




elevate  
reserve





# Elevate Your Senses

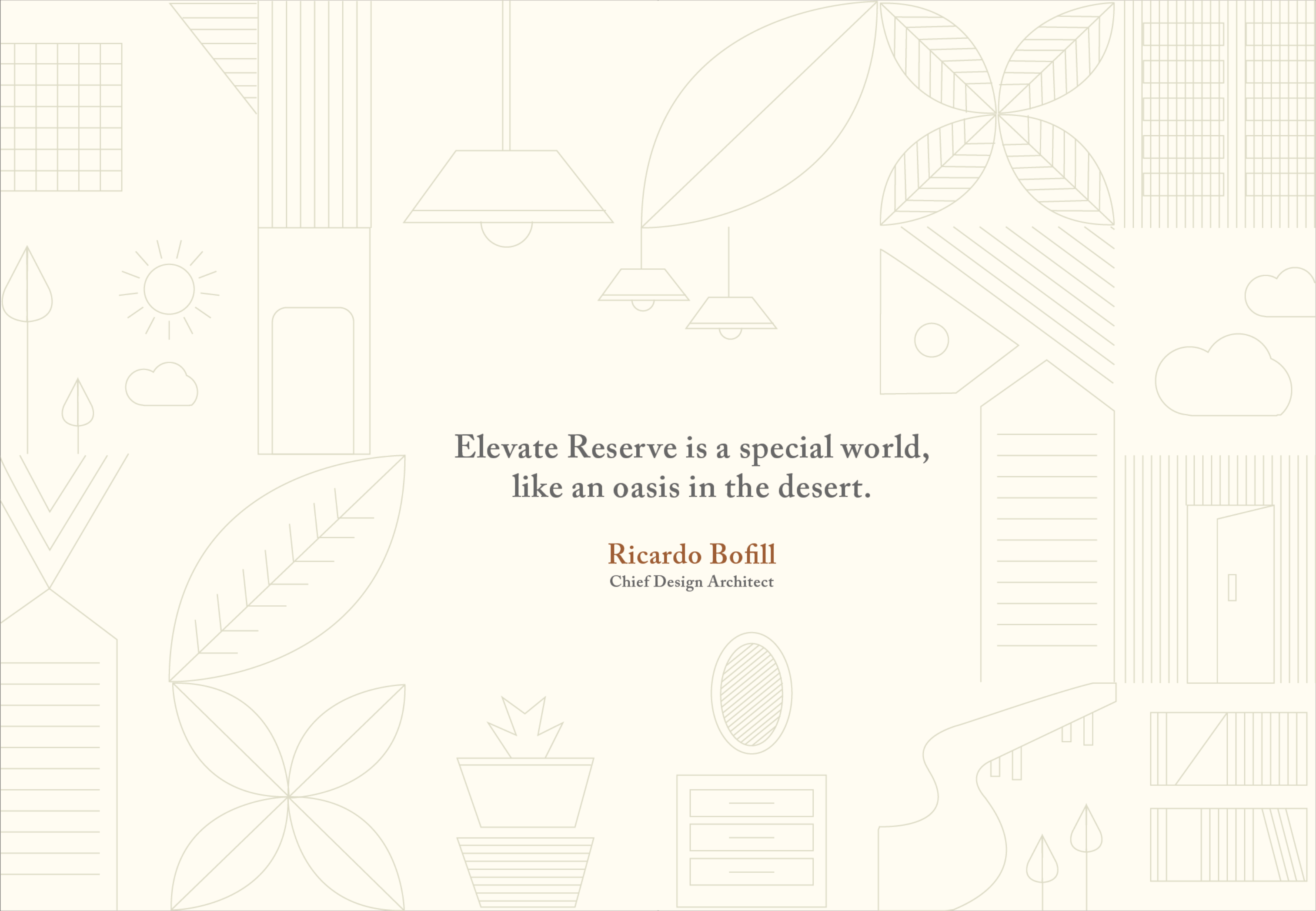
Experience luxury that appeals to every sense.











