



CATTARO

BESPOKE DESIGNER RESIDENCES

ABU JANI AND SANDEEP KHOSLA
SHANTANU AND NIKHIL
TARUN TAHILIANI
JJ VALAYA



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By

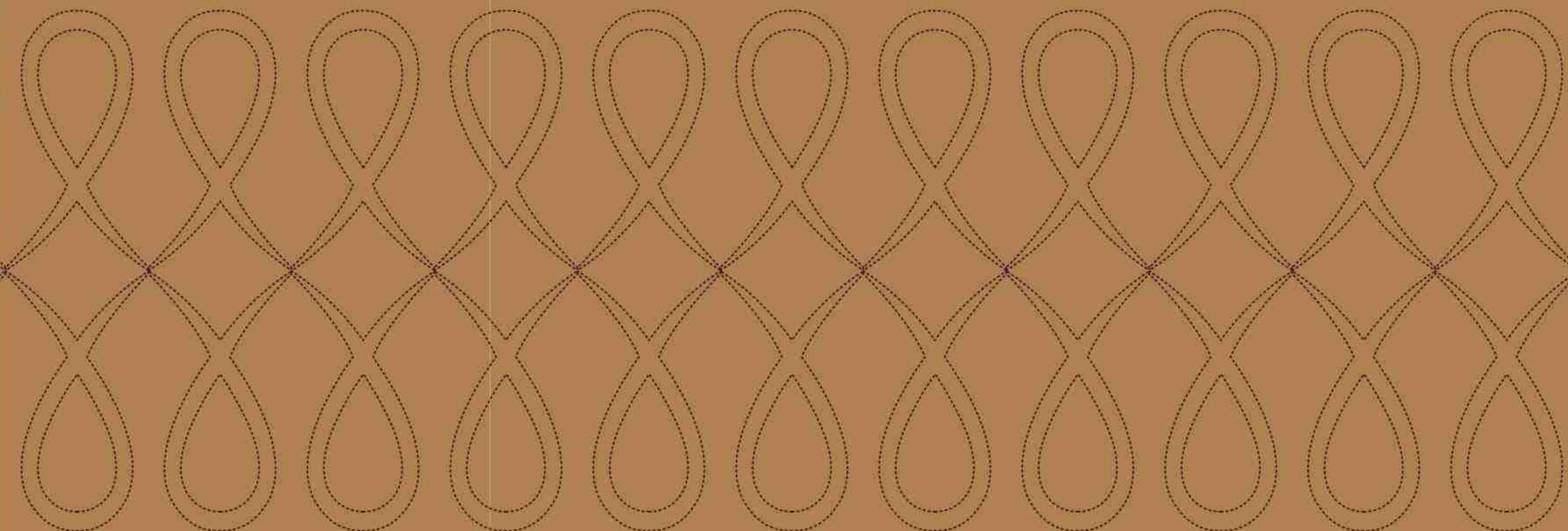


India's first bespoke designer residences created by four celebrated Indian couturiers. Each home infused with their distinct design identity and surrounded by a veritable oasis of comfort in Sector 70A, close to Southern Periphery Road, Gurgaon.

The word '**Cattaro**' derives its origin from the ancient language of Pali and symbolizes the four essential elements of nature- Earth, Water, Fire and Air.

Cattaro personifies the four couturiers who are elemental in the birth of India's first bespoke designer residences, styling and designing each space to resonate their own aesthetics.

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AN UNPRECEDENTED CONFLUENCE OF DESIGN AND LUXURY

Welcome to the *luxurious life*

A visionary developer AIPL has forged an unparalleled partnership with four internationally renowned Indian Designers to design and style - **Cattaro**, a 24-storied tower with 84 bespoke residences.

Cattaro blends world-class amenities with a well-heeled concierge service that come together as a promise of elevated living.

Abu Jani & Sandeep Khosla, Shantanu & Nikhil and JJ Valaya are designing and styling the residences while Tarun Tahiliani is designing the Lobby and the Sky Lounge.



