

elam<sup>®</sup>  
BUILDING THE FUTURE

+918586866824

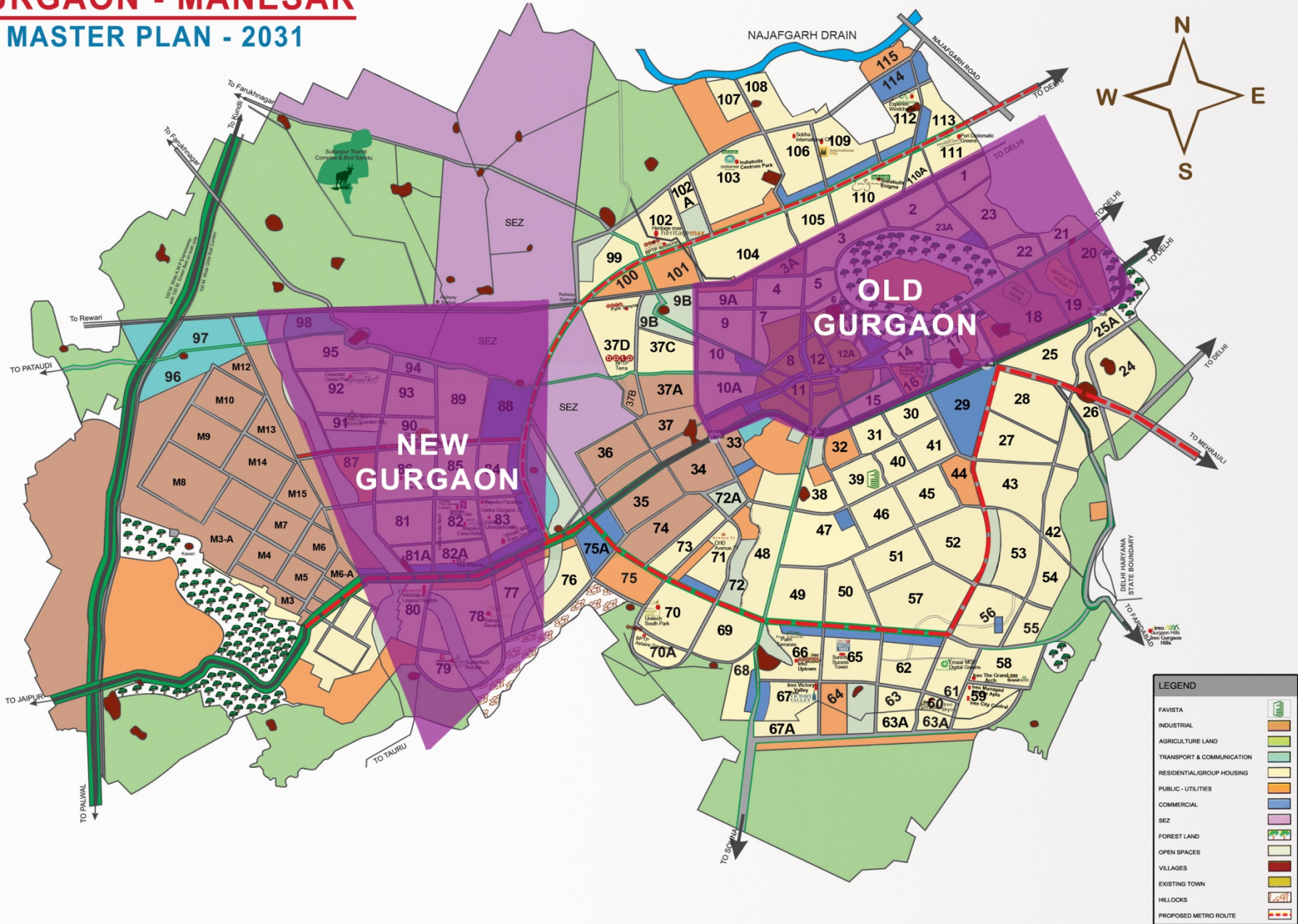


# Why to Invest in Gurugram ?



# GURGAON - MANESAR

## MASTER PLAN - 2031



LEGEND	
FAVISTA	
INDUSTRIAL	
AGRICULTURE LAND	
TRANSPORT & COMMUNICATION	
RESIDENTIAL/GROUP HOUSING	
PUBLIC-UTILITIES	
COMMERCIAL	
SEZ	
FOREST LAND	
OPEN SPACES	
VILLAGES	
EXISTING TOWN	
HILLOCKS	
PROPOSED METRO ROUTE	



## ABOUT US

---

Elan, since its inception, stood for - 'Building the Future'. The group has recognized the potential of the Indian realty sector and looks forward to contributing in its growth through ultra-luxury and cost effective Retail, Commercial and Hospitality properties. Through wide ranging expertise, it offers unique projects, pricing and services exclusively to its client.

Elan Group has been a major change factor of the Indian realty scenario; taking the commercial real estate to an altogether new level with its benchmark creations in the last 6 years.



Sec-80, NH-8  
Gurugram



ELAN  
TOWN  
CENTRE™

Sec-67, Sohna Road,  
Gurugram

ELAN  
MIRACLE™

Sec-84, Dwarka Expressway,  
Gurugram



ELAN  
EPIC™  
*this is it.*

Sec-70, Extended Golf  
Course Ext. Road, Gurugram

Welcometo



Class Location

**IN THE HEART OF GURUGRAM**

.....  
**STRATEGICALLY LOCATED  
ON MAIN NH-8**  
.....