**Elevate Reserve is a special world,  
like an oasis in the desert.**

**Ricardo Bofill**  
Chief Design Architect





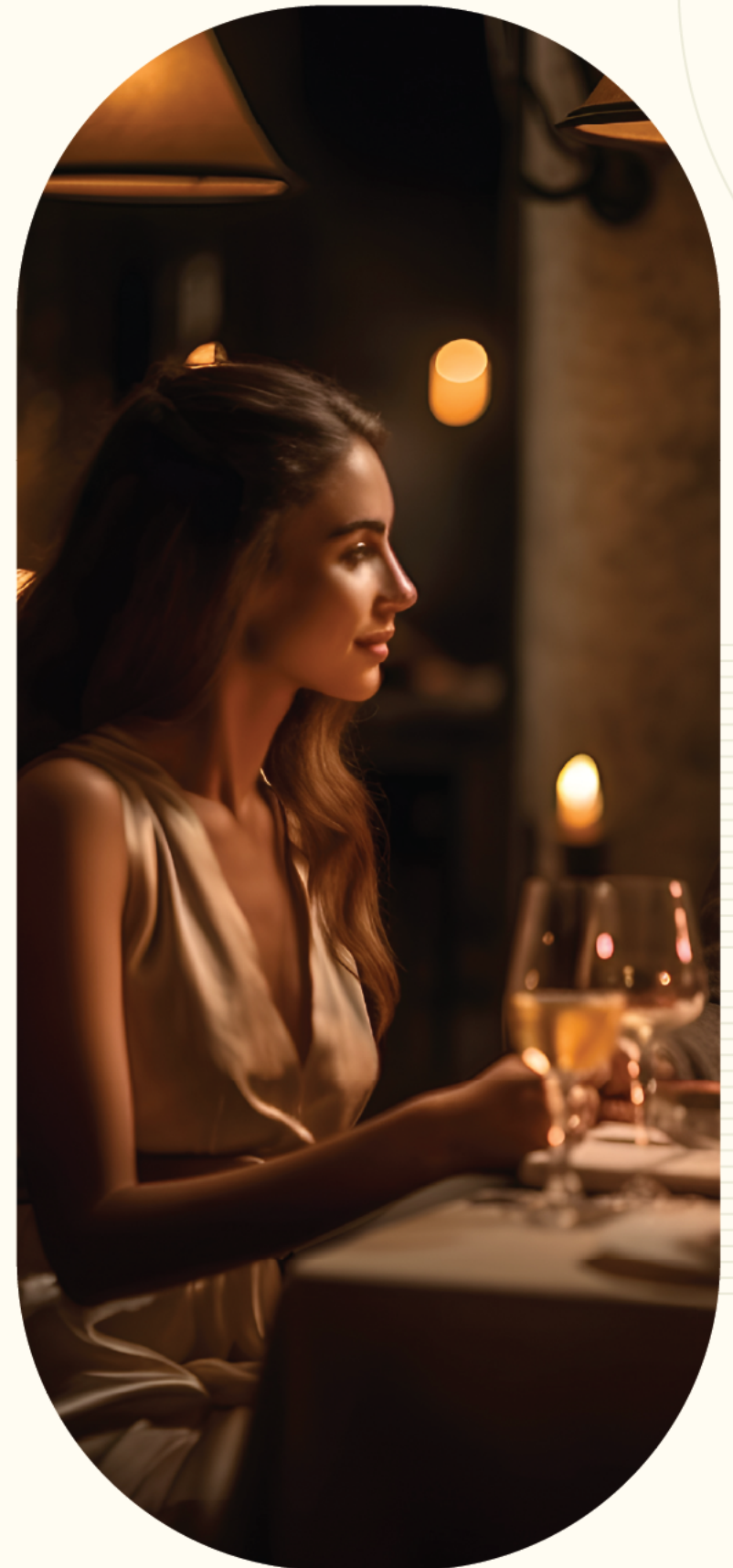


*Breathe* in the freshness, with the scents of blooming gardens filling the air, enhancing your sense of well-being.



Experience the *touch* of luxury in every detail, from the plush interiors to the elegant finishes.

*Savor* the flavors of gourmet dining, a delight for your taste buds right within Elevate Reserve.





*Explore* the elegance of our exclusive retail spaces,  
offering a refined shopping experience that elevates  
your lifestyle.



Feast your eyes on the stunning architecture and lush  
landscapes of Elevate Reserve, where every *view* is a  
masterpiece.

Immerse yourself in the serene environment, where the  
gentle *sounds* of nature create a peaceful oasis.

