

Live Well

at

ESTATE 360





11.8 acres

...of intentional design.

1 lac sq. ft. (9291 m²)

...of amenities.

60+ amenities

...catering to your well-being.

6 residences

...including 2 residences for senior living.

700 trees

comprising 33 different species, throughout the estate.





Imagined and developed by



Bringing *real* well-being to real estate.

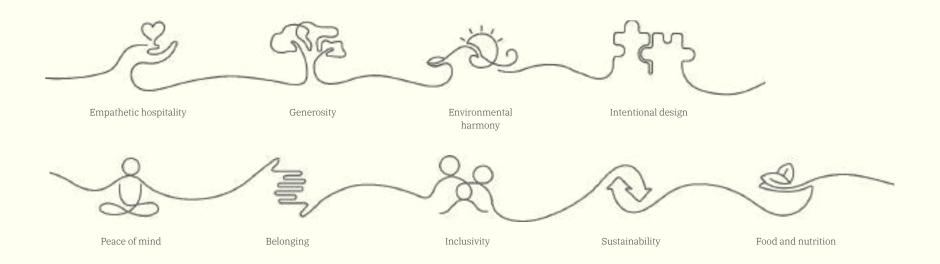
Established in 2016, Max Estates Limited is the real estate arm of Max Group. As a well-being company enabled by real estate, we endeavour to consciously create a unique confluence of spaces that enhance your quality of life.

As of today, Max Estates has curated a diversified portfolio of grade-A sustainable residential and commercial offerings across Delhi NCR. Backed by this successful track record, we aspire to grow our portfolio by adding at least 2 million sq. ft. every year, and spread the essence of Live Well across Delhi NCR.



Helping you Live Well and Work Well.

Our philosophies of Live Well and Work Well, in our residential and commercial experiences respectively, are designed to improve our residents' well-being through our nine key pillars.



Senior living managed by



Expert Senior Care, Apno Jaisi

Estate 360's purposeful approach to intergenerational community living lends special attention to the well-being of all age groups.

Antara, a pioneer in the field and the only integrated senior care ecosystem in India, will manage dedicated senior living residences and spaces at Estate 360. With a commitment to nurture thriving communities where each member feels valued, healthy, and enriched, Antara offers residential living experiences, assisted care solutions and products to manage chronic health conditions through its various verticals:









