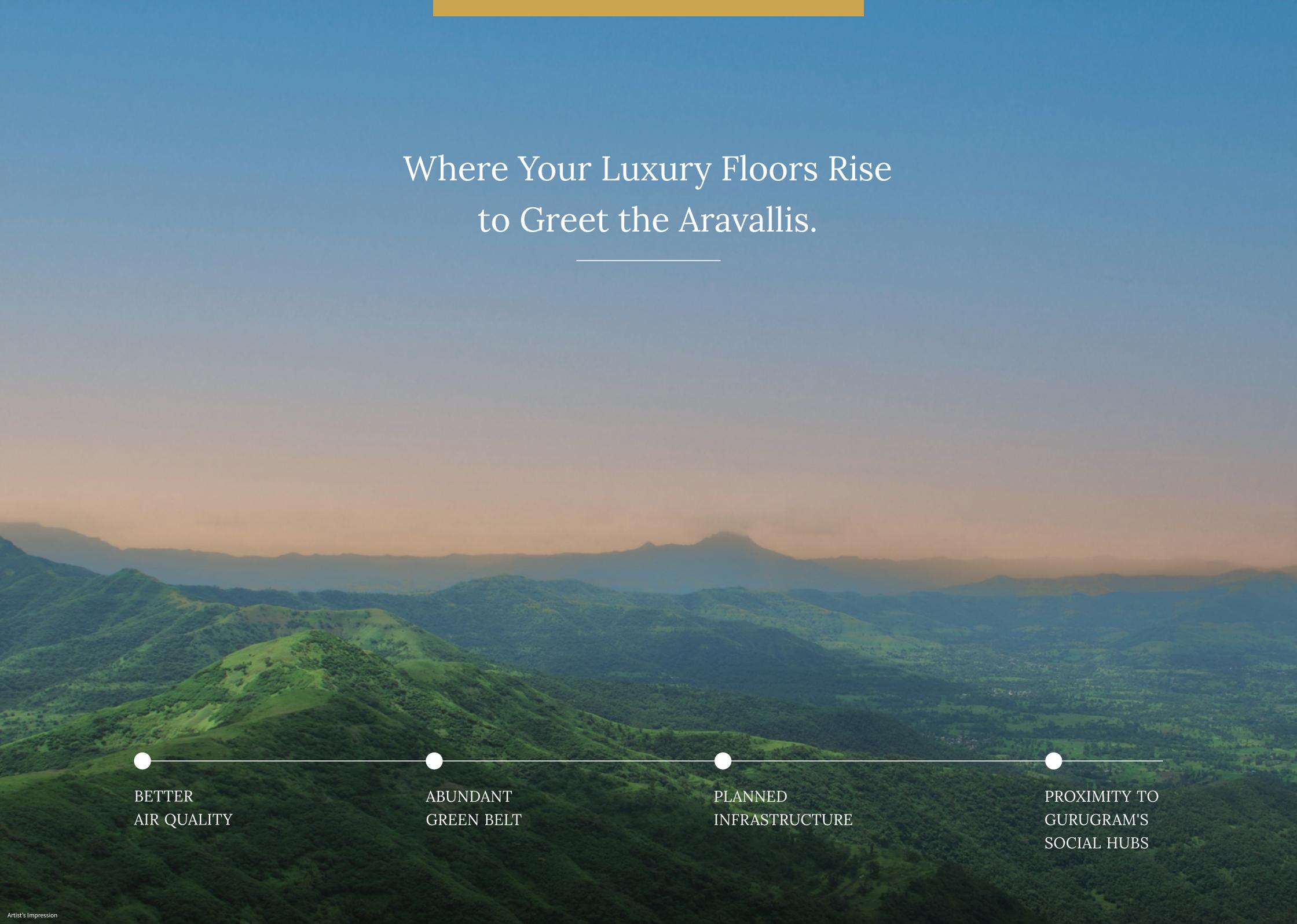




FLORA AVENUE, SECTOR 33, SOHNA



Where Your Luxury Floors Rise to Greet the Aravallis.

●
BETTER
AIR QUALITY

●
ABUNDANT
GREEN BELT

●
PLANNED
INFRASTRUCTURE

●
PROXIMITY TO
GURUGRAM'S
SOCIAL HUBS



Far from ordinary. Close to everything.

