



*Rediscover old  
world charm*



REAL ESTATE



POWER



FINANCIAL SERVICES & SECURITIES



HOME LOANS

INDIABULLS.  
 DIVERSE PORTFOLIO.  
 ONE ICONIC BRAND.



*One of India's foremost diversified conglomerates with businesses spread across Real Estate, Financial Services, Securities and Power, the Indiabulls group has a net worth of over US\$ 3.19 billion and is listed in both Indian and overseas financial markets.*

*Indiabulls has also been conferred the status of a 'Business Superbrand' by the brand council Superbrands India.*

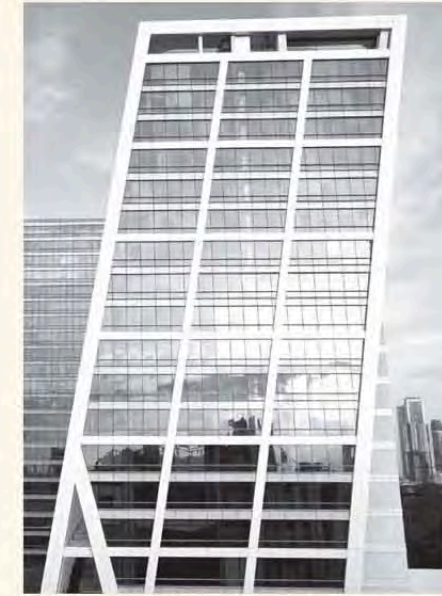
INDIABULLS REAL ESTATE.  
 BUILDING LANDMARKS  
 ACROSS INDIA.



*Indiabulls Real Estate is one of the largest real estate companies in India and is listed on both the Bombay as well as the Luxembourg Stock Exchange.*

*The Company has to its credit, projects that include over 72.86 million sq. ft. of Grade A development in Mumbai and other parts of the country.*

*It has a pan-India presence in the residential as well as commercial sectors.*



One  
**Indiabulls  
 Centre**  
 MUMBAI



**Indiabulls  
 Finance Centre**  
 MUMBAI



INDIABULLS  
**Enigma**  
 GURGAON



**CENTRUM PARK**  
 Gurgaon



*Blu*  
*A home like no other*  
 MUMBAI



INDIABULLS  
**sky**  
 MUMBAI



INDIABULLS  
**MEGA MALL**  
 JODHPUR



INDIABULLS  
**greens**  
 CHENNAI



INDIABULLS  
**city**  
 SONEPAT



INDIABULLS  
**GOLF CITY**  
 SAVROLLI  
 AN ENLIGHTENED LIFE



THE DWARKA EXPRESSWAY  
ADVANTAGE.

*Dwarka Expressway enjoys close proximity to the IGI airport, the Delhi Aerocity Metro station, and the forthcoming Diplomatic Enclave in Dwarka. This area has also emerged as a prominent destination for IT-ITES outsourcing and off-shoring hubs with 22.3 million sq.ft. of new office space expected by 2017.*

*Add to this, the number of corporates operating out of Gurgaon and the limited availability of residences in Gurgaon and Delhi. And you understand why the real estate value of Dwarka Expressway is steadily shooting up.*



OLD WORLD CHARM  
ISN'T DEAD.  
IT'S JUST MOVED TO  
A NEW ADDRESS.



ONE INDIABULLS  
GURGAON.



## ONE INDIABULLS GURGAON



*Welcome to One Indiabulls Gurgaon.*

*An elite housing estate designed especially for people who crave for the grandeur, indulgence and romance of a bygone era that is fast becoming extinct in today's mad rush.*

*Located just adjacent to the 150-metre-wide Dwarka Expressway, One Indiabulls sprawls over 28 acres of prime land, of which 22.5 acres are open spaces and landscaped greens. And the remaining a marvel of classic European architecture.*

*Its Colonial style architecture with quaint towers and distinct roofs, a central boulevard that runs through the length of the project and pristine greens dotted with an exquisite collection of sculpture provide the perfect backdrop for low-density, low-rise living.*

ARTISTIC RENDITION OF THE BOULEVARD



# MASTER PLAN

Main Entrance Plaza  
 Town Square  
 Tower Entrance Plaza  
 Amphitheatre / Celebration Court  
 Piazza  
 Linear Garden  
 Water Feature  
 Badminton Court  
 Basketball Court  
 Cricket Practice Net  
 Lawn Tennis  
 Swimming Pool  
 Sand Pit  
 Lawn  
 Party Lawn  
 Service Areas  
 Dog Park  
 Fitness Strip  
 Skating Rink  
 Tot Lot  
 Multipurpose Play Court  
 Pavilion  
 Senior Citizen Zone



