



**30+**

YEARS OF  
UNFALTERING  
COMMITMENT

**70+**

SUCCESSFULLY  
DELIVERED  
PROJECTS

**45,000+**

POSSESSIONS  
GIVEN  
(2014-2024)

**75,000+**

SUCCESSFULLY  
DELIVERED  
UNITS

**3 Lakh+**

HAPPY  
SATISFIED  
CUSTOMERS

**100 Million +**

SQUARE FEET AREA  
SUCCESSFULLY  
DELIVERED



**GAURS** A LEGACY OF UNRIVALLED LUXURY

At Gaurs Group, we create living spaces that breathe beauty and luxury. Our impeccably designed homes that craft lifestyles of elegance and distinction are a testimony of our commitment to excellence. Our visionary 'life-craftsmen' are handpicked for their exceptional abilities to craft spaces that lend themselves to timeless experience and create cherished memories.

35

DELIVERED  
RESIDENTIAL  
PROJECTS

30

DELIVERED  
COMMERCIAL  
PROJECTS

3

DELIVERED  
TOWNSHIP  
PROJECTS

2

DELIVERED  
RETAIL PROJECTS  
(MALLS)

4

GAURS  
INTERNATIONAL  
SCHOOL

24

ONGOING  
RERA REGISTERED  
PROJECTS

# GAURS A LEGACY OF LUXURY

Our expansive portfolio spans from high-end luxury residences to thoughtfully crafted affordable homes. Step into a world where luxury knows no limits - step into the enduring legacy of Gaurs.



LEGACY  
BY GAURS

*Crafted for Generations*



TRECENTO  
RESIDENCES

ART OF ROYAL LIVING | by Gaurs



The  
Islands  
by GAURS

BE APART  
JAYPEE GREENS  
PARI CHOWK, GR. NOIDA

GAUR  
**NYC**  
RESIDENCES  
THE QUINTESSENTIAL LIFE

BE A PART OF THE  
TRANSFORMATION STORY AT THE  
**YAMUNA EXPRESSWAY**



# **YAMUNA EXPRESSWAY, AN EMERGING GROWTH CORRIDOR OF INDIA**



It links **Delhi, Noida, Greater Noida, and Agra** seamlessly, with the Eastern Peripheral Expressway further boosting accessibility.

**Sports infrastructure, universities, and industrial parks** already give the region a new identity.

Emerging **industrial and logistics hubs**.

**Existing sports and lifestyle landmarks** (F1 track, universities, townships).

Source:  
[www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)

# THE CATALYST OF CHANGE, **NOIDA INTERNATIONAL AIRPORT (JEWAR)** AT THE YAMUNA EXPRESSWAY WILL BE OPERATIONAL SOON



Upcoming Noida International Airport (NIA) would be **India's largest and world's 4th largest Airport**  
Managed & Operated by Yamuna International Airport Private Limited (YIAPL) a subsidiary of Zurich Airport International AG  
Envisioned to be 6-Runway Airport, expanding into 2900 hectares  
Developed through a Public-Private Partnership Model (PPP)  
A Green Field Airport

India's first **100% FDI** airport project. Direct boost to **residential, commercial, and industrial demand**. Phase 1 will be operational by 2025, handling millions of passengers annually, while multiple phases will add more terminals and runways over time.

This Landmark will redefine connectivity, business travel, tourism, and real estate dynamics across the entire corridor.

Source:  
[www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)

Images used are for reference purpose only.

# **YAMUNA EXPRESSWAY, EMERGING INTO AN ECONOMIC POWERHOUSE**



From Logistics hubs to Electric Mobility Zones from **Residential Townships** to **IT & Fin Tech cities**, the region is developing into a thriving ecosystem.

Multiple Industrial Zones planned such as **Toy Park, MRO, Film City, Leather Manufacturing Park, Heritage City, Furniture Hub, Handloom Cluster, Medical Device Park, Metro Coach Factory** and many more.

Attracting immense global & national investments from **Corporate Giants**.

# **YAMUNA EXPRESSWAY, THE VISION OF 2030**

By 2030, Yamuna Expressway will stand as one of India's most futuristic cityscapes.

Being next to the Noida International Airport the area will see a high growth owing to excellent infrastructure & connectivity.

Ancillary Businesses (Cargo, Warehouse, Logistics, Hospitality, Trade) often grow exponentially in such areas because of shorter commute time and better utilities.

Areas near the Airport see strong appreciation once the Airport becomes functional.

Sources:  
[www.economictimes.indiatimes.com](http://www.economictimes.indiatimes.com)  
[www.wikipedia.org](http://www.wikipedia.org)



Images used are for reference purpose only.

**THE BEAUTY OF BECOMING  
ONE OF THE FINEST  
PROJECTS AT THE  
YAMUNA EXPRESSWAY**

**3 & 4 BHK Landmark Residences**



Actual Image of Yamuna Expressway.

EVERY GREAT  
BEAUTY IS BORN  
FROM BECOMING.  
IT IS THE  
JOURNEY THAT  
SHAPES GROWTH  
& SUCCESS.



# INSPIRED FROM THE ART OF PERFECT TRANSFORMATION

---

Project spread across approx.  
**4.85 Hectares (12 Acres)**

**7 Towers (Phase 1)**

**Landscape Greens** in  
**3.44 Hectares (8.5 Acres)**  
inspired by **Butterfly**

**Grand Entrance -  
Triple height lobby**



Club & Project Interiors on the  
**Art Deco theme**

One of the **biggest Clubhouse**  
of the region **6867 Sq.Mt.**  
**(75000 Sq.Ft.)**  
spread over multiple levels with  
**60+ amenities**

Almost **8.5 acres**  
**Central Landscaped** Greens



# A DESTINATION BRIMMING WITH POSSIBILITIES

Map not to scale

# PROXIMITY HIGHLIGHTS

**Upcoming Noida  
International Airport  
(Jewar)**

10-12 Kms\*

**Eastern Peripheral  
Expressway**

10\* Kms\*

**Noida-Greater Noida  
Expressway**

18 Kms\*

**Gaurs International  
School at  
Gaur Yamuna City**

3 Kms\*

**World's tallest  
Lord Krishna Murti**

3 Kms\*

**Upcoming mall at  
Gaur Yamuna City**

3 Kms\*



# GROWING IN ELEGANCE THROUGH THE CONTRIBUTION OF INTERNATIONALLY FAMED DEVELOPERS



Project Architecture - Imperial grandeur, featuring contemporary facades with modern design elements.

