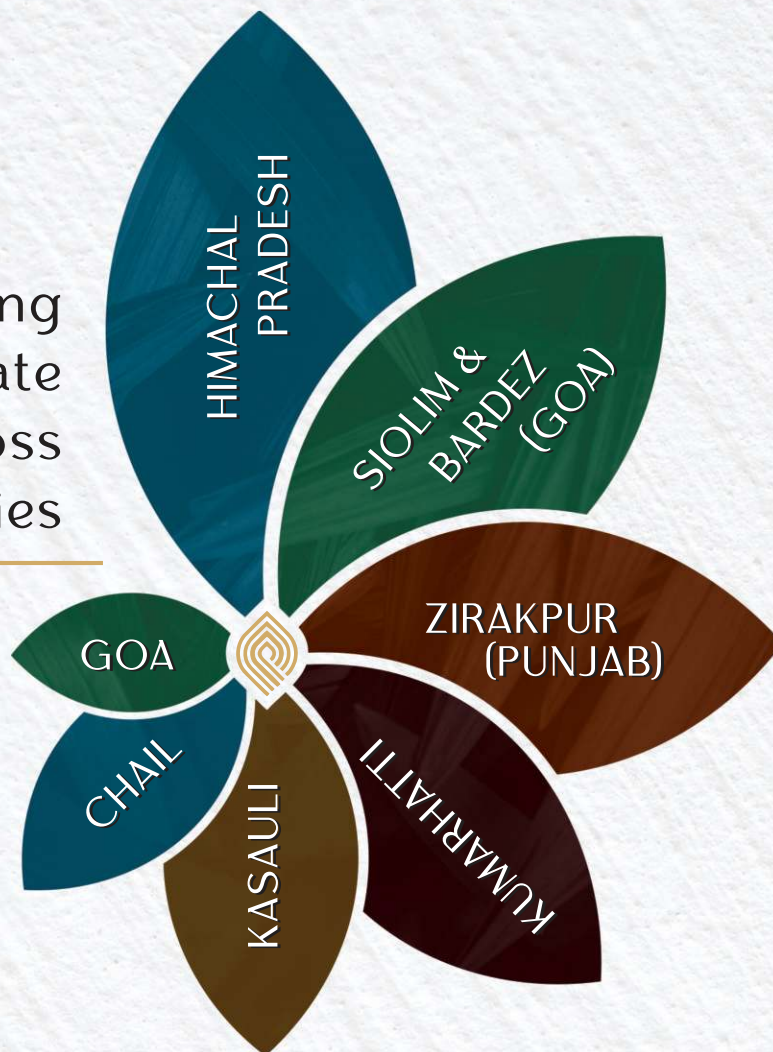


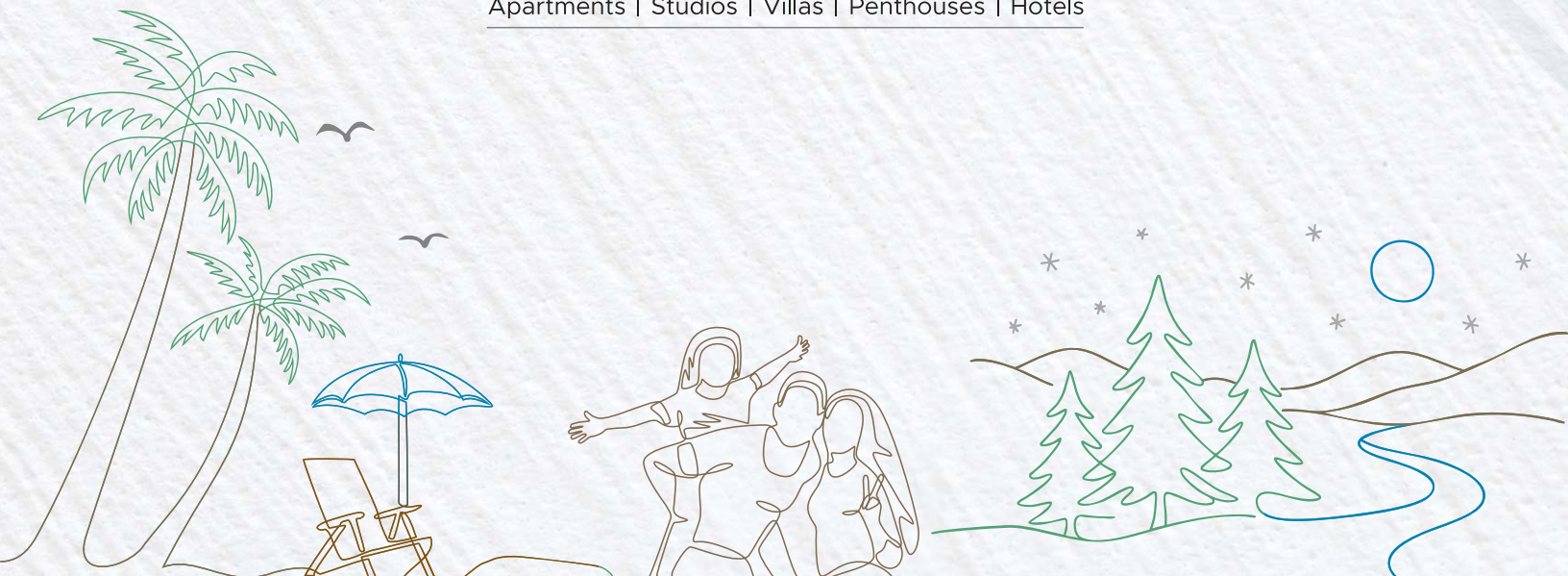
Expanding  
Real Estate  
Vision Across  
Multiple Cities



ROSERÓ

A REVOLUTIONARY ERA

Apartments | Studios | Villas | Penthouses | Hotels



IT ALWAYS MAKE  
A DIFFERENCE  
WHEN YOU MAKE  
A RIGHT DECISION  
FOR YOUR NEXT  
GENERATION





Rosero stands as a multi-state developer shaping diverse real estate experiences across Himachal Pradesh, Punjab & Goa. From serene hill retreats to vibrant urban residences and premium coastal properties, Rosero creates thoughtfully designed spaces that cater to every lifestyle, every aspiration, and every city's unique rhythm. With a vision rooted in trust and innovation, Rosero continues to deliver developments that suit evolving consumer needs—whether for living, leisure, or investment.

3 BHK Premium Living

PB-RERA-SAS79/PR1134



A SANCTUM  
OF SPLENDOR  
CURATED  
FOR TIMELESS  
LIVING

A distinguished Rosero creation, Rosero Elena brings premium 3BHK living to 5 acres of prime Zirakpur land just off the Chandigarh–Ambala Highway. Built using advanced Mivan construction technology with dual-core apartments with