

Presenting  
**OYSTER  
greens**  
Residential Plots  
Under DDJAY Scheme



Urban Homes is a premier real estate developer, specializing in luxury 3BHK floors in prime Gurgaon locations. Every project is thoughtfully designed for modern living, blending elegance, comfort, and function. Spacious layouts, upscale interiors, and world-class amenities define every home we create.

Our commitment to quality and innovation ensures that each Urban Homes residence offers lush green surroundings, advanced security, dedicated parking, and exclusive clubhouses for an unparalleled lifestyle. If you seek an independent luxury home in a prime location, Urban Homes is your trusted partner for sophisticated living and smart investment.

**FOR BOOKINGS & ENQUIRY**

**MR. RAJKUMAR YADAV-8860362929**

**MR. SURENDER YADAV -9990000093**



BADMINTON COURTS



KIDS PLAY AREA



PARKS WITH PATHS

# FRONT FAÇADE- 3D VIEW



CLASSICAL FACADE DESIGN:  
ELEVATION IS DESIGNED IN SUCH  
A MANNER TO MEET BALANCE,  
PROPORTION & SYMMETRY.

OYSTER GREENS- PLOT NO.- 250

DESIGN BY





STILT PARKING –  
 SEPARATE 1 CAR PARKING SPACE FOR EACH FLOOR OWNER.

