



SENIOR LIVING RESIDENCES

Imagined and developed by



Max Estates Limited is the
listed real estate enterprise
of the **Max Group**.



Two branches.
One tree.

Antara Senior Living & Max Estates. Two distinct ventures of the Max Group come together with a shared purpose; enhancing life at every stage. Together, they reflect the Group's unwavering commitment to improving quality of life through thoughtfully designed environments, deeply rooted in and driven by *Sevabhav*.



Antara, India's only integrated
Senior Care ecosystem,
represents the Senior Care arm
of the **Max Group**.



Welcoming seniors to where *care* grows.

Care. A simple word. Yet it carries the power to transform lives.

At Antara, we believe true care is not just a checklist, it is deeply human. It is emotions, it is a calling, evolving with time and adapting to every individual's unique journey.

Care is personal. It changes from person to person, and from moment to moment. Sometimes, it responds to an expressed need. At other times, it anticipates what you may not even realise you need. Because **genuine care is proactive, not reactive.**

Our approach goes beyond clinical support or daily assistance. Care is woven into the very fabric of our ecosystem, so you can live care-free, knowing support is always around you. From lifestyle and nutrition to social and emotional well-being, from integrated wellness to preventive healthcare, and medical emergency support to the smallest details of your environment, every aspect is **thoughtfully designed around senior care.**

At Antara, care is a lifelong promise. Walking beside you, adapting to your needs, and growing with every chapter of your journey while you **live life on your own terms.**





Antara: The real '*Antar*' in Senior Living.

The name ANTARA is derived from the Sanskrit word '**Antar**', which means '**the difference**'.

Antara's vision is to be the most loved and trusted brand for seniors and their families, by helping them improve and enrich their quality of life.

With this vision, Antara has set itself on the mission to understand and respond to the evolving needs and desires of seniors through a perfect blend of **curated lifecare**, **enriching lifestyle**, and **integrated wellness offerings** that deliver a comprehensive and seamless experience.

The fast-changing social fabric and the steep rise in nuclear families compelled Antara to address the need for creating an ecosystem that provides care, companionship, and comfort to seniors.

At Antara, we want seniors to look at life as they grow older as a new beginning. One of hassle-free living, supported by the care, safety, and security of our expert team.

Driven by our philosophy of a genuine spirit of Seva and an acute eye for detail, our endeavour is to create an environment where seniors feel free to reflect and reconnect with themselves, while enjoying the company of like-minded people.

We call this *The Antara Way of Life*.



Actual Image Antara Dehradun

Antara's Seven Dimensions of *Wellness*.

Wellness is more than physical health, it's a *way of life*.

Experts define seven dimensions of well-being, and at Antara, we embrace them all. Guided by the promise to care for seniors as we would our own, our approach goes beyond physical health to create harmony of mind, body, and soul.

The Antara Pillars of Integrated Wellness form the foundation of our vision. They shape every experience, every interaction, and every detail, touching not just the lives of our residents, but also inspiring our teams to live this philosophy every day.

Physical Wellness

Keeps seniors active and healthy at the gym, spa, walking track, swimming pool, yoga session, and more.

Social Wellness

Welcome a dynamic social calendar with schedules specially curated for seniors by our Resident Engagement Team.

Emotional Wellness

Satisfies seniors' need for emotional interactions with a community of like-minded individuals, as well as younger neighbours.

Intellectual Wellness

Ensures seniors' mind is always engaged through seminars, workshops, discussion groups, etc.

Spiritual Wellness

We understand the need for seniors to walk their own path spiritually and are ready to aid them wherever we can.

Environmental Wellness

Lush, green, open landscapes with forest, water features like winding lake, and indigenous foliage that demands less water, purifies the air, and provides shade, create a perfect environment for seniors to enjoy every aspect of their lives, breathing fresh, clean air.

Occupational Wellness

Opportunities for seniors to drop the idea of a sedentary lifestyle and see every moment come alive with cooking, art, photography, and music.



Antara: *Care Powered by People.*

The true heart of Antara beats within its people. You feel it in the warmth of a greeting that isn't scripted, but genuine. They don't just know your name, they know your story, your routines, and your preferences. From the flavours you savour to the music that moves you, whether you're a coffee enthusiast or a tea lover, they understand what energises you and what brings a smile on your face.

This is care that goes beyond assistance. It's intuitive and deeply personal. Our team knows when to step in and when to simply be there, because real care is about presence, not just action.

Trained in ***The Antara Way of Sevabhav***, they blend expertise with compassion, creating an experience that feels personal, and deeply human.

Each team member goes through eight hours of refresher training every month, including *Samarth*, a module on geriatric care certified by the Healthcare Sector Skill Council (HSSC) of India.

Our care is quite intuitive; the detail you never had to ask for, the comfort that arrives before you realise you need it. It is dignity served with grace by people who find joy in your well-being.

Antara: India's Only Integrated Senior Care Ecosystem.

An ecosystem that supports every stage of life with care, comfort, and compassion. For over a decade, Antara has been committed to helping seniors age well through thoughtfully designed solutions.



Residences for seniors

Independent senior living communities with homes designed for safety, comfort, and connection, enriched by integrated wellness offerings, curated experiences, and thoughtful amenities, all managed by our expert senior care team.



Care Homes

Professionally managed assisted living for seniors who need daily support, medical supervision, or recovery care, whether for a short stay or long-term living.



Care at Home

Expert healthcare delivered at home, guided by experienced caregivers, providing personalised care in a familiar and comforting environment.



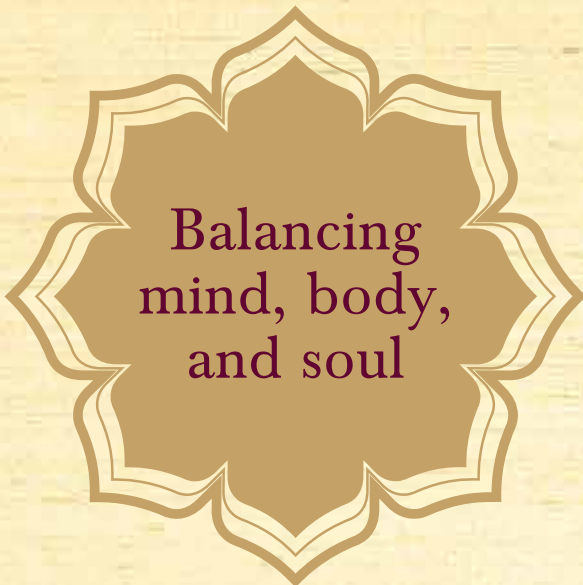
A curated range of products and solutions that make everyday living simpler, empowering seniors to manage chronic conditions proactively and live with ease.



ANTARA

Integrated *Wellness* Clinic

Max Group



A holistic approach to health, blending modern medicine with holistic healing to nurture body, mind, and soul for overall well-being.



Antara's New Chapter for *Senior Living Residences* in Gurugram.

Imagined and developed by



Building on the success of Estate 360, we're excited to introduce exclusive Senior Living Residences at Estate 361, managed by Antara, imagined and developed by Max Estates.

Here, seniors will experience Antara's **Sevabhav**, expressed through an integrated wellness philosophy that focuses on preventive and proactive care, an enriched lifestyle with curated activities for active ageing, and compassionate support at every stage of life, delivered by a skilled, empathetic team.

Surrounded by nature's abundance, fostering healing, and overall well-being for the mind, body, and soul, residents will enjoy vibrant intergenerational community living, not only in the company of like-minded individuals, but also alongside younger generations, embracing togetherness while maintaining privacy.

