



GURGAON  
GATEWAY

GRAND RESIDENCES



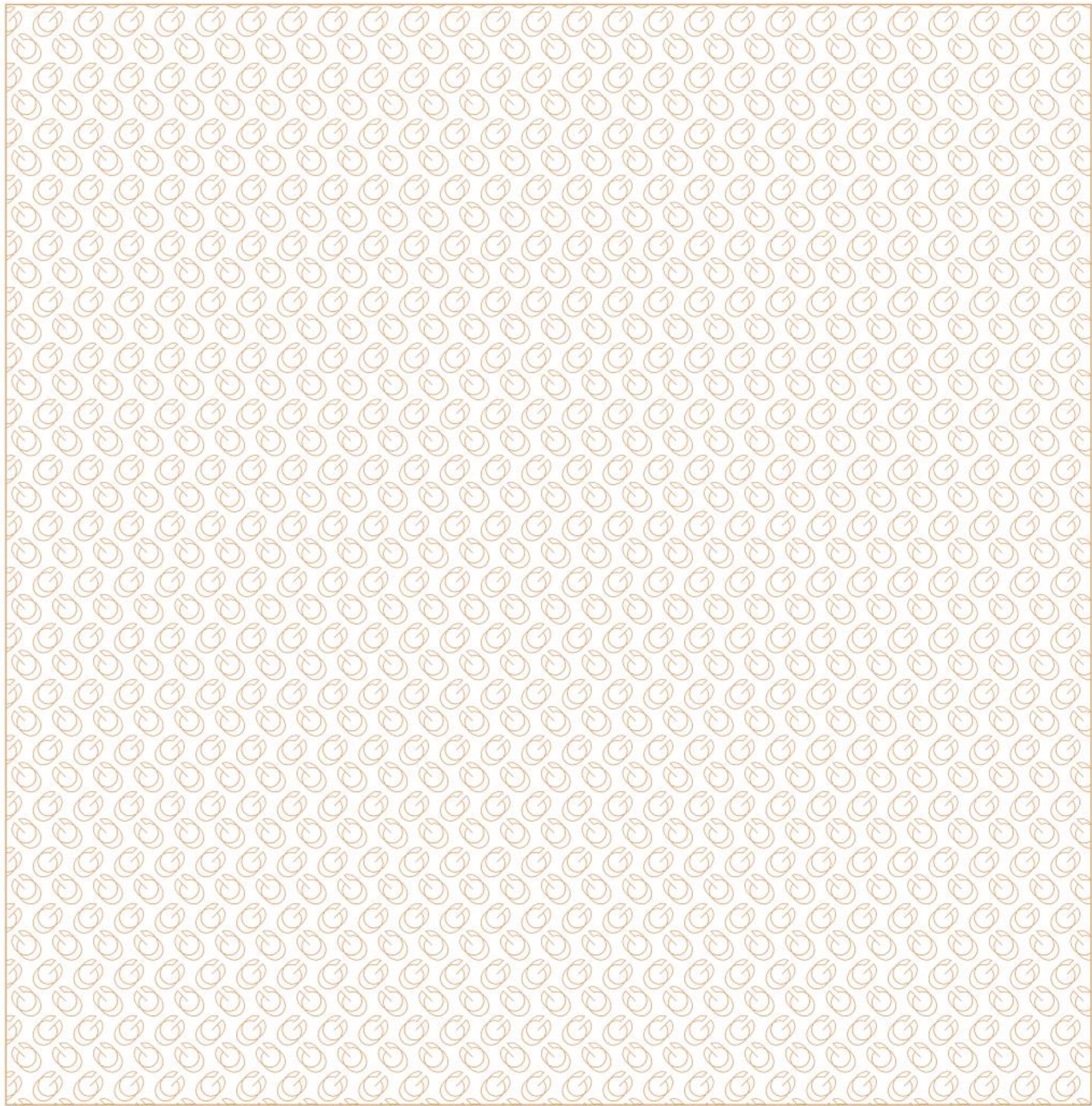


Image is for representation purposes only





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Isn't it time you lived in a luxurious estate  
That abounds with beautiful spaces?

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What if your parties  
Had all the space to grow  
Into social events?







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Imagine a place  
Where you can not only do more,  
But do it in style.

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**Welcome to a grandeur life –  
The one you were always meant to live.**

Your dinner parties will get bigger – these are amongst the largest residences in the city. Your environment greener, with elegantly manicured gardens. And your days more enriching than ever before with a number of spaces for rest and recreation that rival the very best.