Welcome to the elegance of Polo Reserve luxury floors.

Your new address, amidst Aravallis, is nestled in Flora Avenue, where life already thrives. Born of grace and connected by convenience, it is just 15 min from Golf Course Ext Road, Gurugram.

Meet the World of Space, Style, and Connection,
Just Minutes From the Heart of Gurugram.





Inspired by Polo. Designed for you.

Polo Reserve Luxury Floors - a tribute to timeless grace and contemporary living. These thoughtfully designed 3 BHK luxury floors draw inspiration from the sport of royalty. From poised architecture to serene open landscapes, every detail reflects balance, precision, and understated elegance.

Here, life unfolds in a complete community, already alive with activity and charm. Enjoy two beautifully designed cafés, a ready-to-use clubhouse with a state-of-the-art gym, an indoor restobar and lounge, and a terrace-level swimming pool with a poolside deck for celebrations.

Polo Reserve Luxury 3BHK Floors.

MODERN STRAIGHT-LINE
ARCHITECTURE

STILT + 4 FLOOR
STRUCTURE + BASEMENT

CLOSE KNIT COMMUNITY
OF NICHE FAMILIES

METICULOUS PLANNING
FOR FUNCTIONAL LIVING

LUXURY SPECIFICATIONS
OF RENOWNED BRANDS





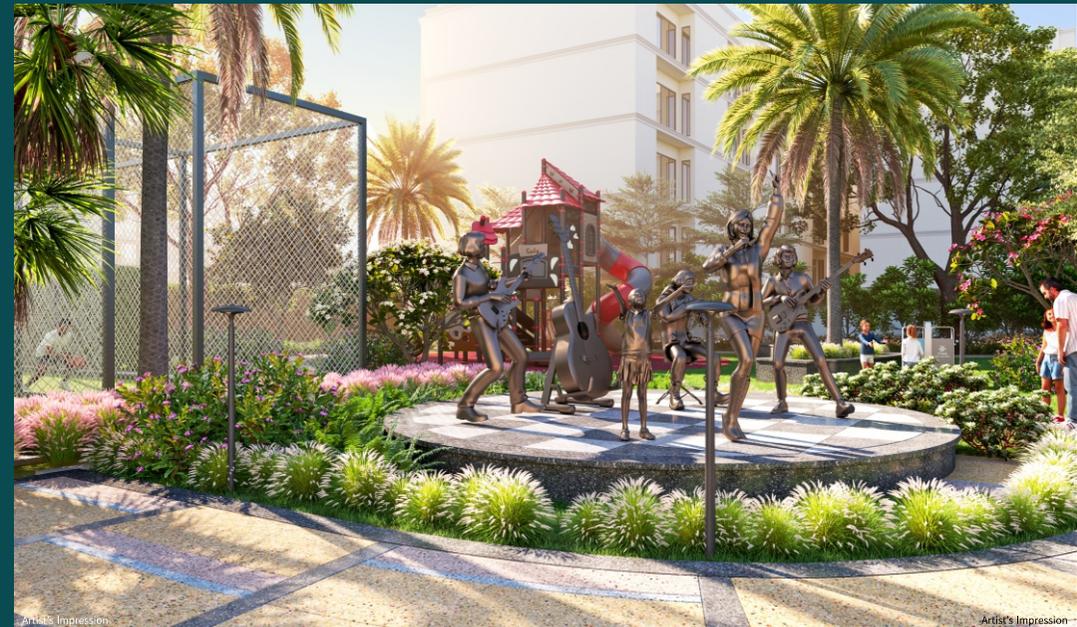
A GLIMPSE OF THE
WORLD OF POLO RESERVE

*Every image here is an actual
on-site shot*





Luxury is in the Pause, in the Stillness, the Greens,
and the Gentle Freedom of Unhurried Living.





CLUB FLORA

Club Life That Rivals the Finest
As You Deserve No Less.