As a trusted pioneer, Antara ensures a continuum of care that evolves with life, providing comfort, confidence, and support whenever needed.

Where *Care*
Grows With You

ESTATE
361

SENIOR LIVING MANAGED BY
 **ANTARA**
Max Group

Many habits, *one* habitat.

A thoughtfully designed community where diverse lives flourish together, each with the freedom of their own space, yet united in a spirit that enriches everyone's journey.

Senior Living
Residences

Managed by Antara Senior Living

Residences

A view of the Senior Living Residences at Estate 361

ARTISTIC RENDITION

A vibrant ecosystem for seniors
supporting every lifestyle and
all stages of life.

Ecosystem
spanning
18.23
acres

2
dedicated
senior living
residences
out of 4

Forest greens
spanning over
2,50,000+
sq.ft.

Dedicated
club for
seniors

Amenities
spread across
2,00,000+
sq.ft.

Healthcare
& wellness
amenities



Embrace a *vibrant* life, on your own terms.

At Antara, our philosophy is rooted in holistic well-being and the finest details of care.

Healthcare and Wellness, Seamlessly Integrated

Antara's Integrated Wellness Clinic, located within the campus, blends modern medicine with holistic healing, designed to help you improve your health span.

From doctors and nurses to Ayurveda, acupuncture, energy medicine, physiotherapy, phlebotomy, ambulance support, lifecare suites, and emergency care, all managed by Antara. Antara's skilled, geriatric-trained team is also present round-the-clock, offering medical assistance and emergency response with both compassion and expertise.

Nourishment with a Personal Touch

Whether it is the comfort of 'Ghar ka Khana' or the indulgence of à la carte, every meal is crafted with care, tailored to your preferences, dietary needs, and allergies by Antara's chefs.

Healthy Living, Naturally

Here, nature is not just a view, it's an active part of your well-being. Enjoy best-in-class air and water quality, along with lush green spaces that bring calm and vitality to everyday life.

Experiences that Enrich

From pottery and music to meditation and wellness sessions, Antara's Resident Engagement Team curates activities that bring joy, purpose, and vitality to everyday life. While you pursue your passions, the little things like laundry and housekeeping are taken care of by a team that treats you like family, ensuring truly hassle-free living.

Senior-Friendly Residences

Fully-finished homes designed for comfort and safety. Features include panic alarm buttons, anti-skid tiles, grab bars, handrails, glare-free lighting, and wider doorways, all thoughtfully curated to support ease and independence.



Legacy of *care*. Future of *wellness*.

INTEGRATED WELLNESS CLINIC

A thoughtfully curated space where clinical expertise meets holistic offerings, and wellness becomes a way of life.

Here, care is not reactive, it's **proactive**.

Not episodic, but **continuous**.

Not one-size-fits-all, but deeply **personal**.

Our **multidisciplinary teams** bring together diagnostics, evidence-based medicine, Ayurveda, yoga, nutrition, physiotherapy, energy healing, ozone therapy, and IV therapy, collaborating to design customised care pathways that nurture your **mind, body, and soul**.



ANTARA

Integrated *Wellness* Clinic

 Max Group



Antara Integrated *Wellness Clinic*

Chronic Disease Management

Mobility & Gait Management, Gut & Metabolic Disorders (Diabetes, Thyroid, Liver), Cardiac Disorder & Hypertension, Aesthetic Services (Skin, Hair & Nails), Mental Wellness, Counselling & Energy Healing, Cancer Care.

Screening:

Blood Tests, Metabolic Testing (BMR)

Nutrition & Dietetics:

Personalised Nutrition, Weight Management, Health Café

Fitness & Movement:

Physiotherapy, Yoga, Breathwork (Pranayama), Posture Correction Programmes

Alternate Therapies:

Far Infrared Sauna, IV Therapy, Acupuncture, Ayurveda, Ozone Therapy

Aesthetic Services:

Micro Needling, Chemical Peels, Plasma Replacement Therapy

Mental Wellbeing & Healing:

Hypnotherapy, Bach Flower Therapy, Sound Healing & Gong Baths, Chakra Balancing, Inner Child Healing





Healthcare Amenities

- ✿ Access to a consulting doctor
- ✿ Access to nursing and health caregivers
- ✿ Physiotherapy room
- ✿ Phlebotomy room
- ✿ Therapy pool
- ✿ Lifecare suites
- ✿ Clinical consultation & treatment rooms
- ✿ On-site ambulance & emergency services
- ✿ Tie-ups with nearby hospitals



THE ANTARA CLUB

Dedicated spaces for seniors

A view of The Hub

ARTISTIC RENDITION



Actual Image Antara Dehradun

Heart of the community *The Antara Club.*



The Antara Club is the social hub for all our residents, offering an array of options to spend time with specially curated engagement programmes and a dynamic monthly calendar.

From the Reading Corner, where residents can explore beloved classics or discover new stories, to the Cards Room, home to some of the most mentally stimulating games, every space is designed for enrichment.

Creative pursuits find expression in the Theatre, which hosts film screenings, book launches, and seminars organised by the Antara team. Workshops further encourage exploration of new hobbies and the revival of long-forgotten skills.

For physical well-being, the senior-friendly gym offers personalised training programmes under expert guidance, while the indoor all-weather pool provides a low-impact, high-benefit workout all year-round.

Culinary experiences at The Antara Club embody our philosophy of nourishment with a personal touch. Every meal is tailored to individual preferences, dietary needs, and allergies by our expert chefs. Menus blend global flavours with wholesome, nutrient-rich options, while the comforting 'Ghar Ka Khana' and seasonal specialties keep dining both familiar and exciting, always ensuring taste and well-being go hand-in-hand.

Special occasions from birthdays and anniversaries to important milestones, can be celebrated in dedicated event spaces, fostering a sense of belonging within a vibrant, close-knit community.

The Antara Club truly embraces every facet of recreation and wellness, creating an environment where life can be lived to the fullest.



The Antara Club

Physical Wellness

- Indoor all-weather pool
- The Gym

Occupational Wellness

- The Creative workshop
- Event space

Emotional Wellness

- The Reading corner
- Comfort & convenience of 'Ghar Ka Khana'
- Concierge desk

Social Wellness

- Multi-cuisine indoor and outdoor spaces
- The Cards/Bridge room
- The Theater
- Social events calendar

Spiritual Wellness

- Spaces for yoga and meditation

Environmental Wellness

- Group activities & programmes

Intellectual Wellness

- Volunteer programmes
- Seminars & workshops
- Business Centre



A view of The Hub at Estate 361

ARTISTIC RENDERING



A view of Estate 361

ARTISTIC RENDITION



Closer to *nature*, closer to *well-being*.

Our residential community is rooted in a proven insight, that we live better when we are closer to nature.

Research shows that proximity to nature has a positive impact on seniors'...



mind,

Exposure to natural settings can improve your working memory, cognitive flexibility, and attentional control.*



body,

Improved access to green spaces is linked to better heart and lung health, increased physical activity, and lower obesity rates.**



& soul

Regular interaction with natural environments has been linked to reduced stress, anxiety, and depression.***

*Nurtured by nature (2020).

**Urban Green Spaces and Health: WHO Report (2016).

***Spending at least 120 minutes a week in nature is associated with good health and wellbeing (2019).



An elevated expression of nature.

THE ROOFTOP COURTYARD

A fully landscaped rooftop garden at The Hub enables you to meditate, relax with your neighbours, or simply bask in the sun. Every morning, the first thing you see from your balcony is a stretch of lush greenery. A calming view that brings nature closer, especially from the higher floors.





