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HARERA No. RC/REP/HARERA/GGM/917/649/2025/20
dated 20-02-2025 on www.haryanarera.gov.in

ELAIRA

RESIDENCES

PHASE-1

EXPERIENCE LIMITLESS LIVING

SECTOR 80, GURUGRAM

*ARTISTIC IMPRESSION

YOUR LIFE WILL RISE TO LIMITLESS

YOU WILL LOVE BEING LIMITLESS. YOU WILL ENJOY THE LUXURIES OF LIMITLESS.

*ARTISTIC IMPRESSION



LIMITLESS HEIGHTS: A VISION IN THE SKY

A SKYLINE BEYOND COMPARE.

*STOCK IMAGE

NESTLED AMONG VERDANT

VISTAS.

Located in proximity to Aravalli hills and premier golf courses, Elaira Residences - Phase-1 offers an unmatched lifestyle steeped in nature and greenery.

WHERE

GREENERY

ABOUNDS.

AIR QUALITY
Superior AQI, lush greenery, and proximity to the Aravallis for a healthier lifestyle.

LEOPARD TRAIL
A retreat into nature's wilderness.

9 HOLE GOLF COURSE*
An eco-conscious sanctuary of lush greens and water bodies.

27 HOLE GOLF COURSE*
A Jack Nicklaus signature course of unmatched prestige.

GOLF RESORT*
A tranquil retreat where sport and leisure converge.

*This golf course is not part of Elaira Residences - Phase-1 and is located in close proximity.

*ARTISTIC IMPRESSION

LIMITLESS LIFESTYLE

CLUBHOUSE, PODIUM AND POOL SPREAD OVER 66,000 SQ.FT. AND LANDSCAPE AMENITIES SPREAD OVER 28,000 SQ.FT.

