

RERA No: RC/REP/HARERA/GGM/709/44/2023/53  
dated 10.04.2023 also available on [www.haryanarera.gov.in](http://www.haryanarera.gov.in)  
Licence no. 64 of 2010 dated 21.08.2010

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Realty

ADANI BRAHMA SYNERGY PVT. LTD.

Corporate Office - 3rd Floor, Miracle Mile, Sector 69, Golf Course Extension Road, Gurugram-122002, Haryana, India

Sales Gallery - Sector 63, Golf Course Road Extension, Gurugram-122002, Haryana, India

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DOWNTOWN  
AVENUE

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.





LAVISH  
HAS A NEW

# addre

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.

# 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

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 BRAHMA

Presents



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

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Boutique Commercial Plots

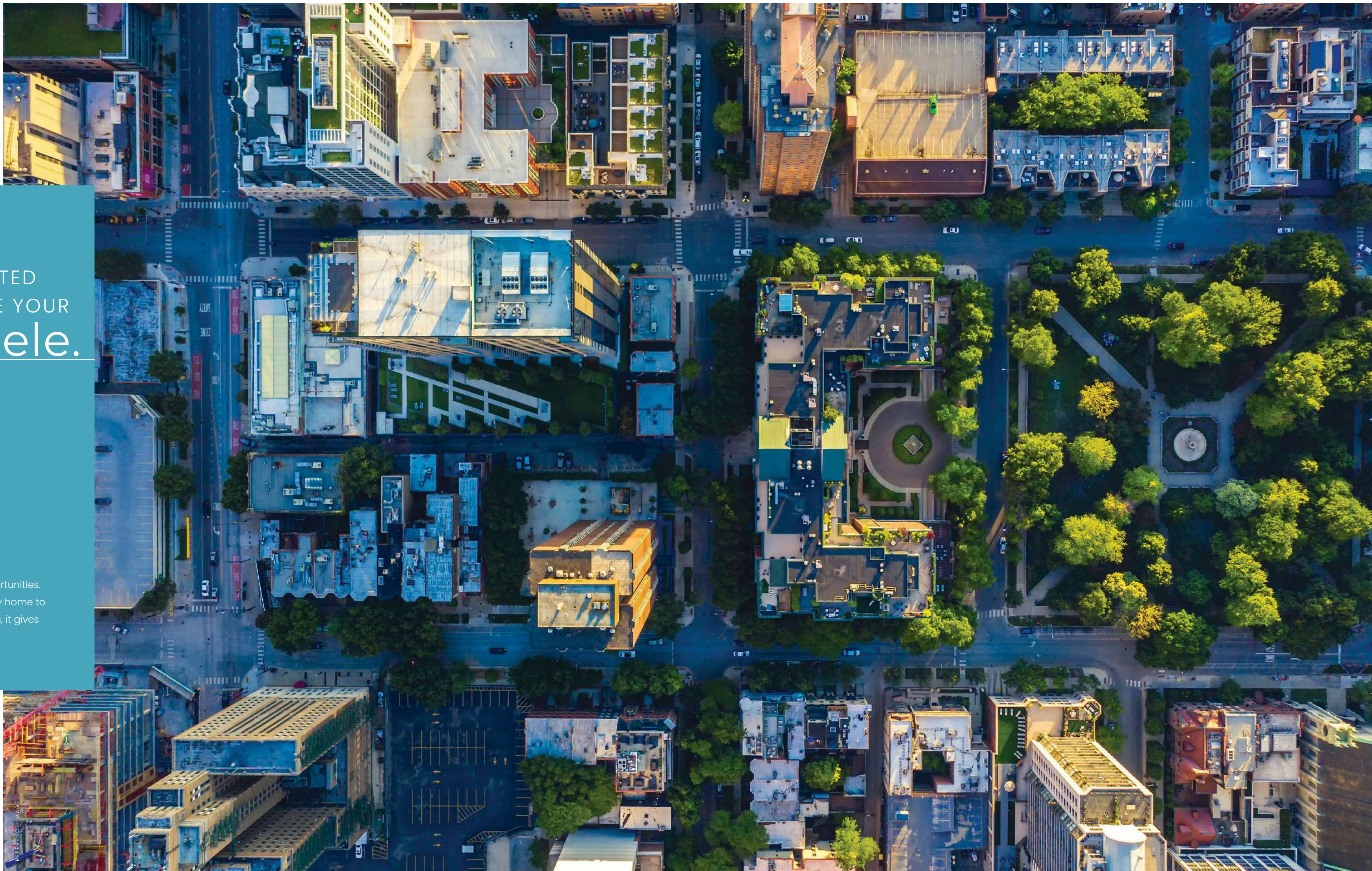
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Sector 62, Gurugram

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.





