



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

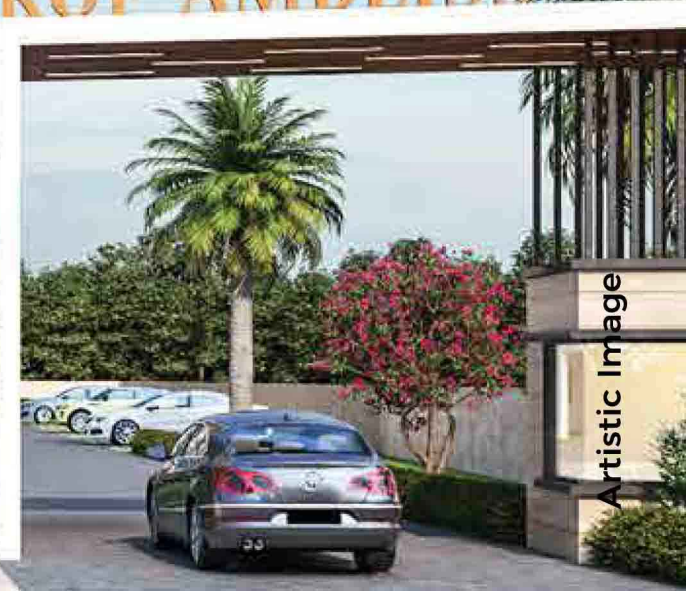
At ROF Ambliss, you'll feel like you've found your happy place. We reflect simplistic elegance with the best floor plan in the region, and our ultra-modern frontage invites compliments from every angle. Built with your comfort in mind, our ideation at Ambliss settlement revolves around a content lifestyle.

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





ROOF AMBLISS



Artistic Image





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.





T.J.C. COLOD TEE GANGO FARLE ELUES JADE EYED T&O DAYS EASY SUCHI Oketo AVILION MAKED DIESES M & X TEE ESDD S

Artistic Image



SITE PLAN

LEGEND

- 1. ENTRANCE GATEWAY
- 2. EXIT GATEWAY
- 3. JOGGING TRACK
- 4. KIDS PLAY AREA
- 5. CELEBRATION GARDEN & YOGA LAWN
- 6. COMMERCIAL PLAZA
- 7. SEATING PAVILION
- 8. BADMINTON COURT
- 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 white container, and a blue object. The background is a light-colored wall. The right side of the image is dominated by a large, textured, golden-brown shape that resembles a stylized human figure or a large abstract form.

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

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





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

NATURE'S HAVEN

A haven where adventure awaits you with space for everyone to relax, unwind and enjoy each other's company in our engineered octagonal space for your healing and reconnecting with nature.



