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LUSHLANDS

adani
Realty


adani
Realty

Adani Realty: The real visionaries of real estate

Adani Realty is the real estate arm of the prestigious Adani Group. With this name comes a lot of trust and responsibility. Adani Realty stands at the forefront of 'Nation Building' and embodies the values of 'Growth with Goodness.' With every project we seek to seamlessly blend design aesthetics with cutting-edge construction technology, creating real estate masterpieces in cities including Ahmedabad, Mumbai, Pune, and Gurugram. Our portfolio spans across residential, commercial & hospitality projects with having approximately 24 million Sq. Ft. area developed* & an additional approximately 61 million Sq. Ft. area under development*.

Be it designing dream homes or erecting futuristic workplaces for businesses to thrive, Adani Realty takes great pride in fuelling the real estate development of India. Our award-winning residential, commercial and retail spaces exemplify craftsmanship and superior design. This excellence also extends to our exclusive social clubs – The Belvedere Golf and Country Club, Ahmedabad, and Belvedere Club, Gurugram.

Our commitment to global real estate standards is unwavering. Adani Realty continues to deliver projects of unparalleled quality and craftsmanship, contributing significantly to India's thriving real estate sector and being a key stakeholder in its modernisation and development.

*As on June 2024

Our belief system:

Embodying a philosophy rooted in community, our every endeavour is shaped through the lens of communal spirit. We believe in engaging in a dialogue, while weaving connections that shape the fabric of our society.

Our ethos can be summed up as: #AddressOfGoodness.

This isn't just a location, it's the sanctuary of joy that you call home. An abode where memories breathe life, positive emotions flourish, and every brick laid is a testament to dreams being realised. It's more than a dwelling; it's your feel-good haven, where even ordinary moments feel extraordinary.

This is your happy place.

We dream of great heights. And we don't mean just our buildings.

To transform the landscape of real estate by committing to innovation & sustainability, and have an unwavering dedication to our consumers by providing them with spaces that are state-of-the-art and of significant value.



SHANTIGRAM

Ahmedabad, Gujarat



THE VIEWS

Ghatkopar (East), Mumbai



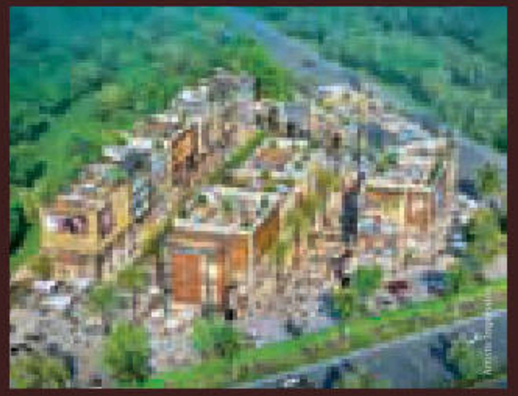
OYSTER GRANDE

Sector 102/102A, Gurugram



LINKBAY RESIDENCES

New Link Road, Andheri West



OYSTER ARCADE

Sector 102, Gurugram



SAMSARA (M BLOCK)

Sector 60, Gurugram



TEN BKC

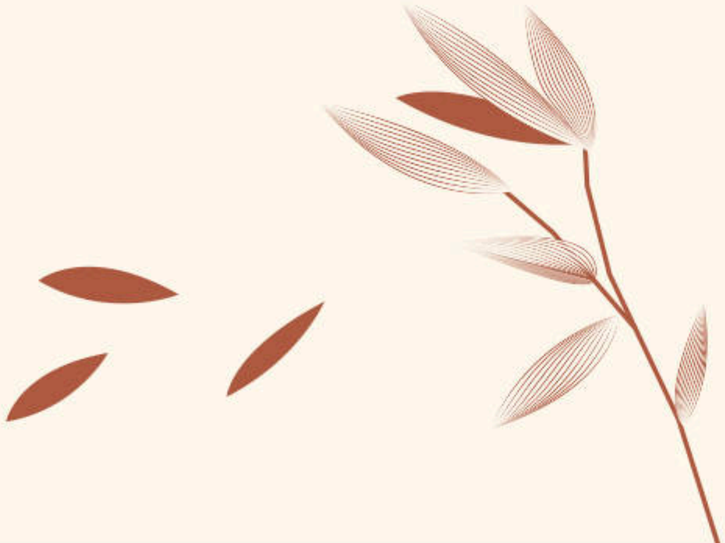
Near MIG Cricket Club, Kala Nagar, Bandra East

Our unique concept of blending luxury and nature with state-of-the-art amenities has manifested in this landmark project in North India. A new beginning that will give you butterflies. Literally.

LUSHLANDS

by

adani Realty



The woods are lovely, dark & deep.

Experience luxury forest living.

Imagine a home with your very own private forest to explore. A place where the luxuries of urban life blend with the unbridled joy of discovering the gems of nature. Lushlands by Adani Realty was birthed from this very thinking - a novel experience that seamlessly blends opulence and nature. We imagined a sprawling area with greens and blues as far as the eye can see.

This landscaped area was meticulously crafted for it to feel pristine and natural, not fabricated. All four towers are connected by the podium. With the forest ravine running down it's spine this haven of modern day amenities and natural beauty is probably one of its kind.

This is a space that lives and breathes with you.

This seemingly endless expanse of tranquility interconnected with ramps, floating boardwalks and bridges is for residents of all age groups to revel in and explore. There exists a zone for children to unleash their creativity and relish their formative years. Our play areas tailors zones to different age groups—dedicated spaces for toddlers and inquisitive school-goers.

This forest is for all. And forever.

Our gym area, surrounded by lawns, encourages residents of all ages to indulge in outdoor exercise, yoga, and meditation. In valuing our most treasured age group—the elderly—we provide ease and accessibility with dedicated reading spaces, congregational lawns, reading zones, and chit-chat seating areas.

As the day gives way to dawn, the city's hustle and bustle come to life. Yet, our sanctuary of green and blue serves as a tranquil escape, eliminating the urban chaos for joggers immersed in nature's soothing embrace, with the water features taking center stage. The lush greens are punctuated with pergolas, gazebos, and artwork. Spaces to spend time with family and friends. Spaces to unwind. Spaces to live.

As the soothing and relaxing sound of cascading water creates a sense of nirvana, one can't help but wonder if this is the true meaning of luxury. We know it is.

Spacious, Serene & Spectacular.

70%
Open area with forest and a central ravine

4
Towers with 2 units per floor

8
Palatial duplex penthouses

208
Luxurious apartments

4
BHK + lounge + powder room + utility/s. room

2
Clubhouses

A place where nature meets stature.

LUSHLANDS BY ADANI REALTY



The facade's design takes into consideration both day and night impressions. During the day, the facade reflects natural light, emphasising the project's connection with the outdoors. In the evening, the carefully planned lighting elements contribute to a captivating and inviting nighttime ambiance. The Facade complements the lush forest-themed environment, crafting a visual harmony that captivates the senses.

Artistic Impression

Lushlands by Adani Realty is an oasis of tranquility which is designed to feel like your 'Natural Habitat'.

This opulent residential haven rests in the prime location of Sector 2, Gwal Pahari, on the main Gurugram-Faridabad road. With breathtaking panoramic views, Lushlands by Adani Realty is like a wonderland straight out of a book. Discover a harmonious blend of architectural elegance and natural splendour, where apartments and penthouses become more than mere abodes. Crafted by the visionary CP Kukreja Architects and landscaped by Integral Designs, Lushlands by Adani Realty emerges as a sanctuary in the bustling heart of the metropolitan city.

This residential development is built around a flourishing forest ravine, flanked by residential towers on all sides. Apartments in these towers are the absolute epitome of luxury, with Towers A and C standing 32 floors tall, which exude opulence from every surface. Towers B and D greet the skies at 22 floors tall, with luxurious apartments and lavish penthouses. These are as much of a spectacle as the sweeping panoramic views from their terraces.

