

# 106

AVENUE

WHERE LUXURY MEETS LEGACY







106  
AVENUE

WHERE  
*Luxury*  
MEETS LEGACY



STEP INTO  
TOMORROW'S  
LIFESTYLE TODAY







106 AVENUE

106  
AVENUE

DISCOVER 106 AVENUE

# WHERE COMFORT MEETS CONVENIENCE

Welcome to 106 Avenue—an exclusive plotted development crafted for those who aspire to more than just a home. Here, your address becomes a true reflection of your lifestyle.

With its grand entrance, secure gated community, and thoughtfully planned plots, 106 Avenue goes beyond being a residential space—it is a statement of elegance and aspiration. Every element is designed to give you the perfect balance of privacy, comfort, and seamless connectivity, making it the ideal foundation for your dream home.

At 106 Avenue, modern conveniences blend effortlessly with nature's serenity, creating a world of peace, prestige, and promise—where your future finds its perfect place.



## CRAFTING TOMORROW'S LIVING EXPERIENCE



PREMIUM  
LOCATION



WORLD-CLASS  
AMENITIES



SMART  
CONNECTIVITY







## PROJECT OVERVIEW

TOTAL AREA:  
**8 ACRES**



PLOT SIZES:  
**135 TO 180 SQ YARD**



NUMBER OF PLOTS:  
**120 PLOTS**



PROJECT TIMELINE  
**MARCH 2027**





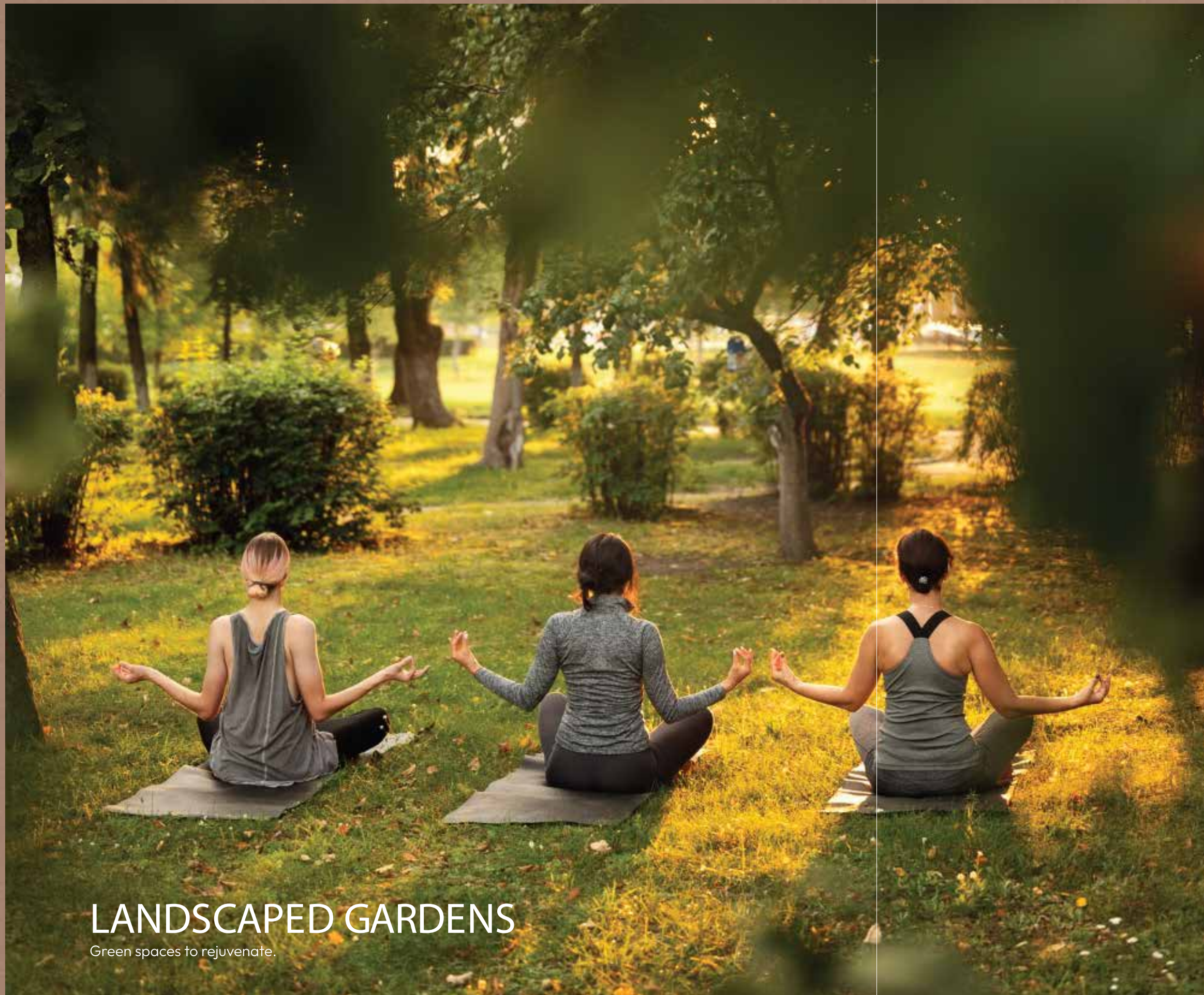
## 24/7 SECURITY

Round-the-clock surveillance and gated access ensure peace of mind.



## SPORTS FACILITIES

Dedicated areas to stay active.



## LANDSCAPED GARDENS

Green spaces to rejuvenate.



## CHILDREN'S PLAY AREA

Safe, fun-filled zones for kids.



## COMMUNITY SPACE

A vibrant hub to connect and celebrate.