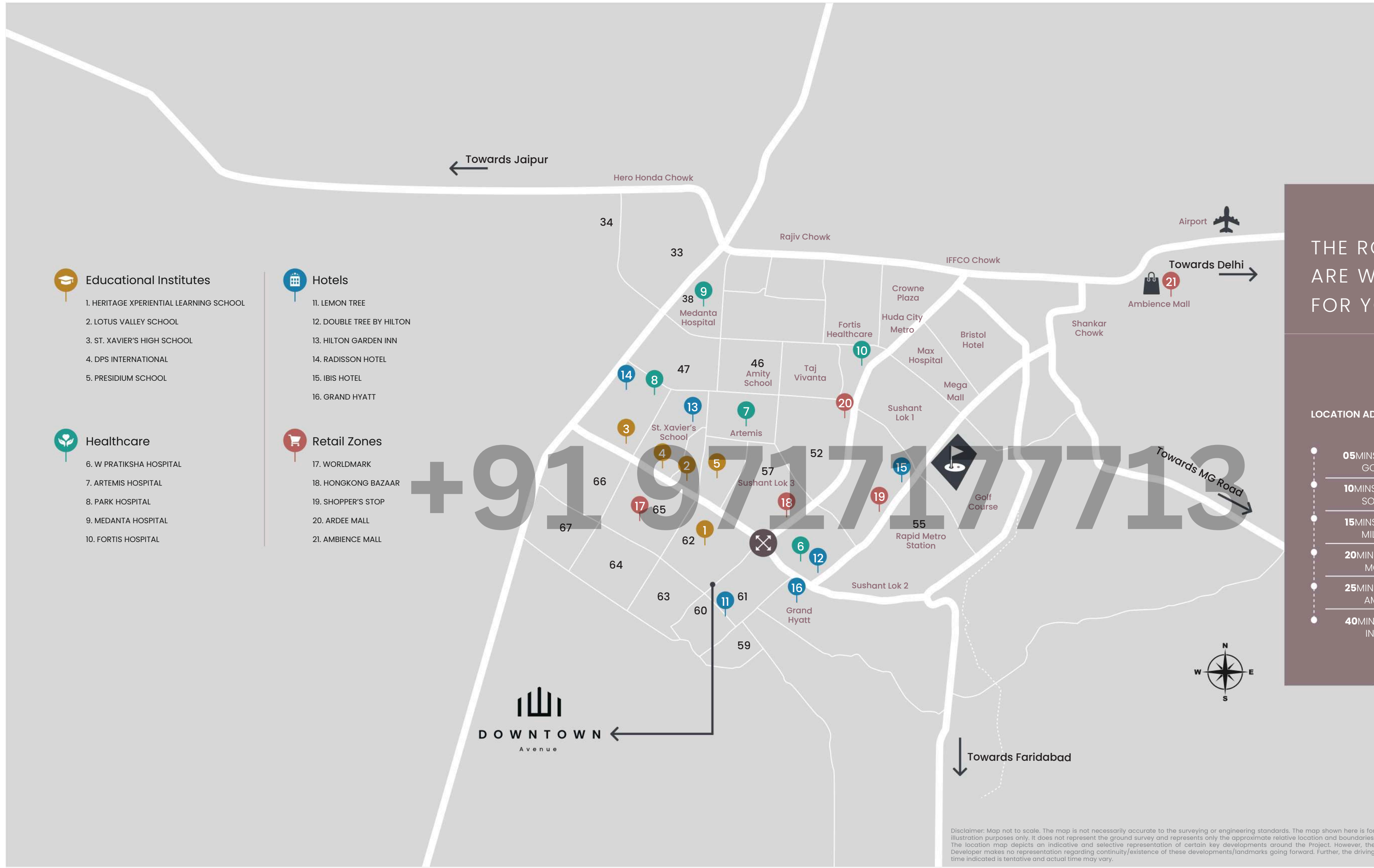
- Educational Institutes**
1. HERITAGE XPERIENTIAL LEARNING SCHOOL
  2. LOTUS VALLEY SCHOOL
  3. ST. XAVIER'S HIGH SCHOOL
  4. DPS INTERNATIONAL
  5. PRESIDIUM SCHOOL

