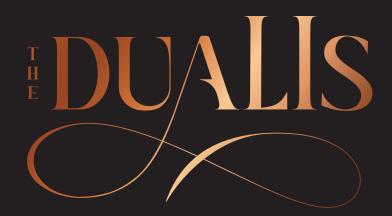




Shapoorji Pallonji



The wordmark is a tribute to the grace of Shapoorji Pallonji The Dualis' twin towers, their symmetry mirrored in the poised ascent of the letter 'i' and 'I'.

Each letter carries elegance, power and charm, while the word 'A' unfurls into an infinity loop.

The loop symbolizes our wraparound decks and a life of boundless joy and enchanting views that you will experience here.

It's a subtle mark of a life shaped by elegance.

W E L C O M E

T O











THE EPICENTRE OFEASE

With Gurugram's finest destinations just moments away, every convenience is at your fingertips.



Just 400 m from the upcoming IKEA, bringing world-class retail within walking distance.



1.2 km from Unitech Cyber Park.



1.2 km from Medanta Multi-Specialty Hospital, world-class healthcare moments away.



Effortless connectivity to Cyber City, Sohna Road, MG Road, and Delhi NCR.

At The Dualis, location isn't just about convenience, it's about being at the centre of possibility.

Disclaimer: Travel distances & timings mentioned are taken from the Internet at normal traffic conditions and are approximate. Upcoming developments are indicative and to be developed by appropriate authorities.



2.9 km 5 Mins Raheja Mall 4.0 km 10 Mins Omaxe City 4.8 km 10 Mins Star Mall 11.3 km 12 Mins Ambience Mall

Hospitals _____

1.2 km 4 Mins Medanta The Medicity 7 Mins CK Birla Hospital $2.3\,\mathrm{km}$ 10 Mins Fortis Hospital $3.5 \, \mathrm{km}$ 10 Mins Artemis Hospital 11 Mins Max Hospital 19 Mins Paras Hospital

Business Parks __

3 Mins Unitech Cyber Park 1.2 km 6 Mins Sector 32 (Industrial Hub) 3.6 km 8 Mins Sector 44 (Industrial Hub) 10 Mins M3M IFC 4.5 km

9.9 km 18 Mins DLF Cyber Hub

T Hotels _

7.4 km

3.0 km 7 Mins Ramada by Wyndham 3.0 km 11 Mins Taj City Centre 11 Mins Radisson Hotel 3.8 km 4.5 km 13 Mins Courtyard By Marriott 15 Mins Crowne Plaza Gurugram

17 Mins Grand Hyatt

Road Connectivity_____

O Mins Netaji Subhash Rd. 1.9 km 3 Mins Sohna Rd. 2.3 km 5 Mins NH8 9 Mins Golf Course Ext. Rd. 4.1 km 4.1 km 9 Mins Southern Peripheral Rd. 5.9 km 9 Mins Golf Course Rd. 11.7 km 16 Mins Dwarka Expressway

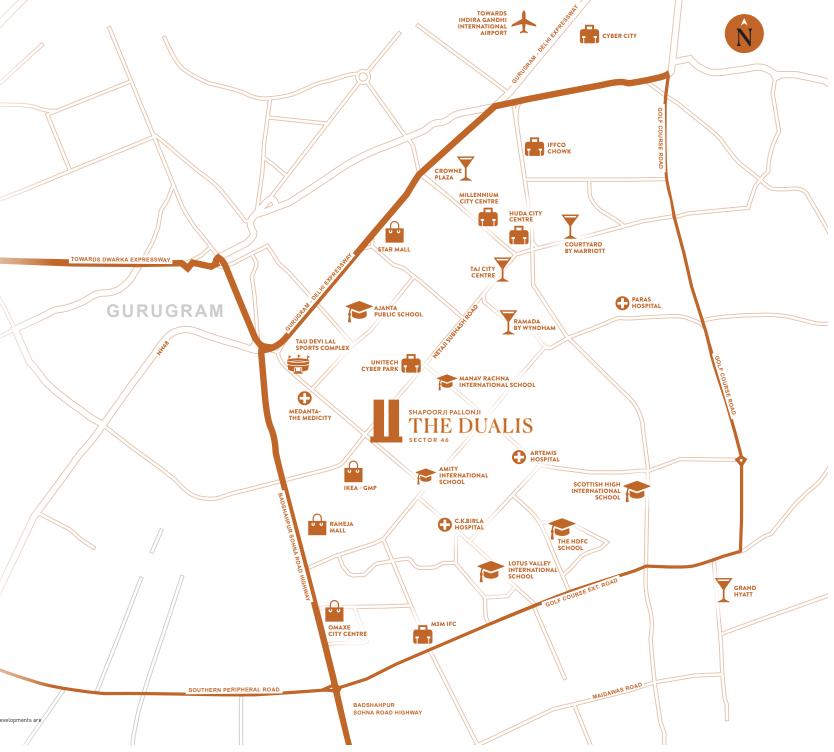
• Landmarks

0.4 Km 2 Mins IKEA (Upcoming) 2.0 km 5 Mins Tau Devi Lal Sports Complex 3.3 km 7 Mins Millennium City Centre Metro Station 7.4 km 9 Mins IFFCO Chowk 19 km 26 Mins IGI Airport