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THE CREATORS OF CATTARO



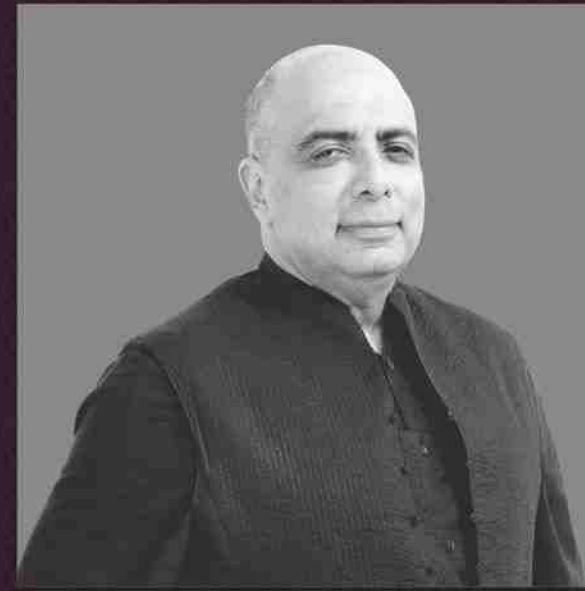
ABUJANI
SANDEEPKHOSLA

"We are delighted to partner with AIPL. Their commitment and passion as developers ensures that they will go that extra mile to build world-class homes that raise the bar of design and aesthetics, and set a new lifestyle standard."



SHANTANU & NIKHIL

"AIPL is the first Indian company which has embarked on a journey of getting designers like us on board to create residences which are uber-luxury and completely stylish. We think that is huge in terms of leadership and thought."



TARUN TAHILIANI

"I chose to work with AIPL because I felt there was someone who really wanted a fresh look at aesthetics and were giving Indian design a new voice and vocabulary, and this to me, was very exciting. Fashion meets Home at last. Indian designers collaborate with real estate in a luxury residential first."



VALAYA
HOME

"AIPL, unknowingly, is going to go down in history as probably the first developers who put together a conglomerate of some of the best names in fashion to create an experience in homes and interiors."



A veritable oasis, *Cattaro* has it all

Well-connected to NH-8 and in close proximity to Southern Periphery Road.

Close to three Golf courses i.e. Classic Golf Resort, Golden Greens and DLF Golf & Country Club.

Majestic views of the Aravalli range.

Artistic Impression of The Cattaro Residences

Disclaimer: All layout plans, site plans, typical unit plans, renderings, areas, dimensions and specifications are subject to change till final completion of the Project. Soft furnishings, furniture and fixtures are not part of the offer.

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EXCEPTIONAL LIVING UNFOLDS

Designer ready luxury residences with a wealth of special features

Image courtesy  ABUJANI
SANDEEP KHOSLA

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ABU JANI & SANDEEP KHOSLA

This project marks our debut as designers for a development rather than a single client. It therefore affords us the privilege of bringing our signature style to a much wider audience. And that is thrilling.

Our aesthetic bears several hallmarks. We see spaces as a blank canvas, to be filled with elements that create a tableau. A home must exude style and personality. It must make a statement. We always begin with creating a focal point using either art or installation and build a story around it. This might be a wall feature or it could be a ceiling, that remains to be decided but it is designed to endow a space with unique character.

The Abu Sandeep aesthetic is all about opening spaces using multiple elements that are layered in order to maximise the area. It's about creating a visual and sensory odyssey where myriad elements are used to slowly reveal a space in delicious stages rather than a flat all at once. One's experience must be magical and magic is always about surprise and mystery. It's about creating custom pieces of furniture that exude individuality. From superb Jaali screens and Lotus pond walls to lit centre tables, from the utter glamour of gold mirror powder rooms to the romance of chandeliers as bedside lamps and specially commissioned art, the philosophy is to create the extraordinary.

A home that exudes the eclectic. A home for the discerning.



JJ VALAYA

"The residences have been conceptualized in a signature JJValaya style with the underling belief that expanding the repertoire from fashion to home is effortless as the basic aesthetics are already in place. Exclusivity and bespoke are the buzzwords, with an endeavor to make a client holistically experience and embrace a distinguished ethos of fine living.

The design philosophy is quintessentially Indian albeit resplendent with contemporary, modern sensibilities - where the old and the new must and can co-exist. This finds an expression in interior design and the décor which is a juxtaposition of opposites. The beauty and scale has been brought out of contradiction in refreshingly innovative ways by working with - 'the old and the new', 'rough and the smooth', 'matt and sheen' and '2D and 3D'.

This is further accentuated with drama, elegance and detail. There's usage of space enlarging materials, a play of textures and colors evocative of the Valaya look. The walls, ceilings and floor come together as one cohesive story to create a medley of experiences."



SHANTANU & NIKHIL

"Culling the essence and emotions of Indian heritage and marrying it with a modern western sensibility are Shantanu & Nikhil's main stays through a deeper, less obvious take on new exotic fusion. Our design sensibility exudes eternal vintage nostalgia draped in lush classicism with a unique subtext of delicate details, simple harmonies and rich textural formats. Muted wall textures, brass highlights, sumptuous arabesques in engraved metal and striking classic sculptures / installations depict our signature soul in a home to be. While keeping the handwriting essentially subtle with Indian monochromatic tones, the language is most definitely contemporary and minimalistic.