Gurgaon Gateway is designed for a life that's unapologetically grand and unquestionably stylish. A life where the only thing you won't have in abundance, is neighbours. So take a moment to appreciate the good life. In fact, take a lifetime.

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Artistic Impression for representation purposes only. Double Height Ceiling is for entrance lobbies and penthouses only.

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**A lush 8.875-acre estate  
Designed by  
World-renowned architects.**

**The perfect canvas  
For a rich life.**

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Designed in collaboration with HB Design, Singapore, Gurgaon Gateway is nothing short of a masterpiece. As you make your way down the driveway you'll find yourself in front of a stunningly modern clubhouse (community building), and a landscape a luxury resort would be proud of. Throughout this estate, you'll see modern tributes to traditional Indian architecture. The tiered design of the lush landscape is inspired by the stepped wells of temple cities, and the terrace pavilions recall gazebo-like chatris found in palaces.

Greenery is something else you'll find in abundance. Swathes of it cover the gardens and landscape — collectively, they cover the estate's 8.875 acres. The only thing you won't find in plenty is neighbours — just enough to provide privacy in the midst of community.

Even the towers were designed with care. Varying from 6 to 24 storeys, they're arranged in a formation that allows air to flow virtually unimpeded and sunlight to reach every corner. The result is a beautifully designed landscape with fewer people per acre than most developments.

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#### The estate at a glance

- Designed by HB Design, Singapore.
- A green, 8.875-acre estate.
- Fewer people per acre than most developments.\*
- Staggered tower design to enable air flow.

\*45 families per acre (368 homes in 8.875 acres).



Show flat actual image shot on 26<sup>th</sup> October 2017.

Furniture, fixtures and specifications as provided in the show flat are not part of the offered apartment for sale.





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**Amongst the largest residences in the city.  
Ideal for growing Social circles.**

Ranging from 88.39 sq.m. to 138.74 sq.m., the residences at Gurgaon Gateway are far larger than most 3-bed homes in the city. It isn't just the size that results in this overall sense of spaciousness. The marble floors of the living room stretch out to seamlessly meet the timber (WPC) of the large sun decks, and many residences include special features like double-height living rooms (only in penthouses), and windows that stretch out over the grounds.

But while scale and expansiveness are certainly the most defining features, the smallest details have not been neglected. You'll find nothing but the finest fittings in the residences at Gurgaon Gateway.

Your home won't lack admirers, nor the space to accommodate them.  
Go on, add a few more invitees to your guest list.

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**A range of residences.  
Because there's more than one way to live big.**

Gurgaon Gateway offers a range of premium typologies designed for different lifestyles.

Always been the soul of your social circle? The residences with double-height living rooms (only in penthouses) and duplexes are made for parties. If you're only at home with nature, choose a residence with an attached garden. Prefer to take in the outdoors from indoors? Choose a residence with a bay window.

So browse through these residences, imagine the possibilities they offer.  
We think you'll find a few you'll want to call home.

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### THE RESIDENCES AT A GLANCE.

Between 88.39 sq.m. to 138.74 sq.m., amongst the largest 3-bed residences in the city.

Types of residences include double-height residences, duplex penthouses and garden residences.

Each apartment offers excellent views and cross-ventilation.

Imported marble flooring in living and dining areas, wooden flooring in bedrooms, WPC flooring in sun decks.

Jacuzzis in master bathrooms.

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**Presenting a masterpiece of cubist design.  
Or, as we call it, the dubhouse (Community building).**

A stunning 12,000 sq.ft. (1115 sq.m.) structure, the dubhouse (community building) is a work of art. It's just as pleasing within. The large floor-to-ceiling windows overlook greens and a poolside with elegantly designed cabanas. And you'll find a range of spaces both indoors and outdoors: a cheerful café\*, state-of-the-art gym, indoor and outdoor swimming pool and more. So take up a new hobby, indulge in an old sport or just entertain your friends at a variety of settings.

\*To be operated and managed by third party.



Artistic rendering for representation purposes only.





Artistic impression for representation purposes only



**Garden amenities:  
The outdoors just became a more stylish place.**

What is most notable about this estate's green spaces is not just the abundance of them but the care with which they were designed.

The amphitheatre is a cascade of grassy steps leading to a stage, perfectly in harmony with the rest of the landscape. And all across the estate you'll find outdoor lounges nestled in nature.