Lushlands by Adani Realty seeks to redefine the nature of urban living. A place where every day unfolds like a cherished chapter in the story of your life.



Artistic Impression

Stay connected to nature, and to the city.

With sweeping views of the Teri Golf Course, Lushlands by Adani Realty is the new address of luxury living. The locale has experienced a remarkable surge in social infrastructure and upscale hospitality projects.

Strategically located at Gwal Pahari, Lushlands by Adani Realty offers a perfect blend of serene natural living and city convenience. With excellent connectivity to South Delhi, Faridabad and easy access to major corporate hubs and rich cultural attractions, it's ideal for professionals and culture enthusiasts alike. The development features tranquil green spaces and water bodies, creating a peaceful oasis.

Surroundings

Teri Golf Course to the South

Increased Social Infrastructure and Hospitality Projects

Connectivity

10 Mins to Golf Course Road

10 Mins to Rapid Metro

20 Mins to Cyber City

40 Mins to Airport

Access

On Gurugram-Faridabad road, proposed to be widend to 150m



Disclaimer: Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation regarding continuity/existence of these developments/landmarks going forward. Further, the driving time indicated is tentative and actual time may vary.



Legends

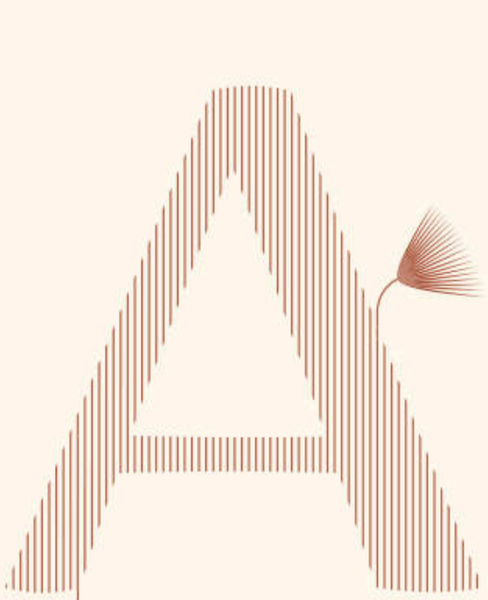
1. Entry & Exit
2. Grand Canopy
3. Basement Ramp
4. Social Club Drop Off
5. Tower Entry
6. Visitors' Parking
7. Viewing Deck
8. Gazebo
9. Water Stream
10. Floating Boardwalk
11. Forest Level Boardwalk
12. Aromatic Garden
13. Congregation Lawn
14. Yoga & Party Lawn
15. Zen Garden
16. Outdoor Fitness Area
17. Jogging & Cycling Track
18. Sports Club Entrance Plaza
19. Swimming Pool
20. Half Basketball Court
21. Tennis Court
22. Cricket Net
23. Kid's Pool
24. Jacuzzi
25. Forest
26. Sculpture Garden
27. EWS

Disclaimer: This does not constitute a legal offer. All specifications are tentative and subject to change till final completion of the Project as permitted or under applicable law. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative, not to scale and are subject to changes as may be decided by the developer or the competent authority. Soft furnishings, cupboards, furniture and gadgets are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. "It is clarified that as per sanctioned drawings & approved Revised Building Plans for the Group Housing Colony "DOSHI AKOS", Village Gwal Pahari, Sector-2, Gurugram ("Project"), buildings/towers mentioned therein have been referred to/nomenclature Tower-1, 2, 3 & Tower-4, which for ease of reference hereinafter shall be referred as Tower-D, C, B & Tower-A respectively.

Artist's Impression

4 Towers

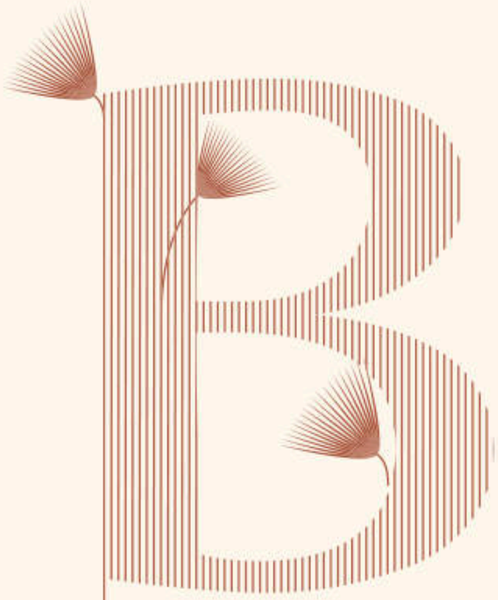
At its heart, an expanse of open area with forest and a ravine breaks the monotony of city views, creating a lush haven for tranquility to flourish.



Stilt + 32 Floors

2 Apartments to a Core

4 BHK + Lounge + Powder Room + Utility/S. Room

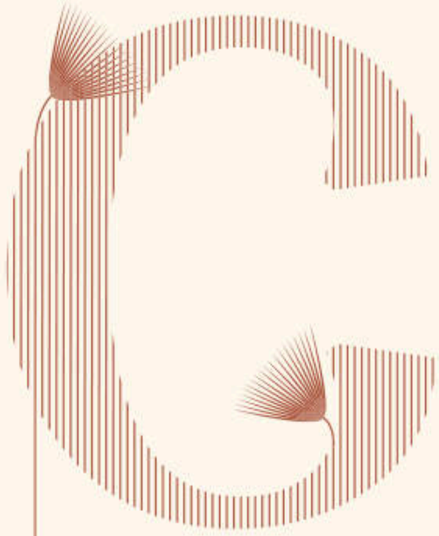


Stilt + 22 Floors

2 Apartments to a Core

4 BHK + Lounge + Powder Room + Utility/S. Room

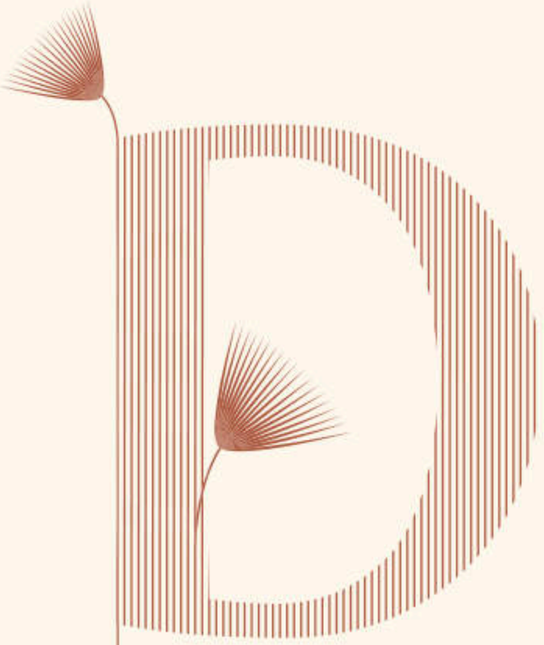
4 Duplex Penthouses with 6 BHK + Lounge + Powder Room + Utility/S. Room



Stilt + 32 Floors

2 Apartments to a Core

4 BHK + Lounge + Powder Room + Utility/S. Room



Stilt + 22 Floors

2 Apartments to a Core

4 BHK + Lounge + Powder Room + Utility/S. Room

4 Duplex Penthouses with 6 BHK + Lounge + Powder Room + Utility/S. Room

Disclaimer: It is clarified that as per sanctioned drawings & approved Revised Building Plans for the Group Housing Colony "SUSHLANDS", Village Gwal Pahari, Sector-2, Gurugram (Project"), buildings/towers mentioned therein have been referred to/mentioned as Tower-1, 2, 3 & Tower-4, which for ease of reference hereinafter shall be referred as Tower-A, B, C, D & Tower-A respectively

An architectural bird's-eye-view:

Envisioned as an urban sanctuary within the bustling metropolis, our project offers shelter from the rapid pace of urban life, inviting residents to reconnect with nature and themselves. An integral component of our design is the forest that transcends conventional living. This immersive concept ingeniously utilises the site's natural topography.

