



*The Beauty of Becoming*

SECTOR 22-D, YAMUNA EXPRESWAY

EVERY GREAT  
BEAUTY IS BORN  
FROM BECOMING.  
IT IS THE  
JOURNEY THAT  
SHAPES GROWTH  
& SUCCESS.



BE A PART OF THE  
TRANSFORMATION STORY AT THE  
**YAMUNA EXPRESSWAY**



# **YAMUNA EXPRESSWAY, AN EMERGING GROWTH CORRIDOR OF INDIA**



It links **Delhi, Noida, Greater Noida, and Agra** **seamlessly**, with the Eastern Peripheral Expressway further boosting accessibility.

**Sports infrastructure, universities, and industrial parks** already give the region a new identity.

Emerging **industrial and logistics hubs**.

**Existing sports and lifestyle landmarks** (F1 track, universities, townships).

Source:  
[www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)

# THE CATALYST OF CHANGE, **NOIDA INTERNATIONAL AIRPORT (JEWAR)** AT THE YAMUNA EXPRESSWAY WILL BE OPERATIONAL SOON



Upcoming Noida International Airport (NIA) would be **India's largest and world's 4th largest Airport**  
Managed & Operated by Yamuna International Airport Private Limited (YIAPL) a subsidiary of Zurich Airport International AG  
Envisioned to be 6-Runway Airport, expanding into 2900 hectares  
Developed through a Public-Private Partnership Model (PPP)  
A Green Field Airport

India's first **100% FDI** airport project. Direct boost to **residential, commercial, and industrial demand**. Phase 1 will be operational by 2025, handling millions of passengers annually, while multiple phases will add more terminals and runways over time.

This Landmark will redefine connectivity, business travel, tourism, and real estate dynamics across the entire corridor.

Source:  
[www.yamunaexpresswayauthority.com](http://www.yamunaexpresswayauthority.com)

Images used are for reference purpose only.

# YAMUNA EXPRESSWAY, EMERGING INTO AN ECONOMIC POWERHOUSE



From Logistics hubs to Electric Mobility Zones from **Residential Townships** to **IT & Fin Tech cities**, the region is developing into a thriving ecosystem.

Multiple Industrial Zones planned such as **Toy Park, MRO, Film City, Leather Manufacturing Park, Heritage City, Furniture Hub, Handloom Cluster, Medical Device Park, Metro Coach Factory** and many more.

Attracting immense global & national investments from **Corporate Giants**.

# **YAMUNA EXPRESSWAY, THE VISION OF 2030**

By 2030, Yamuna Expressway will stand as one of India's most futuristic cityscapes.

Being next to the Noida International Airport the area will see a high growth owing to excellent infrastructure & connectivity.

Ancillary Businesses (Cargo, Warehouse, Logistics, Hospitality, Trade) often grow exponentially in such areas because of shorter commute time and better utilities.

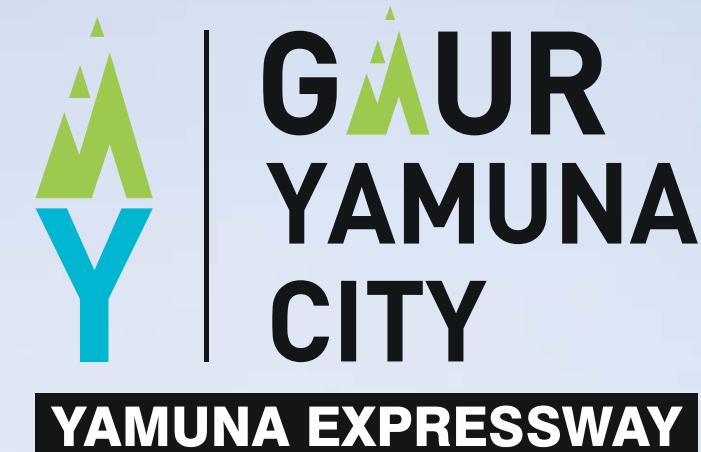
Areas near the Airport see strong appreciation once the Airport becomes functional.

Sources:  
[www.economictimes.indiatimes.com](http://www.economictimes.indiatimes.com)  
[www.wikipedia.org](http://www.wikipedia.org)



Images used are for reference purpose only.

**WITH GAUR YAMUNA CITY  
WE RECOGNISED THE TRUE  
POTENTIAL OF YAMUNA EXPRESSWAY  
LONG BEFORE THE BUZZ!**



Actual Image of Gaur Yamuna City.

