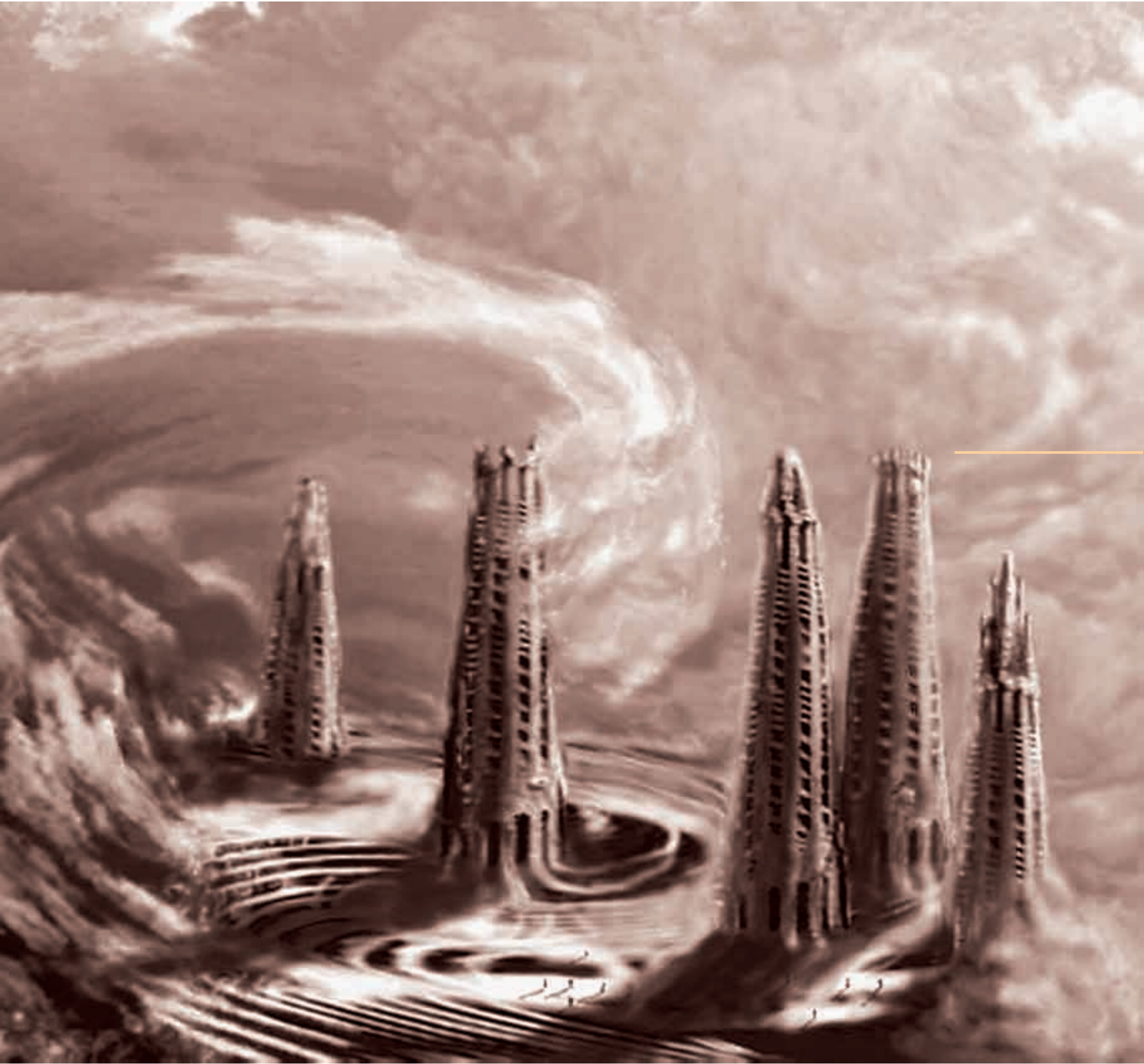


RAHEJAS



ATLANTIS





The story unfolds...

A Legend was lost, a Legend is created



Around 360 B.C., the Greek Philosopher Plato wrote about a mystical city in his books Timaeus and Critis. This was Atlantis, the most beautiful and advanced city of its era - more than eleven thousand years ago. Atlantis was populated by a noble and powerful race, which possessed great wealth and power, and its rulers held sway over nations of Europe as well as far off continents. Atlanteans were amazing engineers and architects having built spectacular palaces, ornate temples, huge fountains and a complicated water system. In the centuries that followed, the world kept on searching for this lost city . . .



