



The Beauty of Becoming



+91 9211608242
CALL/WHATSAPP

SECTOR 22-D, YAMUNA EXPRESSWAY

PROXIMITY HIGHLIGHTS

 **+91 9211608242**
CALL/WHATSAPP

**Upcoming Noida
International Airport
(Jewar)**

} 10-12 Kms*

**Eastern Peripheral
Expressway**

} 10* Kms*

**Noida-Greater Noida
Expressway**

} 18 Kms*

**Gaur International
School at
Gaur Yamuna City**

} 3 Kms*

**World's tallest
Lord Krishna Murti**

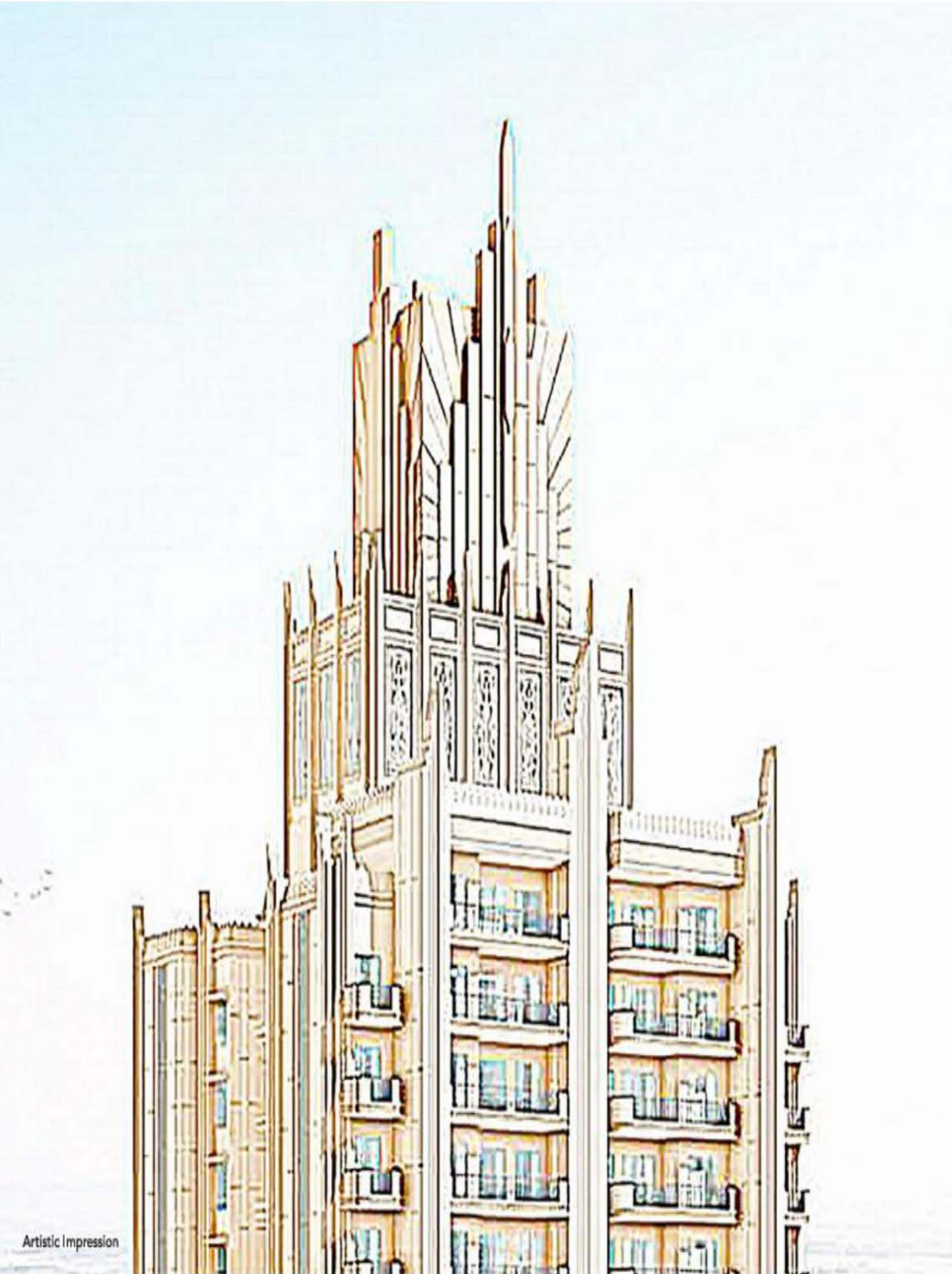
} 3 Kms*

**Upcoming mall at
Gaur Yamuna City**

} 3 Kms*



*All distances are approximate



The architecture of the project draws inspiration from timeless imperial styles.

Every arch, pillar, and facade tells a story of heritage.

Inside, expansive layouts and regal interiors create a life worthy of royalty.

 **+91 9211608242**
CALL/WHATSAPP

PRESENTING
**THE BIGGEST CLUBSHOUSE
OF THE REGION**

CLUB ARCHITECT
OchreInk



+91 9211608242

CALL/WHATSAPP

6867 Sq. Mt.(75000 Sq. Ft.)

Modern Clubhouse spread across
five levels.

A double-height lobby adorned
with statement art.

A signature Art Gallery.



30+
YEARS OF
UNFALTERING
COMMITMENT

70+
SUCCESSFULLY
DELIVERED
PROJECTS

45,000+
POSSESSIONS
GIVEN
(2014-2024)

75,000+
SUCCESSFULLY
DELIVERED
UNITS

3 Lakh+
HAPPY
SATISFIED
CUSTOMERS

100 Million +
SQUARE FEET AREA
SUCCESSFULLY
DELIVERED



A LEGACY OF UNRIVALLED LUXURY

At Gaurs Group, we create living spaces that breathe beauty and luxury. Our impeccably designed homes that craft lifestyles of elegance and distinction are a testimony of our commitment to excellence. Our visionary 'life-craftsmen' are handpicked for their exceptional abilities to craft spaces that lend themselves to timeless experience and create cherished memories.

