



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

688

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 YADAVINDRA SINGH INTERNATIONAL CRICKET STADIUM



TATA MEMORIAL HOSPITAL



NARSEE MONJEE INSTITUTE OF MANAGEMENT STUDIES



STRAWBERRY FIELDS WORLD SCHOOL



PREY BUSH DINING EXPERIENCE / SISWAN RESERVE FOREST



THE OBEROI SUKHVILAS RESORT & SPA







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

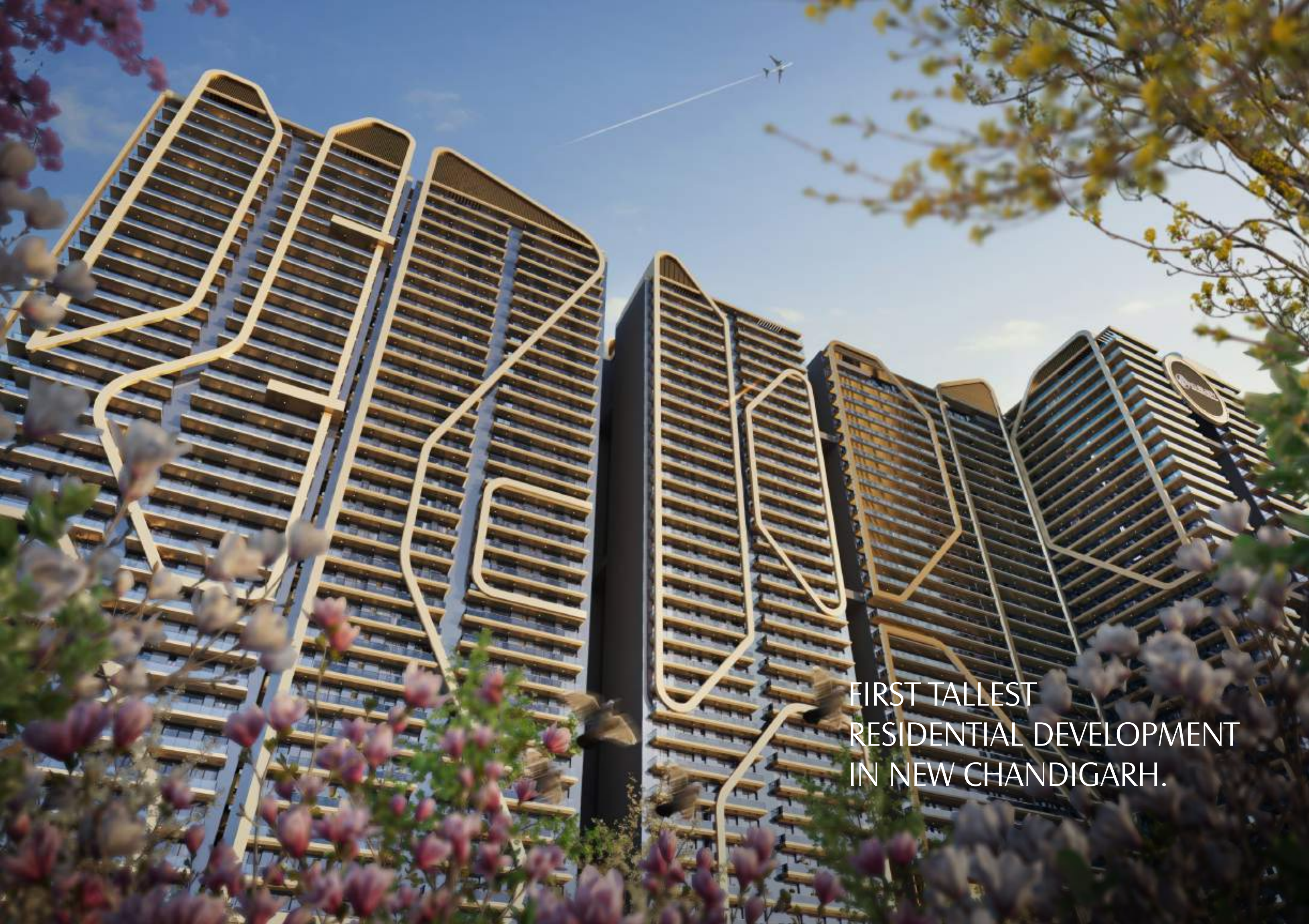
Architecture, at its highest order, is not only about design but about leaving a mark on the skyline and in history. Opus One is an expression of both, rising in New Chandigarh with that rare sense of inevitability, as though the city had been waiting for a landmark of its kind. Recognised by the Government 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.



FIRST 'ICONIC CERTIFIED'
ARCHITECTURE.





FIRST TALLEST
RESIDENTIAL DEVELOPMENT
IN NEW CHANDIGARH.



FIRST IGBC
PLATINUM RATED PROJECT
IN NEW CHANDIGARH.

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.

