


**THE
ESTATE
VILLAS**

GOLF COURSE EXTENSION ROAD,
SECTOR 63A, GURGAON



EXPERIENCE LUXURY

featuring as the best of
indian luxe living

THE ESTATE VILLAS

THE VILLA
500 SQ.YD.

THE VILLA
400 SQ.YD.

THE VILLA
300 SQ.YD.

+918586866824



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, personal gymnasium and pool

Lush landscaped front and rear lawns

VRV air-conditioning

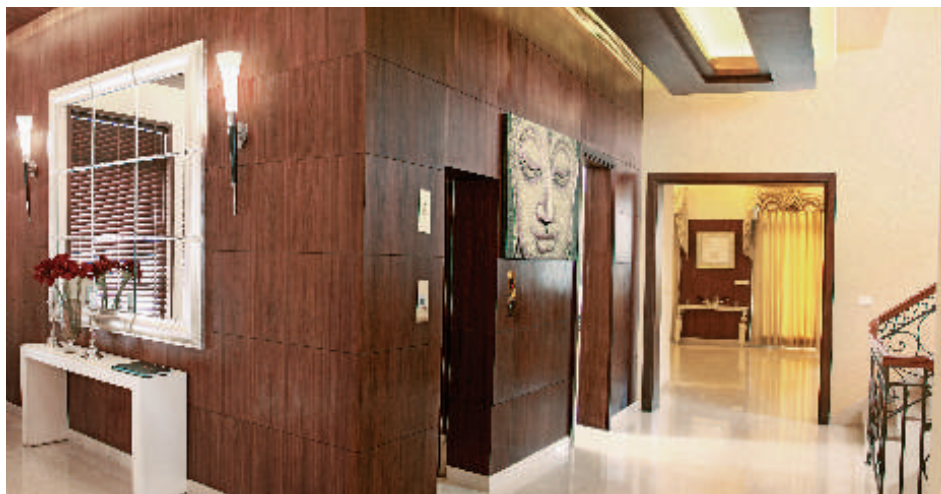
24 x 7 power backup

Advanced security systems

ACTUAL SHOW VILLA: 500 SQ.YD.

+918586866824

SHOW VILLA 500 SQ.YD.



A LARGE ENTRY FOYER AND LOBBY FOR A GRAND ARRIVAL EXPERIENCE



THE MODULAR KITCHEN EMBRACES MODERN FITTINGS AND FIXTURES TO CATER TO ANY NEED



EXPANSIVE LIVING AND DINING SPACE OVERLOOKING A LANDSCAPED REAR LAWN EQUIPPED WITH A PLUNGE POOL



THE PLUNGE POOL IN THE REAR LAWN EXTENDS THE GRANDIOSE OF THE VILLA LIFE

+918586866824

SHOW VILLA 500 SQ.YD.



SPACIOUS MASTER BED AND BATH SUITE REDEFINES LUXURY LIVING



PERSONAL GYM TO WORK ON YOUR FITNESS MANTRA



A WIDE WALK IN CLOSET WITH WOODEN FLOORING



THE BATHROOMS EQUIPPED WITH MODERN FITTINGS AND FIXTURES



WIDE BALCONY WITH GREAT VIEWS OF THE GREENS ALL AROUND



LARGE TERRACE - THE PERFECT GETAWAY FOR EVERY OCCASION

+918586866824

500 SQ.YD.
THE FLOOR PLAN



Ground Floor Plan
(2165 SQ.FT.)



First Floor Plan
(2046 SQ.FT.)

