



Shapoorji Pallonji

THE DUALIS



S T A T U R E D E S E R V E S *S T A T U R E .*

Shapoorji Pallonji

THE DUALIS

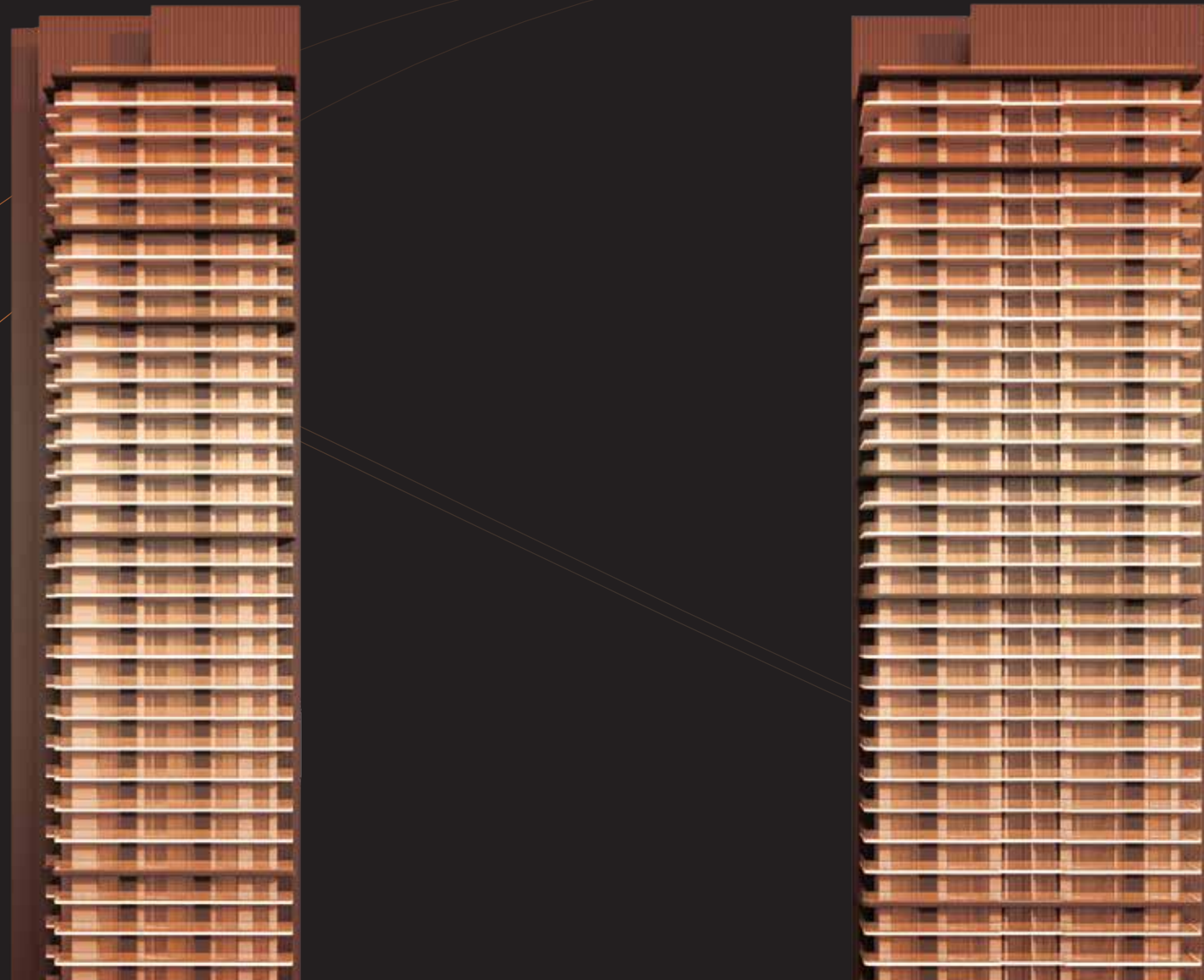
The wordmark is a tribute to the grace of Shapoorji Pallonji 'The Dualis' twin towers, their symmetry mirrored in the poised ascent of the letter 'i' and 'l'.

Each letter carries elegance, power and charm, while the word 'A' unfurls into an infinity loop.

The loop symbolizes our wraparound decks and a life of boundless joy and enchanting views that you will experience here.

It's a subtle mark of a life shaped by elegance.

W E L C O M E T O



Shapoorji Pallonji

THE DUALIS

AMBITION
DESERVES ALTITUDE



STATURE IS
BEING
AT THE CENTRE

Situated in Sector 46, Gurugram,
The Dualis offers seamless access to
the city's business corridors, lifestyle
hubs, and elite institutions. With a
well-connected road network and
proximity to upcoming metro
expansions, life here is effortlessly
connected, ensuring that the world
moves at your pace.

THE EPICENTRE OF EASE

With Gurugram’s finest destinations just moments away,
every convenience is at your fingertips.



Just 400 m from the
upcoming IKEA, bringing
world-class retail within
walking distance.



1.2 km from Unitech
Cyber Park.



1.2 km from Medanta
Multi-Specialty Hospital,
world-class healthcare
moments away.



Effortless connectivity
to Cyber City, Sohna
Road, MG Road, and
Delhi NCR.

At The Dualis, location isn’t just about convenience,
it’s about being at the centre of possibility.

 Shopping Malls

2.9 km	5 Mins	Raheja Mall
4.0 km	10 Mins	Omaxe City
4.8 km	10 Mins	Star Mall
11.5 km	12 Mins	Ambience Mall

 Hospitals

1.2 km	4 Mins	Medanta The Medicity
2.3 km	7 Mins	CK Birla Hospital
3.3 km	10 Mins	Fortis Hospital
3.5 km	10 Mins	Artemis Hospital
3.8 km	11 Mins	Max Hospital
6.1 km	19 Mins	Paras Hospital

 Business Parks

1.2 km	3 Mins	Unitech Cyber Park
2.7 km	6 Mins	Sector 32 (Industrial Hub)
3.6 km	8 Mins	Sector 44 (Industrial Hub)
4.5 km	10 Mins	M3M IFC
9.9 km	18 Mins	DLF Cyber Hub

 Hotels

3.0 km	7 Mins	Ramada by Wyndham
3.0 km	11 Mins	Taj City Centre
3.8 km	11 Mins	Radisson Hotel
4.5 km	15 Mins	Courtyard By Marriott
5.5 km	15 Mins	Crowne Plaza Gurugram
7.4 km	17 Mins	Grand Hyatt