Educational Institutions _____

1.2 km 4 Mins Manay Rachna

International School 1.7 km 7 Mins Amity International School 3.1 km 9 Mins Ajanta Public School 3.9 km 12 Mins Lotus Valley International School 4.6 km 14 Mins The HDFC School (Senior High School) 5.4 km 18 Mins Scottish High International School



indicative and to be developed by appropriate authorities

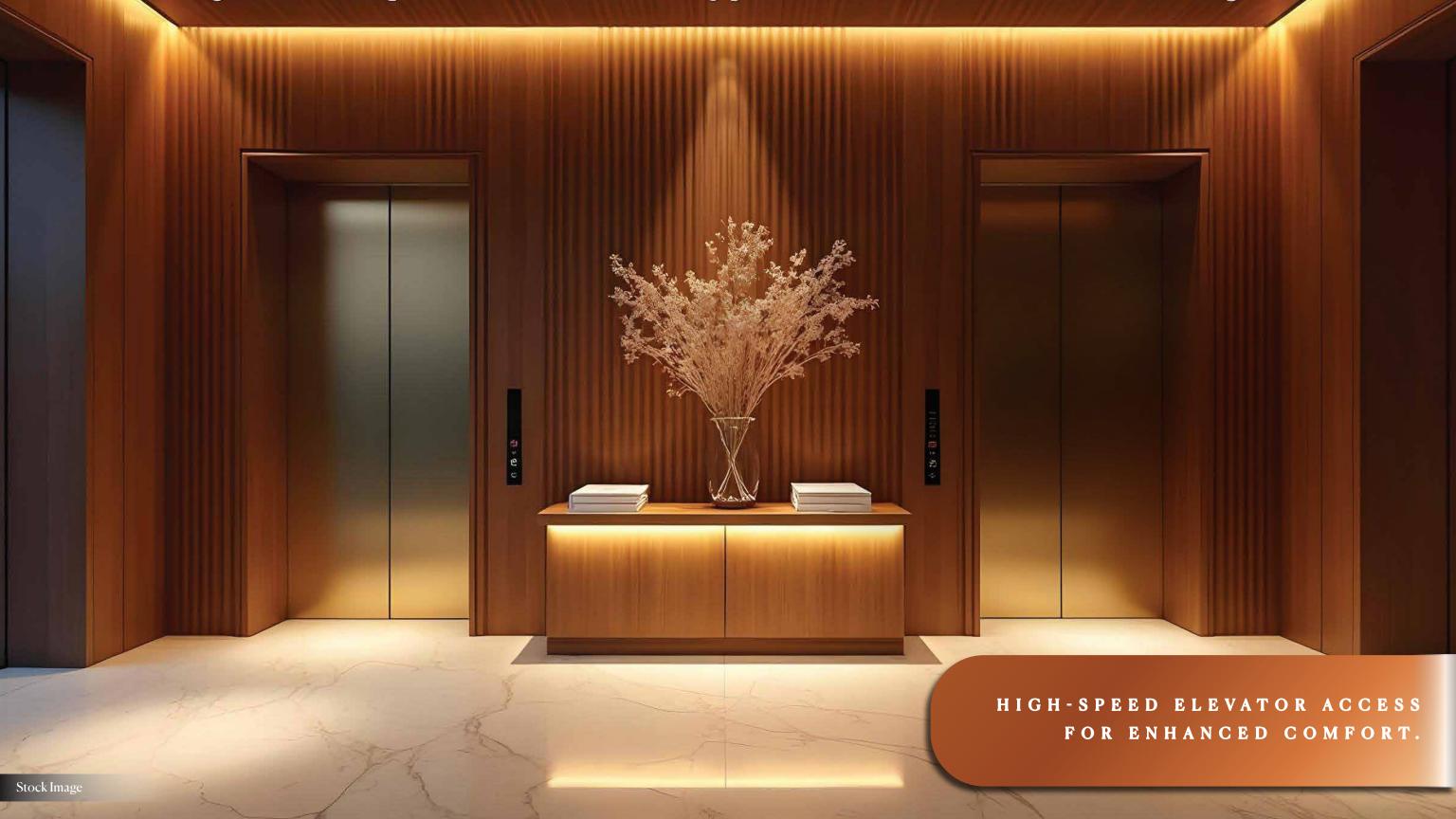
LUXURY, SPACE, AND UNCOMPROMISING QUALITY