*ARTISTIC IMPRESSION

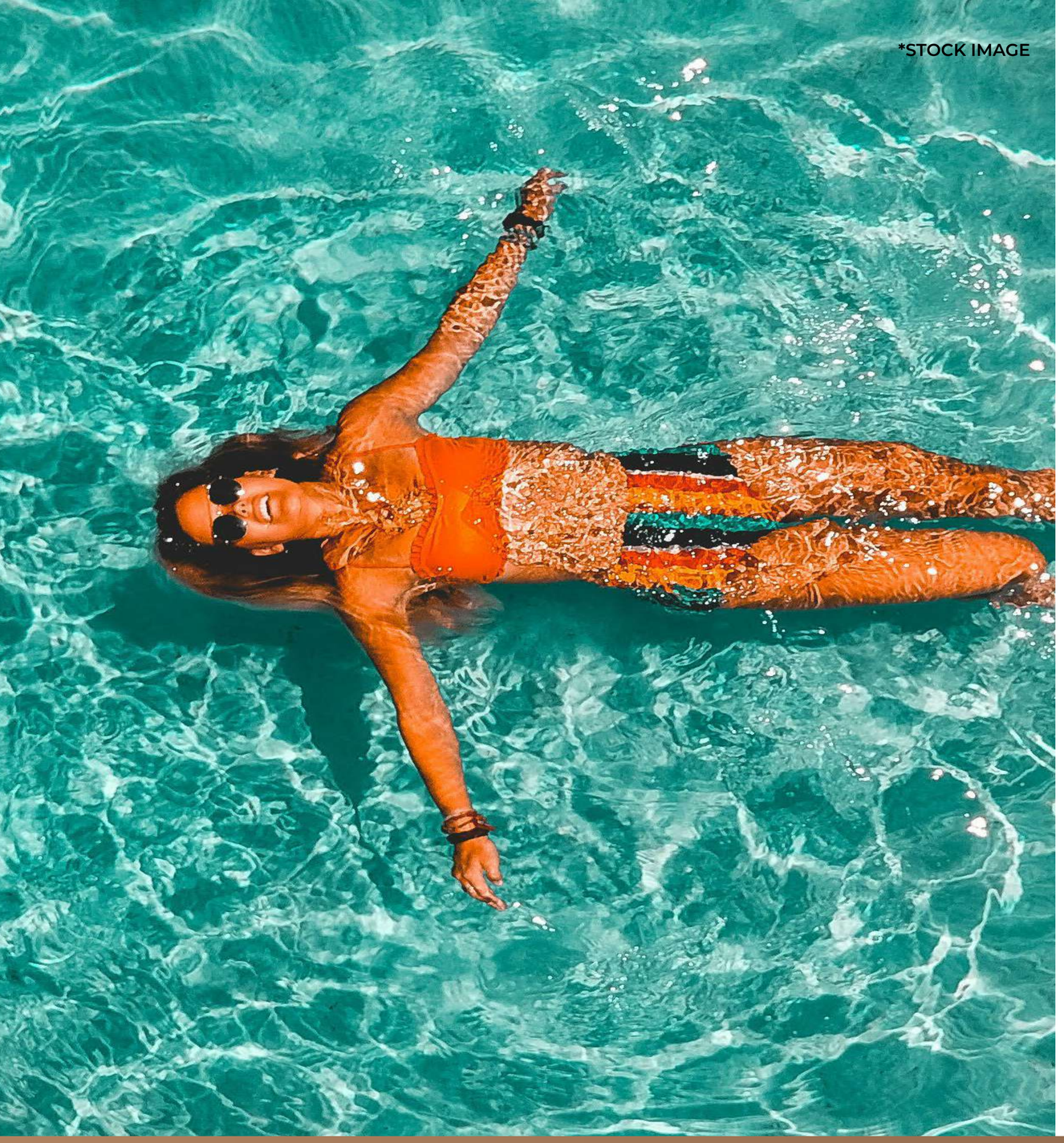
INDULGENCE

WELLNESS & SERENITY.



LIMITLESS LOCATION

Disclaimer: The map shown here is for illustration purposes only and not to scale. The map is not necessarily accurate to the surveying or engineering standards. 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 Complex 'Elaira Residences - Phase-1, located at Sector-80, Gurugram. However, the Promoter makes no representation regarding continuity / existence of these developments / landmarks going forward. Further, the driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.





AMENITIES

GREEN SCAPE | GARDEN LOUNGE | PADEL BALL COURT | BANQUET LAWN | POCKET LOUNGE | PET GARDEN | KIDS PLAY AREA	**CLUBHOUSE** | GRAND RECEPTION LOBBY | BANQUET | BAR & CAFE | DINING & RESTAURANT | PLUNGE POOL | SWIMMING POOL | POOL DECK | MULTIPURPOSE HALL/BADMINTON COURT | GYMNASIUM | AEROBICS/YOGA | KIDS PLAY ROOM/CRECHE | INDOOR GAMES ROOM | LIBRARY | MINIPLEX | BUSINESS LOUNGE

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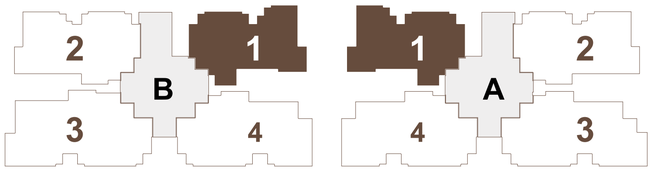


MASTERPLAN

Disclaimer: The Group Housing Project 'Elaira Residences-Phase-1' ("Project") being developed on land admeasuring 19719 sq. mtrs. (i.e. 4.87 acres) located at Sector-80, Gurugram forms part of Regular Letter of Allotment (RLA) no. 9277 of 2024. The Master/Layout Plan of the Project is as per the Building Plans duly approved by the Haryana State Industrial & Infrastructure Development Corporation Ltd. vide office memo No. HSIIDC/IPD/IMT/M/2025/1311 dated 17th January, 2025. The Project has been registered with Haryana RERA (Gurugram) vide registration number 20 of 2025.

