



**YOU ARE THE
CENTRE OF
OUR WORLD**



AT THE CENTRE OF TOMORROW



GURGAON is the most happening City of the Modern India. Future perceives huge real estate growth in Residential and Commercial sector in Gurgaon. The proposed site is located in Sector-37C of Gurgaon. It is abutting 60M wide sector road and 24M wide internal sector road connecting 60M wide road.



The Proposed Commercial Complex is a part of MIXED USE Development comprising following Land uses permitted by the authorities:

- Residential Group Housing 17.00 acres
- Residential Affordable Group Housing 10.14 acres
- Information Technology (IT) Park 7.55 acres
- Commercial 4.00 acres
- Commercial 2.00 acres



Elvedor is located at the most enviable of all locations, Sector 37C, near Gurgaon-Dwarka Expressway. One of the fastest developing sectors of Gurgaon, Sector 37C is located within a few minutes of Gurgaon's numerous bustling malls and commercial districts. In addition to that, it is dotted with premium schools and hospitals and only 20 minutes from Delhi.



5 minutes
from NH 8



6 minutes
from
the
Gurgaon-
Dwarka
Expresswa
y



10 minutes
from the
malls at
MG Road



Well
connected
to the
nearest
Metro
Station



10 minutes
from the
Internation
al Airport

ELVEDOR
Commercial Development At Sec 37C, Gurgaon

DELHI



IGI AIRPORT

KMP EXPRESS WAY

EXPRESS WAY

STATE HIGHWAY 26

METRO ROUTE

NH-8 TO DELHI

TO JAIPUR

METRO ROUTE

PLANESHWAR
M-11 M-12
M-10 M-13
M-9 M-14
M-8 M-15
M-7 M-6
M-4 M-5
M-3

LEISURE VALLEY

PROPOSED
ISBT





The Luxury Studio Apartments at Elvedor have been carefully crafted keeping in mind the business requirements of both investors and executives. Set in the midst of a bustling business district, these living spaces complement the 24/7 work-life culture. The apartments aren't just isolated units but a part of constant activity and provide access to all modern requirements only a short walk away.

Designed to international standards, these residences will make sure that you stay at the peak of your productivity be it work, life or play.



- High end Luxury Studios with semi/fully furnished options on Upper Floors
- Independent Grand Entrances for Services Apartments with Dedicated Passenger and Service Elevators
- Ample Multi-Level Car Parking Space
- Strategically located above retail with restaurants & bars
- Available Sizes 659 sq. ft. & 900 sq. ft.



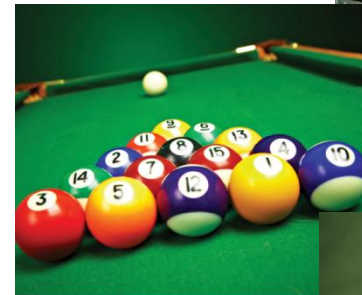


- A State-of-the-art Retail Spaces on Ground and First Floors.
- Innovative Open Spaces for Recreation and Community Activities.
- Escalators in Retails Spaces.
- Four Screen Multiplex.
- Anchor Spaces for Hypermarkets.
- Ample Multi-Level Car Parking Space.
- Efficient Building Management System for Efficient Utilization of Equipments, Allowing Reduced Energy Billing for the Occupants.



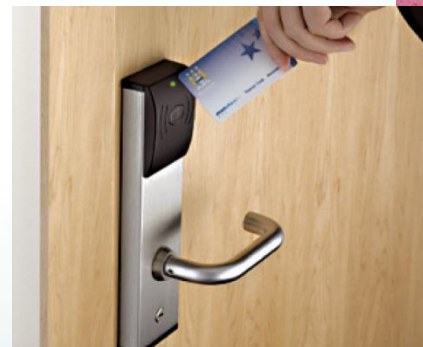


- Elvedor Clubhouse gives you access to World-class amenities
- Indoor gym
- Spa
- Swimming pool
- Yoga
- Cards room
- Billiards





