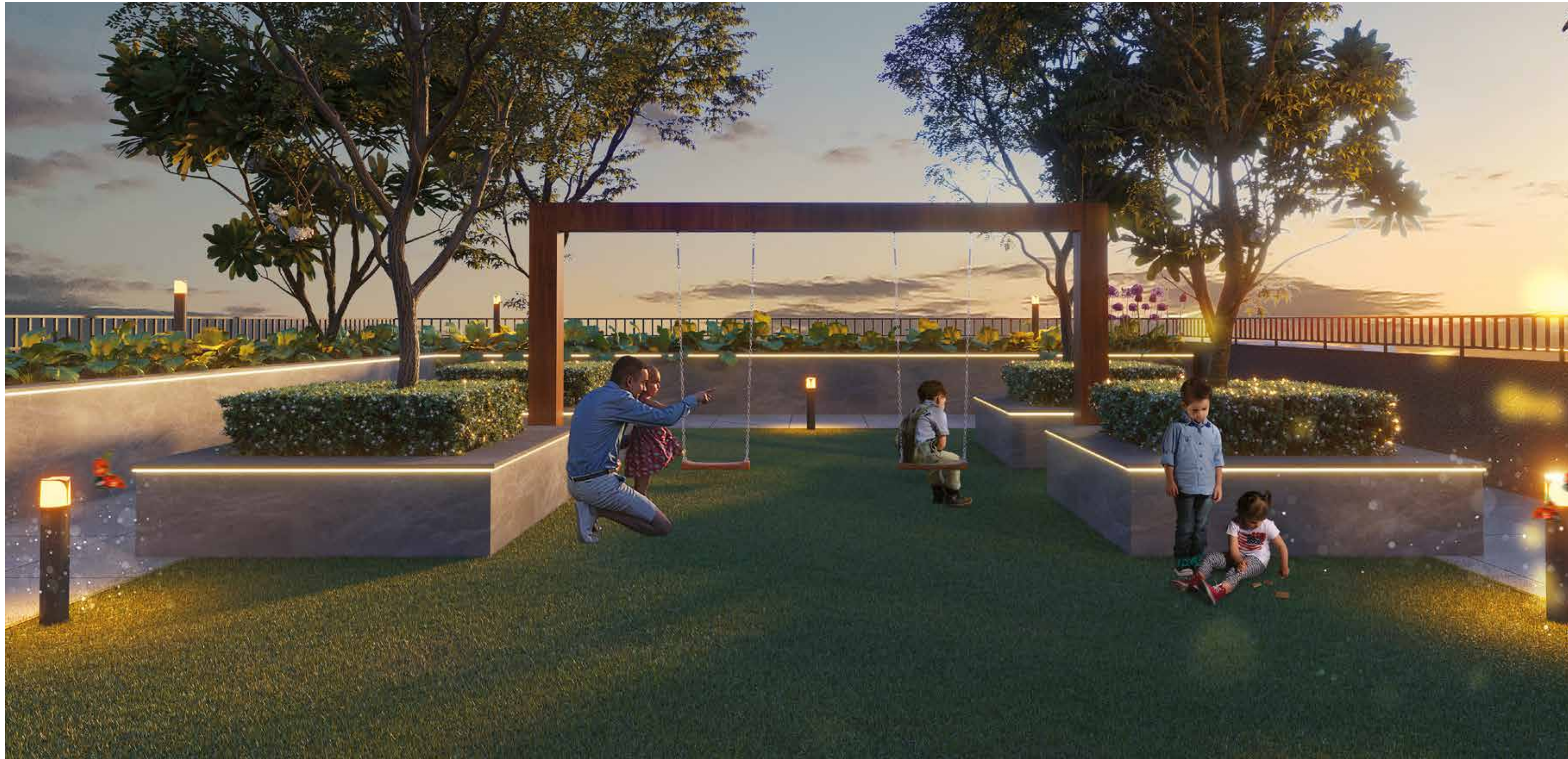


*Walk, exercise, relax at the terrace walking track.*





*Kids' play area.*



CLUBHOUSE

Where  
*life's best  
moments  
flourish.*

82



B

BASEMENT

- Badminton/Squash Play Area

LG

LOWER  
GROUND FLOOR

- Banquet Hall With Pre-Function Area
- Banquet Lawns
- Kitchen and Utensil Washing Area

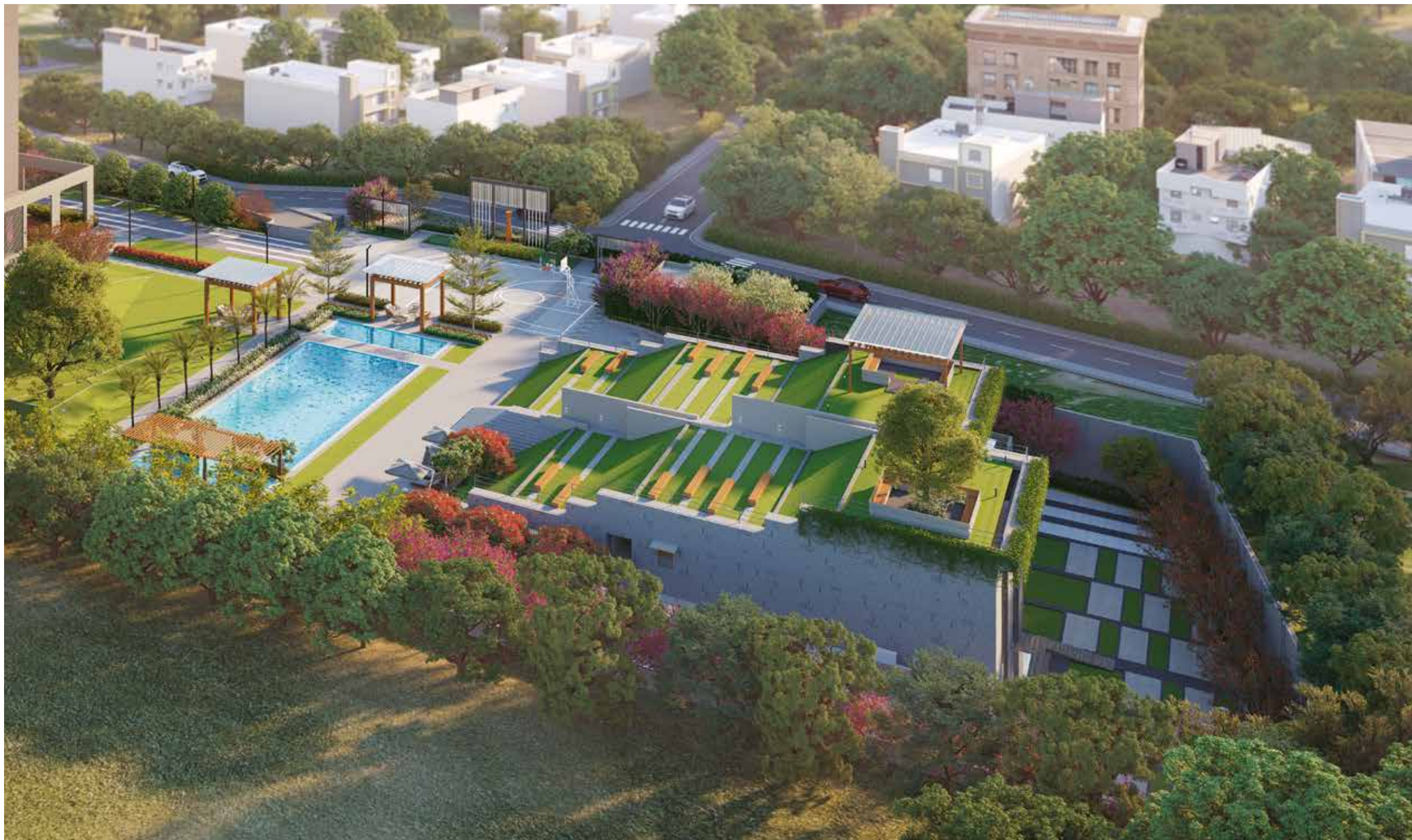
G

GROUND  
FLOOR

- Gym
- Theatre Area
- Multipurpose/Yoga Room
- Spa
- Changing Rooms
- Salon

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# Triple-level Clubhouse



*Zen-like clubhouse.*

Designed to be the hub of activity, the clubhouse cleverly balances power-packed moments with serenity through its innovative design.

Inspired by Zen minimalism, the whole space centres on simplicity and the profound beauty of empty spaces. Brought to life through landscape ramps that harmoniously integrate the building with its surroundings.