 Road Connectivity

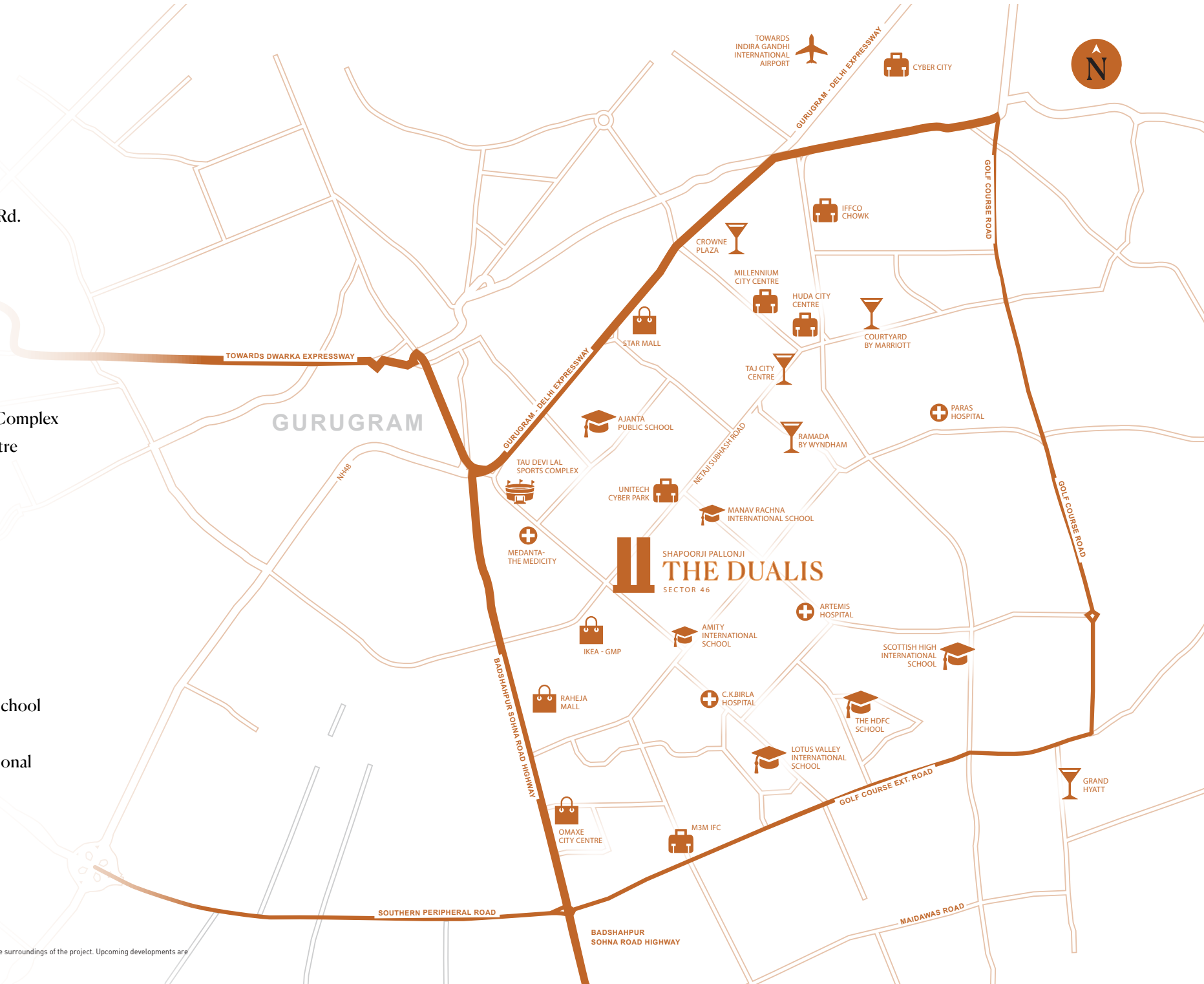
0 km	0 Mins	Netaji Subhash Rd.
1.9 km	3 Mins	Sohna Rd.
2.3 km	5 Mins	NH8
4.1 km	9 Mins	Golf Course Ext. Rd.
4.1 km	9 Mins	Southern Peripheral Rd.
5.9 km	9 Mins	Golf Course Rd.
11.7 km	16 Mins	Dwarka Expressway

 Landmarks

0.4 Km	2 Mins	IKEA (Upcoming)
2.0 km	5 Mins	Tau Devi Lal Sports Complex
3.3 km	7 Mins	Millennium City Centre Metro Station
7.4 km	9 Mins	IFFCO Chowk
19 km	26 Mins	IGI Airport

 Educational Institutions

1.2 km	4 Mins	Manav Rachna International School
1.7 km	7 Mins	Amity International School
3.1 km	9 Mins	Ajanta Public School
3.9 km	12 Mins	Lotus Valley International School
4.6 km	14 Mins	The HDFC School (Senior High School)
5.4 km	18 Mins	Scottish High International School