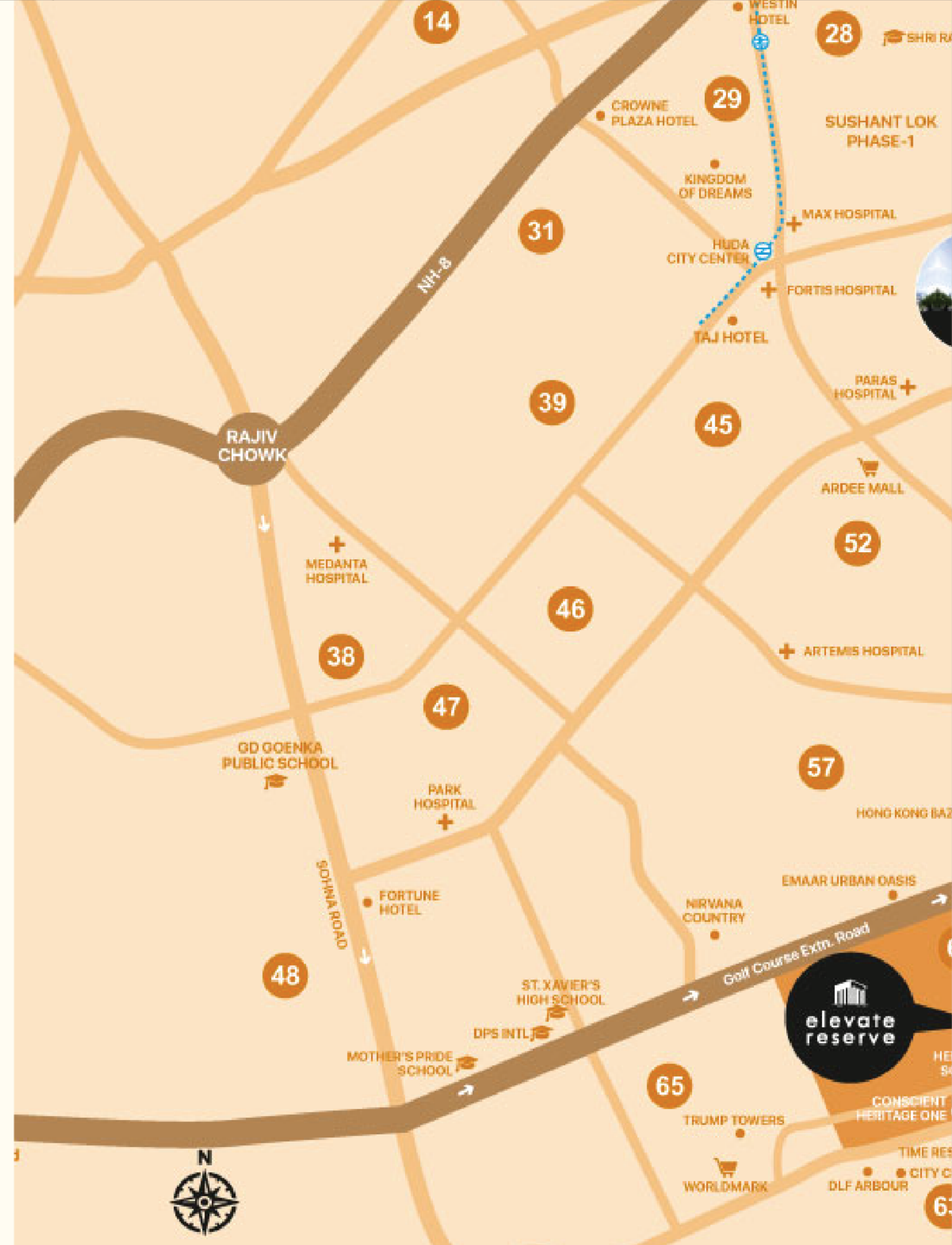




# Location

Nestled in a prime location off Golf Course Ext. Road, this project offers superb connectivity to Gurugram and Delhi. It's part of a great neighbourhood and is surrounded by upscale developments, luxury hotels and retail hubs.

Map not to scale. The map is not necessarily accurate to the surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. However, the Developer makes no representation may regarding continuity / existence of these developments / landmarks going forward. Further, the driving time indicated is tentative and actual time vary, depending upon traffic and other conditions.





## Connectivity

02 mins. - Golf Course Road

02 mins. - Metro Station

10 mins. - Sohna Road

30 mins. - IGI Airport

## Medical

10 mins. - Artemis Hospital

15 mins. - Paras Hospital

15 mins. - Fortis Hospital

20 mins. - Max Hospital

20 mins. - Medanta - The Medicity

## Shopping & Eateries

05 mins. - Café Dori

06 mins. - Bellagio

07 mins. - Worldmark

07 mins. - Spencers

12 mins. - Horizon Plaza

## School

02 mins. - Heritage Xperiential Learning School

10 mins. - DPS International School

15 mins. - Shiv Nadar School

20 mins. - The Shri Ram School



# Site Plan

Discover the meticulously designed Site Plan of Elevate Reserve, where thoughtful design meets unparalleled luxury. The plan showcases a harmonious blend of natural beauty and architectural excellence, designed to offer an exclusive living experience.

The mixed land use project 'Elevate Reserve' ("Project") being developed on land admeasuring 4.84375 acres located at Sec-62, Gurugram forms part of License No. 114 of 2023. The Master/Layout Plan of the Project is as per the Building Plans duly approved by the Directorate of Country and Town Planning, Haryana vide memo No. ZP-1822/JD(RA)/2023/36752 dated 31st October 2023. The Project has been registered with Haryana RERA (Gurugram) vide registration number 101 of 2023.







## Legends

- |                          |                                |
|--------------------------|--------------------------------|
| 01 Retail Entry/Exit     | 11 Kids Play Area              |
| 02 Fire Tender Access    | 12 Seating Area                |
| 03 Residential Entry     | 13 Half Basketball Court       |
| 04 Residential Exit      | 14 Cricket Pitch               |
| 05 Ramp to/from Basement | 15 Club Plaza                  |
| 06 Green Roof            | 16 Club Court                  |
| 07 Commercial Plaza      | 17 100 Foot Long Swimming Pool |
| 08 Retail Courtyard      | 18 Tower Entry Plaza           |
| 09 Summer Room           | 19 EWS                         |
| 10 Multipurpose Lawn     |                                |





# Residences

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Every corner of the apartment has been designed and detailed with care, incorporating a series of conscientiously chosen materials and textures that add a sense of luxury while still feeling like home.





