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GURGAON  
GATEWAY

GRAND RESIDENCES

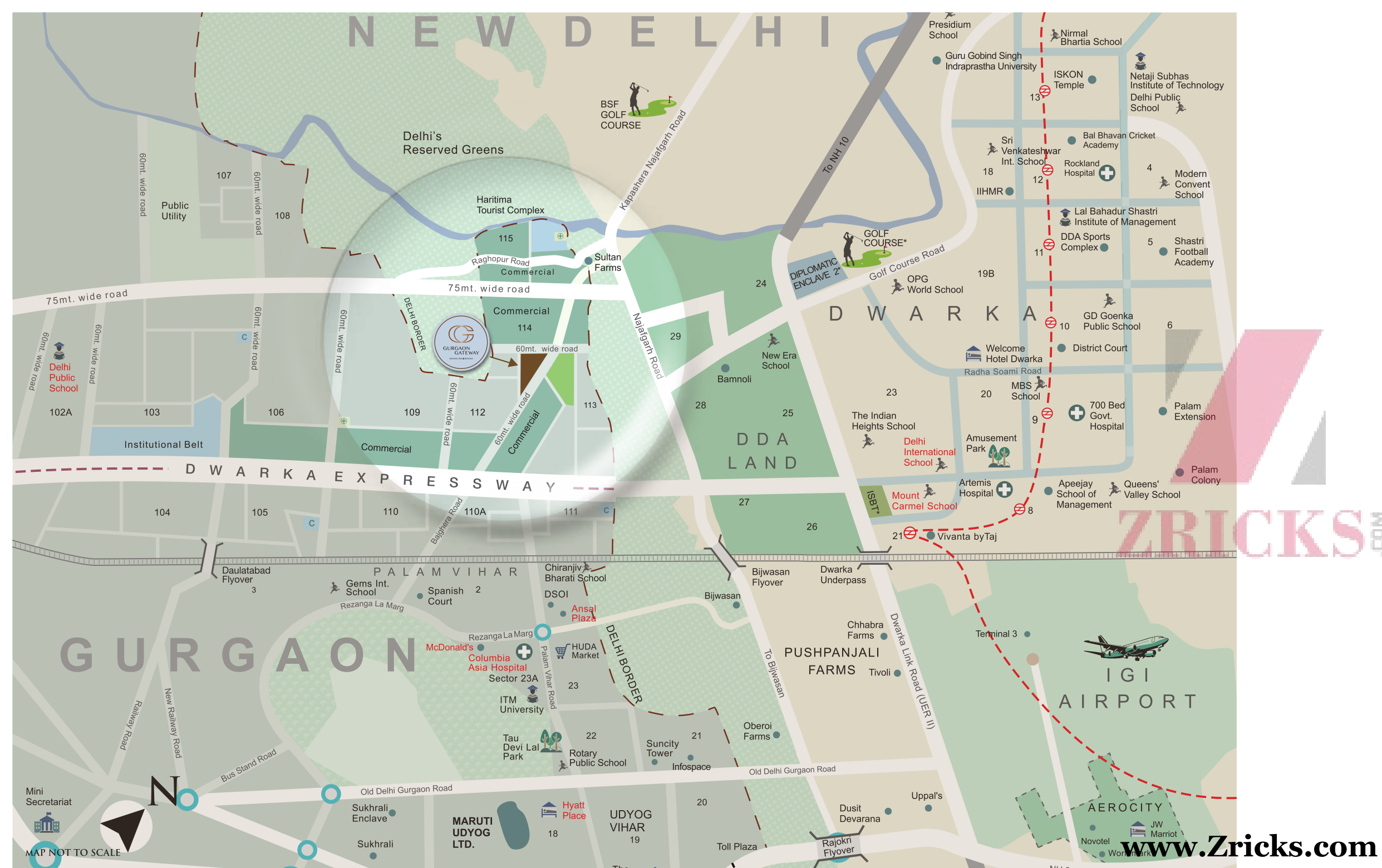




## MAKE A GRAND ENTRY

Walk into the world that opens the lustrous city of Gurgaon, set to bring a new dimension to it's skyline. Welcome to Gurgaon Gateway - A township on the periphery of Delhi, it lays out the red carpet for those who love the finer things in life. The special attention to every detail ensures this community isn't just another cluster of buildings, but an assortment of exquisitely crafted towers in varying heights, set to define the city's horizon. This along with an array of luxuries confirm that indulgence is a way of life here and the intricately designed interiors promise a lifestyle beyond the ordinary. Now, every time you step into Gurgaon, make sure you do it in style.





