



  
**THE  
ESTATE  
VILLAS**

GOLF COURSE EXTENSION ROAD,  
SECTOR 63A, GURGAON



# EXPERIENCE LUXURY

featuring as the best of  
indian luxe living

## THE ESTATE VILLAS

THE VILLA  
500 SQ.YD.

THE VILLA  
400 SQ.YD.

THE VILLA  
300 SQ.YD.



# THE ESTATE VILLAS

500 SQ.YD.

Spread over G+2 and basement

With a total built up area of 7500 sq.ft.  
(approx.)

Spacious five bedroom villa

Multiple car parks, a private elevator,  
study, personal gymnasium and pool

Lush landscaped front and rear lawns

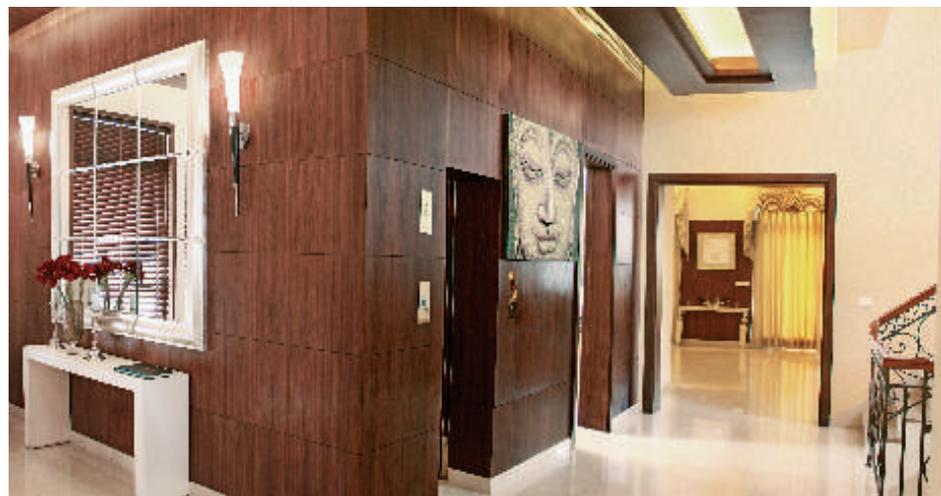
VRV air-conditioning

24 x 7 power backup

Advanced security systems

ACTUAL SHOW VILLA: 500 SQ.YD.

SHOW VILLA 500 SQ.YD.



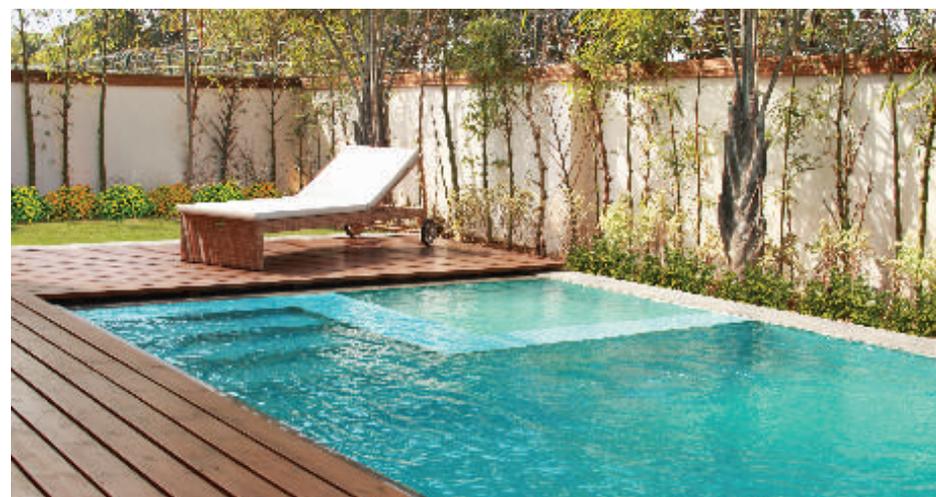
A LARGE ENTRY FOYER AND LOBBY FOR A GRAND ARRIVAL EXPERIENCE



THE MODULAR KITCHEN EMBRACES MODERN FITTINGS AND FIXTURES TO CATER TO ANY NEED



EXPANSIVE LIVING AND DINING SPACE OVERLOOKING A LANDSCAPED REAR LAWN EQUIPPED WITH A PLUNGE POOL



THE PLUNGE POOL IN THE REAR LAWN EXTENDS THE GRANDIOSE OF THE VILLA LIFE

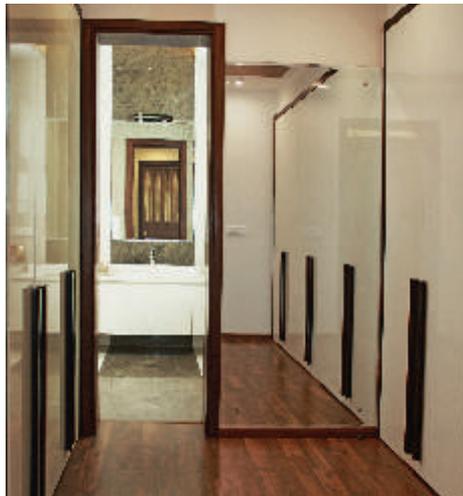
SHOW VILLA 500 SQ.YD.



