Indiabulls

ESTATE & CLUB

Indiabulls Estate & Club

Indiabulls Estate & Club offers you a rare opportunity to enjoy the pleasures of resort-style living, forever. Located on Dwarka Expressway, it is spread across nearly 17 acres of prime land, of which over 7 acres are landscaped greens. This elite one-of-a-kind gated community offers the lifestyle coveted by everyone but enjoyed by a select few.

Residents enjoy amenities like Waves, the iconic clubhouse that spans over 2 acres, Café Flora, the place to indulge your tastebuds, sports facilities that include everything from pickleball courts to a football field, indoor as well as outdoor gym areas, an adventure park for kids, to name just a few.

Add to this, services like round-the-clock concierge, a luxurious spa, valet parking, multi-tier security and you'll get a sense of the vacation-like feeling that awaits.







The Heart *of new* Gurgaon





The Place to Be

Located right on Dwarka Expressway, Indiabulls Estate & Club gives you the advantage of being close to both Gurgaon, as well as Delhi. It gives you quick access to major hubs like Cyber City, Aerocity, Diplomatic Enclave, Dwarka Golf Course, as well as the international airport. From the most sought after schools to shopping malls and hospitals, nothing will seem too far.

HOTELS

01.	VIVANTA BY TAJ	10 MINUTES
02.	JW MARRIOTT	15 MINUTES
03.	RADISSON BLU	15 MINUTES

METRO STATION

11.	YASHOBHOOMI	5 MINUTES
12.	SECTOR 21, DWARKA	10 MINUTES

MALLS

04.	CONSCIENT ONE	3 MINUTES
05.	WORLDMARK	15 MINUTES

AIRPORT

13.	IGI AIRPORT	15 MINUTES

SCHOOLS

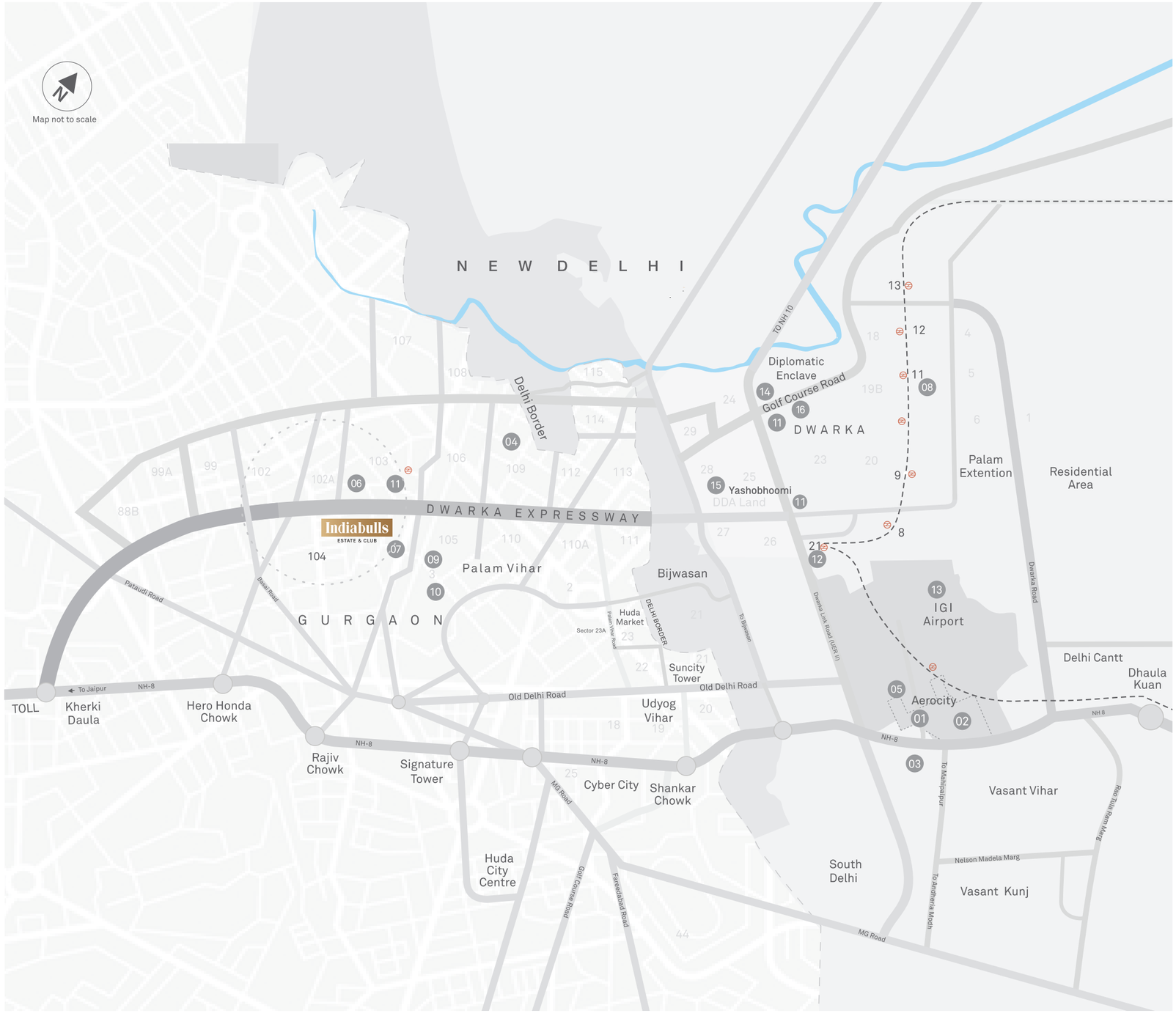
06.	DELHI PUBLIC SCHOOL	3 MINUTES
07.	HSV INTERNATIONAL SCHOOL	1 MINUTE

OTHER LANDMARKS

14.	DIPLOMATIC ENCLAVE	5 MINUTES
15.	YASHOBHOOMI	5 MINUTES
16.	DWARKA GOLF COURSE	10 MINUTES

HOSPITALS

08.	MAX HOSPITAL	10 MINUTES
09.	PARK HOSPITAL	15 MINUTES
10.	MANIPAL HOSPITAL	15 MINUTES





The Luxuries *of estate* Living







Master Plan

Legend

1. Access Road
2. Green Vista Driveway
3. Entry Gateway
4. Football Field
5. Butterfly Garden
6. Café Roof Lawn
7. Family Lawn
8. Wellness Pavilion Garden
9. Clubhouse Event Lawn
10. Outdoor Café
11. Linear Garden
12. Outdoor Pool
13. Leisure/ Kids Pool
14. Outdoor Gym
15. Kids Play Area
16. Cricket Pitch
17. Lobby Garden



KEY PLAN

N



Clubhouse

Floor 1

Badminton Court

Ground Floor

Swimming Pool

Floor 1

Pickleball Court
Padel Court

Ground Floor

Squash Court
Padel Court

Ground Floor

Locker Room
Indoor Pool

Roof

Tennis Court

Floor 1& 2

Gym

Ground Floor

Cafe & Banquet







Resort *style* Clubhouse






Waves
The Clubhouse



Enjoy the Vacation Vibe



Stop waiting for a vacation to enjoy resort-style luxuries. Waves, the clubhouse at Indiabulls Estate & Club has everything you could wish for and more.

