



# THE ESTATE VILLAS

GOLF COURSE EXTENSION ROAD,  
SECTOR 63A, GURGAON



ZRICKS

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THE LIFESTYLE OF  
**ANANT RAJ**  
ESTATE



OVER 160 ACRES  
OF COMMUNITY LIVING

NEAR THE THRIVING  
GOLF COURSE EXTENSION ROAD

LOW DENSITY  
GATED COMMUNITY

WELL PLANNED  
INFRASTRUCTURE  
FOR A HASSLE-FREE LIFESTYLE

CHOICE OF  
INDEPENDENT  
VILLAS, FLOORS & PLOTS





### PLANNED INFRASTRUCTURE FOR THE TIMES TO COME

- Eco-friendly design
- All underground cabling
- Wide open roads
- Advanced security systems
- Treated water supply
- 24 x 7 Power back-up
- Rain water harvesting
- Round-the-clock facilities management
- Sewage treatment plant



### WORK, SHOP & ENJOY CLOSE TO YOUR HOME

- Designed for a complete living experience
- State-of-the-art workspaces
- High street shopping
- Hypermarket and Shops
- Open air eateries and fine dining options
- Sports facilities and gaming zones
- Amphitheatre



### CLUB DESIGNED FOR LIKE MINDED COMMUNITY LIVING

- Grand clubbing zone
- Fine dining and Cafes
- State-of-the-art Gymnasium
- Meditation and Yoga centre
- Multiple swimming pools
- Spa and Beauty care
- Outdoor and Indoor sports facility

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# THE THRIVING LOCATION

## GOLF COURSE EXTN. ROAD, GURGAON



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### BUSTLING WITH DEVELOPMENT

Golf Course Road is the most prime and posh location of Gurgaon. With real estate prices sky rocketing on this stretch, Golf Course Extension Road has become an attractive alternative and is witnessing enormous development.

### ACCESS TO HIGHWAY / NH8

The Golf Course Extension and Southern Peripheral road is well connected with the Golf Course Road (1-5 Mins drive) as well as NH-8 (10 Mins Drive), and Mehrauli Road (1-5 Mins Drive). Thus access to and fro Delhi is excellent.

### EXCELLENT INFRASTRUCTURE

The Golf Course Extension Road is the best planned development in Gurgaon. With wider roads, metro connectivity, planned commercial, retail and recreation, it is the future address of the who's who of Gurgaon.

### THE NHAI ADVANTAGE

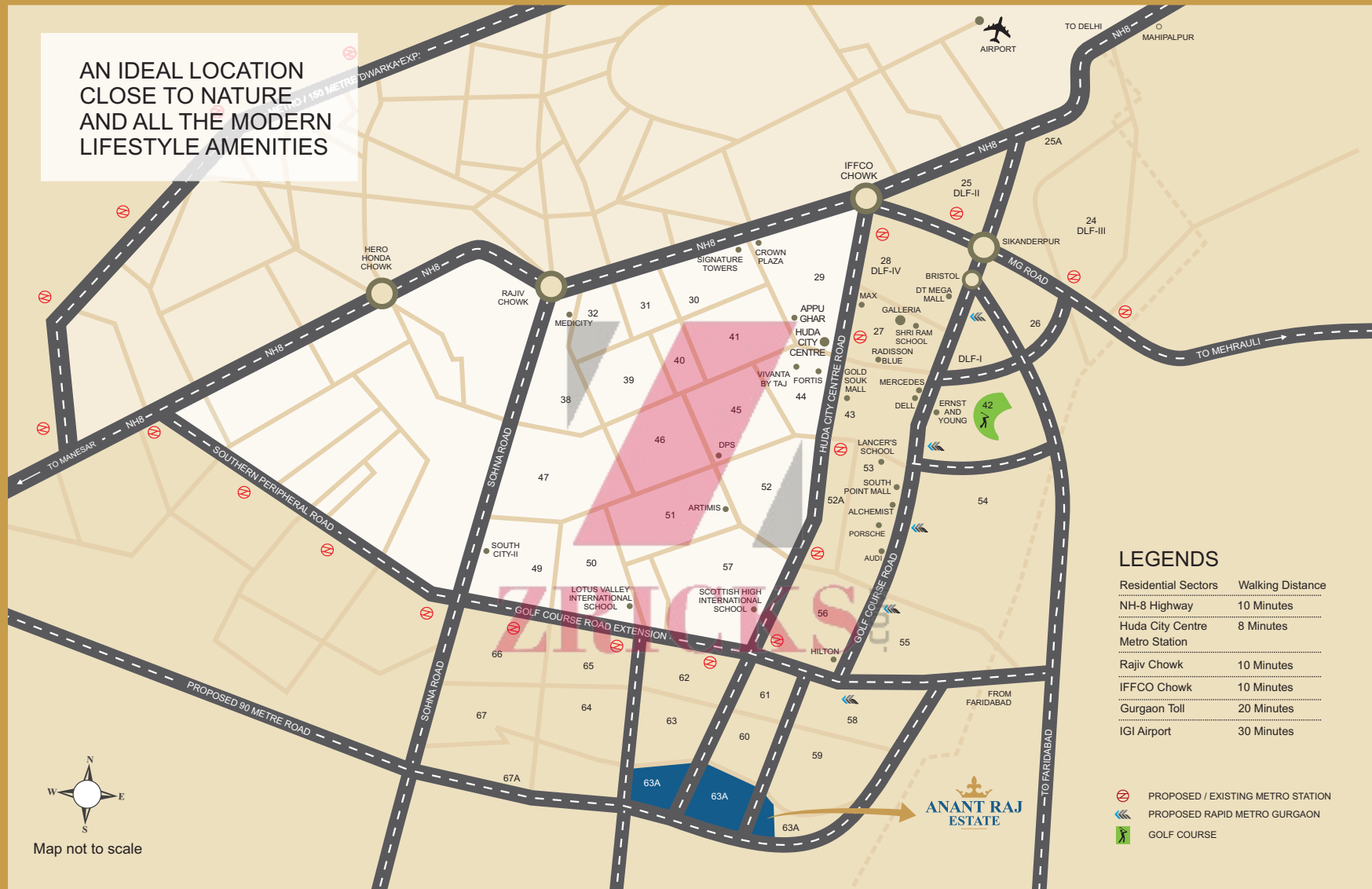
Future Infrastructural Developments – The Golf Course Extn. Road and Southern Peripheral Road in Gurgaon have been declared as a National Highway, which means that this stretch of road is going to be maintained by the NHAI and will be a proposed 6 lane expressway.

