KREEVA

Shapoorji Pallonji

THE DUALIS

Shapoorji Pallonji
Real Estate



Artist's Impression

STATURE DESERVES *STATURE.*

Shapoorji Pallonji

THE DUALIS

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

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

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

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

WELCOME

TO




Shapoorji Pallonji
THE DUALIS
AMBITION
DESERVES ALTITUDE
Artist's Impression, AI Generated Image



STATURE IS BEING AT THE CENTRE

Situated in Sector 46, Gurugram, The Dualis offers seamless access to the city's business corridors, lifestyle hubs, and elite institutions. With a well-connected road network and proximity to upcoming metro expansions, life here is effortlessly connected, ensuring that the world moves at your pace.



THE EPICENTRE OF EASE

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

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

1.2 km from Unitech Cyber Park.

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

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

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

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

Shopping Malls

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

Hospitals

1.2 km	4 Mins	Medanta The Medicity
2.3 km	7 Mins	CK Birla Hospital
3.3 km	10 Mins	Fortis Hospital
3.5 km	10 Mins	Artemis Hospital
3.8 km	11 Mins	Max Hospital
6.1 km	19 Mins	Paras Hospital

Business Parks

1.2 km	3 Mins	Unitech Cyber Park
2.7 km	6 Mins	Sector 32 (Industrial Hub)
3.6 km	8 Mins	Sector 44 (Industrial Hub)
4.5 km	10 Mins	M3M IFC
9.9 km	18 Mins	DLF Cyber Hub

Hotels

3.0 km	7 Mins	Ramada by Wyndham
3.0 km	11 Mins	Taj City Centre
3.8 km	11 Mins	Radisson Hotel
4.5 km	13 Mins	Courtyard By Marriott
5.5 km	15 Mins	Crowne Plaza Gurugram
7.4 km	17 Mins	Grand Hyatt

Road Connectivity

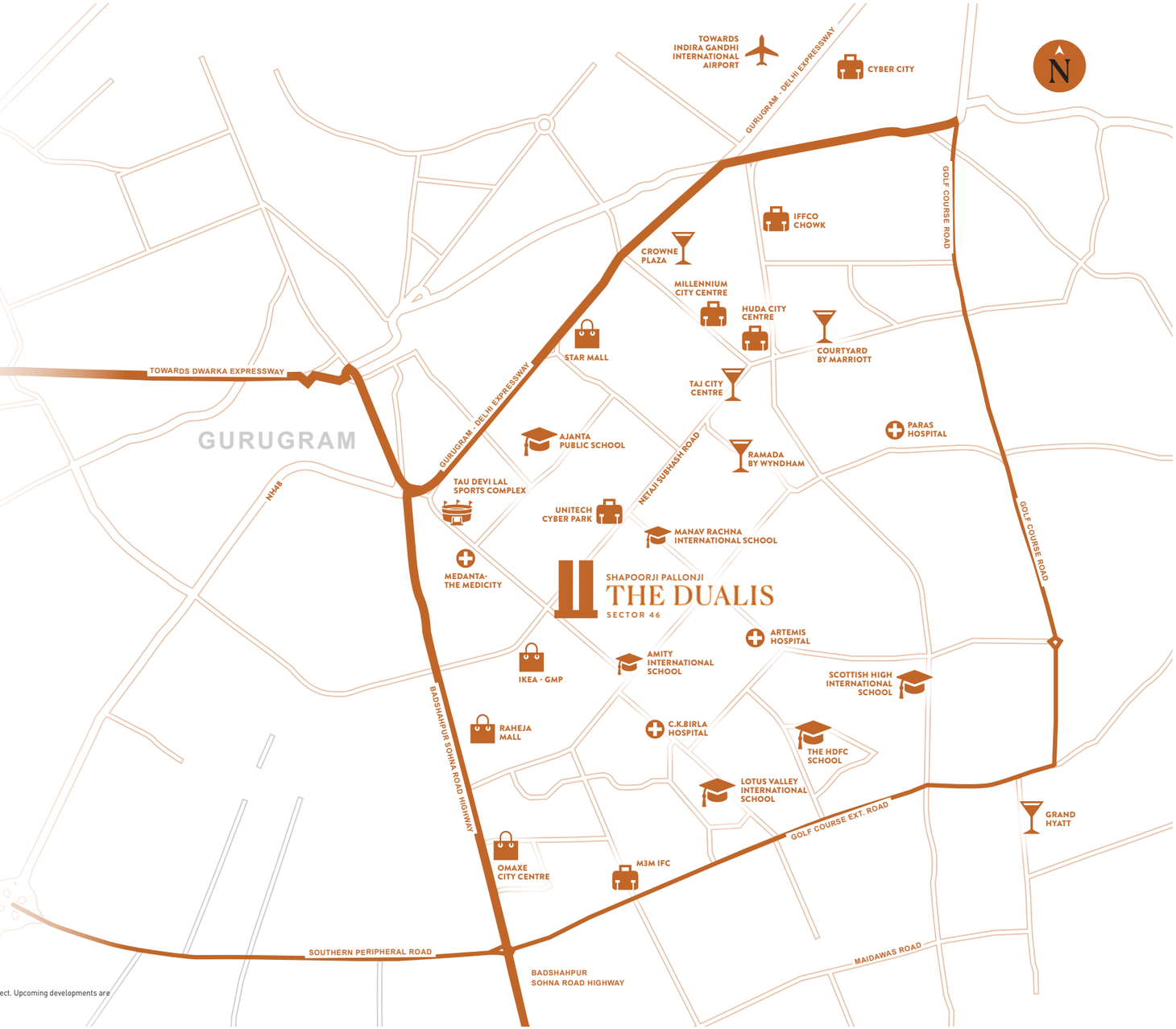
0 km	0 Mins	Netaji Subhash Rd.
1.9 km	3 Mins	Sohna Rd.
2.3 km	5 Mins	NH8
4.1 km	9 Mins	Golf Course Ext. Rd.
4.1 km	9 Mins	Southern Peripheral Rd.
5.9 km	9 Mins	Golf Course Rd.
11.7 km	16 Mins	Dwarka Expressway

Landmarks

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

Educational Institutions

1.2 km	4 Mins	Manav Rachna International School
1.7 km	7 Mins	Amity International School
3.1 km	9 Mins	Ajanta Public School
3.9 km	12 Mins	Lotus Valley International School
4.6 km	14 Mins	The HDFC School (Senior High School)
5.4 km	18 Mins	Scottish High International School



Disclaimer: Map not to scale. Travel distances & timings mentioned are taken from the Internet at normal traffic conditions and are approximate. The Map depicts only select landmarks and does not depict all the surroundings of the project. Upcoming developments are indicative and to be developed by appropriate authorities.

