



ADANI BRAHMA SYNERGY PVT. LTD.

- Corporate Office - 3rd Floor, Miracle Mile, Sector 80, Golf Course Extension Road, Gurugram-122002, Haryana, India
- Sales Gallery - Sector 63, Golf Course Road Extension, Gurugram-122002, Haryana, India
- Registered office - Block-C, Flat No. 53, Flatted Factory Complex, Jhandewalan, New Delhi-110055, India | CIN: U45200DL2017PTC37052
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DOWNTOWN AVENUE

WISH *for*
LAVISH

THE CITY
OF THE *Cavish*

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.



REPERE PHOTOGRAPHY



LAVISH
HAS A NEW
address

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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Presents



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

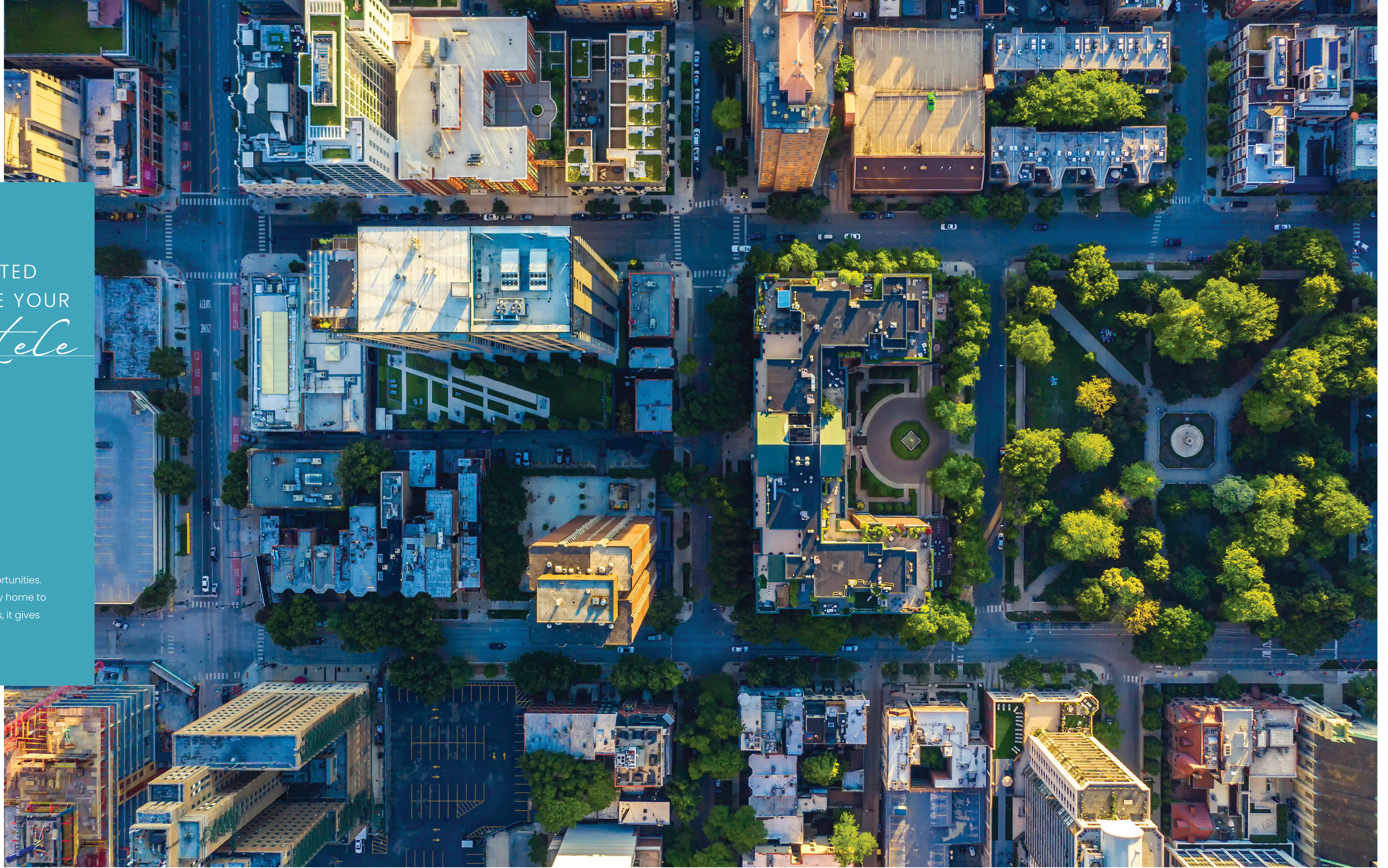
Boutique Commercial Plots

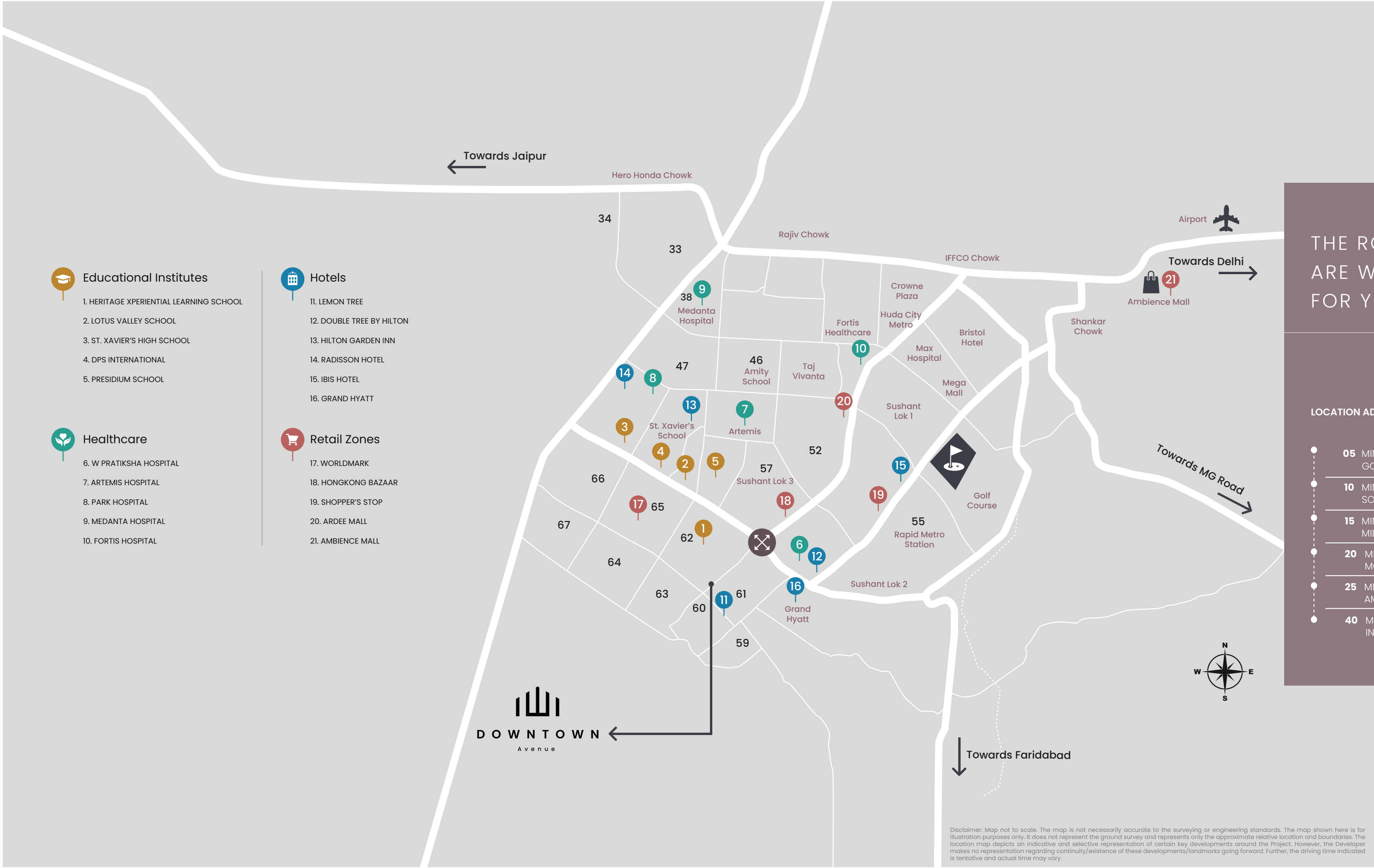
Sector 62, Gurugram

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.