- 2 tier security + safety systems
- Manned security
- CCTV
- Individual apartment electronic security



RESIDENTIAL >

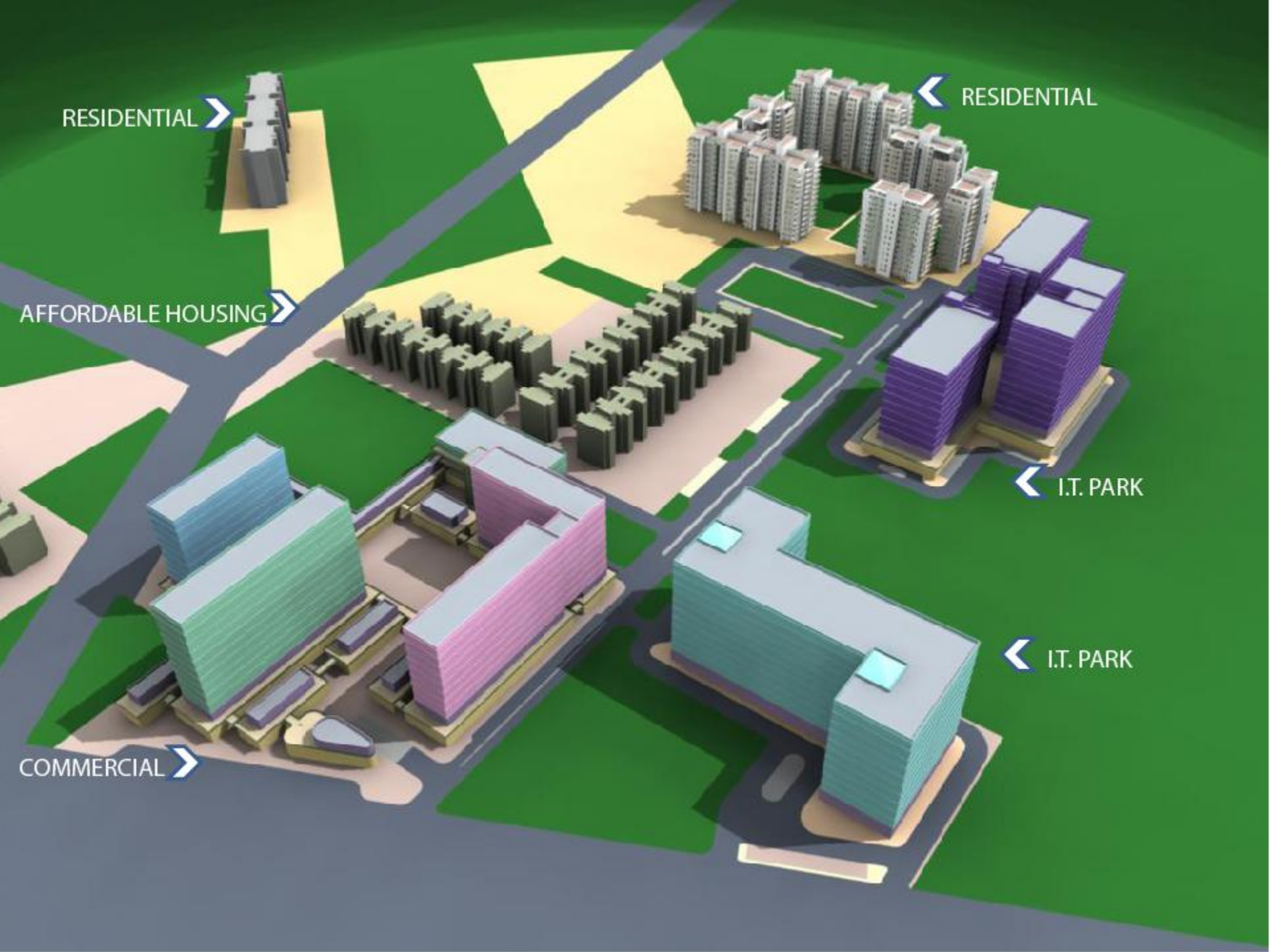
< RESIDENTIAL

AFFORDABLE HOUSING >>

< I.T. PARK

< I.T. PARK

COMMERCIAL >





Structure	RCC frames Earthquake Resistant Structure in compliance with seismic design codes
Air Con	Branded Split Air Conditioners
Flooring	
Living	Stone finish imported tiles
Bedroom	Laminated Wood Flooring
Kitchen	Vitrified Tiles
Toilets	Ceramic Tiles
Balcony	Anti Skid Ceramic Tiles