What you get is a tranquil sanctuary that houses the potential for powerful connections.



*The view from the clubhouse of the building.*

*Escape without ever  
having to leave home.*

Stepped amphitheatre-like landscaped terraces overlook the pool making it a quaint spot for morning yoga, meditation, group activities, performances and celebrations.

Positivity  
with every  
ray.



V A S T U



A place  
to thrive.

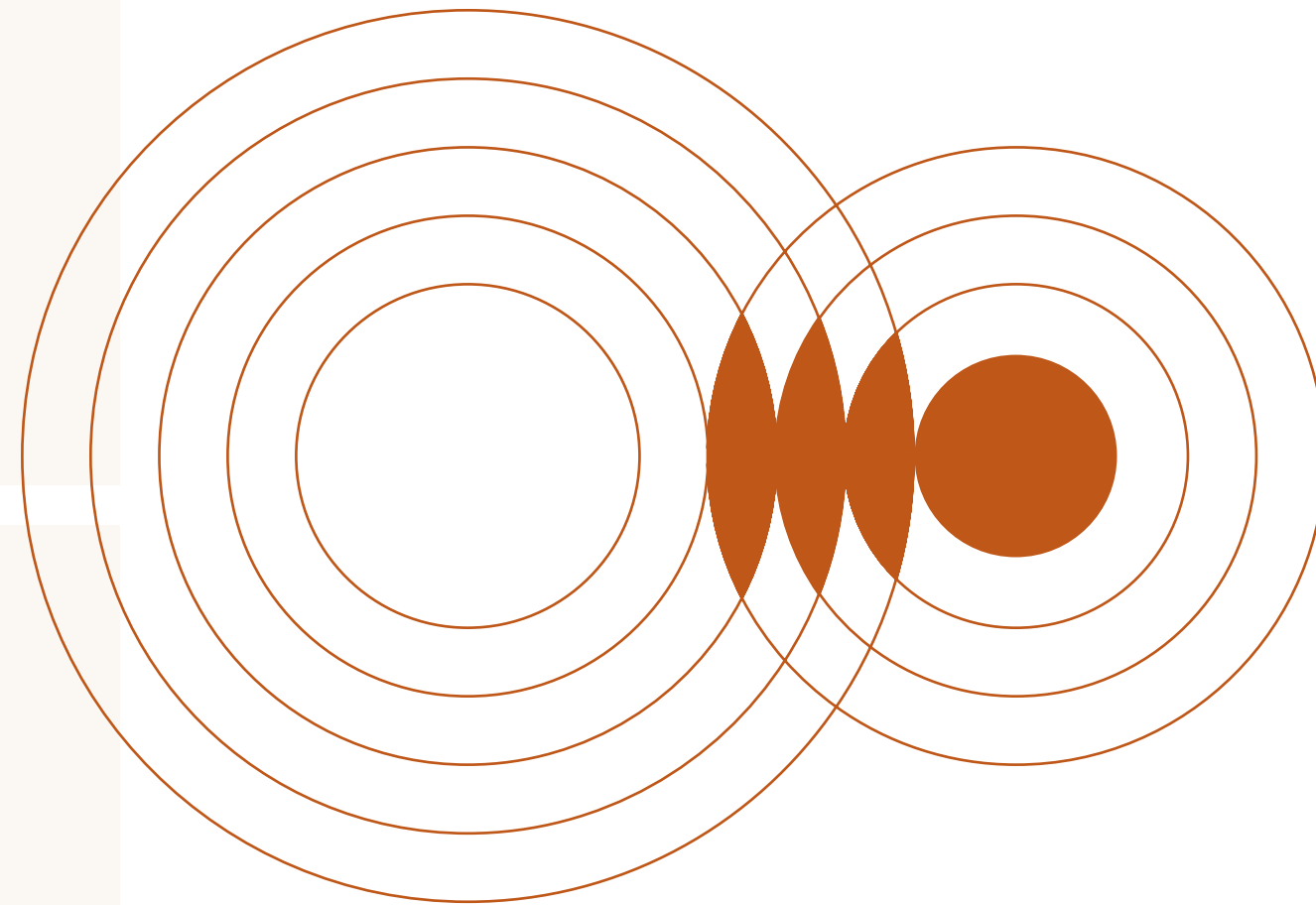
EMOTIONAL,  
PHYSICAL,  
SPIRITUAL  
BALANCE

M O T H E R  
N A T U R E



E N E R G Y

F L O W



*Ripples of  
well-being.*



# Extending a warm welcome is an *art*.

A parametric, layered, bespoke reception counter adorns the entrance of the clubhouse, breathing modernity and art into this space.

*The parametric reception counter.*



## Entrance Foyer

*An artist's impression.*

*The ikebana floral arrangement is complemented by the artwork.*

Metal and glass pivot screens create an artistic walkthrough that is complemented by a graceful artwork of a gust of wind, creating the illusion of breeze.

This is balanced carefully by an ikebana arrangement at the far end.



# Party Indoors *or Outdoors*

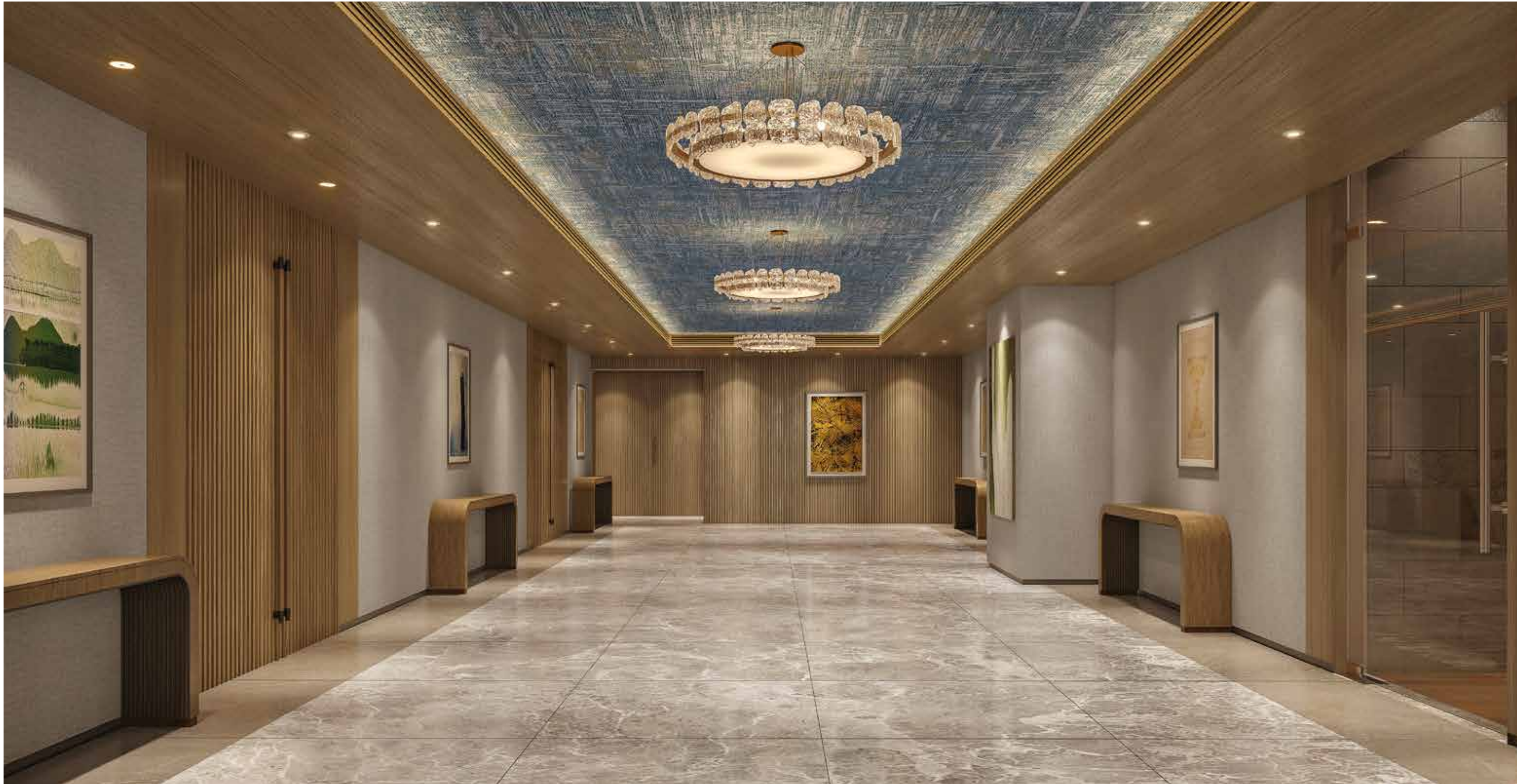
*Twilight at the clubhouse.*

A double-height banquet hall, elegantly paired with a garden, creates a unique venue for celebrations and events. This majestic space is further enhanced by its expansive banquet lawns, which are separate from the banquet and pre-function areas.