THE ROADS
ARE WIDE OPEN
FOR YOU *here*

LOCATION ADVANTAGES

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

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

Exceptional common amenities
to complement your planning

MAKE THE MOST
OF EVERY
opportunity

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 *Cavish*

REFERENCE IMAGE



REFERENCE IMAGE

LAVISH
DRESSES UP IN
finesse

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 *transformation*

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*



REFERENCE IMAGE

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.

SITE PLAN

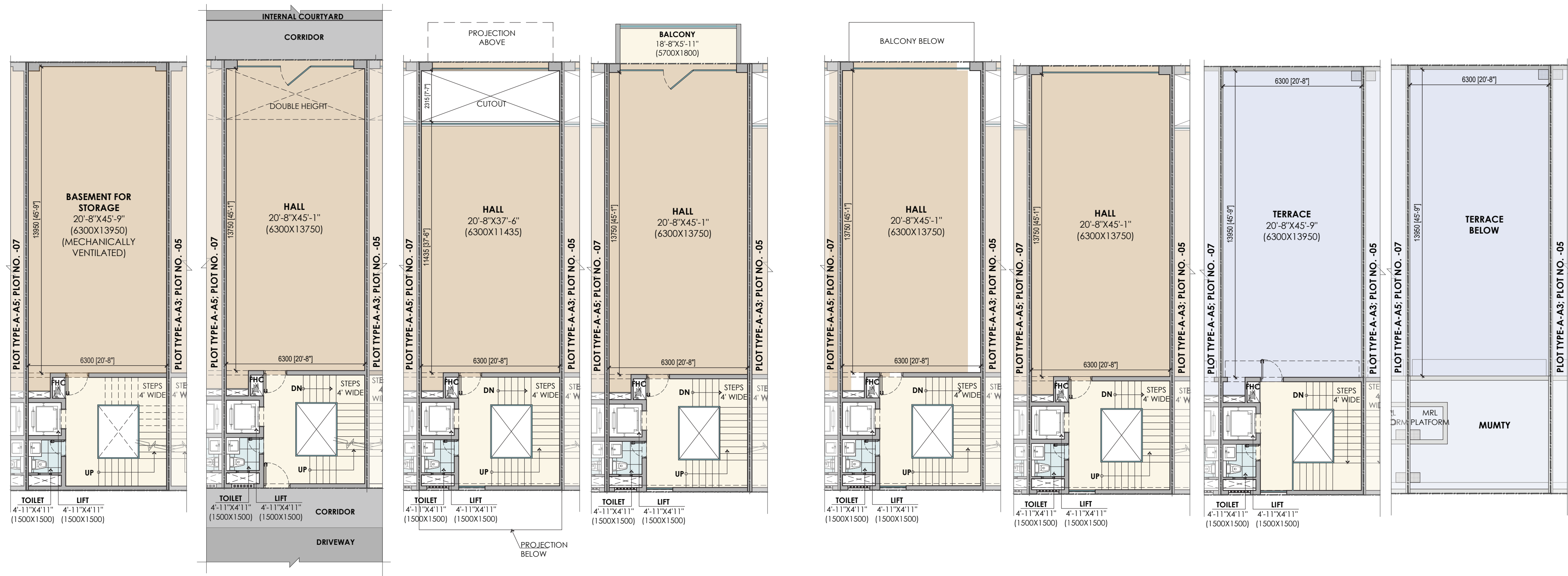


LEGENDS

- 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



TYPICAL FLOOR PLAN



BASEMENT

GROUND FLOOR

FIRST FLOOR

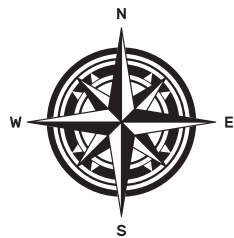
SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