LUXURY, SPACE,
AND UNCOMPROMISING QUALITY



**11.3 FT (3.45 M) FLOOR-TO-CEILING HEIGHT
FOR AN EXPANSIVE, AIRY LIVING EXPERIENCE.**

**LARGE WRAP-AROUND DECKS
WITH UNOBSTRUCTED
PANORAMIC VIEWS.**

**4BHK RESIDENCES WITH
270-DEGREE, 3-SIDE
PANORAMIC VIEW.**

**3BHK RESIDENCES WITH
180-DEGREE, 2-SIDE
PANORAMIC VIEW.**



**GRAND DOUBLE-HEIGHT
AIR-CONDITIONED DESIGNER
LOBBY FOR AN OPULENT ENTRANCE.**



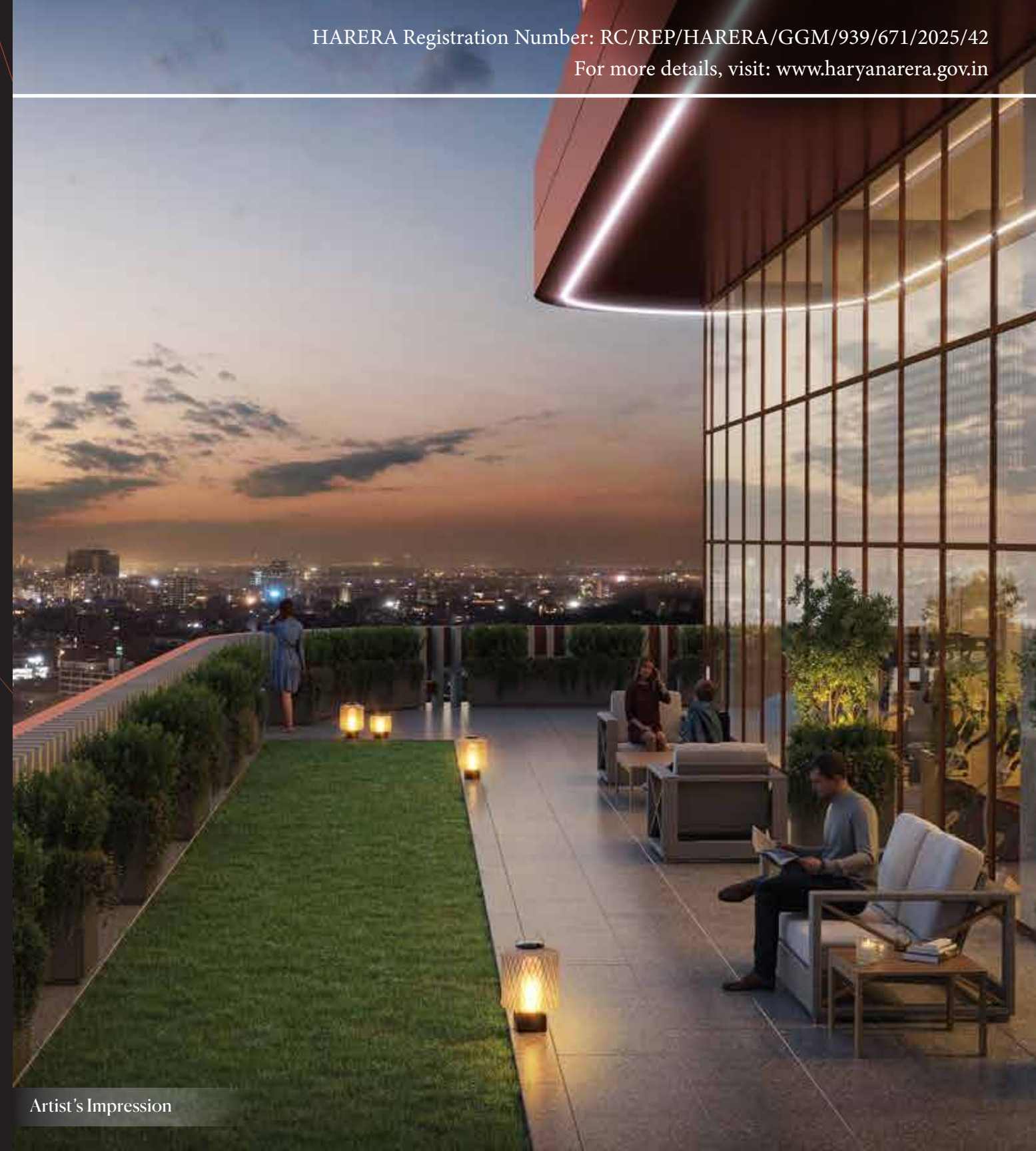
**HIGH-SPEED ELEVATOR ACCESS
FOR ENHANCED COMFORT.**

PRIVILEGE
DESERVES
A PLAYGROUND

A seamless convergence of luxury, wellness, and recreation, the clubhouse at The Dualis is more than an amenity, it is a sanctuary of indulgence. Every space is thoughtfully designed to enhance daily life, offering a refined balance of relaxation, fitness, and social engagement.

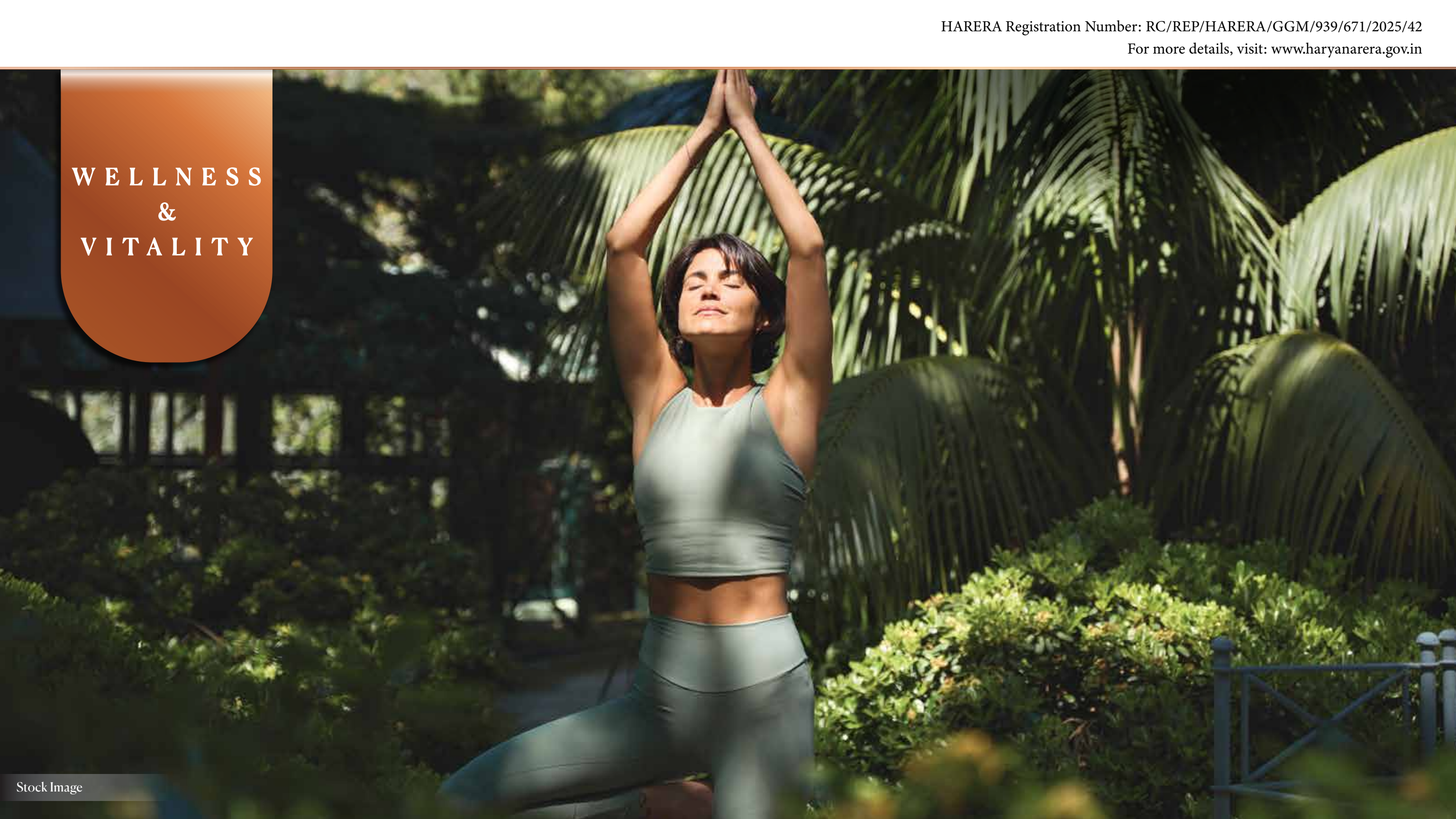
EVERY DAY DESERVES THE EXTRAORDINARY

Crafted for those who expect nothing less than excellence.
Here, indulgence isn't an occasional escape, it's woven
into the fabric of daily life.



Artist's Impression

WELLNESS
&
VITALITY



Stock Image



Stock Image

Disclaimer: Amenities indicated herein pertain to the entire layout. Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis.



Artist's Impression

Spaces that awaken your senses.

