


HAVE YOU EVER EXPERIENCED  
AN ENIGMA?





INDIABULLS ENIGMA

**GURGAON HAS NEVER SEEN  
ANYTHING SO GORGEOUS**

# INDIABULLS



## GURGAON

**INDIABULLS'  
PRIVILEGED  
NEW OFFERING  
AT GURGAON  
IS ENIGMA.**

A residential revelation as mesmerising and magical as the most beautiful woman, Indiabulls Enigma will engage you in the excitement of continuous amazement. Taking you higher and higher. Only to discover there is more and more to experience amidst its wondrous offerings.





INDIABULLS  
*Enigma*  
GURGAON

## THE LOCATION IS DESERVING OF AN ENIGMA

Enigma is located in the most upscale and envied part of Gurgaon. Right on the proposed 150 meter Dwarka-Manesar expressway in Sector 110. You will be extremely well connected to the airport, metro corridor, NH 8, IT SEZ and a host of posh upcoming commercial establishments. A portion of the diplomatic enclave is proposed to be shifted to this quarter of Gurgaon because of its ideal location as well as proximity to Delhi.

**Indiabulls**  
REAL ESTATE



INDIABULLS  
*Enigma*  
GURGAON

### THE ENIGMA OF PICTURE-PERFECT LANDSCAPES

Themed landscapes magnificently sprawl across plentiful acres of Enigma, acting as a green buffer around the buildings as well as a natural sound barrier. Gurgaon would never have seen a sight as beautiful as this. Every apartment has its own personal vantage point of this visual splendour. All manner of shade-giving trees dot this landscape, while water bodies, jogging tracks, quaint walking trails and soothing meeting spots offer havens of peace and beautiful tranquility.

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REAL ESTATE





INDIABULLS  
*Enigma*  
GURGAON

## AN ENIGMA THAT WILL WIN YOUR HEART

You can light up your mind and switch on your heart at Indiabulls Enigma. These privileged residences have been carefully designed to let in huge swathes of natural light into your life. Play areas have been thoughtfully conceived to ring with the musical chimes of children's laughter. Beautifully designed picture windows have been created to let the green reach out and touch you.







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*Enigma*  
GURGAON

## DANCE AND SWIRL WITH THIS ENIGMA

At Enigma you have the space to do as you please. Lots of space. Space is used to liberate. To elevate your spirit and make you feel like the sultan of all you survey. Greens stretch as far as the eye can see. The clear skies form a magnificent canopy over the abundance of riches in this privileged place. Let the dance begin.

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GURGAON

## IS THIS A CLUBHOUSE? OR A JOY-UNIVERSE?

You could choose to spend the better part of your day (or evening) at the Enigma Clubhouse. Shape up at the international-class gym or wind down at the exotic and breath-taking spa. Chill out or splash around in the rejuvenating waters of the Lap Pool and Relaxation Pool. Or just find your inner steel in the Yoga/Aerobic Rooms. There are also various indoor fields and sections for you to indulge in your favourite sport. And since you will have many reasons to celebrate, the well-spread Party Lawn with its accompanying Barbecue Counter could be a place you will frequent quite regularly.

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## THE POETRY OF AN ENIGMA

It's nothing like you have seen before. Enigma is mesmerising, magical and mystical. It ingeniously combines space, design and amenities to bring you every delight you could have ever imagined. This is extravagance extraordinaire! Dwelling spaces that are full of high-end style and prestige to offer you the ultimate living address. Lavish interiors, an awe-inspiring clubhouse, impenetrable security and exotic amenities are part of standard equipment. Embroidered and enlivened by acres of landscaping and greenery.

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GURGAON

HERE'S JUST A PEEK AT  
WHAT WILL ENTHRAL YOU  
FOR A LIFETIME.

- Full Feature Clubhouse
- Themed Landscapes
- High-Response Security Systems
- World-Class Fitness and Sports Facilities
- Green Architecture
- Eco-Friendly Finish
- Extensive Sculptures
- Imported Marble Fixtures

Enigma has been conceived as an extremely tasteful and grandiose set of privileged residences. Elegantly spread across fresh open spaces. Fantastically adorned with acres and acres of landscaped greens.