### THE METRO CONNECTIVITY

The Phase II of Metro Connectivity is planned along Golf Course Extension and Southern Peripheral Road, which offers the best connectivity to Delhi and other areas of Gurgaon.

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AN IDEAL LOCATION  
CLOSE TO NATURE  
AND ALL THE MODERN  
LIFESTYLE AMENITIES



### LEGENDS

Residential Sectors	Walking Distance
NH-8 Highway	10 Minutes
Huda City Centre Metro Station	8 Minutes
Rajiv Chowk	10 Minutes
IFFCO Chowk	10 Minutes
Gurgaon Toll	20 Minutes
IGI Airport	30 Minutes

- PROPOSED / EXISTING METRO STATION
- PROPOSED RAPID METRO GURGAON
- GOLF COURSE

PROXIMITY TO FINEST WORKSPACES

PROXIMITY TO TOP SCHOOLS

PROXIMITY TO HIGH-END RETAIL & ENTERTAINMENT

PROXIMITY TO WORLD CLASS HEALTHCARE



# MASTER PLAN

- 1 The Estate Hub Bldg. 3 & 4
- 2 The Estate Villas
- 3 The Estate Plots
- 4 Nursery School 1
- 5 Nursery School 2
- 6 Primary School 1
- 7 Primary School 2
- 8 The Estate Hub Bldg. 1
- 9 The Estate Club
- 10 The Estate Floors 270 Sq. yd.
- 11 The Estate Floors 400 Sq. yd.
- 12 The Estate Hub Bldg. 2
- 13 Proposed Group Housing
- 14 Nursing Home
- 15 The Estate Prevu







ACTUAL SHOW VILLA: 500 SQ.YD.

# THE ESTATE VILLAS

500 SQ.YD.

Spread over G+2 and basement

With a total built up area of 7500 sq.ft.  
(approx.)

Spacious five bedroom villa

Multiple car parks, a private elevator,  
study and a personal gymnasium

Front and rear lawns with a personal pool

VRV air-conditioning

24 x 7 power backup



ARTISTIC IMPRESSION OF VILLA INTERIOR 500 SQ.YD.



500 SQ.YD.  
THE FLOOR PLAN



Basement Plan  
(1907 SQ.FT.)



Ground Floor Plan  
(2165 SQ.FT.)

500 SQ.YD.  
THE FLOOR PLAN



First Floor Plan  
(2046 SQ.FT.)



Second Floor Plan  
(1085 SQ.FT.)



Terrace Plan  
(379 SQ.FT.)





