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www.zenapartments.in



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ZEN APARTMENTS
 THE ART OF PEACEFUL LIVING

Y-27A, Hauz Khas New Delhi - 110016



The word 'Zen' is the Japanese attempt at pronouncing the Sanskrit word 'Dhyana', which translates as 'meditation'. Zen practice is a way of living that incorporates a total togetherness of mind and body to become fully aware, here & now in the present moment; where we truly live.

Home being an integral part of this journey, Cutting Edge Infrastructure realised the need to create such living environments that not only provide an address, but also bequeath the residents with peace & comfort.

Consequently, Zen Apartments has been delivering projects at the most affluent & prime locations of Delhi, which not only excel architecturally but also outclass in designing, with attention given to even the minutest of detail. The commitment to Zen philosophy in designing, sets these apartments class apart, elevating homes to Very own personal retreats.

If you are looking for a calm oasis in this city of stress, as the place to call "home", Zen Apartments is the perfect answer for You & your family.



ZEN APARTMENTS

THE ART OF PEACEFUL LIVING

Zen Apartments are distinctive developments that integrate Cutting edge architecture with innovative designs for refined City living. Occupying the premier location in Hauz Khas, these homes provide a serene retreat right within South Delhi, through their expanse of surrounding green areas. Apart from the green environs, the site is just at a few minutes distance from Hauz Khas market and Siri fort road complex.

The property comprises of independent floors of Four Bedroom Apartments; each conferred with attached open Spaces in the form of balconies & terrace gardens in select cases. The apartments feature contemporary interiors that Blend seamlessly with exemplary specifications and chic styling.

**"Experience the Zen way of living,
Welcome to Zen Apartments"**



Shown images are for visual reference only. Above plans are tentative and subject to approval of statutory authority.

Facade Views



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PROJECT HIGHLIGHTS

Occupying the premier location in South Delhi , surrounded by VVIP and HNI of World Fame. Stunning contemporary architecture using state of the art technology & interior design, specified to the highest standard including superior fitted Kitchens.

Secure parking facilities, with common gates for convenience. Excellent transport network and connections, allowing easy access to other parts of the city.

The property comprises of independent floors of Four bedroom apartments, each conferred with attached open spaces in the form of balconies & terrace gardens in select cases.

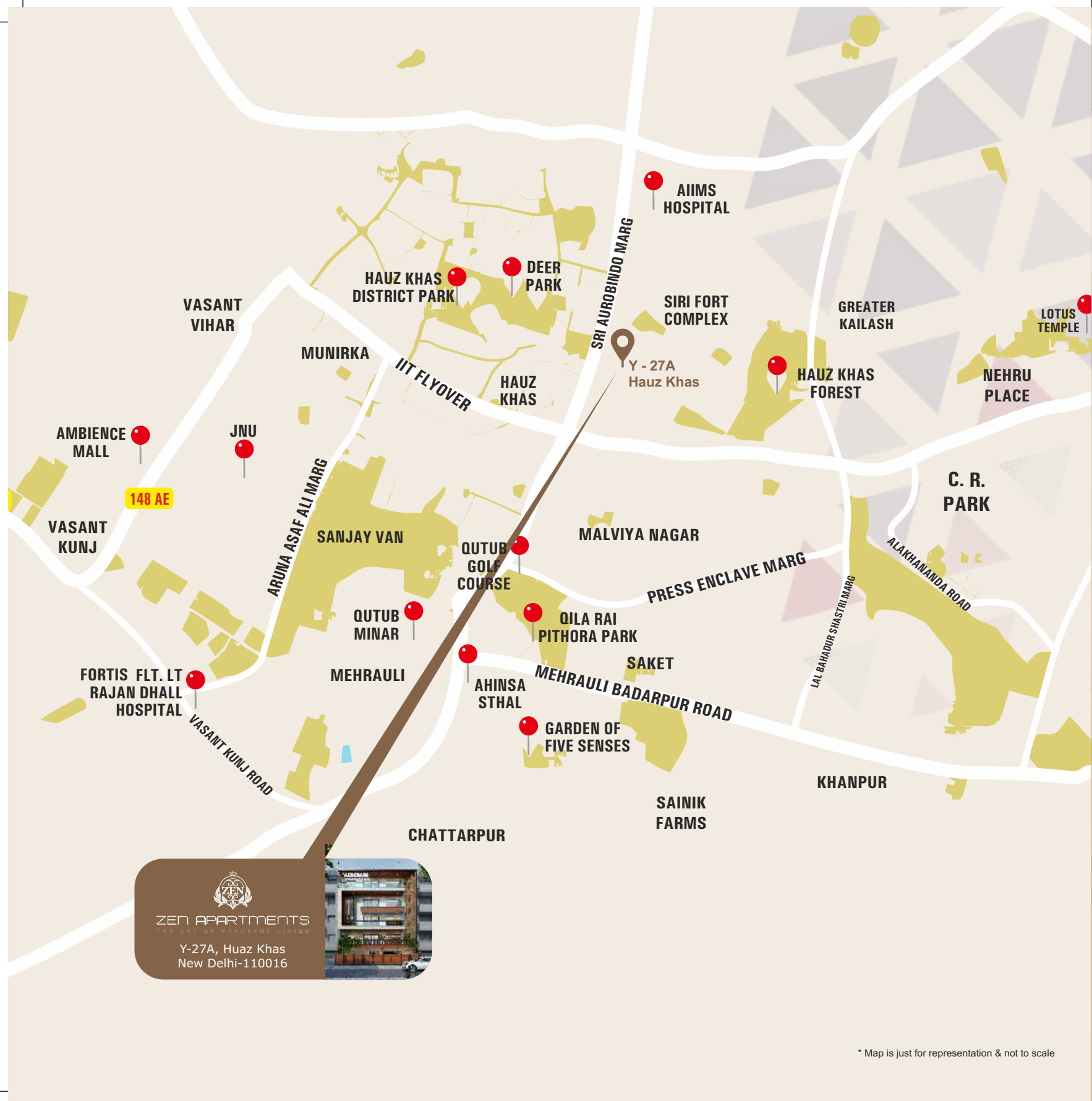
Area:
342 sq. Yards

Floor Plan: 4 BHK
4 Bedrooms with attached Bathrooms
Kitchen, Dining Room, Living Room, Powder Room & Balconies