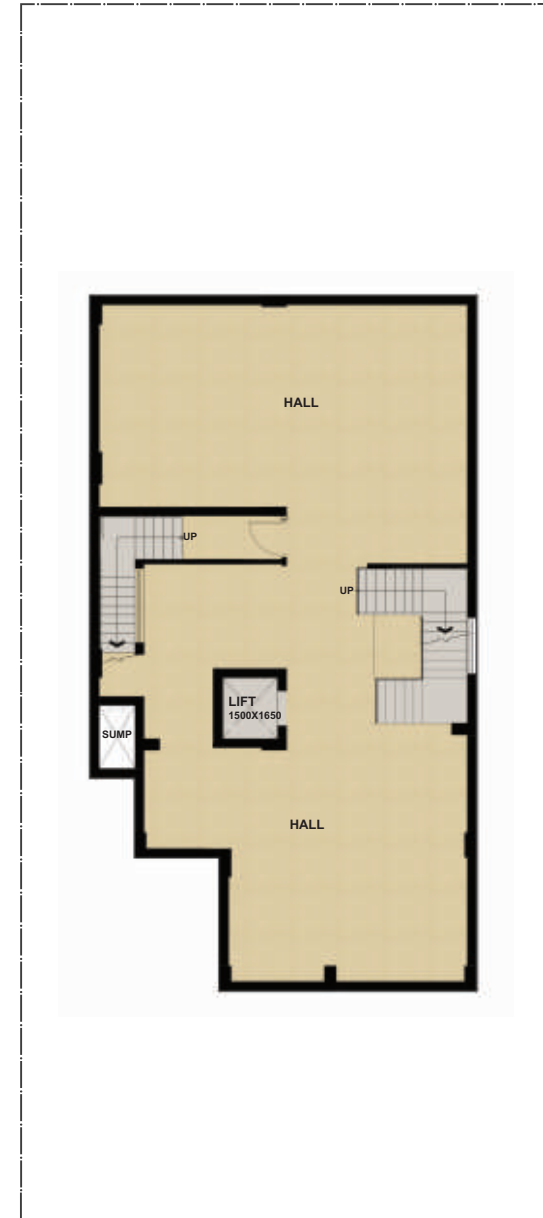


Second Floor Plan
(1085 SQ.FT.)

500 SQ.YD.
THE FLOOR PLAN



Terrace Plan
(379 SQ.FT.)



Basement Plan
(1907 SQ.FT.)



ARTISTIC IMPRESSION

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, personal gymnasium and pool

Lush landscaped front and rear lawns

VRV air-conditioning

24 x 7 power backup

Advanced security systems

+918586866824

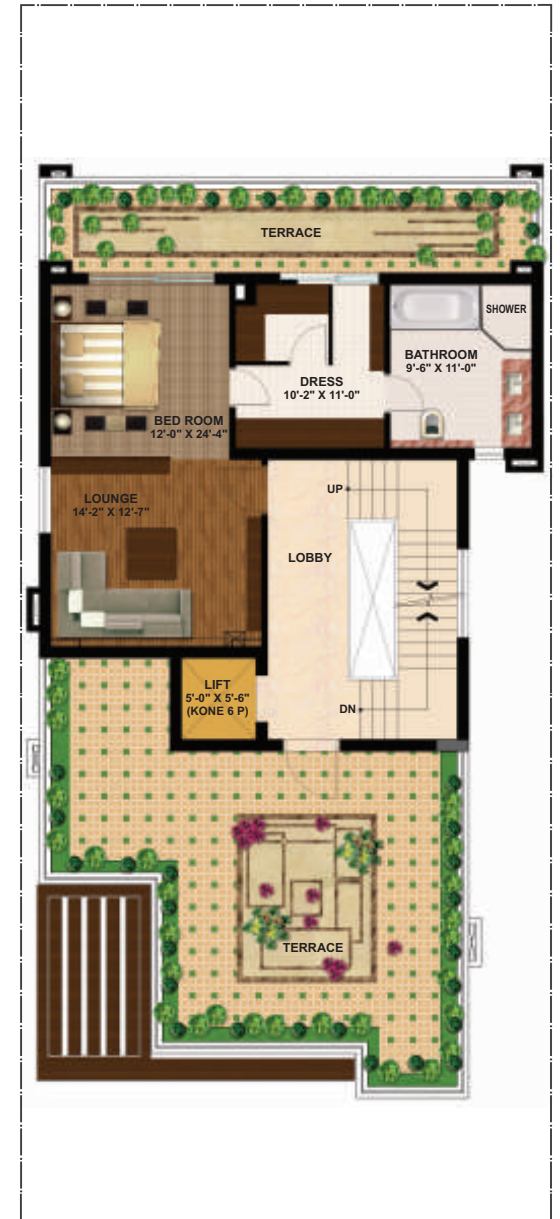
400 SQ.YD.
THE FLOOR PLAN



Ground Floor Plan
(1878 SQ.FT.)