Through our world-class township, we pioneered the concept of **large-scale, self-sustained living**.

**Premium residences, world-class amenities, and unmatched lifestyle experiences.**

**A seamless blend of residential, commercial and retail spaces.**

**Offering a wide spectrum: plots, apartments, retail shops, studio apartments, themed villas, sports arenas, and much more.**

**An integrated township**  
sprawling across 101 Hectares (250 Acres)

**9 Acres**  
GYC Lake Park



Actual Images of Gaur Yamuna City.



**A CBSE affiliated school with  
world class education in an Integrated township**

**Home to 108 feet, world's tallest  
Lord Krishna statue**



**GAURS  
INTERNATIONAL  
SCHOOL**

तमसो मा ज्योतिर्गमय।



Actual Images of Gaur Yamuna City.





**GET READY FOR  
THE NEXT CHAPTER...**

Designed for those  
who demand Serenity,  
Exclusivity, and the rarest  
form of beauty.



THE BEAUTY OF BECOMING  
ONE OF THE FINEST  
PROJECTS AT THE  
**YAMUNA EXPRESSWAY**

3 & 4 BHK Landmark Residences



# INSPIRED FROM THE ART OF PERFECT TRANSFORMATION

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Project spread across approx.

**4.85 Hectares (12 Acres)**

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**7 Towers (Phase 1)**

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**Landscape Greens** in

**3.44 Hectares (8.5 Acres)**

inspired by **Butterfly**

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**Grand Entrance -  
Triple height lobby**



Club & Project Interiors on the  
**Art Deco theme**

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One of the **biggest Clubhouse**  
of the region **6867 Sq.Mt.**

