

INTEGRATED TOWNSHIP SECTOR 63A, GURGAON



OVER 160 ACRES

GOLF COURSE EXTENSION ROAD

GATED COMMUNITY

WELL PLANNED INFRASTRUCTURE FOR A HASSLE-FREE LIFESTYLE

CHOICE OF INDEPENDENT VILLAS, FLOORS & PLOTS



THE THRIVING LOCATION GOLF COURSE EXTN ROAD GURGAON



BUSTLING WITH DEVELOPMENT	ACCESS TO HIGHWAY / NH8	EXCELLENT INFRASTRUCTURE	THE NHAI ADVANTAGE	THE METRO CONNECTIVITY
prime and posh location of	and Southern Peripheral road	Road is the best planned	Developments - The Golf	Connectivity is planned
Gurgaon. With real estate	is well connected with the	development in Gurgaon.	Course Extn. Road and	along Golf Course Extentior
prices sky rocketing on this	Golf Course Road (1-5 Mins	With wider roads, metro	Southern Peripheral Road in	and Southern Peripheral
stretch, Golf Course Extension	drive) as well as NH-8 (10	connectivity, planned	Gurgaon have been declared	Road, which offers the best
Road has become an	Mins Drive), and Mehrauli	commercial, retail and	as a National Highway, which	connectivity to Delhi and
attractive alternative and is	Road (1-5 Mins Drive). Thus	recreation, it is the future	means that this stretch of	other areas of Gurgaon.
witnessing enormous	access to and fro Delhi is	address of the who's who of	road is going to be maintained	
development.	excellent.	Gurgaon.	by the NHAI and will be a proposed 6 lane expressway.	



THE PROXIMITY TO WORKSPACES

Anant Raj Estate provides an easy access to a thriving corporate world of well known international as well as national organisations as it is just minutes away from commercial zones located on Golf Course Road, Sohna Road, NH-8, HUDA City Centre, Cyber City, etc.



THE PROXIMITY TO TOP SCHOOLS

With multiple primary and nursery schools right within the township and reputed educational institutes like Heritage, Sri Ram, DPS, Lancers, Shikshantar, GD Goenka, Pathways, etc. in the neighbourhood, Anant Raj Estate is an ideal residential destination.



THE PROXIMITY TO RETAIL & ENTERTAINMENT

Retail destinations on Golf Course Road and MG Road are just 10-20 minutes drive from Anant Raj Estate which offers a plethora of shopping, dining and leisure options for you and your family. Further variety is provided by the bustling Sohna Road and the HUDA City Centre region in the vicinity.



THE PROXIMITY TO HEALTHCARE

Gurgaon is already emerging as a preferred destination for medical tourism. You will be just minutes drive from the known healthcare centres like Paras, Alchemist, Max, Artemis, Fortis, Medicity, etc.



MASTER PLAN





15 The Estate Prevu

























EXCLUSIVE CLUB HOUSE

MULTIPLE SPORTS FACILITY



MULTIPLE POOLS



MODERN GYMNASIUM

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









PROFESSIONAL FACILITY MANAGEMENT

HIGH STREET EXPERIENCE

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



RESIDENTIAI

LUXURY VILLAS

PLOTS



ESTATE VILLAS

VILLAS AVAILABLE IN 500, 400 & 300 SQ.YD.

Spread over G+2 and basement Spacious five bedroom villas Multiple car parks, a private elevator Front and rear landscaped lawns Personal pool for 500 and 400 sq. yd. villas Large terrace garden on the second floor 24 x 7 stringent security service VRV air-conditioning 24 x 7 power backup

ACTUAL SHOW VILLA: 500 SQ.YD.





INDEPENDENT FLOORS AVAILABLE IN 400 & 270 SQ.YD.

Large sized living room spaces

Highest design standards and quality amenities

Views of front and rear lawns

Parking spaces at stilt

Additional storage in basement

Large balconies and terraces

Separate provision for servant's room in the 400 sq. yd. floors



ESTATE PLOTS

PLOTS AVAILABLE IN 250 SQ.MTRS. & ABOVE

Gated community living

Well demarcated plots of sizes 250 sq. mtrs and above

Sewage and electrical connection

Well developed road infrastructure

Rain water harvesting

24x7 power backup

YOU CHOOSE YOUR BUSINESS STYLE

OMMERCIAL

OFFICE SPACES



ESTATE BUSINESS HUBS

ULTRA MODERN COMMERCIAL WORK SPACES

Modern building design Impressive drop offs & common lobbies Centralized air-conditioning system Multi-level basement parking Broadband connectivity and Wi-Fi enabled complex Earthquake resistant RCC frame structure Choice of varied unit size

24 x 7 CCTV surveillance



ESTATE HIGHSTREET

EFFECTIVE LOW CAM BUSINESS MODEL

Wide range of shopping choices Shops catering to the daily needs Open air eateries and coffee shops Sophisticated fine dining options Entertainment and gaming zone Space for events and exhibitions Ample open spaces to hang-out



ANANT RAJ GROUP

One of the leading real estate Delhi based developers in the country, Anant Raj Group has focused all its development operations in the Delhi and NCR region. Established in 1969, as a construction company, Anant Raj has always been a front runner in shaping Delhi and NCR's skyline.

Evolving further as an independent real estate developer, Anant Raj Group has successfully completed a number of developments across a wide bandwidth of verticals: Commercial, IT Parks, SEZs Hospitality, Farm Houses, Villa development, infrastructure projects and developed over 20 million sq. ft. in Delhi, Haryana,Rajasthan & the NCR region.

The Company, with its own dedicated construction art, is currently developing almost 10 million sq. ft. spread across highgrowth verticals such as Hotels, Malls, Residential Group Housing, Industrial Colonies, Townships, Resorts, and IT Parks.

As on date, the Company owns a fully paid land bank of almost 1250 acres located in the heart of Delhi & NCR. The development process for most of this land bank has been initiated and construction is in full swing.



■ 4 DECADES



OVER 1000 ACRES



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





ACTUAL PICTURE OF THE ESTATE PREVU, MARKETING OFFICE AT THE ANANT RAJ ESTATE SITE

THE ESTATE PREVU ANANT RAJ ESTATE, SECTOR 63A, GURGAON

CORPORATE OFFICE: A.R.A CENTRE, E2, JHANDEWALAN EXTENSION, NEW DELHI - 110055, INDIA DISCLAIMER:

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