

PHASE-1

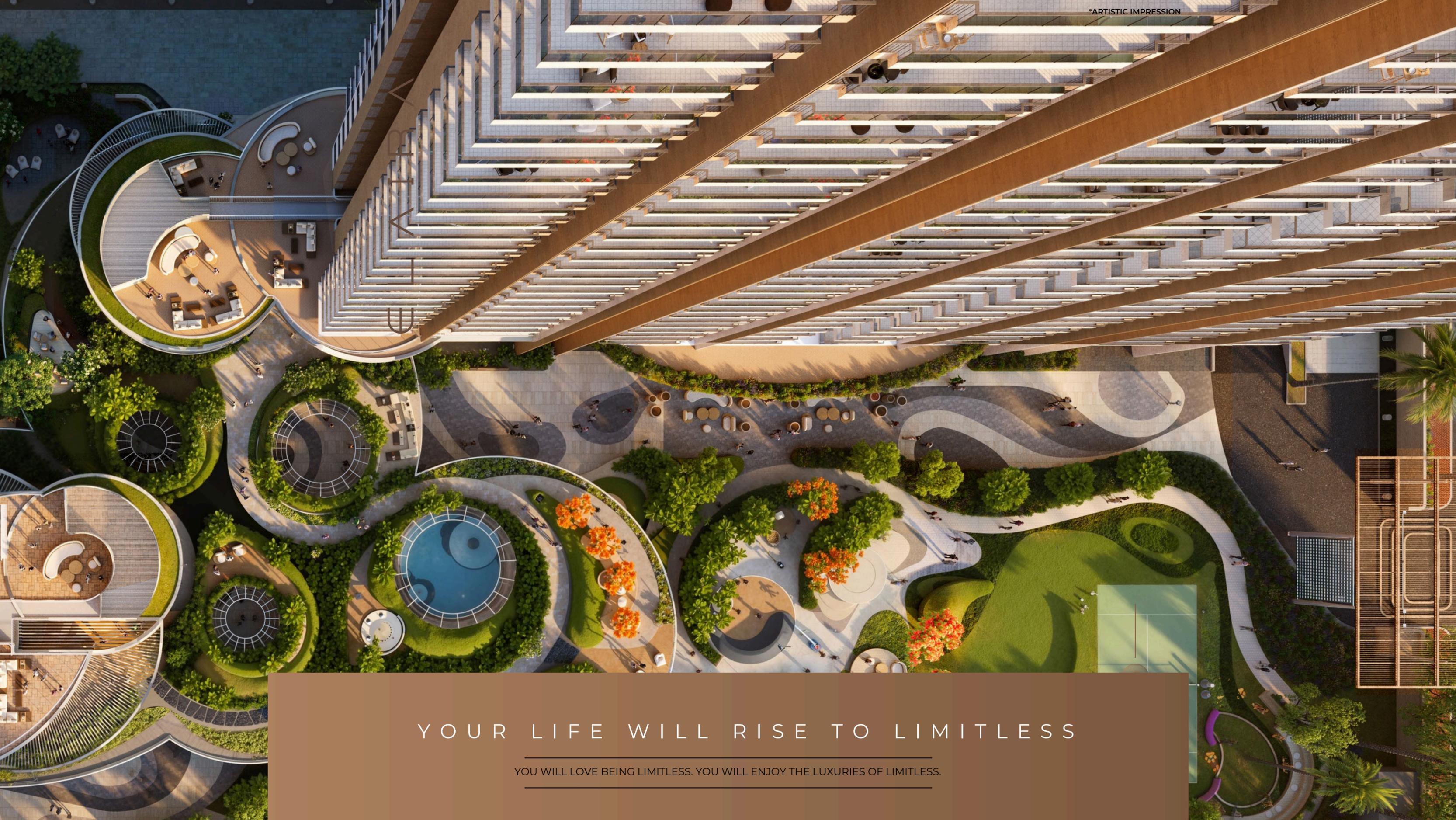
E L A I R A

R E S I D E N C E S

E X P E R I E N C E L I M I T L E S S L I V I N G

SECTOR 80, GURUGRAM

\*ARTISTIC IMPRESSION



YOUR LIFE WILL RISE TO LIMITLESS

YOU WILL LOVE BEING LIMITLESS. YOU WILL ENJOY THE LUXURIES OF LIMITLESS.

