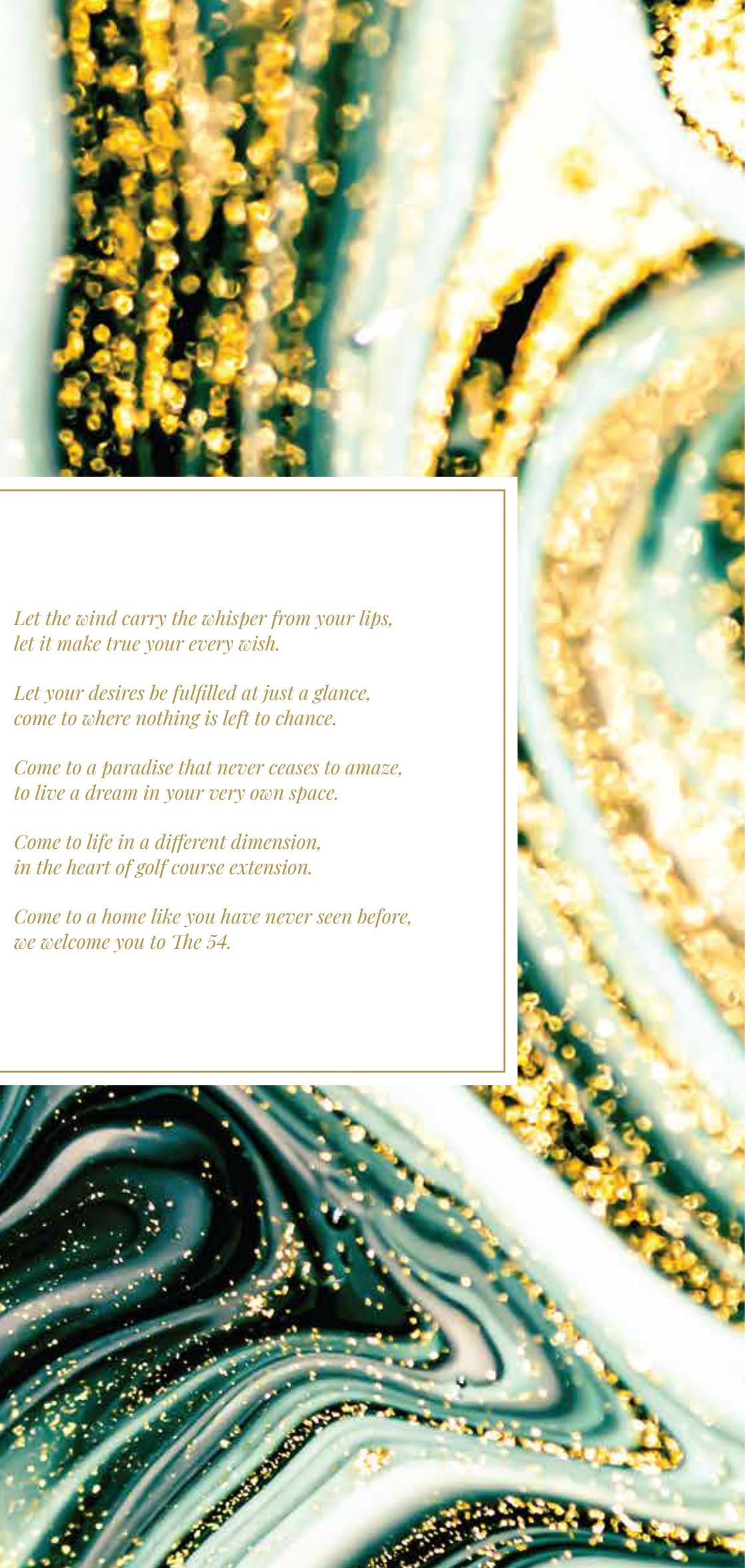




*Life. Curated.*



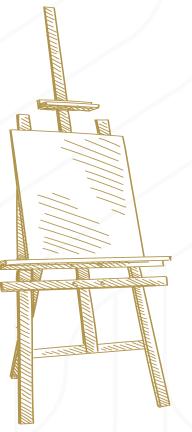
*Let the wind carry the whisper from your lips,  
let it make true your every wish.*

*Let your desires be fulfilled at just a glance,  
come to where nothing is left to chance.*

*Come to a paradise that never ceases to amaze,  
to live a dream in your very own space.*

*Come to life in a different dimension,  
in the heart of golf course extension.*

*Come to a home like you have never seen before,  
we welcome you to The 54.*



*Live in an environment  
where each element  
has been hand-picked,  
just for you*



## A perfectly selected location for a picturesque life

The residences at The 54 are beautifully tucked away from the madness of the city. Yet, they are close to every need you wish attended to. Strategically located on Golf Course Extension Road and in close proximity to the Southern Periphery Road (Sohna Road), these residences give you immediate access to the best Gurugram has to offer. From the best options in retail and commercial developments to schools, a bustling office hub, hospitals, colleges and world class recreational options.