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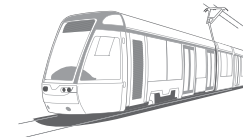
DELHI:  
0.5 KMS



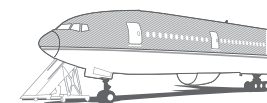
ANSAL PLAZA  
(PALAM VIHAR):  
4 KMS



NH 8:  
5 KMS



DWARKA METRO STATION:  
7 KMS



I.G.I AIRPORT:  
16 KMS

## ONE ADDRESS WITH THE POWER OF TWO

Delhi, India's buzzing metro is the centre for most happenings in the country, whereas Gurgaon which is abound with financial and industrial business houses is Haryana's fast growing gold mine of talent as well as IT hubs. Gurgaon Gateway, which is situated right at the doorstep of Delhi, marks the entry to Gurgaon. It is the perfect starting point for a lifestyle of comfort, convenience and heightened luxury. Located right off the express highway, with the airport just minutes away, this project is distinguished by its high connectivity and strategic location.

Distance and timelines (in vehicular traffic) are tentative and approximate, subject to road infrastructure facilities provided by appropriate authorities.





## LUXURY JUST GOT GREENER

Finding green spaces in metros is a rare luxury. Which is why everywhere you go in Gurgaon Gateway, every luxury you experience is amplified by incredible amount of green cover inspired by the Hanging Gardens of Babylon. The gated community abundant with an array of wellness and recreational zones, gives elevated living a new meaning.



