



Corporate Office: C-31/32, Second Floor, Opp. PVR Plaza, Connaught Place, Delhi-110001, Tel.: 011-23463500 | www.cosmosinfra.com

Site office / Show Apartment: 3rd milestone, Alwar Bypass Road, Bhiwadi, Rajasthan

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Brochure design by: www.depurple.com

*In the end,
it is not
going to matter
how many breaths
you took,
but how
many moments
took your
breath away.*





Poised to bring those breathtaking moments alive, we offer you an abode for your senses and a platter of choices emerging from astute architectural ingenuity and sterling craftsmanship. We give you **Cosmos Greens.**

A BOUNDLESS BEGINNING

Conceived as an epitome of luxury living, Cosmos Greens brings unequivocal global standards to everyday life. Adorned by an exemplar range of modern-day amenities, each home is astutely designed and urges one to exceed the limits of indulgence.



SPACES TO SPRAWL

Over an expanse of 32 acres, Cosmos Greens at Bhiwadi is a World of its Own. Now Cosmos is offering three new clusters of abundant living named - Ashoka, Devdar and Silver Oak apartments. Each tower summits at an impressive 14 floors, thus preceding any other housing project in the area.



DESTINATION- BHIWADI

Renowned for its botanical nursery and proud to be a pilgrimage of Baba Mohan Ram, Bhiwadi enjoys the status of a Regional Centre or Priority Town of the National Capital Region (NCR), and has been able to create a niche for itself among the fast growing cities of India. Poised to be an ultra modern city, Bhiwadi enjoys many conveniences like:

- Just one minute off the Delhi-Jaipur NH-8
- Major industrial hub, industries viz. Honda, Saint Gobain, Jaquar, Ray Ban, etc.
- Surrounded by Dharuhera, Bawal, Chowpanki, Manesar & Reliance proposed SEZ
- Poised to be the second largest industrial town in Asia



ONE LOCATION, LIMITLESS LEVERAGES

Cosmos Greens is strategically located right on Alwar Bypass Road (before toll plaza), a most futuristic and promising location of NCR. And When you live in the epicentre of such a luxury, convenience starts flowing towards you from every direction. With more than 5000 families already comfortably residing in the area, it certainly is a most promising place to live in. The strategic location of Cosmos Greens brings an array of conveniences and advantages such as:

- Placed opp. a Haldiram's outlet, a SRS multiplex and close to a Mc Donald's
- Located opposite Proposed Metro Station
- 800 families already residing within the development
- Known as one of the most peaceful societies on the Alwar bypass road

LOCATION



PROXIMITY, LIVE IN THE HEART OF BHIWADI

Cosmos Greens, neighbouring IGI airport, is perfectly located for superb access to all of Bhiwadi & NCR and just moments away from all the conveniences required for a daily life routine. Cosmos Greens puts the best of everything on your doorstep.

- 20 mins from Rewari Junction
- A few of comfort and conveniences within the radius of 2 kms:
 - 7 Fine Dining Restaurants
 - 5 Hospitals
 - 6 Schools
 - 2 Multiplexes
 - 6 Shopping Malls / Centers
 - 4 Hotels (4-5 Stars)



ASHOKA APARTMENTS





IMMEASURABLE INDULGENCE

Cloaked in a panorama of ultra suave amenities, each cluster brings its own cluster of recreational activities. A concept too avant-garde for other localities to fathom, each cluster of apartments comes with an abundance of amenities like:

- Yoga centres
- Gazebo sittings
- Kids play zones
- Basketball, volleyball, badminton courts with pavilion seating
- Consolidated 3 Km jogging track
- Amphitheatre

EACH CLUSTER COMES WITH A WORLD OF ITS OWN

LAVISHLY LANDSCAPED



With natural beauty at its core, Cosmos Greens is set in a radiant landscape surrounded by greenery. Creativity comes alive amidst the themed gardens that make your morning walks a breathtaking experience.