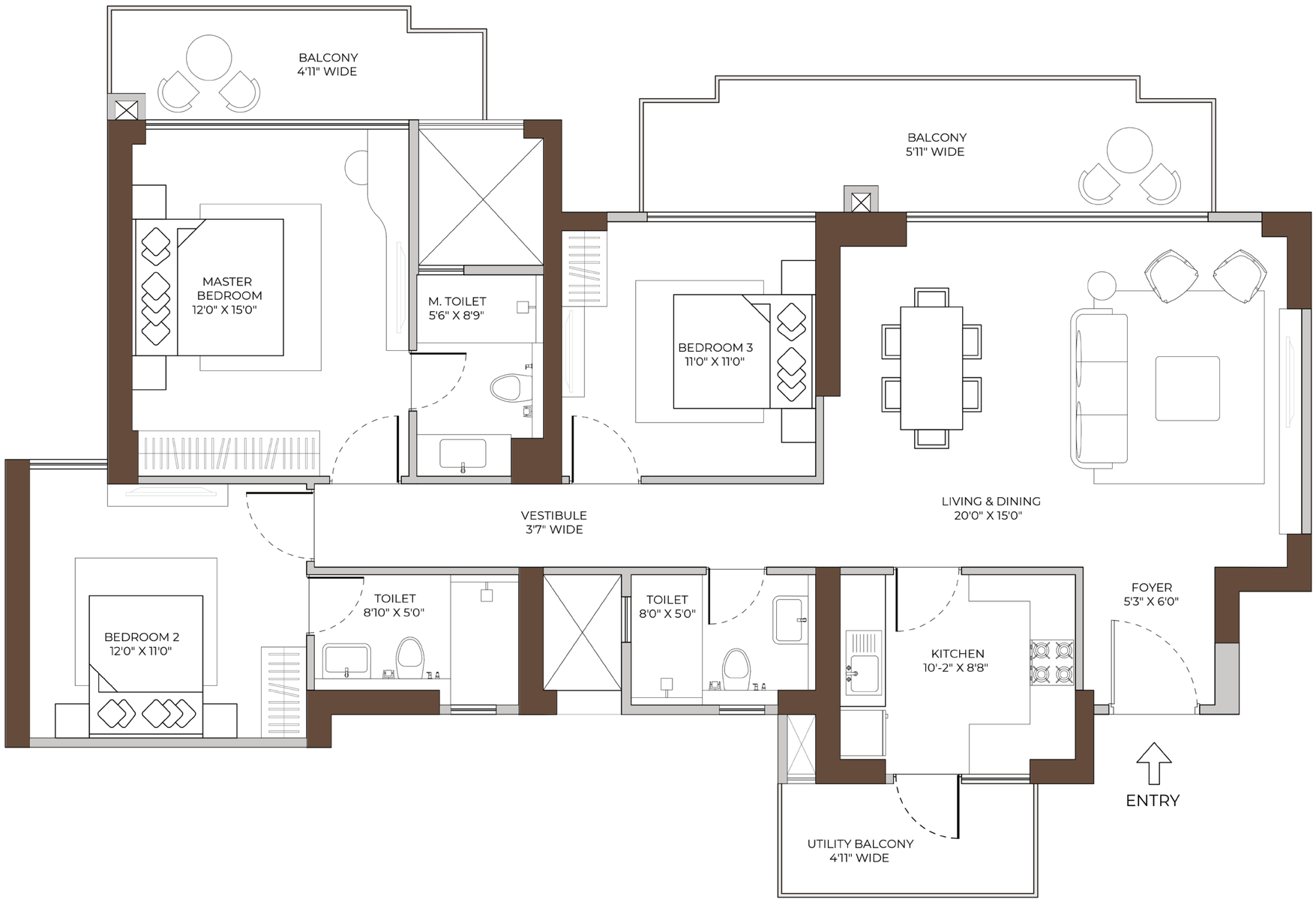
LAYOUT PLANS

(3BHK) TYPE A



Carpet Area 1125.37 sq. ft.

