



HRERA Registration No. RC/REP/HARERA/GGM/ 910/642/2025/13. Dated 05.02.2025
HARERA Website: www.haryanarera.gov.in



AMSTORIA
VERTI-GREENS

SECTOR 102, DWARKA EXPRESSWAY

A HEIGHTENED
SENSE OF LIVING



A Heightened Sense of Living

2

Amstoria Verti-Greens transcends traditional luxury, crafting an icon of vertical elegance. Here, cutting-edge design blends with 15 Sky Gardens, verdant sanctuaries, and world-class amenities nestle amidst nature's embrace. Rooted in the ethos of Verti-Greens™ - a philosophy of clean lines, flourishing greenery, and seamless harmony between indoor and outdoor realms - this residential masterpiece evokes a serene rhythm of well-being and togetherness. With effortless connectivity to Gurugram and Delhi through the adjacent Dwarka Expressway, it offers not just a home, but a gateway to a life elevated by nature's tranquillity and urban accessibility.

AMSTORIA



VERTI-GREENS



3

ooboo

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ARTISTIC IMPRESSION



Vertical Harmony

Amstoria Verti-Greens represents a new way of urban living, where every detail is crafted to elevate both form and function.

Emphasizing a seamless connection with nature and well-being, these residences redefine urban spaces as tranquil retreats high above the city. Vertical living here is a philosophy, blending contemporary design with ecological mindfulness, creating an environment where elegance meets sustainability in perfect balance.



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VERTI-GREENS

Reference Image



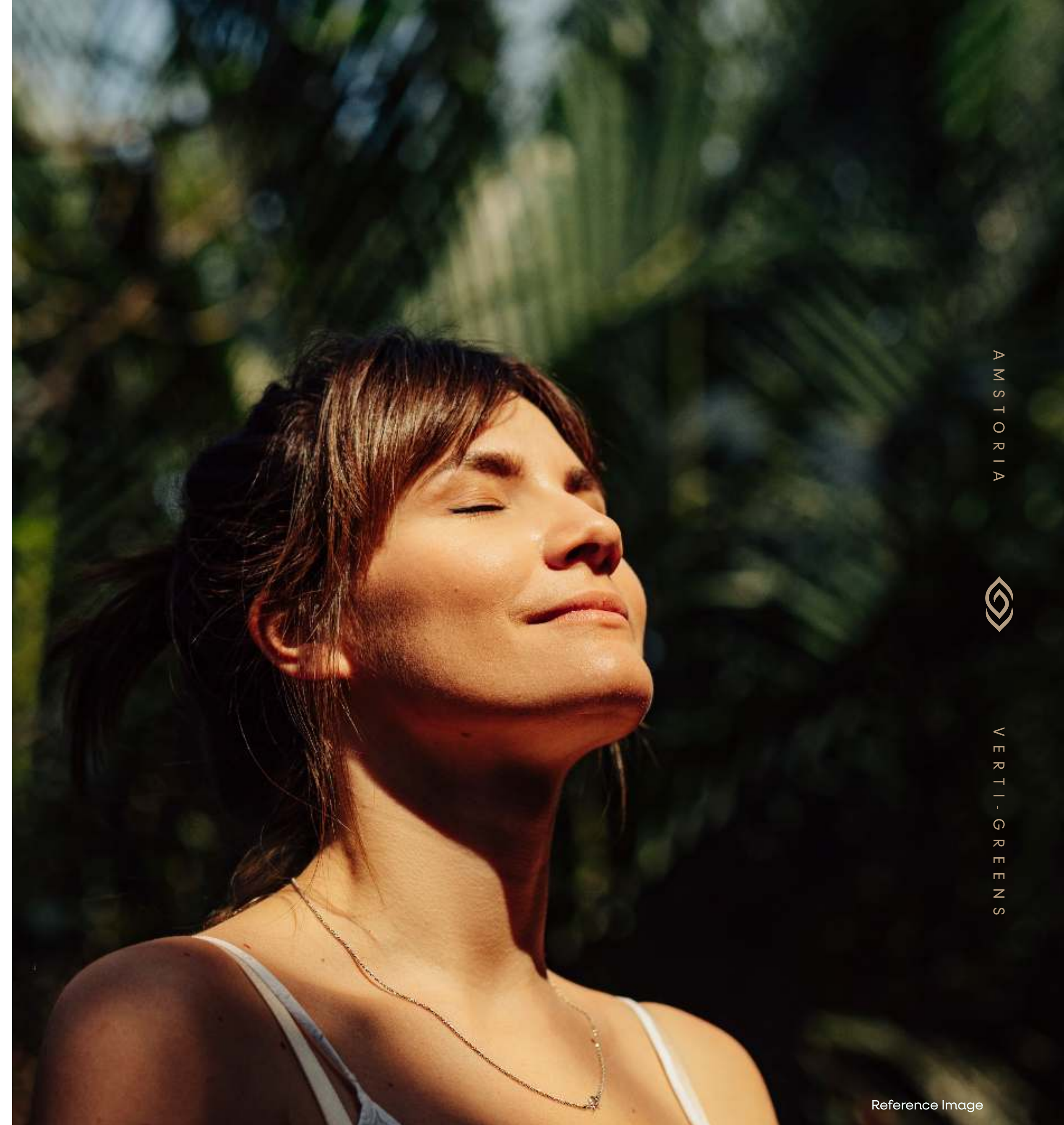
Where Home is Sanctuary

5

Amstoria Verti-Greens unveils a fresh vision of vertical living, where space is not merely inhabited but truly lived in.