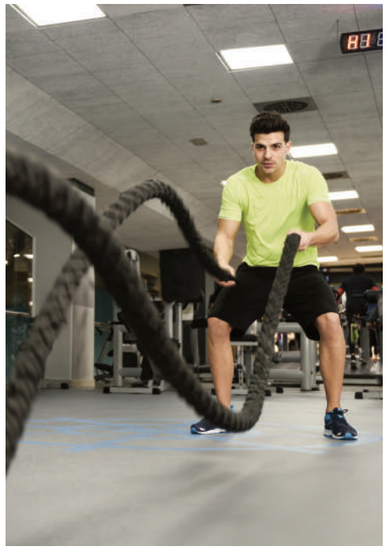
Soak in the sun and sip a refreshing drink at the deck of the outdoor pool. Or, go for a swim in the temperature controlled, all-weather, indoor swimming pool. Pamper yourself with a luxurious spa experience, or raise the excitement level with a round of pool with friends.
You will never run out of options to celebrate life.





Iconic *fitness* Centre









Health First Lifestyle



A haven for fitness enthusiasts, Indiabulls Estate & Club delights not just by scale, but the diversity of fitness and sports facilities it offers.

An expansive state-of-the-art indoor gym, an outdoor gym, pickleball courts, padel courts, tennis courts, badminton courts, cricket pitches, a football field, the list of options to vary your fitness regime and keep it exciting goes on and on.





Endless *verdant* Vista







Picturesque Greens



Living at Indiabulls Estate & Club is a chance to escape the madness of the city and reconnect with nature. A chance to enjoy the tranquillity of acres and acres of pristine greens.

Unwind with a book in one of the many reading pods that dot the landscaped greens. Cultivate inner peace at the yoga park. Jog along winding tracks that pass through thickets of trees and flowered gardens. There is also an adventure park to ensure your kids love to spend time outdoors. And a pet park to ensure your furry friends feel right at home.





Your Own Café

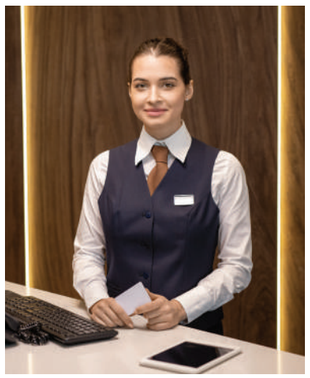


Nestled amid pristine green surroundings, Café Flora offers residents a tranquil retreat. With expansive views of landscaped gardens on one side and the football field on the other, it provides the perfect ambience to unwind.

Sip on a freshly brewed coffee, enjoy a gourmet pastry, savour a light meal, or just relax and take a small break. Café Flora has everything to become your favourite spot for socialising and relaxation.



Complete Peace of Mind



The resort-style charm of Indiabulls Estate & Club would hardly be complete without the array of services it has to offer its privileged residents. You enjoy the benefit of a concierge desk that works round the clock to cater to your every need. 24-hour valet services to make life easy. And sophisticated multi-layer security for complete peace of mind.

Indiabulls' team of dedicated staff is always at hand to ensure you don't have to worry about a thing.



Three-Bedroom Residences

Bathed in natural light and thoughtfully designed to create a positive and uplifting atmosphere, the three-bedroom apartments at Indiabulls Estate & Club redefine modern living. With their spacious interiors, top-of-the-line appliances and premium finishes, these residences offer a harmonious blend of comfort, style, and serenity. Each apartment includes a large open-plan living area, a beautifully designed kitchen, and three exquisite bedrooms, each with a luxurious en-suite bathroom.

Generous balconies ensure that you enjoy great views of the pristine greens from all bedrooms. Perfect for unwinding with guests or simply soaking in the serene views.



The living room sets the tone for upscale, contemporary living.



Four-Bedroom Residences

Specially crafted for those who appreciate refined living, the four-bedroom residences embody urban sophistication. Designed with expansive interiors, premium finishes, and top-of-the line appliances, these apartments offer a seamless blend of style and comfort. Each apartment includes a large open-plan living area, a beautifully designed kitchen, and four exquisite bedrooms, each with a luxurious en-suite bathroom.

Generous balconies ensure that you enjoy great views of the pristine greens from all bedrooms. The living room opens up to an even bigger balcony, so you have the option of sitting out with your guests, if you choose.



A living room that exudes class and is sure to make a great impression on everyone.



Penthouse Residences

The penthouse residences at Indiabulls Estate & Club define the pinnacle of luxury living.

With spacious interiors, state-of-the-art finishes, and top-of-the-line appliances, these residences exude sophistication and grandeur.

Each penthouse residence feature an opulent open-plan living and dining area, a beautifully designed kitchen, and multiple elegant bedrooms, each with a lavish en-suite bathroom and walk-in wardrobes.

Floor-to-ceiling windows and an expansive private terrace provide breath-taking panoramic views of the cityscape and lush greens, making it an entertainer's dream. The spacious living room seamlessly extends onto the terrace, creating the perfect space for hosting guests under the open sky.



A stunning centrepiece of the home, where every element comes together to create a truly sophisticated setting



Exquisitely designed bedrooms that offer ample room to relax, unwind and rejuvenate in style.



Step onto your expansive balcony and immerse yourself in breathtaking views of endless lush greenery.