TOWER B  
B-1





Living Room





This artistic impression represents a 4BHK layout.





Bedroom

This artistic impression represents a 4BHK layout.





Bathroom

This artistic impression represents a 4BHK layout.





Kitchen

This artistic impression represents a 4BHK layout.

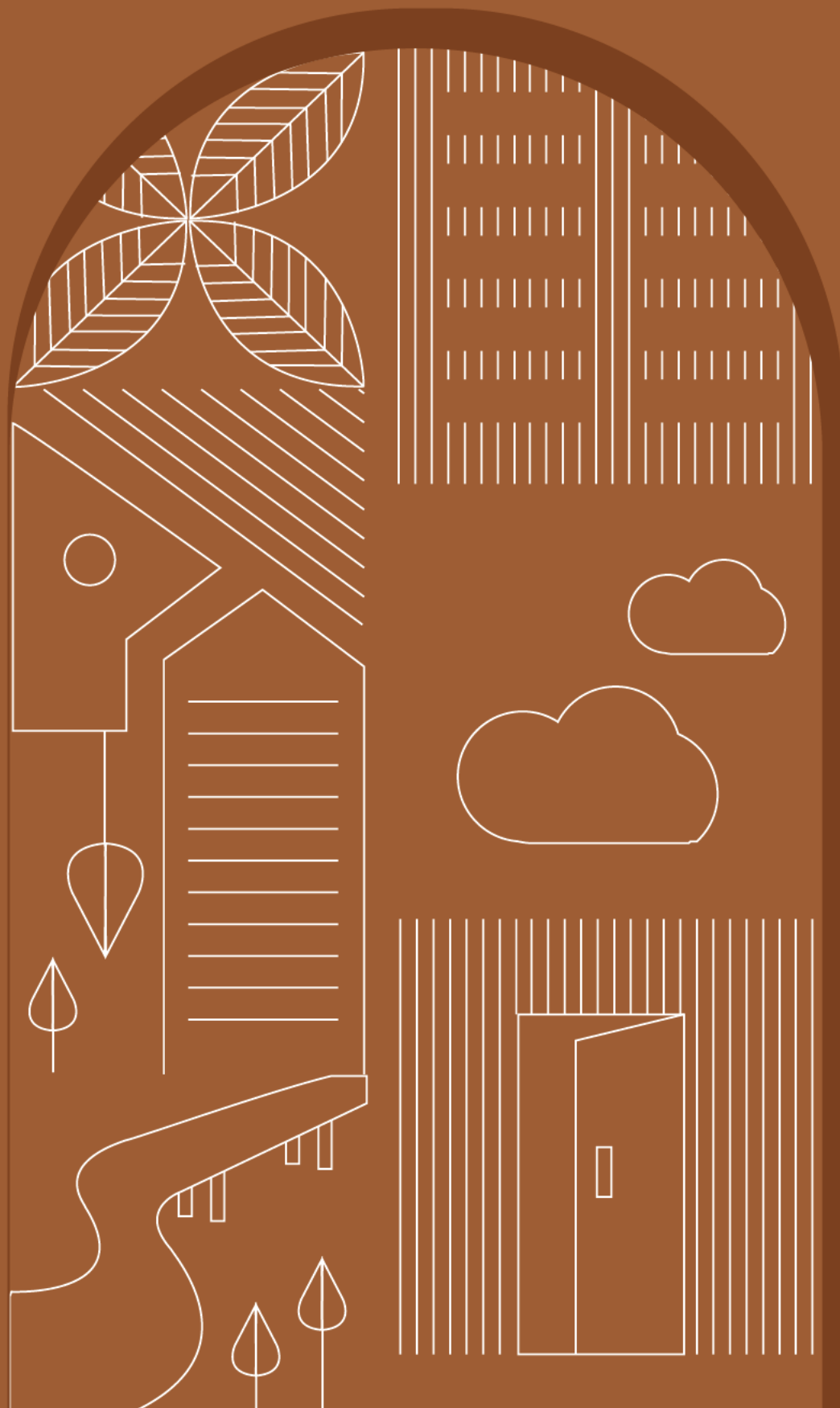




View from the Balcony

This artistic impression represents a 4BHK layout.





# Floor Plan

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Step into Elevate Reserve, where each floor plan is a canvas of thoughtful design, blending luxury with comfort. Here, your home is a peaceful enclave, crafted to enhance your lifestyle.