Here, spacious open-plan designs and expansive terraces to each room flow effortlessly to create seamless indoor-outdoor transitions, inviting light and air to dance freely.

These residences transcend the ordinary high-rise, crafting a graceful sanctuary that embraces nature to define a new way of skyward living.



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VERTI-GREENS

Reference Image



9.43

Acres

Total Land Area

1.55

Lac Square Feet

Club & Landscape Area

7

Lifts*

Per Tower

5

Towers

4

Units**

Per Floor

3

Club & Amenities Zones

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KEY FACTS

*6 passenger & 1 service lift to each core, as per sanctioned plan

**The Refuge Floors on the 18th, 28th, and 37th floors of each tower comprise 3 units each.



Zone V

Construction*

IGBC Platinum

Pre-Certification

2 & 3

BHK

Residences

15**

Sky Gardens

Across 5 Towers

10.33

Feet

Floor to Floor Height

Sky Decks & Expansive Balconies***

In each Unit

Airconditioned Tower Lobbies

With Welcome Reception Desk

K E Y F A C T S

* For better safety, the structure is designed for India's highest seismic considerations of Zone V for high rise structures, viz-a-viz Zone IV as stipulated by the Indian codes.

** Refers to areas designated as part of refuge area and library in the approved sanctioned plan.

*** Layout features of apartments as per sanctioned plan.

To view the sanctioned building plan, visit: www.haryana.rera.gov.in

A M S T O R I A



V E R T I - G R E E N S

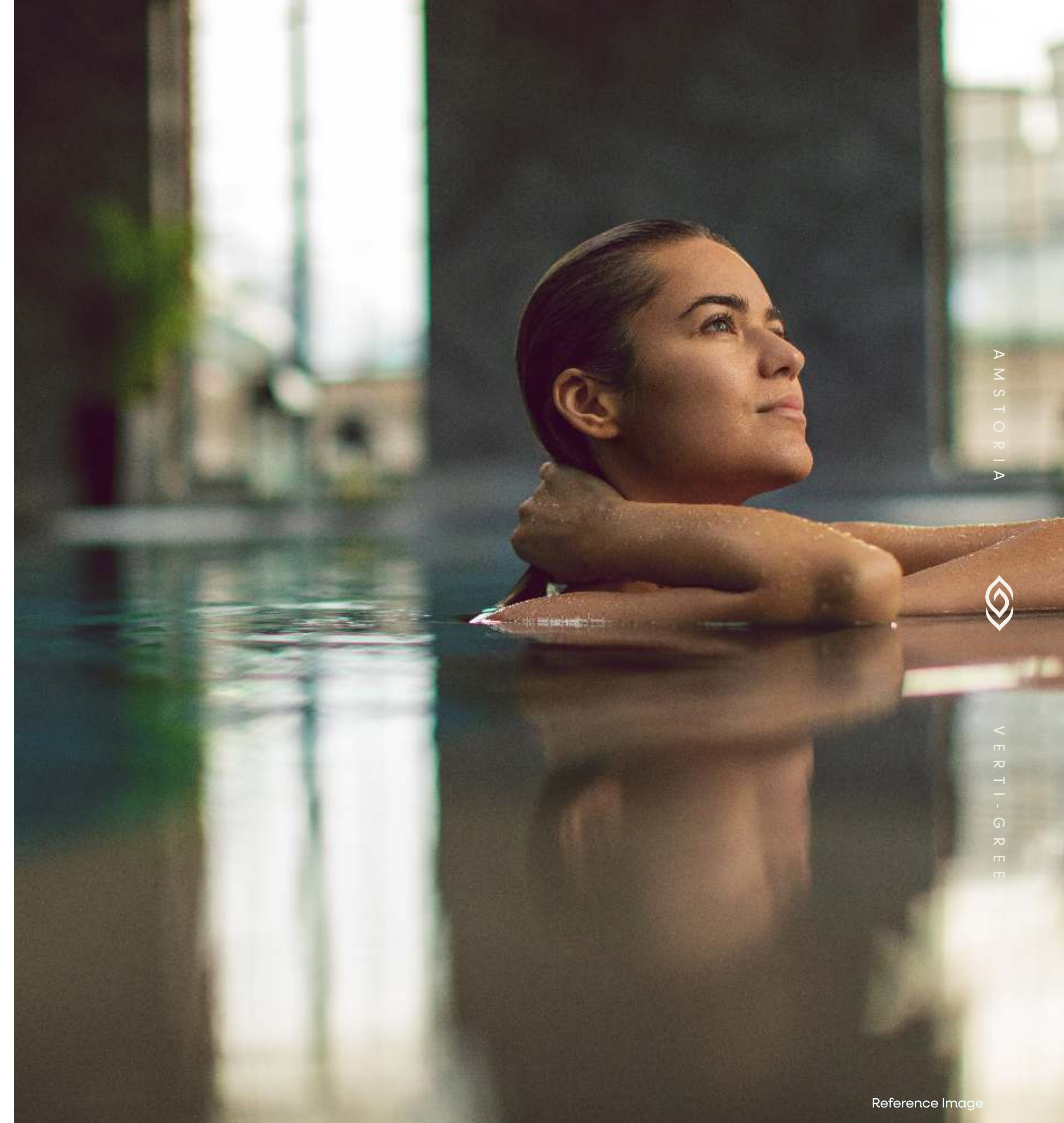


Amenities

8

With community central to the ethos of Amstoria Verti-Greens, the entire double-height ground levels of the towers are given over to welcoming lobby areas & state-of-the-art club/lifestyle amenities.