The Rooftop Courtyard

- ✿ A **Yoga terrace** allows residents to meaningfully engage with nature.
- ✿ **Verdant terrace greens** and courtyard cut-outs, spread across 70,000 square feet, enable real well-being.
- ✿ **Skylights and pop-ups** create a sense of openness within the clubhouse.
- ✿ **Sunken courts** bring residents closer to the outdoors, even inside the clubhouse.





A forest in your backyard.

1,50,000 SQ.FT. OF FOREST GREENS

The residences at our estate are anchored by the Forest, a lush space that forms the heart of our residential community, bringing people together across ages, interests and lifestyles. Residents can enjoy their favourite pastimes, host community gatherings and bask in the tranquility of nature.

Spread across 1,50,000 square feet, the Forest at Estate 361 honours local context through the reintroduction of native plant and animal species to our natural environment.

The Forest is home to over 1,000 native plants across 50+ species*, carefully chosen for their ability to thrive in Gurugram's climate, while enriching the community's everyday life.

These indigenous species demand less water, actively purify the air, provide dense shade that lowers ambient temperatures in scorching summers, and also nurture biodiversity by attracting birds, bees, and butterflies.

*Planned provision at the estate and subject to change.



A view of the Forest at Estate 361
ARTISTIC RENDERION



The Forest

- ❁ **The Winding Lake**
Emerging from a spring, meandering through the Forest. Nature's way of calming the mind.
- ❁ **The Rustic Bridge**
Over the lake leads to lush, grassy meadows, ideal for light exercise and fresh air.
- ❁ **Idyllic Seating Nooks**
Perfect for quiet moments or friendly chats, these spots foster both solitude and connection.
- ❁ **The Prospect Hill**
A scenic climb, densely populated with local species of trees.
- ❁ **Jogging/Walking Track**
Surrounded by nature's scenic beauty on all sides ensures that its calming effect is just a step away.





A celebration of Indian ecosystems.

- ✿ **Neem**
(*Azadirachta indica*)
- ✿ **Banyan**
(*Ficus benghalensis*)
- ✿ **Pilkhan**
(*Ficus infectoria*)
- ✿ **Jamun**
(*Syzygium cumini*)
- ✿ **Arjun**
(*Terminalia arjuna*)
- ✿ **Amaltas**
(*Cassia fistula*)
- ✿ **Kachnar**
(*Bauhinia variegata*)
- ✿ **Kadamba**
(*Anthocephalus cadamba*)
- ✿ **Semal**
(*Bombax malabaricum*)
- ✿ **Kanak Champa**
(*Pterospermum pterocarpum*)
- ✿ **Resham Rui**
(*Chorisia speciosa*)
- ✿ **Pride of India/Jarul**
(*Lagerstroemia flos reginae*)
- ✿ **Champa**
(*Plumeria alba*)
- ✿ **Amla**
(*Phyllanthus emblica*)
- ✿ **Aam**
(*Mangifera indica*)

Planned provision at the
estate and subject to change.





A view of the Forest at Estate 361

ARTISTIC RENDITION



A view of the estate landscape

ARTISTIC RENDITION



Nature makes space for you.

LANDSCAPE GREENS

A stroll through our estate offers uninterrupted moments in the lap of nature, thoughtfully designed with seniors in mind. Step-free access and wheelchair-friendly paths ensure ease of movement, while benches with supportive armrests are placed throughout to offer restful pauses.

Cozy seating nooks, open lawns, and spaces like the outdoor gym offer natural settings for conversations, shared activities, and peaceful moments. Whether you're gardening, conversing with neighbours, or simply enjoying the breeze, every space is thoughtfully designed to foster connection—with nature and with one another.





The Landscape

- ✿ **The Gardenesque Patch**
Productive landscaping areas where hands meet soil, residents grow herbs, flowers, and friendships.
- ✿ **Seating Nooks and Shaded Retreats**
Tree courts, pavilions, and quiet corners, crafted for reflection, rest, and warm connection.
- ✿ **A Car-free Ground Plaza**
Enabled by a lower-ground drop-off, lets you connect with the outdoors in a safe, commotion-free manner.
- ✿ **The Seniors' Park with Outdoor Gym**
Gentle movement under open skies, designed for wellness, vitality, and shared motivation.
- ✿ **The Banquet Hall, Picnic Lawns and Events Lawns**
Cultural heartbeats echo here, festivities, laughter, and shared stories bloom under open skies.
- ✿ **The Golf Putting Area**
A playful green where light competition meets leisure, perfect for staying active and social.





A view of the outdoor gym at Estate 361

ARTISTIC RENDITION



The putting course at Estate 361

ARTISTIC RENDITION



Live together. Play together.

THE SPORTS BLOCK

The estate supports seniors' physical well-being with a range of sports amenities at our dedicated Sports Block. From cricket and tennis to squash and the increasingly popular padel, residents can enjoy both traditional and new-age sports. Padel tennis, in particular, is a fun, low-impact sport that helps seniors stay active and engaged while ensuring comfort and safety.

Sports amenities include:

- 🌟 Padel Tennis Courts
- 🌟 Badminton Courts
- 🌟 Squash Court
- 🌟 Tennis Court
- 🌟 Cricket Pitches



The Sports Block at Estate 361

ARTISTIC RENDITION



Convenience for hassle-free living.

THE RETAIL PLAZA

The Retail Plaza at Estate 361 offers a host of convenience and retail amenities for all our seniors' daily needs with provisions for amenities like a pharmacy, salon, organic grocery store and more. The plaza is built for entertainment, leisure and community interaction.

Planned* provisions include:

- 🌸 Pharmacy
- 🌸 Convenience Store
- 🌸 Organic Grocery Store
- 🌸 Salon
- 🌸 Boutique Lifestyle Store
- 🌸 Optical Store
- 🌸 Book & Gift Shop
- 🌸 Hardware Store
- 🌸 Florist
- 🌸 Pet Store & Creche

Everything you *need*, a stone's throw away.

Located in Gurugram's fastest growing Transit-Oriented Development (TOD) zone, our estate sits near the confluence of Dwarka Expressway, the proposed Metro corridor, and the Central Peripheral Road (CPR), ensuring strong connectivity to Gurugram's residential hubs.

Proximity to NH-48* offers direct access to Delhi NCR. The nearby Clover Leaf flyover links SPR, CPR, and NH-48*, while a trumpet junction by the National Highway Authority connects Dwarka Expressway and CPR.

CONNECTIVITY

- 02 min to the proposed Delhi Metro station
- 10 min to the Regional Rapid Transit System (RRTS)
- 25 min to Sector 55-56 Metro Station
- 35 min to the Indira Gandhi International Airport (IGI)

HEALTHCARE

- 05 min to Genesis Hospital
- 08 min to Aarvy Hospital
- 15 min to Medanta Hospital
- 15 min to Signature Hospital
- 17 min to Vedic Hospital