Atlantis has resurrected...



Accessibility from NH-8 and HUDA Sector-31



Atlantis is now rising from the waves, beginning a new era of civilization. Raheja's Atlantis Condominiums - technologically the most evolved housing in Gurgaon today. Using cutting edge technology and design, handpicked international infrastructure and the most expensive imported finishes, we are offering you an unprecedented, unbelievable standard of living. The legendary city of the elite is back... Atlantis is resurrecting itself again...



...at the center of Gurgaon amidst lush green **E**nvironment

While splashing waterfalls and rustic fountains abound in glory, serene and beautiful landscape gently calms the senses.

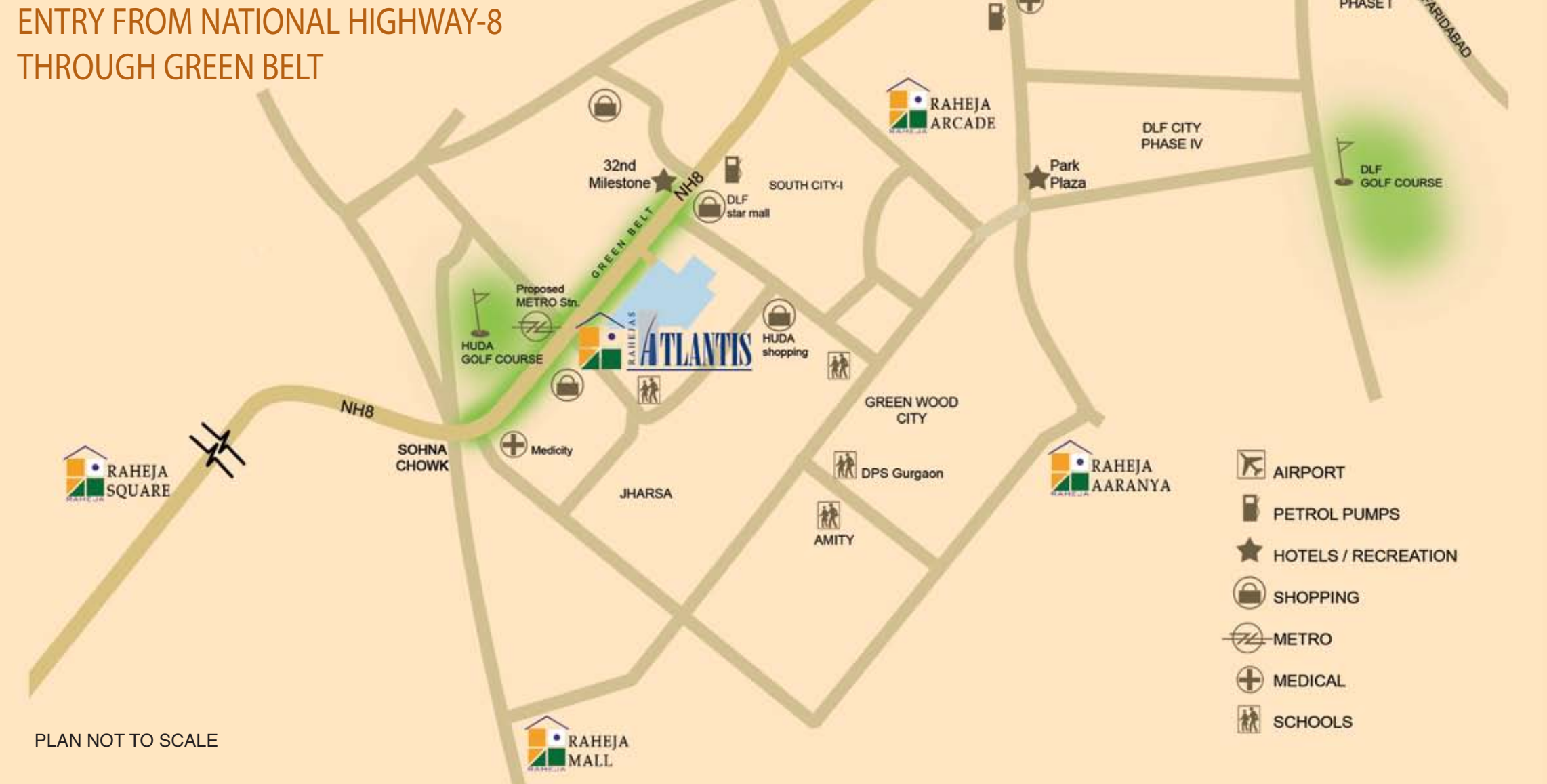


ACTUAL LANDSCAPE PHOTOGRAPHS OF SITE AND GREEN BELT

While Atlantis is most conveniently located with direct entry from NH-8, a 20 acre green belt at entrance to the complex ensures a pollution-free and noise-free environment. Whats more, the tree-lined jogging trails and flower essenced open lawns ensure that you can enjoy the evenings with your loved ones in quite the same way that the bounties of nature were cherished by the Atlanteans. Apart from that the beautifully manicured lawns and gleaming waterscapes in front of all the blocks ensures that you lead a clean, healthy and modern lifestyle with the old-world charm.



ENTRY FROM NATIONAL HIGHWAY-8 THROUGH GREEN BELT



Dream Location

Atlantis is located in the heart of Gurgaon, on the 8 lane NH-8 expressway between IFFCO and Rajiv Chowks.



This dream location ensures that the Atlantis is most easily accessible. In fact, it's just 12 minutes away from the Indira Gandhi International airport. Access to the Atlantis is going to be even better in the future with the proposed MRTS to come within 100 meters of the complex - just walking distance.

The best of Gurgaon's schools, hospitals, shopping malls, banks, hotels, etc are within a stone's throw of Atlantis. A local Shopping Complex having Banks, ATMs, etc. is just 100 meters away.