One  
**Indiabulls**  
 Gurgaon



## TOWNHOUSES

### RECLAIM THE JOYS LIFE IN THE FAST LANE TOOK AWAY.

*A house with a lawn that invites you to stay outdoors.*

*Morning mist, served with your first cup of tea.*

*Green shady trees on all sides.*

*Resident cuckoos, sparrows and hummingbirds.*

*A living room with the space for a grand piano.*

*A study with a library. Your own private pool.*

*Entire days spent splashing around having fun.*

*Room for pets, plants and vintage cars.*

*If these are some of the things you long for,  
the townhouses at One Indiabulls could make  
the perfect home for you.*

▼ ARTISTIC RENDITION OF THE TOWNHOUSE





ARTISTIC RENDITION OF THE PENTHOUSE



## PENTHOUSES

DON'T JUST  
LOOK UP AT THE SKY.  
MAKE IT A PART  
OF YOUR HOME.

*Celebrate pink sunrises, purple sunsets and violet clouds.  
Get mesmerised by masterpieces on the canvas of the sky.  
Allow the moon to rekindle your romance.  
Forget the world in your own terrace garden.  
Have your own sky lounge.  
Throw parties attended by real stars.  
Create your own personal heaven.*

*A penthouse at One Indiabulls opens up many possibilities.*





LOW-RISE APARTMENTS

ALL THE SPACE  
YOU NEED TO CREATE  
HAPPY MEMORIES.



*Room for airplanes, toy trains and warships.  
Room for the guys to watch a cricket game together.  
Room to indulge your new found love of painting.  
Room for the souvenirs you got from foreign trips.  
Room for birthday parties. Room for family reunions.  
Room to enjoy all the things that make life beautiful.*

*The ultra-spacious, low-rise apartments at One Indiabulls  
ensure that there is always room for everything you love.*

ARTISTIC RENDITION OF LOW-RISE APARTMENTS



▼ ARTISTIC RENDITION OF HIGH-RISE APARTMENTS



HIGH - RISE APARTMENTS

THE WAY YOU LOOK  
AT THE WORLD  
WILL NEVER BE THE SAME.



*Rise above the humdrum of the world. Rise above its chaos and commotion.  
Welcome to a serene, pristine world. Where the air is always fresh and crisp.  
The temperature is always agreeable. The wind constantly lifts your spirits.  
Breathtaking views greet the eyes on all sides. Where the mind gets the  
tranquility it desires. And the heart gets its fill of natural beauty.*

*When you start living in a high-rise apartment at One Indiabulls,  
you discover that the world is way more beautiful than you ever imagined.*



## AMENITIES

YOU ONLY LIVE ONCE.  
BUT ONCE IS ENOUGH  
IF YOU LIVE RIGHT.



*At One Indiabulls no effort has been spared to pamper you silly.*

*Which is why, it has a resort-style clubhouse with an outdoor as well as indoor heated swimming pool, spa and restaurant.*

*There's a mini theatre to enjoy movies and sports events.*

*A golf simulator and dedicated area for new-age virtual games.*

*An outdoor amphitheatre for concerts and performances.*

*Plus, a multi-utility hall with barbeque counter for parties and get-togethers.*

*If you are a sports enthusiast you'd be glad to know that the list of facilities includes:*



- Specially laid out fitness and jogging trails*
- *Thoughtfully designed walking tracks for the elderly*
  - *State-of-the-art gym • Full size flood-lit tennis courts*
    - *Full-length cricket pitches with nets*
    - *Full-length 75 metre football field*
    - *Championship size squash court*
  - *Table tennis room • Billiards and pool room*
    - *Cards room • Skating rink*

TOP - OF - THE - LINE FITTINGS

## THE LITTLE THINGS THAT MAKE A WORLD OF DIFFERENCE.



*True to the spirit of creating old world opulence, at One Indiabulls we have deliberated and laboured over every little detail to give you an unparalleled experience. Be it providing built-in wine coolers so that your Chianti, or Chardonnay stays at precisely the right temperature. Or designing contemporary kitchens that are suitable for both Indian and Western cooking. From tastefully done interiors to mood enhancing ambient lighting to luxurious 5-fixture bathrooms, no effort has been spared to set new benchmarks in fine living.*





## SERVICES

CHOOSE NOT TO WAIT,  
BUT BE WAITED UPON.

