



# FORTUNA

— ASTAIRE GARDENS, SECTOR 70A-GURUGRAM —

*Build your future now*

# CONTENT FLOW



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Why Invest  
in Plots?

# 1

## Project Overview



GET READY TO

**LIVE BIG.**

**LIVE BETTER.**

**An address that exceeds all expectations**



Welcome to BPTP Fortuna - a premium plotted development set amidst Astaire Gardens, Sector 70A, Gurugram. Perfectly blended with nature and thoughtfully planned amenities, BPTP Fortuna is a boutique living experience for those who demand the big life.



**FORTUNA**

— ASTAIRE GARDENS, SECTOR 70A-GURUGRAM —

*Build your future now*









## Experience Spacious Living.

- Part of an exquisitely landscaped sprawling township spanning 100~ acres, off SPR on 60mtr. Road
- Social Infrastructure inside the township (St. Angels School, Ananta Nursing Home)
- 500+ families already residing in the township and 3000+ families residing in Sector 70A
- Three-Tier Security
- Beautifully landscaped greens with over 2000 trees planted
- A smart and eco-sensitive township
- Offering plots in sizes ranging from 250 – 400 Sq. Yards

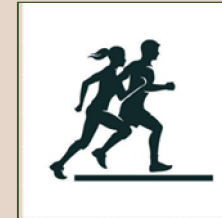
# IT'S TIME TO DISCOVER A HOLISTIC LIFE.



HAPPINESS HOME



SECURITY



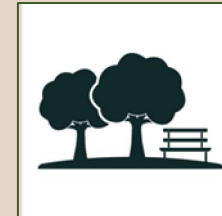
JOGGING TRACK



KIDS PLAY AREA



HEALTH & SPORTS



3~ Acre Central  
Park

# 2

## Location Advantages



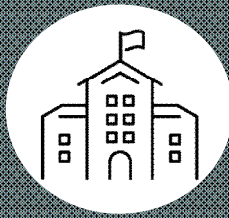
# LOCATION MAP



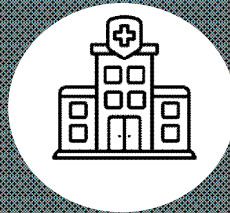
- Easy access to NH-8, Sohna Road, Golf Course Extension Road (20mins.)
- Dual access - from Southern Periphery Road (SPR) and from 60 m wide Road
- Huda City Metro Station, situated on yellow line, is approx. 20 Min away
- IGI Airport is 40 Min away

