

1

OPUS ONE

AN ADDRESS OF OPULENCE



A TALE OF TIMELESS TRANSCENDENCE BEGINS.

Opus One is a triumph of exceptional design and creativity, similar to the defining works of Shakespeare, Mozart, Leonardo Da Vinci and Pablo Picasso.

It represents exclusivity - a single address to redefine living standards, undertaken with precision and artistry. A culmination of a thoughtful design intended to fulfil aspirations, Opus One offers a lifestyle that seamlessly blends elegance and comfort into one timeless experience.

3/4/5

BHK HYPER LUXURY
RESIDENCES

11

LUXURIOUS
TOWERS

662

RESIDENTIAL
UNITS

9

UNIT PLANS
TO CHOOSE FROM

7

TIER
SECURITY

AN ICONIC DEVELOPMENT
FROM THE HOUSE OF GB REALTY,
SET TO SHAPE THE FUTURE
OF NEW CHANDIGARH.



GB Realty is the brainchild of visionary entrepreneurs with decades of real-world experience across various business sectors with a strong national and international presence.

Founded by a like-minded group of individuals with a demonstrated track record of success, GB Realty is the latest venture by a conglomerate with interests in luxury hospitality, global student mobility, education, media, and entertainment. The company was established to deliver transformative real estate projects, in strategically located growth corridors.



THE CONFLUENCE OF
MODERNITY, MYSTIQUE
AND LEGACY.

NEW CHANDIGARH

New Chandigarh is more than an extension of Chandigarh - it is a bold reimagination of the City Beautiful's legacy. Conceived as a modern urban hub, it seamlessly blends Chandigarh's signature planned aesthetics with contemporary innovation. Nestled at the foothills of the Lower Shivaliks, the city offers a serene yet connected lifestyle, emerging as a thriving metropolis that rivals India's greatest urban centres.

An oasis of futuristic living where colossal infrastructure projects converge, the livability is enhanced by the presence of prestigious educational institutions, medical facilities, and hospitality ventures within the cityscape. Be it connectivity or convenience, New Chandigarh is where it all leads.

WHERE LANDMARKS RISE
FROM THE CITYSCAPE, FROM
A GRAND CRICKET STADIUM
TO DISTINGUISHED
EDUCATIONAL INSTITUTIONS,
WHILE HIGHWAYS CONNECT
AND HOSPITALITY WELCOMES.
ALL AROUND, NATURE'S
GENTLE EMBRACE CRADLES A
CITY DESIGNED FOR A LIFE
BOTH VIBRANT AND
TRANQUIL.

CHANDIGARH-BADDI MAIN HIGHWAY CONNECTIVITY



MAHARAJA YADVINDRA SINGH INTERNATIONAL CRICKET STADIUM



TATA MAMORIAL HOSPITAL



NARSEE MONJEE INSTITUTE OF MANAGEMENT STUDIES



STRAWBERRY FIELDS WORLD SCHOOL



PREY BUSH DINING EXPERIENCE / SISWAN FOREST RESERVE



THE OBEROI SUKHAVILAS RESORT & SPA





SISWAN FOREST AREA
SISWAN, PUNJAB
PREY BUSH DINING
EXPERIENCE

THE OBEROI SUKHVILAS
RESORT & SPA

MLA FLATS

BUS
STAND

PETROL
PUMP

ECOCITY
PHASE 2

BHAVAN
VIDYALAYA

KURALI - CHANDIGARH HIGHWAY

ECO CITY
INDIA TRADE
TOWER
OMAXE

MEDICITY

TATA MEMORIAL
CANCER HOSPITAL

ECO CITY
DLF

GOLF
DRIVE

STRAWBERRY
FIELDS SCHOOL

NEW CHANDIGARH
HOSPITAL

DLF
MULLANPUR

CRICKET
STADIUM

MULLANPUR

BOTANICAL
GARDEN

GOVT.
SCHOOL

NARSEE MONJEE
INSTITUTE OF
MANAGEMENT STUDIES

PEC
COLLEGE

12
PGI

PANJAB
UNIVERSITY
14

CHANDIGARH

25

24

DAKSHIN MARG

38

37

39

40

41

2

11

MADHYA MARG



THE ADDRESS OF PRIVILEGE

POISED FOR TOMORROW

Some places capture the spirit of their time. And then there are those rare destinations that belong to the future. New Chandigarh is one such tabula rasa, cradled by the quiet guardianship of the Shivaliks, yet alive with the energy of what is yet to come. It is here that heritage and modernity converge, creating a milieu destined to attract those who lead with vision and live with purpose.

Within this evolving masterpiece, Opus One emerges as a statement of arrival. To live at Opus One is to inhabit a future where luxury is not ostentation but quiet confidence, not fleeting but enduring. It is to claim a place among the few who will call this city's finest address their own, and in doing so, shape the narrative of what New Chandigarh is destined to become.

VISAGE OF
A MASTERPIECE.

AN ICONIC SILHOUETTE

Architecture, at its highest order, is not only about design but about leaving a mark on the skyline and in history. Opus One is an expression of both, rising in New Chandigarh with that rare sense of inevitability, as though the city had been waiting for a landmark of its kind. Recognised by the Government of Punjab for its distinction and honoured with IGBC Certification, it is celebrated not only for its aesthetic power but also for its mindful commitment to the future.

Commanding attention with its sculptural form and timeless proportions, Opus One has been awarded the status of an ICONIC building, one that will be spoken of with reverence for decades to come. To encounter it is to witness the emergence of a new symbol for the region: enduring, responsible, and undeniably extraordinary.





THE GOLD STANDARD OF LIVING,
CROWNED AGAINST
A SKYLINE IN ASCENDANCE.