This harmonious blend of indoor luxury and outdoor serenity offers a versatile backdrop for any occasion.



Grand chandeliers adorn the pre-function area.



*Pre-Function Area*

*An unforgettable first glimpse.*

A sign of things to come, the pre-function area, replete with classy crystal chandeliers, is designed to awe.

*The elegant banquet setup.*



*Banquet Hall*

*A touch of  
sophistication.*

The banquet hall boasts rich interiors and ambient lighting, and offers a luxurious space for banquets and parties.



100

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Stretch your mind and  
body, *along with your  
imagination.*

*The interiors feature a woven-fabric wall.*

Designed for yoga, but destined for greater things, this multipurpose space can be used for group activities and functions. The woven-fabric wall enhances the acoustics in the space, and also lends a touch of craft to the elegant interiors.



## Gym

Get your daily dose of adrenaline at this intelligently equipped gym.



*The salon has luxurious ambient lighting.*

## *Salon*

*A little pampering goes a long way.*

Comfortable, calm and luxurious, the salon provides a space for you to truly let your hair down. Hairstyling, pedicure or manicure, whatever your beauty desire, you can be sure to find it here.

Unwind in this rock-cut cave with subdued lighting for a spa experience in the steam, sauna or whirlpool.



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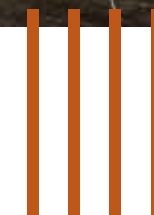
*Wet Spa*

*Sometimes  
doing nothing  
is all you need to do.*

THE CLUBHOUSE



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Partake in an impromptu karaoke night, celebrate birthdays, or cheer for your favourite sports team in this mini-theatre.



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*Theatre Area*

*The luxury of  
private screenings.*

*The mini-theatre has large seats for comfortable viewings.*

LANDSCAPE

Soak in lush,  
*never just luxe.*

*15% Built-up Area.  
100% Open Spaces.*



# 100% Concern. 0% Compromise.

With built areas occupying a mere 15% of the total land, Keystone Seasons offers an impressive 100% open green space, setting a new standard of openness in Gurugram.

This approach, unlike cosmetic landscapes, allows for the natural growth of large trees and facilitates rainwater percolation, effectively reducing the heat island effect. Additionally, the project boasts three rainwater harvesting systems to further enhance groundwater recharge, reinforcing the project's commitment to preserving nature and promoting sustainable living.

*Landscape aerial view featuring greenery all around.*



Let children  
run wild, *not*  
*your mind.*

*90% Vehicle-free areas. More safety.*

Significant allocation of vehicle-free zones ensures that kids, the elderly and the differently-abled can move about independently.

Designed to be more than an aesthetic installation, the gentle sound of water, dancing under an open sky, calms and soothes the mind.



*A view of the enthralling water dances.*

# *Envelop yourself in greenery.*

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*Lush lawns.*

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*Refreshingly natural outdoor seating.*



*Outdoor amphitheatre.*

## *Amphitheatre*

The stepped amphitheatre-like landscaped terraces at Keystone Seasons provide an innovative approach to green spaces, with the elevated design extending over the clubhouse. Residents can enjoy the unique feature, which offers a picturesque setting for small gatherings or tranquil moments of relaxation.



*Swim, soak, and splash with 6 whirlpools.*

*Pool with 6 Whirlpools*

*Awaken your body.*

Relax and rejuvenate with six Jacuzzi/  
whirlpool points inside the pool,  
accompanied by a kids' pool for the little ones.

