



FLY INTO A WORLD OF SPLENDOUR

LANDMARK

THE RESIDENCY

Gurgaon-103

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Discover a contemporary world-class lifestyle at a place that is strategic in all aspects. Located in Sector-103, Gurgaon yet lining Delhi, The Residency is a Premium Residential Complex that offers 2, 3 & 4 bedroom apartments along with celestial homes.

Built on extensive natural and landscaped greens, The Residency homes are aesthetically designed for the joys of modern living. Miles away from pollution and congestion, the project is a hallmark of luxury, the best that the world can offer.

The Residency promises to be the place to be in.

A WAY OF LIFE
IN MATCHLESS
STYLE





THE MOST PROMISING ADDRESS

Strategically located alongside 150-metre wide Dwarka Expressway, Gurgaon in Sector-103

Close to the corporate & commercial districts of Gurgaon and Delhi

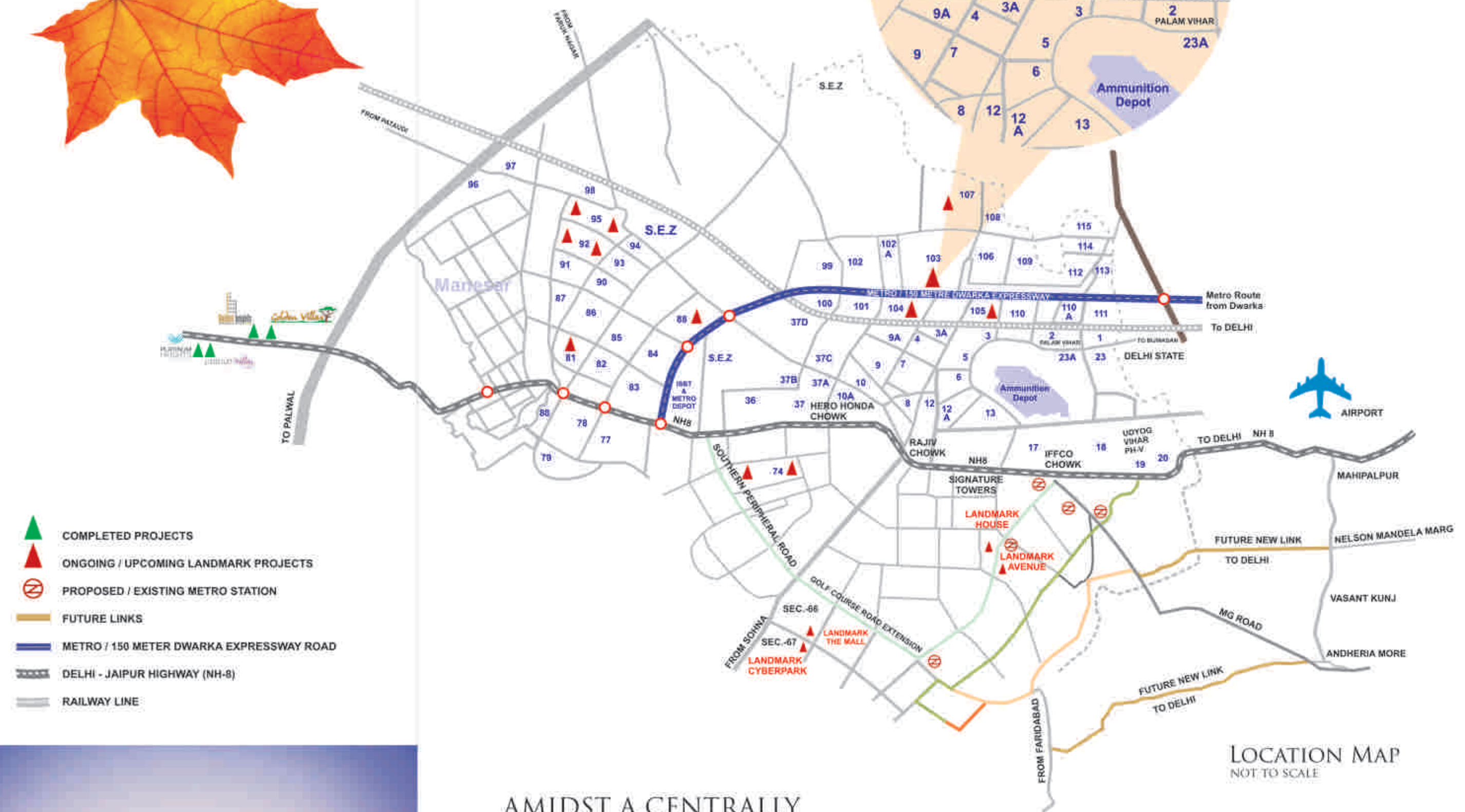
The perfect blend of futuristic planning & location

