



ROSELAND
DEVELOPERS

ROSELAND DEVELOPERS

DESIGNING SPACES THAT SHAPE THE FUTURE





INTRODUCTION

INTRODUCING LUXURY INDEPENDENT FLOORS BY
ROSELAND DEVELOPERS

A home is more than walls — it reflects your lifestyle and aspirations.

At Roseland Developers, we create premium independent floors designed for space, privacy, and refined living. With intelligent layouts, quality specifications, and thoughtfully planned details, every home balances comfort, functionality, and long-term value.

Because true luxury is simply living well.





WHERE ELEGANCE DEFINES EVERYDAY LIVING.

A LANDMARK DESIGN THAT SEAMLESSLY UNITES SOPHISTICATION WITH COMFORT. EVERY DETAIL SPEAKS OF REFINEMENT—FROM LUSH OPEN BALCONIES TO TIMELESS ARCHITECTURAL ACCENTS. DISCOVER A HOME CRAFTED FOR THE LIFE YOU ENVISION.



**TIMELESS ELEGANCE
REDEFINED**

A SEAMLESS BLEND OF
MINIMALIST LUXURY AND
FUNCTIONAL DESIGN, CREATING
A WARM, INVITING SPACE FOR
REFINED LIVING AND EFFORTLESS
GATHERINGS.



ELEVATED DINING AMBIENCE

DESIGNED WITH CLEAN LINES AND REFINED FINISHES, THIS DINING SPACE BLENDS UNDERSTATED LUXURY WITH EVERYDAY COMFORT — IDEAL FOR MEANINGFUL MOMENTS AND ELEGANT EVENINGS.



A SANCTUARY WITHIN YOUR HOME

THOUGHTFULLY CRAFTED TO UNITE DEVOTION AND CONTEMPORARY DESIGN IN PERFECT BALANCE. SHORT LINES. CLEAN RHYTHM. LUXURY WHISPERS — IT DOESN'T RAMBLE.

A STUDY DESIGNED FOR CLARITY

WHERE FOCUS MEETS FINESSE IN A SPACE SHAPED FOR DEEP WORK AND QUIET AMBITION.
CLEAN LINES. CALM ENERGY. SUCCESS BEGINS IN SILENCE.





**A BEDROOM DESIGNED FOR REST, REJUVENATION,
AND REFINED LIVING**

CRAFTED WITH LAYERED TEXTURES, WARM LIGHTING, AND INTELLIGENT SPATIAL PLANNING, THIS MASTER SUITE OFFERS A TRANQUIL RETREAT WHERE COMFORT MEETS CONTEMPORARY ELEGANCE.

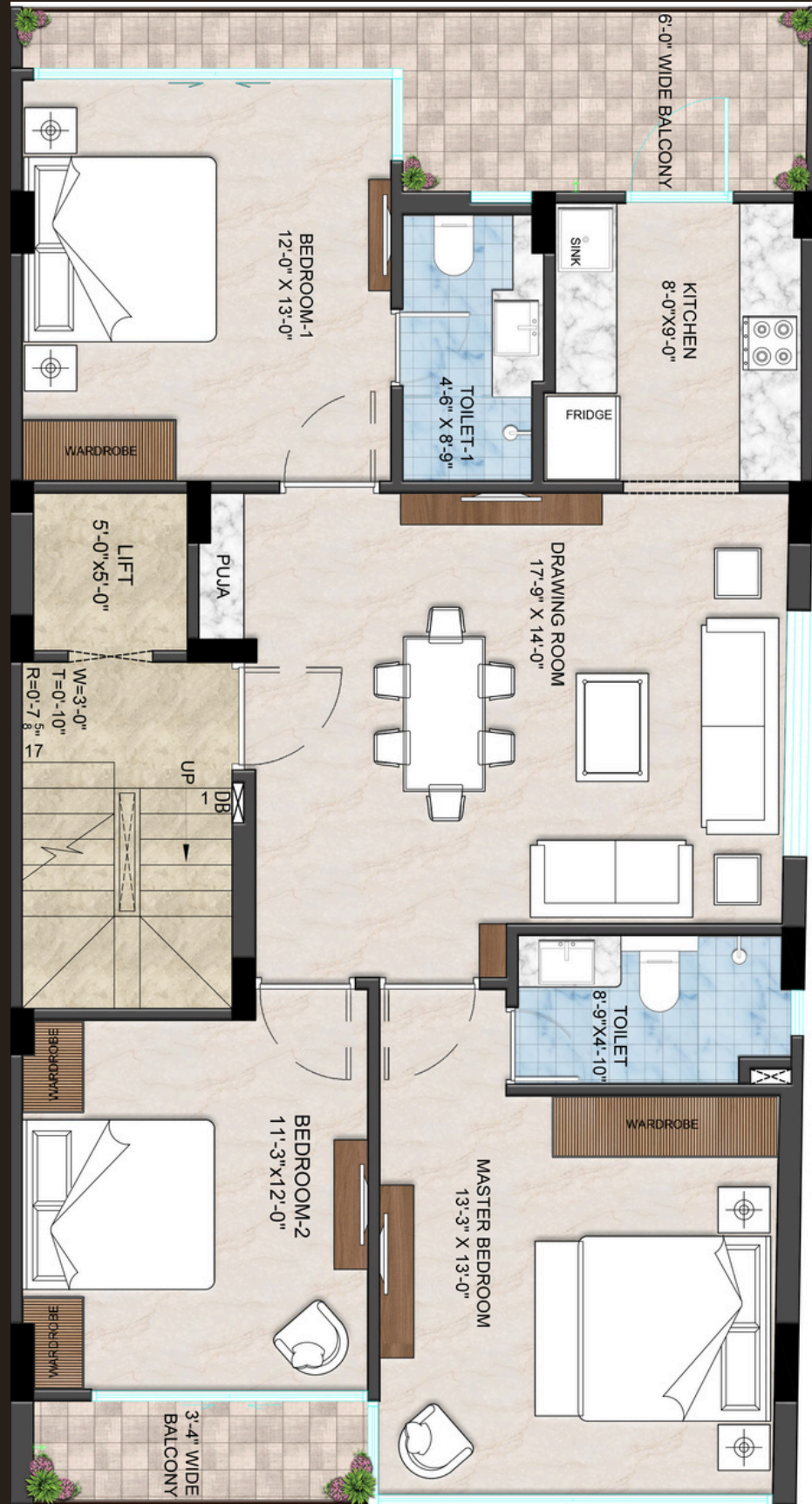


DESIGNED FOR COMFORT. DEFINED BY ELEGANCE.