Parking:
2-3 Car Parking for Each Floor

Floors Available:
Ground Floor with Basement
Third Floor with Terrace

Facing:
North East



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Y-27A, Huaz Khas
New Delhi-110016

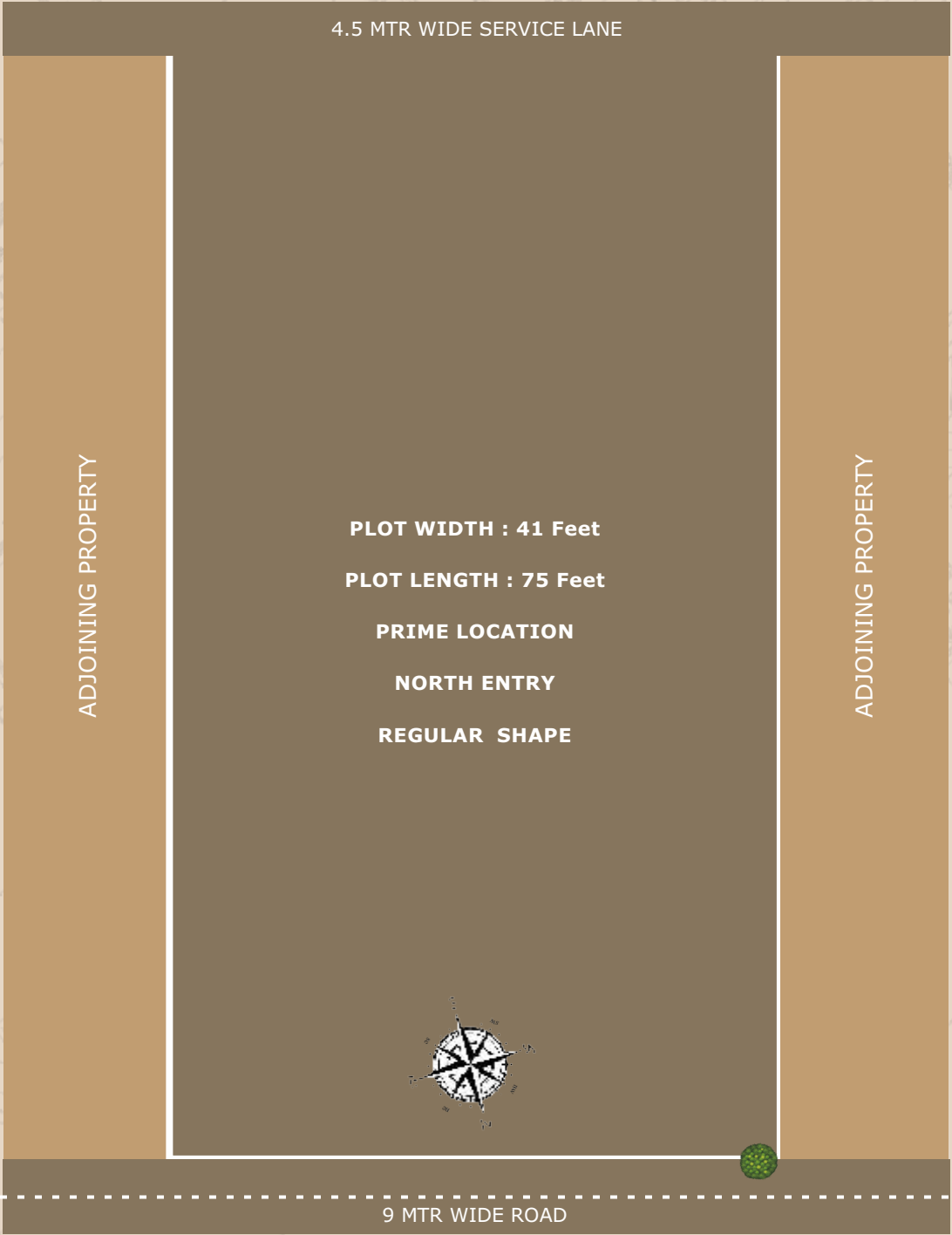
* Map is just for representation & not to scale

PRIME LOCALE

A neighbourhood where heritage meets modern living, Hauz Khas offers an unmatched residential appeal in South Delhi. Known for its leafy avenues, proximity to Deer Park and Hauz Khas Lake, and a vibrant cultural scene, the area blends serenity with urban energy. Boutique cafés, designer stores, and art spaces sit harmoniously alongside historic monuments, making everyday life both convenient and inspiring. With excellent connectivity to major business districts and top educational institutions, Hauz Khas remains one of Delhi’s most sought-after residential addresses.



PLOT LAYOUT



STRATEGIC ADVANTAGES

Connectivity to all parts of city through road networks & metro, and, proximity to important amenities like banks, schools, hospitals make this location ideal. Positioned at few kms from the airport & railway station, Zen homes are perfect for frequent travelers too.

With neighborhood retail markets, nearby educational institutes and emergency medical facilities, Zen Apartments can assure a comfortable and hassle free lifestyle. Placed near to the historic Qutub Minar as well as the renowned malls of Saket, options for leisure & recreation too are abundant in the area.