# Tennis Court



*Basketball Half-Court*

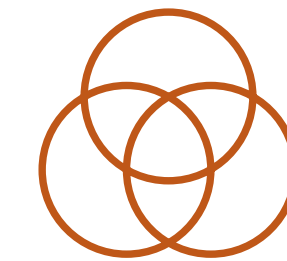




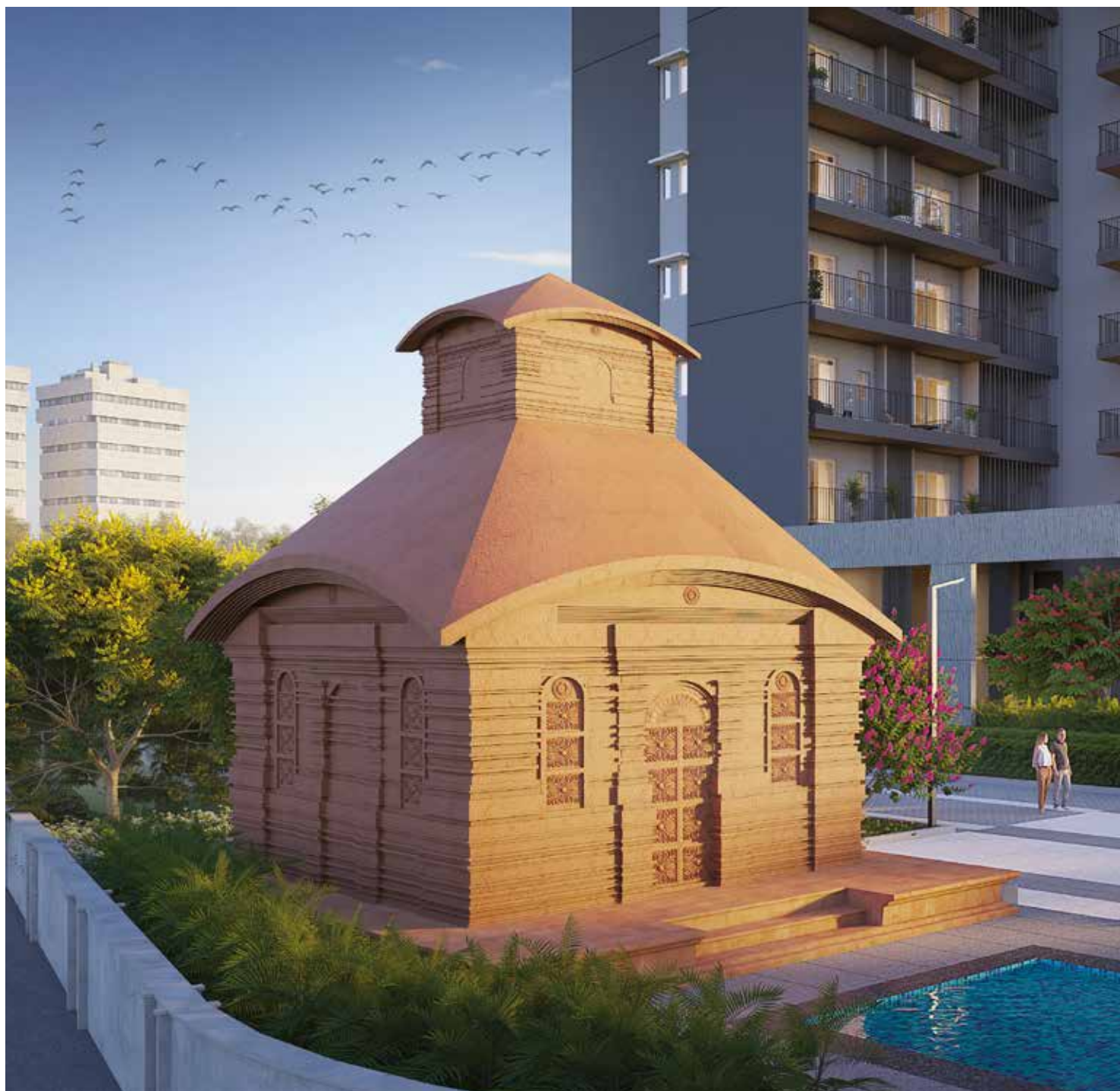
## Vedic Temple

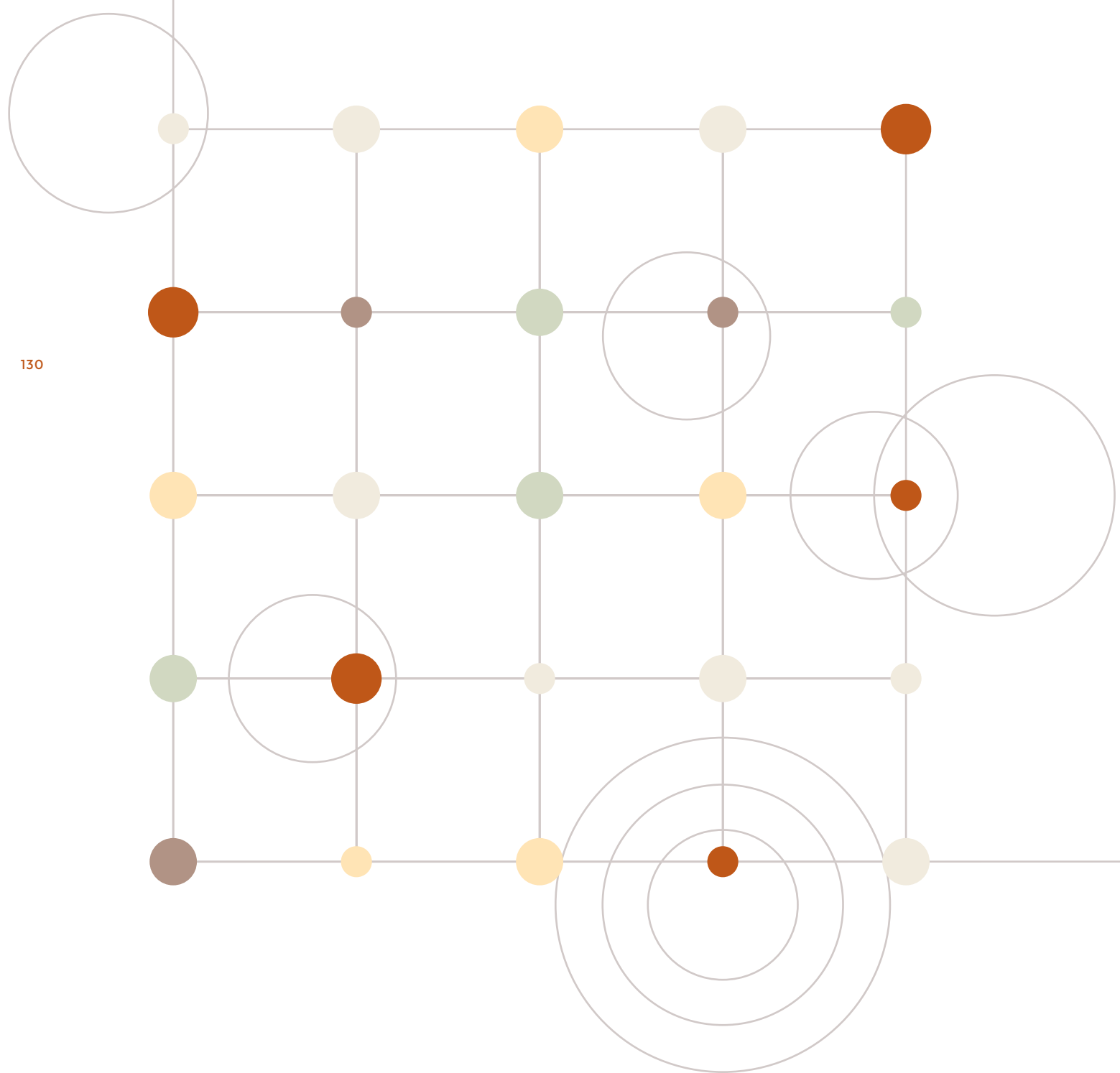
Connect with yourself in this spiritual sanctuary that offers residents a place of solace and peace.

LANDSCAPE



An ancient  
Vedic temple for  
*modern-day*  
*spirituality.*





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# *Saves the world while saving costs. IGBC gold-rated green building.*

Apart from the environmental and health benefits you can enjoy at this green building, our gold rating also contributes to lower utility costs and reduced maintenance costs.

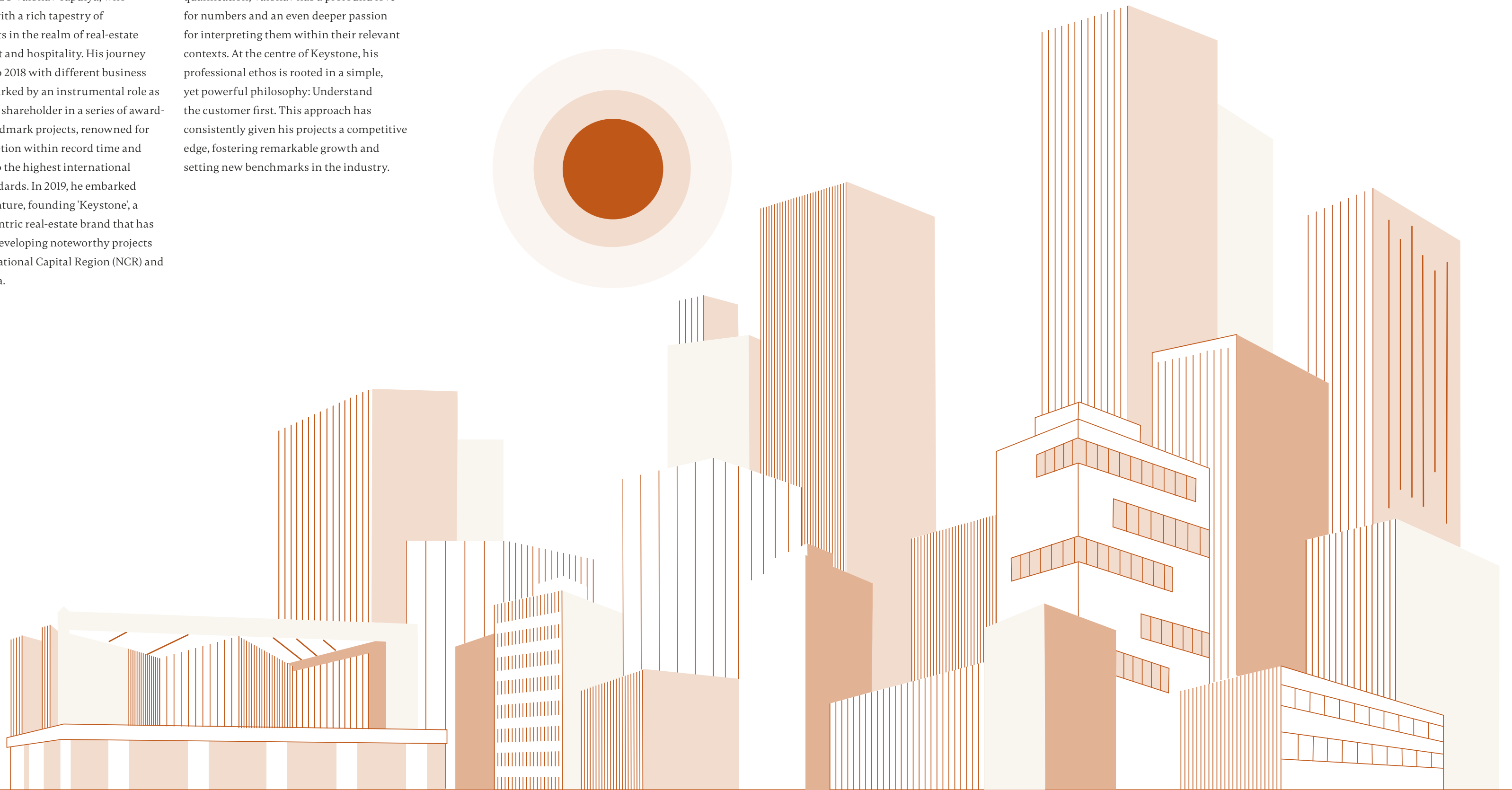
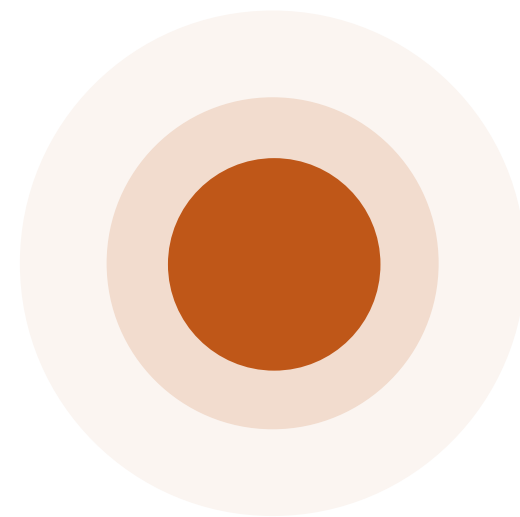
# Keystone

Keystone was incorporated in 2019 by founder & CEO Vaibhav Tapdiya, who stands out with a rich tapestry of achievements in the realm of real-estate development and hospitality. His journey from 2004 to 2018 with different business groups is marked by an instrumental role as director and shareholder in a series of award-winning landmark projects, renowned for their completion within record time and adherence to the highest international quality standards. In 2019, he embarked on a new venture, founding 'Keystone', a customer-centric real-estate brand that has since been developing noteworthy projects across the National Capital Region (NCR) and Maharashtra.