QUADRA POOL SETUP

First and definitely the freshest of its kind, only Cosmos Greens can boast of not one, not two but a breathtaking 4 swimming pools within the development. Each cluster comes with a swimming pool of its very own while the main club house also offers one.



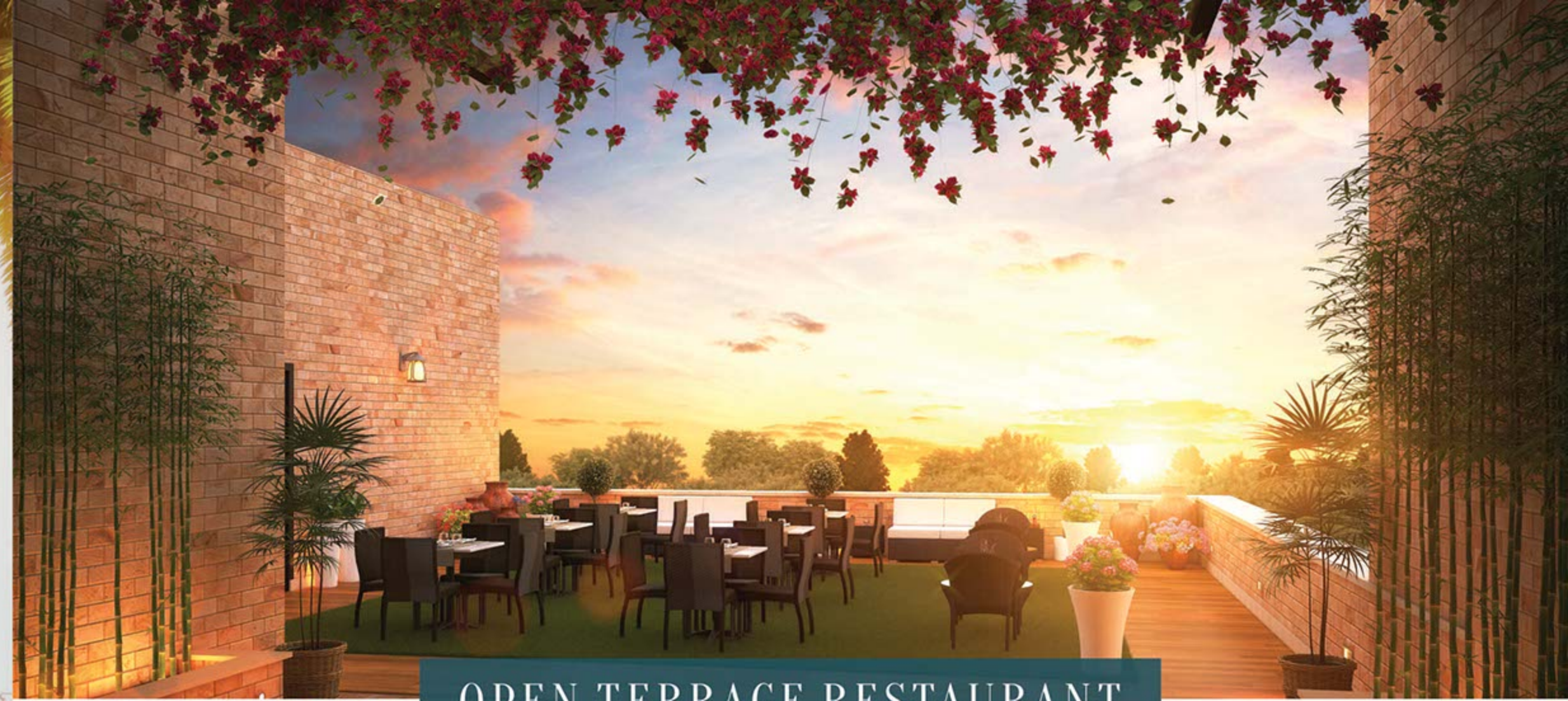
TO NURTURE IS IN OUR NATURE

With impeccable standards of safety & security, Cosmos Greens is one of the few developments in the area to house earthquake resistant structures. While ultra responsive fire fighting systems and power back-up components constitute the heart of each structural design.