Gurgaon Gateway is not an estate that compromises on quality for quantity.





**The amenities, at a glance.**

**The clubhouse (Community building) :**

Lounge areas like poolside cabanas and barbeque areas.

Cafeteria.

Gym, spa and sauna.

Indoor swimming pool and kids' pool.

**Outdoor amenities:**

A tennis court.

Outdoor lap pool and kids' pool.

**Garden amenities:**

Garden amphitheatre.

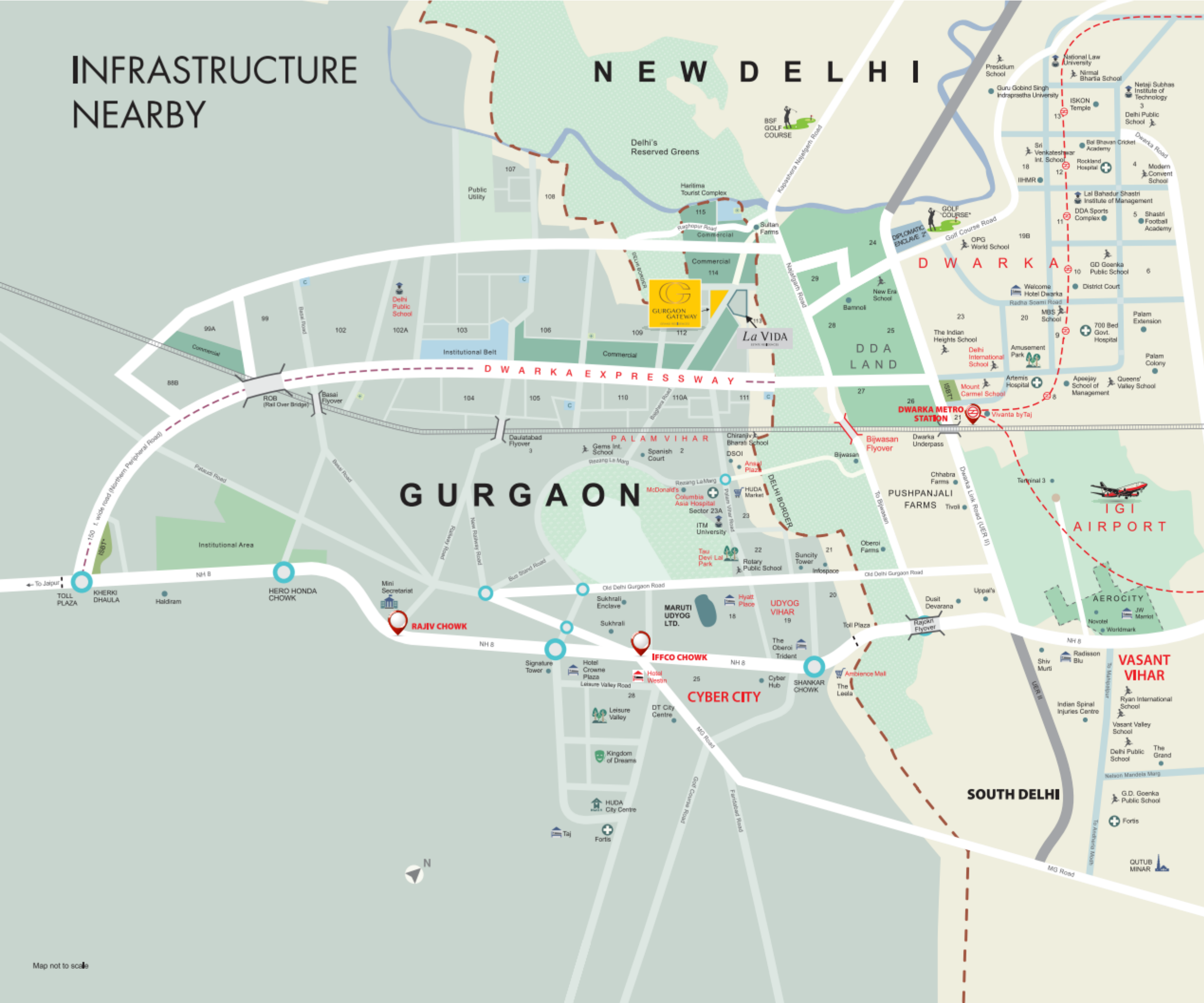
Outdoor lounges.

Manicured gardens.