LUXURY, SPACE,
AND UNCOMPROMISING QUALITY



11.3 FT (3.45 M) FLOOR-TO-CEILING HEIGHT
FOR AN EXPANSIVE, AIRY LIVING EXPERIENCE.

Artist's Impression



LARGE WRAP-AROUND DECKS WITH UNOBSTRUCTED PANORAMIC VIEWS.

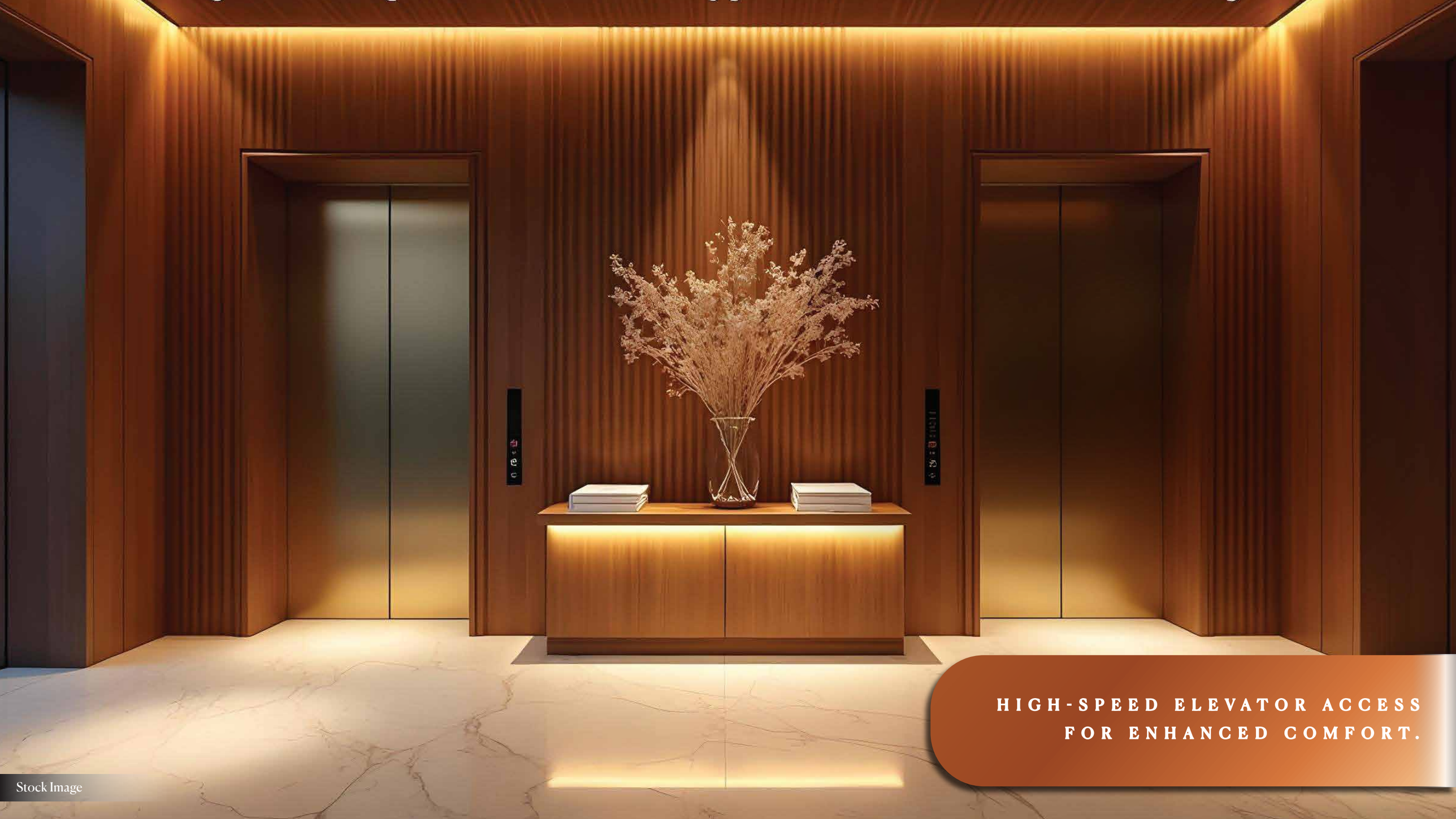
AI Generated Image


4BHK RESIDENCES WITH
270-DEGREE,3-SIDE
PANORAMIC VIEW.
3BHK RESIDENCES WITH
180-DEGREE,2-SIDE
PANORAMIC VIEW.
AI Generated Image



GRAND DOUBLE-HEIGHT
AIR-CONDITIONED DESIGNER
LOBBY FOR AN OPULENT ENTRANCE.

Artist's Impression



HIGH-SPEED ELEVATOR ACCESS
FOR ENHANCED COMFORT.

Stock Image



PRIVILEGE DESERVES A PLAYGROUND

A seamless convergence of luxury, wellness, and recreation, the clubhouse at The Dualis is more than an amenity, it is a sanctuary of indulgence. Every space is thoughtfully designed to enhance daily life, offering a refined balance of relaxation, fitness, and social engagement.

Artist's Impression

EVERYDAY DESERVES THE EXTRAORDINARY

Crafted for those who expect nothing less than excellence.
Here, indulgence isn't an occasional escape, it's woven
into the fabric of daily life.



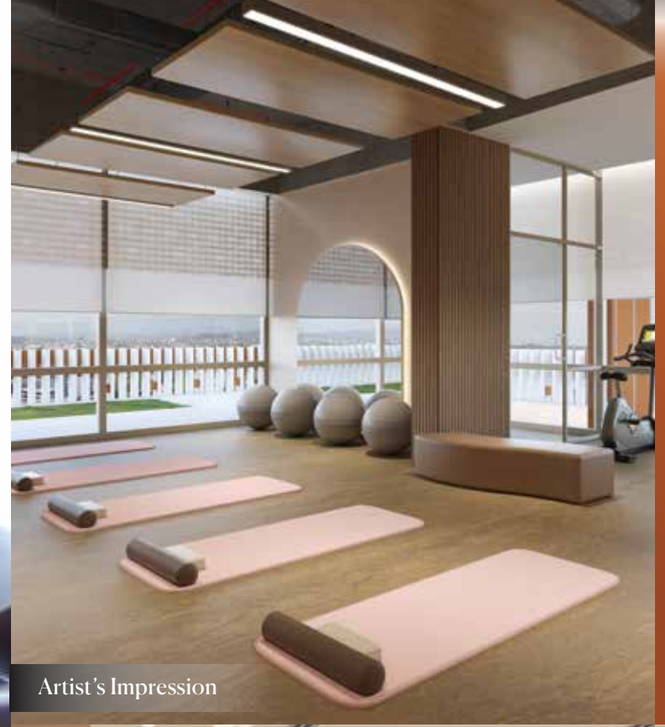
Artist's Impression

WELLNESS & VITALITY



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Stock Image


Artist's Impression

Spaces that awaken your senses.

