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SECTOR 86, GURUGRAM



WHERE MODERN ERA FINDS ITS DEFINING LANDMARK

YOUR ORBIT OF SEAMLESSNESS

Schools

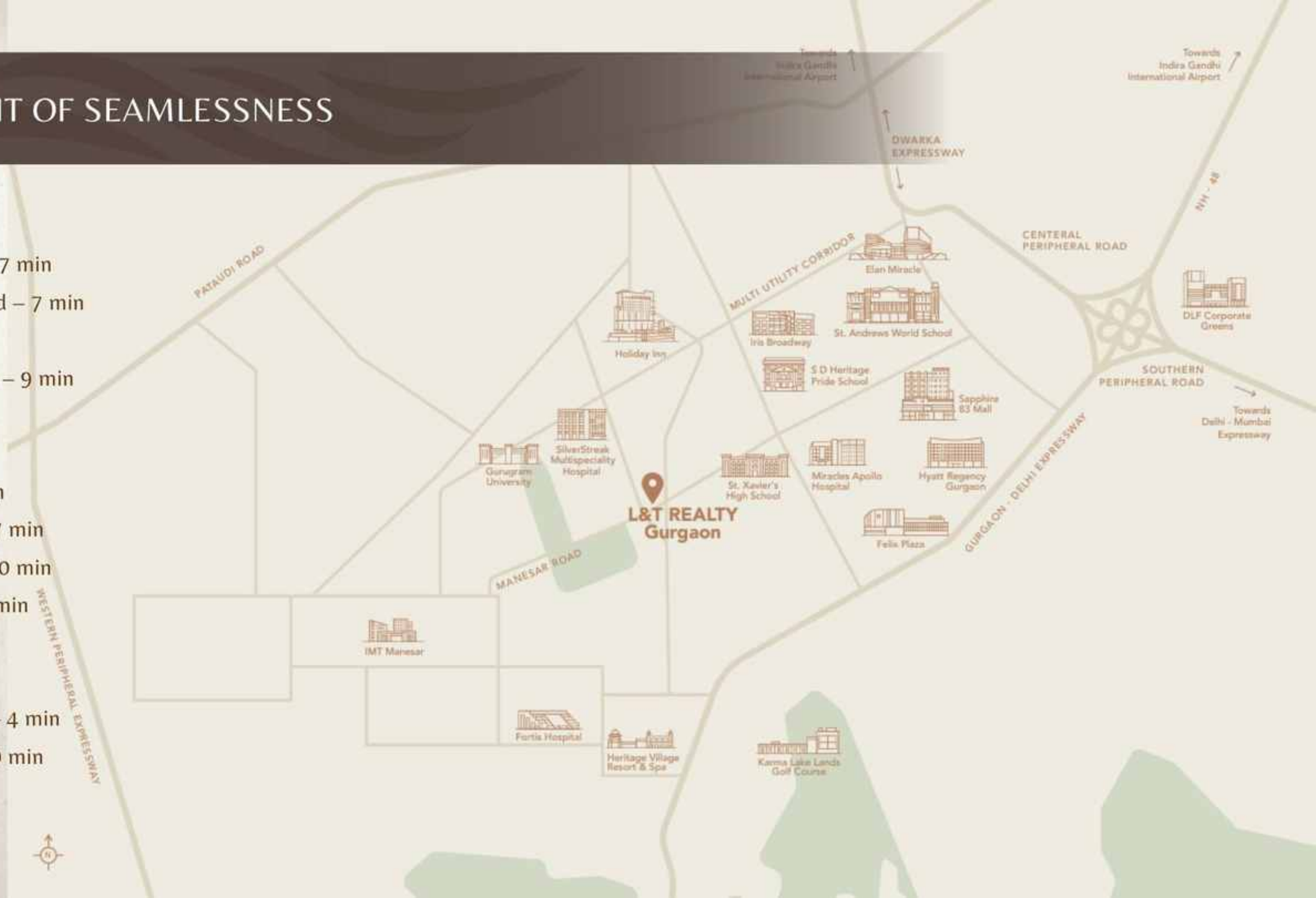
- Heritage Pride – 7 min
- St. Andrew World – 7 min
- DPS – 8 min
- St. Xavier's High – 9 min