REAL ESTATE | RETAIL | EDUCATION | HOTELS | NBFC | CONTRACTING | SPORTS | ENERGY



+91 9211608242

CALL/WHATSAPP

INTERIORS THAT BREATHE TIMELESS LUXURY

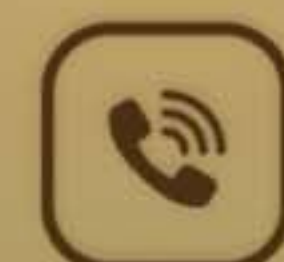
3 & 4 BHK Landmark Residences

3BHK - 177.44 Sq.Mtr.(1910 Sq.Ft.)

4BHK - 231.79 Sq.Mtr.(2495 Sq.Ft.)

Welcome to a home where elegance is not displayed, but lived.

Every corner tells a story of refinement,
and every detail reflects an artful pursuit of perfection.



+91 9211608242

CALL/WHATSAPP



1 BASEMENT+
STILT-1/PODIUM/GROUND +
STILT-2/ UPPER GROUND +
34 STOREY

3 BED ROOM + LIVING ROOM +
DINING + FOYER + KITCHEN
WITH UTILITY BALCONY +
3 TOILETS + 3 BALCONIES

AREA DETAILS

BUILT UP AREA	=	137.07 SQ. MT/ 1475 SQ. FT (COVERED AREA + BALCONY AREA)
CARPET AREA	=	92.83 SQ.MT/ 999 SQ.FT
COVERED AREA	=	112.12 SQ.MT/ 1207 SQ.FT
BALCONY AREA	=	24.95 SQ.MT/ 268 SQ.FT
COMMON AREA	=	40.37 SQ.MT/ 435 SQ.FT
TOTAL AREA	=	177.44 SQ.MT/ 1910 SQ.FT

Disclaimer: The layout is an artistic impression provided for representation purpose only. All internal and external area measurements are from unfinished surfaces. Final details of the apartment shall be specified in the agreement. Plans are not to scale, and all dimensions are in meters (mt.) 1 sq.mt. = 10.764 sq.ft.



+91 9211608242

CALL/WHATSAPP

3BHK



1 BASEMENT+
STILT-1/PODIUM/GROUND +
STILT-2/ UPPER GROUND +
34 STOREY

4 BED ROOM + LIVING ROOM +
DINING + FOYER+ KITCHEN
WITH UTILITY BALCONY +
4 TOILETS + 1 BIG BALCONY +
2 BALCONIES

AREA DETAILS

BUILT UP AREA	=	178.55 SQ. MT/ 1922 SQ. FT (COVERED AREA + BALCONY AREA)
CARPET AREA	=	124.54 SQ.MT/ 1340 SQ.FT
COVERED AREA	=	141.73 SQ.MT/ 1526 SQ.FT
BALCONY AREA	=	36.82 SQ.MT/ 396 SQ.FT
COMMON AREA	=	53.24 SQ.MT/ 573 SQ.FT
TOTAL AREA	=	231.79 SQ.MT/ 2495 SQ.FT

Disclaimer: The layout is an artistic impression provided for representation purpose only. All internal and external area measurements are from unfinished surfaces. Final details of the apartment shall be specified in the agreement. Plans are not to scale, and all dimensions are in meters (mt.) 1 sq.mt. = 10.764 sq.ft.



+91 9211608242

CALL/WHATSAPP

4BHK

35

DELIVERED
RESIDENTIAL
PROJECTS

30

DELIVERED
COMMERCIAL
PROJECTS

3

DELIVERED
TOWNSHIP
PROJECTS

2

DELIVERED
RETAIL PROJECTS
(MALLS)