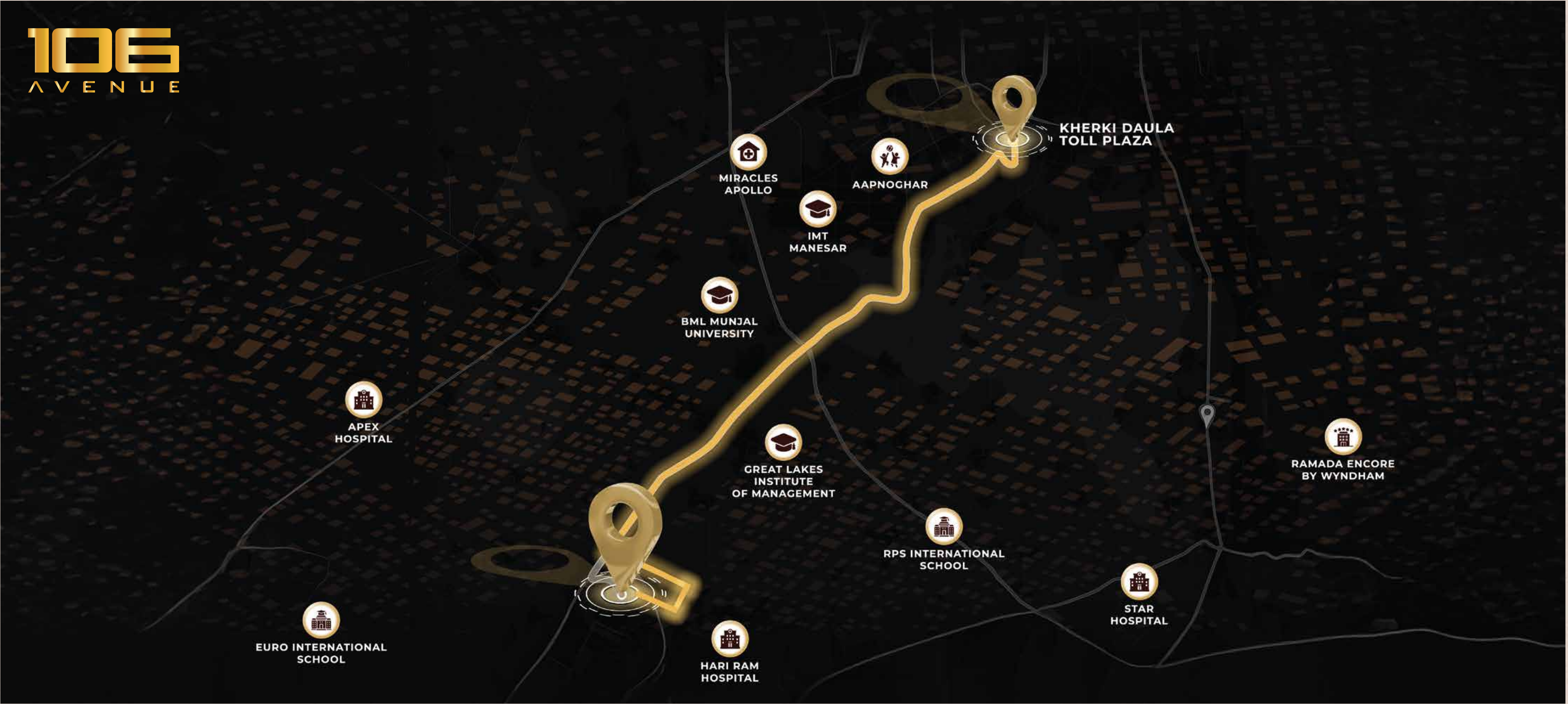
## AMENITIES OVERVIEW

At 106 Avenue, every feature is thoughtfully designed to enhance your lifestyle. From security to leisure, nature to recreation, we've created a community where comfort and well-being come first.



SURROUNDED BY LANDMARKS,  
CONNECTED TO LIFESTYLE

- EURO INTERNATIONAL SCHOOL: 2 KM
- RPS INTERNATIONAL SCHOOL: 3 KM
- BML MUNJAL UNIVERSITY: 4 KM
- STAR HOSPITAL : 4KM
- HARI RAM HOSPITAL : 3 KM
- APEX HOSPITAL : 4KM
- RAMADA ENCORE BY WYNDHAM: 6 KM
- COUNTRY INN & SUITES BY RADISSON, BHIWADI: 6 KM
- DELHI AIRPORT : 52 KM
- DELHI-GURGAON TOLL: 45 KM
- GURGAON-MANESAR TOLL: 30 KM
- RIICO INDUSTRIAL AREA: 7 KM
- CAPITAL MALL: 6 KM
- BESTECH CITY CENTER: 3 KM







## EDUCATION AT YOUR DOORSTEP

At 106 Avenue, quality education is close by.