First Floor Plan
(1648 SQ.FT.)

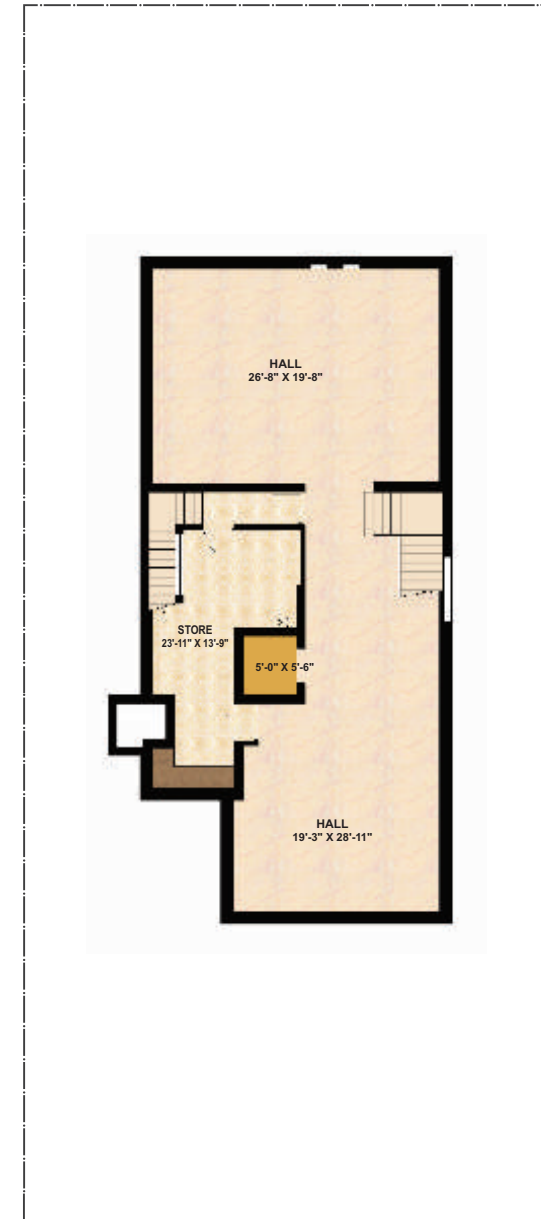


Second Floor Plan
(878 SQ.FT.)

400 SQ.YD.
THE FLOOR PLAN



Terrace Plan
(369 SQ.FT.)



Basement Plan
(1655 SQ.FT.)