**(75000 Sq.Ft.)**

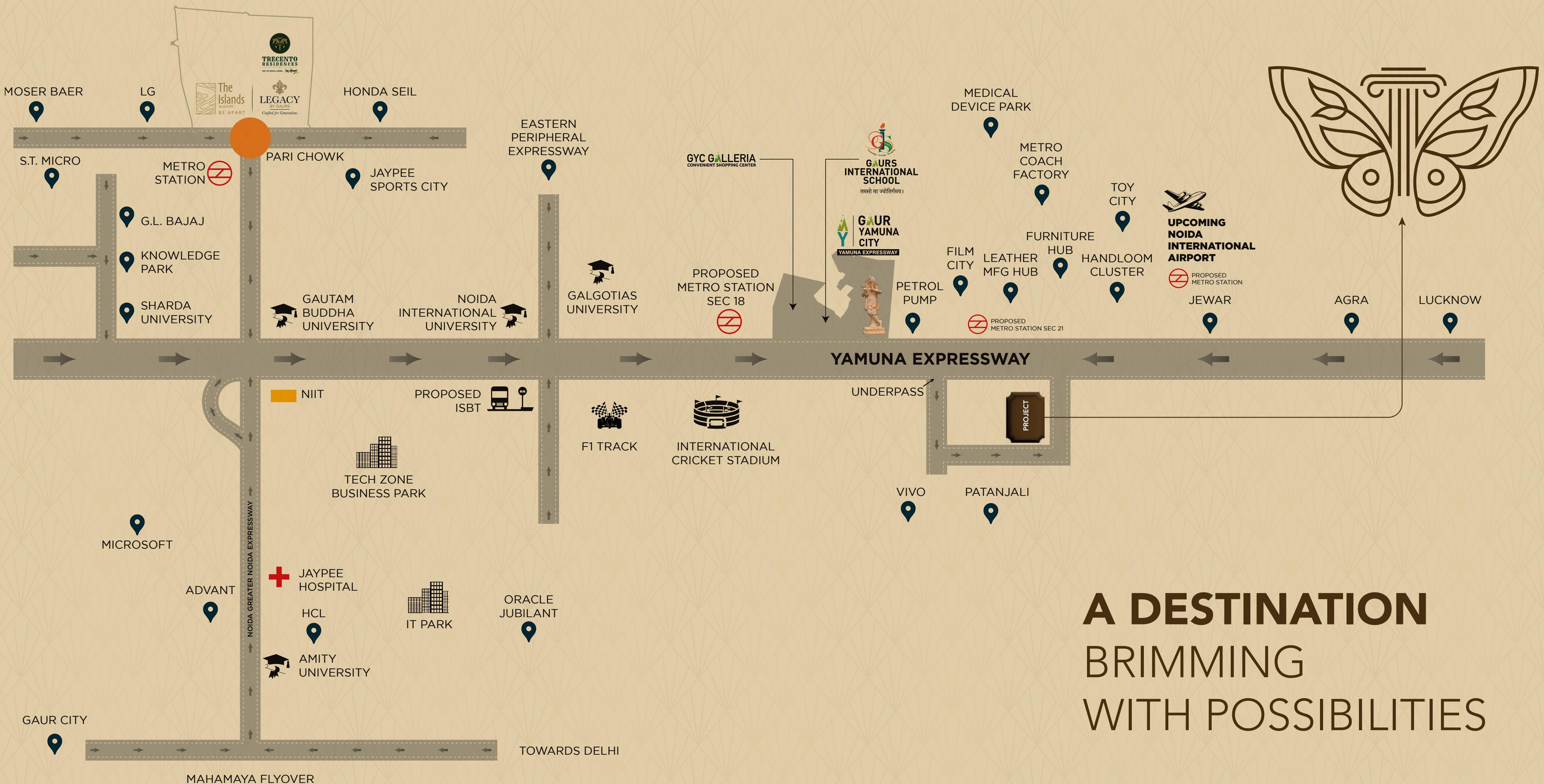
spread over multiple levels with

**60+ amenities**

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Almost **8.5 acres**

**Central Landscaped** Greens



**A DESTINATION  
BRIMMING  
WITH POSSIBILITIES**

# PROXIMITY HIGHLIGHTS

**Upcoming Noida  
International Airport  
(Jewar)**

10-12 Kms\*

**Eastern Peripheral  
Expressway**

10\* Kms\*

**Noida-Greater Noida  
Expressway**