Antara Dehradun



Antara Noida



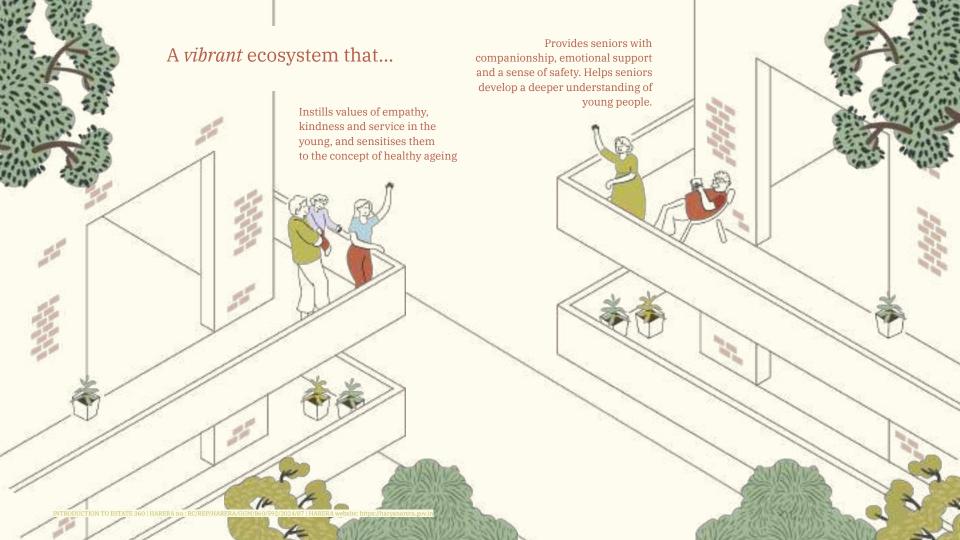


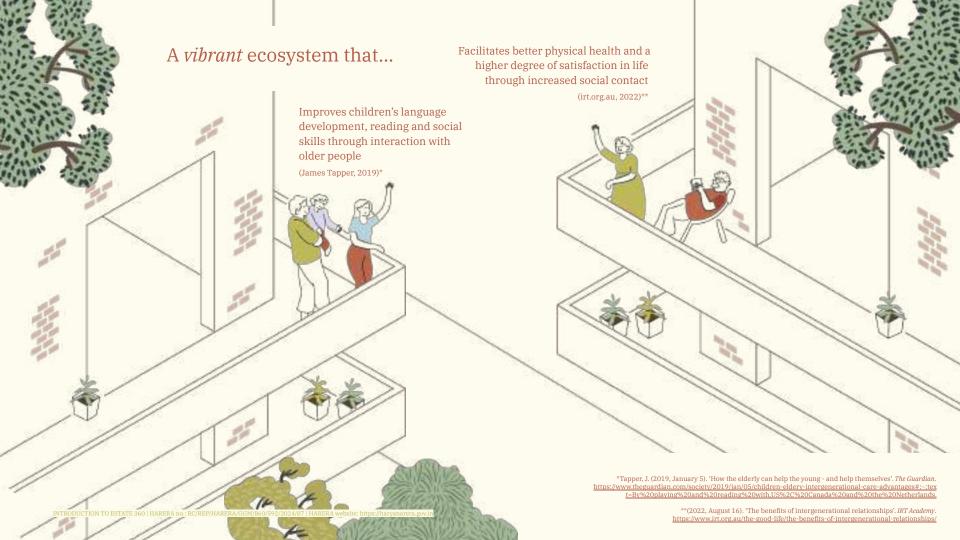
Indian culture has always been rooted in certain values — *togetherness*, *belonging* and learning from our *elders*.

With time has come the need to balance these values with the evolving needs of families — privacy, individuality and the importance of personal space.

Embracing *tradition* to offer a unique approach to intergenerational community living, Estate 360 honours the needs of *adults*, *families with children*, and seniors.







What makes the Estate 360 community intergenerational?



Diverse age groups

Bringing together people from various age brackets, including children, adults, middle-aged individuals and seniors.



Intentional design

Design, safety features and amenities catering to the specific needs of people belonging to different age groups and backgrounds.



Shared spaces and activities

Spaces and activities nurturing interaction, shared learning and a sense of community and togetherness.







Our estate comprises of six luxury residences, with two dedicated senior living residences situated on one side of the estate, allowing them access to the larger ecosystem. Sports Block Residence 4 Residence 1 Residence 2 Residence 3 Residence 5 Residence 6 Managed by Antara Senior Living Managed by Antara Senior Living

The Hub

The Antara Club

Schools

EWS housing



Connected at every step.

WELL-CONNECTED LOCATION

A thriving community located in Sector 36A-Dwarka Expressway, in the heart of Gurugram's emerging urban hub.



Designed for real well-being.

INTENTIONAL DESIGN





For the young and young-at-heart.

AMENITIES FOR ALL GENERATIONS

A thoughtful curation of offerings for all generations, including adults, families with children, and seniors.



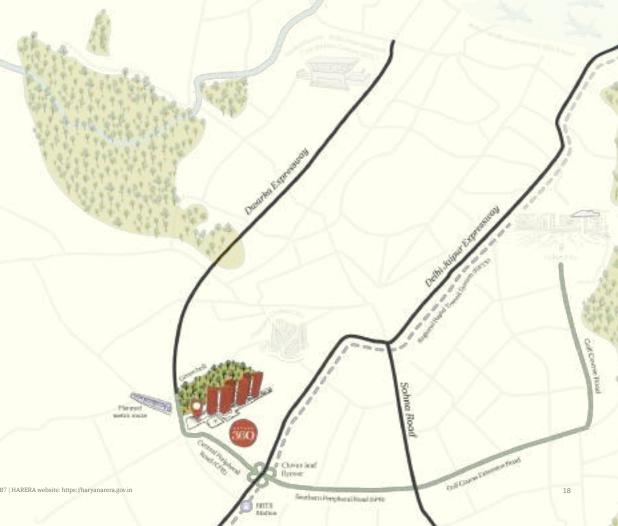




Estate 360 offers you seamless access to a variety of amenities and environments.

Located in Sector 36A-Dwarka Expressway, our estate is built close to the confluence of the Dwarka Expressway, the proposed **Delhi Metro** corridor and the Central Peripheral Road (CPR). This allows it to be well-connected to Gurugram's residential and commercial corridors, such as Cyber City.