The distance to the nearest pivotal destinations are as follows:

Markets,Malls and Mutiplexes:

- Hauz Khas Market -1 km
- SDA Market (Safdarjung Area) - 1 km
- Select Citywalk,Saket -5 km
- DLF Place, Saket - 5 km
- PVR Cinemas at Saket- 5Km

Golf Course, Fitness Centre and Clubs

- Qutub Golf Course- 2.7 km
- Sri Fort Sports Complex- 5 km
- Fitness First, Select Citywalk - 5 km
- Delhi Gymkhana Club, Safdarjung Road - 6 km
- Delhi Golf Club, Golf Course-6 Km

Parks

- Deer Park, Hauz Khas- 0.5 Km
- Lodhi Garden - 5 km

Hotels

- Hyatt Regency, The Ashtan Sarovar Portico

Schools and Colleges

- St. Paul's School —0.19 km
- St. Anthony's Senior Secondary School —0.27 km
- Sahoday Senior Secondary School —0.50 km
- Laxman Public School —0.66 km
- The Mother's International School —0.80 km

- Tagore International School — 4.8 km
- Indian Institute of Technology Delhi (IIT Delhi)- 0.50 Km
- National Institute of Fashion Technology (NIFT)- 2.5 km
- IP University- 3.5 Km

Muti speciality hospitals

- Max Multi-Speciality Centre, Panchsheel Park -1.5 km
- Sitaram Bhartia Institute of Science and Research,
- Qutab Institutional Area- 4 Km
- All India Institute of Medical Science - 5 Km
- Max Super Speciality Hospital, Saket-5 Km

Transit Points

- Green Park Metro Station - 0.77km
- Hauz Khas Metro Station - 1.7 km
- Domestic Terminal- 11 km
- New Delhi Railway Station -12 km
- Indira Gandhi Intl. Airport - 16 km

Banks & ATM's:

- All the major banks like ICICI, HDFC
- Citibank, amongst others :1.5Km

Eateries :

- From CCDs to McDs to lounges in Hauz Khas area, a variety of fast food joints and fine dining restaurants.

* Distance in kms are provided as a guide only.

FLOOR PLAN
HAUZ KHAS

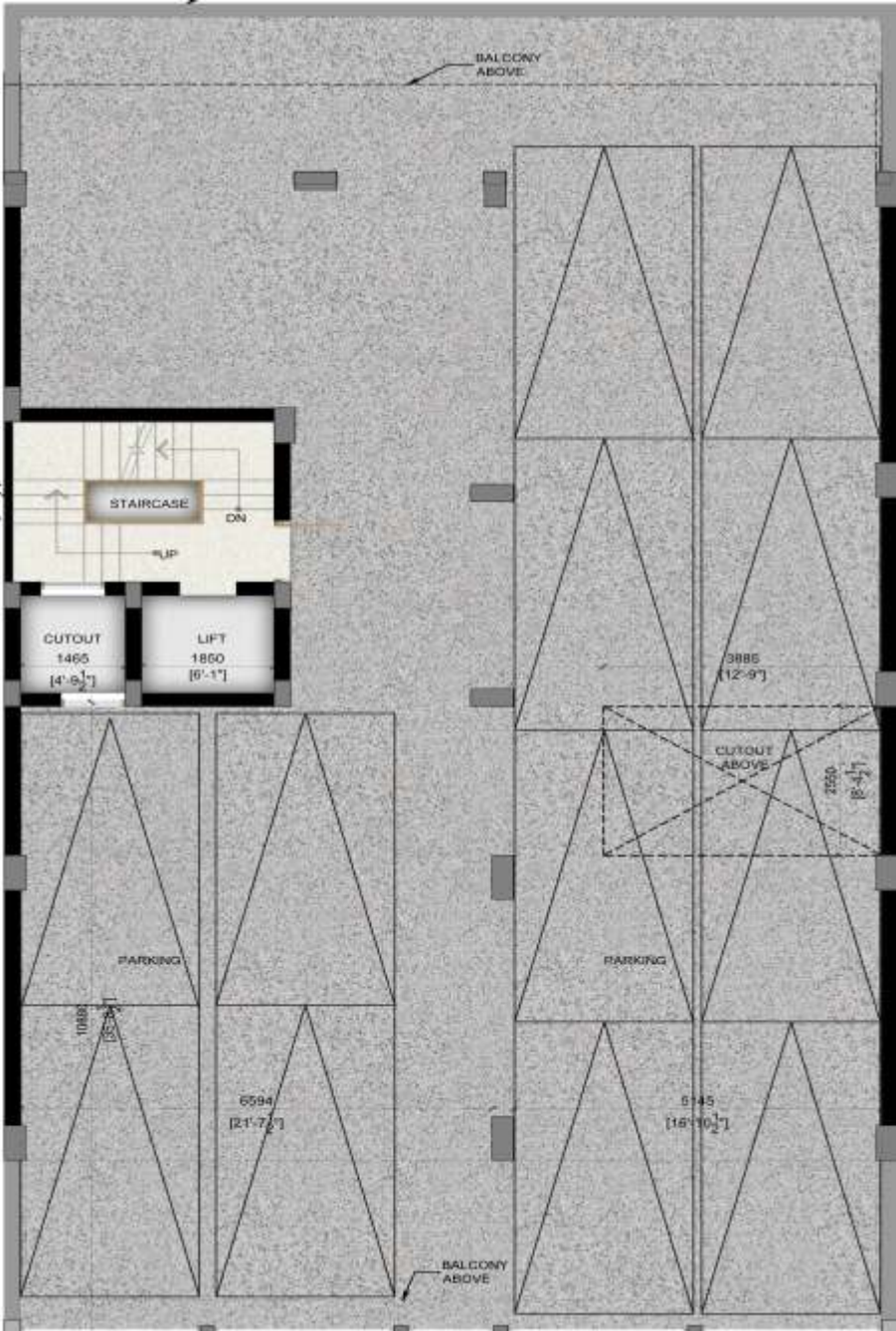


BASEMENT
196.43 sq.mt. - 2114.37 sq.ft.



UPPER GROUND FLOOR
172.79 sq.mt. - 1860 sq.ft.

FLOOR PLAN
HAUZ KHAS



STILT FLOOR
270.13 sq.mt. - 2907.67 sq.ft.

FLOOR PLAN
HAUZ KHAS



THIRD FLOOR
187.36 sq.mt. - 2016.74 sq.ft.

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FLOOR PLAN
HAUZ KHAS



TERRACE
187.36 sq.mt. - 2016.74 sq.ft.