Gazebo



Jungle
Broadway Park

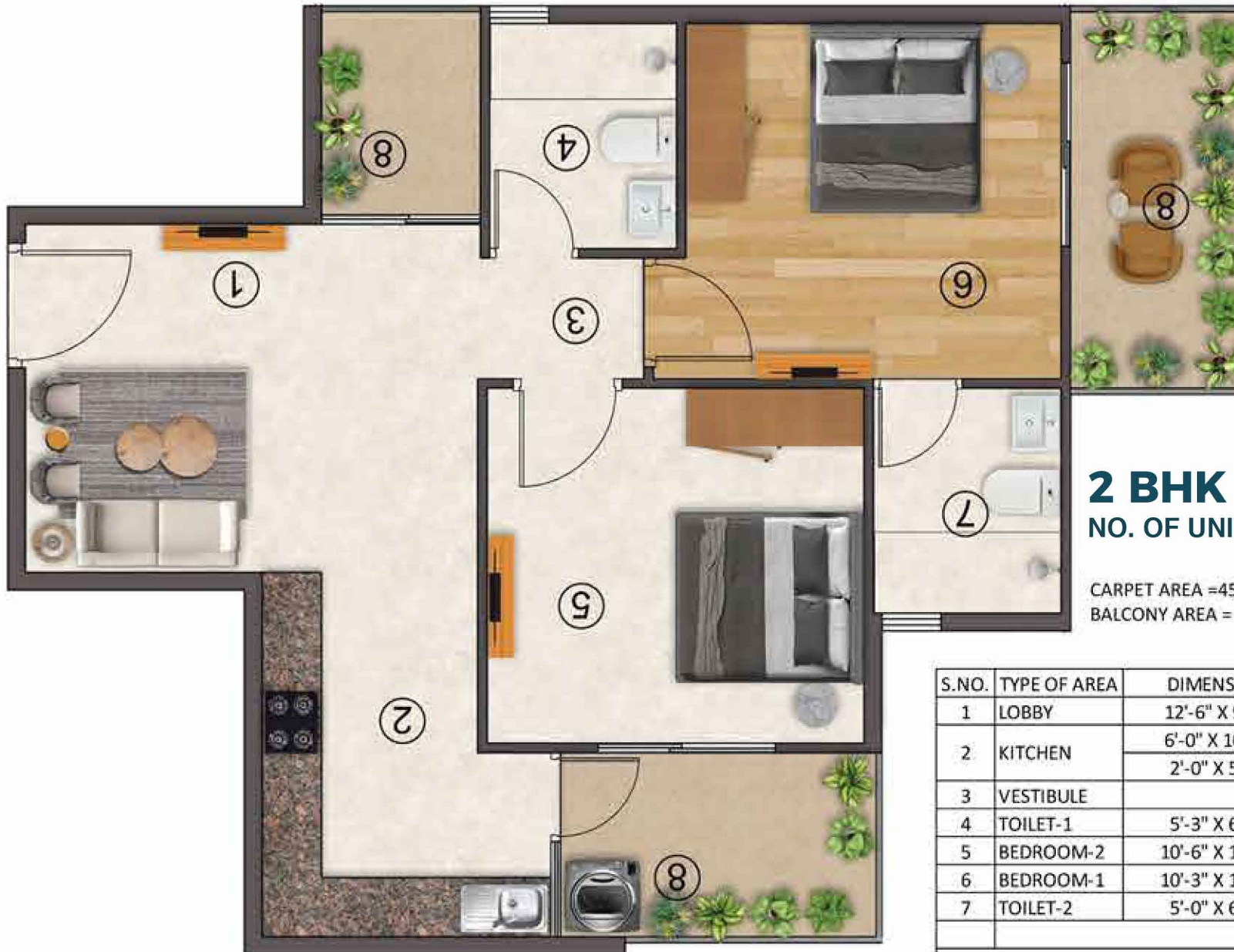


Personal
Terrace Area*



Wifi



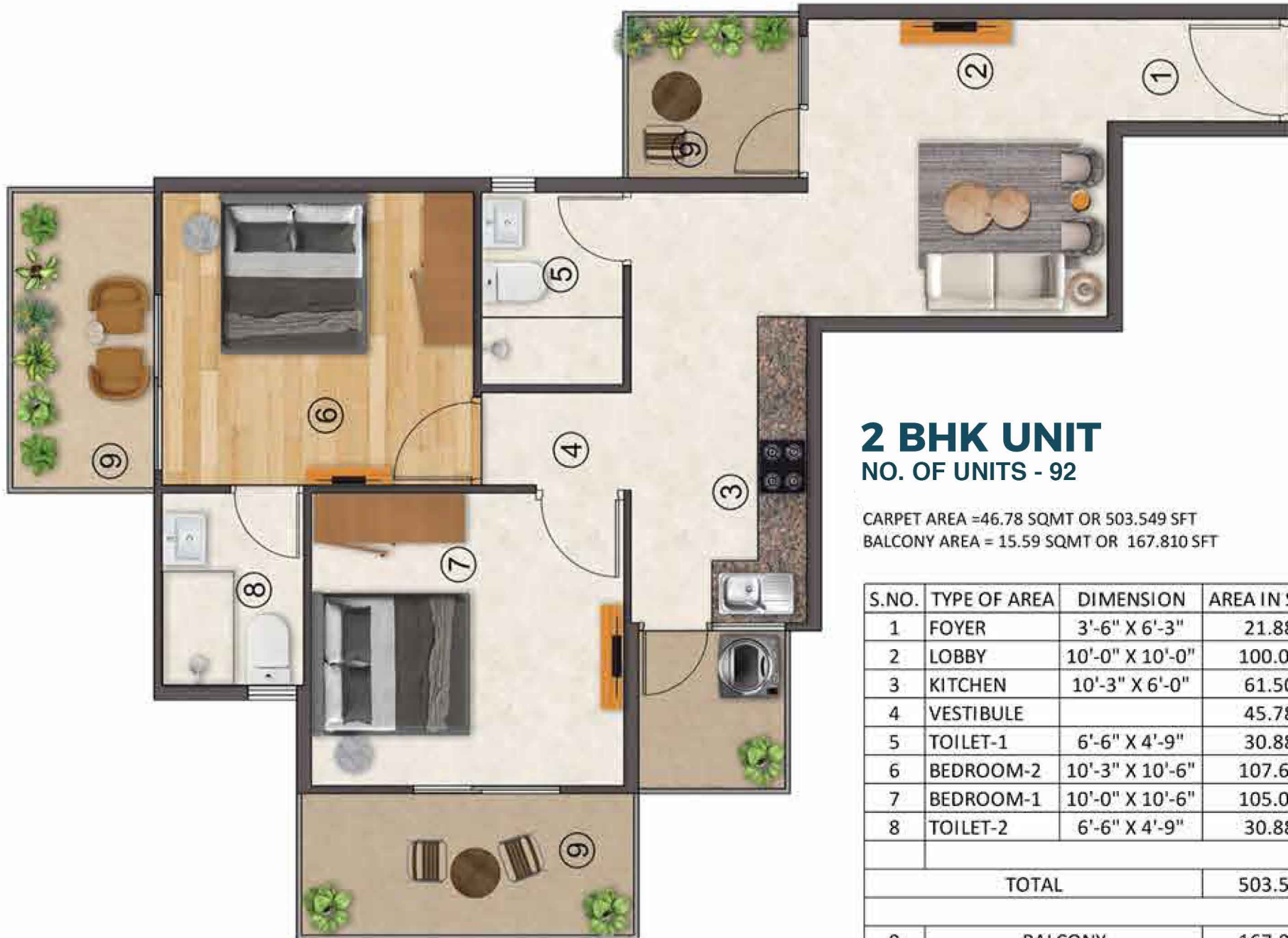


2 BHK UNIT

NO. OF UNITS - 100

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



2 BHK UNIT

NO. OF UNITS - 92

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
NO. OF UNITS - 104

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-2	10'-3" X 11'-6"	117.88
6	BEDROOM-1	10'-6" X 10'-0"	105.00
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



3 BHK UNIT

NO. OF UNITS - 156

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
6	BEDROOM-1	10'-6" X 10'-0"	105.00
5	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

