





WHAT !F YOU COULD
LIVE A BETTER
EVERYDAY LIFE THAN
REST OF THE PEOPLE?

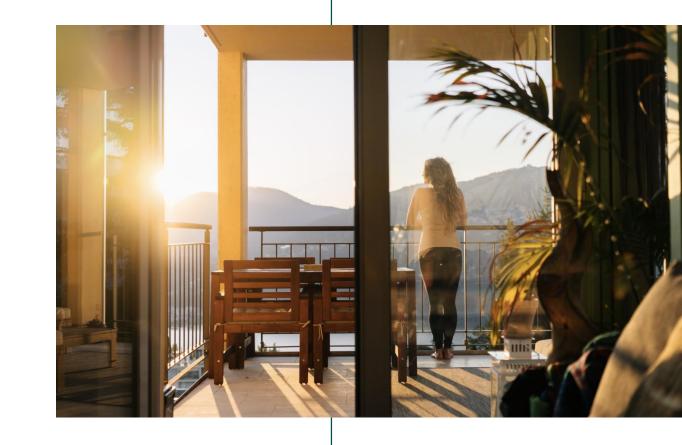


WHAT !F YOU COULD

BREATHE FRESH AIR AND

HAVE THE COMFORTS OF

PEACE AND SERENITY?



WHAT !F YOUR CHILDREN

CAN GET THE BEST OF

LEARNING FROM THE CITY

WHILE STILL ENJOYING

THEMSELVES IN THE LAP OF

NATURE?



WHAT !F YOUR ELDERS

GET TO RELAX THEIR

MINDS AMID THE

GREENERY AWAY FROM

THE CHAOTIC NOISE OF

THE CITY?



WHAT !F YOU COULD

SAY GOODBYE TO THE

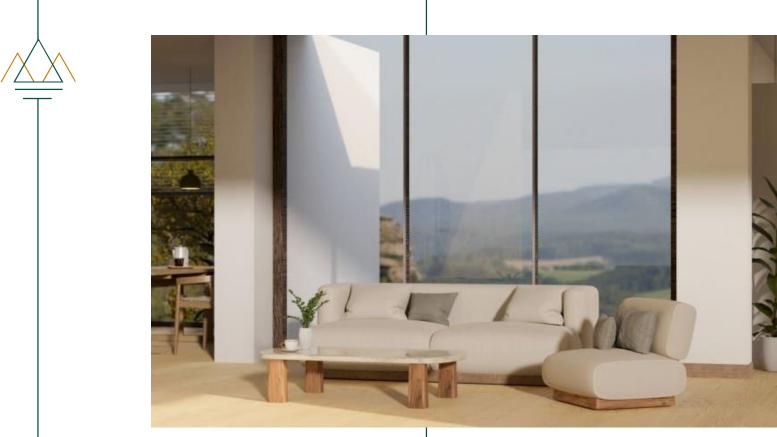
STRESSFULL LIFE AND SAY

HELLO TO SOULFUL

LIVING IN THE HILLS?



WHAT !F YOU COULD
WAKE UP TO THE
EVERLASTING VIEW OF
HILLS EVERY MORNING?



WHAT IF ALL YOUR

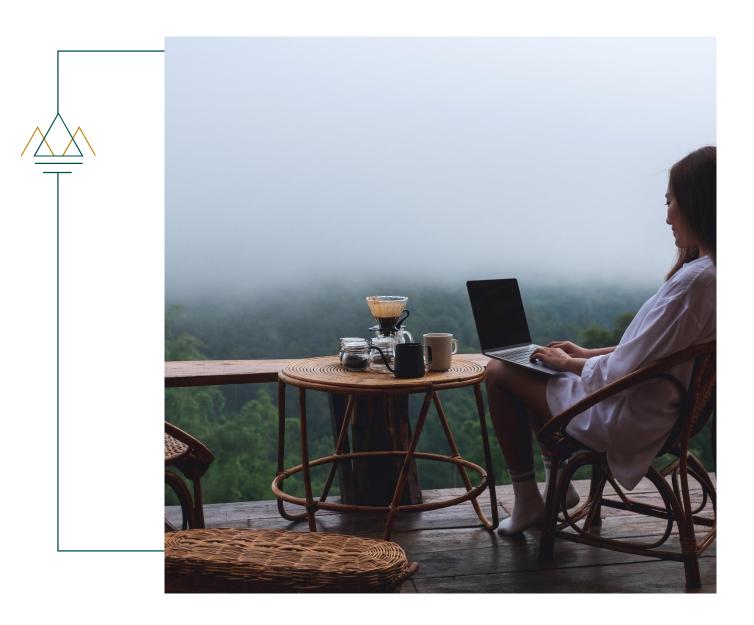
DESIRES OF LIVING NEAR

HILLS COME TRUE

WITHOUT HAVING TO

LEAVE THE BENEFITS OF

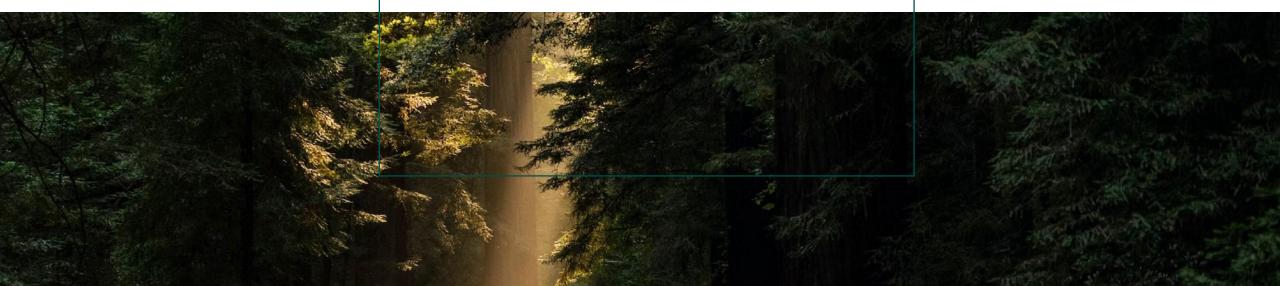
CITY LIFE?