SWIMMING
POOL



SPACIOUS
POOL DECK



MULTIPURPOSE
COURT



SENIOR CITIZEN
LOUNGE



FINE-DINING
RESTO-BAR



CHANGING
ROOMS



FULLY EQUIPPED
GYMNASIUM



KIDS' ACTIVITY
ZONE



CHILL-OUT
LOUNGE

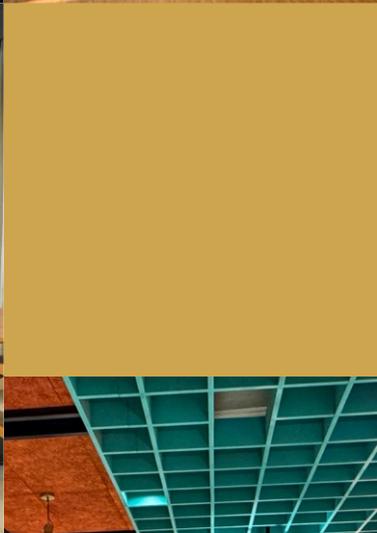


CONTEMPORARY
LOUNGE CAFÉ



A GLIMPSE INTO
CLUB FLORA

*Every image here is an actual
on-site shot*







LEGENDS

- | | | | | | | | |
|----|-------------------------------|----|-------------------------|----|------------------|----|-----------------------|
| 01 | ENTRY FROM FLOWER VALLEY GATE | 06 | COMMERCIAL BLOCK | 11 | MEDITATION DESK | 16 | OPEN LAWN |
| 02 | ENTRY / EXIT FROM NH-248A | 07 | DRIVEWAY | 12 | GAZEBO/TRELLIS | 17 | JOGGING TRACK/PATHWAY |
| 03 | ENTRY - SALES GALLERY | 08 | YOGA AREA | 13 | TOT-LOT | 18 | MULTIPURPOSE COURT |
| 04 | CLUB FLORA | 09 | OUTDOOR SEATING AREA | 14 | KIDS PLAY GROUND | 19 | SCULPTURAL GARDEN |
| 05 | SWIMMING POOL | 10 | CALMING NOOKS & CORNERS | 15 | CRICKET PITCH | 20 | CAFES |



Thoughtfully Created, Distinctly Yours.

STILT + 4 FLOOR
STRUCTURE
+ BASEMENT

LUXURY 3BHK
INDEPENDENT
FLOORS

ON PLOTS
154 SQ. YDS. TO
180 SQ. YDS.

HOMES RANGING
FROM 1722 SQ. FT.
TO 2004 SQ. FT.

2-SIDE OPEN
LAYOUT WITH
SPACIOUS BALCONIES

PARKING AT
THE STILT LEVEL

ELEVATOR ACCESS
TO EVERY FLOOR
AND TERRACE

PRIVATE BASEMENT
AND TERRACE SPACE
FOR RESIDENCES*

VRV IN LIVING
DINING & ALL THE
BEDROOMS

SMART DIGITAL
LOCK

PARTIAL HOME
AUTOMATION

EARTHQUAKE
-RESISTANT FRAMED
STRUCTURE



Spacious & Well-planned Living Area.

Large Windows for Light & Ventilation

Spacious Balcony with Green Views

Energy-Efficient VRV Air-Conditioning System



Elegantly Designed Private Retreat.

Laminated Wooden Flooring

Spacious Built-in Wardrobes

Elegant Wall Panelling

SPECIFICATIONS



All Artist's Impression

DRAWING/ DINING		BRANDS/ REMARKS
AC	VRV UNIT IN DRAWING AREA	DAIKIN, VOLTAS OR EQUIVALENT
FLOOR	VETRIFIED TILES	VARMORA, KAJARIA OR EQUIVALENT
CEILING	OIL BOND DISTEMPER	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
WALL	ACRYLIC EMULSION PAINT	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
BASEMENT		BRANDS/ REMARKS
FLOOR	VITRIFIED TILES	VARMORA, KAJARIA OR EQUIVALENT
CEILING	OIL BOND DISTEMPER	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
WALL	ACRYLIC EMULSION PAINT	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
FITTINGS & FIXTURES	SPLIT AC, FANS & LIGHTS	DAIKIN , VOLTAS OR EQUIVALENT
MASTER BED ROOM		BRANDS/ REMARKS
AC	VRV UNIT IN ALL BEDROOMS	DAIKIN , VOLTAS OR EQUIVALENT
FLOOR	LAMINATED WOODEN FLOORING	LAMINATED WOODEN FLOORING
CEILING	OIL BOND DISTEMPER,	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
WALL	ACRYLIC EMULSION PAINT/PARTIAL WALL PANELING	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
FITTINGS & FIXTURES	WARDROBE	AS PER MARKED STANDARD
BED ROOM		BRANDS/ REMARKS
AC	VRV UNIT IN DRAWING AREA	DAIKIN , VOLTAS OR EQUIVALENT
FLOOR	VETRIFIED TILES	VARMORA, KAJARIA OR EQUIVALENT
CEILING	OIL BOND DISTEMPER	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
WALL	ACRYLIC EMULSION PAINT	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
FITTINGS & FIXTURES	WARDROBE	AS PER MARKED STANDARD