Retail

- Sapphire – 5 min
- Iris Broadway – 7 min
- Elan Miracle – 10 min
- SS Omnia – 15 min

Hospitals

- Miracle Apollo – 4 min
- Artemis Lite – 10 min



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CONNECTED TO THE FUTURE

UPCOMING METRO LINE - *SEC 56 GOLF COURSE ROAD - PANCHGAON*

UPCOMING NAMO BHARAT RRTS (DELHI - ALWAR)

GREEN BELT - 1000 ACRE OPEN SPACES

NEW FLYOVER PROPOSED : SECTOR 85–86 (DADI SATI CHOWK) - MULTI UTILITY CORRIDOR

1000 ACRE GLOBAL CITY

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PRESENTING



THE ADDRESS OF EXTRAORDINARY LIVING

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YOUR ADDRESS OF EXTRAORDINARY LIVING







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YOUR ADDRESS OF EXTRAORDINARY LIVING





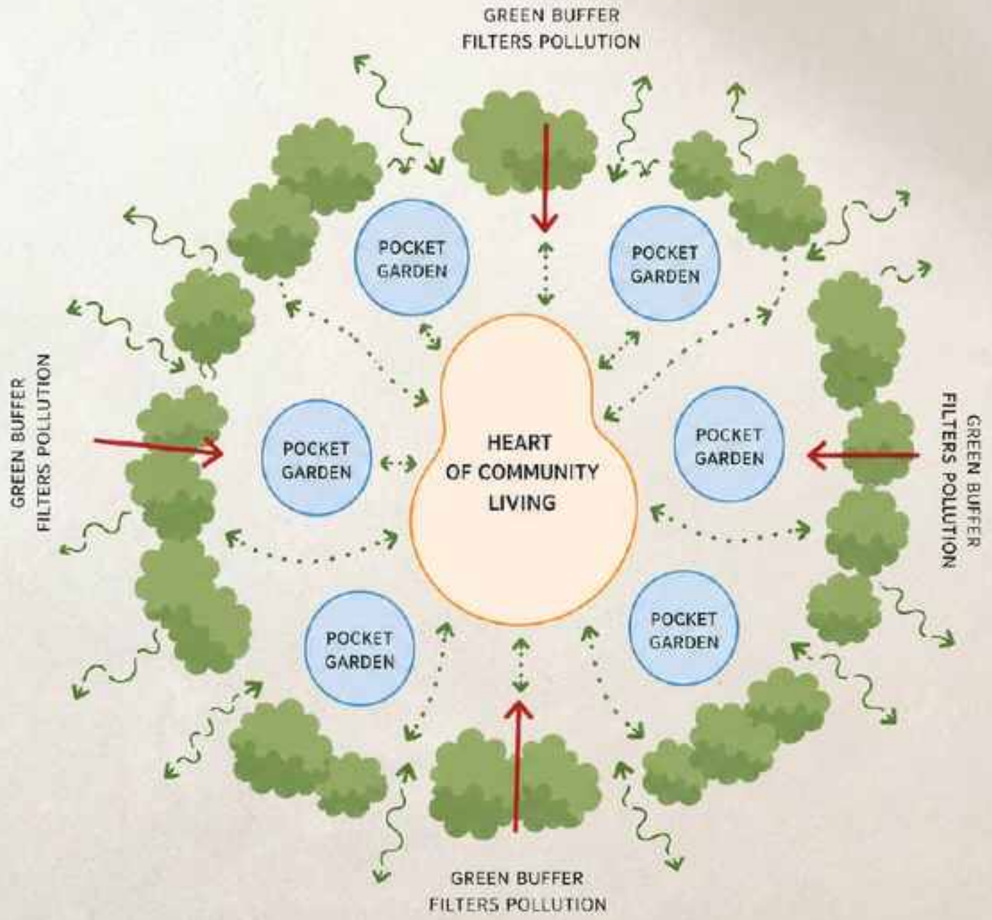


THE MASTER LAYOUT

- 20 Acres Land Parcel
- 9.5 Acres Open Space
- 5.0 Acres Central Green Space
- 3.6 Lakhs Sq Ft. amenity space
- The Central Social Club
- The Arena - Sports Club



THE LANDSCAPE PHILOSOPHY



The central space that brings people together

Green spaces placed throughout for rest, nature, and connection

A lush, living edge that filters air , reduces heat, and creates a healthier environment.