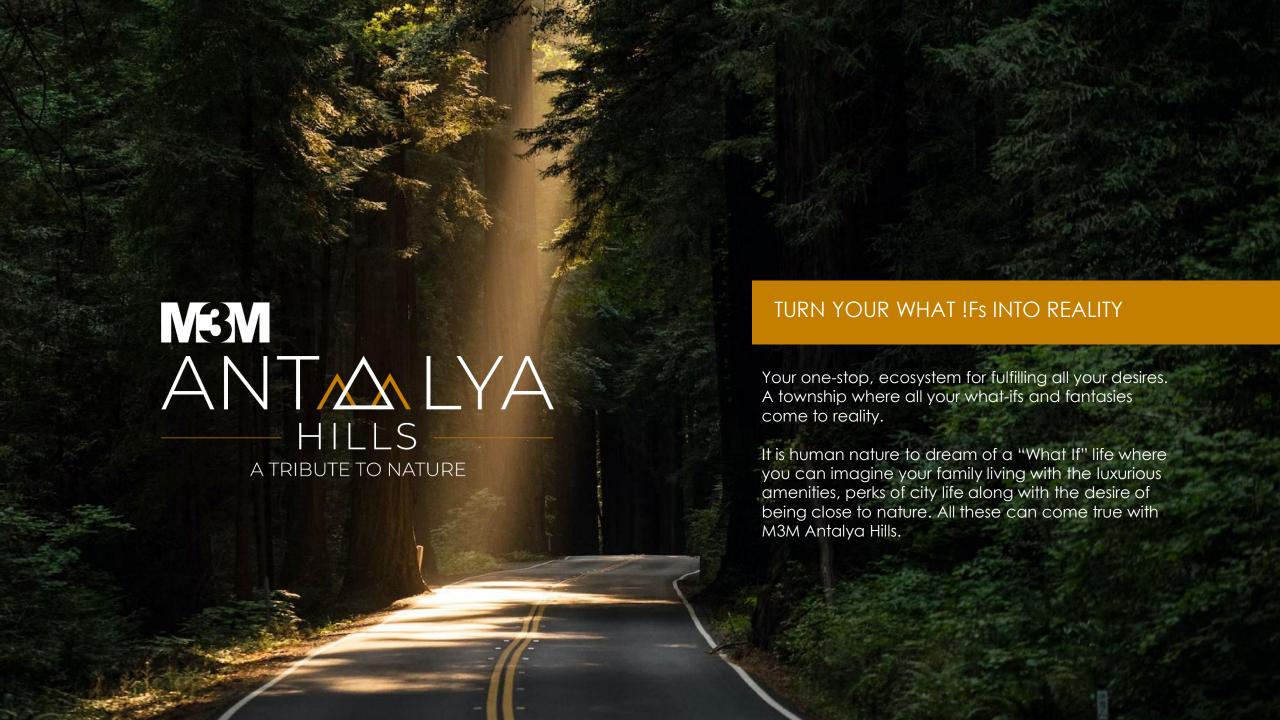
# WHERE CAN YOU TURN ALL YOUR WHAT !Fs

INTO REALITY?