Exclusive facilities expand out into the central area between the towers where play courts, indoor sports, gym facilities and banqueting suites are among the extensive amenities housed under abundant green roofs.



AMSTORIA



VERTI-GREENS

Reference Image



2

Outdoor Swimming pools

2

Squash Courts

Padel Court

Indoor Badminton Court

Indoor Pickleball Court

Indoor Swimming Pool

Gym

Yoga Studio

Banquet Hall

Spa

Business Center

AV Room

A M E N I T I E S K E Y F A C T S

These amenities are within the school and club block as per sanctioned plans, and are for exclusive use of the residents of all phases in the future.

A M S T O R I A



V E R T I - G R E E N S



F&B and Retail

Fine Dining Restaurant
Private Dining Rooms
Convenience Store

Entertainment

Theatre (40pax)
Banquet Hall + Prefunction
Guest Rooms (12nos)

Sky Amenities*

Knowledge Hub
Tranquility Lounge
Serenity Deck

Emotional Wellbeing

Sculpture Garden, Miyawaki Forest,
Tree Groves, Fruit Orchard

Social Wellbeing

Fire Pits, Events Lawn, Reading Area, Kids
Pool, Water Feature, Cascading Fountains
Multi Faith Pavilion, Juice Bar, Outdoor
Dining, Pet corner

Physical Wellbeing

Outdoor Fitness Trail

A M E N I T I E S K E Y F A C T S

*Refers to areas designated as part of refuge area and library in the approved sanctioned plan.
These amenities are within the school and club block as per sanctioned plans, and are for exclusive use of the residents of all phases in the future.





Location

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Strategically situated within the coveted Sector 102 alongside the thriving Dwarka Expressway, Amstoria Verti-Greens ensures that time – the most precious luxury – is effortlessly reclaimed through unparalleled connectivity to Delhi and Gurugram.



Dwarka Golf Course •
15 minutes

New Diplomatic Enclave •
15 minutes

IICC Yashobhoomi •
15 minutes

Sheetla Mata
Hospital •
5 minutes

Mall

DPS

SECTOR 37D

• Global City
12 minutes

• Mall

Amex Headquarters
15 minutes

Medanta Hospital
20 minutes

Westin Hotel

Cyber City

GCR

GCER

D E L H I

• Bharat Vandana Park
20 minutes

• IGI International
Airport
30 minutes

GURUGRAM

H A R Y A N A

*Map and indicators for reference purpose only



Unmatched Expertise

To deliver an unparalleled living experience, BPTP has collaborated with the most esteemed design and engineering minds from both local and international spheres.

This carefully curated collaboration ensures every detail is crafted to the highest standards, setting a benchmark for quality that elevates modern urban living.





Design Partners

14

PRINCIPAL ARCHITECT

DPA - Singapore

dpa.com.sg



Reference Image
THE DUBAI MALL

INTERIOR DESIGN CONSULTANT

Aedas - Singapore

aedas.com



Reference Image
MARINA BAY SANDS PLAZA ROOM

LANDSCAPE CONSULTANT

Grant - UK

grant-associates.uk.com



Reference Image
GARDENS BY THE BAY SINGAPORE

INTERIOR DESIGN CONSULTANT

BLINK - Singapore

blinkdg.com



Reference Image
BEN RICHARDS SIX SENSES KYOTO

GREEN BUILDING CONSULTANT

GreenTree - New Delhi, India

greentree.global



Reference Image
IIT DELHI

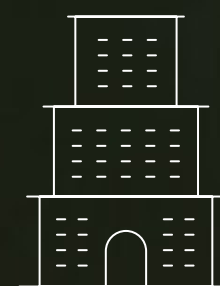
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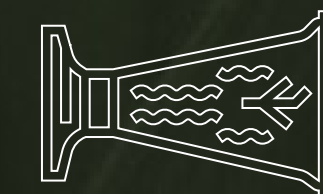
Engineering Partners



