



THE CENTER COURT
SPORTS RESIDENCES



EXPERIENCE TRUE
SPORTS STYLED LIVING

+918586866824

IF SPORTS & FITNESS IS
YOUR PASSION
THIS IS WHERE YOU
SHOULD LIVE

0 MINUTE TO SWIMMING POOLS

0 MINUTE TO TENNIS COURTS

0 MINUTE TO SQUASH COURT

0 MINUTE TO GOLF PUTTING GREENS

0 MINUTE TO BASKETBALL COURT

0 MINUTE TO VOLLEYBALL COURT

0 MINUTE TO JOGGING TRACK

0 MINUTE TO SKATING RINK

0 MINUTE TO CYCLING TRACK

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SPORTS RESIDENCES

Living in Sports Residences has the potential to make a profound and positive impact on you and your family. Sports Residences will inspire and support you to take up sports and to keep at it. Whatever your age, there is good scientific evidence that being physically active can help you lead healthier life. Physical activity, including sport, is linked to reduced risk of over 20 illnesses, including cardiovascular diseases and some cancers.

Sports also has positive impact on education of children like improved attainment and increased progression to higher education. Studies have found that sport participation can enhance self-esteem. It is highly effective for reducing depression, anxiety, psychological distress and emotional disturbance.

Sports is also said to have the potential to strengthen social networks and community building.

We have uncovered all the barriers for you to taking to sports by providing **MORE THAN 12 SPORTS FACILITIES RIGHT AT YOUR DOOR STEP** and to suit everyone's interests.

A Pursuit of healthy mind and body—The Center Court is all about the wellbeing of you and your family.

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A low-angle photograph of a man in a blue shirt reaching up towards a basketball hoop. The basketball is suspended in the air above his hand. The background is a dramatic sky with a bright sunset or sunrise, creating a warm, golden glow. The basketball hoop and net are visible on the right side of the frame.

THE HOME IS YOUR
PLAYGROUND

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GET INVOLVED!

Play Tennis any time of day or evening with lighted courts and a year round breeze. It doesn't matter if you're a beginner or an experienced player.



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WORLD CLASS

TENNIS COURTS

The Center Court will have the benefit of two Tennis Courts exclusive for its residents. In evenings they will be served up by high mount flood lights. The courts will be made of latest Tennis surfaces that provides maximum player comfort and exceptional performance.

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Take advantage of professional coaching.
A perfect opportunity for you and your
family to hone those sporting skills and
experience the joy of playing tennis.



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The Center Court has partnered with the famous MBTA for imparting professional, world class tennis coaching.

MAHESH BHUPATHI TENNIS ACADEMIES

MBTA is founded by the 12-time Grand Slam winner Mahesh Bhupathi.

It imparts highly specialised coaching to youngsters of all age-groups.

MBTA's Coaching Classes are specially designed to bring out excellence in every participant through its well-defined structure, expert coaches and personal attention.

It adopts a systematic and well-planned approach at every stage in the process of tennis coaching. It is customised to the capabilities and needs of each participant and leads to a comprehensive and highly effective graduation process.



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Having a Putting Greens at your doorstep provides an attractive amenity that the whole family will enjoy.

Whether your kids are spending the afternoon challenging their friends or you are enjoying a party challenging your guests, the Putting Greens will be an amenity that you will love.

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GOLF PUTTING GREENS

FOR GOLF ENTHUSIASTS

Everyone from beginners to professionals and young kids to seniors will enjoy learning and practicing Golf at The Center Court Putting Greens.

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AN INTENSIVE WORKOUT AT THE

VOLLEYBALL COURT

Health, fitness and enjoyment is the top priority at The Center Court.
Embody the energy of Volleyball sport and have a blast with your
friends.



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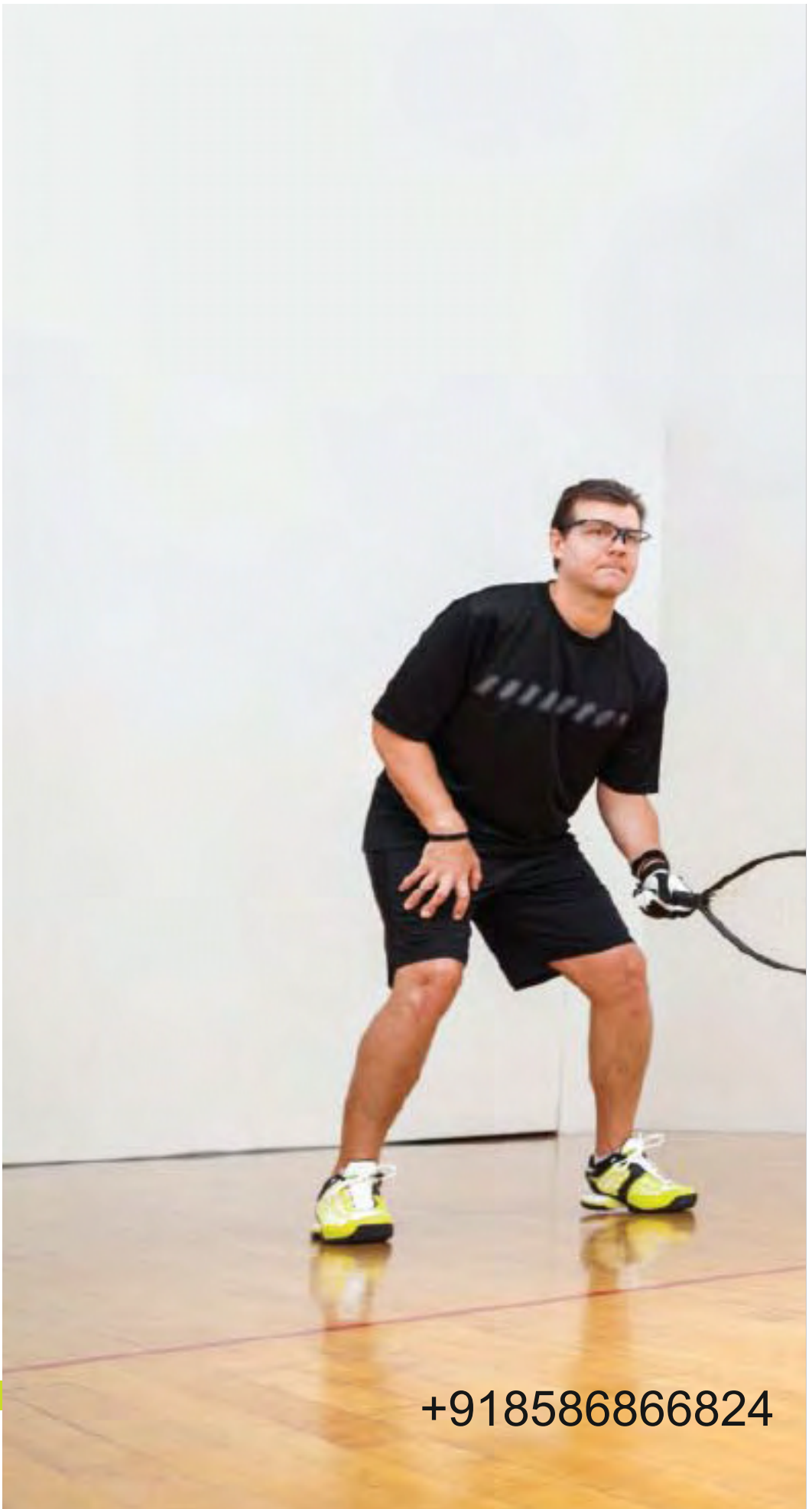
LUXURY OF A