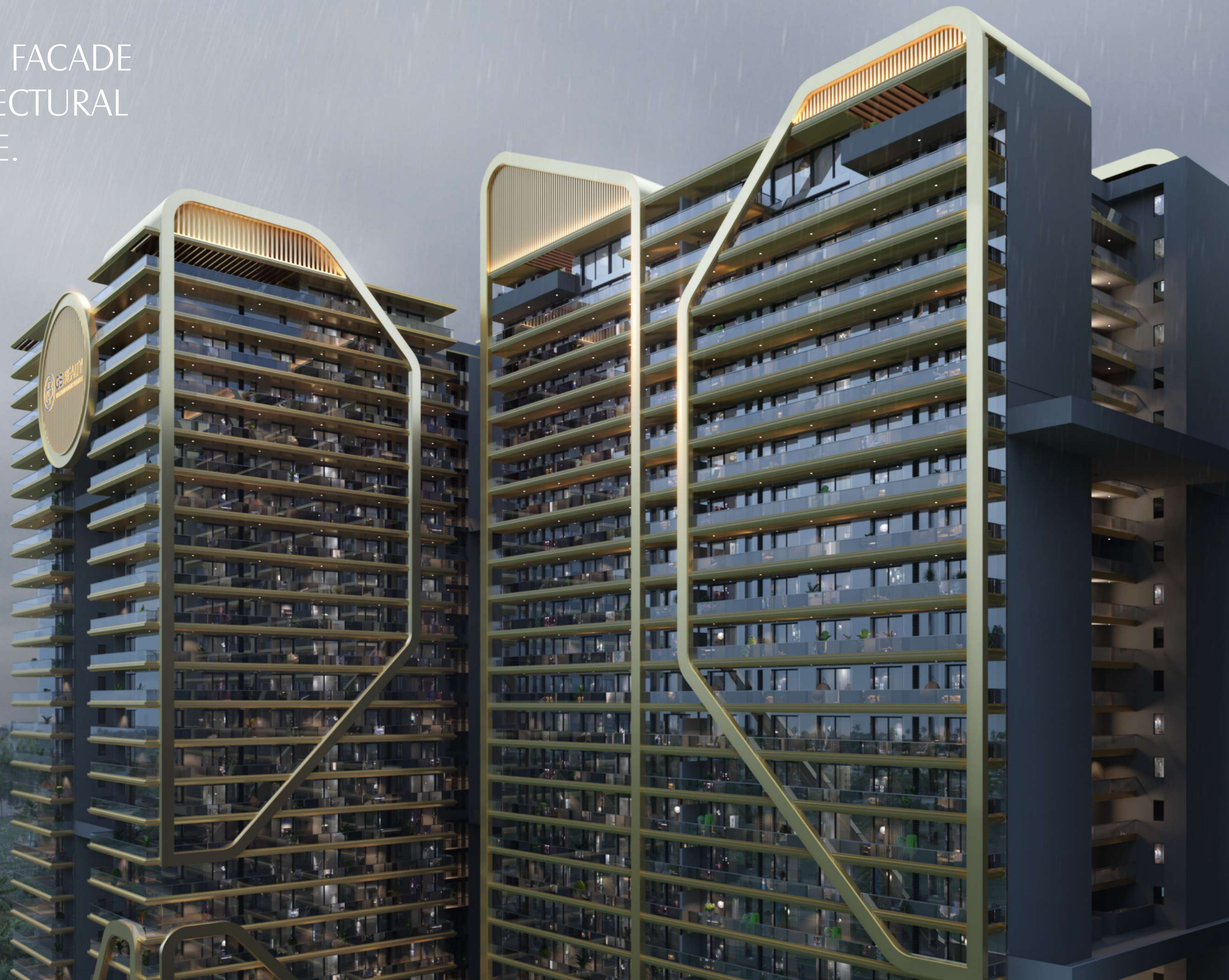
“ Opus One is an oasis where nature and urban sophistication converge. Designed in alignment with IGBC Green Building norms, it features sprawling parklands, engaging public spaces, and sustainably crafted sculptural beauty. Residents enjoy a seamless blend of open green spaces, vibrant community areas, and meticulously curated amenities that elevate everyday living to an art form. ”

RESPLENDENT DUAL-CORE RESIDENCES.

Designed as a benchmark for modern residential spaces, Opus One redefines shared environments through thoughtfully curated, amenities-rich lifestyle spaces that foster connection, wellness, and inspiration. Each aspect of Opus One is crafted to reflect the dynamic pulse of the city, offering residents an engaging and elevated living experience.

A hallmark of innovation, integrating sustainable design with luxurious aesthetics, the architecture mirrors the city's energy, with sleek lines and modern materials that create a striking urban presence. Blending bold forms with timeless sophistication, every structure at Opus One is designed to harmonise with its natural surroundings, while embracing the essence of cosmopolitan living to set a new standard for urban residences.

A SOARING FACADE
OF ARCHITECTURAL
EXCELLENCE.





FROM EVERY
VANTAGE,
UNBRIDLED
ELEGANCE.



WHERE EVERY DECK
FRAMES A VIEW OF
CURATED LANDSCAPES.

SHAPED BY WORLD'S FINEST MINDS.

PRINCIPAL ARCHITECT
CHANDIGARH, INDIA



A leading Chandigarh-based architecture firm that has been shaping the skyline of the Tricity region and beyond since 2009. The firm has earned recognition as one of the best architectural firms in Chandigarh, renowned for its innovative and sustainable architectural solutions.



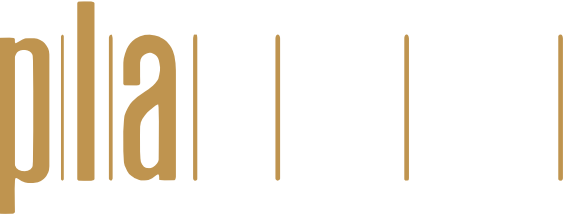
KEY PORTFOLIO

- F TOWERS, CHANDIGARH
- MARBELLA ROYCE, MOHALI
- ATULYAM - THE BLISS, MOHALI
- IT BUILDING, BANGALORE
- EVOQ LIFESTYLE, ZIRAKPUR
- MALL OF CHANDIGARH, MOHALI
- NOBLE CALLISTA, MOHALI
- HORIZON BELMOND, MOHALI
- CM INFINIA, LUDHIANA
- ATULYAM - THE BLISS, MOHALI
- SBP CITY OF DREAMS, MOHALI

TRIPAT GIRDHAR

FOUNDER / MANAGING DIRECTOR

LANDSCAPE ARCHITECT
BANGKOK, THAILAND



A landscape architecture design collective based in Bangkok, Thailand. The company specialises in high-end resorts, hotels, residential projects and mixed-use developments, both in the Southeast Asia region and worldwide.



KEY PORTFOLIO

- TRIDENT HOTEL, GURGAON
- THE OBEROI SUKHVILAS, CHANDIGARH
- THE OBERIO, NEW DELHI
- THE LEELA, NEW DELHI
- PARK HYATT, CHENNAI
- BAALE RESORT, GOA
- FOUR SEASONS RESIDENCES, MUMBAI
- LODHA THE PARK, MUMBAI
- THE CEDAR DAMANSARA, KUALA LUMPUR
- PHULAY BAY, KRABI ISLAND
- 137 PILLARS, BANGKOK

WANNAPORN PHORNPRAPHA

FOUNDER / DIRECTOR

LIGHTING & VISUAL PLANNERS NSW, AUSTRALIA

LDP

An award-winning company specialising in lighting design, with many years of experience as an early innovator and champion of lighting excellence. LDP has worked across borders, cultures, industries and disciplines to master a highly creative approach to lighting design.

KEY PORTFOLIO

- OPERA HOUSE, SYDNEY
- GODREJ IMAGINE STUDIO, MUMBAI
- INTERNATIONAL ARRIVALS, CANBERRA AIRPORT
- ST. COLLINS LANE, MELBOURNE
- JAL MAHAL, JAIPUR
- TAMAR GOVT. HQ, HONG KONG
- PARC CENTRAL, GOUNGZHOU
- 76 SHANTON WAY, SINGAPORE
- SANDCRAWLER, SINGAPORE
- FEDERATION SQUARE, MELBOURNE
- AL BUSTAN PALACE, MUSCAT

DHRUVAJYOTI GHOSE

MANAGING DIRECTOR

INTERIOR DESIGN CONSULTANTS SINGAPORE

HIBA

A Singapore-based dynamic and multi-disciplinary creative collective, with decades of experience across specialisms, markets and industries. The collective is known to pioneer holistic design solutions that give form to emotion, shaping the world and inspiring lifestyles.

KEY PORTFOLIO

- PARK HYATT, SUZHOU
- RAFFLES AT GALAXY, MACAU
- ONE & ONLY, PORTONOVİ
- FOUR SEASONS, KYOTO
- FOUR SEASONS, GUANGZHOU
- FOUR SEASONS, DALIAN
- THE RITZ CARLTON, MACAU
- CAPELLA, BANGKOK
- THE CHEDI, ZHEJIANG
- HYATT REGENCY, HANGZHOU
- MANDARIN ORIENTAL, BEIJING

CHRIS GODFREY

CEO



WHERE LIFE, LEISURE,
AND LUXURY INTERTWINE.

