



BE
LUXURIOUSLY
DISTINCT



CASCADE GARDENS



Sector 99, Dwarka Expressway, Gurgaon



DREAM

It begins with your desire to experience the untouched.
It's when abundance is an everyday necessity.
It's in the satisfaction of owning what you deserve.

▶ **AFFLUENCE
IS A STATE OF
MIND**



DESIRE

Wake up to a life that's less experienced.
Step-in your paradise of comfort.
Discover an exceptional world designed for you.

▶ **LIVE THE
ART OF
EXCLUSIVITY**



ASPIRE

An open world of leisure welcomes you.
Where you indulge like nowhere else.
A world that's crafted just for you.

▶ **OWN
ABUNDANCE**



SENSE

Immaculately designed are your dreams here.
Intricately crafted are your pleasures here.
Impeccably plush are your preferences here.

▶ **EXPERIENCE
THE EXQUISITE
EVERY MOMENT**



OWN

Every jewel that captivates your heart.
Each pearl of emotion that embarks new sensations.
Every step you take, is a new indulgence.

▶ **A WORLD OF
RARE POSSESSIONS**



BE

That perfect drink made from the finest of spirits.

That special bath that replenishes you, rejuvenates you.

It's all about your choices, the way you want to celebrate life. Distinctly You.

▶ **WHEN YOU CHOOSE
TO BE NOTHING
BUT YOU**



▶ WHAT IF
HEAVEN
WAS
WHERE YOU
LIVED



Artistic Impression



CASCADE GARDENS

Sector 99, Dwarka Expressway, Gurgaon

LIVE

Cascade Gardens, as the name suggests, presents a unique concept lifestyle for the first time in Gurgaon. Every residence at Cascade Gardens offers the luxury of a personal cascading waterfall and a private garden. In addition, the bigger units offer many grand privileges like a private swimming pool with wooden deck, a party bar, a barbeque and space for open dining.

This project has created for the first time, a world that brings together every premium luxury one can desire for and makes it exclusively available inside one's life-space.

▶ **WE ARE CHANGING THE WAY
LUXURY IS EXPERIENCED..
FOREVER**



Private Garden
Cascading Waterfall
Private Swimming Pool with Jacuzzi Seats
Personal Wooden Deck
Private Party Bar
Personal Barbeque
Outdoor Patio Dining

▶ PRIVATE LANDSCAPE AMENITIES

INDULGE



The splendor of your abode at Cascade Gardens comes truly alive with a splash of indulgence. Dive in. Get Refreshed. Enjoy the sparkling waters. Let the world be in awe of your grandeur, your private swimming pool will be the center of attraction at your majestic home.

▶ YOUR SENSATIONAL POOL PARTIES



Actual Artistic Impression

At Cascade Gardens, we have created a special place for your Grey Goose, Ballantine's and Jameson. Your liquid luxuries will have an exclusive space so that they are safe. Let your favourite drink turn up the magic and unfold a world of fantasies. After all, no one ever wrote a brilliant story while having tea.

▶ **THE PRIVATE BAR
THE DRINK
YOUR SPECIAL STORY**



RESPIRE

As you unwind in your colourful, vibrant and peaceful private garden, life will take you through a floral ecstasy that's positive, full of zeal and delightful. Amidst this Zion of nature, you will discover how beautiful life can be. Just read a book, take a nap or stroll. You own the most expensive and rare luxury in the world: an opulent open and green space where you can breathe free.

BREATHE AMPLE IN YOUR PRIVATE GARDEN



PAMPER

Cascade Gardens has been designed to be your personal paradise, full of privileges that will make you feel special every moment. Relax in the most exotic and lavish way in your personal ultra luxurious Jacuzzi with beautiful cascading waterfall. Let the ecstatic whirlpools and effervescence take you on a fascinating and tantalizing odyssey of pure leisure.

▶ YOUR PERSONAL PARADISE AMIDST CASCADING WATERFALLS

FEAST

At Cascade Gardens we have left no stone unturned to make things extraordinary. Every amenity and feature is hand-picked to add comfort and extravagance to your lifestyle. Even the way you dine. Relish your favourite cuisine under the cozy yet flamboyant covered patio dining table.

▶ **MAKE THE WAY
YOU DINE EXEMPLARY**

SHEEN

Watch the rain turn the wooden deck into a glossy and shimmering surface that will reflect the sky in front of your abode. Spend a lazy winter afternoon reading your favourite book or watching your best loved movie. Your personal wooden deck adds an earthy yet elegant touch to the overall design of your home.

THE PATIO THE RAIN AND THE PERSONAL DECK



ZING

Cascade Gardens is one those places that lets you rejoice every moment. We have conceptualized this space to be yours forever. Have a barbeque party with friends and relish your favourite grilled dishes out in the open.

▶ SMOKE GRILL AND ALL THE FUN



▶ OWN EVERY
LUXURY
YOU EVER
WANTED



Home Automation

Home Automation at Cascade Gardens enables automatic control of commonly used elements such as lighting, security, temperature, music and other home devices in a manner that is personalized to the needs of each family. Your home here is customized to be a smart home.