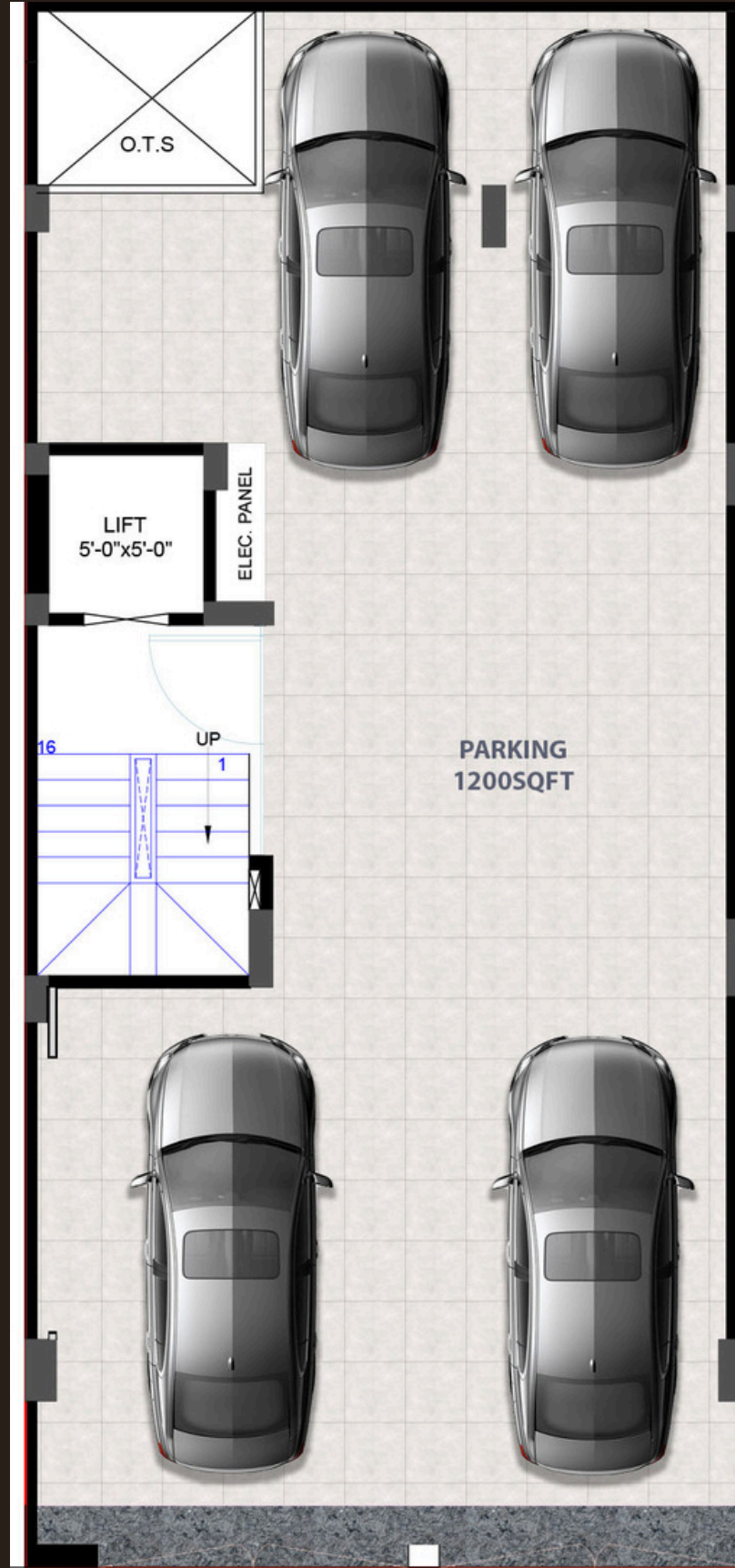
DESIGNED WITH CLEAN LINES AND PURPOSEFUL DETAILING, THIS SPACE HARMONIZES ELEGANCE AND PRACTICALITY — OFFERING A CALM, REFINED RETREAT FOR EVERYDAY LIVING.