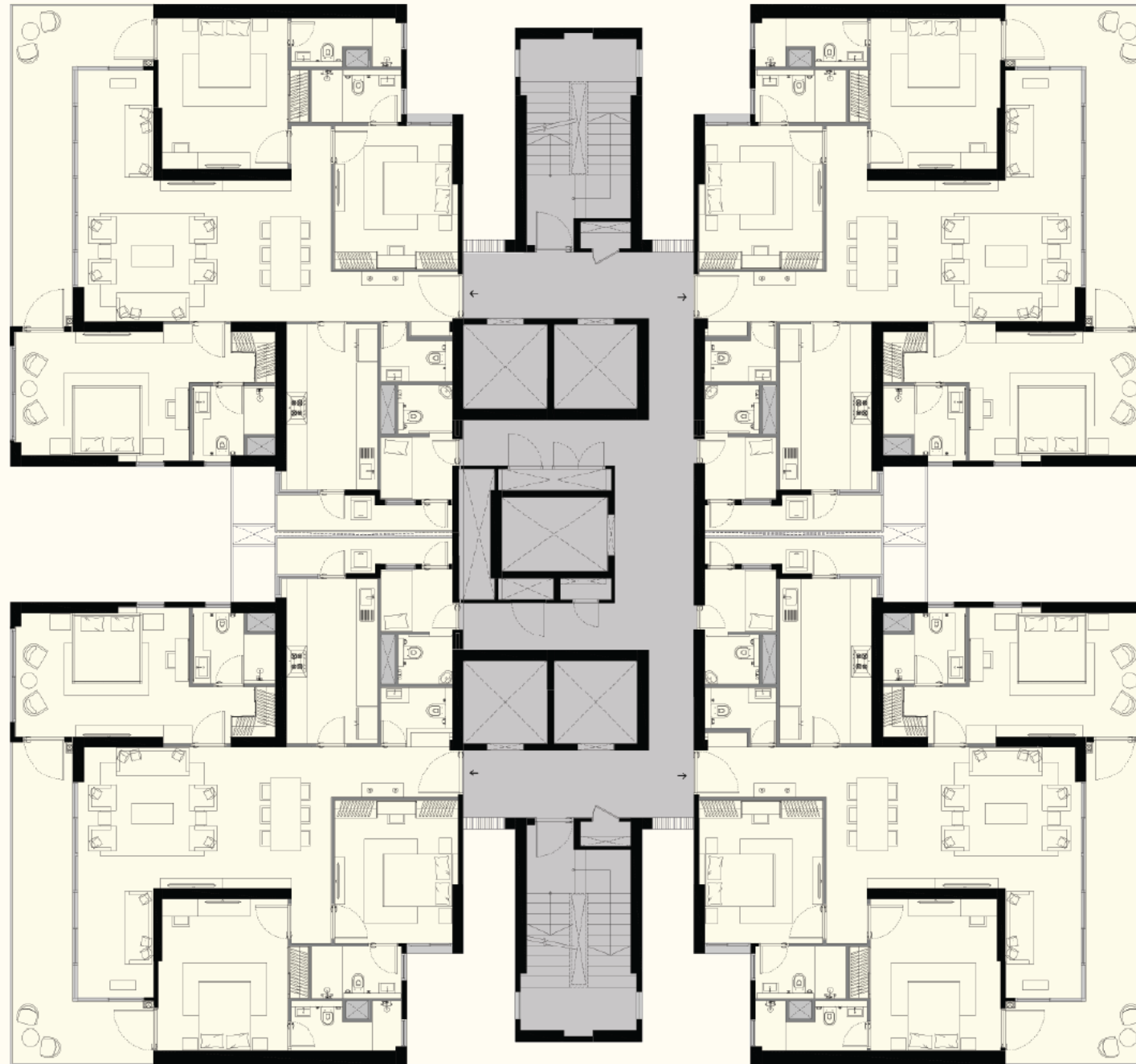






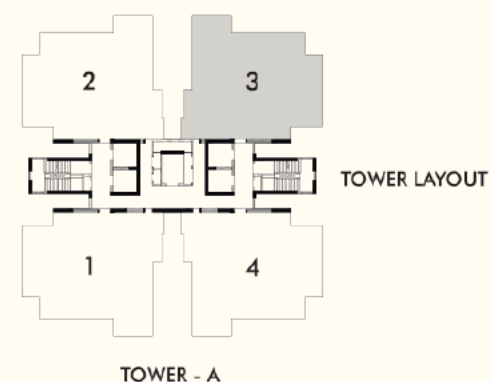
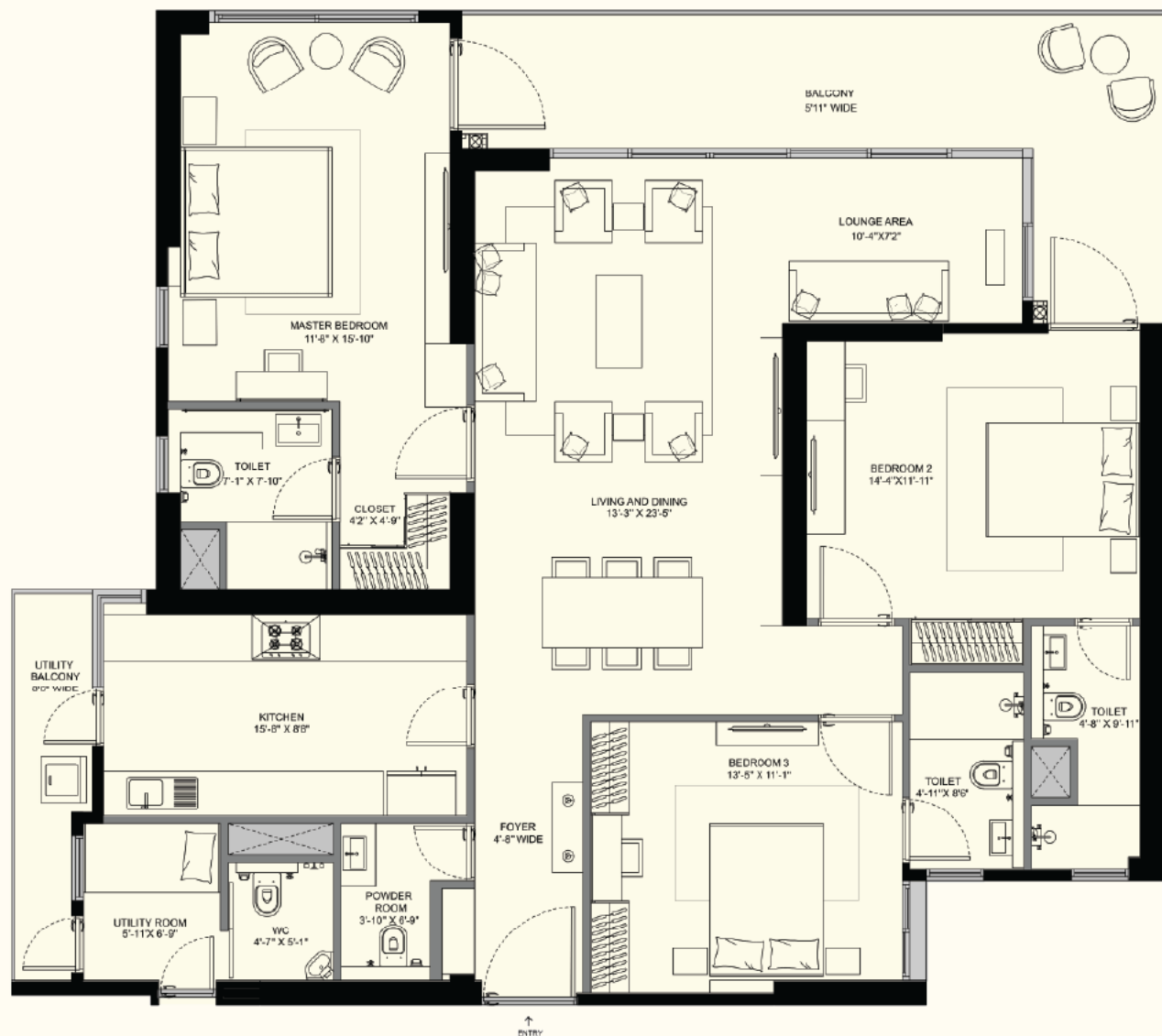
# Floor Plan - Tower A

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# Unit Plan – Tower A (3BHK)



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# Floor Plan - Tower B

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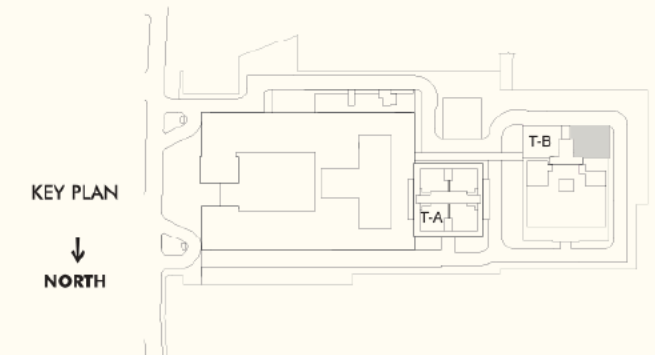
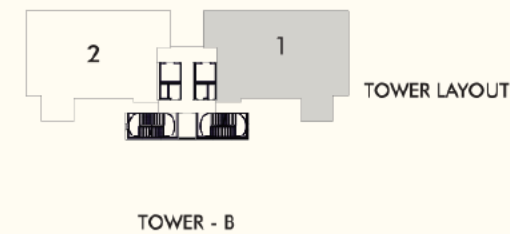


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# Unit Plan – Tower B (4BHK)



Carpet Area: 171 sq. mt. / 1,840 sq. ft.  
Balcony Area: 47 sq. mt. / 506 sq. ft.



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# Amenities

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Discover the essence of indulgence at Elevate Reserve, where our amenities redefine leisure. From the architectural splendor of the Summer Pavilion to the sophisticated allure of our Clubhouse, each feature is curated to enhance your living experience. Engage, unwind, and revel in the lifestyle that awaits you.