A chartered accountant and MBA by qualification, Vaibhav has a profound love for numbers and an even deeper passion for interpreting them within their relevant contexts. At the centre of Keystone, his professional ethos is rooted in a simple, yet powerful philosophy: Understand the customer first. This approach has consistently given his projects a competitive edge, fostering remarkable growth and setting new benchmarks in the industry.



KEYSTONE



Here are a few of the remarkable projects where Vaibhav Tapdiya has played an instrumental role as director and shareholder/member:

*Time Residency, Gurugram*



*Time Tower, Gurugram*



*Taj Damdama, Gurugram*



*Time Center, Gurugram*



## Rajeev Agarwal Architects



Rajeev Agarwal Architects is an architectural design studio in New Delhi. Over the last 30 years, they have worked on a range of projects, including residential, hospitality, commercial and institutional buildings. Each project is treated as a special opportunity to create a unique built environment that is in harmony with nature. They have won many national and international awards and been extensively published in various professional journals. Their projects seamlessly integrate all aspects of the built environment—architecture, interior spaces and external landscapes—

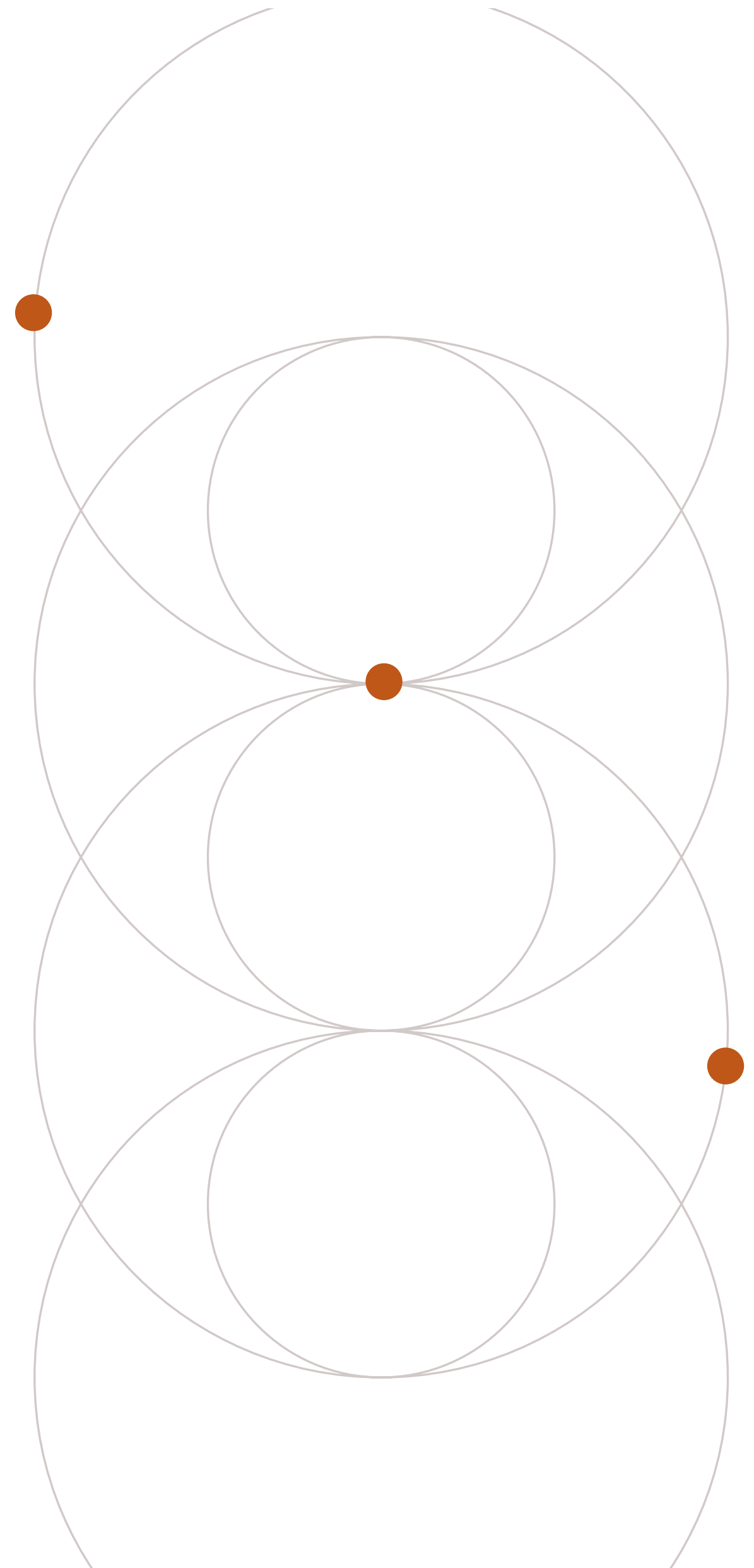
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## Oracles

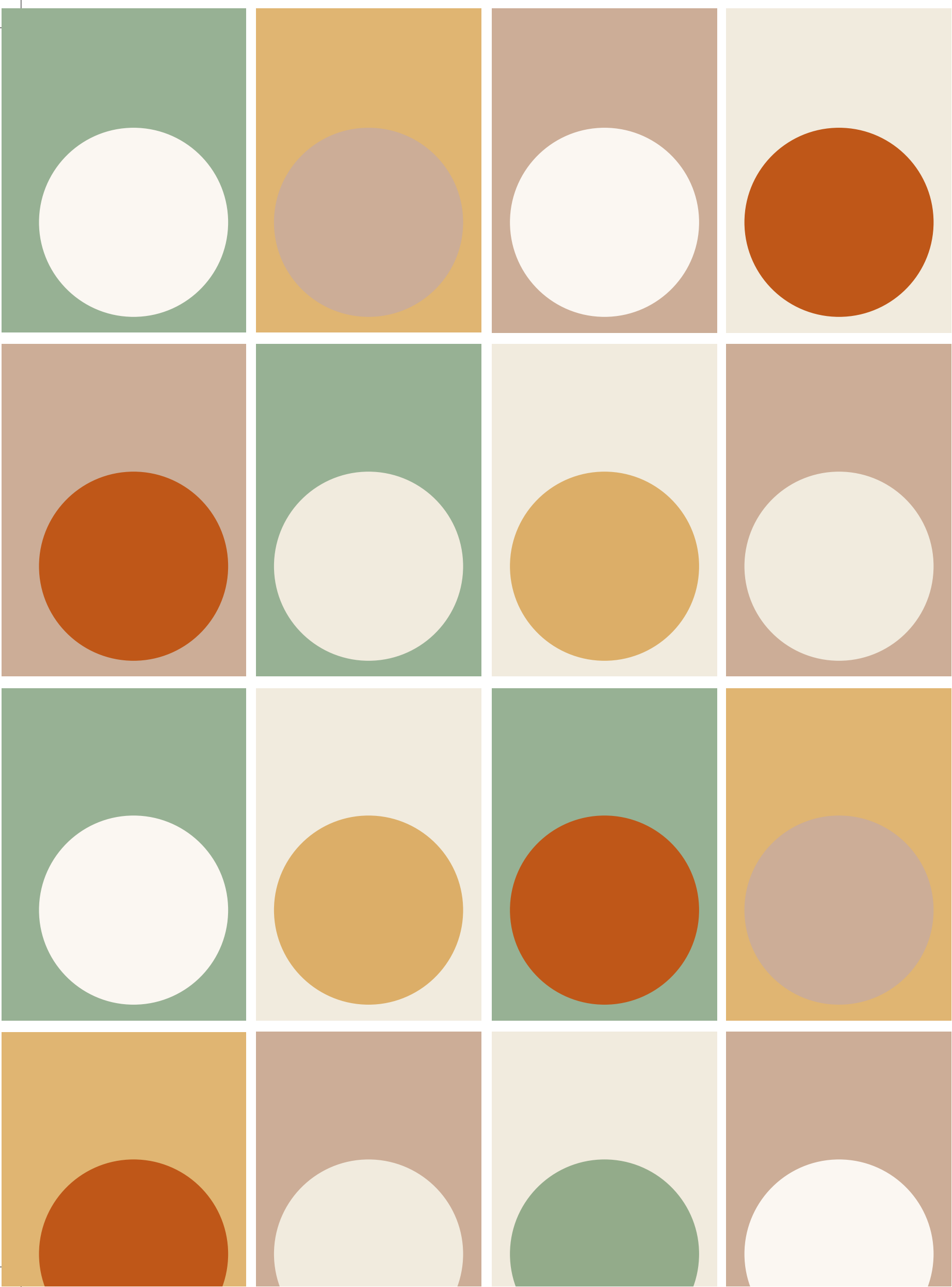


If there's one word that defines Oracles, it's conscientious. A progressive architecture and landscape consultancy service that celebrates design as a source of delight and a means to craft sensory experiences in life and its environment. With sound guiding principles and extensive design experience, under the leadership of founder and principal Suneet Mohindru, Oracles has conceptualised and delivered projects in the domains of residential, hospitality, business, commerce, culture, transportation and the public realm. What you'll notice across all their creations is how they seamlessly integrate nature creatively into arenas of human activity, allowing built and open spaces to diffuse into one another and create a unified space.