- Temperature-Controlled Swimming Pool
- Jacuzzi
- Spa with Steam, Sauna & Therapy Rooms
- State-of-the-Art Gym with HIIT, CrossFit & Kickboxing
- Aerobics Deck
- Outdoor Yoga
- Meditation Room
- Meditation Area
- Zumba
- Reflexology Path
- Walking Path
- Locker Room
- Dedicated Changing Rooms


Artist's Impression


Artist's Impression

LEISURE & LIFESTYLE



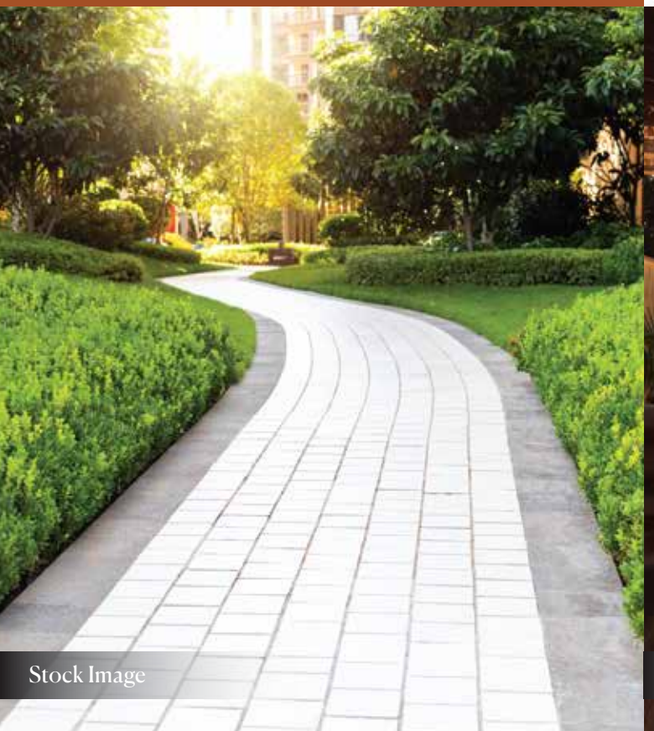
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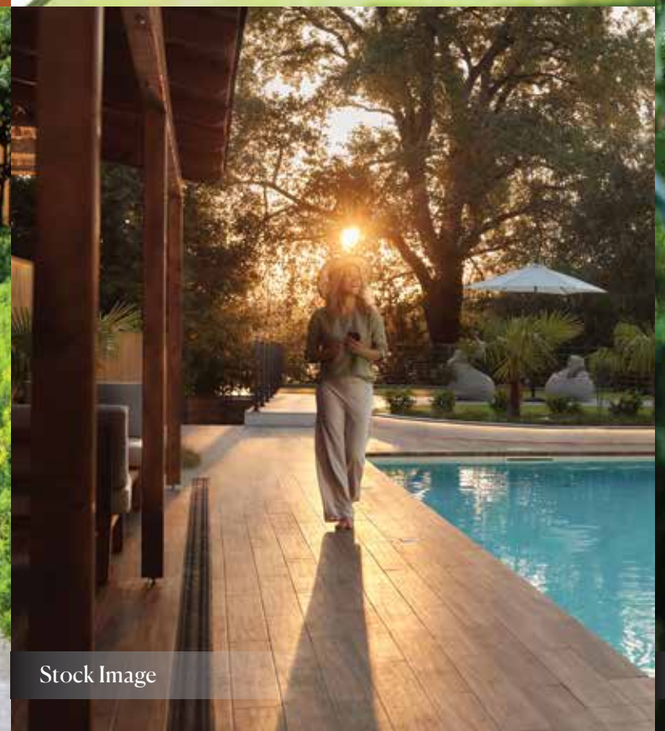
Your space to pause,breathe and relax.

- Lawn
- Walkway
- Gazebo with Seating and Trellis
- Sit-out space with Pergolas
- Seat Court
- Seating Cabana
- Seating Pockets
- Reading Lounge & Library
- Pet Park
- Shallow Water Body
- Poolside Seating


Stock Image


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SOCIAL & HOSPITALITY

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Artist's Impression



Stock Image

Crafted for celebration and indulgence.

- Double-Height Air-Conditioned Lobby
- Barbeque Area with Outdoor Seating & Grill Counter
- Juice Corner
- Kitchen BOH
- Banquet Hall



Artist's Impression

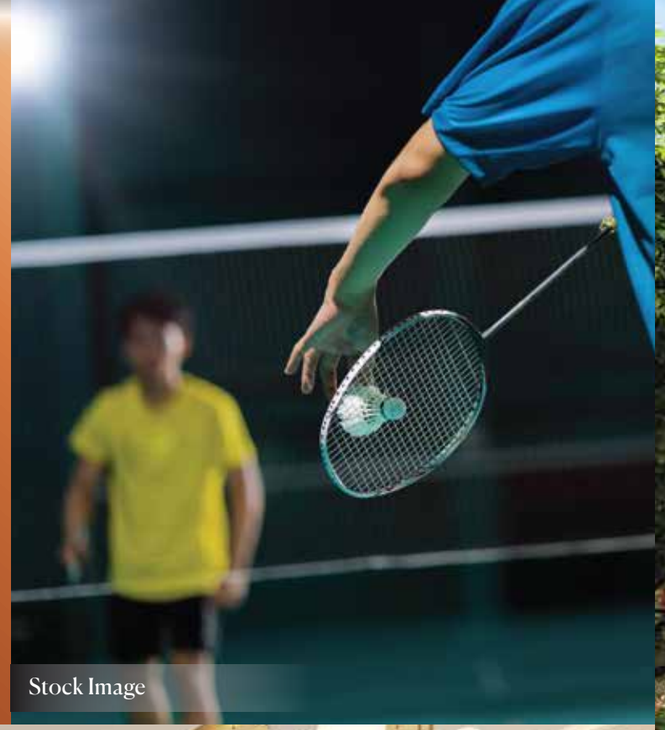


PLAY & RECREATION

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From laughter-filled play zones to high-energy games, joy lives here.