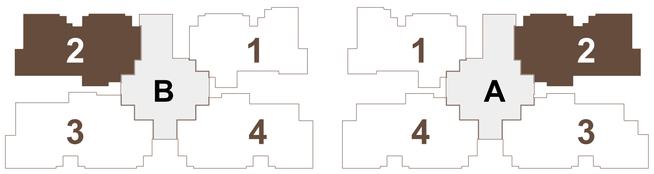
Balcony Area 270.28 sq. ft.





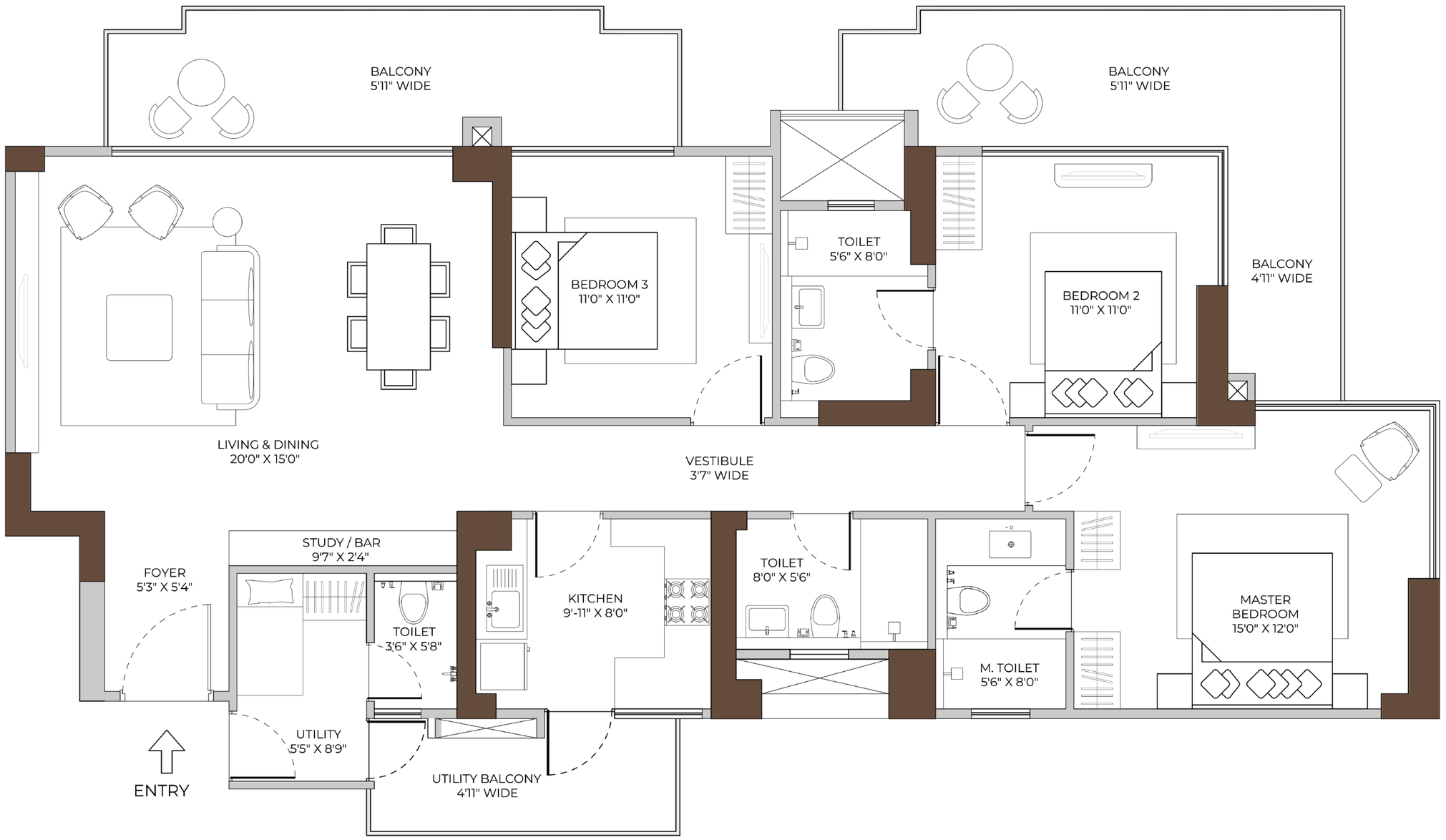
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(3BHK+Utility) TYPE B