Proximity to NH-8 allows access to the Jaipur highway and seamless connectivity to Delhi NCR. Also in proximity is the Clover Leaf flyover, connecting Southern Peripheral Road (SPR), Central Peripheral Road (CPR) and NH-48, as well as a trumpet junction being built by the National Highway Authority between Dwarka Expressway and CPR.







MAX INTRODUCTION TO ESTATE 360 | HARERA no.: RC/REP/HARERA/GGM/860/592/2024/87 | HARERA website: https://haryanarera.gov.in

All you need, all the time.

Estate 360 is strategically placed at the heart of Gurugram's emerging urban hub.

2 min to the proposed Global City

to the proposed Delhi Metro station 5 min

to the Regional Rapid Transit System (RRTS) 10 min

to Medanta Hospital 15 min

to Delhi Public School 15 min

25 min to Sector 55-56 Metro Station

to Classic Golf & Country Club, Tauru 29 min

to Cyber City 30 min

30 min to Ambience Mall

30 min to IICC, Dwarka

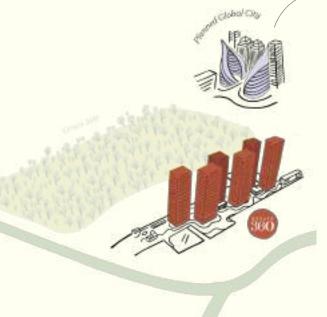
to the Indira Gandhi International Airport (IGI) 35 min











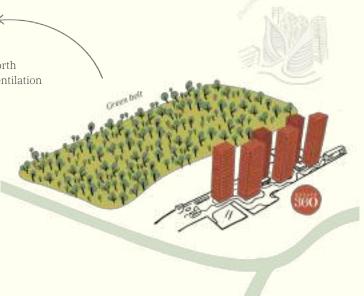
Access to Gurugram's Global City

Close to our estate is an upcoming 1000-acre Global City, expected to house a mix of commercial, hospitality and retail developments, making our estate a lucrative and successful investment avenue for the future.



Unobstructed views to the Green Belt

A 50-metre-wide **green belt** to the north of our estate provides natural light, ventilation and verdant views to residents.







Designed for real well-being.



India-inspired architecture



Intentional landscape design



Car-free ground living



Biophilic approach to design



Environmentally conscious design

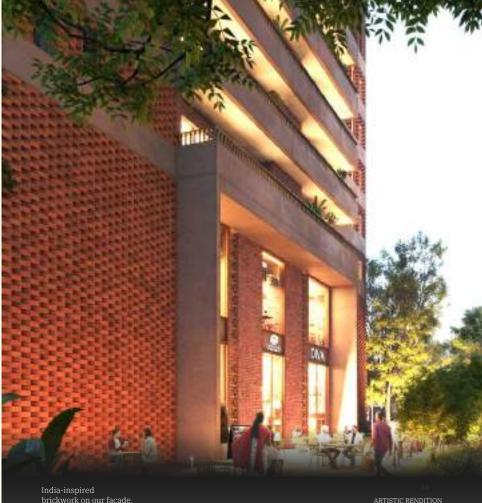
INTENTIONAL DESIGN

Discover a contemporary take on Indian heritage.

Estate 360 is designed to honour the traditional while embracing the modern.

The facade incorporates patterns and textures inspired by the Indian craft of jaali work, lending character and enabling ventilation as well as controlled daylighting.

The careful integration of key vastu principles at our estate supports our well-being orientation.



Enjoy the countryside, uninterrupted.

Evoking the feeling of an idyllic countryside, Estate 360 is designed to bring you closer to nature at every step. Lush meadows and hillocks, scenic follies, and a winding lake with a bridge meet you as you travel across the estate.

Landscaping amenities for all ages and lifestyles, such as a children's playing area, a pet park and a number of outdoor seating spaces, allow our estate to be a thriving and lively neighbourhood.

Wide pathways give pedestrians a choice in when and how they interact with one another.





Experience vehicle-free ground living.

A designated underground vehicular system, enabled by a ramp and a separate arrival lobby, makes Estate 360 one of the few car-free residential communities in Gurugram.

Minimal vehicular circulation on our plaza facilitates ease of living, and lets both seniors and young children enjoy the estate grounds freely and safely.







Our nature is to nurture.

As an IGBC Platinum Pre-certified project — the highest possible certification awarded to a development we proudly achieve the exceptional standards of energy efficiency, water efficiency, material selection and waste management set by the Indian Green Building Council.