ARTISANAL LANDSCAPES

At Opus One, every outdoor space is a narrative of beauty and balance. Native flora and fauna dance across manicured gardens, weaving moments of quiet wonder into every path and vista. Water glimmers through signature aqua concepts with reflective pools, gentle streams, and serene water bodies that mirror the sky and calm the senses.

Complementing this natural elegance, the clubhouse offers curated spaces where leisure is elevated to an experience. Exclusive lounges, state-of-the-art fitness facilities, and exclusive recreational amenities cater to every desire. Here, life flows seamlessly between the artistry of nature and the comforts of refined living, creating a sanctuary where every moment is both inspiring and indulgent.



“ Opus One reflects the vibrant essence of Chandigarh, offering amenity-rich lifestyle spaces that set a new standard for shared environments. From communal lounges to recreational hubs, every space is designed to foster connection, creativity, and relaxation. Whether it's a morning yoga session, an evening in the residents' lounge, or a quiet moment in the landscaped gardens, Opus One ensures a lifestyle that is as engaging as it is luxurious. ”

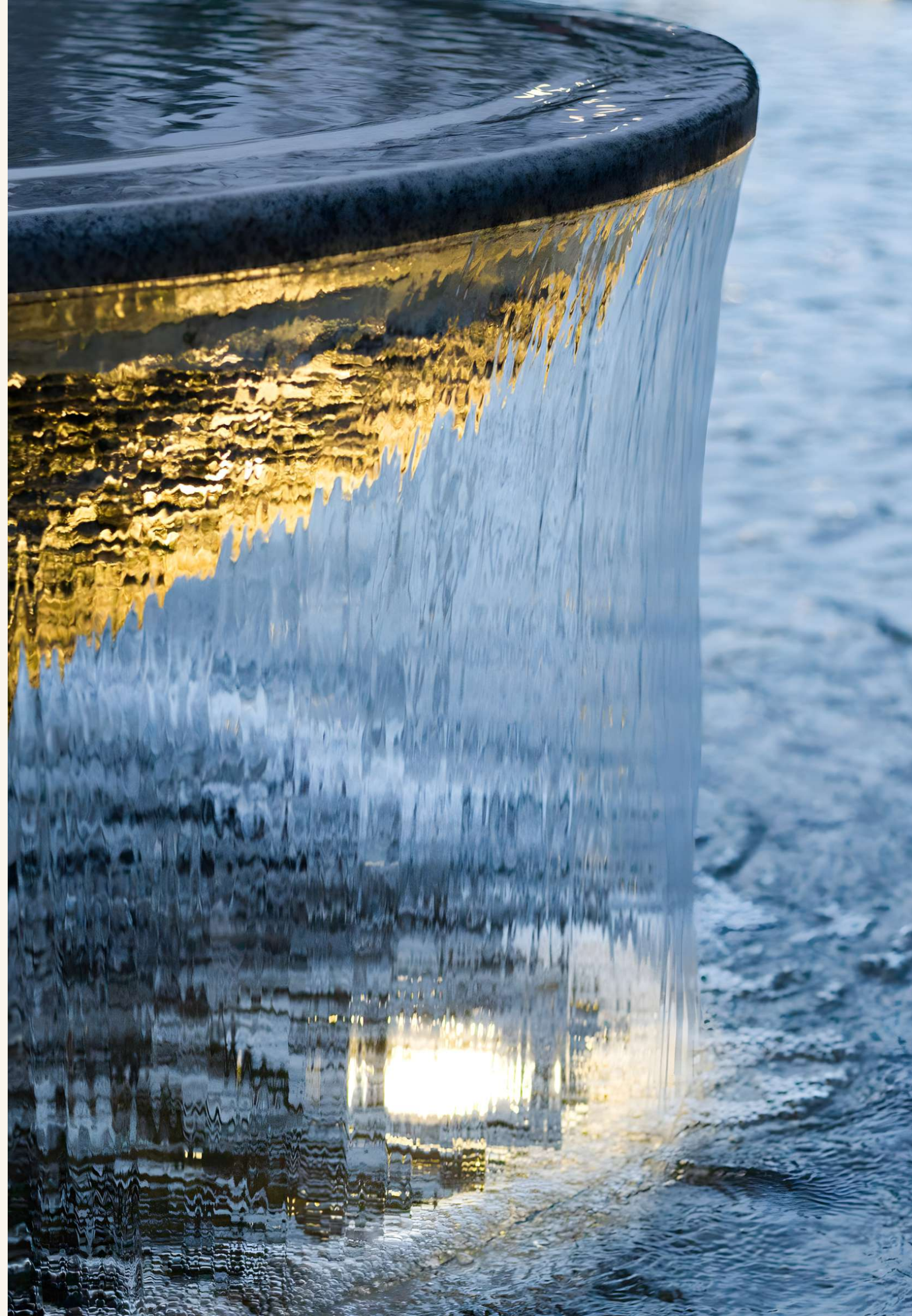
LIFESTYLE OF ENGAGEMENT.

At Opus One, the community thrives with vibrant amenities like the great lawns, a lazy river, and an amphitheatre for social gatherings. Wellness is prioritised with a reflexology path, yoga studio, all-weather swimming pool, and a world-class spa. Active residents benefit from a multipurpose sports court, outdoor gym, and sports plaza. Families relish the kids' play park, while seniors enjoy dedicated zones. With a multicuisine restaurant, retail plaza, and EV charging stations, Opus One offers unparalleled comfort and convenience.

MULTIPURPOSE LAWN
JACUZZI AND VITALITY POOL
RESTING GARDEN
ELDER ZONE
KIDS' PLAY AREA

ELEVATED PROMENADES
AMPHITHEATRE
PET PARK

STROLL, REFLECT, AND
CONNECT WITH NATURE
AT OPUS ONE WITH
MANICURED GARDENS
AND TREE-LINED
BOULEVARDS CRAFTED
TO INSPIRE AND
REJUVENATE.





NATIVE PLANTATION

TOPIARIES TAILORED TO NATIVE BIOSPHERE

Manicured landscapes have always been part of Chandigarh's identity. Opus One continues the legacy through landscapes woven with native plantations that belong to the Shivalik soil. Every tree, shrub, and sculpted topiary feels like it has always been here, alive with the rhythm of the seasons. A living, breathing sanctuary where nature becomes the most celebrated luxury.

SILK FLOSS
GOLDEN SHOWER TREE
COCKSPUR CORAL
PLUMERIA
CALLISTEMON VIMINALIS
BAUHINIA VARIEGATA
SOUTHERN MAGNOLIA
FAGREA CEILANICA
SOUTHERN SILKY OAK

GREEN BUTTONWOOD
POMEGRANATE
WEST INDIAN LANTANA
FICUS MICROCARPA
DWARF LILYTURF
BOUGAINVILLEA
FIRECRACKER PLANT
ROSEMARY

“ The dedicated recreational spaces at Opus One are a sanctuary within a sanctuary. Whether it's a refreshing dip in the pool, a quiet moment in the terrace lounge, or a lively game in the recreational hub, these oases of calm ensure every moment is an opportunity to live life to the fullest. ”

AN OASIS OF
ESCAPE AND
CONNECTION.

At Opus One, expansive green spaces, including the lawns and outdoor pod, create a serene ambience for residents to savour at any time. Enjoy a rejuvenating yoga session, an invigorating workout in the state-of-the-art fitness centre, or tranquil moments in the luxurious lounge. Socialise in style at the multicuisine restaurant or unwind by the lazy river. Each amenity space, from private meeting rooms to the world-class spa, is crafted with impeccable design and offers stunning panoramic views. With a premium lounge, multipurpose party hall, and retail plaza, Opus One elevates leisure, ensuring residents experience unmatched elegance and relaxation in every moment.