*The old world charm of One Indiabulls would hardly be complete without the array of services it has to offer its privileged residents. You enjoy the benefit of a concierge desk that works round the clock to cater to your every need. 24-hour valet and cleaning services to make life easy. And sophisticated multi-layer security for complete peace of mind.*

*One Indiabulls' team of dedicated staff is always at hand to ensure you don't have to worry about a thing.*

▼ DEDICATED CONCIERGE DESK



## SPECIFICATIONS

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHERS
LIVING ROOM / DINING / LOBBY / FAMILY ROOM	Gypsum / POP Punning with Acrylic Emulsion Paint	Imported Marble	POP Punning with Acrylic Emulsion Paint	<b>Main entrance door</b> - Solid Core Flush Shutters with Polished Veneer Finish and Polished Wood Frame  <b>Internal door</b> - Polished Veneered Flush Shutter with Seasoned Hardwood Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	
MASTER BEDROOM	Gypsum / POP Punning with Acrylic Emulsion Paint	Imported Marble	POP Punning with Acrylic Emulsion Paint	<b>Internal door</b> - Polished Veneered Flush Shutter with Seasoned Hardwood Frames  <b>External door</b> - Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	
OTHER BEDROOMS	Gypsum / POP Punning with Acrylic Emulsion Paint	Imported Marble / High Quality Laminated Wooden Flooring / Premium Vitrified Tiles	POP Punning with Acrylic Emulsion Paint	<b>Internal door</b> - Polished Veneered Flush Shutter with Seasoned Hardwood Frames  <b>External door</b> - Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	<b>Optional for Townhouses only</b> - Provision for acoustical treatment in one room with suitable electrical cabling for it to be used as an entertainment room
KITCHEN / GOURMET KITCHEN	Gypsum / POP Punning with Acrylic Emulsion Paint  Premium Ceramic Tiles Dado above Granite Countertop	Anti-skid Vitrified Tiles	POP Punning with Acrylic Emulsion Paint	<b>Internal door</b> - Polished Veneered Flush Shutter with Seasoned Hardwood Frames  <b>External door</b> - Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	Granite Counter Top with Ceramic Tiles Dado  Stainless Steel Double Bowl Sink and Drainage with Standard Make CP Fittings
BALCONIES / TERRACES	Weather-proof Textured Paint	Anti-skid Vitrified / Ceramic Tiles	Weather-proof Paint	<b>External door</b> - Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	MS / Glass Railings

## SPECIFICATIONS

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	OTHERS
POWDER ROOM	Combination of Premium Vitrified / Ceramic Tiles & Acrylic Emulsion	Imported Marble	POP False Ceiling with Acrylic Emulsion Paint	<b>Internal door</b> - Polished Veneered Flush Shutter with Seasoned Hardwood Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	Marble / Granite Countertop  Imported Chinaware & CP fittings of Kohler / Roca / Grohe Make or equivalent
MASTER TOILET	Combination of Premium Vitrified / Ceramic Tiles & Acrylic Emulsion	Imported Marble	POP False Ceiling with Acrylic Emulsion Paint	<b>Internal door</b> - Polished Veneered Flush Shutter with Seasoned Hardwood Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	4 / 5 Fixture Toilets (Bath Tub with Jacuzzi & Glazed Shower Area)
OTHER TOILETS	Combination of Premium Vitrified / Ceramic Tiles & Acrylic Emulsion	Imported Marble / Anti-skid Premium Ceramic / Vitrified Tiles	POP False Ceiling with Acrylic Emulsion Paint	<b>Internal door</b> - Polished Veneered Flush Shutter with Seasoned Hardwood Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	3 Fixture Toilets with Glass Shower Partitions
SERVANT / UTILITY ROOM	Oil-bound Distemper	Anti-skid Vitrified Tiles	Oil-bound Distemper	Painted Flush Shutter with Hardwood Frames	Glazed Sliding / Openable Shutters with UPVC / Anodised / Powder Coated Aluminium Frames with Clear / Frosted / Tinted Glass	Indian Chinaware and CP Fittings
AMENITIES	<p>Modular Kitchen with Kitchen Appliances, RO Purifier &amp; Gas Leakage Detector, Energy-efficient VRV AC Units, Video Door Phone, Sprinkler System for Fire Safety in High Rise Towers, CPVC Piping for Water Supply, Water-proof Board False Ceiling with Acrylic Emulsion Paint, Premium Modular Switches &amp; Sockets, 3-phase Supply with Dual Metering</p> <p><b>A Full Feature Clubhouse with Health, Social / Recreational &amp; Business Facilities like :</b> Outdoor &amp; Indoor Heated Swimming Pools, Kiddie Pool, Toddler's Water Play Area, Ladies' &amp; Gents' Changing Area with Spa, Sauna, Steam &amp; Massage Rooms, Unisex Gymnasium, Aerobics / Yoga Room, Squash Courts , Billiards / Snooker Room, Table Tennis, Badminton etc., Library Reading Lounge, Cards Room, Creche / Kids' Activity Rooms, Multipurpose Hall with Pre-function &amp; Barbeque Areas, Restaurant, Bar with Outdoor / Terrace &amp; Indoor Seating, Sound-proof Mini Theatre</p> <p><b>Large Open Green Spaces include :</b> Multipurpose Party Lawn, Fitness Strips, Tennis Courts, Basketball Courts, Cricket Practice Nets, Skating Rink, Jogging Tracks, Kids' Tot-lots &amp; Sand Pits, Elderly Seating Areas, Linear Gardens, Pavilion</p>					
UTILITIES	<p>100% Power Back-up for Each Apartment</p> <p><b>Water</b> - Treated Water Supply, Automated Irrigation System, Solar Water Heating System, Water-efficient Faucets &amp; Sanitary Fixtures</p> <p><b>Security</b> - Access Control System with Boom Barriers, 3-tier Video Surveillance Systems with Main Entry, Entrance Lobby &amp; Lift Lobby Security</p> <p><b>Fire Safety</b> - Intelligent Addressable Fire Detection &amp; Alarm Systems, Fire Fighting System</p> <p><b>Air Conditioning</b> - Entrance Lobby, Fully Air Conditioned Clubhouse with Wifi Connectivity</p> <p><b>FTTH</b> - Optic Fibre with provision to enable Telephones, IP TV, Internet &amp; Security Systems</p>					

