



# LUXURY MEETS LOCATION



**NEXT REALTOR**

*Driven by Knowledge & Trust*

INTRODUCING  
**DOWNTOWN** GURUGRAM



**DOWNTOWN" MAJORLY REFERS TO  
THE CENTRAL PART OF A CITY,  
PARTICULARLY KNOWN FOR ITS  
COMMERCIAL, CULTURAL, AND  
HISTORICAL SIGNIFICANCE, OFTEN  
SYNONYMOUS WITH THE CENTRAL  
BUSINESS DISTRICT (CBD).**

# **SUSHANT LOK'S -1 NEW LANDMARK**

Unlock assured rentals from Day 1 in Downtown Gurgaon – the most unique commercial inspired by Downtown Dubai & Singapore.

Your gateway to:

- **Luxury Retail**
- **International Fashion Labels**
- **World-Class F&B**
- **5-Star Hotel – All in one unparalleled destination**





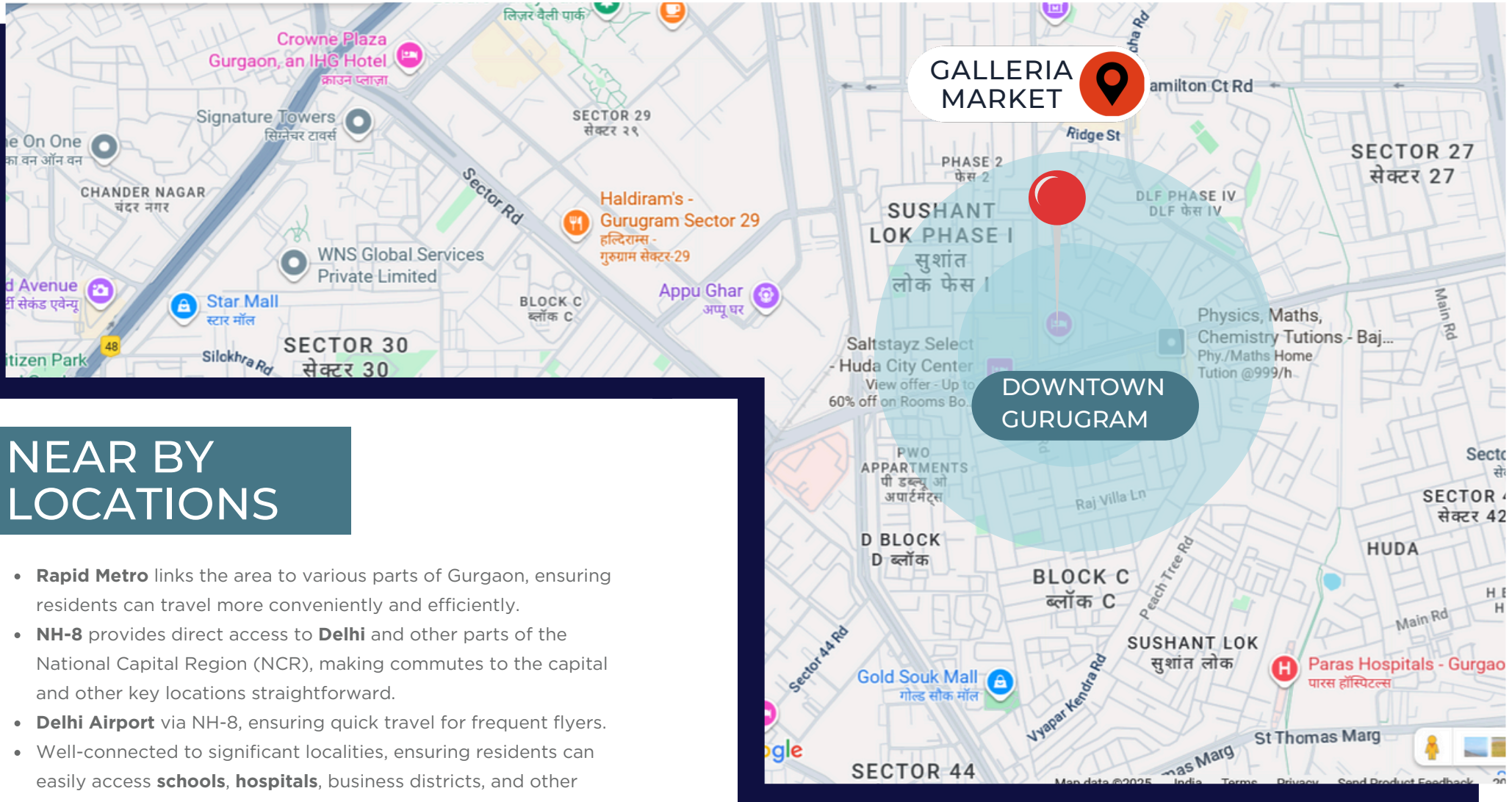
DUBAI DOWNTOWN





NEWYORK DOWNTOWN