STRUCTURAL CONSULTANT

Whitby Wood - Mumbai, India

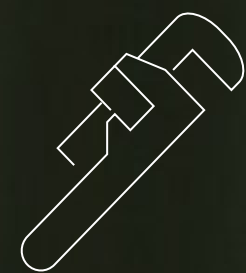
whitbywood.com



WIND TUNNEL CONSULTANT

RWDI - Chennai, India

rwdi.com



MEP CONSULTANT

Sanelac - New Delhi, India

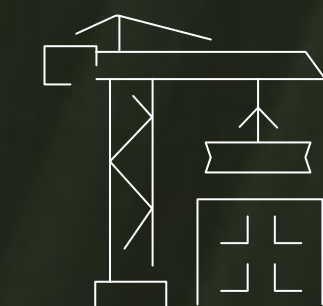
sanelac.com



PROOF CONSULTANT

Manish Consultant - New Delhi, India

manishconsultants.com



GEOTECHNICAL CONSULTANT

Geocon - Mumbai, India

geoconinternational.com



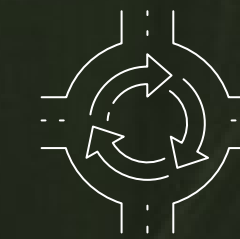
Other Partners



FAÇADE CONSULTANT

BES Consultants - Mumbai, India

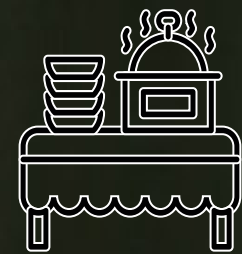
besconsultants.net



TRAFFIC CONSULTANT

Dhrupad - New Delhi, India

dhrupadconsultants.com



KITCHEN DESIGN CONSULTANT

ATN - New Delhi, India

atnconsultants.com



BUILDING BYE-LAWS CONSULTANT

RSMS - New Delhi, India

rsms-arch.com



FIRE SAFETY AND PROOF CONSULTANT

PROION - New Delhi, India

proion.net



Site Plan



Disclaimer: Plans are not to scale. All drawings, details, information and areas are for indicative purposes only.
 The approval for shifting the 66 kV underground HT line from the site has already been granted by the concerned authority, as per Memo No. SP12/TSDG dated 08.01.2025.
 To check the latest approved site layout plan, please visit - haryanarera.gov.in

Unit Plans

3 Bedroom
Residences & 2 Bedroom
Residences

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Reference Image

TYPE
01

3
BEDROOM



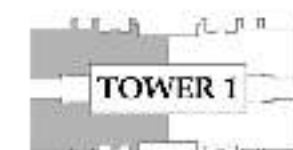
3 BEDROOM

TYPE 01
CORNER UNIT

RERA CARPET AREA : 118.24 sq.mtr./1272.77 sq.ft.
BALCONY AREA: 43.25 sq.mtr./465.54 sq.ft.
TOTAL USABLE AREA : 180.34 sq.mtr./1941.17 sq.ft.

Note:

All information, images and visuals, drawings, plans or sketches shown here are only an architect's impression, for representational/illustrative purposes only and not to scale. The Promoter is not liable/required to provide any interior works, furniture, items, electronics goods, amenities, accessories, etc. as displayed herein as the same do not form part of the specifications or deliverables being offered by the Promoter and the same shown herein is only for the purpose of illustrating/indicating a possible layout. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. 1 sq.m. = 10.764 sq.ft.



TYPE
02

3 BEDROOM



3 BEDROOM TYPE 02

RERA CARPET AREA : 118.05 sq.mtr./1270.69 sq.ft.
BALCONY AREA: 35.4 sq.mtr./381.15 sq.ft.
TOTAL USABLE AREA : 169.87 sq.mtr./1828.59 sq.ft.

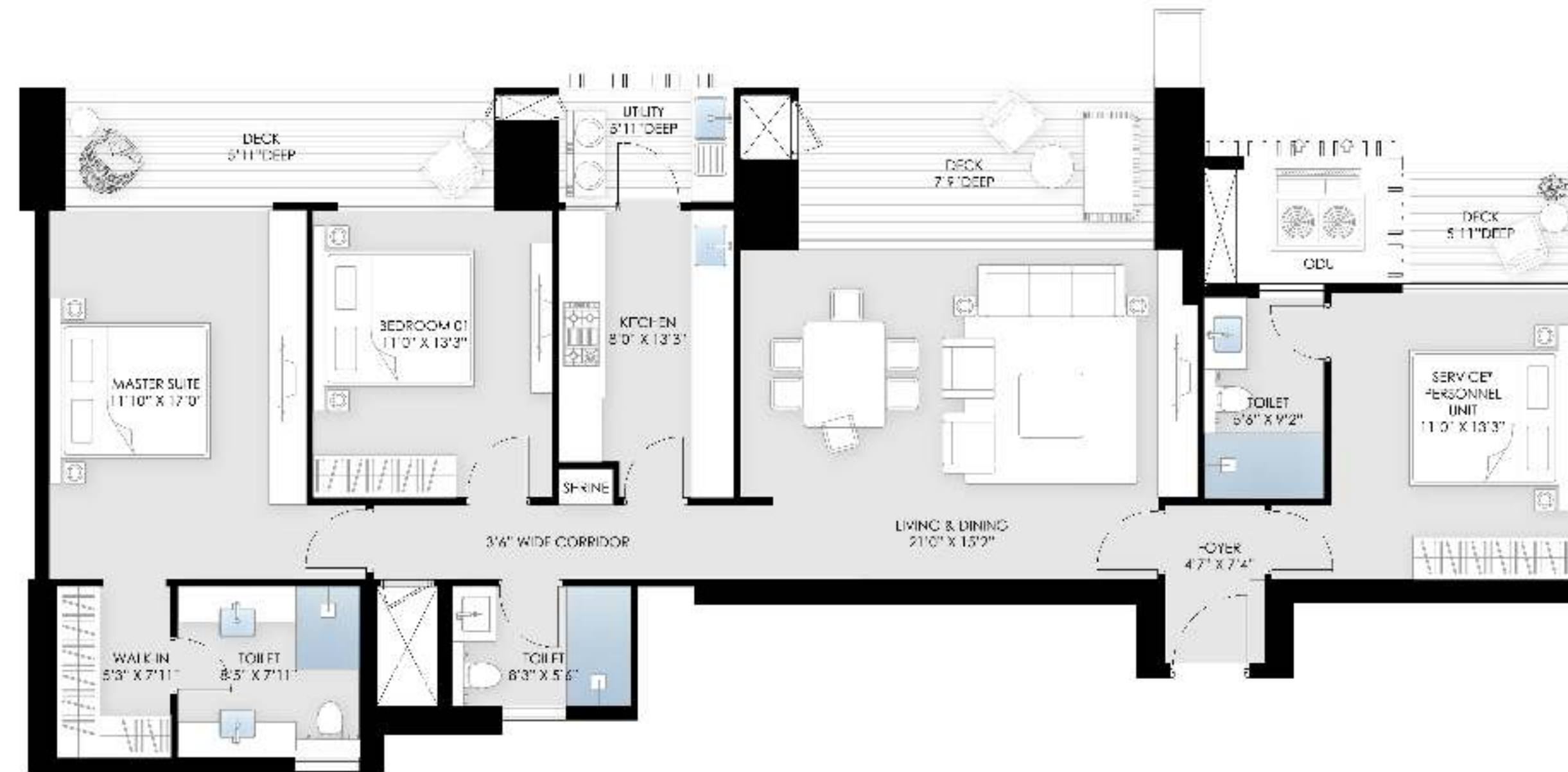
Note:

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TYPE
03

3
BEDROOM



3 BEDROOM

TYPE 03
SERVICE PERSONNEL UNIT

RERA CARPET AREA : 118.05sq.mtr./1270.69sq.ft.
BALCONY AREA: 35.4sq.mtr./381.15sq.ft.
TOTAL USABLE AREA : 169.87sq.mtr./1828.59sq.ft.

Note: *Room usage as per the approved building plan.

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TYPE
01

2 BEDROOM



2 BEDROOM

TYPE 01
CORNER UNIT

RERA CARPET AREA : 84.44sq.mtr./908.94sq.ft.
BALCONY AREA: 33.89sq.mtr./364.79sq.ft.
TOTAL USABLE AREA : 134.85sq.mtr./1451.53sq.ft.

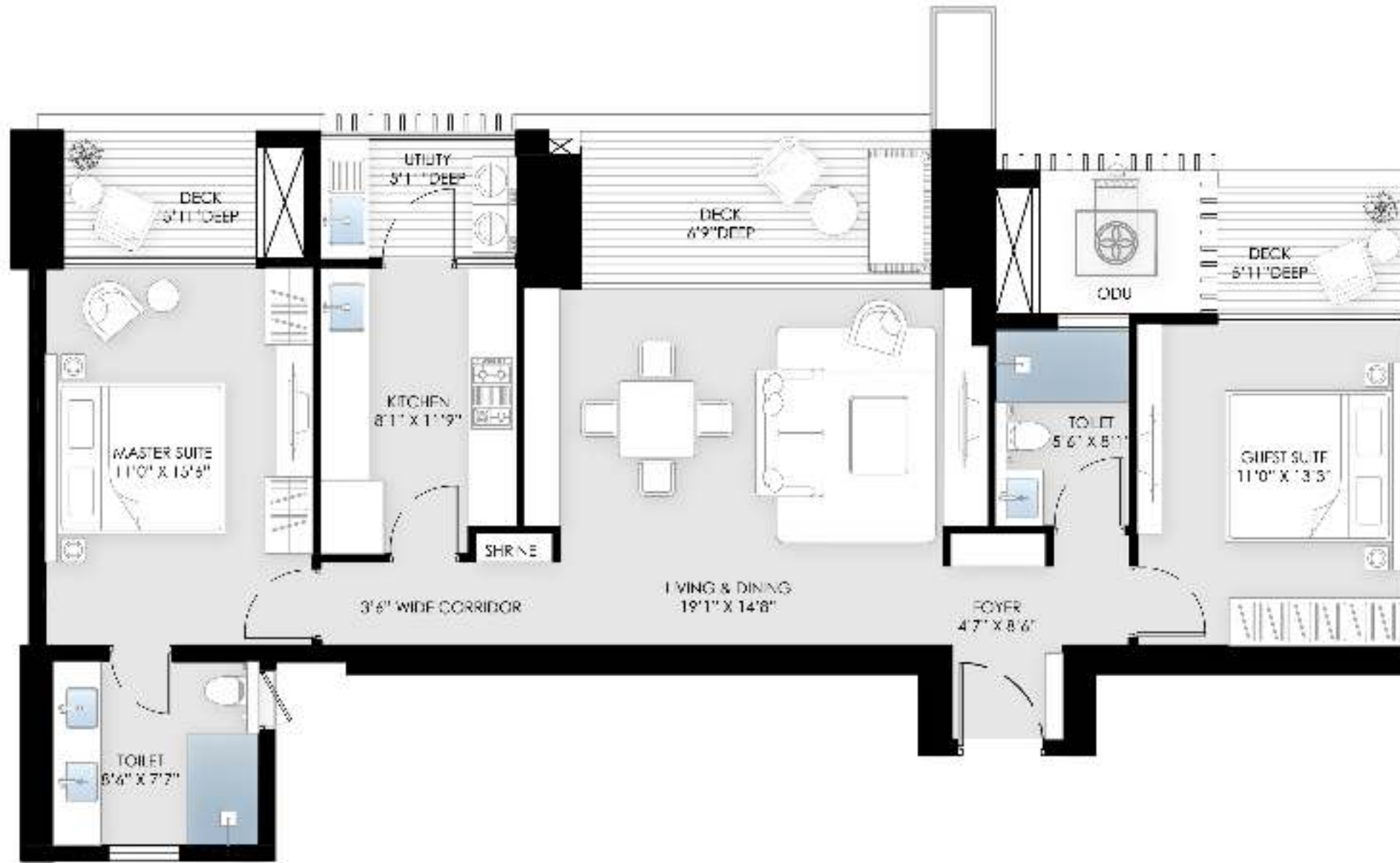
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TYPE
02

2 BEDROOM



2 BEDROOM

TYPE 02

RERA CARPET AREA : 84.30 - 84.44sq.mtr./907.44 - 908.94sq.ft.
BALCONY AREA: 26.09 - 27.17sq.mtr./280.83 - 292.46sq.ft.
TOTAL USABLE AREA : 125.58 - 128.13sq.mtr./1351.74 - 1379.19sq.ft.

