



hiStreet  
AT PIONEER PARK

inspired  
by design



**PIONEERURBAN**

FOUNDATIONS FOR LIFE

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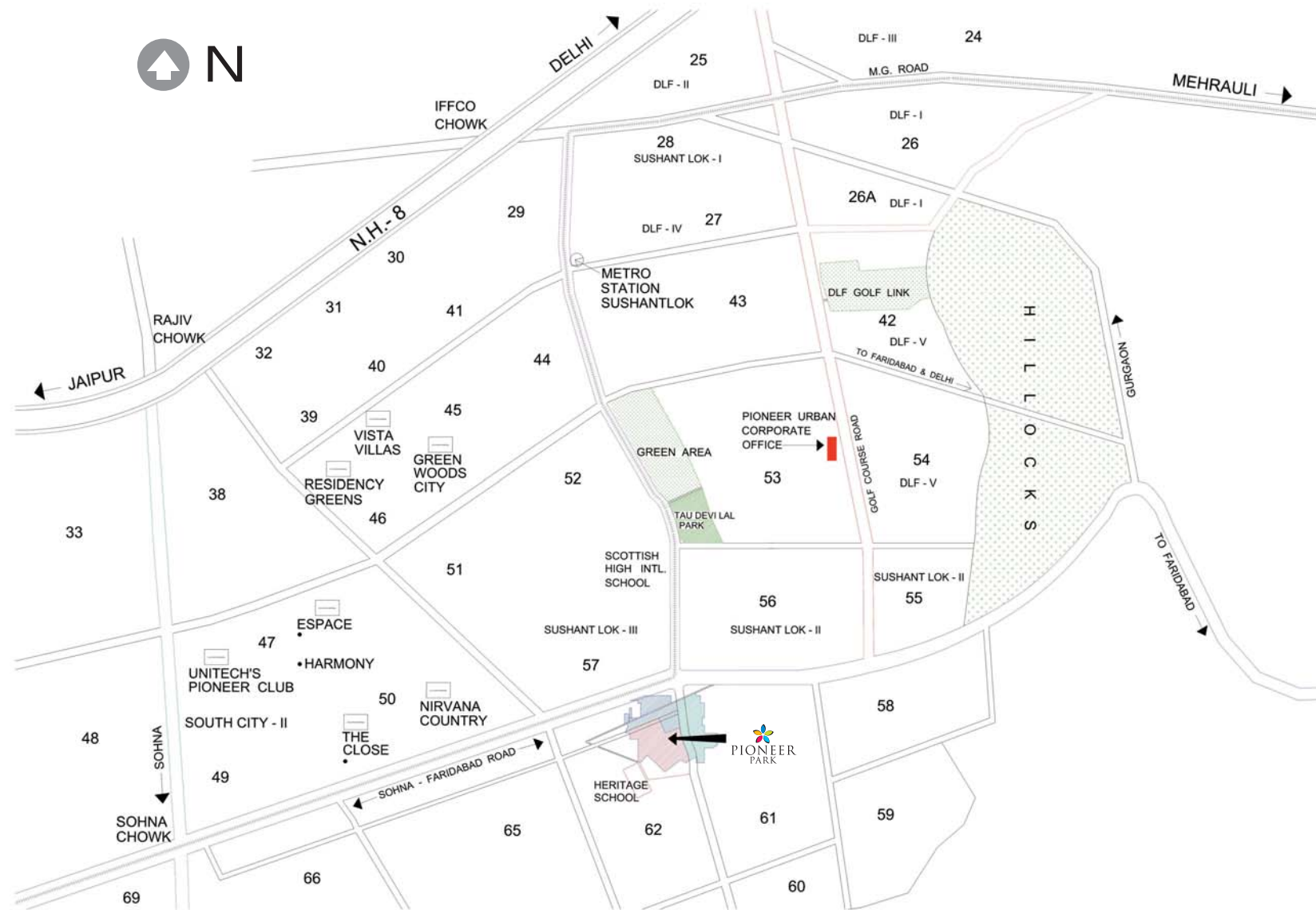


The new retail phenomenon in town, HI Street is a retail experience that showcases the best of shopping and entertainment the world has to offer.