SPACIOUS MASTER BED AND BATH SUITE REDEFINES LUXURY LIVING



PERSONAL GYM TO WORK ON YOUR FITNESS MANTRA



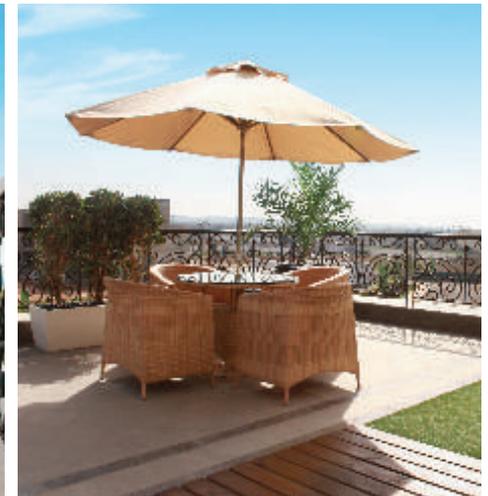
A WIDE WALK IN CLOSET WITH WOODEN FLOORING



THE BATHROOMS EQUIPPED WITH MODERN FITTINGS AND FIXTURES



WIDE BALCONY WITH GREAT VIEWS OF THE GREENS ALL AROUND



LARGE TERRACE - THE PERFECT GETAWAY FOR EVERY OCCASION

500 SQ.YD.  
THE FLOOR PLAN



Ground Floor Plan  
(2165 SQ.FT.)



First Floor Plan  
(2046 SQ.FT.)

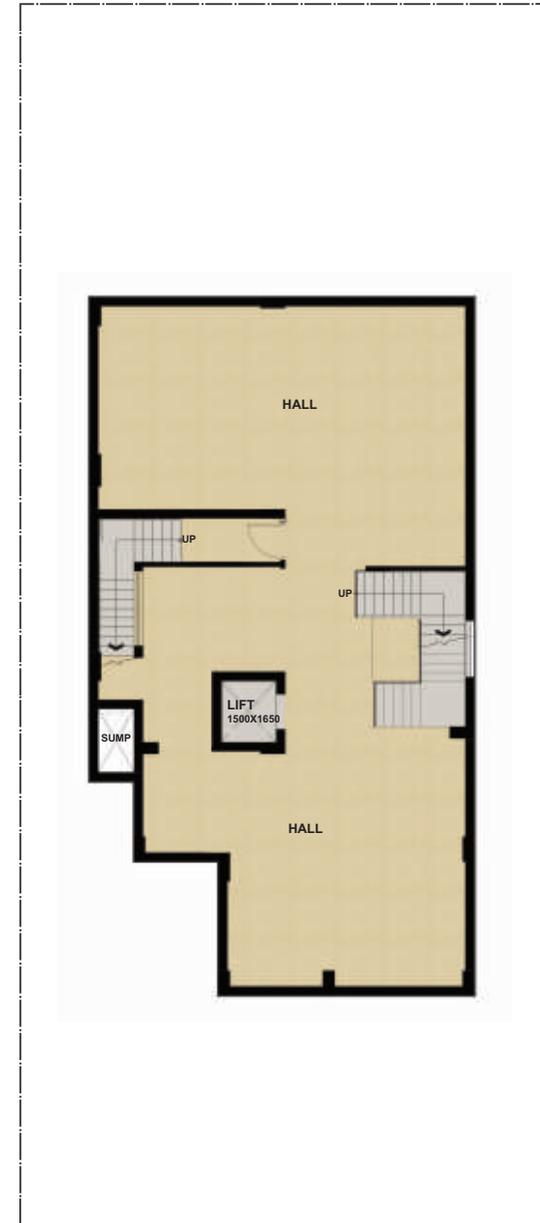


Second Floor Plan  
(1085 SQ.FT.)

500 SQ.YD.  
THE FLOOR PLAN



Terrace Plan  
(379 SQ.FT.)



Basement Plan  
(1907 SQ.FT.)



ARTISTIC IMPRESSION

## THE ESTATE VILLAS

400 SQ.YD.

Spread over G+2 and basement

With a total built up area of 6500 sq.ft.  
(approx.)

