



# amb**l**iss

live the **blissful** life

**S E C T O R - 7 8**  
**GURUGRAM**

# ROF - LET'S GET ACQUAINTED

ROF, it's not just a name. It is the epitome of perfection and sheer brilliance. Being a trusted developer in private and retail real estate market to purchase, rent or lease high-class properties, it has given properties that speak for themselves and have set new standards in the field of real estate.

ROF is an industry pioneer in developing real estate projects ranging from contemporary housing and office spaces to luxurious hotels. Providing state-of-the-art, sensibly valued residential, commercial,

hospitality and office spaces is what defines ROF. Knowing that only a leader can change the way market works, we don't just create structures, but unmatched international standards that everyone looks up to. For more than a decade ROF has stood like a skyscraper amidst all kind of market fluctuations and customer expectations and has never failed to deliver world-class structures with supreme quality and unimaginable facilities.



## RESIDENTIAL



## COMMERCIAL



# LIFE AT BLISS

At ROF Ambliss, you'll feel like you've found your happy place. We reflect simplistic elegance with the best floor plan in the region, and our ultra-modern frontage invites compliments from every angle. Built with your comfort in mind, our ideation at Ambliss settlement revolves around a content lifestyle.

Experience the best architectural amenities in your dream home and behold heavenly bliss on every floor!





ROF AMBLISS







# **YOUR GREEN RETREAT**

At ROF Homes, we are committed to bringing you the most entertaining and comfortable living spaces with a touch of nature. From the open spaces to the central lawn, it'll surely excite your senses and drive away all stress amidst its serene beauty.

# THE CHOICE OF DREAMS

Happiness comes from within, and we provide you the space to extend your joy. ROF is a smart investment opportunity for those who would love to give their future generations the idea of living a holistic life filled with eternal delight at most affordable sight.





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## SITE PLAN LEGEND

1. ENTRANCE GATEWAY 2. EXIT GATEWAY 3. JOGGING TRACK 4. BADMINTON COURT 5. KIDS PLAY AREA
6. CELEBRATION GARDEN & YOGA LAWN 7. COMMERCIAL PLAZA 8. SEATING PAVILION 9. PALM COURT
10. CRICKET PRACTICE PITCH 11. CLIMBING WALL 12. OUTDOOR GYM 13. HALF BASKETBALL COURT



# **YOUR HOME YOUR STYLE**

Designed by the architects who understand that your home is an extension of you, so we provide structures like an area that will create a world for all your friends and family to enjoy, including the custom interior design that makes you feel at home.