SPECIFICATIONS



- STRUCTURE:**
Seismic IV Zone compliant earthquake resistant (RCC) framed structure. Use of Grade 53 Cement of ACC/Ambuja/Shree or equivalent company. TATA TISCON 500 D, Rathi or equivalent steel to be used as per drawing.
- ANTI-TERMITE WORK:**
Termite treatment will be done during construction before laying the foundations In basement footing, columns and under all floors as per the prevalent norms.
- WALL FINISH:** **Exterior:** Combination of Stone / Exterior Wood & Weatherproof Paint as per design.
 Interior : Plastic Emulsion Paint on walls with Plaster of Paris.
- SANITARY & PLUMBING WORK:**
Wash Basin / Wall Mounted Water Closet / Faucets / Fittings / Showers: : Kohler or equivalent.
Shower Cubicles / Cabins: In all toilets (10 mm thick tempered glass), Ozone or equivalent.
- Geysers:** Venus / Racold or equivalent of 35 liters capacity in Master Bathroom, 25 liters in all other Bathrooms & Instant geyser in Kitchen.
- Pipes:** CPVC pipes for Hot & Cold Water, PVC pipes for Rainwater & Sewage of Supreme.

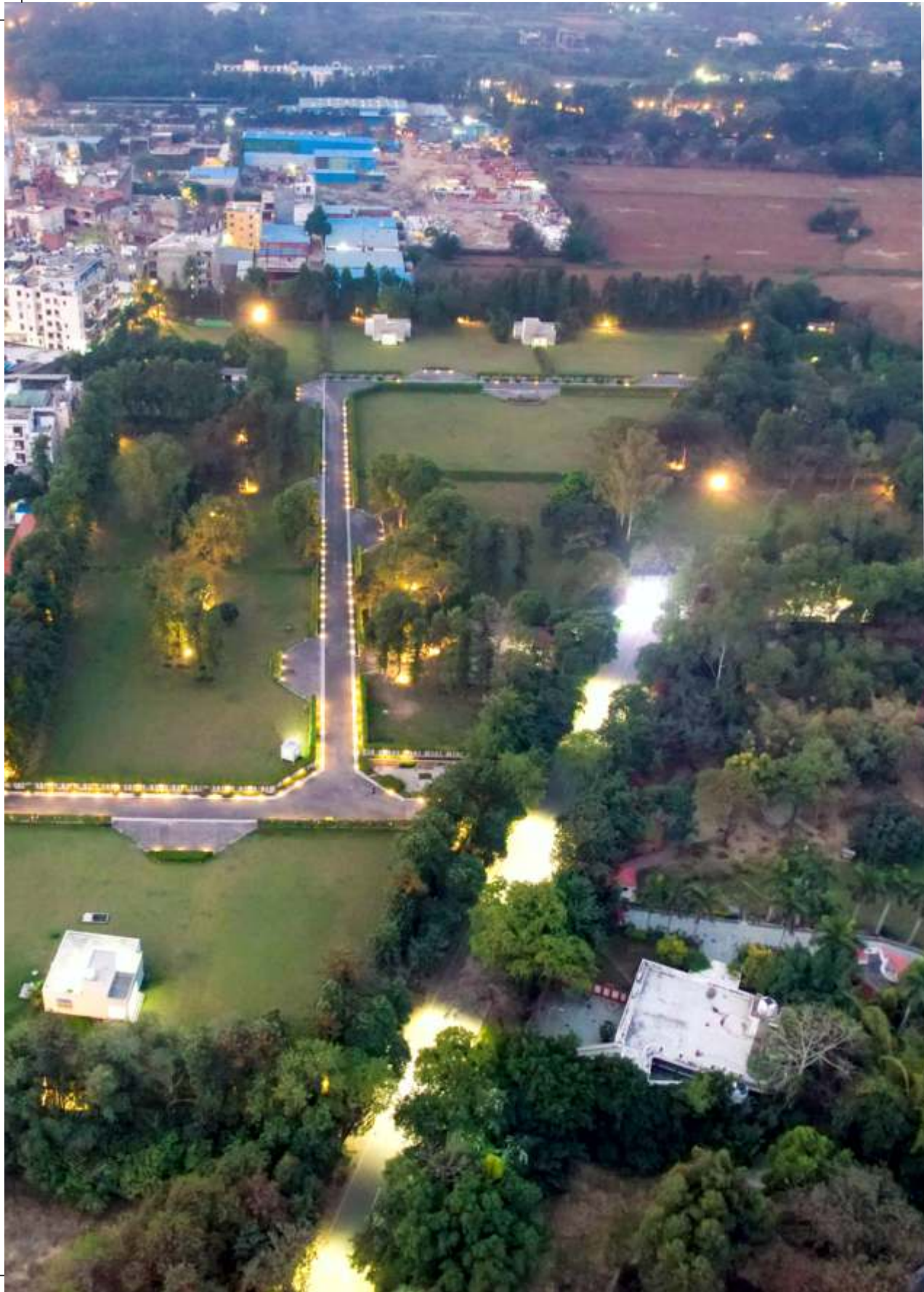
* Developer has the discretion to change the above specifications at any point of time with suitable replacements.

