



**ELDECO**

# Fairway

**R E S E R V E**

SECTOR - 80, GURUGRAM

FOR SALES QUERY - +91 9717177713



# WHERE LUXURY BEGINS WITH A VIEW

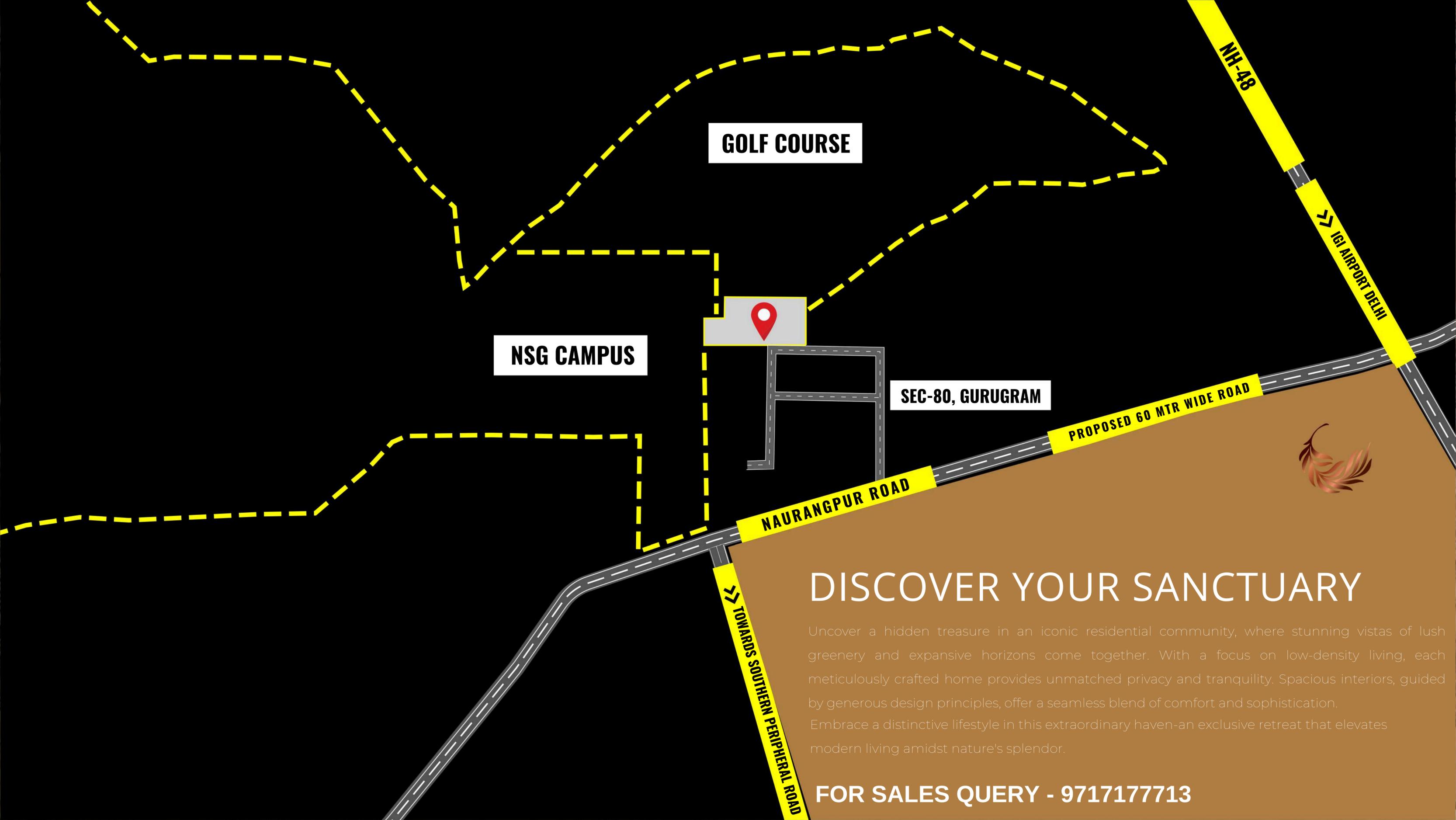




# REVEL IN TIMELESS SWEEPING VIEWS OF

MANICURED GOLF COURSE  
LUSH NSG CAMPUS  
SERENE ARAVALIS  
PLANNED CENTRAL GREENS





**GOLF COURSE**

**NSG CAMPUS**

**SEC-80, GURUGRAM**



**NAURANGPUR ROAD**

**PROPOSED 60 MTR WIDE ROAD**

**NH-48**

**TOWARDS IGI AIRPORT DELHI**

**TOWARDS SOUTHERN PERIPHERAL ROAD**

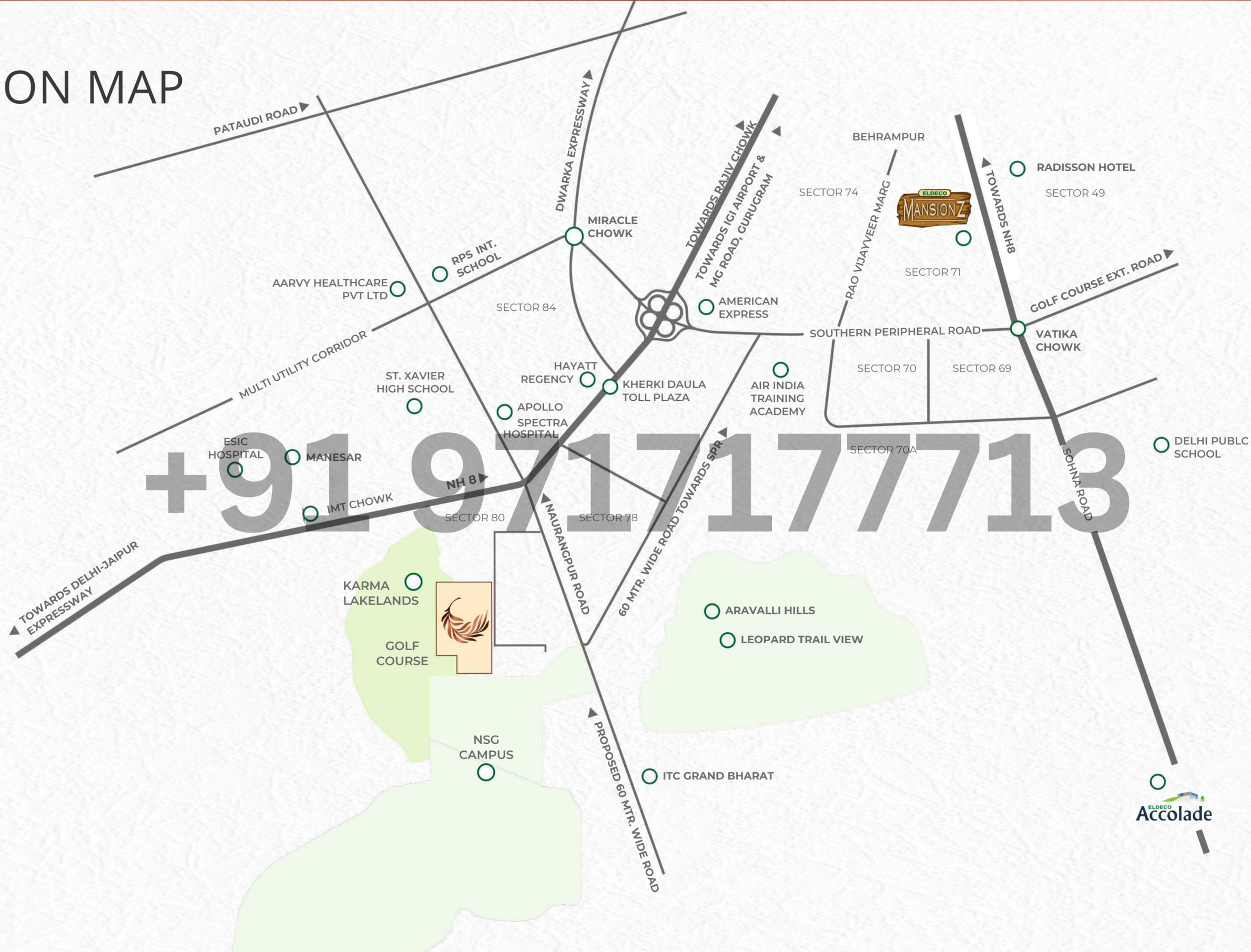


# DISCOVER YOUR SANCTUARY

Uncover a hidden treasure in an iconic residential community, where stunning vistas of lush greenery and expansive horizons come together. With a focus on low-density living, each meticulously crafted home provides unmatched privacy and tranquility. Spacious interiors, guided by generous design principles, offer a seamless blend of comfort and sophistication. Embrace a distinctive lifestyle in this extraordinary haven-an exclusive retreat that elevates modern living amidst nature's splendor.