Vantage

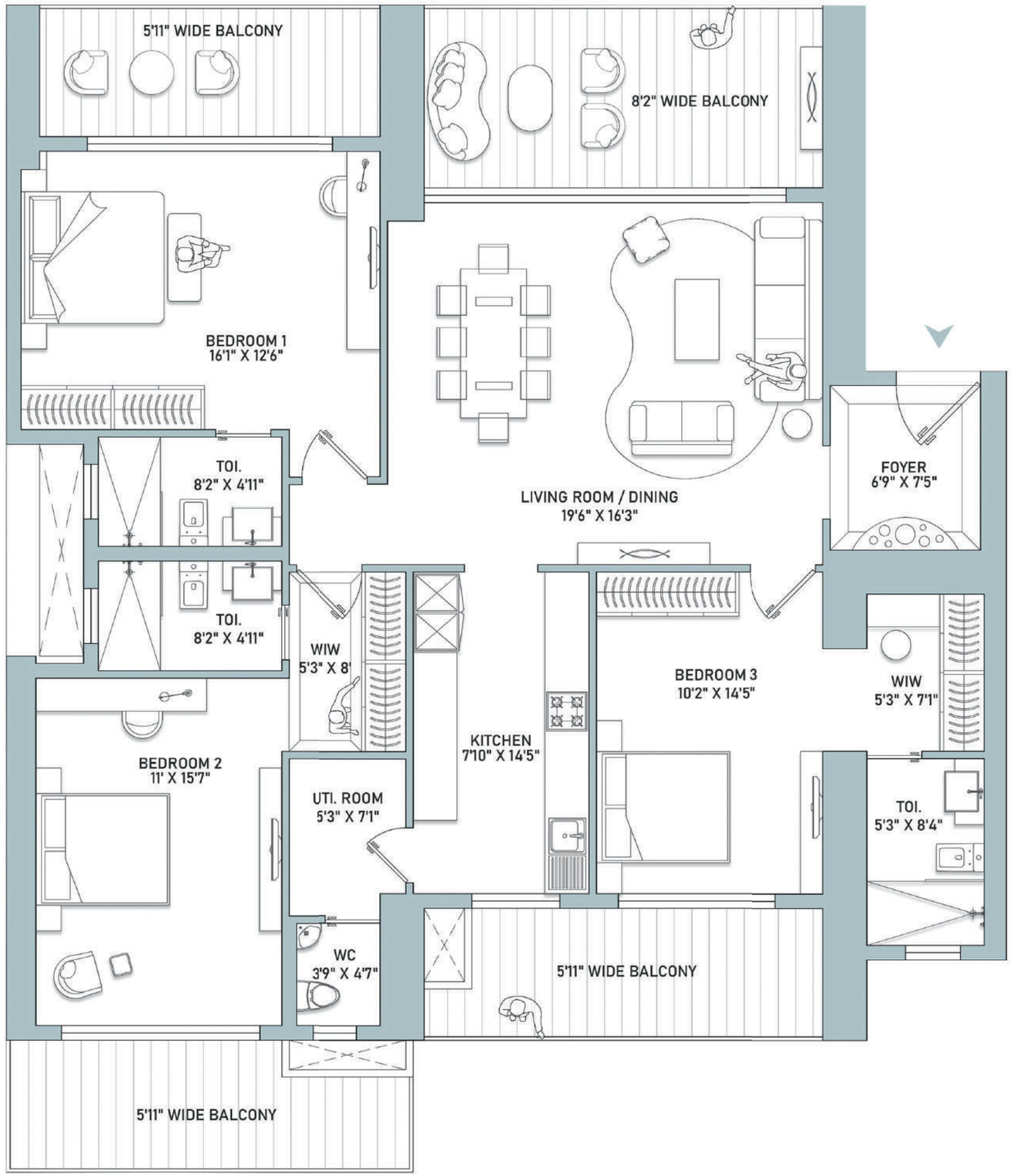
THREE-BEDROOM APARTMENT

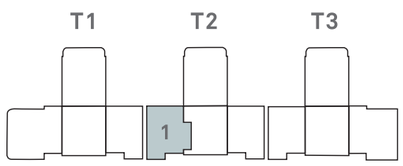
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RERA CARPET
1404-1405 SQFT

BALCONY AREA
432 SQFT

SUPER AREA
2570-2572 SQFT





KEY PLAN

0 25 50 100 150 300 CM

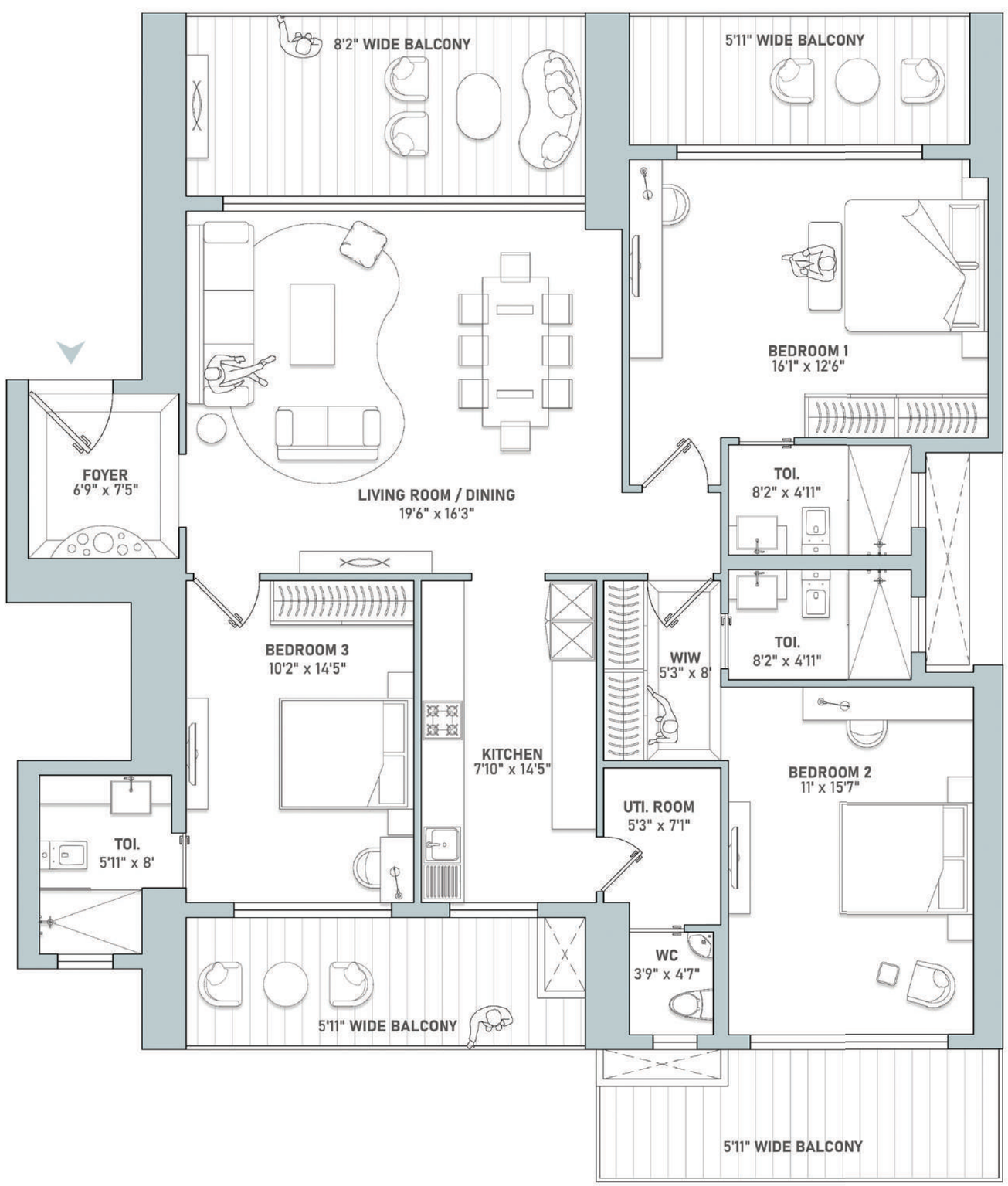
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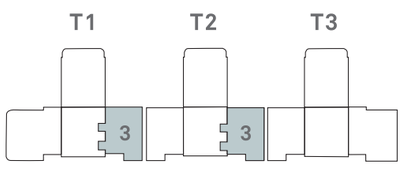
THREE-BEDROOM APARTMENT