THE ESTATE VILLAS

300 SQ.YD.

Spread over G+2 and basement

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

Spacious five bedroom villa

Multiple car parks, a private elevator

Large open living room, spacious kitchen,
servant quarter

Lush landscaped front and rear lawns

VRV air-conditioning

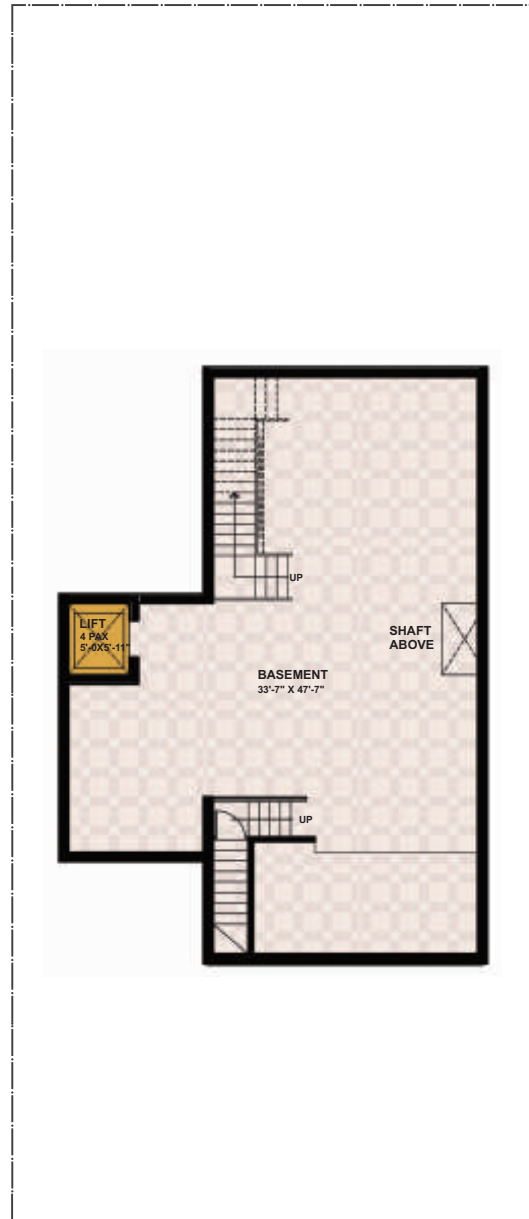