- | | |
|--|-----------------------------|
| • Temperature-Controlled Swimming Pool | • Outdoor Yoga |
| • Jacuzzi | • Meditation Room |
| • Spa with Steam, Sauna & Therapy Rooms* | • Meditation Area |
| • Salon & Makeup Room* | • Zumba* |
| • State-of-the-Art Gym with HIIT, CrossFit & Kickboxing* | • Reflexology Path |
| • Aerobics Deck | • Walking Path |
| | • Locker Room* |
| | • Dedicated Changing Rooms* |

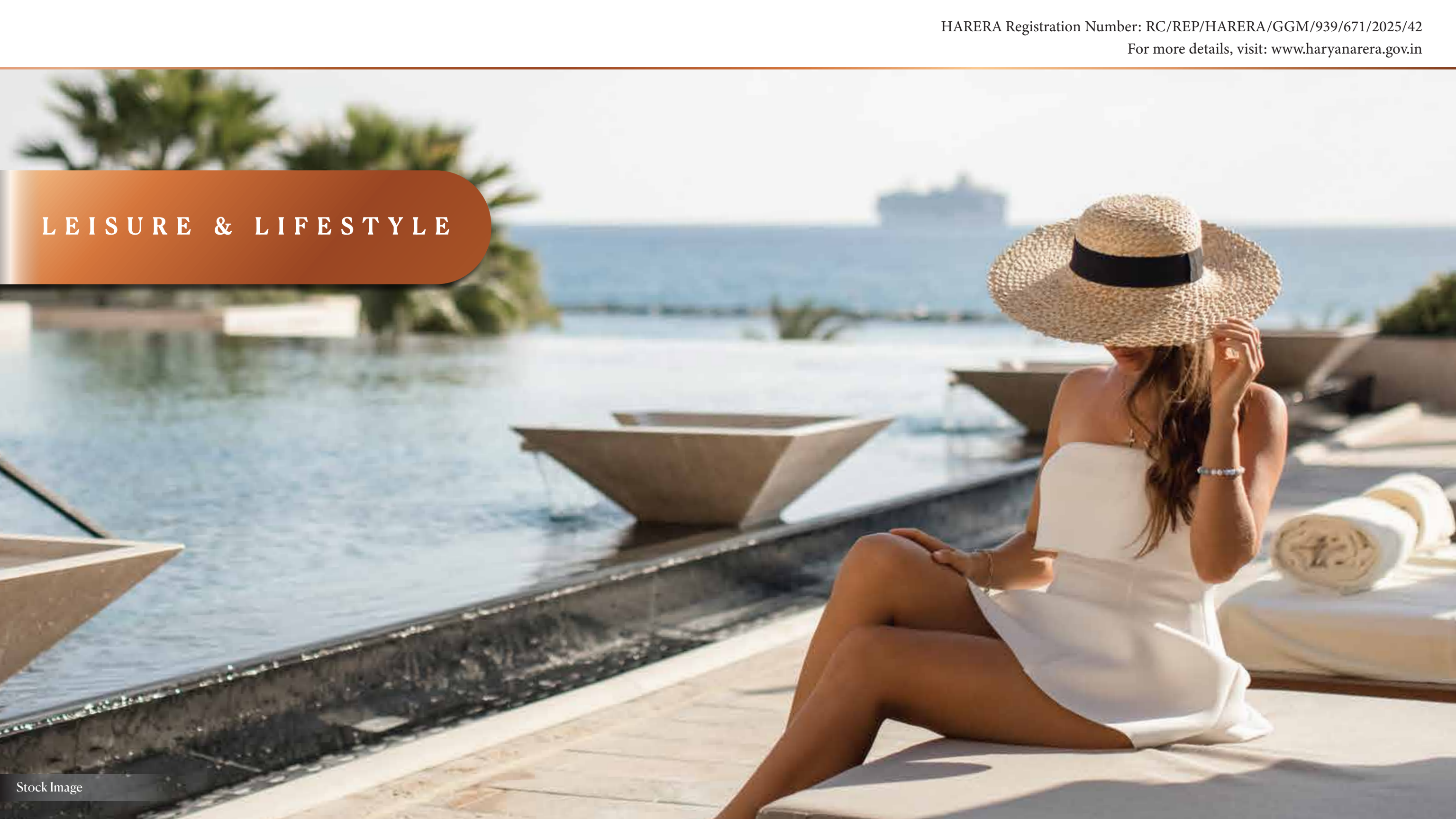


Artist's Impression



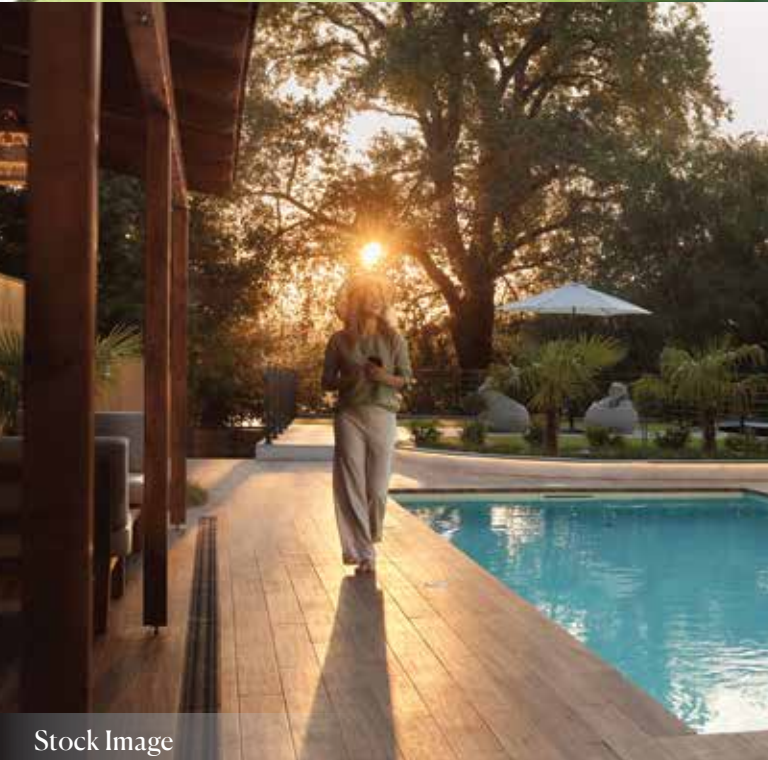
Artist's Impression

LEISURE & LIFESTYLE



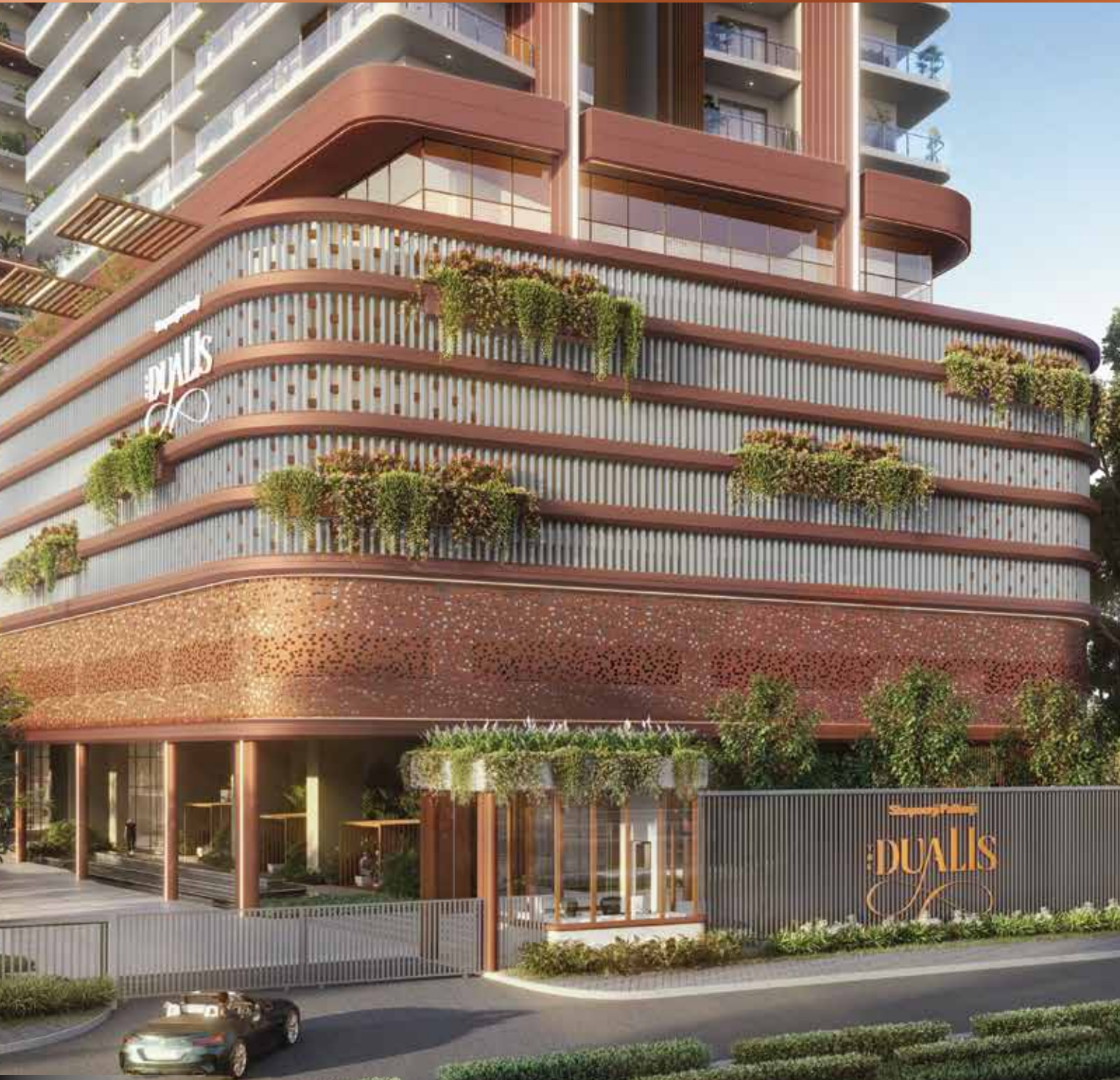
Your space to pause,breathe and relax.

- Lawn
- Walkway
- Gazebo with Seating and Trellis
- Sit-out space with Pergolas
- Seat Court
- Seating Cabana
- Seating Pockets
- Reading Lounge & Library
- Pet Park
- Shallow Water Body
- Poolside Seating
- Pool Deck





S O C I A L &
H O S P I T A L I T Y



Artist's Impression



Stock Image

- Double-Height Air-Conditioned Lobby
- Barbeque Area with Outdoor Seating & Grill Counter