# The Clubhouse

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A symbol of luxury and convenience, our Clubhouse features a comprehensive gym, squash courts, sophisticated lounges, and exquisite dining options, all connected by a private bridge.









# Retail

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At Elevate Reserve, luxury seamlessly converges with convenience. Our exclusive retail space enhances your lifestyle, providing everything you need just steps from your door. Delight in the simplicity of having the finest at your fingertips.





# Summer Pavillion

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Surrounded by stunning Spanish-style architecture, the Summer Pavilion offers a peaceful setting for relaxation and social gatherings, embodying the essence of the Elevate Reserve lifestyle.





# Rooftop Pool Deck

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The Rooftop Pool Deck invites you to enjoy serene views and refreshing swims, elevating leisure with every dip against the backdrop of the skyline.





Energize your routine in our fully equipped *gym*, where fitness meets finesse.

Immerse in tranquility in our *pool*, where serene waters offer a refreshing escape.



Get your game on in our *squash* court, designed for exhilarating matches.





Immerse yourself in cinematic magic in our *Theatre*, a space where storytelling comes to life.

Savor gourmet delights in our *restaurant*, where every meal is an experience.



Achieve your ambitions in our *Business Centre*, where professionalism meets convenience.



# Specifications

## LIVING / DINING / STUDY / FOYER / LOUNGE

FLOOR	Imported Marble/ Equivalent
WALLS	Acrylic Emulsion Paint finish on POP Punning/ Gypsum/ Equivalent
CEILING	Acrylic Emulsion Paint on POP Punning with Gypsum/ Equivalent

## MASTER BED ROOM / DRESS ROOM

FLOOR	Laminated Wooden Flooring/ Imported Marble/ Equivalent
WALLS	Acrylic Emulsion Paint Finish/ Equivalent

## MASTER TOILET / OTHER TOILETS

FLOOR	Marble/ Premium Quality Tiles/ Equivalent
WALLS	Marble/ Premium Quality Tiles/ Equivalent
CEILING	Acrylic Emulsion Paint on Ceiling/ False Ceiling/ Equivalent
COUNTERS	Marble/ Granite/ Synthetic Stone/ Equivalent
FIXTURES	Standard fixtures
SANITARYWARE	Premium Quality CP Fittings, Health Faucet, Wash Basin & EWC of standard make

## BEDROOMS

FLOOR	Laminated Wooden Flooring/ Equivalent
WALLS	Acrylic Emulsion Paint finish on POP Punning
CEILING	Acrylic Emulsion Paint on POP Punning with Gypsum/ Equivalent



## DOORS

MAIN DOORS	Flush Doors/ Equivalent
INTERNAL DOORS	Flush Doors/ Equivalent

## KITCHEN

FLOOR	Marble / Premium Quality Tiles/ Equivalent
WALLS	Premium Quality Tiles 2'-0" above Counters & Acrylic Emulsion Paint/ Equivalent
CEILING	Acrylic Emulsion Paint on Ceiling
COUNTERS	Marble / Granite / Synthetic Stone/ Equivalent
FIXTURES	Premium Quality CP Fittings, Sink with Drain Board
KITCHEN APPLIANCES	Modular Kitchen with Hob & Chimney

## UTILITY ROOM / UTILITY BALCONY / TOILET

FLOOR	Tiles of Standard Make/ Equivalent
WALLS & CEILING	Oil Bound Paint Finish/ Equivalent
TOILET	Anti Skid Floor & Tiles on the Walls with conventional CP Fittings & Sanitaryware
BALCONY	Anti Skid Tile Floor/ Equivalent