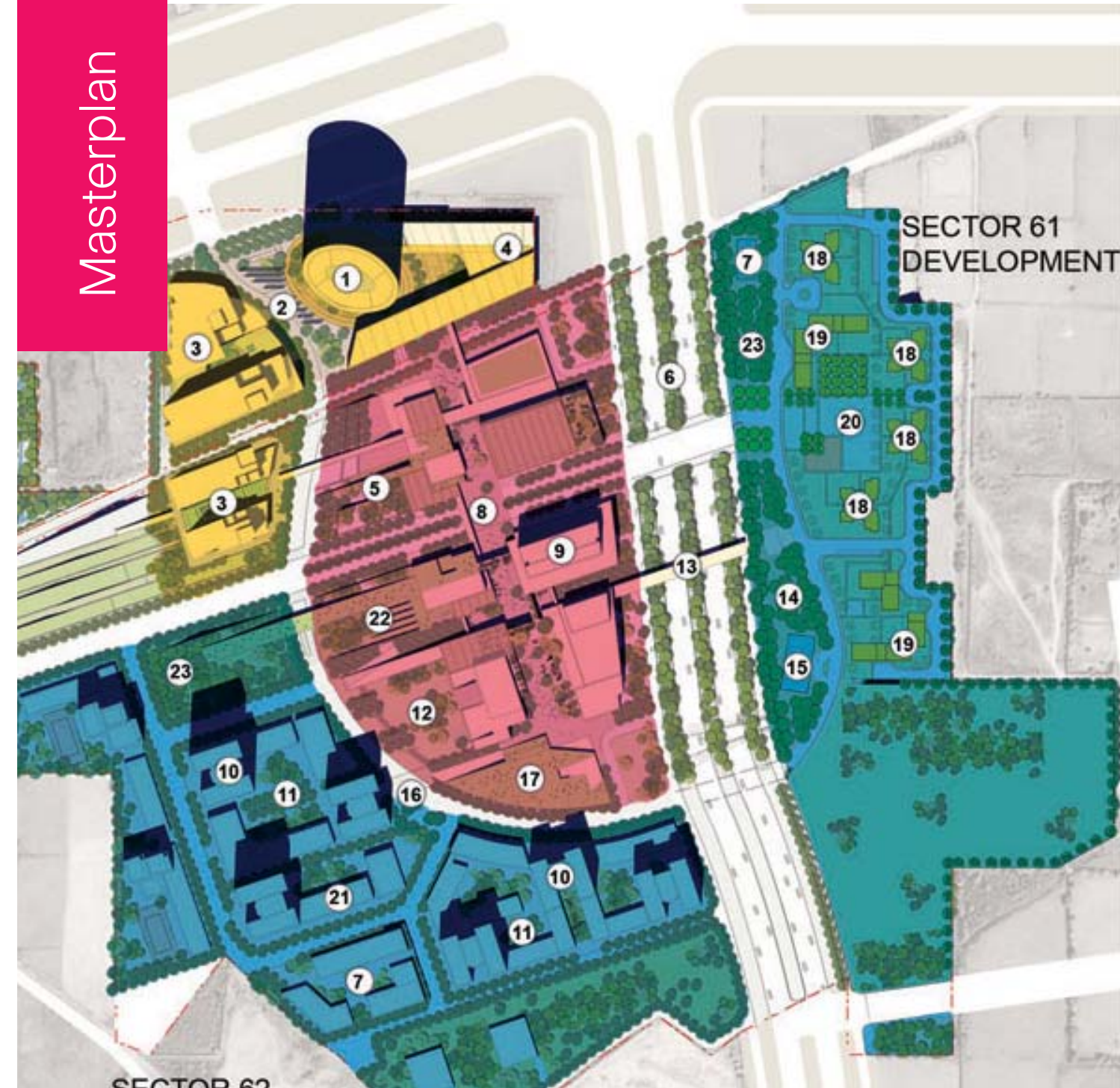
Located in the heart of the Pioneer Park neighborhood, HI Street is envisioned as the premiere retail and commercial destination of the NCR, HI Street is strategically woven into the urban fabric of the master plan, providing a connection and convenience to the residential and office districts of Pioneer Park.