Project Architect -  
**Hafeez Contractor**

Club & Interior Architect -  
**OchreInk**

Landscape Architect -  
**SCI (Site Concepts International)**

Structure - **R D Consultant**

MEP - **Paradise Consultant**

# **GLOBALLY RECOGNIZED ICON OF INDIAN ARCHITECTURE**

## **THE ENDURING LEGACY OF HAFEEZ CONTRACTOR**

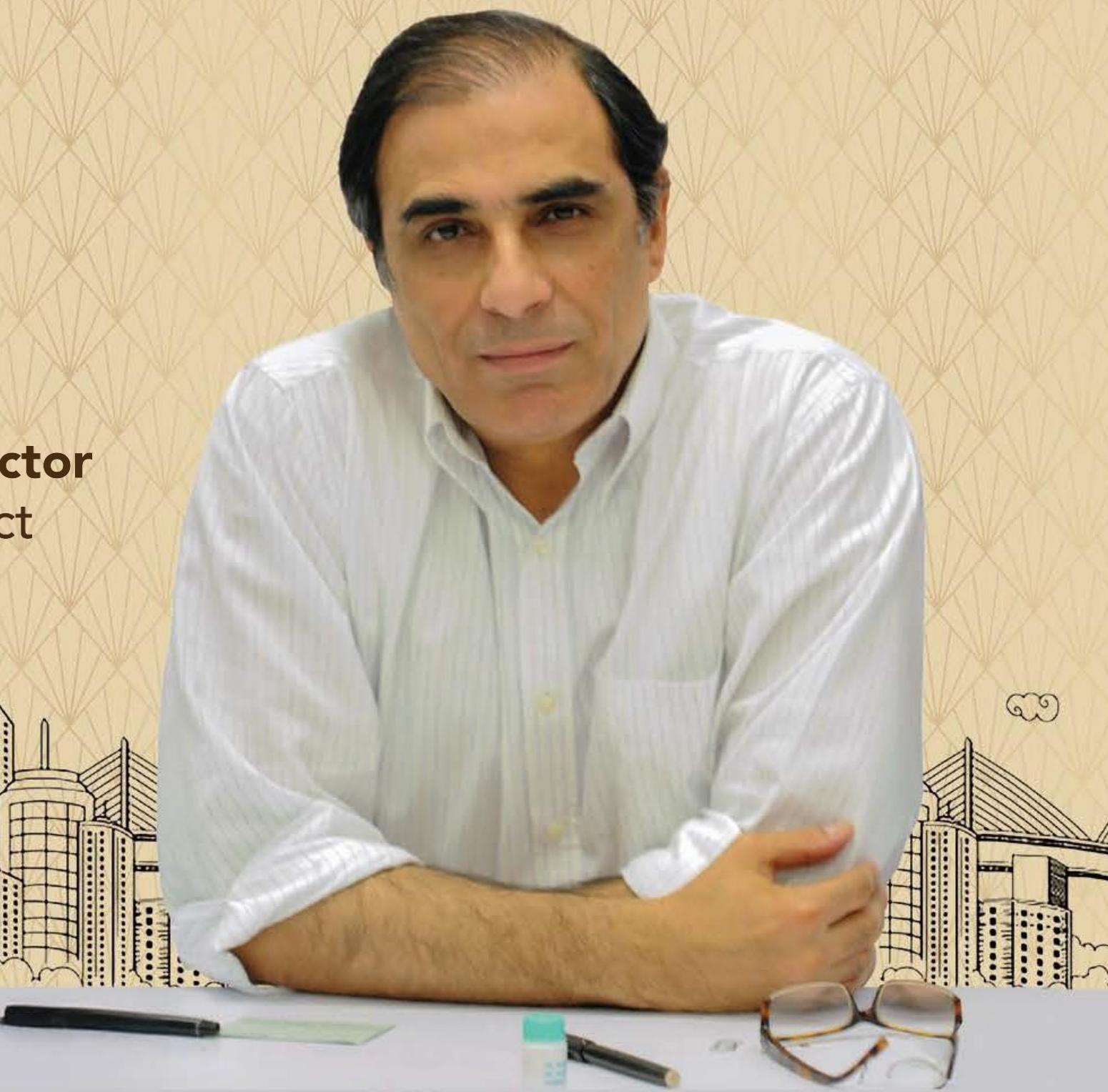
- India's most renowned architect and a Padma Bhushan awardee.
- Revolutionized urban living with designs that balance innovation, functionality, and grandeur.
- Work ranging from futuristic campuses to soaring high-rises.