 Immediate access to NH-8 and Golf Course Road

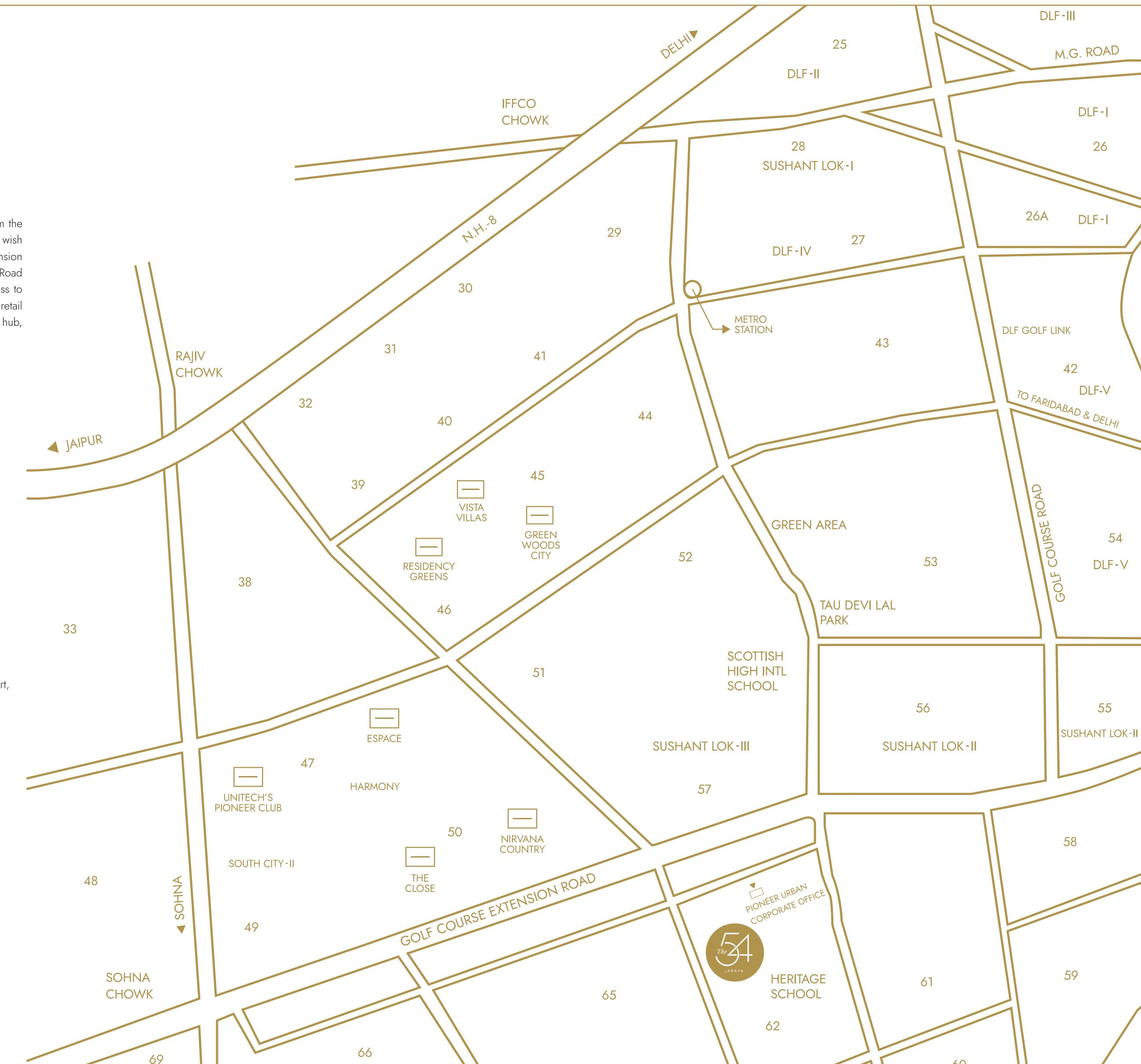
 International schools like GD Goenka, Heritage and Amity close by

 Medanta, Fortis, Artemis and Max hospitals in close vicinity

 The best MNCs, Colleges and Universities of Gurugram just a short drive away

 Close to three golf courses - Classic Golf Resort, Golden Greens & DLF Golf And Country Club

 Only a short drive away from IGI Airport and Huda City Center





*Sculpted for the  
pioneers of tomorrow*

Living at The 54 really is like living in a world curated entirely for you. And it all begins with the very building you live in. Through a host of carefully selected physical amenities, it's the perfect setting for you to turn your biggest ideas into greater successes, as well as experience a level of peace and tranquility only a few have known to exist.

The 54 is an exclusive tower within Pioneer Urban's Araya complex, dedicated to a higher order of life. With only two apartments to every floor, each apartment comes with a private elevator landing and much larger floor plate sizes. The lobby itself is a work of art where you would love to spend your time. A quick stop for coffee, a mesmerizing water body, strategic seating area and a dedicated reading zone make the ambience exceptional for a small meeting, working from home or just gazing at a beautiful sunset.

*A lobby that  
glitters from afar*





*Tread across  
a globe of plenitude*

Set foot into a world brimming with luxury. From the moment you enter the lobby, you will be enchanted by the grandiose that surrounds you. The generously designed glass window panes that invite natural light in abundance will leave you enamored. The delicately designed 300+ hanging lights that reflect across the room and enhance the aura of the space will captivate your senses. The support of a world class concierge service that understands and attends to your every need makes life a breeze.



 300+ DELICATELY  
CRAFTED HANGING LIGHTS

 END-TO-END,  
LARGE WINDOW PANES

 COFFEE ZONE AND  
A READING AREA

 ABUNDANT  
NATURAL LIGHT

 COMFORTABLE AND  
SPACIOUS SITTING AREA



*Apartments that redefine  
the language of luxury*



*An achiever's dream,  
a connoisseur's paradise*

Get used to an environment where everything goes your way. And it all begins with your living space. Offering a host of carefully chosen physical amenities such as high grade Italian/European marble, pure filtered air through the vents and misters in your favourite balcony that put you in a space of unparalleled satisfaction.





#### INNOVATION NESTLES IN EVERY CORNER

Whether you want to reduce the temperature or turn on an appliance, do it through automated systems built to give you full control.



#### A 270 DEGREE VIEW

Large windows that extend from edge to edge. Experience the charm of sprawling green expanses, admire lavish central greens and a bird's eye view of club ZION.



#### YOUR EVERY BREATH IS CARED FOR

Fresh experiences and successes begin with an environment that is always fresh at its very core. Each apartment is fitted with high power air filtration systems.



#### EVERY DROP OF WATER IS LIKE A BLESSING FROM ABOVE

Every drop of water from every tap in the apartment, including the one in your bathrooms is good enough to drink without hesitation.