CLUB HOUSE



OPEN TERRACE RESTAURANT



MULTI-FACETED FUN

Clubbing the wonders of modern living under one roof, or in other words, The Club. Riveting and recreational for the mind, body and soul, the all encompassing club offers:

- A fine dining restaurant
- An open terrace restaurant
- A multi-purpose hall
- A lounge bar
- A coffee & snack lounge
- A gymnasium
- A billiard room
- A reading room
- A cards room
- A swimming pool





EXTRAORDINARY SECURITY

Designed with utmost care, the secure housing development provides an overwhelming sense of security for you and your family. All anxieties will be left far behind once you pass through the gates and enter your haven of sorts. Guarded by a thistle of surveillance technology the multi-pronged security strategy includes:

- 4 Tier security system
- Manned electronic boom barrier at entrance of each cluster
- Guarded lift lobby reception area
- Video door phone
- CCTV surveillance



ADDED SECURITY FOR ADDED ASSURANCE

Every cluster at Cosmos Greens boasts of one of its kind security features in vicinity, such as:

- Unique & different grand entrance gate for all 3 clusters
- Individual manned electronic boom barriers
- Added security guards for extra safety at all tiers





ENCLOSED LIFT LOBBY

The doorway to your dream abode, each lift lobby at Cosmos Greens is guarded by a security personnel. With such an added security feature and its pleasing ambience, it perfectly serves as a waiting area also.



DESIGNED FOR THE DISCERNING THE NEW GENERATION OF AUTOMATED HOMES

Luxuriant yet convenient in its demeanour, each home has been designed keeping in mind your comfort, with a touch of class. Motion based lighting systems adorn each kitchen and washroom along with IR remote controls for each of the ceiling fans and lights. While ample provisions have also been made for automated curtains and bluetooth enabled controls via smart phones and tablets.