## GO GREEN IN STYLE

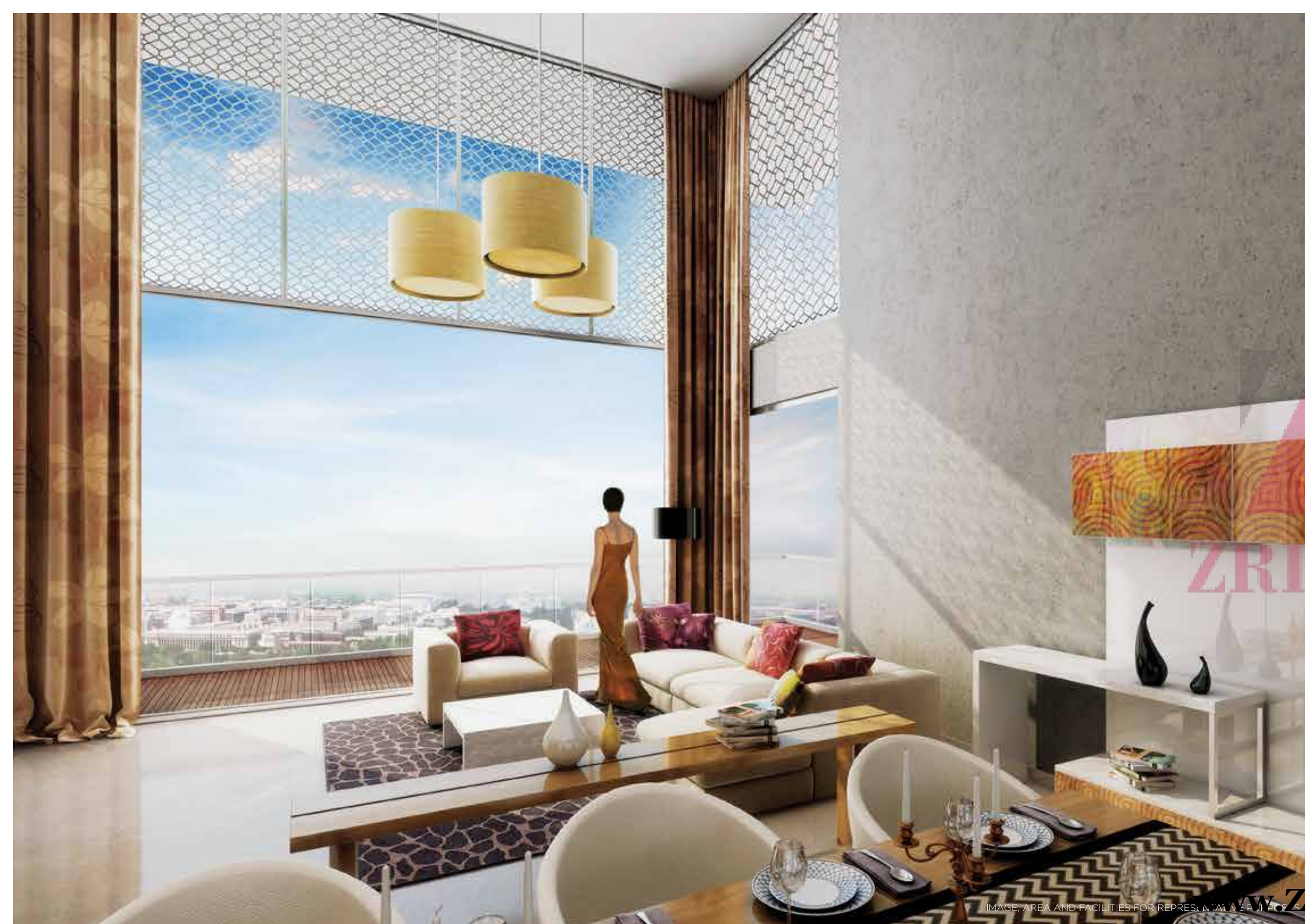
### ENERGY CONSERVATION

Our energy saving innovations include energy efficient A.C. units and high performance glazing to economize energy consumption by reducing heat gain.

### WATER CONSERVATION

We practise rainwater harvesting and treat gray water for landscape use to reduce the amount of water consumption. The landscape itself is dotted with drought tolerant plant species to conserve water.





## THE BEST PLACE TO EXPERIENCE THE OUTDOORS-INDOORS

Gurgaon Gateway sets a new benchmark for luxurious living and modern architecture. Right from plush, double-height lobbies, to the timber sun decks and private terraces that grace the apartments. A unique lifestyle awaits the patrons of this enclave, with sprawling rooftops that overlook the lush greenery and waterscapes, balcony decks are seamless extensions of the living and dining areas. This means that residents can experience the outdoors from the comfort of their homes. The refreshing green backdrops of the vertical gardens flowing down the edifice of adjacent apartments make this a truly tranquil environment. While the double-height home spaces add another unique dimension to the layout. The 3 bedroom units have been innovatively designed to enable two or more open sides in the apartment to increase cross ventilation. The community's unique barrier-free layout that caters to people with special needs proves that every last detail of this project has been meticulously planned.



## HOME AS DISTINCT AS YOUR TASTE

At Gurgaon Gateway, no two homes are ever the same. Our towers range in height from 6 to 24 floors. While these are 2 and 3 bedroom homes, some of them have double height balcony decks. There are podium level residences which have an adjoining garden area to themselves as well as duplex penthouses on offer which have double height living and dining areas.