KITCHEN		BRANDS/ REMARKS
WALL FITTINGS	MODULAR KITCHEN	AS PER MARKED STANDARD
FLOOR	VITRIFIED/ CERAMIC TILES	VARMORA, KAJARIA OR EQUIVALENT
WALL/CEILING	OIL BOND DISTEMPER PAINT	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
DADO	CERAMIC TILES 600 MM ABOVE THE COUNTER	AS PER MARKED STANDARD
COUNTER TOP	MARBLE/ GRANITE/QUARTZ	AS PER MARKED STANDARD
FITTINGS & FIXTURES	ISI MARKED CP FITTINGS, SINK BOWL WITH DRAIN BOARD SINK, CHIMNEY WITH HOB	AS PER MARKED STANDARD
BALCONIES		BRANDS/ REMARKS
FLOOR	ANTI SKID/MATT FINISH CERAMIC TILES	VARMORA, KAJARIA OR EQUIVALENT
RAILING	SAINT GOBAIN GLASS/SS RAILING/ CLASSICAL IRON RAILING	AS PER MARKED STANDARD
TOILET & BATH		BRANDS/ REMARKS
FLOOR	VITRIFIED/ CERAMIC TILES	VARMORA, KAJARIA OR EQUIVALENT
WALL	OIL BOND DISTEMPER PAINT	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
CEILING	GRID FALSE CEILING	ASIAN PAINTS, DULUX, BERGER OR EQUIVALENT
FITTINGS & FIXTURES	ISI MARKED CP FITTINGS, VANITY WITH SINK, GLASS PARTITION/ GEYSER	AS PER MARKED STANDARD
DOORS & WINDOWS		BRANDS/ REMARKS
INTERNAL DOOR FRAME	8 FT*INTERNAL DOORS FRAME HARD WOOD/ RED MERANDI	AS PER MARKED STANDARD
INTERNAL DOOR SHUTTER	INTERNAL DOORS SHUTTER MAIN DOOR- BOTH SIDE LAMINATED/ VINEER FLUSH DOOR & INTERNAL FLUSH DOOR WITH BOTH SIDE LAMINATED/ PAINT FINISH	AS PER MARKED STANDARD
EXTERNAL DOORS & WINDOWS	EXTERNAL DOORS & WINDOW UPVC/ ALLUMINIUM/ HIGHER GRADE	AS PER MARKED STANDARD
ELECTRICAL		BRANDS/ REMARKS
WIRING	ISI MARKED ELECTRICAL WIRING/ COPPER ELECTRICAL WIRING IN CONCEALED CONDUIT FOR LIGHT POINT	FINOLEX, POLYCARB OR EQUIVALENT
SWITCHES/ SOCKET	ISI MARKED SWITCHES & SOCKETS	LEGRAND, NORTH-WEST OR EQUIVALENT
FITTINGS & FIXTURES	FANS & LIGHTS	WIPRO, OSRAM, CROMPTON, HAVELLS, ORIENT OR EQUIVALENT
TERRACE		BRANDS/ REMARKS
FLOOR	WATER PROOFING TREATMENT/ TILE, PARGOLA	VARMORA, KAJARIA OR EQUIVALENT
STRUCTURE		BRANDS/ REMARKS
STRUCTURE	EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE AS PER SESMIC ZONE	AS PER MARKED STANDARD
EXTERNAL DEVELOPMENT		BRANDS/ REMARKS
INTERNAL ROADS	INTERLOCKING BLOCKS (ALREADY DEVELOPED ROADS)	AS PER MARKED STANDARD
BOUNDARY WALL	BRICK WALL WITH PLASTER & EXTERNAL WEATHER PROOF PAINT FINISH	AS PER MARKED STANDARD
EXTERNAL DEVELOPMENT	WEATHER PROOF EXTERNAL GRADE PAINT	AS PER MARKED STANDARD
SMART HOME		BRANDS/ REMARKS
HOME AUTOMATION	CENTRAL HUB FOR AUTOMATION CONTROL	AS PER MARKED STANDARD
DOOR LOCK	ISI MARKED SMART DIGITAL LOCK ON MAIN DOOR	AS PER MARKED STANDARD
OXYGEN ENHANCER	CENTRALISED AIR PURIFICATION SYSTEM (OXYRICH)	AS PER MARKED STANDARD