Wellness Garden | Central Water | Spine Cascading Water Feature | Amphilawn



Swimming Pool | Kid's Pool with Water Splash | Kid's Play | Pet Corner | Skating Park



Discovery Garden | Nature Trail | Central Living Canopy | Cascading Water Features



Multi-purpose Court | Pickleball Courts | Tennis Court | Jogging Track | Cricket Net | Climbing Wall | Roller Skating Loop

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THE CLUB

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THE CENTRAL CLUB

LEVEL - 0

- Triple Heighted Club Lobby
- Patisserie & Tea Lounge
- Salon
- Temperature Controlled Indoor Swimming Pool
- Business Centre & Co-working Space
- Library
- Banquet Hall

LEVEL- 1

- Private Dinning & Party Lounge
- Restaurant
- Gymnasium
- Yoga & Dance Studio
- Kids Digital Games Lounge
- AV Room
- Indoor Games

LEVEL - 2

- Guest Room with Open Lawn
- Spa & Treatment Room
- Yoga & Meditation Room





ARTISTIC IMPRESSION


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ARTISTIC IMPRESSION
THE CLUB LOBBY


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INDOOR POOL
ARTISTIC IMPRESSION

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THE RESIDENCES

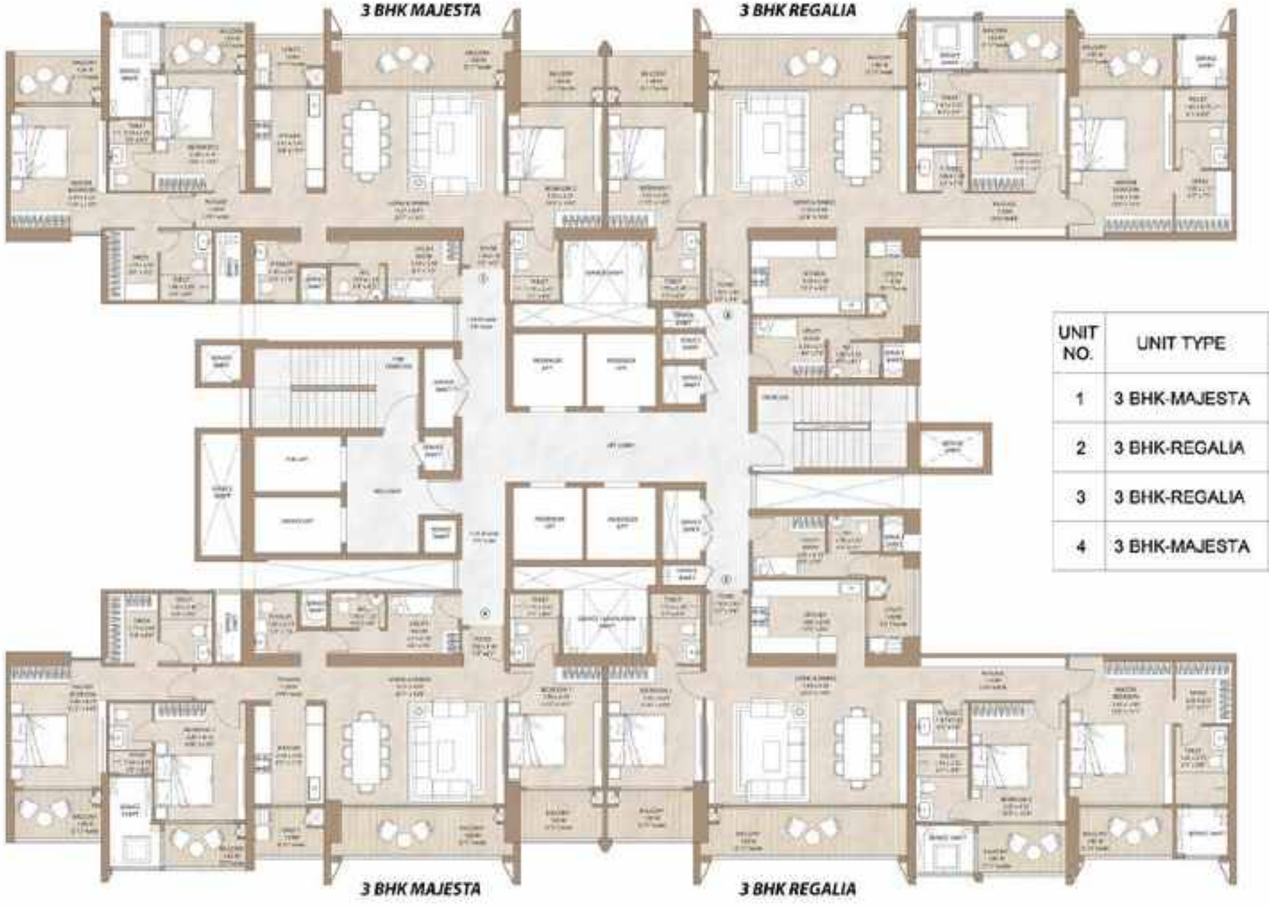
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YOUR CANVAS OF GRANDEUR