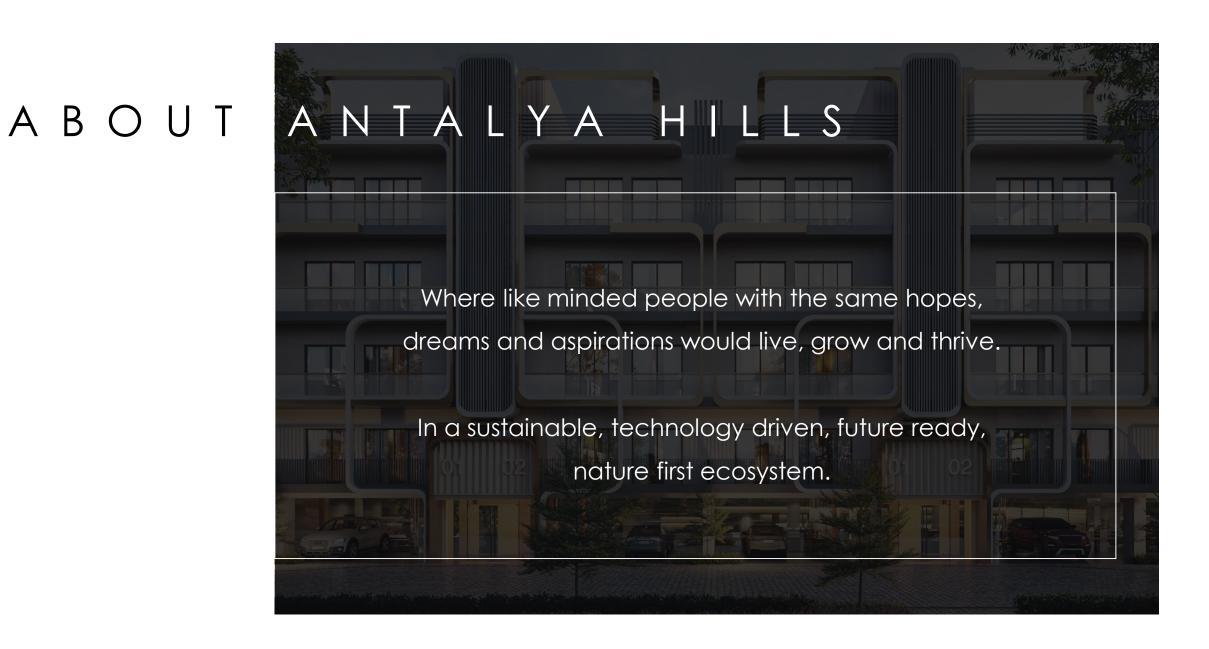


















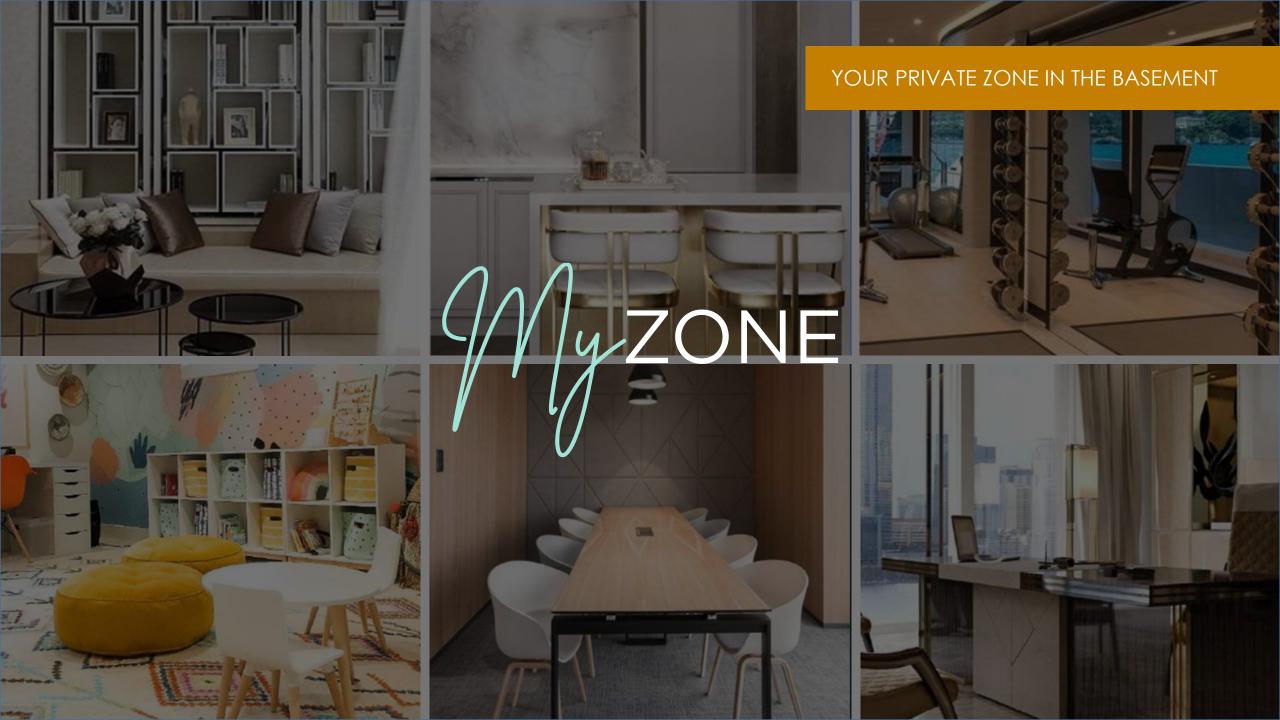




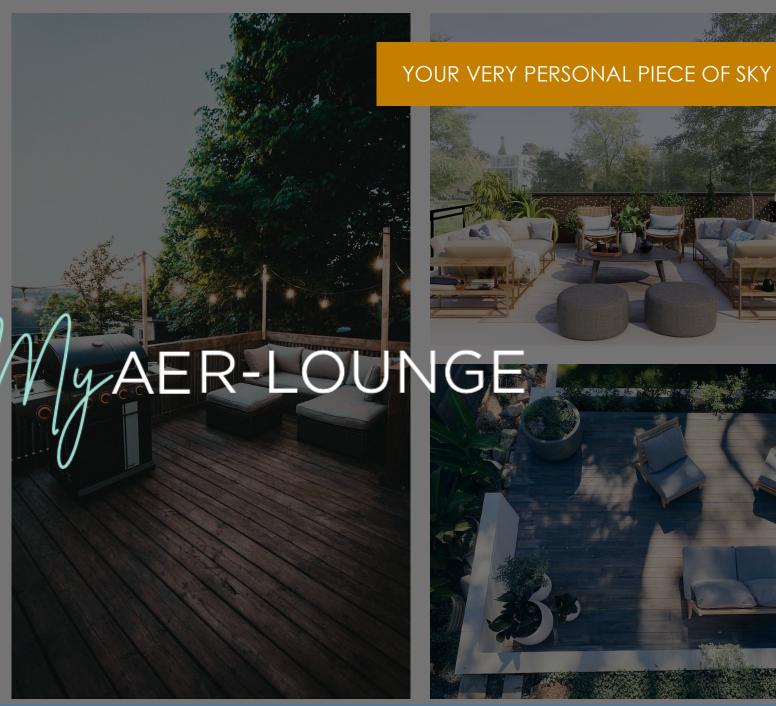




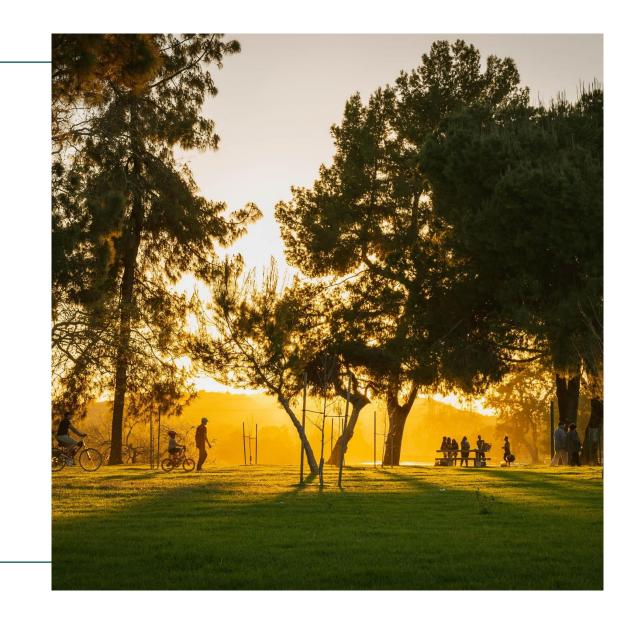


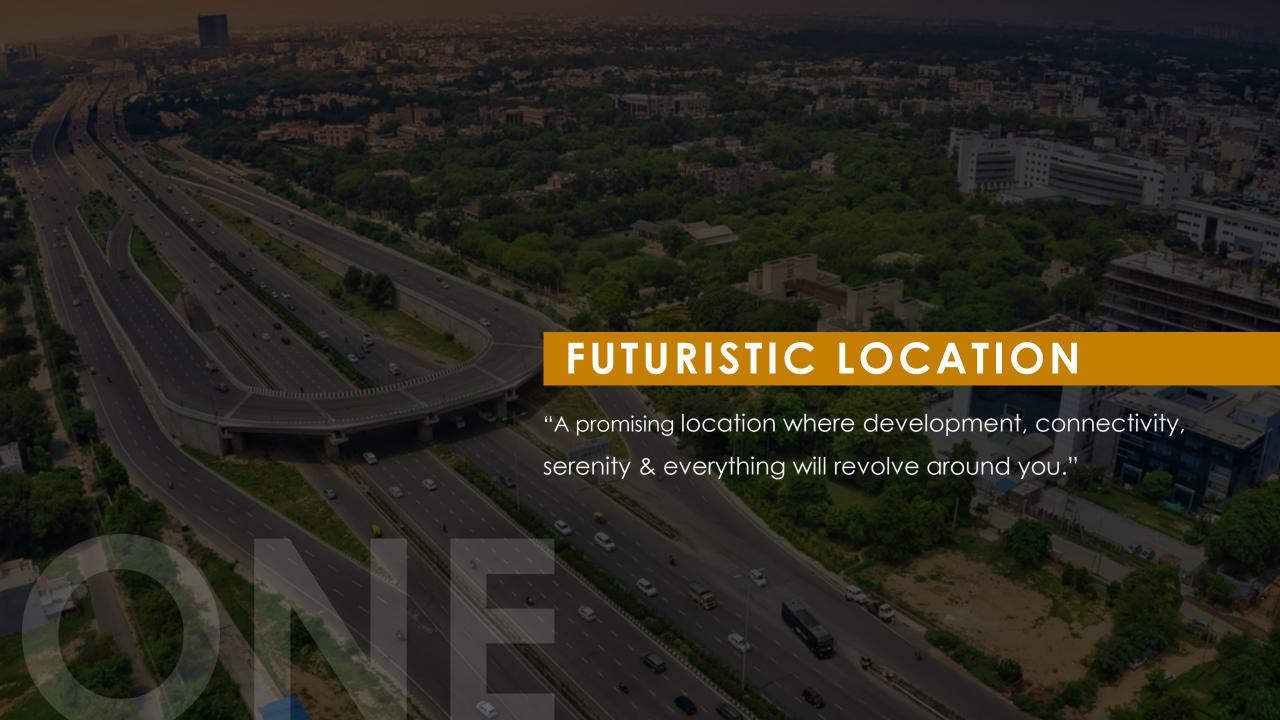






# PROJECT FEATURES







# **ROBUST CONNECTIVITY & MUCH MORE AT SEC-79**



# **Promising Location**



"Live in the neighbourhood which