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

- 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



KEY PORTFOLIO

- TRIDENT HOTEL, GURGAON
- THE OBEROI SUKHVILAS, CHANDIGARH
- THE OBEROI, 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.



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.

ENTRANCE WATER FEATURES	ELDER ZONE
CENTRALISED AQUATIC LANDSCAPE	TRELLIS WITH BENCH
RESTING GARDEN	NATIVE PLANTATION
ROCKY GARDEN	TREE COURT
DRY GARDEN	REFLEXOLOGY PATH
TERRACE GARDEN	KIDS' PLAY AREA
MULTIPURPOSE LAWN	ELEVATED PROMENADES
GREAT LAWN	AMPHITHEATRE
PICNIC LAWN	PET PARK
JOGGING / WALKING TRAIL	

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 | KARAOKE ROOM |
| LIFT LOBBY | PRIVATE THEATRE |
| PUBLIC TOILETS | KIDS CLUB/INDOOR PLAY AREA |
| LOBBY LOUNGE / CAFÉ | PET CARE CENTRE |
| ALL DAY DINING | POOL & DECK |
| PIANO BAR | GYMNASIUM |
| CIGAR BAR | YOGA AND MEDITATION ZONE |
| BANQUET HALL | SPA |
| GAMING LOUNGE | TUITION CENTRE |
| CARDS ROOM | GUESTROOM |
| BOWLING ALLEY | |





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.

ACCESS
CONTROL

FRONT
DESK

CONCIERGE
SERVICE

MAINTENANCE
SERVICE

BEYOND AN ENTRANCE,
IT IS A STATEMENT
OF REFINED LIVING.





YOUR PRIVATE
ASCENT TO
DISTINCTION.



RESIDENCES THAT
MIRROR FINESSE.

THE BEACON
OF UNADULTERATED
SOPHISTICATION.



ELEGANCE THAT
ELEVATES
EVERY CORNER.



A modern, luxurious bedroom interior. The room features a large bed with a white headboard and multiple pillows, positioned against a wall with a large, abstract, white, wavy sculpture. To the left is a walk-in closet with glass doors and wooden shelving. To the right is a large window with a view of a city. The ceiling has a complex, multi-layered design with recessed lighting. The floor is made of light-colored wood. A large, patterned rug is on the floor. A small table with a lamp and a vase is next to the bed. A television is mounted on the wall to the right.

THE HEART OF THE HOME.
A TESTAMENT OF ART.

A high-end, modern bathroom interior. On the left, a long vanity with a white marble countertop and a dark, veined marble backsplash. The vanity has a built-in open shelving unit below the counter holding various toiletries. Above the vanity is a large mirror and a row of small, lit candles. In the center, a walk-in closet with glass doors and wooden shelving, displaying coats, bags, and shoes. A patterned rug is on the floor of the closet. On the right, a white, oval-shaped freestanding bathtub sits on a light-colored marble floor. A small, round, white side table with a gold-colored base holds two bottles of perfume and a reed diffuser. A gold-colored shower head is visible on the far right. The overall aesthetic is sophisticated and minimalist.

AN INTIMATE RETREAT,
SCULPTED 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
High-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



THE MASTER PLAN

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



VIDALIA HOUSE
TYPICAL UNIT-1 PLAN - 3+1 BHK

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
2066 SQ.FT	2685 SQ.FT	3544 SQ.FT



EVALIA HOUSE / CECILIA HOUSE / AMELIA HOUSE
TYPICAL UNIT PLAN - 3+1 BHK

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
1765 SQ.FT	2555 SQ.FT	3305 SQ.FT



AMELIA HOUSE
TYPICAL UNIT PLAN - 3+1 BHK (UNIT-1)

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
1751 SQ.FT	2805 SQ.FT	3523 SQ.FT



AMELIA HOUSE
TYPICAL UNIT PLAN - 4+1 BHK (UNIT-2)

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
2206 SQ.FT	3266 SQ.FT	4016 SQ.FT



EZALIA HOUSE
TYPICAL UNIT PLAN - 4+1 BHK (UNIT-1)

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
2869 SQ.FT	4050 SQ.FT	5007 SQ.FT



EZALIA HOUSE
TYPICAL UNIT PLAN - 4+1 BHK (UNIT-2)

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
2869 SQ.FT	4100 SQ.FT	5058 SQ.FT



ZENELIA HOUSE TYPICAL
UNIT PLAN - 5+1 BHK (UNIT-1)

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
3533 SQ.FT	5242 SQ.FT	6041 SQ.FT



ZENELIA HOUSE TYPICAL
UNIT PLAN - 5+1 BHK (UNIT-2)

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
3533 SQ.FT	5187 SQ.FT	5985 SQ.FT



