

# YOUR OWN SANCTUARY

Who says you can't judge a book by its cover? The awe-inspiring experience that greets you at Express 99 is synonymous to the extent of luxury that is destined to be a part of your life. Mingle with the finest, raise a toast to the flamboyant. Revel in the plushness of your living room, rubbing shoulders with the finest of the chattels.



*Actual Artistic Impression*



Map not to scale.

# — IMPECCABLE — LOCATION

## TRANSPORT

- Airport - 20 minutes away from IGI Airport
- Road - Directly on 150m-wide Dwarka Expressway connecting Dwarka, NH-8 & Manesar through Gurgaon, Additional access from 75m - wide Sector Road
- Rail - 10 km from Gurgaon Railway Station
- Metro - walking distance from DMRC's proposed Metro corridor

## COMMERCIAL

- 5 min. away from Upcoming Commercial Belt of Sectors 83, 84, 88, 88A, 88B
- 10 min. away from IMT Manesar
- 15 min. away from Udyog Vihar
- 20 min. away from Cyber City

## RESIDENTIAL

- Close proximity to 21 new residential colonies
- 5 min. away from posh Civil lines area
- 10 min. away from proposed Diplomatic Enclave 2
- 15 min. away from populated Sohna Road colonies

## INFRASTRUCTURE & ENTERTAINMENT

- Malls, shopping complexes & Entertainment zones in close vicinity
- Hyatt Regency hotel – 7 km
- Sultanpur Bird Sanctuary – 8 km
- Mini Secretariat Gurgaon – 10 km
- Medanta Medicity Hospital – 12 km
- AIIMS Jhajjar (NCR) – 13 km

# SITE PLAN



## LEGEND

1. POOL
2. CLUB
3. LAWN
4. SHOPPING CENTRE
5. EWS
6. AMPHITHEATER
7. KIDS PLAY AREA
8. BASKETBALL COURT
9. TENNIS COURT
10. BADMINTON COURT
11. ENTRANCE GATE
12. GAZEBO
13. JOGGING TRACK



150 M Wide Dwarka Expressway

# — DIRECTLY ON — DWARKA EXPRESSWAY

Express 99 rests overlooking the lavish 150 m wide DWARKA EXPRESSWAY, with direct access from the main expressway. It scores high on accessibility and yet ensures unparalleled privacy.

Also known as Northern Peripheral Road, the project was undertaken by the Haryana Urban Development Authority to alleviate traffic congestion on Delhi-Gurgaon Expressway.

With construction work of Dwarka Expressway being undertaken on a rapid pace, it is poised to be fully operational in 2016.

The premium and contemporary sectors of Dwarka Expressway when completed, will be planned as per the Gurgaon Master Plan 2031.

Shares close proximity to top notch MNCs, international hospitality brands, retail and entertainment industry





— WITH A TOUCH —

**EXPERIENCE THE  
LUXURY OF  
HOME AUTOMATION**



# INFRARED REMOTE





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**KIDS'**

# **PLAY AREA**

Frolic now, be happy.

Let your kids smile away and cheer.

They have found their favourite hangout.



Actual Artistic Impression

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YOUR OWN

AMPHITHEATRE

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Be entertained.

Be social.

Be in the limelight.

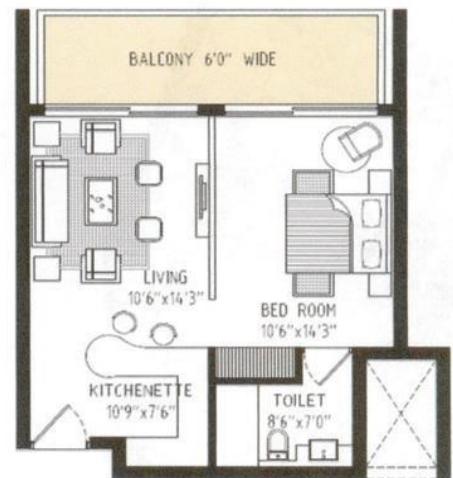
### TYPICAL UNITS

Type - 1 BHK + 1 Toilet

Size – 795 Sqft.



Part Site plan



UNIT PLAN

Type – 3 BHK + 2 Toilet

Size – 1550 Sqft.