RERA CARPET
1328-1330 SQFT

BALCONY AREA
432 SQFT

SUPER AREA
2464-2467 SQFT





KEY PLAN

0 25 50 100 150 300 CM

Crest

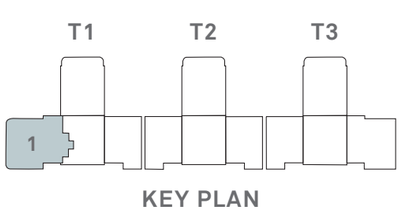
FOUR-BEDROOM APARTMENT

RERA CARPET
1876 SQFT

BALCONY AREA
809 SQFT

SUPER AREA
3759 SQFT





KEY PLAN

0 25 50 100 150 300 CM

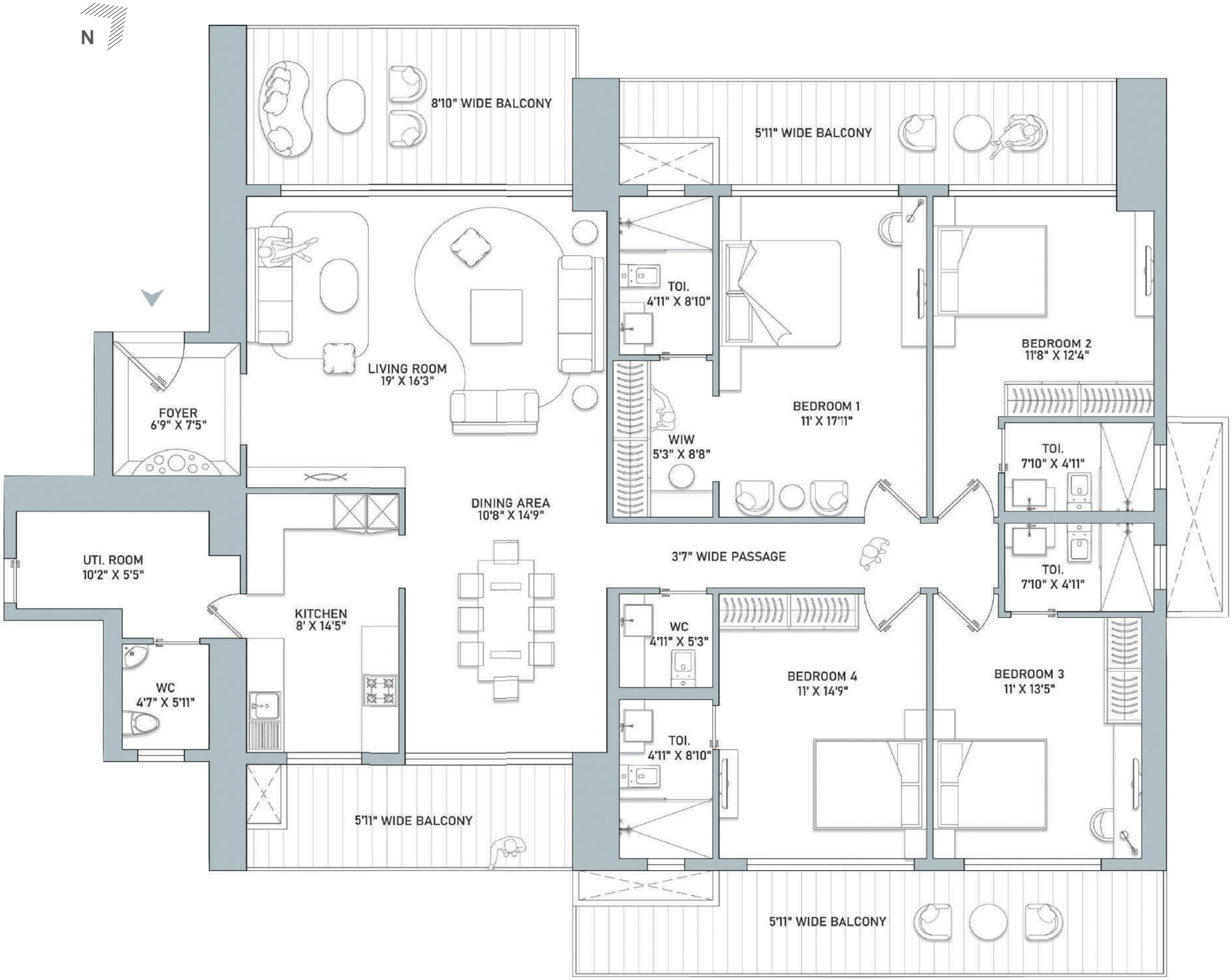
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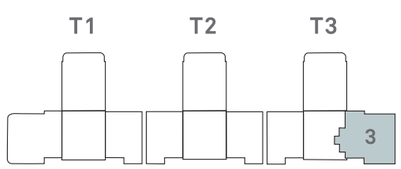
FOUR-BEDROOM APARTMENT

RERA CARPET
1869 SQFT

BALCONY AREA
559 SQFT

SUPER AREA
3399 SQFT





KEY PLAN

0 25 50 100 150 300 CM

Arc

FOUR-BEDROOM APARTMENT

RERA CARPET
1780-1788 SQFT

BALCONY AREA
722 SQFT

SUPER AREA
3503-3514 SQFT



KEY PLAN



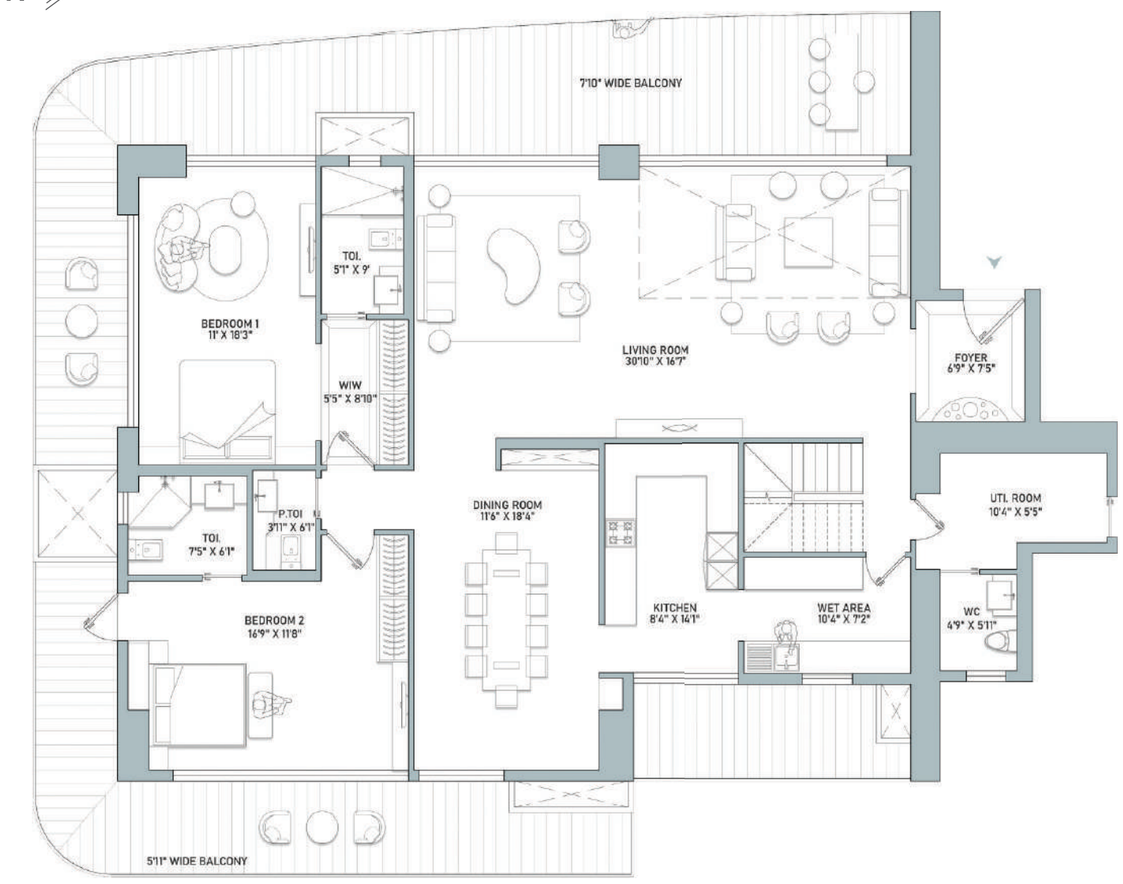
0 25 50 100 150 300 CM

Penthouse I

PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 3680 SQFT
BALCONY AREA : 1326 SQFT
SUPER AREA : 7008 SQFT