- Kids' Pool
- Kids' Play Area
- Toddlers' Play Area
- Indoor Games Room
- Pickleball Court
- Badminton Court
- Pool Deck



Stock Image



Artist's Impression



Artist's Impression

ELEGANCE IN EVERYDAY LIFE



At The Dualis, space is not just measured in square feet — it’s felt in every breath, every step, every moment. Designed for those who command stature, these residences exude refinement, where expansive interiors invite light, openness, and a seamless flow of luxury.

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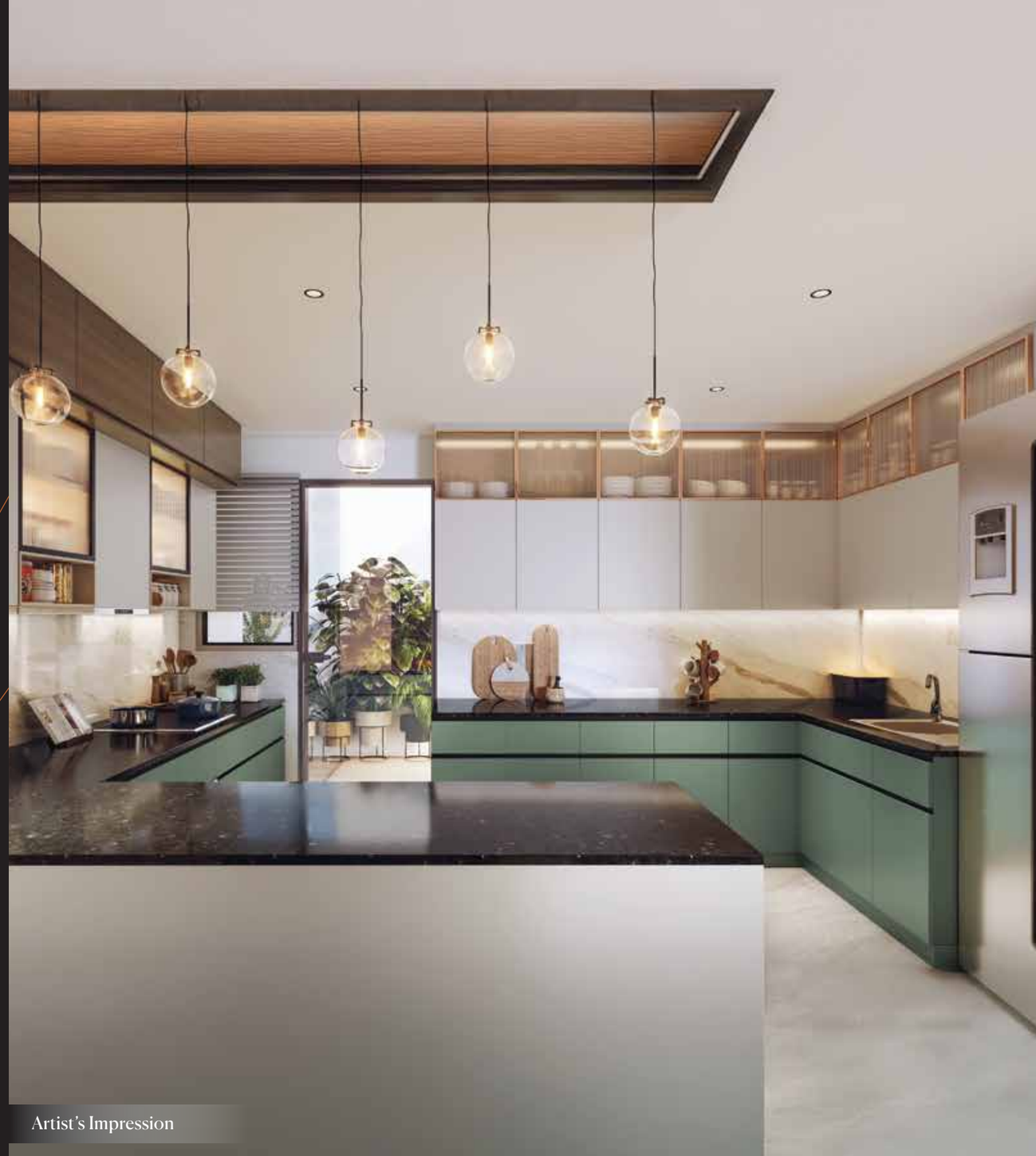
Artist's Impression