Refined Urbanism - complementing the Master Plan



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AMIDST A CENTRALLY LOCATED WORLD

5 minutes drive from Dwarka, New Delhi

10 minutes drive from IGI and Domestic airports

Well connected through the 8-lane Delhi - Gurgaon Expressway

Adjacent to proposed Metro Station



LOCATION MAP
NOT TO SCALE



- A AMPHITHEATER
- B CLUB / SWIMMING POOL
- C TENNIS COURT
- D RETAIL AREA
- E PLAY SCHOOL / CRECHE
- F SKATING RING

BUILT ON MORE THAN
10 ACRES OF NATURAL
GREENS



Eco-friendly apartments abound in the goodness of community living and freshness of nature.



PREMIUM LIVING IN A DISTINGUISHED COMMUNITY

Architectural brilliance adds magnificence to the exteriors

Mesmerizing landscaped avenues

Planned and efficient network of pathways

Use of water as a natural element in landscaping

Greens with parallel seating arrangements

Open amphitheater for get-togethers

Leisure park for senior citizens



GRAND & MAJESTIC
REALLY EXCLUSIVE IN Demeanour

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DISCOVER
SOLACE AMID
THE HUSTLE
& BUSTLE

THE PERFECT ABODE THAT
SATISFIES YOUR ASPIRATIONS

Judicious mix of modernity & sleekness

Architecture that transits from
contemporary to radical

Delightful finish, a treat for the eyes





EXHIBITING CLASS & STYLISH LIVING

2, 3 & 4 bedroom apartments and
celestial homes

Air-conditioned with premium finish

Interior enhancing spaces

Large living rooms for more functionality

Spacious bedrooms to explore one's
individuality

Optimum space utilization



The Residency has been modelled
as a future home complex with
international appeal. Unmatched
planning is aptly complimented by
efficient space management and
exquisite designing.



ARRIVE IN STYLE

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WELCOME TO THE NEXT LEVEL OF LIVING

PASSIONATELY DESIGNED CELESTIAL HOMES

Redefining 'space' as the quintessential
modern day luxury

Double height space to explore freedom
to the core

Sun kissed and spacious balconies

Impressive unrestricted views of the
lush green landscapes

Large spanning windows

Neo-rich specifications



Spacious and well designed interior renders
freedom and honours you with pride. The
terrace and balcony extend your thoughts
to the world outside.



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UNSURPASSED SPACES
TO FEEL THE GRANDNESS



LISTEN TO THE MUSIC OF LIFE

Make a spectacular first impression
at the exclusive terrace lap pool

Relive yesteryear royalty in the
present

Relax and unwind after a long day

Discover your inner selves while
meditating under the open skies



Feel the heaven near you as you gaze the open sky in
your personal lap pool. A privilege for the discerning few.