PRE-CERTIFICATION



Water reuse and recycling practices



Air quality enhancement systems



Energy efficiency through smart home integration



Community sustainability programs



Eco-conscious construction practices



Effective waste management system







Experience true well-being at The Hub.

Our community clubhouse, The Hub, offers an eclectic mix of well-being amenities available to all residents.

Balancing outdoor and indoor space, The Hub has something for everyone to look forward to.



Amenities at The Hub



Productivity

- Work Well coworking suite
- · Meeting rooms



Health & Fitness

- Gymnasium
- · Outdoor swimming pool
- Toddlers' pool
- · Multipurpose fitness room, for yoga and pilates
- Spa
- · Steam/Sauna room



Recreation

- Games room (snooker/billiards)
- Club room with provisions for cards/chess/carrom
- · Library/Reading room



Food & Beverage

- All day dining with alfresco seating
- · Juice bar
- Sports bar



Childcare

· Creche with play equipment





AMENITIES FOR ALL GENERATIONS

Companionship and care, at The Antara Club.

The Antara Club offers an array of amenities dedicated to the well-being of our senior residents.

The club embodies a vision of togetherness and engagement that adds to the seniors' holistic well-being.



Amenities at The Antara Club



Productivity

- The Reading Corner
- The Creativity Workshop
- · Gardening terrace
- · Business center
- · Concierge desk



Fitness

- Indoor all-weather pool
- Steam/Sauna Room
- Gym
- The Pavillion for yoga



Recreation

- The Cards Room
- · The Bridge Room
- The Den
- The Theatre (ংগ্র
- Events space (ংগঃ)
- · Guest rooms



Food & Beverage

- Indoor dining
- Juice bar
- Veranda dining space (እን)



Available to all residents of Estate 360

Healthcare Amenities

At Estate 360, everyone enjoys the luxury of being looked after.

Our intentional approach to intergenerational living allows us to offer residents primary healthcare amenities, managed by Antara and accessible to all residents at Estate 360.



Access to a consulting doctor



Access to nursing and health caregivers



Physiotherapy room



Phlebotomy room



Lifecare suites



Clinical consultation room



Tie-ups with nearby hospitals



Ambulance and emergency services

AMENITIES FOR ALL GENERATIONS

Room to *grow*, space to *play*, at the Sports Block.

A dedicated Sports Block houses various sports facilities, both indoor and outdoor, for your physical well-being.



Amenities at The Sports Block



Outdoor cricket pitch



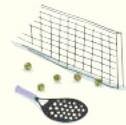
Indoor badminton courts



Outdoor tennis court



Indoor juice bar



Rooftop padel tennis courts



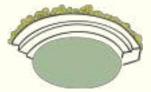




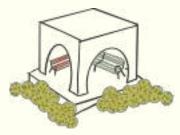
Outdoor amenities at the Estate



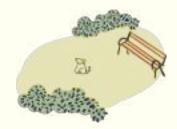
Golf Putting Area



Amphitheatre



Folly on the Mound



Pet Park



Children's Den



Serpentine Lake



The Lagoon Pool and Toddlers' Pool



Boathouse



^{*}Non-exhaustive list of amenities





Find common ground at the Community Plaza.

Our Community Plaza offers an array of convenience retail amenities, and is designed to bring people together for entertainment, leisure and community interaction. Storefronts at The Hub open directly onto the plaza, activating the neighbourhood.

- · Convenience store
- Pharmacy
- · Laundry and dry cleaning services
- · Electric and hardware store
- Stationery
- Salon
- Bakery
- Florist
- ATM