Palatial 3 & 4 BHK | Lavish Sundecks | 11.4 Ft Floor to Floor Height | Top of the Line Finishes

TYPICAL FLOOR PLAN - Tower 1 (1st - 16th floor)

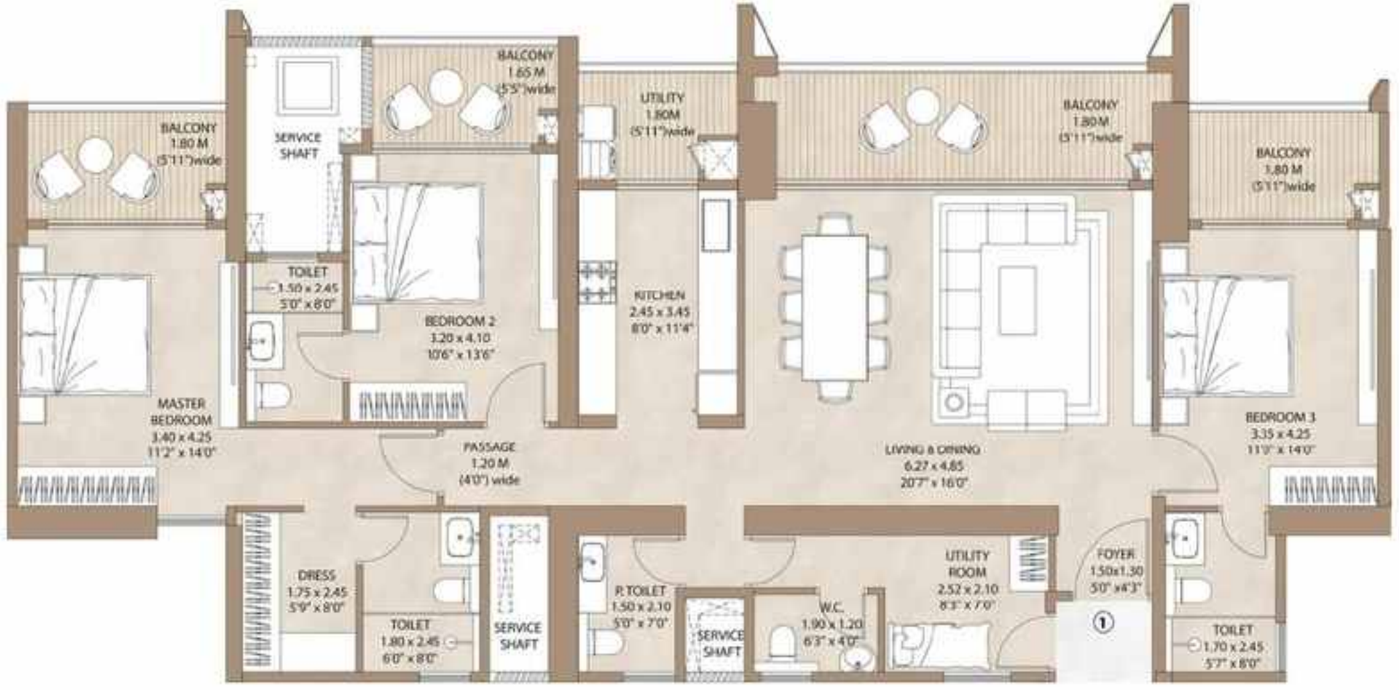




UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3 BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60
2	3 BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
3	3 BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
4	3 BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 1 - 3 BHK Majesta