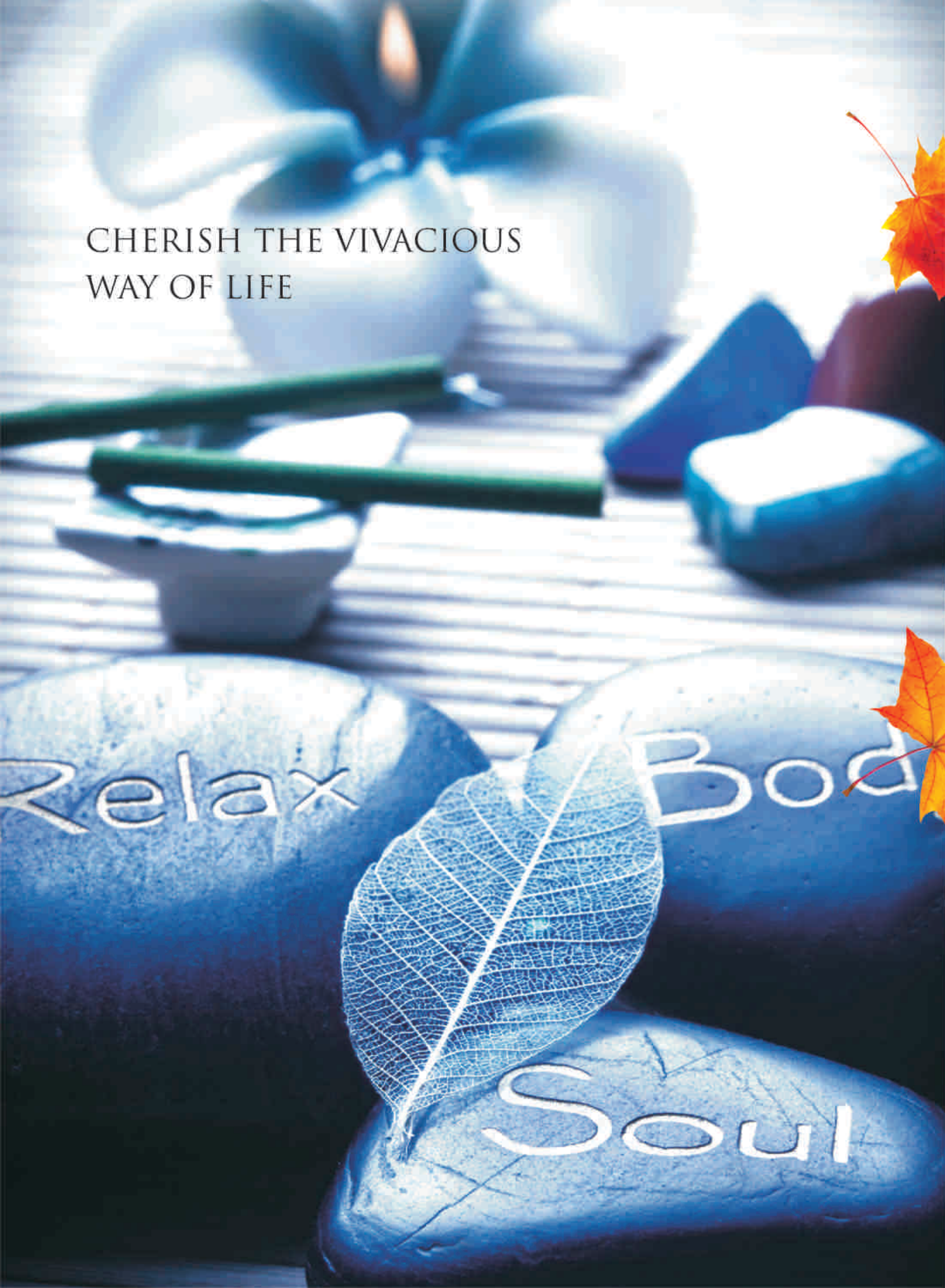


OUTCOME OF STROKES
OF IMAGINATION & BEAUTY

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CHERISH THE VIVACIOUS
WAY OF LIFE



ALL YOU COULD WISH
AT THE CLUB HOUSE

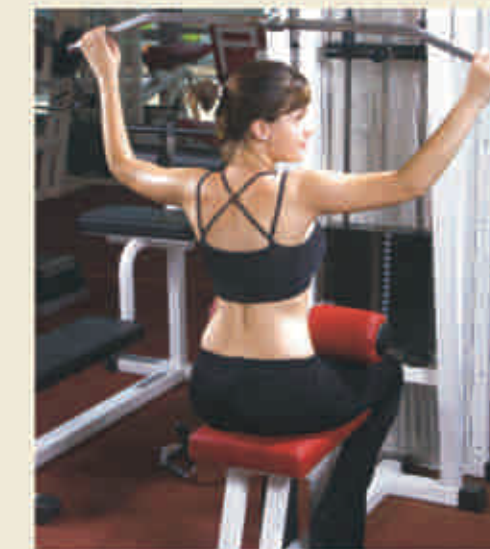
Modern fitness centre

Holistic wellness at the spa

Recreation centre

Kid's play area and net games

Scintillating jacuzzi for relaxation



The Residency is equipped with facilities to deliver luxury. Besides rich specifications, an international style club will cater to the recreational needs. Make your evening enjoyable with your favourite game. Energise your body at the gym or refresh yourself at the jacuzzi.