\*ARTISTIC IMPRESSION

KLIMAX

LIMITLESS HEIGHTS  
A VISION IN THE SKY

LIMITLESS HEIGHTS: A VISION IN THE SKY

A SKYLINE BEYOND COMPARE.

\*STOCK IMAGE

## NESTLED AMONG VERDANT VISTAS.

Located in proximity to Aravalli hills and premier golf courses, Elaira Residences - Phase-1 offers an unmatched lifestyle steeped in nature and greenery.

## WHERE GREENERY ABOUNDS.

### AIR QUALITY

Superior AQI, lush greenery, and proximity to the Aravallis for a healthier lifestyle.

### LEOPARD TRAIL

A retreat into nature's wilderness.

### 9 HOLE GOLF COURSE\*

An eco-conscious sanctuary of lush greens and water bodies.

### 27 HOLE GOLF COURSE\*

A Jack Nicklaus signature course of unmatched prestige.

### GOLF RESORT\*

A tranquil retreat where sport and leisure converge.

\*This golf course is not part of Elaira Residences - Phase-1 and is located in close

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# LIMITLESS LIFESTYLE

CLUBHOUSE, PODIUM AND POOL SPREAD OVER 66,000 SQ.FT. AND LANDSCAPE AMENITIES SPREAD OVER 28,000 SQ.FT.



INDULGENCE  
WELLNESS & SERENITY.

\*STOCK IMAGE



\*STOCK IMAGE



## A M E N I T I E S

**GREEN SCAPE** | GARDEN LOUNGE  
| PADEL BALL COURT |  
BANQUET LAWN | POCKET LOUNGE |  
PET GARDEN |  
KIDS PLAY AREA

**CLUBHOUSE** | GRAND RECEPTION LOBBY | BANQUET | BAR & CAFE | DINING &  
RESTAURANT | PLUNGE POOL | SWIMMING POOL | POOL DECK |  
MULTIPURPOSE HALL/BADMINTON COURT | GYMNASIUM | AEROBICS/YOGA |  
KIDS PLAY ROOM/CRECHE | INDOOR GAMES ROOM | LIBRARY | MINIPLEX |  
BUSINESS LOUNGE

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24 MTR WIDE ROAD

PROPOSED 60 MTR WID



18 MTR WIDE ROAD

### LEGEND

- 1. Entrance Plaza
- 2. Basement Ramp
- 3. Visitor Parking
- 4. Clubhouse Drop-off
- 5. Clubhouse
- 6. Landscape Podium
- 7. Multipurpose Green Lawn
- 8. Tower Drop-off
- 9. Tower Entrance Lobby
- 10. Garden Lounge
- 11. Meditation Lawn
- 12. Yoga Deck
- 13. Plunge Pool
- 14. Covered Swimming Pool
- 15. Pocket Lounge
- 16. Kid's Playard
- 17. Jogging & Walking Track
- 18. Padel Ball Court
- 19. Pet Park

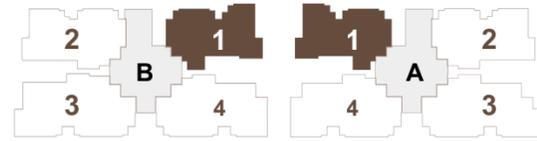
# MASTERPLAN



**Disclaimer:** The Group Housing Project 'Elaira Residences-Phase-1' ("Project") being developed on land admeasuring 19719 sq. mtrs. (i.e. 4.87 acres) located at Sector-80, Gurugram forms part of Regular Letter of Allotment (RLA) no. 9277 of 2024. The Master/Layout Plan of the Project is as per the Building Plans duly approved by the Haryana State Industrial & Infrastructure Development Corporation Ltd. vide office memo No. HSIIDC/IPD/IMT/M/2025/1311 dated 17th January, 2025. The Project has been registered with Haryana RERA (Gurugram) vide registration number 20 of 2025.