dual entry–exit access, the project ensures superior convenience and a more refined way of life. Every element—from the contemporary architecture to the curated green spaces—is designed to offer comfort, style and serenity. Rosero Elena isn't simply a home; it's a thoughtfully crafted environment that mirrors your aspirations and enhances the rhythm of everyday

ZIRAKPUR



## FLOOR PLAN



SUPER AREA- 1954 SQ FT. 3BHK WITH 3 WASHROOM



## CLUB ELENA AMENITIES

### Basement

- Mini Theatre
- Conference Hall
- Meeting Room
- Kids Play Area

### Ground Floor

- Banquet Hall
- Infinity Pool
- Party Hall With Kitchen Cum Barbeque
- VIP Seating Lounge
- Lawn With Bar Area

### 1st Floor

- Gymnasium
- Aerobics Room
- Wellness center
- Cards Room
- Indoor Games

### 2nd Floor

- Terrace Top Restaurant
- Dormitory
- Kitchen Cum Pantry

# A MASTER PLAN WITH LUXURY AMENITIES FOR MODERN LIVING



24x7 CCTV Surveillance



Kids Play Area



Badminton & Tennis Court



Jogging & Walking Track



Swimming Pool



Mini Theatre



Sitting Area for Elders



Volleyball & Cricket Pitch



Lush Green Park



Club House



Gazebo



Open Gym

And Many More...