is positioned to be one of the most connected developments in the vicinity loaded with a plethora of upcoming public transport systems such as RRTS, ISBT, and multi-mode transportation."



#### IT CENTRES & BUSINESS HUBS

#### TRANSPORT & CONNECTIVITY:

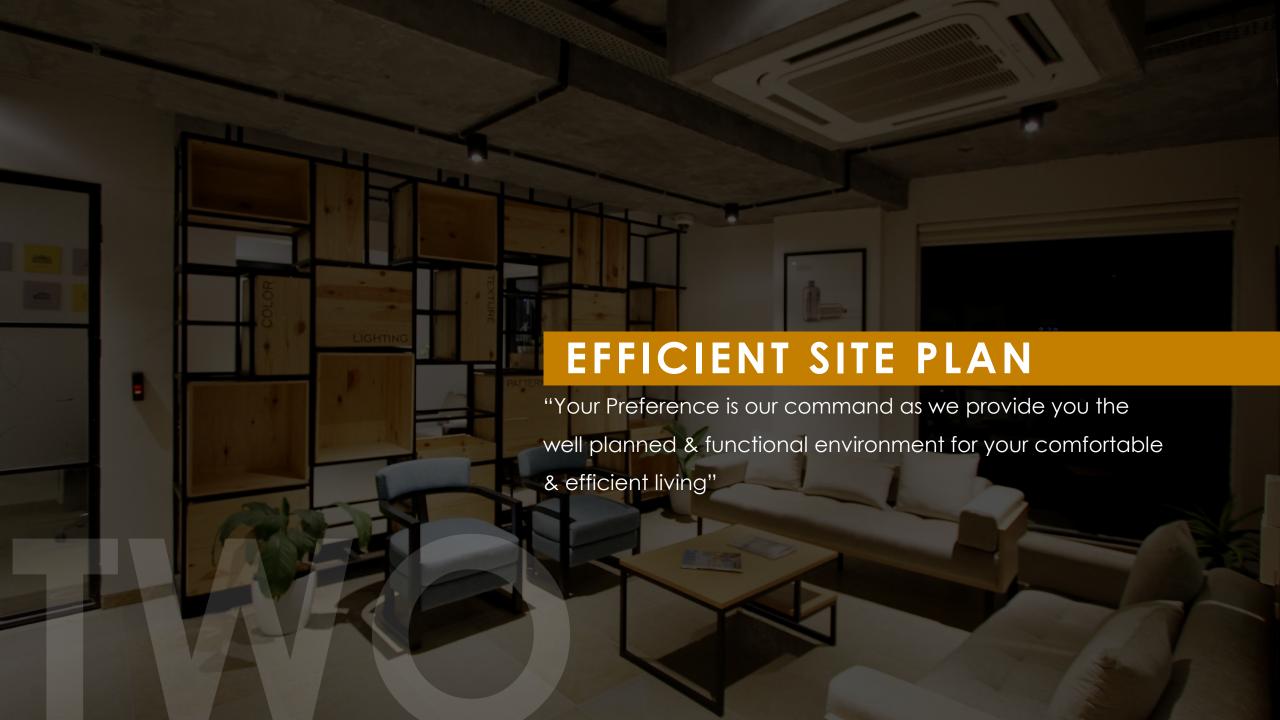
NH-8 SPR GCRE KMP Expressway Gurugram ISBT Gurugram Railway Station IGI Airport