SPECIFICATION

Fixtures & Fittings

Kitchen	Modular Kitchen with Marble Counter, Stainless still sink, with CP Fittings
Toilets	Ceramic Fixtures & CP Fittings with connection for Geysers

Internal Wall Finish

Living/Bedroom	Oil Bound Distemper
Ceiling	Oil Bound Distemper



External Façade Of Towers	Combination Of Stone & Textures Paints
Windows	Powder Coated/Anodized Aluminum Glazing
Doors	Hardwood Frames & Flush Door Shutters
Electrical	Copper Wiring
	Fans & Lights
	Concealed Conduits & Modular Switches
	24X7 Power Back Up
	2 Tier Security
	LCD TV /Telephone Points & Instruments



SPECIFICATION

Additional Furnishing Options*

Double Bed with Mattress & Pillow

Study Table with Chairs

Equipped Kitchen

Crockery

Curtain & Curtain Rod

Towel Rack in the Bathroom

Bookshelf cum showcase

Sofa

RO in the Kitchen

Designer Light Fitting

Electric Oven

Electric Chimney

Completed wood work in cupboard

Gas Burner

2-Seater Dining Table

Fridge

Ground Floor Plan

60.0M WIDE SECTOR ROAD
12.0M WIDE SERVICE ROAD

at 37C, Gurgaon.

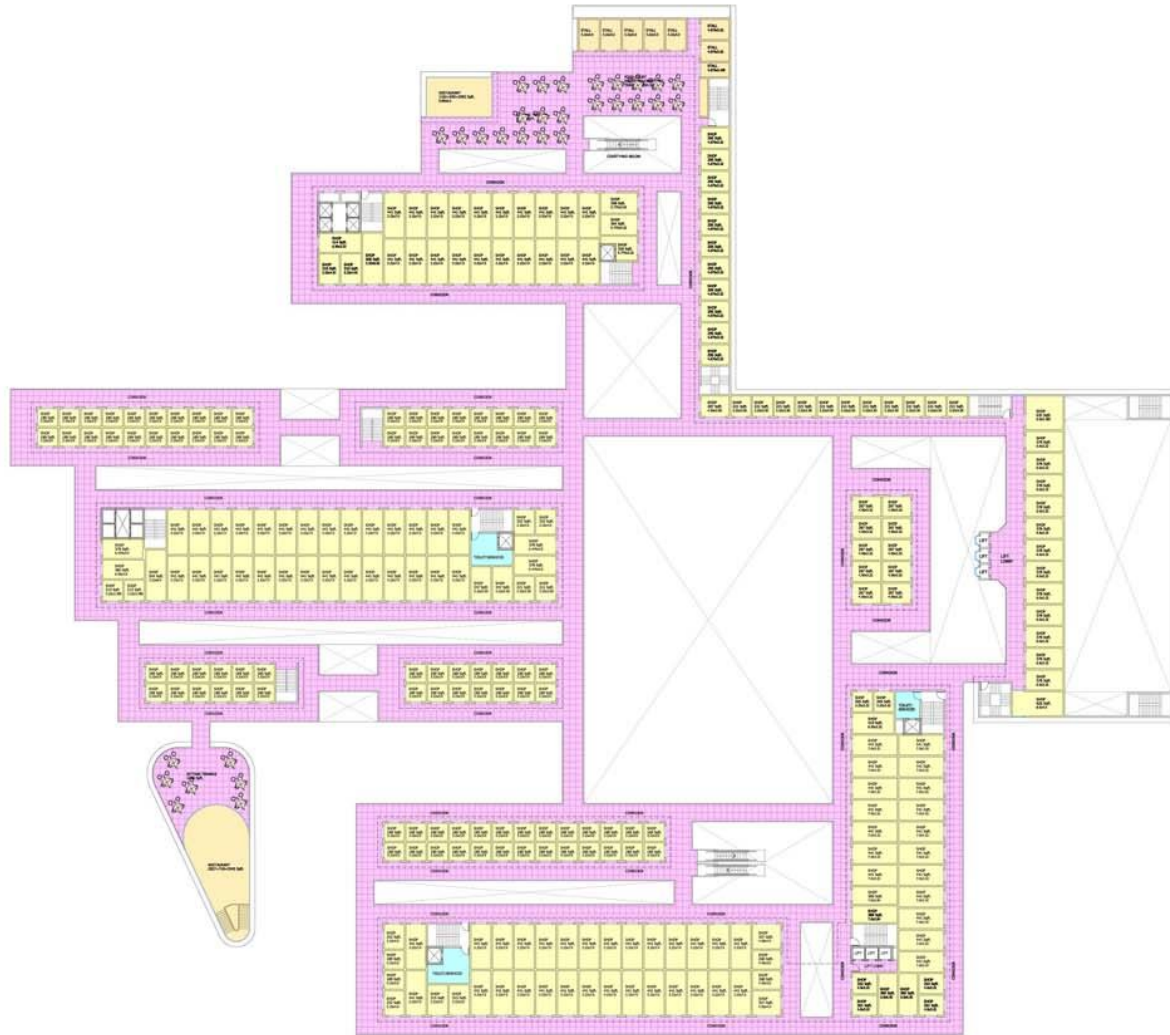
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Commercial at 37C, Gurgaon