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# LOCATION MAP





EXCLUSIVE VIEW  
FOR SELECT FEW



LOW DENSITY DESIGN WITH JUST 40 HOMES PER ACRE



# Planning Highlights

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- Very Low-density Development With Less Than 40 Apartments Per Acre
- One Of The Rare Projects Amongst Recent Launches With No Additional Loading Of FAR Under TOD Or TDR Policies
- Open Plan Tower Placement With No Two Towers Overlooking Each Other Directly Enabling Infinity Views To All Apartments
- Less Than 15% Ground Coverage With Only 3 Tower Blocks In 8.34 Acres (Each Block To Have 2 Adjoining Towers)
- 85% Open Area With Contiguous 4.5 Acres Central Greens Having Iconic Water Feature And Multitude Of Outdoor Amenities
- Mini Urban Forest, Multiple Tree Groves With Around 900 Trees Of Various Species To Be Planted In The Project
- Minimal Vehicular Movement On Surface To Create Least Disturbance For Residents
- Grand Entrance Court With Welcoming Water Feature Giving Direct Access To Club, Basement Ramp And Services
- Sunken Courts Allowing Natural Light And Ventilation In Basement Tower Drop Off Zones And Parking



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# UNMATCHED INDULGENCE THOUGHTFULLY CRAFTED “CLUB FAIRWAY”