## NEAR BY LOCATIONS

- **Rapid Metro** links the area to various parts of Gurgaon, ensuring residents can travel more conveniently and efficiently.
- **NH-8** provides direct access to **Delhi** and other parts of the National Capital Region (NCR), making commutes to the capital and other key locations straightforward.
- **Delhi Airport** via NH-8, ensuring quick travel for frequent flyers.
- Well-connected to significant localities, ensuring residents can easily access **schools**, **hospitals**, business districts, and other essential services.



**Millennium  
city center  
Metro Station**  
950m



**Galleria Market**  
500m



**DLF Cyber  
Hub**  
3.2 KM



**DLF Golf Links**  
2 KM



**International IGI  
Airport**  
12.8 KM

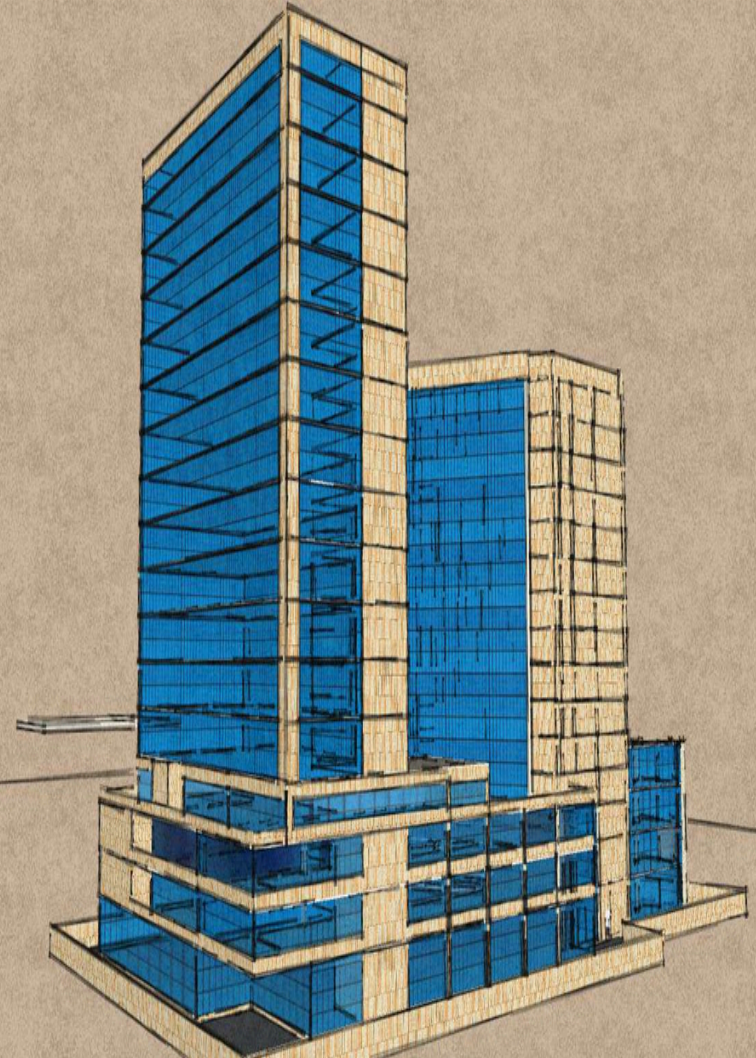
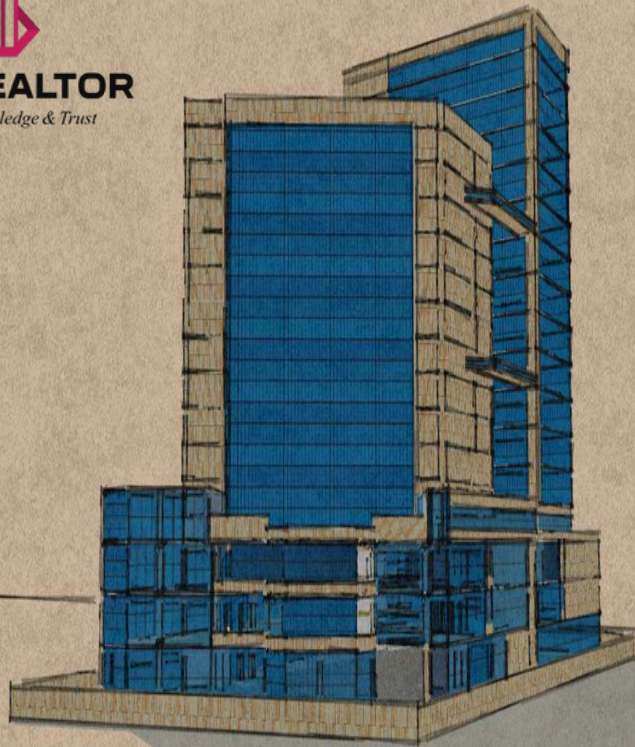


