

GRAND
CENTRA

THE LUXURY RESIDENCES

SECTOR 37 C, GURGAON





GRAND
CENTRA

THE LUXURY RESIDENCES

welcome to the
grand central lifestyle

AN EXCLUSIVE DEVELOPMENT SET WITHIN A
MODERN INTEGRATED COMPLEX. THE
DEVELOPER OF ILD GRAND PRESENTS
GRAND CENTRA IN THE HEART OF GURGAON.



LOCATION
AS CONVENIENT AS IT GETS



the central
location

JUST MINUTES AWAY FROM THE HERO HONDA CHOWK AND NH 8

GRAND CENTRA



KEY LEGENDS	
Pataudi Road	Walking Distance
Hero Honda Chowk	5 minutes
Dwarka Expressway	10 minutes
The Medicity	10 minutes
Huda City Metro Station	20 minutes
Ambience Mall	20 minutes
IGI Airport	45 minutes

- IT & INSTITUTIONAL
- RESIDENTIAL
- COMMERCIAL
- AGRICULTURAL

Map not to scale



DEVELOPMENT AS EXCLUSIVE AS IT GETS

Located in the pioneer sector of New Gurgaon, Sector 37 C

In close vicinity of Hero Honda Chowk, NPR Expressway, NH 8 and the upcoming Kundli-Manesar Palwal (KMP) Expressway

Very close to proposed metro station and ISBT at Khirki Dhaula

Conveniently located to fulfill all your everyday needs

Approved residential sector under Municipal Corporation of Gurgaon (MCG) & entitled for all facilities (i.e. Street Light, Running Water, 24 hours Electricity & Local Transportation)

Good Connectivity for upcoming Central Business District (CBD) of sector 88 and existing commercial hubs of Cyber City/Udyog Vihar

Delhi and IGI Airport to become easily accessible after Dwarka Expressway is operational.

Rechristened as 'New Gurgaon', Sector 37 is booming with commercial/institutional development, with thriving IT/ITES sectors, corporate offices, shopping malls, markets etc.



well designed community living



Gated complex with 3 tier advance security system

Over 75% green and open space

Cosy 2 and 3 BHK apartments

G+18 towers inspired by new age straight line modern architecture

Impressive building facade with intricate jali-work

Modern club house with swimming pool

Easy accessibility to all your every day needs

Planned jogging and cycling track

A green conscious eco-friendly development with rain water harvesting and energy saving practices

