



Ashiana
MULBERRY
BLOSSOM

The
nature
of a place



The
pleasure
of life

ASHIANA MULBERRY BLOSSOM

- First Truly Luxury Residential Community in South of Gurugram (Sohna).
- A crafted haven for 180 families.
- Designed for happiness, tailored living experiences, and a community core.



The journey of comfort

- Strategic location near Delhi-Mumbai Expressway for peaceful living and connectivity.
- Proximity to key landmarks and expressways for seamless access.
- Blend of tranquillity and accessibility to Gurgaon's amenities.

05 Minutes From
MUMBAI
EXPRESS WAY

05 Minutes From
IMT SOHNA

08 Minutes From
KMPEXPRESS WAY

10 Minutes From
AIRIA MALL

15 Minutes From
VATIKA CHOWK

18 Minutes From
RAJEEV CHOWK

20 Minutes From
MEDANTA
HOSPITAL

28 Minutes From
HUDA METROSTN.

35 Minutes From
CYBER CITY

40 Minutes From
IGI AIRPORT





The
pursuit
of happiness

- Ashiana Mulberry Blossom as a pinnacle of luxury on Sohna Road, Gurgaon.
- Luxury residences with top-tier amenities, focusing on elegance and efficiency.
- Emphasis on expansive, family-oriented spaces celebrating multi-generational living.





The
Purity
of Nature

- Lush landscapes and pristine AQI in Sohna for a harmonious living environment.
- Flora and greenery promoting vibrant health and well-being.
- Commitment to environmental harmony and sustainable living practices.





The
assurance
of luxury

- Grand lobby adorned with exquisite décor and luxurious furnishings.
- Inviting lounge areas for relaxation and socializing with friends and guests.
- Elegant Corridor on every floor exuding sophistication and style.



The adventure of leisure



- Immerse yourself in luxury within our expansive **35,000 Sqft Club Zone.**
- Indulge in cinematic experiences in utmost comfort with our Home Theatre featuring opulent recliner seats.
- Unparalleled relaxation in our premium spa facilities, including a Unisex SPA zone with Jacuzzi, steam room, Sauna room & therapy room.



*Artistic Impression For Illustration Purpose Only



WELL EQUIPPED GYM

Elevate your workouts in the state-of-the-art gym equipped with the latest fitness gear.

BANQUET HALL

The Banquet Hall is ideal for celebrations and brings the perfect event venue right to your doorstep.

BILLIARDS & POOL TABLE

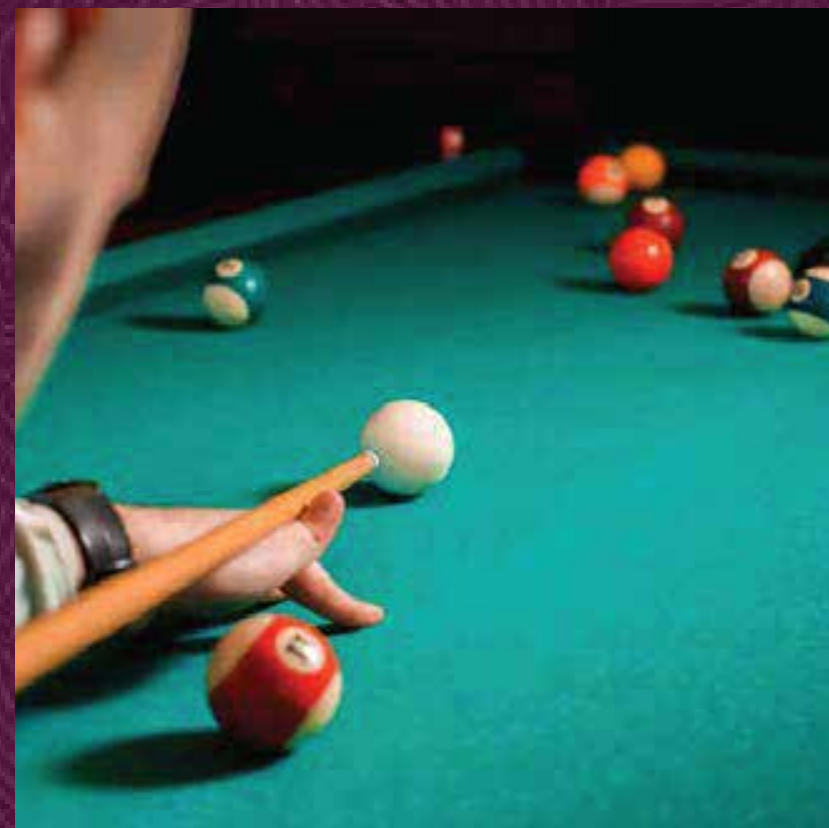
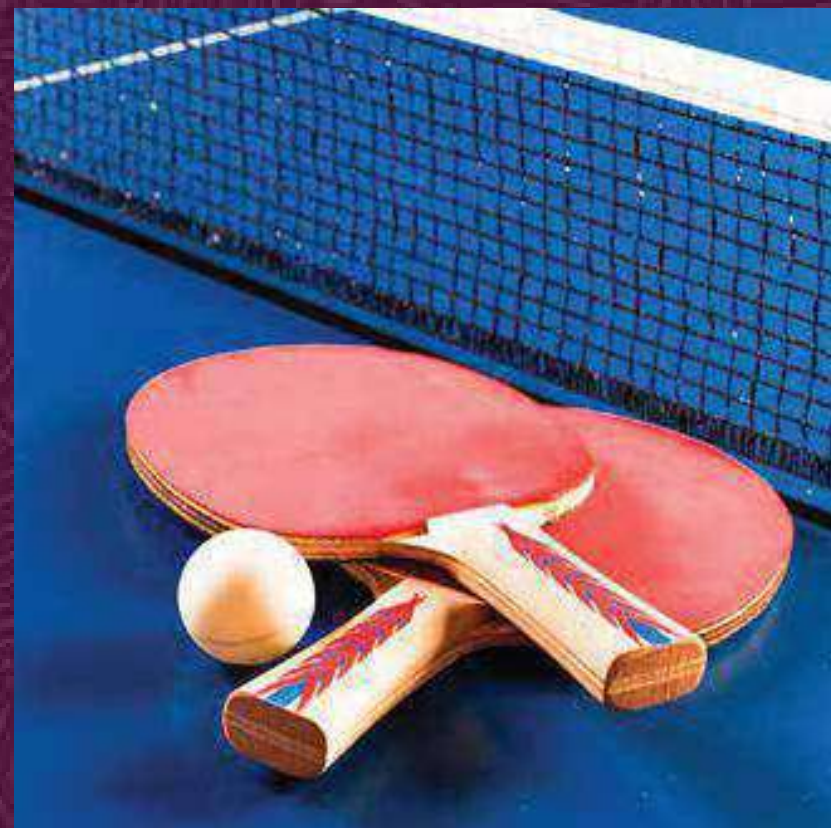
Show off your billiards and pool skills with our quality equipment in the comfort of the clubhouse.