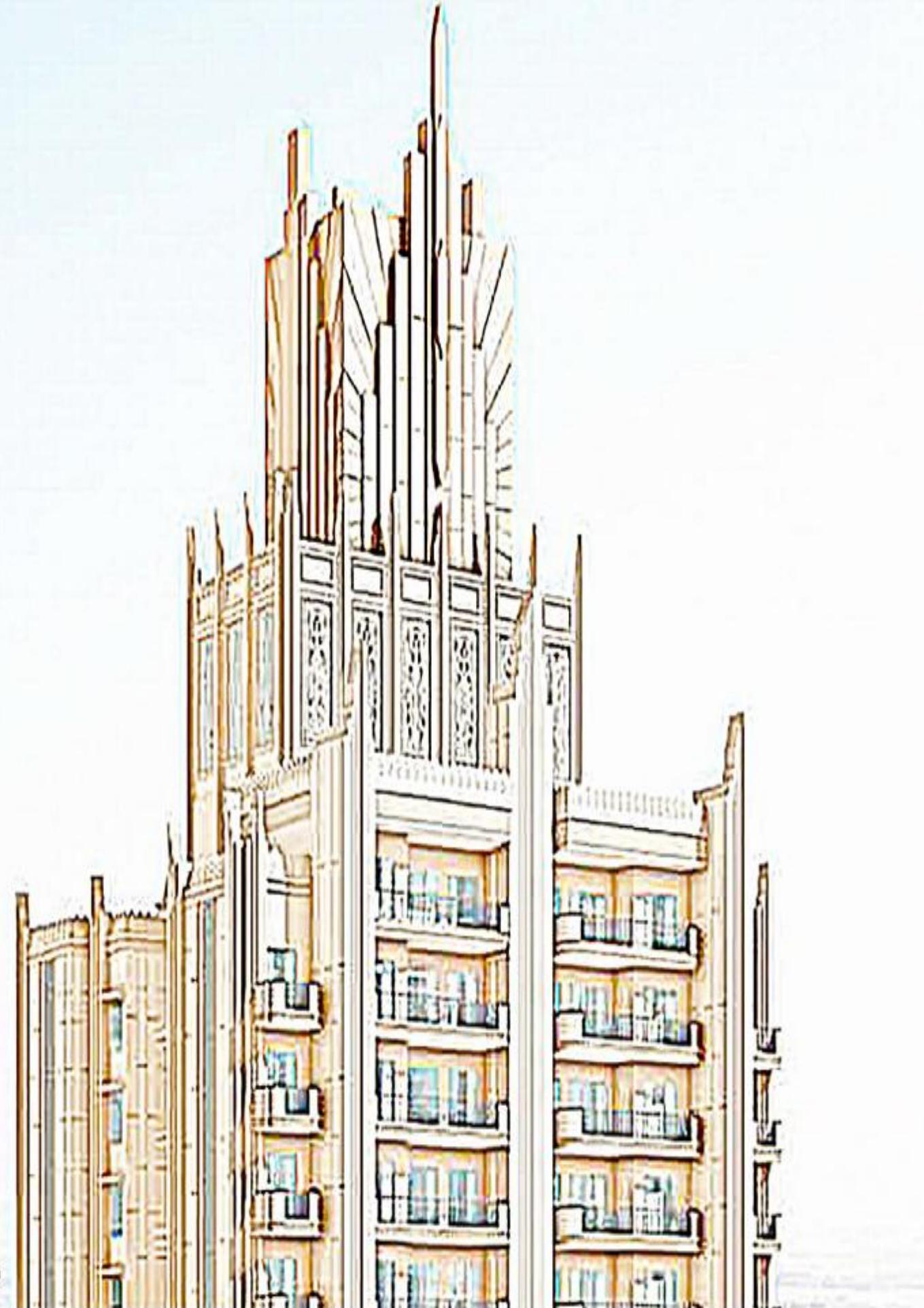
---

### **SIGNATURE WORKS:**

- D Y Patil Sports Stadium, Navi Mumbai
- Lavasa City, Pune
- Turbhe Railway Station, Navi Mumbai

**Hafeez Contractor**  
Project Architect





The architecture of the project draws inspiration from timeless imperial styles.

Every arch, pillar, and facade tells a story of heritage.

Inside, expansive layouts and regal interiors create a life worthy of royalty.

# TRANSFORMING MODERN LANDSCAPES

Under the visionary leadership of Clint Owen, Design Director Site Concepts International (SCI) has established a reputation for high quality professional planning and design throughout Asia with active projects in over eight countries. Their expertise in providing diverse and unique site specific design solutions during project implementation has made SCI a favourite of Developers, Architects and others in the industry.

## SIGNATURE WORKS:

- Cap Ternay Resort & Spa, Seychelles
- Embarcadero Park, Indonesia
- Hsinchu Hsinpu Eco Community, Taiwan
- Pantai Sentral Park, Malaysia

[Video Link](#)

# LANDSCAPE ARCHITECT



**Clint Owen**  
Design Director



# PODIUM FACILITY PLAN

## LANDSCAPE DESIGN

### OUTDOOR AREA:

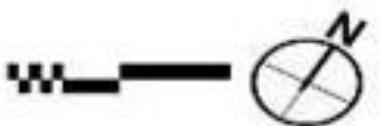
1. RESTING PAVILION
2. PLUMERIA GARDEN
3. BUTTERFLY GARDEN
4. VIEWING TRELLIS
5. ART PLAZA
6. OVERLOOKING DECK
7. COMMUNITY MEET UP PLAZA
8. SENIOR CITIZEN ACTIVITY PLAZA
9. POOJA FLOWERING GARDEN
10. COURTYARD GARDEN
11. SPECIAL PAVED PLAZA
12. PLAY MOUNDS
13. FOCAL SCULPTURE
14. CHITCHAT NOOK
15. REFLEXOLOGY PATH
16. KIDS PLAY AREA
17. AMPHITHEATER SEATS
18. TOT LOT
19. FITNESS CORNER
20. PICKLE BALL COURT
21. FAIRYLIGHT GARDEN
22. CRICKET PITCH
23. MULTI-PURPOSE COURT
24. PICNIC LAWN
25. PICNIC ACTIVITY AREA
26. BOARD GAME PLAZA
27. SKATING RINK
28. OPEN PLAZA
29. CASCADING PLANTER
30. TUNNEL ACCESS
31. ALFRESCO DINING
32. PALM PROMENADE
33. VIEWING PODS
34. FESTIVITY LAWN
35. SPILL OUT DINING SPACE
36. WELLNESS GARDEN
37. FRUIT ORCHARD

LEGEND:  
● AMINITY  
● FACILITY

38. RAMP ACCESS
39. STEP ACCESS
40. POOL DECK
41. SUNKEN LOUNGE
42. BBQ PAVILION
43. 50 X 12M LAP POOL
44. JACUZZI/AQUA GYM/BUBBLE JETS
45. LOUNGE DECK
46. CENTRAL TRELLIS
47. KIDS POOL
48. POOL PAVILION
49. DAY BEDS
50. OUTDOOR SHOWER
51. MEDITATION PODS
52. ZEN GARDEN
53. VIEWING EDGE GARDEN
54. FIRE DRIVEWAY RAMP
55. SENIORS CORNER
56. YOGA LAWN

### STILT AREA:

1. VISITORS LOUNGE
2. ART CORNER
3. READING AREA
4. MINI LIBRARY
5. BOARD GAMES
6. RESTING AREA (SEATING)
7. MEDITATION CORNER
8. CO-WORKING STATION
9. CRESCHE



# UNVEILING RESORT STYLE LIVING



# THE ART OF OPULENCE - MEET THE MAESTRO OF LUXURY LIVING

The name 'Ochreink' derives inspiration from the color ochre itself, emphasizing an awareness of sustainability and following the principle of always being connected to one's roots.

With over 17 years of professional experience in varied segments, Sachin Chavan has a knack for innovations and ideas in synchronicity with the client's needs. The meticulous detailing in all his projects has brought him recognition not just from his clients but from within the ranks of the Architect community too.

---

## SIGNATURE WORKS:

- **Embarcadero Park, Indonesia**
- **Lexus Guest Experience Center, Mumbai**
- **Saurashtra Farmhouse, Karjat**
- **Shopping Mall, Delhi NCR**

[Video Link](#)

## PROJECT INTERIOR ARCHITECT



**Sachin Chawan**  
Principal Designer

**OchreInk**  
Architects & Interior Designers

PRESENTING  
**THE BIGGEST CLUBSHOUUE  
OF THE REGION**

CLUB ARCHITECT  
**OchreInk**

**6867 Sq. Mt.(75000 Sq. Ft.)**  
Modern Clubhouse spread across  
five levels.  
A double-height lobby adorned  
with statement art.  
A signature Art Gallery.



# THE CLIENT BRIEF

- THE ARCHITECTURAL LANGUAGE OF THE CLUBHOUSE IS INSPIRED BY ART DECO, WHICH LAID THE FOUNDATION FOR OUR CORE DESIGN CONCEPT, 'ART DEKHO'. THE CONCEPT STAYS TRUE TO THE GEOMETRY, ELEGANCE, AND ORNAMENTAL QUALITY OF THE ORIGINAL ART DECO MOVEMENT.
- THE CLIENT ENVISIONS THE SPACE TO BE CONTEMPORARY AND MODERN, WITH AN EMPHASIS ON CLEAN LINES, CURATED AESTHETICS, AND A SEAMLESS BLEND OF HERITAGE AND INNOVATION.
- AN IMPORTANT DIRECTION WAS TO ENSURE THAT THE LOOK AND FEEL IS FRESH, DYNAMIC, AND "INSTAGRAM-WORTHY" — MAKING EACH CORNER VISUALLY APPEALING AND SOCIALLY SHAREABLE. FROM MATERIAL SELECTION TO SPATIAL PLANNING, THE FOCUS REMAINS ON CREATING A NEW-AGE EXPERIENCE THAT BALANCES STYLE, COMFORT, AND CULTURE.