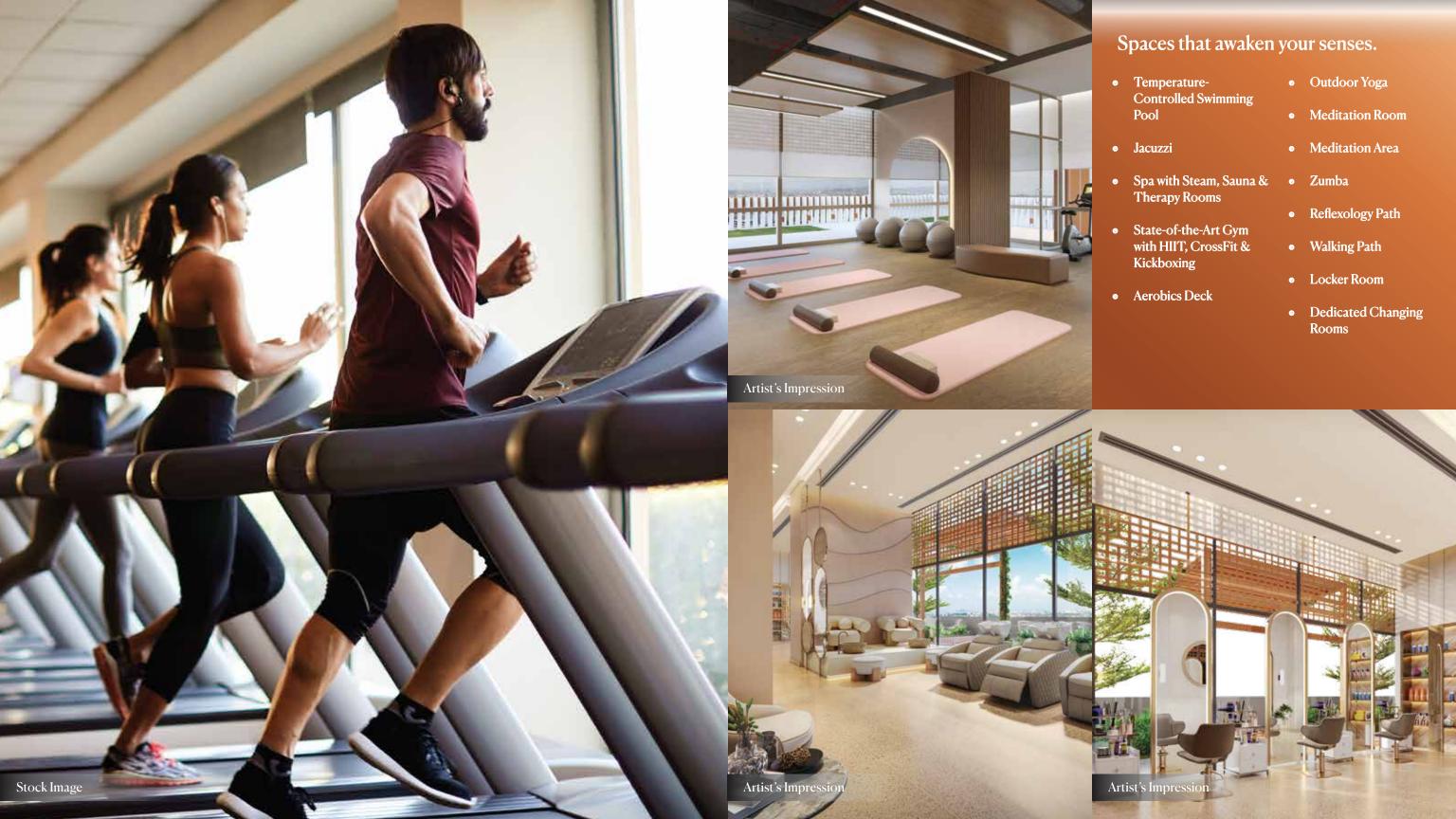
EVERYDAY DESERVES THE EXTRAORDINARY

Crafted for those who expect nothing less than excellence.

Here, indulgence isn't an occasional escape, it's woven into the fabric of daily life.









Your space to pause, breathe and relax.

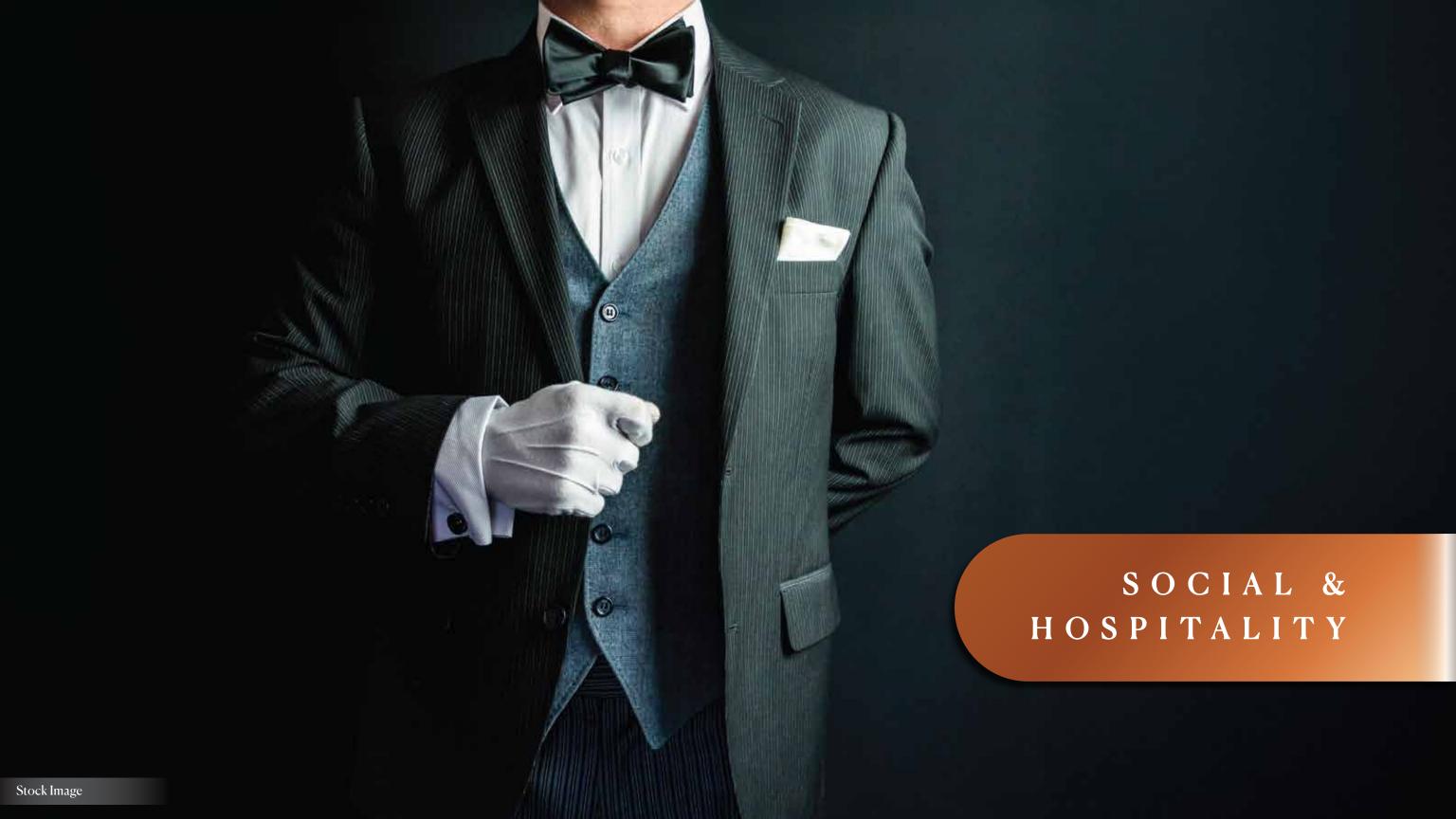
- Lawn
- Walkway
- Gazebo with Seating and
 Trellis
- Sit-out space with Pergolas
- Seat Court