The 32nd milestone, Signature Towers, Pacific Square, Galaxy Complex and the DLF Star Mall are within 500 meters. Various other Commercial complexes, Five Star Hotels and Shopping Malls are coming up at close quarters. The HUDA Golf Course is located within a kilometer. The biggest medicity around Delhi is within 2 kms of the complex, located just before Rajeev Chowk.

In every way, truly a dream location to live in.



Living like an Atlantean

Ensures that you live in luxury and grandeur with 5 star facilities at your disposal round-the-clock



Built on 10.3 acres of prime land, Atlantis has over 8 acres of green and open spaces apart from 20 acres of green belt and parks forming the gateway to the complex. Ample space to exercise, jog, play or just amble in peace away from the madding crowd. The landscaping is unique and has been designed to resurrect the glory of what was once the Atlantis.

Atlantis boasts of 11 lac sq ft of elegant condominiums, luxurious penthouses and grand villa suites. Each one of them is tastefully designed and constructed to

top-of-the-line specifications. Apart from the structure conforming to the latest seismic code, we have also provided Power Backup, Round the clock Security and Double level Basement Parking.

We've made sure Atlanteans live in grand style. Various kinds of amenities are available within the complex itself. A shopping complex, business center, gym, health club, spa facilities, sauna, steam bath, table tennis, billiards, squash, badminton and tennis facilities are provided for the satisfaction of

the residents. Special provisions have also been made for the children's play areas. Two Swimming pools, Fountains and Waterfalls comprise the waterbodies shimmering like jewels in the crown of the lush green landscape.

Exercise, rejuvenate, work or play, the complex serves all needs and is designed to please. Built on 10.3 acres of prime land, Atlantis has over 8 acres of green and open spaces apart from 20 acres of green belt and parks forming the gateway to the complex.





Actual Photograph of sample flat and your dream home

VIEW OF SPLIT-LEVEL LIVING AREA

Passionately Designed . . .