ARCHITECTS:
PRADEEP SHARMA ARCHITECTS PVT. LTD.



First Floor Plan



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Commercial at 37C, Gurgaon

Second Floor Plan



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*All the building plans are subject to change without any prior notice.

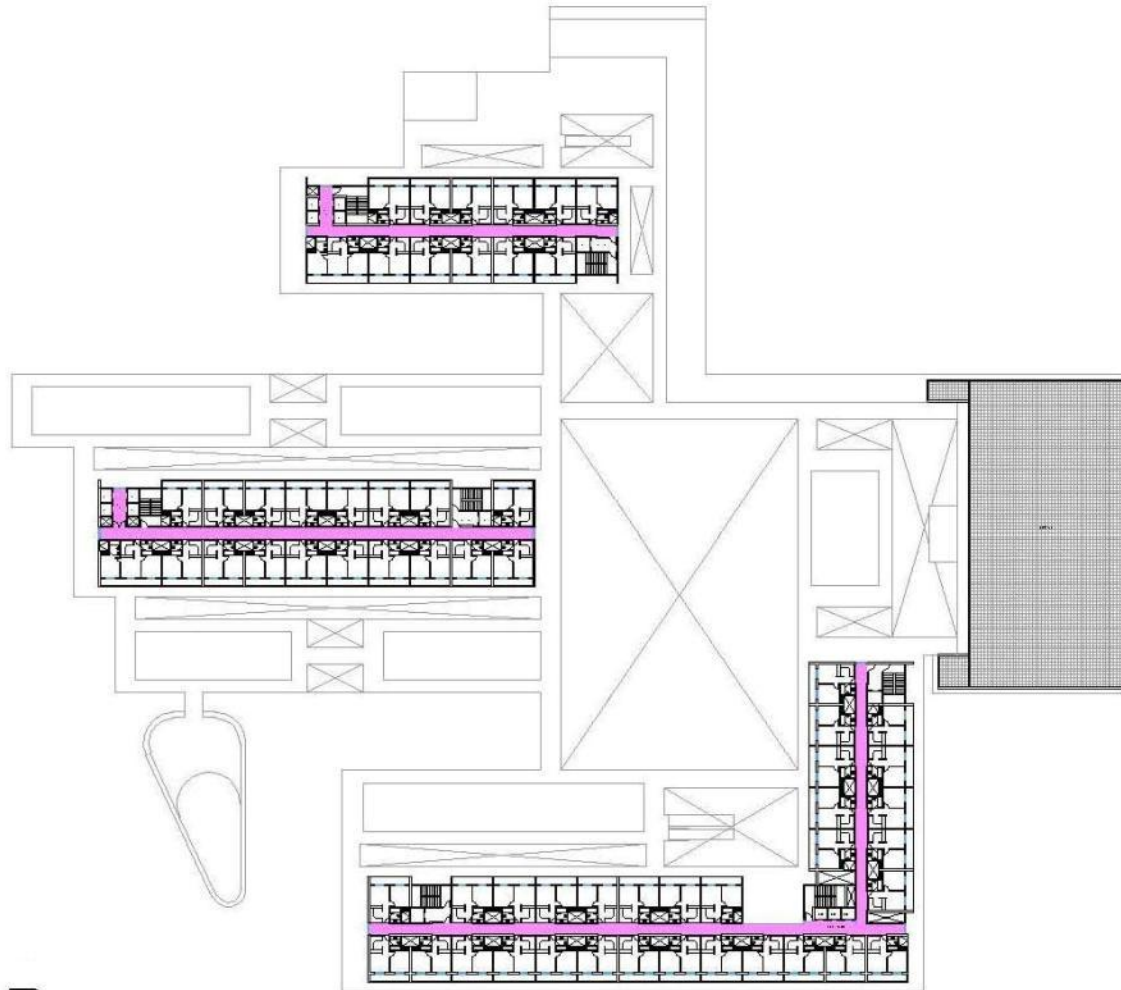
Third Floor Plan



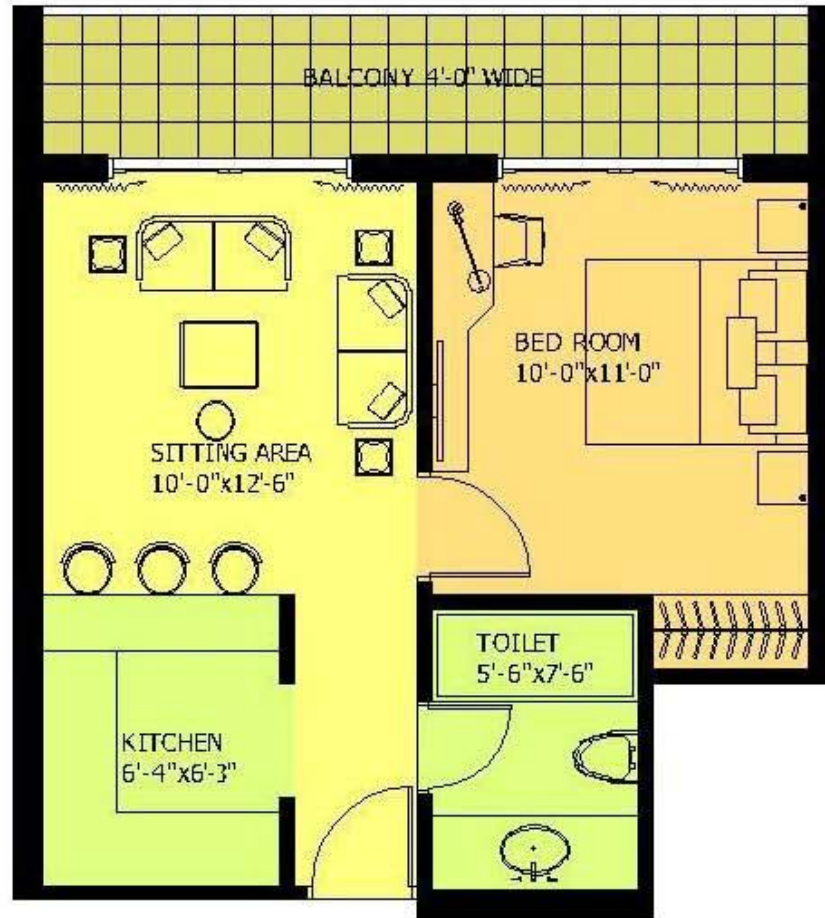
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Typ. Floor Plan