#### EVERY MEAL YOU PUT TOGETHER IS A MASTERPIECE

A modular kitchen fully fitted with top-notch German appliances. Cutting edge anti-skid tiles alongside huge storage compartments.



#### LET THE WEATHER ACCLIMATIZE FOR YOU

With misters in the largest balcony, make your apartment the coolest place to be all summer long.



*Where only those who have  
triumphed arrive*



## Penthouses at The 54

 10,019 SQ. FT.  
(930.7 SQ. MTR.)  
OF SPACE

 LARGE PRIVATE  
SWIMMING POOL  
DEDICATED TO JUST YOU

 DOUBLE DECK PARTY AREA  
THAT CAN HOLD UP TO  
A 100 PEOPLE AT A TIME

 ENORMOUS MASTER ROOM  
AREA SPANNING OVER  
600 SQ. FT. (55.7 SQ. MTR.)



*The pinnacle of success is where you  
find the keys to the kingdom*

---

The penthouses at The 54 are truly a study in the finest luxury has to offer. With a personal swimming pool and generously appointed living and bed rooms, they afford you the space you need to be whoever you want to be. Enjoy the spectacular views, an abundance of sunlight through the large windows and spacious balconies with areas to entertain and play.



ZION

*Live larger than life as opulence  
and recreation intertwine  
at Club ZION*



*A realm of  
phenomenal indulgence*



*Step into the epicentre  
of the exceptional*

The ZION, at Araya – is one of NCR's largest indoor clubs that houses all you could want from sports and recreational facilities to leisure, lifestyle and fine dining. It's not any ordinary club. It's a spectacle, a work of art that will leave you awe-struck every time you set foot in it. Take a deep breath as you witness a bouquet of unmatched facilities, unbeatable quality of service and state-of-the-art amenities like never before over the opulent expanse of this 60,000 SQ. FT. (5,574 SQ. MTR.) stunning property. Whether you want to play your favourite sport or step out with your loved ones for a great time or simply take a break from the kids and enjoy a nice cup of coffee in solace, ZION is the ultimate destination for you and those dear to you! It aspires to create a world where everyone is welcome to celebrate, play, laugh and create memories together.

 ONE OF NCR'S LARGEST INDOOR CLUBS

 MULTIPLE SPACES FOR LARGE AND SMALL SIT-DOWNS

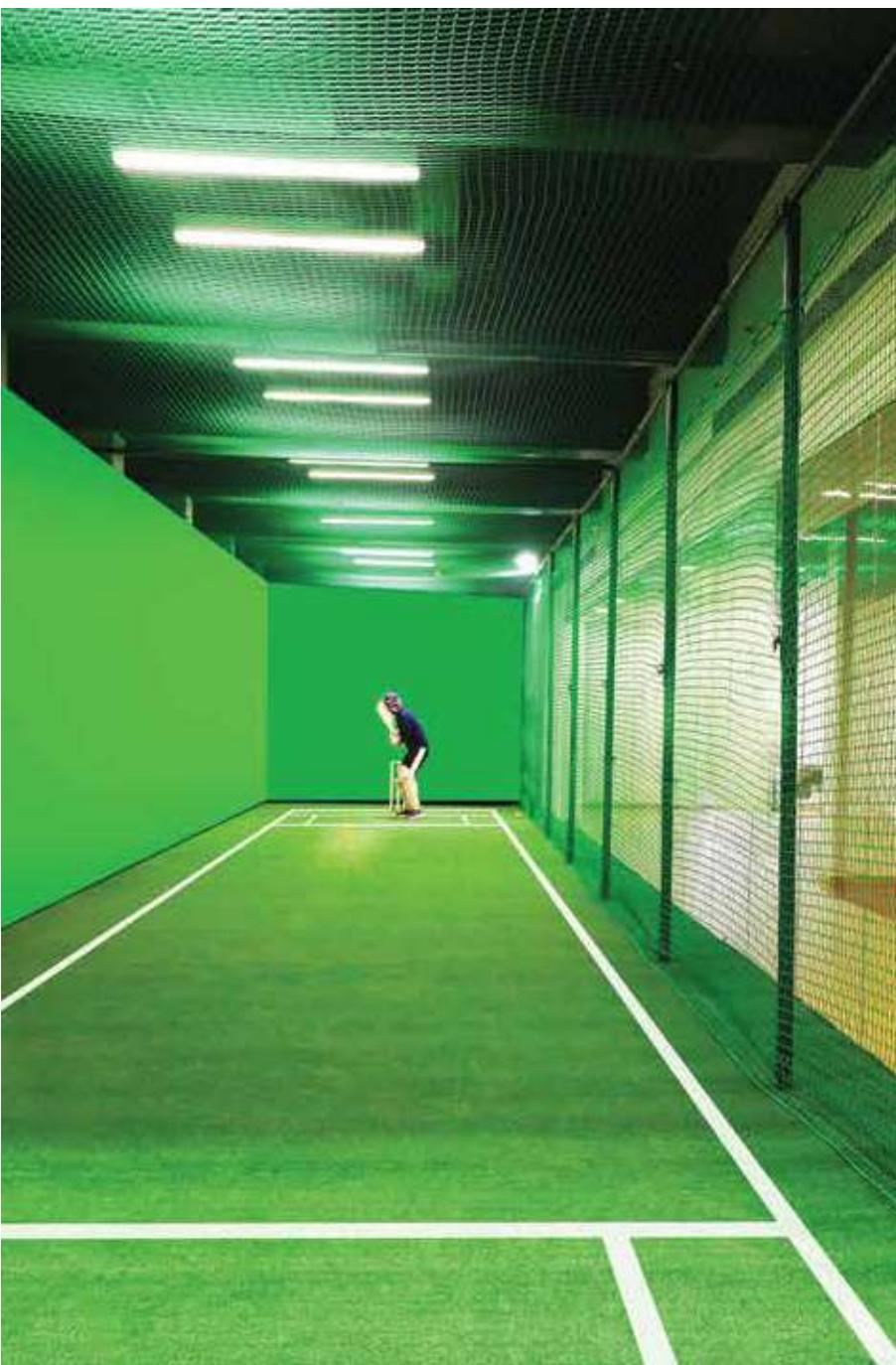
 60,000 SQ. FT. (5,574 SQ. MTR.) OF LUXURY SPACE