# BUILDING ELEVATION



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**DESIGN 3D VIEWS-**  
**BEDROOM**



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**BEDROOM**

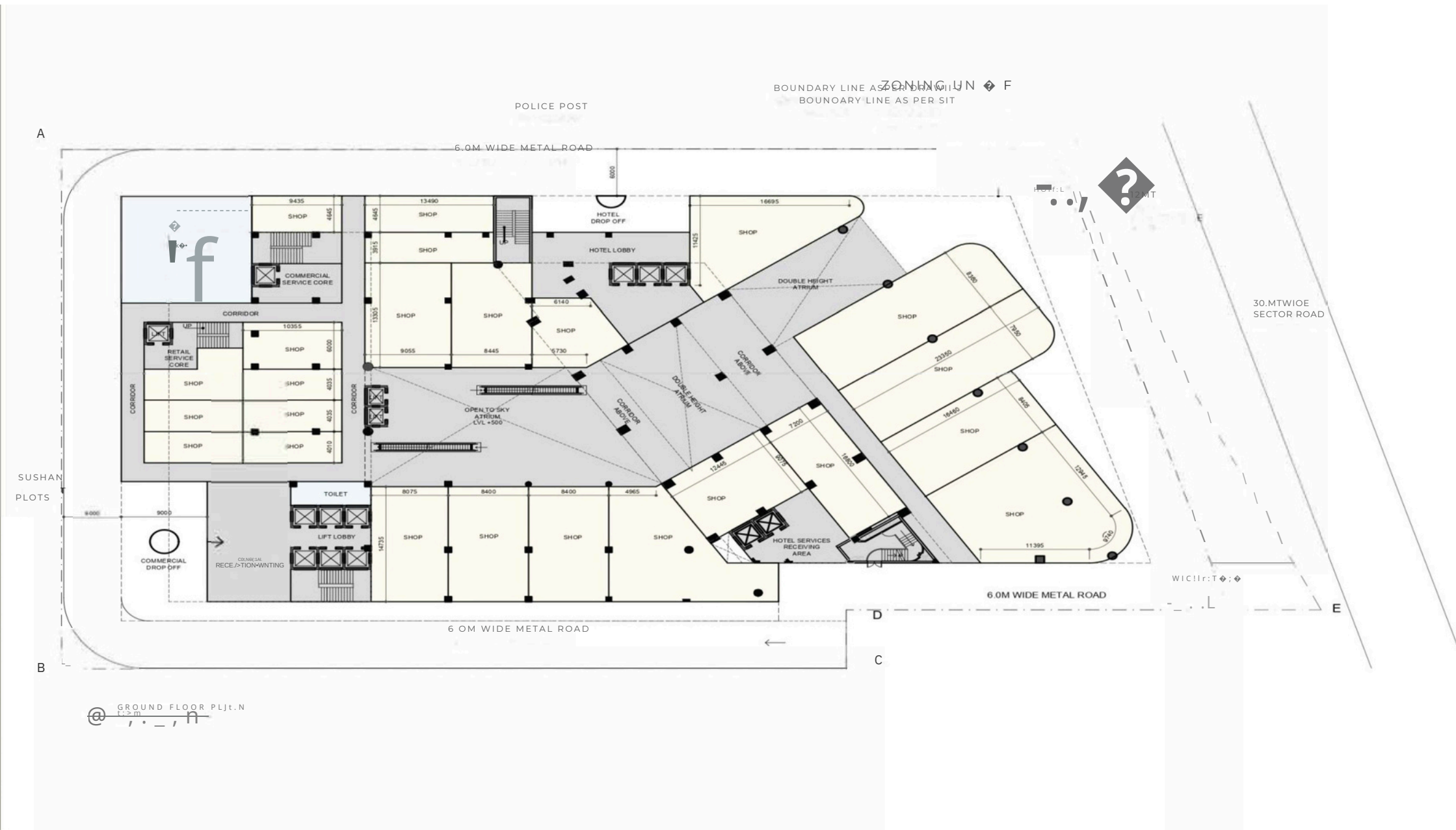




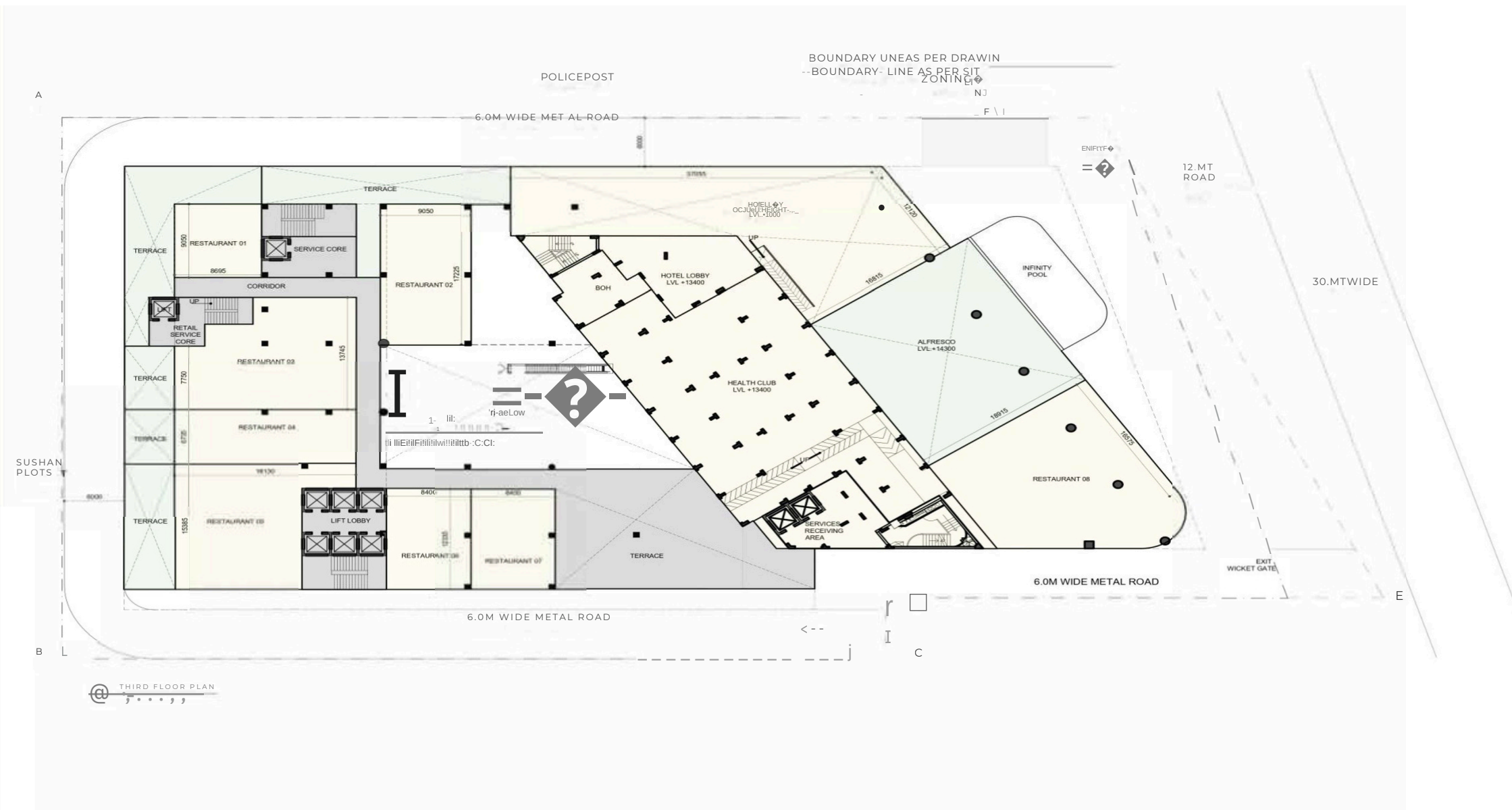
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**DESIGN 3D VIEWS-**  
**BEDROOM**

