



# ANANT RAJ ESTATE

---



+918586866824

INTEGRATED TOWNSHIP  
SECTOR 63A, GURGAON

---

THE LIFESTYLE OF  
**ANANTRAJ**  
ESTATE

OVER 160 ACRES  
OF COMMUNITY LIVING

NEAR THE THRIVING  
GOLF COURSE EXTENSION ROAD

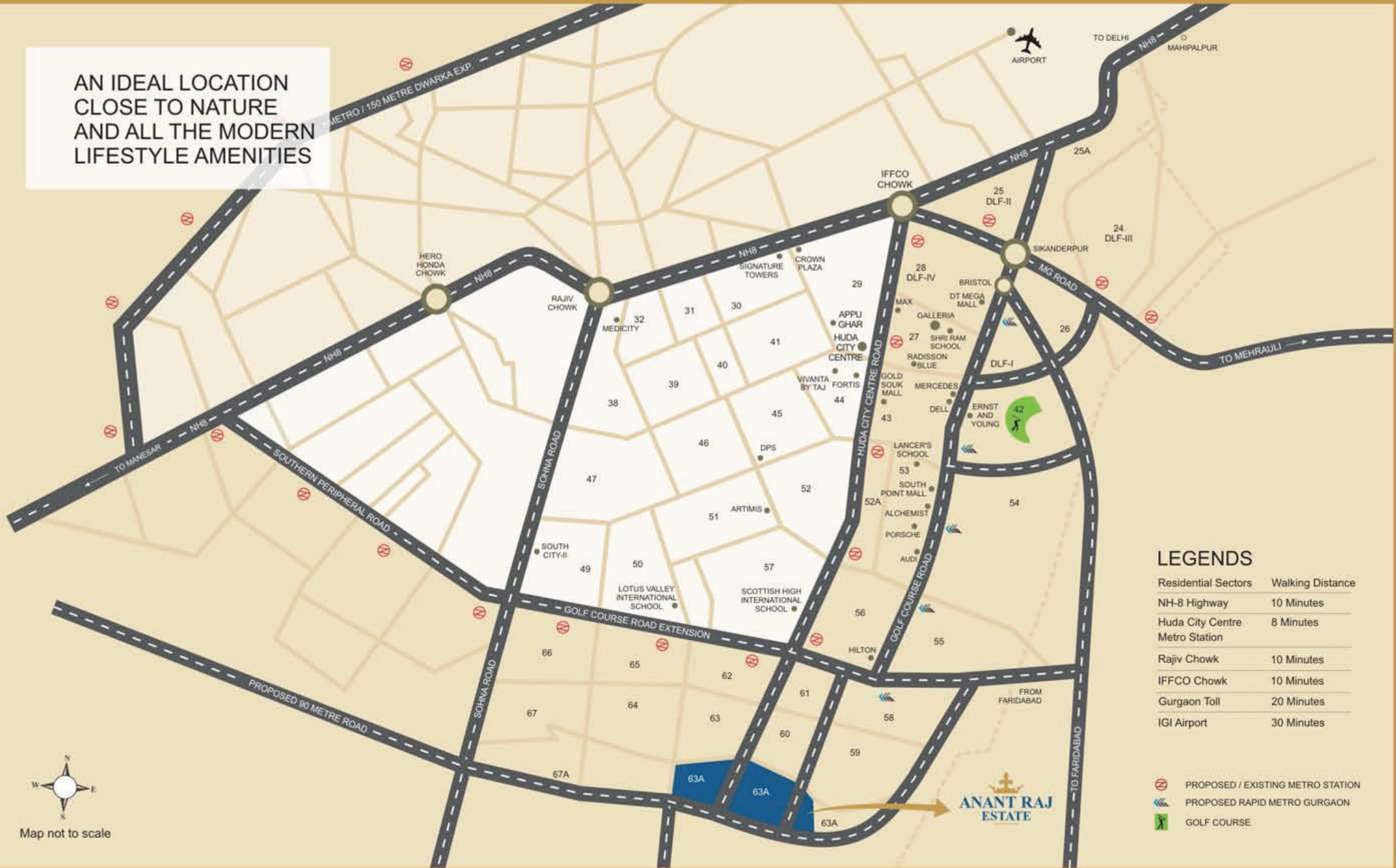
LOW DENSITY  
GATED COMMUNITY

WELL PLANNED  
INFRASTRUCTURE  
FOR A HASSLE-FREE LIFESTYLE

CHOICE OF  
INDEPENDENT  
VILLAS, FLOORS & PLOTS

+918586866824

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	8 Minutes
Metro Station	
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