 REMARKABLE VIEWS

 LARGE AND CAPTIVATING LOBBY

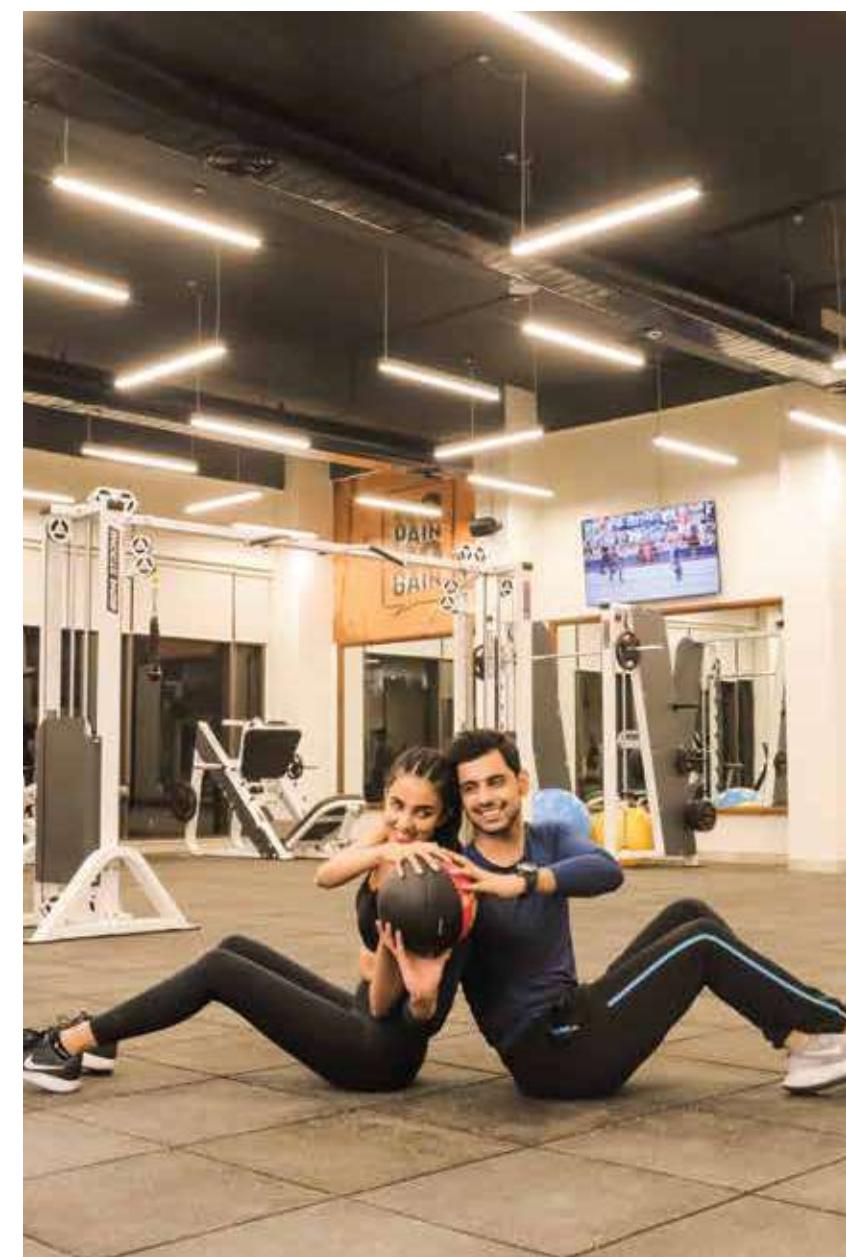


INDOOR BADMINTON COURT



INDOOR CRICKET

A BEAUTIFULLY APPOINTED  
SPORTS LOUNGE FOR GROUP  
VIEWINGS



A WORLD CLASS CAFE

LARGE GYM WITH  
STATE-OF-THE-ART EQUIPMENT

YOGA ROOM WITH LARGE WINDOWS  
AND A BEAUTIFUL VIEW



BANQUET HALL WITH EXCELLENT VIEWS OF THE GREENS

POOL TABLE

INDOOR SQUASH COURT

FULLY STOCKED AND PADDED KIDS PLAY AREA



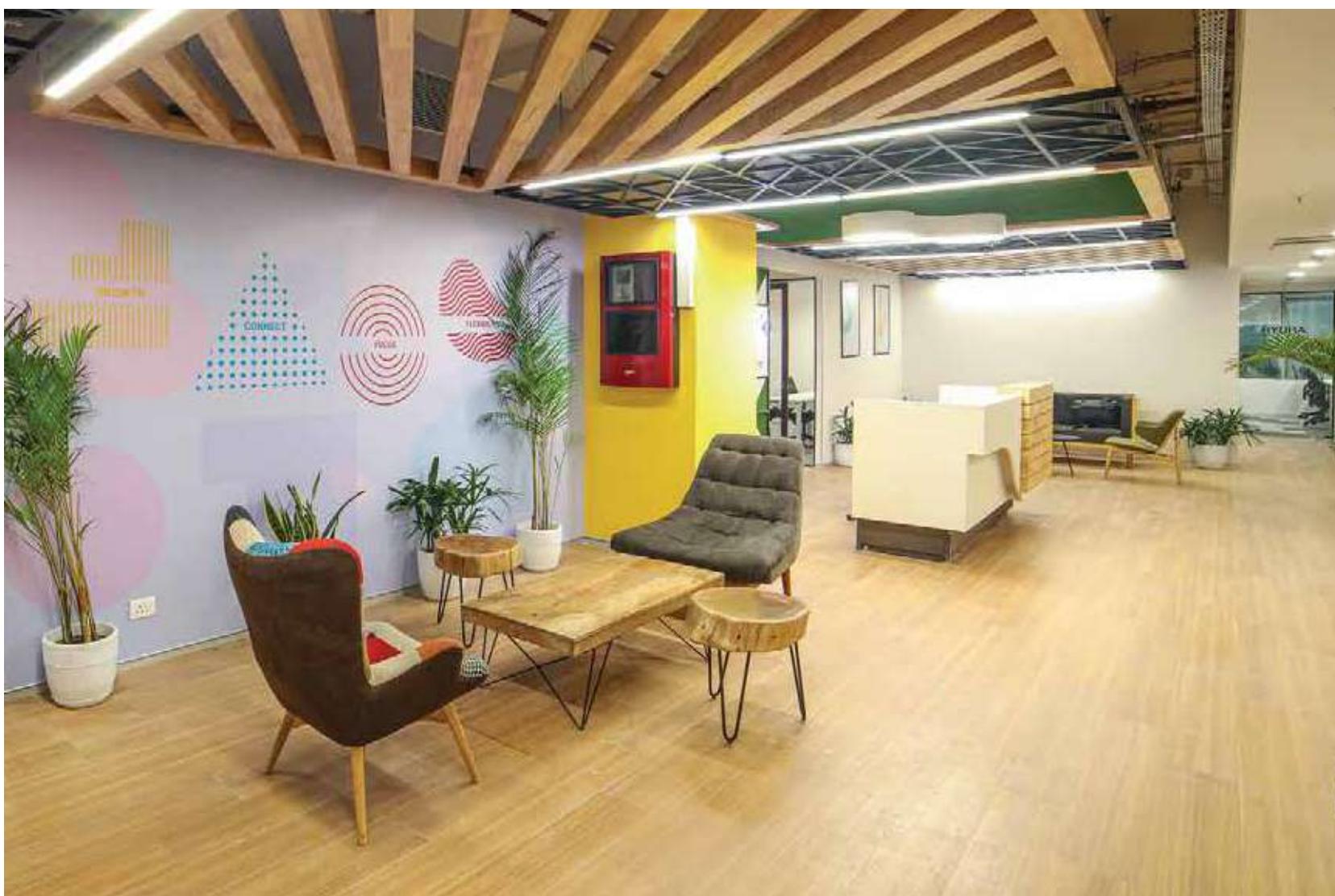
LARGE SWIMMING POOL WITH KIDS SPLASH POOL AND SEATING AREA

INTERNATIONAL STANDARD TENNIS COURT

JUICE BAR IN THE SPORTS AREA

RESTAURANT AND BAR





FULLY SERVICED BUSINESS CENTER

HALF BASKETBALL COURT

LUXURIOUS SPA/SALON

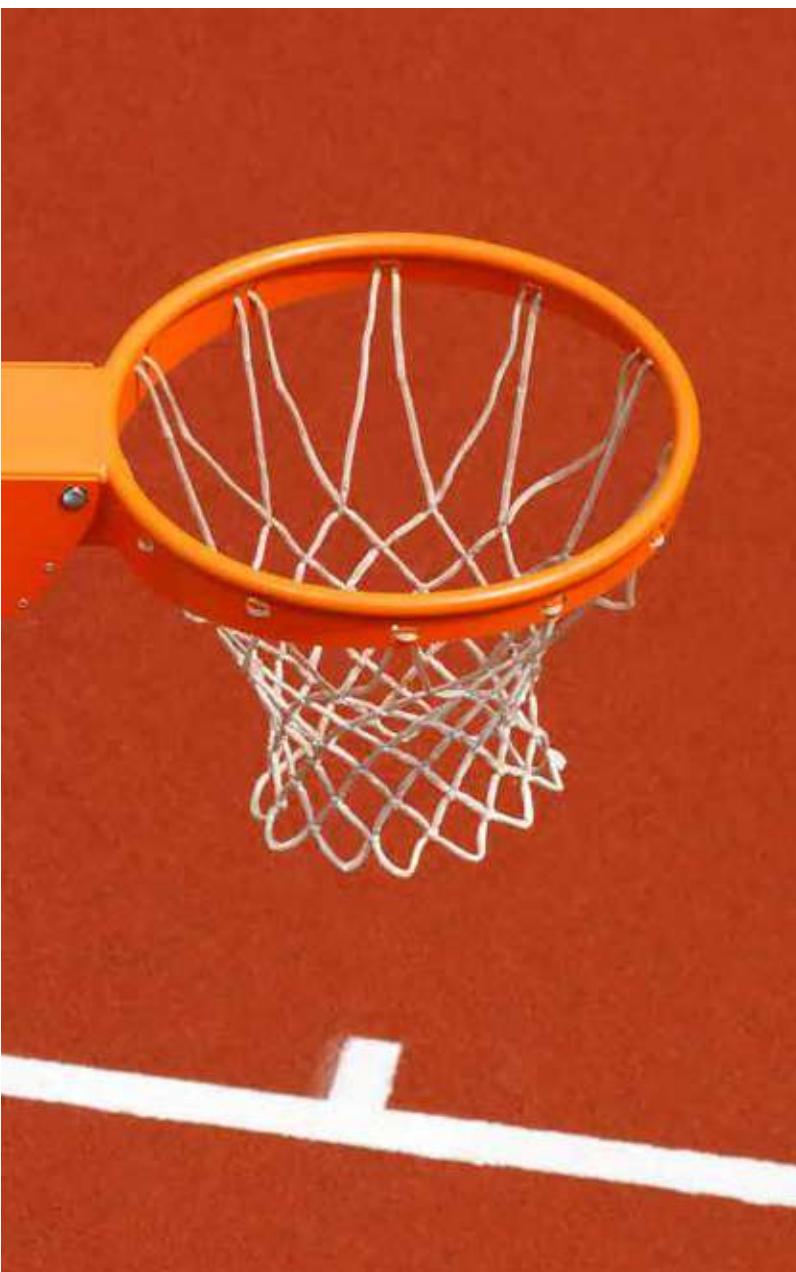


TABLE TENNIS

BOARD GAME AREAS

FOOSBALL TABLE





*Where each encounter is  
tailor-made for you*



## Quintessentially you

We believe that since your achievements have brought you to The 54, you deserve the highest level of exclusivity. And that's why as a resident, you will be inducted into the world's leading members-only concierge club – Quintessentially. Opening the door to the most exclusive, invite only events, in-house spa treatments, front row sold out concert tickets, finding an interior designer that is just right for you, sourcing rare ingredients and custom curated ensembles, exclusive previews of restricted shows, or just daily chores and grocery deliveries, Quintessentially has got you covered.