SITE PLAN

# YOUR GATEWAY TO SEAMLESS CONNECTIVITY



## LOCATION ADVANTAGES

A LOCATION DESIGNED FOR A BETTER LIFE

AMBALA CHD. HIGHWAY  
2 MINS.

MEHAR HOSPITAL  
2 MINS.

GURUDWARA SAHIB  
2 MINS.

PR-7 AIRPORT ROAD  
2 MINS.

VIP ROAD  
2 MINS.

PATIALA HIGHWAY  
4 MINS.

COSMO MALL  
4 MINS.

MC DONALDS /DECATHLON  
4 MINS.

ST. XAVIER INTERNATIONAL  
SCHOOL  
4 MINS.

AIRPORT  
15 MINS.

PVR  
3 MINS.

MANAV MANGAL SMART  
WORLD SCHOOL  
8 MINS.

Studio & 1 BHK Apartments

HPRERASHI2025123/P



# HAZELWOOD

by ROSERÓ

ELEGANCE  
ELEVATED  
TO THE  
HILLS

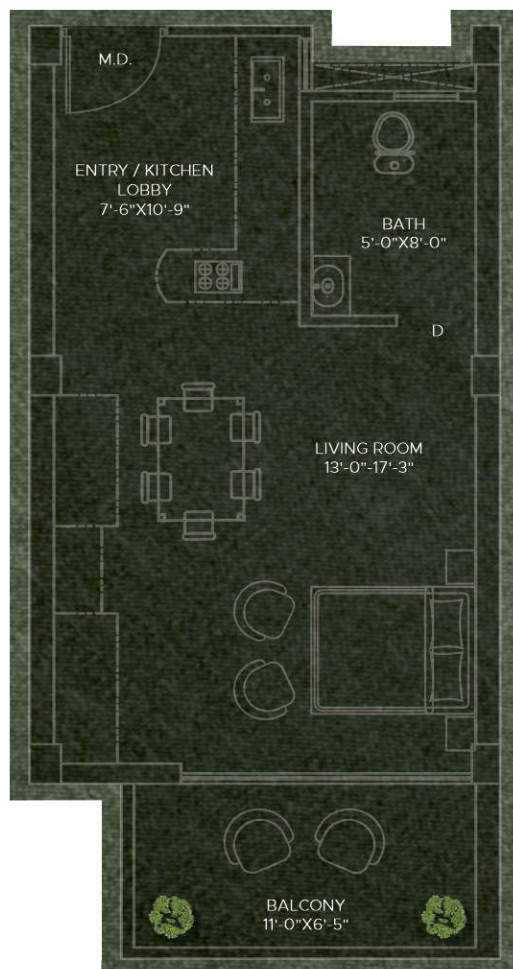
Embraced by the tranquil grandeur of Chail's mountains, Hazelwood by Rosero embodies serenity woven with sophistication, where each sunrise unveils a poetic calm and nature's stillness meets refined indulgence. Offering 162 exquisite units across 5 towers on 2.9 Acres, including 72 Studio apartments of 632 sq. ft. and 90 units of 1 BHKs of 945 sq. ft., 962 sq. ft., 988 sq. ft. it blends luxurious hill-side living with a secure, high-yield investment opportunity.

CHAIL (H.P.)