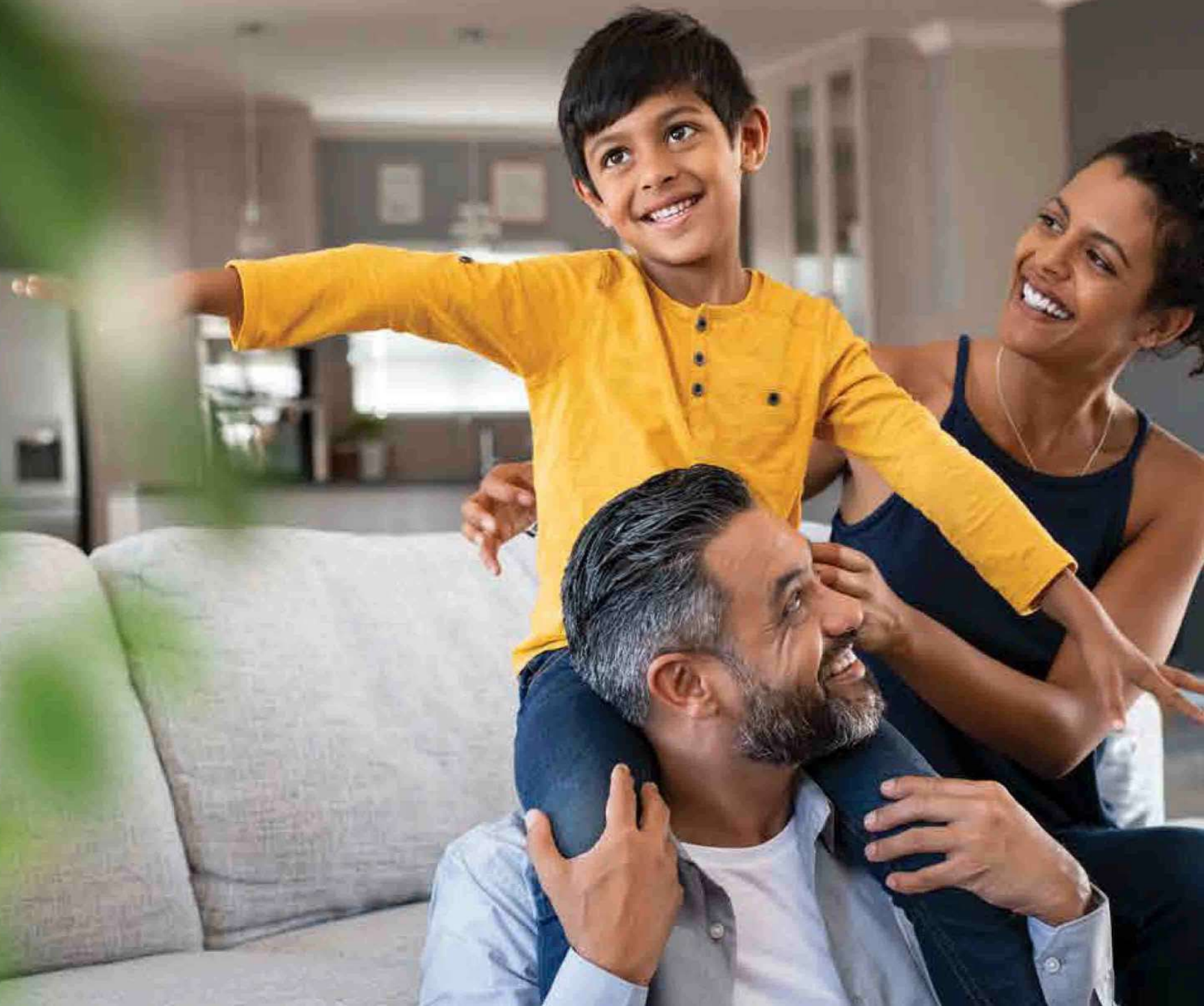
# LIFE, SIMPLIFIED

ROF is a collection of residential homes designed to lay a foundation of repose, rest and renewed energy. We have positioned every room with intricacy on the inside, each home that offers a space specially designed to give you the ultimate sense of comfort and serenity.





Artistic Image



A person with curly hair is seen from the side, looking towards a black metal shelving unit. The shelf holds various decorative items, including a green globe, a small plant, and some books. The background is a solid orange color with a subtle pattern of concentric circles.

# THE JOY THAT BRINGS US TOGETHER

Our homes are defined by enveloping irresistible energy that keeps you coming back. Inhabited by playful spirits and vivid colors, our Living Rooms set out to create an inviting setting that brings all the family together - to celebrate life in joyful laughter and blissful light.

# GREEN FEATURES

## IGBC GREEN GOLD RATED PROJECT



### WATER CONSERVATION

#### Benefits

- Use of Recycled water thus reducing the potable water demand.
- Reduction in house hold water bills.
- Water efficient Management system



### RAIN WATER HARVESTING

#### Benefits

- Prevents flooding and soil erosion.
- Rain-water harvesting system designed to address peak rainfall event.



### ENVIRONMENTAL FRIENDLY MATERIALS

- Use of construction materials with high recycled content



### USE OF LOW VOC EXTERNAL AND INTERIOR PAINTS

#### Benefits

- Reduce adverse health impact on building occupants.



### CP FITTINGS

#### Benefits

- Low flow fixtures for water savings



### ENERGY EFFICIENCY

#### Benefits

- Use of LED Fixtures in common areas
- Reduce Energy Bills



### ONSITE SOLAR POWER GENERATION

#### Benefits

- Generating electricity by solar panels for lighting the common areas thus resulting in saving energy.



### PASSIVE ARCHITECTURE

#### Benefits

- Green cover for the visual and the thermal comfort.
- Improved biodiversity with selection of native plant species in landscaping
- Adequate Fresh air ventilation for enhancing the Indoor air quality.



### SOLID WASTE MANAGEMENT

#### Benefits

- Segregation of waste into dry and wet waste and conversion to manure for landscaping needs.
- Reduces the burden on landfills
- Improves hygiene.