18 Kms\*

**Gaurs International  
School at  
Gaur Yamuna City**

3 Kms\*

**World's tallest  
Lord Krishna Murti**

3 Kms\*

**Upcoming mall at  
Gaur Yamuna City**

3 Kms\*



# GROWING IN ELEGANCE THROUGH THE CONTRIBUTION OF INTERNATIONALLY FAMED DEVELOPERS



Project Architecture - Imperial  
grandeur, featuring  
contemporary facades with  
modern design elements.

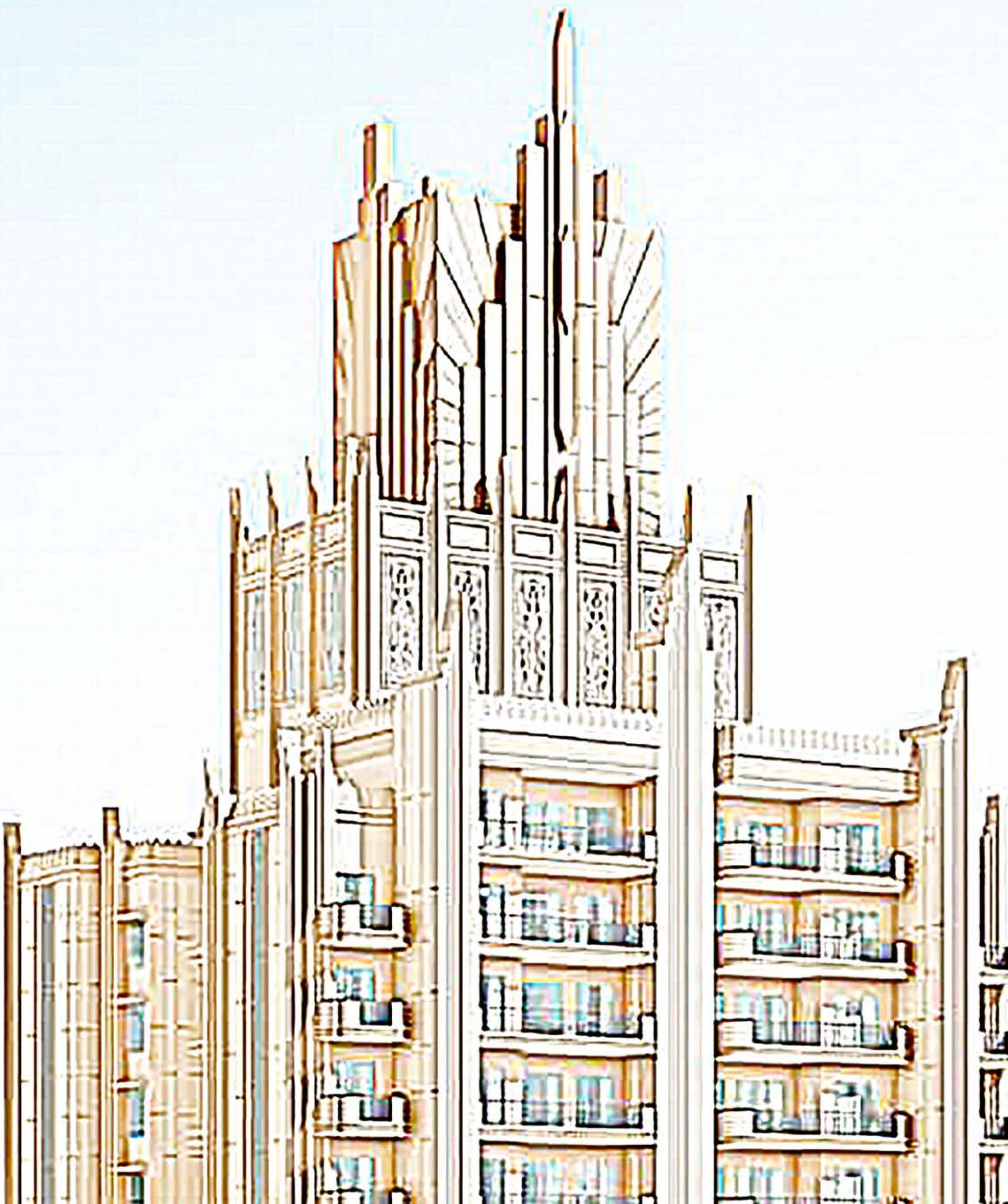
Project Architect -  
***Hafeez Contractor***