## STUDIO APARTMENT

632 SQ. FT.

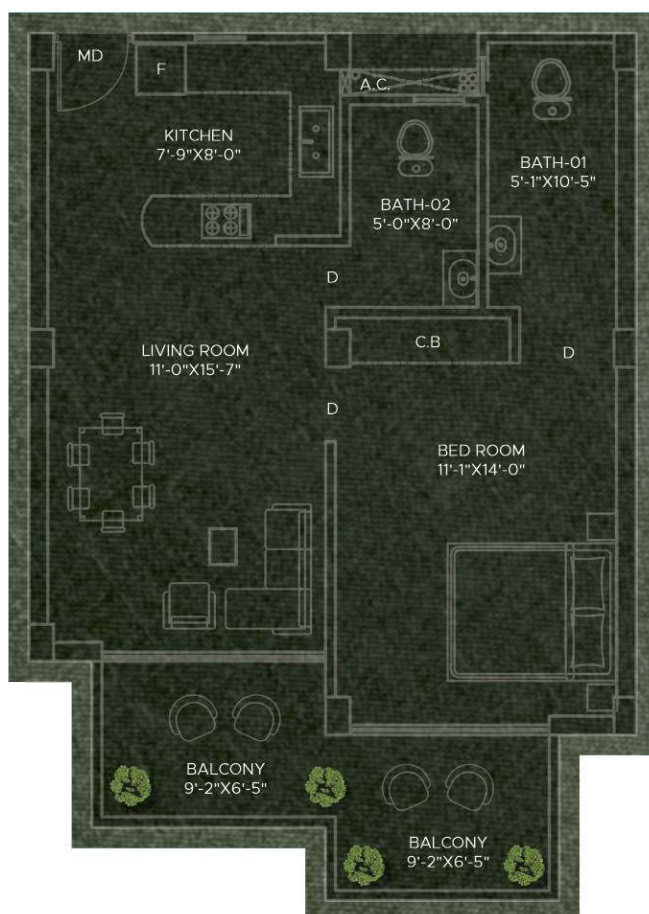


## SPACES DESIGNED FOR INSPIRED LIVING

- ✓ Landscaped Green Area
- ✓ Meditation & Recreation Zone
- ✓ Grocery & Commercial Facilities
- ✓ All Weather Swimming Pool
- ✓ Indoor Games Arena
- ✓ Tennis & Squash Courts
- ✓ Fitness Gymnasium
- ✓ Salon & Chemist
- ✓ Rooftop Lounge
- ✓ Restaurant
- ✓ Party Hall

## 1 BHK APARTMENT

945 SQ. FT.



Studio & 1 BHK Apartments

HPRERASOL2024097/P



**NESTLING  
WOODS**  
LIVING REDEFINED, NATURALLY

EXPERIENCE  
THE  
TRANQUILITY  
OF HILLSIDE  
LIVING

Nestled in the serene hills of Himachal Pradesh, Kasauli offers a perfect escape with its lush landscapes, cool climate, and breathtaking views. This peaceful hill station provides a refreshing contrast to city life, making it an ideal place to call holiday home.

Set in the heart of Kasauli's hills, Nestling Woods features 84 elegantly designed homes that blend modern sophistication with nature's beauty. Surrounded by breathtaking views, each residence offers a peaceful retreat, redefining hillside luxury living.

KUMARHATTI (H.P.)



## STUDIO APARTMENT

TYPE A- 706.93 SQ. FT.

TYPE B- 881.24 SQ. FT.



## UNMATCHED AMENITIES FOR A LUXURIOUS LIFESTYLE

- ❖ State-of-the-Art Gym
- ❖ Landscape Gardens
- ❖ Exclusive Car Parking
- ❖ 24x7 Security
- ❖ Rental Facility
- ❖ Dedicated Maintenance
- ❖ Panoramic Hill Views
- ❖ Clubhouse
- ❖ Heated Swimming Pool
- ❖ Restaurant
- ❖ Kids' Play Area
- ❖ Indoor Games
- ❖ Meditation Centre
- ❖ 24x7 Facilities

## 1 BHK APARTMENT

TYPE C- 926.11 SQ. FT.

