

Beethoven's 8  
Sector-107, Gurgaon







**FIRE**  
DRIVEN BY  
FIERY PASSION



**EARTH**  
ROOTED IN  
YOUR DREAMS



**WATER**  
ADAPTING TO  
YOUR INTERESTS



**AIR**  
GIVING FREEDOM  
TO YOUR SOUL

# Beethoven's 8

Sector-107, Gurgaon

BY


fanatically for you  
**agranté** 

In our newest presentation created for you, Beethoven's 8 strives to achieve the balance for an ideal lifestyle. We have brought together the elements that make up nature and created homes which complement all that you are.

Channelling the essence of life, we honour each element, Air, Fire, Water and Earth, in this project.

It is our mission to give you what makes you the happiest. In this respect, our approach has been to create wonders out of the basic elements of a happy home. We have distilled the essence of life, and created a beautiful masterpiece that will resonate in your soul.





Your diverse and valued  
interest is our interest,  
from design to construction,  
we are fanatical about  
creating only the best for  
you and your family.

At Agranté, our belief behind delivering your home is that, what matters to you the most, is our priority. We are fanatical for you. When we design and develop a real-estate product, its ideology and basic foundation stems from the people who will make it their home, it stems from what you wish for.



With over 20 years of rich experience in understanding the needs of the modern Indian family, Agranté has made its presence felt in Delhi NCR, Bareilly, Rudrapur and Shahjahanapur. We have an impeccable record when it comes to delivering homes on time.



We know how precious your home is to you and we keep your best interests at heart. Reflecting the dreams and aspirations of our customers, we have created 12 projects spread over 600 acres which include Villas, Bungalows and Flats. With 10 projects delivered already, each one is built using environmentally sound principles and carefully designed to create vibrant communities. More than 6,000 families have made our projects their homes, validating the belief that we create what is close to your heart.







Breathe in peace and serenity,  
let your senses be refreshed.



Beethoven's 8 has been created by dreams.  
We have captured the intangible quality that  
gives you peace and calms your soul. When you  
walk in, your heart will say, "I am home".  
Free-flowing like the wind, the life at  
Beethoven's 8 is organic. It lives and develops  
according to your needs and desires.

The purity of intent gives you the space to  
breathe deeply and feel free in the open  
expanses. Take a journey through Beethoven's 8  
and discover your new life with us.





Fluid and flexible.  
Because we adapt to your interests.

The features that we have woven into Beethoven's 8 innate nature are created to change and pattern themselves around your needs. The fluidity of these features shall be a talking point and an advantage for you. At Beethoven's 8, the features are made fanatically for you.



Located 20 minutes  
from IGI Airport



Luxury interior  
designs



Landscaped  
skywalk



Roof-top  
barbeque gazebo



Private  
sky-gardens



Multi-amenity  
clubhouse



Splash pool



Shared book  
library







An innovative thought process, driven by fiery passion.



Our desire to give you the best has led us towards creating Beethoven's 8. Every single feature that you come across is carefully thought out and designed to bring out the best in you. It is your drive for a wholesome life that has given us the inspiration to create a clean and healthy spirit of livelihood.

At Beethoven's 8, you enjoy -

- Private sky gardens
- Abundant open spaces
- Carefully planned sector layouts
- Green walls
- Well-zoned public and private areas
- Pollution free environment
- Low heat absorption
- Abundant sunlight and ventilation







Our fanaticism to give you a wholesome life gives us the inspiration to create a clean and healthy spirit of livelihood.