24 x 7 power backup

Advanced security systems

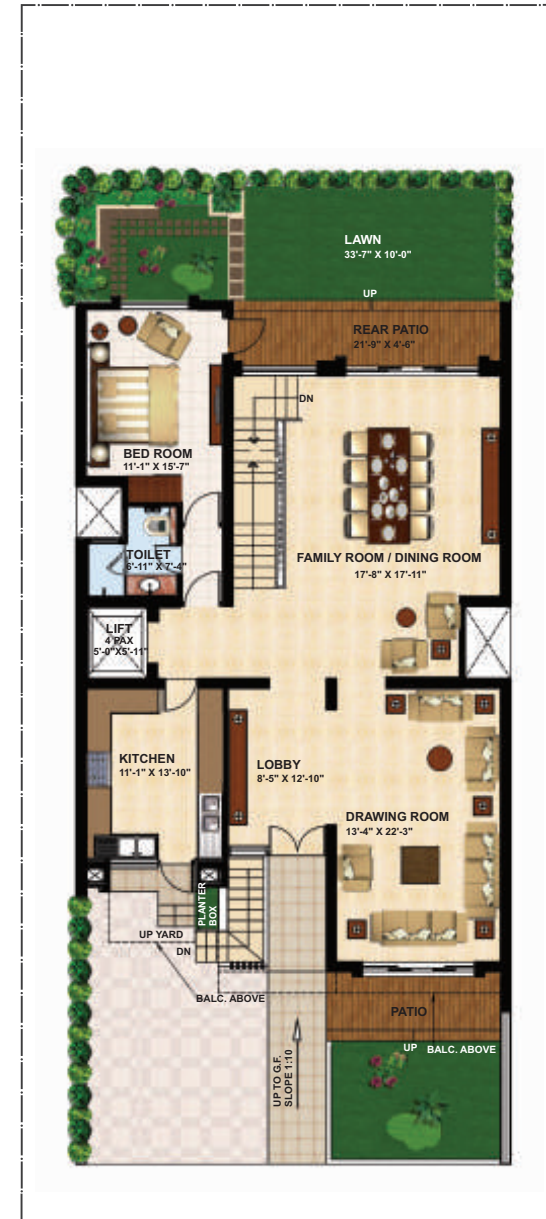
ARTISTIC IMPRESSION

+918586866824

300 SQ.YD.
THE FLOOR PLAN

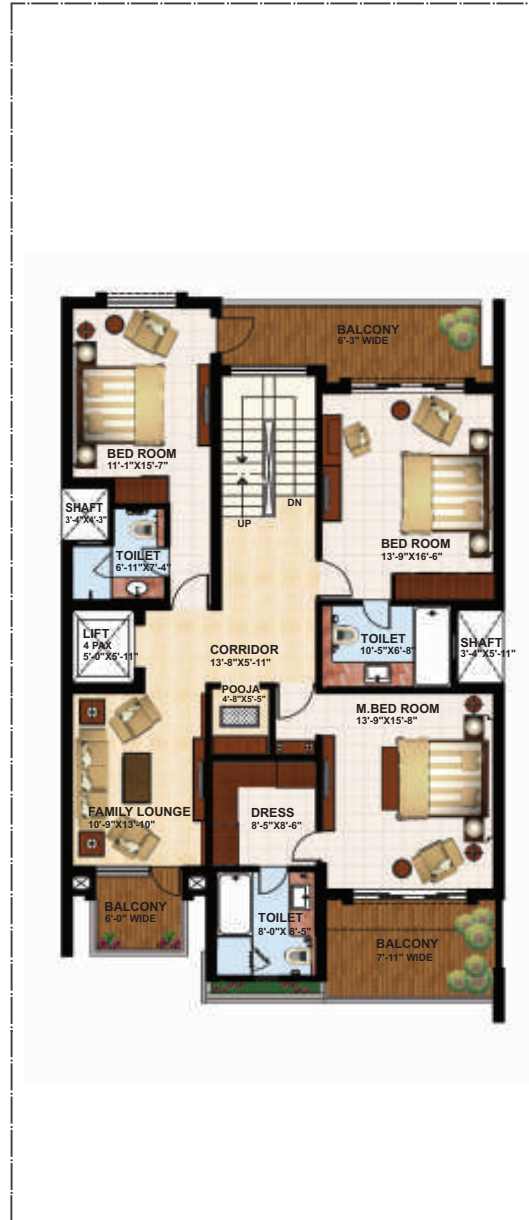


Basement Plan
(1333.65 SQ.FT.)

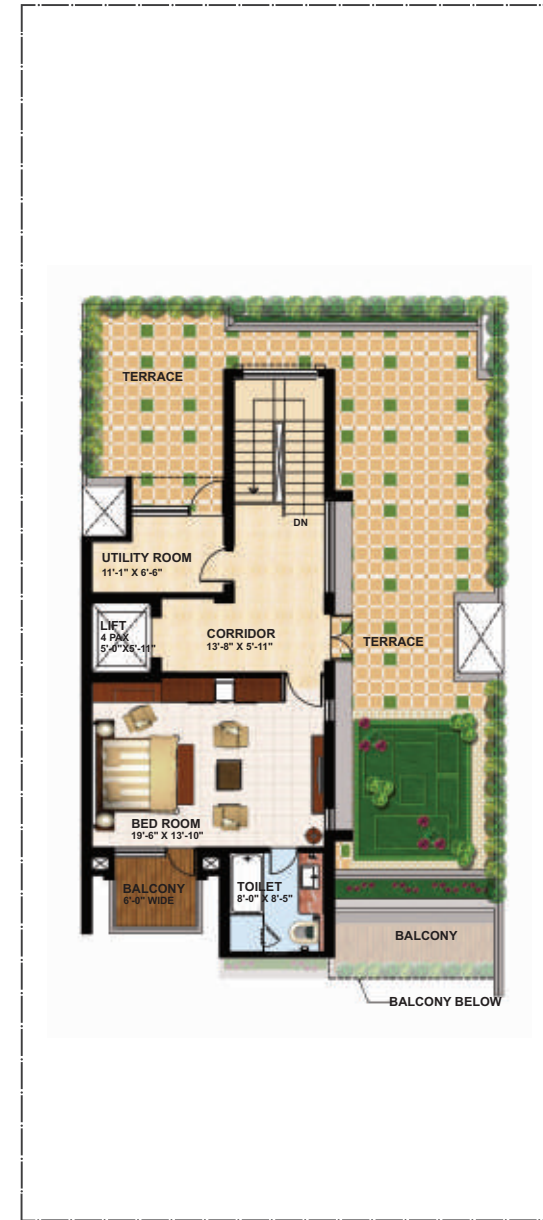


Ground Floor Plan
(1575.84 SQ.FT.)