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KEY PLAN

BLOCK - F      BLOCK - E



UNIT TYPE : 5B+Ent. Room / Study+Family Lounge+2SQ+Utility  
BLOCK : E2, F2  
FLOORS : 11th & 12th

**PENTHOUSE LOWER LEVEL**







UNIT TYPE : 5B+Ent. Room / Study+Family Lounge+2SQ+Utility  
BLOCK : E1, F1  
FLOORS : 13th & 14th  
AREA : 7430 SQFT.

**PENTHOUSE UPPER LEVEL**

KEY PLAN





UNIT TYPE : SB+Ent. Room / Study+Family Lounge+2SQ+Utility  
BLOCK : E2, F2  
FLOORS : 11th & 12th  
AREA : 7430 SQFT.

## PENTHOUSE UPPER LEVEL

KEY PLAN







UNIT TYPE : 5BR+Family Lounge+Study+SQ+Utility  
BLOCK : E1, F1  
FLOORS : G, 1st, 2nd, 5th, 6th, 7th, 11th & 12th  
AREA : 3880 SQFT.





UNIT TYPE : 5BR+Family Lounge+Study+SQ+Utility  
BLOCK : E1, F1  
FLOORS : 3rd, 4th, 8th, 9th & 10th  
AREA : 3880 SQFT.







UNIT TYPE : 5BR+Family Lounge+Study+SQ+Utility  
BLOCK : E2, F2  
FLOORS : 2nd, 3rd, 4th, 5th, 9th & 10th  
AREA : 3830 SQFT.





UNIT TYPE : 5BR+Family Lounge+Study+SQ+Utility  
BLOCK : E2, F2  
FLOORS : 6th, 7th & 8th  
AREA : 3830 SQFT.







UNIT TYPE : 4BR+Family Lounge+SQ+Utility  
BLOCK : A -1, 2, 4  
FLOORS : G & 1ST  
AREA : 3400SQFT.





UNIT TYPE : SBR+Family Lounge+Ent.Room/Study+2SQ+Utility

BLOCK : A - 1, 2, 3, 4

FLOORS : 21st & 22nd

**PENTHOUSE LOWER LEVEL**







UNIT TYPE : 5BR+Family Lounge+Ent.Room/Study+2SQ+Utility  
BLOCK : A -1, 2, 3, 4  
FLOORS : 12th, 13th & 16th, 17th

**DUPLEX LOWER LEVEL**





### PENTHOUSE UPPER LEVEL





UNIT TYPE : 5BR+Family Lounge+Ent.Room/Study+2SQ+Utility  
BLOCK : A -1, 2, 3, 4  
FLOORS : 12th, 13th & 16th, 17th  
AREA : 6780 SQFT.

**DUPLEX UPPER LEVEL**





UNIT TYPE : 4BR+Family Lounge+SQ+Utility  
BLOCK : A -1, 2, 3, 4  
FLOORS : 2nd, 3rd, 6th 7th, 8th, 9th, 14th, 15th, 19th & 20th  
AREA : 3400 SQFT.





UNIT TYPE : 4BR+Family Lounge+SQ+Utility  
BLOCK : A -1, 2, 3, 4  
FLOORS : 4th, 5th, 10th, 11th & 18th  
AREA : 3350 SQFT.