YOUR OWN LIFESTYLE  
MANAGER



CREATING A COMMUNITY  
OF ACHIEVERS



EXCLUSIVE,  
JUST LIKE YOU



STAR-QUALITY  
EVENTS



FIRST CLASS  
VIRTUAL SERVICES



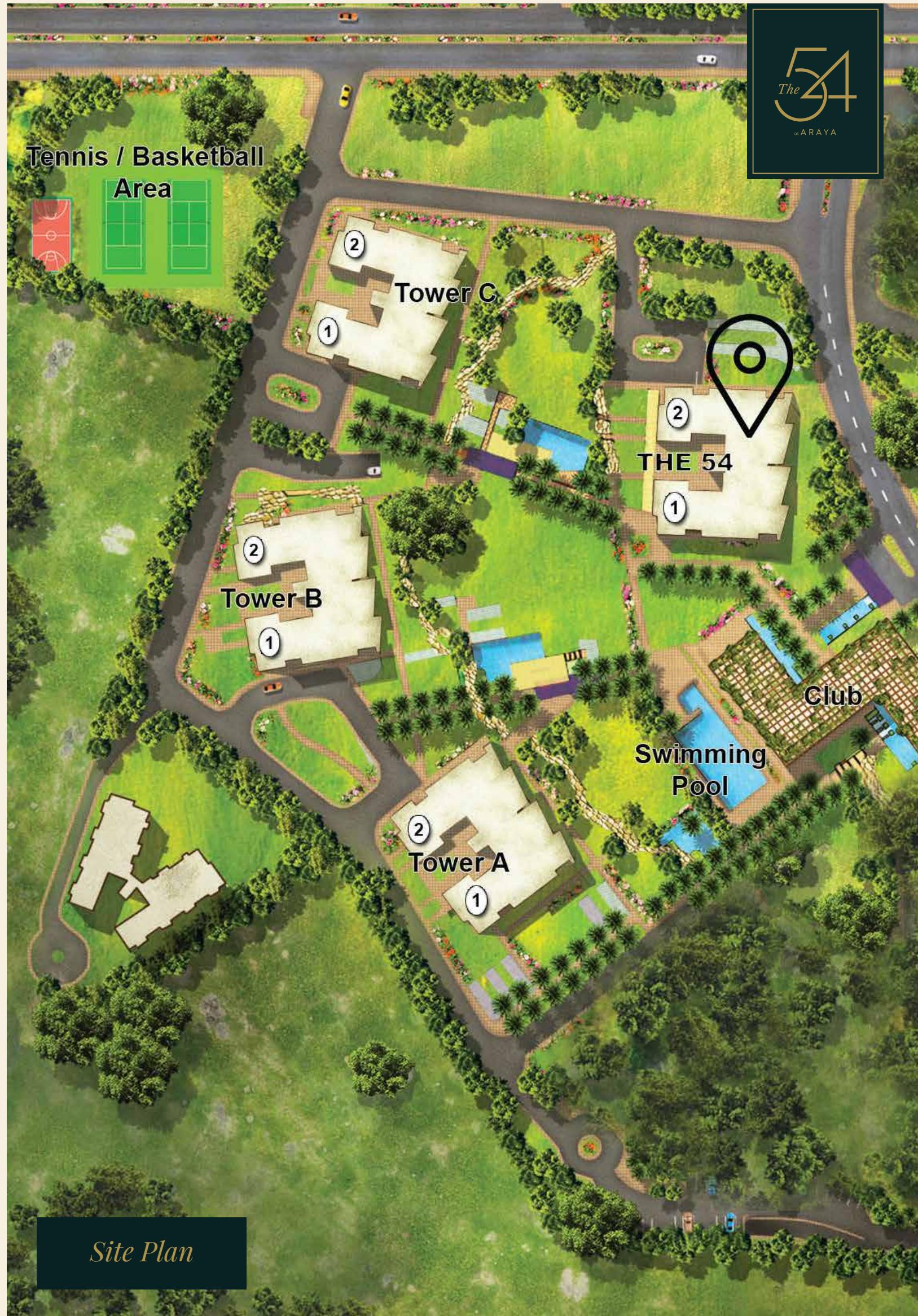
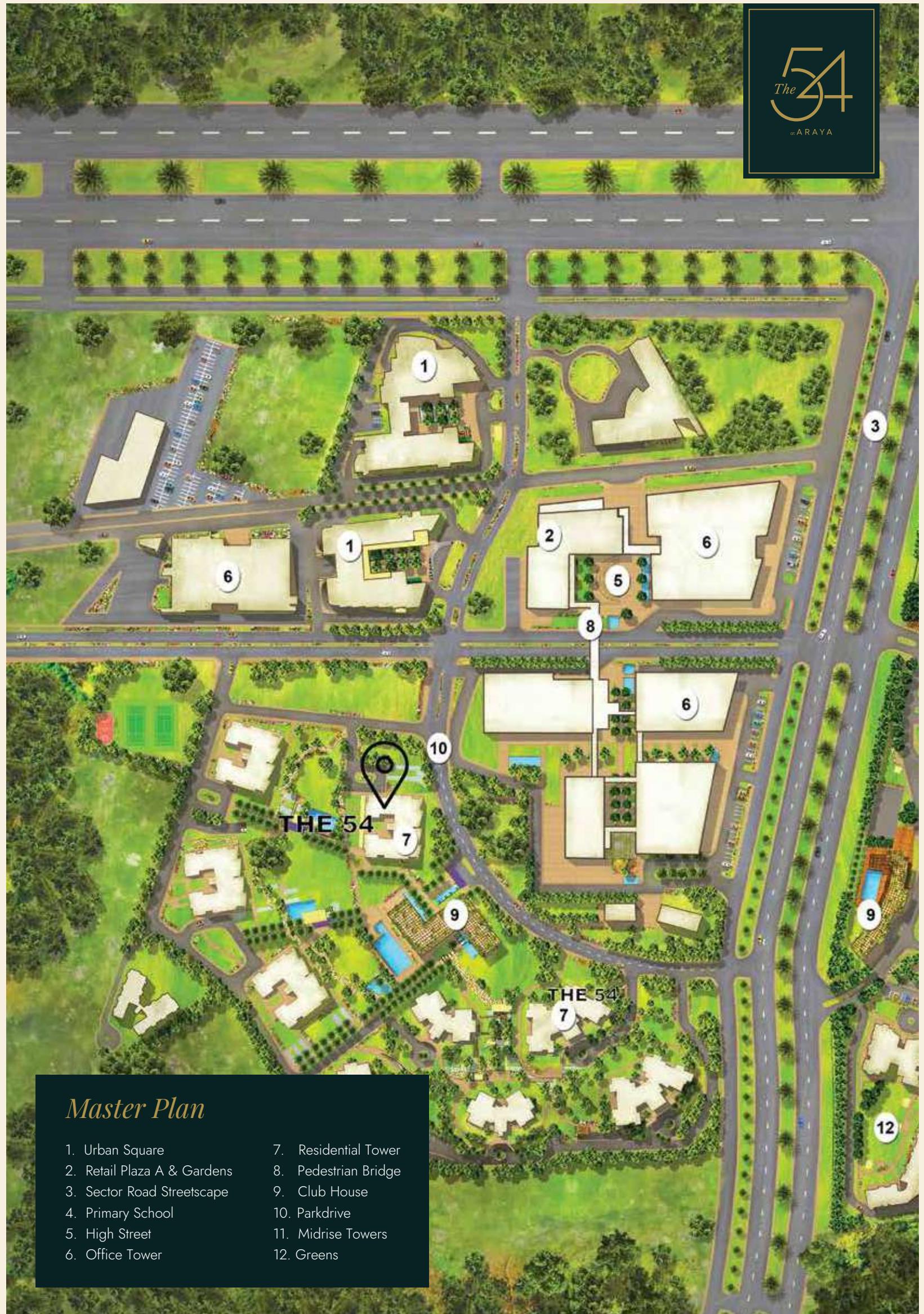
Welcome to