## ONE CLUB. INFINITE WORLDS.

A fusion of Sports. Wellness. Fun. Zen.  
Entertainment and beyond.



*Spread across  
8 Lifestyle Zones*

THE CONCOURSE

THE SPORTS PAVILION

THE FUN FRONTIER

THE GRAND AFFAIR

THE IDEA STUDIO

THE VITALITY HUB

THE ARTISTRY ATRIUM

REJUVENATION BAY

(The Calm Corner)

CLUB TERRACE

*Explore  
the universe of Club,  
zone by zone!*

# The Canvas of Art Dekho

THESE MATERIALS FORM THE CONSISTENT DESIGN THREAD ACROSS THE CLUBHOUSE  
TIMELESS, TACTILE AND ROOTED IN CONTEXT.



FLOORING- MARBLE



METAL



VENEER

© Federico Cearone

# THE CONCOURSE

The grand welcome zone. Features an elegant, double-height reception lobby, high-speed lifts, and staircase highlighted by the signature Art Gallery, the Concourse transforms architecture into art.



# Signature details that make the scroll stop.

THESE ARTISTIC TOUCHES ARE WHAT TRANSFORM THE SPACE FROM BEAUTIFUL TO ICONIC.



SCULPTED LIGHTS



RE-IMAGINED DOORS



MATERIAL PLAY

EACH DESIGNED TO SURPRISE, INSPIRE, AND BE SHARED.



The lobby is where style and space meet. Here, you'll find artistic furniture that adds character and a spacious environment that makes everyone feel instantly comfortable. the moment you walk in.



Each lobby is designed as a portal, the first frame that sets the tone for what lies ahead. Whether you're heading to a different zone or taking a moment to pause,

**FIRST FRAME LOBBY** | LOOK & FEEL

OchreInk



The restaurant shines with gold and green, colors that radiate warmth and balance. This perfect pairing turns every meal into an experience that feels both vibrant and comforting.



The co-working space is designed for work-from-home employees and anyone seeking a fresh, inspiring environment.

**SOCIALS CENTER** | LOOK & FEEL

OchreInk

# Entertainment Zone

---

The Entertainment Zone brings together an incredible lineup; arcade, karaoke, jam room, chess room, billiards room, golf simulator, game simulator, cards room, theater, and bowling alley. Each area is thoughtfully designed with a unique and artistic touch, creating immersive experiences that combine fun, energy, and style.



ARCADE JUNCTION | LOOK & FEEL



We enter the arcade through a playful, unique portal, where freestyle circular suspended ceiling lights set the mood. The atmosphere is lively and inviting, blending fun and design seamlessly.

OchreInk



BOWLING ALLEY | LOOK & FEEL

OchreInk



VIRTUAL GOLF CLUB | LOOK & FEEL

OchreInk



THEATER VAULT | LOOK & FEEL

OchreInk

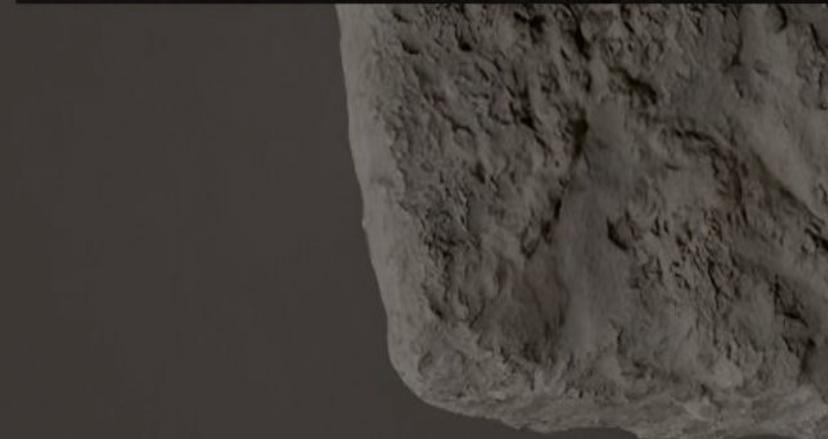


THE SCULPT GYM | LOOK & FEEL

OchreInk

## STONEGREY

Stone Grey symbolizes strength, stability, and resilience ; perfect for a space driven by performance and movement.