Stock Image

• Seating Cabana

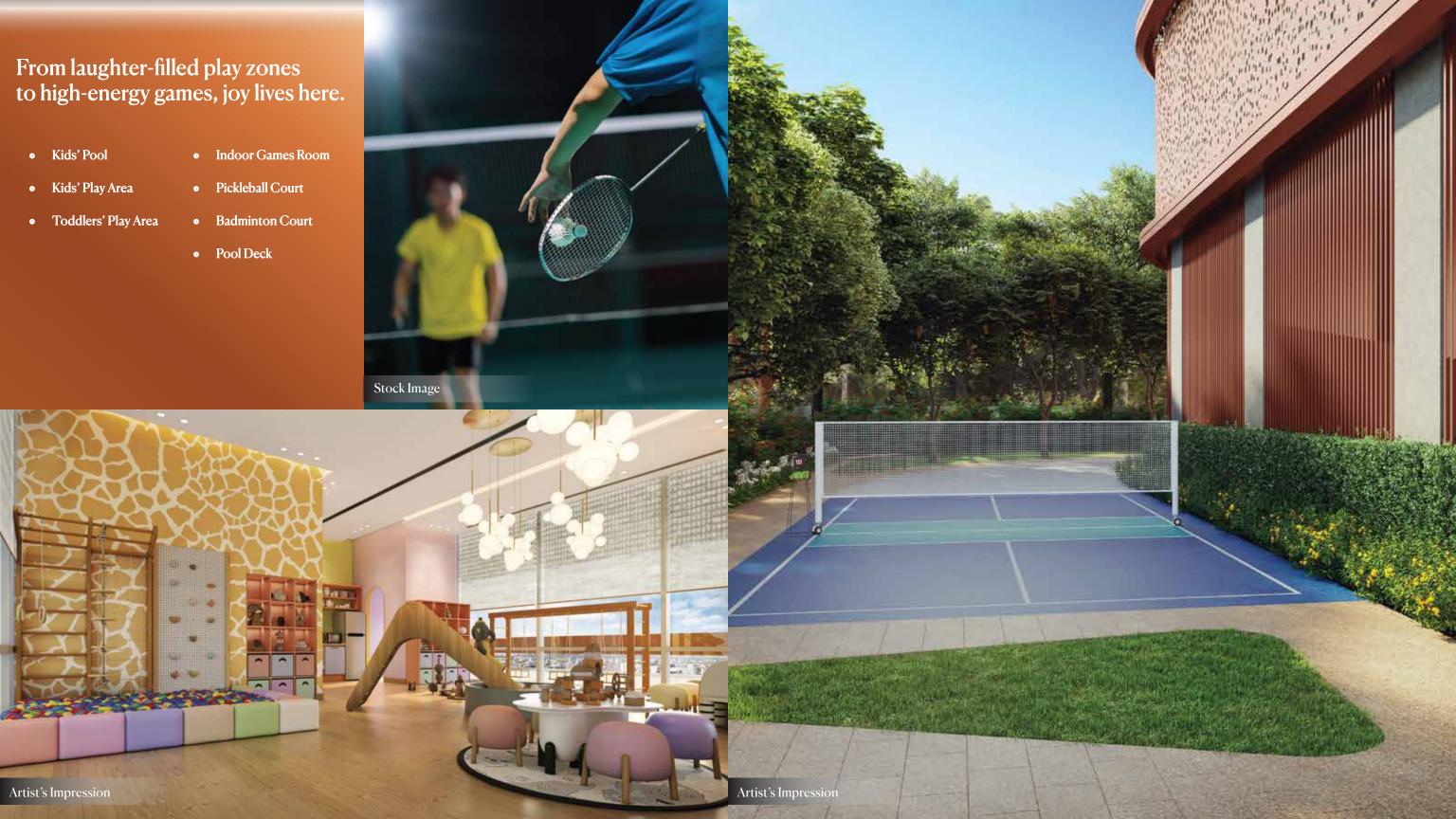
- Seating Pockets
- Reading Lounge & Library
- Pet Park
- Shallow Water Body
- Poolside Seating