## SPECIFICATIONS

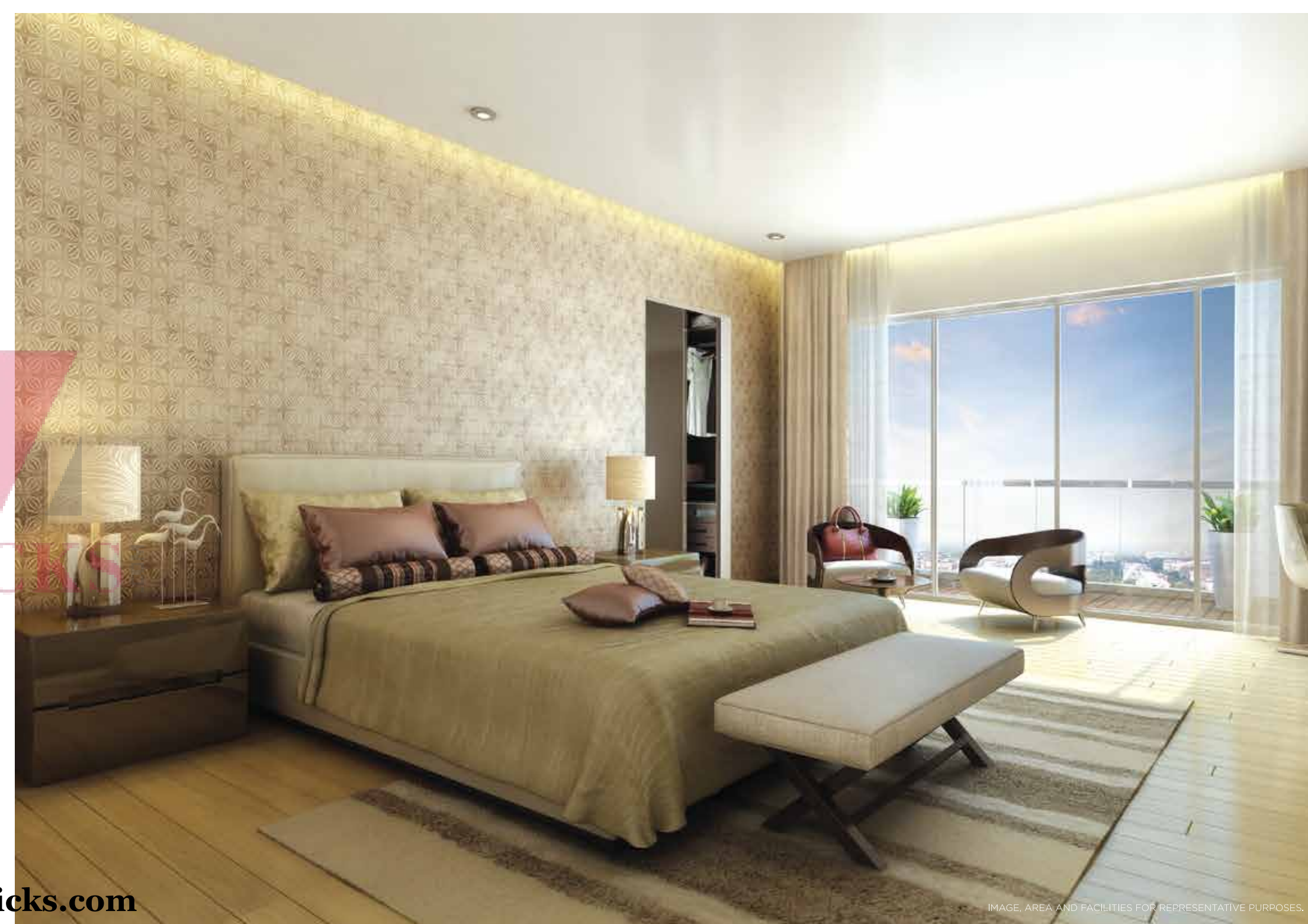
**ROOMS:** Imported marble in living/dining areas, Wooden flooring in master bedroom, tile flooring in other bedrooms, Split air conditioner in living room and provision in others.