Coated steel greys, earthy chocolates accented with metallic tones are an essential element of the look. Our influence from Istanbul's culture and architecture spills over into our interior space through articulate linear constructions, immaculate detailing and precise cuts with unrelenting focus on elements.

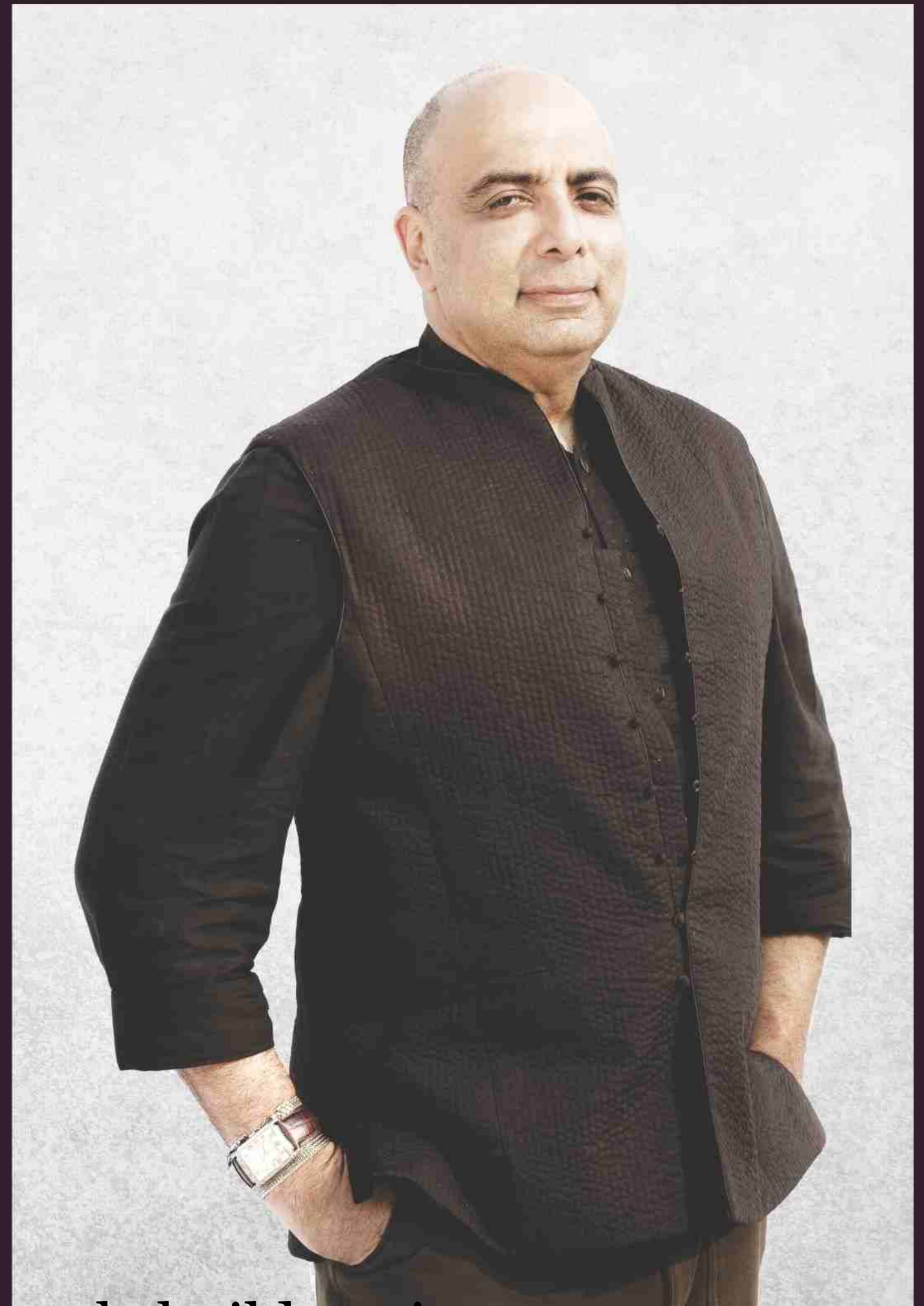
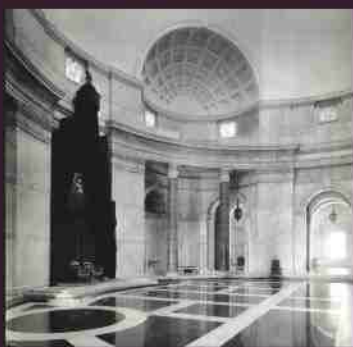
The muse is a bold and dynamic persona who rediscovers himself to be someone who wants to win the world with his timeless charm, controlled mannerisms and quiet sophistication all of which transpires seamlessly into our plush classic homes."