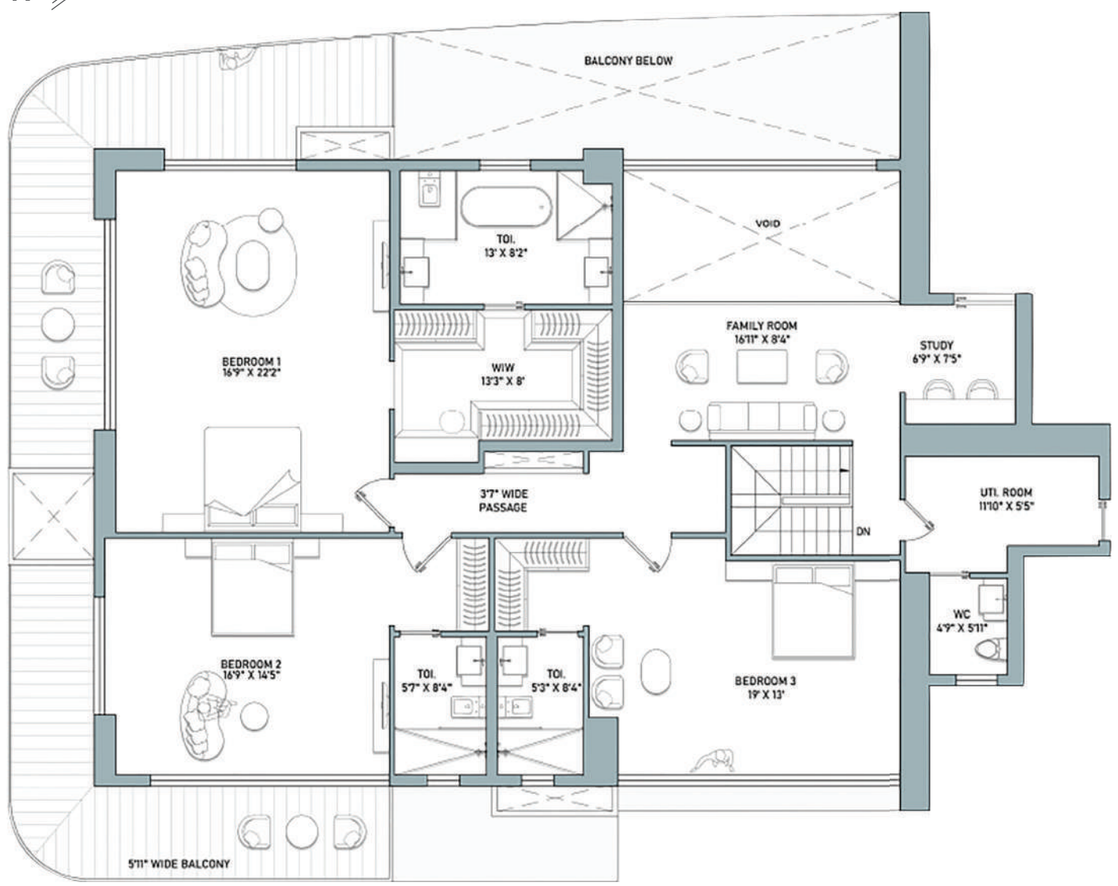
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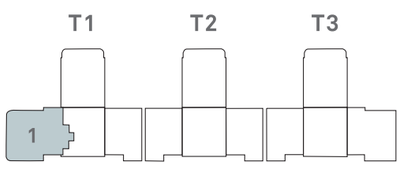


PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 3680 SQFT
BALCONY AREA : 1326 SQFT
SUPER AREA : 7008 SQFT

