



THE OVAL
AT ASTAIRE GARDENS

— SECTOR 70A, GURUGRAM —

BUILD

AS PER YOUR NEED & VISION

CONNECT

WITH READY CATCHMENT OF 5000+ FAMILIES*

THRIVE

WITH PROSPEROUS OPPORTUNITIES

WELCOME TO



THE OVAL

AT ASTAIRE GARDENS

———— SECTOR 70A, GURUGRAM ————

SHOP-CUM-OFFICE PLOTS
LIKE NO OTHER IN NCR!

CONNECTING A WORLD OF POSSIBILITIES

Close your eyes and envision a revolutionary development seamlessly uniting business, lifestyle, and entertainment in a meticulously designed haven of family-friendly residential spaces at the pulsating heart of Astaire Gardens - Sector 70A, Gurugram.

Now, open your eyes and witness the extraordinary.

Welcome to BPTP The Oval at Astaire Gardens where innovation meets indulgence.

ARTISTIC IMPRESSION





RETAIL *play*

From its picture-frame facade designs to its sky-high glass ceilings, BPTP The Oval is more than just an ordinary business hub; it's a flourishing address. With stunning architectural design and easy accessibility, BPTP Oval opens up a multitude of creative business paths for many business owners and investors alike.

ONE ADDRESS. MANY POSSIBILITIES

WORK *office*

Whether you'd like to blend leisure and work with a bit of fun or complete seriousness, BPTP The Oval offers a versatile platform for you. Serving as an ideal location for cafes and various gathering spots, BPTP Oval stands as a remarkable place to enhance the lifestyles of people of all ages.



A GAME CHANGER & A VALUE CREATOR

Whether you're seeking a space for your new venture or expanding your established brand, BTP The Oval offers an ideal layout size and features that will elevate your business.

With a versatile design catering to offices, retail establishments, restaurants, banks, and more, enjoy complete freedom to tailor the interiors to your preferences. In fact, you can expand and adapt the space to meet the evolving demands of your thriving future.

24 Limited Units

Basement+G+4 Storey

Frontage on *60 mtr.* Wide Road

High-Street Feel

Ample Parking Space



ARTISTIC IMPRESSION

A MAJESTIC OVAL SPACE FOR UNMATCHED GRANDEUR

The focal point upon arrival at BPTP The Oval is the stunning 'Oval,' a sculptural glass structure that stands out from the building. The distinctive oval form offers a unique experience.

Ideal for a brand in search of an independent, iconic retail space, BPTP The Oval provides the perfect setting for a signature store with a multi-level retail experience.



ACTUAL SITE IMAGE

ASTAIRE GARDENS



SECTOR 70A, GURUGRAM

AN ESTABLISHED COMMUNITY

Located within the prestigious BPTP Astaire Gardens, BPTP The Oval is strategically positioned in a thriving community as its next-door neighbor.

Sector 70A is a well-established and continuously growing neighborhood with premium residential developments catering to HNIs and UHNIs. It has the potential to become a hub for premium retail, F&B, and lifestyle offerings, serving a growing and refined catchment.

*Neighborhood of
more than 5,000 families*

Approx. 100 Acre Township

A NEW EPICENTER OF SECTOR 70A GURUGRAM



EDUCATIONAL INSTITUTES

ST. ANGELS 0 mins
INDUS WORLD SCHOOL 5 mins
KUNSKAPPSKOLAN INTERNATIONAL 6 mins
SURAJ SCHOOL 7 mins
ST. XAVIER'S 10 mins
SD ADARSH VIDYALAYA 15 mins
DPS 20 mins
SUNCITY SCHOOL 25 mins
SHIV NADAR 30 mins



HOSPITALS & CLINICS

ANANTA HOSPITAL 0 mins
PARK HOSPITAL 15 Mins
CLOUD NINE 20 mins
MEDANTA 20 mins
FORTIS 30 mins
MAX HOSPITAL 30 mins



HOTELS

RADISSON 15 mins
COUNTRY INN 35 mins



RETAIL

D'MART 0 mins
CITY CENTRE 12 mins
GOOD EARTH CITY CENTER 15 mins
CELEBRATION MALL 20 mins