TYPE D- 1055.44 SQ. FT.



4 BHK Luxury Villas

HPRERASOL2023044/P



EMBRACE  
*Luxury*

Indulge in a realm of luxury and sophistication as Azul Homes unleash their unparalleled expertise in luxury living. Elevating the very essence of holiday homes, we fuse the art of hospitality with visionary design and impeccable construction, crafting residences that transcend mere living spaces. Prepare to embark on an extraordinary journey, where comfort and guest experience intertwine, enveloping you in an unrivalled haven of grandeur.

Introducing, Azul Estilo, Kasauli, by Rosero.

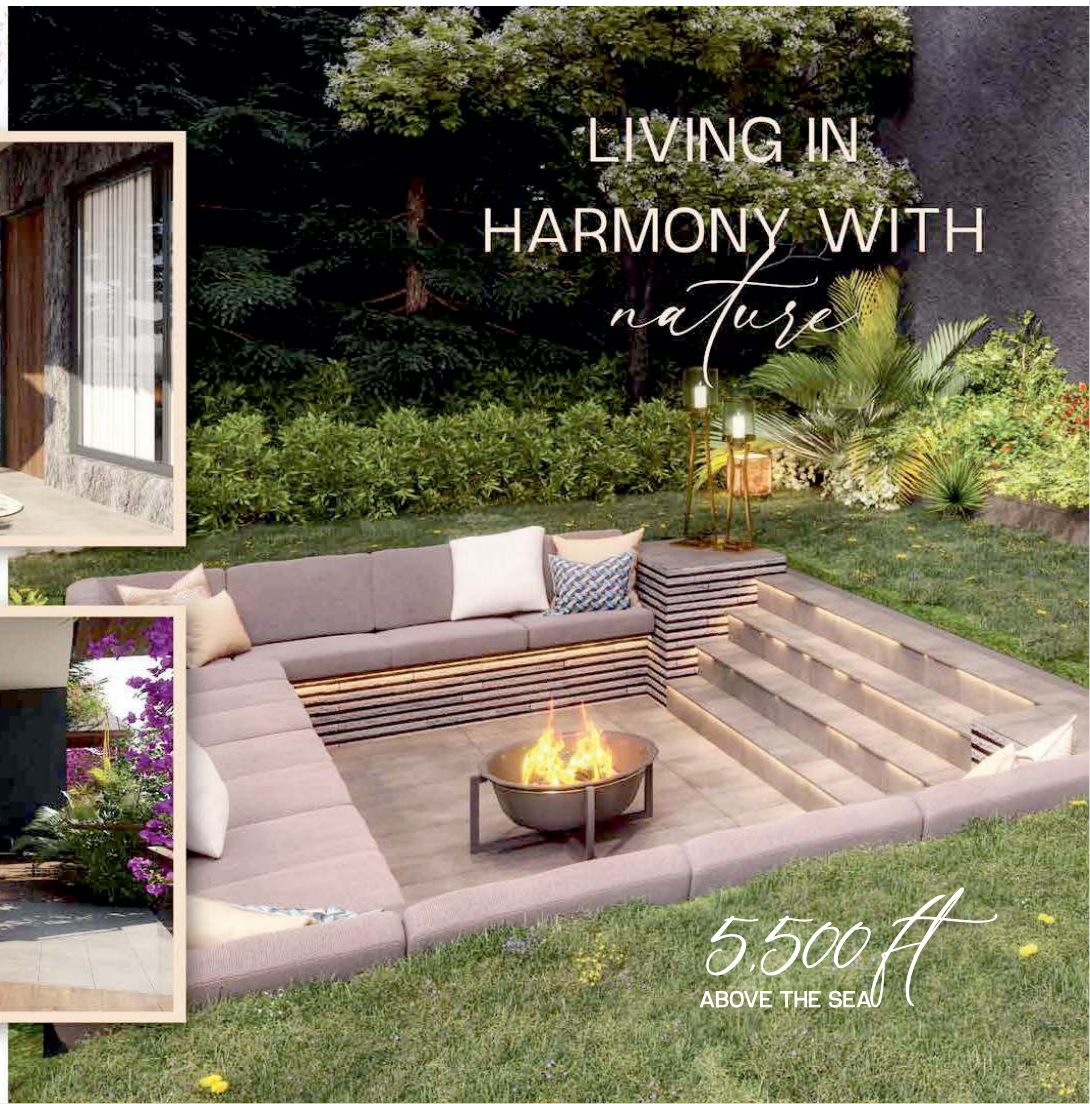
KASAULI (H.P.)