# THE ESTATE VILLAS

400 SQ.YD.

Spread over G+2 and basement

With a total built up area of 6500 sq.ft.  
(approx.)

Spacious five bedroom villa

Multiple car parks, a private elevator,  
study and a personal gymnasium

Lush landscaped front and rear lawns

Personal pool

VRV air-conditioning

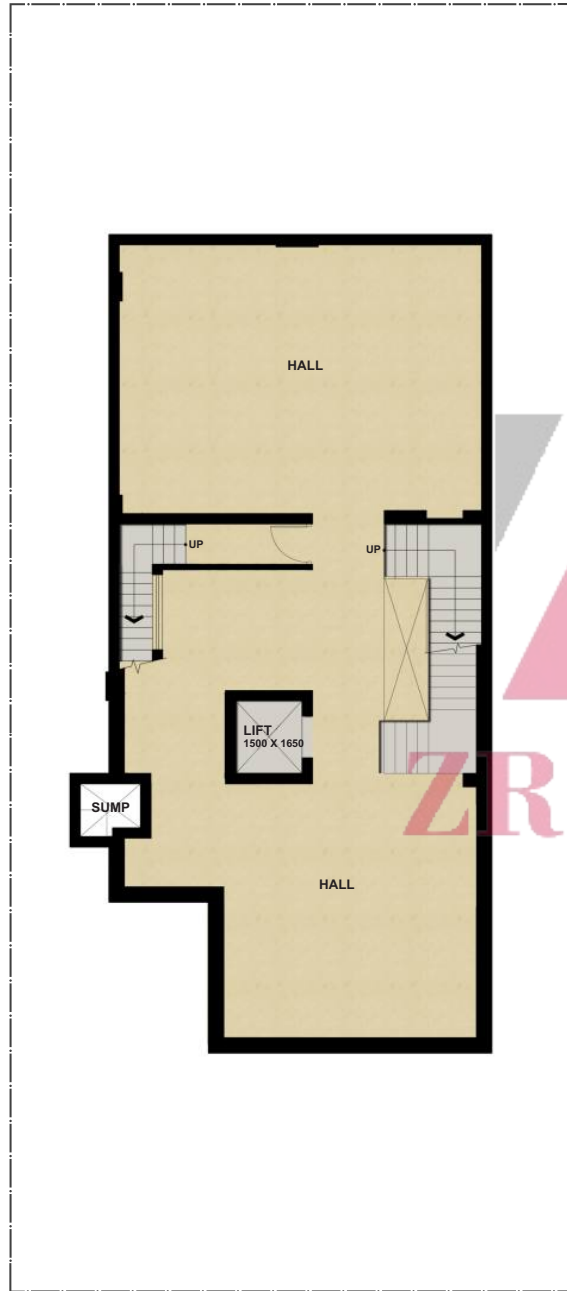
24 x 7 power backup



ARTISTIC IMPRESSION OF VILLA INTERIOR 400 SQ.YD.



400 SQ.YD.  
THE FLOOR PLAN



Basement Plan  
(1655 SQ.FT.)