DRAWING ROOMS

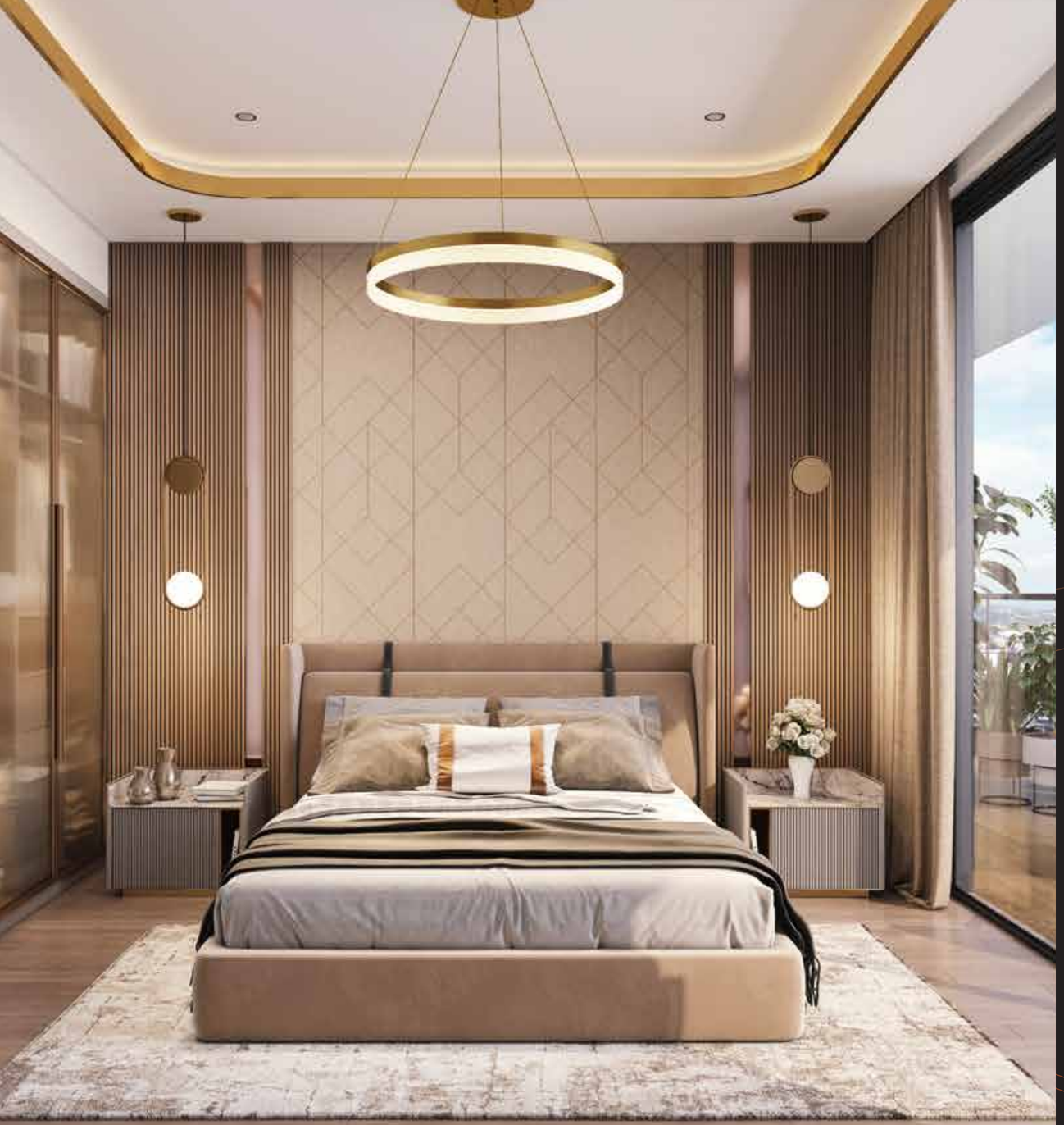
The heart of your home where first impressions linger and conversations unfold with quiet grandeur.

