



Splendor Landbase Ltd.

Splendor Forum

3, District Centre, Jasola, New Delhi 110025

Ph.: +91- 95827 95258, 95827 95259

Email: info@splendorgroup.net | www.splendorgroup.net

flagscom.in

SPLENDOR EPITOME
WORK 'n' STAYTM
Sec-62, Golf Course Extn., Gurgaon

"The biggest adventure you can take is to live the life of your dreams"

...Oprah Winfrey



MORE THAN JUST HOTEL ROOMS

Designed for perceptive business travelers who treasure their privacy and independence, Splendor Epitome 'Work-n-Stay' offers innovative, convertible apartments cum office suites that symbolize superb luxury and personalized comfort. Travelers who choose to embrace these homes get a wonderful feeling of freedom and space and an incomparable revitalizing calm. For sheer luxury, space and value, there is simply no better place to stay.

COME BE A PART OF IT!

CONCEPT LIVING
IS EVOLVING...





POISED TO BE THE NEXT LEVEL DESTINATION!

With nearly 750 sq. ft. of fully furnished and ergonomically designed workspaces with workstations, cabins and meeting rooms, Splendor Epitome - Work 'n' Stay, offers ready-to-live-in serviced apartments that allow for optimal use of space and efficient time-management. With business lounges that can be converted into a bedroom at night, these are living spaces, which make great business sense and are ideal for business and leisure travelers alike.

STAYING AWAY FROM HOME WILL NEVER BE THE SAME AGAIN...

BETTER LIVING THAT INSPIRES CONFIDENCE...





YOUR OWN PERSONAL NIRVANA...

Intended for those who like living, working and entertaining in an avant-garde environment, Splendor Epitome - Work 'n' Stay, are a classic example of smart living. This superb selection of serviced apartments will help patrons lead a pleasingly independent life or in short a 'Home Away from Home'. Offering a host of facilities to its residents to enhance their comfort, convenience and security, these serviced apartments, not only offer a distinguished address but also the benefit of being close to all important landmarks in the city.

STAY IN COMPLETE LUXURY...

STEP INTO
A SPLENDOR &
FEEL LIKE HOME...





WORK SMARTLY, WORK DIFFERENTLY...

CHOOSE FROM A SUPERB SELECTION OF SERVICED APARTMENTS...

Today, home offices have emerged as a popular choice as a work environment as web based technologies allow individuals to work from home using e-mail, chat applets, Voice-over IP and other remote access software to communicate with their peers and superiors on the move. It helps them to operate seamlessly round the clock and maintain a balance in their personal and professional lives. Splendor Epitome - Work 'n' Stay offer buyers an eclectic selection of magnificently built apartments spread over fifteen beautiful floors offering wonderful views that are well sought after by discerning business travelers.

EVOLVE WITH
BUSINESS HOMES





MAXIMIZE RETURNS....MINIMIZE RISK

For discerning investors, Splendor Epitome - Work 'n' Stay come with two interesting options aimed at maximizing revenue growth and profitability.

Splendor Epitome - Work 'n' Stay Model A:
Investors desirous of getting stable annuity returns and capital appreciation can get their units managed by an international operator. The operator will also manage and market the units by leveraging its extensive international network of partners to help maximize the returns from your property.

As per this operating model, unit owners can get their apartments managed by an international hospitality operator for a period of 15 years and the gross operating profit is shared between the unit owner and the operator on a Bi-annual basis. Self-Use is allowed under this arrangement for 2 weeks during peak season or 3 weeks during the non-peak season.

PASSIONATE ABOUT MAKING
A DIFFERENCE...

LUXURY...
CONVENIENCE...
VALUE...
NEVER SEEN BEFORE!





STUDIO APARTMENTS FROM SPLENDOR...

Splendor Epitome - Work 'n' Stay Model B:

Those desirous of using these residences for personal use can ask Splendor's Facility management team to manage and maintain the property on their behalf. In addition to this, unit owners also have the option of either renting out the property to a third party or retaining it for self-use.

Offering the facility of regular self use and an additional option of rental income as and when required, these self use apartments offer maintenance, housekeeping, F&B services and renting assistance by Splendor's facility management team on a 'Pay per use basis'.

A LANDMARK OF EXCELLENCE...

BLENDING FORM
WITH FUNCTIONALITY





EXPERIENCE SPLENDOR...