Club & Interior Architect -  
***OchreInk***

Landscape Architect -  
***SCI (Site Concepts  
International)***

Structure - ***R D Consultant***

MEP - ***Paradise Consultant***



## VISION OF THE PROJECT ARCHITECT

The architecture of the project draws inspiration from timeless imperial styles.

Every arch, pillar, and facade tells a story of heritage.

Inside, expansive layouts and regal interiors create a life worthy of royalty.

# **GLOBALLY RECOGNIZED ICON OF INDIAN ARCHITECTURE**

## **THE ENDURING LEGACY OF HAFEEZ CONTRACTOR**

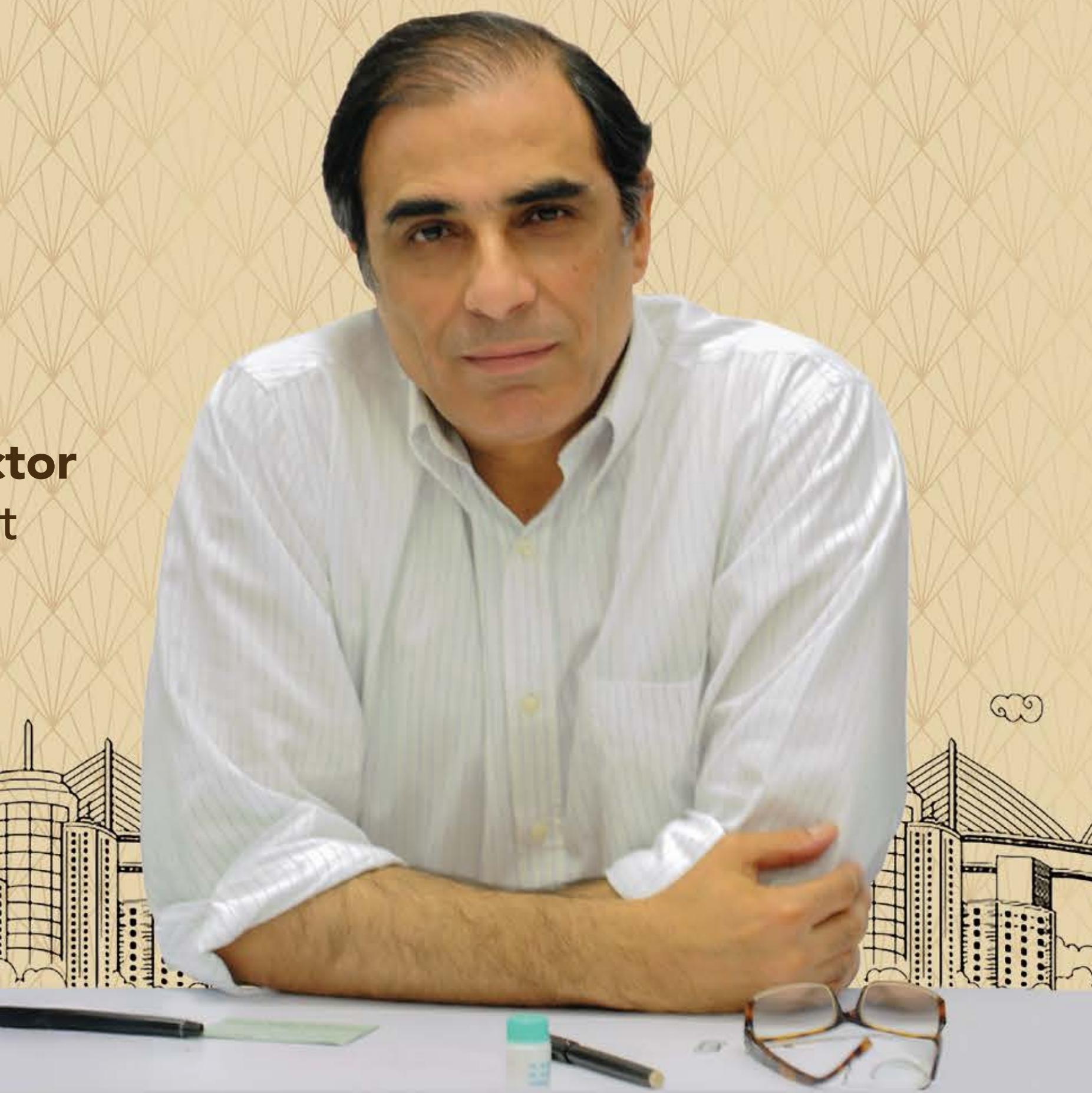
- India's most renowned architect and a Padma Bhushan awardee.
- Revolutionized urban living with designs that balance innovation, functionality, and grandeur.
- Work ranging from futuristic campuses to soaring high-rises.

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### **SIGNATURE WORKS:**

- D Y Patil Sports Stadium, Navi Mumbai
- Lavasa City, Pune
- Turbhe Railway Station, Navi Mumbai

**Hafeez Contractor**  
Project Architect



# TRANSFORMING MODERN LANDSCAPES

Under the visionary leadership of Clint Owen, Design Director Site Concepts International (SCI) has established a reputation for high quality professional planning and design throughout Asia with active projects in over eight countries. Their expertise in providing diverse and unique site specific design solutions during project implementation has made SCI a favourite of Developers, Architects and others in the industry.

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## SIGNATURE WORKS:

- Cap Ternay Resort & Spa, Seychelles
- Embarcadero Park, Indonesia
- Hsinchu Hsinpu Eco Community, Taiwan
- Pantai Sentral Park, Malaysia

# LANDSCAPE ARCHITECT



**Clint Owen**  
Design Director



# THE ART OF OPULENCE - MEET THE MAESTRO OF LUXURY LIVING

The name 'Ochreink' derives inspiration from the color ochre itself, emphasizing an awareness of sustainability and following the principle of always being connected to one's roots.

With over 17 years of professional experience in varied segments, Sachin Chavan has a knack for innovations and ideas in synchronicity with the client's needs. The meticulous detailing in all his projects has brought him recognition not just from his clients but from within the ranks of the Architect community too.

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## SIGNATURE WORKS:

- **Embarcadero Park, Indonesia**
- **Lexus Guest Experience Center, Mumbai**
- **Saurashtra Farmhouse, Karjat**
- **Shopping Mall, Delhi NCR**