## HIGHLIGHTS

- \* 20 ultra-luxury, fully furnished villas
- \* 5,500 ft above sea level
- \* Low density 2.5-acre gated community
- \* Staff quarter for each villa
- \* Private heated plunge pool for all villas
- \* 24/7 power backup
- \* 24/7 CCTV surveillance and security
- \* High-end rental management (post-sale)
- \* Clubhouse with kids play area, restaurant, entertainment zone and gymnasium
- \* Intercom facilities within complex
- \* Supermarket on premises

LIVING IN  
HARMONY WITH  
*nature*



5,500 ft  
ABOVE THE SEA

2 BHK, 3 BHK & Pent Houses

# ARIA

R E S I D E N C Y

## GOA'S FIRST EVER WELLNESS LIVING HOME

**Site area: 5,125 SQ.M**

Set in Goa, Rosero presents a groundbreaking holistic dwelling with a site area of 5,125 SQ.M— a well-being-centred, elite, and idyllic residence where mindful living is fostered and a wellness journey is inspired.

### BLOCK 'A'

- 1 Clubhouse
- 2 Restaurant & bar
- 3 Pickle ball court (Terrace)
- 4 Swimming pool (Lap size)

### BLOCK 'B'

- 5 Infinity pool (Lap size)
- 6 Kids pool
- 7 Gym
- 8 Game zone
- 9 Children's park

# GOA





# REVEALING ARIA RESIDENCY

## Project summary

Furnishing

Parking

Possession date

Location

**Semi furnished**

**1 private car parking**

**March 2028**

**Calangute, North Goa**

## Total units

**78 units**

|                 |          |
|-----------------|----------|
| 3BHK Villaments | 4 units  |
| 3BHK Penthouse  | 3 units  |
| 3BHK Apartments | 9 units  |
| 2BHK Villaments | 4 units  |
| 2BHK Penthouse  | 15 units |
| 2BHK Apartments | 43 units |