3BHK+2T 150 SQYD
3 SIDE OPEN & PARK FACING

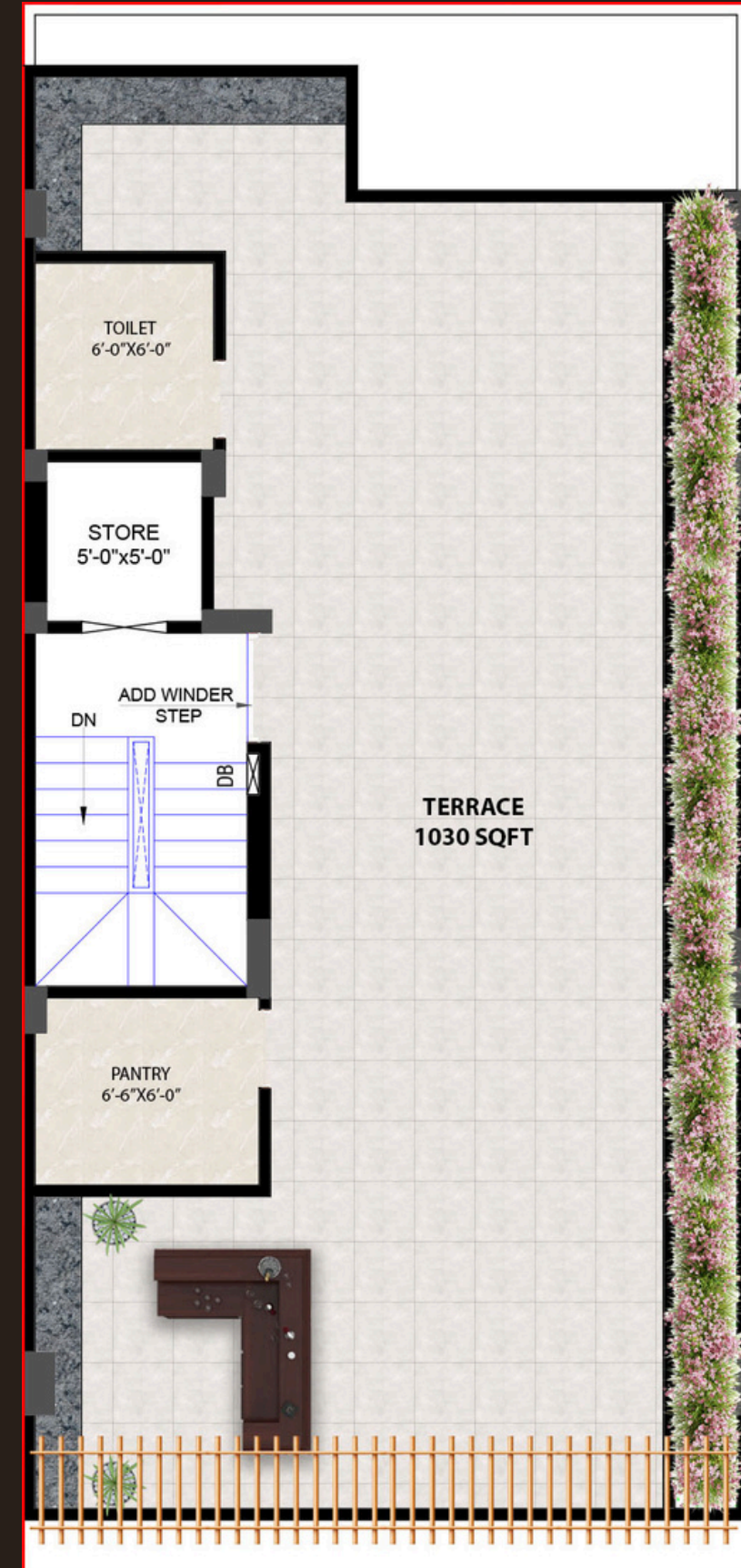
PLOT NO. A-201



FLOOR PLAN



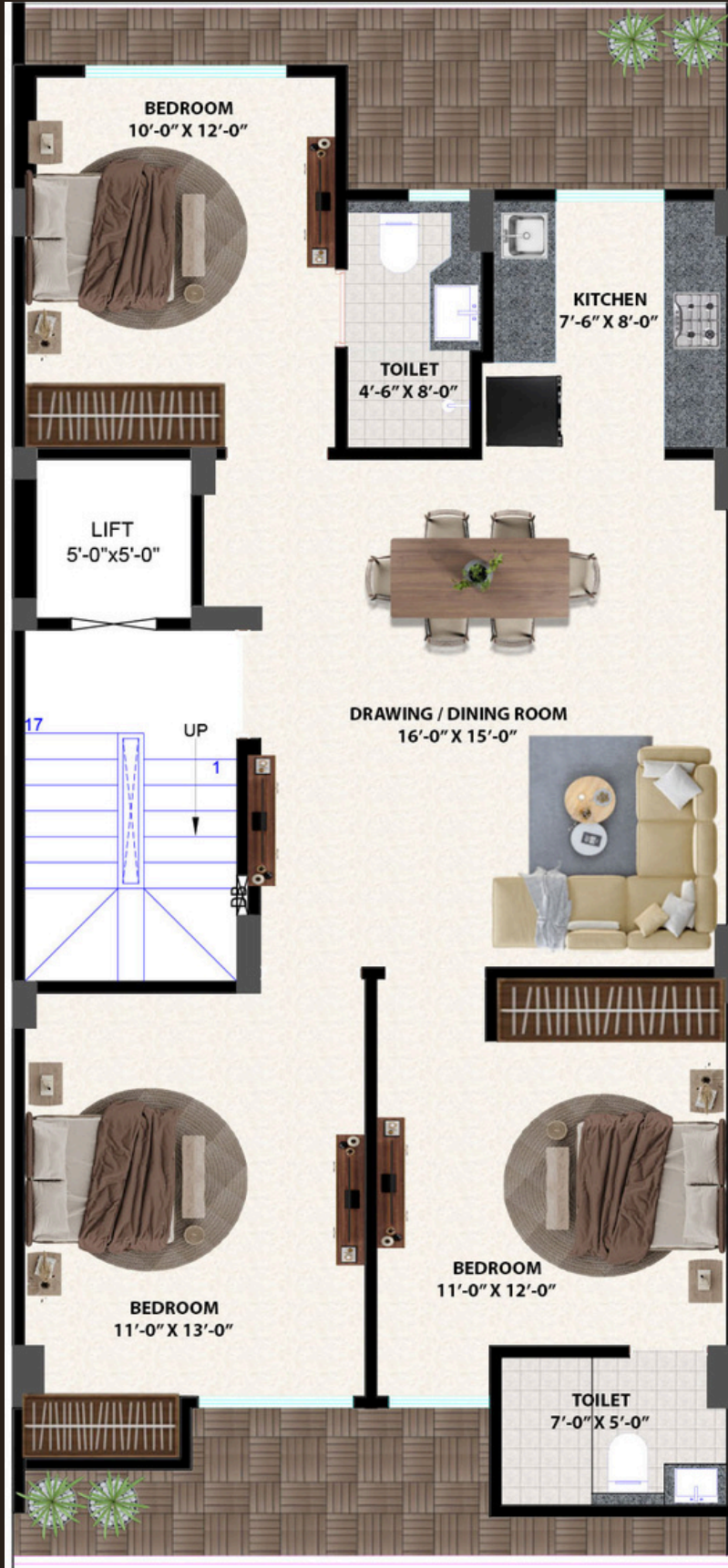
STILT PLAN



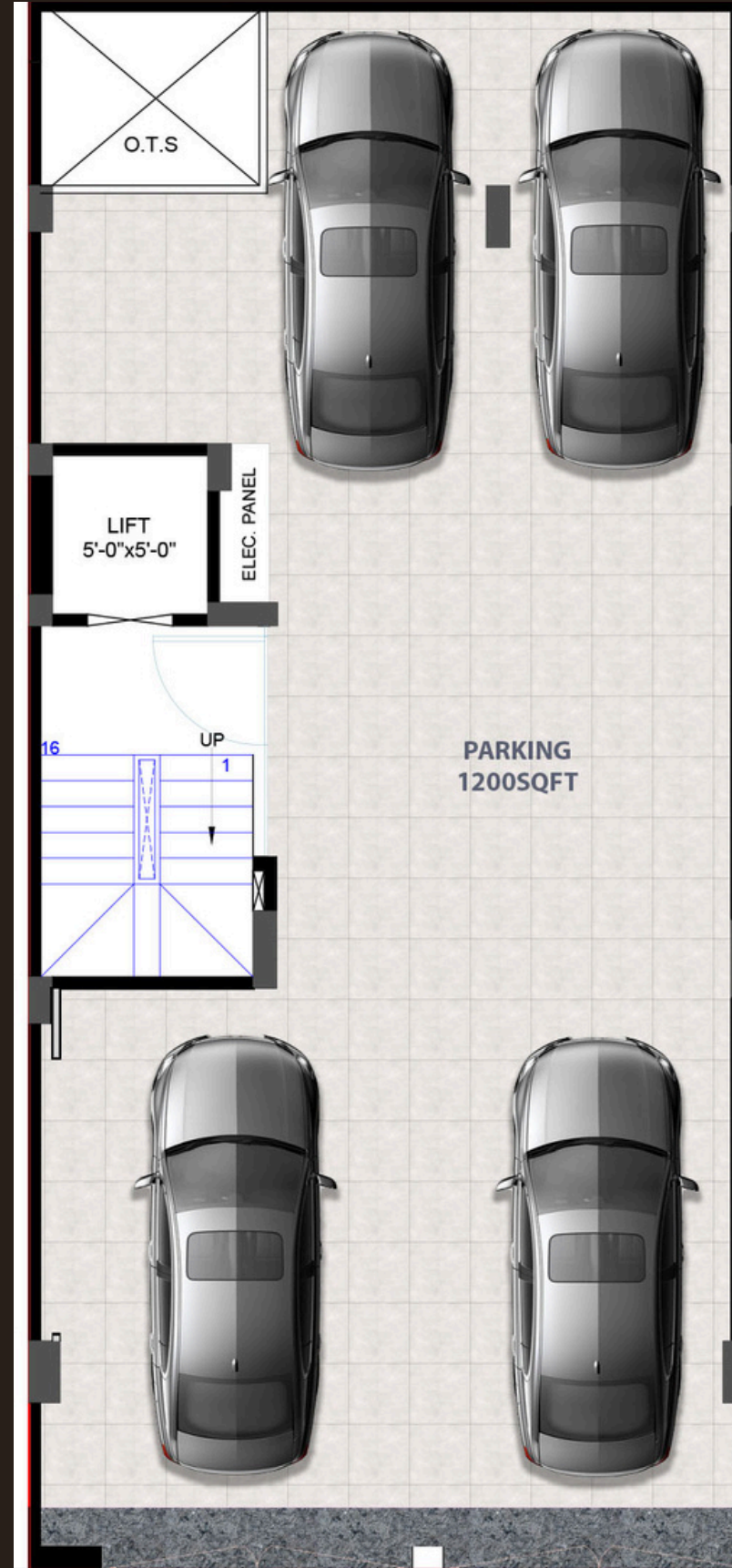
TERRACE PLAN

3BHK+2T 135 SQYD
2 SIDE OPEN

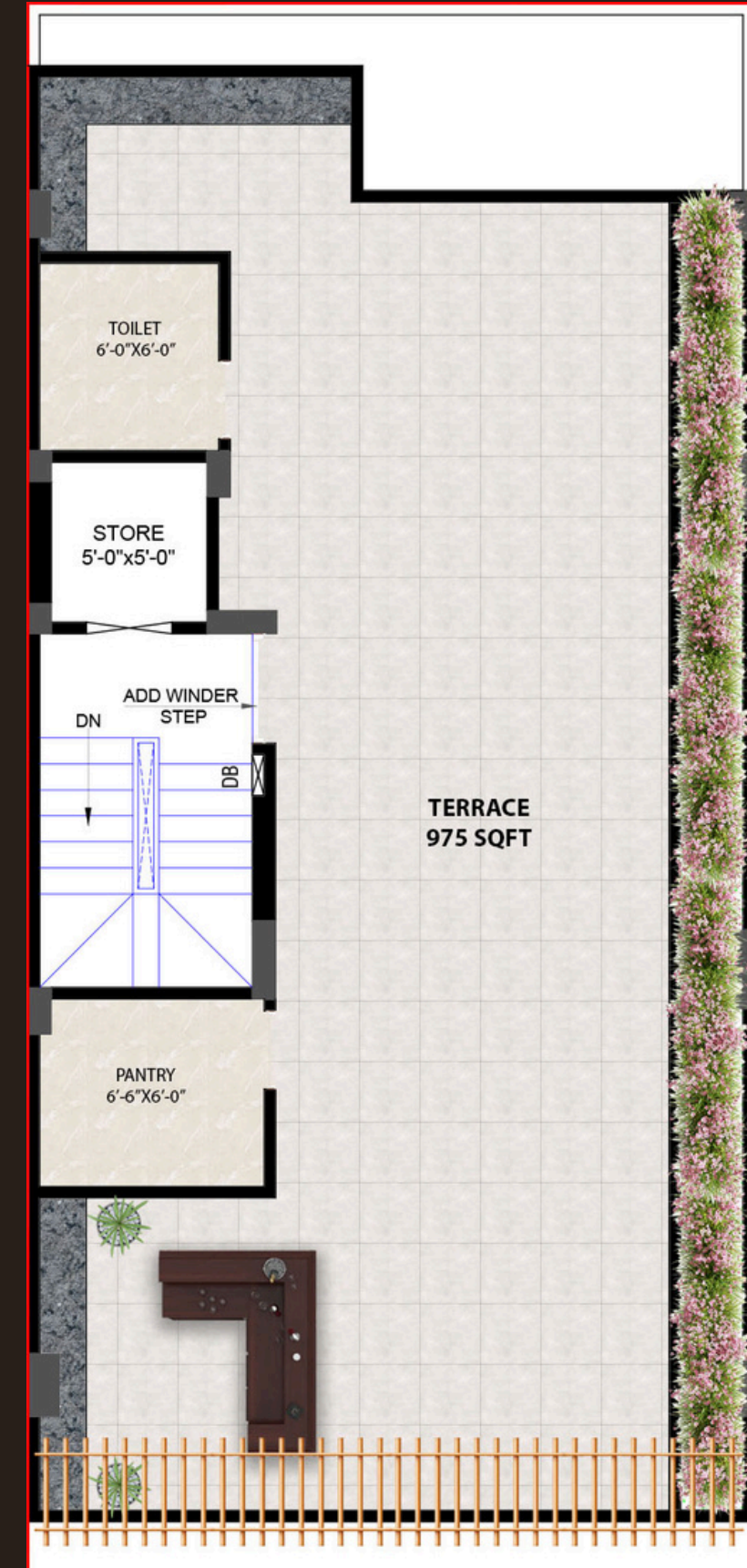
PLOT NO. A-203



FLOOR PLAN



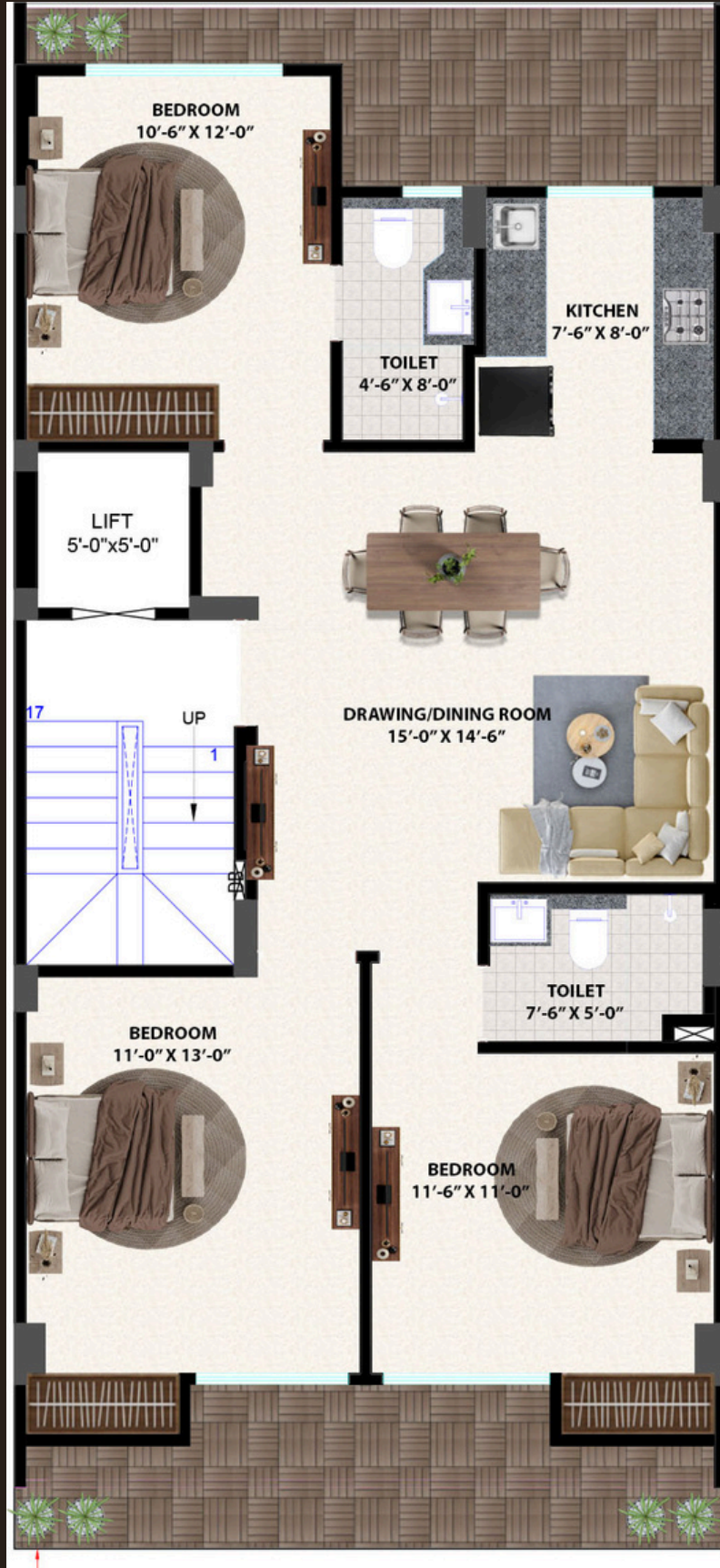
STILT PLAN



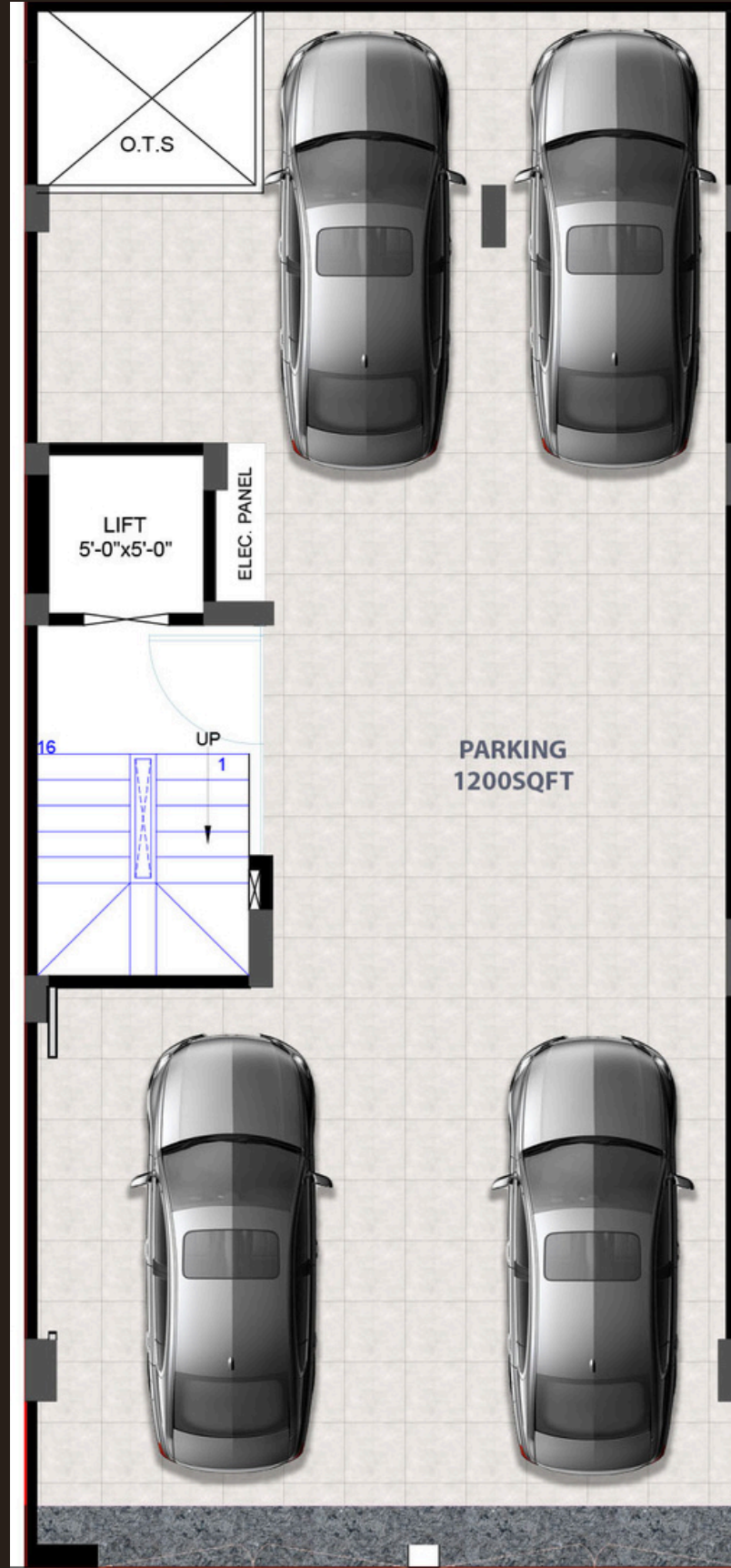
TERRACE PLAN

3BHK+2T 135 SQYD
2 SIDE OPEN

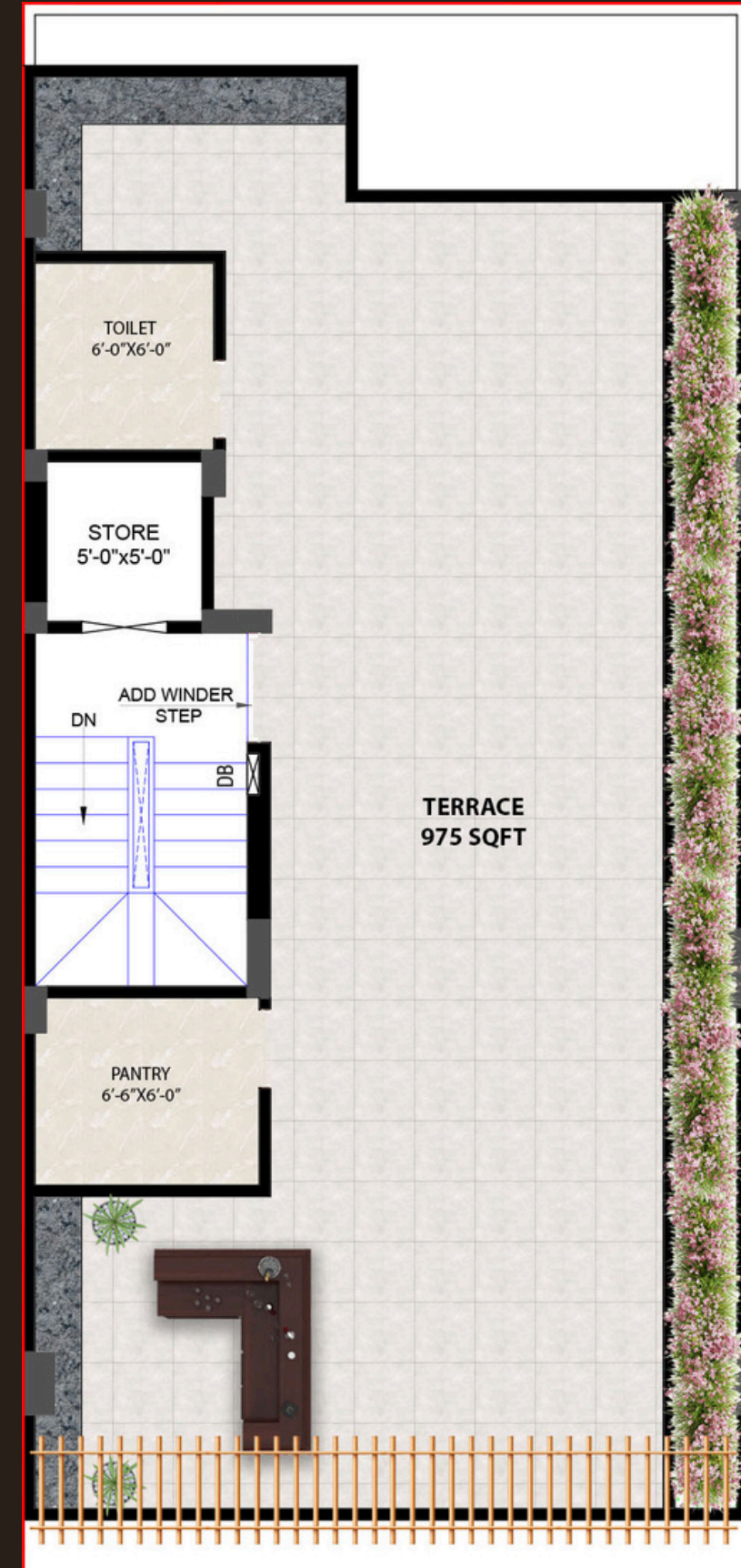
PLOT NO. A-207



FLOOR PLAN



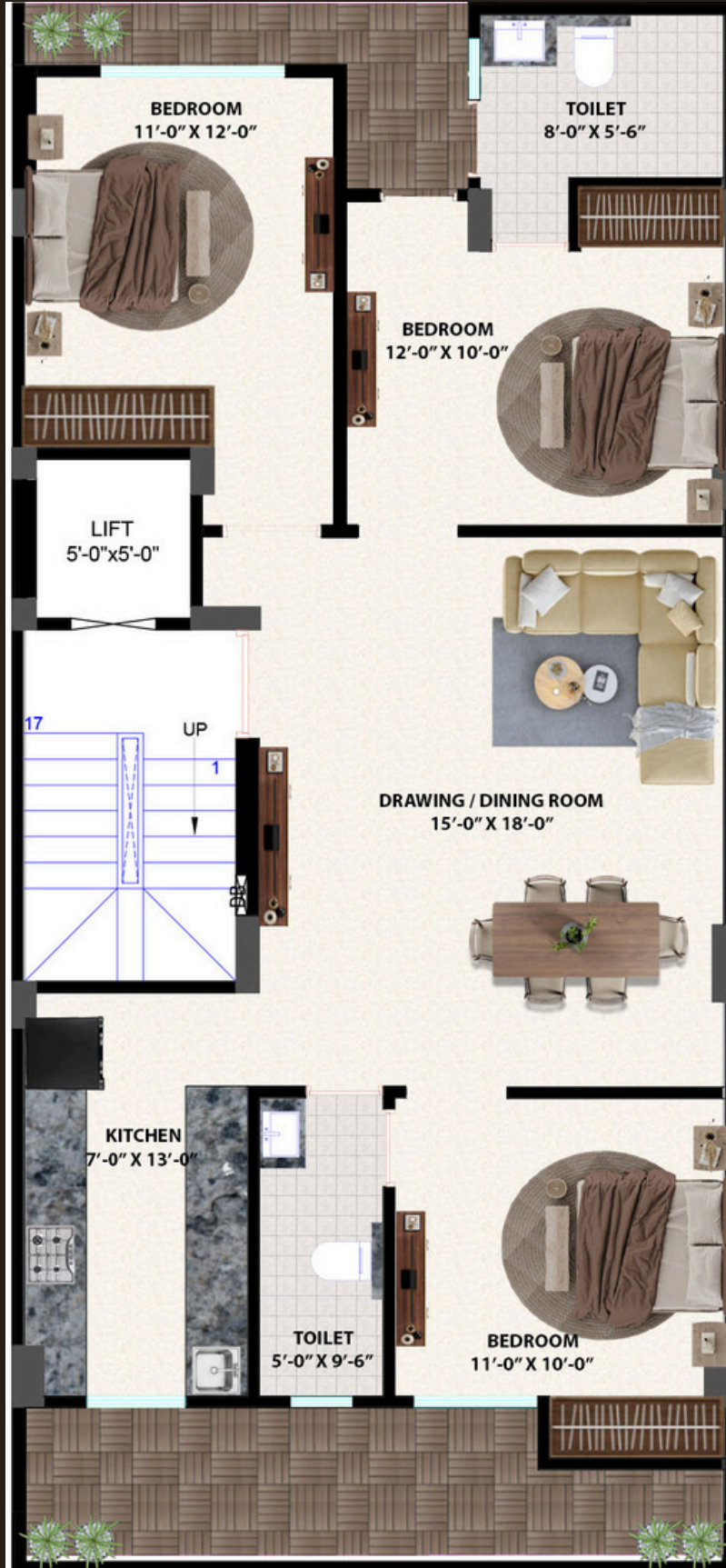
STILT PLAN



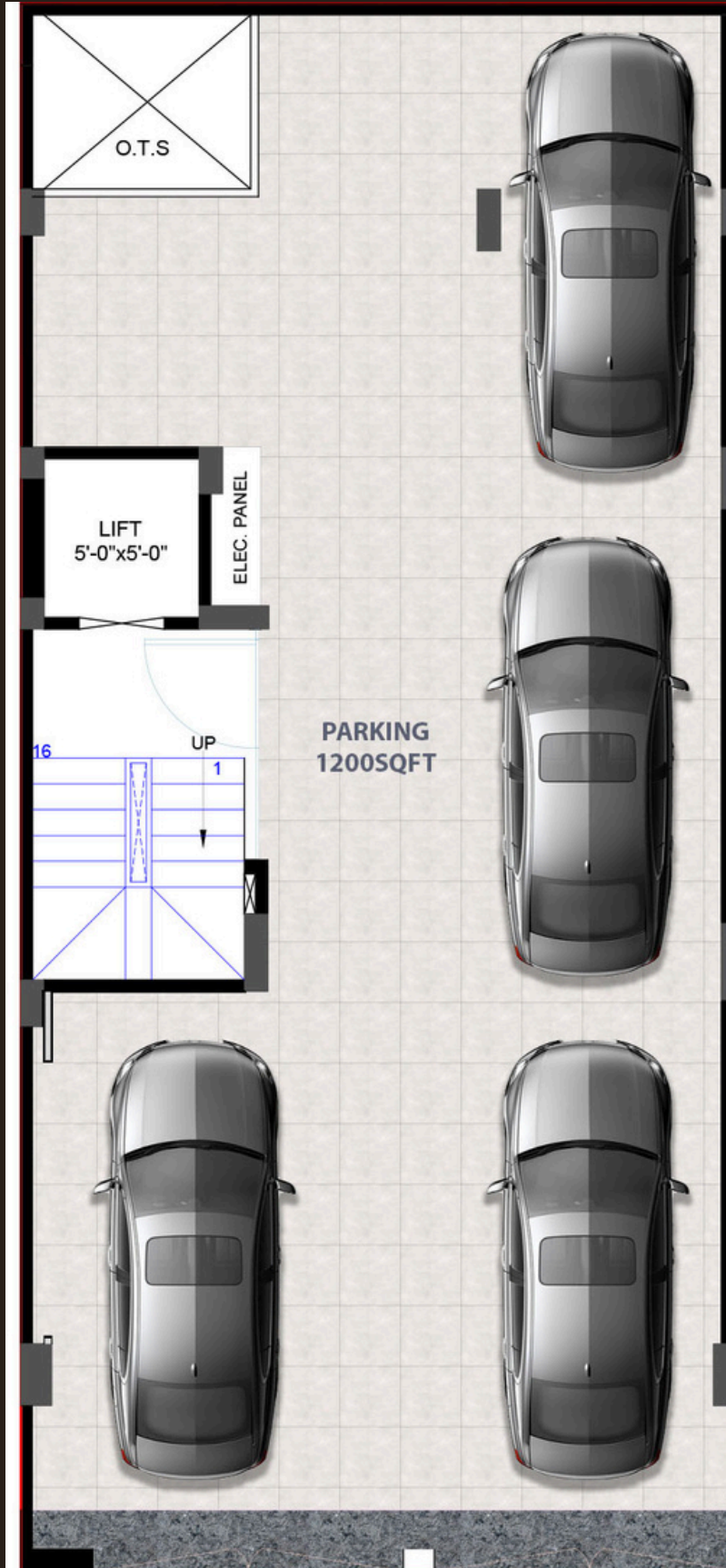
TERRACE PLAN

3BHK+2T 135 SQYD
EAST FACING

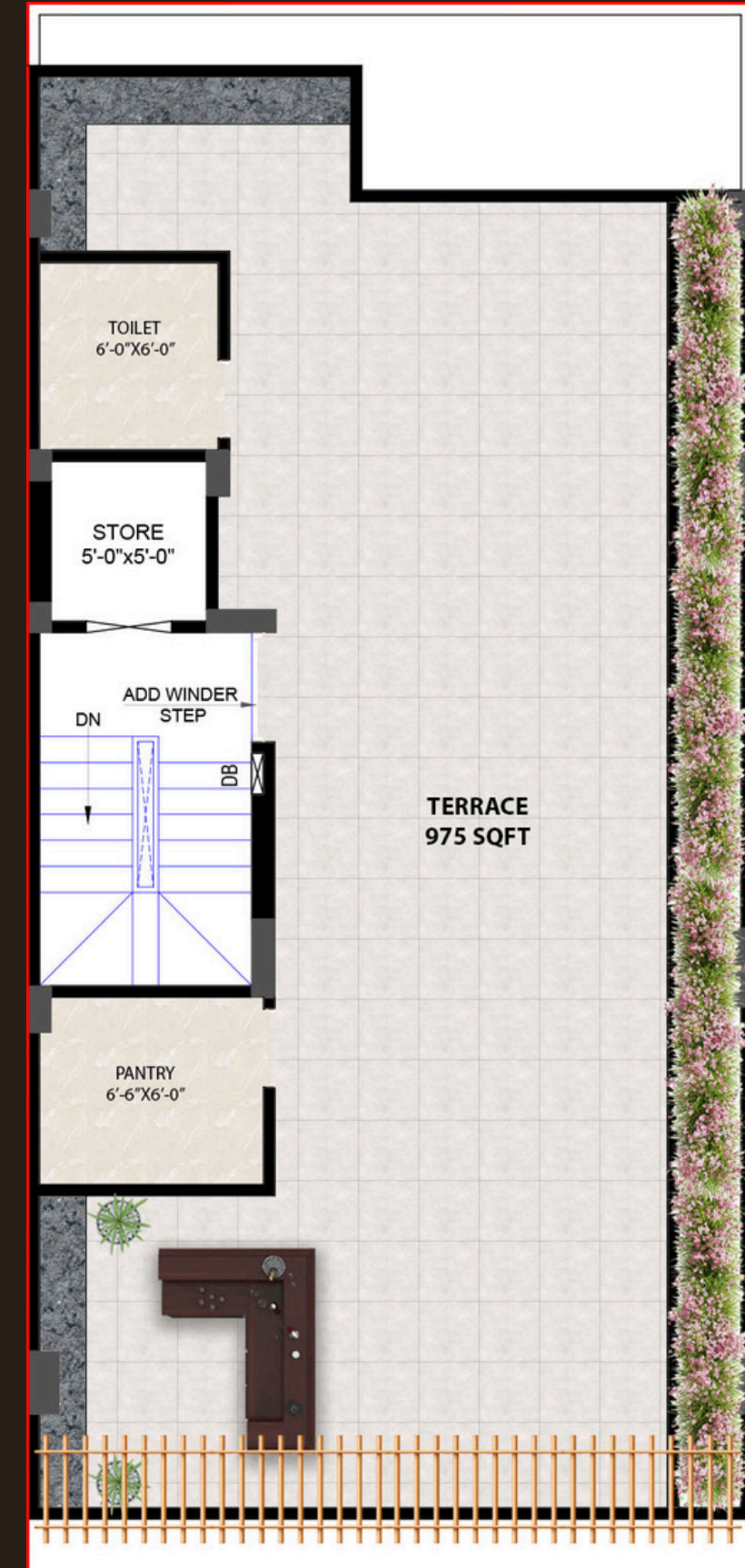
PLOT NO. A-229



FLOOR PLAN



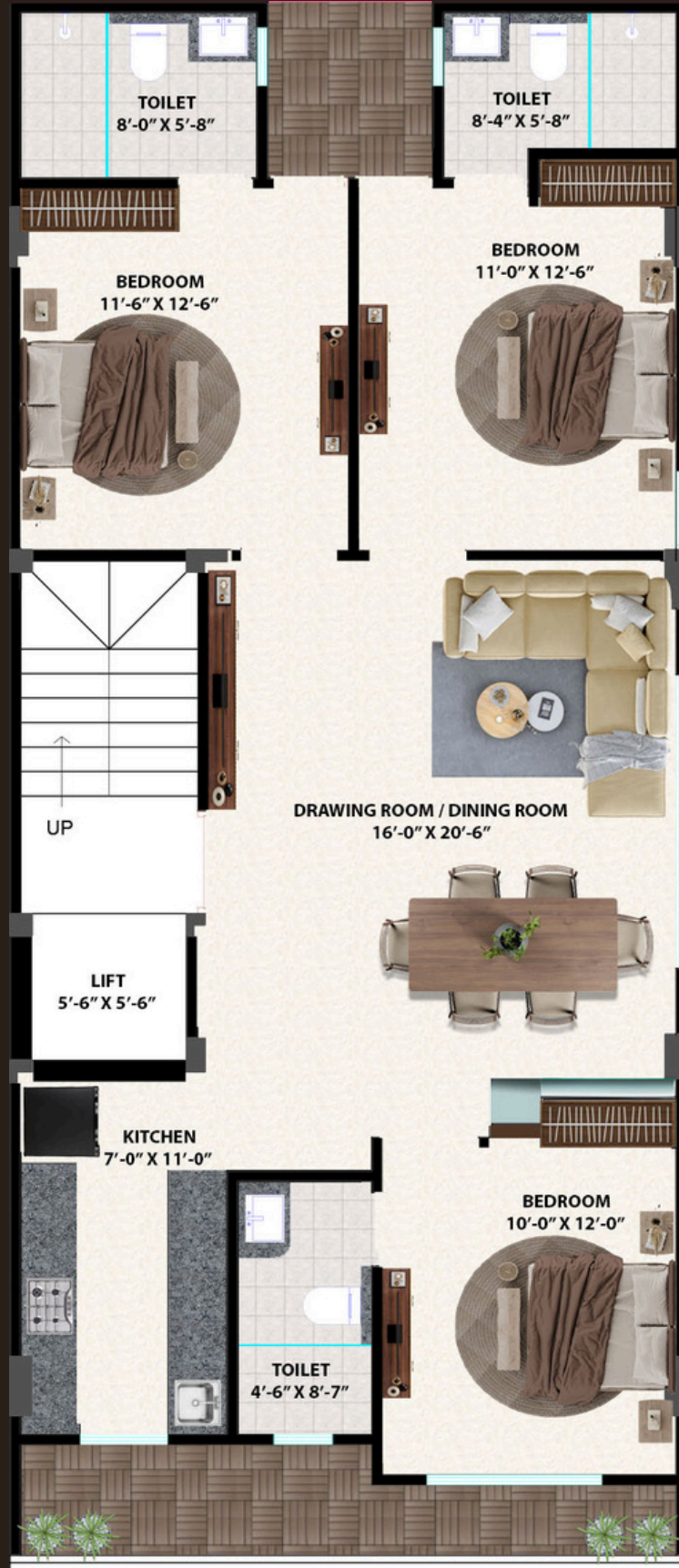
STILT PLAN



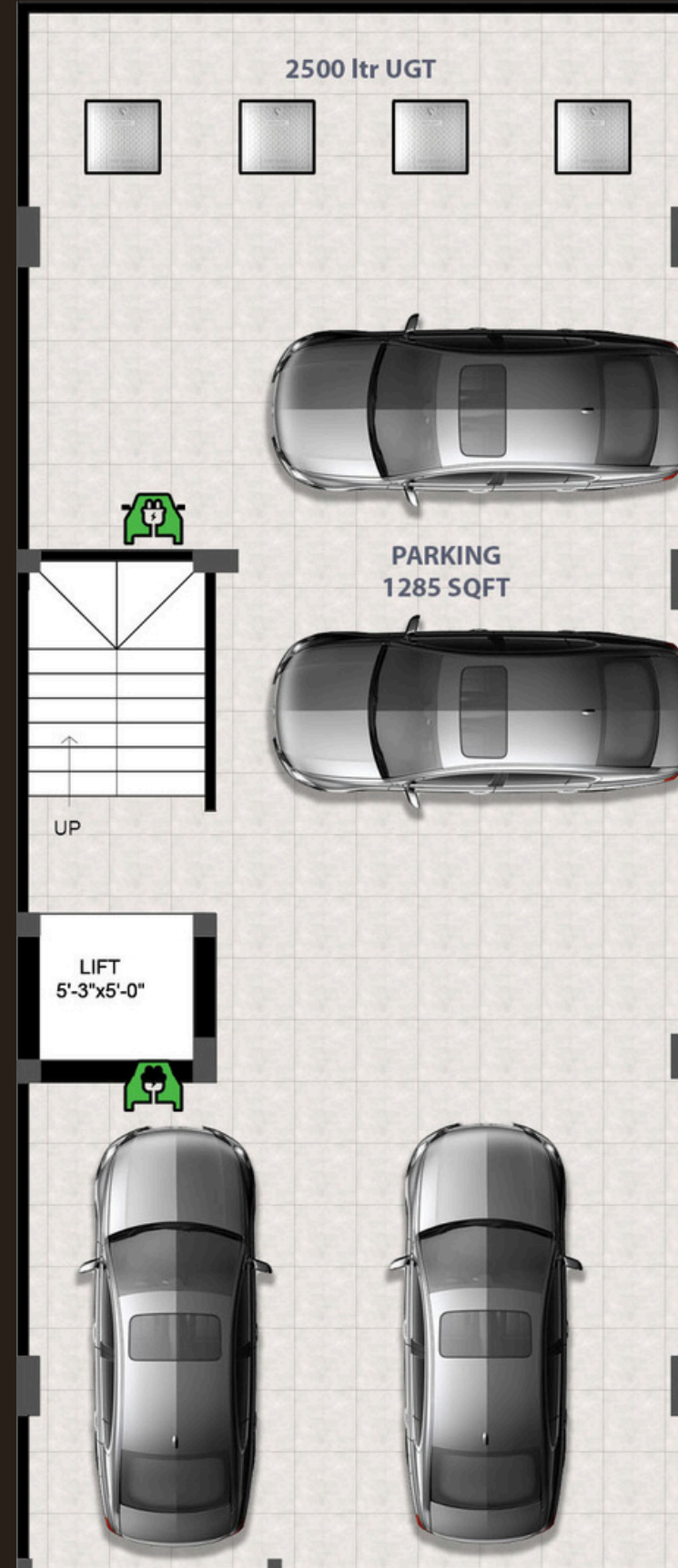