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3 BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 1 - 3 BHK Regalia

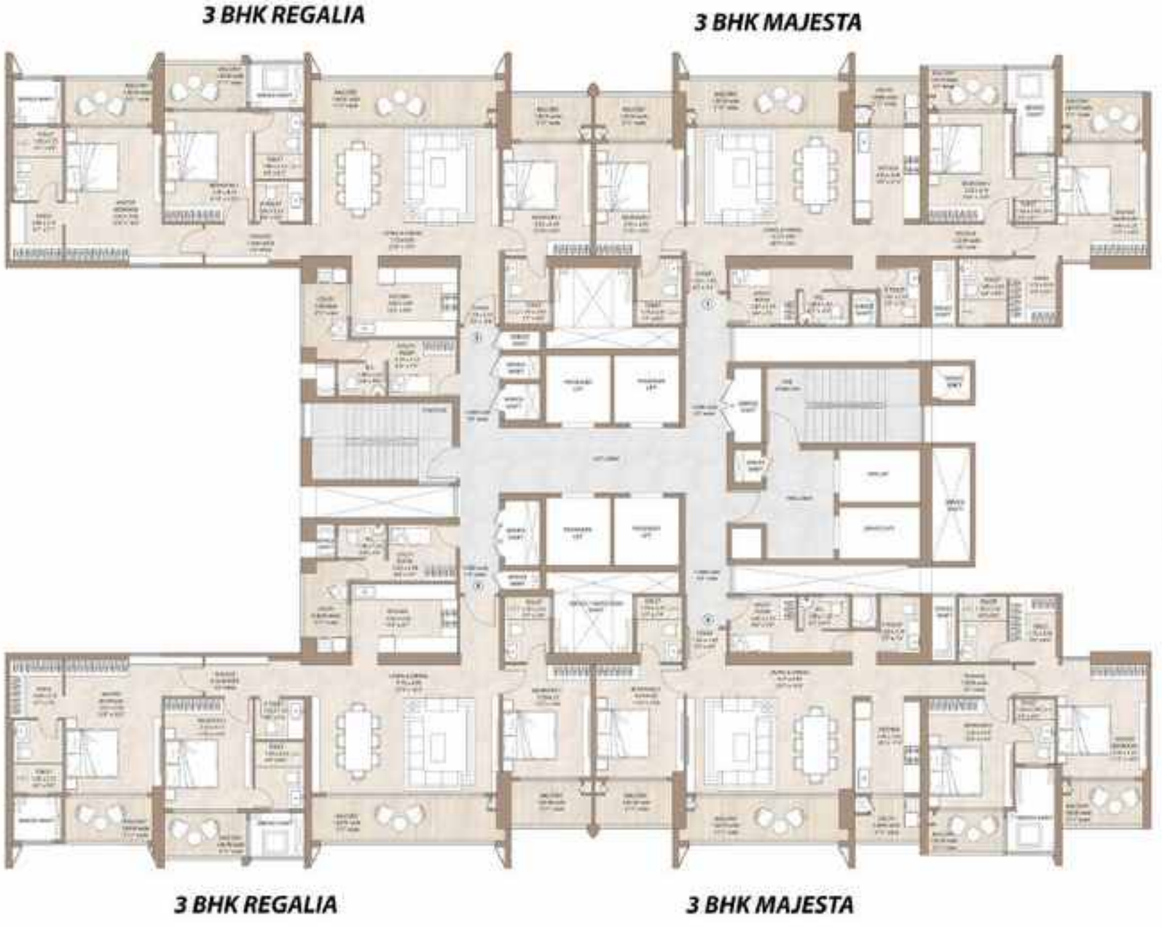




UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2	3 BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60



TYPICAL FLOOR PLAN - Tower 2 (1st - 16th floor)





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60
2	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
3	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
4	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 2 - 3 BHK Majesta