Your surroundings at Beethoven’s 8

S.No	STRUCTURE	FLOORING	WALLS	CEILING	DOORS	WINDOWS	OTHERS
1	Living/Dining/Passage	State-of-the-art Antiskid Porcelain Tiles	Acrylic Emulsion Paint on POP Punning	Acrylic Emulsion Paint, POP mouldings/ cornice decorative appearance	Entrance Door Polished Teak wood frame and both faces veneered flush doors	UPVC/Powder Coated Aluminium Glazing and Shutters	-
2	Master Bedroom	Imported Laminated Wooden Flooring	Plastic Emulsion Paint Velvet touch on POP Punning	Acrylic Emulsion Paint POP mouldings/ cornice decorative appearance	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/Powder Coated Aluminium Glazing and Shutters	-
3	Bedrooms	State-of-the-art Antiskid Porcelain Tiles	Plastic Emulsion Paint Velvet touch on POP Punning	Acrylic Emulsion Paint POP mouldings/ cornice decorative appearance	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/Powder Coated Aluminium Glazing and Shutters	-
4	Kitchen	State-of-the-art Antiskid Porcelain Tiles	Ceramic Tiles upto 2’ above counter and acrylic emulsion paint in walls with POP base	Acrylic Emulsion Paint	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/Powder Coated Aluminium Glazing and Shutters	Polished granite counter with SS Sink and CP Fittings
5	Toilets	State-of-the-art Antiskid Porcelain Tiles	Ceramic Tiles upto 2.2m and Acrylic Emulsion Paint above on POP base	Acrylic Emulsion Paint	Polished Hard wood door frame with flush doors one side teak veneer and other side painted with synthetic enamel paint	UPVC/Powder Coated Aluminium Glazing and Shutters	Polished marble counter with High-end sanitary fixture and CP fittings
6	Balcony/Terrace	Antiskid Ceramic Tiles	Exterior durable Paint	Acrylic Emulsion Paint	-	UPVC/Powder Coated Aluminium Glazing and Shutters	-
7	S Room	Ceramic Tiles	Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with painted Flush Panel	UPVC/Powder Coated Aluminium Glazing & Shutters	-
8	S Room Toilet	Ceramic Tiles	Ceramic Tiles upto 7ft with Oil Bound Distemper	Oil Bound Distemper	Hardwood Door Frame with painted Flush Panel	UPVC/Powder Coated Aluminium Glazing & Shutters	-
9	Lift Lobbies	Imported/Indian Marble	Granite/Imported Marble Cladding around Lifts entrance, Acrylic Emulsion Paint in the remaining areas	Acrylic Emulsion Paint	-		High speed lift
10	Staircases	Kotah Stone Steps/ Risers/Floor/Mid landings	Oil Bound Distemper above Stone work upto 2m Ht.	Oil Bound Distemper	Hardwood Door Frame with Fire Resistant Flush Shutter	UPVC/Powder Coated Aluminium Glazing & Shutters	

- Split AC in all Bedrooms, Living Dining and Lounge will be provided
  - Lights - Ceiling Lights & Wall Lights to be provided in all rooms, Living, Dining and Toilets
  - Geyser in Kitchen & Bathrooms
  - Exhaust Fans in Toilets and Kitchens
  - Telephone Connections - Appropriate points will be provided in all rooms
- Switches - Contemporary and designer
  - Wiring - Technologically superior global standard wiring
  - Miniature Circuit Breakers
  - Power Outlets
  - Height of windows will be 7 feet in all apartments



# Your surroundings at Beethoven's 8

## SEISMIC CONSIDERATION

A solid structure needs a sound framework

- Conforms with Seismic Consideration Earthquake Resistant RCC
- Framed Construction as per Zone IV/V

## SECURITY AND TECHNOLOGY FACILITIES

The safest haven for your vision ensures that you and your family are always secure

- Perimeter security system
- CCTV for surveillance in the basement and main entrance to the lobby
- Optical fibre network
- Intercom system
- Provision for the cable TV
- Provision for telephone line
- Round-the-clock security
- Sprinkler system for higher safety
- Outsourced managed services (guards, maintenance, gardening, etc.)

## RECREATIONAL FACILITIES

Facilities that define a wholesome lifestyle

- Provision for steam and sauna, spa facility with lounge, jacuzzi at the terrace.
- Health & club facility with fully equipped unisex gym fitted with TV
- Sports facility with tennis courts, swimming pool, etc.
- Club with lounge, Billiards/Pool Rooms.
- Park with recreational facilities for all age groups
- Spacious club for gatherings
- Tennis/Badminton/Basketball/Squash Court

## ADDITIONAL FEATURES

- 100% power backup
- Reception and waiting facilities
- 24 hour water supply
- Treated water supply services (RO water plant or equivalent)
- All common areas will be provided with high speed lifts and elegant lift lobbies.
- Car wash & tyre-inflators
- Managed garbage & sewage services
- Water re-cycling & efficient management
- Rain water harvesting







The structure of  
your dreams  
take root here.



Taking inspiration from Mother Earth, the life-giver, we have ensured that you receive a home that is safe, secure and translates into your haven that is protected from outside dangers. To ensure your safety in a seismic activity prone city, instead of just compacting the earth, we gave stability to the structure by employing deeper piles. The TATA 500D steel bars that we use are highly ductile and flexible, which protect you from damage by absorbing the impact.

