

RERA No.: RC/REP/HARERA/CGM/709/441/2023/53
dated 10.04.2023 also available on www.haryanarera.gov.in
Licence no. 64 of 2010 dated 21.08.2010



D O W N T O W N
A V E N U E

WISH *for*
LAVISH

THE CITY
OF THE *Lavish*

Gurugram is the city of aspiration.
It is home to HNIs, UHNIs and public figures.
In the city's ever-prospering landscape,
one neighbourhood is rising to be the future.



REFERENCE IMAGE



LAVISH
HAS A NEW *address*

A new pathway to memorable experiences is opening up in Gurugram. Golf Course Extension Road, one of the fastest developing regions across NCR, will usher a new ecosystem of revelry to Gurugram. In fact, it boasts of Sector 62 right at the start, an address earmarked as the future luxury destination.

REFERENCE IMAGE

LAVISH
ARRIVES
early

Sector 62 is a hotspot for the discerning with a thriving HNI demographic. Fortune 500s and corporates have started moving to this region as well. With a ready upper-strata catchment, the area has the potential to be the next commercial hub where global brands would meet the right customers.

REFERENCE IMAGE





REFERENCE IMAGE

www.fox.com



D O W N T O W N
A V E N U E

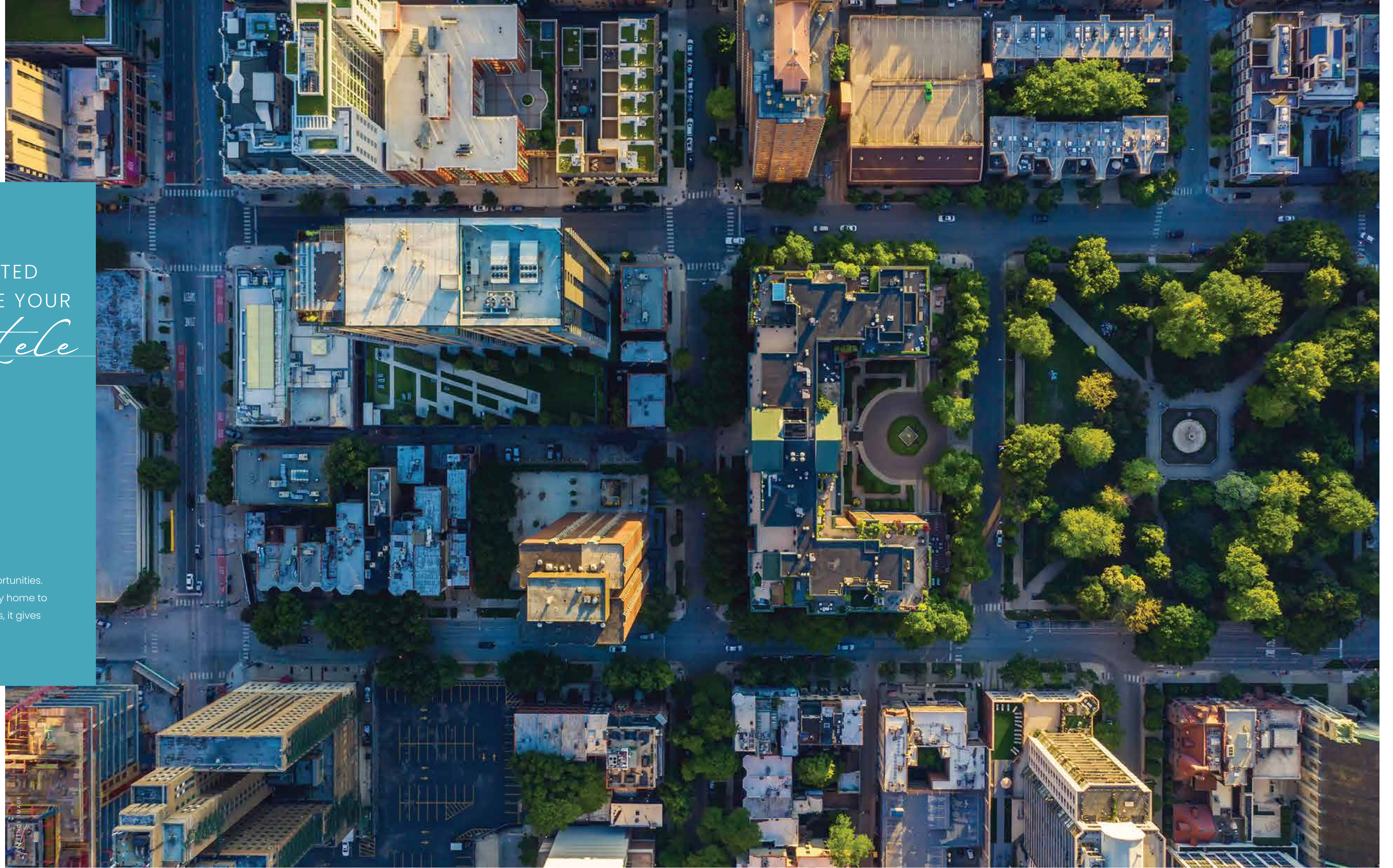
Boutique Commercial Plots

Sector 62, Gurugram

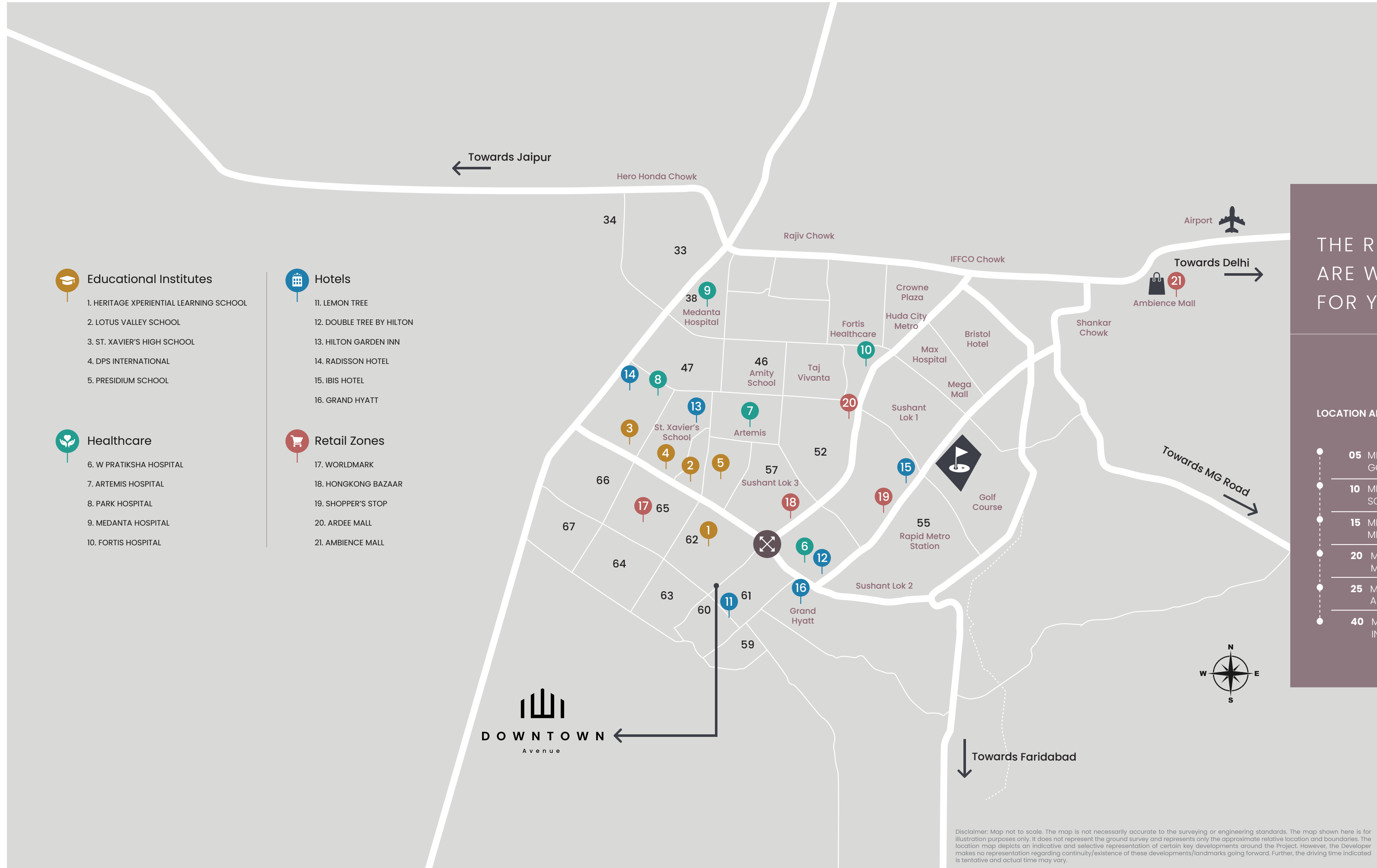
WISH *for*
LAVISH

YOU'LL BE
WELL-CONNECTED
HERE. JUST LIKE YOUR
clientele

Here, every day is busy with opportunities. Rising in a location that is already home to thousands of HNI & UHNIs families, it gives ready clientele for luxury retail.