*Indicative list, subject to change







Residences

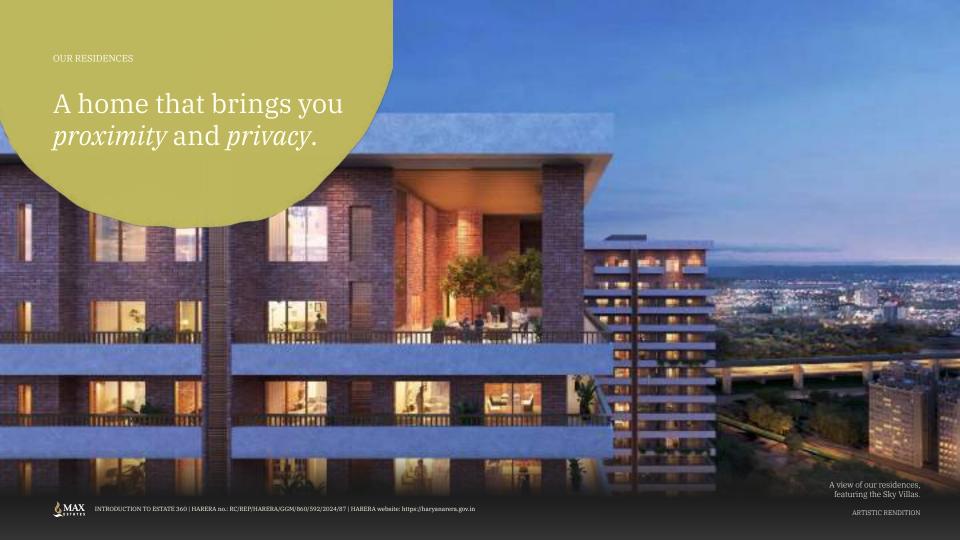
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ESTATE 360



One of the six residences at Estate 360.

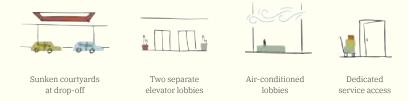
ARTISTIC RENDITION

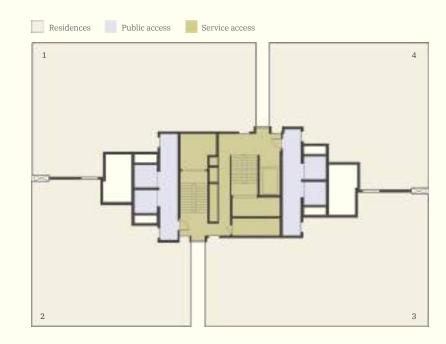


Residence offerings

Our residences are built with careful consideration towards your comfort. Sunken courtyards allow natural light to cascade down even to the lower ground level, with air-conditioned lobbies making for a pleasant arrival experience.

Additionally, the four homes on every floor are served by two separate elevator lobbies, minimising crowding and offering you privacy.







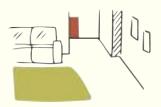
Offerings for your home

Our homes are intentionally planned to lend you comfort, privacy and a seamless flow of movement. Modern amenities such as a separate staff entry and a dedicated powder room enhance your ease of living, while wraparound balconies offer ample natural light, intimate contact with nature and verdant views.

Choose from a variety of homes at Estate 360, including double-storey penthouses, and four and three bedroom homes



Generous wraparound decks



Separation of guest areas and living spaces



Separate staff entry for private, uninterrupted living



Flexible area that can be used as a home office. storage room or staff room



En suite bathrooms for all rooms

Generous wraparound decks

Each home comes with a wraparound balcony, offering verdant views to the north. The decks extend generously in front of the living room, making your home feel larger and enabling synergy between the indoors and outdoor.







A view of the wraparound balcony.

OUR HOMES

Separation of guest areas and living spaces

Bedrooms are carefully tucked away from guest areas such as the living and dining spaces, to help you equally enjoy hosting people as well as time to yourself.