MAP NOT TO SCALE

# Well Developed Social Infrastructure



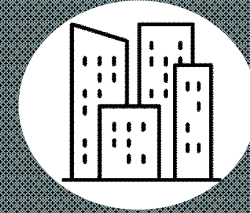
**Educational  
Institutions**



**Hospitals**



**Retail & Hotels**



**Business Parks &  
Corporates**



# BUSINESS PARKS & CORPORATES





## RETAIL & HOTEL



# HEALTHCARE





# EDUCATIONAL INSTITUTIONS

HERITAGE  
XPERIENTIAL  
LEARNING SCHOOL  
10.1 KM

D. P. S.  
SCHOOL  
BHONDSI  
9.5 KM

G D. GOENKA  
PUBLIC SCHOOL  
5.8 KM

DAV  
PUBLIC SCHOOL  
SOHNA ROAD  
6.5 KM

PATHWAYS  
WORLD SCHOOL  
8.6 KM

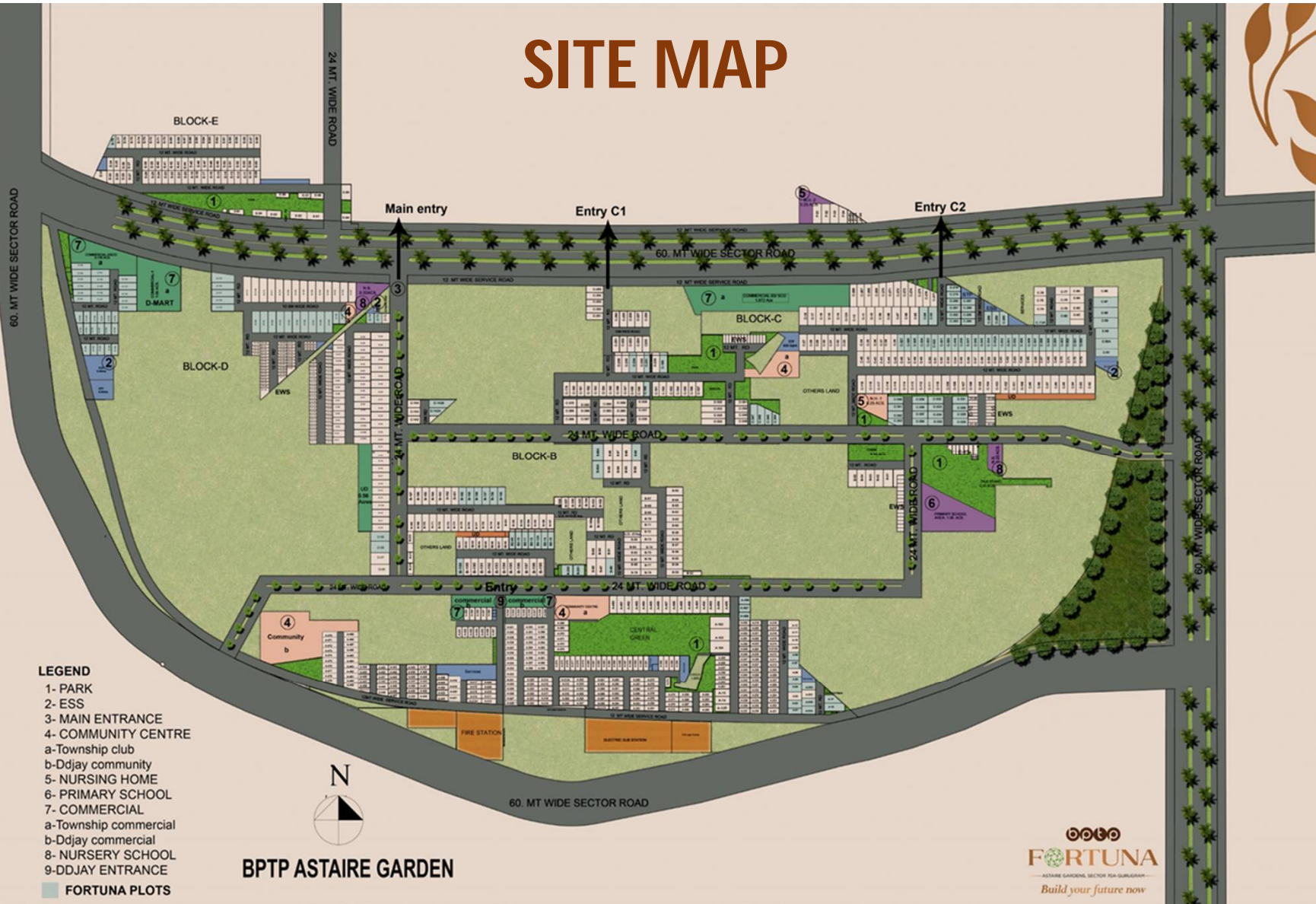
SUNCITY  
SCHOOL  
11.6 KM

# 3

## Life at Astaire Gardens



# SITE MAP





VISIONNAIRE  
VILLAS  
*by*  
bptp





PEDESTAL  
@ 70A  
by  
bptp







## CENTRAL PARK

- Just a walk away
- 3~ Acre green haven located at the heart of the township
- Beautifully landscaped
- Manicured Gardens
- Seasonal Flower Beds













## CLUB HOUSE

Exquisite recreational club spread over 2 acres, with a heated indoor pool, outdoor Pool and kid's pool, jogging tracks, space for outdoor activities, gymnasium, multi-cuisine restaurant, business centre, banquet hall, multiple sports facilities and a high-end spa





Table Tennis



Tennis Court



Badminton



**SPORTING FACILITIES**  
Indulge in a game of your choice





KIDS PLAY AREA





OUTDOOR GYM



# STATE-OF-THE-ART CLUB HOUSE





# STATE-OF-THE-ART CLUB HOUSE







GYMNASIUM  
For an active lifestyle

# 4

## Facilities & Services

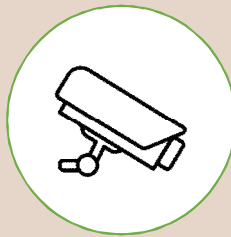


# FACILITIES/SERVICES



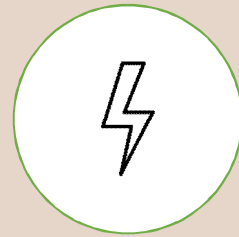
## **Street Lighting**

Designer light poles with electricity saving LED lamps



## **24\*7 Security**

Manned gates with well designed guard houses at designated locations with adequate CCTV Cameras