Note:

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TOWER
01
CLUSTER PLAN

24



Note:

All information, images and visual drawings, plans or sketches shown here are only an architect's impression, for representation/illustrative purposes only and not to scale. The Promoter is not liable/required to provide any time for works, furniture, fittings, electronics goods, appliances, accessories, etc. as displayed herein as the same do not form part of the specifications or deliverables being offered by the Promoter and the same shown here is only for the purpose of illustrating/indicating a possible layout. Nothing contained here is intended to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. L.S. No. 10/9431/0.



1 sq ft = 0.093 sq mt approx

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TOWER
02
CLUSTER PLAN

25



Note: *Room usage is per the approved building plan.

All information, images, and visuals, drawings, plans or sketches shown here are only an architect's representation, for informational purposes only and not to scale. The Promoter is not liable for any information, for engineering or other purposes, etc. as displayed herein as the same do not form part of the specifications or deliverables being offered by the Promoter and the same shown herein is only for the purpose of illustrating indicating a possible layout. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or amendment of any nature. 1 sqm = 10.76 sq ft.



1 sq ft = 0.093 sq mt approx

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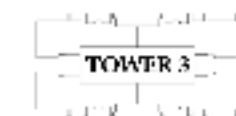


VERTI-GREENS



Note:

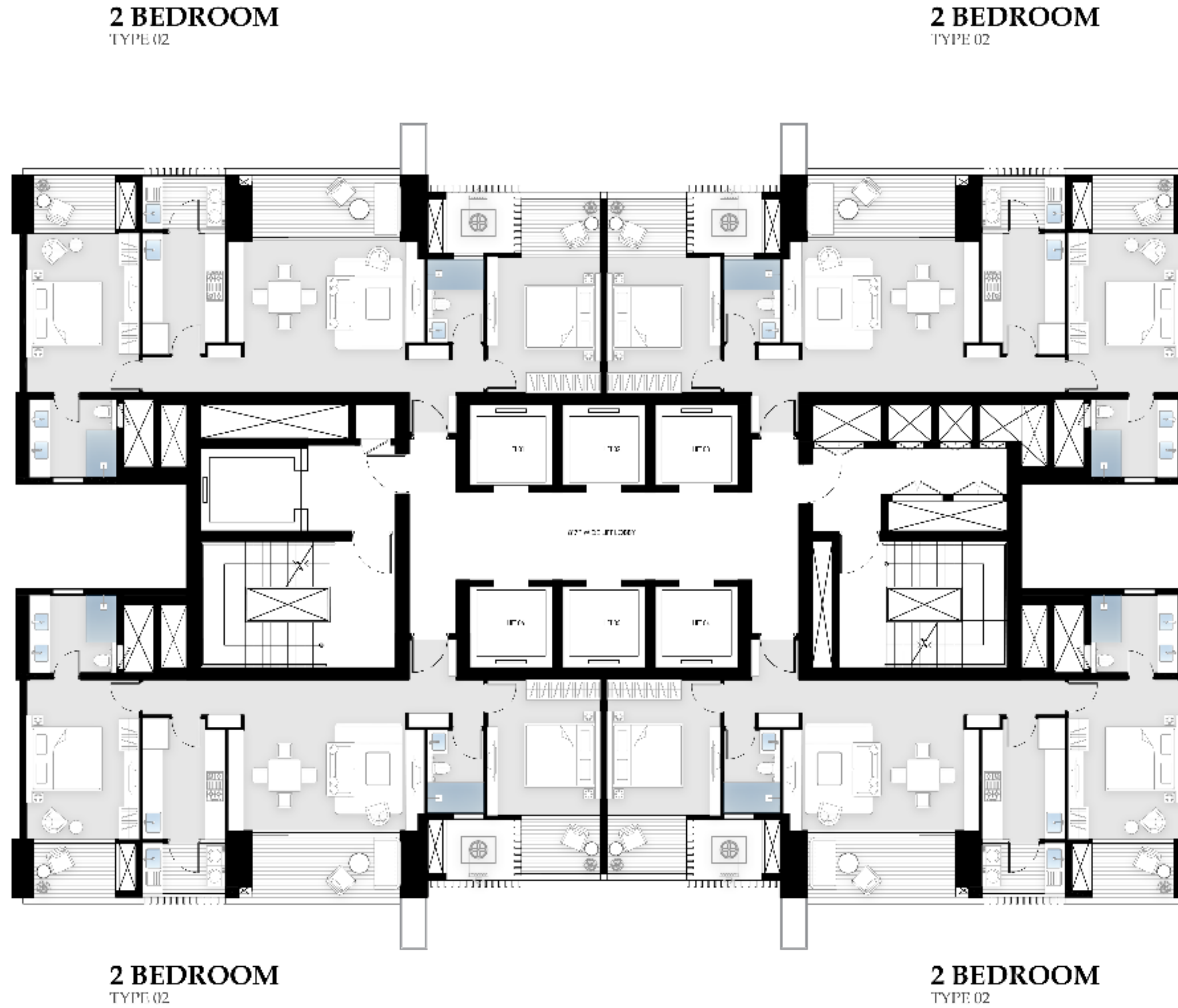
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1 sq ft = 0.093 sq mt approx

TOWER
04
CLUSTER PLAN

27



Note:

All information, images and visuals, drawings, plans or schedules shown here are only an architect's impression, for representation (illustrative purposes only) and not to scale. The Promoter is not liable/required to provide any furniture, fixtures, electronics, appliances, accessories, etc., as displayed herein as the same do not form part of the agreement being entered into by the Promoter and the buyer. The floor plan is only for the purpose of illustrating a possible layout. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. 1 acre = 10,764 sq. ft.