TERRACE PLAN

3BHK+3T 140 SQYD
3 SIDE OPEN

PLOT NO. A-341



FLOOR PLAN



STILT PLAN



TERRACE PLAN

AMENITIES



Yoga & Gym



Premium Bathroom



24X7 Security



Club House



24X7 Water Supply



Kids Play Area



Lift, Lobby



3 Acres Park



CCTV Camera



Parking



Commercial Complex



1 Years Maintenance

FLOOR SPECIFICATION

| ITEM | AREA / SPECIFICATION | DESCRIPTION |
|----------------------|---------------------------------------|---|
| Flooring | Living Area & Dining Area | Italian finish tiles / Kajaria equivalent |
| | Bedrooms | Kajaria / Vitrified tiles |
| | Balcony & Toilets | Kajaria / Anti-skid vitrified tiles |
| | Staircase | Granite |
| | Stilt | Granite |
| Wall Finishes | Kitchen, Toilet | Vitrified tiles |
| | Internal Rooms | POP punning (as design), Paint (Berger / Asian / Nerolac) |
| | Living Area & Dining Area | Combination of Mica finish / Glass finish / POP punning |
| | External Surface | Paint (Berger / Asian / Nerolac) |
| Wood Finish | All wooden doors & frames | Laminate / PU Polish |
| Sanitary Ware | All Toilets | Jaquar / Grohe or equivalent/Roca |
| Door Shutters | All wooden door shutters | Flush doors with Green Lam / Century equivalent laminates as per design |
| Wardrobes | In each bedroom | Up to 8 ft height, exterior & interior laminated with locks & drawers |
| Glazing | Front & Rear Elevation | Aluminium windows with toughened glass |
| Hardware | All wooden door locks | Dorset / Godrej / equivalent |
| Electrical | Switches & wires + EV charging points | Havells / Polycab / equivalent |

FLOOR SPECIFICATION

| | | |
|------------------------|---|--|
