



GURGAON
GATEWAY

GRAND RESIDENCES

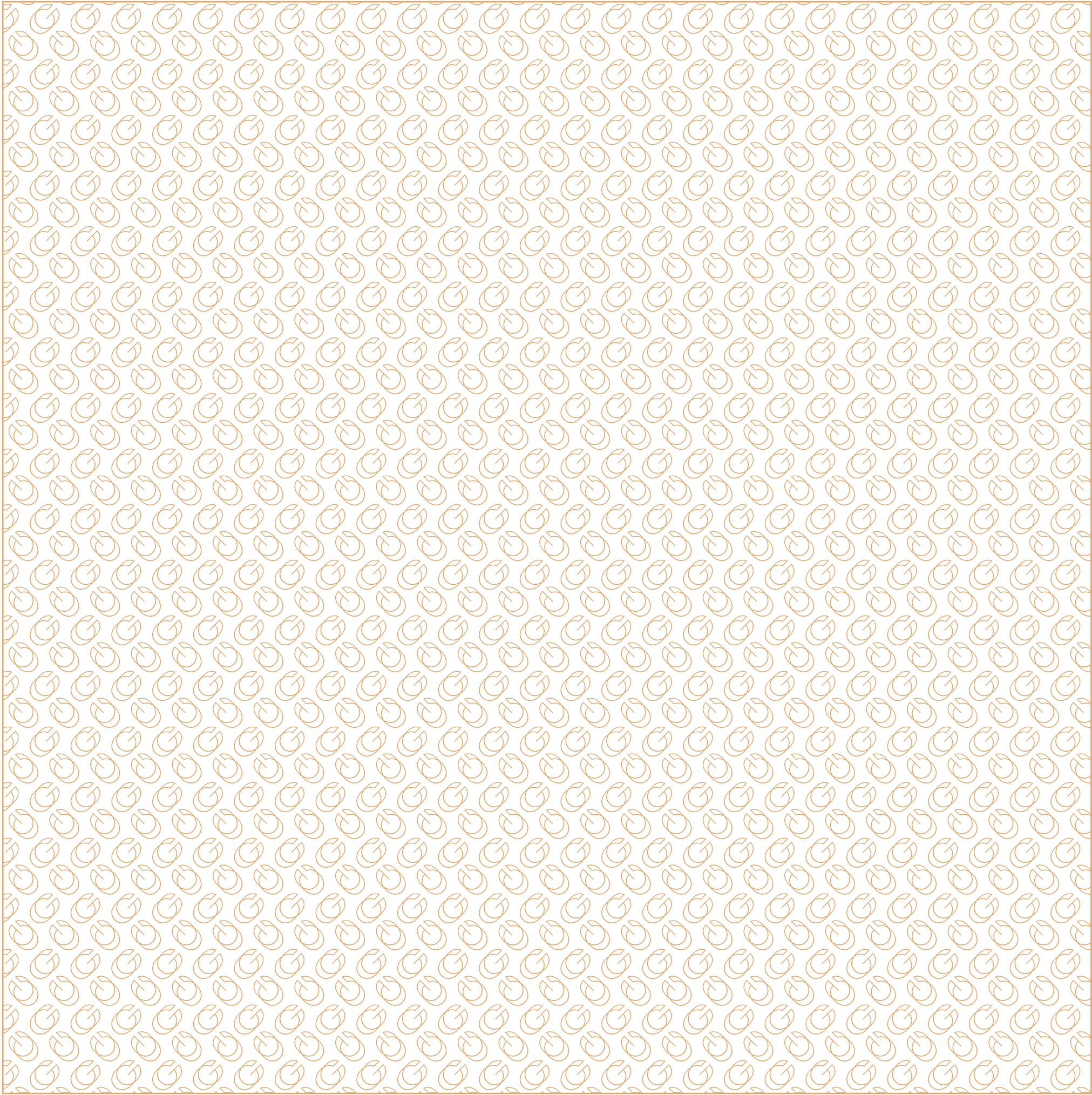




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Isn't it time you lived in a luxurious estate
That abounds with beautiful spaces?