Placing you at the heart of everything we create, Splendor offers a contemporary and open planned design in its serviced apartments with the best of amenities that business/leisure travelers can aspire for.

- Designer Entrance Lobby
- Decorative Main Door and Laminated doors for all rooms with SS hardware fittings
- Designer dado tiles up to lintel level and safety grills for windows
- Vitrified flooring and Granite Platform with SS Kitchen Sink
- Granite/stone for window seals and toilet door frames
- Anti-Skid flooring coupled with high-end amenities in toilets and terraces
- Concealed high quality fire resistant wiring with modular switches
- Extensive electrical layout with energy saving lights for common premises
- Power back –up for lift and common lighting
- Internal walls finished with POP and OBD paint
- External Sand faced plaster semi-acrylic paint
- Anti-termite treatment
- Ample parking area
- Provision for private balconies

LUXURIOUS SERVICED APARTMENTS IN AN EXCLUSIVE NEIGHBORHOOD...



MAKE A STATEMENT:
CHOOSE SPLENDOR
FOR LONG STAYS



SMALL AMENITIES THAT MAKE A BIG DIFFERENCE...

FOSTERING YOUR NEEDS...

Besides offering a distinguished address, Splendor - Work 'n' Stay strives to meet the highest expectation of its discerning patrons by offering the following additional services:

All services like AC Plant room, HT panels are segregated in the basement | Double glazed heat reflective glass façade to maximize daylight efficiency | Round the clock power back up and multi-tiered security | Fire Hydrant, Sprinkler and Detection Systems | AMF and synchronized electrical panels | Centralized BMS and Drip Irrigation Systems | Provision of HT transformers with metering rooms and VCB's

HAVE THE CITY ON YOUR DOORSTEP!



Reception Lobby

Expect a warm welcome at any time of the day with a 24-hour front desk and concierge that can handle check-ins at any time of the day.



Library Lounge

Stay tuned with the latest happenings by accessing all leading national and international news literature, books, newspapers and TV channels.



Multi-Cuisine Restaurant

Offering round-the-clock tea, coffee and snack service, along with meals, you can always find something to munch here in this multi-cuisine restaurant.



Laundry Services

Get professional washing, dry cleaning and ironing services and get the hassle out of your daily living.



Business Centre

Avail all the necessary secretarial help, documentation, and audio-visual presentation equipment for your communication needs. Dedicated secretarial services are also available for day-to-day business tasks.



Fitness Centre

Equipped with the most-modern machines, the fitness centre is the best place to de-stress yourself and even try your hand at Power Yoga in the specially designated Yoga Room. There is also the facility of a steam room, swimming pool and a splash pool.



Convenience Store

Buy all you need for your daily needs from the convenience store located within the building. Have easy access to all the upscale shopping, dining and retail options at the ground and first floors.



Housekeeping

Get complimentary Housekeeping and building maintenance services throughout the duration of your stay. Backing up these services is a robust security and access control system that screens out unwanted visitors.



Parking/Security

Provision for multi-level parking with a CCTV Monitored campus, 24hour security guards, intercom connectivity, and security cabins.



Rain Water Harvesting

With separate water treatment, rain water harvesting and vermiculture facilities to convert organic matter to compost.



Commercial License

Each space shall have a commercial license for multifunction usability.



Wi-fi Zone

Throughout the campus users get a wi-fi enabled environment to help users stay connected at all times. Each of these units can also be equipped with video conferencing on request.



Doctor-on-call

Guests can call a doctor at any time of the day to meet with any health emergency.



Travel Desk

Let the dedicated travel desk take care of your reservations and bookings related to travel and stay options.



Banking

ATM facilities for the convenience of residents staying in the campus.



Post Box Facilities

Special PO box Facilities are provided for each unit for personal mailing services.



Business/Incubation Centre

Provision of incubation centre, on request, for entrepreneurship start up spacers.