4

GAURS
INTERNATIONAL
SCHOOL

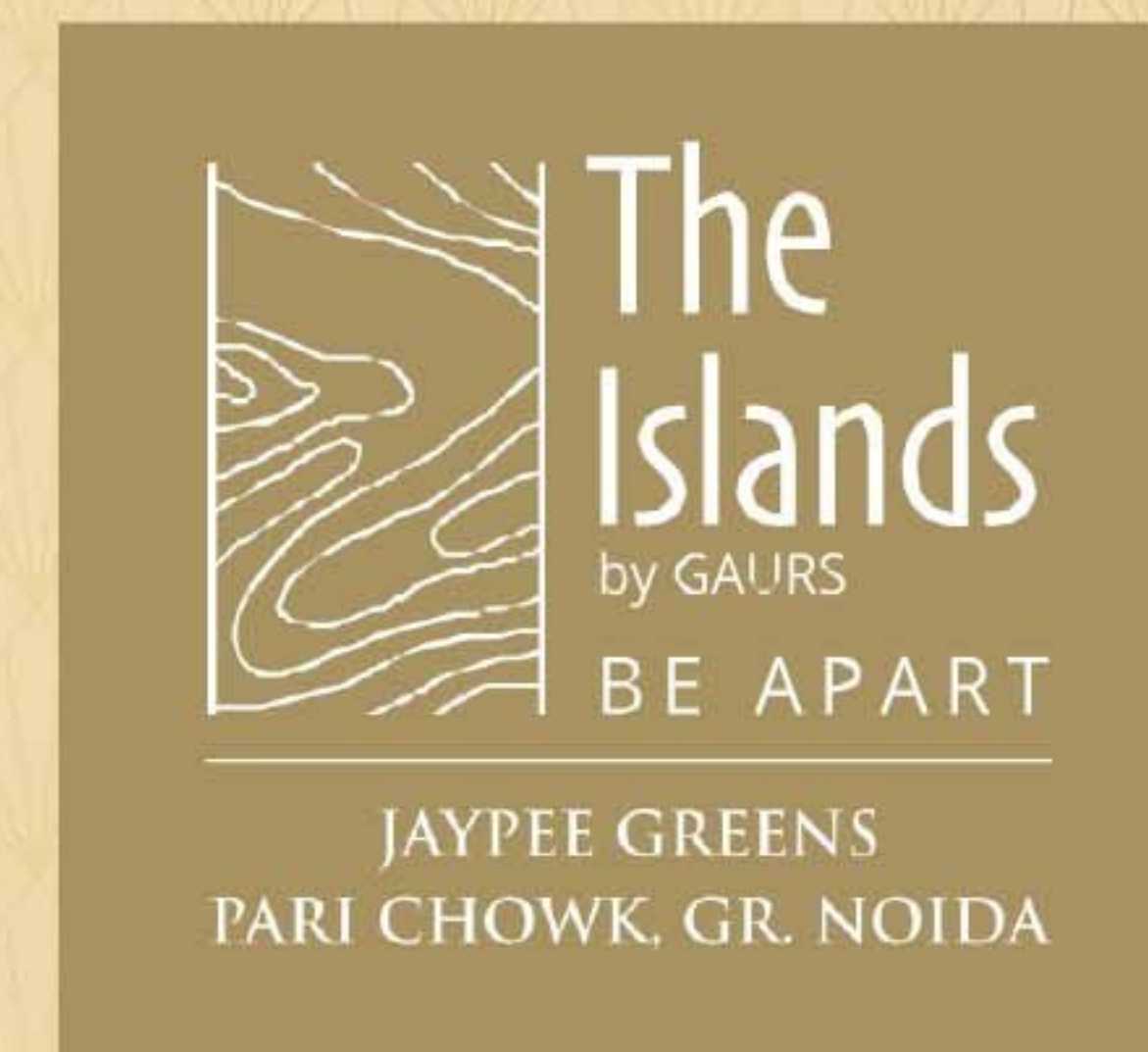
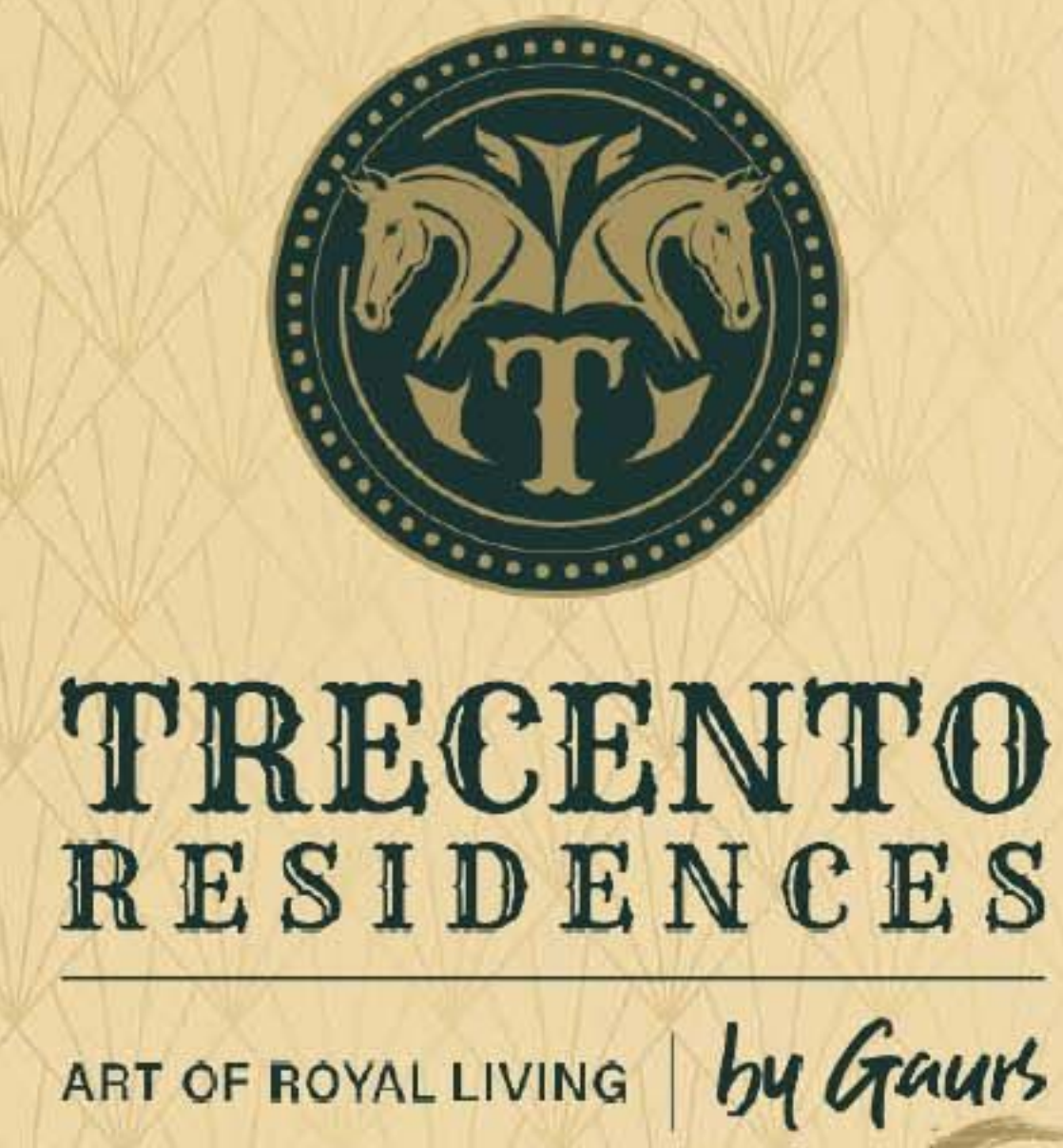
24

ONGOING
RERA REGISTERED
PROJECTS



A LEGACY OF LUXURY

Our expansive portfolio spans from high-end luxury residences to thoughtfully crafted affordable homes. Step into a world where luxury knows no limits - step into the enduring legacy of Gaurs.



+91 9211608242

CALL/WHATSAPP

BE A PART OF THE
TRANSFORMATION STORY AT THE
YAMUNA EXPRESSWAY



+91 9211608242

CALL/WHATSAPP



+91 9211608242

CALL/WHATSAPP

INSPIRED FROM THE ART OF PERFECT TRANSFORMATION

Project spread across approx.