Best explored on foot

The entire area is pedestrianised to foster community interaction with the natural surroundings. Vehicles are directed into tower basements, leaving the ground level for recreational spaces. A space beckoning to be explored and relished.

Nature's creation, for recreation

Thoughtfully landscaped areas are sprawled across the property. We've crafted a step forest with a flowing water stream, evoking the serenity of a riverine landscape. Beyond the aesthetic allure, our architectural design also champions environmental consciousness, ensuring a harmonious blend of beauty and sustainability. The forest ravine, connects the two hubs of community engagement - the social club and the sports club. The ravines and the floating boardwalk invites the residents of Lushlands to revel in their wondrous beauty and find a sense to calm and reconnection through the healing embrace of nature.

Tree selection

The trees are selected based on local ecology and biodiversity. Chosen for their low water requirement, ability to withstand Gurugram summers, and serve as an attraction for local birds to nest in.

A sanctuary for sport

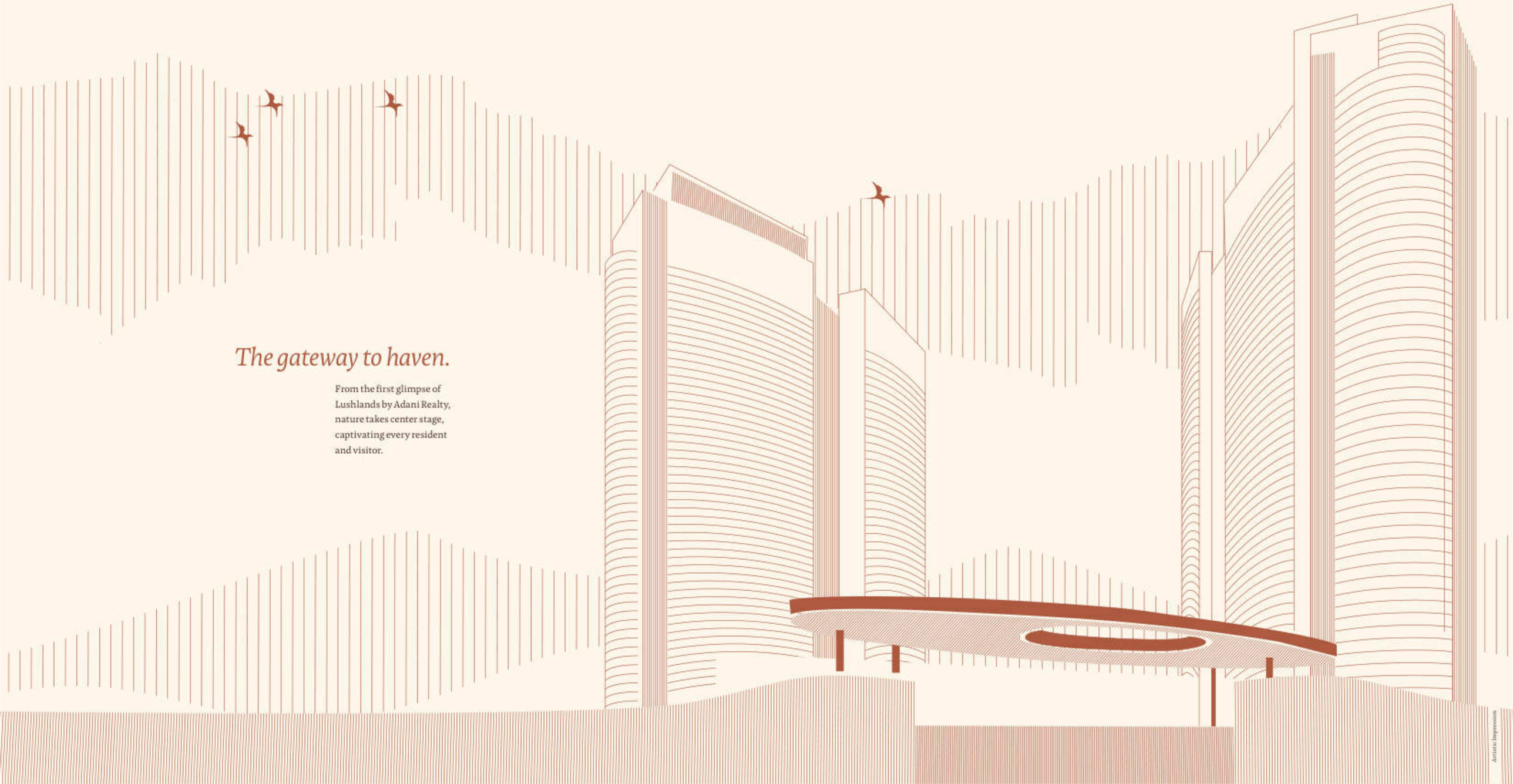
Our sports club merges an infinity pool with the enchanting ravine, creating an unparalleled resort-like experience for residents. The vibrant metropolitan interface coexists with the bustling pedestrian pathways.

Serenity meets security

Our towers are more than residences, they're fortresses of luxury that prioritise the safety of our residents. Boasting of sophisticated entry systems, vigilant surveillance, and well-lit common areas, our commitment to security is unparalleled.

Even the birds at Lushlands are treated to stunning views.





The gateway to haven.

From the first glimpse of Lushlands by Adani Realty, nature takes center stage, captivating every resident and visitor.

Artistic Impression



A grand welcome for visitors.

The elliptical form of the entrance portal, with a cut-out for a tree adds a touch of grandeur. The boundary wall and gate design echo picturesque surroundings of this lush residential complex.



Artist's Impression



No Vehicles.
Only Verdant Beauty.

A ramp takes all vehicles directly to the basement, leaving the podium level absolutely vehicle-free. This not only enhances the natural beauty of the podium, but also makes it a worry-free zone for kids and residents to move about freely.

Be overwhelmed with pristine views, even underground.

Towers can be accessed through the main ground floor entrance or the basement drop off. The basement offers a peak into the forest and allows natural light from the above to come through, and dance on the water body below to create beautiful reflections. This terrarium-like feature also incorporates floating planters and palm trees rise which branch out of the basement and into the podium.

BASEMENT DROP OFF LOBBY



Artistic Impressions

Viewing Deck

The viewing deck offers an idyllic vantage point for observing water birds, butterflies, and squirrels frolicking in their natural habitats, making it an ideal spot to connect with nature's tranquil beauty. Vehicle access is confined to the front of the property, with all vehicles directed to basement parking upon entry. This thoughtful design transforms the podium into a serene, car-free zone, enhancing the natural ambiance. Here, residents can delight in the seamless integration of lush landscapes, sparkling water bodies, and blooming flowers.



Grand, Green & Gorgeous.

'Forget not that the earth delights to feel your bare feet and the winds long to play with your hair.'

KHALIL GIBRAN



A forest retreat that's just an elevator ride away.

This botanical marvel unfolds as a melange of colours that chase hues with the seasons. The trees within our forest are meticulously chosen, keeping in mind the local ecology and biodiversity.

VIEW OF SOCIAL CLUB AND TOWERS

Party Lawn

Enclosed in a manicured landscape and granite-cladded walls, this lawn serves as a place to plan a beautiful outdoor gathering.