What if your parties
Had all the space to grow
Into social events?



Actual image shot on 04th December 2017.



Imagine a place
Where you can not only do more,
But do it in style.

Actual image shot on 04th December 2017.

**Welcome to a grandeur life –
The one you were always meant to live.**

Your dinner parties will get bigger - these are amongst the largest residences in the city. Your environment greener, with elegantly manicured gardens. And your days more enriching than ever before with a number of spaces for rest and recreation that rival the very best.

Gurgaon Gateway is designed for a life that's unapologetically grand and unquestionably stylish. A life where the only thing you won't have in abundance, is neighbours. So take a moment to appreciate the good life. In fact, take a lifetime.



Actual image shot on 04th December 2017.



Actual image shot on 04th December 2017.

**A lush 8.875-acre estate
Designed by
World-renowned architects.**

**The perfect canvas
For a rich life.**

Designed in collaboration with HB Design, Singapore, Gurgaon Gateway is nothing short of a masterpiece. As you make your way down the driveway you'll find yourself in front of a stunningly modern clubhouse (community building), and a landscape a luxury resort would be proud of. Throughout this estate, you'll see modern tributes to traditional Indian architecture. The tiered design of the lush landscape is inspired by the stepped wells of temple cities, and the terrace pavilions recall gazebo-like chatris found in palaces.

Greenery is something else you'll find in abundance. Swathes of it cover the gardens and landscape — collectively, they cover the estate's 8.875 acres. The only thing you won't find in plenty is neighbours — just enough to provide privacy in the midst of community.

Even the towers were designed with care. Varying from 6 to 24 storeys, they're arranged in a formation that allows air to flow virtually unimpeded and sunlight to reach every corner. The result is a beautifully designed landscape with fewer people per acre than most developments.

The estate at a glance

- Designed by HB Design, Singapore.
- A green, 8.875-acre estate.
- Fewer people per acre than most developments.*
- Staggered tower design to enable air flow.

*45 families per acre (358 homes in 8.875 acres).



Actual image shot on 04th December 2017.



Show flat actual image shot on 26th October 2017.

Furniture, fixtures and specifications as provided in the show flat are not part of the offered apartment for sale

**Amongst the largest residences in the city.
Ideal for growing Social circles.**

Ranging from 88.39 sq.m. to 138.74 sq.m., the residences at Gurgaon Gateway are far larger than most 3-bed homes in the city. It isn't just the size that results in this overall sense of spaciousness. The marble floors of the living room stretch out to seamlessly meet the timber (WPC) of the large sun decks, and many residences include special features like double-height living rooms (only in penthouses), and windows that stretch out over the grounds.

But while scale and expansiveness are certainly the most defining features, the smallest details have not been neglected. You'll find nothing but the finest fittings in the residences at Gurgaon Gateway.

Your home won't lack admirers, nor the space to accommodate them.

Go on, add a few more invitees to your guest list.

**A range of residences.
Because there's more than one way to live big.**

Gurgaon Gateway offers a range of premium typologies designed for different lifestyles.

Always been the soul of your social circle? The residences with double-height living rooms (only in penthouses) and duplexes are made for parties. If you're only at home with nature, choose a residence with an attached garden. Prefer to take in the outdoors from indoors? Choose a residence with a bay window.

So browse through these residences, imagine the possibilities they offer.
We think you'll find a few you'll want to call home.



Show flat actual image shot on 26th October 2017.
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Show flat actual image shot on 26th October 2017.

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THE RESIDENCES AT A GLANCE.

Between 88.39 sq.m. to 138.74 sq.m., amongst the largest 3-bed residences in the city.

Types of residences include double-height residences, duplex penthouses and garden residences.