GOURMET STUDIO

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



Artist's Impression



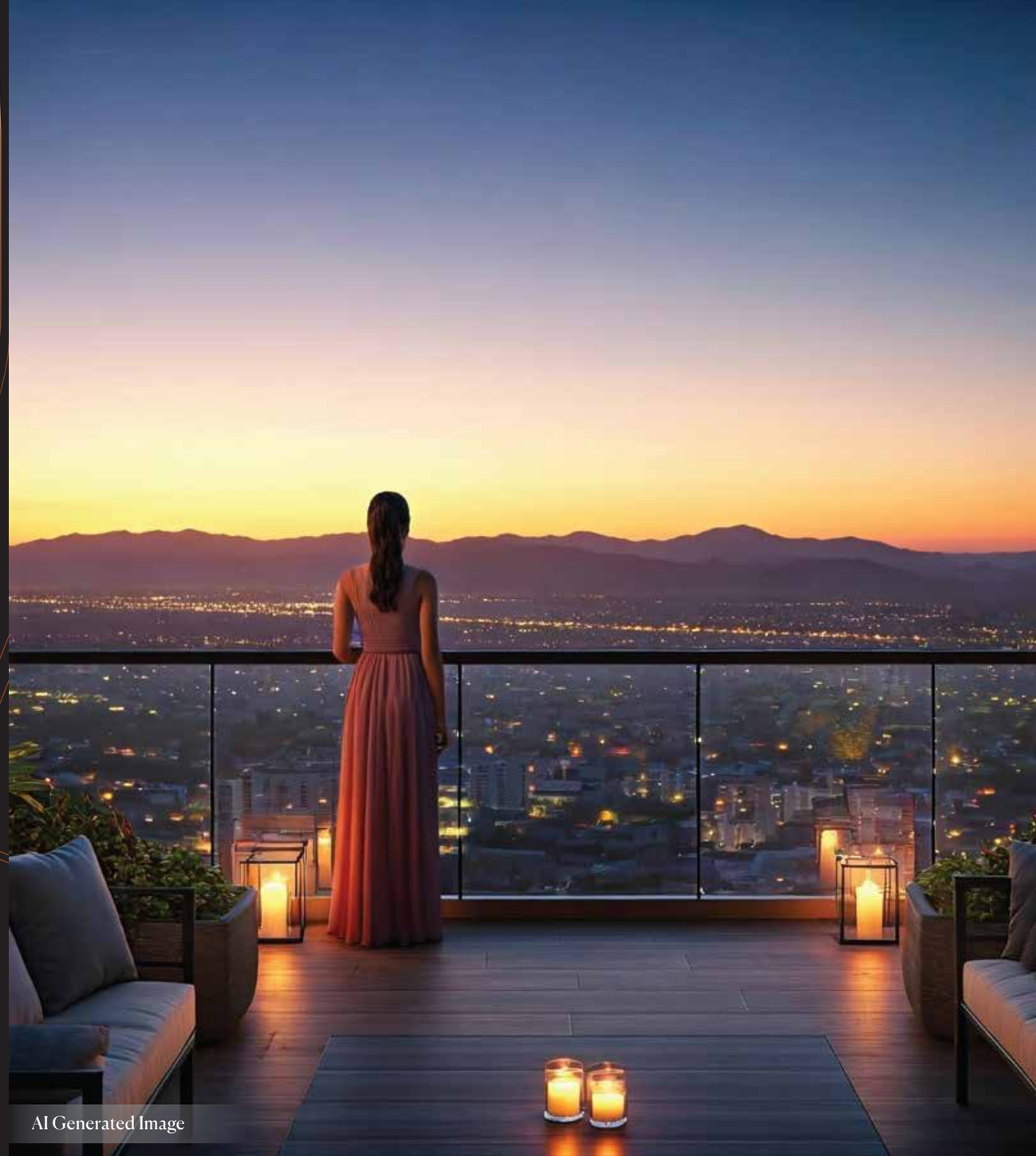
Artist's Impression

PERSONAL CHAMBERS

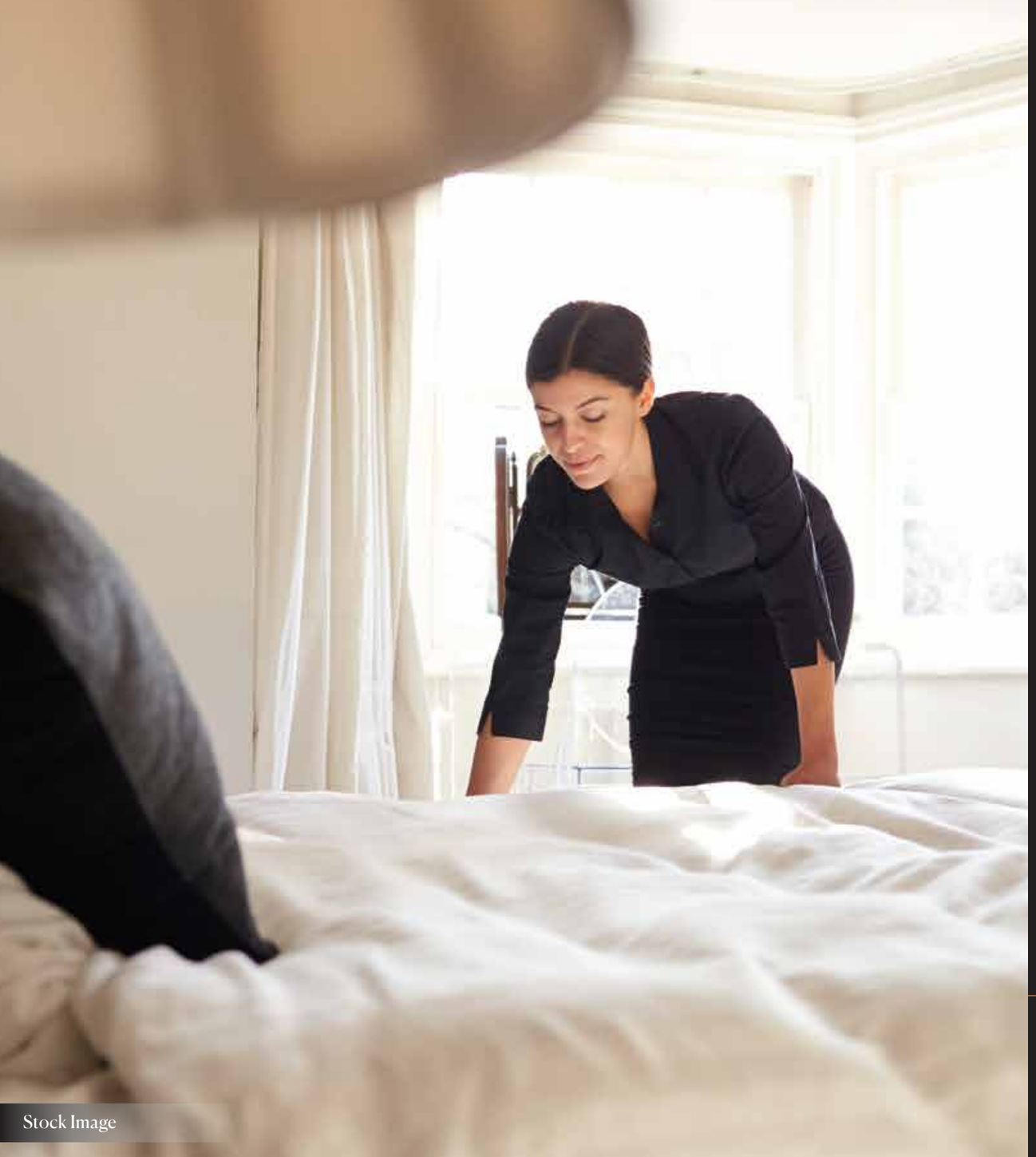
Expansive, airy, and bathed in soft, ambient lighting, your personal chambers offer a retreat from the world — where every night feels like a promise of rest and rejuvenation.

SKY DECKS

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



AI Generated Image



Stock Image

PRIVATE DOMESTIC HELP QUARTERS

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

PARTNERS IN PERFECTION

OUR PRINCIPAL CONSULTANTS

ASK Property Fund

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

morphogenesis.
Architecture | Interiors | Landscape

Architecture
Planning
Design
oracles
LANDSCAPE

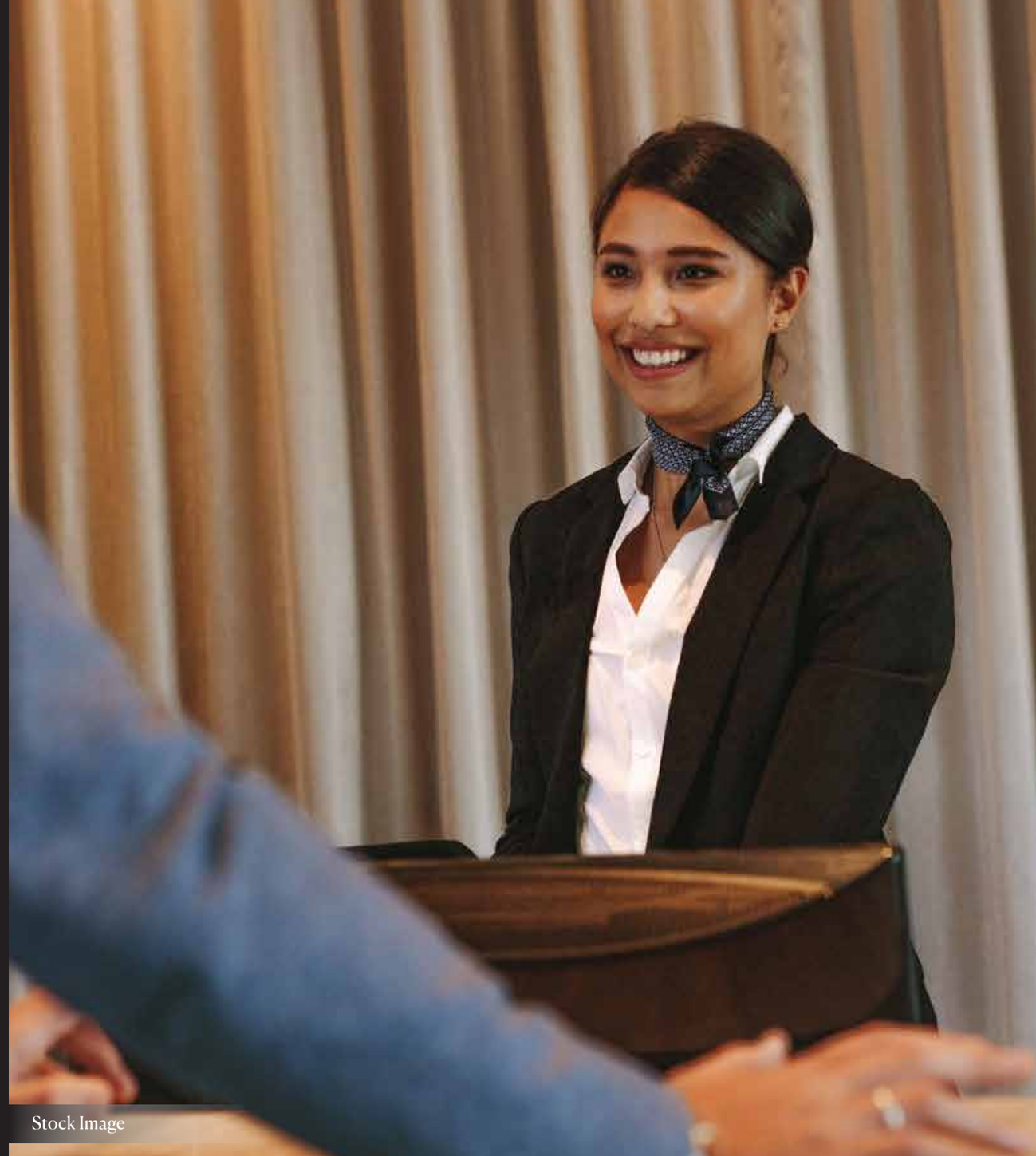
inCUBIS
ARCHITECTUREINDUSTRIALDESIGNRETAILPROJECTS