**Built-up area starts from 145 sq.m**



4 BHK Luxury Mensions

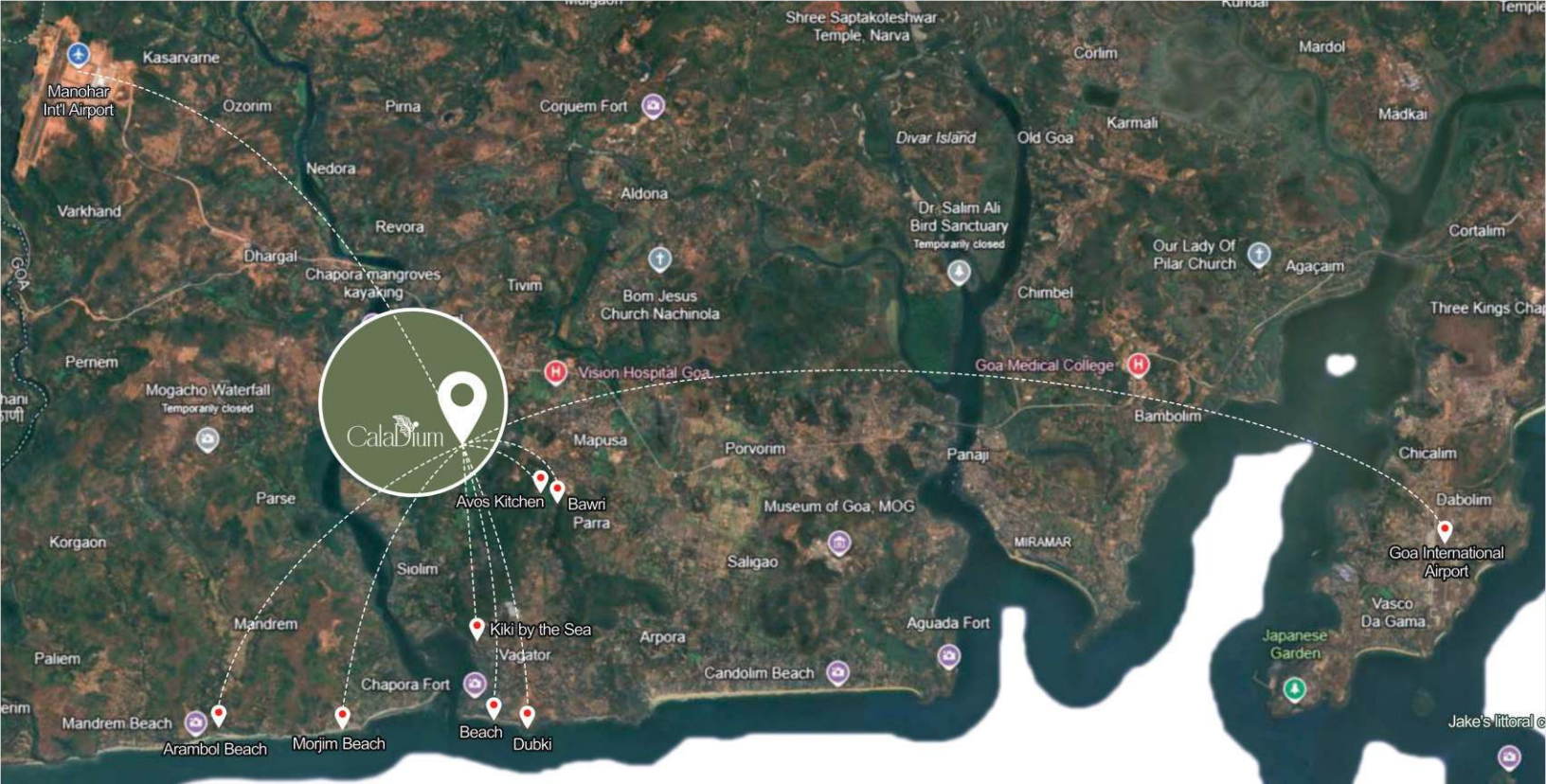
Caladium  
vaddo siolim

ROOTED IN  
PROVEN  
EXCELLENCE  
ACROSS  
SECTORS

Etherea is shaped by seasoned real estate and hospitality professionals with decades of expertise across premium residential and lifestyle developments. Backed by Rosero, whose foundation in hospitality is known for crafting memorable, experience-driven spaces, this cross-industry insight helps us create homes that are not just functional but emotionally resonant. Rosero has successfully delivered high-end residential developments in the Chandigarh region and is now developing boutique projects across Goa. Our presence spans Goa's most sought-after locations, offering a curated portfolio that reflects timeless design, contextual architecture, and the rare luxury of space. At Etherea, we don't just build homes—we craft lasting legacies of trust, artistry, and enduring value

GOA





## SIOLIM: CRADLED IN CHARM, CROWNED WITH PROMISE

Set along the gentle bends of the Chapora River and shaded by rustling palms, Siolim captures the timeless soul of Goa—where heritage, untouched landscapes, and modern luxury exist in perfect harmony. Just 20 minutes from the international airport, it offers seamless access to Goa's most celebrated beaches while preserving the serenity that defines true luxury. As discerning investors seek destinations that balance peace with potential, Siolim stands out as a canvas for curated living and intelligent investment. With premium developments emerging amid nature and culture, this is no longer a hidden gem—it is a signature address. Here, you don't just buy a home; you become part of Goa's most graceful evolution, crafted by Rosero.