- ARRIVAL LOBBY

LIFT LOBBY

PUBLIC TOILETS

LOBBY LOUNGE / CAFÉ

ALL DAY DINING

PIANO BAR

CIGAR BAR

BANQUET HALL

GAMING LOUNGE

CARDS ROOM

BOWLING ALLEY
- KARAOKE ROOM

PRIVATE THEATRE

KIDS CLUB/INDOOR PLAY AREA

PET CARE CENTRE

POOL & DECK

GYMNASIUM

YOGA AND MEDITATION ZONE

SPA

TUITION CENTRE

GUESTROOM





RIPPLES OF CALM,
ECHOES OF LUXURY

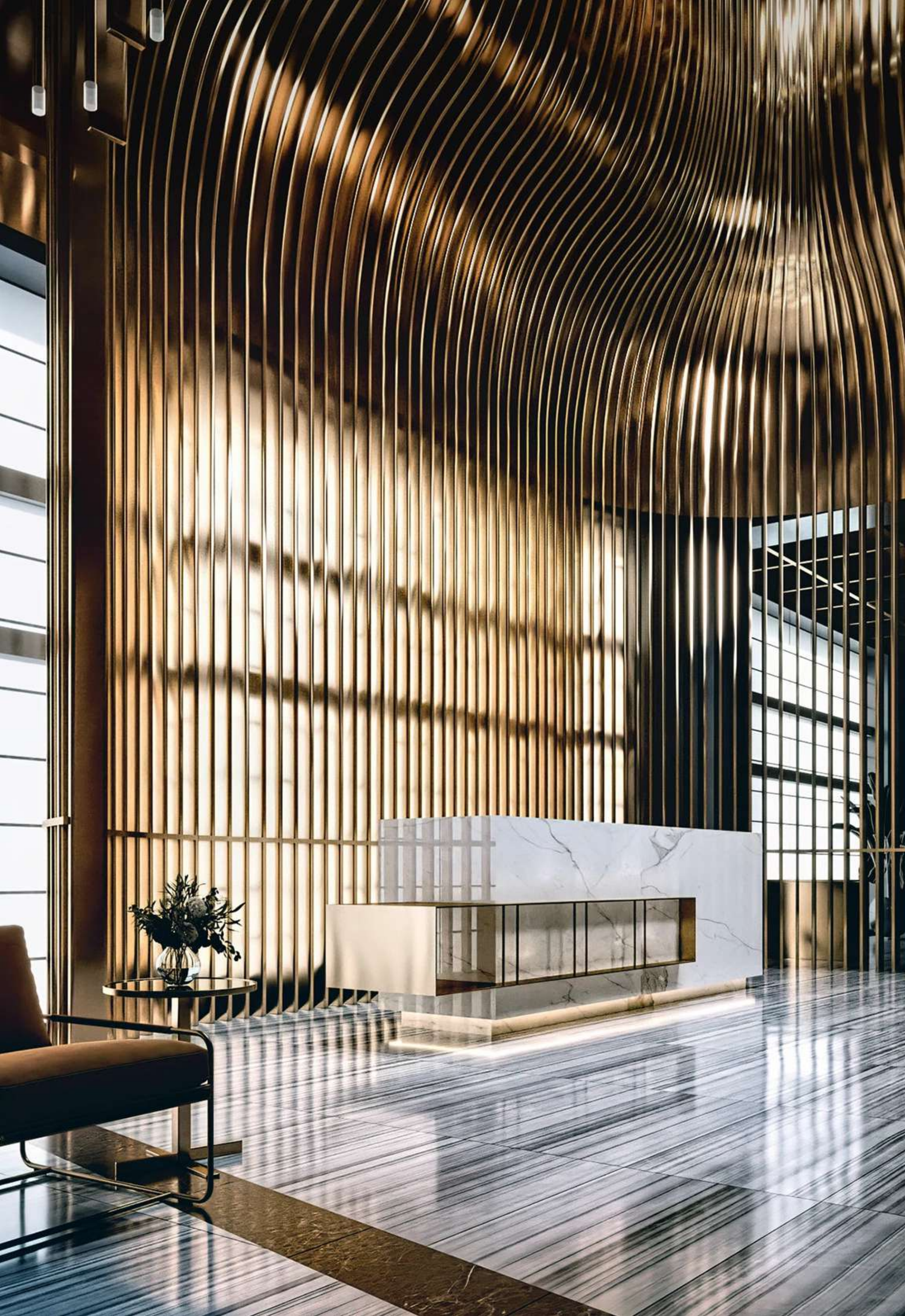


THE SHAPE
OF DESIRE.

RESIDENCES SO RARE.

Step inside, and the world softens. Every residence at Opus One is conceived as a private gallery of design, where elegance is measured not in ornament, but in proportion, light, and materiality. Interiors are curated with unwavering attention to detail, where every surface, every finish, every line harmonise to create spaces that are as serene as they are striking.

Here, luxury is never loud; it is felt in the quiet precision of bespoke craftsmanship, the subtle interplay of textures, and the thoughtful orchestration of space. From sweeping living areas to intimate corners of repose, each residence is a sanctuary that blends comfort with refinement, creating a home that is as eternal as it is personal.



“Opus One's grand entrance redefines luxury, rivalling the opulence of the world's finest hotels. This sumptuous space welcomes residents with an ambience of sophistication, with the lobby serving as a stunning introduction to the community and access-controlled entry and exit points providing an enhanced sense of privacy. Beyond an entrance, it is a statement of refined living, setting the tone for the exceptional lifestyle Opus One offers.”

THE AMENITIES

ACCESS CONTROL

Opus One's access control system ensures resident safety with secure, monitored entry and exit points. Advanced technology provides seamless yet exclusive access to the community.

CONCIERGE SERVICE

The dedicated concierge service delivers personalised support, from booking reservations to arranging services. It elevates daily living with hotel-like luxury and attention to detail.

FRONT DESK

The front desk operates 24/7, offering a warm welcome and efficient assistance. Staffed by professionals, it ensures smooth coordination for residents' needs.

MAINTENANCE SERVICE

Opus One's maintenance team provides prompt, high-quality upkeep for all facilities and residences. Their expertise ensures a pristine, hassle-free living environment.

YOUR PRIVATE
ASCENT TO
DISTINCTION.



THE RESIDENCES

BOLD ARTISTRY IN A PERSONAL SIGNATURE STYLE

The residences at Opus One epitomise contemporary luxury, seamlessly blending timeless elegance with innovative design. Circular forms anchor the interiors, creating fluid, organic spaces that soften the aesthetic and invite a sense of calm. These graceful curves contrast with the structured elegance of the architecture, establishing a harmonious flow throughout each home. Every residence is a testament to Opus One's commitment to crafting living spaces that feel both modern and enduring, offering residents an environment that is as inspiring as it is functional.

Pleated walls introduce a captivating texture, adding depth and visual drama to the interiors. These intricate details elevate the sensory experience, transforming walls into dynamic elements of design. Paired with sculptural marble accents, which serve as bold, artistic focal points, the spaces exude sophistication. The marble's natural veining and polished finish create striking visual moments, ensuring each room feels like a curated masterpiece tailored to refined tastes.