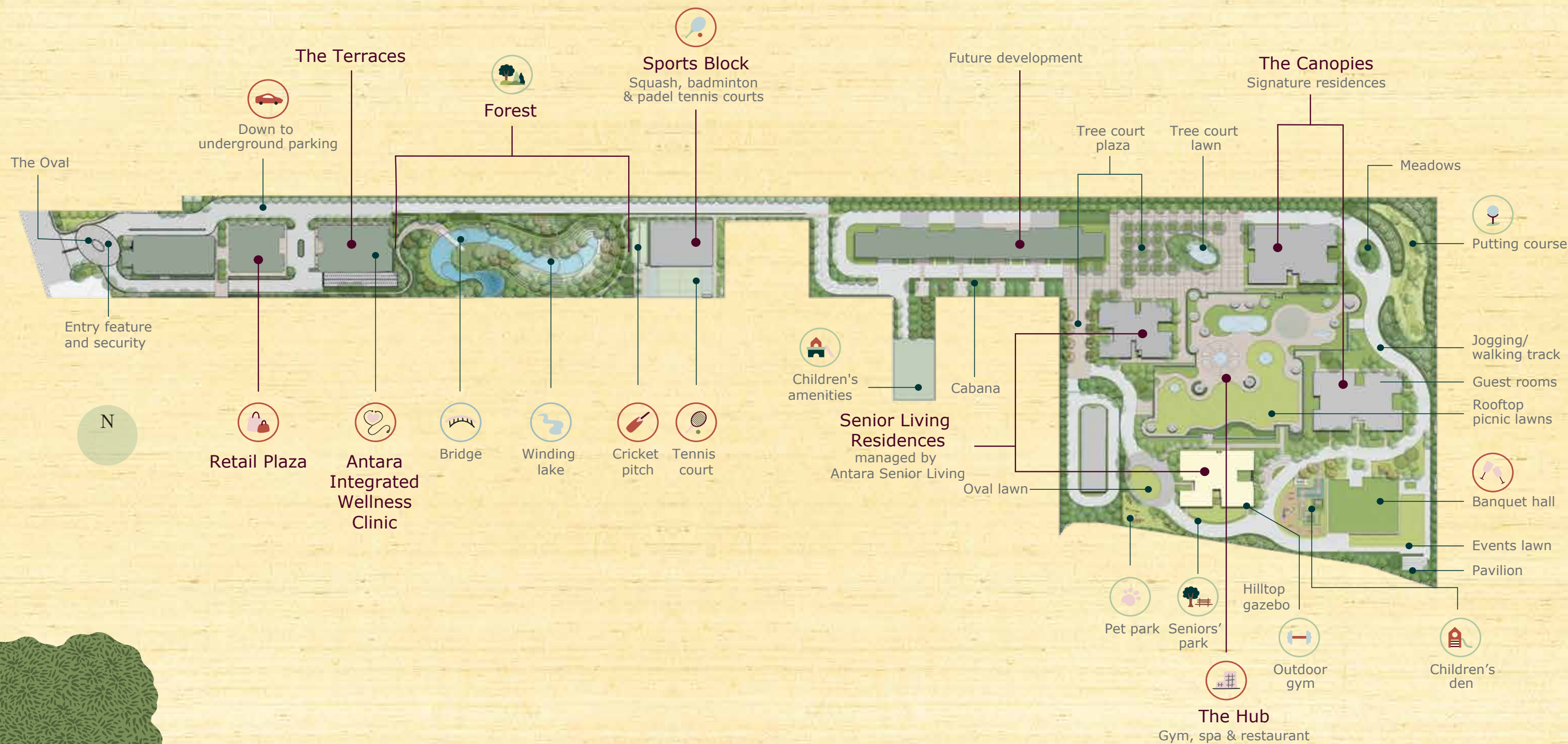
LIFESTYLE & LEISURE

- 02 min to the planned Global City
- 05 min to the proposed Vision City
- 29 min to Classic Golf & Country Club, Tauru
- 30 min to Cyber City
- 30 min to Ambience Mall
- 30 min to IICC, Dwarka

*NH-8 is now NH-48.
**Map not to scale.



Designed to nurture
real *well-being*.





A view of Senior Living Residences at Estate 361

ARTISTIC RENDITION



Senior Living Residences

MANAGED BY ANTARA

Drawing from the abundant and accommodating nature of forests, the residences at Estate 361 are designed to intentionally make space for a variety of interests, ages, and lifestyles.

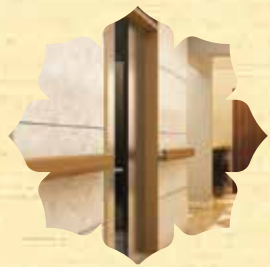
Estate 361 includes two Senior Living Residences managed by Antara, thoughtfully designed to support seniors through every stage of their lives.

This thoughtful integration enables people to live within close proximity of their extended families, and at the same time enjoy their privacy.



Designed to take care of your *needs*.

Senior living residences are thoughtfully designed to provide a comfortable and enriching living experience.



The four homes on every floor are served by **five large elevators for personal use** (two are stretcher compliant) to handle any emergency.



Air conditioned entrance lobby where resident-in-charge (RIC) welcomes you as you enter from our lower ground drop-off.



Exclusive corner apartments with wraparound balconies.



Wider corridors with **support handrails** and **seating space** at the elevators to maximise seniors' comfort.



A view of Senior Living Residences at Estate 361

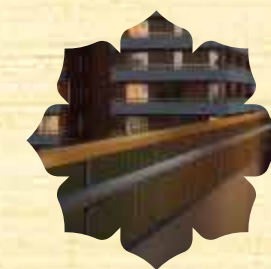
ARTISTIC RENDERING

Senior-friendly homes for all stages of life.

Designed meticulously to create comfortable spaces for our residents across all stages of their lives, every home exudes an atmosphere of natural warmth, comfort, and refinement, exemplifying our continuous care proposition.



Senior-friendly door lock system



Additional handrail in balconies for support



Panic alarm for emergencies



Rounded wall edges for safety



Motion sensor-based footlights for ease of movement



Comfortable, step-free ramps with wheelchair access



Anti-skid flooring to minimise trips and falls



Glare-free LED ceiling-mounted light fixtures



Grab bars in toilets for support



Raised seat heights for comfort



A view from the Senior Living home balcony

ARTISTIC RENDITION

3 Bedroom+ Type A

Senior Living Residence 3

Total Area: 3,359 ft² | 312.06 m²

Exclusive Area: 2,563 ft² | 238.07 m²

RERA Carpet Area: 1,863 ft² | 173.07 m²

Balcony Area: 700 ft² | 65 m²

3 Bedrooms | 4 Bathrooms | 1 Multi-purpose room | 1 Study room | 1 Powder room

1 Foyer 4'11" x 8'2" 1.50 x 2.50 m	2 Living & dining 22'4" x 16'5" 6.80 x 5.00 m	3 Study 10'7" x 5'11" 3.23 x 1.80 m	4 Master bedroom 16'2" x 11'7" 4.93 x 3.53 m
5 Master dress 8'4" x 7'1" 2.55 x 2.15 m	6 Master bathroom 8'4" x 10'11" 2.55 x 3.33 m	7 Bedroom-2 12'9" x 11'6" 3.88 x 3.50 m	8 Dress-2 4'10" x 8'10" 1.48 x 2.70 m
9 Bathroom-2 8'2" x 7'10" 2.50 x 2.40 m	10 Bedroom-3 11'6" x 12'0" 3.50 x 3.65 m	11 Dress-3 6'8" x 5'9" 2.03 x 1.75 m	12 Bathroom-3 7'10" x 8'2" 2.40 x 2.50 m
13 Powder room 4'9" x 5'7" 1.45 x 1.70 m	14 Kitchen 9'2" x 13'5" 2.80 x 4.10 m	15 Storage 5'3" x 5'9" 1.60 x 1.75 m	16 Multi-purpose room 10'10" x 14'5" 3.30 x 4.40 m
17 Bathroom-4 4'11" x 7'7" 1.50 x 2.30 m	18 Utility balcony 5'11" wide 1.8 m wide	19 Wraparound balcony 4'11" wide 1.5 m wide	

1 m² = 10.7639 ft²

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment.

Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.