FULL BASKETBALL COURT

The Center Court provides hoops action all year round. A perfect sport for growing teenagers, who can learn and develop basketball skills in safe and beautiful ambience. They can go out and shoot baskets by themselves or get involved in competition games with neighbours, family and friends.

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WORLD CLASS

SQUASH COURT

All you need is a racquet and ball. You can get started instantly for an excellent squash experience. The Center Court features Squash Court with hardwood floors and good quality walls.

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OUTDOOR LIFESTYLE WITH FINEST

JOGGING TRACK

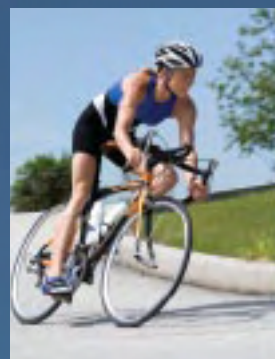


Health and fitness are a way of life at The Center Court. A dedicated jogging track for you to stay active and fit. There are no stop lights, no dogs, no cars, no pollution—just plain fresh air.

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FOR PEOPLE WHO PEDAL

CYCLING TRACK



Cycling is a growing lifestyle sport. At The Center Court you can pursue your passion of biking and make it a part of your daily schedule. Get your bicycle out and take it for a spin any time on a segregated Cycling Track around the periphery. It'll be pure fun.



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CRICKET PRACTICE PITCH

WITH BOWLING MACHINE

The Center Court serves to assist in the development of cricketers and cricket enthusiasts of all age and ability. 2 cricket nets with bowling machines would be at disposal of all residents to practice and improve their game.

UNFORGETTABLE MOMENTS AT KIDS PLAY AREA

Children of The Center Court can have their everyday out at exclusive kids play area in safe and secure environs. There will be lots of Slides, Climbs, Swings and loads of fun. Let their imaginations run wild whilst getting some good exercise.



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ROCK CLIMBING WALL

An activity that will engage and challenge kids of all ages and offer lots of fun.