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*Breathe.  
Balance.  
Belong.*



# Specifications

DESCRIPTION	LOCATION	SPECIFICATION	BRAND	
<i>Flooring</i>	Living/Dining Room/Entrance Lobby	Imported Marble/Tile/Laminated Flooring as per Theme Selected	Imported Marble, Action Tesa, Pergo or Equivalent/Kajaria, Somany, Johnson, or Equivalent	
	All Bedrooms	Grade AC-3, 8mm-Thick Laminated Wooden Flooring/800 x 800mm Premium-Quality Vitrified Tiles	Action Tesa, Pergo or Equivalent/Kajaria, Somany, Johnson, or Equivalent	
	Master Bedrooms	Grade AC-3, 8mm-Thick Laminated Wooden Flooring	Action Tesa, Pergo or Equivalent	
	All Toilets	300/600 x 600mm Premium-Quality Anti-Skid Vitrified/Ceramic Tiles	Kajaria, Somany, Johnson, Orient Bell or Equivalent	
	Utility Room	600 x 600mm Ceramic/Vitrified Tiles		
	Utility Room Toilet	300 x 600mm/300 x 300mm Premium-Quality Ceramic Tiles		
	Kitchen	800 x 800mm Premium-Quality Vitrified Tiles		
	Balcony	200 x 1200mm Premium-Quality Anti-Skid Ceramic Tiles		
	Staircase	Staircase Tile		Restile, Johnson, Kajaria or Equivalent
<i>Walls/Ceiling</i>	Living/Dining Room	POP Punning/Cornice/Low VOC Plastic Emulsion Paint		Sakarni/Asian Paints, Berger, Nerolac, Dulux or Equivalent
	All Rooms	POP Punning/Low VOC Plastic Emulsion Paint		
	All Toilets	300/600 x 600mm Premium-Quality Vitrified/Ceramic Tiles Till False Ceiling	Kajaria, Somany, Johnson, Orient Bell or Equivalent	
	Utility Room Toilet	300 x 600mm/200 x 300mm Premium-Quality Ceramic Tiles Till False Ceiling		
	Kitchen	300 x 600mm Premium-Quality Tiles Above Counter and Below OH		
	All Toilets	600 x 600mm Water-Resistant Grid Ceiling	Armstrong, USG Boral, Everest or Equivalent	
	Balcony	Partly Textured/Weather Shield/Weather Coat or Equivalent, as per IGBC	Asian Paints, Berger, Nerolac, Dulux or Equivalent	
	Staircase	Putty/Low VOC Plastic Emulsion Paint	JK, Birla or Equivalent/Asian Paints, Berger, Nerolac, Dulux or Equivalent	
<i>Doors</i>	Main Door	Teakwood Door with Hardwood Frame (2.4m Height)	-	
	All Internal Doors	Hardwood Frame with Laminated/Veneered Flush Door (2.4m Height)	-	
	Staircase Door	2-Hour Fire-Rated Door	-	
	Door Hardware	SS 304 Hardware. Video Door Phone with Digital Lock on Main Door	Dorset, Godrej, Kich, Ozone or Equivalent	

DESCRIPTION	LOCATION	SPECIFICATION	BRAND
<i>Electrical</i>	All Rooms	Premium-Quality Moulded Modular Switches and Sockets	ABB, L&T, C&S, Schneider or Equivalent
	All Rooms	Fire-Resistant Copper Wiring	Havells, Polycab, KEI or Equivalent
	Rooms	TV and Telephone Points Through Wi-Fi in All Rooms except Kitchen and Utility	-
	Rooms	Split AC as per IGBC in Rooms, Provision in Kitchen and Utility	Hitachi, IFB, Voltas or Equivalent
	All Toilets Except Utility	Geysers	Racold, Jaquar, Havells or Equivalent
	All Toilets and Kitchen	Exhaust Fan	Havells, Bajaj, Crompton Greaves or Equivalent
	Staircase	Light Fixtures as per IGBC	Havells, Bajaj, Syska, HPL or Equivalent
	Power Connection	33 KVA Connection	-
	Power Backup	6 KW for 3 BHK and 8 KW for 4 BHK	-
<i>Fittings &amp; Fixtures</i>	All Toilets	Wall Hung WC, Above counter Wash Basin, CP Fittings as per IGBC	Kohler, Grohe, Roca or Equivalent
	All Toilets	Mirror with Smooth Light	-
	Kitchen (Modular) Optional as per Respective BBA	"Built-In Hob, Chimney, Oven, Microwave, Dishwasher, RO, SS Sink Double Bowl with drain board, CP Fittings as per IGBC"	Reputed Makes
	Utility	SS Sink Single Bowl, CP Fittings as per IGBC	Jayna, Nirali, Franke or Equivalent/Kohler, Grohe, Roca or Equivalent
<i>Counter/Vanity/Shower Cubicle</i>	All Toilets	Marble or Granite Stone/MDF with Laminate/Toughened Glass with SS Fittings	-
<i>External Doors &amp; Windows</i>	All External Doors	3-Track uPVC Frame With Low-E Toughened Glass as per IGBC	-
<i>External Paint</i>	All External Surface	Partly Textured/Weather Shield/Weather Coat or Equivalent, as per IGBC	Asian Paints, Berger, Nerolac, Dulux or Equivalent
<i>Railing</i>	Balcony/Staircase	MS Railing	-
<i>Miscellaneous</i>	All Rooms/Kitchen	Smoke Detectors/Heat Detectors	-
	Kitchen	Gas Pipeline (Internal)	-
	Apartment	Intercom - Arrangement with operator	-
	Common Areas	CCTV in Common Areas	-
<i>Sustainability</i>	-	Solar on Rooftop	-
	-	Rainwater Harvesting	-
<i>Internet</i>	-	Wi-Fi in Public Spaces	-
	-	Boosters in Basements	-



FLOOR PLANS

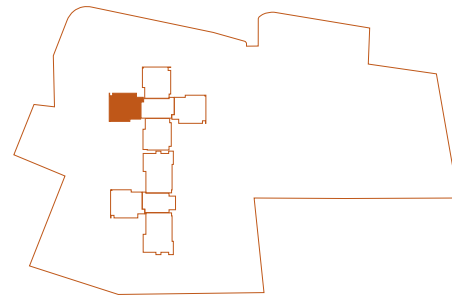
Planned  
to *floor* you.



