



CUSHMAN &
WAKEFIELD

yoo
Inspired by
STARCK

 **Dalcore**
THE FALCON

DESIGN *is* ALIVE
And IT HAS A NEW ADDRESS

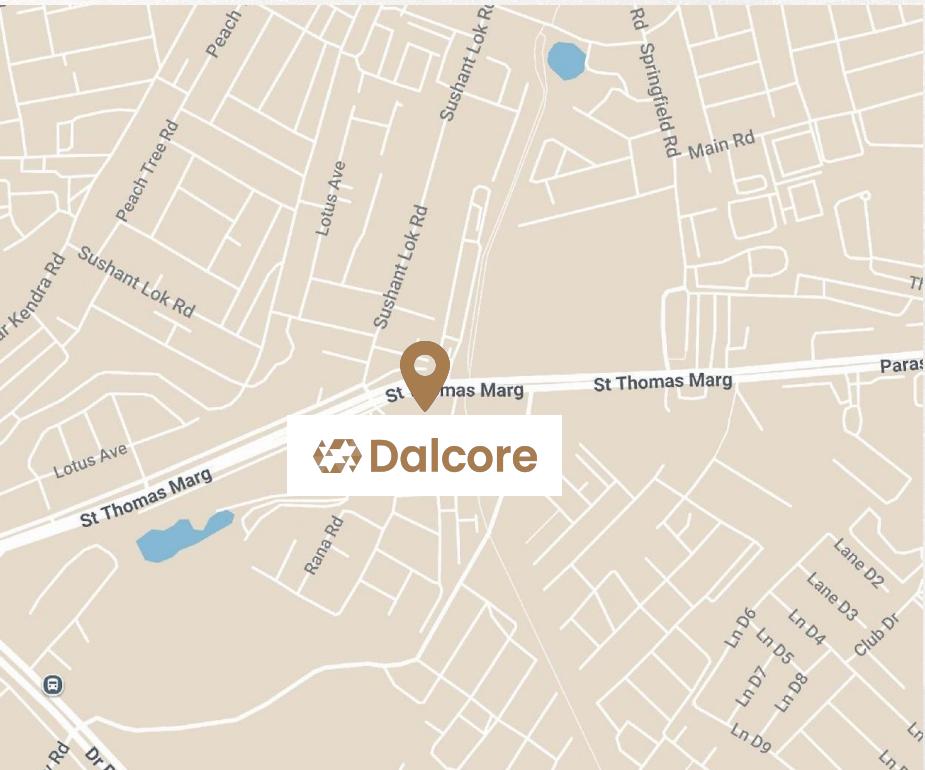
Sector 53, Golf Course Road

Golf Course Road Overview

- Golf Course Road is one of the most established and upscale micro markets of Gurugram. The micro market has witnessed the development of high-end residential projects, luxury commercial spaces, and Grade A office hubs, making it a sought-after location for professionals, expatriates, and affluent families.
- The area boasts wide, well-maintained roads, with key infrastructure projects like the Rapid Metro ensuring seamless travel within the region. The proximity to Cyber Hub and Golf Course Extension Road enhances its appeal as a well-connected hub.
- Golf Course Road is one of the prime locations in Gurugram, strategically located with seamless connectivity to Delhi, Cyber City, and IGI Airport, making it a preferred destination.