Each apartment offers excellent views and cross-ventilation.

Imported marble flooring in living and dining areas, wooden flooring in bedrooms, WPC flooring in sun decks.

Jacuzzis in master bathrooms.

**Presenting a masterpiece of cubist design.
Or, as we call it, the clubhouse (Community building).**

A stunning 12,000 sq.ft. (1115 sq.m.) structure, the clubhouse (community building) is a work of art. It's just as pleasing within. The large floor-to-ceiling windows overlook greens and a poolside with elegantly designed cabanas. And you'll find a range of spaces both indoors and outdoors: a cheerful café*, state-of-the-art gym, indoor and outdoor swimming pool and more. So take up a new hobby, indulge in an old sport or just entertain your friends at a variety of settings.

*To be operated and managed by third party.



Actual image shot on 04th December 2017.



Actual image shot on 04th December 2017.



Garden amenities:
The outdoors just became a more stylish place.

What is most notable about this estate's green spaces is not just the abundance of them but the care with which they were designed.

The amphitheatre is a cascade of grassy steps leading to a stage, perfectly in harmony with the rest of the landscape. And all across the estate you'll find outdoor lounges nestled in nature.

Gurgaon Gateway is not an estate that compromises on quality for quantity.



The amenities, at a glance.

The clubhouse (Community building) :

Lounge areas like poolside cabanas and barbeque areas.

Cafeteria.

Gym, spa and sauna.

Indoor swimming pool and kids' pool.

Outdoor amenities:

A tennis court.

Outdoor lap pool and kids' pool.

Garden amenities:

Garden amphitheatre.

Outdoor lounges.

Manicured gardens.

*To be operated and managed by third party



Actual image shot on 04th December 2017.



Actual image shot on 04th December 2017.

An expansive life can still leave a small footprint.

Gurgaon Gateway implements a range of processes and features designed to conserve water and energy. Something that is gentle on both the environment and maintenance bills.

This deference to the environment has earned the development a gold rating from the Indian Green Building Council (IGBC).

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- IGBC gold-rated building.
 - Energy conservation:
 - Glazed windows that repel harsh sunlight and reduce energy consumption costs by limiting the need to cool the home.
 - Energy-efficient AC units.
 - Charging facility for electric cars.
 - Water conservation:
 - Top to bottom water conservation system.
 - Rainwater harvesting.
 - Grey water treatment for landscaping purposes.
 - Drought tolerant plant species to conserve water.
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INFRASTRUCTURE NEARBY



Well-connected and growing rapidly.
It could well be NCR's most advantageous location.

The location of Gurgaon Gateway is uniquely advantageous. Conveniently close to both the international airport and Dwarka Expressway, it is at the heart of growth and commerce.

You will enjoy easy access to both prime business districts and malls, and major locations in both Delhi and Gurgaon. Needless to say, as far as investments go, it doesn't get much better than this. Gurgaon is, after all, Haryana's — and possibly India's — fastest growing hubs.

Location advantages*

- Located at the Delhi-Gurgaon border.
- Off Dwarka Expressway.
- The fastest growing hubs in Haryana.
- 7 km from Indira Gandhi International Airport.
- 5 km from NH8.

*Source : Google Maps - Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.



Artistic Impression. Green area shown for representative purposes only

Master and Unit Plans



2 BHK (With Study) - Tower E - T2

Area in Sq.m.		
Carpet Area	Balcony Area	ODU Ledge
97.57	9.54	1.18

*Disclaimer: This is a Unit plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and do not constitute part of the final product or any part thereof. The room measurements are mentioned in feet & inches



3 BHK Small (Typical 3 BHK) - Tower A, Tower B - T3A

Area in Sq.m.		
Carpet Area	Balcony Area	ODU Ledge
122.67	23.85	6.65

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3 BHK Large (3 BHK Unit with Double HT Deck, Odd Floor) - Tower A, Tower B - T3B1