**EASILY ACCESSIBLE  
FROM DELHI / INT. AIRPORT**  
.....

**CLOSE PROXIMITY TO  
PROPOSED METRO STATION**  
.....



\*Map not to Scale

**SERVICED RESIDENCES**

5<sup>th</sup> Floor to 18<sup>th</sup> Floor

**5 SCREEN MULTIPLEX**

By PVR Cinemas

**FOOD COURT**

2<sup>nd</sup> & 3<sup>rd</sup> Floor

**HIGH STREET RETAIL**

Ground & First Floor



Welcometo



ClassLifestyle



1&2BHKLuxury  
ServicedResidences



HighStreet  
Retail



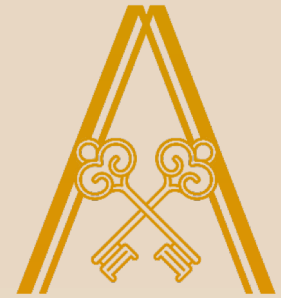
LuxuryClubhouse  
WithInfinityPool



5SilverScreen  
Multiplex



MultiCuisine  
Restaurant



**1 & 2 BHK  
LUXURY SERVICED  
RESIDENCES**

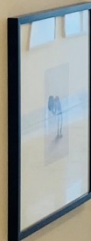
.....  
**GRAND ARRIVAL LOBBY**

.....  
**24 X 7 CONCIERGE DESK**





DESIGNED BY

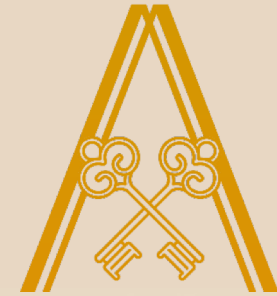


DESIGNED BY



DESIGNED BY





---

## HIGHLIGHTS

---

170 LUXURY SERVICED RESIDENCES

HIGH STREET RETAIL

5 SILVER SCREEN MULTIPLEX

SALUBRIOUS FOOD COURT

ICONIC GLASS TOWER

INFINITY EDGE SWIMMING POOL

RETAIL OUTLETS & CAFES MULTI

CUISINE RESTAURANT

DEDICATED HIGH SPEED ELEVATORS

## CLUB AMENITIES

Multi Cuisine Restaurant

Cigar Lounge

Pool Side Cafe

Gym & Spa

Library

Swimming Pool

Conference Facility

Billiard Room

Children's Play Area

Card Room



GYMNASIUM



CIGAR LOUNGE



BILLIARD ROOM



SPA

**TOP OF THE CLASS  
ARAVALI FACING BAR**



Class Lifestyle





MULTI CUISINE  
RESTAURANT



Class Lifestyle





MULTIPLEXBY

**PVR** | CINEMAS

5 Silver Screen

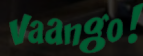
900+ Seating Capacity

Premium Snack Lounge





BRANDS  
ASSOCIATED



# ASSOCIATED BRANDS

---

**MUFTI**

**LOOKS**  
S A L O N

**spykar** 



**foodquest**  
...The Food Court

**PVR** | CINEMAS



**CUPPA  
DIEM**

*Seize the time with a cup*



---

# LANDMARK OF NEW GURUGRAM

---

*Shot on Location August 2020*



# SPECIFICATIONS

	WALLS	FLOORING	DOORS	CEILING	WINDOWS/ GLAZING
LIVING ROOM	Gypsum Plaster with Acrylic Emulsion Paint	Premium Quality Laminated Wooden Planks	Quality Hardwood Frame with Flush Door Shutter in Laminate finish	Gypsum Plaster with Cove Lighting	Glazing with Powder Coated Aluminum Frames
BEDROOM	Gypsum Plaster with Acrylic Emulsion Paint	Premium Quality Laminated Wooden Planks	NA	Gypsum Plaster with Cove Lighting	Glazing with Powder Coated Aluminum Frames
TOILET	Premium Quality Vitrified Tiles	Premium Quality Vitrified Tiles	Quality Hardwood Frame with Flush Door Shutter in Laminate Finish	MR Rated False Ceiling	NA
BALCONY	External Grade Weather Resistant Paint	Premium Quality Vitrified Tiles	Powder Coated Aluminum Sliding Doors	External Grade Weather Resistant Paint	SS Railing with Laminated Glass
CP/ SANITARY WARE/ ACCESSORIES	Premium Quality Sanitary Ware from ROCA / CP from GROHE / Fixed Glass Partition in Shower Area / Accessories from Jaguar / Geyser / Mirror				
IRON MONGREY	All Hardware / Locks from Hettich				

# Serviced Apartment List of Fixed & Loose Furniture

## LIVING ROOM

---

- Dining Table with 2 Chairs
- Sofa Cum Bed
- Accent Chair
- Coffee Table
- Floating TV Cabinet
- LCD TV (32 inches)
- Built in Service Counter
- Ceiling Fan
- Crockery Set with Glass Ware
- Coffee / Tea Maker
- Curtains with Sheer
- Decorative Flower Vase
- Carpet

## BED ROOM

---

- Double Bed with Headboard & 2 Side Unit
- Mattress with Designer Bedding Set/ Pillows / Throw Cushions
- Study Table with Chair & Lamp
- Wardrobe Unit
- Air Conditioner (Split unit)
- Bed Side Lamps
- Chandelier
- Carpet
- Wall Paper
- Mirror
- Bathroom Accessories & Towels

# PRICE LIST

Floor	Product	BSP (Psf)
Ground	Shop	₹19,750
First	Shop	₹13,750
Second	Food Court	₹13,750
Third	Food Court	₹13,750
Serviced Apartment		₹11,750

EDC/IDC	Car Parking	IFMS
₹446 Psf Approx	₹4 Lac	₹150 Psf

*Other Charges as Applicable*



+918586866824 | [PROPERTYXPO.COM](http://PROPERTYXPO.COM)