300 SQ.YD.
THE FLOOR PLAN



First Floor Plan
(1439.4 SQ.FT.)



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

SPECIFICATIONS

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

ALL CUPBOARDS IN THE BEDROOMS WILL BE UP TO THE CEILING OR AS PER THE DESIGN. THE SHUTTERS WILL BE FITTED WITH BRASS / STAINLESS STEEL HANDLES, TOWER 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 DOOR 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 ALCANTE,
PERLATINO, COFFEE PEARL, BOTTOCINO,
WHITE SATWARIA OR EQUIVALENT

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. BALANCE 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 S/S 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 / MAGPIE / 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 20-40 KW LOAD

ELECTRICAL WIRING
FINOLEX OR EQUIVALENT. MINIMUM 2
TELEPHONE CONNECTIONS WITH WIRING
AND CAT 5 CABLES 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





MASTER PLAN

FUTURE DEVELOPMENT

TOWARDS GOLF COURSE EXT. ROAD

24 MTR. WIDE ROAD

24 MTR. WIDE ROAD

24 MTR. WIDE ROAD

24 MTR. WIDE ROAD

24 MTR. WIDE ROAD

24 MTR. WIDE ROAD

60 MTR. ROAD

24 MTR. ROAD

TOWARDS HUDA CITY CENTRE

CLUB HOUSE



Map not to scale

24 MTR. ROAD*

60 MTR. ROAD*

TOWARDS SOHNA ROAD / JAIPUR

TOWARDS DELHI

* PROPOSED ROADS * CONDITIONS APPLY

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



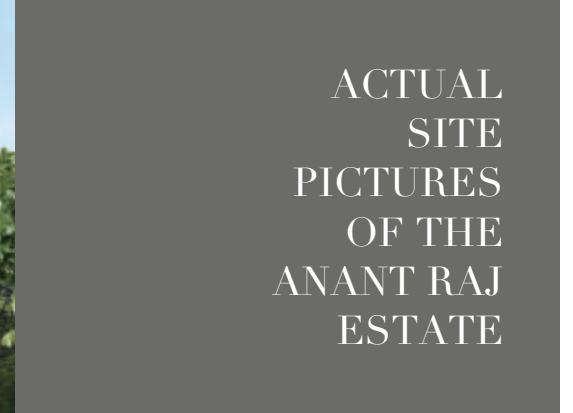
road infrastructure
in progress >



paved walkways
in the making v



^
internal road



ACTUAL
SITE
PICTURES
OF THE
ANANT RAJ
ESTATE



fully operational
the estate prevu: >
sales office



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.