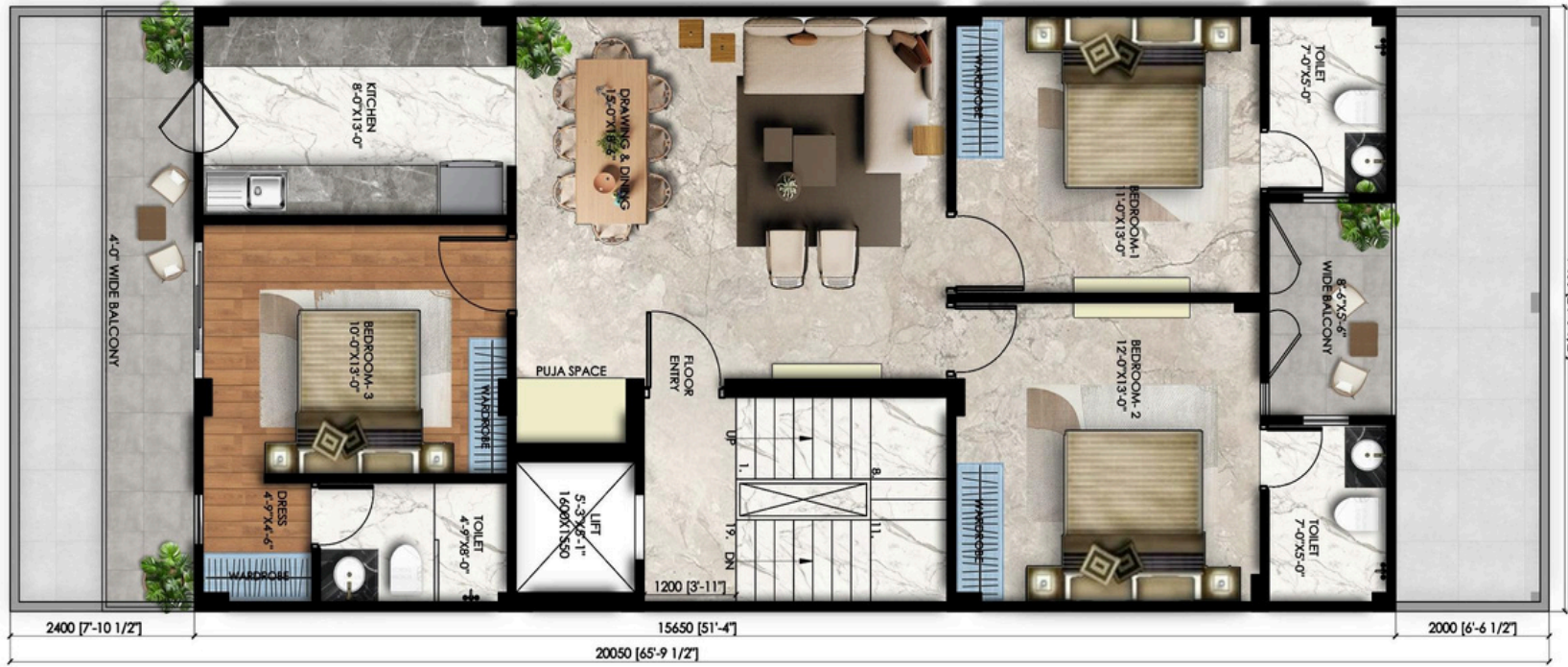
# STILT FLOOR PLAN

DESIGN BY



FRONT SIDE

REAR SIDE

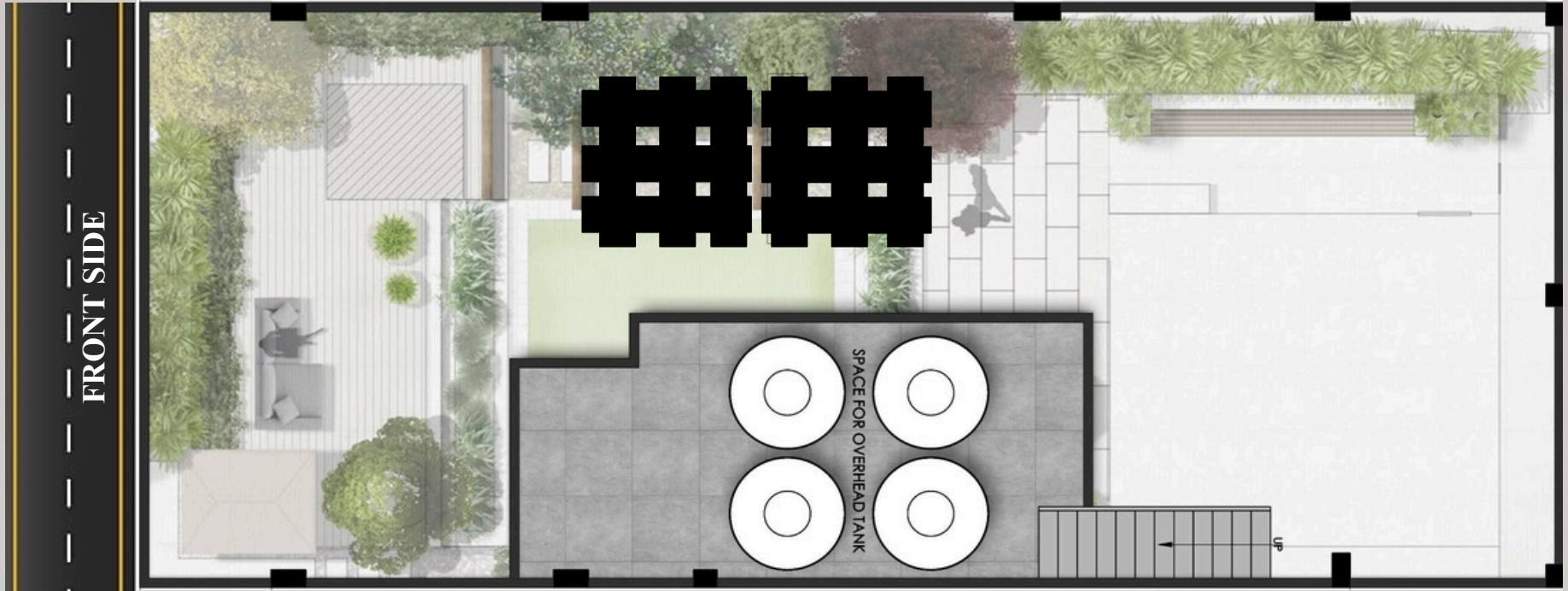


| <u>FLOOR NAME</u> | <u>SUPER BUILT UP AREA(SQ.FT)</u> | <u>CARPET AREA(SQ.FT)</u> |
|-------------------|-----------------------------------|---------------------------|
| FIRST FLOOR       | 1340 SQ.FT.                       | 1035 SQ.FT.               |
| SECOND FLOOR      | 1340 SQ.FT.                       | 1035 SQ.FT.               |
| THIRD FLOOR       | 1340 SQ.FT.                       | 1035 SQ.FT.               |
| FOURTH FLOOR      | 1340 SQ.FT.                       | 1035 SQ.FT.               |

TYPICAL FLOOR PLAN

DESIGN BY





TERRACE (ROOF) FLOOR PLAN –  
TERRACE OWNERSHIP RIGHT WILL BE COMMON FOR ALL FLOOR OWNERS. IT OFFERS CONVENIENT OPEN  
BREATHTAKING AIRY & SEAMLESS ACCESS. IT OFFERS AMPLE SEATING AREA, LUSH GREENERY & STYLISH TERRACE  
LIGHTING.

**TERRACE FLOOR PLAN**

DESIGN BY





**\*3 BHK LUXURIOUS FLOORS\***

**TYPICAL FLOOR- ISOMETRIC VIEW**

DESIGN BY



# **PROJECT HIGHLIGHTS**

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- **PLOT NO.- 250 | PLOT AREA – 148.37 SQ. MTRS. / 177.45 SQ. YARDS**
- **ON 9 MTRS. FRONT WIDE ROAD**
- **STILT PARKING | 3 BHK LUXURY FLOORS**
- **STILT & TERRACE RIGHT- COMMON**
- **VASTU FRIENDLY DESIGN**
- **WELL CONNECTED TO DWARKA EXPRESSWAY & 75 MTRS. ROAD**
- **20 MINUTES AWAY FROM IGI AIRPORT**
- **NEAR BY CONNECTED WITH DPS SCHOOL | MALL | MEDICAL UNIT**