| Kitchen | Modular kitchen with granite top, chimney, microwave & sink | Hardware: Kaff / Hettich / Hafele equivalent; Fittings: Jaquar / Grohe equivalent; Factory fitted acrylic laminate |
| | | Chimney / Hob / Microwave: Kaff / Glenn / equivalent |
| Home Automation | Smarthome | Fans & Lights: Schneider equivalent |
| Water Storage | Underground Tank | 4000 liters for each floor |
| Tanks | Overhead Tank | PVC 1000 liters for each floor |
| Lift | 1 in number | Johnson / Otis |
| Security System | Ground floor & staircase | CCTV and Video Door Phone |
| Fans | 8 in number /9 in A341 | Bajaj / Crompton / Havells / equivalent |
| Geyser | 3 in number/4 in A341 | Bajaj / Crompton / Havells / equivalent (15L in bathroom, 5L in kitchen) |
| Terrace | 4th floor | Tiles / Artificial grass / as per design |
| Railing | All balconies & staircases | As per design |
| Main Gate | Stilt floor entrance | As per design |
| Motor | Stilt area | 1 HP Texmo |
| Smoke Detectors | Living area, dining area & bedrooms | As per specification |
| Heat Detectors | Kitchen | As per specification |

SITE LOCATION



bop SITE PLAN

| PLOTS | | | | | |
|--------|---|-------|-------------|--------|--------------|
| Length | x | Width | Area in Sqm | SQYD | No. of Plots |
| 6.71 | x | 15.94 | 106.96 | 127.93 | 6 |
| 7.25 | x | 15 | 108.75 | 130.06 | 1 |
| 7.71 | x | 16.35 | 126.06 | 150.77 | 1 |
| 6.79 | x | 18.7 | 126.97 | 151.85 | 3 |
| 7.13 | x | 20 | 142.6 | 170.55 | 4 |
| 7.17 | x | 20.28 | 145.41 | 173.91 | 1 |
| 7.41 | x | 19.7 | 146.88 | 174.47 | 1 |
| 7.29 | x | 20.28 | 147.84 | 176.82 | 3 |
| 7.96 | x | 18.7 | 148.85 | 178.02 | 1 |
| 7.50 | x | 20 | 149.9 | 179.28 | 1 |
| 7.61 | x | 19.7 | 149.92 | 179.3 | 28 |
| 7.6 | x | 19.73 | 149.95 | 179.34 | 5 |