# AMENITIES

 HIGH QUALITY FINISHES & FITTING	 YOGA AREA	 SEATING PAVILLION	 HIGH SPEED ELEVATOR AREA	 SKIPPING AREA	 LAWN FOR SOCIAL GATHERING	 COLOUR GARDEN	 OPEN GYM
 BADMINTON COURT	 BASKETBALL COURT	 24X7 SECURITY GUARD	 PLAY AREA FOR CHILDREN	 JOGGING TRACKS	 SITTING AREAS FOR ELDERLY	 CLIMBING WALL	 CELEBRATION LAWN
 CRICKET PRACTICE PITCH	 HIGH QUALITY DOORS & WINDOWS	 DESIGNER TILES IN APARTMENTS	 LUSH GREEN PARK	 COFFEE SHOP IN THE COMPLEX	 2 DEDICATED LIFTS IN EACH TOWER	 DISABLED FRIENDLY ENTRANCE	 INDOOR GAMES
 SHOP FOR DAILY NEEDS	 FIRE EXTINGUISHER	 FIRST-AID FACILITY	 24X7 CCTV SURVEILLANCE	 COMMUNITY CENTRE	 GATED COMPLEX	 GAZEBOS IN CENTRAL PARK	 REFLEXOLOGY PARK
 CENTRAL PARK	 ATM FACILITY IN THE COMPLEX	 GARDEN PAVILLION	 AROMATIC GARDEN	 MEDICAL SHOP IN THE COMPLEX	 AMPLE LIGHTING FOR ELDERLY	 SWING FOR KIDS	 EARTHQUAKE RESISTANCE





# **FUN WITH FITNESS**

We have provided you with multiple options to keep up with your active lifestyle! Wall climbing isn't just enjoyed as an adventure sport, but also it's an effective hack for personal fitness. So we've made your workout more fun.

# KEEPING YOU SECURED

We use state-of-the-art technology in all our projects, so you are assured with a home that is built to code and will be up to your personal standards.



Entrance/Exit  
Gate Plaza

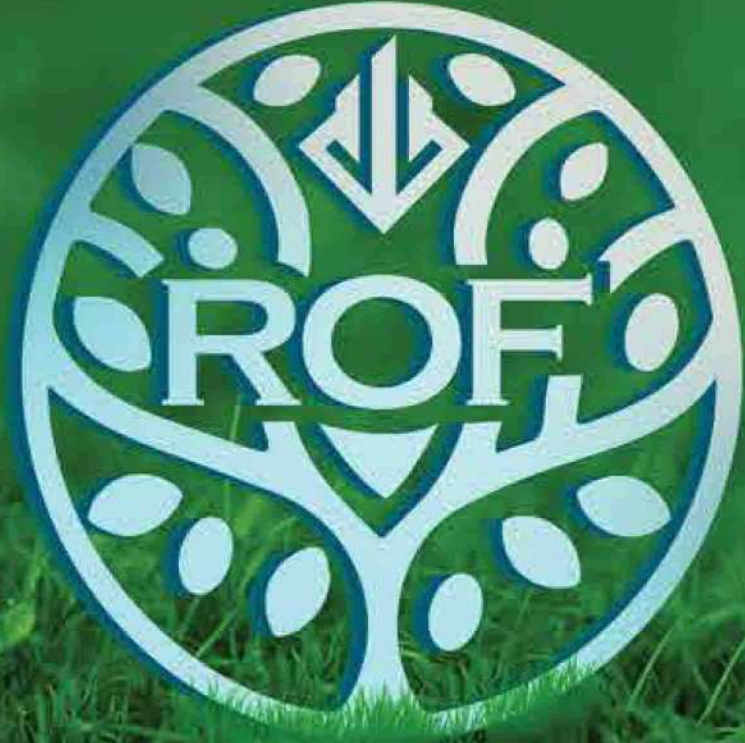


Guard  
Room



CCTV  
Surveillance







# PLAYFIELD OF YOUR CHOICE

Take the full joy of playing cricket in our modernly developed playfield. Our play areas are built with the aim to provide you and your dear ones a happy and joyful time together.

# A LIFESTYLE OF YOUR CHOICE

At ROF, you get a state-of-the-art ambiance, making it the place to be. We have the best amenities, like a world-class tennis court and a badminton court so you don't miss out on the bliss of wholesome healthy living.



Cricket Net



Skating Rink



Kids Play Area



Badminton Park





# REJUVENATE IN BLISS

We've got it all figured out for you! Complete your cardio routine with our jogging track, and relax in the fully air-conditioned yoga center. Then go home refreshed with every part of your body feeling healthy and restored.