3 Bedroom

RESIDENCES 1 & 3

Total Area: 2611 ft² | 243 m²

RERA Carpet Area: 1404 ft² | 130 m² Exclusive Area: 1945 ft² | 181 m²

3 Bedrooms | 3 Bathrooms | Staff & Storage room

Entry foyer

2 Living & dining room

7 Bathroom

Kitchen

Walk-in closet

4 Powder room 5 Master bedroom 9 Staff & storage room













3 Bedroom +

TYPE A - RESIDENCES 1 & 3

Total Area: 2844 ft² | 264 m²

RERA Carpet Area: 1530 ft² | 142 m² Exclusive Area: 2094 ft² | 195 m²

3 Bedrooms | 3 Bathrooms | Staff & Storage room

Entry foyer

2 Living & dining room

7 Bathroom

Kitchen

Walk-in closet

4 Powder room 5 Master bedroom 9 Staff & storage room 10 Wraparound deck









OUR HOMES

3 Bedroom +

TYPE B - RESIDENCES 2 & 4

Total Area: 2802 ft² | 260 m²

RERA Carpet Area: 1507 ft² | 140 m² Exclusive Area: 2158 ft² | 200 m²

3 Bedrooms | 3 Bathrooms | Staff & Storage room

Entry foyer

2 Living & dining room

5 Master bedroom

7 Bathroom

Kitchen

Walk-in closet

4 Powder room

9 Staff & storage room 10 Wraparound deck









OUR HOMES

4 Bedroom

RESIDENCES 2 & 4

Total Area: 3531 ft² | 328 m²

RERA Carpet Area: 1899 ft² | 176 m² Exclusive Area: 2653 ft² | 246 m²

4 Bedrooms | 6 Bathrooms | Staff & Storage room

Entry foyer

2 Living & dining room 7 Bathroom

3 Kitchen 4 Powder room

Walk-in closet 9 Staff & storage room

Master bedroom

10 Wraparound deck

11 Puja niche













Experience the *future* of modern living, and the convenience of a truly *connected* home.

We believe in seamlessly integrating technology into your daily living to make it easier and more secure — and our homes do just that. Our residences are designed to integrate state-of-the-art home automation, for your peace of mind.



One Tap Lighting Control

Our home automation system ensures everything you need is a tap away. Effortlessly switch on or switch off the lighting, fan & AC in every room, with a mobile application.



Sensing Your Needs, at All Times

Our homes come equipped with motion sensor lights in all bathrooms, for your convenience, while our kitchens are equipped with gas leakage sensors to detect any potential hazards.



Door Monitor, For Your Safety

Our video door phones enable you to see and communicate with anyone at your door, whether you're at home or away. This added layer of security allows you to control access to your home and monitor visitors, enhancing your overall safety and peace of mind. Smart door locks in our homes offer advanced security features, allowing you to lock and unlock your door remotely using your smartphone, and even grant access to visitors from wherever you are.



Control Your Smart Home, with Your Smartphone

All of the above mentioned features are seamlessly integrated and easily controlled through intuitive applications on your phone. Manage and monitor your home from anywhere, and enjoy the flexibility of staying connected to your living space, even on the go.

Welcome to a home that takes care of you, and itself.



Maintenance and Operations

- · Annual maintenance contracts for lifts, fire safety, air conditioners, etc.
- · Maintenance of landscaped areas, compound walls, electrification, sewerage, roads, paths and other services within the facility boundary
- Maintenance, housekeeping, cleaning, painting and necessary replacements in common areas, including basements
- · Operation staff, administrative staff and maintenance staff related to the facility
- All consumables and tools for services in common. areas
- Pest control



Utilities and Services

- · Water for all purposes
- · Electricity for central air-conditioning (excluding AHUs serving demised premises) and all services in parking, common and external areas
- Power backup maintenance (diesel, lubricants, gas, etc.) for generators and air conditioning systems



Waste Management and Sustainability

· Waste management and sustainable practices



Infrastructure and Upgrades

- Maintenance and upkeep of infrastructure including lifts, building facade, air conditioners, garden area, corridors and building lobby
- · Augmentation, upgrades and replacements of security, fire and electromechanical systems
- · Replacement/refurbishing of parts for maintenance services in common areas



Financial and Administrative

- · Annual fees for various authorities
- · Consultancy for renewal of statutory licenses
- · Insurance for the facility
- Depreciation/sinking fund/lease rent for electromechanical equipment (e.g. chillers, AHUs, generators, lifts)



Horticulture and Beautification

Horticulture and beautification of common areas, including facility surfaces



Overall Security Management of the Common Areas

- · Gate management
- · Basements management
- Visitor management
- Tower security
- Patrolling



Fire and Infra Safety-Related Protocols

- · Peripheral safety (fencing and CCTV)
 - Smoke detectors
 - · Fire equipment and drill
 - Elevator safety



Plant and Machinery, Civil and IT, MEP Maintenance

- · All plant and machinery
- STP
- Fire pumps
- Water treatment
- Electrical panels
- DG and chillers



Enjoy true *ease of living* with our exclusive resident services and a dedicated on-site concierge.

Culinary Services

Enjoy a diverse range of cuisines with our vetted list of home cooks and chefs.

Food Delivery

Have fresh meals delivered right to your home from The Hub's dedicated kitchen.

Catering Assistance

For special occasions, our concierge can connect you with reputable F&B vendors for in-home catering.

Housekeeping Services

Benefit from our in-house housekeeping services for mopping, dusting, and ironing, or choose from hourly, daily, weekly, or monthly packages available through our trusted vendors.

Laundry Services

Our concierge can connect you with our in-house laundry services for your everyday needs.