SPECIFICATIONS



- FLOORING & SKIRTING:**
Italian marble from GRAAVAA - mirror polished
Laminated wood flooring with matching skirting in 1 Bedroom.
- WOODWORK:**
All internal doors - flush doors of Duro / Green or equivalent company. All external doors - Asahi or equivalent company. All chowkhats of Champ Wood.
Kitchen: Modular Kitchen.
Fittings: Hettich / Dorset or equivalent.
- WATER PROOFING / WATER HARVESTING:**
Appropriate waterproofing procedures for basement, sunken toilets & balconies. Polyethylene film & Polystyrene thermal (Waterproofing) for the Terrace. Water harvesting enabled site.
- GLAZING & MIRRORS:**
All glass panes to be of Saint Gobain or equivalent, minimum 6mm thickness
Balcony glazing - tempered with requisite thickness.
- ELECTRICAL WORKS:**
Each floor to have separate connection of min. 11 KVA load. Fire Resistant wiring of Polycab/Finolex or equivalent. M.K. / North West /Schneider or equivalent switches. Separate electric meter for elevator, lights & other facilities in common Area.
- LIGHTING:**
Combination of Recessed and Surface Mounted LED Lights as per design.
- AIR-CONDITIONING:**
Split AC (Daikin / Hitachi / Samsung or equivalent) in all rooms.
- ELEVATOR:**
SCHINDLER / KONE lifts with 6 person capacity.
- PARKING:**
Two identified car parks for each apartment (subject to plot size).
- POWER & WATER:**
Generator : Standby generator for lights, lift, pumps and air-conditioner with sub meter monitoring apartment wise consumption.
- Water Supply:** DJB water supply, Separate water meters for each floor & standby water supply by under ground and overhead tanks for each floor (apartment wise).
- TECHNOLOGY:**
TATA Sky HD recording at all TV points. Video door phones -Samsung or equivalent.
- SAFETY & SECURITY:**
Adequately secure gates wherever needed will be provided.
- GAS SUPPLY:**
Apartment design amenable for piped gas supply in future.
- MISCELLANEOUS:**
Plantation to be done in areas as per Architect's design. Front and rear Setback to have sufficient lights

* Developer has the discretion to change the above specifications at any point of time with suitable replacements.



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PAST
COMPLETED
PROJECT

Chattarpur Farms
Boutique Plotted
Development

Style & Luxury
at it's best...

11 acres

Actual Images of Completed Projects.





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**PAST
COMPLETED
PROJECT**

D-267,
Sarvodaya Enclave,
New Delhi - 110017

Refined
aesthetics, perfect
craftsmanship...

Actual Images of Completed Projects.





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PAST
COMPLETED
PROJECT

B-21,
Geetanjali Enclave,
New Delhi - 110017

Modern life,
Impeccable
style...

Actual Images of Completed Projects.





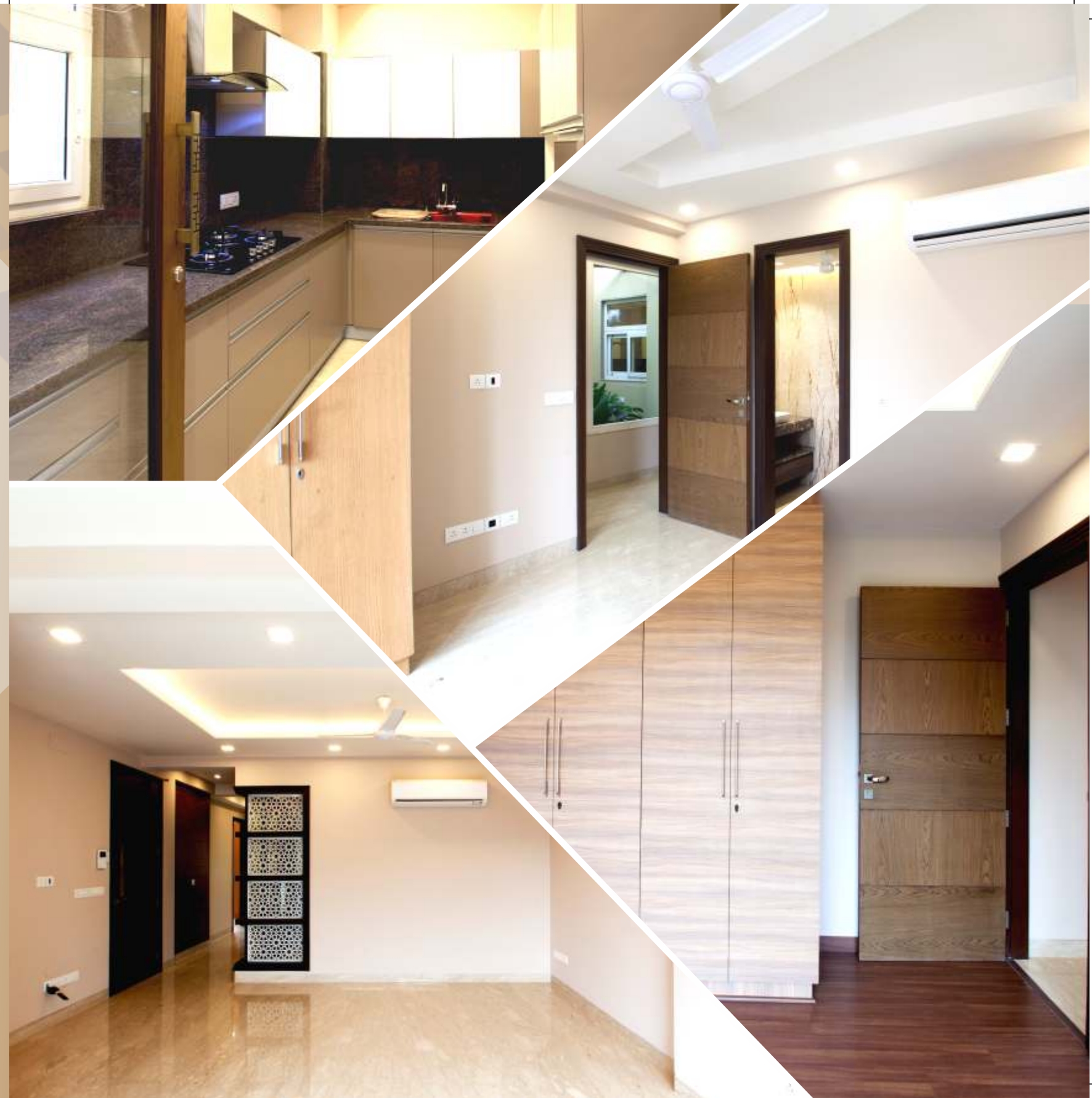
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PAST
COMPLETED
PROJECT

H-13,
Green Park Main,
New Delhi - 16

Refined
Sophistication

Actual Images of Completed Projects.





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**PAST
COMPLETED
PROJECT**

C-32,
Pancsheel Enclave,
New Delhi - 17

Timeless appeal,
and
impeccable style.