REFERENCE IMAGE



- Educational Institutes**
1. HERITAGE XPERIENTIAL LEARNING SCHOOL
 2. LOTUS VALLEY SCHOOL
 3. ST. XAVIER'S HIGH SCHOOL
 4. DPS INTERNATIONAL
 5. PRESIDIUM SCHOOL

- Hotels**
11. LEMON TREE
 12. DOUBLE TREE BY HILTON
 13. HILTON GARDEN INN
 14. RADISSON HOTEL
 15. IBIS HOTEL
 16. GRAND HYATT

- Healthcare**
6. W PRATIKSHA HOSPITAL
 7. ARTEMIS HOSPITAL
 8. PARK HOSPITAL
 9. MEDANTA HOSPITAL
 10. FORTIS HOSPITAL

- Retail Zones**
17. WORLDMARK
 18. HONGKONG BAZAAR
 19. SHOPPER'S STOP
 20. ARDEE MALL
 21. AMBIENCE MALL

THE ROADS ARE WIDE OPEN FOR YOU *here*

LOCATION ADVANTAGES

- 05 MINS AWAY GOLF COURSE ROAD/RAPID METRO
- 10 MINS AWAY SOHNA ROAD
- 15 MINS AWAY MILLENNIUM CITY CENTRE
- 20 MINS AWAY MG ROAD
- 25 MINS AWAY AMBIENCE MALL
- 40 MINS AWAY INTERNATIONAL AIRPORT

Disclaimer: Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation regarding continuity/existence of these developments/landmarks going forward. Further, the driving time indicated is tentative and actual time may vary.

A REFINED LOCATION
THAT WILL KEEP
PROSPERING.

So can you

Sector 62 is an established and ever-growing neighbourhood with luxury residential developments housing HNIs and UHNIs

The region is witnessing a rapid corporate migration through recent years

It has gained the potential to be the hub for premium retail, F&B and lifestyle with a growing, refined catchment