Spacious five bedroom villa

Multiple car parks, a private elevator,  
study, personal gymnasium and pool

Lush landscaped front and rear lawns

VRV air-conditioning

24 x 7 power backup

Advanced security systems

400 SQ.YD.  
THE FLOOR PLAN



Ground Floor Plan  
(1878 SQ.FT.)



First Floor Plan  
(1648 SQ.FT.)

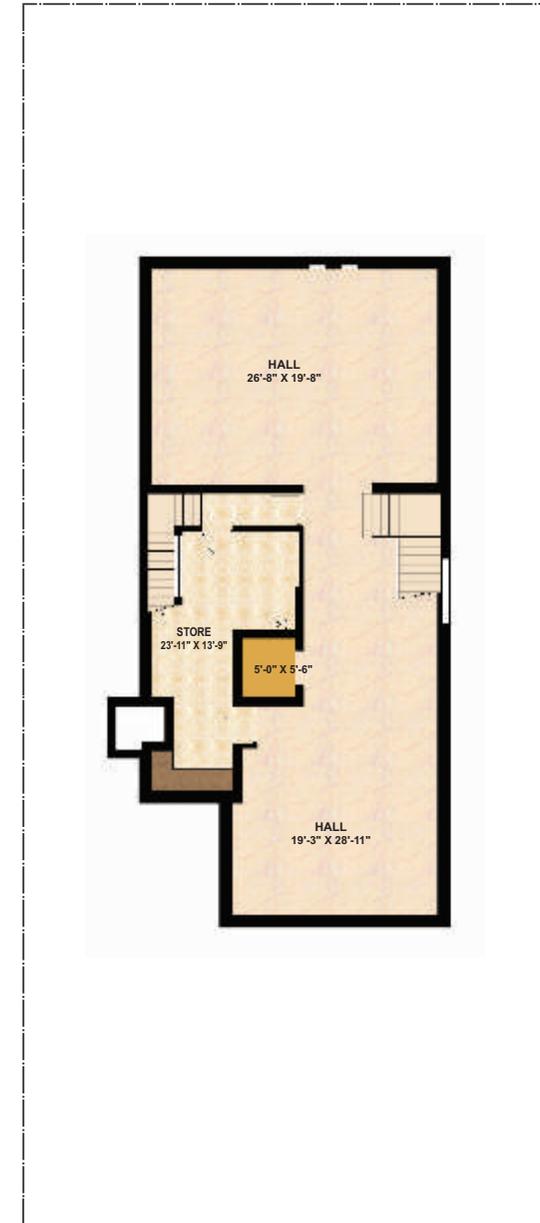


Second Floor Plan  
(878 SQ.FT.)

400 SQ.YD.  
THE FLOOR PLAN



Terrace Plan  
(369 SQ.FT.)



Basement Plan  
(1655 SQ.FT.)



# THE ESTATE VILLAS

300 SQ.YD.

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Spread over G+2 and basement

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With a total built up area of 5000 sq.ft.  
(approx.)

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Spacious five bedroom villa

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Multiple car parks, a private elevator

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Large open living room, spacious kitchen,  
servant quarter

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Lush landscaped front and rear lawns

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VRV air-conditioning

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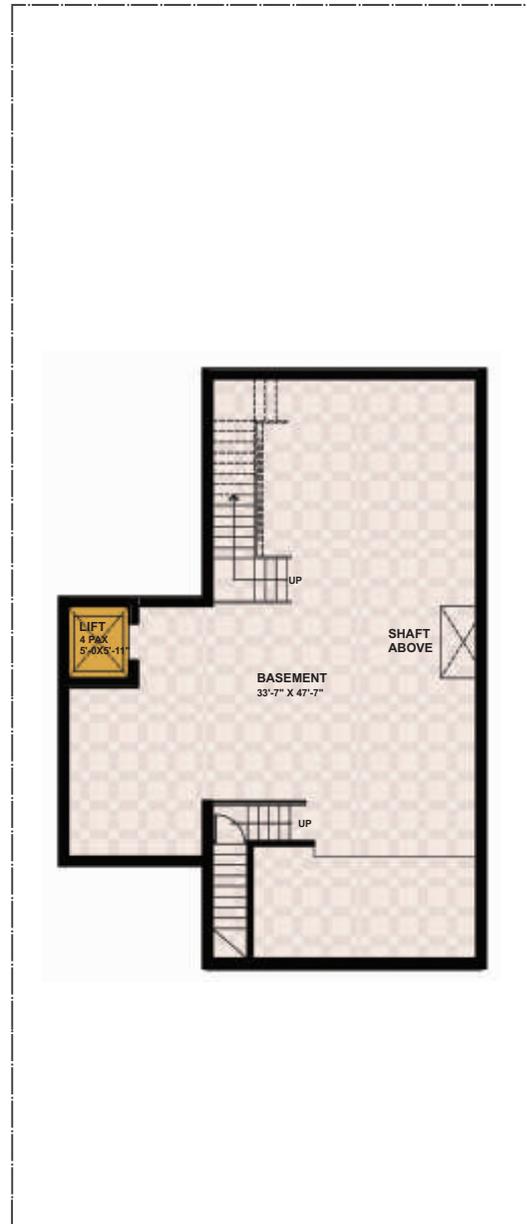
24 x 7 power backup