## **Power Back-up**

Dual pre-paid electricity meter for supply from electricity board and DG sets

# FACILITIES/SERVICES



**Sewerage & Storm Water**  
Sewerage treatment plant for  
township



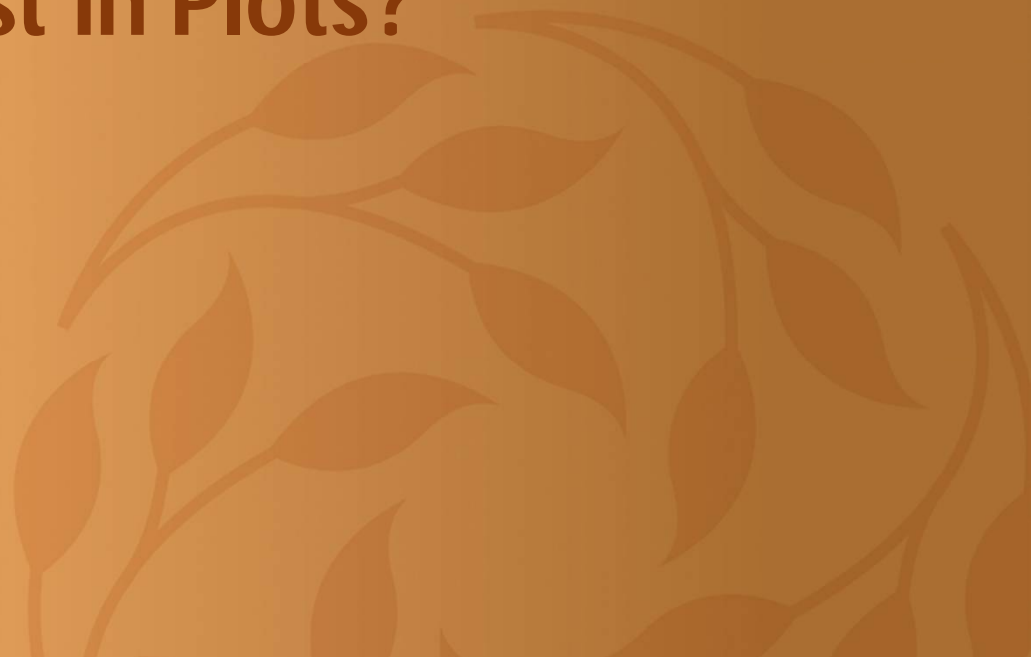
**Electricity Infrastructure**  
Underground electrical lines  
(Main & DG)



**Water Supply**  
Dual piping water supply  
system

# 5

## Why Invest in Plots?





## Facts

- FD rates are down in the last 2 years
- Gold and silver prices are volatile due to demand fluctuations
- Stock Market returns are highly volatile due to price changes
- Mutual investment doesn't offer fixed guarantee returns