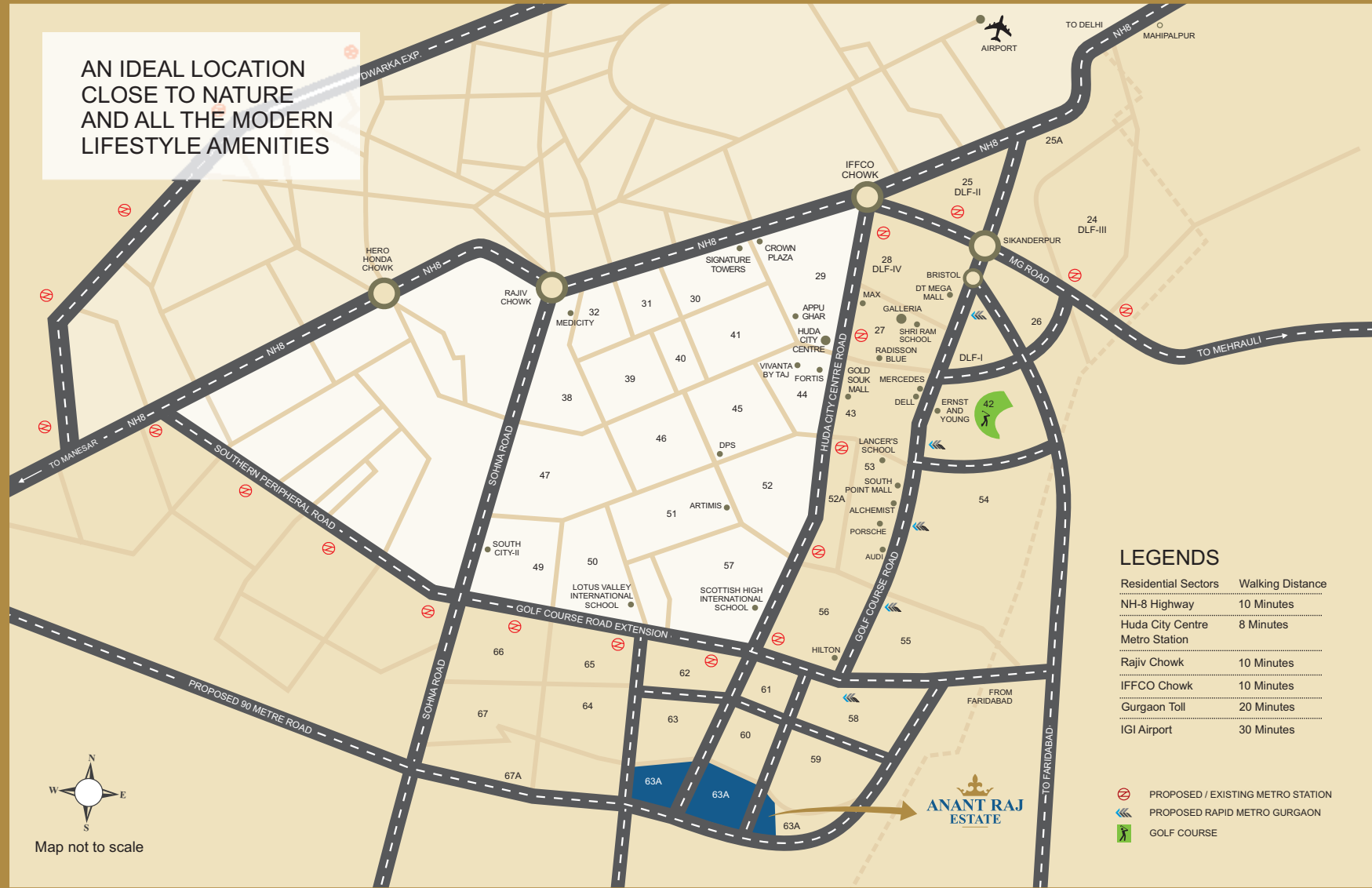
THE NHAI ADVANTAGE

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.