Yoga Area



Gymnasium



Jogging Track



Meditation Area

# THOUGHTFUL FLOOR PLAN

Reflecting simplistic elegance with the best floor plan in the region,  
for you to behold heavenly bliss on every level you'll explore.

# 2 BHK UNIT

## TYPE-4

CARPET AREA = 45.82 SQMT OR 493.206 SFT

BALCONY AREA = 11.62 SQMT OR 125.077 SFT

S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	12'-6" X 9'-6"	118.75
2	KITCHEN	6'-0" X 10'-3"	71.50
		2'-0" X 5'-0"	
3	VESTIBULE		31.39
4	TOILET-1	5'-3" X 6'-3"	32.81
5	BEDROOM-2	10'-6" X 10'-0"	105.00
6	BEDROOM-1	10'-3" X 10'-0"	102.50
7	TOILET-2	5'-0" X 6'-3"	31.25
TOTAL			493.206
8	BALCONY		125.077





## 3 BHK UNIT

### TYPE-2A

CARPET AREA = 59.74 SQMT OR 643.041 SFT

BALCONY AREA = 13.30 SQMT OR 143.161 SFT

S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	6'-6" X 9'-6"	100.75
		6'-0" X 6'-6"	
2	KITCHEN	6'-0" X 13'-3"	102.00
		3'-9" X 6'-0"	
3	VESTIBULE		49.29
4	TOILET-1	5'-3" X 6'-0"	31.50
5	BEDROOM-1	10'-6" X 10'-0"	105.00
6	BEDROOM-2	10'-3" X 11'-6"	117.88
7	TOILET-2	5'-3" X 6'-6"	34.13
8	BEDROOM-3	10'-3" X 10'-0"	102.50
TOTAL			643.041
9	BALCONY		143.161