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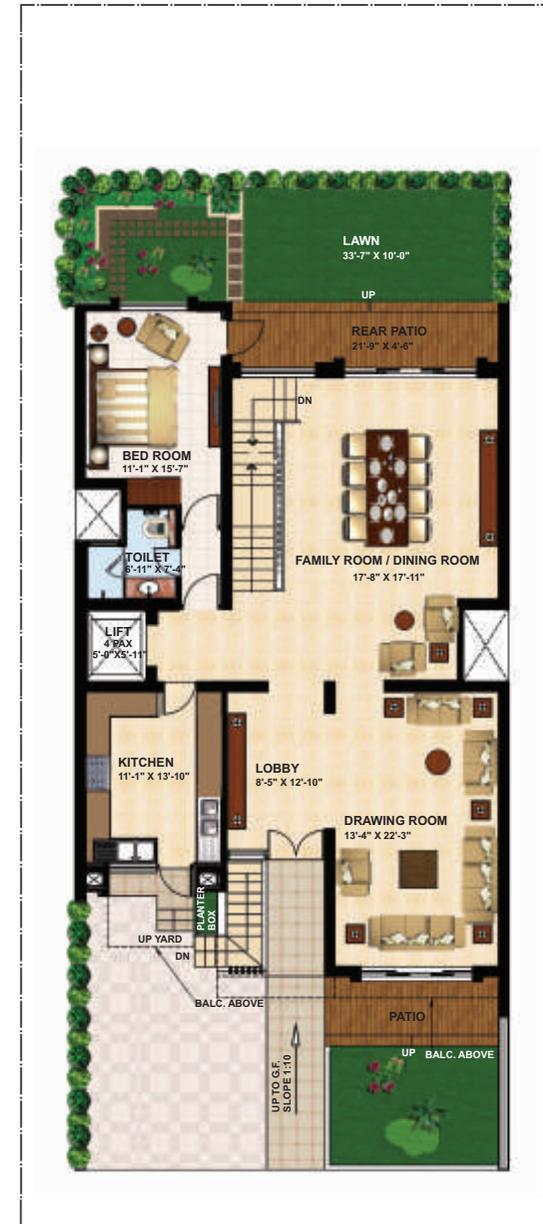
Advanced security systems

ARTISTIC IMPRESSION

300 SQ.YD.  
THE FLOOR PLAN

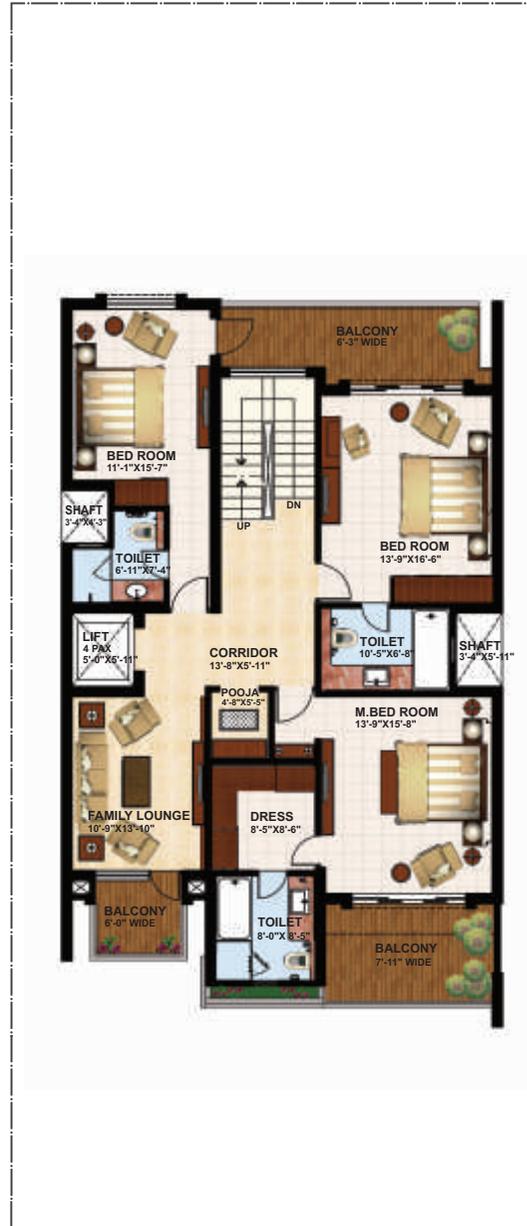


Basement Plan  
(1333.65 SQ.FT.)