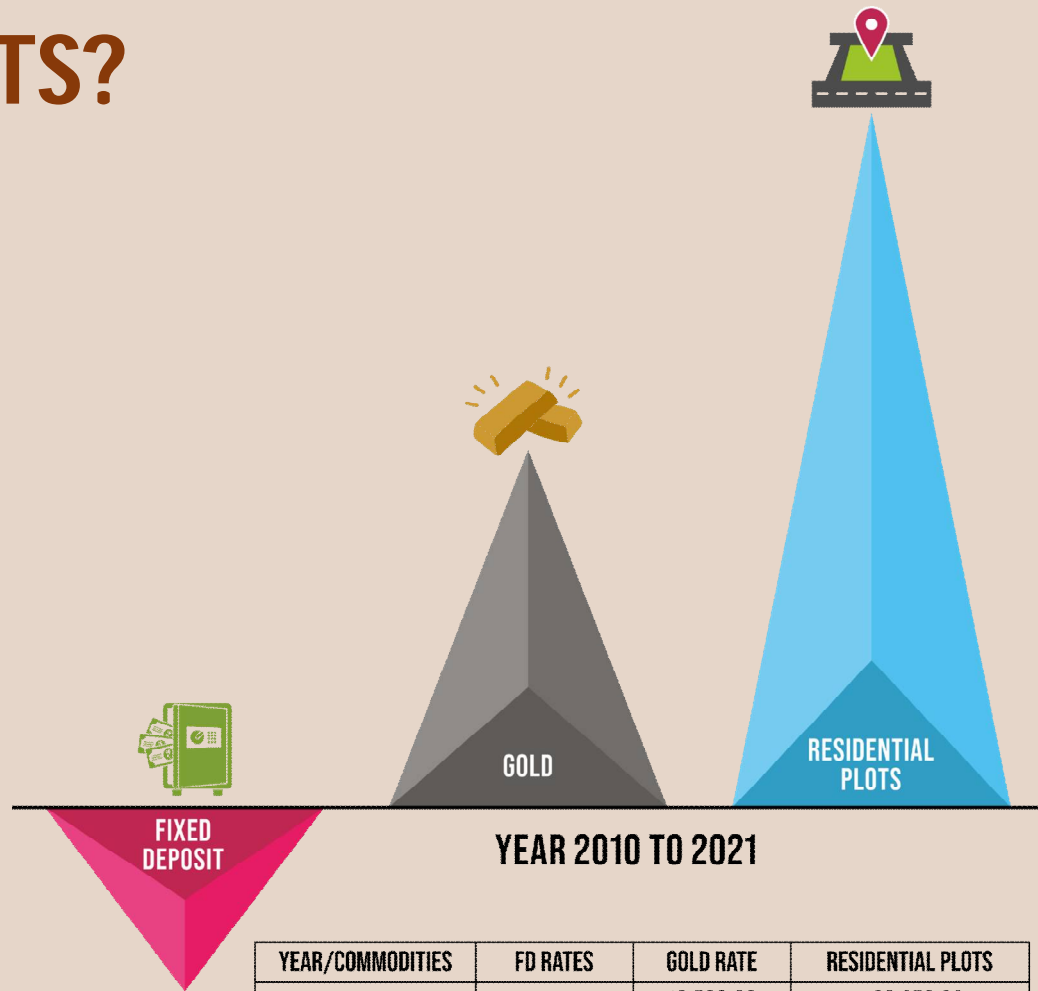






We have witnessed significant appreciation in Plot rates around SPR, Golf Course Extension Road in the past 1 year

# WHY PLOTS?



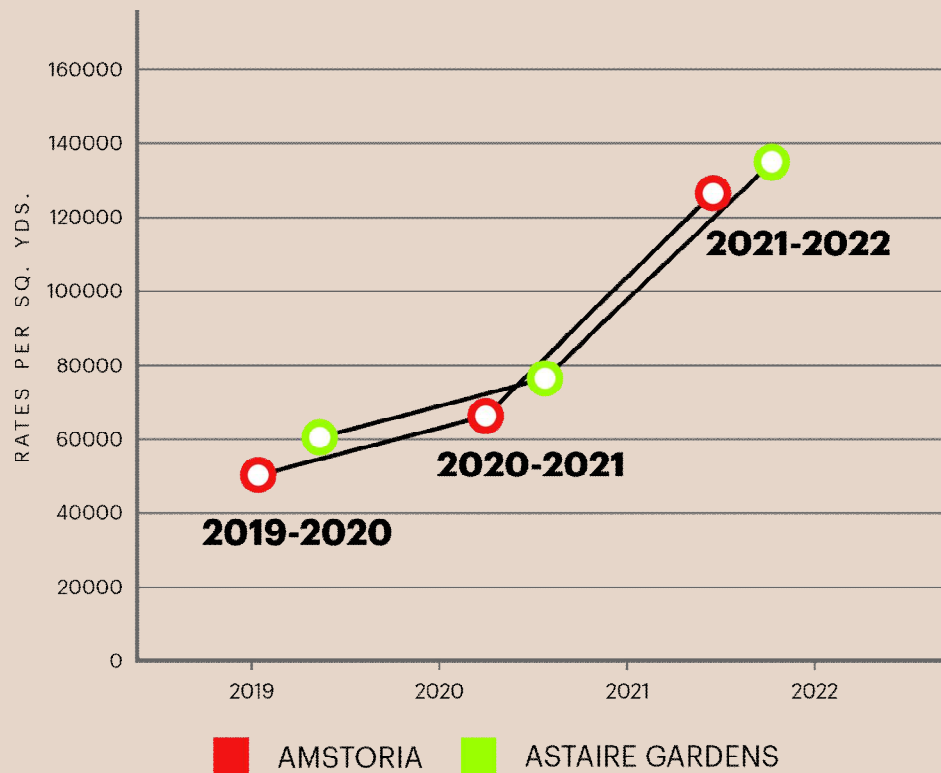
YEAR/COMMODITIES	FD RATES	GOLD RATE	RESIDENTIAL PLOTS
2010	7.25%	18,500.00	38,250.00
2021	5.4%	47,151.00	1,05,000.00

MAP NOT TO SCALE



# BPTP Plotted Development

## Trend in Last 3 Years



## INVEST IN BPTP

Project/Year	2019-20	2020-21	2021-22
Amstoria	50000	63000	125000
Astaire Gardens	60000	75000	135000

MAP NOT TO SCALE

The background of the slide is a solid brown color with a repeating pattern of stylized, darker brown leaves and stems. The leaves are elongated and pointed, arranged in a way that creates a sense of movement across the frame.

**LET'S DISCUSS**