TARUN TAHILIANI

"All that we were and more!"

I deeply admire how Edward Lutyen combined English use of space with incredible Indian detailing. I am equally influenced by South East Asian architecture that brings gardens and water bodies indoors. At Cattaro I marry both these design sensibilities to create a feeling of space and richness. In the lobby I try to create a feeling of cantilevered verandas that juxtapose light and space. Sumptuous water bodies, lush green indoor plants that grow in the shade and a view of the outside through long cabanas windows spell space. Rich inlaid stone work and graphic black and white patterns emerge on wall panel and floors to add texture. A feeling of a many layered, textural space that relives history in a contemporary parlance."





LIFE WITHOUT ANY *compromise*

Along-with the designer residences comes a membership to **AIPL PLATINUM ASSIST**, a globally reputed concierge service, that will indulge residents with every aspect of luxury through unlimited access to an unrivaled package of exclusive privileges.

The concierge service will have access to the very best that life has to offer, be it an on the spot booking at a Michelin Star restaurant, a fully planned holiday, access to cultural events and much more.

A glimpse into the world of privileges

Booking in Michelin Star Restaurants

Travel & Vacation Planning

Access to Red Carpet Events

Golf Programs

Access to Sporting Events Worldwide

VIP Airport Lounge Access

Auto & Home Assistance

Personalized Shopping & Gifting Assistance

Medical Assistance

Utility & Home Maintenance Services

Banking Services



AMENITIES & LEISURE FACILITIES

Amenities

Entrance lobby with lounge facilities

Private café & patisserie

Full-fledged spa facilities

3 swimming pools

Yoga center/meditation room

Business center with conference room facilities

Mini theater

Tennis court

Bridge/ cards room

Multi-purpose court

Table tennis

Billiards/pool table

Jogging track

Pool-side banquet facility

Salon

Sand pit for pets

Automated car wash facility

Valet Parking

Errand Services

Utility Payments

Banking Services

Home Maintenance

Shopping Services

Gifting Services

Entertainment Ticket Bookings

Event Management Services

Travel Services

Medical Services

Security Features

Boom Barriers with RFID Access

Control for Residents

3 Tier Security Systems

Access Controlled Elevators



Breathtaking view from the *Sky Lounge*

Sunsets are special here. So is the sunrise. The tranquil atmosphere of the Sky Lounge will leave you coming back for more everyday.

Semi-covered but semi-glossed, almost like a wonderful conservatory, the Sky Lounge designed by Tarun Tahiliani is a multipurpose space where peace and nature come together in a seamless style.



Splendid Landscaping

Lush green, undulated lawns interspersed with magnificent elements and magical fauna

Classic English upcountry driveway

Grand entrance courtyard

Sculptures & Installations

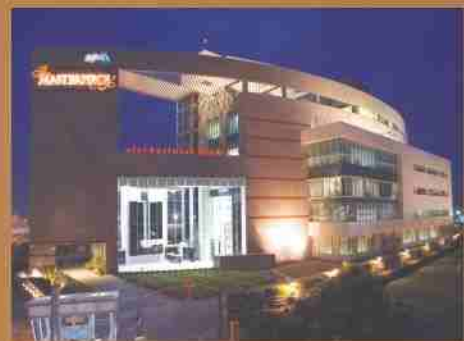
Iconic fountain

Design conscious flora and fauna inspired by French Parterre

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BUILDING QUALITY SPACES
SINCE 1991



The Masterpiece, Gurgaon

Commercial development of
over 2 million sq. ft of premium
office spaces.



The Celebration Mall, Udaipur

Retail development of over
1 million sq. ft.



DreamCity, Amritsar

Residential development of 250 acres
for housing 1500 families spread over
1 million sq. ft of built up space.



OUR SATISFACTION COMES
FROM ADVANCING A BETTER INDIA

Advance India Projects Limited (AIPL), has a multi-dimensional portfolio ranging from residential to commercial and retail segments. Headquartered in New Delhi with six regional offices in three states across the country, AIPL continues to transform the appearance and quality texture of India with innovative commercial landmarks, unprecedented retail developments and exclusive and premium residential communities.

AIPL has been immeasurably successful in developing, managing & pioneering commercial spaces. Over 70 multinational companies & leading Indian corporates are housed in 35 of AIPL's commercial projects in Delhi, NCR.

AIPL is synonymous with quality, commitment, reliability, excellence in architecture & values that keep the worth of your investment high.

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