TERRACE

MUMTY

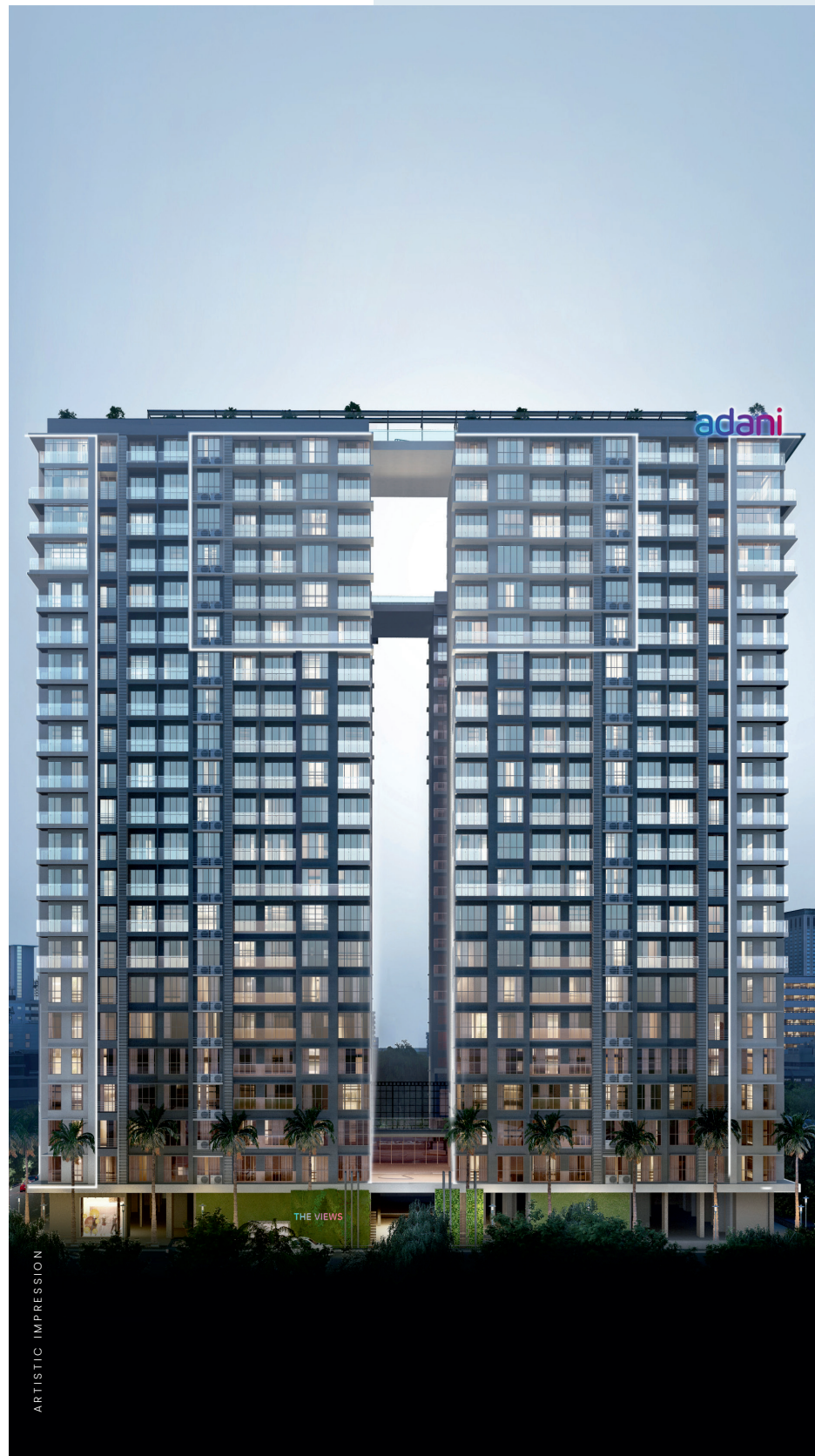


DISCLAIMER: The drawings/plans depicted herein are typical floor plans based on approved plans under sanction letter wide memo no. ZP-763-Vol. - II A/JD(RA)/2023/8539 dated 22-03-2023 and are for reference only. Customers/buyers are advised to refer to actual original/authenticated copy of approved plan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



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



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.



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The Cavigh



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