ELEGANCE IN EVERYDAY LIFE



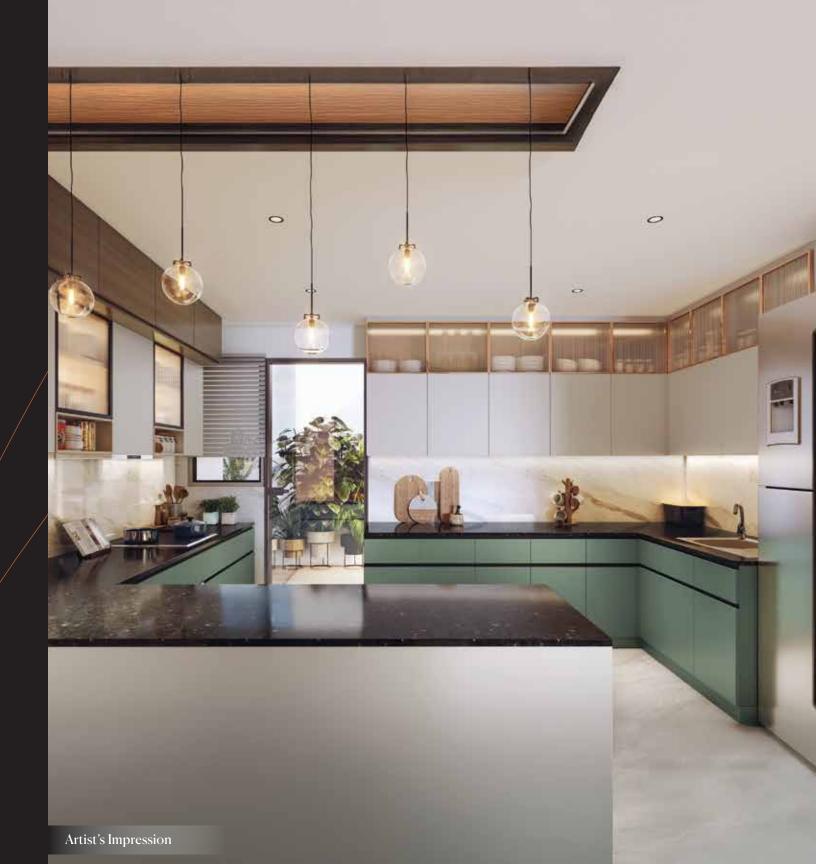


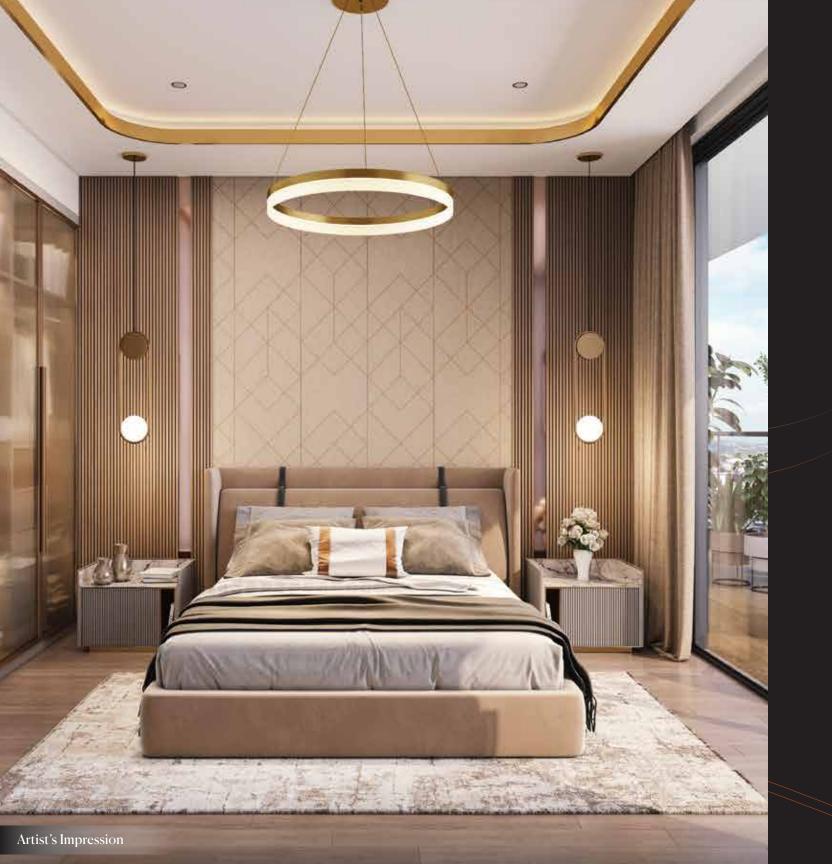
DRAWING ROOMS

The heart of your home where first impressions linger and conversations unfold with quiet grandeur.

GOURMET STUDIO

More than a kitchen, this is where intelligent layouts, high-end fittings, and ample storage come together to create a seamless blend of function and form — whether for daily ease or gourmet indulgence.