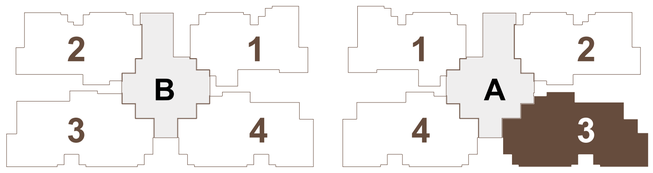
Carpet Area 1230.10 sq. ft.

Balcony Area 364.25 sq. ft.



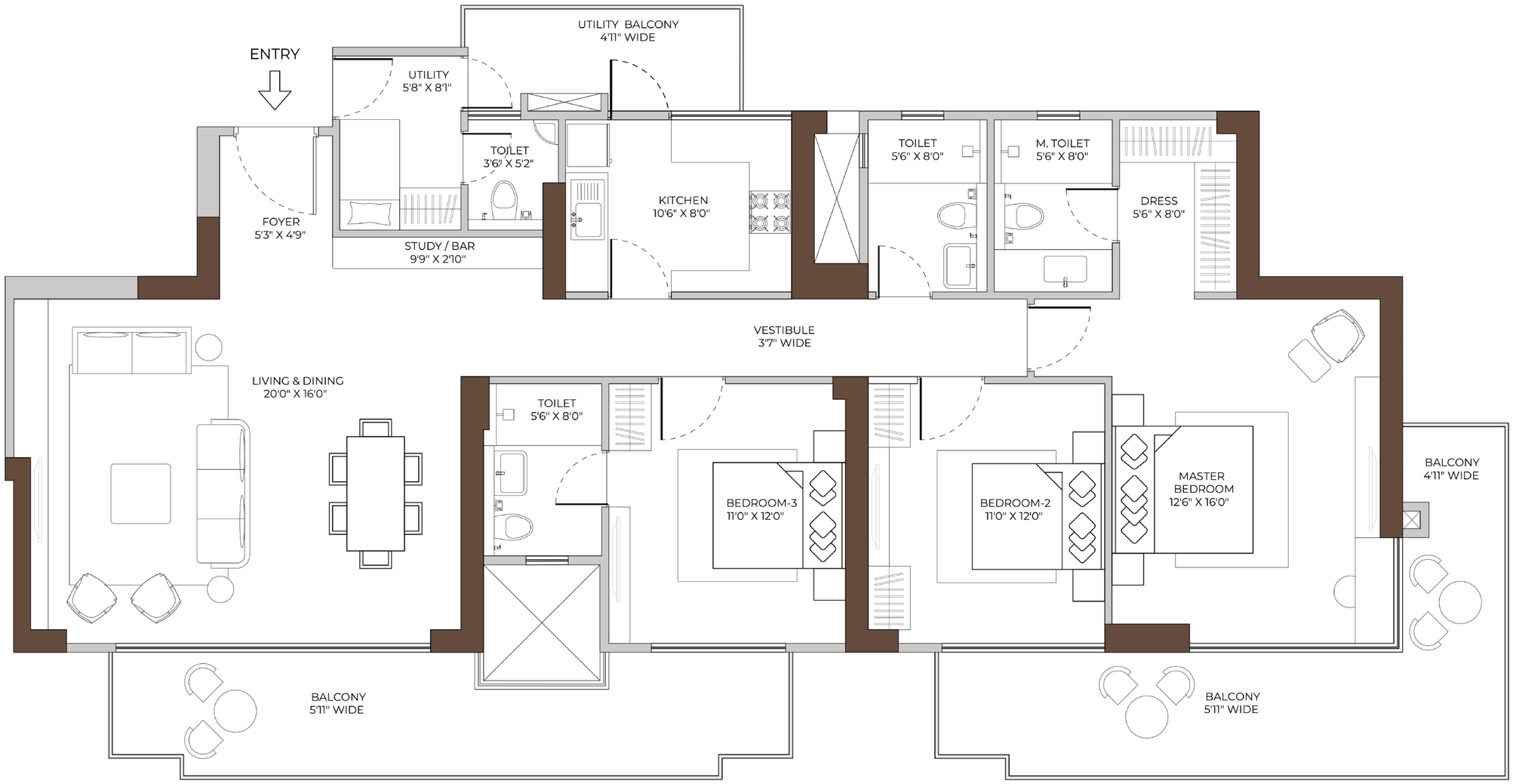
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(3BHK+Utility) TYPE C