FLOOR PLAN

# 3 BHK

Sun Tower Unit 1



- 1**  
Foyer  
3'6" x 5'1"
- 2**  
Living/Dining  
20'0" x 13'6"
- 3**  
Corridor  
3'6" x 12'1"
- 4**  
Kids' Bedroom  
10'6" x 14'8" (12'11")
- 5**  
Master Bedroom 1  
10'10" x 14'0"
- 6**  
Foyer  
4'9" x 5'9"
- 7**  
Toilet  
5'6" x 9'0"
- 8**  
Master Bedroom 2  
10'10" x 12'3"
- 9**  
Toilet  
5'6" x 8'6"
- 10**  
Toilet  
5'6" x 8'6"
- 11**  
Study  
6'0" x 5'9"
- 12**  
W.C.  
3'3" x 4'0"
- 13**  
Kitchen  
8'6" x 10'0"
- 14**  
Balcony  
14'8" x 5'11"
- 15**  
Balcony  
28'8" x 5'11"
- 16**  
Balcony  
33'6" x 5'11"

	Sq. Mtr.	Sq. Ft.
Carpet area (as per RERA)	106.19	1,143
External wall area	12.54	135
Balcony area	40.13	432
Total usable area/built-up area	158.86	1,710
Super area	211.82	2,280

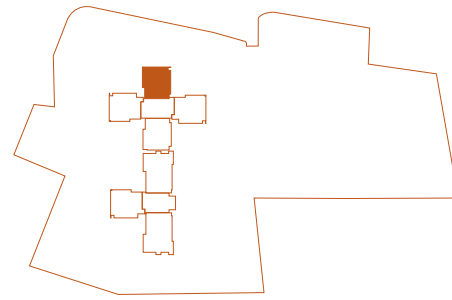


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FLOOR PLAN

# 3 BHK

Sun Tower Unit 2



- 1**  
Foyer  
3'6" x 5'1"
- 2**  
Living/Dining  
13'6" x 20'0"
- 3**  
Corridor  
3'6" x 12'1"
- 4**  
Kids' Bedroom  
14'8" (12'11") x 10'6"
- 5**  
Master Bedroom 1  
14'0" x 10'10"
- 6**  
Foyer  
4'9" x 5'9"
- 7**  
Toilet  
9'0" x 5'6"
- 8**  
Master Bedroom 2  
12'3" x 10'10"
- 9**  
Toilet  
8'6" x 5'6"

- 10**  
Toilet  
8'6" x 5'6"
- 11**  
Study  
5'9" x 6'0"
- 12**  
W.C.  
4'0" x 3'3"
- 13**  
Kitchen  
10'0" x 8'6"
- 14**  
Balcony  
5'11" x 14'8"
- 15**  
Balcony  
5'11" x 28'8"
- 16**  
Balcony  
5'11" x 33'6"

	Sq. Mtr.	Sq. Ft.
Carpet area (as per RERA)	106.19	1,143
External wall area	12.54	135
Balcony area	40.13	432
Total usable area/built-up area	158.86	1,710
Super area	211.82	2,280

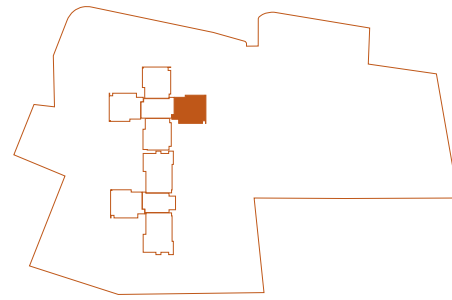


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FLOOR PLAN

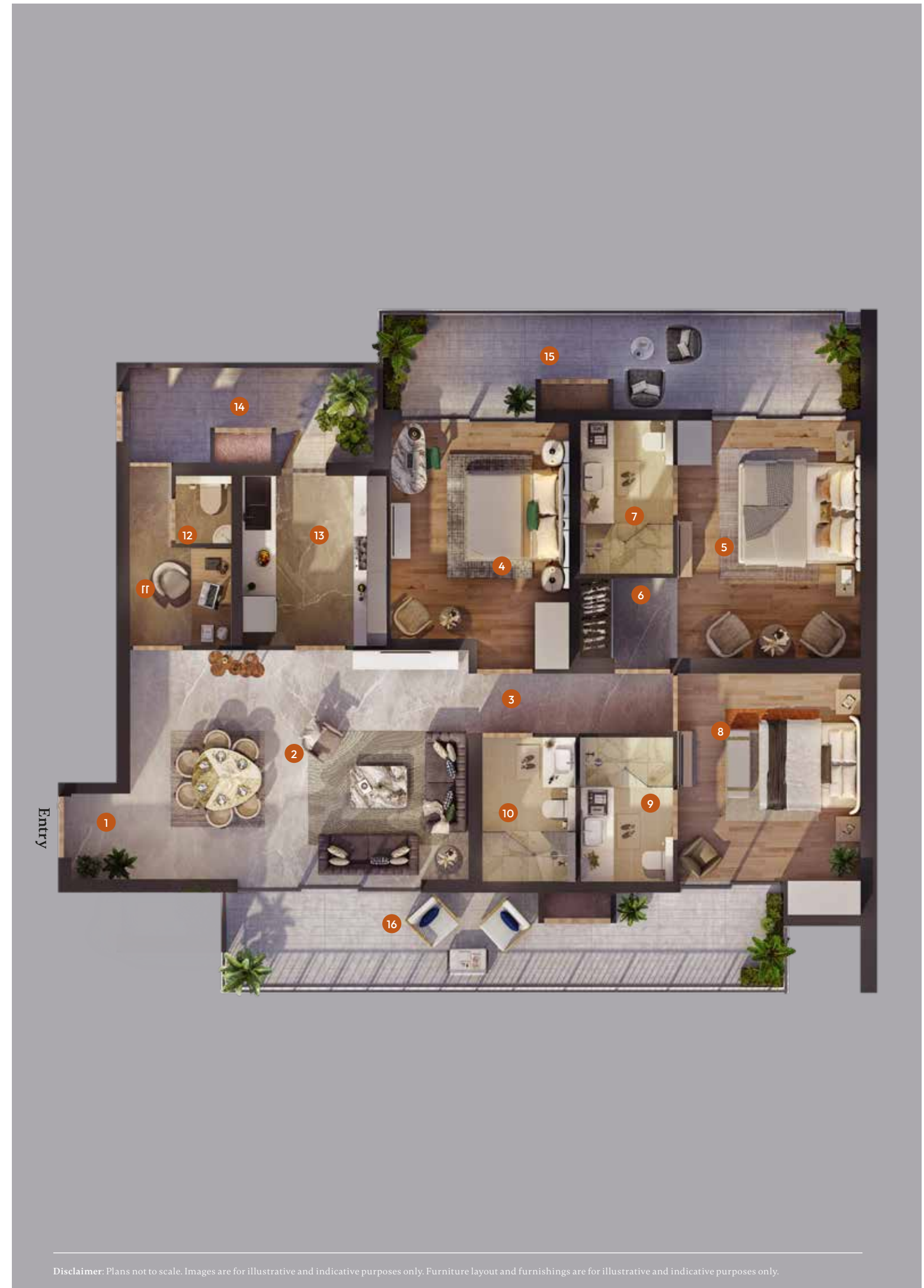
# 3 BHK

Sun Tower Unit 3



- 1**  
Foyer  
3'6" x 5'1"
- 2**  
Living/Dining  
20'0" x 13'6"
- 3**  
Corridor  
3'6" x 12'1"
- 4**  
Kids' Bedroom  
10'6" x 14'8" (12'11")
- 5**  
Master Bedroom 1  
10'10" x 14'0"
- 6**  
Foyer  
4'9" x 5'9"
- 7**  
Toilet  
5'6" x 9'0"
- 8**  
Master Bedroom 2  
10'10" x 12'3"
- 9**  
Toilet  
5'6" x 8'6"
- 10**  
Toilet  
8'6" x 5'6"
- 11**  
Study  
6'0" x 5'9"
- 12**  
W.C.  
3'3" x 4'0"
- 13**  
Kitchen  
8'6" x 10'0"
- 14**  
Balcony  
14'8" x 5'11"
- 15**  
Balcony  
28'8" x 5'11"
- 16**  
Balcony  
33'6" x 5'11"

	Sq. Mtr.	Sq. Ft.
Carpet area (as per RERA)	106.19	1,143
External wall area	12.54	135
Balcony area	40.13	432
Total usable area/built-up area	158.86	1,710
Super area	211.82	2,280

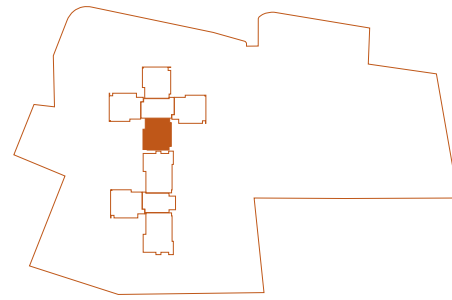


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FLOOR PLAN

# 3 BHK

Sun Tower Unit 4



- 1**  
Foyer  
3'6" x 5'1"
- 2**  
Living/Dining  
13'6" x 20'0"
- 3**  
Corridor  
3'6" x 12'1"
- 4**  
Kids' Bedroom  
14'8" (12'11") x 10'6"
- 5**  
Master Bedroom 1  
14'0" x 10'10"
- 6**  
Foyer  
4'9" x 5'9"
- 7**  
Toilet  
9'0" x 5'6"
- 8**  
Master Bedroom 2  
12'3" x 10'10"
- 9**  
Toilet  
8'6" x 5'6"