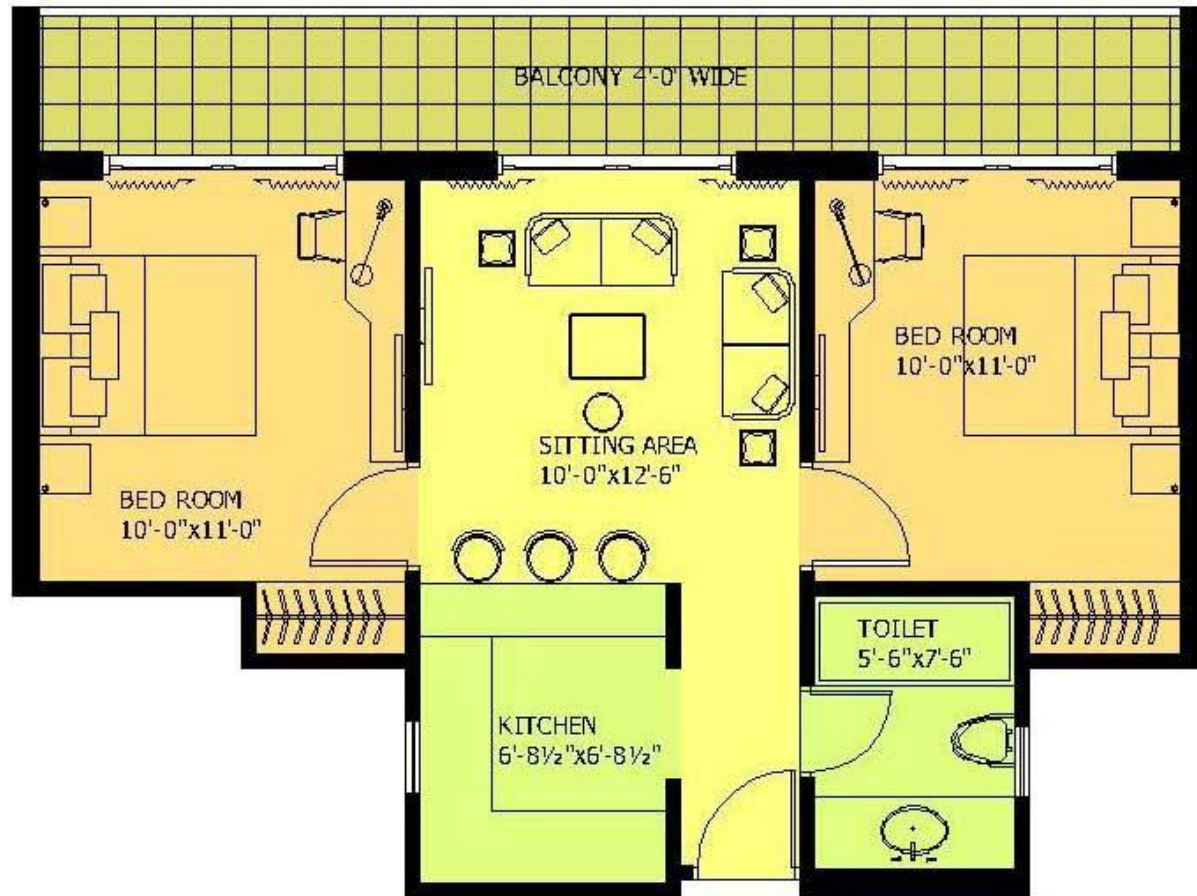
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COMMERCIAL**
AT Sec. 37-C, Gurgaon.



ELVEDOR

Type-2 (1 Bhk Apt.)
SUPER AREA =659 SQFT.

ARCHITECTS:
PRADEEP SHARMA ARCHITECTS PVT.LTD.