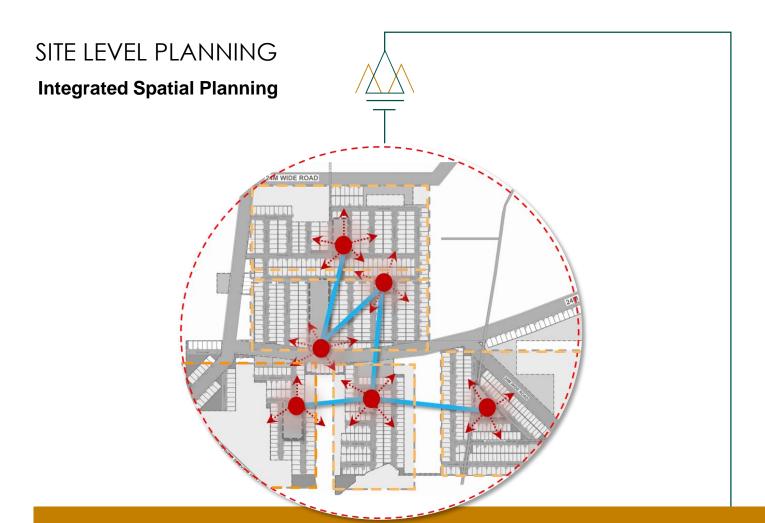
#### **RECREATION:**

Cricket Stadium Golden Greens Golf & Resorts Ltd. Jungle Safari & Trails

#### **EDUCATION:**

National Brain Research Centre Government Polytechnic, Manesar DPS, Manesar Amity University, Gurgaon







Say goodbye to walking long distance to reach the "State of the Art Clubhouse, Kid's Play Area or other amenities". With interconnected clusters, all the pockets are made self-sufficient where all the facilities are stone's throw away.



### **DECENTRALIZED PLANNING**

Have all the amenities near your doorstep with every cluster being a self-sufficient pocket with all facilities



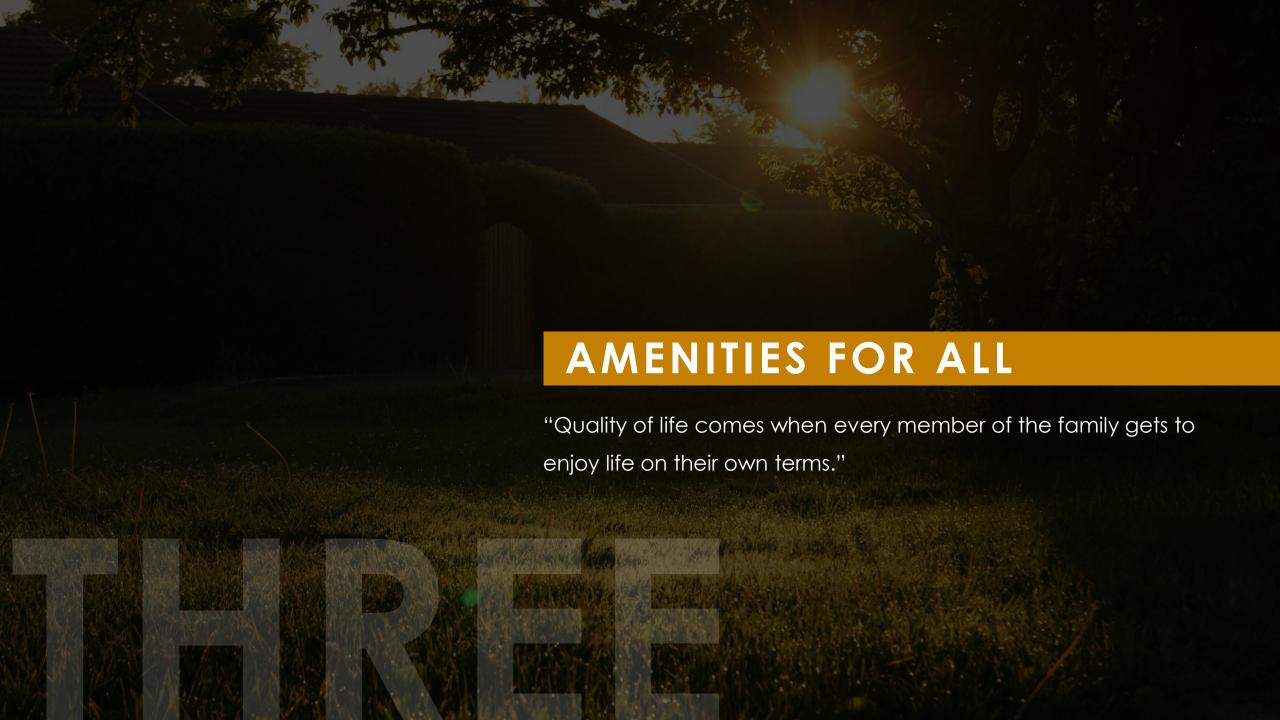
#### **GREENS**

**Dedicated Parks** for each cluster along with **Vertical Greens** to add 10-15 % of greenery. **Greenery is** added at Parking level also



### WALKABILITY

2 min walk to **Clubs & Green Parks** within each cluster



#### IMMERSIVE

## MULTIGENERATIONAL AMENITIES

Special Amenities planned for every age group & every kind of you "the calm, the sporty, the social & the cheerful".