OFFICES & BUSINESS PARKS

INELLION EDGE 8 mins
CORPORATE GREENS 10 mins
PALAZO 10 mins
BUSINESS PARK 10 mins
MEGAPOLIS 15 mins
TRADE CENTRE 20 mins
AMEX CORPORATE OFFICE 25 mins
(UPCOMING)
CYBER CITY 30 mins



Disclaimer: Distance not to scale and driving time in ideal traffic situation



AN IMPOSING FRONTAGE

BPTP The Oval stands as a unique SCO development, distinguishing itself through horizontal leasing that provides flexible and spacious floor plates tailored to complement your brand. This ensures customers enjoy a high-street-like shopping experience. With its phenomenal grand frontage, the opportunities within this space are truly limitless.



SHOP



WORK



MEET

REASONS TO BE A BUSINESS OWNER AT BPTP THE OVAL



UNIQUE FACADE

Facade is designed to give look & feel of high street mall



WIDE SHOP FRONTAGE

More space for pedestrian ways & outdoor arrangements



FRONTING MAIN ROAD

Provides shop with maximum visibility



FLEXIBLE LAYOUT

The versatile design to cater various businesses like F&B, Show Gallery, Boutiques and more...



MATURE TOWNSHIP

Situated in the world-class township of BPTP Astaire Gardens



READY CATCHMENT

Enjoy footfall from the existing surrounding residences

RERA Registration No. RC/REP/HARERA/GGM/487/219/2021/55 Dated: 21-09-2021 • <https://haryanarera.gov.in>



CRAFTED
TO
PERFECTION





REVOLUTIONIZING
REAL ESTATE



OUR SUCCESS OVER THE YEARS

BPTP has established itself as one of the key players in the real estate industry. Our uncompromising integrity and years of experience in project development and management is unmatched.

25,000*+
Happy Customers

More than
46 Projects*
Delivered in NCR

More than
25,000*+
Units Delivered

More than
46+ Million*
Sq. Ft. Delivered

*Figures subject to change



OUR LANDMARK PRESENCE IN DELHI NCR

With a rich legacy spanning over two decades in the real estate industry, BTP has firmly positioned itself as one of the leading developers in India. Our unwavering commitment lies in establishing our brand as the epitome of trust, reliability, and preference. Our vision goes beyond success; we aspire to be the foremost choice for individuals and organizations seeking real estate solutions. We understand that earning the confidence of our customers is the cornerstone of our success, and we strive to exceed their expectations at every step.



Actual photo of Terra, Sector 37D - Gurugram



Actual photo of Capital City, Noida





• www.bptp.com

RERA REGISTRATION NO: . RC/REP/HARERA/GGM/774/506/2024/01 <https://haryanarera.gov.in>

DGTCP Haryana has granted M/s Countrywide Promoters (P) Ltd. License no 15 of 2011 dated 07.03.2011 and License no 62 of 2021 dated 01.09.2021 for development of a residential plotted colony under DDJAY schemes over 97.98 acres. The total no. of plots approved are 792 & the layout plan is approved vide DRG. NO. DTCP-7886 dated 01.09.2021. Layout plan is subject to changes as per the final Demarcation/Zoning plan of the colony. Further, standard design for this project has also been approved by DTCP on 11.12.2023 Note- Approvals can be checked in the colonizer's office. Site plan and unit plans are subject to minor changes that may occur during course of construction based on the working drawings which shall be regularized by the developer. Layout plan is subject to changes as per the final Demarcation/Zoning plan of the colony. Pricing is done unit wise, and not project wise; considering many factors like location, size, market rates, number, floor etc please read the complete list of available units before finalizing an apartment suiting your needs and budget. Housing Loans available from leading Banks/institutions. Loans are subject to individual sanction on terms and conditions of the respective Bank/Institution Regd. Office: M-11, Middle Circle, Connaught Circus, New Delhi - 110001, www.bptp.com, CIN - U70101HR1996PTC082720, Reg Office: OT-14, 3rd Floor, Next Door Parklands, Sector-76 Faridabd Faridabad HR 121004 IN. This Advert is purely conceptual and not a legal offering. ** club is underdevelopment and is a separate offering *Terms and Conditions apply. 1Sq. Yards =0.836 Sq. Meter.