an alluring landscapes of greens and blues



Beautifully landscaped forecourt

Multi-level landscaping inside the complex

Abundant floral beds and water bodies

Dedicated garden and play area for the little ones

Fitness trail and bicycle track

Efficient security system

Modern waste management system and rainwater harvesting unit

Energy saving equipments & fixtures in common and outdoor area



CLUB CENTRA
AS LIVELY AS IT GETS

club centra:
a stylish
blend of
fitness, wellness
and leisure



Swimming pool and kids splash pool

Spa and beauty salon

Tennis and basketball court

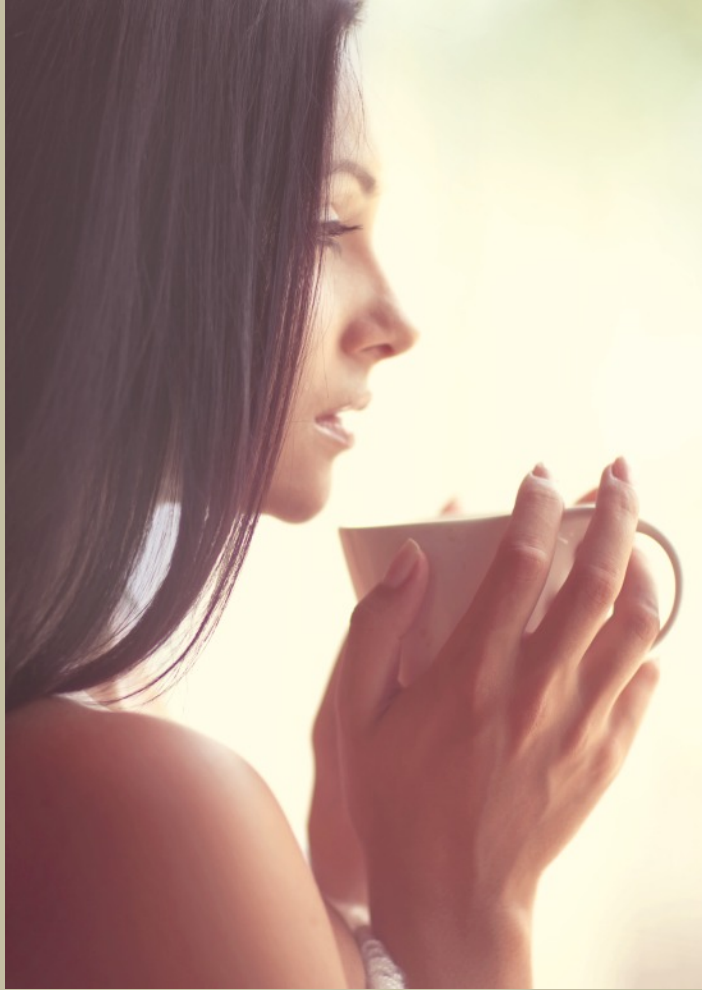
Billiards room

Gymnasium and organic café

Dedicated area for aerobics and yoga

Bar-be-que spots and party lawns

Multi-purpose integrated community space



RESIDENCES
AS PERSONAL AS IT GETS



Fully air conditioned living/dining room and bedroom

Optimum space utilization

Large french size windows for ample sunlight and serene views

Choice of garden facing & vibrant city skyline overlooking

Modular kitchen

High quality modern fixtures and fittings



3 BHK - 1745 SQ. FT. APARTMENTS

2 BHK - 1300 SQ. FT. APARTMENTS



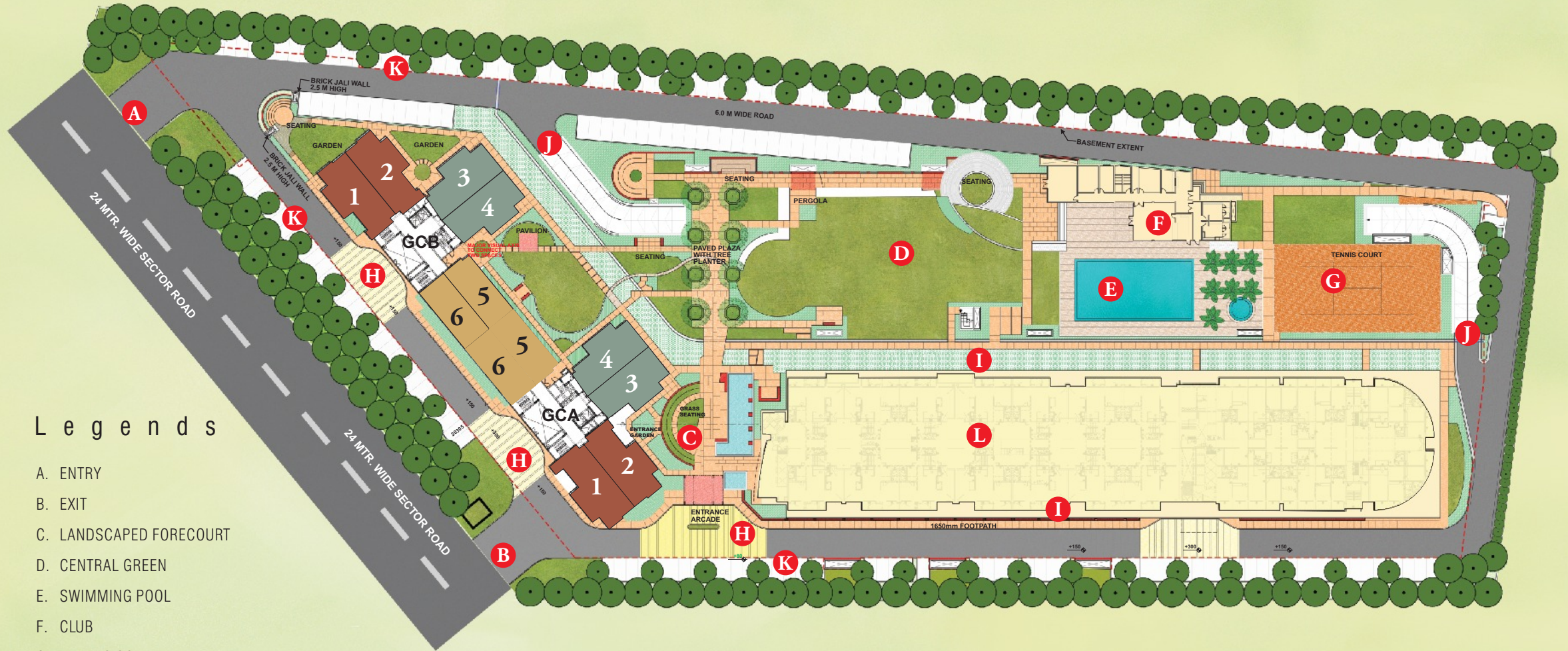
GRAND CENTRA

THE LUXURY RESIDENCES



MASTER PLAN

GRAND CENTRA



Legends

- A. ENTRY
- B. EXIT
- C. LANDSCAPED FORECOURT
- D. CENTRAL GREEN
- E. SWIMMING POOL
- F. CLUB
- G. TENNIS COURT
- H. DROP OFF
- I. JOGGING TRACK
- J. ENTRANCE & EXIT FROM UNDERGROUND PARKING
- K. PARKING
- L. OTHER DEVELOPMENTS