N





KEY PLAN

0 25 50 100 150 300 CM

Penthouse II

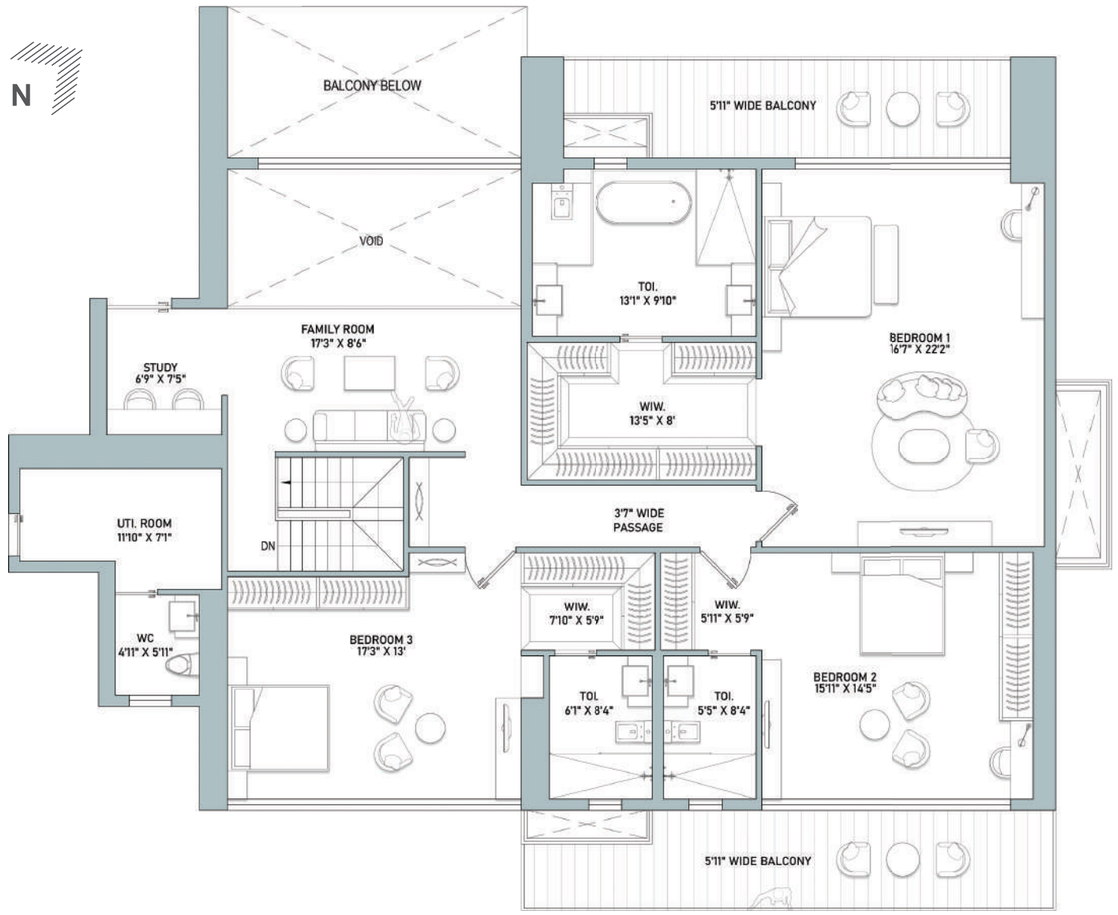
PENTHOUSE APARTMENT- LOWER LEVEL

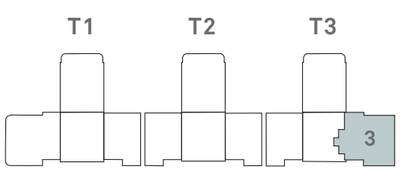
RERA CARPET : 3646 SQFT
BALCONY AREA : 873 SQFT
SUPER AREA : 6327 SQFT



PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 3646 SQFT
BALCONY AREA : 873 SQFT
SUPER AREA : 6327 SQFT





KEY PLAN

0 25 50 100 150 300 CM

Penthouse III

PENTHOUSE APARTMENT- LOWER LEVEL

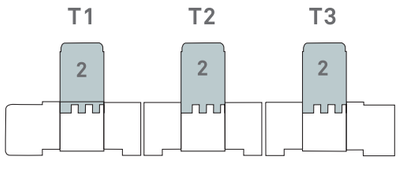
RERA CARPET : 3079 SQFT
BALCONY AREA : 1418 SQFT
SUPER AREA : 6296 SQFT



PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 3079 SQFT
BALCONY AREA : 1418 SQFT
SUPER AREA : 6296 SQFT





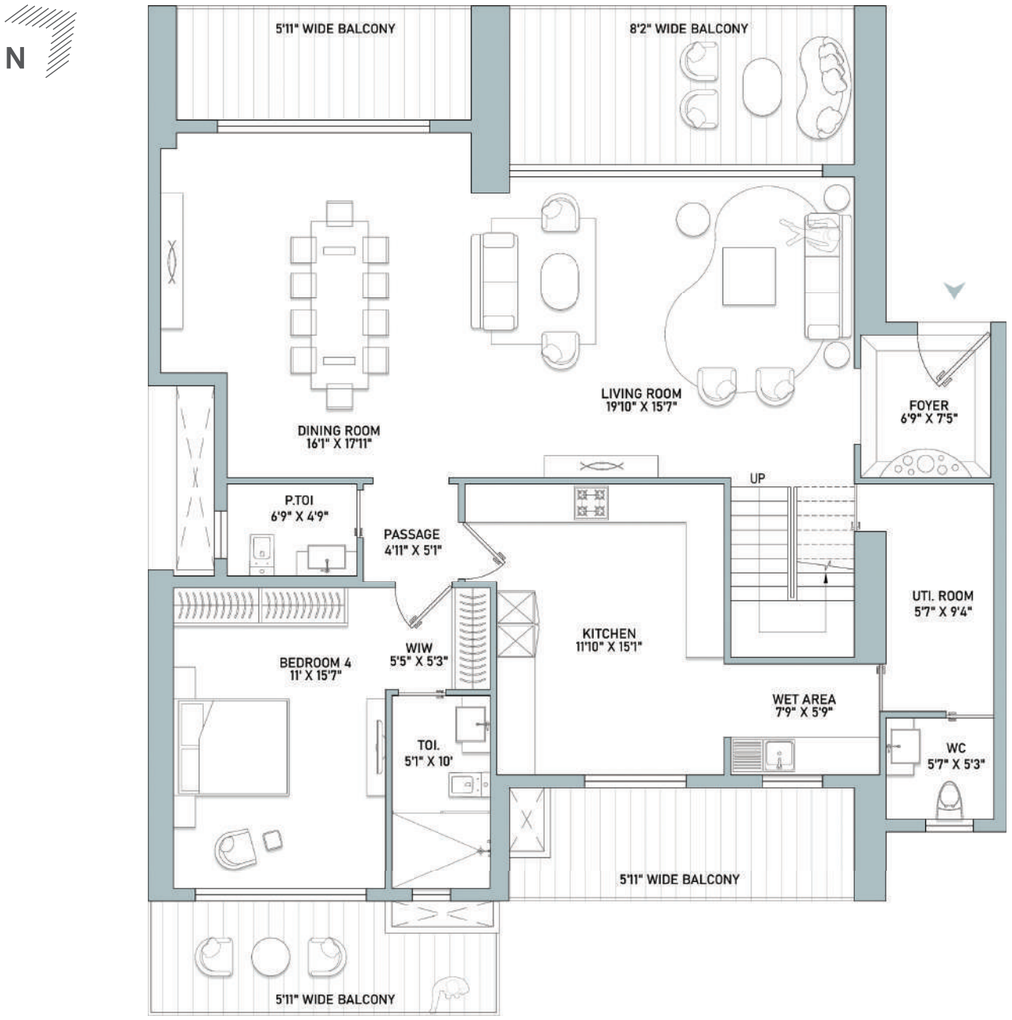
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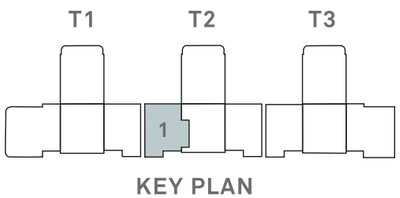