UNIT PLANS
OUTLINED FOR OPULENCE

2 BHK PODIUM APARTMENT LAYOUT



2 BHK + 2 Toilets, Super Built-up Area: 1030 sq.ft. (95.68 sq.mtr.)
+ additional green area

2 BHK PODIUM APARTMENT LAYOUT (3D)



2 BHK + 2 Toilets, Super Built-up Area: 1030 sq.ft. (95.68 sq.mtr.)
+ additional green area

3 BHK PODIUM APARTMENT LAYOUT



3 BHK + 2 Toilets, Super Built-up Area: 1240 sq.ft. (115.19 sq.mtr.)
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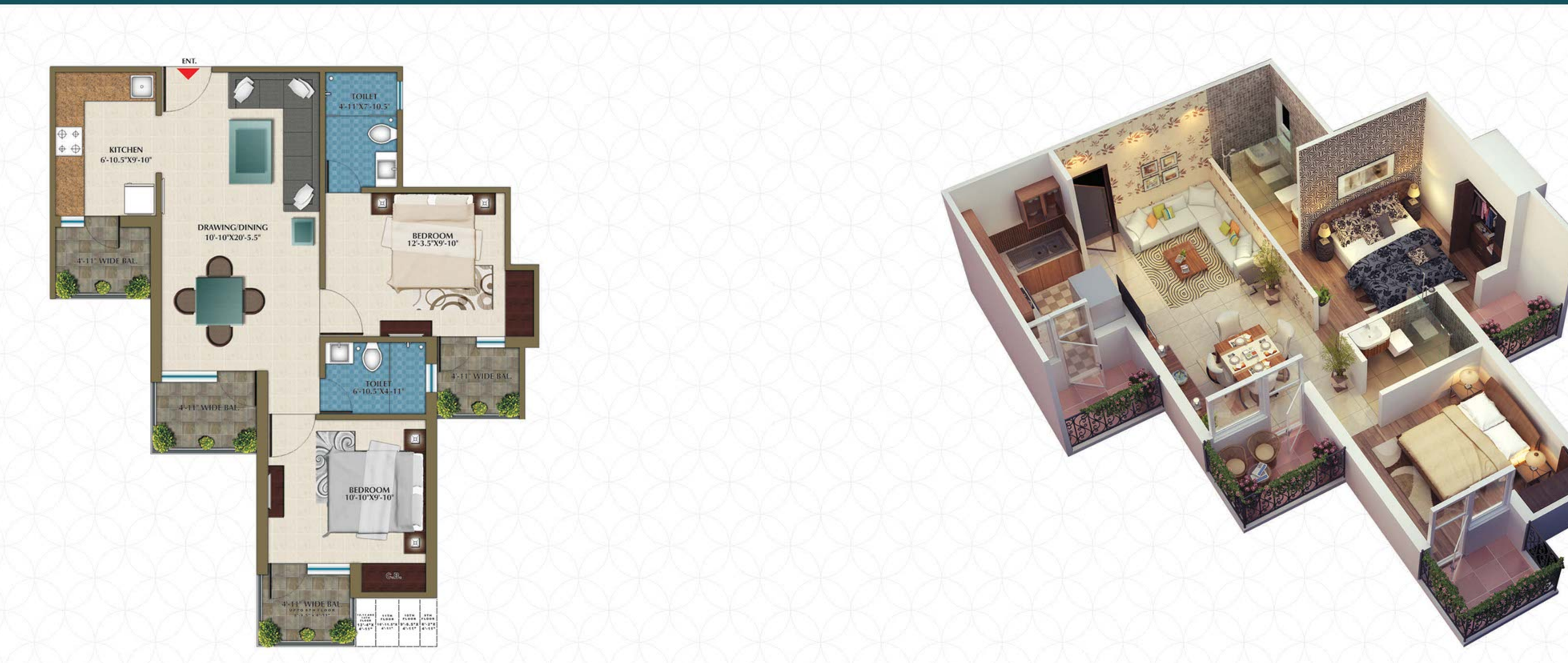