To let your address exemplify your class



Actual Photographs of sample flat and your dream home

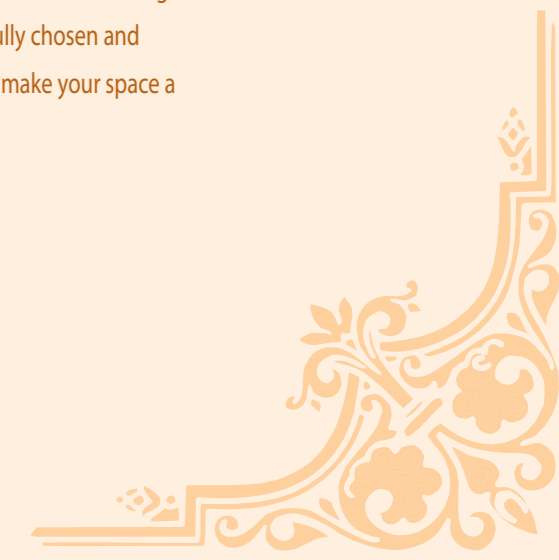
Every apartment in the complex has been meticulously designed by an in-house team of architects so that minute attention can be given to the client's needs based on space functionality, cutting-edge facilities and contemporary aesthetics.

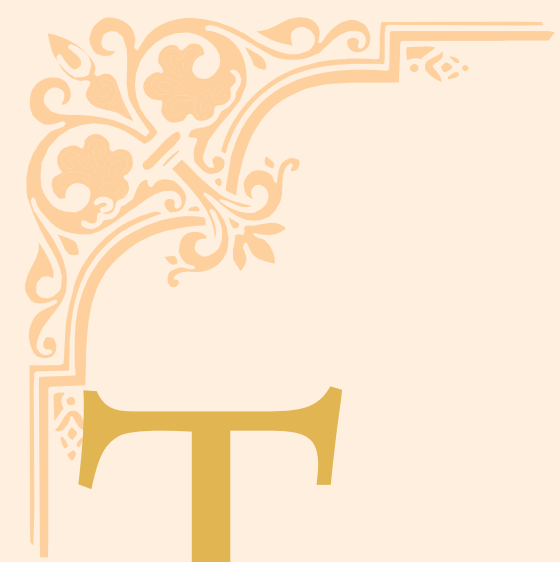
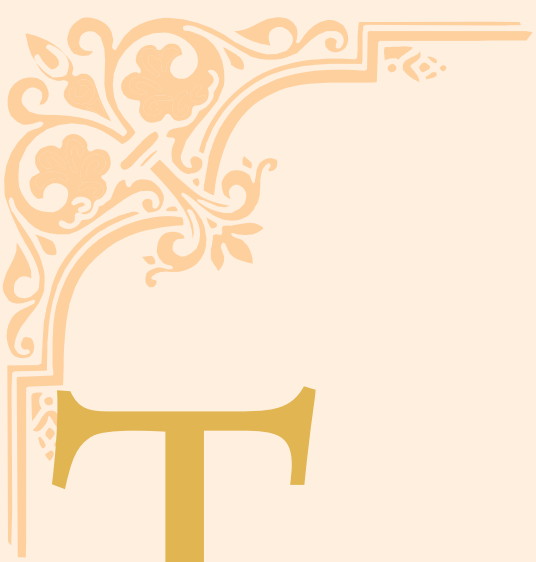
Functionally, each apartment has been divided into 3 independent sections- The Domestic Help, the Formal Area and the Informal Area. Private and public functions are discreetly divided so as to render extremely comfortable and unintrusive living. Apart from that, a split level in all the apartments exudes the feeling of an elegant and spacious bungalow.

Specific handpicked materials were chosen for the finishes to achieve a uniquely rustic and antiquated feel within the apartment. This classical feel has been harmoniously blended with ultra-modern high-tech comforts like remote operated Jacuzzis and modular kitchens to caress you in Five star luxury at your home.

The interiors of the living spaces within the lush expanse of Atlantis have been designed to liberally let in the bounties of nature. An entire glass wall allows the sunlight to pour right into the living room. Big airy windows and large balconies lend an incomparable warmth and freshness to each of the rooms.

We have designed the Atlantis passionately, not sparing any expense in any regard. Every single material that has gone into each apartment has been carefully chosen and picked from the best in the world to make your space a truly world-class HOME.





The best the world has to offer . . .

Top-of-the-line Technologies . . .



Actual Photographs of sample flat and your dream home

Actual Photographs of sample flat and your dream home

Outstanding world-level quality was our vision for the Atlantis. We have accordingly brought in the best inputs from around the world to materialize our vision into your dream home.

Each and every finish within the apartments has been sourced internationally to create an elegant classical feel. The designer tiles, for example, have been sourced from Spain, Italy and China. Imported Marble has been provided in the Living, Dining and Common Passage areas.

You will be given an option between the modern and durable laminated flooring or the classic and natural wooden parquet flooring in all the bedrooms.