4.85 Hectares (12 Acres)

7 Towers (Phase 1)

Landscape Greens in
3.44 Hectares (8.5 Acres)

inspired by **Butterfly**

Grand Entrance -
Triple height lobby



Club & Project Interiors on the
Art Deco theme

One of the **biggest Clubhouse**
of the region **6867 Sq.Mt.**
(75000 Sq.Ft.)
spread over multiple levels with
60+ amenities

Almost **8.5 acres**
Central Landscaped Greens





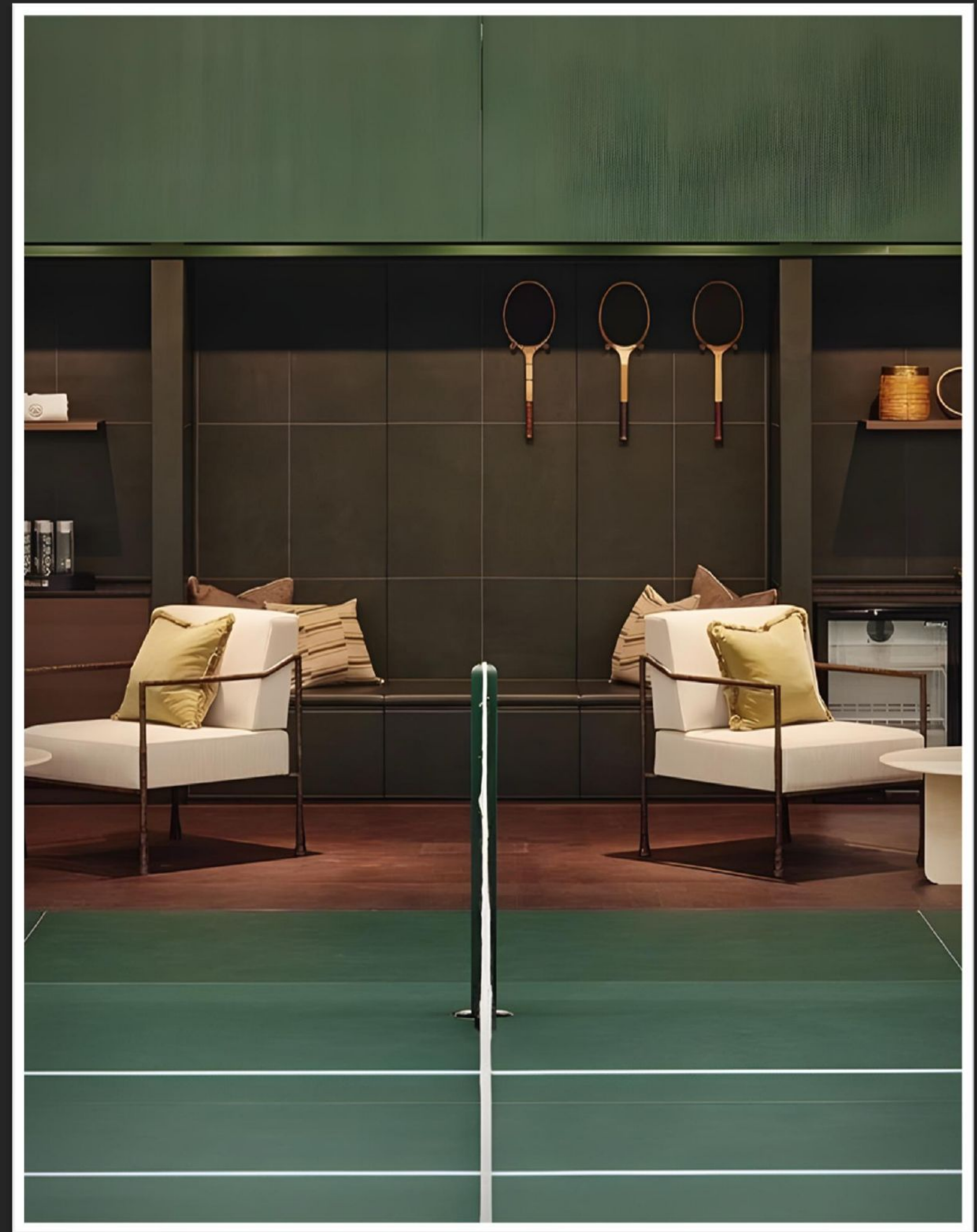
+91 9211608242

CALL/WHATSAPP



**A DESTINATION
BRIMMING
WITH POSSIBILITIES**

Map not to scale



BADMINTON BEATS | LOOK & FEEL

OchreInk



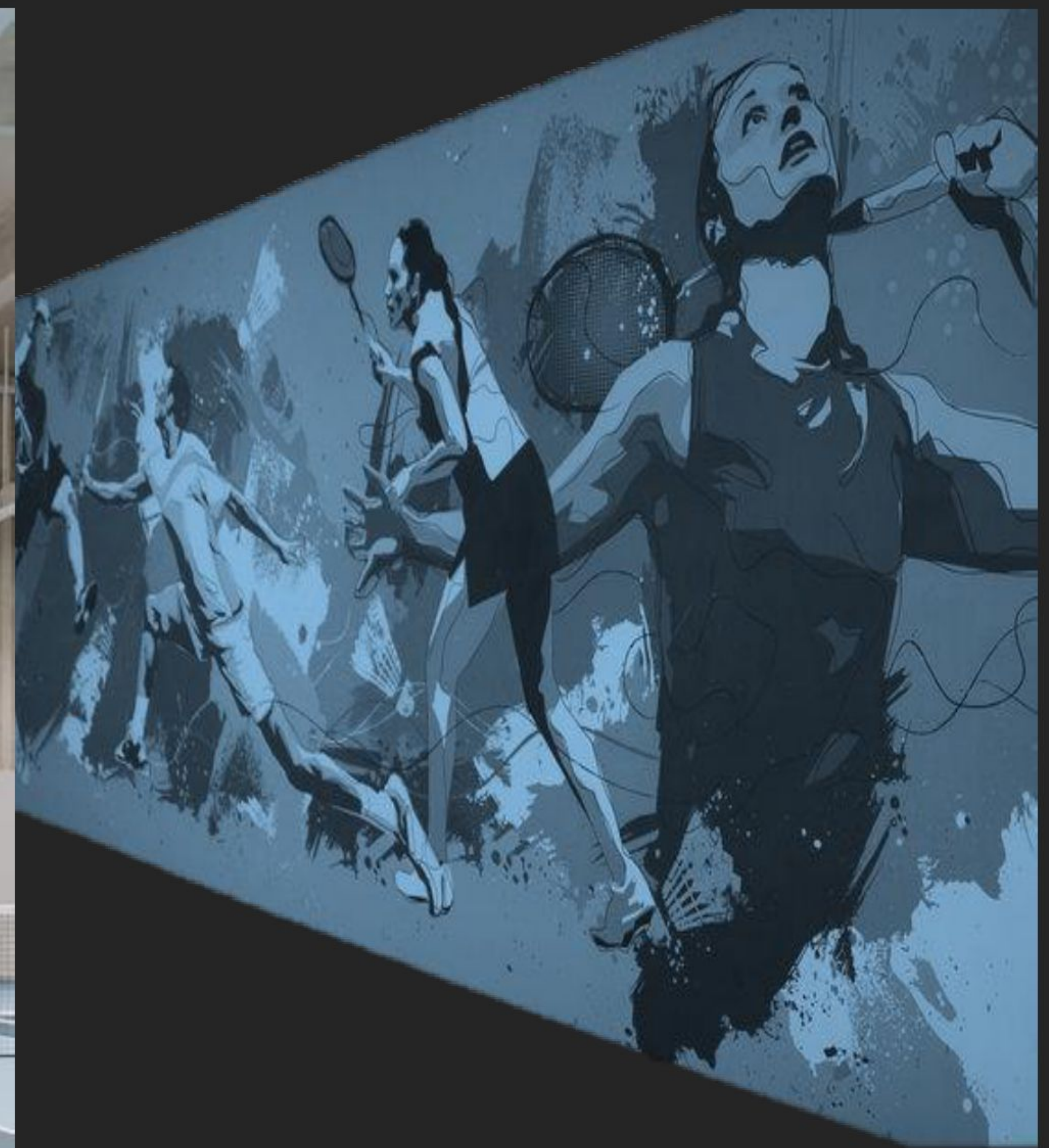