REFERENCE IMAGE



A WORLD OF
your design

Complete freedom to customise
your asset as per your needs and vision

Exceptional common amenities
to complement your planning

MAKE THE MOST
OF EVERY
opportunity

A versatile design fit to cater to offices, retail establishments, restaurants, banks, etc.

Opportunity to build Basement + Ground + 4 Floors suiting your preferences and planning



ARTISTIC IMPRESSION



SHAPE YOUR
ECOSYSTEM,
THE WAY

*you know
best*

Enjoy complete freedom to design the interiors
to suit the best interests of your tenant

In fact, you can even expand
and adapt your space to meet
the demands of your thriving future

OFFER LAVISH
experiences

Landscaped walkways, central plaza
and water features

Conveniences in place including efficient
and ample surface parking



ARTISTIC IMPRESSION



WHEN YOU LOOK BACK TOMORROW, BE SURE YOU DIDN'T MISS BIG OPPORTUNITIES FOR SMALL *Savings*

- The advantage of being situated on a corner plot and having a both-sides-open design
- Frontage on 60 m road with easy accessibility
- Landscaped central plaza for events & activities
- Spacious central passage for pedestrians
- Opportunity to build Basement + Ground + 4 Floors
- Power backup for all plots and common areas



WISH FOR *Cavish*

REFERENCE IMAGE



LAVISH
DRESSES UP IN
finesse

Tomorrow, this location will house fine Italian wear, Swiss watches and German rides. It will bring the brands that the people travel abroad for, right to the city.