**KITCHEN:** Anti skid vitrified tiles, Granite kitchen counter, RO water purification system.

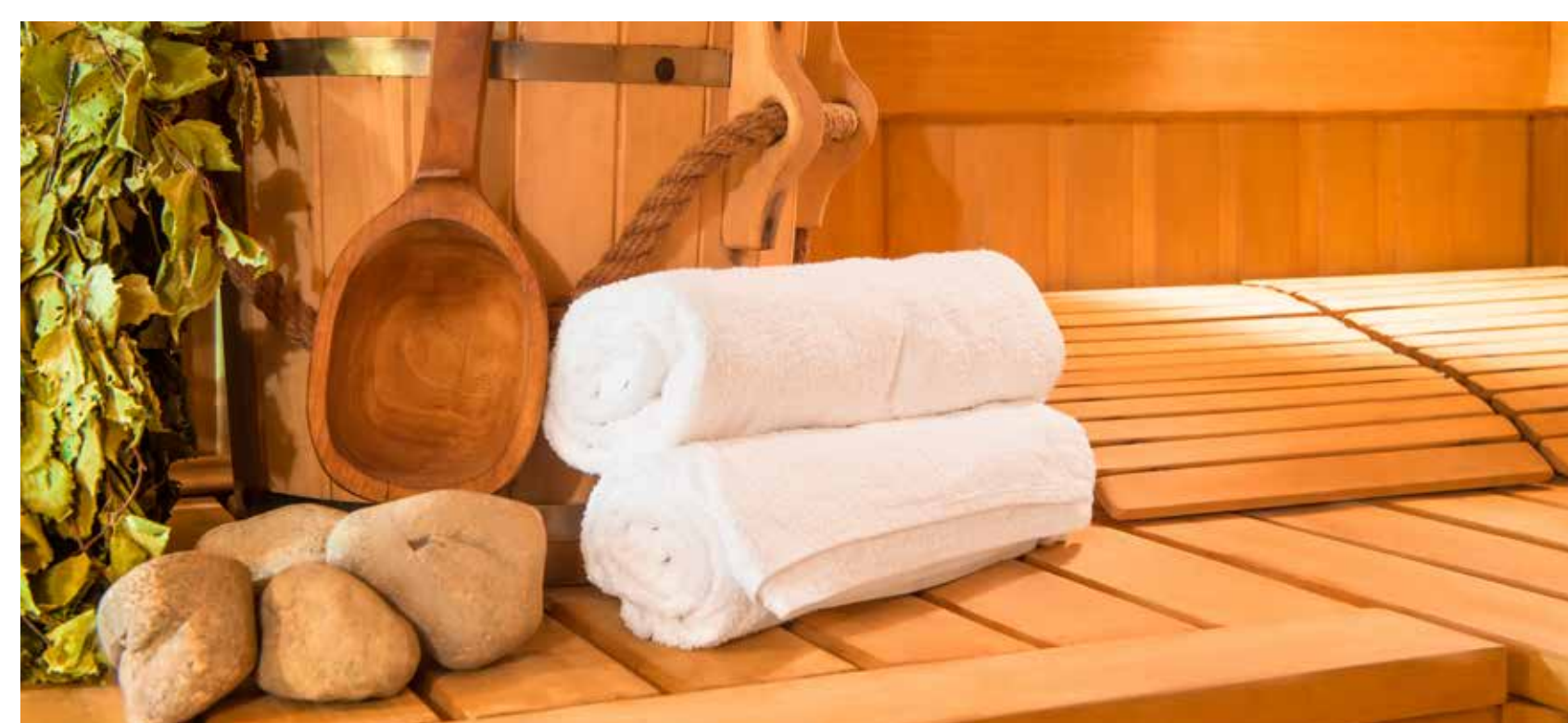
**BATHROOMS:** Anti-skid vitrified tiles, Grohe or equivalent CP and sanitary ware, Geyser and jacuzzi in master bathroom.

**BALCONIES:** Tile flooring in deck, Modular SS railing with glass.

**OTHERS:** Modular switches, Video door phone digital door lock, Fire/smoke/gas detector.







## THE BEST PLACE TO START THE WEEKEND

Come experience a clubhouse that will reinvent what recreation really means to you. Whether you want to relax with a full body massage, kick back in a heated Jacuzzi or sweat it out in the gym or sauna, you can do it here. The indoor pool are a perfect place for the whole family to unwind, complete with a swimming area just for the kids. The bar and outdoor café are great places to entertain guests and the roof top garden is ideal for hosting social events.



# ENJOY EVERY AMENITY UNDER THE SUN

Adequate Basement Parking | Outdoor Lap Pool |  
Outdoor Kids Pool | Tennis Court | Vertical Green |  
Green Landscape seating & Beautiful Gardens |  
Amphitheatre | Barbeque Area | Landscape Podium |  
Fitness Area | Kids Play Area



IMAGE, AREA AND FACILITIES FOR REPRESENTATIVE PURPOSES.