- **NEAR BY CONNECTED WITH MAA SHEETLA MEDICAL COLLEGE**
- **NEAR BY CONNECTED WITH MAA SHEETLA MEDICAL COLLEGE**
- **1.5 ACRES DEDICATED AREA TO CLUB HOUSE BUILDING**
- **GREEN PARKS | BADMINTON COURT**

**OYSTER GREENS – PROJECT HIGHLIGHTS**

## DRAWING & DINING HALL

| S.NO. | ITEM DESCRIPTION                                    | BRAND SPECIFICATION<br>ISI MARKED |
|-------|---|-----------------------------------|
| 1     | MODERN DESIGN TV CABINET                            |                                   |
| 2     | MANDIR UNIT DESIGNED WITH EXTENDABLE PLATFORM       | ISI MARKED                        |
| 3     | MODERN DESIGN FALSE CEILING FOR AESTHETICS PURPOSE. | SAKARNI/BIRLA WHITE               |
| 4     | CHANDELIER UNIT FIXTURE                             | -                                 |
| 5     | SPLIT AC UNIT 1.5 -TON CAPACITY                     | DAIKIN/ HITACHI                   |
| 6     | FAN & CEILING LIGHTS                                | HAVELLS                           |

**PROJECT FINISHES**

## **BEDROOMS FINISHES**

| <b>S.NO.</b> | <b>ITEM DESCRIPTION</b>                            | <b>BRAND SPECIFICATIONS</b> |
|--------------|--|-----------------------------|
| 1            | WARDROBE UNITS IN HDHMR BOARDS.                    | ACTION TESA                 |
| 2            | SPLIT AC UNIT 1.0 –TON CAPACITY                    | DAIKIN/ HITACHI             |
| 3            | MODERN DESIGN FALSE CEILING FOR AESTHETICSPURPOSE. | SAKARNI/ BIRLA WHITE        |