	3 BHK - TYPE 1
	3 BHK - TYPE 2
	2 BHK



THE SPECIFICATIONS

LIVING ROOM / DINING ROOM

WALLS	ACRYLIC EMULSION PAINT FINISH
FLOOR	VITRIFIED TILES
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONERS	WINDOW/SPLIT

KITCHEN

TYPE	MODULAR KITCHEN
WALLS	CERAMIC TILES & ACRYLIC EMULSION
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER
COUNTER	GRANITE COUNTER & STAINLESS STEEL SINK WITH DRAIN BOARD

BALCONIES / TERRACES

WALLS	WEATHER PROOF TEXTURED PAINT
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER

BED ROOMS

WALLS	ACRYLIC EMULSION PAINT FINISH
FLOOR	LAMINATED WOODEN FLOORING
CEILING	OIL BOUND DISTEMPER
AIR CONDITIONERS	WINDOW/SPLIT

TOILETS

WALLS	CERAMIC TILES & OIL BOUND DISTEMPER
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER
COUNTER	GRANITE/ MARBLE COUNTER
SANITARY ITEMS	WHITE SANITARY FIXTURES, CONTEMPORARY CP FITTINGS

LIFT LOBBIES/ FAÇADE

WALLS	MARBLE/GRANITE CLADDING & ACRYLIC EMULSION PAINT
FLOOR	GRANITE/ MARBLE
CEILING	OIL BOUND DISTEMPER

DOORS/WINDOWS

MAIN ENTRANCE /OTHERS DOORS	HARDWOOD DOOR FRAMES WITH SKIN MOULDED/ FLUSH DOOR SHUTTERS.
WINDOWS/EXTERNAL DOORS	POWDER COATED/UPVC OR ANODIZED

COMMON FACILITIES

HIGH SPEED ELEVATORS, POWER BACKUP, TREATED WATER SUPPLY, ADEQUATE COVERED/ SURFACE PARKING, LANDSCAPED COURTS WITH SIT OUT SPACES, KIDS PLAY AREA, PEDESTRIAN PATHWAY, JOGGING TRACK, SHOPPING ARENA

SPECIAL FEATURES

PROVISION OF WI FI SYSTEM FOR INTERNET & DTH CONNECTIONS
EXCLUSIVELY DESIGNED SKY TERRACE / PARTY ZONE AT TERRACE LEVEL

ELECTRICAL

ELECTRICAL FITTINGS & FIXTURES	MODULAR SWITCHES & SOCKETS, COPPER WIRING FOR LIGHT & POWER
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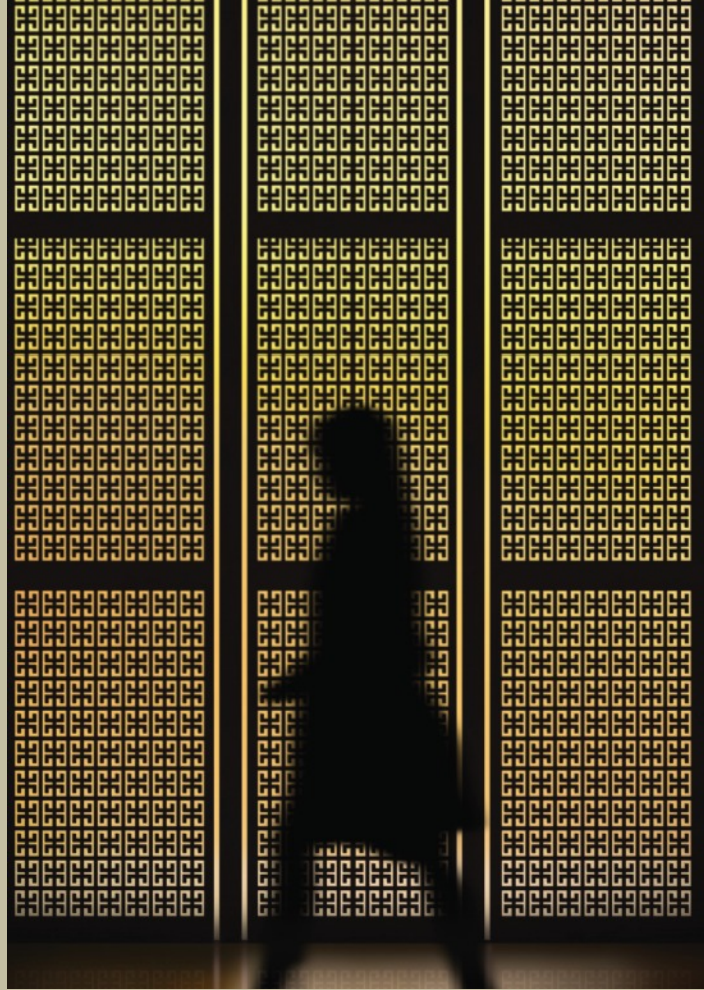
THE PROGRESS