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



Map not to scale



PROXIMITY TO FINEST WORKSPACES

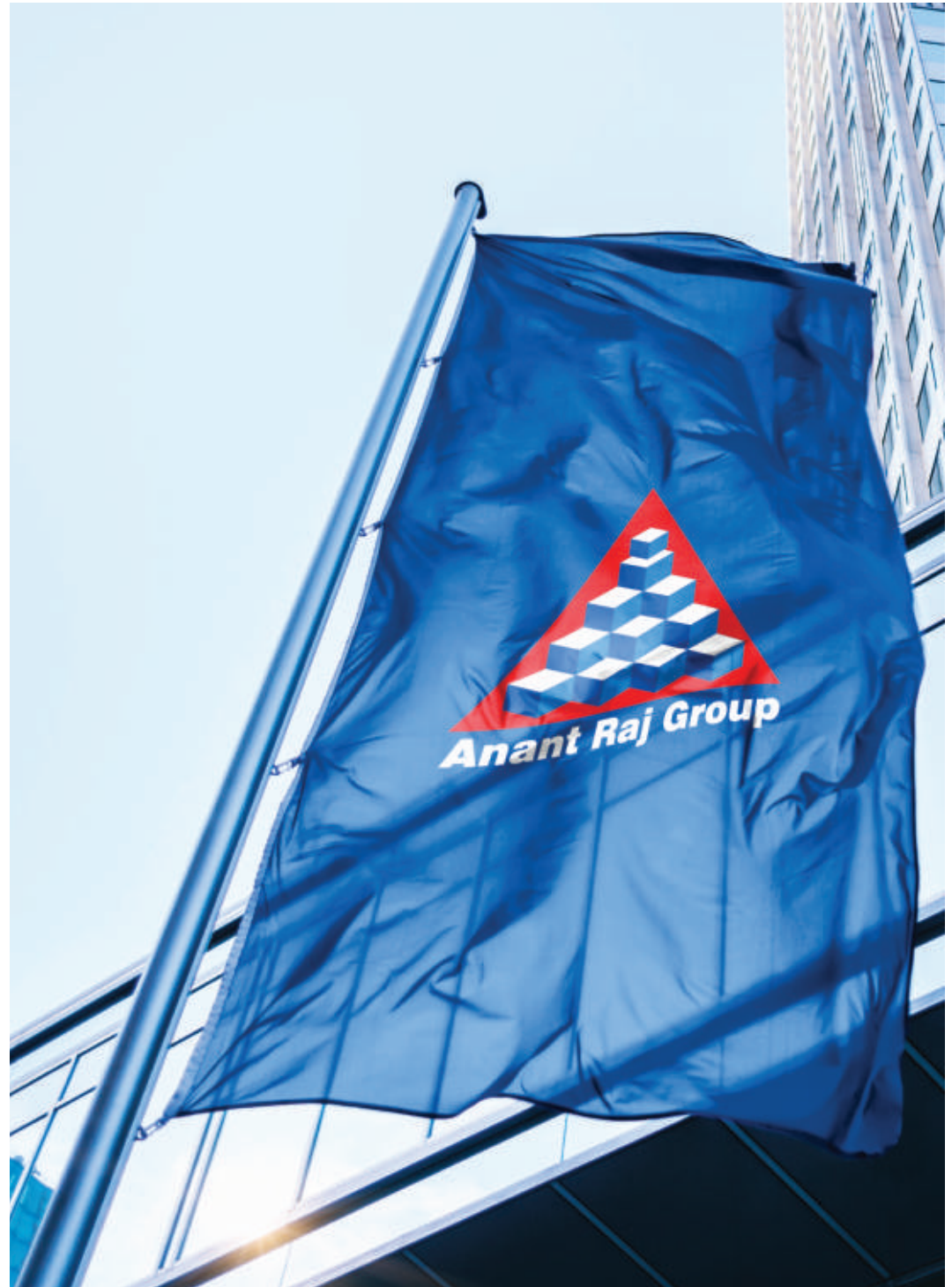
PROXIMITY TO TOP SCHOOLS

PROXIMITY TO HIGH-END RETAIL & ENTERTAINMENT

PROXIMITY TO WORLD CLASS HEALTHCARE

+918586866824

DELHI'S ORIGINAL DEVELOPER



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

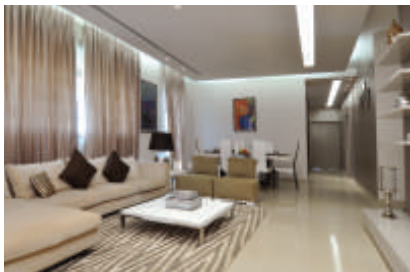


IT SEZ, RAI



MOMENTS MALL, KIRTI NAGAR, NEW DELHI

ONGOING DEVELOPMENTS



MADELIA, SECTOR-M1A, MANESAR



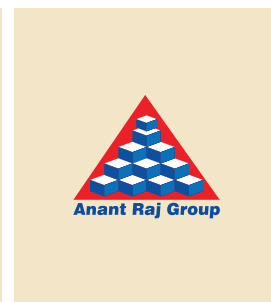
MACEO, SECTOR-91, GURGAON



ANANT RAJ AASHRAY, NEEMRANA, RAJASTHAN



IT PARK, PANCHKULA



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