**PROJECT FINISHES**

## WASHROOMS / TOILETS

| S.NO. | ITEM DESCRIPTION                        | BRAND SPECIFICATIONS |
|-------|---|----------------------|
| 1     | SANITARY FIXTURES                       | JAGUAR/ CERA         |
| 2     | DIVERTER BODY (WASHBASIN + SHOWER) AREA | JAGUAR/ CERA         |
| 3     | WALL HANGING WC'S                       | JAGUAR/ CERA         |
| 4     | GEYSER UNIT                             | HAVELLS              |
| 5     | ALL NECESSARY ACCESSORIES & FITTINGS    | ISI MARKED           |

**PROJECT FINISHES**

## MODULAR KITCHEN SPECIFICATIONS

| S.NO. | ITEM DESCRIPTION                | BRAND SPECIFICATION    |
|-------|---------------------------------|------------------------|
| 1     | HDHMR BOARD                     | ACTION TESA            |
| 2     | CHIMNEY                         | FABER UPTO (RS.15,000) |
| 3     | SINK MIXTURE                    | JAGUAR/ CERA           |
| 4     | STAINLESS STEEL DUAL BOWLS SINK | ISI MARKED             |
| 5     | GAS COPPER PIPE FITTINGS        | MALAYSIA PIPE          |
| 6     | GEYSER 3 LITRES                 | HAVELLS                |
| 7     | WATER RO                        | KENT                   |
| 8     | SOFT CLOSE INNOTECH DRAWERS     | HETTICH/ DORSET        |
| 9     | TALL PANTRY UNIT                | ISI MARKED             |
| 10    | HIGH GLOSS LAMINATE FINISH      | ADVANCE/ GREENLAM      |

**PROJECT FINISHES**

## **PROJECT KEY FEATURES**

- **RCC FRAMED STRUCTURE AS PER STRUCTURAL DESIGN**
- **STILT PARKING & STAIRCASE -GRANITE FLOORING**
- **ALL FLOORS & WASHROOMS TILES – 2 x 4 FT. VITRIFIED TILES**
- **ALL WIRING WITH BRAND NAMED – HAVELLS / POLYCAB**
- **ELECTRICAL SWITCHBOARDS- L&T/ ANCHOR**
- **LIFT BRAND NAMED- JOHNSONS/ KONE**
- **WATER ELECTRICAL MOTOR BRAND NAMED – TEXMO 1 HP**
- **PLUMBING PVC/ CPVC PIPES- SUPREME / ASHIRVAD**
- **U.G.WATER TANK -10,000 LTRS. SINTEX | OVERHEAD 1000 LTRS SINTEX**
- **INTERNAL DOORS –LAMINATE / VENEER CLADDED FLUSH DOORS**
- **EXTERNAL DOORS UPVC/ ALUMINIUM WITH TOUGHENED GLASS**
- **COMPLETE BUILDING PLASTER WITH MIXTURE OF STONEDUST(KRESAR) & CEMENT ONLY**

**PROJECT FINISHES**

DESIGN BY



## Choose the most serene settings



2 parks with landscaped greens, lush trees, and pleasant walking areas



Paved roads and sidewalks with beautiful greenery



Multiple badminton courts



## We take care of safety to take care of you



Secure, gated complex



3 manned gates



Well-lit streets and paths



Wide CCTV coverage in common areas

# OYSTER GREENS- SITE AERIAL VIEW

# Location Advantages

Perfectly placed for every need



#### 4 Schools in close proximity

- Delhi Public School
- Gurugram Global Heights School
- Imperial Heritage School
- Prime Scholars School