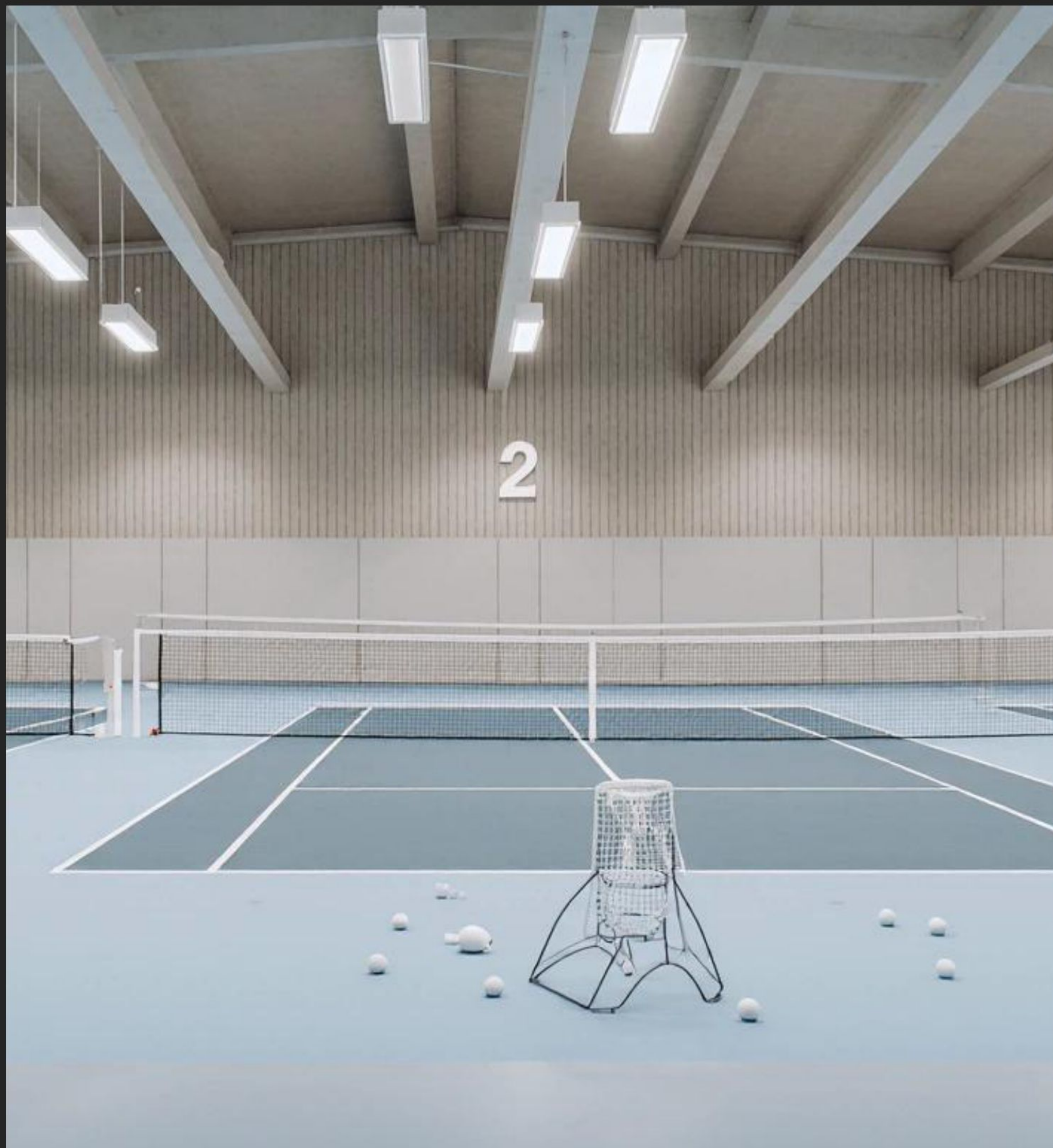
TABLE TENNIS TALES | LOOK & FEEL

OchreInk



THE SQUASH SQUARE | LOOK & FEEL

OchreInk



PICKLE PLAY COURT | LOOK & FEEL

OchreInk

A close-up photograph of a butterfly with vibrant orange wings, dark brown borders, and white spots. The butterfly is perched on a cluster of small, delicate white flowers with yellow centers. The background is a soft, out-of-focus green, suggesting a natural, outdoor setting. The lighting is bright and natural, highlighting the intricate patterns on the butterfly's wings and the texture of the flowers.