▶ **BEAUTY OF DESIGN
& INTELLIGENCE**



Air Conditioned Residences

Welcome freshness every moment.

Breathe life. Let your space be refreshing.

Live the comforts that are essential.

▶ **REFRESHINGLY
MODERN**



Guarded Lift Lobby

Be majestic. Feel like a king.

As you walk down the grand lobby.

The lift takes you to your grand abode.

▶ **WALK YOUR WAY
MAKE A STATEMENT**



Designer Wardrobes

Keep your silk and your satin anew.

In neat spaces, modern spacing decked to queue.

Pick your favourites with ease.

There's so much more room for a hundred more.

▶ **DRAPED
WITH LUSTRE**



Imported Marble Flooring

Walk on a mirror that's handcrafted.

See your reflection, feel special, be yourself.

The glaze, the shine, the finish is a statement of your sophistication.

▶ **THE RARE SHEEN
OF CLASS IN
CRAFTSMANSHIP**



Designer False Ceiling

Look upwards and you'll find beauty.
With lights, with design, with modernity.
The sheer charm of aesthetics will enchant you.

▶ **EVERYTHING
ABOVE, EXEMPLARY**



Master Suite

Lavishly crafted for your discerning taste.

Here's where you'll indulge in rest and relaxation that's ultimate.

Let your dreams unfold now, this is your private luxury.

▶ **WELCOME TO
THE KING'S ABODE**



▶ EXPERIENCE THE
RARE JOY
OF LIVELY OPEN
FREEDOM



Be entertained.

Be social.

Be in the limelight.

AMPHITHEATRE



The Gazebo becomes the perfect place
for relaxing in the open with friends.
Sit out and enjoy, or just play guitar.

GAZEBO



Actual Artistic Impression

Frolic now, be happy.

Let your kids smile away and cheer.

They have found their favourite hangout.

KIDS' PLAY AREA



Swimming pool

Fitness centre

Wellness spa

Recreation centre

Jacuzzi

Card room

Snooker

Multi-purpose hall

CLUBHOUSE



Lawn tennis

Basketball

Badminton

Jogging track

Lush lawns

MODERN SPORTS FACILITIES



The 8 lane, 150 meter wide & 18 km long

Dwarka Expressway: A location that sets you truly apart

- Welcome to an era of congestion-free travel - from Dwarka or Airport to Manesar via Dwarka Expressway, Gurgaon
- Sectors along Dwarka Expressway when completed, will be planned, premium & contemporary as per the Gurgaon Master Plan-2021
- Areas that fall in the periphery of this expressway are designed to become a posh destination and will compete with areas like Shanti Niketan and Vasant Vihar
- Proposed Aerocity at The Hospitality District, IGI Airport is spread across 1.2 million sq. ft and includes 4000 star guest rooms
- The planned commercial belt along with The Dwarka Expressway and coupled with its proximity to top notch MNCs, international hospitality brands, retail and entertainment industry.

▶ NEIGHBOURHOOD



- Direct access from 150m-wide Dwarka Expressway
- Corner Property also adjacent to 75m-wide Sector Road.

DIRECTLY ON DWARKA EXPRESSWAY



Map not to scale.

Cascade Gardens is perfectly located in a neighbourhood that boasts of everything the urbane lifestyle demands.

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

LOCATION MAP



▶ THE
CRAFT
OF
CREATION



Landscape Architect: NMP Design

NMP DESIGN Pvt. Ltd. is a professional firm offering Landscape Design Consultancy Services (originally founded in 1994). The firm is located in New Delhi and is presently working as consultants for projects all over India and abroad. Over the years NMP DESIGN Pvt. Ltd. has collaborated successfully with a variety of co-professionals (architects, landscape architects, planners, engineers, horticulturists, artists & vendors etc.) to deliver outstanding quality.

Principal Architect: ICHINEN

ICHINEN is a full-service planning and architecture firm. The firm offers one of the best services and offers high quality solutions for a diverse clientele. Apart from offering aesthetic architecture, the firm has an unparalleled ability to respond to market requirements, and meet the developer's business objectives. It takes great experience to define a viable business concept, and then to translate it into an architectural plan that is highly sensitive to market needs, ICHINEN understands this very well.

Contractor: SALARIA

Salaria has been offering clients some of the best services for many years. The company's extensive knowledge and experience in the real estate sphere enables it to keep clients informed on trends in the market place using the latest statistics about the area that the client is interested in.

PARTNERING PROGRESS



Winning through excellence. Creating many milestones.

Cosmos Infra has been a pioneer in residential real estate developments in North India since 1989. Cosmos Infra is best known for its iconic project 'Rishi Apartments' in the posh Civil Lines area of Delhi which was delivered in the year 1994. Having already delivered around 2.5 million sq. ft area in the last 25 years, the company is developing another 2 million sq. ft in Gurgaon, Bhiwadi & Ghaziabad.

Driven by a team of qualified CAs, MBAs and Engineers, the company follows a strict code of moral & ethical conduct. The company's vision is to create spaces and structures that add value to life and urban landscapes that are timeless.

Cosmos Infra Engineering (India) Ltd.



CASCADE GARDENS



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