TABLE TENNIS & KIDS ZONE

Enjoy the thrill of table tennis and a delightful, fully-equipped kids' zone for endless fun and play.

LOUNGE

Relax, socialize, or take a leisurely break in our comfortable clubhouse lounge.





Welcome to Club Alba, where your well-being is our priority, and fitness is the heartbeat of our community.

OUTDOOR RECREATION

Engage in an active lifestyle at Club Alba with our outdoor amenities.

TENNIS COURT

Serve up some fun on our pristine tennis court, catering to both beginners and seasoned players.

BASKETBALL & VOLLEYBALL COURT

Stay active on our well-equipped basketball & volleyball court, designed for both competitive and recreational play.

OUTDOOR GYM

Elevate your fitness surrounded by nature's embrace.

CRICKET PRACTICE PITCH

Hone your cricket skills on our professional-grade cricket practice pitch, a cricketer's dream will come true.

BADMINTON COURT

Challenge friends to a game on our top-notch badminton court, perfect for enthusiasts and casual players alike.

KIDS PLAY ZONE

A world of adventure awaits in our Kids Play Zone, where fun and safety go hand in hand for our youngest residents.

INDOOR GYM

Experience state-of-the-art fitness within the comfort of the club alba.

SQUASH COURT

Engage in invigorating matches in our exclusive squash court.





Immerse yourself in the luxurious Ashiana Mulberry Blossom's pool, a centerpiece designed for family fun. Unwind on the stylish lounging deck, and after dark, witness the magic come alive. Fiber optic lights woven into the pool floor transform it into a shimmering underwater oasis, unlike anything you've experienced before.

RESORT-STYLED SWIMMING POOL

First in the class fibre optic light on pool floor for a Starry night ambience.

FAMILY CENTRIC RECREATION

We foster a family-centric lifestyle with activities and spaces designed for enjoyment by all ages.

STYLISH LOUNGING DECK

Relax and cherish moments on the stylish lounging deck, a perfect blend of comfort and elegance.

INDULGENT AMENITIES

Anticipate indulgent amenities beyond expectations, from the luxurious pool deck to the calming plantations.





The structure of growth

- Engineering excellence with earthquake-resistant structures and aluminium shuttering.
- Eco-friendly principles with a focus on sustainability measures like rainwater harvesting.
- A blend of modern design and environmental care, ensuring a green living environment.



The
Surety
of Safety

- 3-Tier security system.
- Secure access with biometric locks.
- 24x7 CCTV surveillance.



*Artistic Impression For Illustration Purpose Only



furnish

in style

- Luxurious and comfortable living with high-quality furnishings and modern design.
- Spacious living areas and cosy bedrooms with inviting ambiance.
- Premium kitchen, quality tiles, and superior wall finishes for an elevated living experience.