2 BHK + 2 Toilets, Super Built-up Area: 830 sq.ft. (77.10 sq.mtr.)
(Built-up Area = Super Built-up Area – 18%)

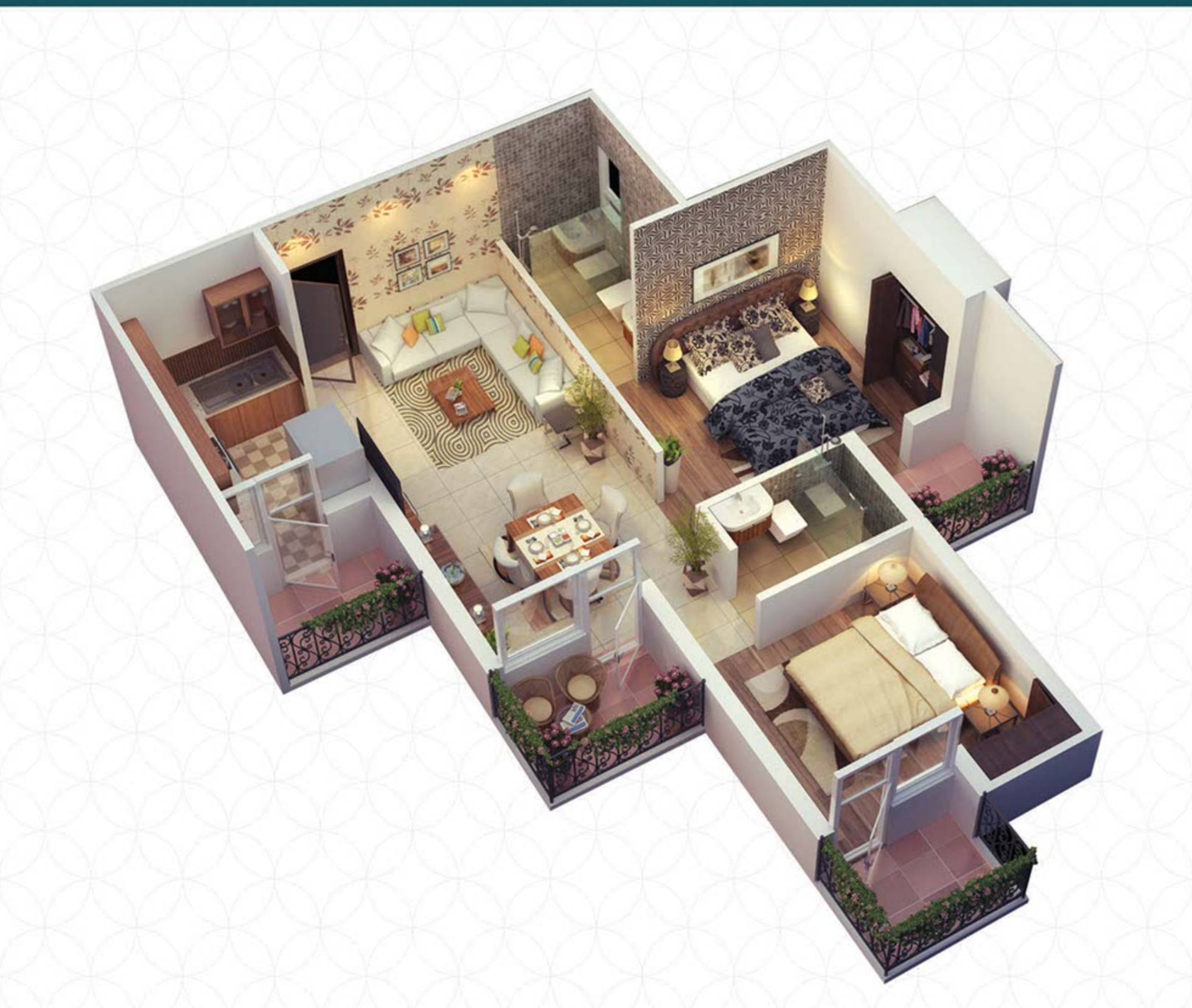
2 BHK APARTMENT LAYOUT (3D)



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(Built-up Area = Super Built-up Area – 17%)