Part Site Plan



UNIT PLAN

Type – 3 BHK + 3 Toilet

Size – 1770 Sqft.



Part Site Plan



UNIT PLAN

## PENTHOUSE UNITS

Type – 3 BHK + 4 Toilet

Size – 2150 Sqft.



### Part Site plan

## lower Penthouse



## Upper Penthouse



Type – 4 BHK + 4 Toilet

Size – 2550 Sqft.



Part Site plan



lower Penthouse



Upper Penthouse

Type – 4 BHK + 4 Toilet

Size – 3150 Sqft.

Part Site plan



Part Site plan

lower Penthous



Upper Penthous



### PODIUM UNITS

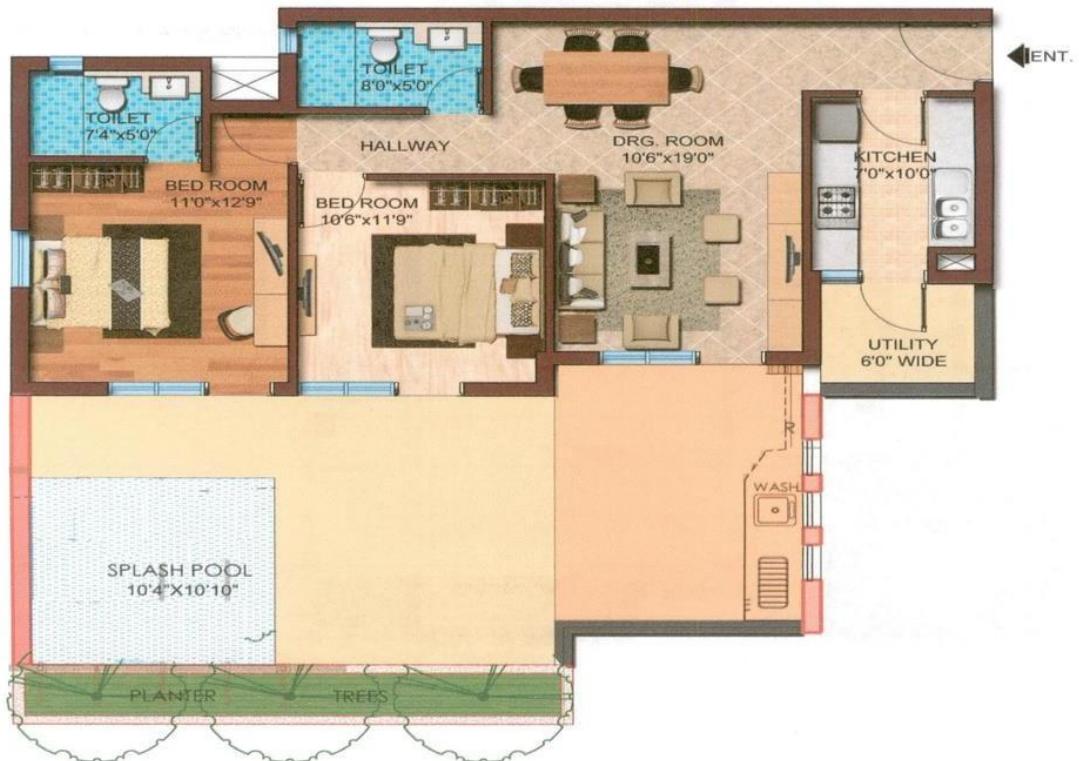
Type – 2BHK + 2 Toilet

Size – 1550 Sqft.