#### Seamless connectivity

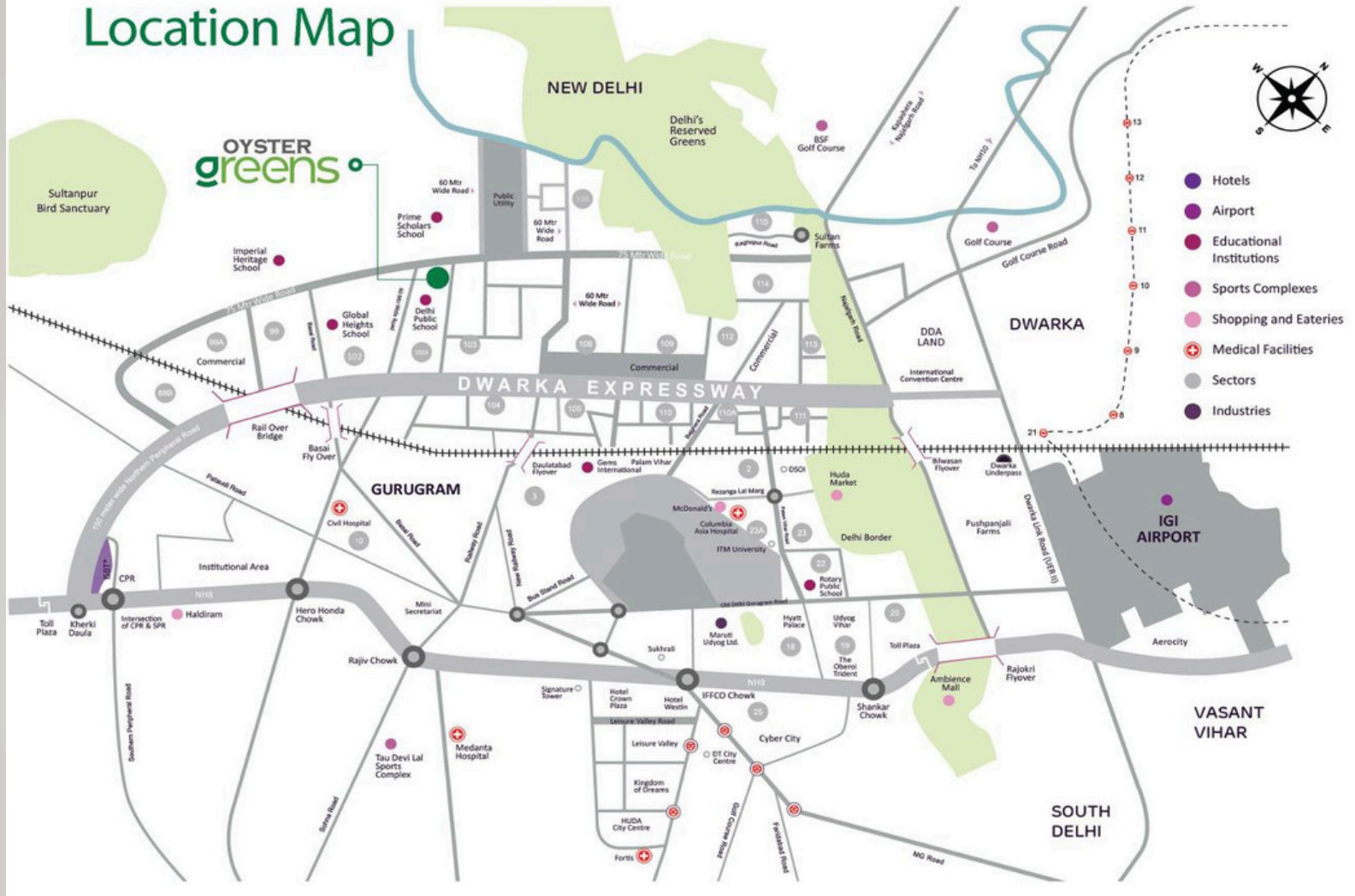
- Well-connected to Dwarka Expressway via 60-meter road
- Equidistant from Delhi-Central Gurugram-Manesar
- Excellent connectivity to airport



#### Nearby hospitals

- AIIMS Jhajjar
- Medanta Hospital

# Location Map



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**MR. SURENDER YADAV -9990000093**

DESIGN BY:  
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THANK YOU