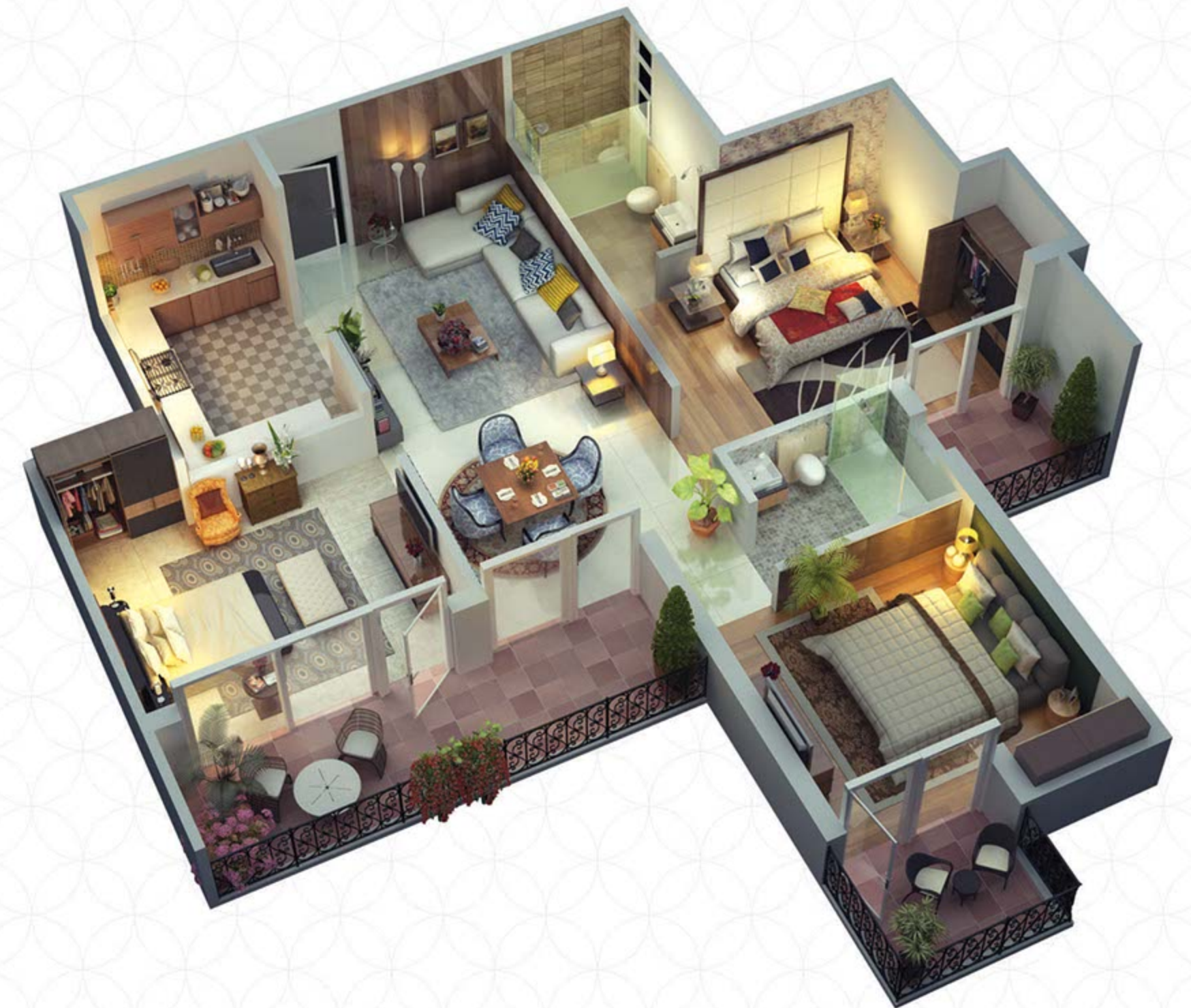
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I SPECIFICATIONS

	LIVING ROOM	ALL BEDROOM	KITCHEN	TOILET	BALCONY
FLOORING	Vitrified tiles	Vitrified tiles	Anti-skid ceramic tiles	Anti-Skid ceramic tiles	Anti-Skid ceramic tiles
WALL FINISHING	Acrylic emulsion of pleasing shades	Acrylic emulsion of pleasing shades	2ft. ceramic tiles above platform & acrylic emulsion of pleasing shades	Ceramic tiles up-to 7ft. & acrylic emulsion of pleasing shades	---
CEILING FINISH	POP cornice & fan & light circles	POP cornice & fan & light circles	POP cornice & fan & light circles	---	---
DOORS	Designer laminated flush door with molding and superior quality hardware	Laminated flush doors with molding and superior quality hardware	---	Laminated flush doors with molding and superior quality hardware	---
WINDOWS / GLAZING	UPVC / aluminium windows with sliding / casement with premium hardware	UPVC / aluminium windows with sliding / casement with premium hardware	UPVC / aluminium windows with sliding / casement with premium hardware	UPVC / aluminium windows with sliding / casement with premium hardware	---
ELECTRICAL	Best quality copper wire, ample light points, modular switches and sockets T.V. and telephone point	Best quality copper wire, ample light points, modular switches and sockets T.V. and telephone point	Best quality copper wire, ample light points, modular switches and sockets	Best quality copper wire, ample light points, modular switches and sockets	---
FIXTURES / FITTINGS	---	---	Granite counter with stainless steel sink and superior quality CP fitting. RO water supply	Premium brand wall mounted wash basin and one piece ewc. Premium brand single level chrome plated CP fittings. Advantage of option of Indian type WC in one toilet	---