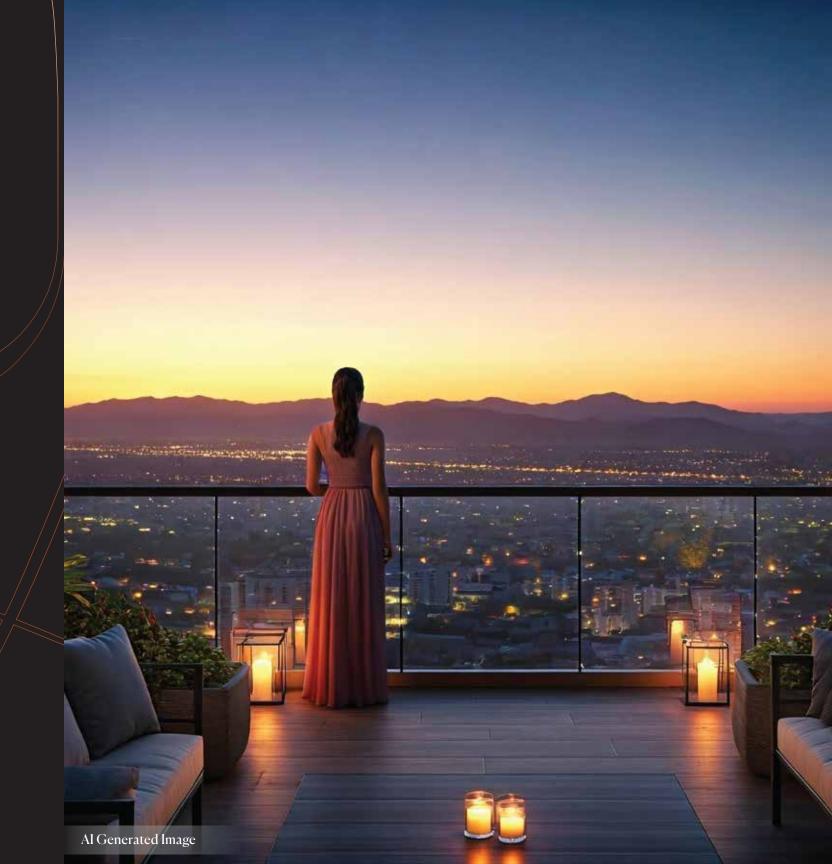


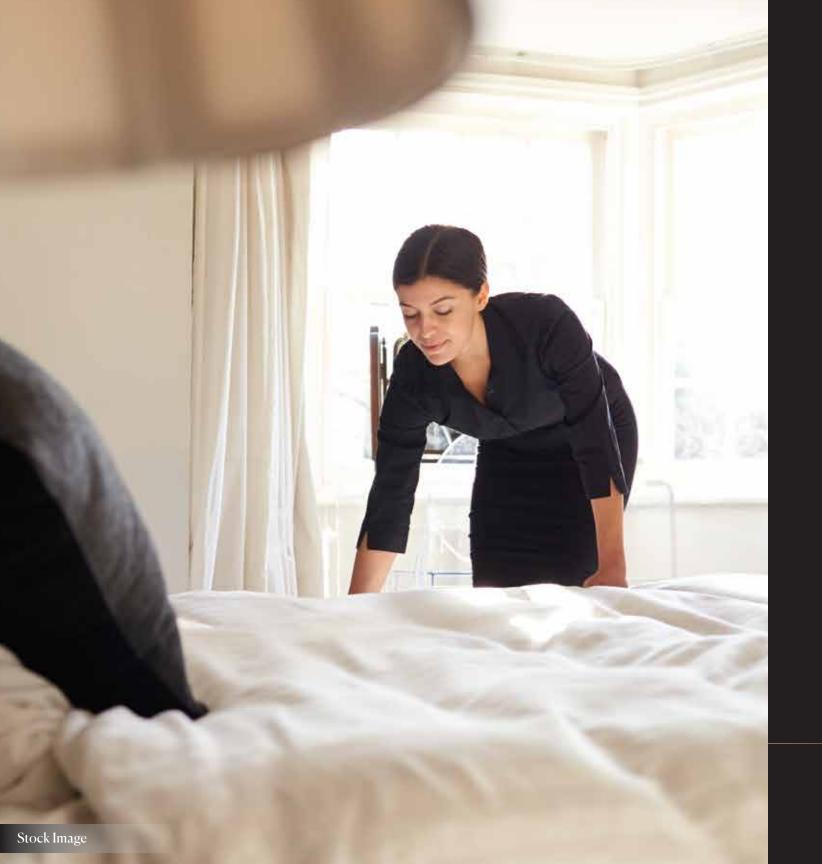
PERSONAL CHAMBERS

Expansive, airy, and bathed in soft, ambient lighting, your personal chambers offer a retreat from the world — where every night feels like a promise of rest and rejuvenation.

SKY DECKS

The quiet crown of your home — opening up to light, air, and limitless perspective. Here, every turn reveals a new angle of the city and every breath feels a little more free.





PRIVATE DOMESTIC HELP QUARTERS

Designed for seamless living, every residence includes a dedicated domestic staff room with separate access, ensuring privacy without disrupting the rhythm of sophistication.



OUR PRINCIPAL CONSULTANTS



Blackstone backed ASK Property Fund is a coveted, research-driven real estate investor with a benchmarked risk-evaluation process. They only invest in hand-picked projects based on their due diligence. Their investment in Shapoorji Pallonji The Dualis is testament to the project's value and appreciation potential.

morphogenesis.