- Café/Juice Corner*
- Kitchen BOH
- Banquet Hall



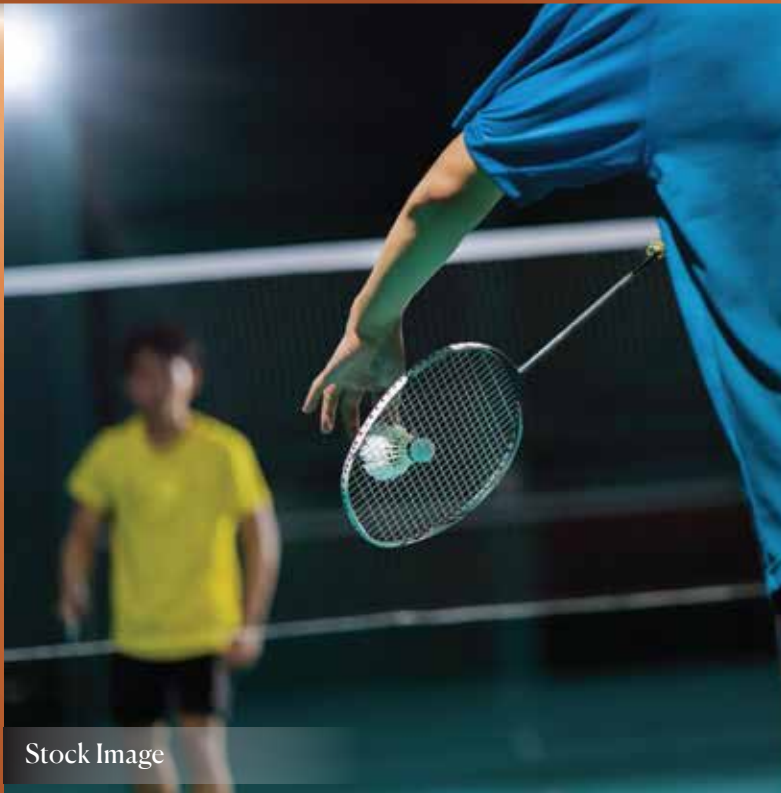
Artist's Impression



PLAY &
RECREATION

From laughter-filled play zones to high-energy games, joy lives here.

- Kids’ Pool
- Kids’ Play Area
- Toddlers’ Play Area
- Indoor Games Room
- Pickleball Court
- Badminton Court



Stock Image



Artist’s Impression



Artist’s Impression

E L E G A N C E I N E V E R Y D A Y L I F E

At The Dualis, space is not just measured in square feet — it's felt in every breath, every step, every moment. Designed for those who command stature, these residences exude refinement, where expansive interiors invite light, openness, and a seamless flow of luxury.

DRAWING ROOMS

The heart of your home where first impressions linger and conversations unfold with quiet grandeur.



GOURMET STUDIO

More than a kitchen, this is where intelligent layouts, high-end fittings, and ample storage come together to create a seamless blend of function and form — whether for daily ease or gourmet indulgence.