## PROJECT INTERIOR ARCHITECT



**Sachin Chawan**  
Principal Designer

**OchreInk**  
Architects & Interior Designers



**A 3.44 HECTARES  
(8.5 ACRES)  
LANDSCAPE GREENS  
SHAPED  
BY BEAUTY ITSELF**

# LANDSCAPE AMENITIES



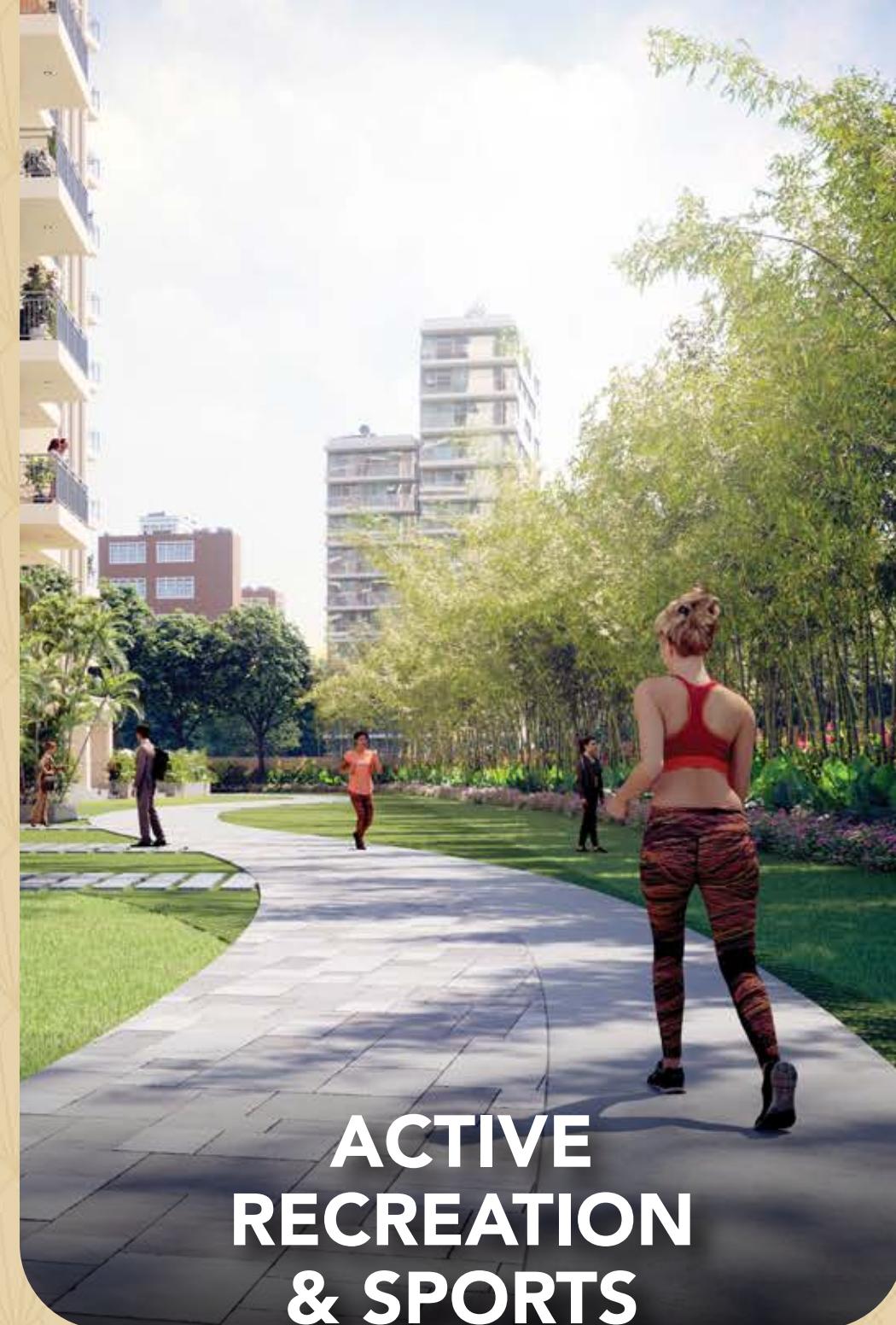
## GARDENS & GREEN SPACES ZONE

Butterfly Garden  
Fern Garden  
Flowering Garden  
Fruit Orchard  
Plumeria Garden  
Succulent Garden  
Wellness Garden  
Zen Garden  
Floral Pavilion  
Meandering Walkway  
Palm Promenade  
Viewing Edge Garden



## RELAXATION & MEDITATION ZONE

Meditation Corner  
Meditation Pods  
Resting Pavilion  
Sunken Lounge  
Day Beds  
Lounge Deck  
Overlooking Deck  
Viewing Pods  
Viewing Trellis  
Yoga Lawn



