



 **DOWNTOWN 66**
THE PULSE OF GURUGRAM

Where the city's rhythm meets refined living.
Welcome to the city's new downtown.

**GURUGRAM'S
NEXT LANDMARK**

**OF LIFE AND
LUXURY**

LOCATION



An aerial artistic rendering of a modern high-rise apartment complex. The building features multiple floors with glass balconies and a facade of vertical slats. A large, landscaped rooftop pool area is visible, surrounded by palm trees and other greenery. A road with cars is visible in the foreground, and a park-like area with trees is in the background.

Located in Sector 66,
Downtown 66
introduces a new era
of urban
sophistication.

This is **Gurugram's**
true downtown living
experience.

ON THE MAP

Seamless connectivity to Golf Course Road, Sohna Road, NH-8 and Dwarka Expressway

Surrounded by premium schools, prominent workplaces, hospitals, malls, & dining avenues

- A** Hilton Gurugram
- B** Grand Hyatt
- C** Worldmark
- D** Airia Mall
- E** One & Two Horizon

- F** Heritage Xperiential Learning School
- G** The Shriram Millennium School
- H** Medanta Medcity
- I** Artemis Hospital



- 01 Sohna Road
- 02 Golf Course Extension Road
- 03 Southern Peripheral Road
- 04 Golf Course Road
- 05 NH 48
- 06 Dwarka Expressway
- 07 Faridabad - Gurgaon Road
- 08 MG Road
- 09 Old Delhi-Gurgaon Road
- 10 UER II
- 11 Pataudi Road

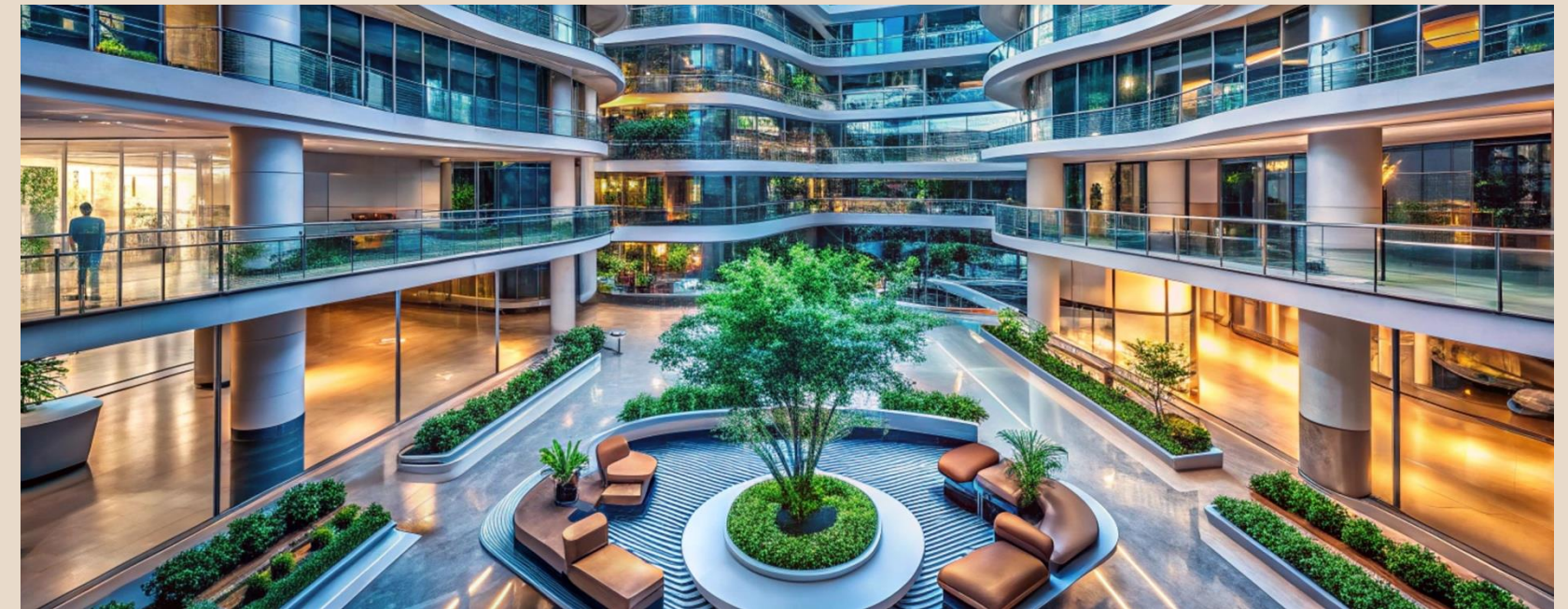
WALK- TO-LIFE

At  DOWNTOWN66
everything that
matters is
within reach



ARTISTIC IMPRESSION

- **Retail**
- **Fine dining**
- **Premium schools**
- **Corporate hubs**



The Golf Course Extension Road area has evolved into Gurugram's true downtown core.