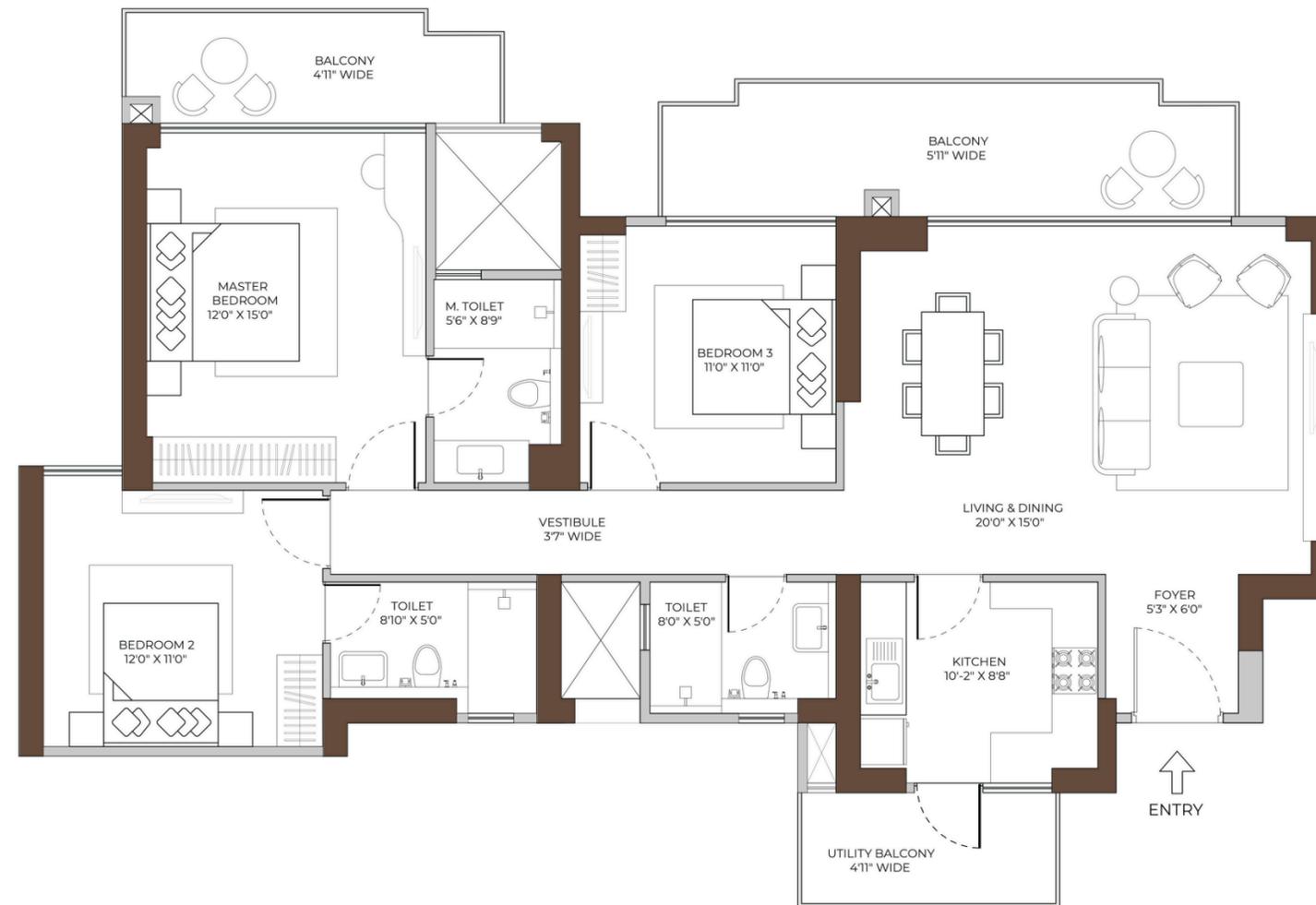
# LAYOUT PLANS

## (3BHK) TYPE A



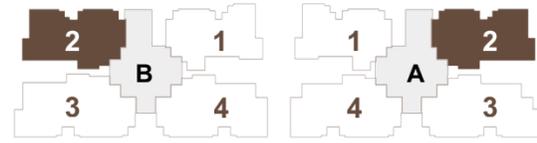
Carpet Area 1125.37 sq. ft.