20  
min

MOPA International Airport

55  
min

Goa International Airport



08  
min

Morjim

10  
min

Vagator

07  
min

Anjuna

08  
min

Arpora





## MR. AMIT DUA

A Pioneer In  
Real Estate Innovation

- Veteran Real Estate Developer
- Visionary Leader
- Builder of Excellence

## STEP TOWARDS REAL ESTATES

He ventured into the Real Estate Business in the year 2023 with a goal & vision to satisfy the growing Real Estates needs in the modern capital city of Punjab, Haryana, Chandigarh Tricity, Goa and Delhi NCR.

They says that the busiest men have the most leisure, and that certainly applies to Mr. Amit dua. Along with his work efficiency, he ensures that his leisure time receives equal attention.

Mr. Amit dua likes exploring unique places in order to keep up with the newest trends. Because he appreciates staying up with the emerging, he has always attempted to reflect it in his projects by making them youth-focused.

Like in his most of projects, from contracting experience as well as his delivered projects he introduced the most vibrant and modern residences of tricity.

## An Inspiring Journey of Growth

Mr. Dua's career began as a contractor, where he successfully completed landmark hospitality projects, including: 2 premium hotels in Manali. 1 boutique hotel in Shimla.

ALPLA Group as a distinguished global pioneer in plastics manufacturing and recycling. The content underscores their expertise in crafting superior packaging solutions, including blow-moulded bottles, etc. Emphasizing their dedication to innovation and environmental stewardship, the narrative highlights their relentless pursuit of sustainable advancements and cutting-edge recycling initiatives.

**Alpla (Swiss company) spanning 75,000 sq. meters in Baddi.**

Yodeva Plastics is a leading company specializing in bottles for personal care, home care, pharmaceuticals, and chemicals; caps for domestic and international markets, including USA, Europe, Africa, Asia, and Australia; contract manufacturing of products for India in fiscal benefit zones of Himachal Pradesh; and private label products for exports worldwide.

**Yodeva (Plastic company) in Baddi.**



Dabur is a leading global brand specializing in natural and Ayurvedic products, offering a wide range of healthcare, personal care, home care, and food products trusted by millions worldwide for over a century.\*

**Dabur ( Most Renowned Company) In Baddi**

Crystal Home is a premium residential project located on Gazipur Road, Zirakpur, offering 84 thoughtfully designed flats. With modern amenities, excellent connectivity, and a focus on comfort, it provides an ideal living experience for families seeking quality and convenience.

**Old Kalka-Ambala Road, Zirakpur**

Roseate Home in Zirakpur is a premium residential project with \*370 units successfully delivered\*. It offers modern design, spacious layouts, and amenities like landscaped gardens, a clubhouse, and dedicated parking, ensuring a perfect blend of comfort and convenience for families.

**Gazipur Road, Zirakpur, Punjab**

We specialize in crafting luxurious villas in Goa, blending modern design with serene surroundings. Our villas offer a perfect mix of comfort, elegance, and premium amenities, making them ideal for a dream home or a holiday retreat in one of India's most sought-after destinations.

**Goa**

# OUR ONGOING PROJECTS

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For More Details Scan



HAZELWOOD  
by ROSERÓ

For More Details Scan



NESTLING  
WOODS  
LIVING REDEFINED, NATURALLY

For More Details Scan



AZUL ESTILO

For More Details Scan



ARIA  
RESIDENCY

For More Details Scan





**Corporate Address :**

Rosero Elena, Singhapura, Zirakpur, Distt. SAS Nagar, Mohali - 140603  
[www.roserogroup.in](http://www.roserogroup.in) | [info@roseroelena.com](mailto:info@roseroelena.com) | M : +91 95054 71000

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