## ACTIVE RECREATION & SPORTS ZONE

Multi-Purpose Court  
Cricket Pitch  
Pickle Ball Court  
Fitness Corner  
Jogging / Walkway  
Reflexology Path  
Outdoor Shower  
Skating Rink



## SOCIAL & COMMUNITY ZONE

Community Meet Up Plaza  
Senior Citizen Activity Plaza  
Seniors Corner  
Picnic & Fairylight  
Alfresco Dining  
Barbeque Pavilion  
Chitchat Nook  
Co-Working Station  
Visitor Lounge  
Amphitheater Seats  
Board Game Plaza  
Board Games  
Pet Park  
Creche

# LANDSCAPE AMENITIES



## ART & CULTURE ZONE

Art Plaza / Art Corner  
Focal Sculpture



## CHILDREN PLAY ZONE

Kids Play Area  
Tot Lot  
Play Mounds



## WATER FEATURES

50 mtr x 12 mtr Swimming Pool  
Jacuzzi / Aqua Gym / Bubble Jets  
Kids Pool  
Pool Deck  
Pool Bar  
Reflective Water Feature

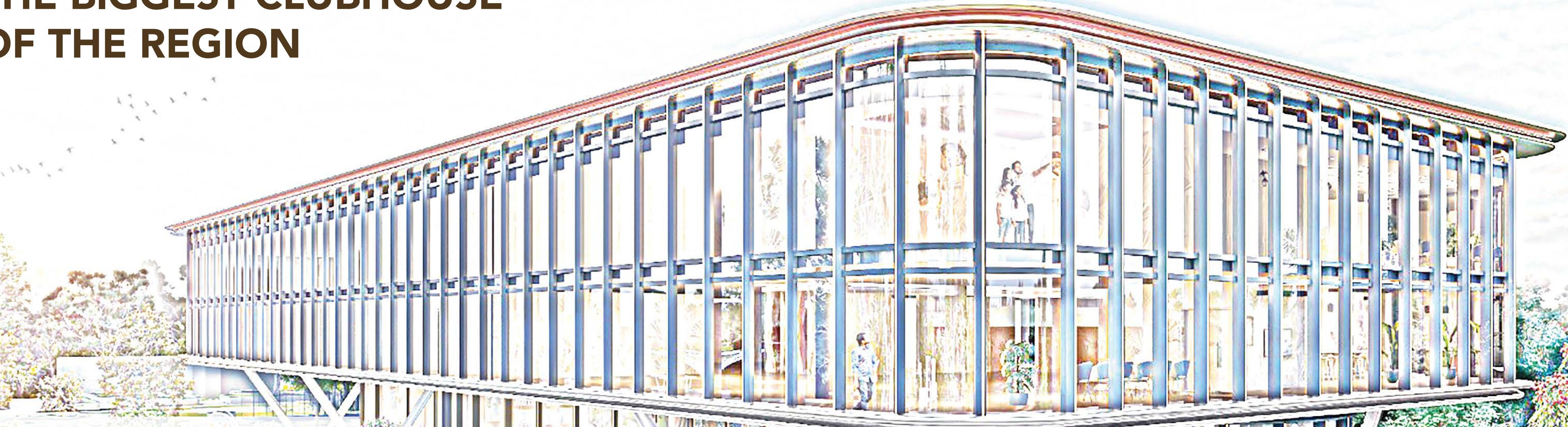


## QUIET ZONE

Reading Area  
Mini Library

PRESENTING  
**THE BIGGEST CLUBHOUSE  
OF THE REGION**

Club Architect  
**OchreInk**



**6867 Sq.Mt.(75000 Sq.Ft.)**  
Modern Clubhouse spread  
across five levels.

A double-height lobby  
adorned with statement art.

A signature Art Gallery.





## ONE CLUB. INFINITE WORLDS.

A fusion of Sports. Wellness. Fun. Zen.  
Entertainment and beyond.