Architecture | Interiors | Landscape

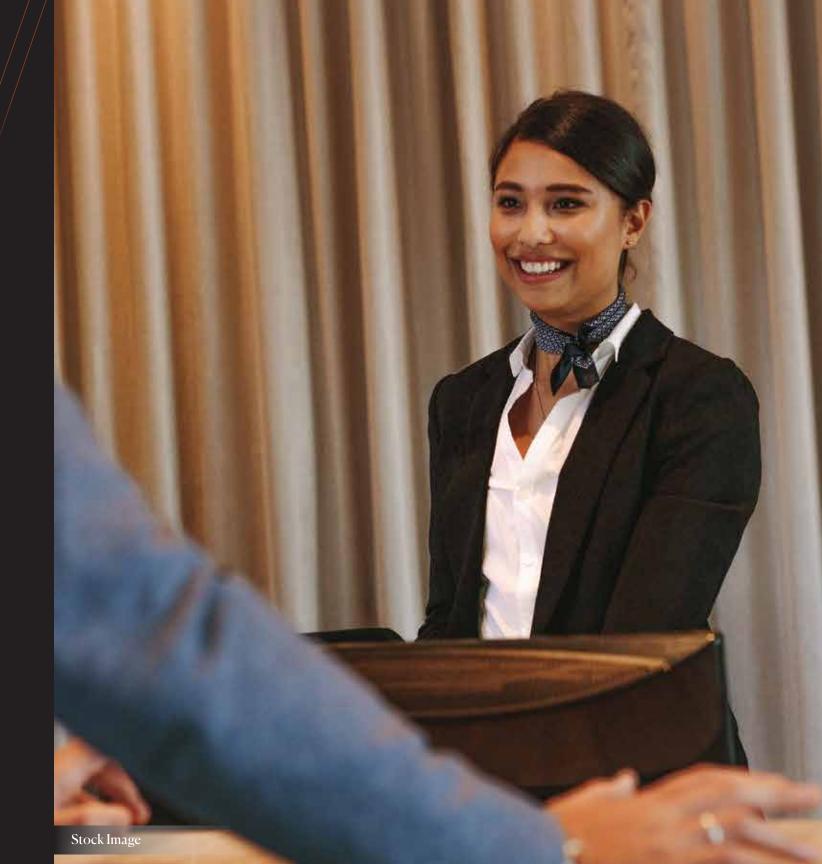




LIFESTYLE CONCIERGES WITH QUINTESSENTIALLY LIFESTYLE

Exclusively crafted for luxury and super-luxury developments, Quintessentially Lifestyle offers branded corporate concierge memberships to real estate developers.

Each resident receives a truly global membership, enabling both domestic and international requests. Managed by trained lifestyle experts, the concierge service delivers personalised, proactive assistance across art, dining, nightlife, travel, fashion, entertainment, and more.





CLUBHOUSE MANAGEMENT WITH THINKROOTERS

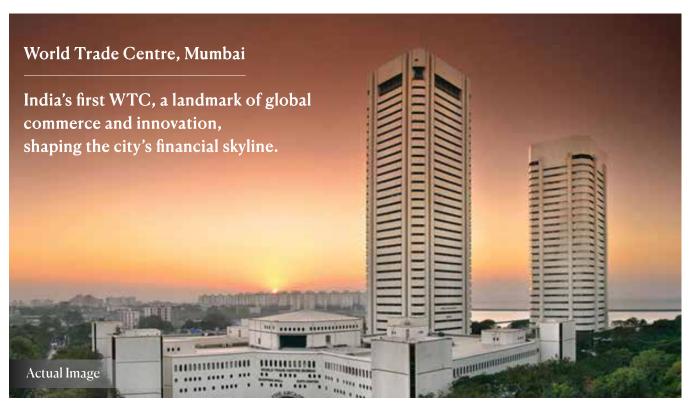
At The Dualis, every moment is crafted to elevate. In partnership with Thinkrooters, the clubhouse experience goes beyond management, it's a finely tuned orchestration across wellness, fitness, recreation, events, and F&B.