Actual Images of Completed Projects.





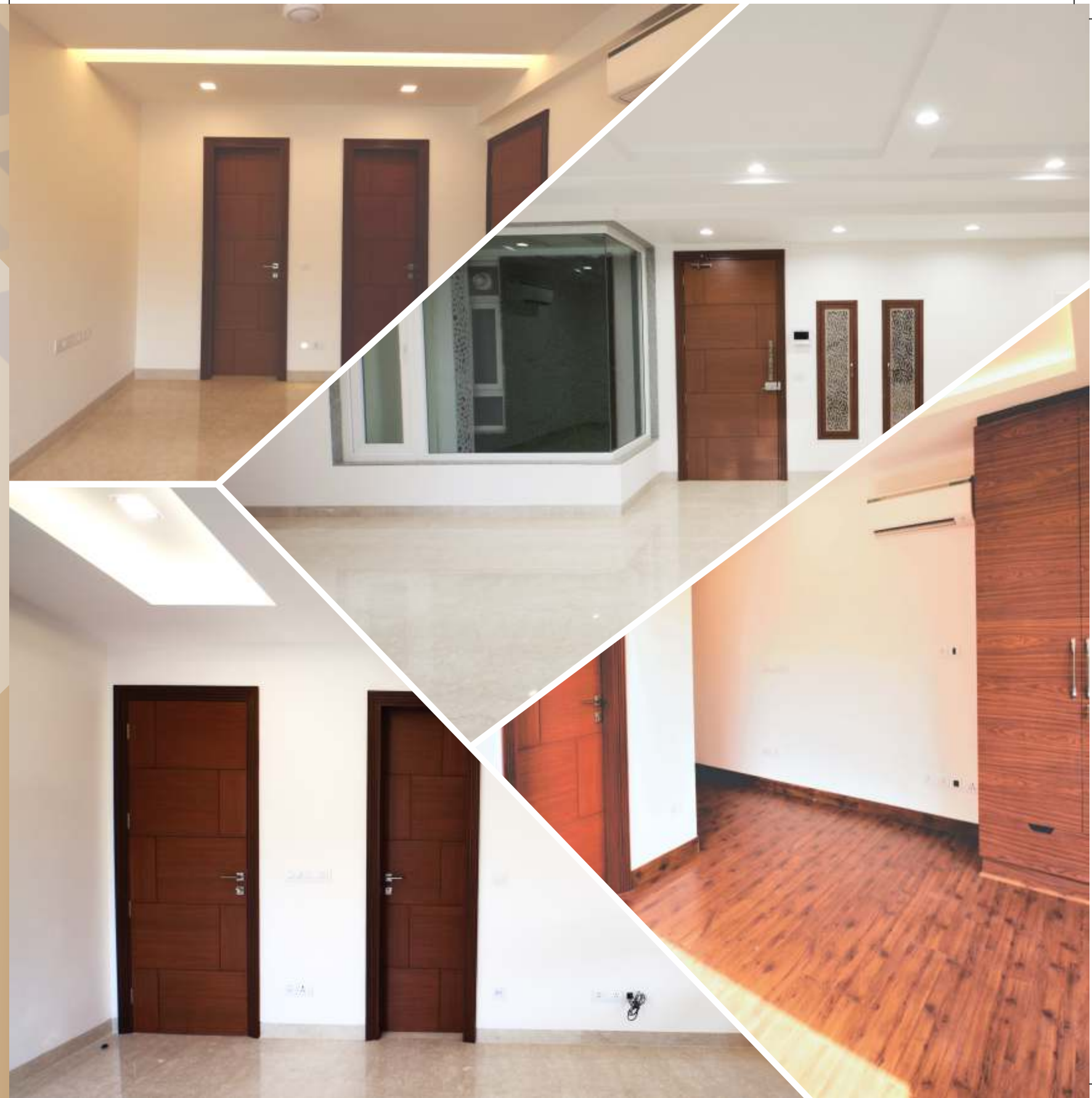
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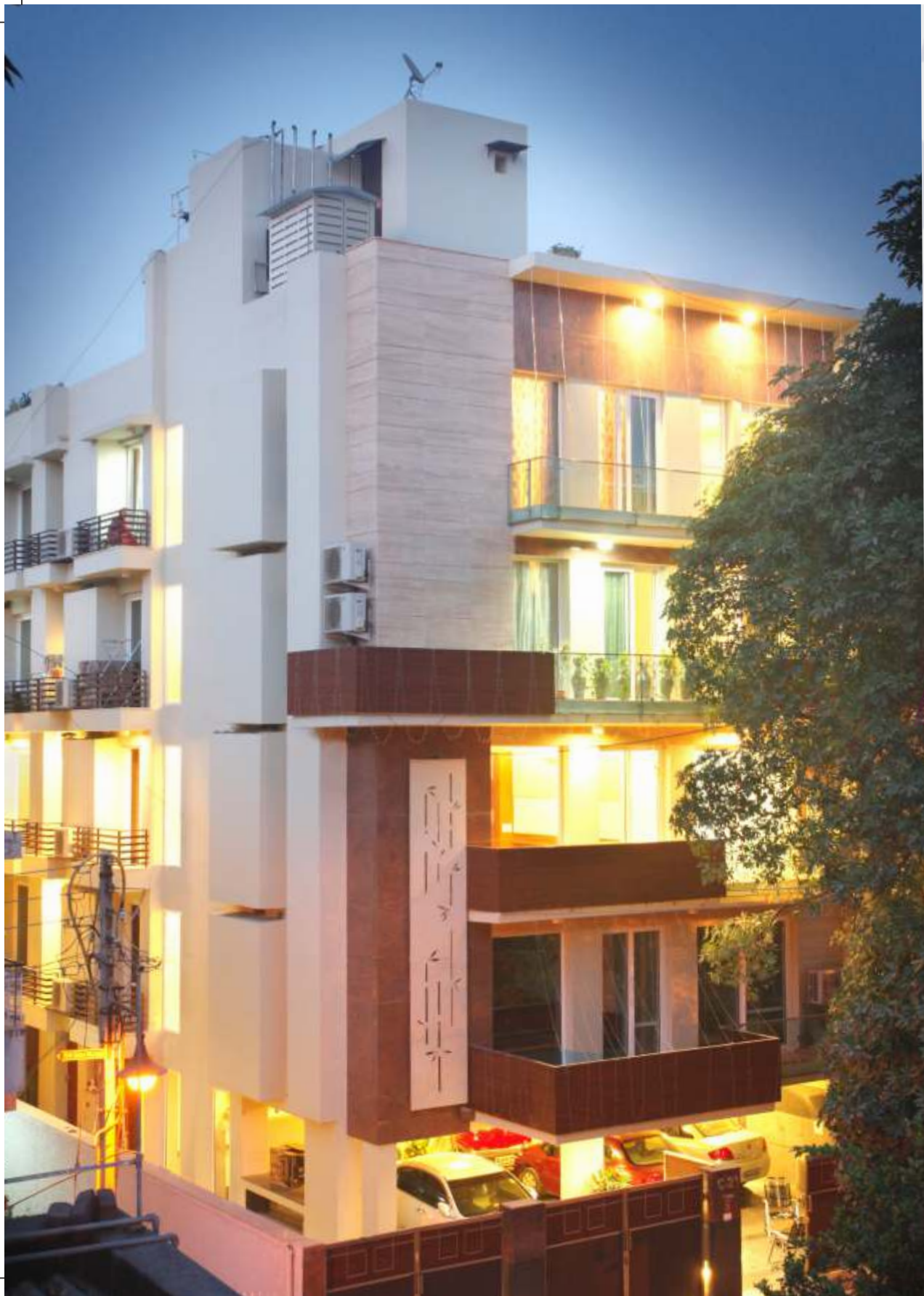
**PAST
COMPLETED
PROJECT**