NOTE - Plans & Specifications are tentative & subject to revision in the best interest of the project. All images used in this brochure are indicative images. An attempt is made to achieve high-levels of accuracy based on the detailed planning. But the same is subject to change at the sole discretion of the developers.

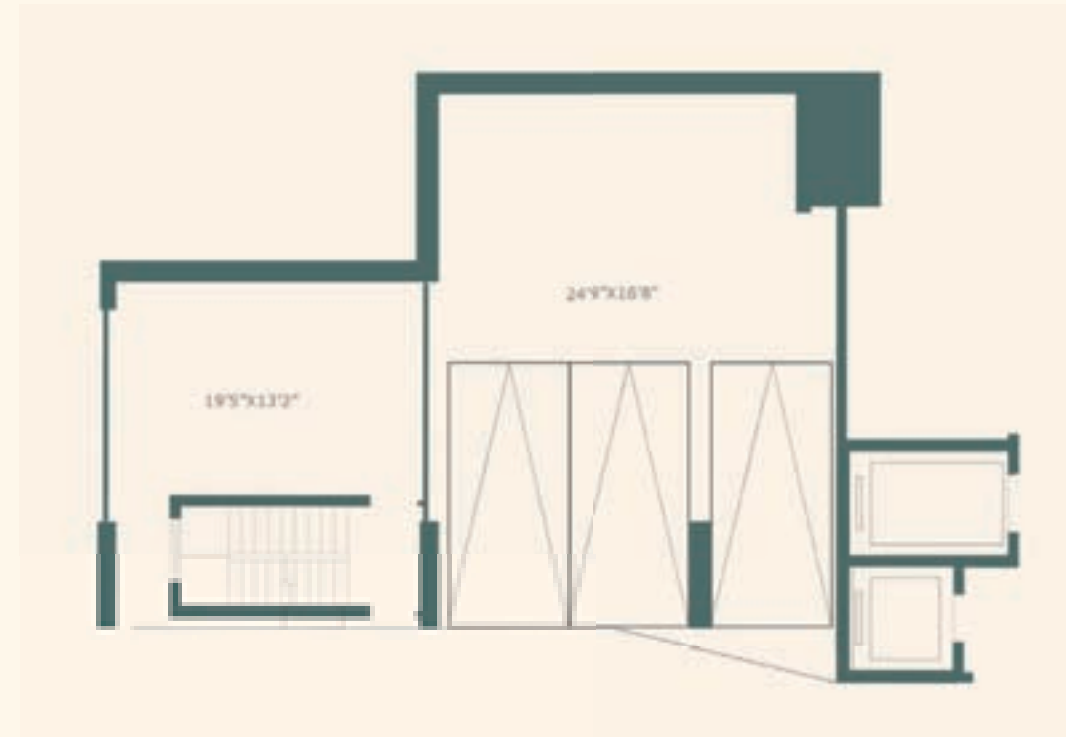
TOWNHOUSE

GROUND FLOOR PLAN



5BHK + SQ + LAWN  
AREA - 7410 SQ.FT.

BASEMENT



TOWNHOUSE

FIRST FLOOR PLAN



5BHK + SQ + LAWN  
AREA - 7410 SQ.FT.

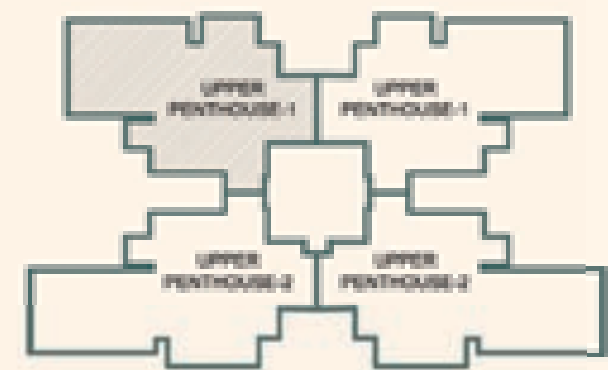


PENTHOUSE  
HIGH-RISE TOWER

LOWER LEVEL



4BHK + SQ  
AREA - 3260 SQ.FT.