BEYOND COMPARE

THE CENTER COURT

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Ashiana LandCraft



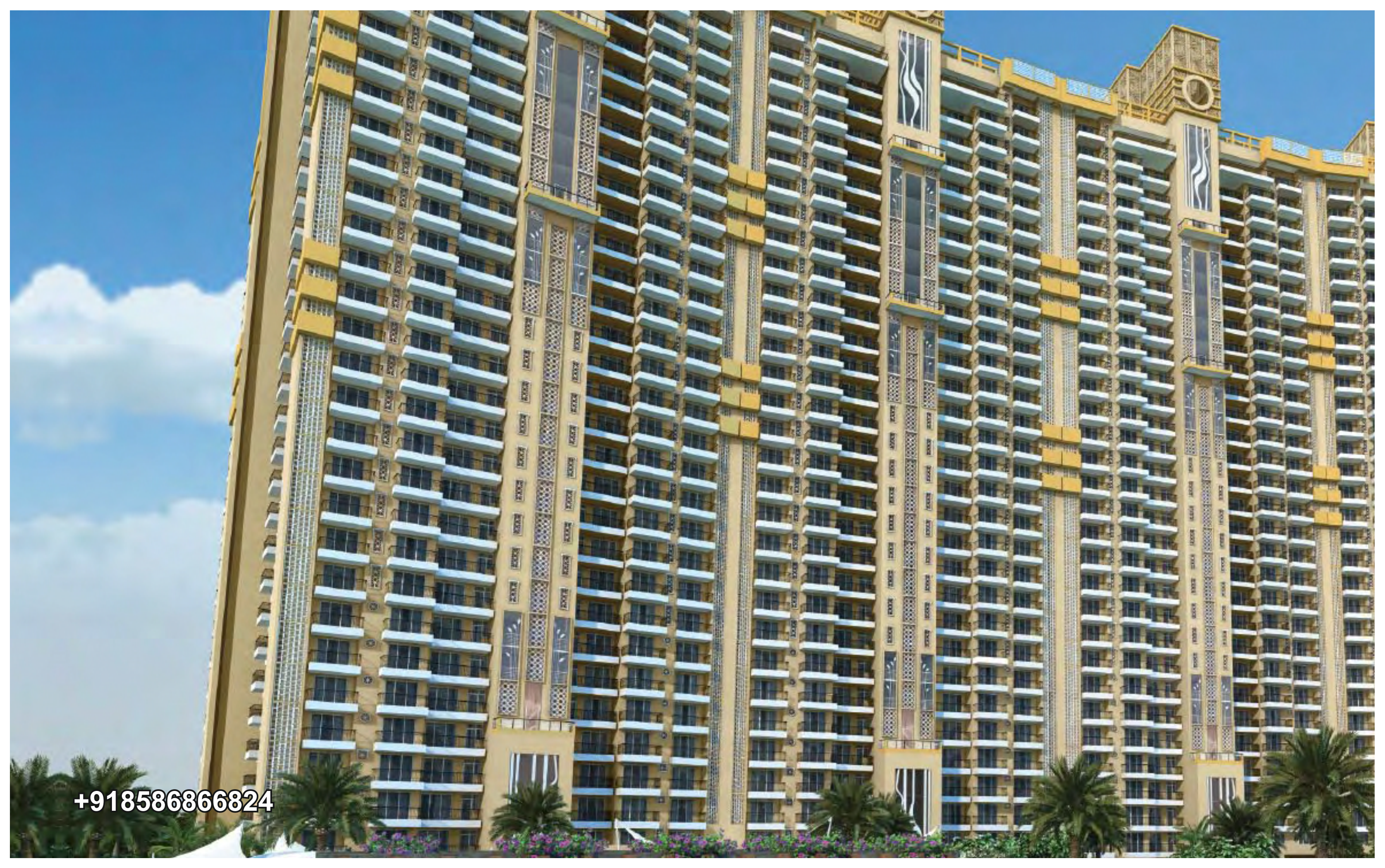


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EVERY RESIDENCE WILL BE

GARDEN FACING AND HAVE

PANORAMIC VIEW OF

LANDSCAPING

INTERESTING S-SHAPED LAYOUT

Living at The Center Court, one won't help but notice the vision, creativity and attention to detail in layout of the complex.

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Legend

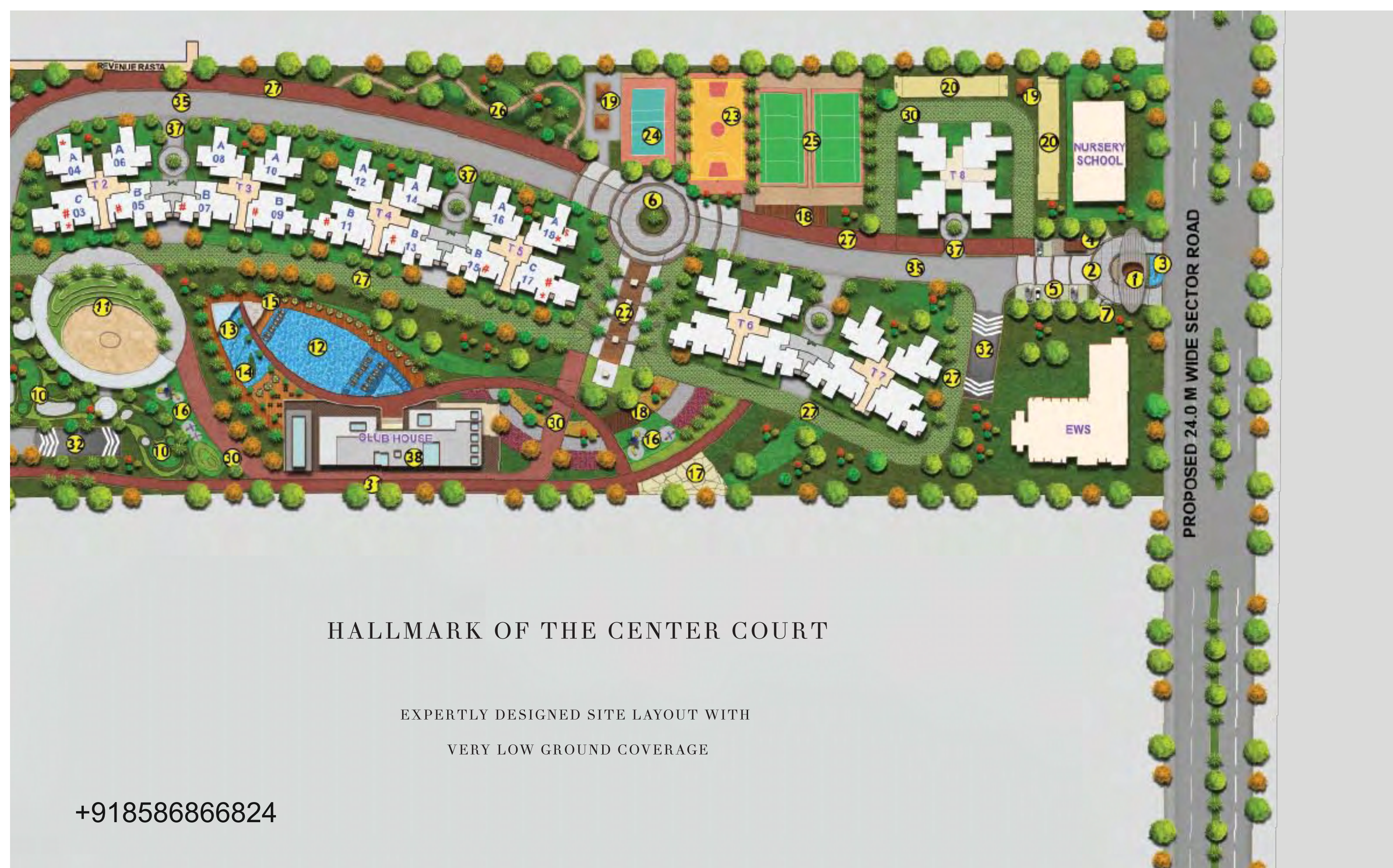
- | | | | |
|----------------------------------|---------------------------------|---|--|
| 1. Guard House | 11. Amphitheatre / Skating Rink | 21. Pet Park | 30. Fire Tender Access |
| 2. Entry / Exit | 12. Main Pool Area | 22. Feature Central Plaza
with Column Lights | 31. Adult Bicycle Trail |
| 3. Water Feature | 13. Children's Pool Area | 23. Basketball Court | 32. Ramp Down to Basement |
| 4. Waiting Area | 14. Water Play Area | 24. Volleyball Court | 33. 12m Driveway |
| 5. Visitor's Parking Area | 15. Timber Pool Deck | 25. Tennis Courts | 34. 9m Driveway |
| 6. Feature Rotonda | 16. Children's Play Area | 26. Walking Trail with
Fitness Stations | 35. 8m Driveway |
| 7. Golf Cart Parking Area | 17. Rock Climbing Wall | 27. Jogging / Bicycle Trail | 36. Existing Tree |
| 8. Feature Paving | 18. Timber Deck | 28. Turning Rotonda | 37. Feature Residential
Block Entry |
| 9. Palm Tree Garden | 19. Pavilion | 29. Future Road | 38. Club House |
| 10. Golf Putting / Cupping Green | 20. Cricket Pitch | | |