D-1,
Panchsheel Enclave,
New Delhi - 29

**Plan for
harmonious
interaction
through
balanced
spaces ...**

Actual Images of Completed Projects.





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**PAST
COMPLETED
PROJECT**

C-21,
Green Park Extension,
New Delhi - 16

Achieving exemplary
designs in the heart
of South Delhi...

Actual Images of Completed Projects.





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**PAST
COMPLETED
PROJECT**

B-5/96,
Safdarjung Enclave,
New Delhi - 29

Thoughtfully
designed
interiors...

Actual Images of Completed Projects.





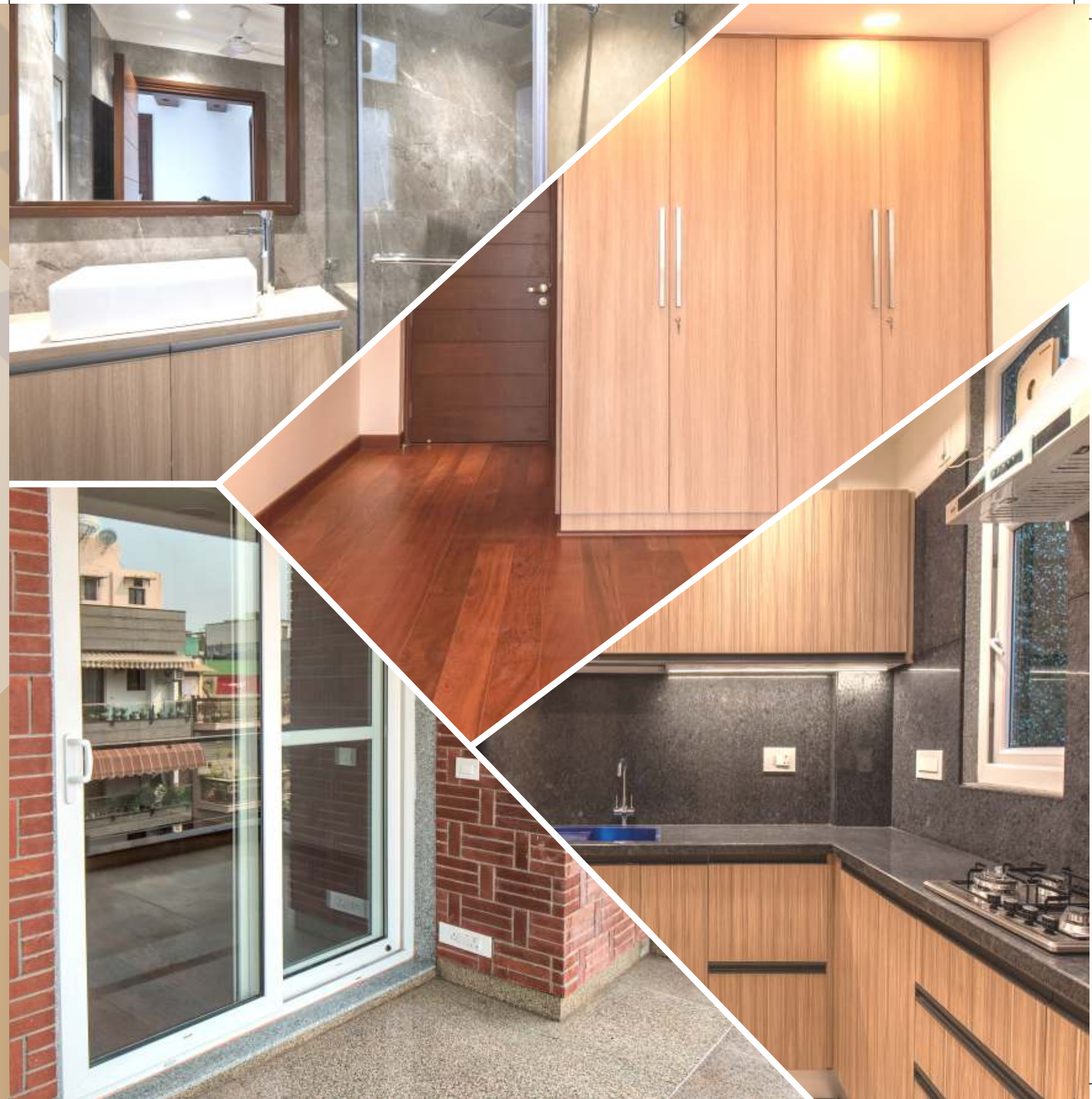
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PAST
COMPLETED
PROJECT

24,
Navjeevan Vihar,
New Delhi - 16

Interiors to appeal
to the eye,
mind and soul...