REFERENCE IMAGE



WISH FOR LAVISH *transformation*

REFERENCE IMAGE

LAVISH
HAS EVOLVED

tastes

Downtown Avenue will open a higher world of gourmet pleasures for Gurugram. Celebrities and icons will frequent the address to relish Michelin-star courses and exotic palates from the hands of global chefs.

REFERENCE IMAGE





WISH FOR LAVISH *indulgences*



LAVISH
CELEBRATES
Larger

For those who live every day like an occasion, this address will keep offering new ways to rejoice. Open spaces fit for expos, music and artisanal events will grace this address, offering finer recreation to a reserved community.

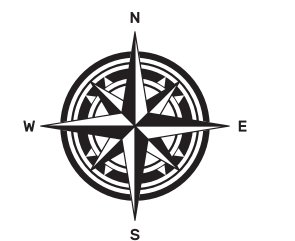
REFERENCE IMAGE

SITE PLAN



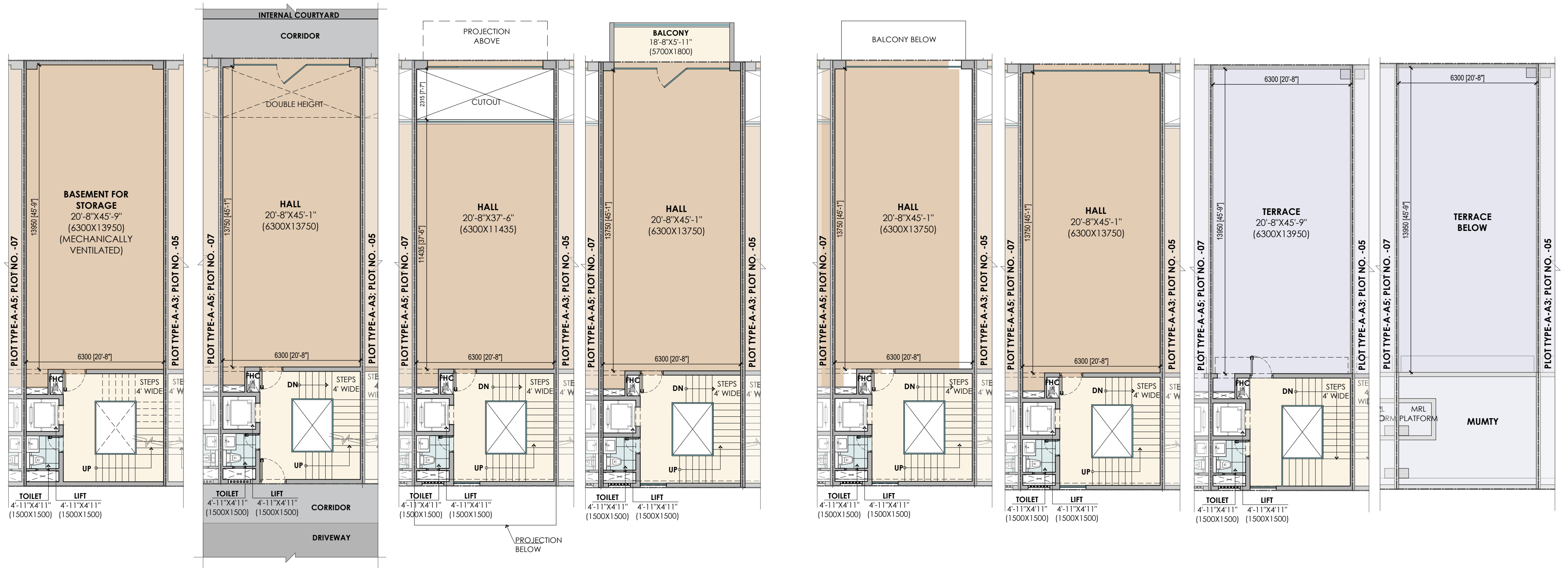
LEGENDS

- ① Vehicular Entry
- ② Vehicular Exit
- ③ Pedestrian Entry/Exit
- ④ Parking
- ⑤ Driveway
- ⑥ Open-air Plaza
- ⑦ Plaza with Water Feature
- ⑧ Drop-off Plaza
- ⑨ Central Plaza
- ⑩ CCTV Room
- ⑪ LT Panel & Electrical Transformer
- ⑫ Utility Block



Disclaimer: This does not constitute a legal offer. All specifications are tentative and subject to change till final completion of the Project as permissible under applicable law. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative, not to scale and are subject to change as may be decided by the developer or the competent authority. Soft furnishings, cupboards, furniture and gadgets are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided.

TYPICAL FLOOR PLAN



BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

TERRACE

MUMTY





CHANGING THE NATION'S SKYLINE.

Adani Realty is the real estate arm of one of India's leading infrastructure and development entities – the Adani Group. With its commitment to 'Nation Building' and 'Growth with Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge construction technology. So far, the company has developed real estate spaces that include residential, commercial, and social club projects across Ahmedabad, Mumbai, Pune and Gurugram. · 12+ Years Young · 15 Mn. Sq. Ft Area Developed · 18.8 Mn. Sq. Ft Area Under Development · 40+ Awards Won · 7000+ Happy Families



A SUCCESS STORY BUILT ON THE FOUNDATION OF TRUST.