Penthouse IV

PENTHOUSE APARTMENT- LOWER LEVEL

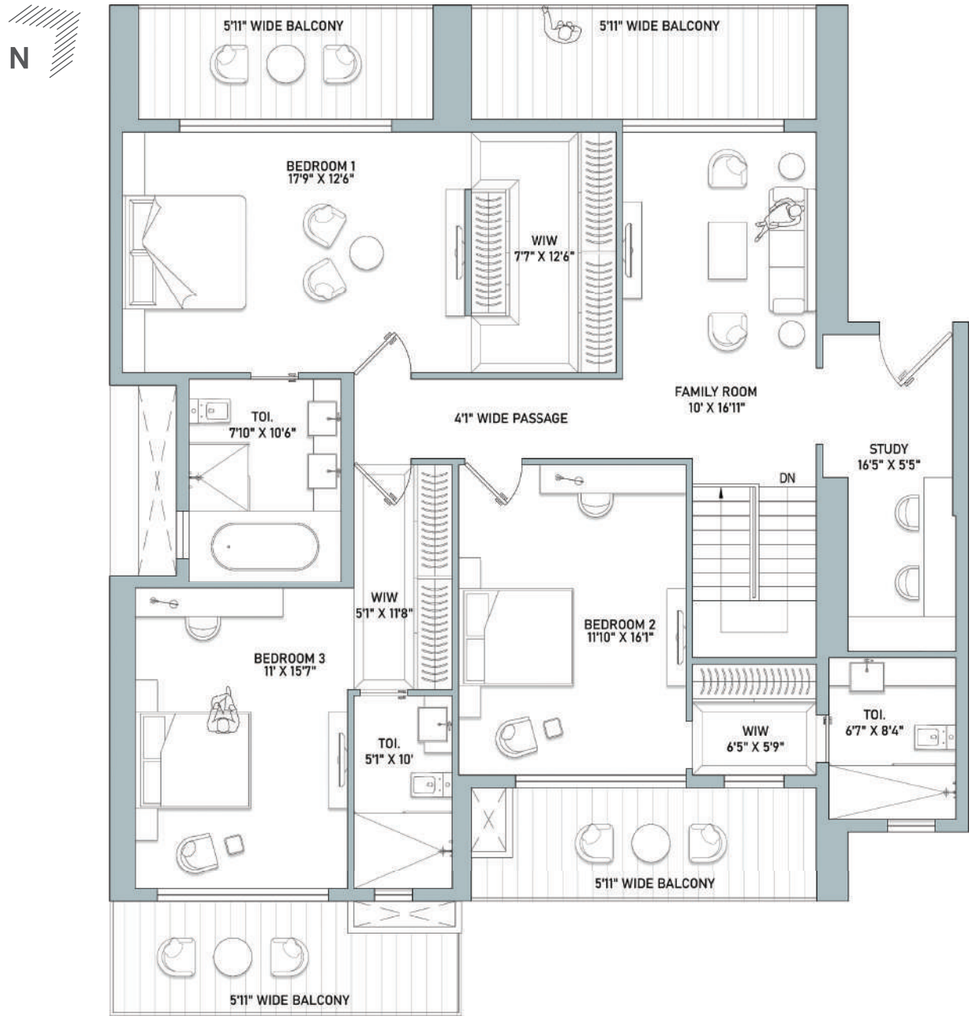
RERA CARPET : 2804 SQFT
BALCONY AREA : 824 SQFT
SUPER AREA : 5079 SQFT





PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 2804 SQFT
BALCONY AREA : 824 SQFT
SUPER AREA : 5079 SQFT





Penthouse V

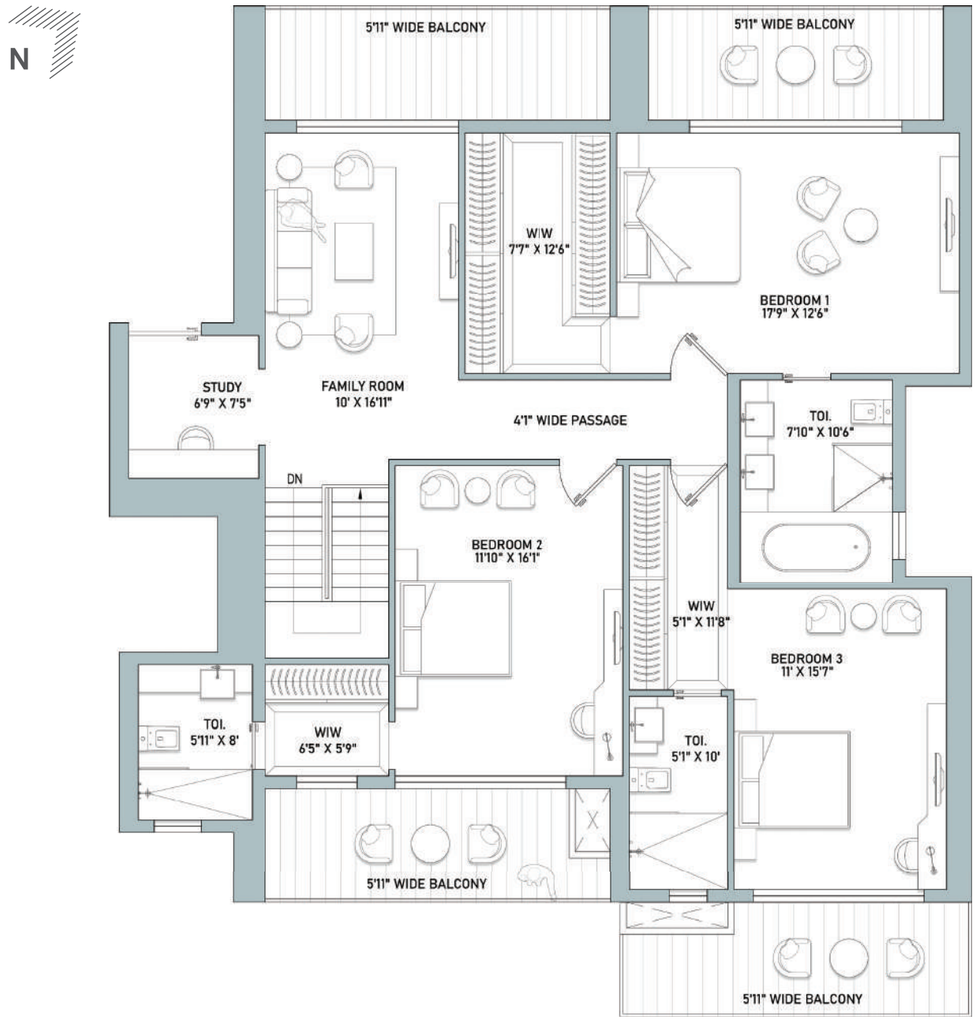
PENTHOUSE APARTMENT- LOWER LEVEL

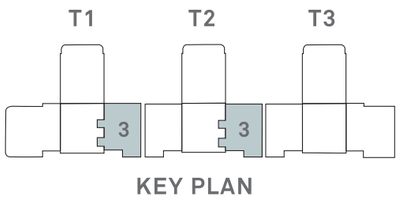
RERA CARPET : 2652 SQFT
BALCONY AREA : 824 SQFT
SUPER AREA : 4866 SQFT



PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 2652 SQFT
BALCONY AREA : 824 SQFT
SUPER AREA : 4866 SQFT