A PERFECT MATCH

Indoor facilities

State-of-the-art gymnasium
Full service spa
Jacuzzi
Sauna & steam rooms
Indoor games

Outdoor facilities

Swimming pool
Badminton & tennis court
Skating ring
Amphitheater
Parks & play areas
Jogging & walking trails



WELCOME TO THE PARTY.
MEMORABLE CELEBRATIONS
IN-HOUSE.

Exclusive hall for multi-purpose activities

Organize birthday parties, kitties and anniversaries

Treat your business guests on a leisure day

Fine dining with elaborate kitchen and catering services





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ESSENTIALS FOR MODERN
LIVING

100% power back-up

Convenient shopping

Fire safety systems

Full security with CCTV & RFID system

Wi-fi enabled complex

SPECIFICATIONS

STRUCTURE

Seismic Soundness	: Earthquake resistant RCC frame structure
External Finish	: External quality paint system, stone cladding, glazing, aluminium louvers, wooden pergolas at roof level

DINING & PASSAGE

Floor	: Imported full body porcelain tiles
Walls & Ceiling	: Plastered surface and painted with pleasing shades of plastic emulsion paints

DRAWING ROOM

Floor	: Imported full body porcelain tiles
Walls & Ceiling	: Plastered surface and painted with pleasing shades of plastic emulsion paints

MASTER BEDROOM

Floor	: Laminated wooden flooring
Walls & Ceiling	: Plastered surface and painted with pleasing shades of plastic emulsion paints
Toilet	: Branded single lever CP fittings, premium sanitary wares and ceramic tiles dado

OTHER BEDROOMS

Floor	: Laminated wooden flooring
Walls & Ceiling	: Plastered surface and painted with pleasing shades of plastic emulsion paints
Toilet	: Branded single lever CP fittings, premium sanitary wares and ceramic tiles dado

SERVANT ROOM

Floor	: Ceramic tiles
Walls & Ceiling	: Plastered surface and painted with pleasing shades of OBD

KITCHEN

Floor	: Full body porcelain tiles
Walls & Ceiling	: Designer ceramic tiles above the centre level, rest plastered surface and painted with pleasing shades of plastic / emulsion paint. Ceiling painted with plastic / emulsion paint
Others	: Granite counter top with modular kitchen

BALCONIES

Floor	: Anti skid ceramic tiles
Ceiling	: As per exterior

DOORS & WINDOWS

Interiors	: Designer Flush / Modular wooden doors with painted finish & SS finish accessories on wooden frames inside the apartments
External Doors & Windows	: UPVC / Aluminum with insulated glass on the external side for energy saving and noise reduction

LIFT LOBBY / CORRIDORS

Corridors	: Granite flooring
Lights	: Decorative lights
Wire	: Copper concealed wiring
Electric Switches	: Modular switches
Telephone	: Fibre optic cables and data / cat 6 telephone cable pre-wired in all rooms



AIR - CONDITIONERS

Living / Dining	: Concealed split units
Bedrooms	: High wall split units

SECURITY

State-of-the-art Gadgets	: 24x7 security with hi-end equipments, CCTV surveillance in the entire complex connected to security control room / management office
Entry & Exit Gates	: Boom barriers to block vehicular access through a controlled point

TECHNOLOGY

Energy Conservation	: Energy efficient products, high-end lighting & protection system and copper / stainless steel plumbing inside the toilet
Water Management	: Rainwater harvesting system, sewage treatment plant, water softener and automatic pressurized water supply

FIRE PROTECTION

Fire Safety	: Fire fighting system as per National Building Code
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FACILITIES

Club	: Swimming pool, well equipped gymnasium, sauna, steam, jacuzzi, kids play area, indoor & outdoor games, meditation room, multi purpose hall, amphitheater and cafeteria
Lifts	: Latest high-speed lifts with stainless steel finish or equivalent with intercom & camera connected to the security room
Others	: 100% power back-up, Wi-fi enabled complex, ample parking space, beautifully landscaped, common car wash area and DTH provision for satellite TV

Disclaimer

- This brochure is purely conceptual and not a legal offering.
- The products and designs described here are part of the phased development over a period of time. All building plans, floor plans, site plan, elevations & specifications are tentative and subject to variations & modifications by the company or the competent authorities sanctioning plans.
- 1 sq. mtr = 10.764 sq. ft.