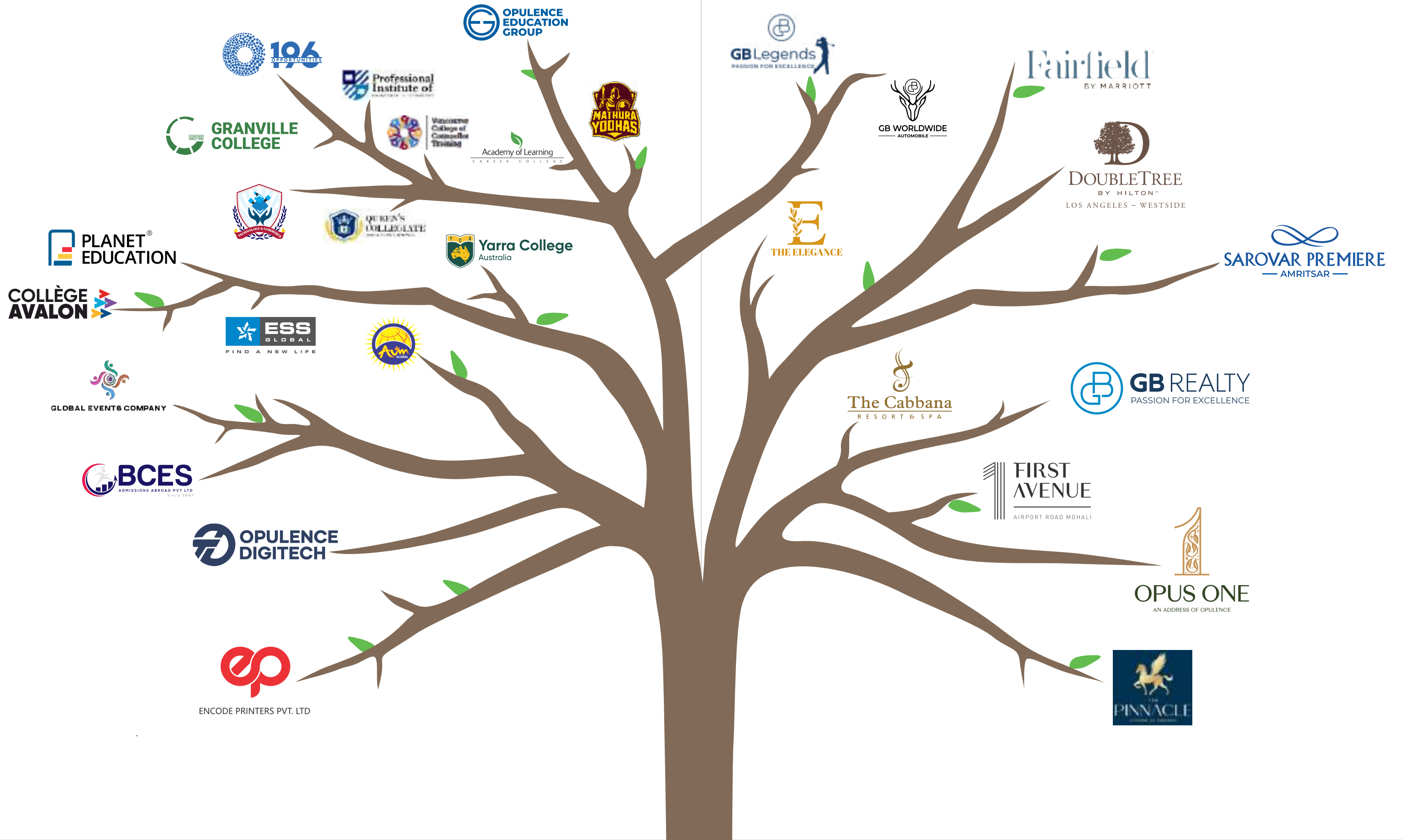
MIRALIA HOUSE TYPICAL
UNIT PLAN - 5+1 BHK (UNIT-1)

CARPET AREA	COVERED AREA (inc. balcony)	SUPER AREA
3533 SQ.FT	5243 SQ.FT	6041 SQ.FT



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	Walls: Premium Vitrified Tiles Floor: Anti-skid Tiles
BALCONY TILES	Vitrified Anti-skid Tiles
DOOR FRAMES	Wooden Teakwood Polish Finish
DOORS	Flush Doors with Teakwood Veneer
MAIN DOOR	Frames of Teakwood & Flush Doors with Teakwood Veneer
EXTERNAL JOINERY	High Grade Aluminum, High Performance Toughened Glass
FALSE CEILING	POP Ceiling with Cove in Common Area, Bedrooms, Kitchen & Toilets
CEILING LIGHTS	Down Lighters - COB Provision of Cove Lighting
KITCHEN	Floor: Premium Vitrified Tiles; Counter & Dado Premium Quartz / Engineered Stone
CP FITTING	Hans Grohe / Artize or equivalent make
CHINAWARE	Duravit / Villeroy & 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 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

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Corporate Office:

SCO 1-2-3, Second Floor
Sector 8 C, M Marg
Chandigarh-160008

Site Office:

Plot No.1, ECO City 2
New Chandigarh-140901

www.gbrealty.com