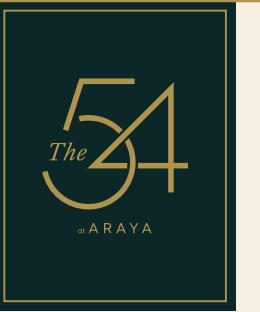
at ARAYA

*Life. Curated.*





## *Floor Plans*



Puja Room 4 BHK

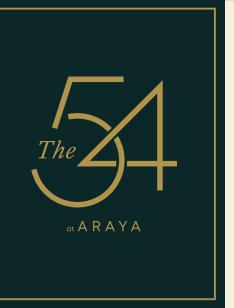
Carpet Area	-	3,203 Sq. Ft. (297.5 Sq. Mtr.)
Balcony Area	-	498 - 550 Sq. Ft. (46.2 - 51 Sq. Mtr.)
Saleable Area	-	4,613 Sq. Ft. (428.5 Sq. Mtr.)



## *Puja Room Special 4 BHK*

Carpet Area	-	3,221 Sq. Ft. (299.2 Sq. Mtr.)
Balcony Area	-	500 - 532 Sq.Ft. (46.4 - 49.4 Sq. Mtr.)
Terrace	-	47 - 125 Sq.Ft. (4.3 - 11.6 Sq. Mtr.)
Saleable Area	-	4,739 Sq. Ft. (440.2 Sq. Mtr.)

## Floor Plans



**Family Room 4 BHK**

Carpet Area	-	3,398 Sq. Ft. (315.6 Sq. Mtr.)
Balcony Area	-	645 Sq. Ft. (59.9 Sq. Mtr.)
Saleable Area	-	4,902 Sq. Ft. (455.4 Sq. Mtr.)



**Family Room Special 4 BHK**

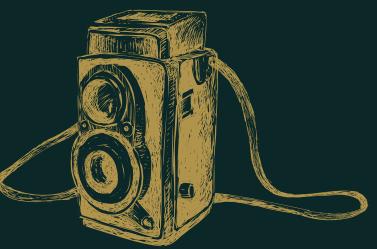
Carpet Area	-	3,398 Sq. Ft. (315.6 Sq. Mtr.)
Balcony Area	-	645 Sq. Ft. (59.9 Sq. Mtr.)
Terrace	-	444 Sq. Ft. (41.2 Sq. Mtr.)
Saleable Area	-	5,310 Sq. Ft. (493.3 Sq. Mtr.)

## Floor Plans



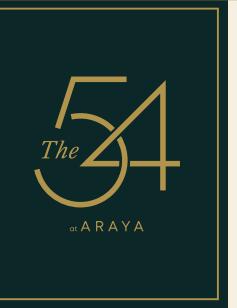
### 5 BHK

Carpet Area	- 3,974 Sq. Ft. (369.1 Sq. Mtr.)
Balcony Area	- 779 Sq. Ft. (72.3 Sq. Mtr.)
Saleable Area	- 5,761 Sq. Ft. (535.2 Sq. Mtr.)