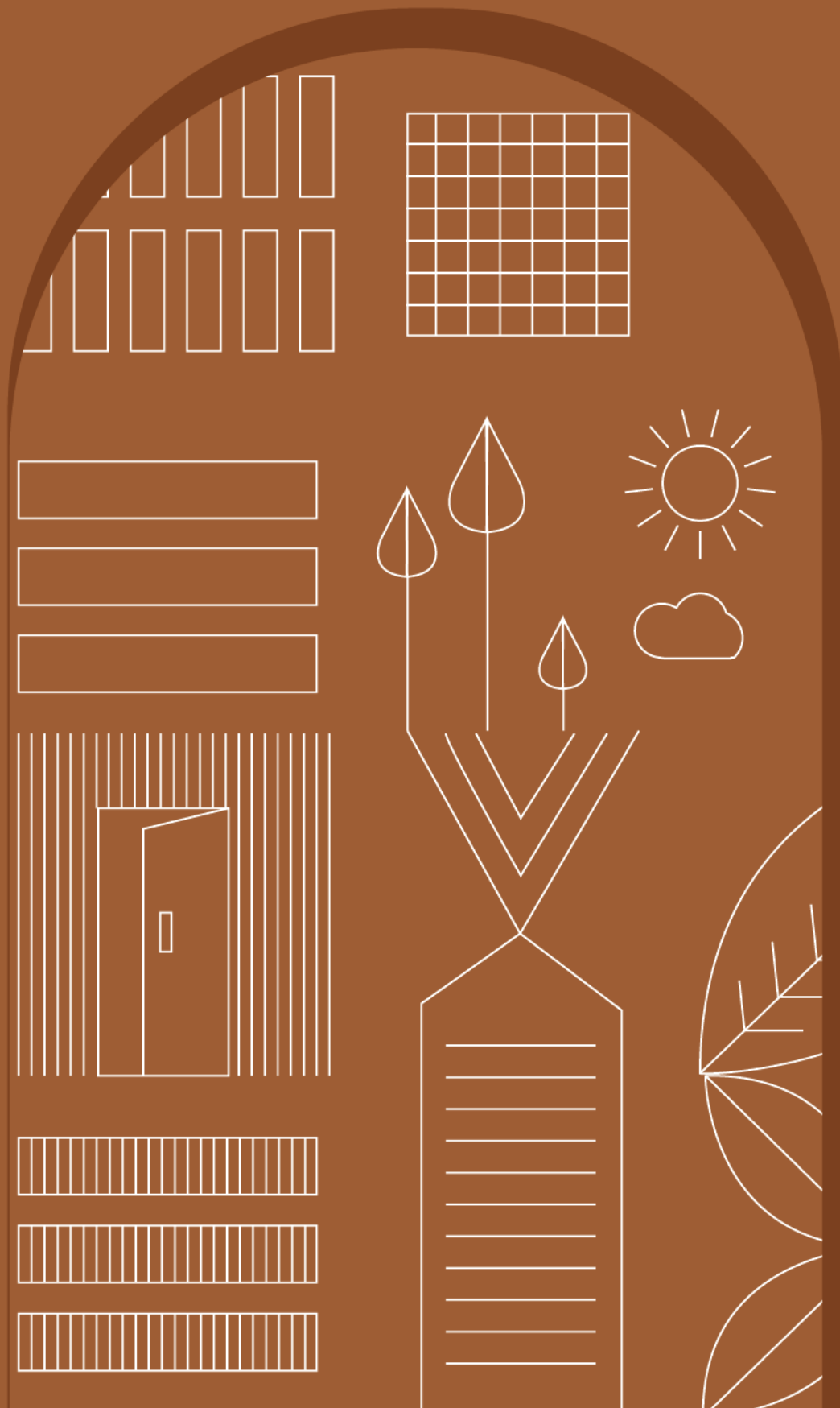
## EXTERNAL GLAZING

WINDOWS / GLAZING	Aluminium/ UPVC/ Equivalent
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## OTHER FACILITIES

AIR CONDITIONING	VRV Units for Air-Conditioning of all Apartments
SECURITY	CCTV in Lift Lobby, Lift, Basement and Misc. Entrance and Exits





# About Us

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Hines and Conscient have partnered to develop high end properties that will redefine benchmarks of luxury and vibrant community living in India.










 Elevate, Gurugram

Actual Image



 Arborea Luxury Home, Dehradun

Actual Image



 Heritage Max, Gurugram

Actual Image





At Conscient, we create not just buildings or homes, but a lifestyle that epitomizes soulful living. The innovative & sustainable designs, high standards of delivery and quality, transparency and reliability have helped us achieve what we most believe in - Excellence.

This belief, in conjunction with most skillful and competent teams, and our world class associates in Architecture, Partners, Consultants, have been instrumental in delivering over 12,000 homes across Delhi-NCR, Dehradun & Goa in the last 5 decades. In constant pursuit of Excellence, Conscient is currently building over 12+ million square feet of world class Premium Condominiums, Luxury Villas, Commercial/Retail and Value Housing across more than 10 projects.





One Vanderbilt, New York

Actual Image



One Museum Place, Shanghai

Actual Image



One Horizon Center, Gurugram

Actual Image



# Hines

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Hines is a global real estate investment, development and property manager. The firm was founded by Gerald D. Hines in 1957 and now operates in 30 countries. Hines manages a \$93.2B<sup>1</sup> in high-performing assets across residential, logistics, retail, office, and mixed-use strategies.

Hines has developed, redeveloped or acquired approximately 1,700 properties, totaling over 576.6 million square feet, with another 177 projects totaling more than 82.1 million square feet currently in design or under construction.

Hines has long been a leader in sustainable design and in promoting sustainability programs around the world and is committed to a net zero carbon target by 2040 without buying offsets.

<sup>1</sup>Includes both the global Hines organization and RIA AUM as of December 31, 2023.









Hines, a global real estate investment, development and management firm and Conscient Infrastructure have collaborated to establish an integrated development management platform - Elevate Homes.

Our mission is to create world class developments with vibrant communities. At Elevate Homes, we intend to set new standards for quality, design, and customer satisfaction.

We are dedicated to setting benchmarks in the real estate industry, delivering unparalleled luxury and innovation in every project we undertake.





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Development Manager

**elevate**  
*homes*

**Hines**

**conscient**<sup>7</sup>

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