Artist's Impression

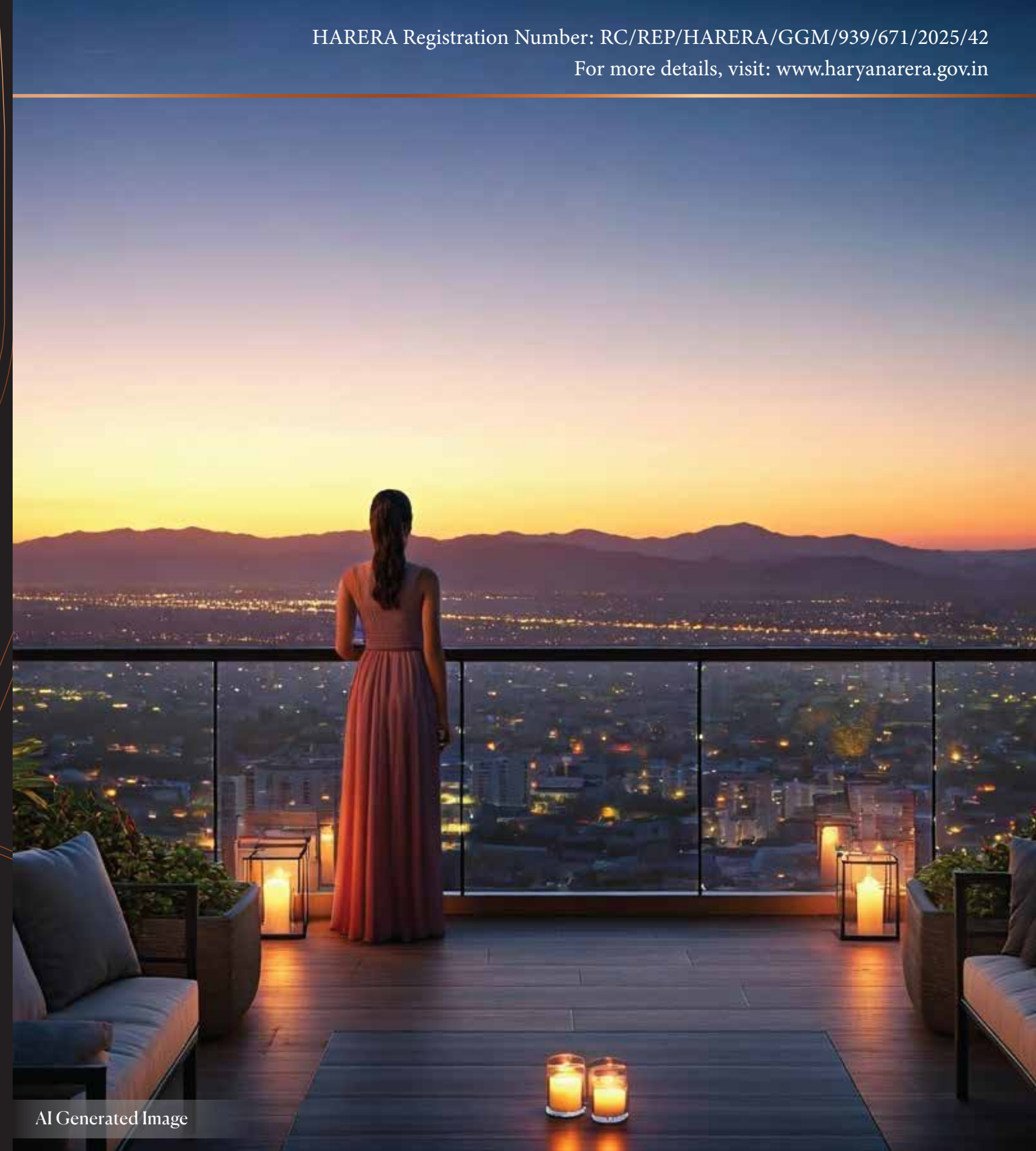


PERSONAL CHAMBERS

Expansive, airy, and bathed in soft, ambient lighting, your personal chambers offer a retreat from the world — where every night feels like a promise of rest and rejuvenation.

SKY DECKS

The quiet crown of your home — opening up to light, air, and limitless perspective. Here, every turn reveals a new angle of the city and every breath feels a little more free.



PRIVATE DOMESTIC HELP QUARTERS

**Designed for seamless living, every residence includes
a dedicated domestic staff room with separate access, ensuring privacy
without disrupting the rhythm of sophistication.**

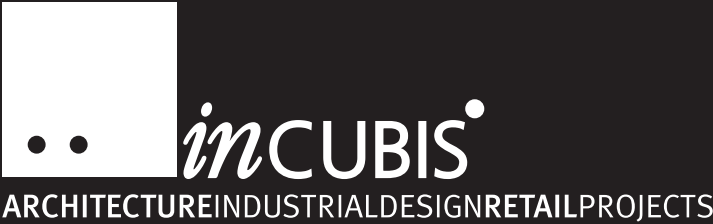


PARTNERS IN PERFECTION

OUR PRINCIPAL CONSULTANTS



Blackstone backed ASK Property Fund is a coveted, research-driven real estate investor with a benchmarked risk-evaluation process. They only invest in hand-picked projects based on their due diligence. Their investment in Shapoorji Pallonji The Dualis is testament to the project's value and appreciation potential.



LIFESTYLE CONCIERGES WITH QUINTESSENTIALLY LIFESTYLE

Exclusively crafted for luxury and super-luxury developments, Quintessentially Lifestyle offers branded corporate concierge memberships to real estate developers.

Each resident receives a truly global membership, enabling both domestic and international requests. Managed by trained lifestyle experts, the concierge service delivers personalised, proactive assistance across art, dining, nightlife, travel, fashion, entertainment, and more.



Stock Image

CLUBHOUSE MANAGEMENT WITH THINKROOTERS

At The Dualis, every moment is crafted to elevate. In partnership with Thinkrooters, the clubhouse experience goes beyond management, it's a finely tuned orchestration across wellness, fitness, recreation, events, and F&B.



A CENTURY OF TRUST



Legacies is what we set out to create. Our homes go beyond structures,
becoming timeless landmarks that stand as testaments to design,
craftsmanship, and precision.

The Palace of the Sultan of Oman

A regal masterpiece of architectural
grandeur, seamlessly blending Omani
heritage with timeless opulence.