### EDUCATION

- EURO INTERNATIONAL SCHOOL: 2 KM
- RPS INTERNATIONAL SCHOOL: 3 KM



# HEALTHCARE WITHIN REACH

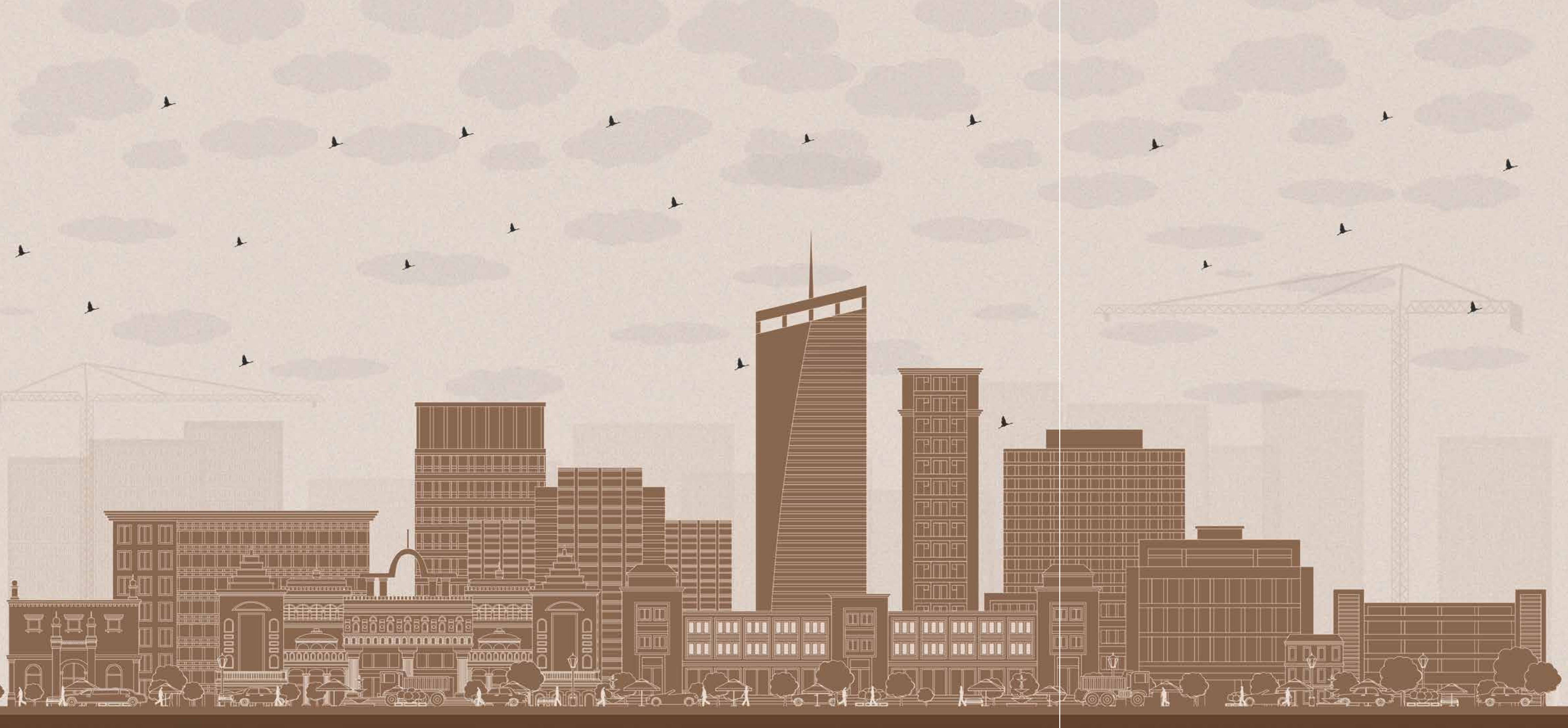
Your family's well-being comes first.

## HEALTHCARE

- STAR HOSPITAL : 4KM
- HARI RAM HOSPITAL : 3 KM
- APEX HOSPITAL : 4KM







# AT THE CENTER OF GROWTH & OPPORTUNITY

Close to major business hubs, IT parks, and corporate districts.

- Lumax Industries Ltd. – 2 km
- Hero MotoCorp Ltd. (Two-wheeler plant) – 2 km
- Amul Dairy Plant – 3 km
- Carlsberg Brewery – 3 km
- East India Synthetics – 3 km
- Indian Oil Corporation Plant – 4 km
- Dharuhera Pharmaceuticals Pvt. Ltd. – 4 km
- IMT Manesar (Industrial Model Township) – 32 km
- DLF Cyber City, Gurugram – 46 km
- Udyog Vihar, Gurugram – 47 km





## A LIFESTYLE OF INDULGENCE & CONVENIENCE

At 106 Avenue, you're always just minutes away from the city's most vibrant lifestyle destinations. From premium shopping malls to entertainment hubs, fine-dining restaurants to world-class hotels, every indulgence is at your doorstep.

**Shopping Destinations** – Explore top fashion, lifestyle, and retail brands.

**Entertainment Hubs** – Multiplexes, gaming zones, and leisure centers nearby.

**Dining Options** – A wide choice of cafés, global cuisines, and fine dining.

**Hospitality Services** – Luxury hotels and business-class stays within easy reach.





# WHERE CONNECTIVITY MEETS THE FUTURE

A dynamic, future-ready layout that ensures smooth, seamless transit for everyone. Dharuhera Industrial Area is strategically positioned to interlink major travel and logistics modes into one cohesive, efficient system.

## » **Metro Stations near Dharuhera Industrial Area**

Closest metro connectivity from Huda City Centre Metro (Gurugram) – approx. 40 KM via NH-48. Upcoming metro expansions (Dwarka Expressway & Gurugram routes) will further enhance direct accessibility.