# Location Map

Hi Street in Pioneer Park is located on the widest sector road of Gurgaon and less than 8 kms from central Gurgaon and 25 kms from New Delhi. Indira Gandhi International Airport is just 15 minutes away from the site. The entire project is well connected by roads, including 2 new multi lane sector roads that provide direct access to the site from New Delhi and central Gurgaon. The nearest Delhi Metro Station is at Sushant Lok, which is 5 kms from Pioneer Park. Metro services will be eventually connected to the road located at the Northern boundary of the site.



# Masterplan

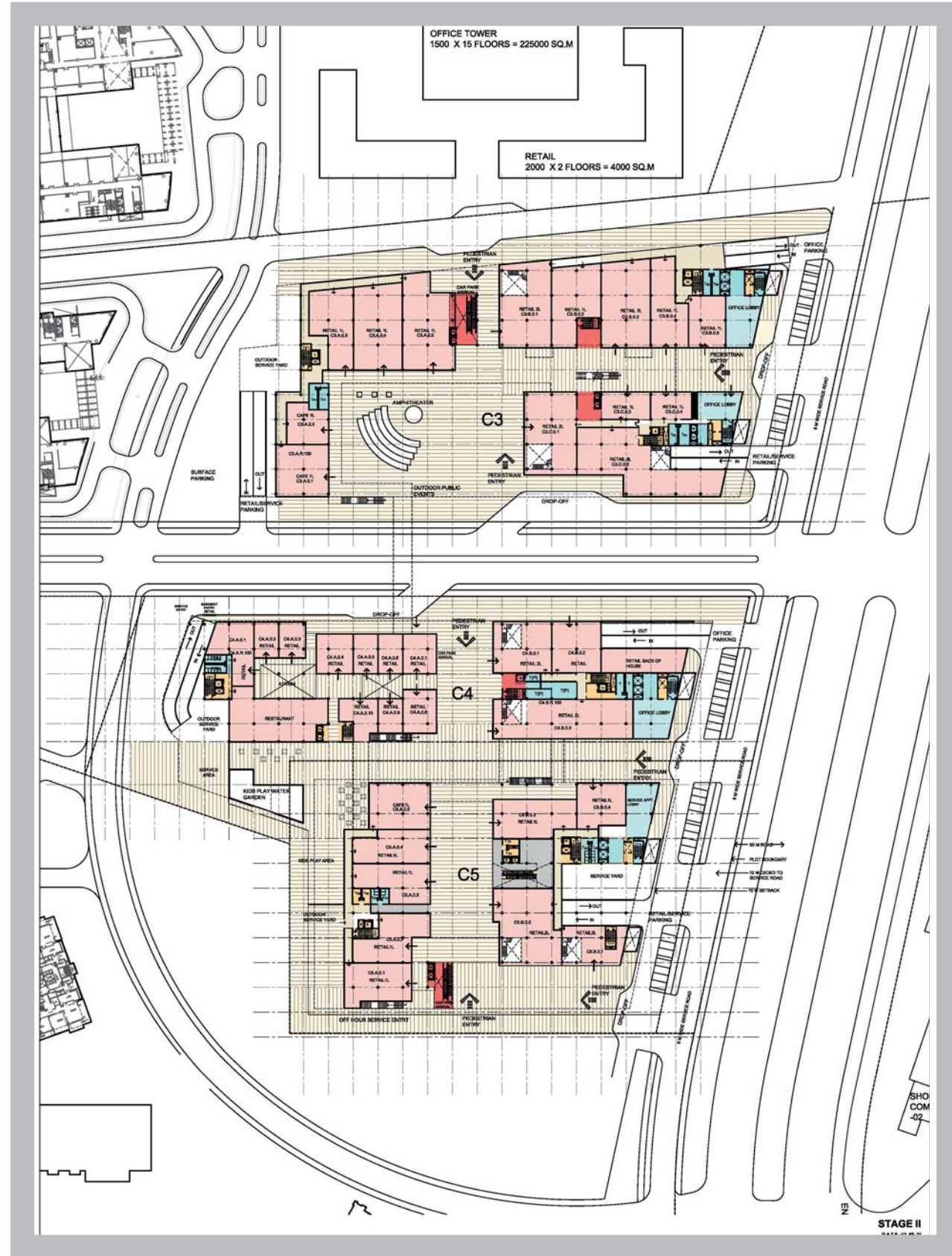


- ① LANDMARK TOWER
- ② LANDMARK TOWER PLAZA
- ③ GATEWAY OFFICE
- ④ LUXURY RETAIL
- ⑤ RETAIL PLAZA & GARDEN
- ⑥ SECTOR ROAD STREETS
- ⑦ PRIMARY SCHOOL
- ⑧ HIGH STREET
- ⑨ OFFICE TOWER
- ⑩ RESIDENTIAL TOWERS
- ⑪ RESIDENTIAL COURTYARD
- ⑫ AMPHI THEATRE
- ⑬ PEDESTRIAN BRIDGE
- ⑭ PUTTING GREENS
- ⑮ CLUB HOUSE
- ⑯ PARK DRIVE
- ⑰ CLUB HOUSE
- ⑱ RESIDENTIAL TOWERS
- ⑲ MID RISE TOWERS
- ⑳ GREENS
- ㉑ TOWN HOUSES
- ㉒ CRICKET ACADEMY
- ㉓ WOODLANDS

- RESIDENTIAL
- COMMERCIAL
- RETAIL

**Master plan designers:** Skidmore, Owings and Merrill LLP (internationally renowned architecture and planning firm)  
**Retail designers:** 5+ design (leaders in creating retail and mixed use destinations worldwide)