Every pocket is equipped with a club that comes with curated amenities to cater to the needs of all age groups. Now, Community lifestyle becomes the new normal.



# **Social Planning for Everyone**



Recreational Spaces for all ages



Tie up with **Hospitality partner** 



Vehicular service to nearest landmark



Travel Safety at night



Community **Gardens** 



Surveillance for **Children & Seniors** 



**Friendly** Workspaces



**Preliminary First Aid Assistance** 



**Friendly Parks** 



**Indoor & Outdoor** Games



**Gadget Friendly Premises** 



Kids & Elder **Centric Spaces** 



# BREATHE THE CLEAN, PURE AIR

Enjoy the constant cooling of public areas with the perfect balance of Sunlight, Shade & Natural Ventilation





**Mature Tree Preservation** & Plantation of 10,000 Buffer Trees in between the blocks to enable self shading through three layered plantation. This will reduce the temperature and keep the surroundings clean.



# Breathable Spaces with Enhanced Air Quality

**AQI Measuring & Display Kiosk** at multiple location within the site showing comparative data w.r.t to city AQI No.

#### **OXYGEN PARKS & THEME GARDENS**

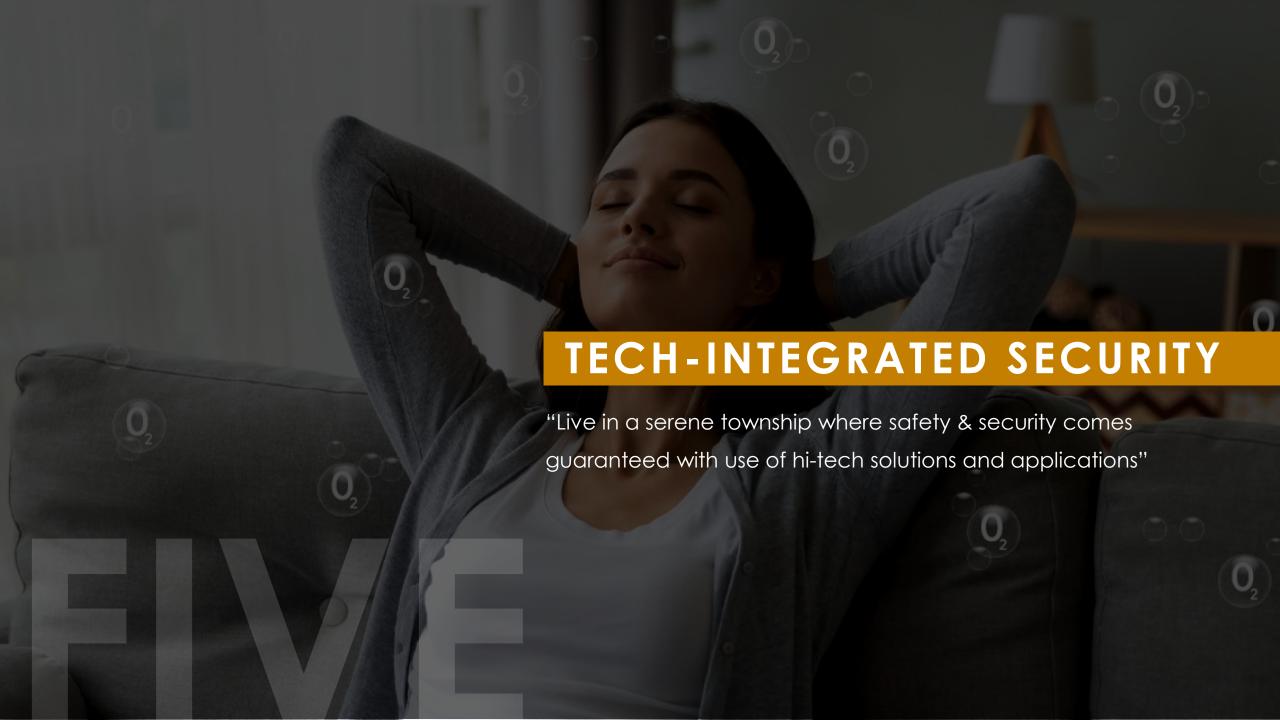
With Air Purifying Plantation

#### **USE OF SUSTAINABLE TECHNIQUES**

- o 300 trees/100 sq meters
- Use of Solar Panels to reduce electricity bills
- Cool Micro-climate to reduce heat gain
- o Climate Responsive Materials in facade

#### WATER RETENTION STRATEGIES

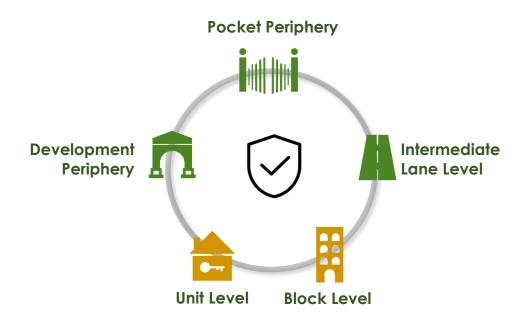
- Storm Water Management
- Bio Retention Areas
- Bio Swales
- Hydrozone Planting



### MULTI-TIER SECURITY

## SAFETY, SECURITY & AUTOMATION

A SMART COMMUNITY which does not compromise your security and integrates tech-driven practices at multiple levels





#### **POCKET PERIPHERY** SECURE PREMISES WITH SAFE PRACTICES



Security checks at multiple level & regular Patrolling



Regular Training & Disaster management Drills (Fire, Earthquake etc.)