Location



KNOW YOUR NEIGHBOURHOOD



IMPORTANT LANDMARKS

- PARAS HOSPITAL
- DLF GOLF & COUNTRY CLUB
- DLF CYBERCITY



LIFESTYLE AMENITIES

- ONE HORIZON CENTRE
- SOUTH POINT MALL
- DT MEGA MALL
- ARDEE MALL



EDUCATIONAL INSTITUTE

- HERITAGE INTERNATIONAL SCHOOL
- GD GOENKA PUBLIC SCHOOL
- THE SHRI RAM SCHOOL ARAVALI
- SHIV NADAR SCHOOL

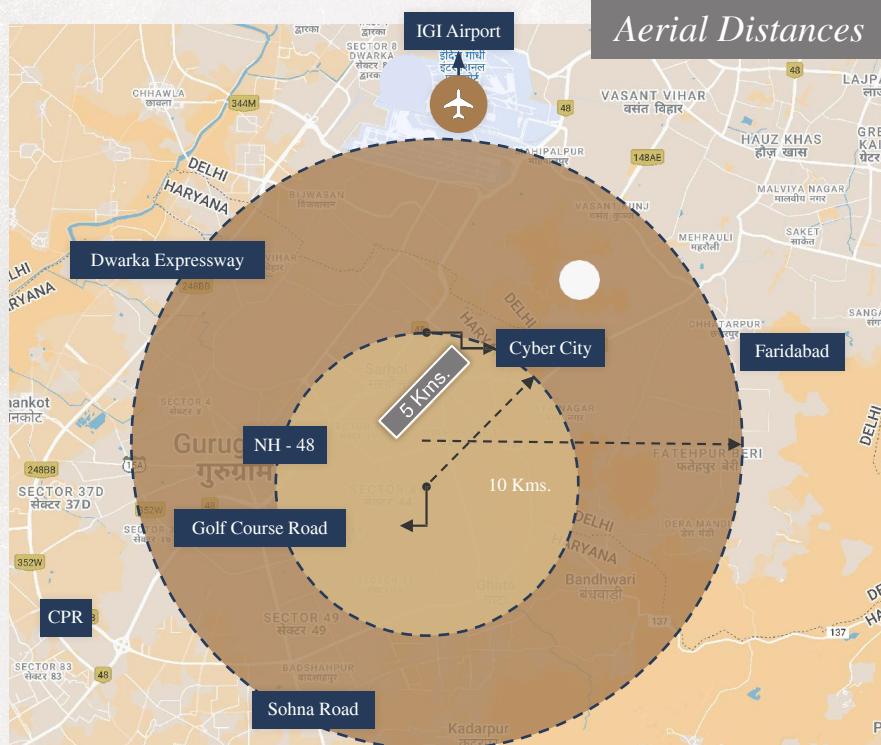
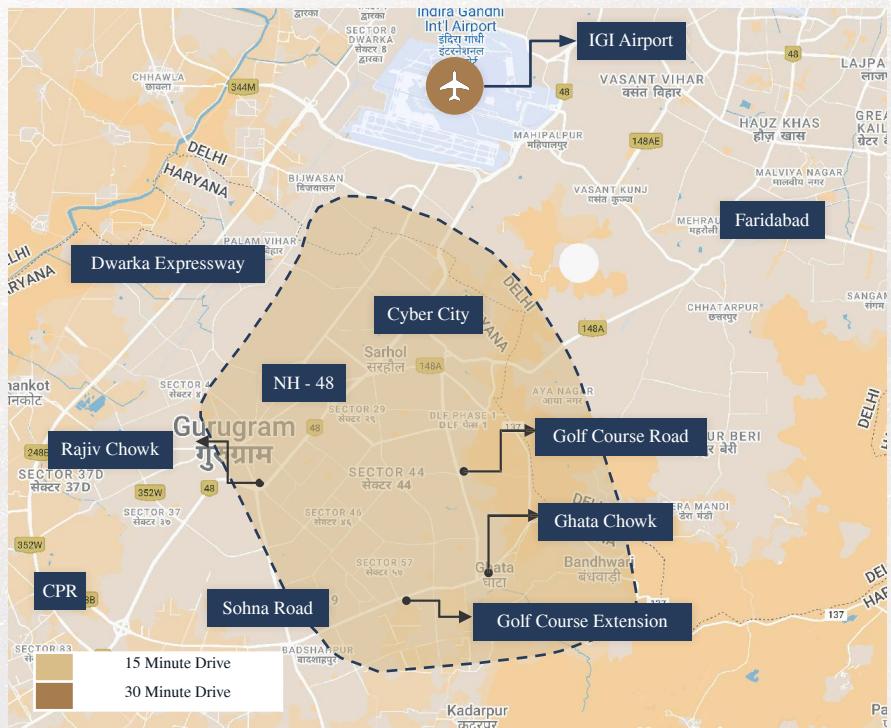


QUALITY HEALTHCARE

- PARAS HOSPITAL
- FORTIS HEALTHCARE
- MAX HEALTHCARE

Golf Course Road

CONNECTIVITY



- Golf Course Road has connectivity with major infrastructure present in NCR. Major road infra like Golf Course Extension Road, MG Road, and Sohna Road are accessible within 30 minutes drive.
- Cyber City, Sohna Road, Aerocity are located within 10 kms of aerial distance.