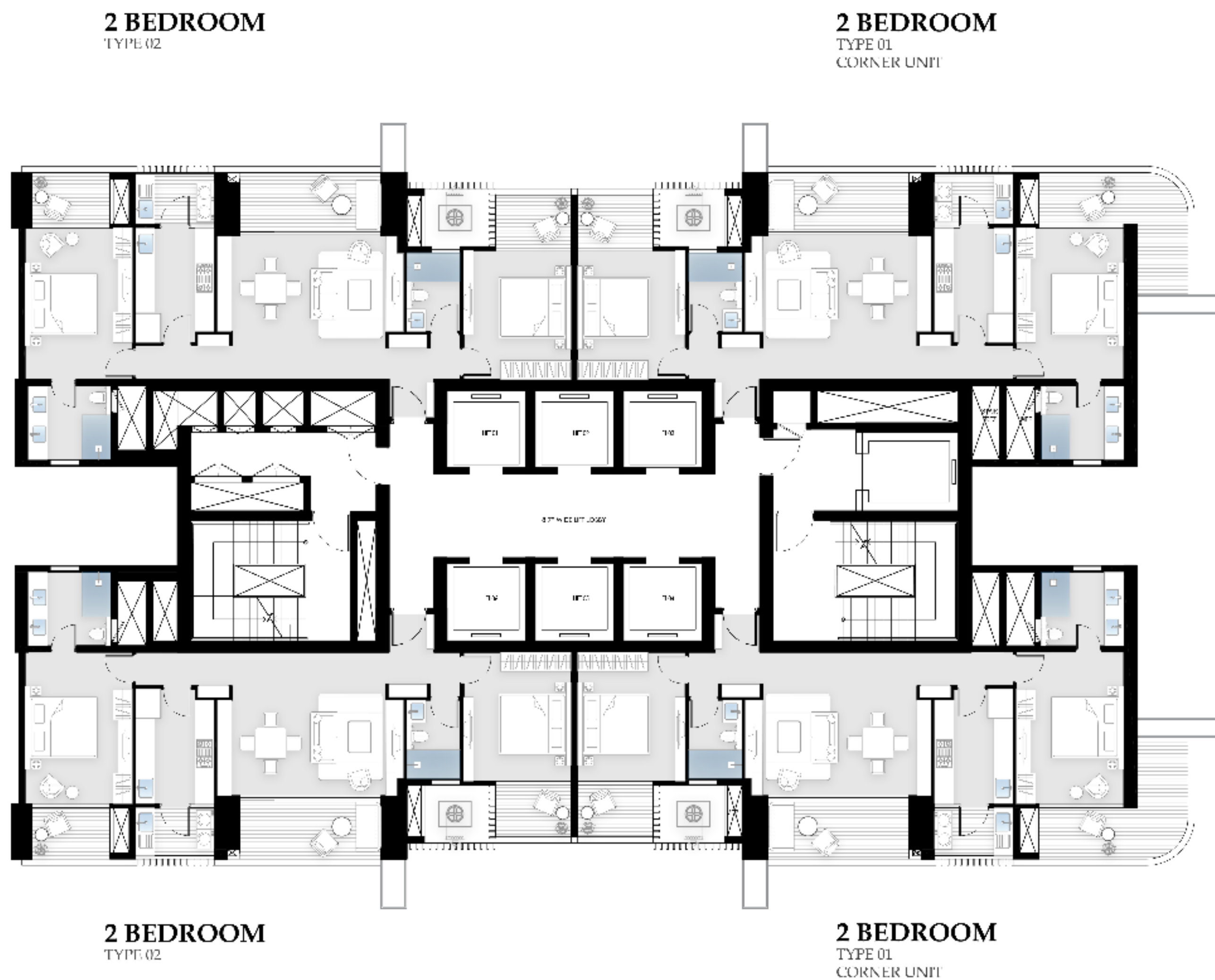


1 sq ft = 0.093 sq mt approx

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VERTI-GREENS



Notes:

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BPTP

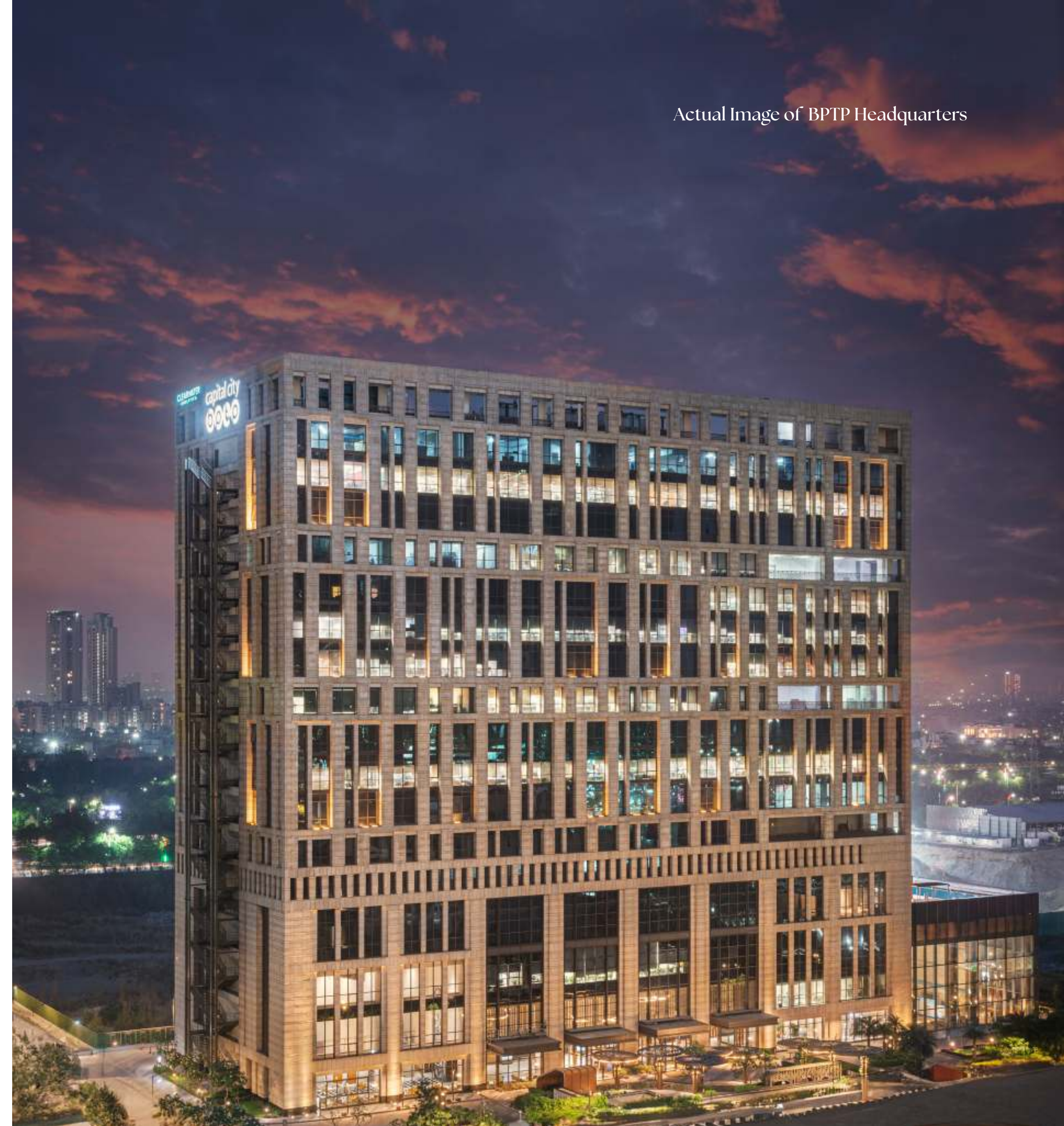
29

BPTP has been at the forefront of real estate development for over two decades, transforming cityscapes and enhancing urban living standards throughout the National Capital Region (NCR).

With an unwavering commitment to excellence, reliability and trust, BPTP's expansive portfolio includes luxury low and high-rise apartments, villas, shopping malls and office spaces. To date, the group has delivered over 24,500 units, spanning 50 million sq. ft. across 50 projects.

BPTP's commitment to sustainability is exemplified by the group's IGBC certifications and its ambitious goal of achieving net-zero emissions in future developments.

Actual Image of BPTP Headquarters





2,000+

Acre Land Bank

Across Key Micro-Markets in NCR

50

Million Square Feet

Developed and Delivered

50

Projects

Developed and Delivered

24,500

Units

Delivered

6

Integrated Townships

Developed and Delivered Across NCR

2656

Buildings

Delivered

AMSTORIA



VERTI-GREENS

B P T P M I L E S T O N E S

For more details refer www.bptp.com



Contact

Discover a heightened sense of living at BPTP Amstoria Verti-Greens. For enquiries or to learn more about our premium residences, please get in touch. Our team is here to assist you every step of the way.

Disclaimer:

BPTP Amstoria Verti-Greens has been registered with HRERA having registration number RC/REP/HARERA/GGM/ 910/642/2025/13 dated 05.02.2025 and is available on the website www.haryanarera.gov.in under registered projects, the License No. of the project is 123 of 2014 dated 22.08.2014 and Building Plan has also been approved vide Memo No. ZP-1025/SD(RD)/2025/ 922 dated 08.01.2025. BPTP Amstoria Verti-Greens is a group housing colony being developed on land admeasuring 9.4292 acres (Phase 1) out of 12.05 acres situated in Sector 102, Gurugram. The terms of allotment/sale shall be subject to (a) application form, allotment letter, agreement for sale and /or conveyance deed; (b) licenses, building plan and other approvals; and (c) occupation certificate(s). Nothing contained herein constitutes an invitation to offer, an offer, provisional or final allotment and does not form part of any legally binding agreement and/or commitment of any nature. All material/representations, plans, specifications, images (other than actual images), areas, sizes, shapes and positions and facilities, amenities and recreational areas as shown are merely artistic impressions and might differ to be in line with the actual Project. All specifications and amenities, shall be as per the final agreement executed with the Company. Customers are advised to apprise themselves of the necessary and relevant information of the Project prior to making any purchase decisions.

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www.bptp.com