PENTHOUSE  
HIGH-RISE TOWER

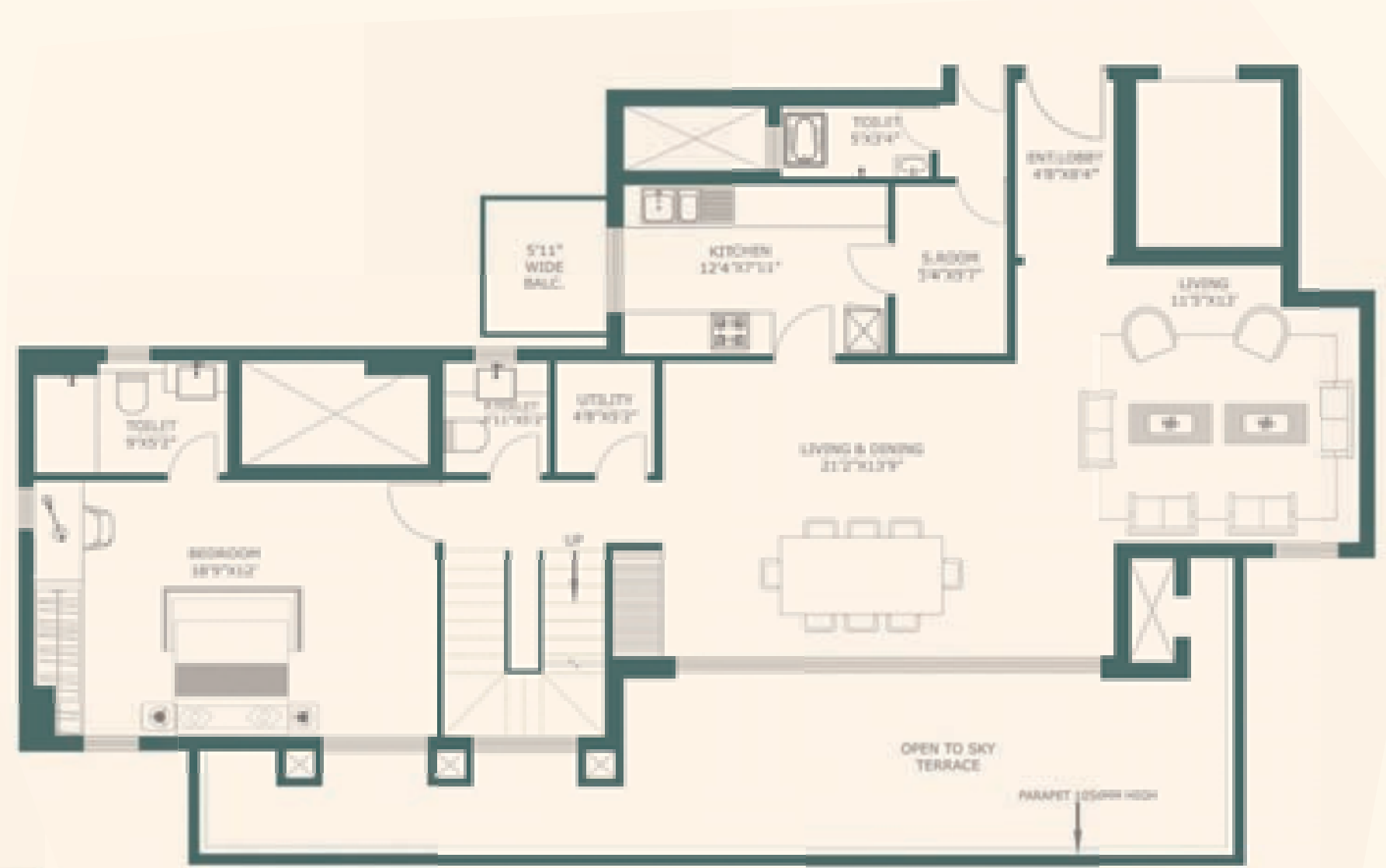
UPPER LEVEL



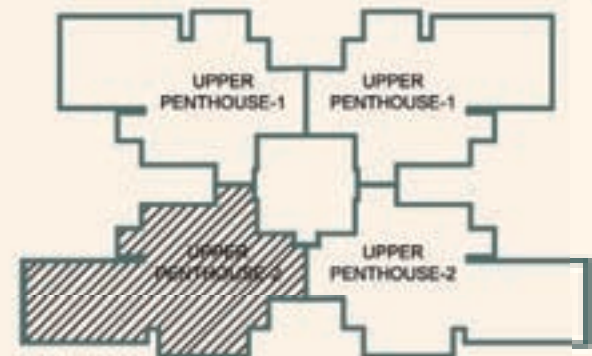
4BHK + SQ  
AREA - 3260 SQ.FT.