Planned Delivery & Pickup points at important junctions

#### **INTERMEDIATE LANE LEVEL** NO WORRY FOR YOUR FAMILY'S COMFORT & SAFETY



Dedicated Lane Level Security
Checking for unauthorized
parking, Security check,
patrolling, assistance



**Smart Parking**Slot Booking , Easy Access



Smart Street Lighting Scheduled light timings to provide right level of lighting

#### **MULTI-TIER SECURITY FEATURES:**







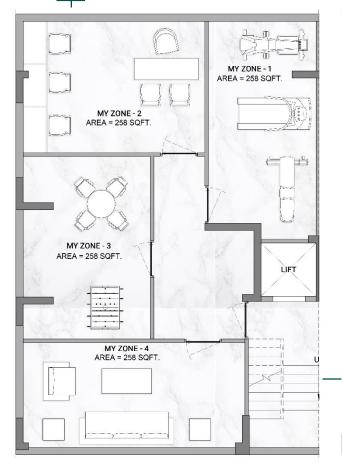
Separate Lanes for residents & visitors at entry exits

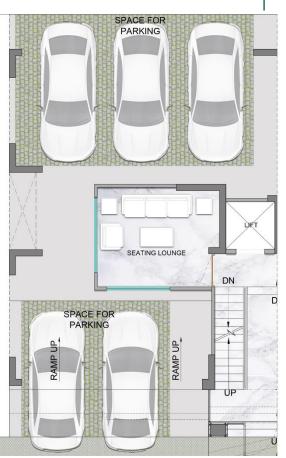


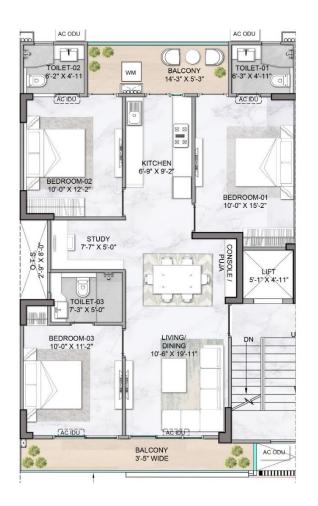
Smart Card to residents

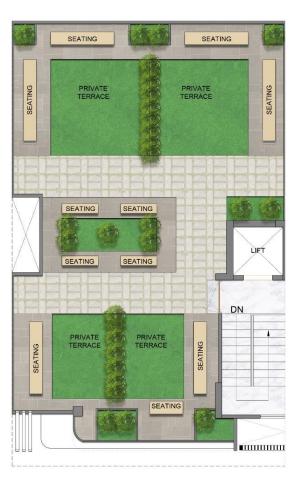


# UNIT PLAN - 3.5 BHK



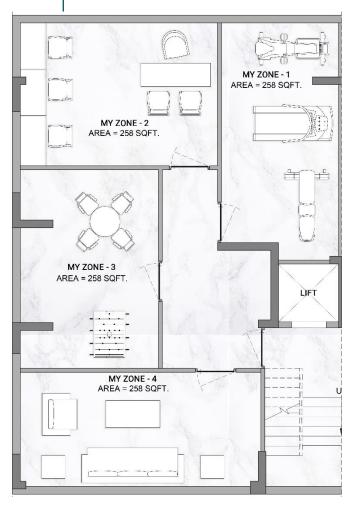


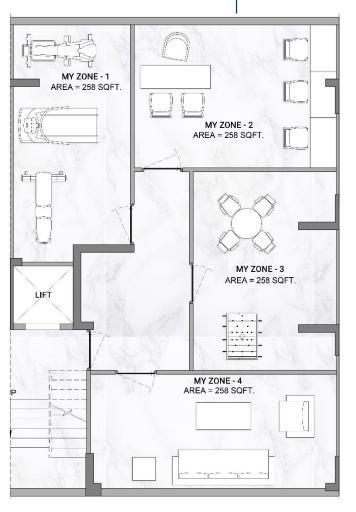




MY ZONE STILT FLOOR TYPICAL FLOOR MY AER-LOUNGE







UNIT PLANS - 3.5 BHK+3T

PRIVATE SPACE + PRIVATE TERRACE – (Sale area 1534 SQ.FT.)

Additional Private Space on Terrace and Basement for each unit



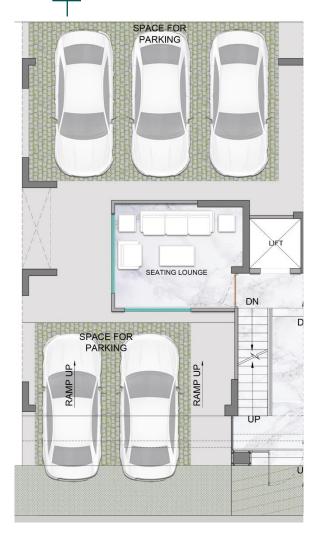
PERSONAL SPACE

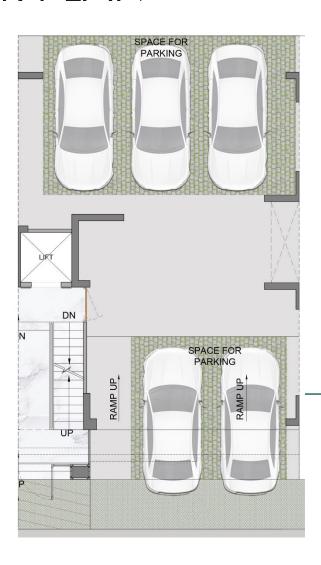


Common Lobby



# STILT FLOOR PLAN





## UNIT PLANS-3.5 BHK+3T

# PRIVATE SPACE + PRIVATE TERRACE – (Sale area 1534 SQ.FT.)



Common indoor stilt space with pool table, seating lounge etc.