Balcony Area 270.28 sq. ft.



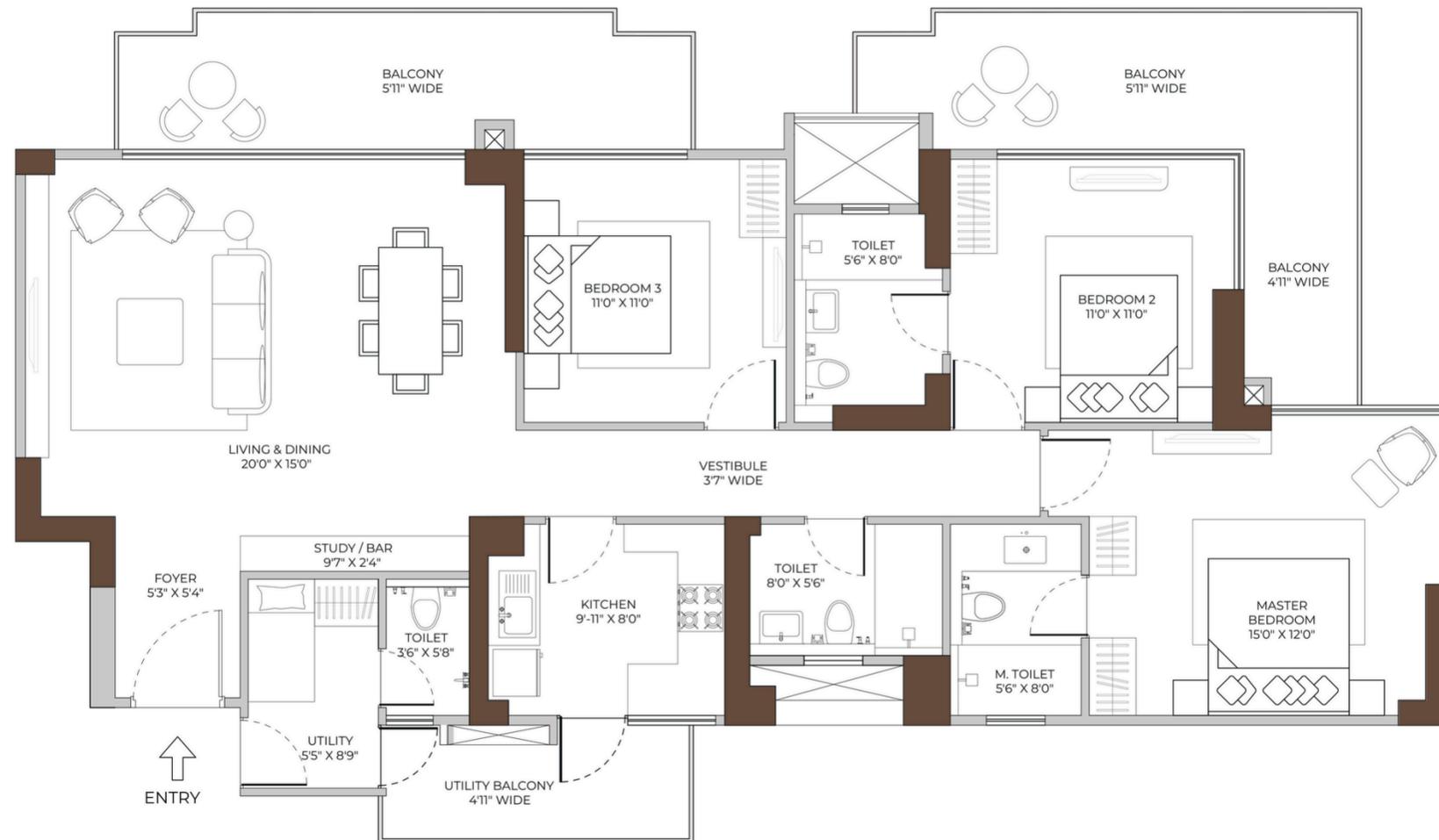
This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under Applicable Laws. This brochure contains artistic impressions and no warranty is expressly or impliedly given that the completed development of the Project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative & mirror image, not to scale and are subject to change as may be decided by the Company Promoter or the Competent Authority(ies). For further details, please refer the Agreement for Sale. Soft furnishings, cupboards, furniture and gadgets, etc. 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.