*	CORNER
#	GREEN FACING
⌘	SPORTS ARENA

A	2 BHK + STUDY + 2 TOILETS
B	3 BHK + 3 TOILETS
C	3 BHK + 3 TOILETS + STUDY / SERVANT ROOM + TOILET



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HALLMARK OF THE CENTER COURT

EXPERTLY DESIGNED SITE LAYOUT WITH
VERY LOW GROUND COVERAGE

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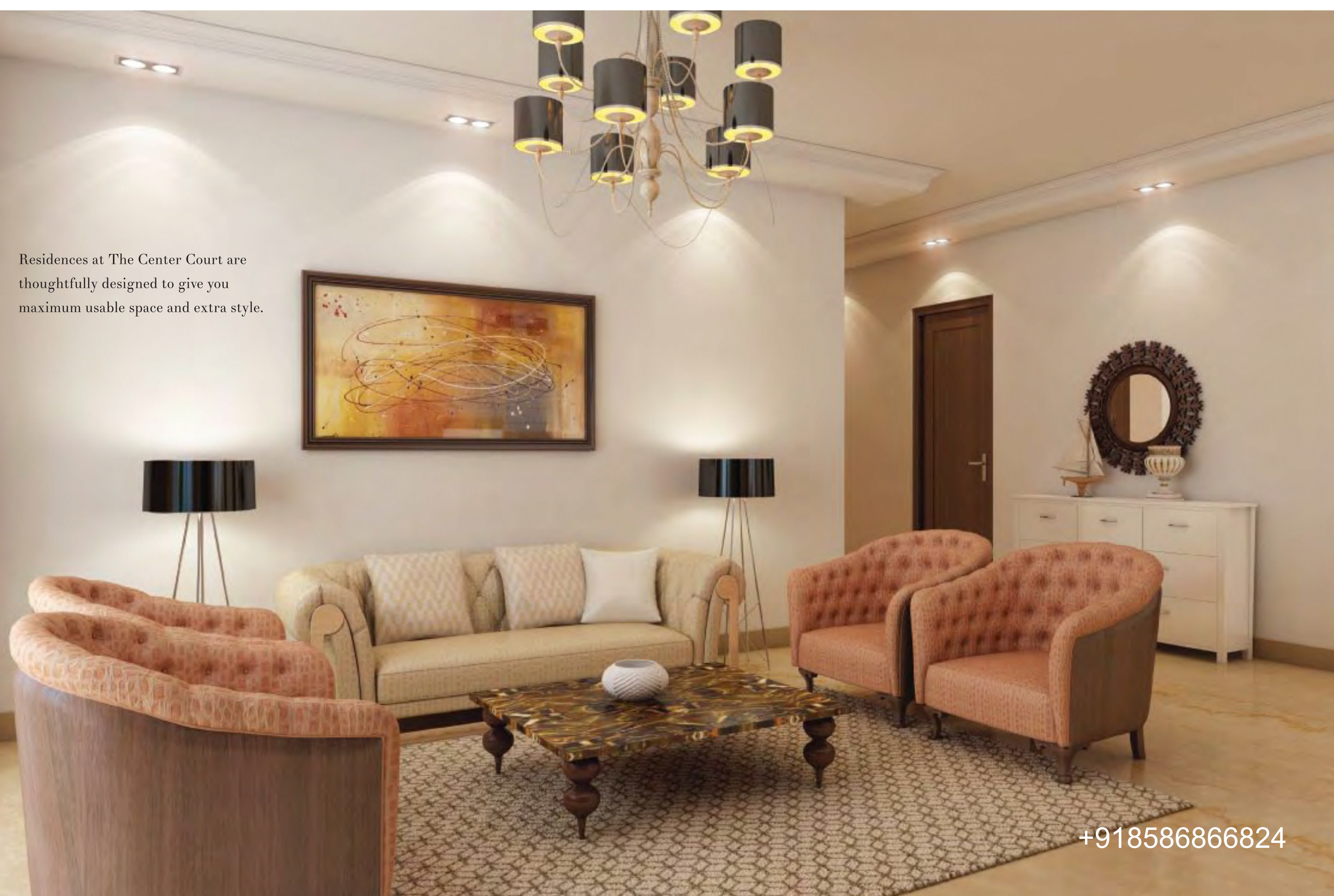


IMPECCABLY EXECUTED RESIDENCES

Designed to the highest standards,
The Center Court Residences have been
meticulously planned with family comfort
and enjoyment as a priority. High quality
finishes and state-of-the-art technology
ensure that your home exceeds all
expectations.