PENTHOUSE  
HIGH-RISE TOWER

LOWER LEVEL



4BHK + SQ  
AREA - 3820 SQ.FT.



PENTHOUSE  
HIGH-RISE TOWER

UPPER LEVEL



4BHK + SQ  
AREA - 3820 SQ.FT.

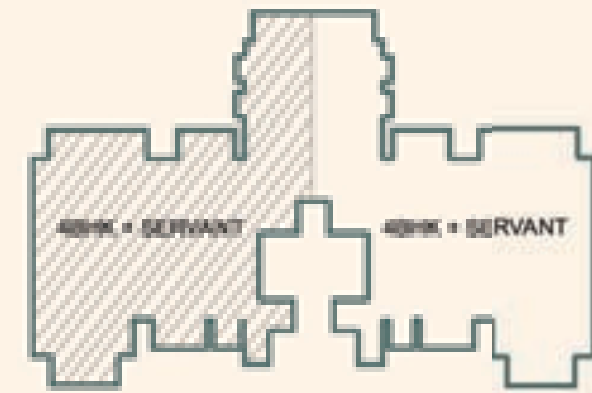
PENTHOUSE  
LOW-RISE TOWER



5BHK + SQ  
AREA - 6250 SQ.FT.

LOW-RISE APARTMENT

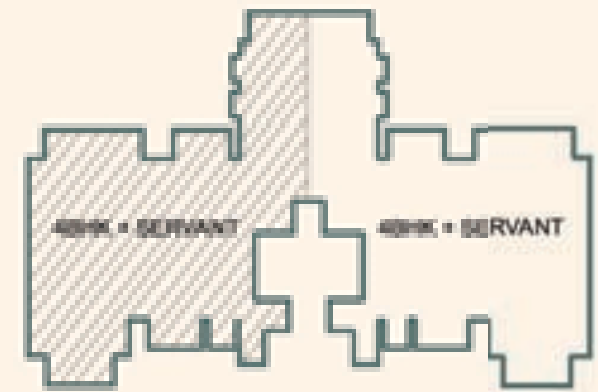
2nd FLOOR PLAN



4BHK + SQ  
AREA - 3420 SQ.FT.

LOW-RISE APARTMENT

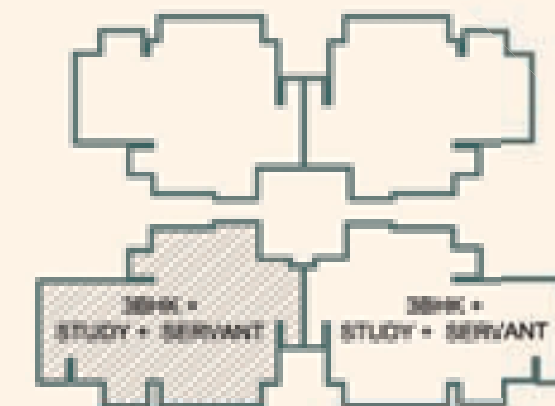
3rd, 4th, 5th & 6th FLOOR PLAN



4BHK + SQ  
AREA - 3435 SQ.FT.