# (3BHK+Utility) TYPE B



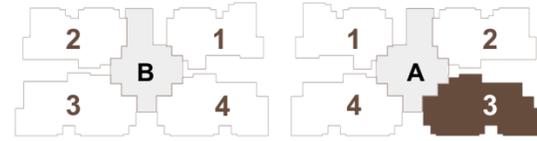
Carpet Area 1230.10 sq. ft.

Balcony Area 364.25 sq. ft.



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# (3BHK+Utility) TYPE C



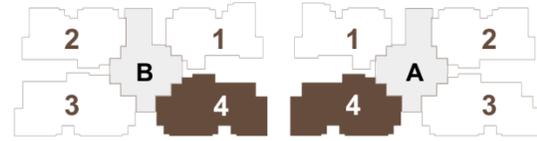
Carpet Area 1367.34 sq. ft.

Balcony Area 436.05 sq. ft.



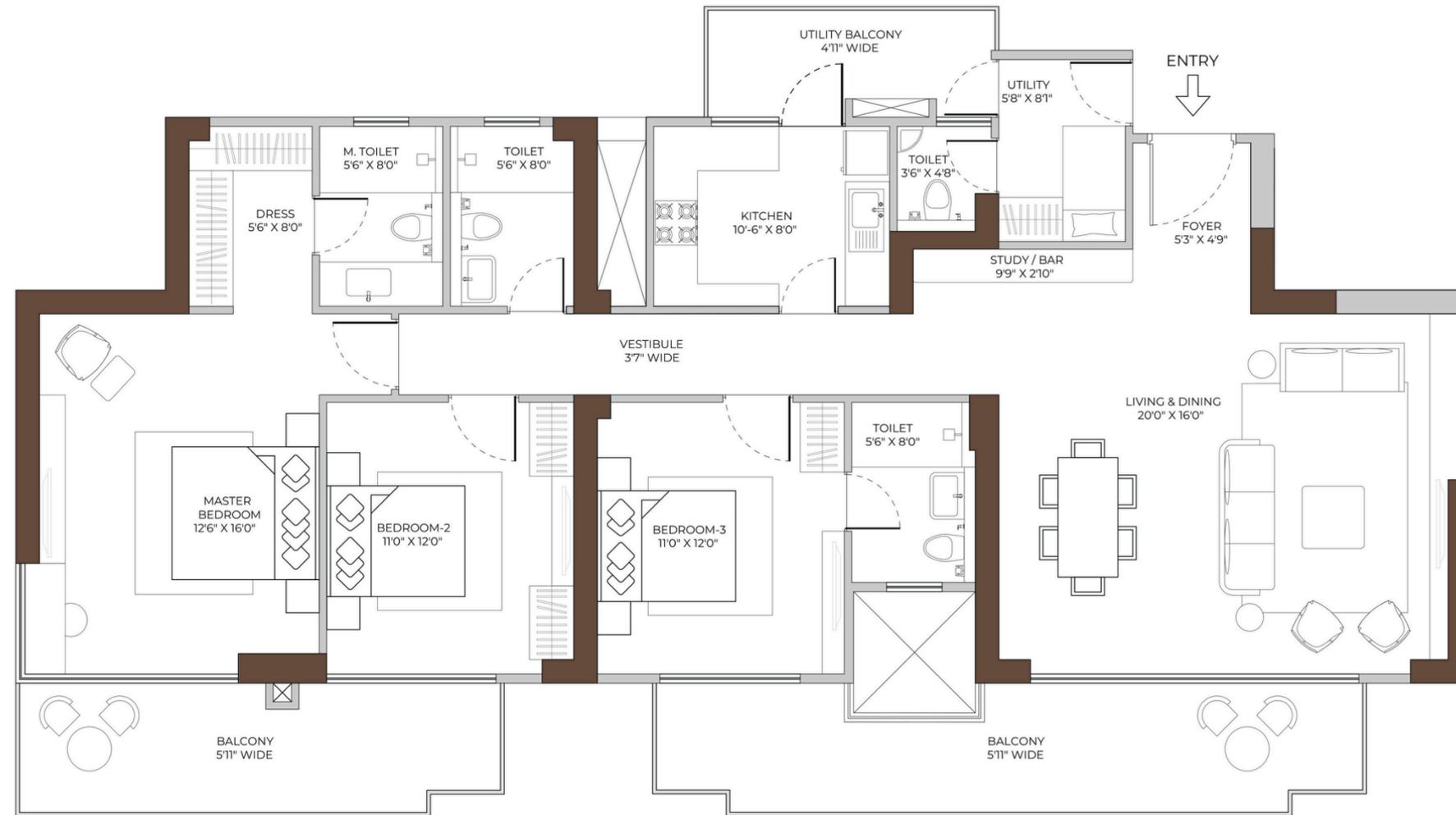
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# (3BHK+Utility) TYPE D