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Residences at The Center Court are thoughtfully designed to give you maximum usable space and extra style.



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*3 & 4-BEDROOM
APARTMENTS,
PENT HOUSES
& VILLAS*



*Air-Conditioned
Residences*

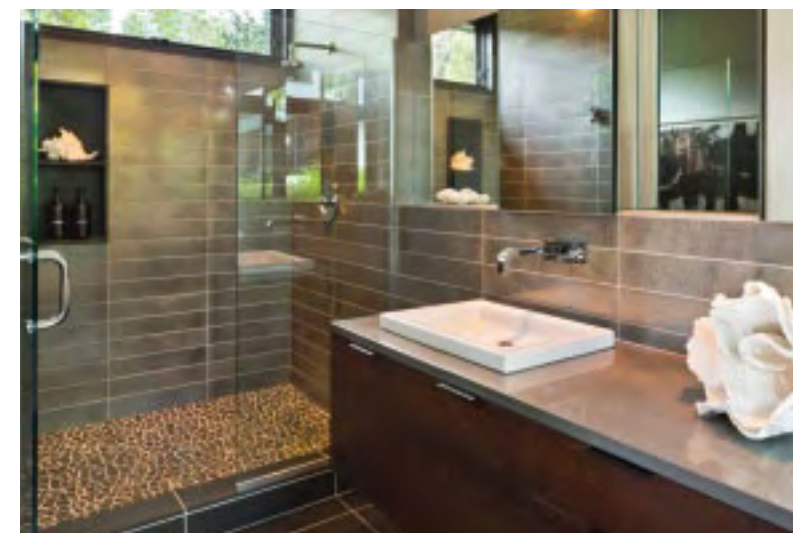
*Imported Marble
in Drawing & Dining Room*

*Spacious Residences with
Extra Ceiling Height*

*All Doors and Windows
at 8-feet Height*

*Contemporary
Modular Kitchen*

*Luxurious
Bathrooms*



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DESIGNER ENTRANCE LOBBY

by HBO+EMTB | AUSTRALIA

The Center Court promises to provide an unparalleled living experience with beautiful entrance lobby.

*Award-Winning
Interior Design Group*

HBO+EMTB is Asia Pacific's leading Interior design and architectural firm. It has offices in 10 countries. Their award winning projects include National Gallery of Australia, the High Court of Australia and IMAX Sydney. HBO+EMTB have rich experience in designing residences, museums, offices and libraries. They also work with leading hotel brands like Hilton, Westin and Taj amongst many others.

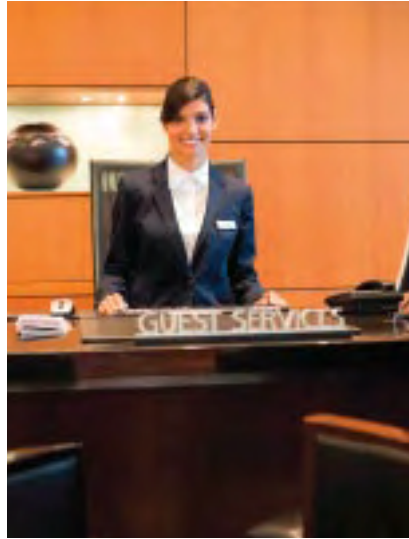
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Centrally Air-conditioned
Imported marble flooring
Beautiful Lounge-Seating
Elegant designer Elevators



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Sample of Concierge Services

- Restaurant Reservations
- Travel Services
- Booking Event tickets
- Shop for the perfect Gift
- Plan Events
- Home services
- Personalized experiences
- Health-care Assistance

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ENJOY THE LUXURY OF

CONCIERGE SERVICE

Your residence at The Center Court will have many benefits and pleasures of life just like in a good star hotel. The Concierge Service will take care of all the details and will make you wonder how you ever lived without a concierge.

lesconcierges®

The Center Court has partnered with a reputed concierge firm “Les Concierges.” Whatever be your demand, whether it is to plan your dream holiday, arrange for an express check-in at airports and even secure an entry to a premium fashion show or a reservation at your favourite restaurant. Just leave it to “Les Concierges.” They will handle your to-do list faster and efficiently.

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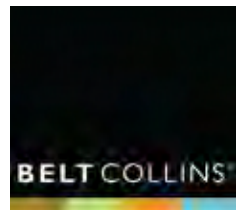
An aerial photograph of a golf course. The image shows a large, well-maintained green with a central island of palm trees. The green is surrounded by a low, dark green hedge. The surrounding area is a mix of green grass and sand traps. The lighting is bright, suggesting a sunny day.

AN ENVIRONMENT THAT WILL BE A FEAST
FOR ALL YOUR SENSES

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PLAY IN, PLAY OUT AND

WAKE-UP TO THE BEAUTY OF LANDSCAPING



DESIGNED BY INTERNATIONALLY ACCLAIMED

LANDSCAPE ARCHITECTS

BELT COLLINS, SINGAPORE

A 30-year old top design firm, Belt Collins has provided landscape architecture, master planning and urban design services for many of the world's premier hotels, resorts, residential, commercial, recreational and infrastructure developments, in a diverse range of geographic locations and environments.