Gardening Services

Access our in-house gardening and horticulture services for assistance with regular maintenance of your home garden.

Pet Care Services

We offer a range of pet care services in collaboration with our empanelled vendor, including a kennel, veterinary clinic, pet spa and accessories.

Chauffeur Services

Our concierge can arrange trustworthy chauffeurs for luxury and non-luxury cars.

Car Cleaning Services

We have an on-site vendor to assist with daily car wash services.

Car Repair Services

The estate has an on-site car clinic for assistance with minor repairs, modifications, and accessories. The concierge can offer support with car insurance, if required.

Wellness Centre managed by Antara Senior Living

The on-site wellness centre is staffed with a trained nurse. on-site paramedics, and an ambulance for your peace of mind.

Care at Home managed by Antara Senior Living

Receive personalised medical care from trained professionals in the comfort and safety of your home.

Early Learning Centre managed by Learning Matters

Nurture your child's development with an enriching curriculum designed to foster creativity and learning through play and hands-on engagement. Programs include First Steps (for ages 2+ to 4 years), Right Start (for ages 4 to 5 years) and the Parent-Toddler Program (for ages 18 months to 2+ years).



Embodying our spirit of community, Estate 360 is a culmination of *meaningful collaborations* between thought leaders in architecture and design.



Our Partners

Gensler

London, UK Principal Architect Studio Lotus

New Delhi, India Interior Designer

RSP Design Consultants

Gurugram, India Project Architect

Oracles

New Delhi, India Landscape Designer

Vijay Sankar Sharma

New Delhi, India Vastu Consultant

Matrix Management Consultants Pvt. Ltd

New Delhi, India VT Consultant

VINTECH

New Delhi, India Structure Consultant

UNITRANS

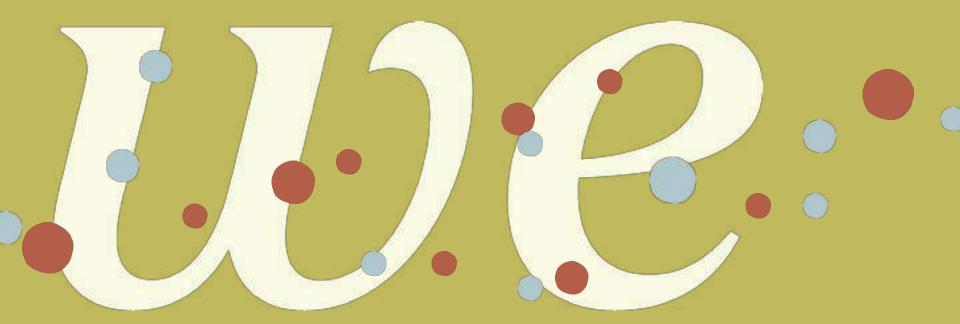
New Delhi, India Traffic Consultant

Sanelac Consultants Pvt. Ltd.

New Delhi, India MEP Consultant



We welcome you to a *home* where well-being begins with





ESTATE 360



Experience our Live *Well* philosophy at maxestates.in

INTRODUCTION TO ESTATE 360 | HARERA no.: RC/REP/HARERA/GGM/860/592/2024/87 | HARERA website: https://haryanarera.gov.in The Project Estate 360 is registered with the HARERA with registration no. RC/REP/HARERA/GGM/860/592/2024/87. Please refer to project details on the website of HARERA https://haryanarera.gov.in prior to making any decision. The promoter of Estate 360 is Max Estates Guirgaon Ltd. (CIN no. U70109UP2022FLC170197) having its Registered with the HARERA with registration no. RC/REP/HARERA/GGM/860/592/2024/87. Please refer to project details on the website of HARERA https://haryanarera.gov.in prior to making any decision. The promoter of Estate 360 is Max Estates Guirgaon Ltd. (CIN no. U70109UP2022FLC170197) having its Registered with registration no. RC/REP/HARERA/GGM/860/952/2024/87. Please refer to project details on the website of HARERA https://haryanarera.gov.in prior to making any decision. The promoter of Estate 360 is Max Estates Guirgaon Ltd. (CIN no. U70109UP2022FLC170197) having its Registered with registration no. RC/REP/HARERA/GGM/860/952/2024/87. Please refer to project details on the website of HARERA https://haryanarera.gov.in prior to making any decision. The promoter of Estate 360 is Max Estates Guirgaon Ltd. (CIN no. U701091) registration to Get and the Argent and the Argent