## SPECIFICATIONS FOR INDIABULLS ENIGMA, SECTOR 110, GURGAON

S.NO.	APARTMENT SPACES	WALLS	FLOOR	CEILING	DOORS	WINDOWS / GLAZING	OTHERS	FACILITIES	POWER BACK-UP AND WATER	SECURITY AND BUILDING AUTOMATION	
1	LIVING ROOM / DINING / LOBBY / FAMILY ROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	IMPORTED MARBLE	POP PUNNING WITH ACRYLIC EMULSION PAINT	ENTRANCE DOOR-SOLID CORE FLUSH SHUTTERS WITH POLISHED VENEER FINISH AND POLISHED WOOD FRAME. INTERNAL DOOR-SOLID CORE FLUSH SHUTTERS WITH POLISHED VENEER FINISH.	GLAZED SLIDING SHUTTERS WITH UPVC/ ANODISED/POWDER COATED ALUMINUM FRAMES WITH CLEAR/ FROSTED/TINTED GLASS	-	SPRINKLER SYSTEM FOR FIRE SAFETY	POWER BACK-UP FOR EACH APARTMENT AND TREATED WATER SUPPLY.	1. SECURITY SYSTEMS :- • ACCESS CONTROL SYSTEMS • VIDEO SURVEILLANCE SYSTEMS • INTRUSION ALARM SYSTEMS • INTELLIGENT ADDRESSABLE FIRE DETECTION AND ALARM SYSTEMS • PERIMETER SECURITY • SENSORS  2. BUILDING AUTOMATION FOR THE ENTIRE COMPLEX • AT MAIN ENTRANCE • AT ENTRANCE LOBBY • FIRE DETECTION AND FIRE FIGHTING SYSTEM • COMMON AREAS AIR CONDITIONING AND INTERNAL LIGHTING • EXTERNAL LIGHTING SYSTEM • AUTOMATED IRRIGATION SYSTEM • PROVISION FOR OPTICAL FIBRE NETWORK  3. FULLY AIR CONDITIONED CLUBHOUSE WITH BUILDING AUTOMATION & WIFI CONNECTIVITY"	
2	MASTER BEDROOM AND MASTER DRESS		IMPORTED MARBLE/ WOODEN FLOORING		INTERNAL DOOR- VENEERED FLUSH SHUTTER WITH POLISHED FRAME. EXTERNAL DOOR-GLAZED SLIDING SHUTTERS WITH UPVC/ ANODISED/ POWDER COATED ALUMINUM FRAMES.		-	CPVC PIPING FOR WATER SUPPLY  WATERPROOF BOARD FALSE CEILING WITH ACRYLIC EMULSION PAINT			
3	OTHER BEDROOM(S]		IMPORTED TILE/ LAMINATED WOODEN FLOORING				OPTIONAL - FOR PENTHOUSES AND DUPLEX APARTMENTS ONLY- PROVISION FOR ACOUSTICAL TREATMENT IN ONE OF THE ROOMS WITH SUITABLE ELECTRICAL CABLING FOR IT TO BE USED AS AN ENTERTAINMENT ROOM	PREMIUM MODULAR SWITCHES AND SOCKETS, COPPER WIRING  ENERGY EFFICIENT VRV/VRF AC UNITS  PROVISION FOR WOODWORK  A FULL FEATURE CLUBHOUSE WITH HEALTH, SOCIAL/RECREATIONAL AND BUSINESS FACILITIES. HEALTH FACILITIES INCLUDE SWIMMING POOL(LAP POOL AND RELAXATION POOL), UNISEX GYMNASIUM, MEN AND WOMEN SPA, AEROBICS/YOGA ROOM, INDOOR SPORTS' ROOMS FOR SQUASH, BILLIARDS/SNOOKER TABLE TENNIS, BADMINTON ETC.  SOCIAL/RECREATIONAL FACILITIES LIKE READING LOUNGE, CARD ROOM, KIDS' PLAY/ACTIVITY ROOMS, MULTIPURPOSE HALL, RESTAURANT CUM BAR WITH OUTDOOR/ROOFTOP AND INDOOR SEATING.  THE CLUBHOUSE ALSO INCLUDES A BUSINESS CENTRE, CONFERENCE/ MEETING ROOMS AND A ZONE DESIGNATED FOR THE RWA.			
4	KITCHEN	COMBINATION OF PREMIUM CERAMIC TILES & ACRYLIC EMULSION	ANTI-SKID VITRIFIED TILES	WEATHER PROOF PAINT	EXTERNAL DOOR-GLAZED SLIDING/OPENABLE SHUTTERS WITH UPVC/ ANODISED/ POWDER COATED ALUMINIUM FRAMES.		GRANITE COUNTER TOP WITH BACK SPLASH IN GRANITE.  STAINLESS STEEL DOUBLE BOWL SINK AND DRAINAGE. IMPORTED CP FITTINGS.  MODULAR KITCHEN .	N.A.			BESIDES THE CLUBHOUSE, THE PROJECT PROVIDES FOR LARGE OPEN GREEN SPACES, FITNESS TRAILS, TENNIS COURTS, JOGGING TRACKS/CYCLE TRACKS, KIDS' PLAY AREAS WITH SAND PITS, SWINGS, KIDS' PLAY POOL.
5	BALCONIES / TERRACES	WEATHER PROOF TEXTURED PAINT	ANTI-SKID TILES								
6	POWDER ROOM	COMBINATION OF PREMIUM CERAMIC TILES AND ACRYLIC EMULSION		OIL BOUND DISTEMPER	INTERNAL DOOR- VENEERED FLUSH SHUTTER WITH POLISHED FRAME.		MARBLE COUNTER.  IMPORTED HINAWARE AND CP FITTINGS.				