| 8.02 | x | 18.7 | 149.97 | 179.36 | 6 |
| | | | | | 61 |

1Sq Yds =0.836 Sq. Metre



Map not to Scale



ROSELAND
DEVELOPERS

OFFICES & BUSINESS PARKS

- Air India
- CORPORATE GREENS
- PALAZZO
- BUSINESS PARK
- MEGAPOLIS
- TRADE CENTRE
- AMEX CORPORATE OFFICE
- CYBER CITY

RETAIL

- D'MART
- CITY CENTRE
- GOOD EARTH CITY CENTER
- CELEBRATION MALL
- Elan Epic

EDUCATIONAL INSTITUTES

- ST. ANGELS
- INDUS WORLD SCHOOL
- KUNSKAPSSKOLAN INTERNATIONAL
- SURAJ SCHOOL
- ST. XAVIER'S
- SD ADARSH VIDYALAYA
- DPS
- SUNCITY SCHOOL
- SHIV NADAR

HOSPITALS & CLINICS

- ANANTA HOSPITAL
- PARK HOSPITAL
- CLOUD NINE
- MEDANTA
- FORTIS
- MAX HOSPITAL

HOTELS

- RADISSON
- COUNTRY INN



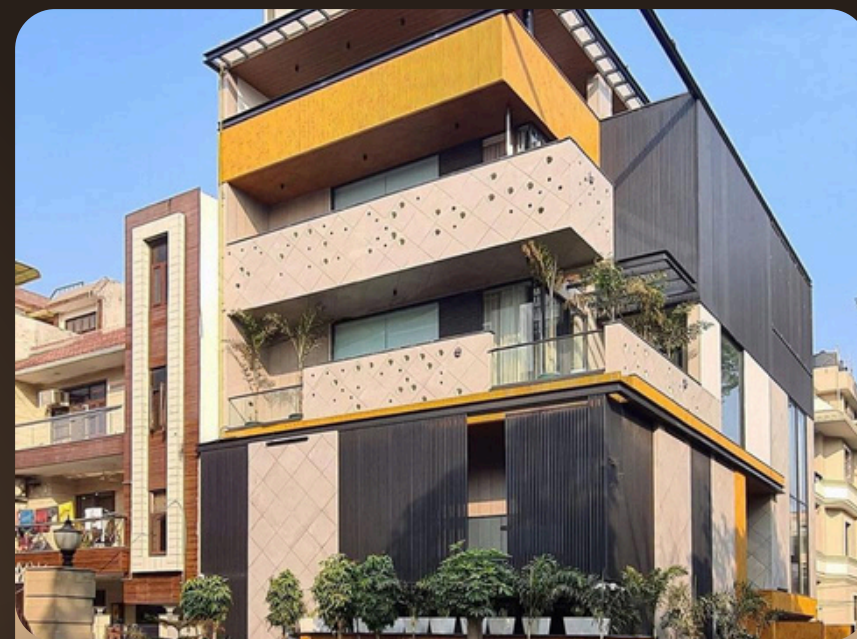
OUR DELIVERED PROJECTS



Malibu Town
CD-66



DLF Phase-1
PKD-35



Uppal Southend
S-346



Sushant Lok 1
A-549