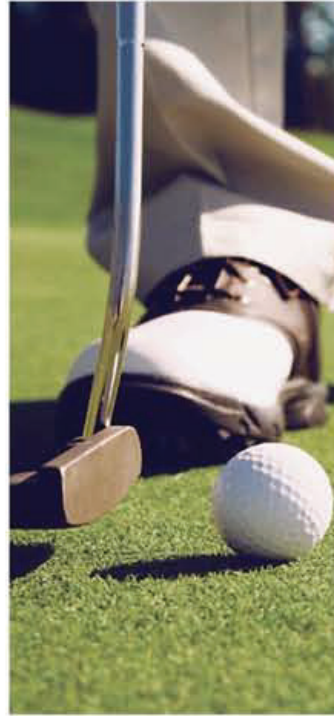


Map not to scale

+918586866824



# THE THRIVING LOCATION GOLF COURSE EXTN ROAD GURGAON



## 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 NHA 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 NHA 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.



## THE PROXIMITY TO WORKSPACES

---

Anant Raj Estate provides an easy access to a thriving corporate world of well known international as well as national organisations as it is just minutes away from commercial zones located on Golf Course Road, Sohna Road, NH-8, HUDA City Centre, Cyber City, etc.

+918586866824





## THE PROXIMITY TO TOP SCHOOLS

---

With multiple primary and nursery schools right within the township and reputed educational institutes like Heritage, Sri Ram, DPS, Lancers, Shikshantar, GD Goenka, Pathways, etc. in the neighbourhood, Anant Raj Estate is an ideal residential destination.

+918586866824



## THE PROXIMITY TO RETAIL & ENTERTAINMENT

---

Retail destinations on Golf Course Road and MG Road are just 10-20 minutes drive from Anant Raj Estate which offers a plethora of shopping, dining and leisure options for you and your family. Further variety is provided by the bustling Sohna Road and the HUDA City Centre region in the vicinity.

+918586866824





## THE PROXIMITY TO HEALTHCARE

---

Gurgaon is already emerging as a preferred destination for medical tourism. You will be just minutes drive from the known healthcare centres like Paras, Alchemist, Max, Artemis, Fortis, Medicity, etc.

+918586866824



# 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











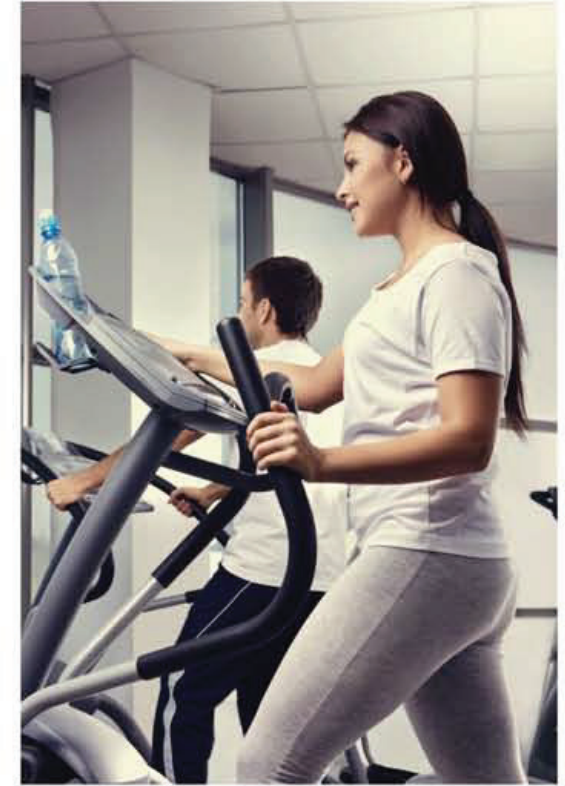
EXCLUSIVE CLUB HOUSE



MULTIPLE SPORTS FACILITY



MULTIPLE POOLS



MODERN GYMNASIUM

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

+918586866824





OPEN AIR CAFES & EATERIES



WORK SPACES



PROFESSIONAL FACILITY MANAGEMENT



HIGH STREET EXPERIENCE

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

+918586866824



YOU CHOOSE YOUR  
**STYLE**

LUXURY VILLAS

INDEPENDENT FLOORS

PLOTS

+918586866824

RESIDENTIAL



ACTUAL SHOW VILLA: 500 SQ.YD.