# SPECIFICATIONS FOR ENIGMA HOUSING, SECTOR 110, GURGAON

		WALLS	FLOOR	CEILING	DOORS	WINDOWS / GLAZING	OTHERS	FACILITIES	POWER BACK-UP AND WATER	SECURITY AND BUILDING AUTOMATION
7	MASTER TOILET		IMPORTED MARBLE/ PREMIUM VITRIFIED TILES				4 FIXTURE TOILETS (BATH TUB WITH JACUZZI AND GLAZED SHOWER CUBICLE WITH SHOWER PANEL)			
8	OTHER TOILETS		ANTI-SKID PREMIUM CERAMIC TILES				3 FIXTURE TOILETS WITH GLASS SHOWER PARTITIONS			
9	SERVANT / UTILITY ROOM		ANTI-SKID TILES				INDIAN CHINAWARE AND CP FITTINGS			





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Indiabulls Group of Companies is one of the top business houses in India with interests in Real Estate Development, Infrastructure Development, Power Generation and Financial Services.

Indiabulls Real Estate is one of the largest real estate firms in India and is listed on Bombay, National and Luxembourg Stock Exchanges.

The Company has to its credit, projects that include over 3 million square feet of Grade A commercial development in Mumbai, a pan-India presence in the residential sector and Special Economic Zones in various parts of the country.

QUALITY | ON TIME

**Indiabulls**  
REAL ESTATE





INDIABULLS

sky  
SUITES

INDIABULLS

sky

INDIABULLS

sky  
forest



One  
Indiabulls  
Centre



IFC



INDIABULLS  
neo CITY  
MULTI-PRODUCT SEZ | NASHIK



INDIABULLS  
TECHNOLOGY  
PARK  
IT SEZ



## WE WORK ROUND THE CLOCK TO DELIVER ON TIME

Your homes in Indiabulls Enigma are being built using advanced technologies that guarantee on-time delivery with the highest standards in quality.

- Advanced logistics systems to optimise construction time
- Embedded steel girders, infilled steel tubes to enhance space efficiency and speed up construction
- High quality construction grade steel
- High strength concrete
- Expert consultants to oversee processes from start to finish





INDIABULLS  
greens  
CHENNAI



INDIABULLS  
greens  
PANVEL



INDIABULLS  
central park  
HYDERABAD



INDIABULLS  
central park  
MADURAI



INDIABULLS  
central park  
VADODARA



INDIABULLS  
central park  
AHMEDABAD



INDIABULLS  
central park  
INDORE



INDIABULLS  
vatika  
AHMEDABAD



MINI



INDIABULLS  
MEGA MALL  
VADODARA



INDIABULLS  
river side  
AHMEDABAD



INDIABULLS  
CENTRUM PARK  
GURGAON