IMAGE, AREA AND FACILITIES FOR REPRESENTATIVE PURPOSES.





## MASTERPLAN



### LEGENDS:

A. Entry Foyer	6'-0" X 5'-0"
B. Living / Dining	19'-1" X 16'-9"
C. Balcony	28'-9" X 5'-10"
D. Kitchen	8'-10" X 11'-9"
E. Utility	5'-1" X 6'-5"
F. Bedroom 1	10'-10" X 12'-0"
G. Passage	3'-5" Wide
H. Toilet 3	5'-8" X 8'-1"
I. Toilet 2	5'-8" X 8'-1"
J. Bedroom 2	13'-0" X 11'- 8"
K. Balcony	4'-11" X 6'-6"
L. Master Bedroom	13'-3" X 15'-0"
M. Dress	8'-0" X 8'-0"
N. Master Bath	9'-0" X 6'-8"
O. Balcony	14'-4" X 3'-11"

T3A-TOWER A, ( 3 BHK UNIT WITH DOUBLE HT DECK, ODD FLOOR )  
SALEABLE AREA - 2215 SQ.FT., CARPET AREA - 1521 SQ.FT.

Disclaimer : Measurements are approximate and are subject to minor variations and the final approval.

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Disclaimer: "Future Development can shift to other areas and as per the regulatory approvals. The amenities, specifications, designs, facilities etc. are indicative. The Company reserves the right to change/revise/amend the same at its sole discretion without any prior notice and obligation. List of amenities, specifications, designs and facilities provided in the Agreement shall stand final and binding. Trees and green area shown are for representation purpose only. Layout for reference purpose only."





T3B1-TOWER A, ( 3 BHK UNIT )  
SALEABLE AREA - 2520 SQ.FT., CARPET AREA - 1528 SQ.FT.

### LEGENDS:

A. Entry Foyer	9'-1" X 6'-3"
B. Living / Dining	20'-11" X 15'-9"
C. Balcony	40'-8" X 5'-10"
D. Kitchen	8'-2" X 11'-10"
E. Utility	7'-0" X 7'-3"
F. Bedroom 3	11'-0" X 12'-0"
G. Passage	3'-5" Wide
H. Toilet 3	5'-8" X 8'-1"
I. Toilet 2	5'-8" X 8'-1"
J. Bedroom 2	13'-8" X 11'-8"
K. Balcony	4'-11" X 6'-6"
L. Master Bedroom	13'-0" X 15'-0"
M. Dress	7'-3" X 8'-1"
N. Master Bath	9'-0" X 6'-8"
O. Balcony	14'-1" X 4'-11"

Disclaimer : Measurements are approximate and are subject to minor variations and the final approval.





**SITE:**

Gurgaon Gateway, Sector 112-113, Village-Bajghera, Gurugram.

**REGIONAL:**

Ground Floor, Naurang House, Plot No. 5, Block No, 134, 21 Kasturba Gandhi Marg, New Delhi – 110001.

**CALL : 1800-3004-8282**

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This brochure is purely conceptual. The information contained in the brochure including elevations, photographs, details, specifications, dimensions, amenities, facilities etc. are strictly provided for representative and illustrative purposes. Amount and price mentioned is indicative and based on basic sale price. Design, planning, further developments in surrounding areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions and final approval of the respective authorities. List of amenities, specifications, designs and facilities provided in the Agreement shall stand final and binding. Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. This brochure does not constitute an offer and is an awareness building exercise. Future sales shall be governed by T&Cs of Agreement and is subject to the approvals, plans being approved by statutory authorities. M/s Lemon Tree Land Developers Pvt. Ltd. - A JV between Tata Housing and CSN Estates Pvt. Ltd. Group Housing License No. 105 of 2011 dated 11.12.2011, 85 & 86 of 2012 dated 29.08.2012 in favour of CSN Estates Pvt. Ltd for land area about 21.04 acres in the revenue estate of Village Bajghera, Sector 112-113 District Gurgaon. Layout plan approval no. ZP - 766/SD(BS)/ 2016/ 7294 dated 11.04.2016.

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