# THE ESTATE VILLAS

VILLAS AVAILABLE IN  
500, 400 & 300 SQ.YD.

---

Spread over G+2 and basement

---

Spacious five bedroom villas

---

Multiple car parks, a private elevator

---

Front and rear landscaped lawns

---

Personal pool for 500 and 400 sq. yd. villas

---

Large terrace garden on the second floor

---

24 x 7 stringent security service

---

VRV air-conditioning

---

24 x 7 power backup

**+918586866824**





# THE ESTATE FLOORS

INDEPENDENT FLOORS  
AVAILABLE IN 400 & 270 SQ.YD.

---

Large sized living room spaces

---

Highest design standards and quality amenities

---

Views of front and rear lawns

---

Parking spaces at stilt

---

Additional storage in basement

---

Large balconies and terraces

---

Separate provision for servant's room  
in the 400 sq. yd. floors

+918586866824



# THE ESTATE PLOTS

PLOTS AVAILABLE IN  
250 SQ.MTRS. & ABOVE

Gated community living

Well demarcated plots of sizes 250  
sq. mtrs and above

Sewage and electrical connection

Well developed road infrastructure

Rain water harvesting

24x7 power backup

+918586866824



YOU CHOOSE YOUR  
**BUSINESS  
STYLE**

OFFICE SPACES

.....  
RETAIL SHOPS

+918586866824

COMMERCIAL





# THE ESTATE BUSINESS HUBS

ULTRA MODERN  
COMMERCIAL WORK SPACES

Modern building design

Impressive drop offs & common lobbies

Centralized air-conditioning system

Multi-level basement parking

Broadband connectivity and Wi-Fi enabled complex

Earthquake resistant RCC frame structure

Choice of varied unit size

24 x 7 CCTV surveillance

+918586866824





# THE ESTATE HIGHSTREET

EFFECTIVE LOW CAM  
BUSINESS MODEL

- Wide range of shopping choices
- Shops catering to the daily needs
- Open air eateries and coffee shops
- Sophisticated fine dining options
- Entertainment and gaming zone
- Space for events and exhibitions
- Ample open spaces to hang-out

+918586866824



#### ANANT RAJ GROUP

One of the leading real estate Delhi based developers in the country, Anant Raj Group has focused all its development operations in the Delhi and NCR region. Established in 1969, as a construction company, Anant Raj has always been a front runner in shaping Delhi and NCR's skyline.

Evolving further as an independent real estate developer, Anant Raj Group has successfully completed a number of developments across a wide bandwidth of verticals: Commercial, IT Parks, SEZs Hospitality, Farm Houses, Villa development, infrastructure projects and developed over 20 million sq. ft. in Delhi, Haryana, Rajasthan & the NCR region.

The Company, with its own dedicated construction art, is currently developing almost 10 million sq. ft. spread across high-growth verticals such as Hotels, Malls, Residential Group Housing, Industrial Colonies, Townships, Resorts, and IT Parks.

As on date, the Company owns a fully paid land bank of almost 1250 acres located in the heart of Delhi & NCR. The development process for most of this land bank has been initiated and construction is in full swing.



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

+918586866824



## 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, RAI



MOMENTS MALL, KIRTI NAGAR, NEW DELHI

+918586866824

## ONGOING DEVELOPMENTS



MADELIA, SECTOR-M1A, MANESAR



MACEO, SECTOR-91, GURGAON



ANANT RAJ AASHRAY NEEMRANA, RAJASTHAN



IT PARK, PANCHKULA

+918586866824



DELHI'S ORIGINAL  
**DEVELOPER**



+918586866824



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

+918586866824

**DISCLAIMER:**

The brochure is purely conceptual and not a legal offering. All images and plans in the brochure are artist's impressions and Promoters / Architects reserve the right to add/ delete details/ specifications/ elevations mentioned. Terms & conditions apply. The images shown are for illustrative purpose.



+918586866824