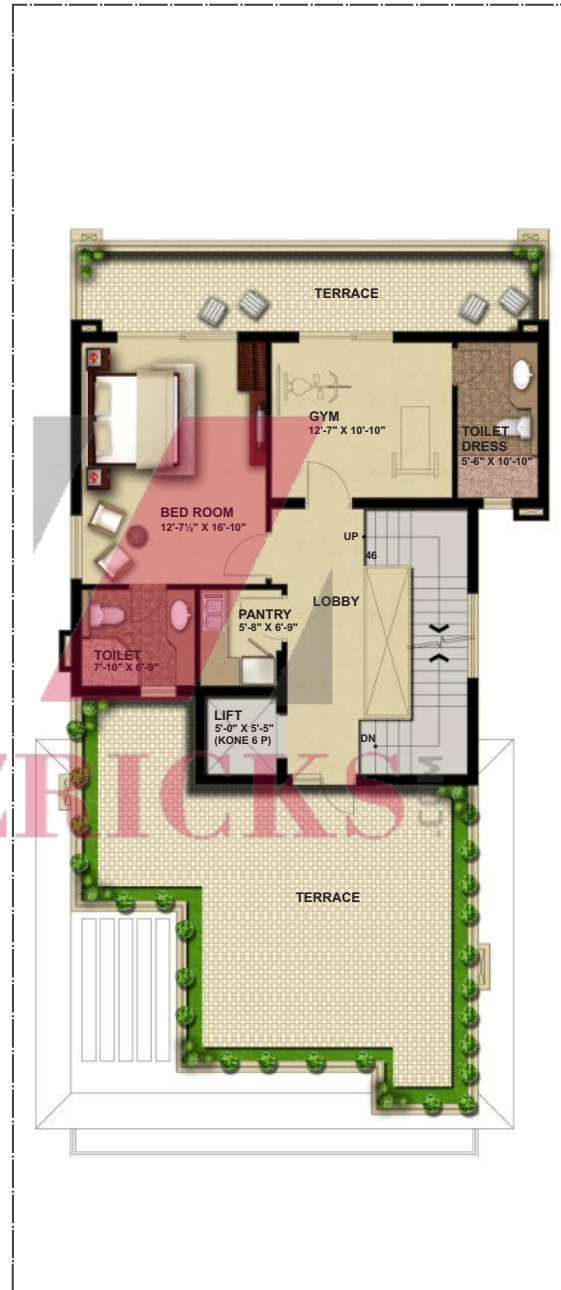


Ground Floor Plan  
(1878 SQ.FT.)

400 SQ.YD.  
THE FLOOR PLAN



First Floor Plan  
(1648 SQ.FT.)



Second Floor Plan  
(878 SQ.FT.)



Terrace Plan  
(369 SQ.FT.)





THE  
**ESTATE  
VILLAS**  
300 SQ.YD.

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Spread over G+2 and basement

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With a total built up area of 5000 sq.ft.  
(approx.)

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Spacious five bedroom villa

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Multiple car parks, a private elevator

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Large open living room, spacious kitchen

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Lush landscaped front and rear lawns

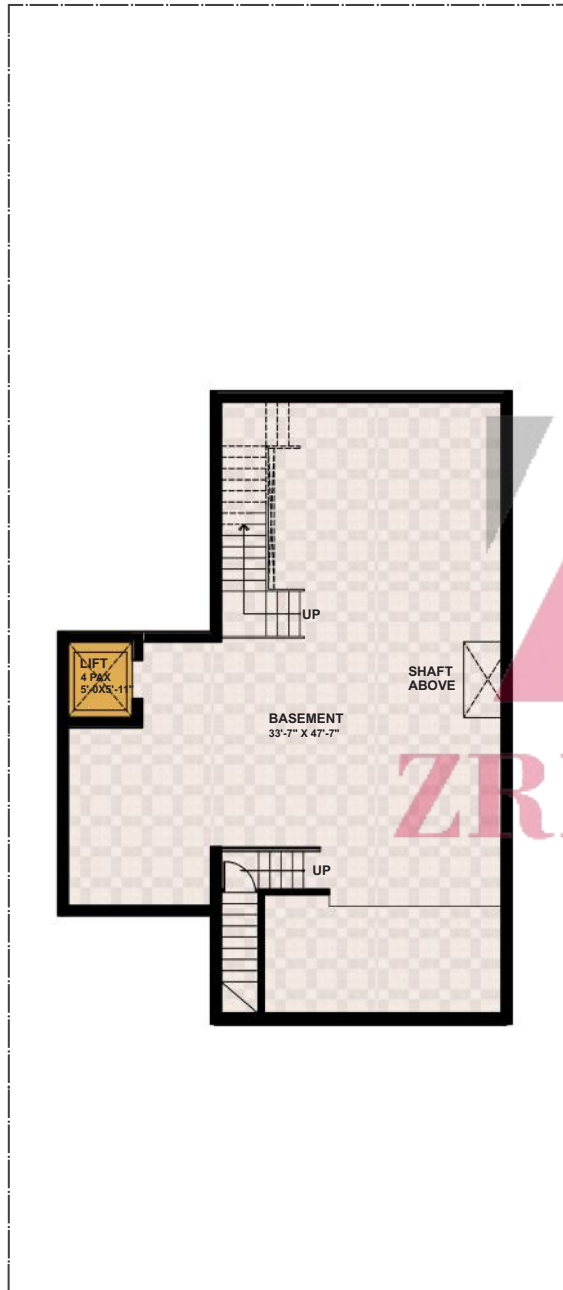
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VRV air-conditioning

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24 x 7 power backup

300 SQ.YD.  
THE FLOOR PLAN



Basement Plan  
(1333.65 SQ.FT.)



Ground Floor Plan  
(1575.84 SQ.FT.)



300 SQ.YD.  
THE FLOOR PLAN



First Floor Plan  
(1439.4 SQ.FT.)



Second Floor & Terrace Plan  
(725.76 SQ.FT.)