Where your legacy  
finds a home

## Floor Plans



Town House Lower Level + 4 BHK + Family + Terrace

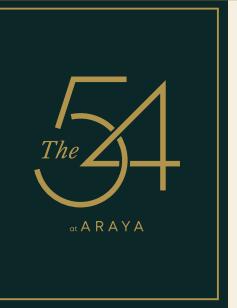
Carpet Area	-	4,957 Sq. Ft. (460.5 Sq. Mtr.)
Balcony Area	-	1,282 Sq. Ft. (119.1 Sq. Mtr.)
Saleable Area	-	7,673 Sq. Ft. (712.8 Sq. Mtr.)



Town House Upper Level + 4 BHK + Family + Terrace

Carpet Area	-	4,957 Sq. Ft. (460.5 Sq. Mtr.)
Balcony Area	-	1,282 Sq. Ft. (119.1 Sq. Mtr.)
Saleable Area	-	7,673 Sq. Ft. (712.8 Sq. Mtr.)

## Floor Plans



**Penthouse Lower Level (5 BHK + Family + Pool + Sundeck)**

Carpet Area	-	6,601 Sq. Ft. (613.2 Sq. Mtr.)
Balcony Area	-	365 Sq. Ft. (33.9 Sq. Mtr.)
Terrace	-	1,634 Sq. Ft. (151.8 Sq. Mtr.)
Saleable Area	-	10,019 Sq. Ft. (930.7 Sq. Mtr.)



**Penthouse Upper Level (5 BHK + Family + Pool + Sundeck)**

Carpet Area	-	6,601 Sq. Ft. (613.2 Sq. Mtr.)
Balcony Area	-	365 Sq. Ft. (33.9 Sq. Mtr.)
Terrace	-	1,634 Sq. Ft. (151.8 Sq. Mtr.)
Saleable Area	-	10,019 Sq. Ft. (930.7 Sq. Mtr.)

## Specifications



### LIVING ROOM

Walls	Acrylic Paint
Floor	Italian/European Marble
Doors & Windows	Wooden and double glazed aluminium



### MASTER BEDROOM

Walls	Acrylic Paint
Floor	Wooden flooring
Doors & Windows	Wooden and double glazed aluminium



### OTHER BEDROOM

Walls	Acrylic Paint
Floor	Wooden flooring
Doors & Windows	Wooden and double glazed aluminium



### MASTER BATHROOM

Walls	Italian/European Marble and Wall Tiles
Floor	Italian/European Marble
Doors & Windows	Wooden and double glazed aluminium
Others	Shower Cubicle with Steamer
	Premium CP Fittings (Grohe or Equivalent)
	Premium Sanitaryware (Duravit or Equivalent)
Water	SS waterpipes & RO water in wash basin



### OTHER BATHROOM

Walls	Wall Tiles
Floor	Anti-skid Tiles
Doors & Windows	Wooden and double glazed aluminium
Others	Shower Cubicle
	Premium CP Fittings (Grohe or Equivalent)
	Premium Sanitaryware (Duravit or Equivalent)
Water	SS waterpipes & RO water in wash basin



### POWDER ROOM

Walls	Marble and tiles
Floor	Italian/European Marble
Doors & Windows	Wooden and double glazed aluminium
Others	Shower Cubicle
	Premium CP Fittings (Grohe or Equivalent)
	Premium Sanitaryware (Duravit or Equivalent)
Water	SS waterpipes & RO water in wash basin



### KITCHEN

Walls	Acrylic Paint & Tiles/Stone
Floor	Anti-skid Tiles
Doors & Windows	Wooden and double glazed aluminium
Cabinetry	Modular Kitchen
White Goods	Built-in Refrigerator, Washing Machine, Dishwasher, Oven, Microwave, Hob, Chimney, Geysers and exhaust.
Others	Ionised water in sink



### LIFT LOBBY

Walls	Italian/European Marble & Acrylic paint
Floor	Italian/European Marble



### OTHERS

- RO water supply in all taps in kitchen and bathroom wash basins
- VRV Airconditioning System with PM2.5 filters (Merv 13-15 Standard)
- Comprehensive scaleable wifi/internet enabled home automation system
- Multilevel security system
- Outdoor Kids play area with swings, slides, etc.



### BALCONIES

Walls	External Texture Paint
Floor	Anti-skid Tiles
Doors & Windows	Double Glazed Aluminium
Railings	Stainless Steel with laminated safety glass
Others	Misters in main balcony



### CLUB FACILITIES

Gymnasium and Activity Center	Outdoor Tennis Courts (2 Nos)
Spa & Salon	Outdoor Half-Basketball Court
Indoor Lounge for reading & relaxation	Table Tennis
Swimming pool with separate kids pool	Pool Table
Kids play area	Multi-cuisine Restaurant & Bar
Sports Lounge with Indoor Games	Café & Juice Bar
Indoor Cricket nets with Bowling Machine	200 seater Banquet/Ballroom
Indoor Squash courts (2 Nos)	Business Centre
Indoor Badminton Court	Multi-purpose Hall



## About Pioneer

Pioneer Urban Land and Infrastructure Ltd. is a leading Indian establishment that has been at the forefront of building unparalleled luxury real estate projects for the past two decades across Gurugram. The company has made a distinct place for itself in the development of mini-townships and mega group housing projects. Today it has several prized projects at various locations such as Presidia, Araya, Pioneer Square, Pioneer Park and Urban Square, changing the landscape of Gurugram.

## Visualising a prosperous tomorrow

The Pioneer family aspires to make a mark keeping in mind the hundred-year journey ahead while utilising a fusion of vivid imagination and the finest talents in the world to exceed all expectations.



PRESIDIA



ARAYA



PIONEER PARK PHASE 1



URBAN SQUARE



PIONEER SQUARE



**Corporate Office:**

Pioneer Urban Land & Infrastructure Limited  
Pioneer Square, 2nd Floor, Near Golf Course Extension Road, Sector 62, Gurugram - 122098, Haryana

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