

100% FDI REAL ESTATE DEVELOPER

**EXPERION**  
THE POSITIVE SIDE OF LIFE



THE  
**WESTERLIES**

SECTOR 108, GURUGRAM

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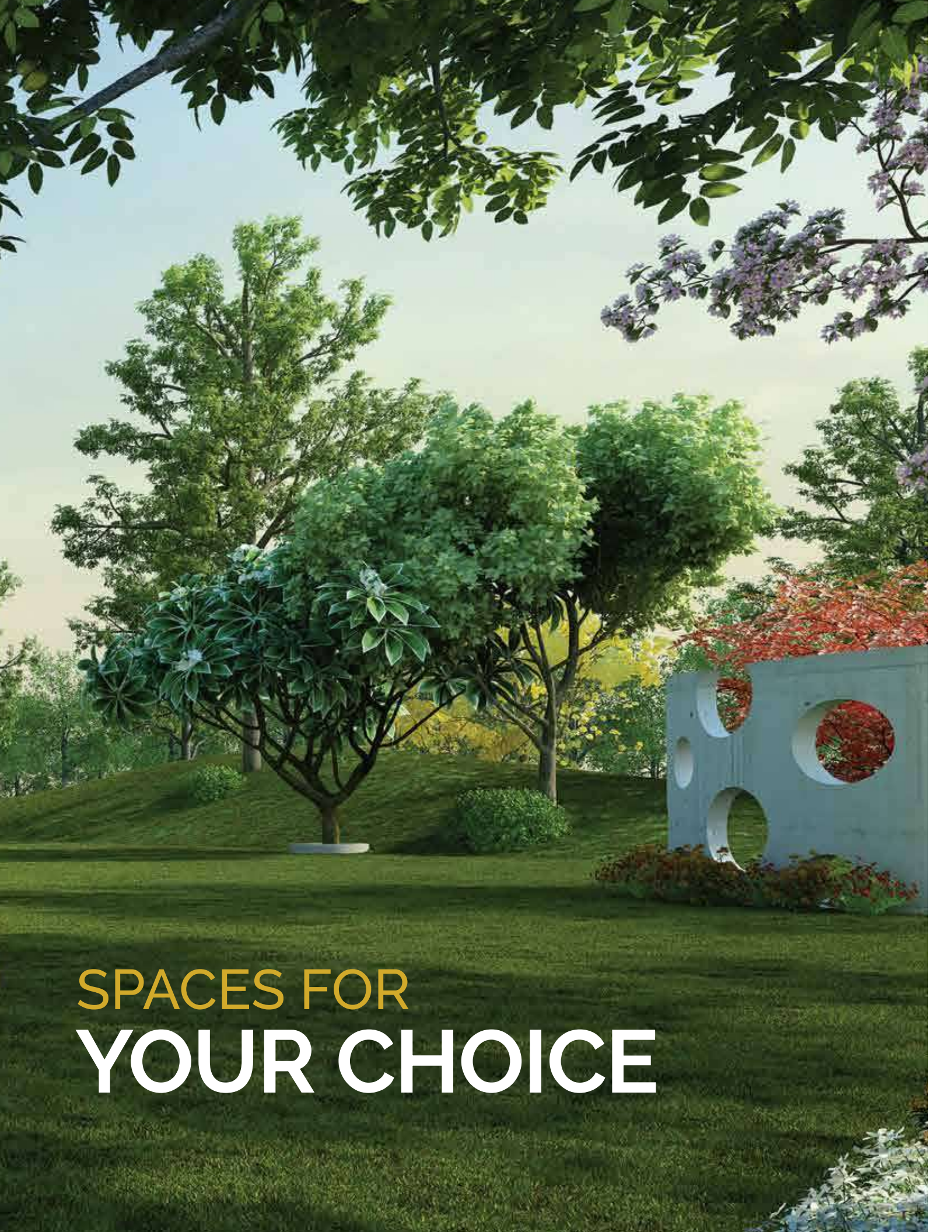
Life needs space and The Westerlies has been thoughtfully designed keeping just that in mind. This 100 acre fully developed township has been intelligently designed to foster community living with an integrated landscape plan. Located at just 0 km from Delhi border, this integrated township brings you the space for holistic living away from the urban clutter right in the lap of natural luxury.