NO. OF UNITS - 260

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

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

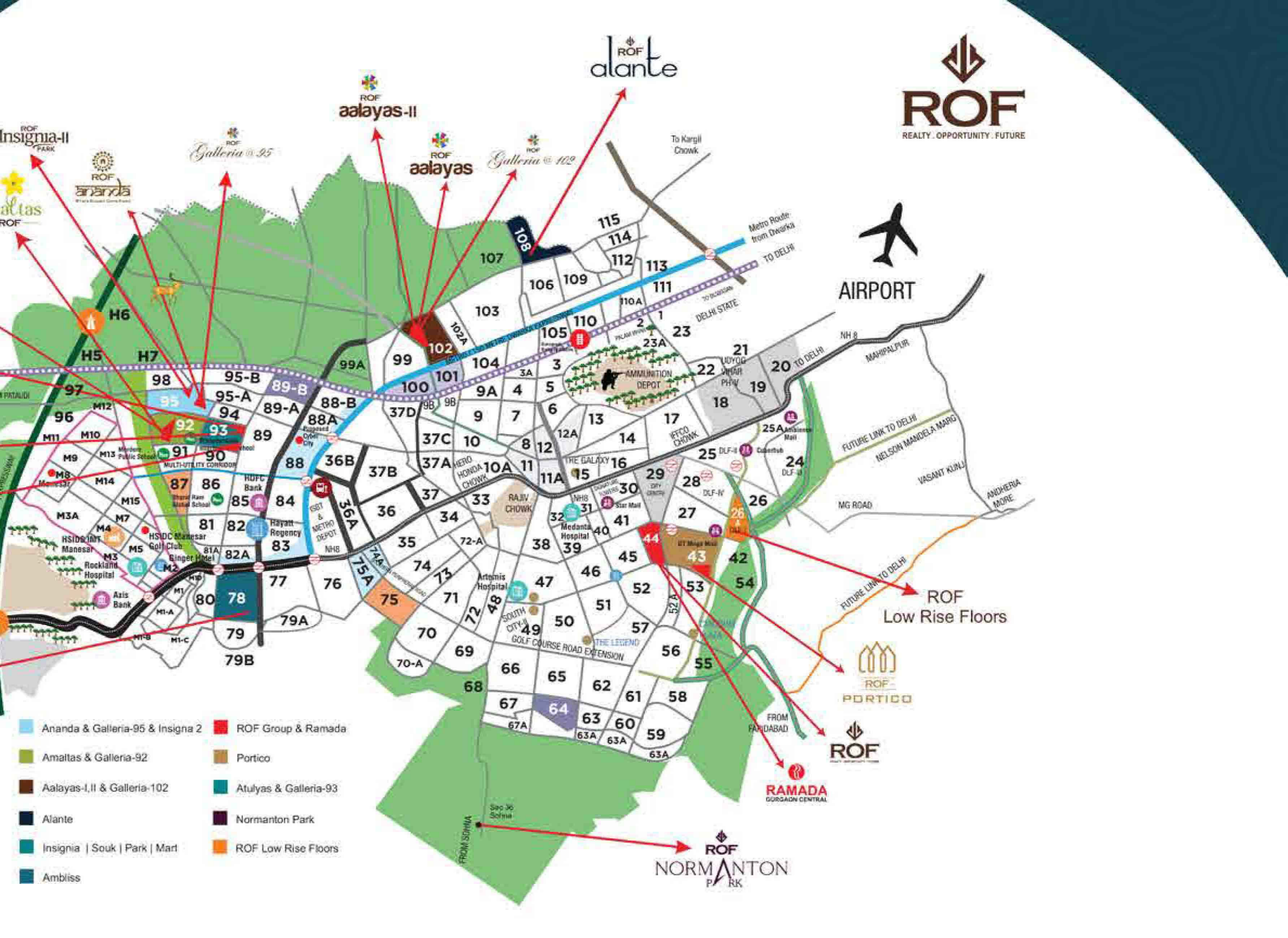
HEALTHCARE

Medanta Medi City | Rockland Hospital | Aarvy Hospital

HOSPITALITY

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





alante

ROF
REALTY . OPPORTUNITY . FUTURE



AIRPORT

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

ROF
NORMANTON
PARK

FUTURE LINK TO DELHI
ROF
Low Rise Floors

ROF
PORTICO



ROF

RAMADA
GURGAON CENTRAL

ROF
Insignia-II
PARK
ROF
amaltas
ROF

ROF
aalayas-II

ROF
aalayas

ROF
Galleria @ 102

ROF
NORMANTON
PARK

FUTURE LINK TO DELHI
ROF
Low Rise Floors

ROF
PORTICO



ROF

RAMADA
GURGAON CENTRAL



www.rof.co.in

DISCLAIMER: Promoter urges every applicant to inspect the project site and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and, therefore, requested to make personal judgement prior to submitting an application for allotment. The project is being developed in phases, hence, certain facilities/amenities etc. May be used by allottee of other phases. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic and may not be actual representations of the products and/or any amenities. Further, the actual design may vary in the fit and finished form the one displayed above. Project details/specifications can also be accessed at the office of haryana real estate regulatory authority website <https://haryanarera.Gov.In/>. Journey time shown, if any, is based upon google maps, which may vary as per the traffic at a relevant point of time. Rates mentioned do not include gst and other statutory charges, if applicable. T&C apply.

RERA No. - 74 of 2022 Dated 01-08-2022 | License No. - 58 Of 2022 Dated 13-05-2022 | Building Plan memo No. - ZP-1584/AD(RA)/2022/20998 Dated: 19-07-2022