Actual Image

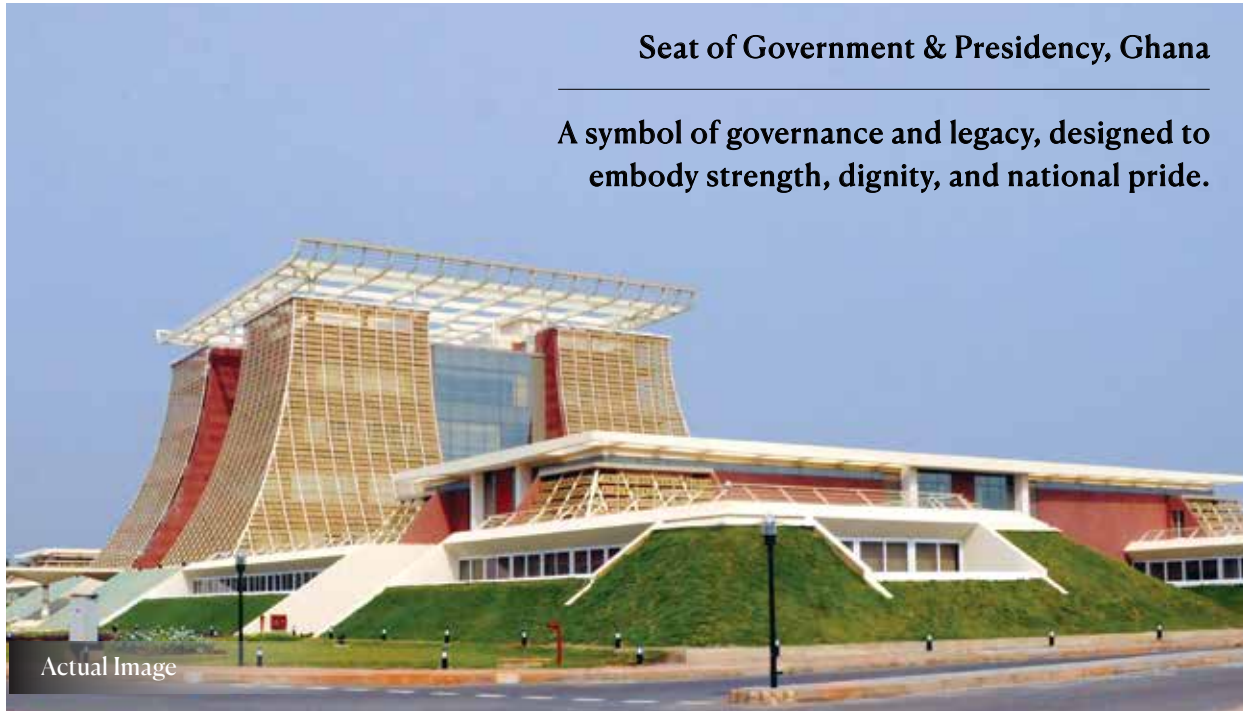
World Trade Centre, Mumbai

India’s first WTC, a landmark of global commerce and innovation, shaping the city’s financial skyline.



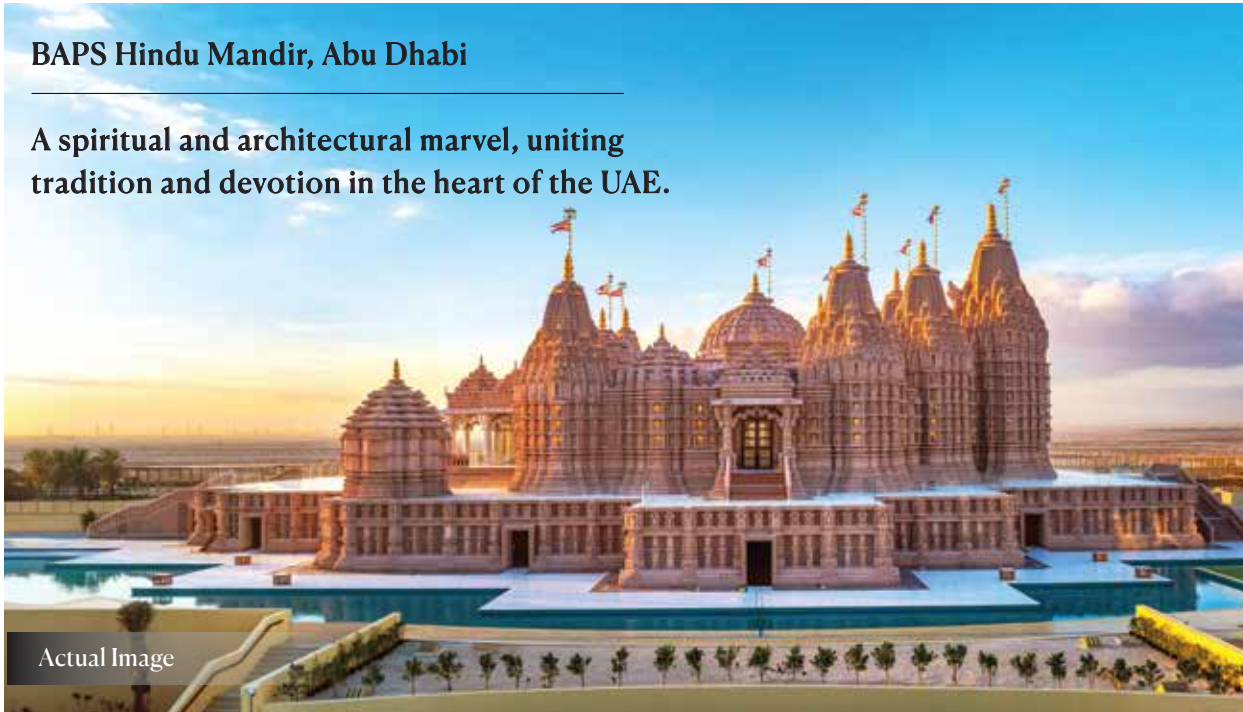
Seat of Government & Presidency, Ghana

A symbol of governance and legacy, designed to embody strength, dignity, and national pride.



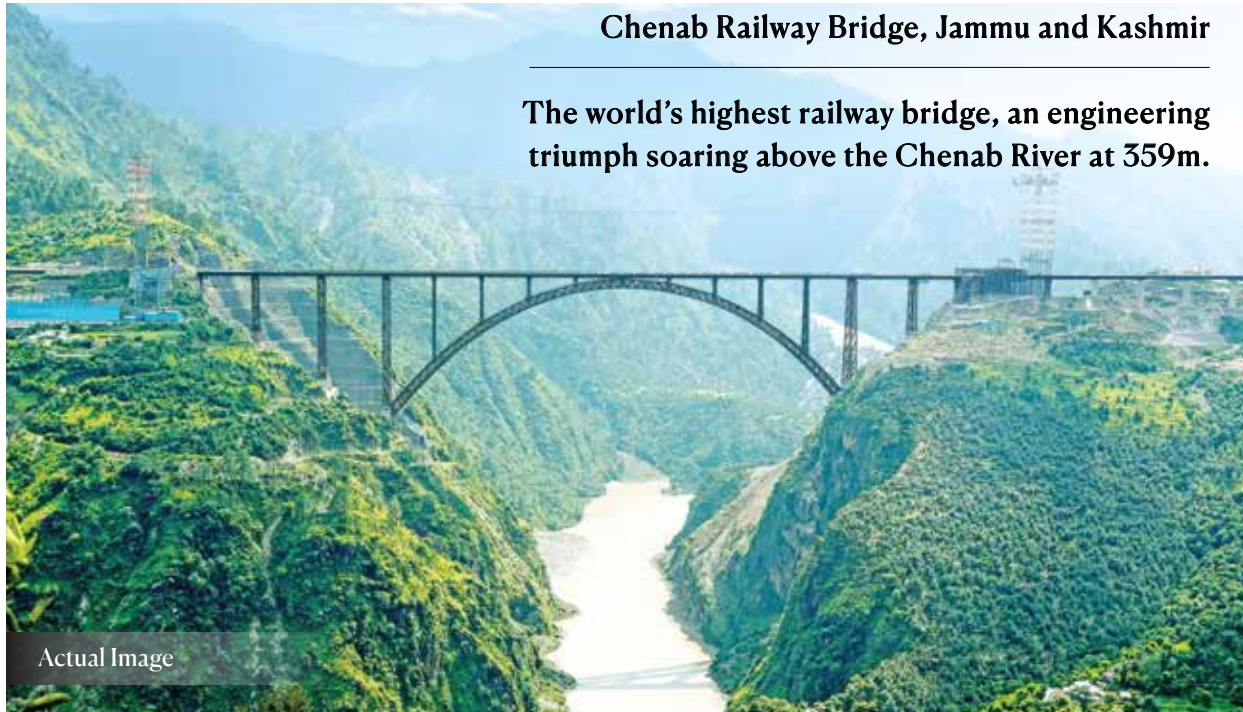
BAPS Hindu Mandir, Abu Dhabi

A spiritual and architectural marvel, uniting tradition and devotion in the heart of the UAE.