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 2 - 3 BHK Regalia



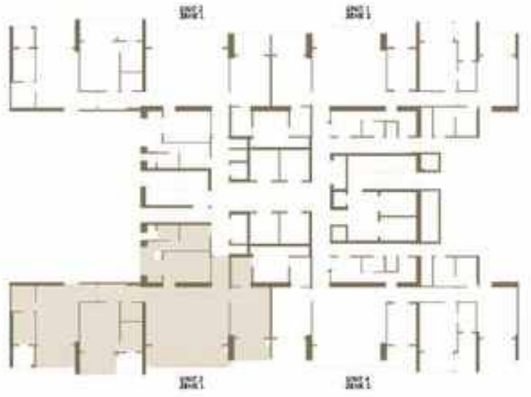


UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60



UNIT PLAN - Tower 2 - 3 BHK Regalia

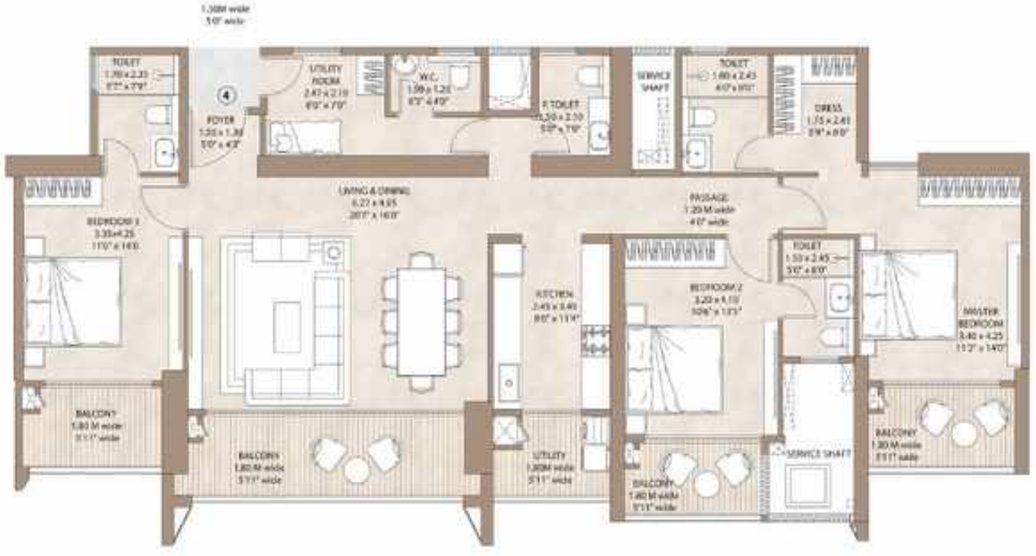




UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
3	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60