Artist's impression



Artists' Impression

Congregation Lawn

Nestled in lush greenery, our picturesque Congregation Lawn offers tranquility and relaxation. Amidst rustling leaves and chirping birds, find peace and connection that rejuvenates the soul.

Pause, Breathe & Relish.

As residents relish a captivating stroll amidst nature, they experience a new vantage point of the lush country around them.



Floating Boardwalk

Our floating boardwalk gracefully links the two podiums, creating not just a pathway but a series of pause points to relish the gifts of nature. Residents are invited to linger, absorbing the expansive views of the greenery and to lose a moment or two in finding themselves.



Tranquil Retreat

A shallow stream meanders, starting as a waterfall and terminating into a lake at the Social Club.





Artist's Impression

Gazebos with inviting ravines of lushery

A place to take a moment and soak in the surroundings. These seating plazas are peppered all across the landscaped podium to allow you to have a sit and relish the beauty of the forest. Perfect little nooks, tucked away amidst the greens.

WATER BODY & GAZEBO IN FRONT OF TOWER C



The Serene Oasis

A place where water and time stands still, teeming with life in every form. Home to a variety of species of birds and fish, this pond serves as an artful tapestry where humans and nature coalesce.





Delightful in the day, dazzling in the dark.

LANDSCAPE NIGHT VIEW

Artist's Impression

A grand welcome,
every time you come home.

The tower lobbies welcome the occupants with a double height lobby. Designed from sustainable materials with earthen tones, this grand entrance is an inviting and charming space.

TOWER ENTRY



APARTMENT FEATURES

From the cream of the crop.

Size and Configuration

The residences span an array of sizes and configurations, crafted to cater to your lifestyle preference. These homes are designed with immaculate attention to detail, ensuring versatility to accommodate your vision.

Penthouses

Lushlands by Adani Realty offers a selection of duplex penthouses, granting residents the luxury of king-sized luxury living. These premium abodes are thoughtfully designed to be exclusive and personalised, and to serve as a testament to an elevated lifestyle.

Balconies and Outdoor Spaces

Cantilevering balconies and outdoor spaces help residents connect with their roots. These spaces are designed to enrich the overall living experience, fostering a sense of openness and tranquility.

Lifestyle Amenities

Beyond the allure of an opulent home, residents also enjoy access to an array of lifestyle amenities, enriching their living experience with a holistic and fulfilling way.



Artist's Impression

Living & Dining Room

Spaces crafted for families to cherish and relationships to flourish, the living and dining areas are designed keeping in mind their significance as the heart of any home. Bathed in natural light and ventilated naturally through openings on wither sides, the gentle flow of air creates a natural, refreshing ambiance. A column-less design renders an unobstructed sprawling area to configure as per your preferences.



Family Room



Master Bedroom

The crown that jewels your fortress in the sky - the master suite. An immersive panorama of the captivating vista is available in abundance thanks to the corner glazed windows with a wrap-around balcony. A space flushed with plush, but oozing with warmth.



Children's Room



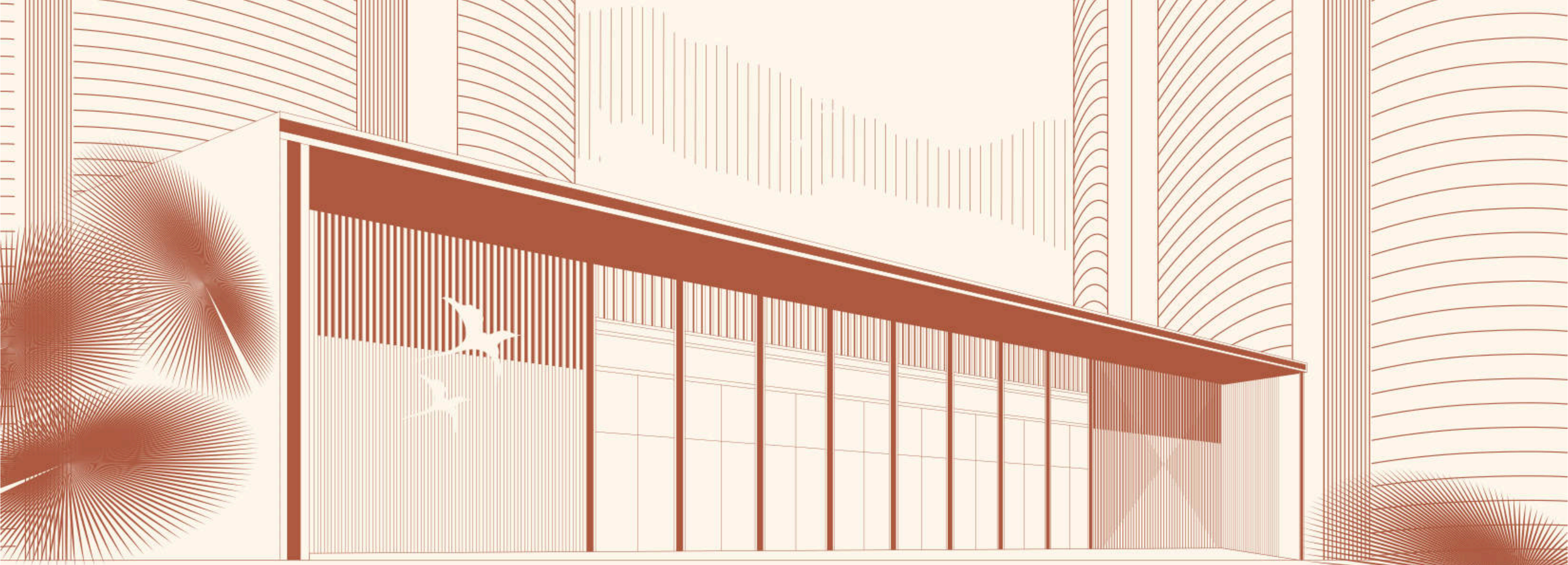
Bathroom



Balconies

Sweeping balconies envelop each unit with glass railings that offer an uninterrupted view of the surroundings. The ample depth allows seating areas and pretty little nooks to be created in these airy spaces. A sip of morning coffee with a view, or the winding down of a long day - all while soaking in majestic sunrises and marvellous sunsets are what these spaces are designed for.





Lush Hub

The Social Club

Our social club is a spectacle of architecture mastery. The iconic entrance, parallel to the approach road greets you with a sensory treat, with views of the verdant surroundings. This panorama can be relished from two vantage points. The gallery on the upper level offers panoramic vistas of the meandering forest ravine, while the tranquil pond at the lower level captivates the senses with idyllic reflections.

Amenities

Multi-Purpose Hall | Library | Salon | AV Room
Business Centre | Cafe | Card Room

Entrance Lobby





Artist's Impression

A social club with views of a lakehouse.