LIGHTING DESIGN BY

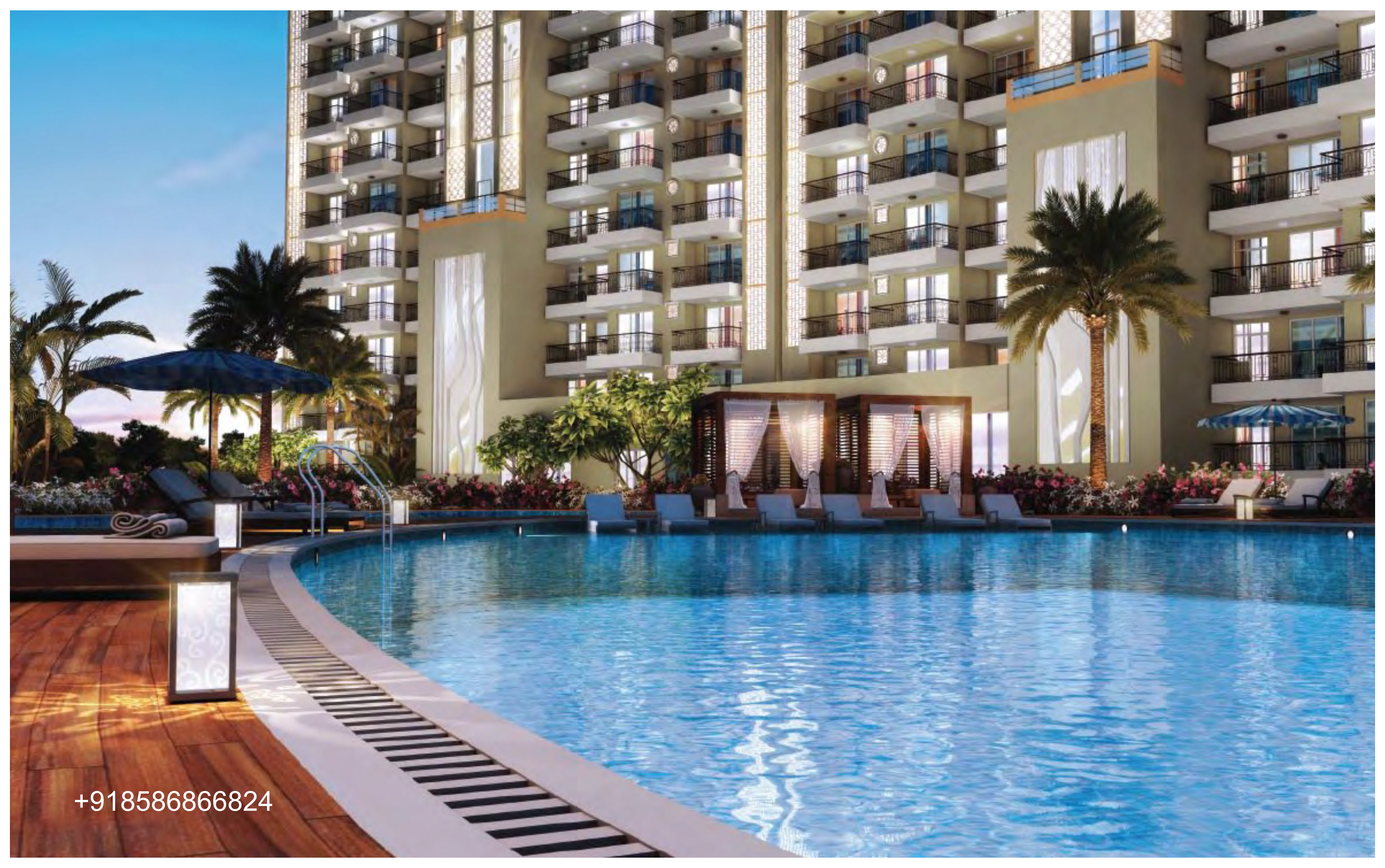
LDP, SINGAPORE

Outdoor Lighting helps in creating excitement in a landscaped environment and bring about a sense of pleasantness and relaxation. LDP Singapore, the renowned lighting design firm has been tasked with lighting of The Center Court to highlight its beauty.

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BEAUTIFUL CABANAS WOULD BE A VISUAL DELIGHT AND IDEAL FOR LOUNGING AND RELAXATION.

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A woman with dark hair and a white flower in it is lying down, eyes closed, receiving a spa treatment. A therapist's hands are visible, one holding a small bowl and the other pouring oil. The background is softly blurred, showing a bright, airy spa environment.

RELAX & REJUVENATE

CLUB ARCHITECTURE & INTERIORS DESIGNED BY
HBO+EMTB | AUSTRALIA

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SAVOUR THE GOOD LIFE

A GREAT LIFESTYLE

The many pleasures of Lifestyle amenities will motivate you to enjoy and make every moment unforgettable. Spend your afternoons chatting with your neighbour over a glass of mocktail. Celebrate birthdays and anniversaries in the Club House.

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AMAZING AMENITIES

AT THE FULLY AIR-CONDITIONED CLUB HOUSE

2 SWIMMING POOLS WITH STUNNING
POOL DECKS

SPORTSFIT, STATE-OF-THE-ART GYM
PROMOTED BY INDIAN CRICKET CAPTAIN,
M S DHONI

HEALTH CLUB—SAUNA, JACUZZI AND
MASSAGE ROOM



BILLIARDS, POOL TABLE, TABLE TENNIS

CAFE LIBRARY BUSINESS CENTRE

YOGA & AEROBIC CENTRE

BANQUET HALL & GUEST ROOMS

KIDS ZONE

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ENDLESS ENJOYMENT

GOLD CLASS THEATRE

Designed for your ultimate enjoyment, the Club House will feature a Cinema Theatre. What fun it would be watching your favourite movies on the big screen with family, friends and neighbours even without stepping out of your complex.

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DWARKA EXPRESSWAY—THE GOLDEN ROAD

Dwarka Expressway is an 18 km-long Expressway connecting Dwarka with NH-8, and is likely to be completed soon.

Connectivity to Delhi would be a breeze.