A WORLD WHERE
LIFE TRANSFORMS
INTO SOMETHING
TIMELESS,
***BEAUTIFUL AND
EXTRAORDINARY I***



YAMUNA EXPRESSWAY, AN EMERGING GROWTH CORRIDOR OF INDIA

It links **Delhi, Noida, Greater Noida, and Agra** seamlessly, with the Eastern Peripheral Expressway further boosting accessibility.

Sports infrastructure, universities, and industrial parks already give the region a new identity.

Emerging **industrial and logistics hubs**.

Existing sports and lifestyle landmarks (F1 track, universities, townships).

Source:
www.yamunaexpresswayauthority.com

THE CATALYST OF CHANGE, **NOIDA INTERNATIONAL AIRPORT (JEWAR)** AT THE YAMUNA EXPRESSWAY WILL BE OPERATIONAL SOON



Upcoming Noida International Airport (NIA) would be **India's largest and world's 4th largest Airport**

Managed & Operated by Yamuna International Airport Private Limited (YIAPL) a subsidiary of Zurich Airport International AG
Envisioned to be 6-Runway Airport, expanding into 2900 hectares
Developed through a Public-Private Partnership Model (PPP)
A Green Field Airport

India's first **100% FDI** airport project. Direct boost to **residential, commercial, and industrial demand**. Phase 1 will be operational by 2025, handling millions of passengers annually, while multiple phases will add more terminals and runways over time.

This Landmark will redefine connectivity, business travel, tourism, and real estate dynamics across the entire corridor.

Source:
www.yamunaexpresswayauthority.com

Images used are for reference purpose only.

A photograph of two industrial workers, a man and a woman, wearing white hard hats and high-visibility yellow and blue work jackets. They are standing in a factory environment, looking down at a clipboard held by the woman. The background is a blurred industrial setting with various machinery and equipment.

YAMUNA EXPRESSWAY, EMERGING INTO AN ECONOMIC POWERHOUSE

From Logistics hubs to Electric Mobility Zones from **Residential Townships** to **IT & Fin Tech cities**, the region is developing into a thriving ecosystem.

Multiple Industrial Zones planned such as **Toy Park, MRO, Film City, Leather Manufacturing Park, Heritage City, Furniture Hub, Handloom Cluster, Medical Device Park, Metro Coach Factory** and many more.

Attracting immense global & national investments from **Corporate Giants**.

YAMUNA EXPRESSWAY, THE VISION OF 2030

By 2030, Yamuna Expressway will stand as one of India's most futuristic cityscapes.

Being next to the Noida International Airport the area will see a high growth owing to excellent infrastructure & connectivity.

Ancillary Businesses (Cargo, Warehouse, Logistics, Hospitality, Trade) often grow exponentially in such areas because of shorter commute time and better utilities.

Areas near the Airport see strong appreciation once the Airport becomes functional.

Sources:
www.economictimes.indiatimes.com
www.wikipedia.org

Images used are for reference purpose only.

THE BEAUTY OF BECOMING
ONE OF THE FINEST
PROJECTS AT THE
YAMUNA EXPRESSWAY

3 & 4 BHK Landmark Residences



EVERY GREAT
BEAUTY IS BORN
FROM BECOMING.
IT IS THE
JOURNEY THAT
SHAPES GROWTH
& SUCCESS.



GROWING IN ELEGANCE THROUGH THE CONTRIBUTION OF INTERNATIONALLY FAMED DEVELOPERS



Project Architecture - Imperial
grandeur, featuring
contemporary facades with
modern design elements.