LIFESTYLE CONCIERGES WITH QUINTESSENTIALLY LIFESTYLE

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

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



Stock Image



Stock Image

CLUBHOUSE MANAGEMENT WITH THINKROOTERS

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

A CENTURY OF TRUST

Shapoorji Pallonji

Built to last... since 1865

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

The Palace of the Sultan of Oman

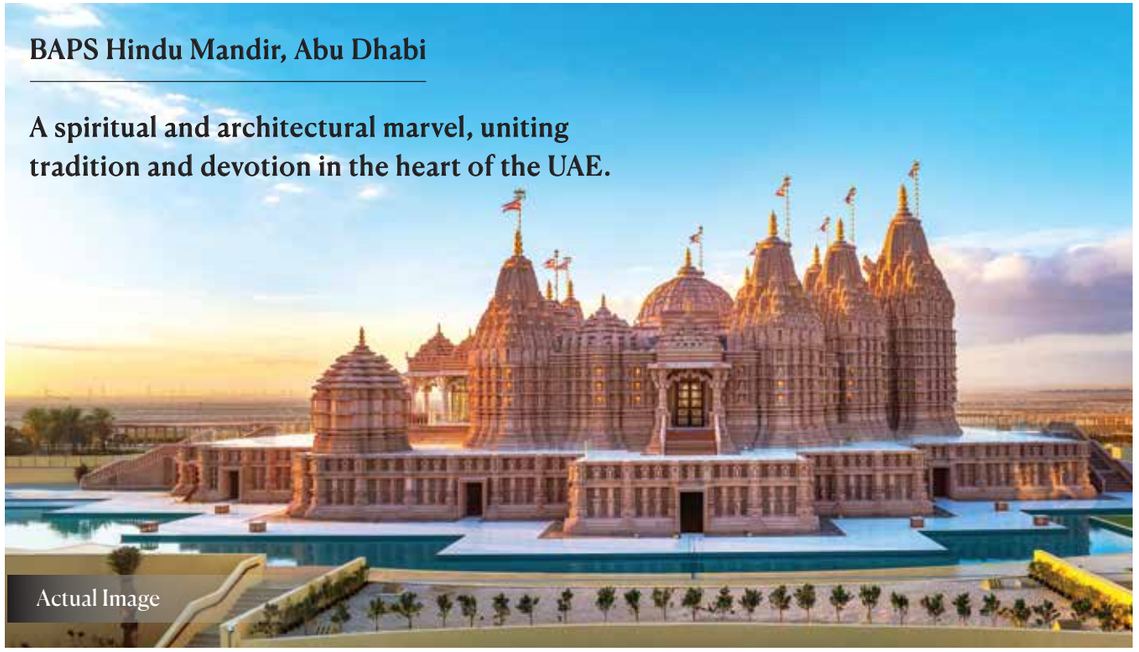
A regal masterpiece of architectural grandeur, seamlessly blending Omani heritage with timeless opulence.

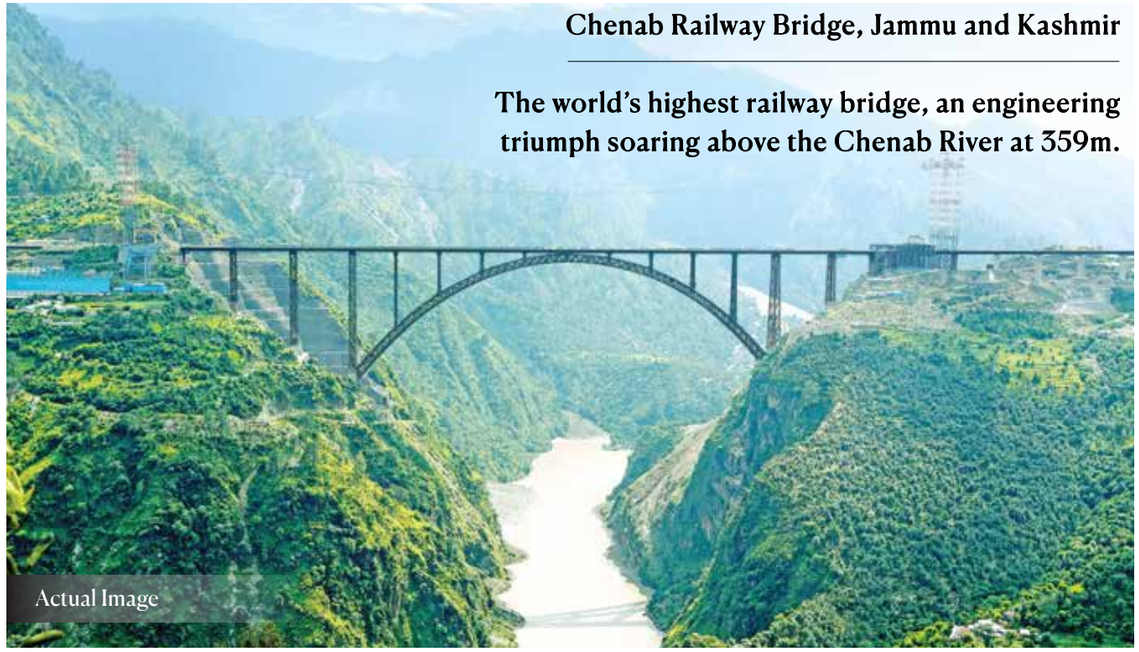


Actual Image


World Trade Centre, Mumbai
India's first WTC, a landmark of global commerce and innovation, shaping the city's financial skyline.
Actual Image


Seat of Government & Presidency, Ghana
A symbol of governance and legacy, designed to embody strength, dignity, and national pride.
Actual Image


BAPS Hindu Mandir, Abu Dhabi
A spiritual and architectural marvel, uniting tradition and devotion in the heart of the UAE.
Actual Image


Chenab Railway Bridge, Jammu and Kashmir
The world's highest railway bridge, an engineering triumph soaring above the Chenab River at 359m.
Actual Image

The Imperial, Mumbai

India's tallest twin luxury towers at 258m, a skyline-defining icon with ten Asia Pacific Property Awards.