Brahma is an asset management company that concentrates on the Indian real estate sector. Headquartered in New York, the company is committed to undertake investments towards the development of India's changing urban landscape. It brings an international management mindset to projects, ensuring state-of-the-art design, stringent quality management, and a focus on time bound deliverables. The company follows a resourceful, research-based investment process with its affiliate office in Gurugram along with asset management and development teams that offer extensive ground level experience. The current investments are spread across residential, retail and commercial real estate projects within India.



BE PART OF
The Cavish



Visit us here



ADANI BRAHMA SYNERGY PVT. LTD.

- Corporate Office - 3rd Floor, Miracle Mile, Sector 30, Golf Course Extension Road, Gurugram-122002, Haryana, India
- Sales Gallery - Sector 63, Golf Course Road Extension, Gurugram-122002, Haryana, India
- Registered office - Block-C, Flat No. 53, Flatted Factory Complex, Jhandewalan, New Delhi-110055, India | CIN: U45200DL2017PTC37052
- 1800-108-0009 | www.adanirealty.com

RERA No.: RC/REP/HARERA/GGM/709/441/2023/53 dated 10.04.2023 also available on www.haryanarera.gov.in Licence no. 64 of 2010 dated 21.08.2010

Disclaimer: The images, appearances, colours, etc. given herein are mere artistic impressions for representation purposes only and do not constitute an offer, an invitation to offer and/or commitment of any nature between the promoter and the recipient. The data/information herein is intended to give a general understanding of the subject matter and are subject to relevant sanctions/approvals /laws/rules/norms of urban development applicable in State of Haryana and is further subject to change without any further notice. Readers are therefore requested to verify all details, including area, amenities, services, terms of sale and payment schedule and other relevant terms independently with the promoter prior to arriving at any decision of buying any apartment in the said project. The binding offering shall be governed by the terms and conditions of the Agreement for Sale only. Our official website is www.adanirealty.com, email address is info@adanirealty.com and phone no is 1800-108-0009. In no event will the Promoter be liable for any claim made by the reader including seeking any cancellation and or/withdrawal for any of the inaccuracies in the information provided in the advertisement, though all the efforts have been made to ensure accuracy. We also do not hold any responsibility for any information provided by any broker/channel partner/property dealer or made available on any website/email communication other than official website/email/correspondence. [1 sq. mt.= 10.764 sq. ft. , 1 sq. mt.= 1.196 sq. yd.]