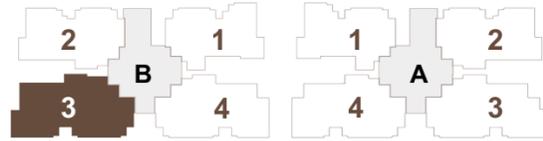
Carpet Area 1366.80 sq. ft.

Balcony Area 354.35 sq. ft.



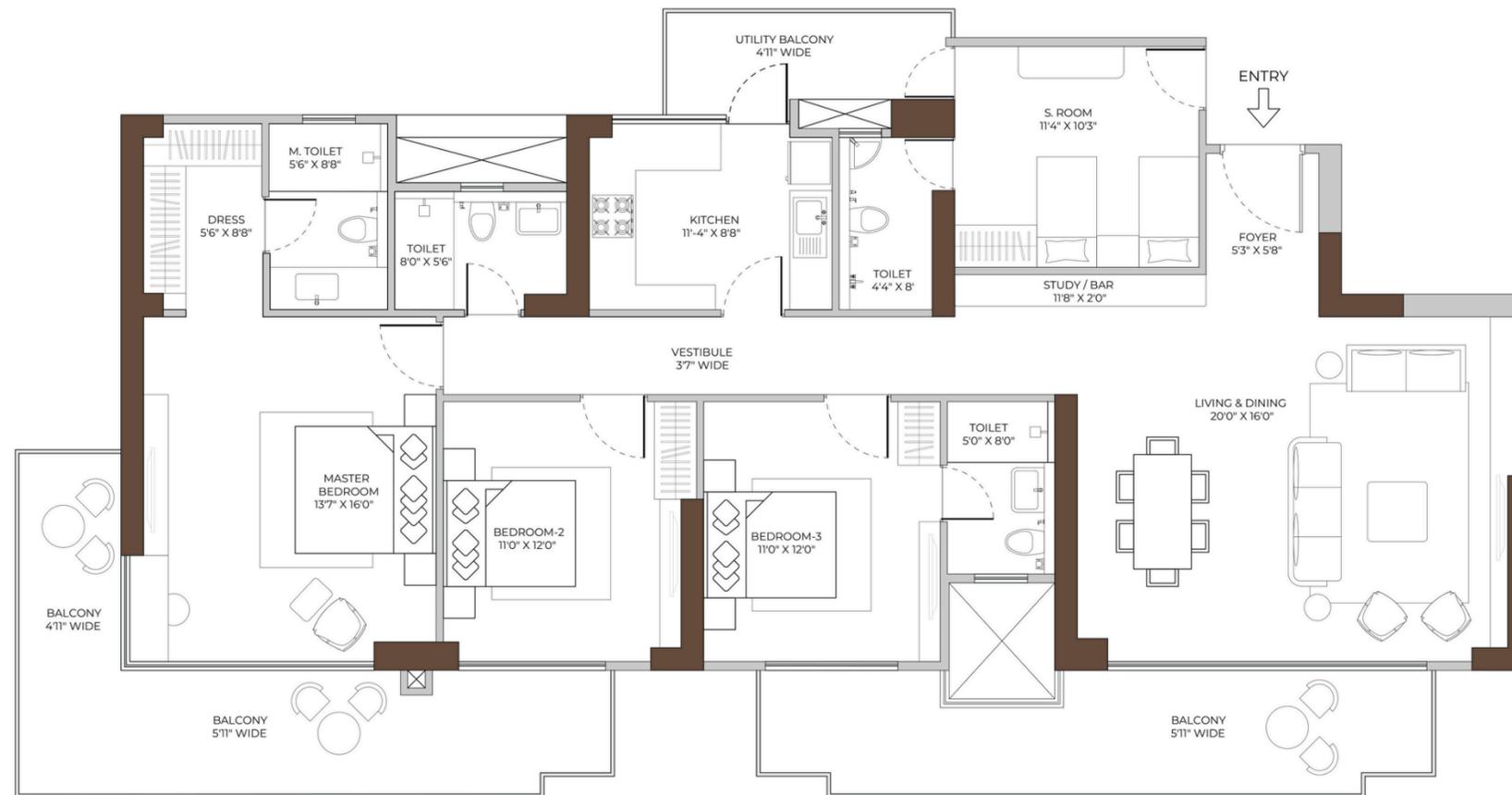
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# (3BHK+Servent Room) TYPE E