Actual Image

Shapoorji Pallonji
Built to last... since 1865

S D Corp

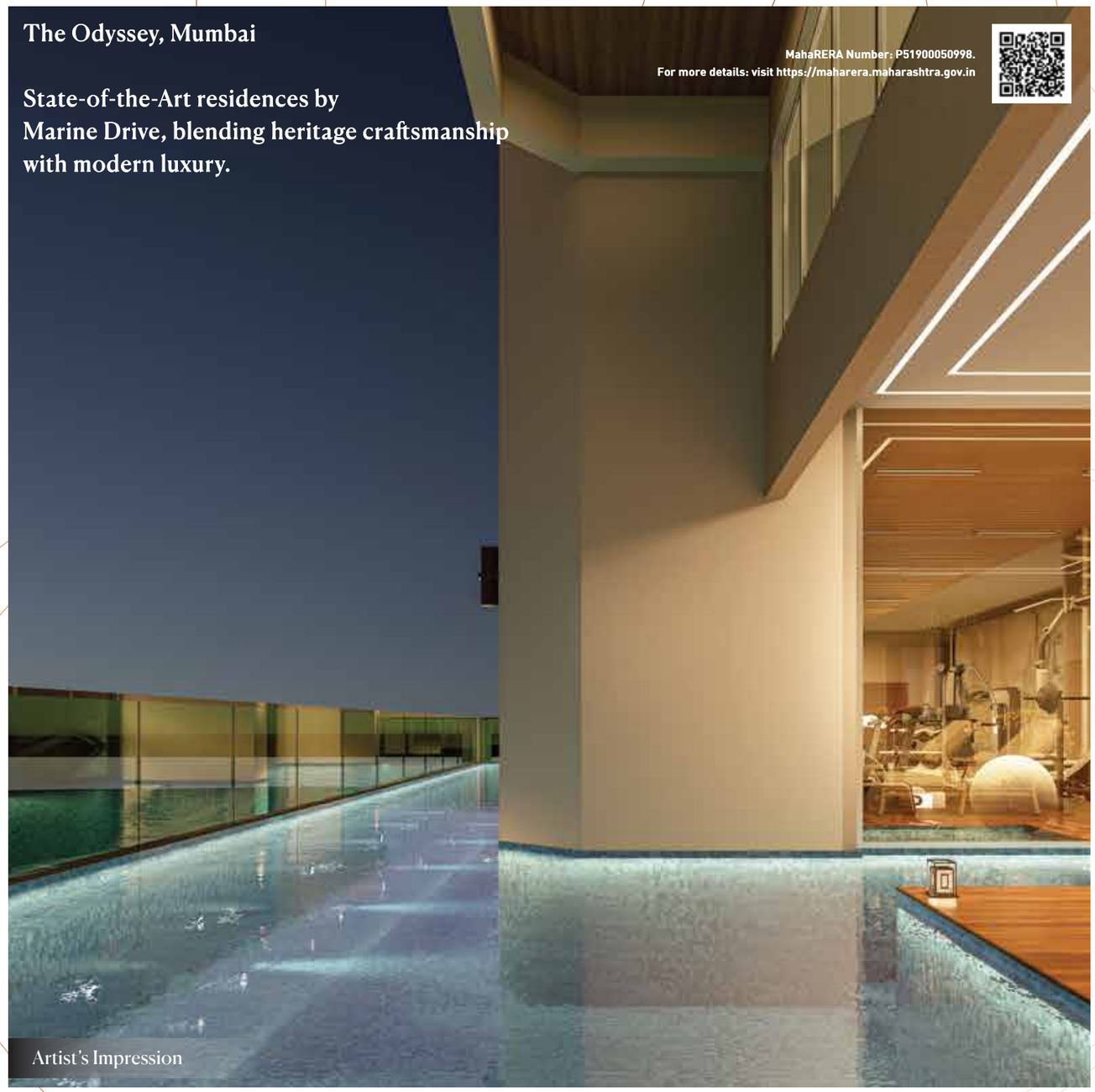
A Shapoorji Pallonji – Dilip Thacker Group Joint Venture

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

The Odyssey, Mumbai

MahaRERA Number: P51900050998.
For more details: visit https://maharera.maharashtra.gov.in

State-of-the-Art residences by
Marine Drive, blending heritage craftsmanship
with modern luxury.



Artist's Impression

MahaRERA Numbers: Golfland VII & VIII: P52100052530.
For more details: visit https://maharera.maharashtra.gov.in

Golfland at Vanaha Bavdhan, Pune

India's first golf-themed luxury residences, set within
championship fairways and lush greens.



Artist's Impression

MahaRERA Numbers: Mango Tree Villa Tower 1 - P52100052683.
For more details: visit https://maharera.maharashtra.gov.in

Wildernest SP Kingstown, Pune

A low-density enclave of just 300 homes, offering space,
seclusion, and panoramic natural beauty.



Artist's Impression

KREEVA

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

The Kanodia Group:
A diversified business conglomerate with a legacy of trust and scale.

MAP (Meridian Asset Partners):
A specialized asset management firm with deep expertise in the real estate sector.

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

STATURE ISN'T JUST A PRIVILEGE—IT'S A WAY OF LIFE.

AND STATURE, DESERVES STATURE.

HARERA Registration Number: RC/REP/HARERA/GGM/939/671/2025/42
For more details, visit: www.haryanarera.gov.in

Shapoorji Pallonji
Built to last... since 1865

KREEVA

SHAPOORJI PALLONJI THE DUALIS
Jal Vihar Sector 46, Gurugram, Haryana-122022
https://shapoorjirealestate.com/residential/the-dualis/

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