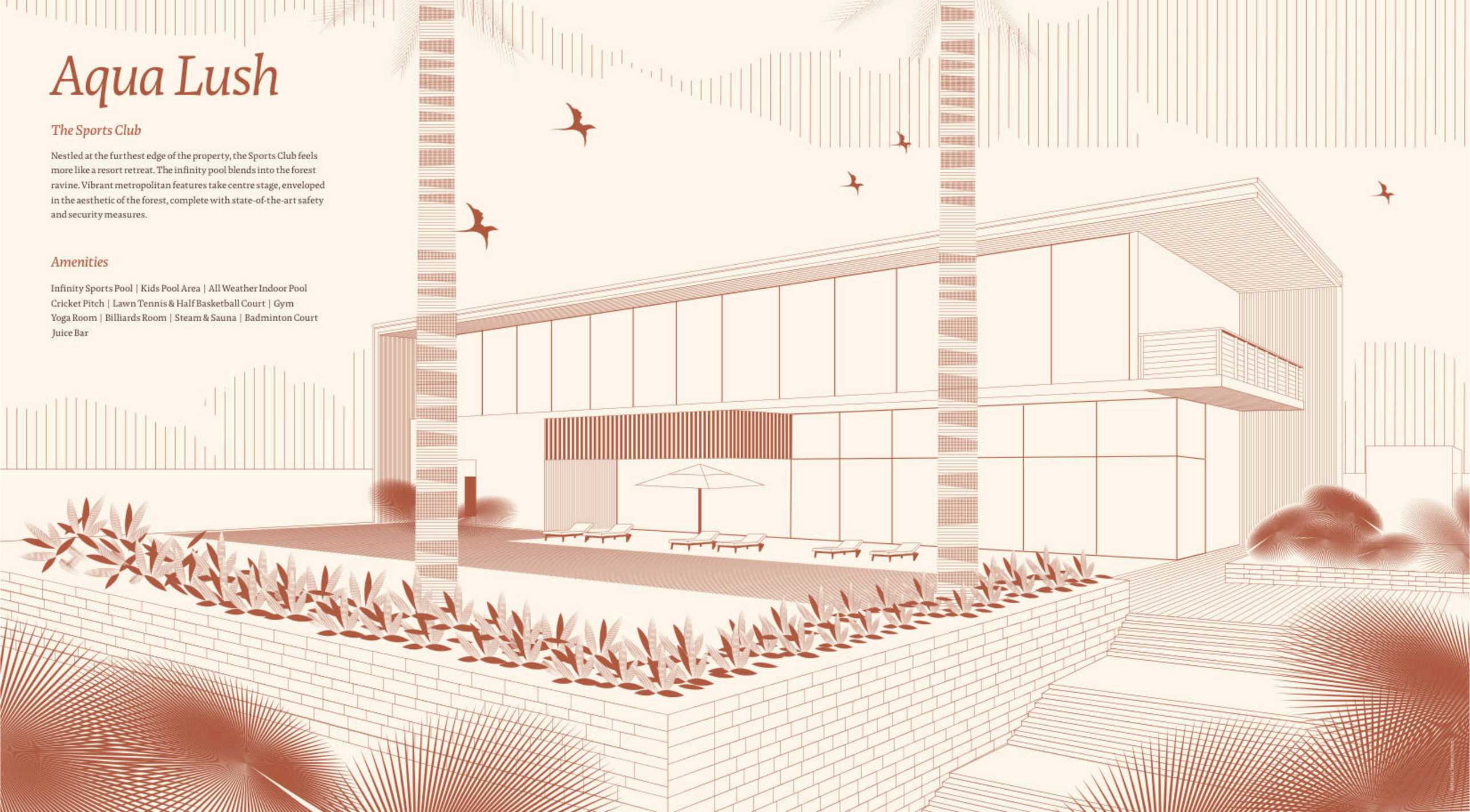
Aqua Lush

The Sports Club

Nestled at the furthest edge of the property, the Sports Club feels more like a resort retreat. The infinity pool blends into the forest ravine. Vibrant metropolitan features take centre stage, enveloped in the aesthetic of the forest, complete with state-of-the-art safety and security measures.

Amenities

Infinity Sports Pool | Kids Pool Area | All Weather Indoor Pool
Cricket Pitch | Lawn Tennis & Half Basketball Court | Gym
Yoga Room | Billiards Room | Steam & Sauna | Badminton Court
Juice Bar



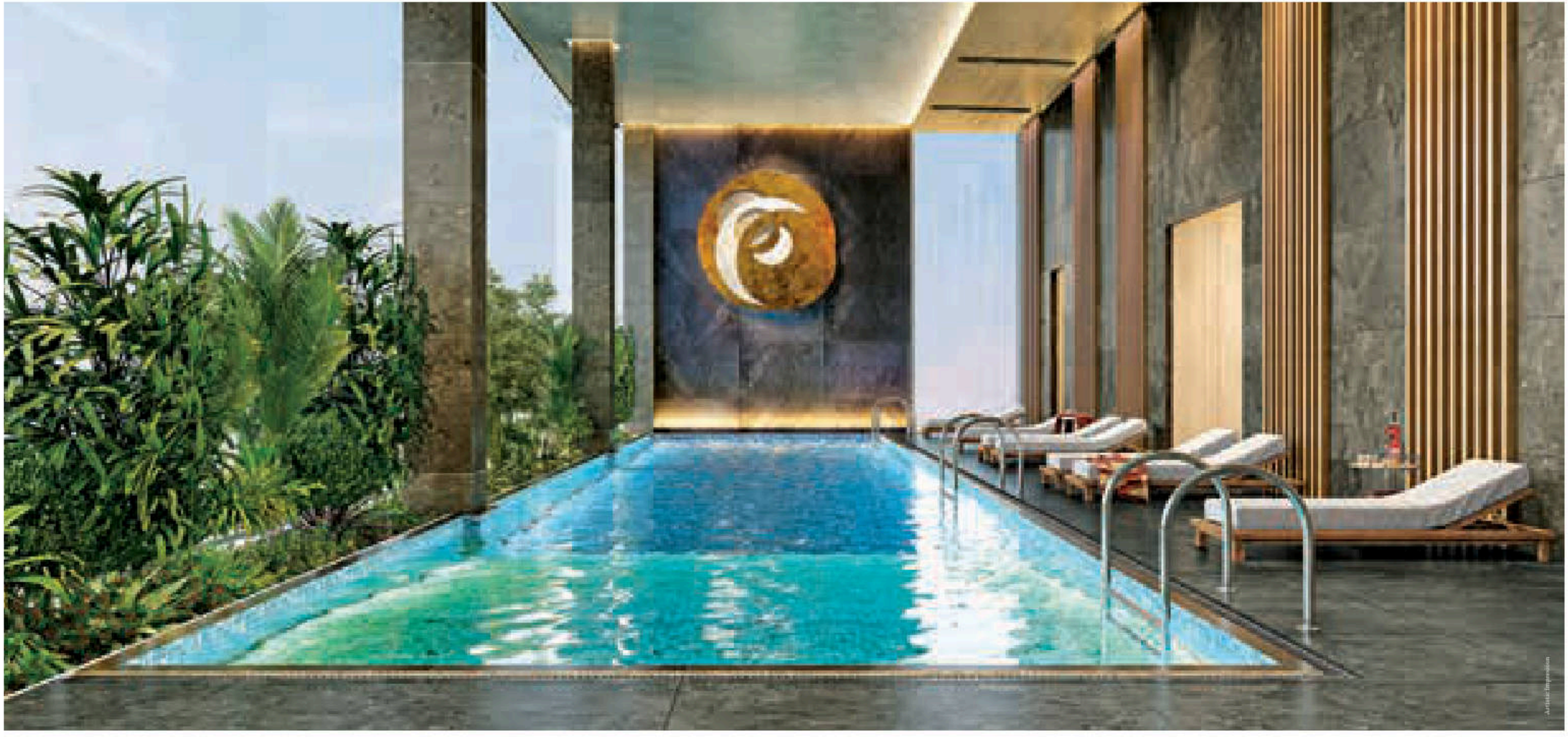
Stay in pink of health, amidst the green.