Every element in an Opus One residence is meticulously crafted, from bespoke fixtures to carefully curated finishes. These details reflect a dedication to precision, where form and function coexist in perfect balance. The thoughtful selection of materials and textures creates a cohesive aesthetic that enhances both the beauty and practicality of the living spaces. Residents are enveloped in an atmosphere of understated opulence, where every corner speaks to quality and craftsmanship.

Far beyond mere homes, Opus One residences are expressions of individuality and sophistication. Each room tells a unique narrative, offering a canvas for personal style while maintaining a timeless allure. This blend of modern opulence and ageless elegance aligns with Opus One's vision of unparalleled luxury, creating spaces that feel intimately personal yet universally aspirational. Residents are invited to live in a setting that inspires creativity, comfort, and a profound sense of belonging.





RESIDENCES THAT
MIRROR FINESSE.

THE BEACON
OF UNADULTERATED
SOPHISTICATION.



ELEGANCE THAT
ELEVATED
EVERY CORNER.





THE HEART OF THE HOME.
A TESTAMENT OF ART.



AN INTIMATE RETREAT,
SCLUPTED TO PERFECTION.

A MASTERPIECE OF
SOPHISTICATION, WHERE
EVERY ELEMENT HARMONISES
TO REFLECT INDIVIDUALITY
AND REFINED LIVING.

OPUS ONE SETS A NEW
STANDARD OF LUXURY WITH
METICULOUSLY CURATED
AMENITIES TO EMULATE A
LIFESTYLE OF BRILLIANCE.

FEATURES
AND AMENITIES

- Elegant Facade with Striking Elevation

Arrival / Drop off Plaza

Grand Entrance Lobby

Designer Floor Lift Lobbies

Hi-speed Passenger Elevators

Ample Basement & Surface Parking

Entrance Water Features

Centralised Aquatic Landscape

Lazy River with Crossing Bridge

Amphitheatre

Trellis with Beach

Seating Under Trellis

The Great Lawns

Elevated Walkway with Viewing Deck

Reflexology Path

Tree Court

Club House

All Weather Swimming Pool

World Class Luxury Spa

Yoga / Meditation Studio

Common Playground

Multipurpose Sports Court

Kids’ Play Park

Indoor Tot Lot Zone

Indoor Games Arena
- Well Equipped Fitness Centre

Sports Plaza

Basketball Court

Badminton Court Plaza

Outdoor Gymnasium

Cricket Practice Pitch

Jogging / Walking Trail

Skating Rink

Retail Plaza

Senior Citizen Friendly Zone

Conference / Meeting Room

Multipurpose Party Hall

EV Charging Stations

Dedicated Car Washing Areas

State-of-the-art Fire Fighting System

Swipe Card Access to Lobby and Lifts

Video Door Phone

CCTV Monitoring of Key Common Areas

Gas Detector in Kitchen

Home Automation

Emergency Alarm in Each Residence

Panic Button in Each Residence

Butler on Call

24x7 Ambulance Service

24x7 Laundry Service



PRECISION
IN PLANNING.

TECHNICAL DETAILS

At Opus One, excellence extends beyond aesthetics into the very fabric of construction. Every material, every system, and every finish is chosen and executed with meticulous care, reflecting an uncompromising commitment to quality. From structural integrity to modern amenities, every specification is designed to ensure comfort, safety, and enduring elegance.

Here, the details are not just technical; they are the steady foundation of a lifestyle defined by distinction.

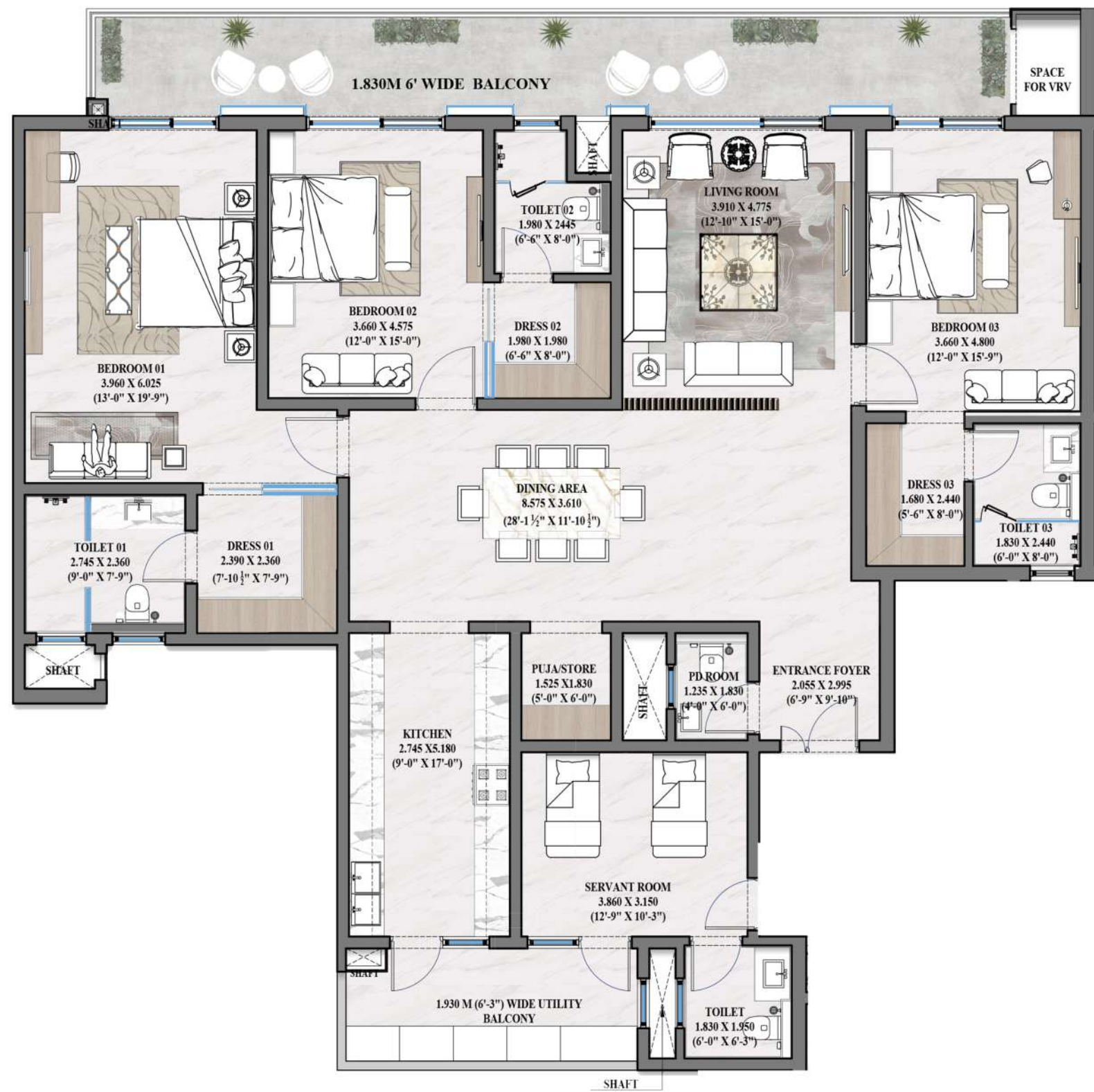
THE MASTER PLAN

- 1. Club Entry
- 2. Residence Entry
- 3. Basement Car Park
- 4. Tower Entry
- 5. Lobby
- 6. Swimming Pool
- 7. Kid Pool
- 8. Spa Pavilion
- 9. Multi-Court
- 10. Resting Garden
- 11. Playground
- 12. Elderly Park
- 13. Great Lawn
- 14. Foot Massage Corner
- 15. Terrace Garden
- 16. Amphitheater
- 17. Waterfall
- 18. Event Lawn
- 19. Multipurpose Lawn
- 20. Gathering Plaza
- 21. Dry Court