Part Site plan

UNIT PLAN



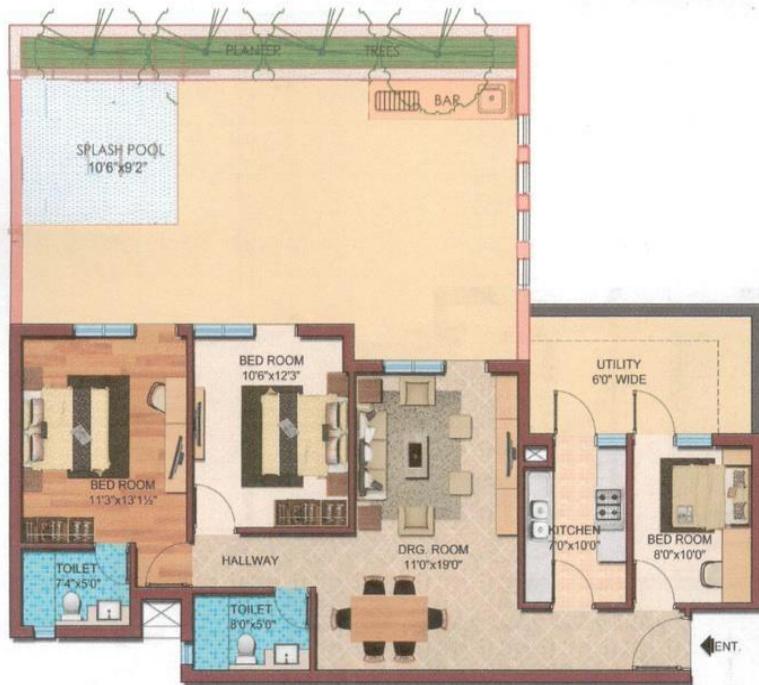
Type – 3BHK + 2 Toilet

Size – 1800 Sqft.



Part Site plan

UNIT PLAN

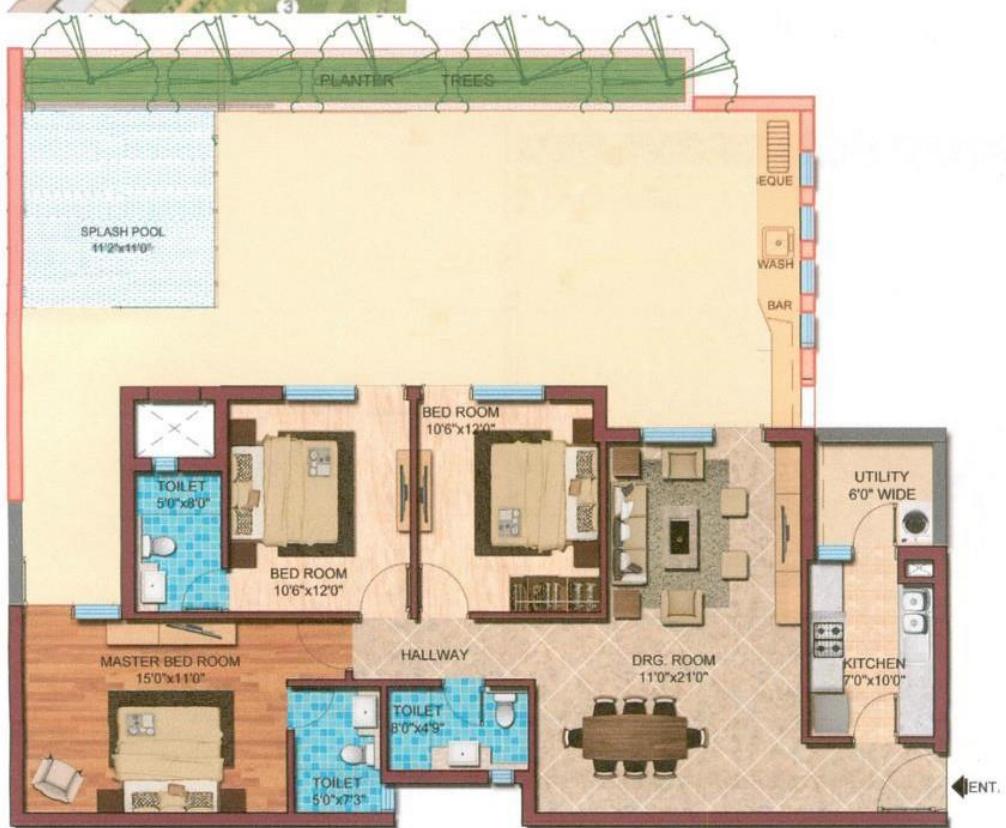


Type – 3BHK + 3 Toilet  
Size – 2100 Sqft.



Part Site plan

UNIT PLAN



Type – 3BHK + 3 Toilet  
Size – 2200 Sqft.

Number of Units – 3  
Total Area – 6600 Sqft



Part Site plan