Typical Floor Plan



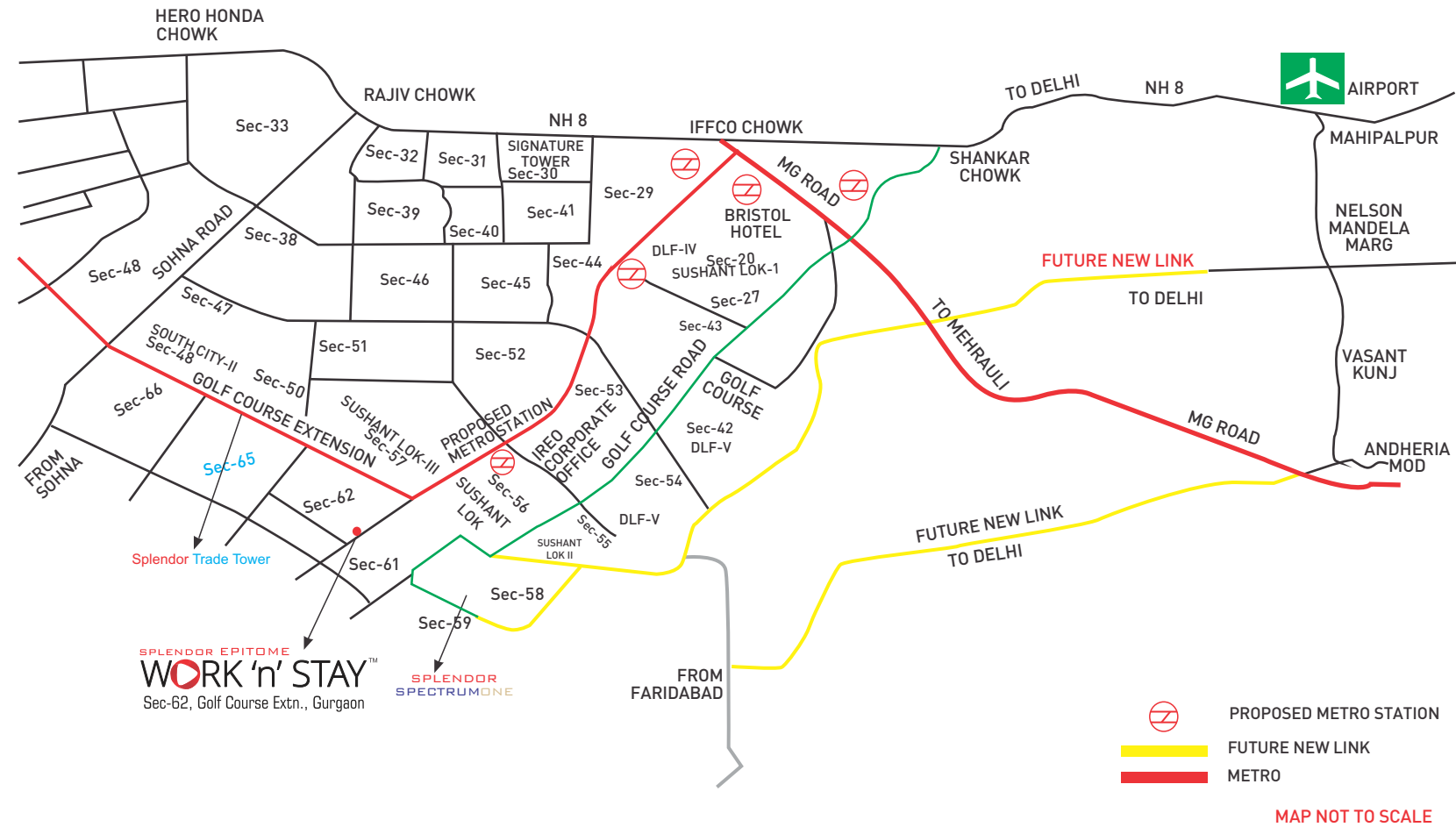
Typical Office Suite



Typical Residential Suite



Location Map



Splendor, endowed by the perfect acumen, expertise, and farsightedness, has emerged as one of the most dynamic entities in Real Estate in India. The company is a performance driven organization consistently reinforcing its status through its benchmark projects across North India including Delhi - NCR, Punjab and UP.

A meticulous record of sustained growth, customer satisfaction and ambitious future plans punctuate Splendor's dossier of Townships, Retail, Commercial, and Residential Projects. Sustained growth, customer satisfaction and innovation being the business mantra, Splendor follows strong business ethic and bound to redefine the set norms in the business... ever!

SOME OF OUR PROJECTS:



Splendor Forum, Jasola, Delhi



Splendor Trade Tower, Sector 65, Gurgaon



Splendor Grande, Sector 19, Panipat



Splendor Spectrum one, Sector 58, Gurgaon