- 10**  
Toilet  
8'6" x 5'6"
- 11**  
Study  
5'9" x 6'0"
- 12**  
W.C.  
4'0" x 3'3"
- 13**  
Kitchen  
10'0" x 8'6"
- 14**  
Balcony  
5'11" x 14'8"
- 15**  
Balcony  
5'11" x 28'8"
- 16**  
Balcony  
5'11" x 33'6"

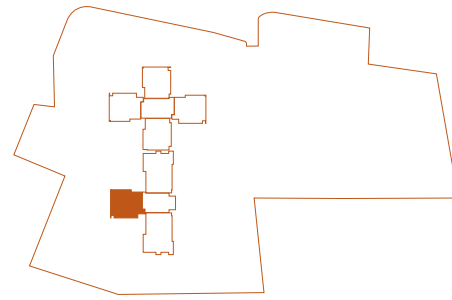
	Sq. Mtr.	Sq. Ft.
Carpet area (as per RERA)	106.19	1,143
External wall area	12.54	135
Balcony area	40.13	432
Total usable area/built-up area	158.86	1,710
Super area	211.82	2,280



FLOOR PLAN

# 3 BHK

Earth Tower Unit 1



- 1**  
Foyer  
3'6" x 5'1"
- 2**  
Living/Dining  
20'0" x 13'6"
- 3**  
Corridor  
3'6" x 12'1"
- 4**  
Kids' Bedroom  
10'6" x 14'8" (12'11")
- 5**  
Master Bedroom 1  
10'10" x 14'0"
- 6**  
Foyer  
4'9" x 5'9"
- 7**  
Toilet  
5'6" x 9'0"
- 8**  
Master Bedroom 2  
10'10" x 12'3"
- 9**  
Toilet  
5'6" x 8'6"

- 10**  
Toilet  
5'6" x 8'6"
- 11**  
Study  
6'0" x 5'9"
- 12**  
W.C.  
3'3" x 4'0"
- 13**  
Kitchen  
8'6" x 10'0"
- 14**  
Balcony  
14'8" x 5'11"
- 15**  
Balcony  
28'8" x 5'11"
- 16**  
Balcony  
33'6" x 5'11"

	Sq. Mtr.	Sq. Ft.
Carpet area (as per RERA)	106.19	1,143
External wall area	12.54	135
Balcony area	40.13	432
Total usable area/built-up area	158.86	1,710
Super area	211.82	2,280

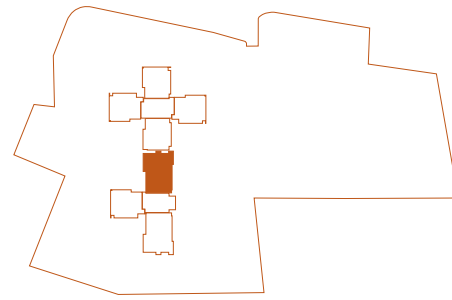


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FLOOR PLAN

# 4 BHK

## Earth Tower Unit 2



- |   |  |  |
|---|--|--|
| <p><b>1</b><br/>Corridor 1<br/>4'6" x 16'11"</p> <p><b>2</b><br/>Living Area<br/>13'6" x 15'9"</p> <p><b>3</b><br/>Dining Area<br/>10'3" x 10'0"</p> <p><b>4</b><br/>Pooja Room<br/>4'3" x 1'6"</p> <p><b>5</b><br/>Corridor 2<br/>3'6" x 11'2"</p> <p><b>6</b><br/>Master Bedroom 1<br/>14'0" x 10'6"</p> <p><b>7</b><br/>Toilet<br/>8'6" x 5'6"</p> <p><b>8</b><br/>Kids' Bedroom<br/>12'0" x 10'0"</p> <p><b>9</b><br/>Kids' Bedroom Foyer<br/>5'9" x 5'4"</p> | <p><b>10</b><br/>Toilet<br/>5'6" x 8'0"</p> <p><b>11</b><br/>Master Bedroom 2<br/>11'0" x 14'6"</p> <p><b>12</b><br/>Toilet<br/>9'9" x 6'5"</p> <p><b>13</b><br/>Dress<br/>5'5" x 6'5"</p> <p><b>14</b><br/>Guest Bedroom<br/>12'0" x 10'6"</p> <p><b>15</b><br/>Toilet<br/>8'9" x 5'6"</p> <p><b>16</b><br/>Kitchen<br/>10'0" x 10'0"</p> <p><b>17</b><br/>Study Room<br/>5'9" x 6'9"</p> <p><b>18</b><br/>W.C.<br/>4'0" x 3'7"</p> | <p><b>19</b><br/>Service Balcony<br/>5'11" x 16'11"</p> <p><b>20</b><br/>Balcony<br/>5'11" x 13'0"</p> <p><b>21</b><br/>Balcony<br/>5'11" x 25'5"</p> <p><b>22</b><br/>Balcony<br/>5'11" x 18'4"</p> <p><b>23</b><br/>Balcony<br/>5'11" x 18'0"</p> <p><b>24</b><br/>Balcony<br/>2'8" x 9'5"</p> |
|---|--|--|

	Sq. Mtr.	Sq. Ft.
Carpet area (as per RERA)	139.13	1,498
External wall area	15.07	162
Balcony area	52.89	569
Total usable area/built-up area	207.09	2,229
Super area	276.12	2,972

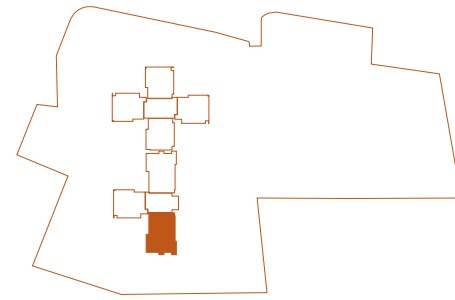


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FLOOR PLAN

# 4 BHK

## Earth Tower Unit 3



- |   |  |  |
|---|--|--|
| <p><b>1</b><br/>Corridor 1<br/>4'6" x 16'11"</p> <p><b>2</b><br/>Living Area<br/>13'6" x 15'9"</p> <p><b>3</b><br/>Dining Area<br/>10'3" x 10'0"</p> <p><b>4</b><br/>Pooja Room<br/>4'3" x 1'6"</p> <p><b>5</b><br/>Corridor 2<br/>3'6" x 11'2"</p> <p><b>6</b><br/>Master Bedroom 1<br/>14'0" x 10'6"</p> <p><b>7</b><br/>Toilet<br/>8'6" x 5'6"</p> <p><b>8</b><br/>Kids' Bedroom<br/>12'0" x 10'0"</p> <p><b>9</b><br/>Kids' Bedroom Foyer<br/>5'9" x 5'4"</p> | <p><b>10</b><br/>Toilet<br/>5'6" x 8'0"</p> <p><b>11</b><br/>Master Bedroom 2<br/>11'0" x 14'6"</p> <p><b>12</b><br/>Toilet<br/>9'9" x 6'5"</p> <p><b>13</b><br/>Dress<br/>5'5" x 6'5"</p> <p><b>14</b><br/>Guest Bedroom<br/>12'0" x 10'6"</p> <p><b>15</b><br/>Toilet<br/>8'9" x 5'6"</p> <p><b>16</b><br/>Kitchen<br/>10'0" x 10'0"</p> <p><b>17</b><br/>Study Room<br/>5'9" x 6'9"</p> <p><b>18</b><br/>W.C.<br/>4'0" x 3'7"</p> | <p><b>19</b><br/>Service Balcony<br/>5'11" x 16'11"</p> <p><b>20</b><br/>Balcony<br/>5'11" x 13'0"</p> <p><b>21</b><br/>Balcony<br/>5'11" x 25'5"</p> <p><b>22</b><br/>Balcony<br/>5'11" x 18'4"</p> <p><b>23</b><br/>Balcony<br/>5'11" x 18'0"</p> <p><b>24</b><br/>Balcony<br/>2'8" x 9'5"</p> |
|---|--|--|

	Sq. Mtr.	Sq. Ft.
Carpet area (as per RERA)	139.13	1,498
External wall area	15.07	162
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Total usable area/built-up area	207.09	2,229
Super area	276.12	2,972



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Don't  
just live.  
*Thrive.*





KEYSTONE  
SEASONS

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**SECTOR 77, GURUGRAM**

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**BIP No:** LC-2384-JE(SB)-2023 / 39286 Dated 16-11-2023

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**RERA No:** RC / REP / HARERA / GGM / 823 / 555 / 2024 / 50 Dated: 03-05-2024

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