3 Bedroom+ Type A

Senior Living Residence 3

Total Area: 3,359 ft² | 312.06 m²

Exclusive Area: 2,563 ft² | 238.07 m²

RERA Carpet Area: 1,863 ft² | 173.07 m²

Balcony Area: 700 ft² | 65 m²

3 Bedrooms | 4 Bathrooms | 1 Multi-purpose room | 1 Study room | 1 Powder room

1 Foyer 4'11" x 8'2" 1.50 x 2.50 m	2 Living & dining 22'4" x 16'5" 6.80 x 5.00 m	3 Study 10'7" x 5'11" 3.23 x 1.80 m	4 Master bedroom 16'2" x 11'7" 4.93 x 3.53 m
5 Master dress 8'4" x 7'1" 2.55 x 2.15 m	6 Master bathroom 8'4" x 10'11" 2.55 x 3.33 m	7 Bedroom-2 12'9" x 11'6" 3.88 x 3.50 m	8 Dress-2 4'10" x 8'10" 1.48 x 2.70 m
9 Bathroom-2 8'2" x 7'10" 2.50 x 2.40 m	10 Bedroom-3 11'6" x 12'0" 3.50 x 3.65 m	11 Dress-3 6'8" x 5'9" 2.03 x 1.75 m	12 Bathroom-3 7'10" x 8'2" 2.40 x 2.50 m
13 Powder room 4'9" x 5'7" 1.45 x 1.70 m	14 Kitchen 9'2" x 13'5" 2.80 x 4.10 m	15 Storage 5'3" x 5'9" 1.60 x 1.75 m	16 Multi-purpose room 10'10" x 14'5" 3.30 x 4.40 m
17 Bathroom-4 4'11" x 7'7" 1.50 x 2.30 m	18 Utility balcony 5'11" wide 1.8 m wide	19 Wraparound balcony 4'11" wide 1.5 m wide	

1 m² = 10.7639 ft²

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment.

Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.



3 Bedroom Type B

Senior Living Residence 3

Total Area: 2,721 ft² | 252.79 m²

Exclusive Area: 2,054 ft² | 190.89 m²

RERA Carpet Area: 1,464 ft² | 136.04 m²

Balcony Area: 590 ft² | 54.85 m²

3 Bedrooms | 3 Bathrooms | 1 Powder room

1 Foyer 5'11" x 9'2" 1.80 x 2.80 m	2 Living & dining 14'1" x 22'2" 4.30 x 6.75 m	3 Master bedroom 13'0" x 13'1" 3.95 x 4.00 m	4 Master dress 5'6" x 7'10" 1.68 x 2.40 m
5 Master bathroom 8'9" x 7'10" 2.68 x 2.40 m	6 Bedroom-2 11'6" x 13'3" 3.50 x 4.05 m	7 Dress-2 7'10" x 4'11" 2.40 x 1.50 m	8 Bathroom-2 7'10" x 8'0" 2.40 x 2.45 m
9 Bedroom-3 10'0" x 14'1" 3.05 x 4.30 m	10 Bathroom-3 6'5" x 10'2" 1.95 x 3.10 m	11 Kitchen 9'2" x 13'1" 2.80 x 4.00 m	12 Storage 9'10" x 4'11" 3.00 x 1.50 m
13 Powder room 5'5" x 5'5" 1.65 x 1.65 m	14 Utility balcony 5'11" wide 1.8 m wide	15 Wraparound balcony 5'11" wide 1.8 m wide	

1 m² = 10.7639 ft²

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment.

Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.



N



3 Bedroom Type B

Senior Living Residence 3

Total Area: 2,721 ft² | 252.79 m²

Exclusive Area: 2,054 ft² | 190.89 m²

RERA Carpet Area: 1,464 ft² | 136.04 m²

Balcony Area: 590 ft² | 54.85 m²

3 Bedrooms | 3 Bathrooms | 1 Powder room

1 Foyer 5'11" x 9'2" 1.80 x 2.80 m	2 Living & dining 14'1" x 22'2" 4.30 x 6.75 m	3 Master bedroom 13'0" x 13'1" 3.95 x 4.00 m	4 Master dress 5'6" x 7'10" 1.68 x 2.40 m
5 Master bathroom 8'9" x 7'10" 2.68 x 2.40 m	6 Bedroom-2 11'6" x 13'3" 3.50 x 4.05 m	7 Dress-2 7'10" x 4'11" 2.40 x 1.50 m	8 Bathroom-2 7'10" x 8'0" 2.40 x 2.45 m
9 Bedroom-3 10'0" x 14'1" 3.05 x 4.30 m	10 Bathroom-3 6'5" x 10'2" 1.95 x 3.10 m	11 Kitchen 9'2" x 13'1" 2.80 x 4.00 m	12 Storage 9'10" x 4'11" 3.00 x 1.50 m
13 Powder room 5'5" x 5'5" 1.65 x 1.65 m	14 Utility balcony 5'11" wide 1.8 m wide	15 Wraparound balcony 5'11" wide 1.8 m wide	

1 m² = 10.7639 ft²

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment.

Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.



2 Bedroom+ Type C

Senior Living Residence 3

Total Area: 2,323 ft² | 215.81 m²

Exclusive Area: 1,781 ft² | 165.40 m²

RERA Carpet Area: 1,250 ft² | 116.09 m²

Balcony Area: 531 ft² | 49.31 m²

2 Bedrooms | 3 Bathrooms | 1 Multi-purpose room

1 Foyer 5'11" x 7'5" 1.80 x 2.25 m	2 Living & dining 13'4" x 23'0" 4.08 x 7.00 m	3 Master bedroom 12'10" x 13'0" 3.90 x 3.95 m	4 Master dress 5'7" x 5'1" 1.70 x 1.55 m
5 Master bathroom 7'10" x 8'8" 2.40 x 2.65 m	6 Bedroom-2 11'6" x 11'10" 3.50 x 3.60 m	7 Bathroom-2 10'10" x 6'1" 3.30 x 1.85 m	8 Kitchen 9'2" x 12'2" 2.80 x 3.70 m
9 Multi-purpose room 9'0" x 8'10" 2.75 x 2.70 m	10 Storage 5'11" x 4'7" 1.80 x 1.40 m	11 Bathroom-3 7'7" x 6'3" 2.30 x 1.90 m	12 Utility balcony 5'11" wide 1.8 m wide
13 Wraparound balcony 5'11" wide 1.8 m wide			

1 m² = 10.7639 ft²

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment.

Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.



2 Bedroom+ Type C

Senior Living Residence 3

Total Area: 2,323 ft² | 215.81 m²

Exclusive Area: 1,781 ft² | 165.40 m²

RERA Carpet Area: 1,250 ft² | 116.09 m²

Balcony Area: 531 ft² | 49.31 m²

2 Bedrooms | 3 Bathrooms | 1 Multi-purpose room

- 1

Foyer

5'11" x 7'5"

1.80 x 2.25 m
- 2

Living & dining

13'4" x 23'0"

4.08 x 7.00 m
- 3

Master bedroom

12'10" x 13'0"

3.90 x 3.95 m
- 4

Master dress

5'7" x 5'1"

1.70 x 1.55 m
- 5

Master bathroom

7'10" x 8'8"

2.40 x 2.65 m
- 6

Bedroom-2

11'6" x 11'10"

3.50 x 3.60 m
- 7

Bathroom-2

10'10" x 6'1"

3.30 x 1.85 m
- 8

Kitchen

9'2" x 12'2"

2.80 x 3.70 m
- 9

Multi-purpose room

9'0" x 8'10"

2.75 x 2.70 m
- 10

Storage

5'11" x 4'7"

1.80 x 1.40 m
- 11

Bathroom-3

7'7" x 6'3"

2.30 x 1.90 m
- 12

Utility balcony

5'11" wide

1.8 m wide
- 13

Wraparound balcony

5'11" wide

1.8 m wide

1 m² = 10.7639 ft²
Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment.
Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.