#### SITE

- Strategic location
- Well zoned public & private areas
- Abundant open spaces
- Simpler and elegant leisure areas
- Senior citizen friendly spaces
- Shopping zone
- Swimming pool

- Club house
- Wide internal roads
- Ample parking facility

#### BUILDING

- Green building
- Low heat absorption
- Eco-friendly materials

- Green walls
- Private sky gardens
- Abundant sunlight and ventilation
- Spacious rooms
- 100% privacy
- Wide balconies
- Power backup
- Efficient design

#### SKY LEISURE ZONE (8TH FLOOR)

- Landscaped garden
- Library
- Barbeque zone
- Jogging track
- Bird shelters
- Meditation zone
- Splash pool

- Children play area
- Skating zone
- Landscaped sky bridge
- Party area



DUPLEX FIRST FLOOR PLAN



5 BHK + 2 FAMILY ROOMS + 7 TOILETS + SERVANT ROOM Super Area: 5709.80 sq.ft./530.45 sq.mtr.

DUPLEX GROUND FLOOR PLAN



5 BHK + 2 FAMILY ROOMS + 7 TOILETS + SERVANT ROOM Super Area: 5709.80 sq.ft./530.45 sq.mtr.







4 BHK + 3 TOILETS + SERVANT ROOM Super Area: 2585.47 sq.ft./240.19 sq.mtr.

THREE BHK PLAN



3 BHK + 3 TOILETS + SERVANT ROOM Super Area: 2261.06 sq.ft./210.05 sq.mtr.



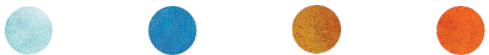
4 BHK + 3 TOILETS + SERVANT ROOM Super Area: 2585.47 sq.ft./240.19 sq.mtr. 4 BHK + 3 TOILETS + SERVANT ROOM Super Area: 2585.47 sq.ft./240.19 sq.mtr.

CORE/CLUSTER PLAN



3 BHK + 3 TOILETS + SERVANT ROOM Super Area: 2261.06 sq.ft./210.05 sq.mtr. 3 BHK + 3 TOILETS + SERVANT ROOM Super Area: 2261.06 sq.ft./210.05 sq.mtr.