Site Analysis

OVERVIEW AND CONNECTIVITY



Details	
Location	Sector 53, Golf Course Road
Plot Area	~2.01 acres
Access Road ROW	~30 meters (Front Side)
Accessibility	<ul style="list-style-type: none"> Road: Golf Course Road ~ 1 km; Cyber City ~ 7 km Metro: Rapid Metro ~ 4 km; Air: Indira Gandhi International Airport ~15 km
Major Activity Nodes	<ul style="list-style-type: none"> Aerocity, New Delhi ~16 km Connaught Place, New Delhi ~31 km
Key Sector	The Golf Course Road micro-market comprises Sector 26 to 55 which are located on either side of Golf Course Road, stretching from DLF Phase I and II areas to its intersection with Golf Course Extension Road.
Social Infrastructure	Well-developed social Infrastructure with renowned schools, hospitals, colleges etc.
Connectivity	Golf Course Road is well connected to NH-48, Golf Course Extension Road, Rapid Metro Gurugram, and proximity to the Indira Gandhi International Airport. Side)
Prominent Developers	Golf Course Road comprises development by DLF, Emaar, and others, showcasing luxury housing, premium office spaces, and retail hubs.

Principal Architect: UHA London

Masterpieces Designed by UHA London in NCR



Elan Presidential
Gurugram, India



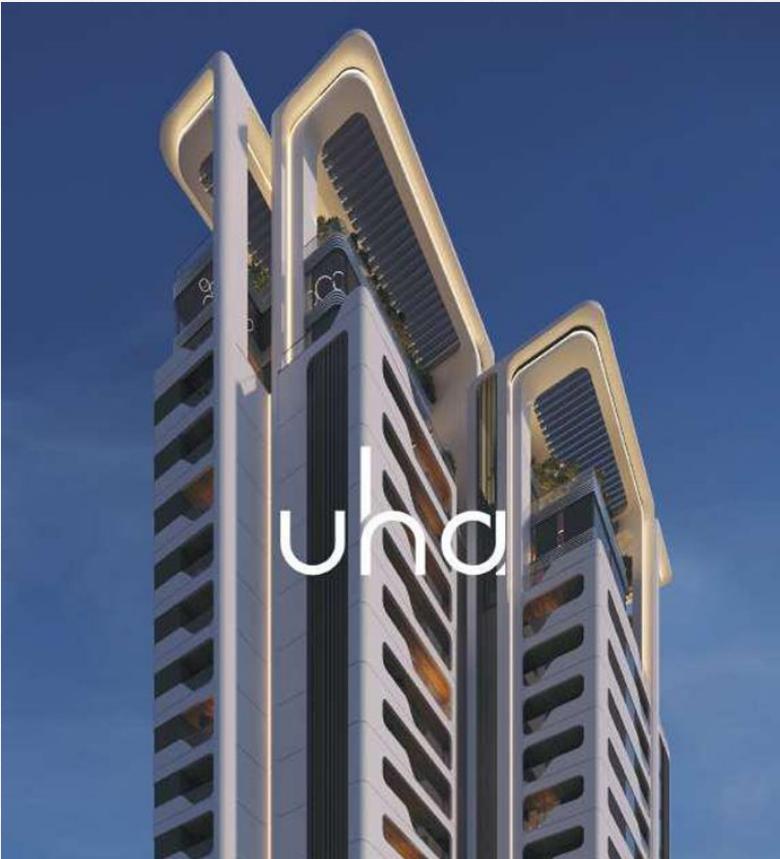
St Andrew Tower
Gurugram, India



Godrej Astra
Gurugram, India



M3M Altitude
Delhi, India



Project Features



Branded Designer Apartments



Apartment starting from 23m



96 Units for a discerning few



Floor to Ceiling Height : 3.6 m



LEED Platinum Pre-certified building



Sizes

3 BHK+ Study + Utility : 3446 sq.ft - 28 units

4 BHK+ Utility : 4122 sq.ft - 58 units

Interior Designer



Branded Residences

Yoo pioneered the lifestyle-led, branded real estate movement over 20 years ago. Today we are the world's largest non-hotel residential brand. Our brand increases development visibility and offers investors a proven, reliable investment opportunity.



Hotels

From fun and funky Rio de Janeiro to the relaxing and picturesque Cotswolds, YOO Hotels and Resorts surprise and delight even the most jaded traveler with contemporary, imaginative and sophisticated hotels.



Capital

Yoo Capital Management is a special situations, principal investment firm invested in £2.0 billion of AUM and 2.7 million square feet across Greater London and the UK



Major Designers:

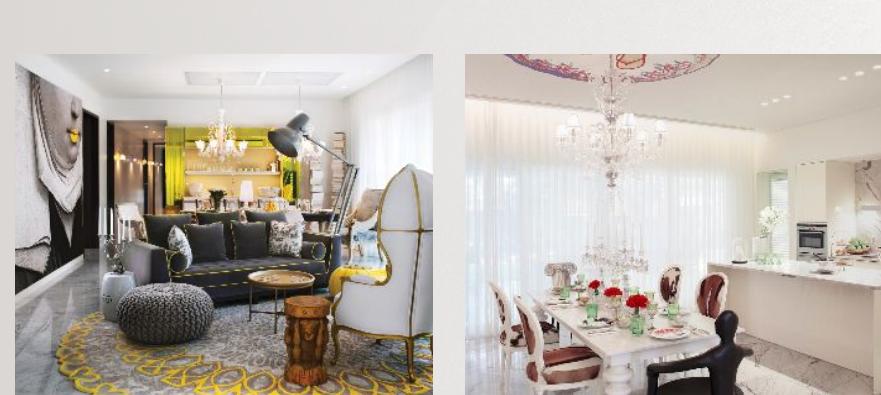
- Philip Starck
- Marcel Wanders
- Jade Jagger
- Steve Leung and
- Mark Davison

[Visit Website](http://www.yoo.com/)

//www.yoo.com/

YOO Inspired By Starck

Philip Starck, the world's most revered living designer. For five decades, he has liberally spread his creativity and ideas across the design landscape, putting his mark on everything from toothbrushes, motorbikes, restaurants and even the French presidential Elysee Palace. Philip's influence on the way we live now is everywhere—in our uses of color, material and space, and in our desire for good design at every juncture; and is reflected throughout all YOO Inspired by Starck designs.



YOO Inspired by Starck

LODHA EVOQ

Mumbai, India

YOO Inspired by Starck

YOO PUNE

Pune, India

Global Projects by YOO Inspired By Starck



YOO Inspired by Starck
YOO LIMASSOL
Limassol, Cyprus



YOO Inspired by Starck
YOO GYE
Guayaquil, Ecuador



YOO Inspired by Starck
MASA RESIDENTS
Al Marjan Island, Dubai



YOO Inspired by Starck
KHUN BY YOO
Bangkok, Thailand



YOO Inspired by Starck
YOO QUITO
Quito, Ecuador



YOO Inspired by Starck
YOO BERLIN
Berlin, Germany



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Cumbaya, Ecuador



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DIHANIE
Moscow Russia



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Colombo, Sri Lanka



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Istanbul Turkey



YOO Inspired by Starck
YOO MONTREAL
Montreal, Canada



YOO Inspired by Starck
YOO ISTANBUL
Istanbul, Turkey



GH 25 SECTOR 53

Gurugram, India

HAS FULFILLED THE REQUIREMENTS OF
LEED v4.1 | RESIDENTIAL

PLATINUM PRECERTIFICATION

BY TAKING THESE INITIAL STEPS, THIS PROJECT IS ON THE PATH
TOWARDS LEADERSHIP AS PART OF THE LEED-CERTIFIED, HIGH-PERFORMANCE, BUILT ENVIRONMENT

AUGUST 2024

PETER TEMPLETON, PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.



Tallest Building on
Golf Course Road





Pool View





Triplex Penthouses



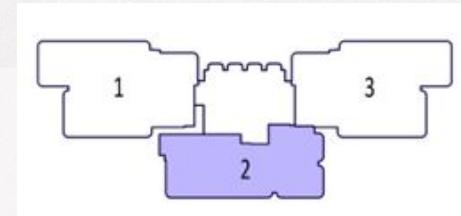
Floor Plate



Site Plan

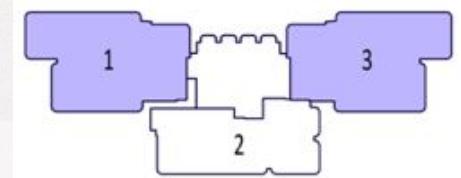


Unit Plan | 3-BHK + Study + Utility



Carpet Area	1,853 SQFT
Balcony Area	394 SQFT
Saleable Area	3,446 SQFT

Unit Plan | 4-BHK + Utility



Carpet Area	2,236 SQFT
Balcony Area	551 SQFT
Saleable Area	4,122 SQFT

Payment Plan

1. Standard Payment Plan

Sl. No	Construction Stage	Time	% Due
1	Amount on Application		INR 25 lacs
2	Booking Amount (Within 30 days of Application Form)	30 days	10% (less INR 25 lacs)
3	After Builder Buyer Agreement	90 days	10%
4	Within 180 days on Builder Buyer Agreement	180 days	10%
5	Completion of 17 th floor roof Slab	2 Years	10%
6	Completion of 29 th floor roof Slab	3 Years	20%
7	On application of Occupation Certificate	4 Years	20%
8	On receipt of Occupation Certificate	4 Years+ 3-6 Months	15%
9	On offer of Possession	4 Years+ 3-6 Months	5%
TOTAL			100%



About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture.

For additional information, visit www.cushmanwakefield.com.