Unit Specifications for Residences

1	Living/Dining/Foyer	
1.1	Floor	Premium marble or equivalent
1.2	Walls	Acrylic emulsion paint
1.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
2	Master Bedroom/Dressroom	
2.1	Floor	Laminated wooden flooring/premium marble or equivalent
2.2	Walls	Acrylic emulsion paint
2.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
2.4	Modular Wardrobes	Equipped with premium quality hardware
3	Bedroom	
3.1	Floor	Laminated wooden flooring/premium marble or equivalent
3.2	Walls	Acrylic emulsion paint/oil bound distemper paint
3.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
3.4	Modular Wardrobes	Equipped with premium quality hardware
4	Bathroom	
4.1	Floor	Premium quality anti-skid tiles
4.2	Walls	Stone/tiles, acrylic emulsion paint/oil bound distemper paint over it
4.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
4.4	Counters	Marble/granite/engineered stone or equivalent
4.5	Sanitary Ware/ Chrome-Plated Fittings	Washbasin, chrome-plated fittings, glass shower partitions, premium quality WC

5	Kitchen	
5.1	Floor	Premium quality anti-skid tiles
5.2	Walls	Combination of ceramic/vitrified tiles and acrylic emulsion paint/oil bound distemper paint
5.3	Ceiling	Acrylic emulsion paint/oil bound distemper paint
5.4	Counters	Marble/granite/engineered stone or equivalent
5.5	Fixtures	Chrome-plated fittings, stainless steel sink with drainboard of premium quality
5.6	Kitchen Appliances	Equipped with chimney, hob, microwave, refrigerator, washing machine, and heat pump
6	Staff Room & Bathroom	
6.1	Floor	Vitrified tiles
6.2	Walls & Ceiling	Acrylic emulsion paint/oil bound distemper paint
6.3	Bathroom	Anti-skid tiles
7	Balconies	
7.1	Floor	Anti-skid tiles
7.2	Walls & Ceiling	Exterior grade paint
7.3	Railings	Mild steel railing as per design or equivalent
8	Additional Features	Panic alarm in all rooms Grab bars in WCs and shower areas Gas detectors Rounded corners for all walls Master switches for bedrooms Step lighting in bedrooms on UPS Vanities in bathrooms UPS for panic alarm system and emergency lights Telephone in living room Heat detector in kitchen Smoke detectors in all rooms

Specifications for Construction

Specification of apartments and other buildings.

1.1	External Glazings	Aluminium/uPVC frame with glass
1.2	Windows	Aluminium/uPVC frame with glass
2.1	Main Door	Painted polished frame with painted/laminated/veneered flush door
2.2	Internal Doors	Painted polished frame with painted/laminated/veneered flush door
3	Air Conditioning	VRV/VRF AC system, ductable unit in living and dining room, high wall split AC in bedrooms
4	Electrical Fittings	Modular switches and sockets
5	Provision of WiFi & Broadband Facility	Provision for WiFi router and broadband at one location
6	External Finishing/Colour Scheme	Exterior grade paint
7	Conducting & Wiring Details	FRLS wires
8	Water Storage	Half-day storage capacity in OHT
9	Water Heat Pumps	Heat pump of approved make provided in each unit for hot water supply to toilets and kitchen
10.1	Details of Resident Lifts	5 resident lifts per floor
10.2	Details of Service Lift	1 service lift per floor
11	Home Automation	1. One point control for lighting, fan and AC in every room through a mobile application 2. Door monitor and smart door locks allowing locking/unlocking using smartphones 3. Provision for motion sensor lights in all washrooms and gas leakage sensors in kitchen
12	Fire Fighting System	Fire fighting system with water sprinklers, smoke detection system etc.

A proactive plan for a
hassle-free life:

Antara Comprehensive Benefit.

A proactive, comprehensive, industry-leading plan to ensure we meet every lifecare and lifestyle need that seniors are accustomed to, besides providing common area maintenance services.

Wellness

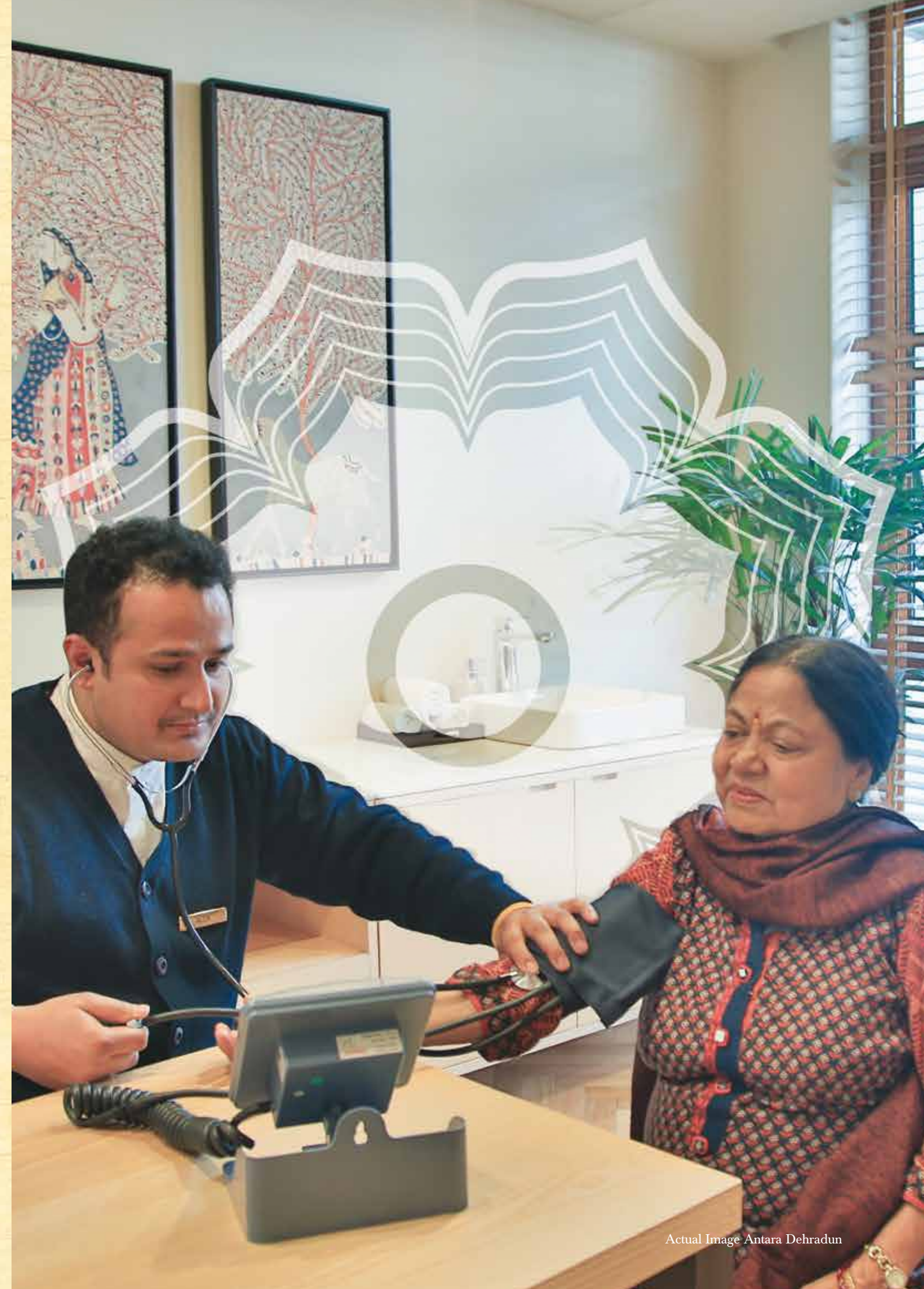
- Unlimited nursing consultations
- 24 holistic health consultations yearly (2/month)
- Paramedics and emergency response teams
- On-site ambulance
- Tie-ups with nearby hospitals

The Antara Club

- Day-long access to senior-friendly gym, indoor all-weather pool, activities, yoga, theatre, and salon
- Day-to-day curated engagement activities planned by experienced coordinators

Conveniences

- Concierge desk
- Wi-Fi zone at The Hub



A home that takes care of you, and itself.