Billiards and  
Table Tennis



Restaurant



Party Lawn



Cards Room



Spa and  
Steam Room



Squash Court



Mini Theatre



Yoga Room



Creche



Gym



Badminton  
Court



Leisure Deck



Kids Pool



Aqua Pool



Swimming  
Pool









# BOWL OVER BOREDOM WITH UNLIMITED OUTDOOR AMENITIES



Forest Alcove



Reflexology Path



Cricket Practice Net



Amphitheatre



Cycle Track



Tennis Court



Senior Citizen Gazebo



Outdoor Table Tennis



Outdoor Fitness Court



Pet Park



Basket Ball Court



Sports Plaza



Kids Play Area



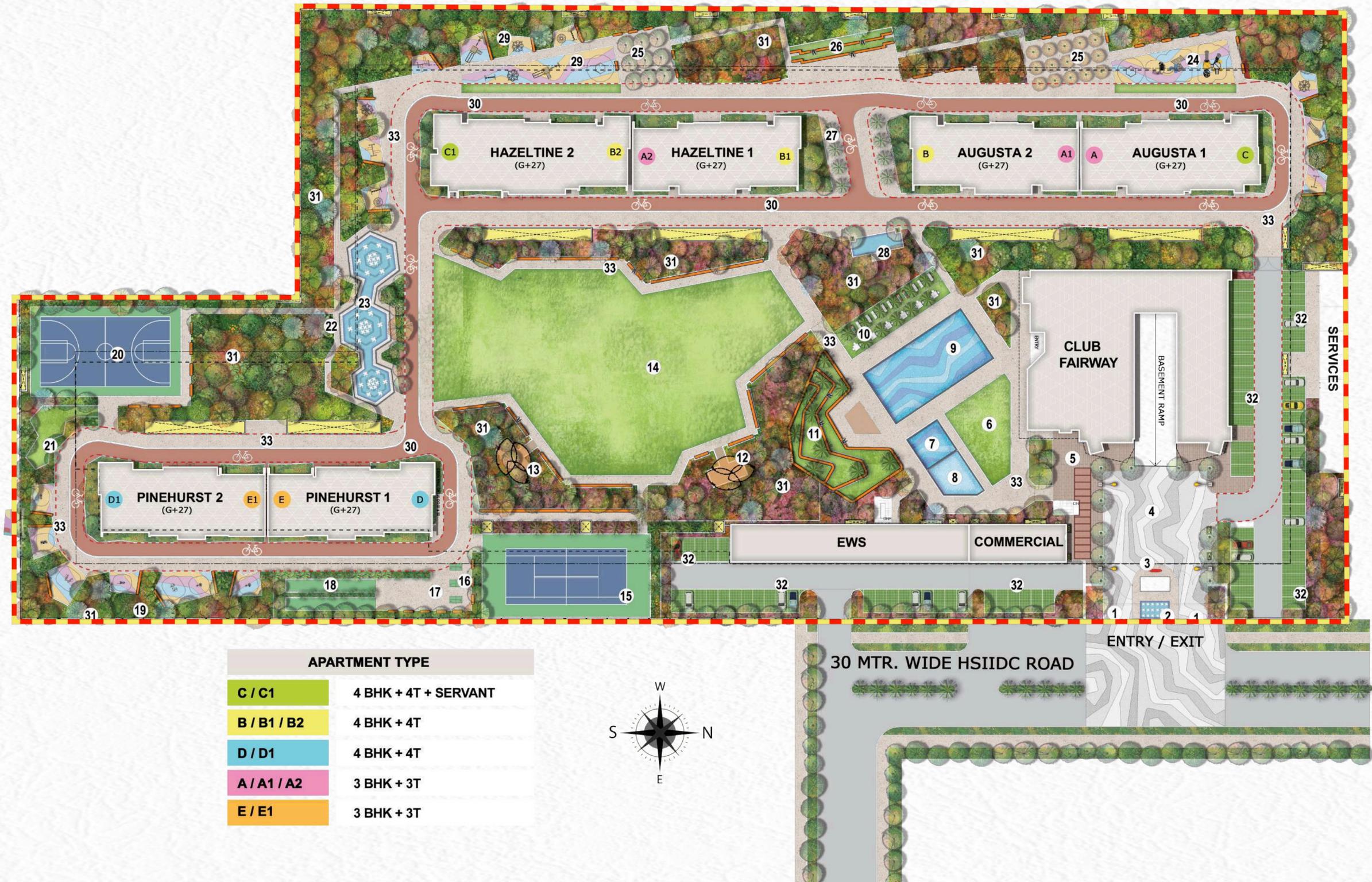
Jogging Track





### Legends

- 1 Entry / Exit
- 2 Water Feature
- 3 Sculpture
- 4 Arrival Court
- 5 Pick Up / Drop Zone
- 6 Party Lawn
- 7 Kids Pool
- 8 Aqua Play
- 9 Swimming Pool
- 10 Leisure Deck
- 11 Amphitheater
- 12 Senior Citizen Gazebo (Male)
- 13 Senior Citizen Gazebo (Female)
- 14 Celebration Lawn With Peripheral Seating
- 15 Tennis Court
- 16 Outdoor Table Tennis
- 17 Sports Plaza
- 18 Cricket Practice Net
- 19 Outdoor Fitness Zone
- 20 Basket Ball Court
- 21 Pet Park
- 22 Reflexology Path
- 23 Iconic Water Feature
- 24 Kids Play (Pre-Teens)
- 25 Tree Court
- 26 Forest Alcove
- 27 Tree Avenue
- 28 Focal Water Feature
- 29 Kids Play (Tiny Tots)
- 30 Cycle Track
- 31 Tree Grove
- 32 Parking
- 33 Pedestrian Walkway



APARTMENT TYPE	
C / C1	4 BHK + 4T + SERVANT
B / B1 / B2	4 BHK + 4T
D / D1	4 BHK + 4T
A / A1 / A2	3 BHK + 3T
E / E1	3 BHK + 3T

Note: Augusta 1 and 2 are not open for sale as of now.



# Apartment Layout Advantages

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- Each Apartment Designed To Revel In Timeless Sweeping Views Of Well Manicured Golf Course, Lush Green NSG Campus, Serene Aravallis And Planned Central Greens
- Each Apartment Having 2/3 Sides Open With Green Views On Both Sides
- Elevated Privacy With No Two Apartments Looking Into Each Other
- Exclusive Living With Only 2 Apartments On Each Floor Enhancing Peace And Tranquillity
- Open Feel Inside Home With More Than 11 Ft. Clear Floor To Ceiling Height
- Seamlessly Integrated Indoor Outdoor Living Experience With Majestic Living Areas Designed As Rectangular Hall Attached To Large Running Terrace Balcony Having Timeless Views
- Generously Spacious Bedrooms With Ample Storage And Comfortable Grooming Spaces
- Day Long Sunlight And Clear Ventilation With Running Balconies On Both Sides Of The Apartment
- Clear Segregation Of Private And Public Space With More Than 50 Sq.ft. Of Foyer Space At Apartment Entrance
- L-Shaped Private Balconies With Master Bedroom Of 4 BHK Units
- Dual Vanity In Master Toilet Of 4 BHK Units



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Artistic Impression



# Key Apartment Specifications

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- 11 Ft Clear Height From Floor To Ceiling
- All Weather VRV Air-conditioning
- Modular Kitchen With Chimney & Hob
- Imported Marble Flooring In Living / Dining / Kitchen
- Laminated Wooden Flooring In Bedrooms
- PU Finished 8 Ft. High Doors With Digital Lock On Apartment Entrance Door
- Premium CP Fittings And Sanitary Fixtures In Toilets
- Provision For Automation Of Lighting Fixtures And Curtains