Area in Sq.m.			
Carpet Area	Balcony Area	D.H Balcony Area	ODU Ledge
125.96	26.68	11.05	6.65

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3 BHK - Tower B - T3B2

Area in Sq.m.		
Carpet Area	Balcony Area	ODU Ledge
125.96	25.90	6.65

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3 BHK Large (3 BHK with Servant Room, Double HT Deck and Entrance Verandah 1) - Tower C, D, F - T3C1

Area in Sq.m.			
Carpet Area	Balcony Area	D.H Balcony Area	ODU Ledge
149.30	32.04	11.80	2.06

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3 BHK Large (3 BHK with Servant Room Balcony and Entrance Verandah 2) - Tower C, D - T3C2

Area in Sq.m.		
Carpet Area	Balcony Area	ODU Ledge
146.29	31.20	2.06

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3 BHK Large (3 BHK with Servant Room, Double HT Deck and Entrance Verandah 3) - Tower C, D, F - T3C3

Area in Sq.m.			
Carpet Area	Balcony Area	D.H Balcony Area	ODU Ledge
148.76	32.04	11.81	2.06

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3 BHK Large (3 BHK with Servant Room Balcony and Entrance Verandah 1) - Tower C, D, F - T3C4

Area in Sq.m.		
Carpet Area	Balcony Area	ODU Ledge
149.30	31.20	2.06

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3 BHK Large (3 BHK with Servant Room Double HT Deck and Entrance Verandah 2) - Tower C, D - T3C5

Area in Sq.m.			
Carpet Area	Balcony Area	D.H Balcony Area	ODU Ledge
146.29	32.04	11.80	2.06