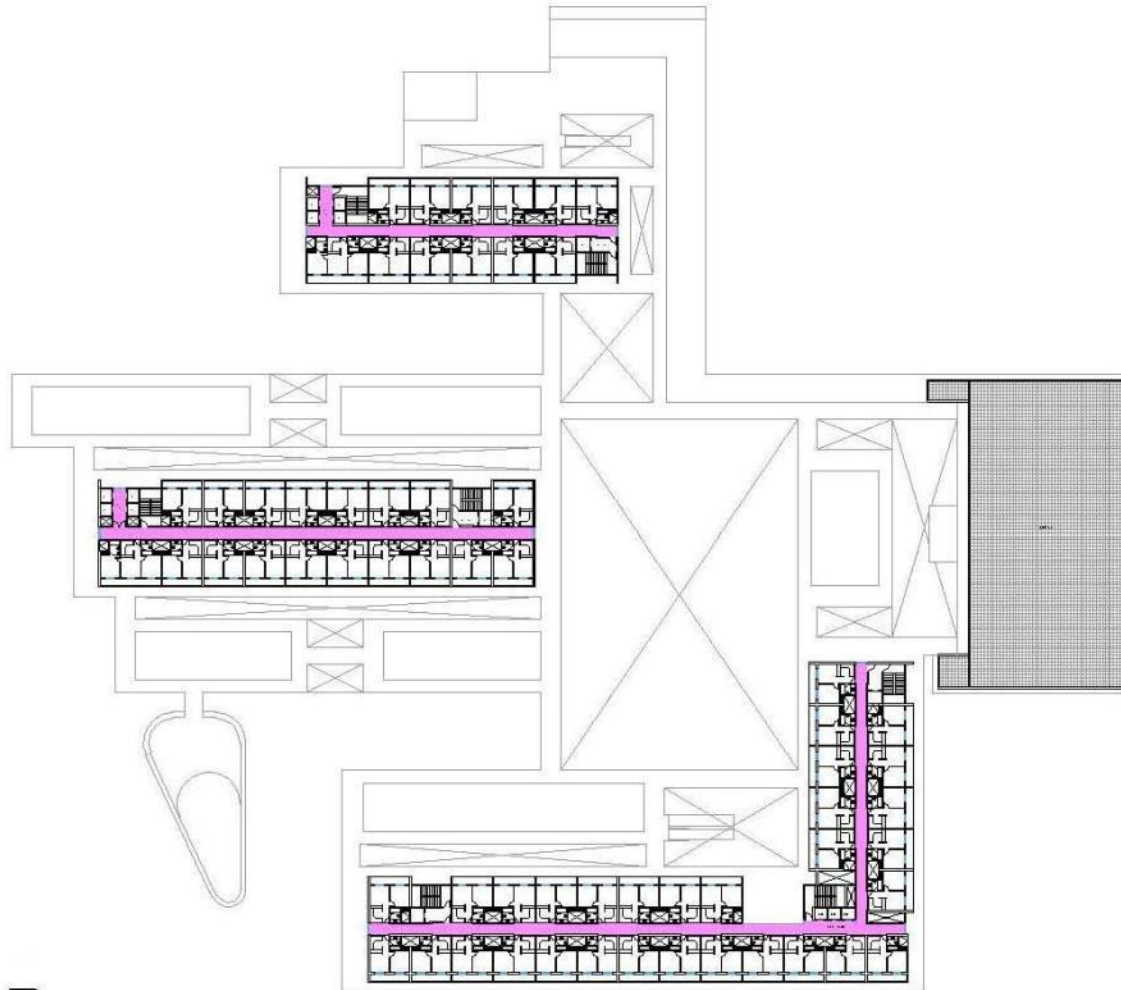


ELVEDOR

Type-3 (2 Bhk Apt.)
SUPER AREA : 900 SQFT.

ARCHITECTS :
PRADEEP SHARMA ARCHITECTS PVT. LTD.

Typ. Floor Plan



**ELVEDOR
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AT Sec. 37-C, Gurgaon.



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