Access controlled lobby systems



Parking monitoring system



App for shared facility use



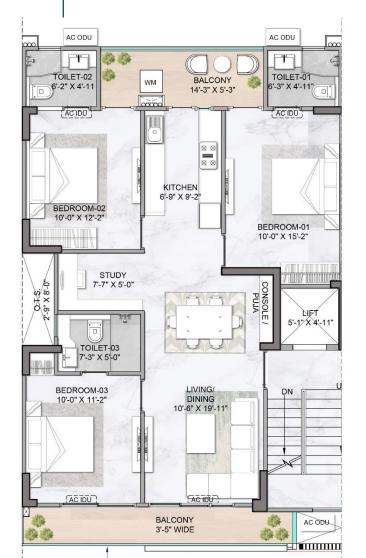
Dedicated lift and car parking

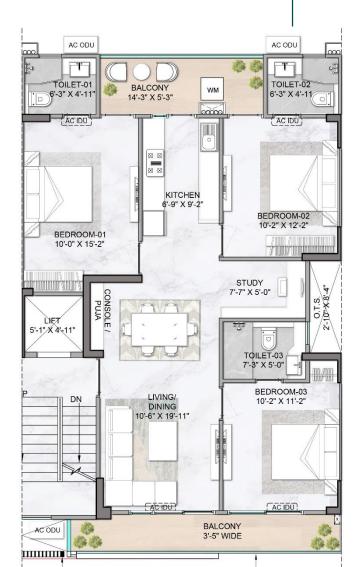


Driver's toilet



# TYPICAL FLOOR PLAN





## UNIT PLANS - 3.5 BHK+3T

PRIVATE SPACE + PRIVATE TERRACE -(Sale area 1534 SQ.FT.)



Home **Automation** System



Private **Basement** Area



Study Area



Conditioning



Modular Kitchen



Attached Toilets



Wide Balcony



☆ Natural

# R-LOUNGE FLOOR PLAN





## UNIT PLANS - 3.5 BHK+3T

PRIVATE SPACE + PRIVATE TERRACE -

(Sale area: 1534 SQ.FT.)



Barbeque





Common Area



Jogging Area



Meditation Media
area



Basketball Court



Garden Space

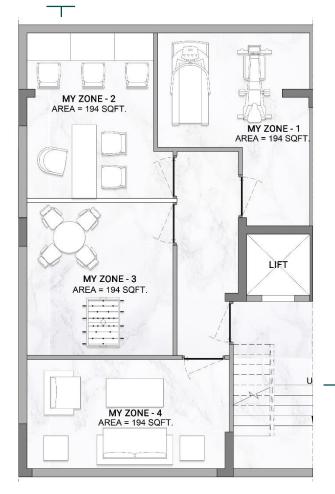


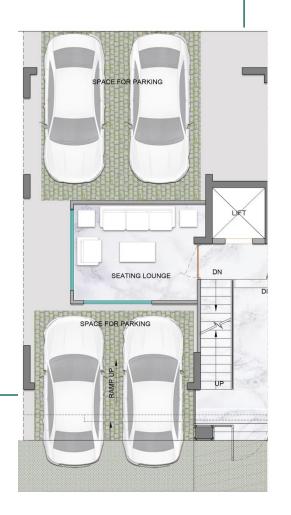
Private Terrace
Space



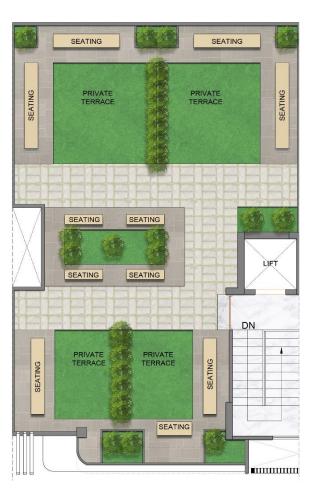
# UNIT

# UNIT PLAN - 2.5 BHK





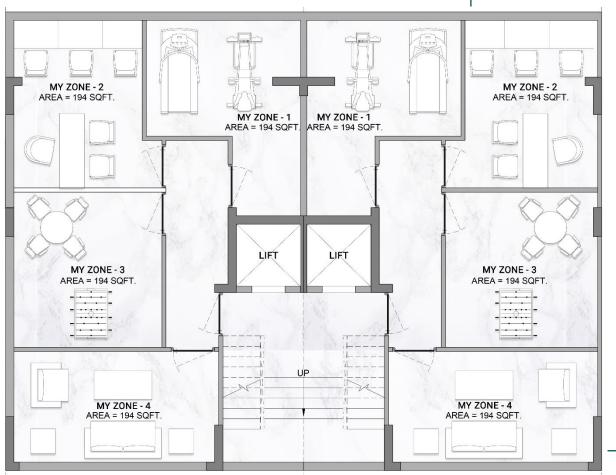




MY ZONE STILT FLOOR TYPICAL FLOOR MY AER-LOUNGE

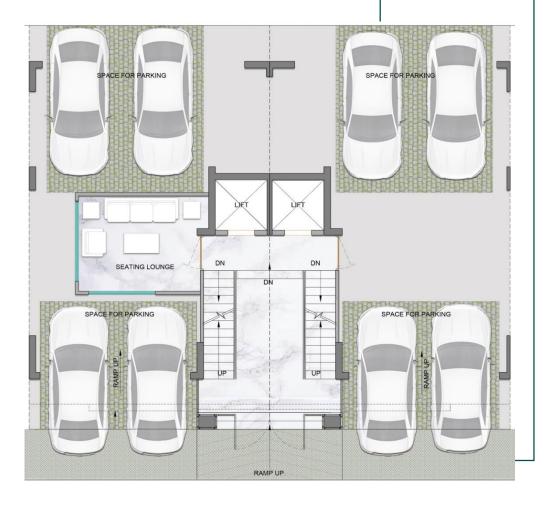
## MY ZONE FLOOR PLAN





## STILT FLOOR PLAN





## TYPICAL FLOOR PLAN





## MY AER LOUNGE