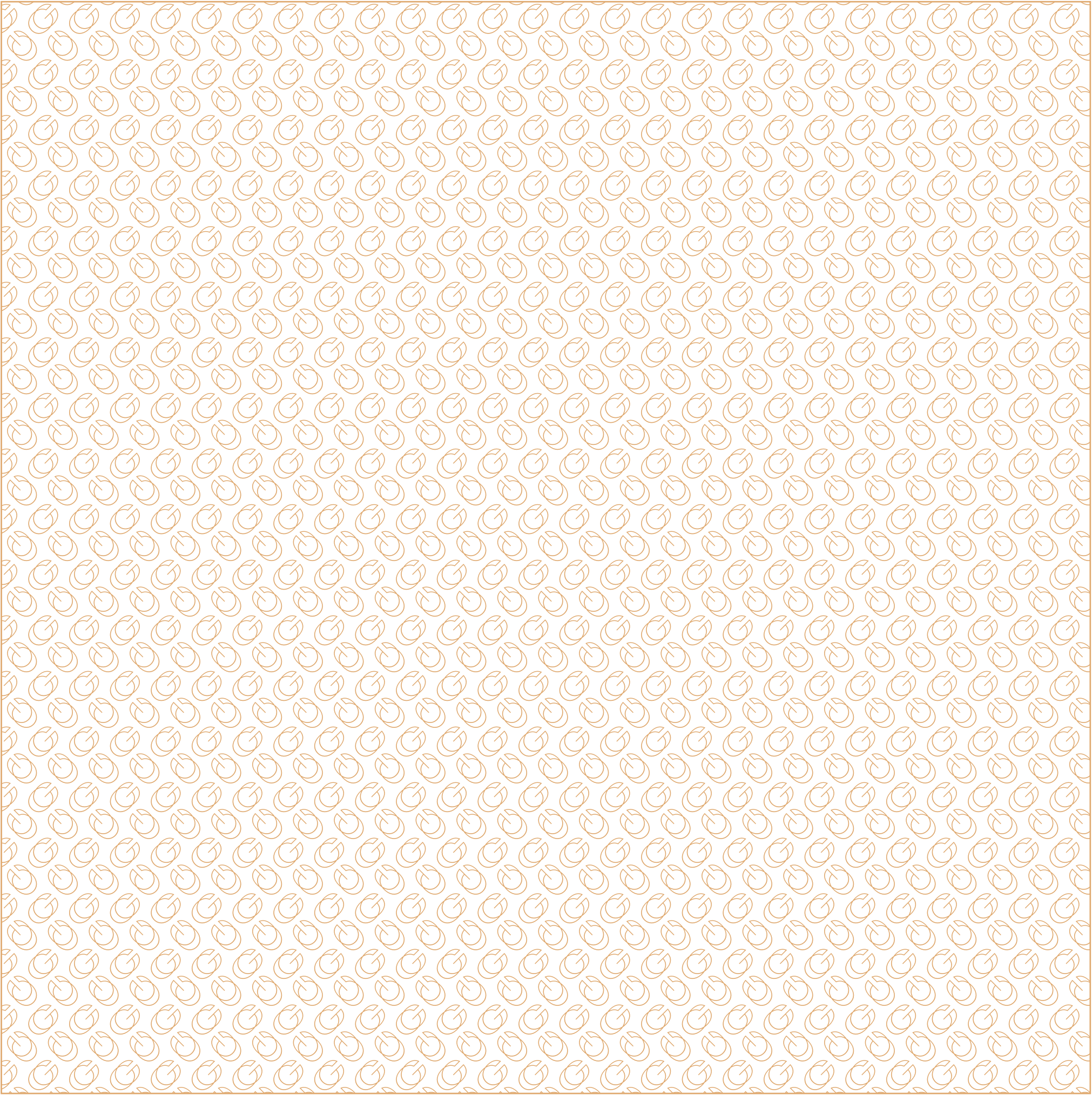
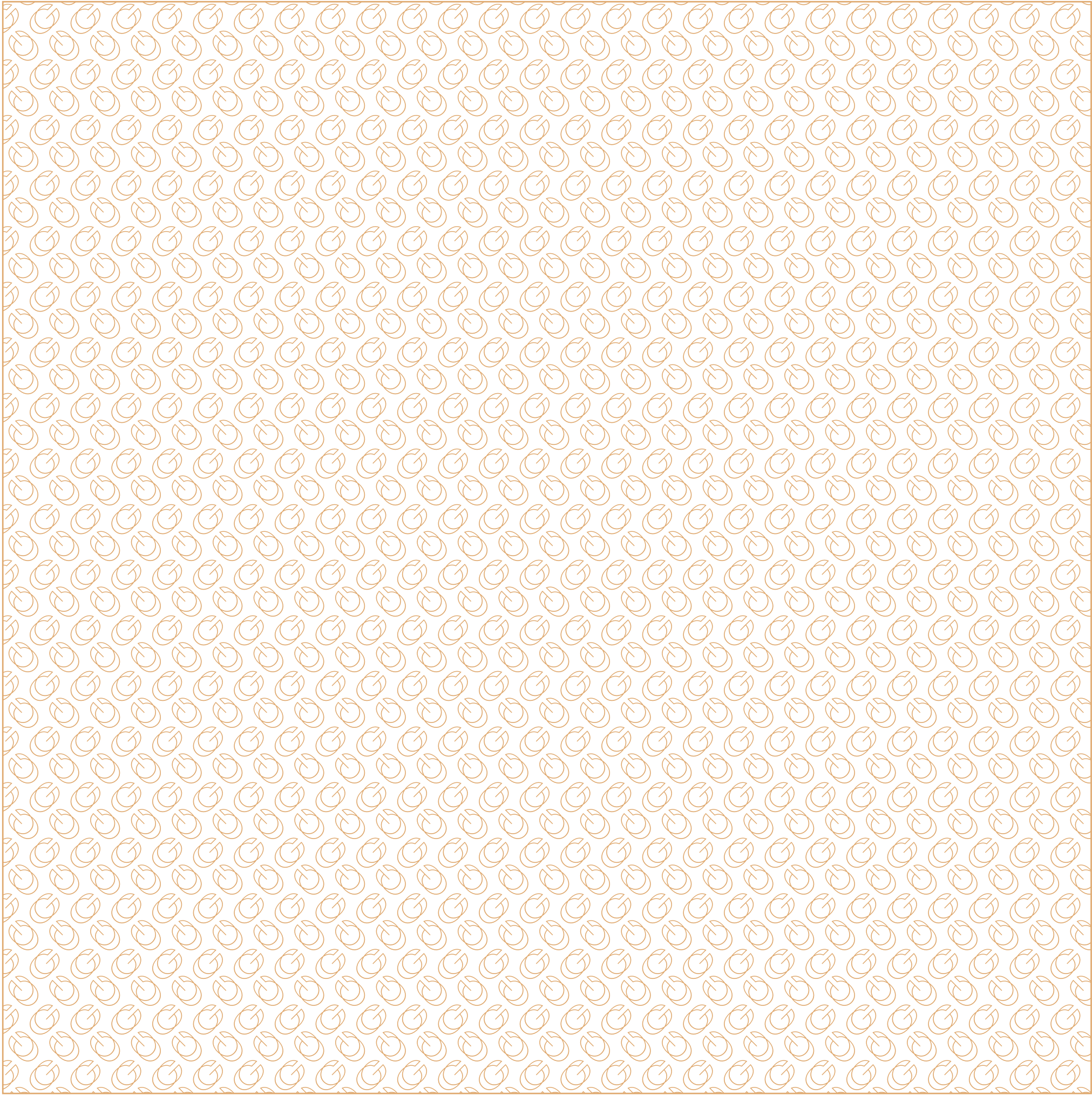
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3 BHK Large (3 BHK with Servant Room Balcony and Entrance Verandah 3) - Tower C, D, F - T3C6