TOWER HARMONY 1&2





THREE BHK PLAN



3 BHK + 2 TOILETS Super Area: 1702.21 sq.ft./158.14 sq.mtr.

TWO BHK PLAN



2 BHK + 2 TOILETS Super Area: 1299.55 sq.ft./120.73 sq.mtr.



2 BHK + 2 TOILETS Super Area: 1299.55 sq.ft./120.73 sq.mtr. 2 BHK + 2 TOILETS Super Area: 1299.55 sq.ft./120.73 sq.mtr.

TOWER MINOR



2 BHK + 2 TOILETS Super Area: 1299.55 sq.ft./120.73 sq.mtr. 2 BHK + 2 TOILETS Super Area: 1299.55 sq.ft./120.73 sq.mtr.

TOWER MINOR

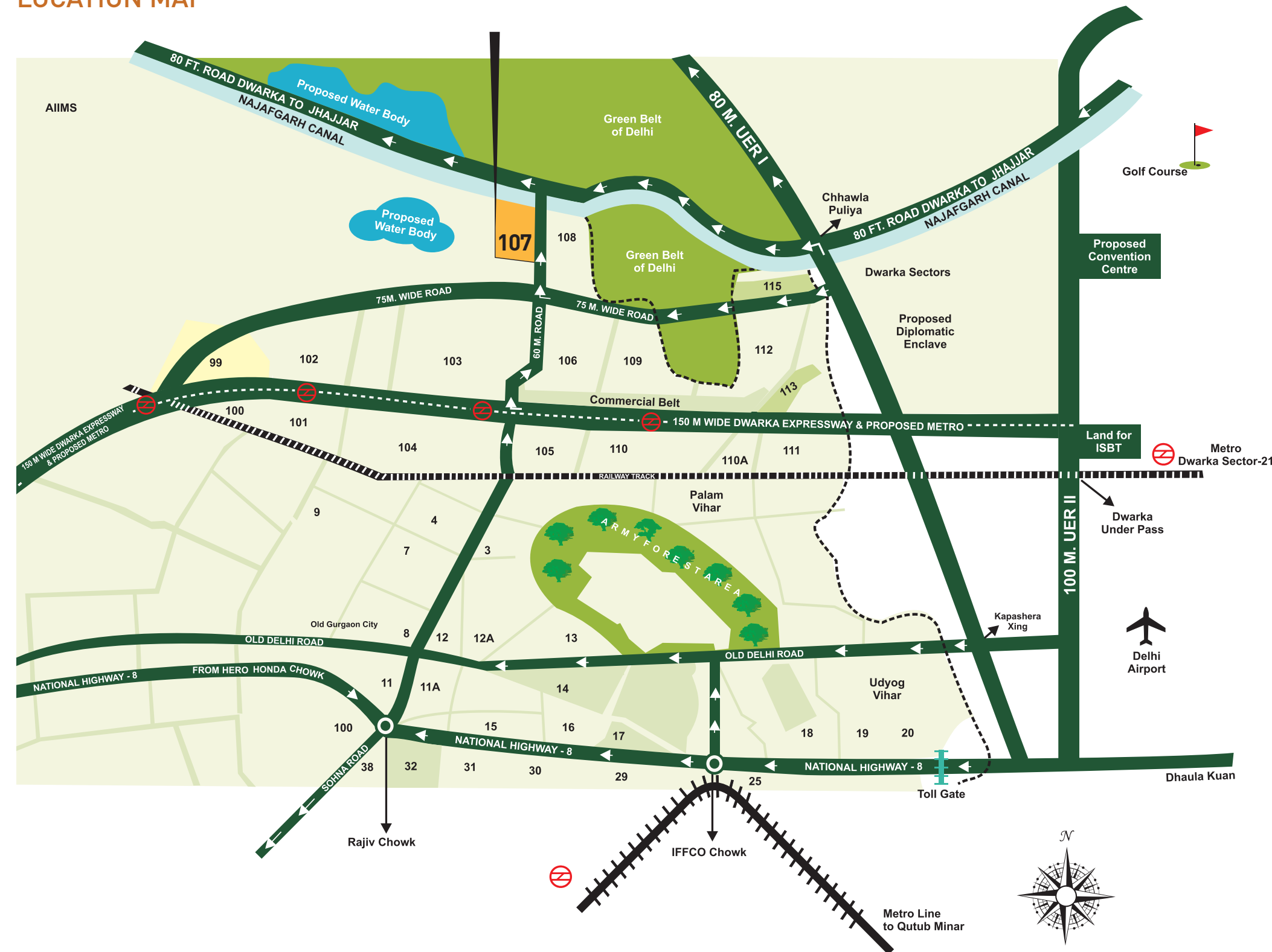




# Beethoven's 8

Sector-107, Gurgaon

## LOCATION MAP



## LOCATION ADVANTAGE OF BEETHOVEN'S 8

- Unique location bordering Dwarka and the Delhi/Najafgarh green belt
- Close proximity to Delhi, Gurgaon and Manesar, so that you are never late to those important meetings
- Just beside the Dwarka Expressway to ensure excellent connectivity
- 24, 60 and 75m wide sector roads connecting to the proposed 150m Northern Peripheral Road
- You will always be on time to pick up your loved ones. We're located just 10 minutes from the IGI Airport
- 10km away from the AIIMS Campus in Bhadsa, Jhajjar, keeping in mind the health of you and your loved ones
- University and top schools are located at just a distance of 5-7km, because your child's education is topmost priority
- 10km from Rajeev Chowk/IFFCO Chowk, so that you are always close to the heart of the city

## NOC

- LOI received on 10<sup>th</sup> January 2011, vide memo no.: LC 1537
- License received on 27<sup>th</sup> March 2012 with license number 23
- Zonal Plan approved on 27<sup>th</sup> March 2012
- Builder Plan approved on 17<sup>th</sup> January 2013, vide memo no.: ZP-810 (RA)2013/28905
- Airport Authority Clearance: AAI/NOC/2014/35/5701-06
- Fire NOC Memo No. DFS/F.A/2014/16254
- Environment Clearance

## HOME LOANS

Your dreams are priceless and we know how much you value them. To realize your dreams, this project is currently approved by reputed banks like AXIS, ICICI, HDFC and SBI

- Discussions in final stages with Corporation Bank

Member of  
**CREDAI**

Loan facility available at







fanatically for you  
**agranté** 

**Crafting dreams,  
fanatically for you.**

Take a glance at Agranté's illustrious past and established projects. After all, when you choose Beethoven's 8, you trust us with your dreams.

So let us show you all the dreams and desires that came to life under Agranté's aegis.



› Underpinned by over  
**20 years**  
of rich experience

› Geographical presence  
in Delhi NCR, Bareilly,  
Rudrapur (Uttarakhand)  
and Shahjahanpur

› Impeccable record  
of delivering  
quality projects, on time

› Over **6,000+**  
families settled in  
the delivered units

› **10** grand projects  
delivered already

› **5,180** units  
delivered so far

› Delivered  
**8** townships

› **12** projects spread  
over **600** acres

› **5,000+**  
units including Villas,  
Bungalows and Flats

› **600** acres,  
total area of  
delivered projects







At Agranté, we have always believed in preference born out of savvy trustworthiness. We have been careful about how we deliver and what we deliver to ensure that you know we are fanatical about your interests.

In this journey of more than two decades, your interest has been of utmost importance to us. Driven by what appeals to you, we have always worked purely towards creating your dreams, especially when it comes to the little things that you may never even see. All our delivered projects bear testimony to our commitment and we are sure to set new benchmarks with all our upcoming projects in the future as well.

After all, your interest is our interest. In fact, we are fanatical about it.

➤ **Agranté’s reach**

1.75 crore square feet of real estate, developed and delivered.

➤ **Made with the best**

Built with the best in class, using top of the line materials, and leading experts to undertake piling and foundations.

➤ **Authorized for perfection**

Approvals obtained before commencing construction



Delivered projects  
by Agranté