Ground Floor Plan  
(1575.84 SQ.FT.)

300 SQ.YD.  
THE FLOOR PLAN



First Floor Plan  
(1439.4 SQ.FT.)



Second Floor & Terrace Plan  
(725.76 SQ.FT.)

## SPECIFICATIONS

### WALL TREATMENT-EXTERNAL

SAND STONE CLADDING  
EXTERNAL PLASTER WITH TEXTURE PAINT  
MS RAILING



### WOOD WORK-DOORS AND WINDOWS

ALL INTERIOR DOORS WILL BE FLUSH DOORS WITH VENEER PANELING. ALL HARDWARE OF PALLADIUM / DORSET OR EQUIVALENT

ALL WINDOWS & EXTERNAL DOORS WILL BE OF UPVC AND WILL HAVE GLASS SHUTTER AND WIRE-MESH SHUTTERS WHEREVER REQUIRED. ALL GLASS WILL BE DOUBLE INSULATED

ALL CUPBOARDS IN THE BEDROOMS WILL BE UP TO THE CEILING OR AS PER THE DESIGN. THE SHUTTERS WILL BE FITTED WITH BRASS / STAINLESS STEEL HANDLES, TOWER BOLTS, MAGNET CATCHERS AND LOCKS WITH KEYS. DRAWERS SHALL HAVE ROLLERS / TELESCOPIC CHANNELS. THE HARDWARE WILL BE OF HAFELE, HETTICH OR EQUIVALENT



### SERVICES

AIR CONDITIONING  
VRV SYSTEM WITH COOLING & HEATING.  
MAKE DAIKIN OR EQUIVALENT

WATER SUPPLY  
PRESSURIZED WATER SUPPLY SYSTEM FOR COLD & HOT WATER. FOR 500 SQ.YD. & 400 SQ.YD. VILLAS, 450 LTR. CAPACITY, HOT WATER SYSTEM WILL BE GIVEN

COMMUNICATION  
PRE-WIRED FOR TELEPHONE AND CABLE  
TELEVISION IN ALL ROOMS

SECURITY  
ACCESS CONTROL FOR EACH HOUSE WITH VIDEO DOOR PHONES: 'ALBA' OR EQUIVALENT

LIFT  
4/6 PASSENGER ELEVATOR. MAKE KONE OR EQUIVALENT



### PRODUCT LEVEL SPECIFICATIONS

BEDROOM, FAMILY LOUNGE  
IMPORTED MARBLE OR SOLID WOOD  
PLANK / LAMINATED WOOD FLOORING

LIVING, DINING & FOYER  
IMPORTED ITALIAN MARBLE FLOORING.  
BROWN EMPREDOR, ROSO ALICANTE,  
PERLATINO, COFFEE PEARL, BOTTOCINO,  
WHITE SATWARIA OR EQUIVALENT

BATHROOMS, POWDER ROOM  
IMPORTED MARBLE OR EQUIVALENT IN  
FLOORING

GLASS MOSAIC / BISAZZE MOSAIC /  
IMPORTED TILES IN WALLS TILL 8 FEET  
HEIGHT IN SHOWER AREA AND 3 ½ FEET IN  
OTHER AREA. BALANCE PAINTED IN ACRYLIC  
EMULSION PAINT

MASTER BATHROOM TO HAVE A TUB AND  
JACUZZI FITTED FROM DURAVIT / VILLEROY  
AND BOCH / KOHLER / JAGUAR OR  
EQUIVALENT

FRAMELESS GLASS SHOWER ENCLOSURE  
WITH S/S HARDWARE

KITCHEN / UTILITY

IMPORTED MARBLE / SPANISH ANTI-SKID  
TILE FLOORING

2 FEET HIGH DADO ABOVE COUNTER IN  
DECORATIVE CERAMICS TILES

25 MM GRANITE COUNTER TOP AND BACK  
SPLASH

MODULAR KITCHEN FROM BULTHAUP /  
POGGENPOHL / MAGPIE / HACKER OR  
EQUIVALENT WILL BE PROVIDED WITH  
BUILT-IN HOB & CHIMNEY "SIEMENS" MAKE  
OR EQUIVALENT. ADEQUATE STORAGE  
LARDER UNIT ABOVE AND BELOW THE  
COUNTERS, WOOD & S/S COMBINATION  
CUTLERY TRAY, CORNER CAROUSEL PULL-  
OUT DUSTBIN, DISH RACK WITH DRIP TRAY  
& PULL OUT DRAWERS