A BOLD STATEMENT



A skyline-defining presence in Sector 66, Gurugram, Downtown 66 is a masterpiece of proportion and poise. Its architecture fuses glass & metal, geometry & grandeur engineered for prestige, and designed to stand as a symbol of urban artistry.

BUILT BEYOND EXPECTATION

Every detail at Downtown 66 is engineered for permanence and pride.

- A **luminous glass and metal façade** ensures abundant daylight and open panoramas.
- **Wraparound decks in each unit** invite the outdoors in, redefining open-air living.
- **Zone 5** structure** built for safety and longevity; this is architecture that endures.
- **IGBC platinum** pre-certified
- **5+1* lifts per tower**
- **~1.35 lac sq. ft. (~12,500 sq mt)** of amenities and landscape#

*5 passenger & 1 service lift to each core, as per sanctioned plan.

**For better safety, the structure is designed for India's highest seismic considerations of Zone V for high rise structures vis-a-vis Zone IV as stipulated by the Indian Codes.

#The area for amenities shall mean to include (i) the area earmarked for club and primary school and the applicable FAR allowed on such sites by DTCP as per the sanctioned drawings; and (ii) the landscape area which shall mean to include the soft and hard landscape area forming part of the project on the ground and podium level.



5-STAR LIKE LIVING STANDARD

CLUBHOUSE

ARTISTIC IMPRESSION

Amenities to remind you of a 5-Star Experience

- ~150-meter iconic height
- Metal & glass façade with vertical planters
- 4 residences per floor
- ~85 ft balcony span
- Multi-generational amenities for all age groups - social zones, kids' zones and senior citizen zones

Elevated Podium Living

- Podium concept
- ~1.35 lakh sq. ft. (~12,500 sq. mt.) of amenities & landscape#
- Multi-layered landscape experience



ARTISTIC IMPRESSION

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A group of people are gathered around a wooden table, looking at architectural blueprints. One person is using a compass to draw on the plans. There are two hard hats, one yellow and one white, on the table. A ruler, a pencil, and a calculator are also visible. The scene is brightly lit, suggesting a sunny day.

A LANDMARK SHAPED BY VISIONARIES

BPTP's legacy of successful projects across NCR is reinforced by world-class consultants in architecture, engineering, and design, bringing global precision to local vision.

DOWNTOWN 66 CONSULTANTS

Principal Architect &
Interior Designer

+ +

Aedas

+ +

Signage Consultants

endpoint.

Façade Consultant


Building Envelop Specialists

Traffic Consultant



Lighting Consultant

NULTY+
MORE THAN MEETS THE EYE

Landscape Consultant


COOPERS
HILL


Foundation Solutions

Geotechnical Consultant

 **GreenTree**
Define . Design . Deliver

Green Building Consultant

 **optimal**
CONSULTANCY SERVICES PVT. LTD.
STRUCTURAL ENGINEERS

Structure Consultant

 **Proion**


Fire, Life &
Safety
Consultant



Wind Tunnel
Consultant


SANELAC

MEP
Consultant

 DOWNTOWN 66

**LIFE IN DOWNTOWN
ISN'T ORDINARY**

ARTISTIC IMPRESSION

PERFECTION, INSIDE AND OUT

Premium finishes, high-speed lifts, and fire-safe structures. Every specification meets international standards, built for comfort and confidence.

THE HEART OF DOWNTOWN 66



At the core of community life stands The Downtown 66 Club, a refined social nucleus for recreation, wellness, and connection. It's where residents meet, celebrate, and belong.

ARTISTIC IMPRESSION





HOLISTIC LIVING ECOSYSTEM

Built for Every Generation

- HEALTH & WELLNESS • SPORT & FITNESS
- KIDS & FAMILY • ENTERTAINMENT & LIFESTYLE
- SUSTAINABLE LIVING

Every corner, from the gardens to fitness zones, has been sculpted to nurture balance, calm, and connection. Spread across ~1.35 lac sq. ft. (~12,500 sq. mt.)* of amenities and landscaped zones. Downtown 66 is a holistic ecosystem that enriches your daily rhythm with beauty and meaning.



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HEALTH & WELLNESS

Breathe deep and reset within thoughtfully designed wellness spaces – crafted to nurture your physical, emotional, and social well-being:

- YOGA/ZUMBA ROOM
- MEDITATION PAVILIONS
- TURKISH HAMMAM
- TREATMENT ROOMS
- SAUNA
- RAIN THERAPY
- JACUZZI
- SALT ROOM
- GYMNASIUM & PILATES
- REFLEXOLOGY CORNER
- VITALITY POOL
- INDOOR HEATED POOL

YOGA/ZUMBA ROOM

ARTISTIC IMPRESSION





INDOOR ALL-WEATHER SWIMMING POOL

ARTISTIC IMPRESSION

SPORTS & FITNESS

Pursue vitality with world-class facilities

- PADEL COURT
- PICKLEBALL COURTS
- SQUASH COURT
- INDOOR BADMINTON COURTS
- SWIMMING POOLS
- BOXING STATION
- ROCK CLIMBING WALL
- GYMNASIUM
- HIIT ZONES

GYMNASIUM

ARTISTIC IMPRESSION



PADEL COURT

LIFESTYLE & ENTERTAINMENT

Host life's milestones in banquet halls, private lounges, and community spaces. Every gathering finds its perfect setting in Downtown 66.