We are the first among any of our peers to provide the Velvet Touch Finish in the entire apartment. Tinted Glass in UPVC windows has been used exclusively throughout the project to let you experience the lush green landscape and shimmering water bodies outside in cool shades while cutting the sharp glare of the sun.

Another of the firsts we are pioneering in Northern India will be the provision of Stainless Steel Railings for more durability and better aesthetic appeal.

We have also painstakingly thought out minute details that will help you utilize and enjoy your home better. An example is an integrated framework we have provided attached to the balcony railings for placing flower baskets. Little touches such as these shall make your dream home come alive for you.



Further evidence of our commitment to make this a truly world-class project may be seen in the multitude of internationally sourced features and facilities we are providing.

The master bedroom has been provided with an imported Remote Operated, Temperature controllable Jacuzzi with a CD player and FM plug-in jack.

Shower Cubicles, Sensor Operated Bath Fittings, Modular Kitchens, Light Fittings, the W.Cs, the UPVC window Sections (soundproof and thermatically sealed), cornerglass windows - every feature has either been imported or carefully selected from the best in the world, including those

* If better technology is not available at time of delivery

manufactured in technical collaboration with companies from Germany, U.S., South Korea, Japan, China, Spain, Turkey, Italy etc.

We are also providing a state-of-the-art modular Kitchen imported from Germany in line with International Standards. Warm, bright and open, it comes equipped with a breakfast counter and stools and will be another hub for the family to share the good times in.

Space for Split Air conditioner units have already been earmarked so that you just have to put in the condenser and cooling coil units at designated spots

and connect. Similarly, space has been provided for the water geysers concealed above the false ceiling in the toilets. This just goes to show the meticulous planning undertaken by us to provide you with a neat, tension-free and more comfortable standard of living.

Wirings for intercommunication and security have been provided. An Additional provision will be made for 802.11b (Wi-Fi) Wireless Connectivity for Internet*.

Stand-by Generators have also been provided and to keep the electricity bills well under control, CFL ceiling lights shall be provided throughout the apartment as a standard fitment.



Villas, Penthouses & Presidential Suites



VILLA ELEVATION



PENTHOUSE B PLAN



PENTHOUSE B VIEW

The Ultimate statement of style and luxury, these world-class homes apart from offering all the ultra-sophisticated facilities and finishes that comes as a standard in all the apartments, have the advantage of having huge terraces and courts.

- ...so that you can enjoy life to the fullest.
- ...so that you can host your parties under the full glow of the gleaming stars with the cool wind gently caressing your hair.
- ...so that your status is exemplified

Previous and Upcoming Projects



RAHEJA AARANYA



RAHEJA MALL



RAHEJA'S PINE GARDENS



RAHEJA'S RIDGE CASTLES



RAHEJA ARCADE



RAHEJA SQUARE

Atlantis is brought to you by Raheja Developers Pvt. Ltd.,- a name synonymous with quality housings and proficient commercials. With decades of experience in the construction industry, and the trust of hundreds of people, we have become proficient in conceptualizing contemporary designs, sophisticated construction, timely delivery and building satisfying and long-lasting relationships with our clientele.

Our commitment

We at RAHEJA'S understand your needs and the importance of your hard-earned money. This is evident from the trust that people have bestowed upon us throughout our working history. In Atlantis, our latest project, we are offering you what has never been offered before. Quality being our passion, we have put in the best inputs from around the world. We have tried to craft each individual apartment to perfection, be it design, aesthetics or facilities. A lot of feedback from our esteemed clientele has gone into creating a personalized experience for better living. No expense in any regard has been spared. We are confident that this project will reset the quality standards for the entire construction industry in India.

The licence for this group housing scheme has already been issued by DTCP Haryana vide no.122/2004 dated 21st September 2004 and the building plans have already been sanctioned vide memo no. 2065 dated 4th March 2005.

Visit Atlantis, and you are sure to change the way you think and dream about your home.

* All specifications mentioned in brochure are applicable to bookings done after 19th March, 2005



Raheja Developers Pvt. Ltd.

150A Sainik Farms, New Delhi-110062

Tel.:+91-11-29551309, 29551619 Fax: +91-11-29551631

Email: raheja@nda.vsnl.net.in

Website: www.rahejabuilders.com