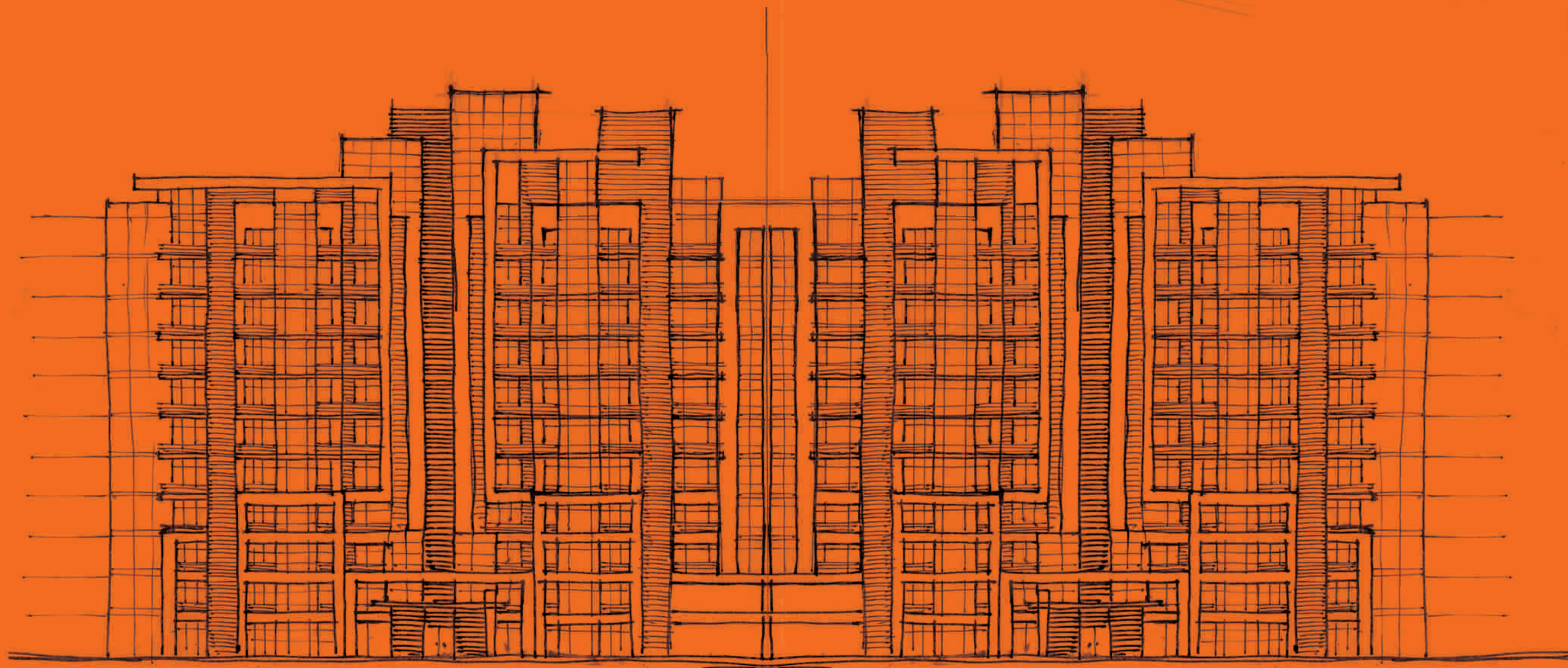
A COMPANY THAT THINKS, CREATES AND LEADS

Landmark was born with a vision. A vision to turn ideas into landmarks. As one of the fastest growing groups in realty, the organization focuses on delivering the finest in quality.

With its ISO 9001: 200 certification, the company has proved its mettle in meeting the quality standards and delivering commitments. It has consistently set quality benchmarks in property development through its residential, retail, commercial and hospitality landmarks. Its innovative ideas are always technology focused.

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THINK • CREATE • LEAD

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