Ground Floor



First Floor





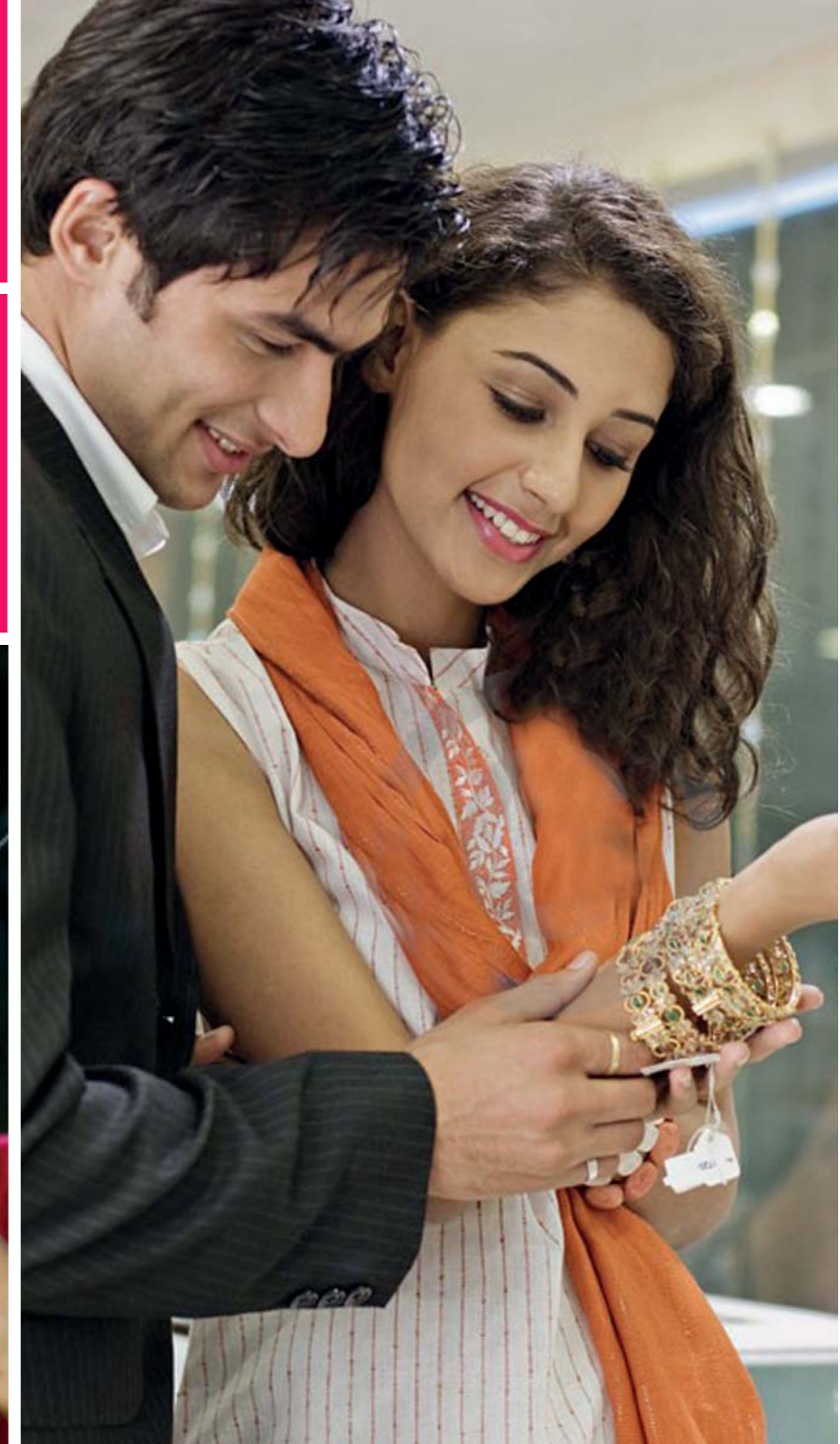
Enhanced by the Pioneer Park setting, the vision for the retail district is to provide a comfortable shopping and leisure atmosphere for guests. Through carefully choreographed commercial experience, the retail outlets are composed into distinct retail destinations and entertainment areas. Grand promenades, intimate courtyards and terraced plazas work in tandem to establish the region's first true outdoor retail environment. Anchoring the site is the principal pedestrian destination of the community- the High Street Promenade.