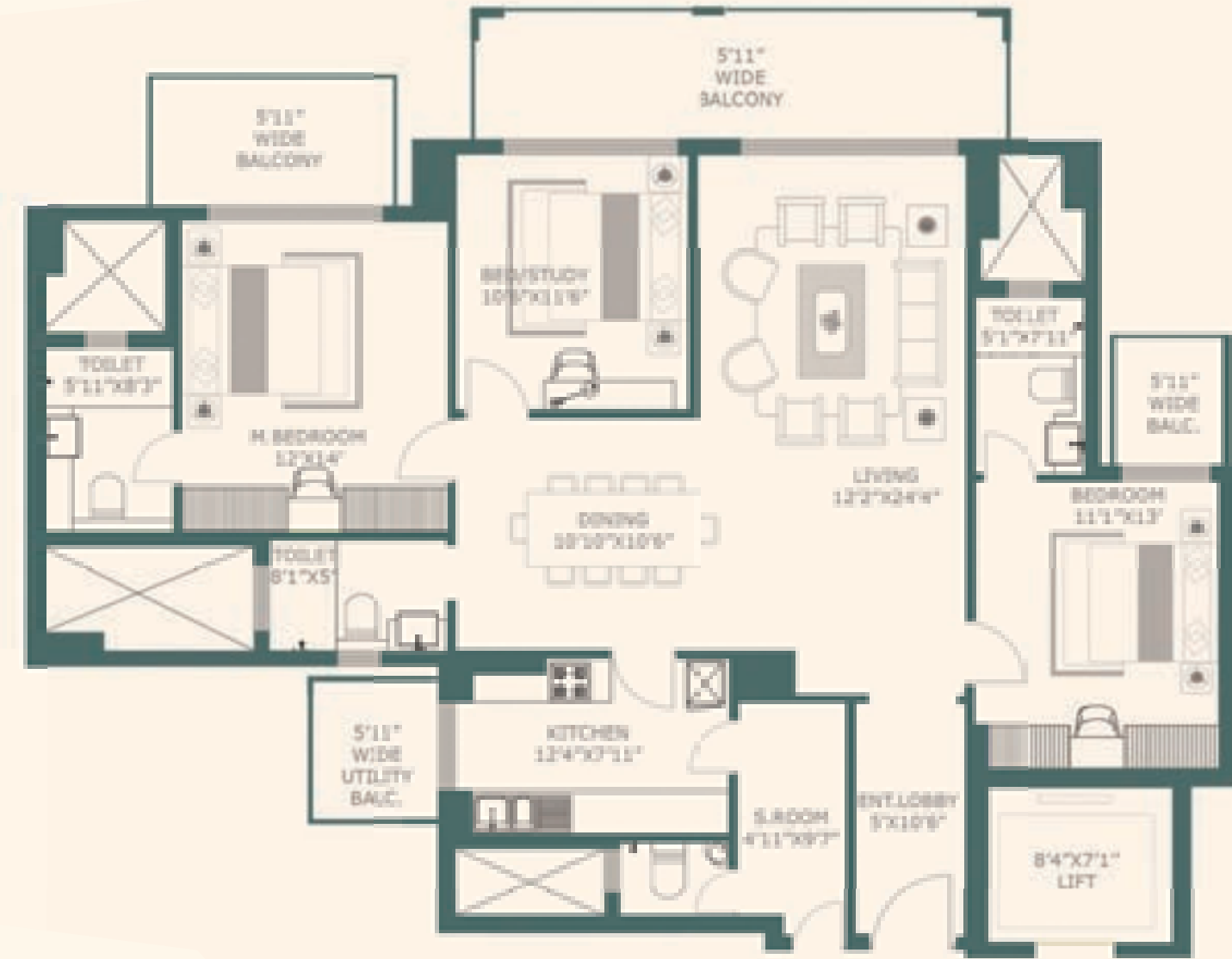
HIGH-RISE APARTMENT

TOWER 1, 2 & 3



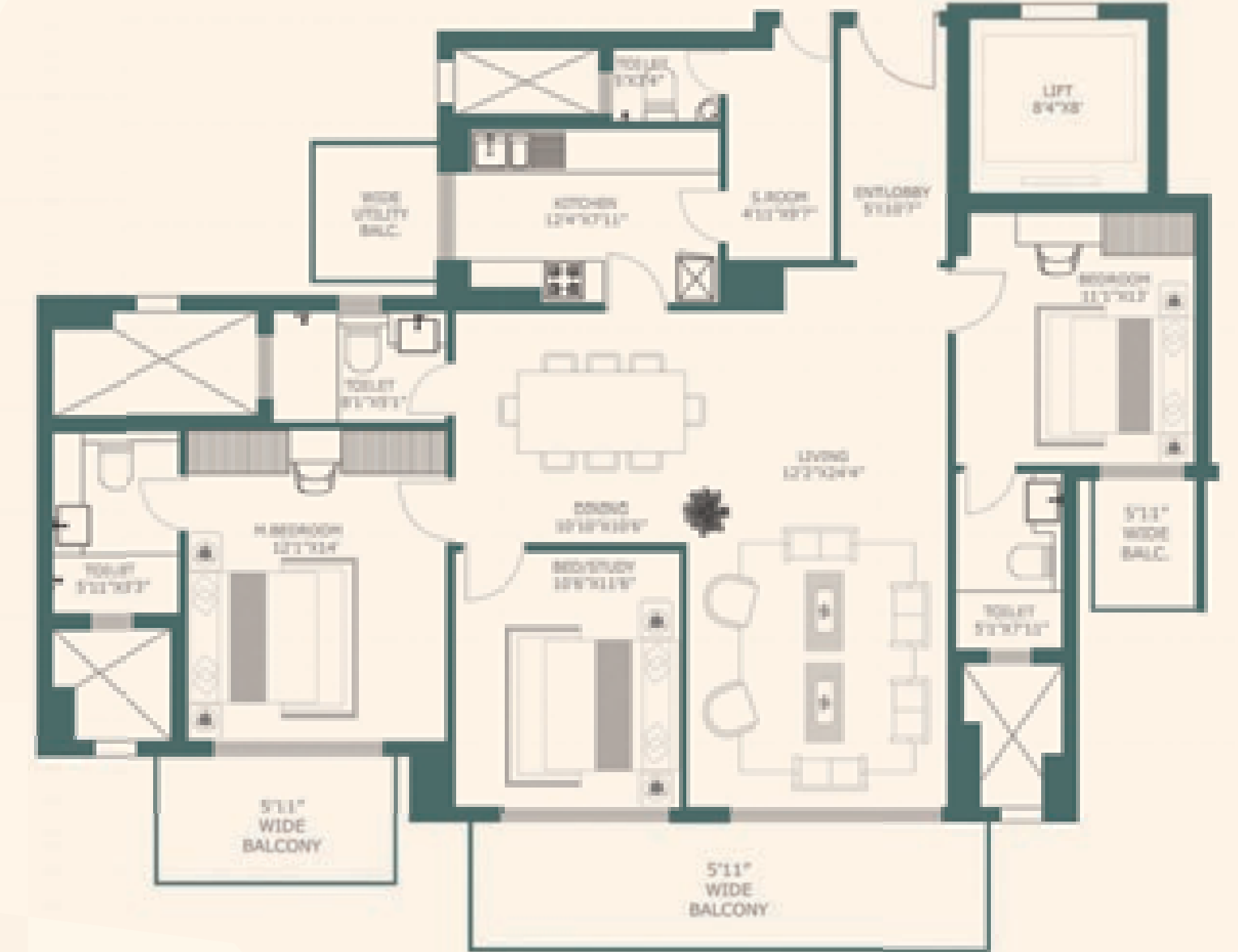
3BHK + STUDY + SQ  
AREA - 2485 SQ.FT.