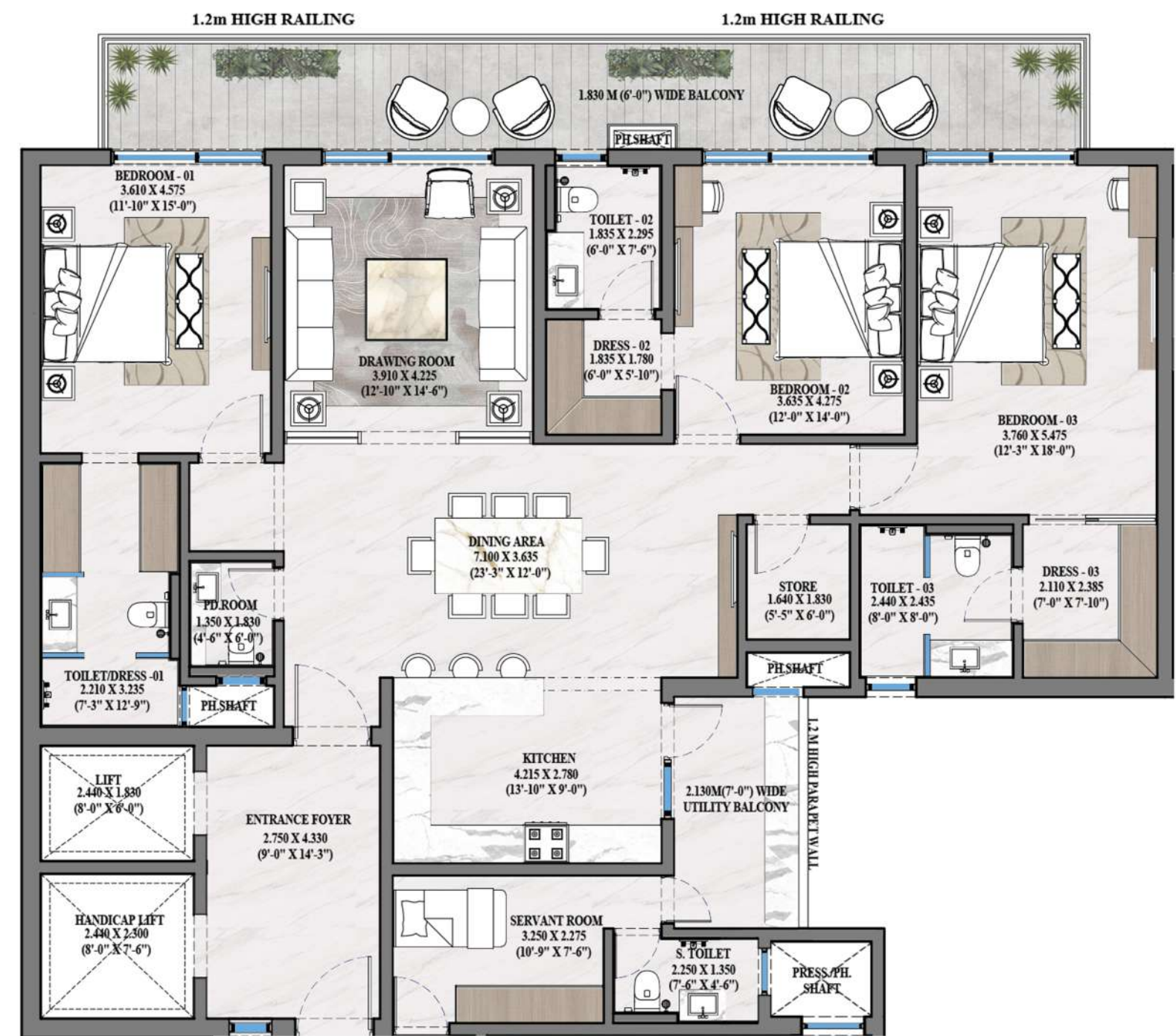
TYPICAL UNIT PLAN - 3+1 BHK

TOWER - 02



TYPICAL UNIT PLAN - 3+1 BHK

TOWER - 06 / 08 / 10



TYPICAL UNIT PLAN - 3+1 BHK

TOWER - 07 / 09



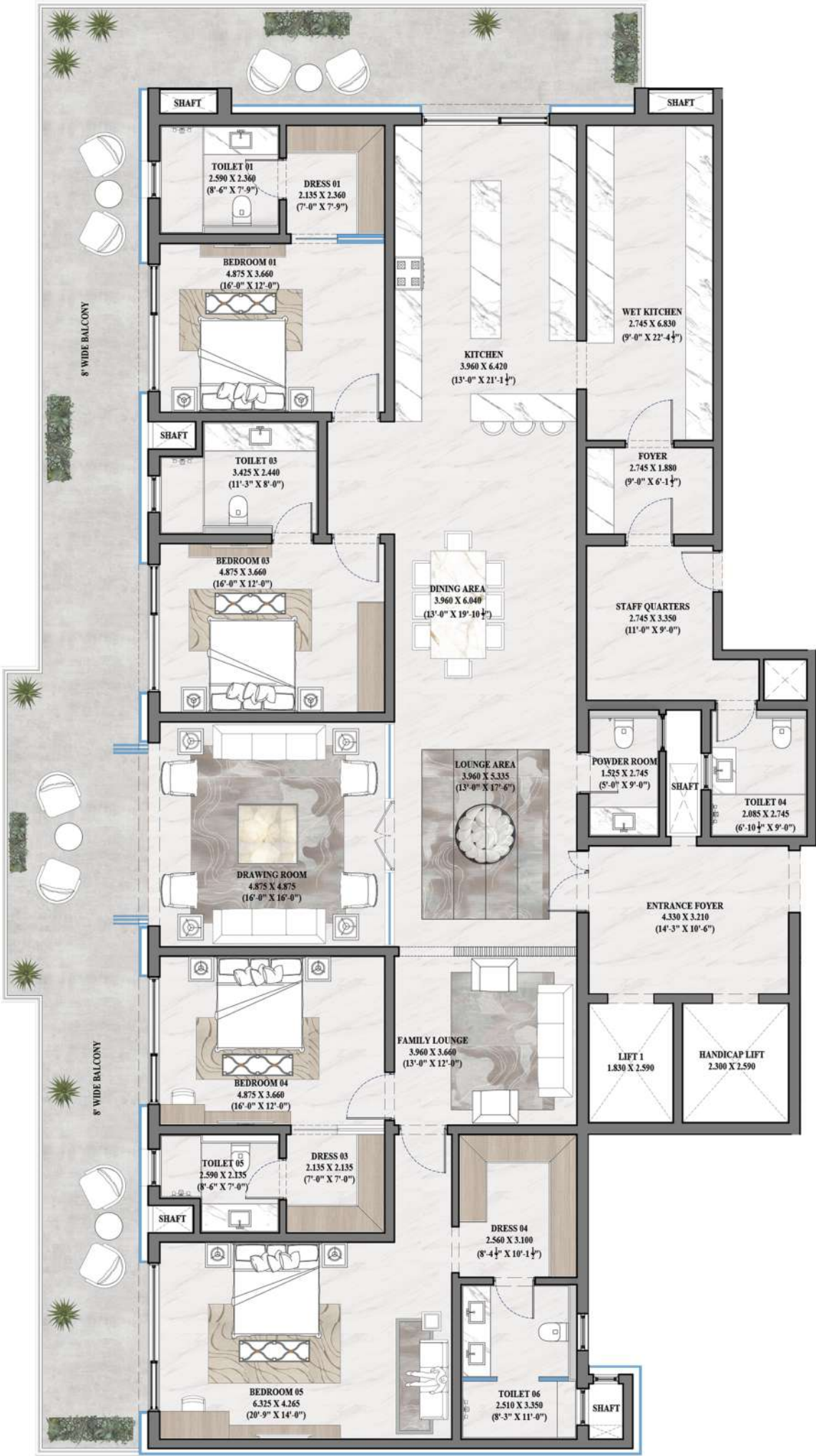
TYPICAL UNIT PLAN - 3+1 BHK

TOWER - 11



UNIT PLAN - 4+1 BHK (GROUND FLOOR)