# INFRASTRUCTURE NEARBY



**Well-connected and growing rapidly. It could well be NCR's most advantageous location.**

The location of Gurgaon Gateway is uniquely advantageous. Conveniently close to both the international airport and Dwarka Expressway, it is at the heart of growth and commerce. You will enjoy easy access to both prime business districts and malls, and major locations in both Delhi and Gurgaon. Needless to say, as far as investments go, it doesn't get much better than this. Gurgaon is, after all, Haryana's — and possibly India's — fastest growing hubs.

### Location advantages\*

- Located at the Delhi-Gurgaon border.
- Off Dwarka Expressway.
- The fastest growing hubs in Haryana.
- 7 km from Indira Gandhi International Airport.
- 5 km from NH8.

Map not to scale

\*Source : Google Maps - Distance and time lines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.





Actual image shot on 26<sup>th</sup> October 2017.



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**An expansive life can still leave a small footprint.**

Gurgaon Gateway implements a range of processes and features designed to conserve water and energy. Something that is gentle on both the environment and maintenance bills.

This deference to the environment has earned the development a gold rating from the Indian Green Building Council (IGBC).

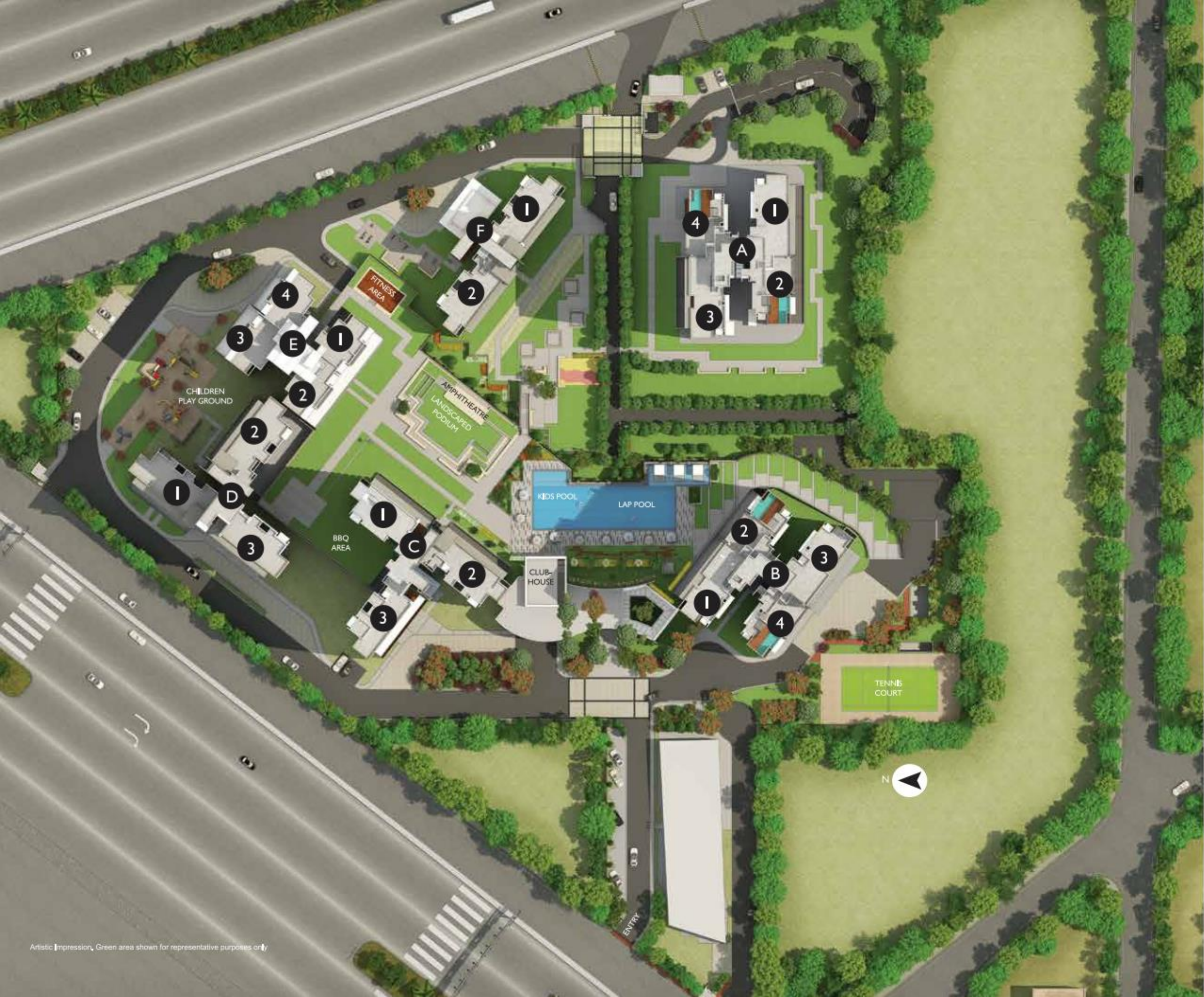




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- IGBC gold-rated building.
  - Energy conservation:
    - Glazed windows that repel harsh sunlight and reduce energy consumption costs by limiting the need to cool the home.
    - Energy-efficient AC units.
    - Charging facility for electric cars.
  - Water conservation:
    - Top to bottom water conservation system.
    - Rainwater harvesting.
    - Grey water treatment for landscaping purposes.
    - Drought tolerant plant species to conserve water.
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Artistic Impression, Green area shown for representative purposes only

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Master and Unit Plans

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**2 BHK (With Study) - Tower E - T2**

| Area in Sq.m. |              |           |
|---------------|--------------|-----------|
| Carpet Area   | Balcony Area | ODU Ledge |
| 97.57         | 9.54         | 1.18      |

\*Disclaimer: This is a Unit plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and do not constitute part of the final product or any part thereof. The room measurements are mentioned in feet & inches.



**3 BHK Small (Typical 3 BHK) - Tower A, Tower B - T3A**

| Area in Sq.m. |              |           |
|---------------|--------------|-----------|
| Carpet Area   | Balcony Area | ODU Ledge |
| 122.67        | 23.85        | 6.65      |