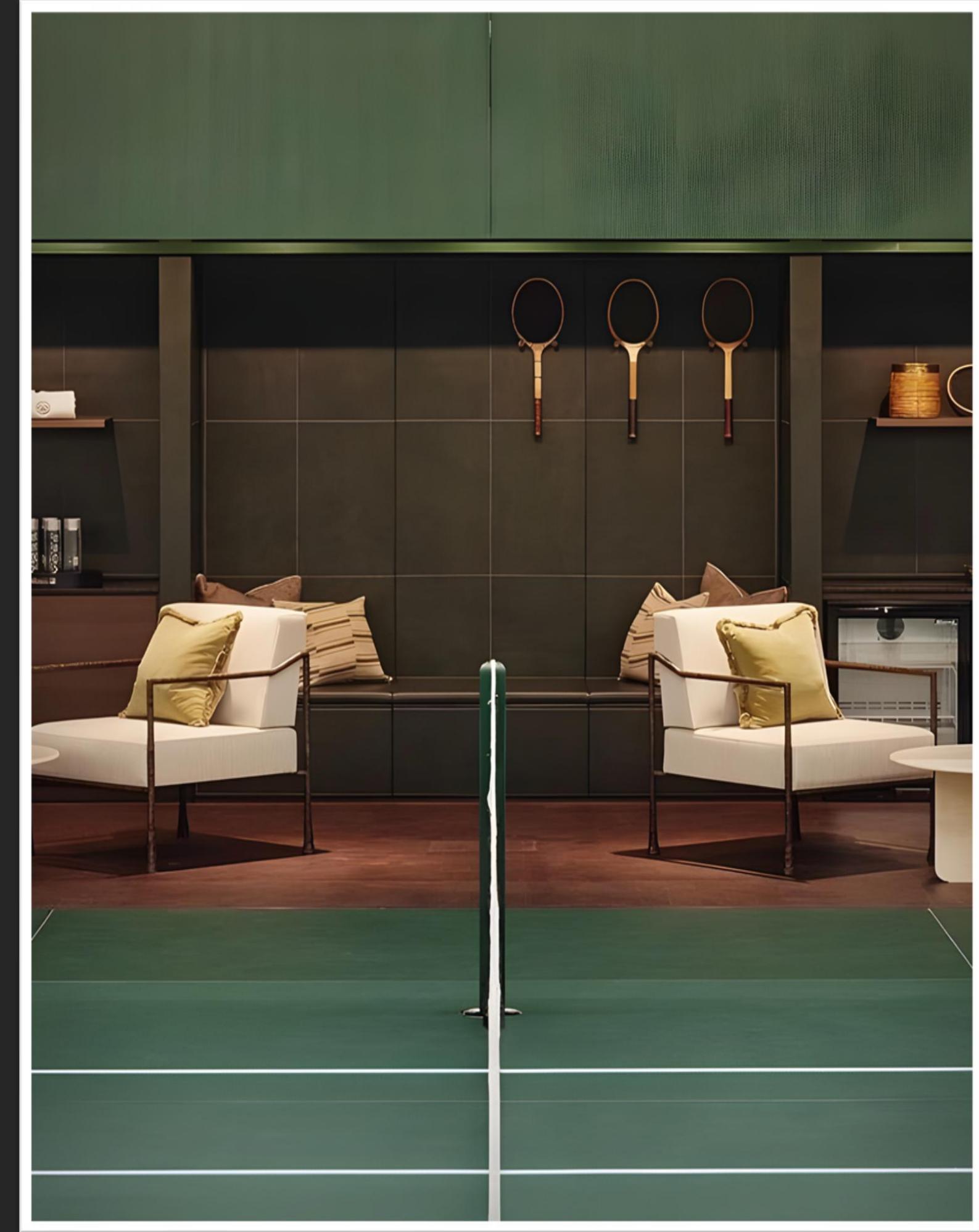


## The Game On Gallery

The Game On Gallery brings together all your favorite sports and games – with a badminton court, squash court, pickleball court, table tennis room, and smash cricket area. It's a dynamic zone designed for endless fun and competition.



BADMINTON BEATS | LOOK & FEEL



OchreInk



TABLE TENNIS TALES | LOOK & FEEL

OchreInk



THE SQUASH SQUARE | LOOK & FEEL

OchreInk



PICKLE PLAY COURT | LOOK & FEEL

OchreInk



# To Evolve: The Roof Top of becoming

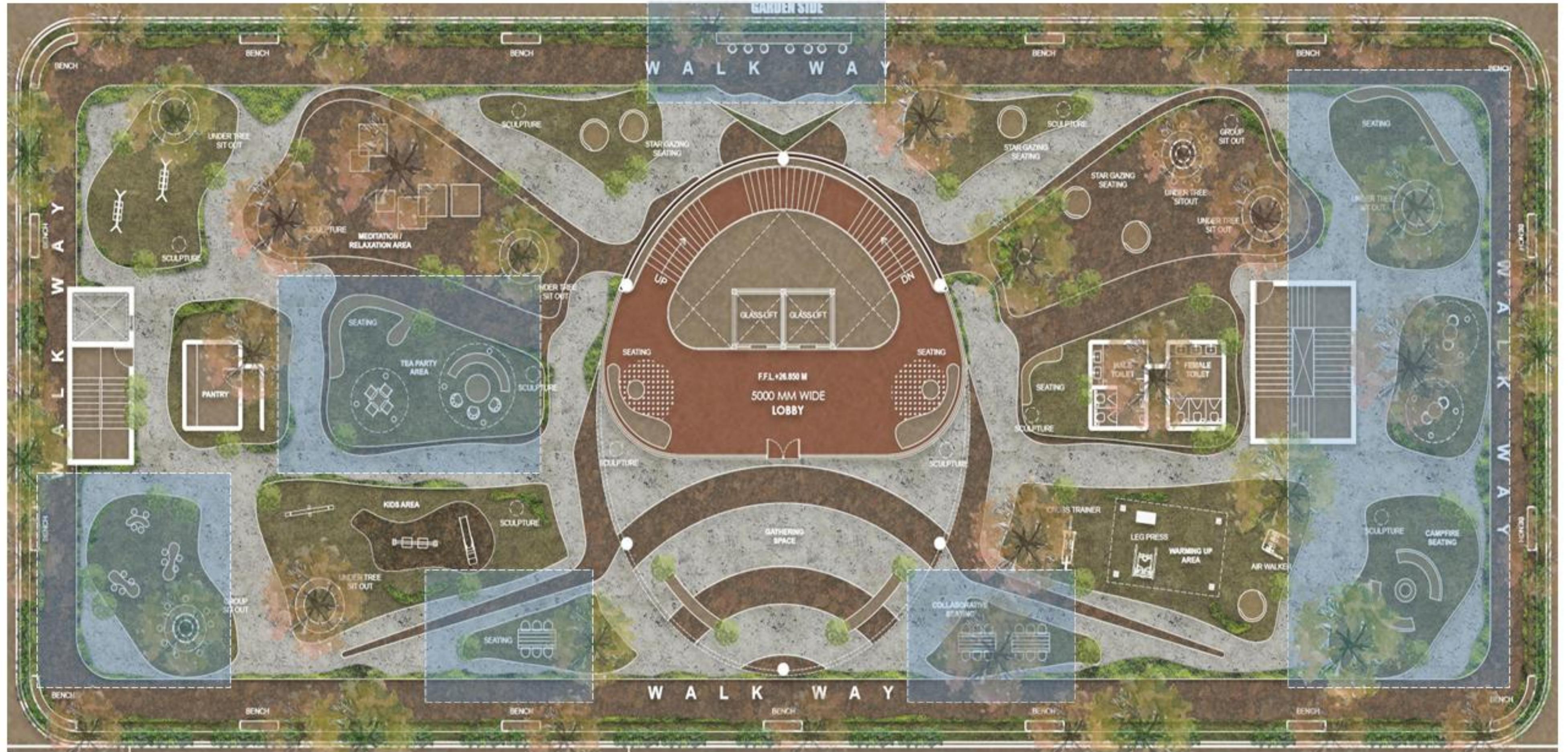
**Place to reconnect with childhood, with nature, and with oneself  
A space that doesn't ask for more, it simply invites you to BE.**

A space inspired by the butterfly, a symbol of transformation, freedom, and gentle beauty....