Carpet Area 1367.34 sq. ft.

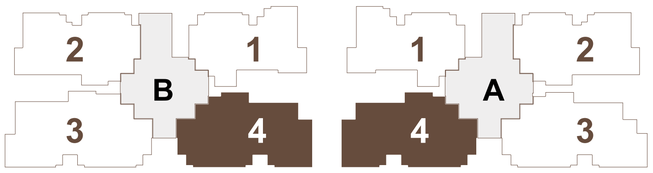
Balcony Area 436.05 sq. ft.





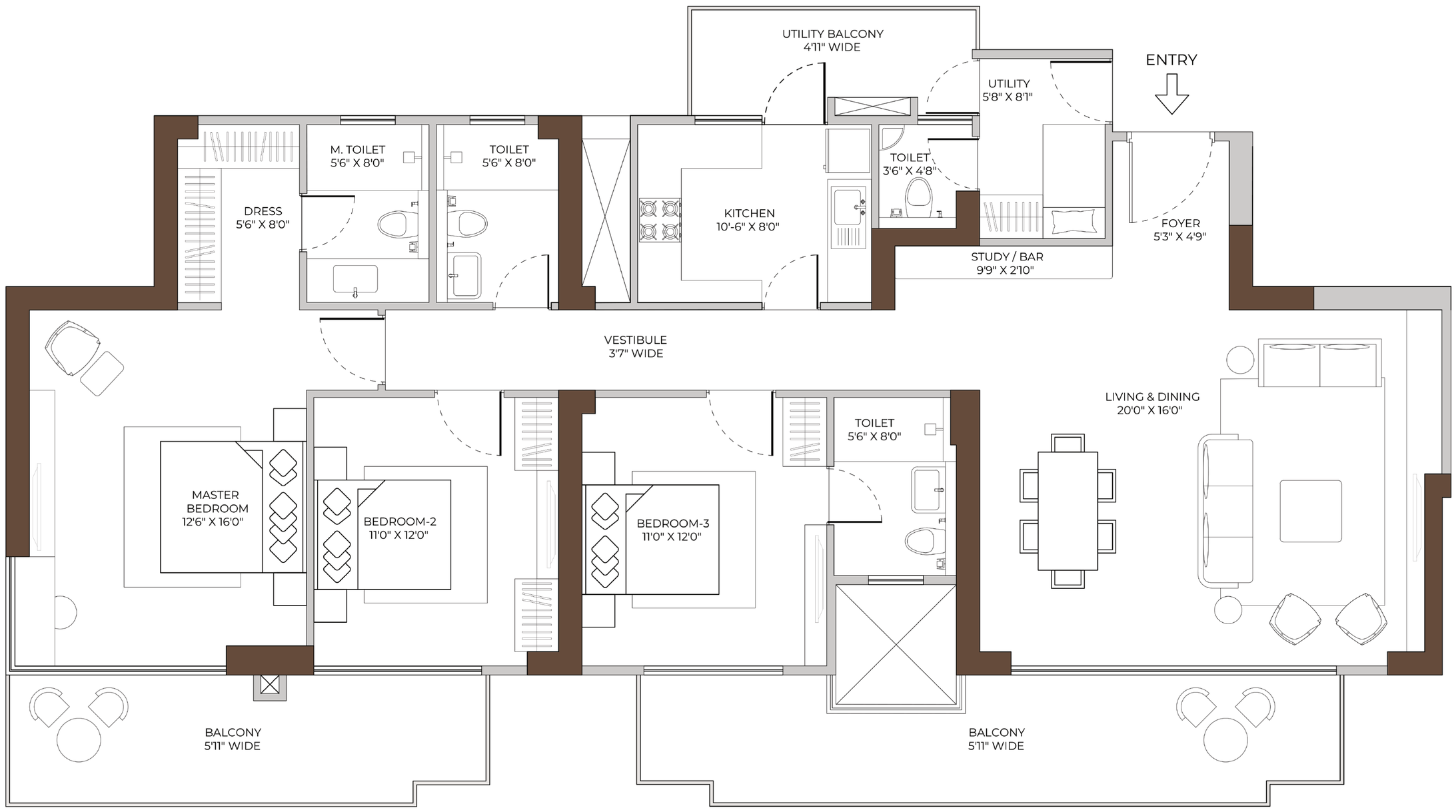
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(3BHK+Utility) TYPE D