- 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

+91 971777713



THE ROADS ARE WIDE OPEN FOR YOU **here.**

**LOCATION ADVANTAGES**

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

# YWO OURL D OF rdesign

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

Exceptional common amenities  
to complement your planning

ARTISTIC IMPRESSION

MAKE THE MOST  
OF EVERY  
oppo rtunity.

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 **lavish**

REFERENCE IMAGE





LAVISH  
DRESSES UP IN

fine

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.



WISH FOR LAVISH **transfo rmation**

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



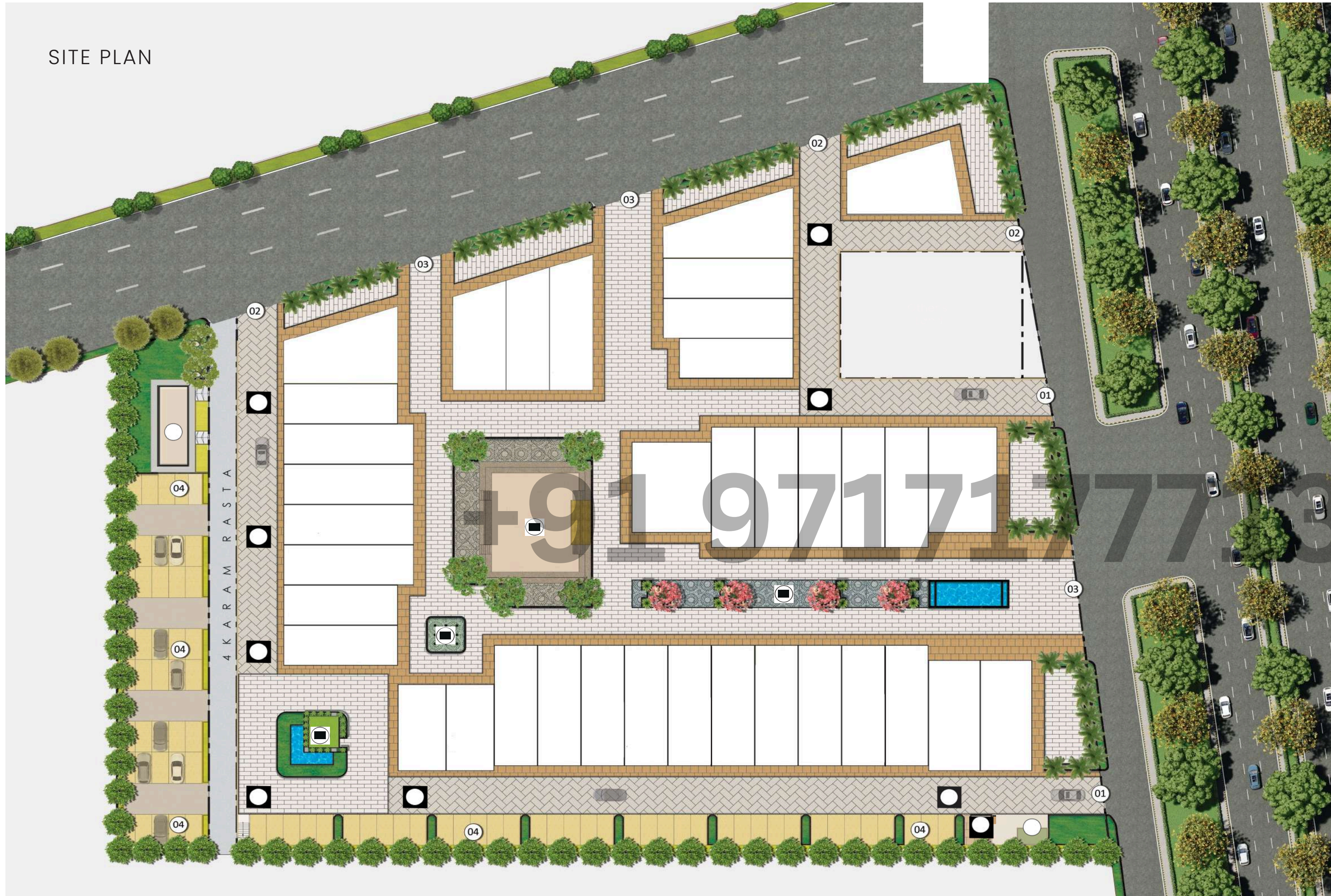
LAVISH  