Project Architect -
Hafeez Contractor

Club & Interior Architect -
OchreInk

Landscape Architect -
***SCI (Site Concepts
International)***

Structure - ***R D Consultant***

MEP - ***Paradise Consultant***

GLOBALLY RECOGNIZED ICON OF INDIAN ARCHITECTURE

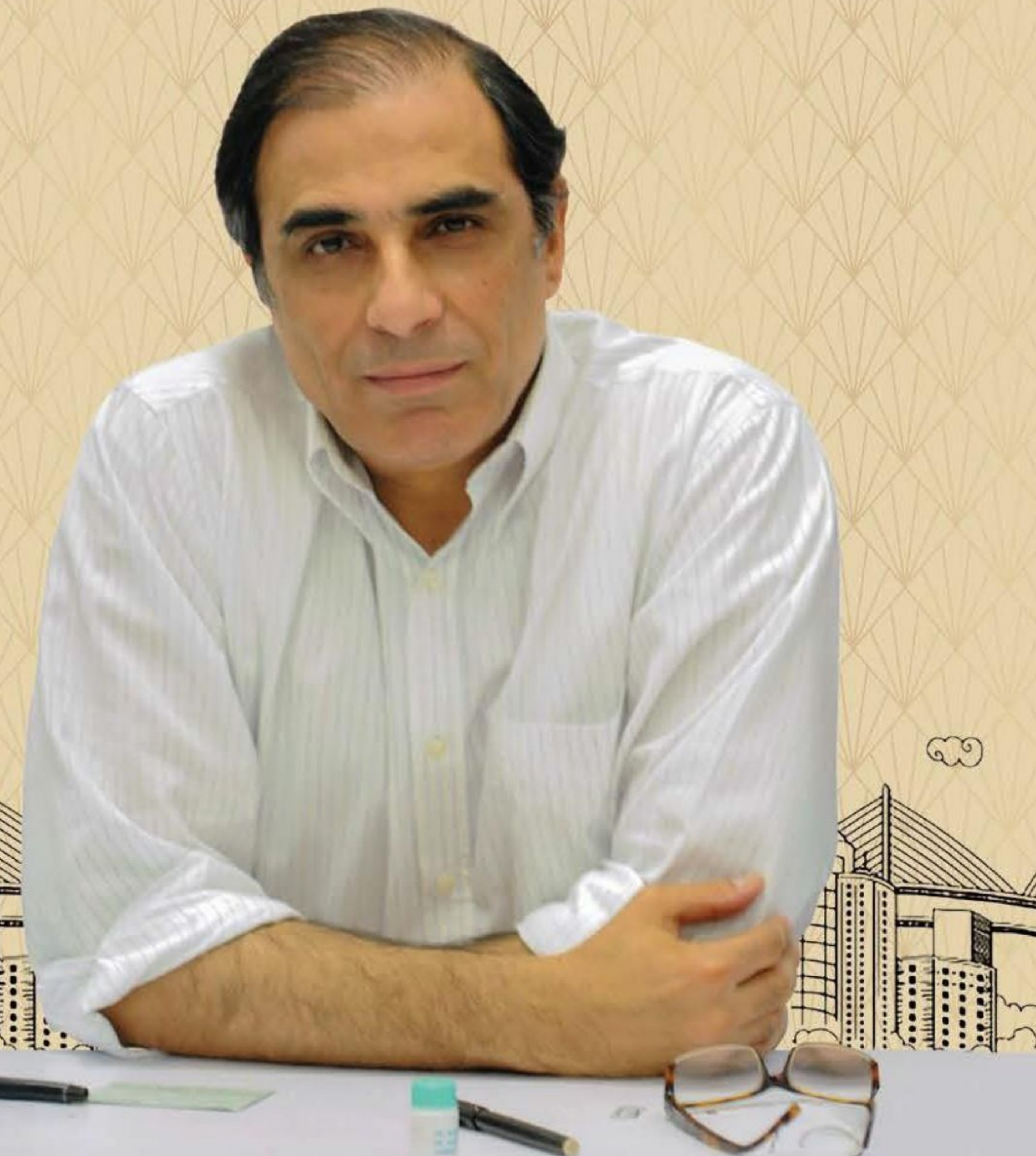
THE ENDURING LEGACY OF HAFEEZ CONTRACTOR

- India's most renowned architect and a **Padma Bhushan** awardee.
- Revolutionized urban living with designs that balance **innovation, functionality, and grandeur.**
- Work ranging from **futuristic campuses** to **soaring high-rises.**

SIGNATURE WORKS:

- **D Y Patil Sports Stadium, Navi Mumbai**
- **Lavasa City, Pune**
- **Turbhe Railway Station, Navi Mumbai**

Hafeez Contractor
Project Architect



TRANSFORMING MODERN LANDSCAPES

Under the visionary leadership of Clint Owen, Design Director Site Concepts International (SCI) has established a reputation for high quality professional planning and design throughout Asia with active projects in over eight countries. Their expertise in providing diverse and unique site specific design solutions during project implementation has made SCI a favourite of Developers, Architects and others in the industry.

SIGNATURE WORKS:

- Cap Ternay Resort & Spa, Seychelles
- Embarcadero Park, Indonesia
- Hsinchu Hsinpu Eco Community, Taiwan
- Pantai Sentral Park, Malaysia

LANDSCAPE ARCHITECT



Clint Owen
Design Director



UNVEILING RESORT STYLE LIVING



THE ART OF OPULENCE - MEET THE MAESTRO OF LUXURY LIVING

The name 'OchreInk' derives inspiration from the color ochre itself, emphasizing an awareness of sustainability and following the principle of always being connected to one's roots.

With over 17 years of professional experience in varied segments, Sachin Chavan has a knack for innovations and ideas in synchronicity with the client's needs. The meticulous detailing in all his projects has brought him recognition not just from his clients but from within the ranks of the Architect community too.

SIGNATURE WORKS:

- Embarcadero Park, Indonesia
- Lexus Guest Experience Center, Mumbai
- Saurashtri Farmhouse, Karjat
- Shopping Mall, Delhi NCR

PROJECT INTERIOR ARCHITECT



Sachin Chavan
Principal Designer

OchreInk
Architects & Interior Designers

THE CLIENT BRIEF

- THE ARCHITECTURAL LANGUAGE OF THE CLUBHOUSE IS INSPIRED BY ART DECO, WHICH LAID THE FOUNDATION FOR OUR CORE DESIGN CONCEPT, 'ART DEKHO'. THE CONCEPT STAYS TRUE TO THE GEOMETRY, ELEGANCE, AND ORNAMENTAL QUALITY OF THE ORIGINAL ART DECO MOVEMENT.
- THE CLIENT ENVISIONS THE SPACE TO BE CONTEMPORARY AND MODERN, WITH AN EMPHASIS ON CLEAN LINES, CURATED AESTHETICS, AND A SEAMLESS BLEND OF HERITAGE AND INNOVATION.
- AN IMPORTANT DIRECTION WAS TO ENSURE THAT THE LOOK AND FEEL IS FRESH, DYNAMIC, AND "INSTAGRAM-WORTHY" — MAKING EACH CORNER VISUALLY APPEALING AND SOCIALLY SHAREABLE. FROM MATERIAL SELECTION TO SPATIAL PLANNING, THE FOCUS REMAINS ON CREATING A NEW-AGE EXPERIENCE THAT BALANCES STYLE, COMFORT, AND CULTURE.





ONE CLUB. INFINITE WORLDS.

A fusion of Sports. Wellness. Fun. Zen.
Entertainment and beyond.



*Spread across
8 Lifestyle Zones*

THE CONCOURSE

THE SPORTS PAVILION

THE FUN FRONTIER

THE GRAND AFFAIR

THE IDEA STUDIO

THE VITALITY HUB

THE ARTISTRY ATRIUM

REJUVENATION BAY
(The Calm Corner)

CLUB TERRACE

*Explore
the universe of Club,
zone by zone!*

The Canvas of Art Dekho

THESE MATERIALS FORM THE CONSISTENT DESIGN THREAD ACROSS THE CLUBHOUSE
TIMELESS, TACTILE AND ROOTED IN CONTEXT.



FLOORING- MARBLE



METAL



© Federico Cedrone
VENEER

THE CONCOURSE

The grand welcome zone.
Features an elegant,
double-height reception
lobby, high-speed lifts, and
staircase highlighted by the
signature Art Gallery, the
Concourse transforms
architecture into art.