## Wall Treatment-External

- Sand Stone Cladding
- External Plaster with texture paint
- MS Railing

## Wood Work-Doors and Windows

- All interior doors will be Flush Doors with Veneer paneling  
All hardware of Palladium/ Dorset or equivalent
- All windows & external doors will be of UPVC and will have glass shutter and wire-mesh shutters wherever required. All glass will be double insulated
- Cupboards: All bedrooms will be provided with cupboards up to the ceiling or as per design. The shutters will be fitted with brass / stainless steel handles, towers bolts, magnet catchers and locks with keys. Drawers shall have Rollers / Telescopic Channels. The hardware will be of Hafele, Hettich or equivalent

## Services

- **Air Conditioning**  
VRV System with cooling & heating. Make DAIKIN or equivalent
- **Water Supply**  
Pressurized water supply system for cold & hot water. For 500 sq.yd. & 400 sq.yd. Villas, 450 ltr capacity, hot water system will be given
- **Communication**  
Pre-wired for telephone and cable television in all rooms
- **Security**  
Access control for each house with Video Doors Phones: 'ALBA' or equivalent
- **Lift**  
4/6 passenger elevator. Make Kone or equivalent

## Product Level Specifications

- **Bedroom, Family Lounge**  
Imported marble or Solid wood plank / laminated wood flooring
- **Living, Dining & Foyer**  
Imported Italian marble flooring. Brown Empredor, Roso Alicante, Perlatino, Coffee Pearl, Bottocino, White Satwaria or equivalent



## Product Level Specifications

### • Bathrooms, powder room

- Imported Marble or equivalent in flooring
- Glass Mosaic / Bisazze Mosaic / Imported tiles in walls till 8 feet height in shower area and 3 ½ feet in other area. Balances painted in acrylic emulsion paint
- Master Bathroom to have a tub and Jacuzzi fitted from Duravit / Villeroy and boch / Kohler / Jaguar or equivalent
- Frameless glass shower enclosure with SS hardware

### • Kitchen / Utility

- Imported marble / Spanish anti-skid tile flooring
- 2 feet high dado above counter in decorative ceramics tiles
- 25 mm Granite counter top and back splash
- Modular Kitchen from Bulthaup / poggenpohl / magppie / Hacker or equivalent will be provided with built-in Hob & Chimney "Siemens" make or equivalent. Adequate storage Larder Unit above and below the counters, Wood & S/S combination cutlery Tray, Corner Carousel pull-out Dustbin, Dish Rack with Drip Tray Pull Out drawers
- Inbuilt white goods provided - kaff

## Electricals

### • Electrical Connection

Each Villa to have separate connection of minimum 20-40 KW load

### • Electrical Wiring

Finolex or equivalent. Telephone wiring connection minimum 2 connections and CAT 5 cables to be used for computers

### • Switches

Legrand / Clipsal / Crabtree or equivalent

### • MCB / ELCB / Dist. Board

Legrand / Merlin Gerin or equivalent

### • Fans / Exhaust Fans

Fans to be provided in all rooms and basement. Exhaust fan with louvers in all kitchens and all toilets

### • Decorative Lights

Decorative lights will be provided

### • Power Backup

All Villas will be provided with power backup

### • Main Panel Board

14/16 SWG with Aluminium Bus Bar & Other arrangements as required

DELHI'S ORIGINAL  
**DEVELOPER**



**ZRICKS**.COM



ORIGINAL  
DELHI DEVELOPER



4 DECADES  
OF LEGACY



DIVERSIFIED  
PROJECTS PORTFOLIO



OVER 1000 ACRES  
OF LAND BANK IN DELHI-NCR



OVER 20 MILLION  
SQ.FT. DELIVERED



## COMPLETED DEVELOPMENTS



TRICOLOR, NH-8



HOTEL MAPPLE EXOTICA, SOUTH DELHI



HOTEL MAPPLE EMERALD, NH-8



SERVICE APARTMENT, MANESAR



HOTEL OCEAN PEARL RETREAT, SOUTH DELHI



IT PARK, MANESAR



IT SEZ, RAJ



MOMENTS MALL, KIRTI NAGAR, NEW DELHI

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-COM-

## ONGOING DEVELOPMENTS



MADELIA, SECTOR-M1A, MANESAR



MACEO, SECTOR-91, GURGAON



ANANT RAJ AASHRAY NEEMRANA,  
RAJASTHAN



IT PARK, PANCHKULA



ACTUAL PICTURE OF THE ESTATE PREVU, MARKETING OFFICE AT THE ANANT RAJ ESTATE SITE



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