## » **Bus Terminals in Dharuhera Industrial Area**

Well-connected to Rewari Bus Stand (20 KM) and Gurugram ISBT (42 KM), ensuring smooth last-mile connectivity for workforce and businesses.

## » **Airport Connectivity from Dharuhera Industrial Area**

Indira Gandhi International Airport, Delhi – approx. 55 KM via NH-48, offering seamless global and domestic reach for passengers and cargo.

## » **Highway Access at Dharuhera Industrial Area**

Located right on NH-48 (Delhi–Jaipur Highway) with smooth links to Dwarka Expressway (35 KM) and KMP Expressway (20 KM), enabling efficient logistics and industrial movement.

## » **Future Transport Developments in Dharuhera Industrial Area**

Planned Dedicated Freight Corridor (DFC) – 22 KM and EV charging stations/logistics hubs will ensure sustainable industrial growth and future-ready connectivity.







## LIFE AT 106 AVENUE

### A CLEAR VIEW OF YOUR NEW COMMUNITY

Discover the thoughtfully planned layout of Life at 106 Avenue, where every element is designed to offer comfort, convenience, and connection. Our detailed site map gives you a complete picture of the community—perfectly balanced between urban access and green living.

- Complete site layout
- Plot numbering
- Amenity locations
- Road network
- Green spaces



# LUXURY LIVING SPACES HOMES THAT INSPIRE

Welcome to a new benchmark in luxury—where every detail reflects timeless elegance and modern comfort. Life at 106 Avenue offers a curated collection of premium homes designed to inspire, impress, and elevate your everyday living.

## INDEPENDENT VILLAS

- » Luxury standalone homes offering ultimate privacy with spacious layouts, private gardens, and dedicated parking. Enjoy complete architectural freedom and modern amenities for an upscale lifestyle.

## 4-STOREY BUILDER FLOORS

- » Contemporary multi-level living spaces designed for efficient vertical utilization. Each floor provides distinct functional areas with modern design, offering premium quality and excellent value.

## 2-STOREY DUPLEXES

- » Perfectly designed for nuclear families, these 2-storey homes balance functionality and elegance, offering comfortable living without compromising on space or style.

## PLOT FLEXIBILITY ADVANTAGE

Our thoughtfully planned plots ranging from 135-180 square yards provide the perfect canvas for any construction type. This flexibility ensures that every family can build their dream home according to their specific needs, lifestyle preferences, and budget considerations.

ONE PLOT, MULTIPLE CONSTRUCTION OPTIONS







## WHERE FAMILIES FLOURISH

At Life at 106 Avenue, community comes first. Designed to nurture and support every stage of family life, our neighborhood offers a safe, welcoming environment where children can play freely, friendships grow naturally, and memories are made every day.



## RECREATION REDEFINED

At Life at 106 Avenue, wellness isn't a luxury—it's part of everyday life. Our thoughtfully designed recreational spaces invite you to stay active, connect with others, and live life to the fullest.

### » Sports Facilities

Whether you're perfecting your serve or chasing a goal, enjoy access to modern, well-maintained facilities including tennis courts, basketball courts, a multi-sport turf, and jogging tracks.

### » Outdoor Activities

From morning yoga on the lawns to family picnics under shady trees, our open spaces offer countless ways to unwind. Nature trails, cycling paths, and activity zones encourage outdoor exploration and adventure for all ages.

### » Wellness Amenities

Prioritize your well-being with calming green zones, meditation areas, and fitness stations spread throughout the community. Because a healthy lifestyle starts right outside your door.







## NURTURING YOUNG DREAMS

At Life at 106 Avenue, childhood is celebrated every day. Our thoughtfully designed spaces allow children to explore, learn, and grow in an environment that's as joyful as it is secure.

### Play Areas

From colorful playgrounds with modern equipment to open lawns for free play, kids have endless room for imagination and adventure. Every zone is crafted to encourage fun, creativity, and physical activity.