# GROUND FLOOR LAYOUT

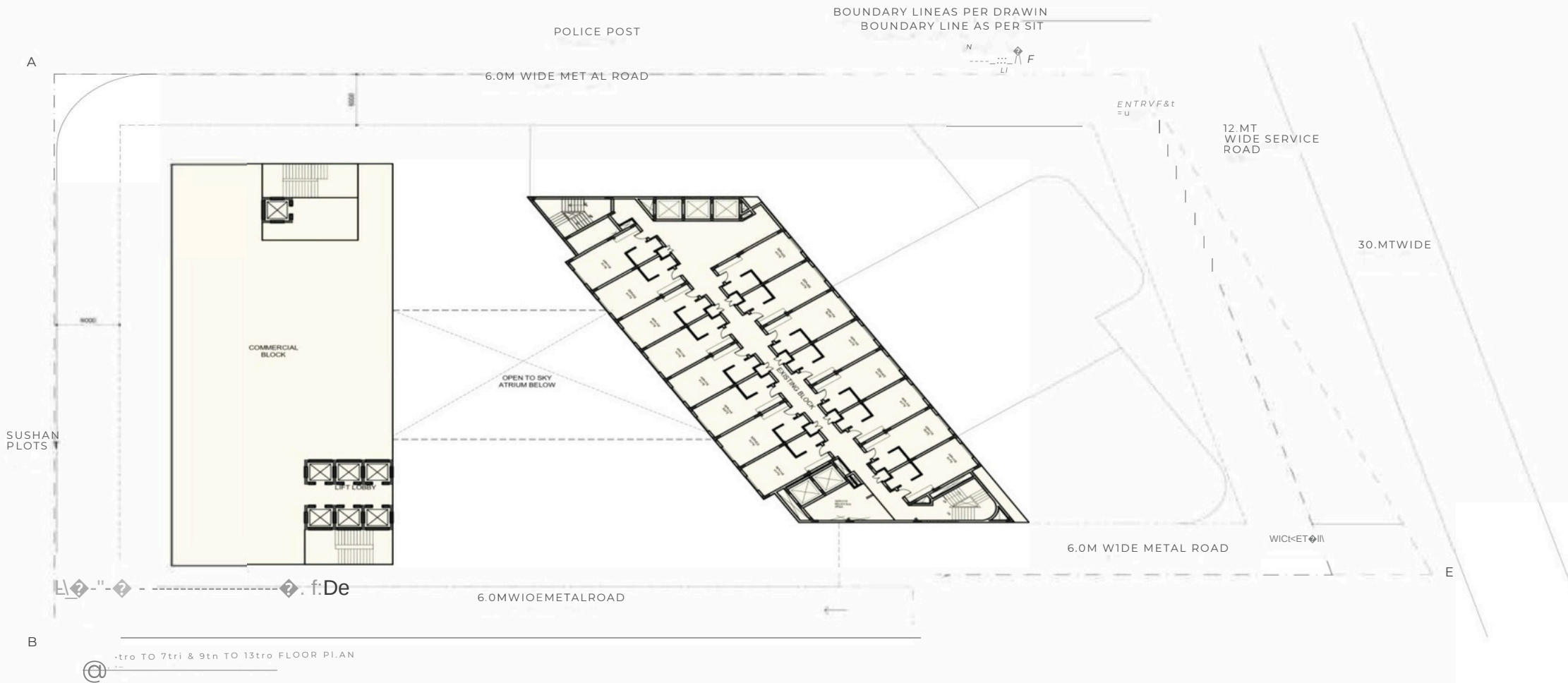


# THIRD FLOOR LAYOUT

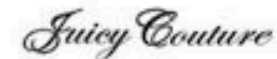




# 4 TO 12 FLOOR LAYOUT



# UP-COMING BRANDS



## INVESTMENT PLAN

- ASSURED RENTAL YIELD OF 7–9% FROM DAY
- ENTRY PRICE OF JUST ₹70 LAKHS, OPTIONS UP TO ₹11 CRORE
- FOCUS ON LUXURY RETAIL, CURATED F&B, NIGHTLIFE, 5-STAR HOTEL
- LIMITED UNITS AND HIGH DEMAND, WITH PREMIUM TENANTS ALREADY LINED UP



# INVESTMENT PLAN

LUXURY FIVE STAR PROPERTY

W.E.F - 23TH AUG 2025

SERVICE APARTMENT SIZE - 775 SQFT.
BASIC SELLING PRICE - 39,999/-
RETAIL SHOPS- 70 LAKH ONWARDS

**FOR EXCLUSIVE DEALS AND SIGHT TOUR  
CONTACT US -9111077709**