Sohna: South of Gurugram

The Fastest Growing Micro Market Of Delhi NCR

The growing appeal of independent floors has reshaped the residential market, reflecting a new wave of buyer preference. Sohnā's early sectors are at the heart of this transformation, blending affordability with effortless connectivity.



15 min from Golf Course
Ext Road, Gurugram



Schools, healthcare and
shopping in the vicinity



Quick access from
Rajiv Chowk to Sohnā



Easy access to NH48
Mumbai Expressway &
KMP Expressway

LOCATION MAP

N
MAP NOT TO SCALE



KNOW YOUR NEIGHBOURHOOD (WITHIN 5 TO 20 MIN DRIVE)

EDUCATION	HOSPITALITY	HEALTHCARE	COMMERCIAL
PATHWAYS WORLD SCHOOL	TAJ DAMDAMA LAKE RESORT	MAX HOSPITAL	AIRIA MALL
KR MANGALAM UNIVERSITY	COUNTRYINN & SUITES	FORTIS HOSPITAL	WORLDMARK
GD GOENKA WORLD SCHOOL	LEMON TREE	ARTEMIS HOSPITAL	LEAF MALL
RYAN INTERNATIONAL SCHOOL	RADISSON HOTEL	PARK HOSPITAL	ALL THE LEADING SHOPPING CENTRES IN SOHNA ROAD AND GOLF COURSE EXT ROAD
DPS MARUTI KUNJ	THE WESTIN SOHNA RESORT	MEDICITY	
KIIT COLLEGE OF ENGINEERING	TAJ RESORT (UPCOMING)	SANJEEVANI HOSPITAL	
JK BUSINESS SCHOOL	AND ALL THE LEADING HOTELS IN GURUGRAM		
JINDAL PUBLIC SCHOOL			
EURO KIDS SCHOOL			

FRESH WAVE OF LIVING

BREEZ

BUILDERS & DEVELOPERS



**68+
LAKH**

SQ.FT.* DELIVERED

**60+
LAKH**

SQ.FT.* ONGOING

**13+
LAKH**

SQ.FT.* UPCOMING

**15+
YEARS**

OF EXCELLENCE

ABOUT BREEZ

For over 15 years, BREEZ has built a legacy of creating value-driven homes across Gurugram – homes defined by intelligent planning, functional design, and strategic emerging locations. With an impressive portfolio of delivered projects and the trust of thousands of families, BREEZ has consistently upheld its commitment to quality, integrity, and on-time delivery.



CORPORATE OFFICE: 7B, Ireo Grand View Tower, Sector 58, Gurugram 122102, Haryana
SITE OFFICE: Flora Avenue, Sector 33, Adjacent Central Park Flower Valley, Sohna, Gurugram 122103
E info@poloreserve.com | **W** breezbuilders.com

Disclaimer: Residential Plotted Colony (DDJAY) Licence No.58 of 2019 dt. 09.03.2019, land area measuring 7.89375 acres granted to Global horizon Holdings Pvt. Ltd. by DGT & CP, Haryana, Chandigarh building plans approved vide Memo No. TPA/GHH/25/01 to 28, 30 to 41 dt. 30.05.2025 in village Dhunela, sector 33, Sohna, Distt. Gurugram. To see the statutory approvals, please visit our corporate office. 1 sq. mtr. 10.764 sq. Ft. Images used in the brochure are artistic impressions only. All site plans, specifications, dimensions, design, measurement and location are indicative and subject to change as may be decided by the company or competent authority. Revisions, alterations, modification, additions, deletion, substitution or recast will be done if necessary, during constructions. *T&C APPLY