### Safety Features

Safety is our top priority. All play zones are securely enclosed, surfaced with child-safe materials, and located away from traffic. With well-lit paths and monitored common areas, parents can enjoy peace of mind while their children explore freely.

### Educational Spaces

Learning goes beyond the classroom. We've created quiet corners and interactive zones that stimulate curiosity—ideal for early learning, storytelling sessions, and creative workshops within the community.



# EMBRACE NATURE'S EMBRACE

Step into a world where life flows in harmony with nature. At Life at 106 Avenue, every corner is thoughtfully designed to bring the outdoors closer to you—so you can breathe cleaner air, enjoy greener views, and live a healthier, more mindful lifestyle.

- » **Landscaped Gardens**  
Immerse yourself in the serenity of beautifully landscaped gardens. With walking paths, seasonal blooms, and water features, these green spaces are perfect for a morning stroll or quiet reflection.
- » **Tree-Lined Streets**  
Every road is flanked by mature trees and flowering plants, creating shaded avenues that are as functional as they are picturesque. These natural canopies also help regulate temperature and enhance the aesthetic of the community.
- » **Eco-Friendly Features**  
Sustainability is at the heart of our planning. From rainwater harvesting and solar lighting to native plantings and efficient irrigation systems, every feature is designed to reduce your environmental footprint while enhancing your quality of life.







# NATIONAL HIGHWAY PROJECTS ENHANCING CONNECTIVITY

- NH-48 (Delhi-Jaipur Expressway) – A major 242 km eight-lane highway that runs right through Dharuhera, providing access to the industrial belt.
- NH-919 – A 74 km spur linking Palwal, Sohna, Dharuhera, and Rewari, reconnecting with NH-48 near Dharuhera.
- NH-352 – Running from Narwana to Rewari via Jind, Rohtak, Jhajjar, terminating near NH-48 between Dharuhera and Bawal.



# FUTURE TRANSIT & METRO CONNECTIVITY

## RRTS (Regional Rapid Transit System) – Delhi–Gurgaon–Rewari–SNB Corridor

- » A dual-use Delhi–Alwar (RapidX) RRTS corridor is under development, spanning 164 km and intended to connect Delhi — via Gurgaon, Manesar, Dharuhera, and Rewari — onward to Shahjahanpur, Neemrana, Behror, and Alwar. The infrastructure is being designed for both **RRTS and metro usage in the future**.
- » Phase 1 covers Delhi to Dharuhera (~70 km with 13 stations).
- » The alignment passes through key stations: **Sarai Kale Khan → Cyber City → IFFCO Chowk → Hero Honda Chowk → Kherki Daula → Manesar → Pachgaon → Dharuhera → Rewari**, and beyond.







## SECURITY & MAINTENANCE PEACE OF MIND, EVERY DAY

At Life at 106 Avenue, your safety and comfort are always our top priorities. With robust security systems and a responsive maintenance team, we ensure that your home—and your lifestyle—remains uninterrupted, safe, and worry-free.

24/7 SECURITY SYSTEM

CCTV SURVEILLANCE

MAINTENANCE SERVICES

EMERGENCY RESPONSE





# WHY CHOOSE 106 AVENUE

## A LEGACY OF TRUST. A FUTURE YOU CAN COUNT ON.

When you choose Life at 106 Avenue, you're not just investing in a plot—you're partnering with a developer known for integrity, excellence, and delivery. Our reputation is built on a foundation of quality, transparency, and long-lasting relationships.



### Quality Assurance

Every detail, from layout planning to material selection, reflects our unwavering commitment to quality. We work with top architects, engineers, and planners to deliver spaces that stand the test of time.



### Timely Delivery

We value your time and investment. Our proven track record of on-schedule project completion ensures you get possession as promised—no delays, no surprises.



### Legal Compliance

Enjoy complete peace of mind with 100% legally compliant plots. All approvals, documentation, and titles are verified, transparent, and in line with local and national regulations.



### Customer Testimonials

Join hundreds of satisfied buyers who have found their dream property—and their trust—in us. Hear directly from homeowners who have experienced our commitment first-hand.





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