KEY PLAN

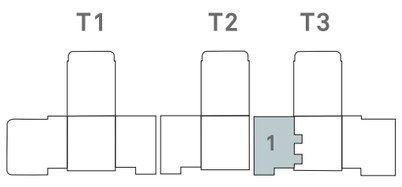


Penthouse VI

PENTHOUSE APARTMENT- LOWER LEVEL

RERA CARPET : 2655 SQFT
BALCONY AREA : 824 SQFT
SUPER AREA : 4871 SQFT

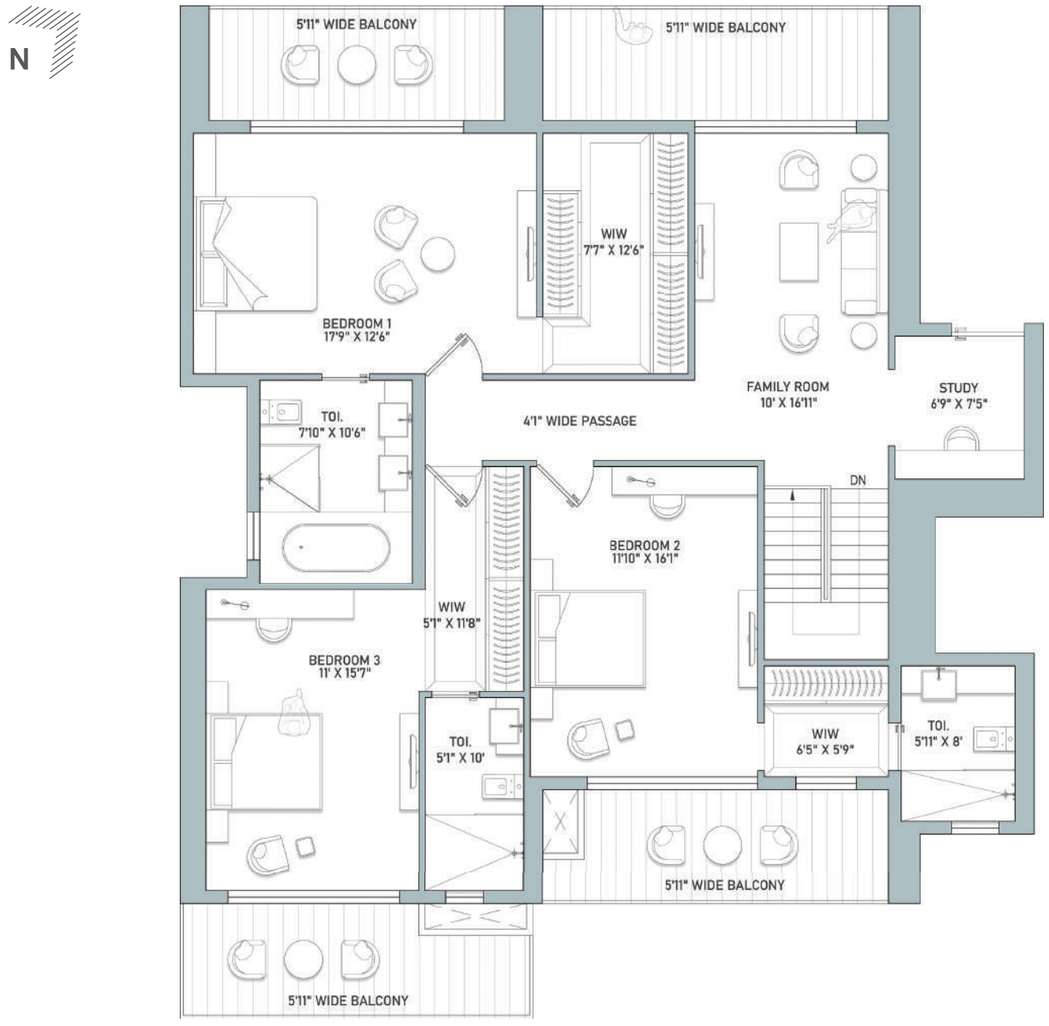




KEY PLAN

PENTHOUSE APARTMENT- UPPER LEVEL

RERA CARPET : 2655 SQFT
BALCONY AREA : 824 SQFT
SUPER AREA : 4871 SQFT





Specifications

1. LIVING / DINING / FOYER / FAMILY LOUNGE

1.1	Floor	Imported Marble / Engineered Stone or Equivalent
1.2	Walls	Premium Grade Acrylic Emulsion Paint on POP Punning / Gypsum Plaster
1.3	Ceiling	Premium Grade Acrylic Emulsion Paint with POP Punning / Gypsum Plaster

2. MASTER BEDROOM / DRESSING ROOM

2.1	Floor	Imported Marble / Engineered Stone or Equivalent
2.2	Walls	Premium Grade Acrylic Emulsion Paint on POP Punning / Gypsum Plaster
2.3	Ceiling	Premium Grade Acrylic Emulsion Paint with Gypsum Plaster

3. MASTER TOILET

3.1	Floor	Imported Marble / Engineered Stone or Equivalent
3.2	Walls	Combination of Stone / Tiles & Acrylic Emulsion Paint
3.3	Ceiling	Acrylic Emulsion Paint or Equivalent
3.4	Counters	Imported Marble / Granite / Engineered Stone or Equivalent
3.5	Sanitary Ware / CP Fittings	Luxury Brand Fittings
3.6	Fitting / Fixtures	Shower Partition, Mirror, Geyser

4. BEDROOMS

4.1	Floor	Imported Marble / Engineered Stone or Equivalent
4.2	Walls	Premium Grade Acrylic Emulsion Paint on POP Punning / Gypsum Plaster
4.3	Ceiling	Premium Grade Acrylic Emulsion Paint with Gypsum Plaster

5. TOILET

5.1	Floor	Imported Marble / Engineered Stone/Premium Anti-Skid Vitrified Tiles or Equivalent
5.2	Walls	Combination of Stone / Tiles & Acrylic Emulsion Paint
5.3	Ceiling	Acrylic Emulsion Paint or Equivalent
5.4	Counters	Imported Marble / Granite / Engineered Stone or Equivalent
5.5	Sanitary Ware / CP Fittings	Luxury Brand Fittings
5.6	Fixtures	Shower Partition, Mirror, Geyser

6. KITCHEN

6.1	Floor	Imported Marble / Engineered Stone or Equivalent
6.2	Walls	Combination of Premium Vitrified Tiles & Acrylic Emulsion
6.3	Ceiling	Acrylic Emulsion Paint with Gypsum Plaster
6.4	Counters	Granite / Engineered Stone Counter Top or Equivalent / Vitrified Tiles Above Counter
6.5	Fixtures	Premium Grade Modular Kitchen
6.6	Kitchen Appliances	Refrigerator, Microwave Oven, Dishwasher, HOB & Chimney, RO, Sink Double-Bowl, Faucet

7.	**UTILITY ROOMS / UTILITY BALCONY / TOILET**	
7.1	Floor	Vitrified Tiles or Equivalent
7.2	Walls & Ceiling	Acrylic Emulsion Paint or Equivalent
7.3	Toilet	Anti-Skid Vitrified Tiles or Equivalent
7.4	Balcony	Vitrified Tiles or Equivalent

8.	**SIT-OUTS**	
8.1	Floor	Anti-Skid Vitrified Tiles or Equivalent
8.2	Walls & Ceiling	Acrylic Emulsion Paint or Equivalent
8.3	Railings	Combination of Stainless Steel / Aluminium and Glass

Specifications

SPECIFICATION OF APARTMENTS AND OTHER BUILDINGS INCLUDING THE FOLLOWING:

1.	Lift Details	5 Lifts in Each Tower (4 Passenger and 1 Service)
2.	Windows / Glazings	Powder Coated Aluminium / UPVC Frames with Glass
3.	Doors	
3.1	Main Door	Hard Wood Frame & Veneered Flush / Panelled Door
3.2	Internal Doors	Laminate Finish Flush Doors / Moulded Shutter Painted with Wooden Frame
4.	Air Conditioning	VRV Hot and Cold in Apartment
5.	Provision of Wi-Fi and Broadband Facility	Yes
6.	EV Charging	Yes

INDIABULLS ESTATE & CLUB

Site Address: Sector-104, Dwarka Expressway, Gurugram

HRERA Reg. No. RC/REP/HARERA/GGM/897/629/2024/124

Dated: 26.12.2024 | www.haryanarera.gov.in

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