CELEBRATES

# 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



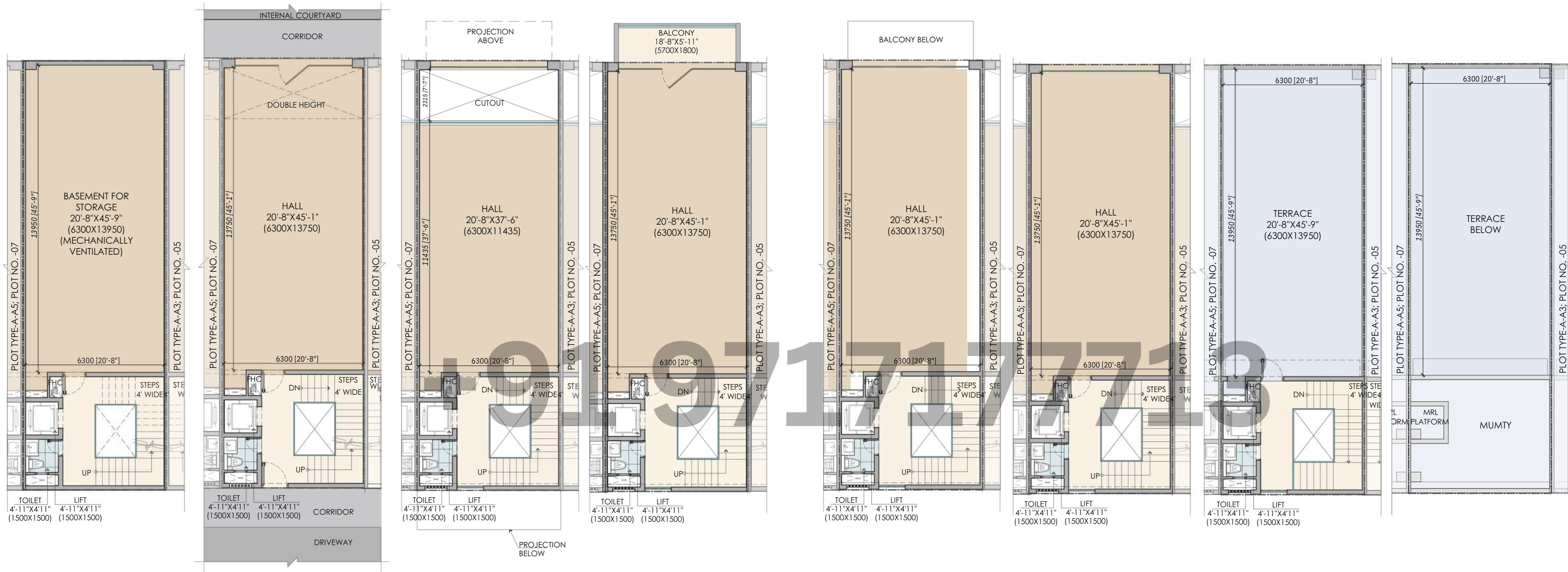
## LEGENDS

- 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



DISCLAIMER: The drawings/plans depicted herein are typical floor plans based on approved plans under sanction letter wide memo no. ZP-763-Vol. - II A/JD(RA)/2023/8539 dated 22-03-2023 and are for reference only. Customers/buyers are advised to refer to actual original/authenticated copy of approved plan for unit specific.



## adani Realty

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

## BRAHMA

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 lavish**



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