# CLUB

# ROOF PLAN







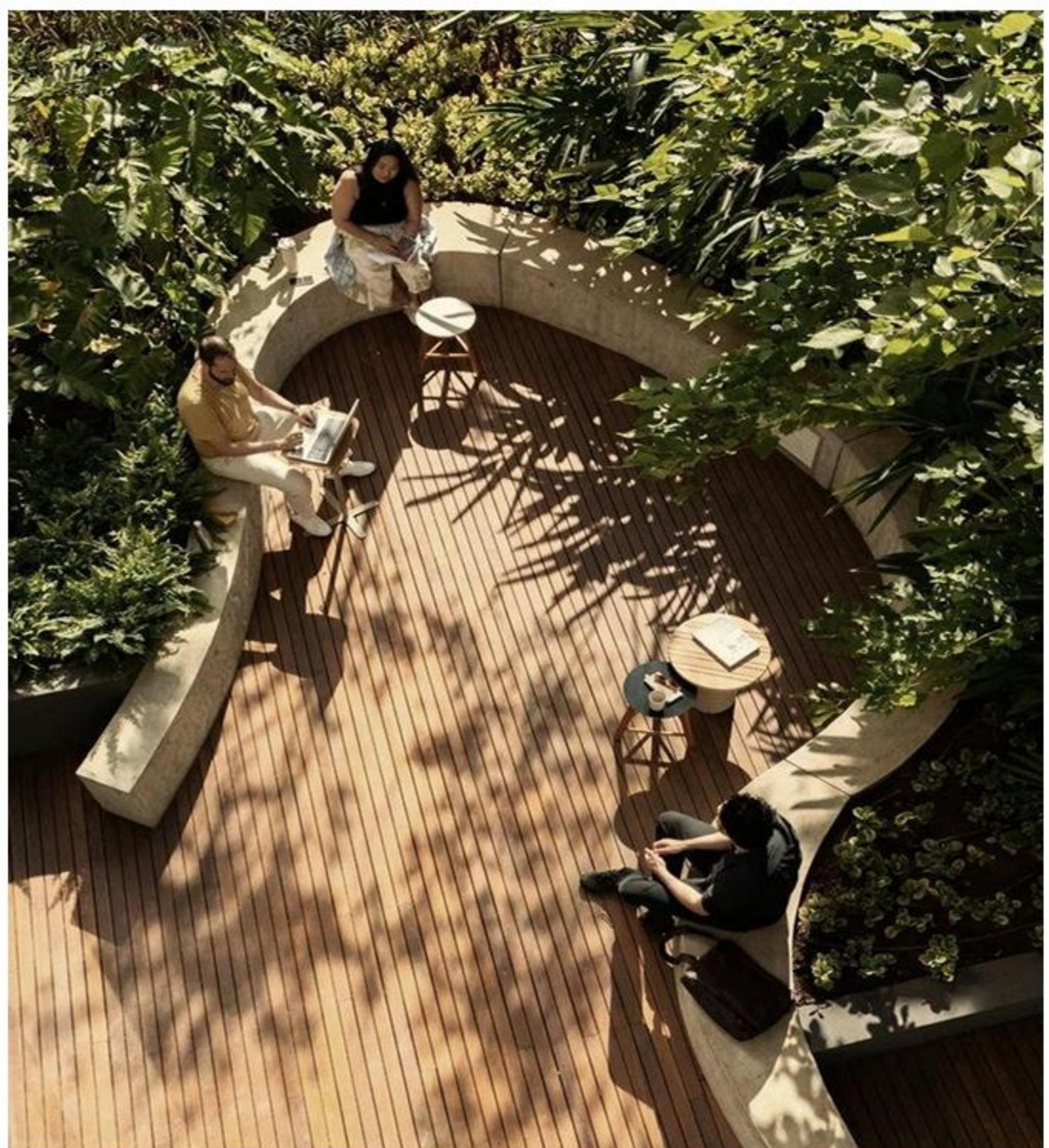
*A snug little nook designed for comfort and calm, this cozy seating space wraps you in warmth, both in form and feeling.*

Perfect for quiet conversations, reading, or simply being with yourself. Its Where the outside World softens and comfort takes Over.



Tucked gently into the terrace, the gazebo offers a shaded retreat a place to gather, unwind, or simply sit in stillness.

*With soft breeze, filtered light, and a sense of quiet enclosure, it becomes a space that feels both open and held*

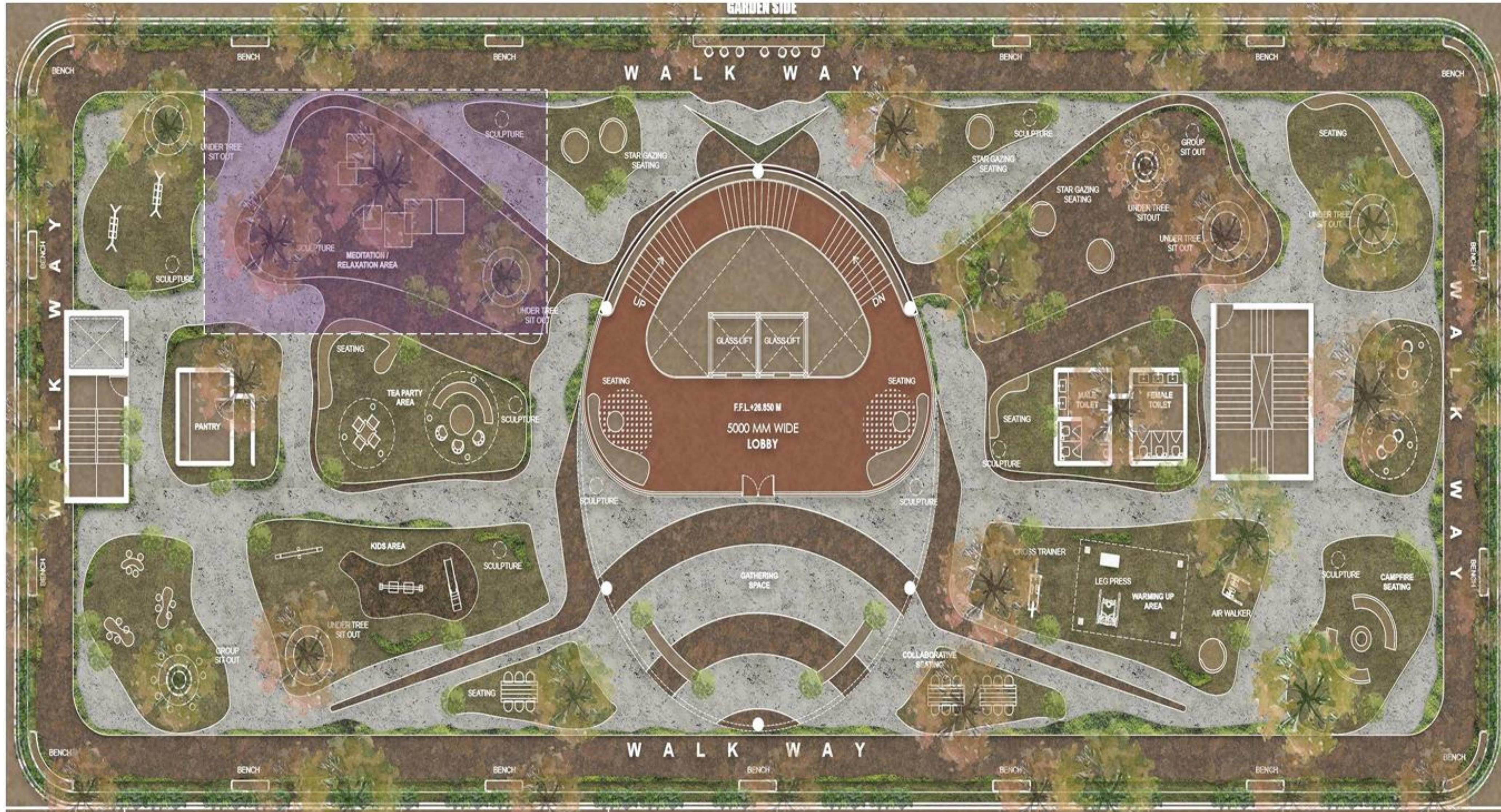




*invites quiet moments with wide-open views. It's a space to sit back, feel the breeze, and take in the horizon*