COMMON AREA MAINTENANCE SERVICES

Maintenance and Operations

- Annual maintenance contracts for lifts, fire safety, air conditioners, etc.
- Maintenance of landscaped areas, compound walls, electrification, sewerage, roads, paths, and other services within the facility boundary
- Maintenance, housekeeping, cleaning, painting, and necessary replacements in common areas, including basements
- Operation staff, administrative staff, and maintenance staff related to the facility
- All consumables and tools for services in common areas
- Pest control

Horticulture and Beautification

- Horticulture and beautification of common areas, including facility surfaces

Utilities and Services

- Water for all purposes
- Electricity for central air-conditioning (excluding AHUs serving demised premises) and all services in parking, common, and external areas
- Power backup maintenance (diesel, lubricants, gas, etc.) for generators and air conditioning systems

Infrastructure and Upgrades

- Maintenance and upkeep of infrastructure including lifts, building façade, air conditioners, garden area, corridors, and building lobby
- Augmentation, upgrades and replacements of security, fire and electromechanical systems
- Replacement/refurbishing of parts for maintenance services in common areas

Financial and Administrative

- Annual fees for various authorities
- Consultancy for renewal of statutory licenses
- Insurance for the facility
- Depreciation/sinking fund/lease rent for electromechanical equipment (e.g. chillers, AHUs, generators, lifts)

Overall Security Management of the Common Areas

- Patrolling
- Gate management
- Visitor management
- Basements management
- Tower security

Waste Management and Sustainability

- Waste management and sustainable practices

Fire and Infra Safety-Related Protocols of the Estate

- Peripheral safety (fencing and CCTV)
- Smoke detectors
- Fire equipment and drill
- Elevator safety

Plant and Machinery, Civil and IT, MEP Maintenance

- All plant and machinery
- STP
- Fire pumps
- Water treatment
- Electrical panels
- DG and chillers

Experience the *future* of modern living.

We believe in seamlessly integrating technology into your daily living to make it easier and more secure, and our homes do just that. Our residences offer state-of-the-art home automation, for your peace of mind.



One tap lighting control

Our home automation system ensures everything you need is a tap away. Effortlessly toggle the lighting, fan & AC in every room, with a mobile application.



Sensing your needs, at all times

Our homes come equipped with motion sensor lights in all bathrooms, for your convenience, while our kitchens are equipped with gas leakage sensors to detect any potential hazards.



Door monitor, for your safety

Our video door phones enable you to see and communicate with anyone at your door, whether you're at home or away. This added layer of security allows you to control access to your home and monitor visitors, enhancing your overall safety and peace of mind. Smart door locks in our homes offer advanced security features, allowing you to lock and unlock your door remotely using your smartphone, and even grant access to visitors from wherever you are.



Control your smart home, with your smartphone

All of the above mentioned features are seamlessly integrated and easily controlled through intuitive applications on your phone. Manage and monitor your home from anywhere, and enjoy the flexibility of staying connected to your living space, even on the go.

Enjoy true *ease* of living with our exclusive resident services and a dedicated on-site concierge.

Estate 361 is designed to accommodate all your needs, stated or latent. Our estate offers access to a host of everyday services as well as a dedicated on-site concierge, for your convenience.

Culinary Services

Enjoy a diverse range of cuisines with our vetted list of home cooks and chefs.

Food Delivery

Have fresh meals delivered right to your home from The Antara Club's dedicated kitchen.

Catering Assistance

For special occasions, our concierge can connect you with reputable F&B vendors for in-home catering.

Housekeeping Services

Benefit from our in-house housekeeping services for mopping, dusting, and ironing, or choose from hourly, daily, weekly, or monthly packages available through our trusted vendors.

Laundry Services

Our concierge can connect you with our in-house laundry services for your everyday needs.

Gardening Services

Access our in-house gardening and horticulture services for assistance with regular maintenance of your home garden.

Chauffeur Services

Our concierge can arrange trustworthy chauffeurs for luxury and non-luxury cars.

Pet Care Services

We offer a range of pet care services in collaboration with our empanelled vendor, including a kennel, veterinary clinic, pet spa, and accessories.

Car Cleaning Services

We have an on-site vendor to assist with daily car wash services.

Car Repair Services

The estate has an on-site car clinic for assistance with minor repairs, modifications, and accessories. The concierge can offer support with car insurance, if required.

Early Learning Centre managed by Learning Matters

Nurture your child's development with an enriching curriculum designed to foster creativity and learning through play and hands-on engagement.

Programmes include:

- First Steps (for ages 2+ to 4 years),
- Right Start (for ages 4 to 5 years), and
- The Parent-Toddler Programme (for ages 18 months to 2+ years).



Integrated *Wellness* Clinic



The on-site wellness clinic is staffed with a trained nurse, on-site paramedics, and an ambulance for your peace of mind.

Care at Home managed by



Receive personalised medical care from trained professionals in the comfort and safety of your home.

A commitment to sustainable living.