SPORTS CLUB





Infinity Pool & Kid's Pool Area

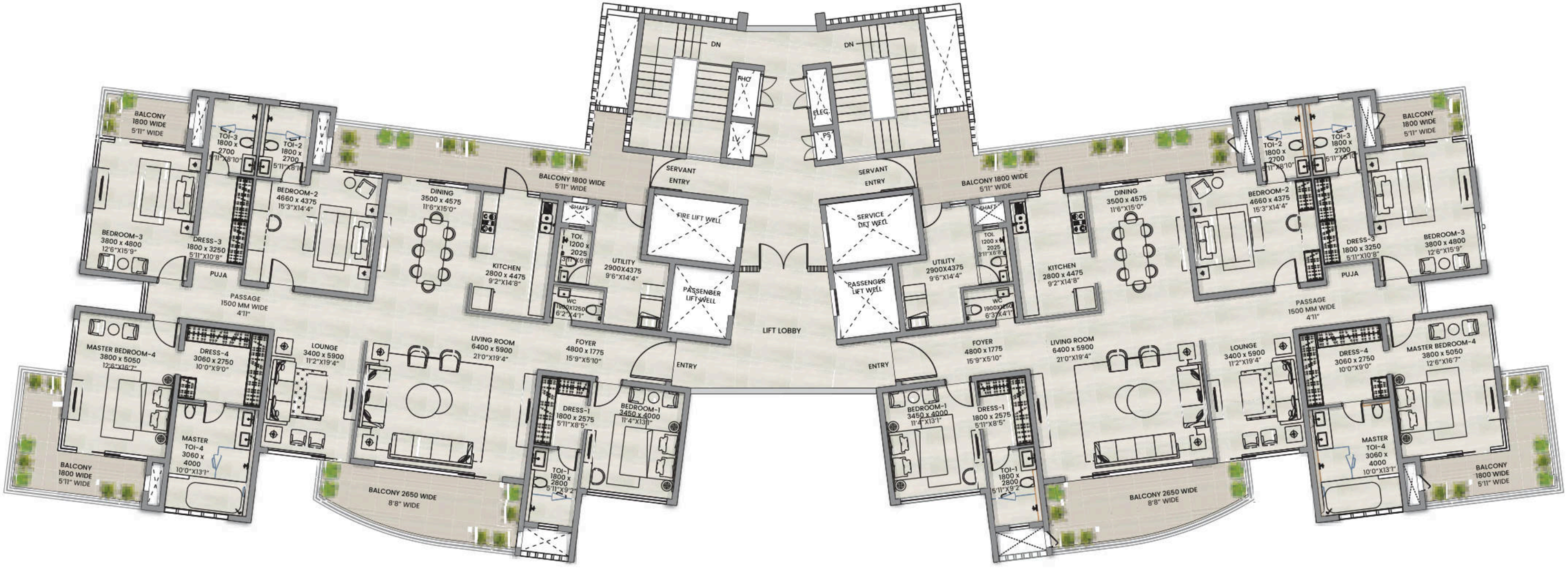


All-Weather Indoor Pool

Tower A & C

4 BHK + Lounge
+ Powder Room
+ Utility/S. Room

CLUSTER PLAN

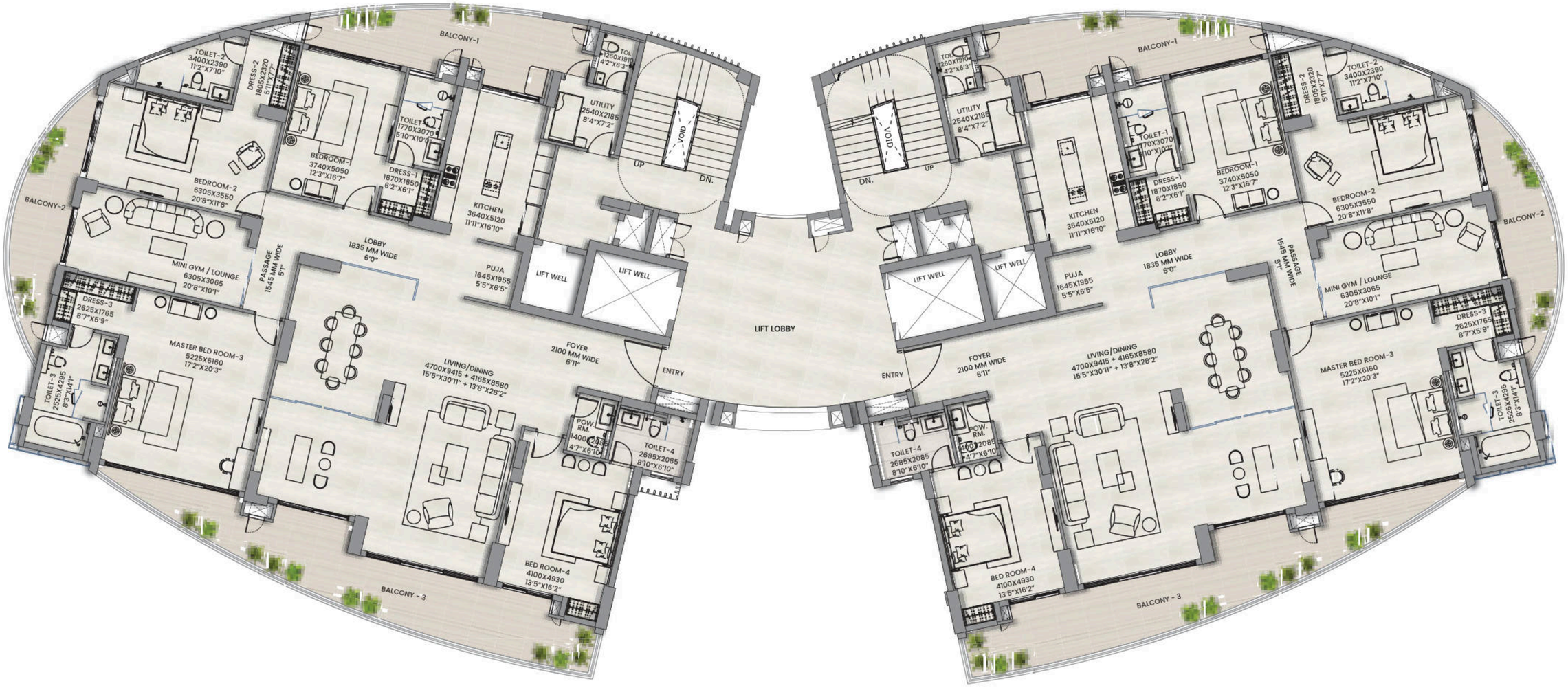


DISCLAIMER: The drawings/plans depicted herein are typical floor plans based on approved plans and are for reference only. Customers/buyers are advised to refer to actual original/authenticated copy of approved plan for unit specific. It is clarified that as per sanctioned drawings & approved Revised Building Plans for the Group Housing Colony "LUSHLANDS", Village Gwal Pahari, Sector-2, Gurugram ("Project"), buildings/towers mentioned therein have been referred in numerals as Tower-1, 2, 3 & Tower-4; which for ease of reference hereinafter shall be referred as Tower-D, C, B & Tower-A respectively.

