

## Past, Present & Future of the Developer Gaurs Group:

Over 30 years (1995–2025) of real estate legacy, with 75+ delivered projects and 100 million+ sq. ft. developed.

Pioneer of landmark NCR townships like Gaur City, Gaur Yamuna City, and Crossings Republik.

Renowned for reliable delivery, phased growth, and integrating retail, sports, education, and hospitality into communities.

Future vision: sustainable, experiential living and iconic projects that evolve with India's new growth corridors, especially around Yamuna Expressway.

## Past, Present & Future of the Locality Strategic hub:

Yamuna Expressway connects Delhi, Noida, and Agra, emerging as North India's premier investment corridor. Powered by mega infrastructure—Noida International Airport (Jewar), Film City, logistics parks, and industrial clusters.

The region's transformation is anchored in government-led planning, world-class connectivity, and private investment.

Predicted to mirror Bengaluru's airport-led boom: over 500% rise in land values and a new wave of jobs, retail, and corporate activity.

Proximity highlights: 3 km to Gaurs International School, 10–12 km to Jewar Airport, 18 km to Noida-Greater Noida Expressway, malls, and attractions.

## Property Details

Premium 3 & 4 BHK "Landmark Residences," inspired by the theme of transformation (butterfly motif throughout design).

Spread across 4.85 hectares (~12 acres) featuring 7 iconic towers, Phase 1 launch, and distinctive Art Deco-inspired interiors.

Expansive 8.5-acre landscape greens with 8 themed zones and resort-style environment.

Home sizes: 3 BHK (1910 sq.ft.), 4 BHK (2495 sq.ft.) Designed by Padma Bhushan-awarded architect Hafeez Contractor with international landscaping consultancy.

## Amenities

Clubhouse: 75,000 sq.ft. club spread over 5 levels, the largest in the region.

8 lifestyle zones: sports pavilion, fun frontier, banqueting, creative/idea studio, vitality hub, wellness, art/culture atrium, calm & zen corners, terrace lounge.

Resort-style living: meditation, yoga, spa, swimming pool, sports courts, active recreation, art & culture spaces, children's play, social and community areas.

Multi-tier security, ample parking, walking and cycling trails, water features, and quiet zones for relaxation.

## Connectivity & Lifestyle

Adjacent to global companies (Infosys, Wipro, Dixon, Minda, Havells, Patanjali, Microsoft, LG, Vivo, Kubota) via the Yamuna Expressway Industrial Development Authority (YEIDA).

Close to the international airport, metro (future), industrial parks, and fast-growing social infrastructure (hospitals, schools, retail).

Seamless access to major expressways and urban centers, ensuring strong appreciation and long-term rental demand.