HIGH-RISE APARTMENT  
TOWER 1, 2 & 3

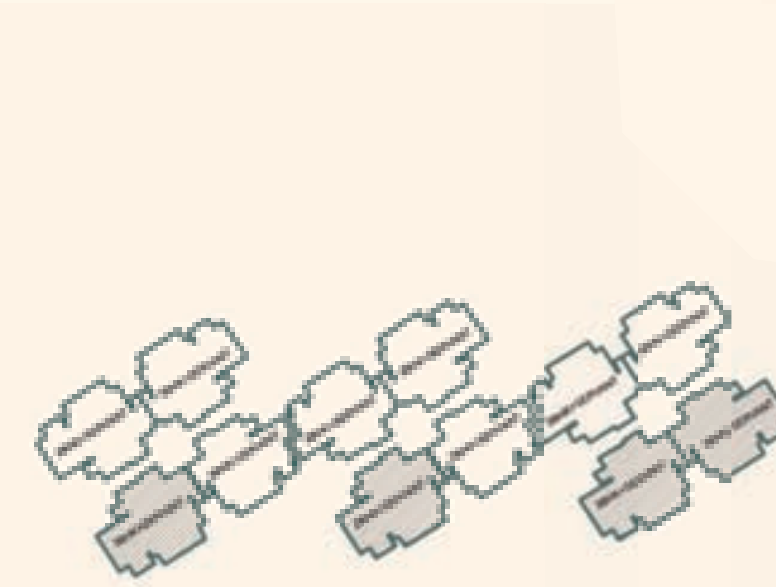
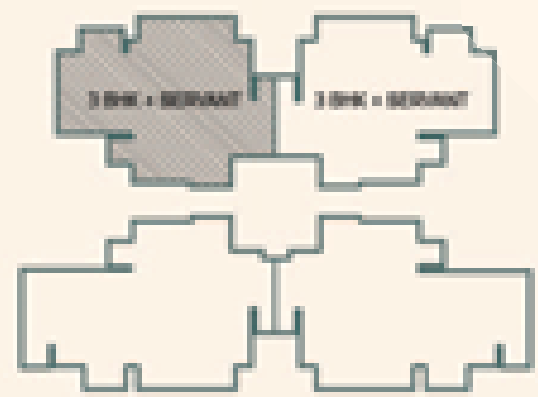


3BHK + SQ  
AREA - 2080 SQ.FT.

HIGH-RISE APARTMENT  
TOWER 4, 5 & 6



3BHK + SQ  
AREA - 2060 SQ.FT.



## BOOKINGS



*Call Toll Free : 1800 200 7755*

*SMS 'ONEIB' to 56677*

*E-mail : info@oneibgurgaon.com*

### **CORPORATE OFFICE**

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### **SITE OFFICE**

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*www.oneibgurgaon.com*