## 3 BHK UNIT

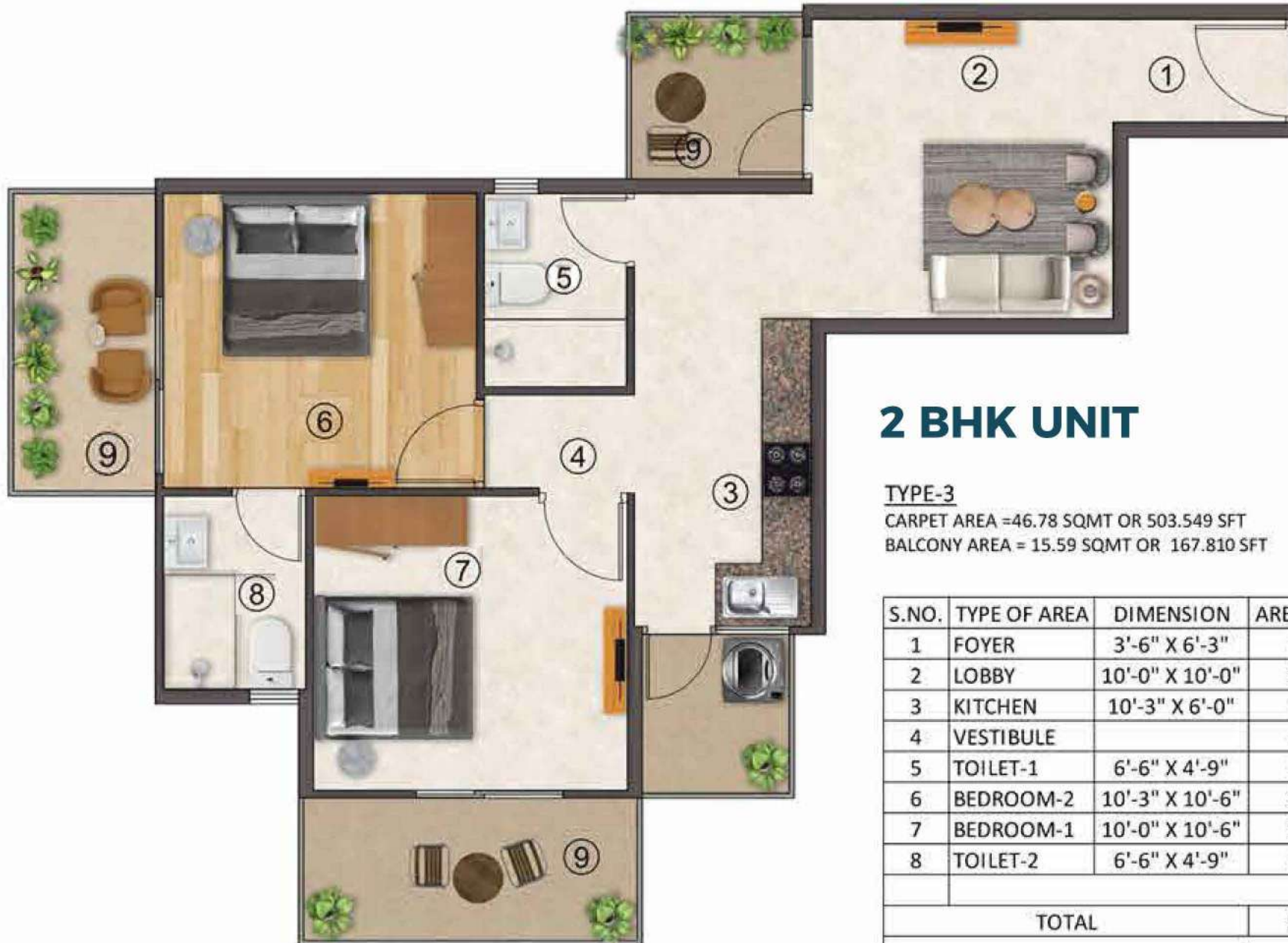
### TYPE-1

CARPET AREA = 59.96 SQMT OR 645.409 SFT

BALCONY AREA = 14.81 SQMT OR 159.414 SFT

S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	FOYER	3'-6" X 6'-3"	21.88
2	LOBBY	10'-0" X 8'-9"	87.50
3	KITCHEN	7'-6" X 6'-6"	60.25
		5'-9" X 2'-0"	
4	LOBBY	8'-3" X 5'-3"	43.31
5	VESTIBULE		51.21
6	TOILET-1	6'-0" X 5'-0"	30.00
7	TOILET-2	6'-0" X 5'-0"	30.00
8	BEDROOM-1	10'-0" X 10'-0"	100.00
9	BEDROOM-2	10'-0" X 10'-6"	105.00
10	BEDROOM-3	10'-0" X 10'-0"	116.25
		6'-6" X 2'-6"	
TOTAL			645.409
11	BALCONY		159.414





## 2 BHK UNIT

### TYPE-3

CARPET AREA = 46.78 SQMT OR 503.549 SFT

BALCONY AREA = 15.59 SQMT OR 167.810 SFT

S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	FOYER	3'-6" X 6'-3"	21.88
2	LOBBY	10'-0" X 10'-0"	100.00
3	KITCHEN	10'-3" X 6'-0"	61.50
4	VESTIBULE		45.78
5	TOILET-1	6'-6" X 4'-9"	30.88
6	BEDROOM-2	10'-3" X 10'-6"	107.63
7	BEDROOM-1	10'-0" X 10'-6"	105.00
8	TOILET-2	6'-6" X 4'-9"	30.88
TOTAL			503.549
9	BALCONY		167.810



## 2 BHK + S

### TYPE-2

CARPET AREA = 59.74 SQMT OR 643.041 SFT

BALCONY AREA = 13.30 SQMT OR 143.161 SFT

S.NO.	TYPE OF AREA	DIMENSION	AREA IN SQFT
1	LOBBY	6'-6" X 9'-6"	100.75
		6'-0" X 6'-6"	
2	KITCHEN	6'-0" X 13'-3"	102.00
		3'-9" X 6'-0"	
3	VESTIBULE		49.29
4	TOILET-1	5'-3" X 6'-0"	31.50
5	BEDROOM-1	10'-6" X 10'-0"	105.00
6	BEDROOM-2	10'-3" X 11'-6"	117.88
7	TOILET-2	5'-3" X 6'-6"	34.13
8	STORE	10'-3" X 10'-0"	102.50
TOTAL			643.041
9	BALCONY		143.161

# LOCATION ADVANTAGES

## CONNECTIVITY

NH8 - 2 MIN | Dwarka Expressway - 10 MIN  
SPR - 2 MIN | IGI Airport New Delhi - 20 MIN

## SCHOOL

Bal Bharti School | DPS | Broadways International School  
Euro International School | St. Angel's School

## CORPRATE PARKS

DLF Corprate Park | Sky View Corprate Park  
World Tech Park | Eros Corprate Park