UNIT PLAN - Tower 2 - 3 BHK Majesta

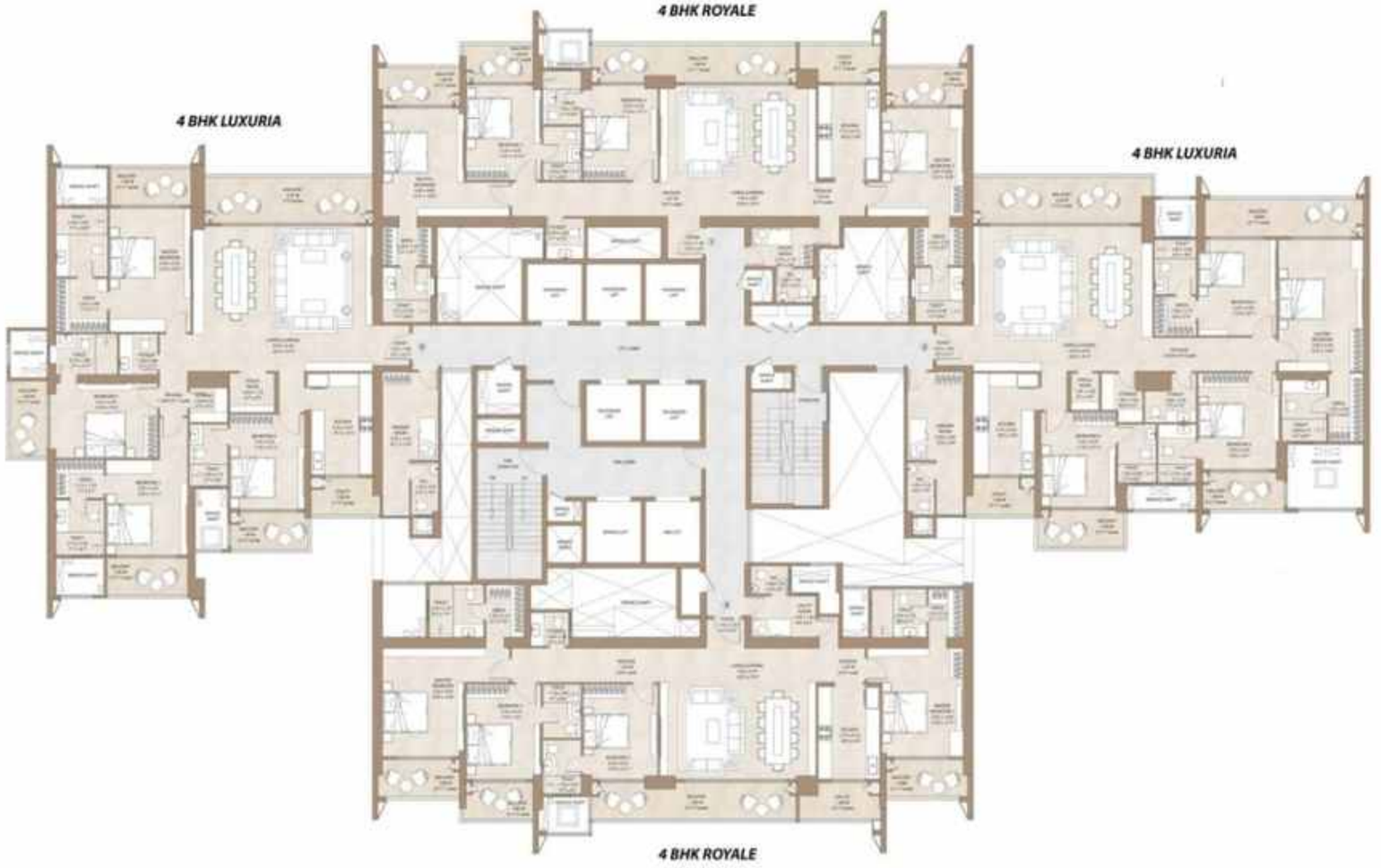




UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
4	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



TYPICAL FLOOR PLAN - Tower 3 (1st - 16th floor)





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	4-BHK-ROYALE	2006.62	186.42	421.08	39.12	2427.70	225.54
2	4-BHK-LUXURIA	2292.84	213.01	516.13	47.95	2808.97	260.96
3	4-BHK-ROYALE	2035.47	189.10	421.08	39.12	2456.55	228.22
4	4-BHK-LUXURIA	2322.01	215.72	503.00	46.73	2825.01	262.45



UNIT PLAN - Tower 3 - 4 BHK Royale





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	4-BHK-ROYALE	2006.62	186.42	421.08	39.12	2427.70	225.54



UNIT PLAN - Tower 3 - 4 BHK Luxuria





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2	4-BHK-LUXURIA	2292.84	213.01	516.13	47.95	2808.97	260.96



TOP OF THE LINE FINISHES



Imported marble flooring in Living, Dining & Master Bedroom



Modular Kitchen with Hob & Chimney



Premium Sanitaryware

TOP OF THE LINE FINISHES



Double Height Entrance Lobby for each Tower



100% Power Back up for every apartment



24/7 Multi - Tier Security

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SUSTAINABILITY INITIATIVES

25% On-site solar Common Area Lighting	35% Water saving	15% Energy saving	30% Landscaped site area

- High-efficiency VRF and 5-star AC units
- 100% wastewater recycling via advanced MBR STP
- Landscape covers 30% of the site, prioritizing native and adaptive species
- EV-charging provision
- On-site rainwater harvesting through recharge pits and retention tanks
- Low-flow plumbing fixtures integrated throughout the development
- 100% AC condensate recovery for beneficial reuse
- 100% of available roof area utilized for bifacial rooftop solar PV
- High-performance glazing for Dwelling unit and clubhouse

OUR PARTNERS



ARCHITECTURE

Architect

Hafeez Contractor



STRUCTURE

Thornton

Tomasetti



MEP

Aecom



INTERIOR

Bobby Mukherji

Architects



LANDSCAPE

WATG

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L&T REALTY ARAVISTA PHASE 1

HARERA REGISTRATION NO.:RC/REP/HARERA/GGM/1106/838/2026/78

HARERA WEBSITE: HTTPS://HARYANARERA.GOV.IN/

SECTOR 86, GURUGRAM

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