Actual Images of Completed Projects.





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PAST
COMPLETED
PROJECT

86,
Navjeevan Vihar,
New Delhi - 16

Splendid
architecture,
innovative
interiors...

Actual Images of Completed Projects.





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**PAST
COMPLETED
PROJECT**

6/17,
Sarvapriya Vihar,
New Delhi - 16

Splendid
architecture,
innovative
interiors...

Actual Images of Completed Projects.





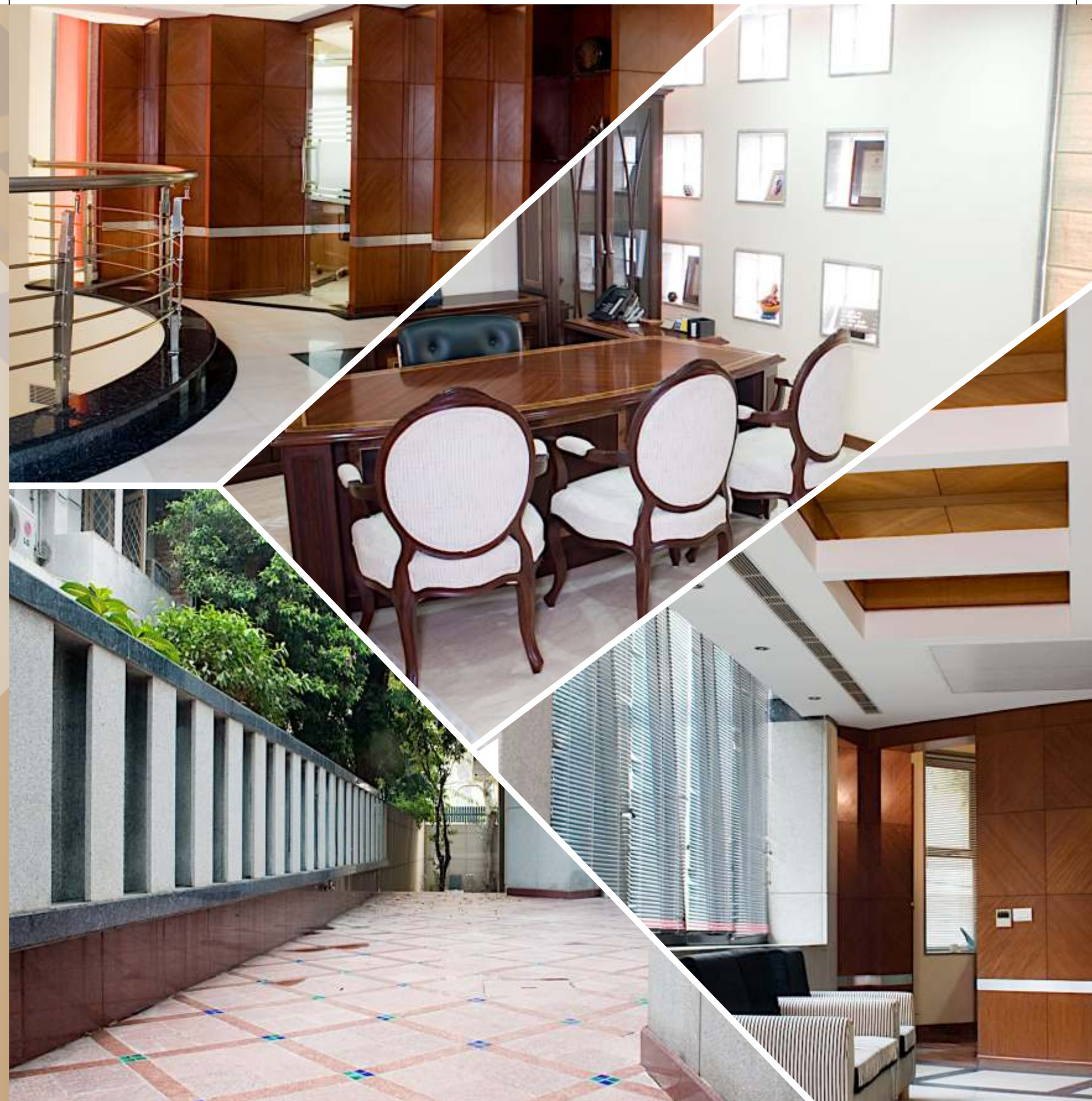
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**PAST
COMPLETED
PROJECT**

A 125,
Neeti Bagh,
New Delhi - 49

Creating results
that are as
unique & wonderful
as our clients...

Actual Images of Completed Projects.



SOUL

Our Projects are rooted
in Sustainability,
Optimisation, Uniqueness
and Liveability...

Our Other projects:

T 2, Green Park
New Delhi - 49

S 409,
Greater Kailash II
New Delhi - 48

A 1/232,
Safdarjung Enclave
New Delhi - 29

About ANG Group

Founded in 1975 as a Chartered Accountancy firm, ANG Group has grown into a diversified enterprise with interests spanning Financial Services, Consultancy, Natural Stone, Real Estate, and Travel.

Built on the principles of professionalism, integrity, quality, and long-term relationships, ANG Group has consistently delivered value to clients, partners, and stakeholders.

Beyond its core businesses, the Group actively invests in emerging ventures, listed equities, real estate, art, and alternative asset classes, reflecting its forward-looking approach.

Over the years, ANG Group has successfully promoted and nurtured multiple verticals—including web-based travel, trading, and mining—and divested them strategically at the right time and terms.

Today, ANG Group stands as a symbol of stability, growth, and entrepreneurial vision, with a strong foundation and an eye firmly on the future.