Carpet Area 1491.77 sq. ft.

Balcony Area 440.46 sq. ft.



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# APARTMENT SPECIFICATIONS

## LIVING, DINING, STUDY/BAR & FOYER

Floor	Imported Marble/Tiles/Laminated Wooden Flooring/Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.

## MASTER BEDROOM & DRESS

Floor	Imported Marble/Tiles/Laminated Wooden Flooring/Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.

## MASTER BATHROOM & OTHER BATHROOMS

Floor	Marble/Anti-Skid Tiles/Equivalent.
Walls	Marble/Tiles/Equivalent.
Ceiling	Acrylic Emulsion Paint/Equivalent on Ceiling.
Counters	Marble/Granite/Synthetic Stone/Equivalent.
Sanitaryware / CP Fittings	Premium Quality CP Fittings, Wash Basin & EWC of Standard Make.

## BEDROOMS

Floor	Laminated Wooden Flooring/Equivalent. Acrylic Emulsion
Walls	Paint on POP Punning/Gypsum/Equivalent. Acrylic Emulsion
Ceiling	Paint on POP Punning/Gypsum/Equivalent.

## KITCHEN

Floor	Marble/Tiles/Equivalent.
Walls	Tiles 2'-0" above Counters & Acrylic Emulsion Paint/Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning/Gypsum/Equivalent.
Counters	Marble/Granite/Synthetic Stone/Equivalent.
Fixtures	Premium Quality CP Fittings, Sink.
Kitchen Appliances	Modular Kitchen with Hob & Chimney.

## UTILITY ROOM & UTILITY TOILET

Floor	Tiles of Standard Make/Equivalent.
Walls & Ceiling	Oil Bound Paint Finish/Equivalent.
Toilet	Anti-Skid Tiles/Equivalent.
Sanitaryware & CP Fittings	Conventional CP Fittings & Sanitaryware.

## BALCONY

Floor	Anti-skid Tiles/Equivalent.
Walls	Exterior Grade Paint/Equivalent.
Ceiling	Oilbound Paint Finish/Equivalent.

## DOORS & EXTERNAL GLAZING

Main Door	Flush Door/Equivalent.
Internal Doors	Flush Doors/Equivalent.
Windows/Glazing	Aluminium/UPVC/Equivalent.

## COMMON FACILITIES

Project	VRF units for Air Conditioning in all Apartments. FRLSH Wiring In The Apartments. Fire Survival Cables for Basement Ventilation Fans. High Speed Lifts 2.5m per second in all Towers.
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E L A I R A  
R E S I D E N C E S

PHASE-1

CONSCIENT INFRASTRUCTURE PVT. LTD.

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