Area in Sq.m.		
Carpet Area	Balcony Area	ODU Ledge
148.76	31.20	2.06

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GURGAON GATEWAY

GRAND RESIDENCES

Call : 1800 266 5022

www.tatarealty.in/project/gurgaon-gateway

Site Address

Gurgaon Gateway, Sector 112-113, Village-Bajghera, Gurugram - 122 017



HRERA Registration No. 186/2017 dated 14.09.2017 for Gurgaon Gateway; License no. 85 & 86 of 2012 dated 29.08.2012 and 105 of 2011 dated 12.11.2011 for an area of 21.0435 acres of Group Housing at Sector 112-113, Village-Bajghera, Gurugram – 122017 in favour of CSN Estates Private Ltd. and Ors. Building Plans approved vide Memo no. ZP-766/AD(RA)/2013/35218 dated 02.04.2013 and Memo no. ZP-766/SD(BS)/2016/11348 dated 03.06.2016. The Project has been developed in phases. Occupation Certificates for Gurgaon Gateway Towers B, C, D, E and Community Building was received vide Memo no. ZP-766/SD(BS)/2017/21298 dated 30.08.2017 and for Towers A, F, EWS and upper & lower level basement under Tower A vide Memo no. ZP-766/AD(RA)/2019/4622 dated 15.02.2019.

Disclaimer: The Project is a joint venture between CSN Estates Pvt. Ltd. (A Sidhartha Group Co) and Tata Housing Development Co. Ltd. The Project comprises of high rise residential buildings, community building, convenient shopping, schools (nursery & primary) and EWS. Sale Price excludes all taxes, statutory charges and other charges. Please refer to the latest brochure and sales documents, prior to investing in the property. The approvals can be checked at site office and in the office of the Developer. Developer reserves the right to make changes as per prevailing Government norms. Tata Housing' is registered trademark of Tata Sons Private Limited. For more information, please contact our sales team at Gurgaon Gateway, Sector 112-113, Village-Bajghera, Gurugram – 122017. Visit <https://www.tatarealty.in/project/gurgaon-gateway>