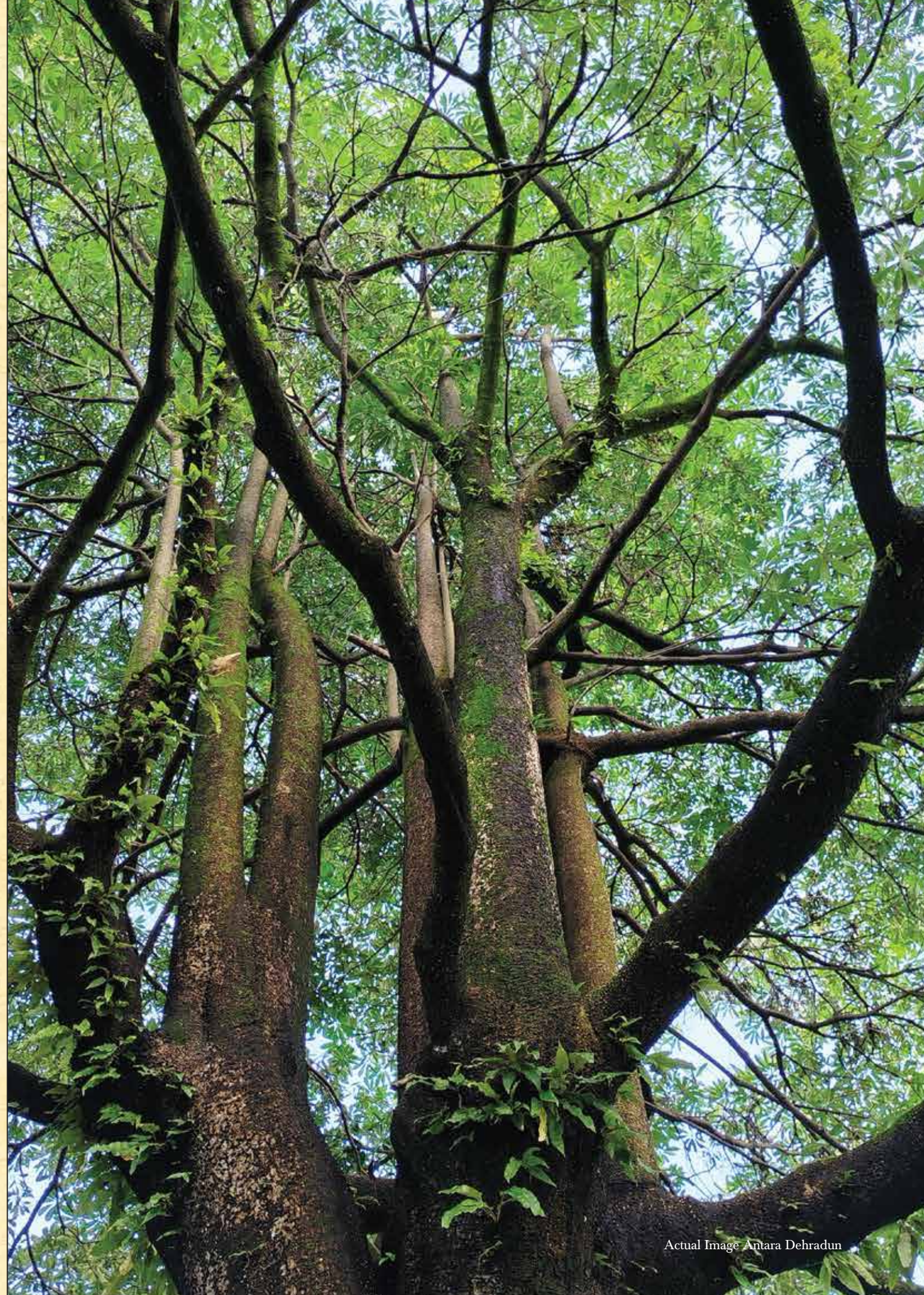
Sustainability Practices



Pre-Certified

As an **IGBC Platinum Pre-certified** project—among the highest possible sustainability certifications awarded to a development—Estate 361 proudly achieves the exceptional standards of energy efficiency, water efficiency, material selection and waste management set by the Indian Green Building Council.

- ✿ **VRF-based air conditioning**
ensuring precise temperature control, significant energy savings, and enhanced comfort across every room.
- ✿ **Built-in UV purification system**
ensuring that every drop of water in your home meets the highest standards of safety and clarity.
- ✿ **Resource-saving systems**
such as rainwater harvesting, centralised waste systems and advanced sewage treatment, for sustainable living.
- ✿ **Meticulous attention to air quality**
and use of low-VOC materials, transforming your home into a sanctuary of calm.
- ✿ **Individual water and energy meters**
empowering residents to monitor usage and reduce consumption.
- ✿ **Centralised water heating system**
ensuring instant, energy-efficient hot water to every residence.
- ✿ **High-performance glass windows**
filtering heat while enhancing your interiors with natural light.
- ✿ **Energy-conscious appliances**
right from ambient lighting to everyday appliances.
- ✿ **Designer low-flow fixtures**
elevating your bathrooms while significantly reducing water usage.
- ✿ **On-site organic waste composter**
turning daily waste into nourishment for the earth.



Estate 361 is a
culmination of *meaningful*
collaborations between
global thought leaders.

Gensler

London, UK

PRINCIPAL ARCHITECT

Oracles

New Delhi, India

LANDSCAPE DESIGNER

**RSP Design
Consultants**

Gurugram, India

PROJECT ARCHITECT

**NNC Design
International**

New Delhi, India

STRUCTURE CONSULTANT

AEON

New Delhi, India

MEP CONSULTANT

UNITRANS

New Delhi, India

TRAFFIC CONSULTANT

**Matrix Management
Consultants Pvt. Ltd.**

New Delhi, India

VT CONSULTANT

**Vijay Shankar
Sharma**

New Delhi, India

VASTU CONSULTANT

Imagined and developed by



As a well-being company enabled by real estate, our endeavour is to consciously enhance your quality of life through the spaces we create.

We are committed to creating a unique confluence of spaces that enable collaboration, innovation and community—that are not just functional and aesthetically pleasing, but environmentally sustainable and designed to promote the holistic wellness of their occupants.

Through our pioneering philosophies of *LiveWell* and *WorkWell*, we are committed to bringing real well-being to real estate.

Max Estates aspires to grow our diversified portfolio (18 million square feet) of grade-A sustainable residential and commercial offerings, by adding at least 3 million square feet every year.



222 Rajpur, Dehradun
Completed in 2018



Max Towers, Noida
Completed in 2019



Max House, Okhla
Completed in 2022



Max Square, Noida
Completed in 2023



Estate 128, Noida
Under development



Estate 360, Gurugram
Under development



Upcoming *LiveWell* & *WorkWell*
experience in Noida



Upcoming *LiveWell* & *WorkWell*
experience in Noida



Upcoming *WorkWell*
experience in Gurugram



Upcoming *LiveWell*
experience in Gurugram

Our estate offers a variety of spaces and amenities that bring you *holistic* well-being.

An *ecosystem* that enriches everyone.

Estate 361 is anchored in the Max Group legacy of service excellence, spanning over 40 years and various lifestyle facets.

Real estate



Healthcare



Education



Hospitality



Food & Beverage



Disclaimer:

HARERA REGISTRATION NO. : RC/REP/HARERA/GGM/1012/744/2025/115 HARERA WEBSITE: [HTTPS://HARYANARERA.GOV.IN/](https://haryanarera.gov.in/)

Max Estates Limited (CIN no. U70200PB2016PLC040200) is having its corporate office at Max Towers, L-20, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 201301 & Registered office at Max House, 1, Dr. Jha Marg, Okhla Phase 3, Opp. Okhla Railway Station, Okhla Industrial Estate, New Delhi 110020. Max Estates Ltd. is the promoter of Max Estates Gurgaon Ltd.

Max Estates Gurgaon Two Ltd. (CIN- U68100DL2024PLC424818) is having its Registered office at Max House, Kh No 335/2, 355/18,337, and 1511/339, Okhla Industrial Estate, New Delhi, Delhi, India, 110020. The Project 'Estate 361' is registered with the HARERA with registration no. RC/REP/HARERA/GGM/1012/744/2025/115. Please refer to project details on the website of HARERA <https://haryanarera.gov.in> prior to making any decision.

This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/ Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/amenities/services to be provided in the Project, Apartment/ Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/ Unit shall be as per the documents/information uploaded by the company on the website of HARERA and the agreement between the parties. 1 Sq. Mtr. is equal to 10.76 Sq.ft. 1 Acre is equal to 4046.86 Sq. Mt.

Max Estates Gurgaon Two Ltd. has appointed Antara Senior Living Limited to manage the senior living residences and dedicated spaces for senior living, along with primary healthcare services & integrated wellness clinic, at Estate 361.

ESTATE
361

SENIOR LIVING MANAGED BY



ANTARA

 Max Group



HARERA REGISTRATION NO.:

RC/REP/HARERA/GGM/1012/744/2025/115

HARERA WEBSITE:

[HTTPS://HARYANARERA.GOV.IN/](https://haryanarera.gov.in/)



Learn more

AT WWW.MAXESTATES.IN

OR CALL US ON +91 9654 361361