INBUILT WHITE GOODS PROVIDED - KAFF

### ELECTRICALS

ELECTRICAL CONNECTION  
EACH VILLA TO HAVE SEPARATE  
CONNECTION OF 20-40 KW LOAD

ELECTRICAL WIRING  
FINOLEX OR EQUIVALENT. MINIMUM 2  
TELEPHONE CONNECTIONS WITH WIRING  
AND CAT 5 CABLES FOR COMPUTERS

SWITCHES  
LEGRAND / CLIPSAL / CRABTREE OR  
EQUIVALENT

MCB / ELCB / DIST. BOARD  
LEGRAND / MERLIN GERIN OR EQUIVALENT

FANS / EXHAUST FANS  
FANS TO BE PROVIDED IN ALL ROOMS AND  
BASEMENT. EXHAUST FAN WITH LOUVERS  
IN ALL KITCHENS AND ALL TOILETS

DECORATIVE LIGHTS  
DECORATIVE LIGHTS WILL BE PROVIDED

POWER BACKUP  
ALL VILLAS WILL BE PROVIDED WITH  
POWER BACKUP

MAIN PANEL BOARD  
14/16 SWG WITH ALUMINIUM BUS BAR &  
OTHER ARRANGEMENTS AS REQUIRED



  
**ANANT RAJ**  
**ESTATE**  
 INTEGRATED TOWNSHIP  
 SECTOR 63A, GURGAON

**MASTER PLAN**



\* PROPOSED ROADS    \* CONDITIONS APPLY

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THE LIFESTYLE OF  
**ANANT RAJ**  
ESTATE

OVER 160 ACRES  
OF COMMUNITY LIVING

NEAR THE THRIVING  
GOLF COURSE EXTENSION ROAD

LOW DENSITY  
GATED COMMUNITY

WELL PLANNED  
INFRASTRUCTURE  
FOR A HASSLE-FREE LIFESTYLE

CHOICE OF  
INDEPENDENT  
VILLAS, FLOORS & PLOTS



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## PLANNED INFRASTRUCTURE FOR THE TIMES TO COME

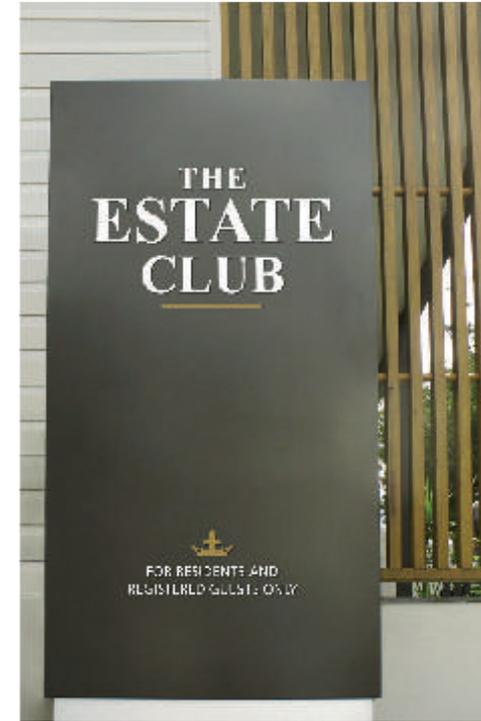
- Eco-friendly design
- All underground cabling
- Wide open roads
- Advanced security systems
- Treated water supply
- 24 x 7 Power back-up
- Rain water harvesting
- Round-the-clock facilities management
- Sewage treatment plant



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## 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



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## 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



road infrastructure  
in progress >



paved walkways  
in the making v



ACTUAL  
SITE  
PICTURES  
OF THE  
ANANT RAJ  
ESTATE



^  
internal  
road

fully operational  
the estate prevu: >  
sales office



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# THE THRIVING LOCATION

## GOLF COURSE EXTN. ROAD, GURGAON

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### BUSTLING WITH DEVELOPMENT

Golf Course Road is the most prime and posh location of Gurgaon. With real estate prices sky rocketing on this stretch, Golf Course Extension Road has become an attractive alternative and is witnessing enormous development.

### ACCESS TO HIGHWAY / NH8

The Golf Course Extension and Southern Peripheral road is well connected with the Golf Course Road (1-5 Mins drive) as well as NH-8 (10 Mins Drive), and Mehrauli Road (1-5 Mins Drive). Thus access to and fro Delhi is excellent.

### EXCELLENT INFRASTRUCTURE

The Golf Course Extension Road is the best planned development in Gurgaon. With wider roads, metro connectivity, planned commercial, retail and recreation, it is the future address of the who's who of Gurgaon.