Chenab Railway Bridge, Jammu and Kashmir

The world’s highest railway bridge, an engineering triumph soaring above the Chenab River at 359m.



The Imperial, Mumbai

India’s tallest twin luxury towers at 258m, a skyline-defining icon with ten Asia Pacific Property Awards.



Actual Image

HARERA Registration Number: RC/REP/HARERA/GGM/939/671/2025/42
For more details, visit: www.haryanarera.gov.in




A Shapoorji Pallonji – Dilip Thacker Group Joint Venture

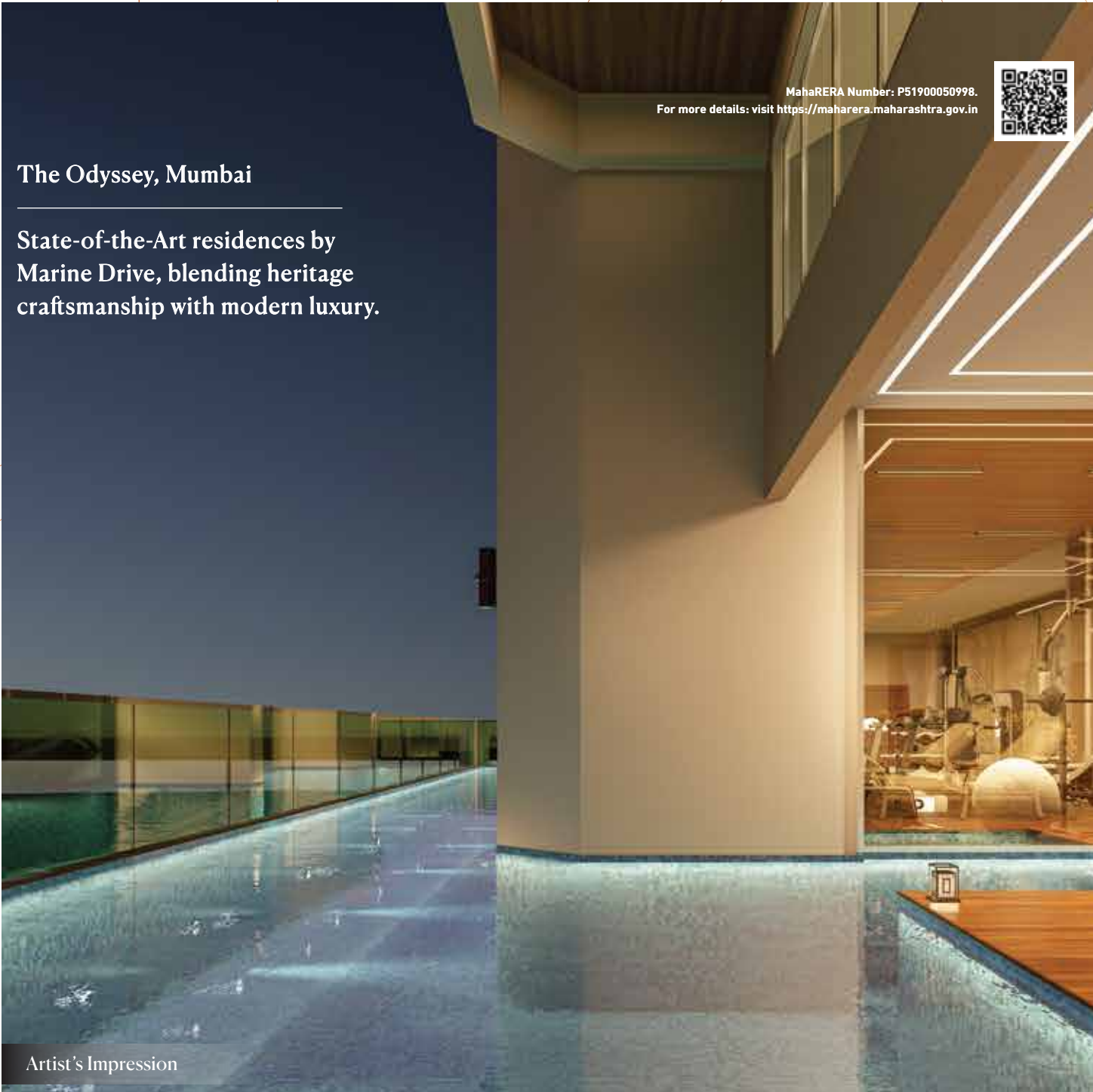
Skylines are what we have shaped. With a heritage of excellence, our developments blend innovation, craftsmanship, and enduring quality to elevate lifestyles. Each project is a commitment to precision, design, and an uncompromising vision of the future.

The Odyssey, Mumbai

State-of-the-Art residences by Marine Drive, blending heritage craftsmanship with modern luxury.

MahaRERA Number: P51900050998.
For more details: visit <https://maharera.maharashtra.gov.in>





Artist's Impression

MahaRERA Numbers: Golfland VII & VIII: P52100052530.
For more details: visit <https://maharera.maharashtra.gov.in>




Golfland at Vanaha Bavdhan, Pune

India's first golf-themed luxury residences, set within championship fairways and lush greens.




Artist's Impression

MahaRERA Numbers: Mango Tree Villa Tower 1 - P52100052483.
For more details: visit <https://maharera.maharashtra.gov.in>



Wilderness SP Kingstown, Pune

A low-density enclave of just 300 homes, offering space, seclusion, and panoramic natural beauty.



Artist's Impression



KREEVA is a luxury real estate venture of the Kanodia Group — a bold vision currently taking shape through landmark developments planned across Delhi-NCR. It represents a rare fusion of two diverse yet complementing entrepreneurial forces:

The Kanodia Group:

A diversified business conglomerate with a legacy of trust and scale.

MAP (Meridian Asset Partners):

A specialized asset management firm with deep expertise in the real estate sector.

Together, they bring a powerful combination of industrial credibility and investment foresight, positioning KREEVA to deliver distinctive high-end residences in key locations such as Gurugram, Delhi, and Noida.

STATURE ISN'T JUST A PRIVILEGE—IT'S A WAY OF LIFE.
AND STATURE, DESERVES STATURE.



SHAPOORJI PALLONJI THE DUALIS
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<https://shapoorjirealestate.com/residential/the-dualis/>