Ashiana MULBERRY BLOSSOM

HRERA Reg. No.22 OF 2018/7(3)/44/2024/03



EXECUTIVE 2 BEDROOMS + 2 TOILETS

AREA	SQ. M.	SQ. FT.
RERA Carpet Area	64.83	698
Balcony Area	18.04	194
External Wall Area	8.27	89
Total Area (Inclusive of Common Area)	112.41	1210

- SPACE FOR WARDROBE
- A.C INDOOR UNIT LOCATION
- A.C OUT DOOR UNIT LOCATION
- PLUMBING PIPES

- Note:
- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
 - The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
 - The Balcony Dimensions shown are from external face of wall to external face of balcony wall.
 - All furniture & wardrobe shown in the drawing is only for indicative purpose.
 - Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
 - Location of Refrigerator, Hob etc. in the Kitchen, TV, in rooms & Washing machine in service balcony is for indicative purpose only. Refer to the specification for details.



SUPERIOR
3 BEDROOMS + 2 TOILETS

AREA	SQ. M.	SQ. FT.
RERA Carpet Area	77.57	835
Balcony Area	20.56	221
External Wall Area	11.12	120
Total Area (Inclusive of Common Area)	136.10	1465

-  SPACE FOR WARDROBE
-  A.C INDOOR UNIT LOCATION
-  A.C OUT DOOR UNIT LOCATION
-  PLUMBING PIPES

Note:

- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
- The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
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PREMIUM 3 BEDROOMS + 3 TOILETS

AREA	SQ. M.	SQ. FT.
RERA Carpet Area	92.36	994
Balcony Area	25.00	269
External Wall Area	11.25	121
Total Area (Inclusive of Common Area)	160.72	1730

- SPACE FOR WARDROBE
- A.C INDOOR UNIT LOCATION
- A.C OUT DOOR UNIT LOCATION
- PLUMBING PIPES

- Note:
- The Internal Dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings.
 - The Carpet Area calculation is as per RERA definition and after deduction of area under plaster & skirting of External walls.
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site map

- Welcome to Ashiana Mulberry, emphasizing community over mere living spaces.
- First three towers within 2.5 acres, designed for 180 families, embodying a community spirit.
- Over 100 families already enjoying a vibrant ecosystem that fosters bonding, sharing, and caring.



Ashiana

The art of home

Ashiana Mulberry

Adjacent to GD Goenka World School
Sector 2, Sohna Gurgaon Road
Sohna, Gurgaon

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Email: sales@ashianamulberry.com

Ashiana Dwellings Pvt. Ltd.

call 8010 100 500

Disclaimer:

The Project Ashiana Mulberry Phase II (named as Mulberry Blossom) comprises of Tower 4, 5 & 6 (also called as Tower A3, B2 & A4 respectively) and 180 Apartments is a part of Total Licensed Project "Ashiana Mulberry" located at Sector-2, Opp K.R Mangalam University, Tehsil Sohna, District Gurugram, Haryana being developed by the licensee M/s Ashiana Dwellings Private Limited having License No. 16 of 2014 dated 10.06.2014 read with Transfer Order LC-2817-JE(VA)/2015/9498 dated 08.06.2015 issued by Directorate of Town and Country Planning (DTCP), Haryana. The Building Plans were approved via Memo No ZP-1062/AD(RA)/2015/4931 dated 26.03.2015. The HRERA Registration Number of the Project is 22 of 2018/7(3)/44/2024/03 dated 05.06.2024 All the Approvals can be checked at the Corporate Office of the Promoter situated at New Delhi. The Promoter is only selling the Apartments under phase wise construction and not the Project Land. The rights of buyer in the common areas, facilities and amenities will be limited to usage rights as per Deed of Declaration to be filed in due course of time under The Haryana Apartment Ownership Act, 1983 and as per Agreement for Sale. The external infrastructural facilities such as Sector Roads, Electricity Supply, Drinking Water, trunk storm water drainage & sewage are to be developed by various Government agencies/departments. If there is any delay or inconvenience due to non – availability of external infrastructure, the Promoter shall not be held responsible for the same. Changes may happen in the layout of amenities/common area services, if instructed by Competent Authorities such as DTCP, Ministry of Environment, State Pollution Control Board, Central Ground Water Authority, HUDA, Electricity Supply Agency, Fire Department etc and the same shall be intimated to the buyers as and when necessary. The information and contents provided herein are subject to change within the provisions of The Real Estate (Regulation and Development) Act, 2016 and other Applicable Acts, Rules and norms of the State Government. The Company is retaining its rights to additional FAR under TOD, TDR, GRIHA etc subject to the prevailing government norms. Images of people, animals, trees, plants, Art and artifact as shown herein are for indicative purpose only and are not a part of the Offering. Please refer to the specifications and amenities statement in the Brochure/Application Form/Agreement for Sale for details before investing. The computer generated rendering/images of apartments, buildings, amenities are as per architectural design and intent. However, there can be a variation in colour and texture of the actual material used. 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. Please read and pursue the terms and conditions of the Application Form/Draft Agreement for sale, building sanction plans and all approvals before tendering your booking.