Tower B & D

4 BHK + Lounge
+ Powder Room
+ Utility/S. Room

CLUSTER PLAN



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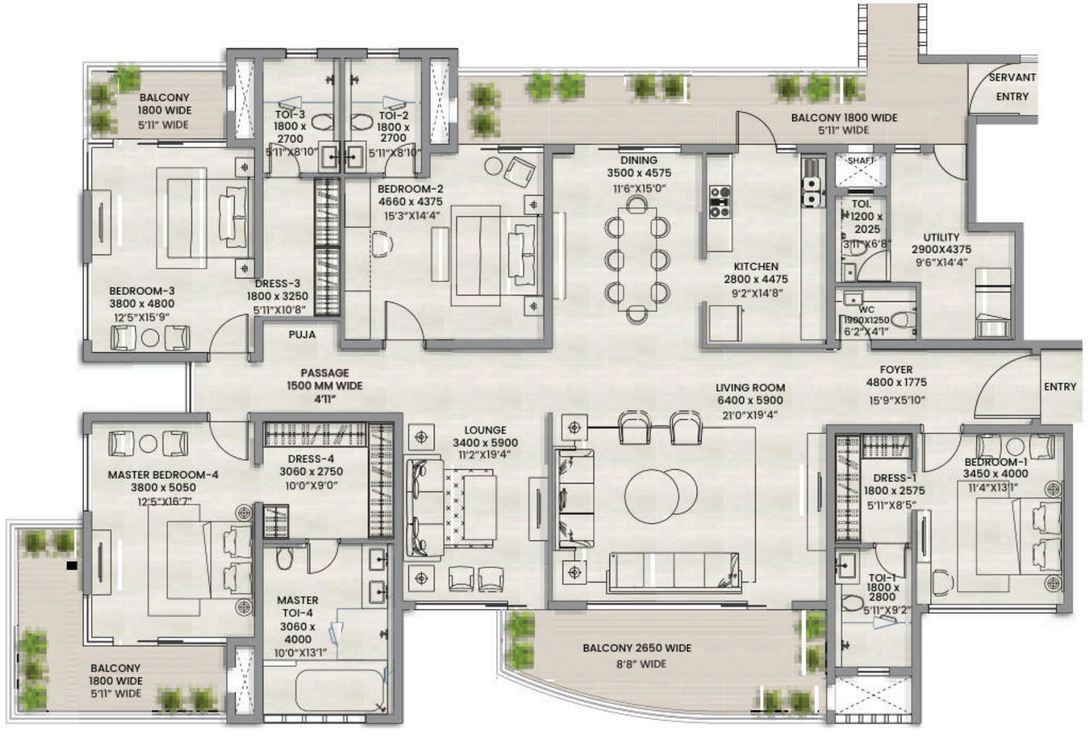
Tower A & C

4 BHK + Lounge + Powder Room + Utility/S. Room

Carpet Area: 247.10 M² (2659.71 Sq. Ft.)

Balcony Area: 61.11 M² (657.82 Sq. Ft.)

UNIT PLAN



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Tower B & D

4 BHK + Lounge + Powder Room + Utility/S. Room

Carpet Area: 305.80 M² (3291.59 Sq. Ft.)

Balcony Area: 72.70 M² (782.55 Sq. Ft.)

UNIT PLAN



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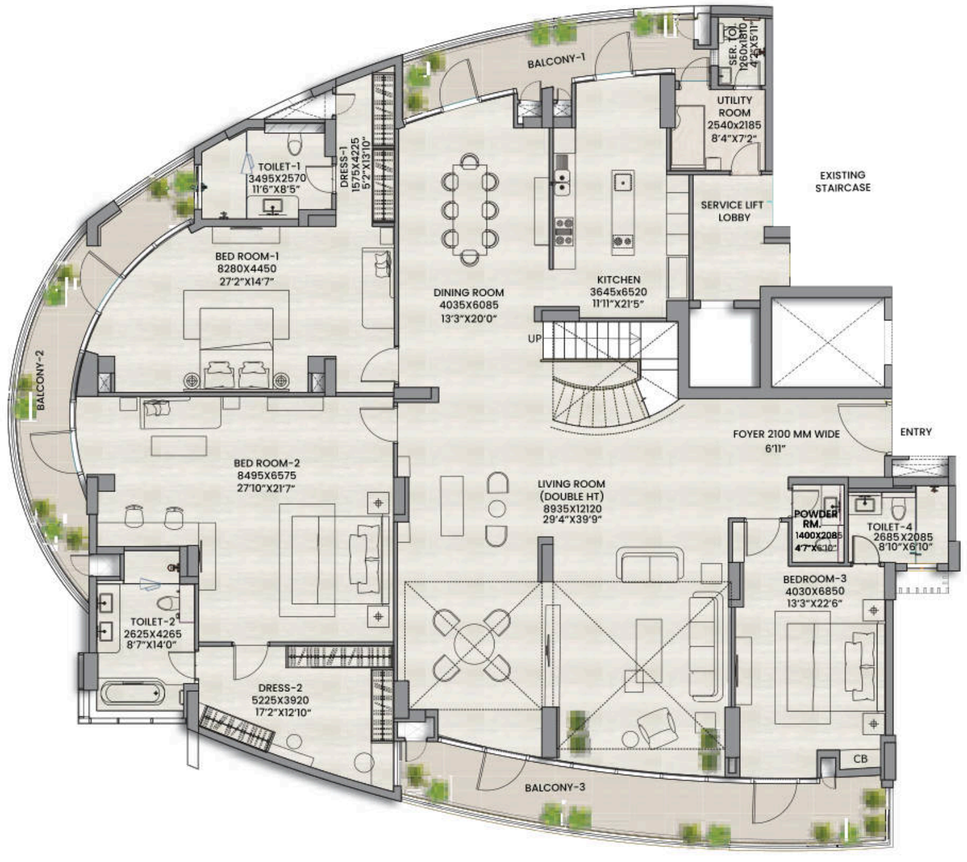
Tower B & D

6 BHK + Lounge
+ Powder Room
+ Utility/S. Room

Carpet Area:
602.38 M²
(6483.99 Sq. Ft.)

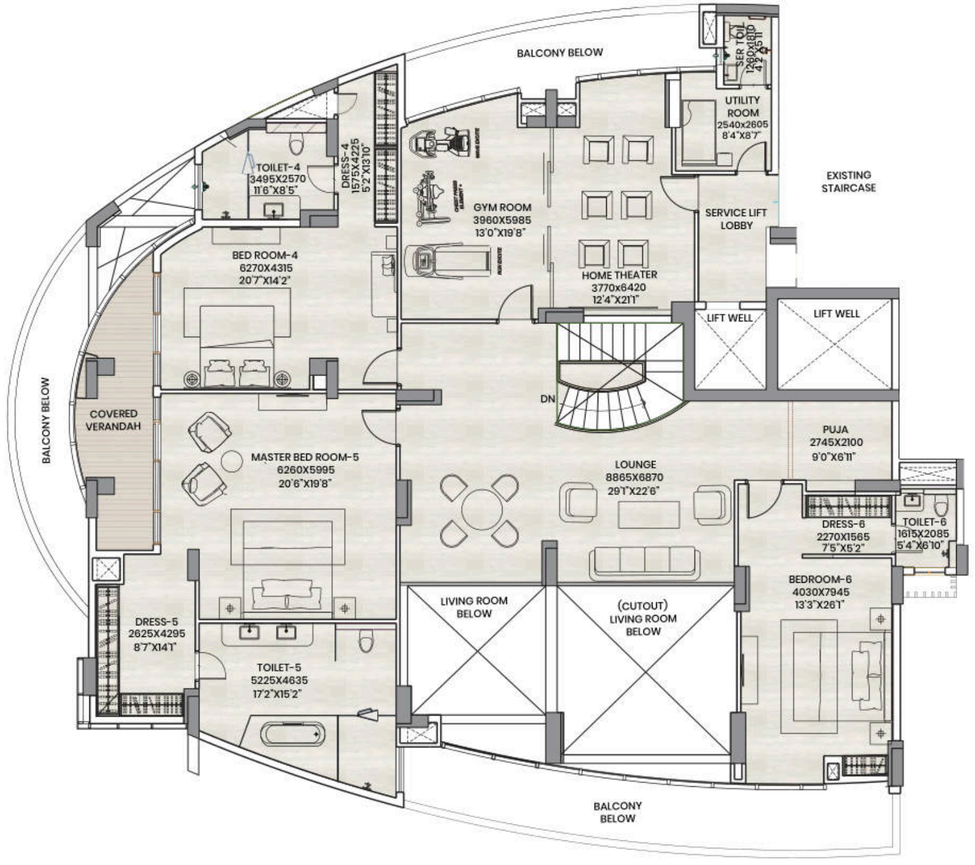
Balcony Area:
58.51 M²
(629.82 Sq. Ft.)