Dynamic destination for visitors

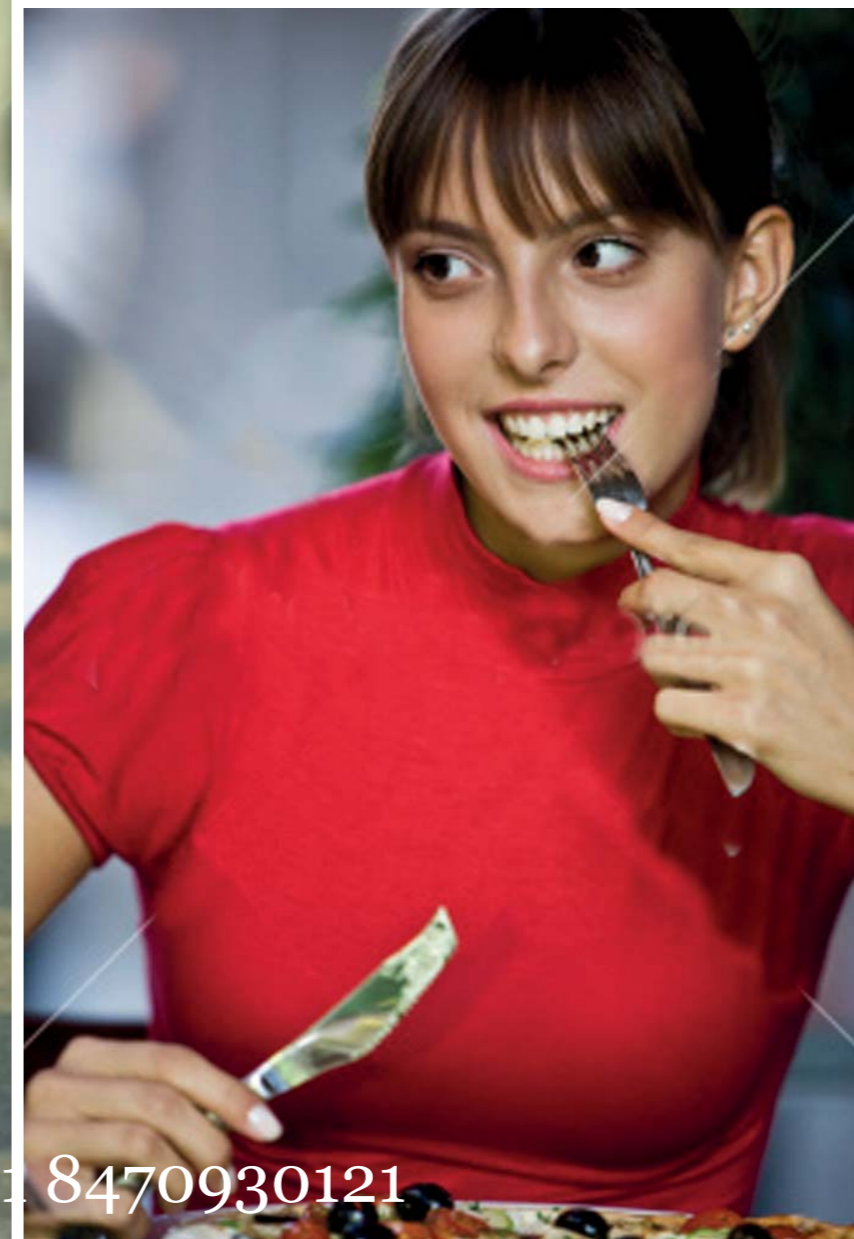


Truly “live, work & play” environment

Unique amenities and community programs



Unique architecture and integrated landscapes



Authentic experience for residents



Economically sound and founded retail strategy



Hi Street embraces and incorporates a modern lifestyle with a unique blend of retail and entertainment offers. Through a combination of international brands, local boutiques and fine cuisine, the retail experience will provide a landmark attraction and premier destination for the region.

The open air retail street comprises fashion, life style and entertainment. The Hi Street experience recalls the traditional urban space of civic life while incorporating modern elements of character and style. With its two level frontages, pedestrian arcades and store front displays, the outdoor Hi Street becomes the active, social and civic center of Pioneer Park.



With more than two decades of experience in real estate development, Pioneer Urban has been creating the foundations for making living an extraordinary experience.

Pioneer Urban has conceived, implemented and delivered many top of the line real-estate projects.

People, places and experiences are the ingredients for the recipe that makes Pioneer Urban what it is today. It is a name that stands for trust and reliability that is backed by a team of seasoned professionals, including architects, engineers and marketing specialists, native to the real estate industry who deliver what they promise.

Pioneer Urban has already developed over 600 acres of land with landmark properties like South City II, Greenwoods City, Vista Villas and Nirvana Country.

Present projects include nearly nine million sq feet under construction in Gurgaon comprising residential condominiums like The Close, Fresco, Escape and Harmony and commercial and retail complexes like Arcadia, Business Zone and Nirvana Courtyard.

With the commitment to build projects that surpass all expectations, Pioneer Urban has partnered with renowned international architects like SOM (Skidmore, Owings & Merrill) and Callison Inc. for designing their projects.

To truly achieve the status of globally competitive product creators Pioneer Urban as a company believes in adopting the three values of innovation, professionalism and integrity. And as a socially responsible company, has created a brand that is ecologically viable and environmentally conscious.



URBAN SQUARE

PRESIDIA

# A world within a world

Welcome to Pioneer Park, a world that fosters a community with varied colours and shades to offer. Pioneer Park is designed with a vision to develop a vibrant center of urban life: a vision to become a premium residential community, exclusive corporate address and a year round entertainment destination. And it's waiting for YOU to be there. Located on the premium Golf Course extension road, Pioneer Park will be a distinctive place to live, work, shop and play, today and in the future.