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# Our Partners

Principal Architect



Financial Partner



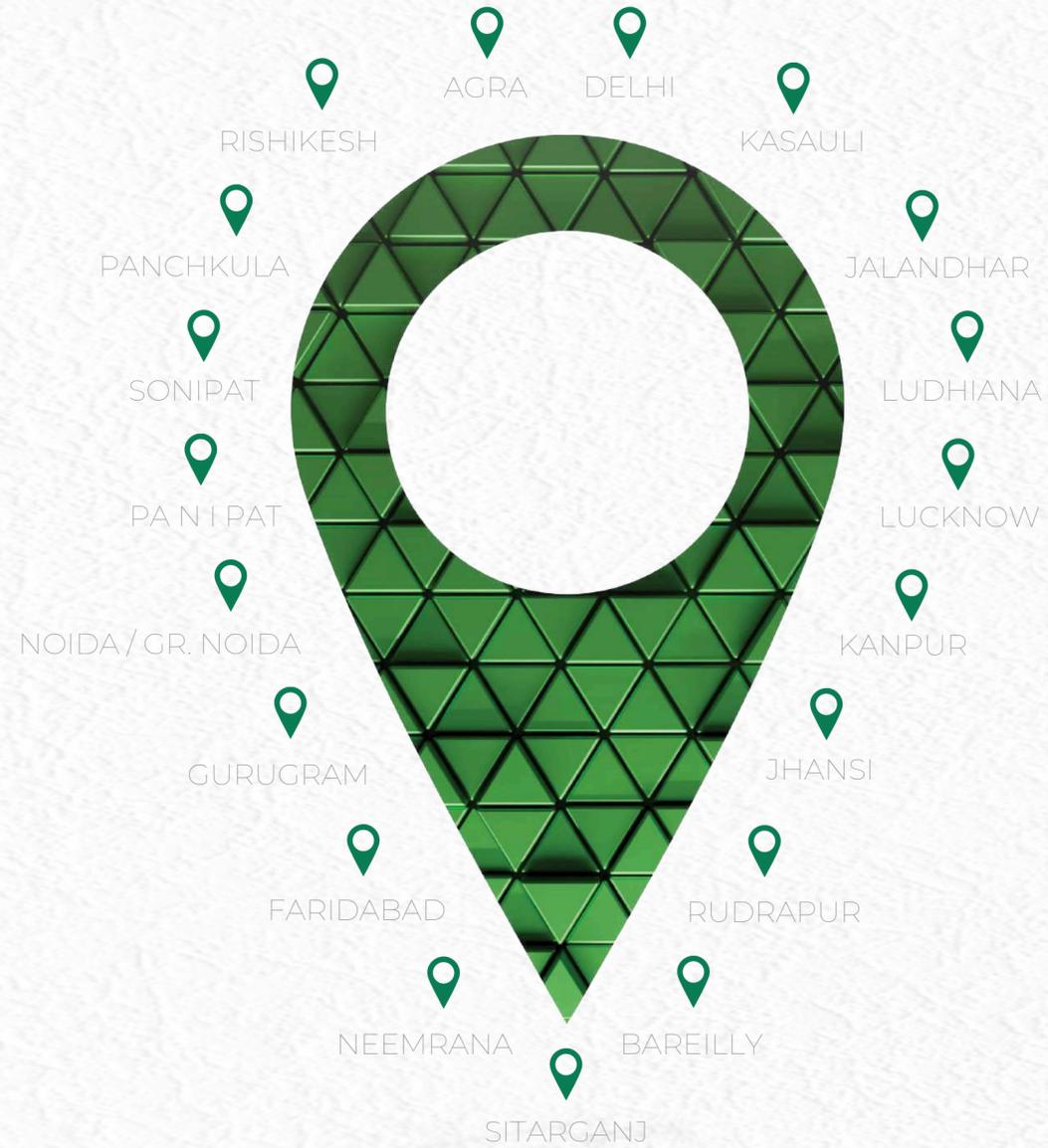
HDFC CAPITAL ADVISORS LIMITED

Services Consultant



Landscape Consultant





# ELDECO

**200+ PROJECTS** | **35+ YEARS** | **30000+ HOMES** | **20+ CITIES**





**ELDECO**

# Fairway

RESERVE

SECTOR - 80, GURUGRAM

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