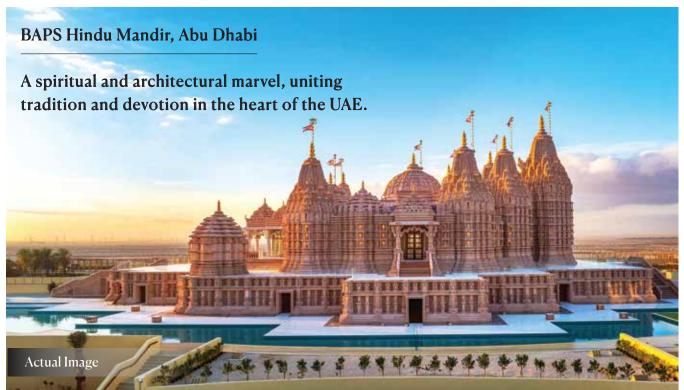
A CENTURY OF TRUST

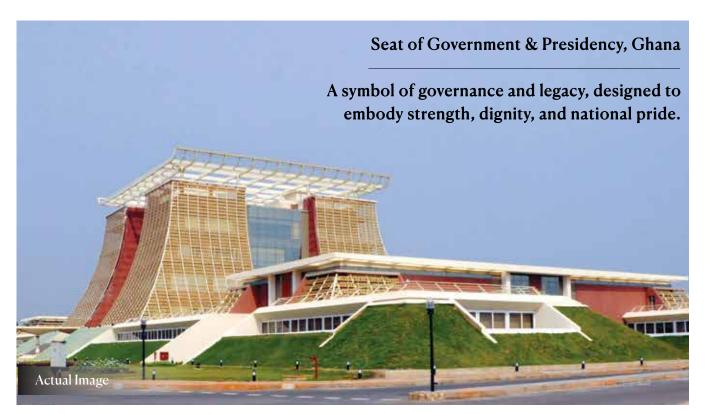


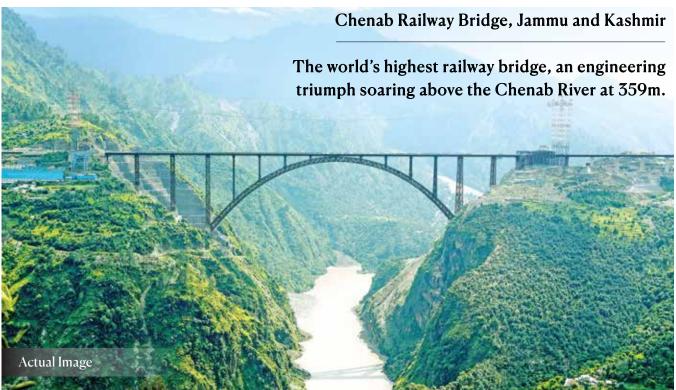
Legacies is what we set out to create. Our homes go beyond structures, becoming timeless landmarks that stand as testaments to design, craftsmanship, and precision.











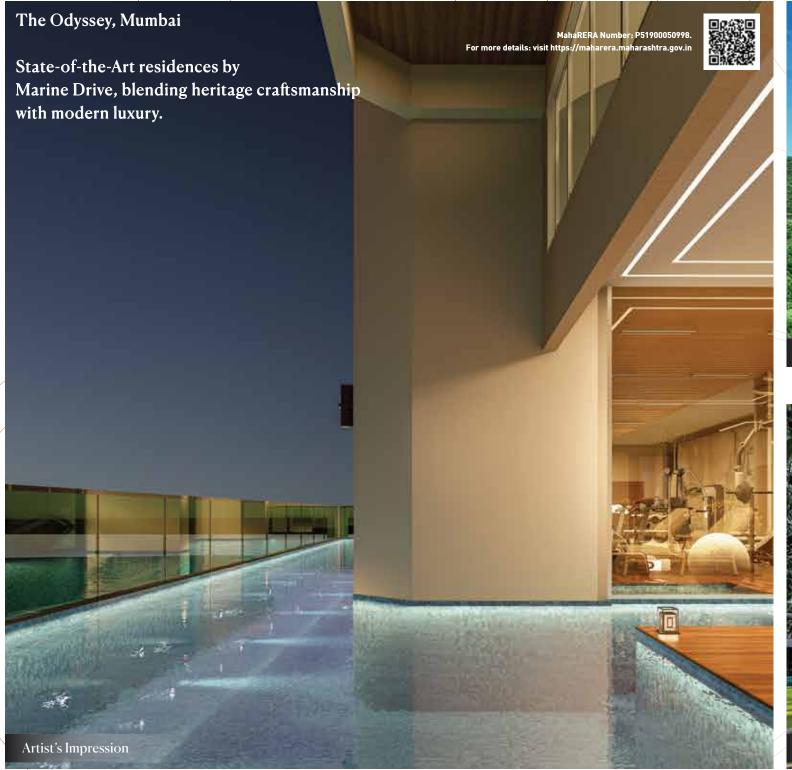






A Shapoorji Pallonji - Dilip Thacker Group Joint Venture

Skylines are what we have shaped. With a heritage of excellence, our developments blend innovation, craftsmanship, and enduring quality to elevate lifestyles. Each project is a commitment to precision, design, and an uncompromising vision of the future.









KREEVA is a luxury real estate venture of the Kanodia Group — a bold vision currently taking shape through landmark developments planned across Delhi-NCR. It represents a rare fusion of two diverse yet complementing entrepreneurial forces:

The Kanodia Group:

A diversified business conglomerate with a legacy of trust and scale.

MAP (Meridian Asset Partners):

A specialized asset management firm with deep expertise in the real estate sector.

Together, they bring a powerful combination of industrial credibility and investment foresight, positioning KREEVA to deliver distinctive high-end residences in key locations such as Gurugram, Delhi, and Noida.

STATURE ISN'T JUST A PRIVILEGE-IT'S A WAY OF LIFE. AND STATURE, DESERVES STATURE.





SHAPOORJI PALLONJI THE DUALIS

Jal Vihar Sector 46, Gurugram, Haryana-122022

https://shapoorjirealestate.com/residential/the-dualis/

Disclaimer: "Kreeva" belongs to Kanodia Hi-Tech Pvt. Ltd. (CIN: U68100UP2024PTC195348), a joint development partner of SPRE Gurugram Properties Pvt. Ltd. (CIN: U68200MH2024PTC422008), the promoter/developer of the project. The purpose of this brochure/booklet/prospectus/advertisement is to indicate to the customers, the range of the amenities and facilities that may come up in the project, as per the present approved layout. The stock images and features shown and / or mentioned and the image renders used herein are indicative and promotional and may differ from actuals. External views may vary basis the apartment location. Products, features, furniture, light fittings, etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer. The colours, shades, patterns on walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. The representation of plants / trees / plantation/ flowers in the video are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. Upcoming developments are indicative and are to be developed by appropriate authorities. Map not to scale. The information has been taken from the internet. The project is mortgaged to Vistra ITCL (India) Ltd., whose NOC will be provided for sale of flats. T&C apply. Website: https://shapoorjirealestate.com.