TOWER - 01 / 03



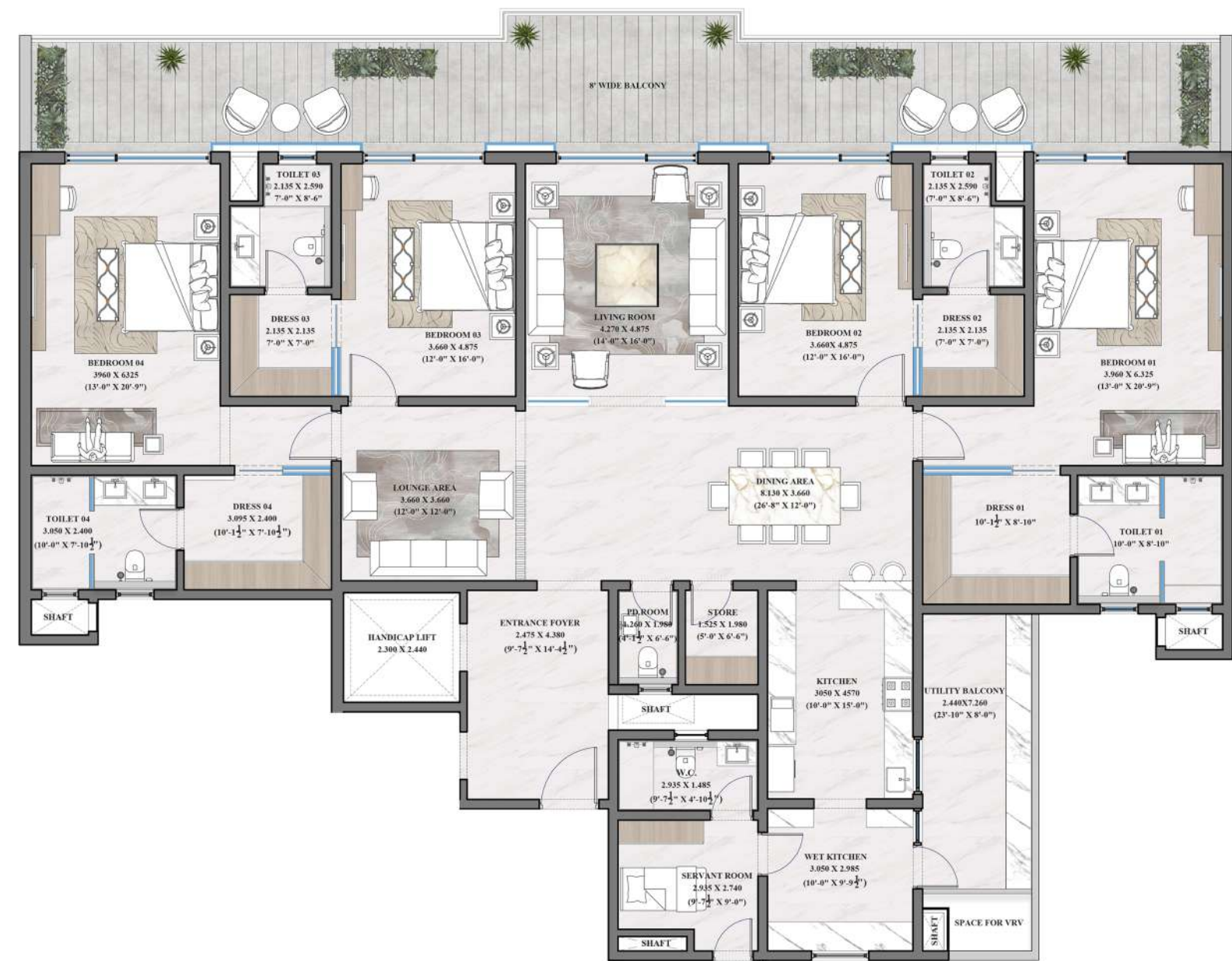
TYPICAL UNIT PLAN - 4+1 BHK

TOWER - 04



TYPICAL UNIT PLAN - 4+1 BHK

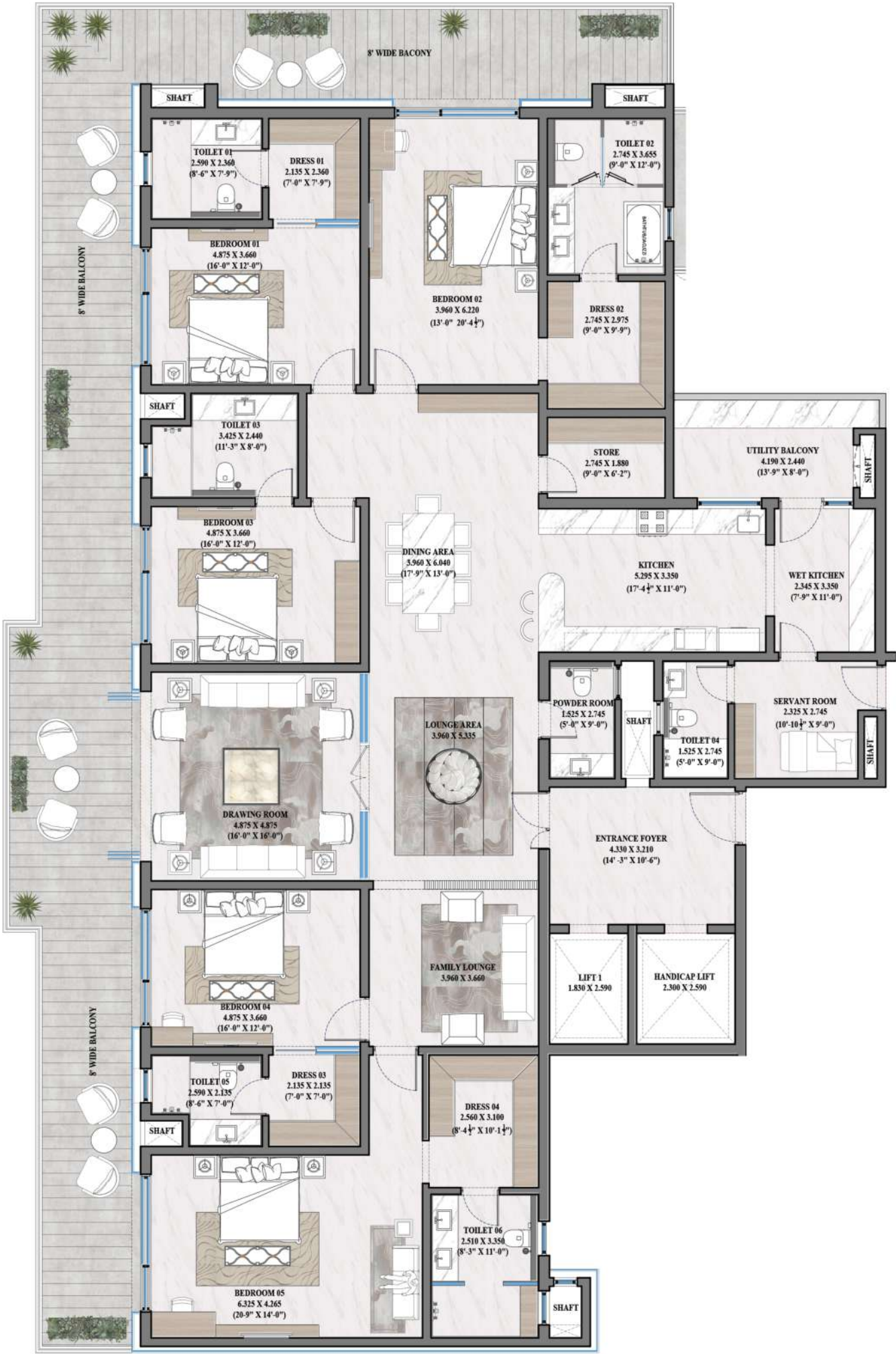
TOWER - 05



TYPICAL UNIT PLAN - 4+1 BHK

TOWER - 11

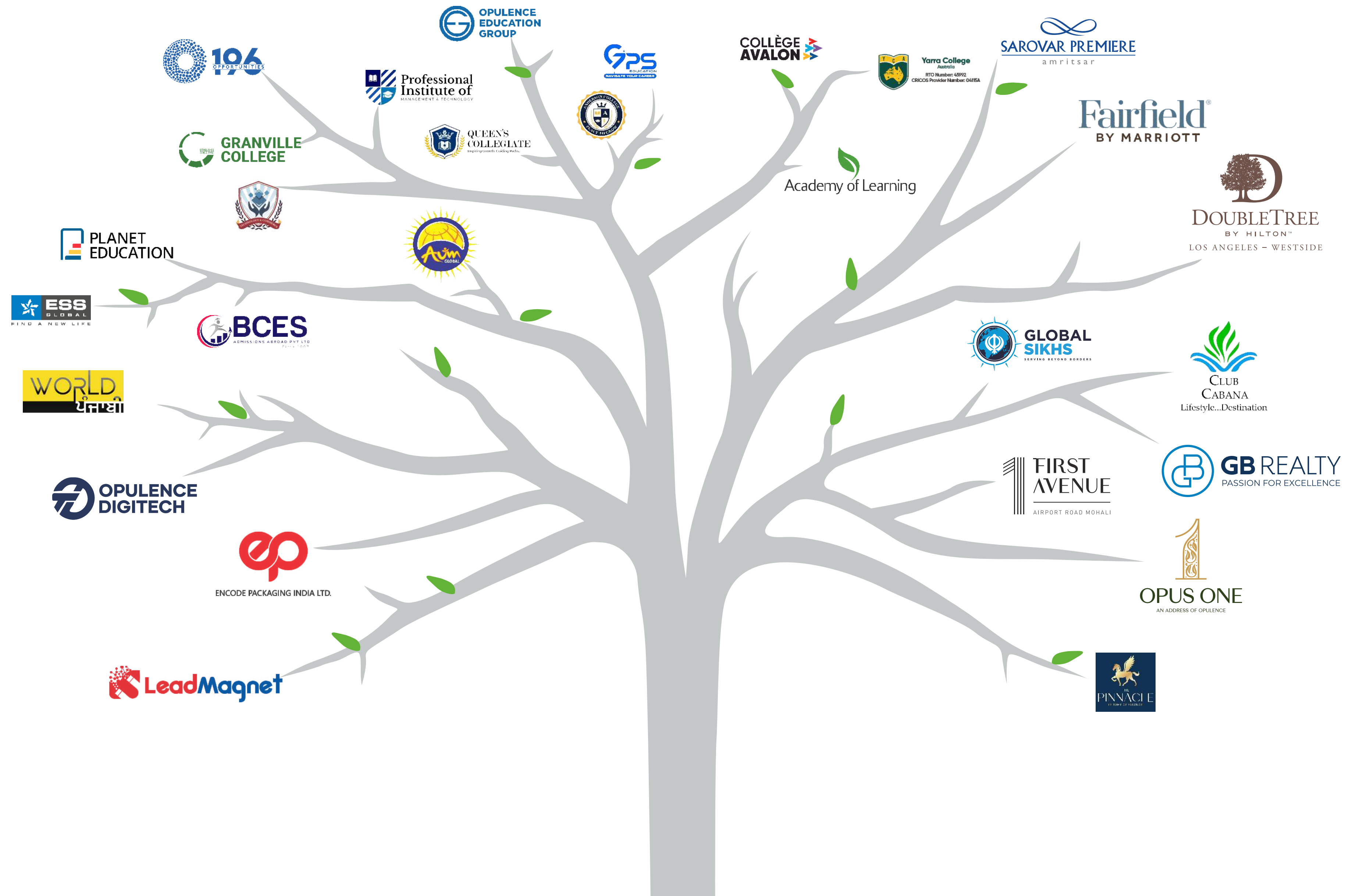




TECHNICAL SPECIFICATIONS

LOUNGE AREA / DINING AREA AND FAMILY LOUNGE	Italian marble flooring
ENTRANCE FOYER	Italian marble flooring
BEDROOMS	Laminate wooden flooring & premium vitrified tiles
TOILETS	Wall: premium vitrified tiles & floors : antiskid tiles
BALCONY TILES	Vitrified tiles antiskid
DOOR FRAMES	Wooden teakwood polish finish
DOORS	Flush doors with teakwood veneer
MAIN DOOR	Frames of teakwood & flush doors with teakwood veneer
OUTDOOR/EXTERNAL JOINERY	High grade aluminum, high performance toughened glass
FALSE CEILING	POP ceiling with cove in common area,bed room,kitchen & toilets
CEILING LIGHTS	Down lighters - COB provision of cove lighting
KITCHEN	Floor: premium vitrified tiles; counter & dado premium quartz /engineered stone
CP FITTING	Hansgrohe /artize or equivalent make
CHINAWARE	Duravit / villcroy & boch or equivalent make
AIR CONDITIONING	Mitsubishi/daikin or equivalent make
SHOWER PARTITION	Cubicle/partition, As feasible & wherever required
WARDROBES & DRESSER	Modular as per design
KITCHEN CABINETS	Modular as per design
BALCONY RAILING	Glass

A VENTURE OF



A LEGACY ASSET
AND A LIFESTYLE OF
UNPARALLELED LUXURY,
OPUS ONE IS
NEW CHANDIGARH'S
FINEST PLACE TO LIVE
AND A GREAT INVESTMENT
OPPORTUNITY.

THE DISCLAIMER

This brochure is purely conceptual and do not constitute a legally binding offer. All images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specifications, elevations, and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments. Soft Furniture, furniture, and gadgets are not part of the offering. All images are an artistic conceptualization and does not purport to replicate the exact products. Opus One is a government approved group housing project.



OPULENCIA HOMES LLP

SCO 1, 2, 3, Cabin No. 4, 2nd Floor,
Madhya Marg, Chandigarh - 160008