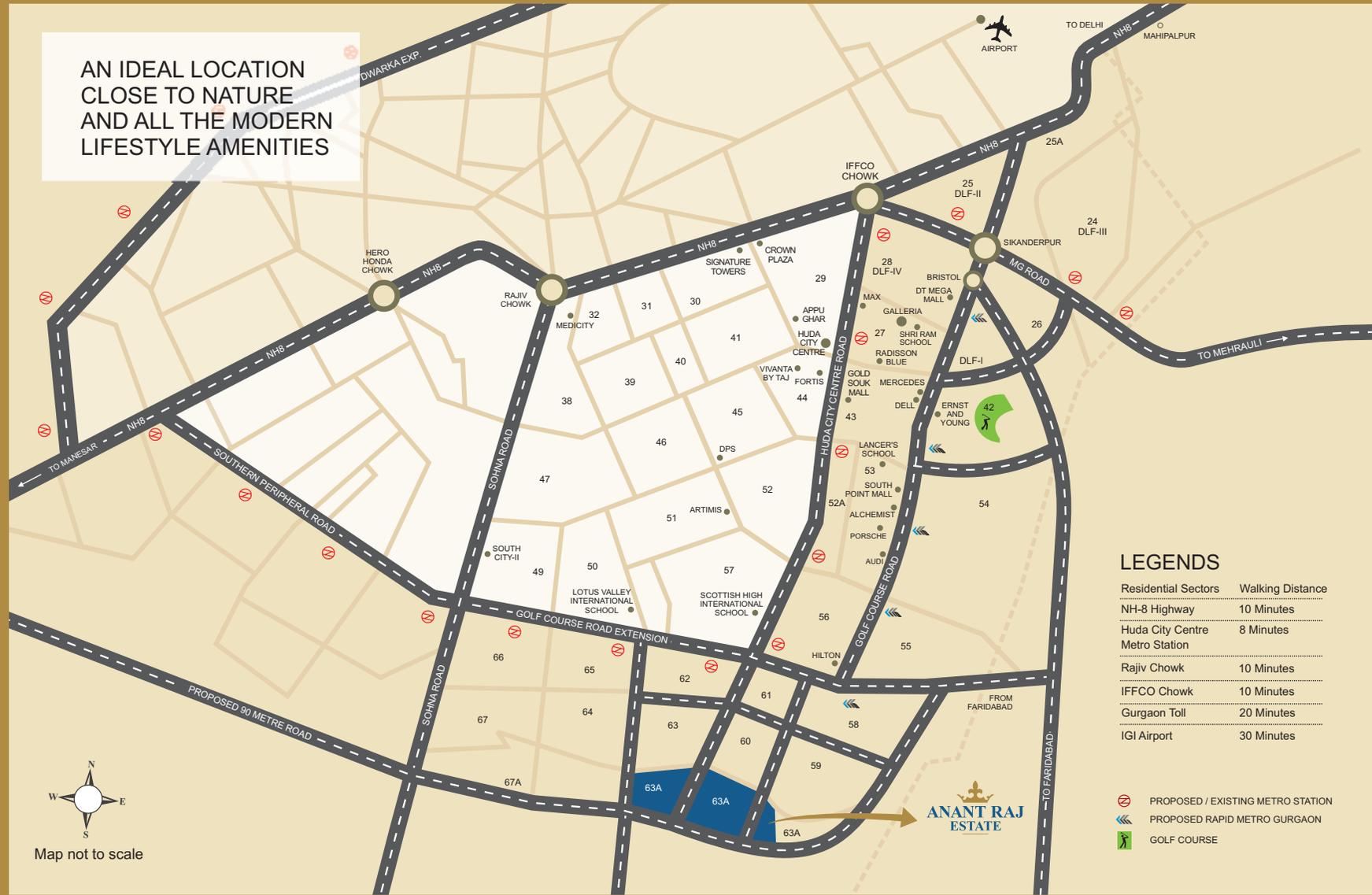
### THE NHAI ADVANTAGE

Future Infrastructural Developments - The Golf Course Extn. Road and Southern Peripheral Road in Gurgaon have been declared as a National Highway, which means that this stretch of road is going to be maintained by the NHAI and will be a proposed 6 lane expressway.

### THE METRO CONNECTIVITY

The Phase II of Metro Connectivity is planned along Golf Course Extension and Southern Peripheral Road, which offers the best connectivity to Delhi and other areas of Gurgaon.