Signature details that make the scroll stop.

THESE ARTISTIC TOUCHES ARE WHAT TRANSFORM THE SPACE FROM BEAUTIFUL TO ICONIC.



SCULPTED LIGHTS



RE-IMAGINED DOORS

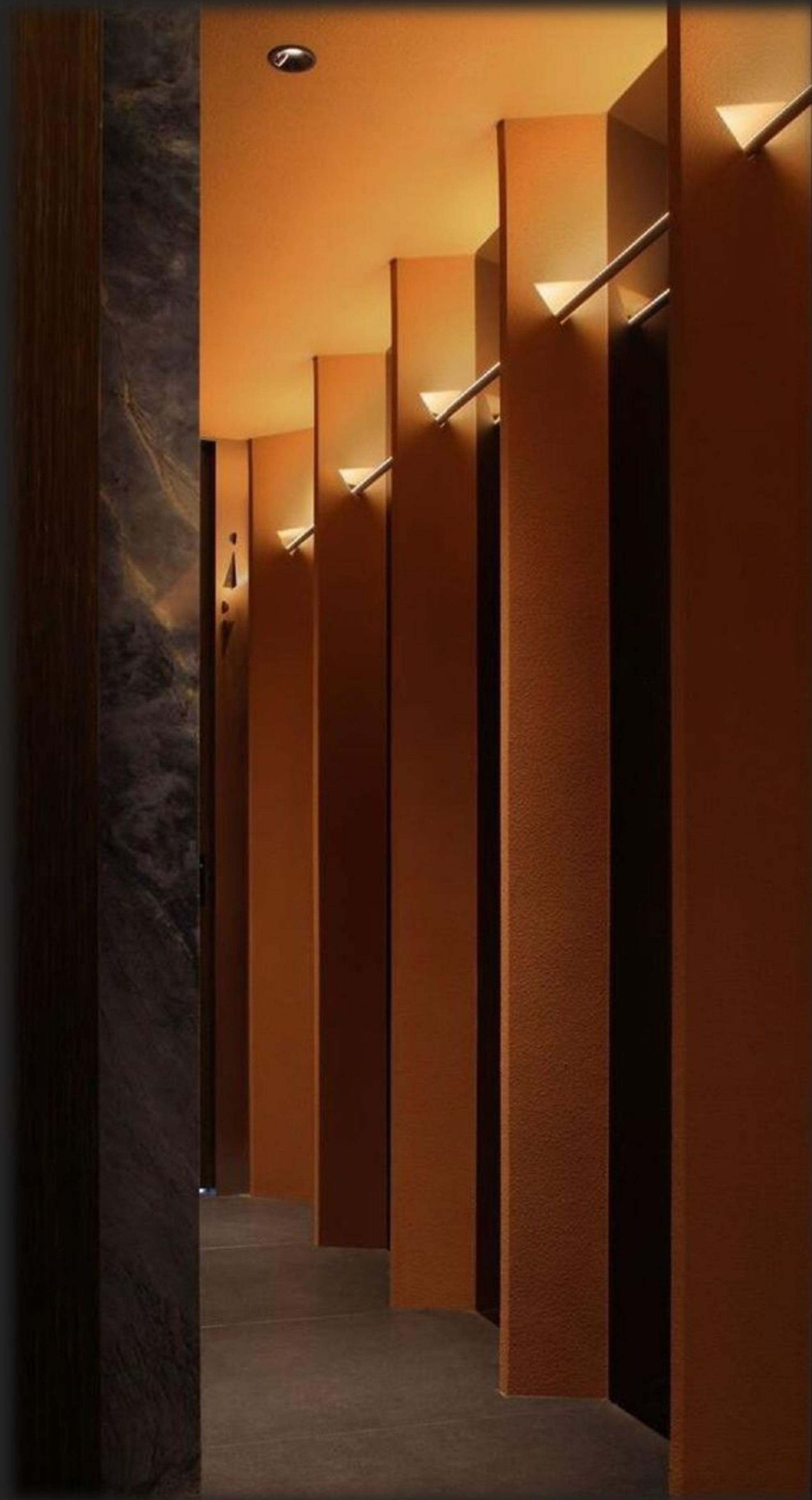


MATERIAL PLAY

EACH DESIGNED TO SURPRISE, INSPIRE, AND BE SHARED.



The lobby is where style and space meet. Here, you'll find artistic furniture that adds character and a spacious environment that makes everyone feel instantly comfortable. the moment you walk in.



Each lobby is designed as a portal, the first frame that sets the tone for what lies ahead. Whether you're heading to a different zone or taking a moment to pause,

FIRST FRAME LOBBY | LOOK & FEEL

OchreInk



The restaurant shines with gold and green, colors that radiate warmth and balance. This perfect pairing turns every meal into an experience that feels both vibrant and comforting.



The co-working space is designed for work-from-home employees and anyone seeking a fresh, inspiring environment.

SOCIALS CENTER | LOOK & FEEL

OchreInk

Entertainment Zone

The Entertainment Zone brings together an incredible lineup; arcade, karaoke, jam room, chess room, billiards room, golf simulator, game simulator, cards room, theater, and bowling alley. Each area is thoughtfully designed with a unique and artistic touch, creating immersive experiences that combine fun, energy, and style.



We enter the arcade through a playful, unique portal, where freestyle circular suspended ceiling lights set the mood. The atmosphere is lively and inviting, blending fun and design seamlessly.



BOWLING ALLEY | LOOK & FEEL

OchreInk



VIRTUAL GOLF CLUB | LOOK & FEEL

OchreInk



THEATER VAULT | LOOK & FEEL

OchreInk



THE SCULPT GYM | LOOK & FEEL

OchreInk

STONEGREY

Stone Grey symbolizes strength, stability, and resilience ; perfect for a space driven by performance and movement.



The Game On Gallery

The Game On Gallery brings together all your favorite sports and games – with a badminton court, squash court, pickleball court, table tennis room, and smash cricket area. It's a dynamic zone designed for endless fun and competition.