Lower Level
UNIT PLAN



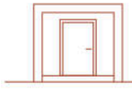
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Upper Level
UNIT PLAN



DISCLAIMER: The drawings/plans depicted herein are typical floor plans based on approved plans and are for reference only. Customers/buyers are advised to refer to actual original/authenticated copy of approved plan for unit specific. It is clarified that as per sanctioned drawings & approved Revised Building Plans for the Group Housing Colony "LUSHLANDS", Village Gwal Pahari, Sector-2, Gurugram ('Project'), buildings/towers mentioned therein have been referred in numerals as Tower-1, 2, 3 & Tower-4, which for ease of reference hereinafter shall be referred as Tower-D, C, B & Tower-A respectively.

Specifications

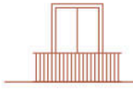


Unit Entrance Lobby

Floors- Imported marble

Walls- Acrylic emulsion paint

Ceiling- OBD



Balcony

Floors- Tiles

Walls- External grade paint

Ceiling- External grade paint

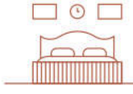


Living / Dining

Floors- Imported marble

Walls- Acrylic emulsion paint

Ceiling- OBD



Master Bedroom

Floors- Laminated wooden flooring

Walls- Acrylic emulsion paint

Ceiling- OBD

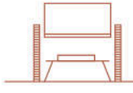


Lounge

Floors- Imported marble

Walls- Acrylic emulsion paint

Ceiling- OBD



Home Theatre / Gym Room (Penthouse)

Floors- Laminated wooden flooring

Walls- Acrylic emulsion paint

Ceiling- OBD



Kitchen

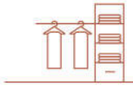
Floors- Tiles

Walls- Tiles upto 2' above counter and acrylic emulsion paint in balance area

Ceiling- OBD

Kitchen Counter Top- Granite counter

Fittings / Fixtures- Modular kitchen (above & below counter) with hob & chimney, double bowl sink, instant geyser, provision for piped gas supply

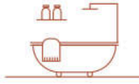


Utility Room

Floors- Tiles

Walls- OBD

Ceiling- OBD



Bathrooms

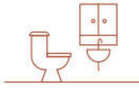
Floors- Tiles

Walls- Combination of tiles, acrylic emulsion paint & mirror

Ceiling- False ceiling with OBD

CP Fittings / Sanitary Ware- CP fittings of standard make, wash basin, wall hung WC

Others- Marble counter top, geyser, exhaust fan, toilet paper holder & towel rail of standard make



Utility Toilet

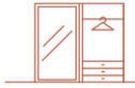
Floors- Tiles

Walls- Tiles

Ceiling- OBD

CP Fittings / Sanitary Ware- CP fittings of standard make, wash basin floor mounted WC

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Bedrooms & Dress Area

Floors- Laminated wooden flooring

Walls- Acrylic emulsion paint

Ceiling- OBD



Doors

Main Door- Veneered polished

External Glazing- Aluminium frames with toughened glass with wire mesh shutters in balcony windows only

Internal Doors- Laminated flush door



Electrical

Security- Entrance audio video door phone and intercom, fire detection and fire alarm system for all the units

General / Others- VRF air conditioning in living/dining and all bedrooms

Electrical- Modular switches with copper wiring. Electrical fixture in balcony only



Power Back-Up

Apartments -

A) 4 BHK + lounge + powder room + utility/ s. room load not exceeding - 12.5 KVA

B) For duplex & penthouse load not exceeding - 18.75 KVA

*DG capacity shall be at 70% of load factor of individual apartment and 70% overall diversity for total diversified load of apartments as well as diversified load of common areas



Ground Floor Lift Lobby

Floors- Imported marble

Walls- Imported marble & texture paint

Ceiling- False ceiling, OBD



Typical Lift Lobby (Rest of the floors)

Floors- Marble look alike tiles

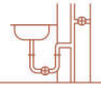
Walls- Marble look alike tiles & texture paint

Ceiling- False ceiling, OBD



Others

Eco friendly environment with rainwater harvesting system, and use of treated water from STP for flushing and horticulture



Plumbing

CPVC & UPVC piping for water inside the toilet & kitchen with vertical down takes



Fire Fighting System

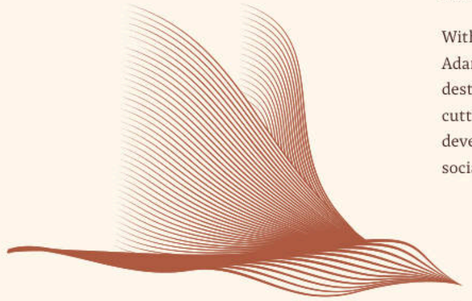
Fire fighting system with sprinklers smoke detection system etc

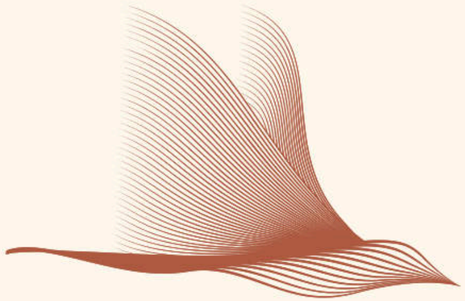
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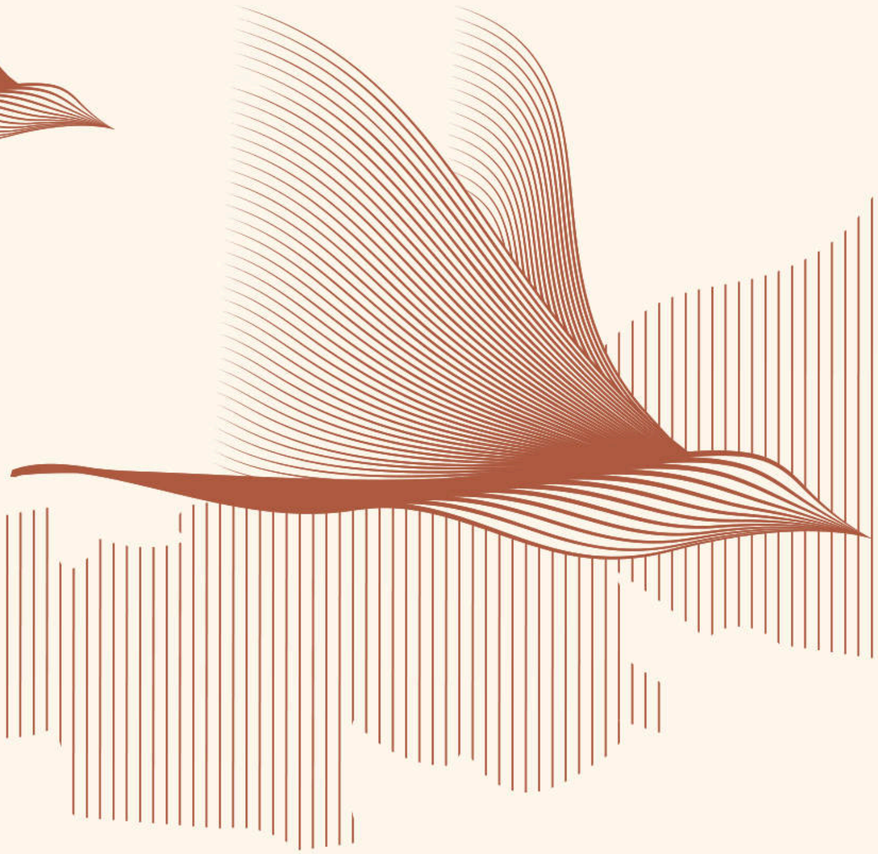
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12+
Years Young

50+
Awards Won

7,000+
Happy Families

24 Mn. Sq. Ft.
*Area Developed **

61 Mn. Sq. Ft.
*Area Under Development **

*As on June 2024

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