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THE CENTER COURT IS LOCATED AT
DWARKA EXPRESSWAY

20 MIN. FROM IFFCO CHOWK

15 MIN. FROM RAJIV CHOWK

20 MIN. FROM IGI T3 AIRPORT

ONLY 2 MIN. FROM PROPOSED METRO

ABUTTING 60 MTRS. & 24 MTRS. ROAD RESPECTIVELY

ADJOINING VATIKA EXPRESS CITY—AN INTEGRATED MODERN TOWNSHIP

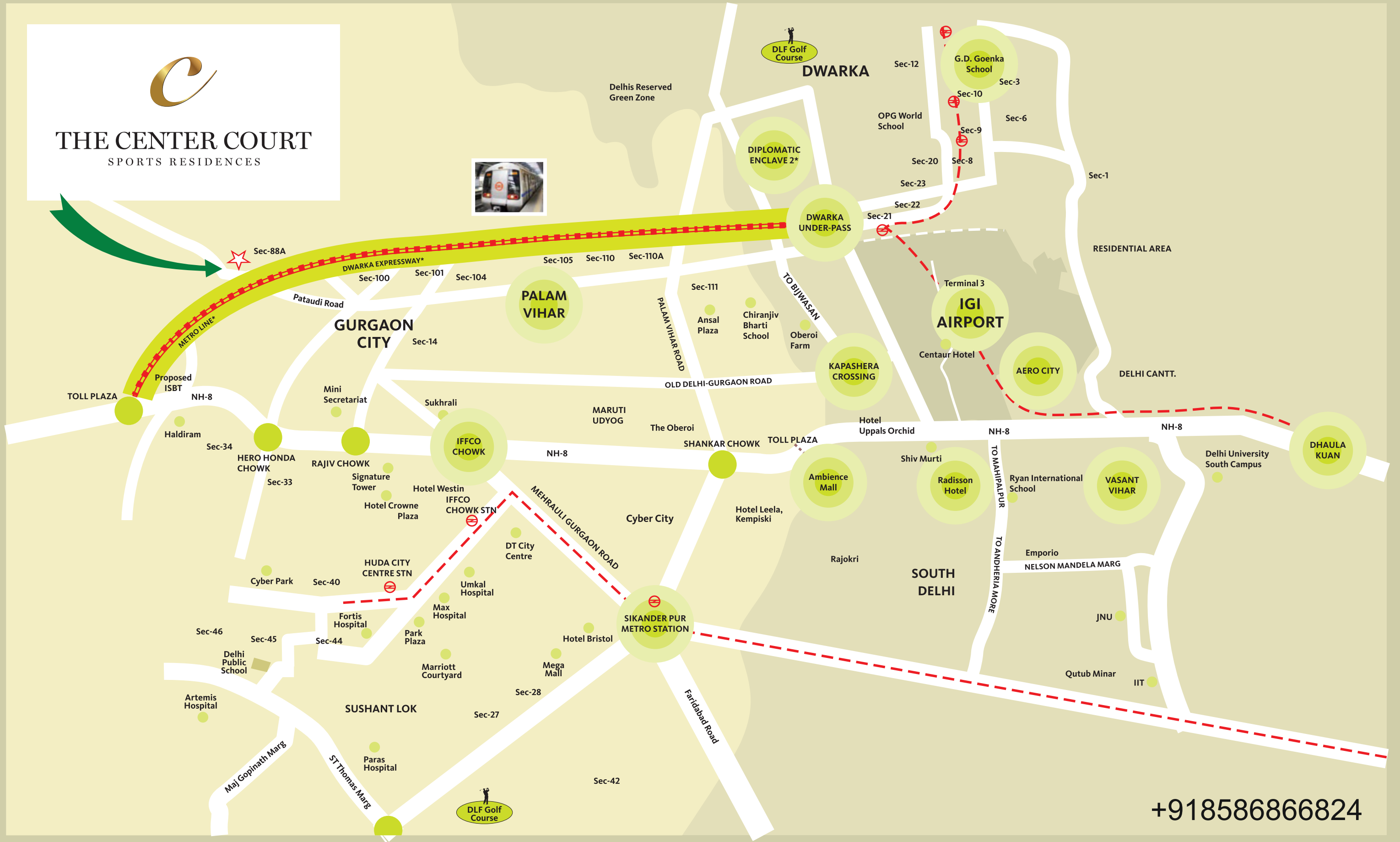
NEXT TO SECTOR 88, ONE OF THE LARGEST COMMERCIAL SECTOR