*where design meets stillness, and the view does the talking.*

GARDEN SIDE



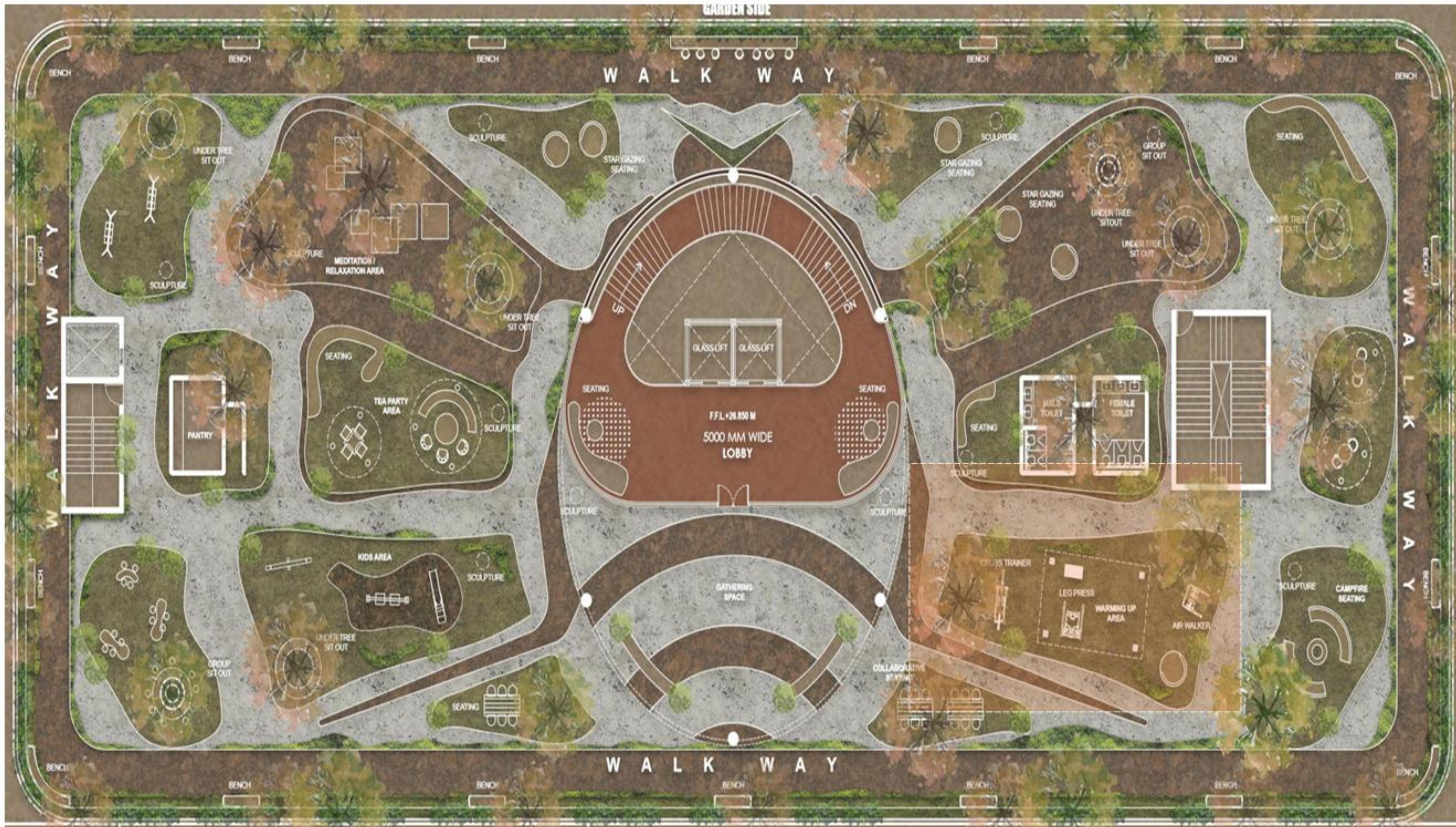


*Under the tree, within the self...*

Echoing the ancient Indian tradition of meditating beneath trees. A quiet pause amidst nature, the open meditation area is designed to bring calm to the chaos.

Surrounded by greens and shaded by a canopy of trees, it offers a grounding space to reconnect with breath, self, and silence.

Timeless. Grounding. Sacred





Set the Open Sky ,the outdoor gym blends movement with nature  
Here, fitness feels free

*with fresh air, natural light, and no walls to limit your pace.*

A space to energize the body and clear the mind, just like the good old mornings in Indian parks

GARDEN SIDE

000 000

WALK WAY

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

WALK WAY

UNDER TREE  
SIT OUT

SCULPTURE

STAR GAZING  
SEATING

SCULPTURE

STAR GAZING  
SEATING

SEATING

GROUP  
SIT OUT

UNDER TREE  
SIT OUT

SCULPTURE

SCULPTURE  
MEDITATION /  
RELAXATION AREA

SEATING

TEA PARTY  
AREA

SCULPTURE

PANTRY

SEATING

FFL +20.850 M  
5000 MM WIDE  
LOBBY

M

SEATING

SEATING

SCULPTURE

SEATING

SCULPTURE

MALE  
TOILET

FEMALE  
TOILET



WALK WAY

BENCH

UNDER TREE  
SIT OUT

KIDS AREA

SCULPTURE

GROUP  
SIT OUT

SEATING

GATHERING  
SPACE

CROSS TRAINER  
LEG PRESS  
WARMING UP  
AREA  
AIR WALKER

COLLABORATIVE  
SEATING

SCULPTURE

CAMPFIRE  
SEATING

WALK WAY

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

WALK WAY

More than just a seat, this artistic swing becomes a sculpture in motion, a space to pause, float, and reconnect with a slower rhythm.

*Its form blends tradition with craft, offering both comfort and character ,a gentle nod to the Indian verandah, reimagined for the now.*



*Where childhood breathes again...*

This play area isn't just for fun; it's a gentle reminder of simpler times, where imagination ruled and the outdoors were our playground. It's where today's little moments become tomorrow's golden memories.