	LIVING ROOM	ALL BEDROOM	KITCHEN	TOILET	BALCONY
WOOD WORK	---	Stylish wooden cupboards	Modular kitchen cabinets (below counter)	---	---
SPECIAL FEATURES	Video door phone, Intercom, Light and Fan Automation with IR Remotes with provision for control of motorized curtains	Intercom, Light and Fan Automation with IR Remotes with provision for control of motorized curtains	Motion sensor lights	Motion sensor lights	Wall hung wash basin and provision of tap and drain for washing machine

ENTRANCE (reception / security lobby) :

- Flooring: Indian marble / granite with stylish inlay design
- Lifts: One number 8 person high speed elevator and one number 13 person stretcher size high speed elevator

TYPICAL LIFT LOBBY :

- Flooring: Indian marble / granite

STAIRCASE :

- Flooring: Indian marble / granite
- Railing: Stylish SS / MS railings

SECURITY :

- 4 tier security system with 24 hour CCTV surveillance, manned electronic boom barriers at entrance of Cosmos Greens and at entrance of Ashoka, Devdar and Silver Oak

STRUCTURE :

- Earthquake resistant foundation, R.C.C. frames structure with brick partition walls

EXTERIOR FINISH :

- Asian ultima or equivalent long lasting water-resistant finish

WATER MANAGEMENT :

- Rainwater harvesting system, sewage treatment plant, water softener, dual water supply system

POWER BACK-UP :

- 24 x 7 power back-up in common services, lifts and lift lobbies



ABOUT THE DEVELOPER

Cosmos Infra has been a pioneer in residential real estate developments in North India since 1989. Cosmos Infra is best known for its iconic project 'Rishi Apartments' in posh Civil Lines area of Delhi which was delivered in the year 1994. Having already delivered around 2.5 million sq ft area in the last 25 years, the company is developing another 2 million sq ft in Gurgaon, Bhiwadi & Ghaziabad.

Driven by a team of qualified CAs, MBAs & Engineers, the company follows a strict code of moral & ethical conduct. The company's vision is to create spaces and structures which add value to life and urban landscapes that are timeless.

OTHER COSMOS INFRA PROJECTS

Completed Projects:



CIVIL LINES, DELHI
(1989)



SUSHANT LOK
GURGAON
(1992)



SUSHANT LOK II & III
GURGAON
(1993)



ARDEE CITY
GURGAON
(1995)



MAYFIELD GARDEN
GURGAON
(2001)



PALAM VIHAR
GURGAON
(2005)



PANIPAT
(2007)



DARYAGANJ
DELHI
(2011)



PALAM VIHAR
GURGAON
(2011)



BHIWADI
(2012)



GHAZIABAD
(2013)

Ongoing Projects:



This project has created for the first time, a world that brings together every premium luxury one can desire for and makes it exclusively available inside one's life-space. Cascade Gardens presents a unique concept lifestyle for the first time in Gurgaon. Every residence of the project would enjoy the luxury of a personal cascading waterfall and a private garden. In addition, bigger units would also have grandeurs of a private swimming pool with wooden deck, a party bar, a barbeque and space for open dining.



Fast connectivity, modern facilities, amazingly resourcefulness of the place and the apt amenities all define 'Express 99'. Innovative architecture, an amphitheatre and a 10000 sq. ft. club with a lavish swimming pool, sports facilities like basketball court, tennis court, badminton court etc. are some pride elements that truly sets it apart and gives it an edge over others. 'Express 99' is the only project that boasts of being on a corner with a 150 mt wide road (Dwarka Expressway) on one side and a 75 mt road (sector road) on the other giving it the best connectivity. Offering 2 BHK and 3 BHK, 'Express 99' truly exemplifies the true meaning of independent life.