Carpet Area 1366.80 sq. ft.

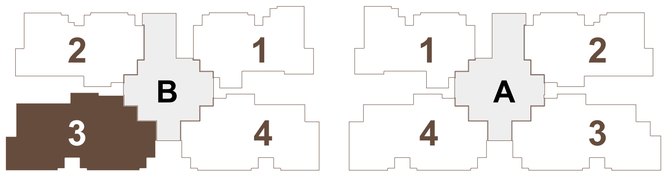
Balcony Area 354.35 sq. ft.



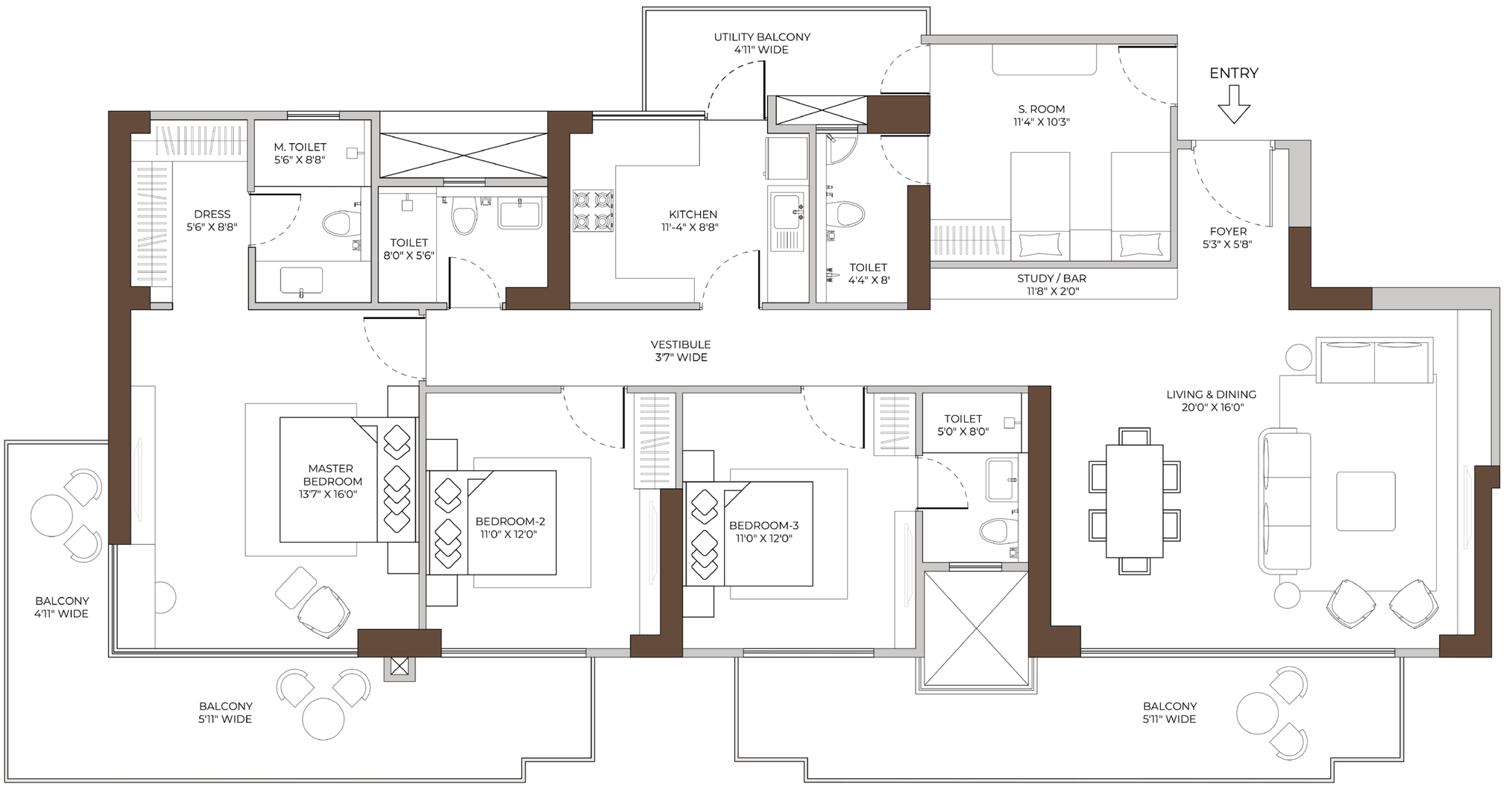


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(3BHK+Servent Room) TYPE E



Carpet Area	1491.77 sq. ft.
Balcony Area	440.46 sq. ft.



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APARTMENT SPECIFICATIONS

LIVING, DINING, STUDY/BAR & FOYER

Floor	Imported Marble/Tiles/Laminated Wooden Flooring/Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.

MASTER BEDROOM & DRESS

Floor	Imported Marble/Tiles/Laminated Wooden Flooring/Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.

MASTER BATHROOM & OTHER BATHROOMS

Floor	Marble/Anti-Skid Tiles/Equivalent.
Walls	Marble/Tiles/Equivalent.
Ceiling	Acrylic Emulsion Paint/Equivalent on Ceiling.
Counters	Marble/Granite/Synthetic Stone/Equivalent.
Sanitaryware / CP Fittings	Premium Quality CP Fittings, Wash Basin & EWC of Standard Make.

BEDROOMS

Floor	Laminated Wooden Flooring/Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.

KITCHEN

Floor	Marble/Tiles/Equivalent.
Walls	Tiles 2’-0” above Counters & Acrylic Emulsion Paint/Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.
Counters	Marble/Granite/Synthetic Stone/Equivalent.
Fixtures	Premium Quality CP Fittings, Sink.
Kitchen Appliances	Modular Kitchen with Hob & Chimney.