**BACHPAN ZONE**



# **INTERIORS THAT BREATHE TIMELESS LUXURY**

**3 & 4 BHK Landmark Residences**

**3BHK - 177.44 Sq.Mtr.(1910 Sq.Ft.)**

**4BHK - 231.79 Sq.Mtr.(2495 Sq.Ft.)**

Welcome to a home where elegance is not displayed, but lived.

Every corner tells a story of refinement,  
and every detail reflects an artful pursuit of perfection.



1 BASEMENT+  
STILT-1/PODIUM/GROUND +  
STILT-2/ UPPER GROUND +  
34 STOREY

3 BED ROOM + LIVING ROOM +  
DINING + FOYER + KITCHEN  
WITH UTILITY BALCONY +  
3 TOILETS + 3 BALCONIES

#### AREA DETAILS

BUILT UP AREA	= 137.07 SQ. MT / 1475 SQ. FT (COVERED AREA + BALCONY AREA)
CARPET AREA	= 92.83 SQ.MT / 999 SQ.FT
COVERED AREA	= 112.12 SQ.MT / 1207 SQ.FT
BALCONY AREA	= 24.95 SQ.MT / 268 SQ.FT
COMMON AREA	= 40.37 SQ.MT / 435 SQ.FT
TOTAL AREA	= 177.44 SQ.MT / 1910 SQ.FT

Disclaimer: The layout is an artistic impression provided for representation purpose only. All internal and external area measurements are from unfinished surfaces. Final details of the apartment shall be specified in the agreement. Plans are not to scale, and all dimensions are in meters (mt.) 1 sq.mt. = 10.764 sft.



# 3BHK



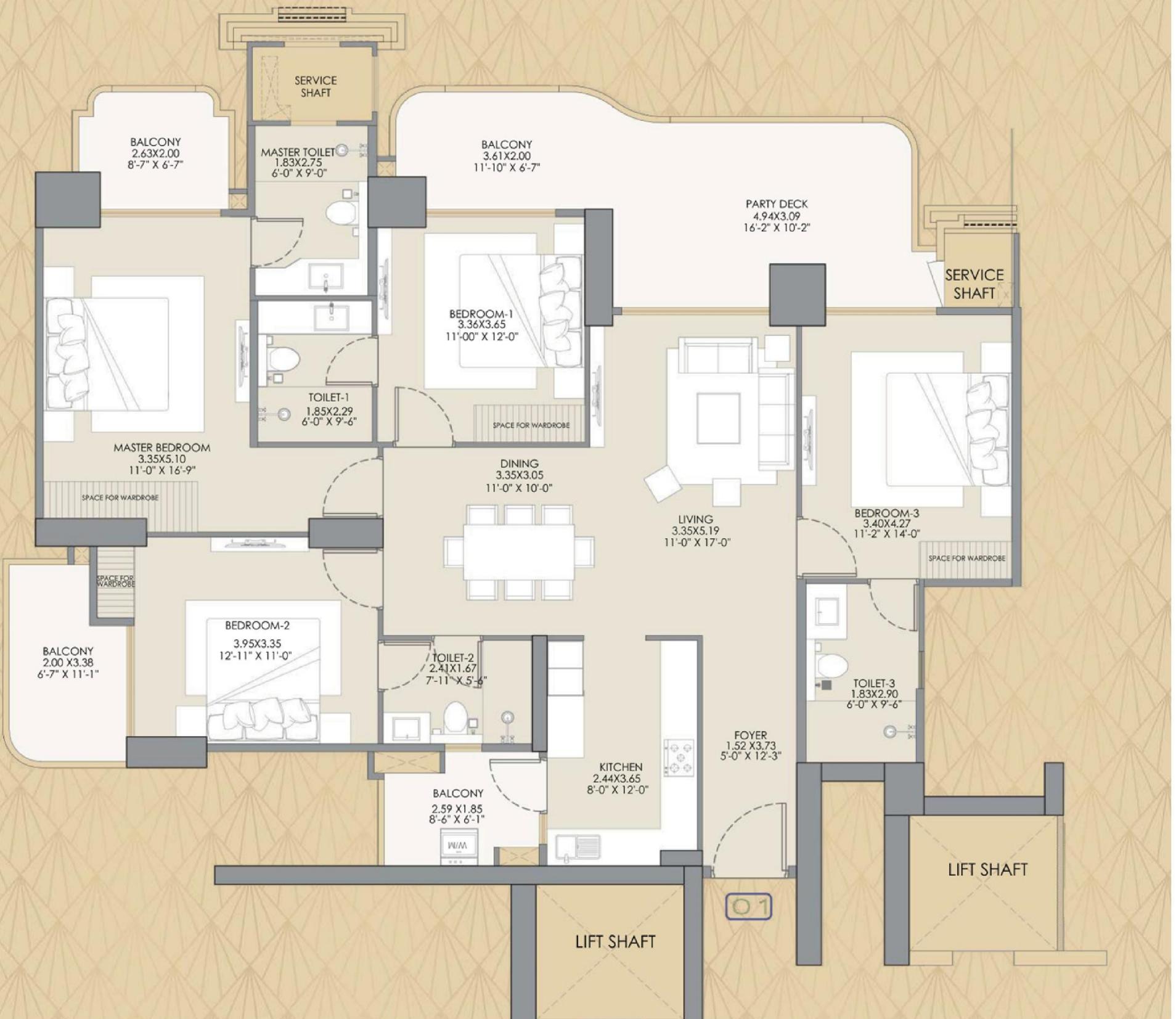
1 BASEMENT+  
STILT-1/PODIUM/GROUND +  
STILT-2/ UPPER GROUND +  
34 STOREY

4 BED ROOM + LIVING ROOM +  
DINING + FOYER+ KITCHEN  
WITH UTILITY BALCONY +  
4 TOILETS + 1 BIG BALCONY +  
2 BALCONIES

#### AREA DETAILS

BUILT UP AREA	= 178.55 SQ. MT/ 1922 SQ. FT (COVERED AREA + BALCONY AREA)
CARPET AREA	= 124.54 SQ.MT / 1340 SQ.FT
COVERED AREA	= 141.73 SQ.MT / 1526 SQ.FT
BALCONY AREA	= 36.82 SQ.MT / 396 SQ.FT
COMMON AREA	= 53.24 SQ.MT / 573 SQ.FT
TOTAL AREA	= 231.79 SQ.MT / 2495 SQ.FT

**Disclaimer:** The layout is an artistic impression provided for representation purpose only. All internal and external area measurements are from unfinished surfaces. Final details of the apartment shall be specified in the agreement. Plans are not to scale, and all dimensions are in meters (mt.) 1 sq.mt. = 10.764 sqft.



# 4BHK



A WORLD WHERE  
LIFE TRANSFORMS  
INTO SOMETHING  
TIMELESS,  
***BEAUTIFUL AND  
EXTRAORDINARY!***