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THE CENTER COURT

SPORTS RESIDENCES



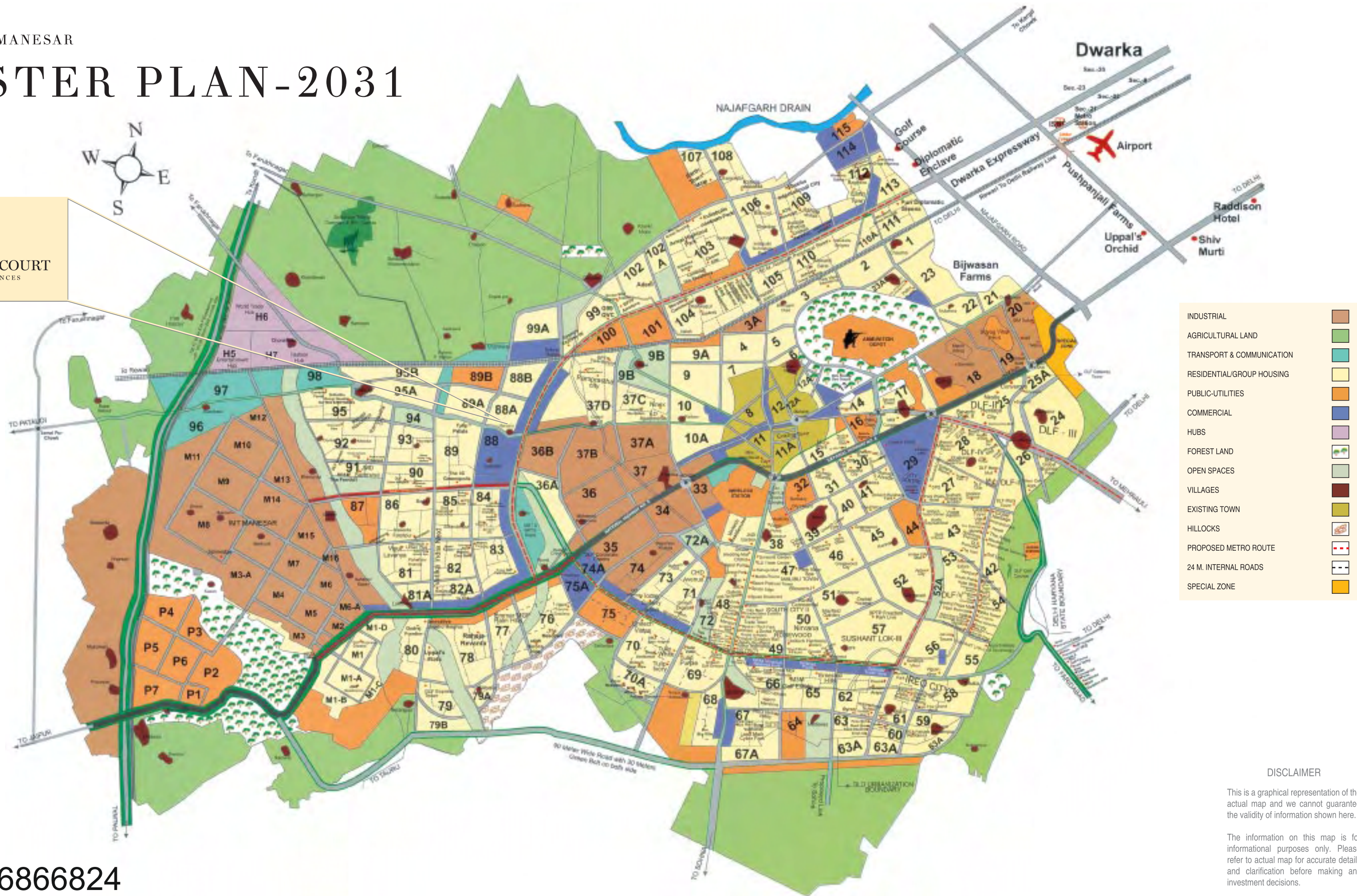
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GURGAON-MANESAR

MASTER PLAN-2031



THE CENTER COURT
SPORTS RESIDENCES



INDUSTRIAL	
AGRICULTURAL LAND	
TRANSPORT & COMMUNICATION	
RESIDENTIAL/GROUP HOUSING	
PUBLIC UTILITIES	
COMMERCIAL	
HUBS	
FOREST LAND	
OPEN SPACES	
VILLAGES	
EXISTING TOWN	
HILLOCKS	
PROPOSED METRO ROUTE	
24 M. INTERNAL ROADS	
SPECIAL ZONE	

DISCLAIMER

This is a graphical representation of the actual map and we cannot guarantee the validity of information shown here.

The information on this map is for informational purposes only. Please refer to actual map for accurate details and clarification before making any investment decisions.

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THE CENTER COURT IS A PROJECT OF ASHIANA AND LANDCRAFT.
BOTH HAVE PROVEN TRACK RECORD OF SAFETY OF INVESTMENT,
QUALITY OF CONSTRUCTION & INTEGRITY OF COMMITMENT



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Ashiana has completed 25 glorious years in the housing development sector. It has established its reputation as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. It has built over 33 lacs sq.ft. of residential and commercial space and has put smile on the faces of more than 3,000 families.

Some of Ashiana's completed residential projects include:

Ashiana Greens – Indirapuram, Ashiana Upvan – Indirapuram,
Ashiana Orchids – Greater Noida, Black Gold Apt. – Greater Noida,
Ashiana Heritage – Ghaziabad, Ashiana Palm Court – Ghaziabad,
Ashiana Le Residency – Ghaziabad, Classic Personal Floors – Gurgaon
Ashiana Silver Crest – Gurgaon

Upcoming projects:

Royal Lagoon – Bhubaneswar
Villa Anandam – Ghaziabad
Ashiana Greens – Jaipur
Sector 79 – Noida

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Landcraft comes to you with a legacy of 50 years and is built on Solid Foundation.

It is part of a well-diversified Garg Group founded by Shri D.C. Garg, Ex-Mayor of Ghaziabad. Landcraft is built on Solid Values & Principles of Integrity, Professionalism, Timeliness, Honesty and Respect.

Over the years, Landcraft has built more than 2.2 million sq. ft of built-up space and is home to 2,200 families in its various completed Residential projects. Landcraft is developing an ambitious Lifestyle Township on NH-24, Ghaziabad of which Phase-1 is complete and Residents have moved in.

Landcraft's projects include:

- Golflinks – Ghaziabad
 - River Heights – Ghaziabad
 - Dinesh Nagar – Pilkhuwa
-

*Laundry
Service*



Electrolux

*Concierge
Service*

lesconcierges®

Les Concierges

Gym



Sportsfit by
M.S. Dhoni

*Tennis
Academy*



Mahesh Bhupathi
Tennis Academies

*Structural
Consultant*



NNC Design
International

*Electrical & Plumbing
Consultant*



V.S. Kukreja & Associates

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OUR PROJECT PARTNERS & ASSOCIATES

*Interior
Design*

HBO+EMTB

HBO+EMTB | Sydney
Australia

Architect



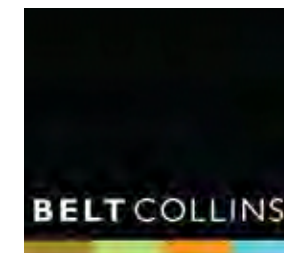
Space Designers

*Lighting
Design*



LDP | Singapore

*Landscape
Design*



Belt Collins | Singapore



The Center Court has been promoted in financial partnership with IndiaREIT Domestic Fund, sponsored by the Piramal Group, one of India's most respected conglomerates. This strategic partnership with IndiaREIT as an investor in the project is to ensure that the project is developed as planned and without financial hindrances.

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