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**3 BHK Large (3 BHK Unit with Double HT Deck, Odd Floor) - Tower A, Tower B - T3B1**

| Area in Sq.m. |              |                  |           |
|---------------|--------------|------------------|-----------|
| Carpet Area   | Balcony Area | D.H Balcony Area | ODU Ledge |
| 125.96        | 26.68        | 11.05            | 6.65      |

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**2 BHK (With Study) - Tower E - T3B2**

| Area in Sq.m. |              |           |
|---------------|--------------|-----------|
| Carpet Area   | Balcony Area | ODU Ledge |
| 125.96        | 25.90        | 6.65      |

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**3 BHK Large (3 BHK with Servant Room, Double HT Deck and Entrance Verandah 1) - Tower C, D, F - T3C1**

| Area in Sq.m. |              |                  |           |
|---------------|--------------|------------------|-----------|
| Carpet Area   | Balcony Area | D.H Balcony Area | ODU Ledge |
| 149.30        | 32.04        | 11.80            | 2.06      |

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**3 BHK Large (3 BHK with Servant Room Balcony and Entrance Verandah 2) - Tower C, D - T3C2**

| Area in Sq.m. |              |           |
|---------------|--------------|-----------|
| Carpet Area   | Balcony Area | ODU Ledge |
| 146.29        | 31.20        | 2.06      |

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**3 BHK Large (3 BHK with Servant Room, Double HT Deck and Entrance Verandah 3) - Tower C, D, F - T3C3**

| Area in Sq.m. |              |                  |           |
|---------------|--------------|------------------|-----------|
| Carpet Area   | Balcony Area | D.H Balcony Area | ODU Ledge |
| 148.76        | 32.04        | 11.81            | 2.06      |

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**3 BHK Large (3 BHK with Servant Room Balcony and Entrance Verandah 1) - Tower C, D, F - T3C4**

| Area in Sq.m. |              |           |
|---------------|--------------|-----------|
| Carpet Area   | Balcony Area | ODU Ledge |
| 149.30        | 31.20        | 2.06      |

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**3 BHK Large (3 BHK with Servant Room Double HT Deck and Entrance Verandah 2) - Tower C, D - T3C5**

| Area in Sq.m. |              |                  |           |
|---------------|--------------|------------------|-----------|
| Carpet Area   | Balcony Area | D.H Balcony Area | ODU Ledge |
| 146.29        | 32.04        | 11.80            | 2.06      |

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**3 BHK Large (3 BHK with Servant Room Balcony and Entrance Verandah 3) - Tower C, D, F - T3C6**

| Area in Sq.m. |              |           |
|---------------|--------------|-----------|
| Carpet Area   | Balcony Area | ODU Ledge |
| 148.76        | 31.20        | 2.06      |

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