UTILITY ROOM & UTILITY TOILET

Floor	Tiles of Standard Make/Equivalent.
Walls & Ceiling	Oil Bound Paint Finish/Equivalent.
Toilet	Anti-Skid Tiles/Equivalent.
Sanitaryware & CP Fittings	Conventional CP Fitings & Sanitaryware.

BALCONY

Floor	Anti-skid Tiles/Equivalent.
Walls	Exterior Grade Paint/Equivalent.
Ceiling	Oilbound Paint Finish/Equivalent.

DOORS & EXTERNAL GLAZING

Main Door	Flush Door/Equivalent.
Internal Doors	Flush Doors/Equivalent.
Windows/Glazing	Aluminium/UPVC/Equivalent.

COMMON FACILITIES

Project	VRF units for Air Conditioning in all Apartments. FRLSH Wiring In The Apartments. Fire Survival Cables for Basement Ventilation Fans. High Speed Lifts 2.5m per second in all Towers.

Disclaimer: Marble/ Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Promoter or Competent Authority. Marginal Variations may be necessary during construction. Applicant/ Allottee shall not have any right to raise objection in this regard.

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dated 20-02-2025 on www.haryanarera.gov.in

ELAIRA

RESIDENCES

PHASE-1

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REGISTERED OFFICE: K-1, GREEN PARK MAIN, NEW DELHI-110 016

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CIN U74899DL1990PTC039324

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