- BUSINESS CENTRE
- BALLROOM/BANQUET WITH PRE-FUNCTION HALL
- AIR HOCKEY
- FOOSBALL
- TABLE-TENNIS
- CHESS
- POOL TABLES
- AV ROOM
- MUSICAL GARDEN
- READING ZONE
- FINE DINING WITH PRIVATE DINING ROOM
- SPORTS BAR
- WHISKEY/KARAOKE LOUNGE
- CARD ROOM

BALLROOM

ARTISTIC IMPRESSION





KIDS & FAMILY

Connect in chic lounges and dining venues designed for meaningful moments.

- SENIOR CITIZEN ZONE
- PAVILION SEATING
- OUTDOOR DINING SPACES
- KIDS' PLAY ZONE
- ART & POTTERY
- KIDS' POOL
- DANCE STUDIO
- COACHING CENTRE
- KIDS' READING ZONE
- ROBOTICS LAB
- COOKERY
- MUSIC STUDIO



FINE DINING

ARTISTIC IMPRESSION





KIDS' PLAY ZONE



KIDS' POOL

SUSTAINABLE LIVING

Horticulture, orchards, and reflective fountains form a lush urban retreat. Downtown 66 restores balance, blending modern living with the beauty of nature.

SUSTAINABLE BY DESIGN

Downtown 66 embraces eco-innovation with energy-efficient systems and green certification. The development is designed not just for today, but for decades to come.

Designed for Light and Flow

Every layout maximizes ventilation, daylight, and spatial harmony, ensuring elegant movement between living, dining, and outdoor spaces.

WHERE THE SKY BECOMES YOUR PRIVATE TERRACE

Elevate your every day in homes that capture both serenity and spectacle. Each residence is an expression of success and sophistication. Bespoke design. Infinite views. An address of arrival.



ARTISTIC IMPRESSION

An artistic rendering of a modern, multi-story building at night. The building features a prominent glass facade and a large, illuminated entrance. A dark-colored sedan is parked in front of the entrance. Two people, a man and a woman, are standing near the car. The building is surrounded by lush greenery, including a large tree with pink flowers in the foreground. The scene is lit with warm, ambient lighting, creating a sophisticated and inviting atmosphere.

BUILDING THE FUTURE. ONE LANDMARK AT A TIME.

Each milestone tells a story of scale,
innovation, and value.



REALTY

**50+ PROJECTS
DELIVERED**

ACROSS RESIDENTIAL,
COMMERCIAL, AND
MIXED-USE SPACES

**~50 MILLION+ SQ. FT.
DELIVERED WITH
PRECISION AND PRIDE**



**~25,000+ UNITS
DELIVERED**
EACH ONE BUILT ON
TRUST AND VISION

GLOBALLY INSPIRED
DESIGNS BENCHMARKED
TO INTERNATIONAL
STANDARDS

ACTUAL IMAGE



Disclaimer - Downtown-66 ("Project") is registered with HRERA Gurugram, registration number RC/REP/HARERA/GGM/981/713/2025/84 dated 19.09.2025. The details for the aforesaid Project including approved layout plans are available on the website www.haryanarera.gov.in | License No. 73 of 2024 dated 28.06.2024 and 31 of 2008 dated 18.02.2008 | Building plans are approved by the competent authority as per applicable regulations. The allotment/sale is subject to application form, allotment letter, agreement for sale and/or conveyance deed; licenses, sanctioned building plans, other approvals, and occupation certificate(s) | Nothing contained herein constitutes an offer or invitation to offer, provisional or final allotment, and does not form a legally binding agreement and/or commitment of any nature whatsoever. Recipients are advised to use their discretion in relying on the information/data described/shown therein. All information, designs, dimensions, facilities, visuals, drawings, plans, sketches, images, specifications, amenities, furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, shades, sizes and color of the tiles and other details and recreational areas shown are merely artistic impressions for illustrative purposes only and may differ from actuals. Heights mentioned are approximate and not to scale. All specifications and amenities shall be as per the final agreement executed with the Promoter. The Promoter makes no representation or warranty regarding their accuracy or completeness. Customers/viewers/ recipients are advised to independently verify all details, including specifications, areas, services, amenities, terms of sale and payment, prior to purchase of any unit(s) in the Project.