Live the peaceful life you have always aspired to in your dream house here. Enjoy the freedom of building your luxurious home, and live right in the lap of nature surrounded by ample greenery around the property and fresh air in this township. Revel in the joy of receiving the best of both worlds with a tranquil lifestyle away from the urban toxicity.

Life needs space, and at The Westerlies, you live the best of it here.

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SPACES FOR  
**YOUR CHOICE**



The luxury of owning a piece of land also comes with the luxury of choices. Build a villa with a garden for your grand family, build multiple floors for the future generations, or use it to generate passive income for yourself. With all the modern amenities, this integrated township is completely ready to make your dreams a reality.



Multiple Plot Sizes  
Ranging from 210 sq.m to 1007 sq.m



Fully Integrated Township



Provision for Pre-school &  
Nursing Home





SPACES FOR  
**LUXURY**



Breathing fresh is a luxury. Living in homes which receive bright sunlight is a luxury. A home in this thoughtfully designed residential township with ample green spaces to take a stroll amidst fresh air is a luxury. Owning a plot in this developed township designed by the renowned architects at HoK, London is a luxury that

The Westerlies offer.

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Over 10 Acres of Green Boulevard • 100% Power Backup\* • Wide Internal Roads  
Internationally Acclaimed Water Management System with Storm Water Drainage



SPACES FOR  
**COMFORT**

Located at just 0 km from the Delhi border, The Westerlies offer the best of both worlds: urban convenience with suburban tranquility. Right in the lap of nature, this township is strategically connected to all the nodal points of the Capital and offers connectivity to all the important urban hubs.



Quick Access To IGI Airport



0 km from  
Delhi Border

Close Proximity to  
Proposed Diplomatic Enclave



Proximity to HUDA City Centre/  
Dwarka Sector 21 Metro Stations







SPACES FOR AN  
**ACTIVE LIFESTYLE**



Abundant open spaces for you to explore all your passions, that is what The Westerlies offer its residents. Take a relaxing walk on The Breeze, spend a quiet afternoon meditating, enjoy the space to celebrate community festivals, and allow your children to spend time away from the screen in the lap of nature.

Whatever your passions are, The Westerlies has the space for it.



The Breeze

1.1 km long open stretch, accessible from any part of the site



Yoga / Meditation Zone



Kids' Play Area



Bicycle Path



Amphitheatre



Running Track



Reflexology Footpath



Dedicated Barbecue Area



# LOCATION MAP

Map not to scale



Proposed Development Type (as per master plan 2031)

	Commercial
	Institutional Area
	Hospital
	ISBT
	Road
	School

Location Advantages

	Connected to Delhi through a 75m wide road
	Quick access to IGI Airport
	10 minutes from Delhi Public School
	Proximity to HUDA City Centre & Dwarka Sector 21 Metro Station
	Close proximity to proposed Diplomatic Enclave & Golf Course in Dwarka, Delhi

# ABOUT EXPERION

Experion is a 100% FDI funded real estate developer backed by Experion Holdings Pte. Ltd., Singapore, the real estate investing arm of \$2.5 billion AT Holdings group of companies. Other business of AT Holdings include construction, oil and gas, renewable energy and asset management.

At Experion we believe that good experiences foster enduring relationships. We offer transparency in transaction, thought leadership in action, customer insight in our developments and thus, transform every relationship into a positive, engaging and memorable experience that people would love to come back to.

## AWARDS & RECOGNITIONS







Experion Developers Private Limited

Corporate Office: Plot No. 18, 2nd Floor, Institutional Area, Sector 32, Gurugram, Haryana 122001

Registered Office: F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi 110075

CIN: U70109DL2006FTC151343

Phone: +91 124 628 1630 | Fax: +91 124 626 1681

SMS TWS to 56677 | [www.thewesterlies.in](http://www.thewesterlies.in) | [www.experion.co](http://www.experion.co) | [contact@experion.net.in](mailto:contact@experion.net.in)

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