PRESENCE OF ILD IN SECTOR 37 C



Construction in full swing

Sample apartment unveiling soon



ARCHITECTURE
AS TIMELESS AS IT GETS



design forum international

shaheer associates

THE PROJECTS



Select City Walk, New Delhi



The Cyber Walk, Manesar

Design Forum International (DFI) is the brainchild of three IITians: Anoj Tevatia, Goonmeet Chauhan and Anand Sharma. Delivering the project on time and conforming to international standards is a norm with this firm which was incorporated in 1995. With a team of over 100 professionals and clearly defined structure of Senior Associates, Associates and Junior Associates, it always aspires to deliver more than the brief demands. The firm has an enviable track record of one of the best turnaround times with the most innovative approaches.

THE PROJECTS



The Trident, Udaipur



The Lake Palace, Udaipur

Shaheer Associates has successfully participated in the landscape design of large public open spaces and heritage projects in Delhi, Lucknow and Kabul, apart from many private commissions throughout India. Its work includes significant projects such as the Memorial to Rajiv Gandhi at Sriperumbudur, Mr. O.P. Jain's Sanskriti Kala Kendra, New Delhi, environmental improvements to the historic gardens of the Humayun's Tomb precinct in Delhi as well as the rehabilitation of Bagh-e-Babur, Kabul.

Its project Sanskriti Kala Kendra in New Delhi received the ISOLA Landmark Award 2012, and in 2014 it received the Hudco Award (First prize) in the Landscape category for the design of Dr. Ram Manohar Lohia Park at Lucknow.



INTERNATIONAL LAND DEVELOPERS

"Work with the Best" and "Deliver on Promise" forms the core of the progressive International Land Developers (ILD) Group. Mr. Alimuddin Rafi Ahmed, the Chairman of the ALM Group has promoted ILD to bring professional management, international design concepts, execution and the best of services to real estate.

Being ahead of the trend and offering effective living-space solutions has made ILD today a well-known and trusted player in the real estate market of India.

Its' ILD Trade Centre, an operating commercial development on the prime Sohna Road of Gurgaon is a living example of excellence in planning and execution. Two of its successful residential projects, ILD Grand and ILD Greens are in the advanced stages of construction and once completed will be the defining developments of Gurgaon.

With a land bank of hundreds of acres in and around Delhi NCR, ILD's approach is to deliver unique developments in the exciting times ahead.

1 MILLION
SQ. FT.
Delivered

200 ACRES
INDUSTRIAL
PLOTING
Delivered

4.5 MILLION
SQ. FT.
Under Construction

5 MILLION
SQ. FT.
Upcoming

UNDER CONSTRUCTION

ARETE

Sector 33, Sohna Road, Gurgaon



UNDER CONSTRUCTION

ILD GRAND

Sector 37 C, Gurgaon

UPCOMING

INDEPENDENT FLOORS

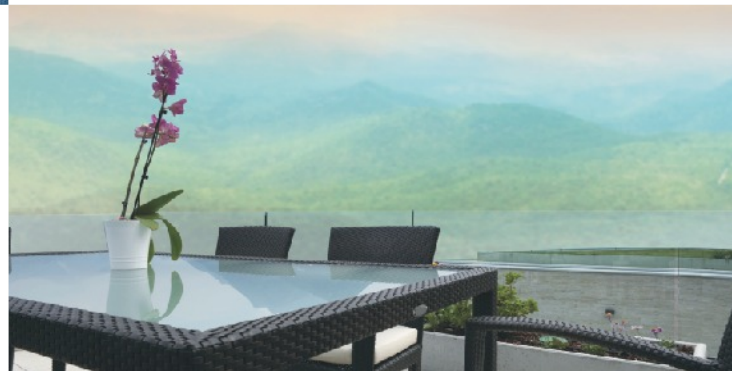
Sector 37 D, Gurgaon



UPCOMING

25 Acres

on Sohna Road, Gurgaon





Our Project Partner
SphereInvest | GROUP

INTERNATIONAL LAND DEVELOPERS

ILD Trade Centre, Sector-47, Sohna Road, Gurgaon-122018
T 99109 90001 | E ild@ild.co.in | VOIP 14.141.108.99 | W www.ild.co.in

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