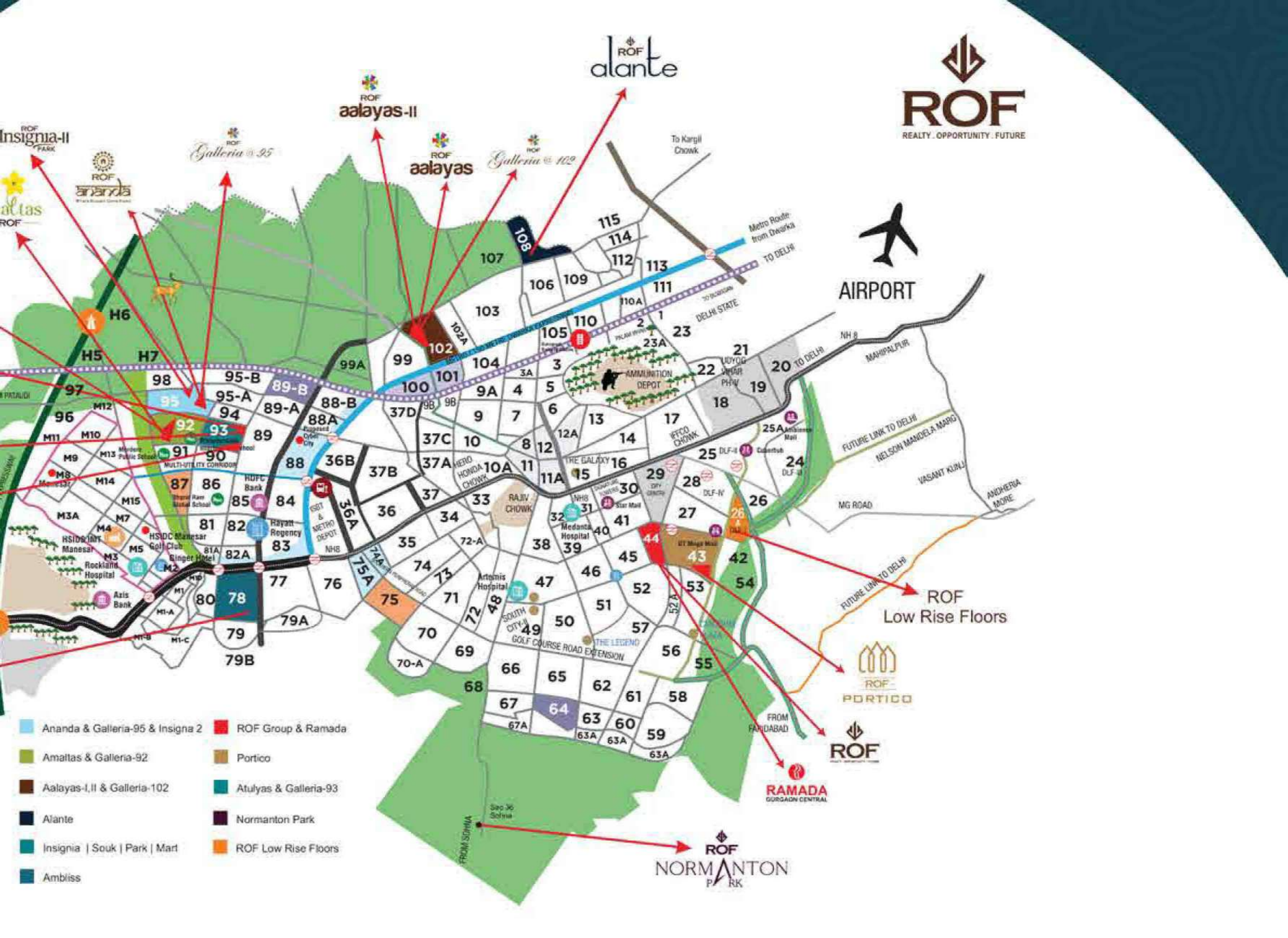
## HEALTHCARE

Medanta Medi City | Rockland Hospital | Aarvy Hospital

## HOSPITALITY

ITC Classic Golf Resort | Hyatt Regency | AapnoGhar | Holiday Inn Gurugram





- Ananda & Galleria-95 & Insignia 2
- Amaltas & Galleria-92
- Aalayay-I, II & Galleria-102
- Alante
- Insignia | Souk | Park | Mart
- Ambliiss
- ROF Group & Ramada
- Portico
- Atulyas & Galleria-93
- Normanton Park
- ROF Low Rise Floors





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