AN IDEAL LOCATION  
CLOSE TO NATURE  
AND ALL THE MODERN  
LIFESTYLE AMENITIES



**LEGENDS**

Residential Sectors	Walking Distance
NH-8 Highway	10 Minutes
Huda City Centre Metro Station	8 Minutes
Rajiv Chowk	10 Minutes
IFFCO Chowk	10 Minutes
Gurgaon Toll	20 Minutes
IGI Airport	30 Minutes

- PROPOSED / EXISTING METRO STATION
- PROPOSED RAPID METRO GURGAON
- GOLF COURSE



Map not to scale

PROXIMITY TO FINEST WORKSPACES

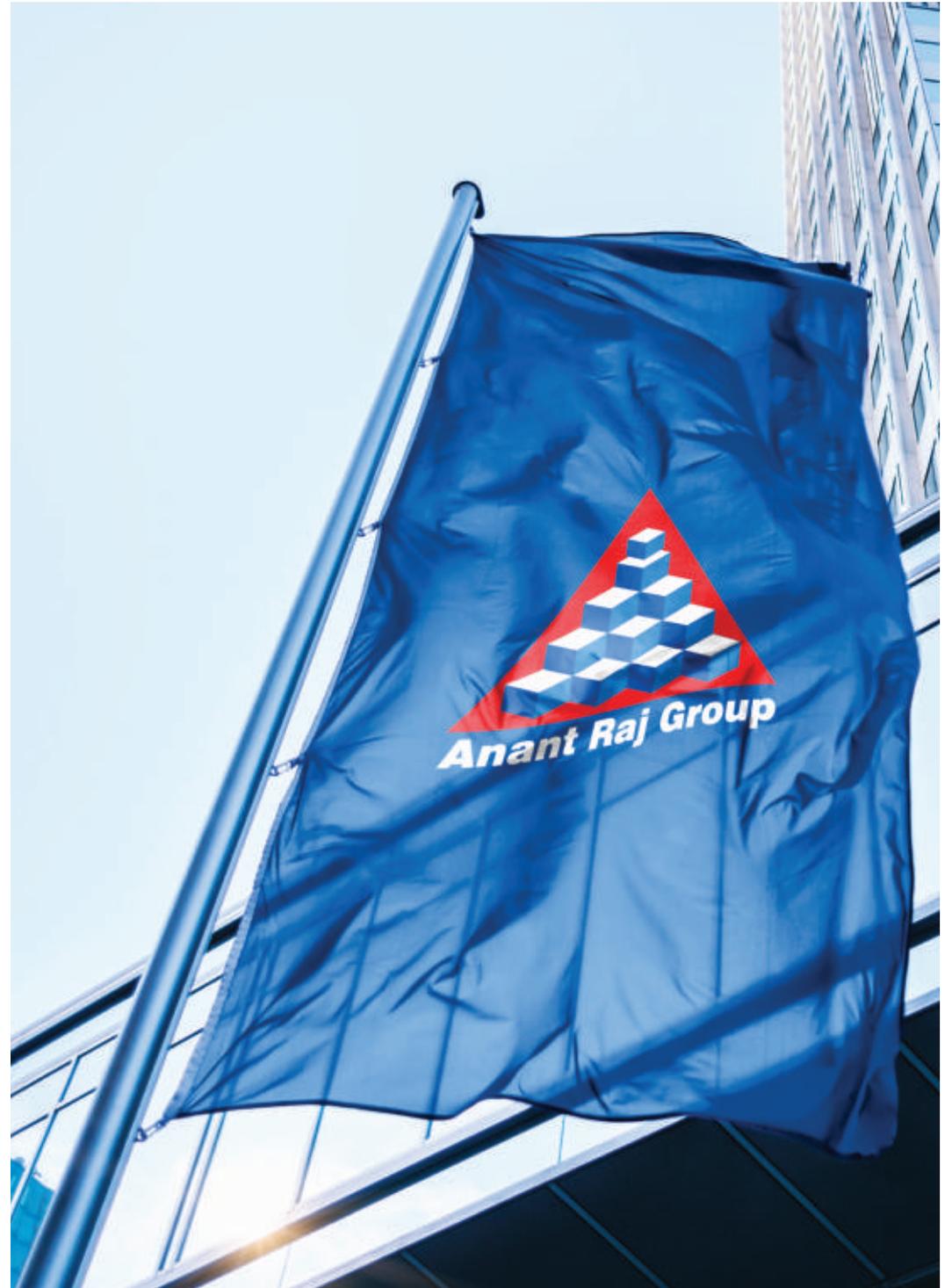
PROXIMITY TO TOP SCHOOLS

PROXIMITY TO HIGH-END RETAIL & ENTERTAINMENT

PROXIMITY TO WORLD CLASS HEALTHCARE

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# DELHI'S ORIGINAL DEVELOPER



ORIGINAL  
DELHI DEVELOPER



4 DECADES  
OF LEGACY



DIVERSIFIED  
PROJECTS PORTFOLIO



OVER 1000 ACRES  
OF LAND BANK IN DELHI-NCR



OVER 20 MILLION  
SQ.FT. DELIVERED

## 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

CALL 1800 419 0499  
TEXT 'ARE' TO 56161  
WWW.ANANTRAJESTATE.COM  
EMAIL ESTATE@ANANTRAJLIMITED.COM

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

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