*Spread across  
8 Lifestyle Zones*

THE CONCOURSE

THE SPORTS PAVILION

THE FUN FRONTIER

THE GRAND AFFAIR

THE IDEA STUDIO

THE VITALITY HUB

THE ARTISTRY ATRIUM

REJUVENATION BAY

(The Calm Corner)

CLUB TERRACE

*Explore  
the universe of Club,  
zone by zone!*

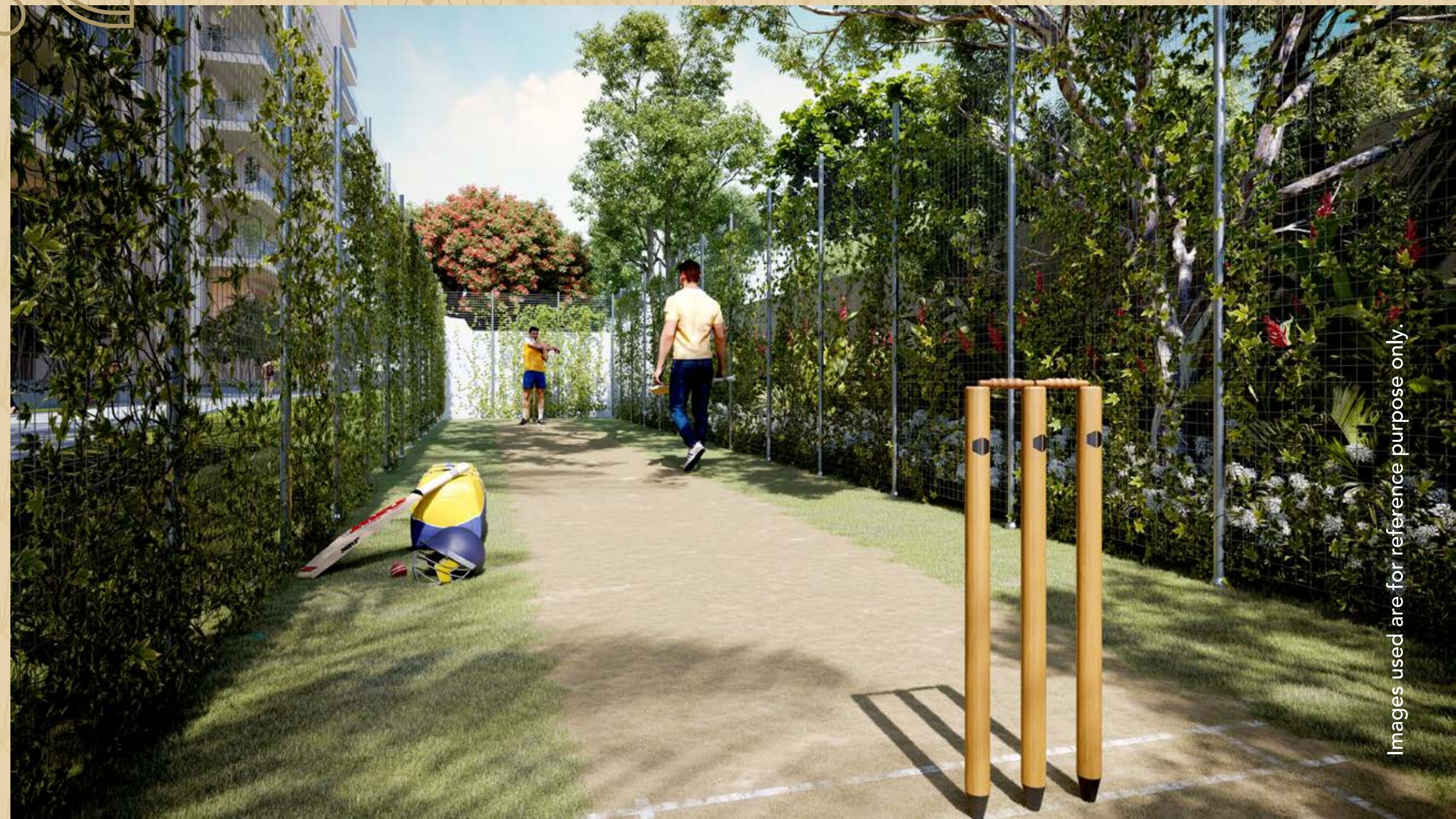
# THE CONCOURSE

The grand welcome zone. Features an elegant, double-height reception lobby, high-speed lifts, and staircase highlighted by the signature Art Gallery, the Concourse transforms architecture into art.



# THE SPORTS PAVILION

Badminton Court  
Squash Court  
Smash Cricket Area  
Play Courts



# THE FUN FRONTIER

Karaoke Room  
Music/Jam Room  
Billiards Room  
Cards Room  
Virtual Game  
Simulators  
Mini Theatre



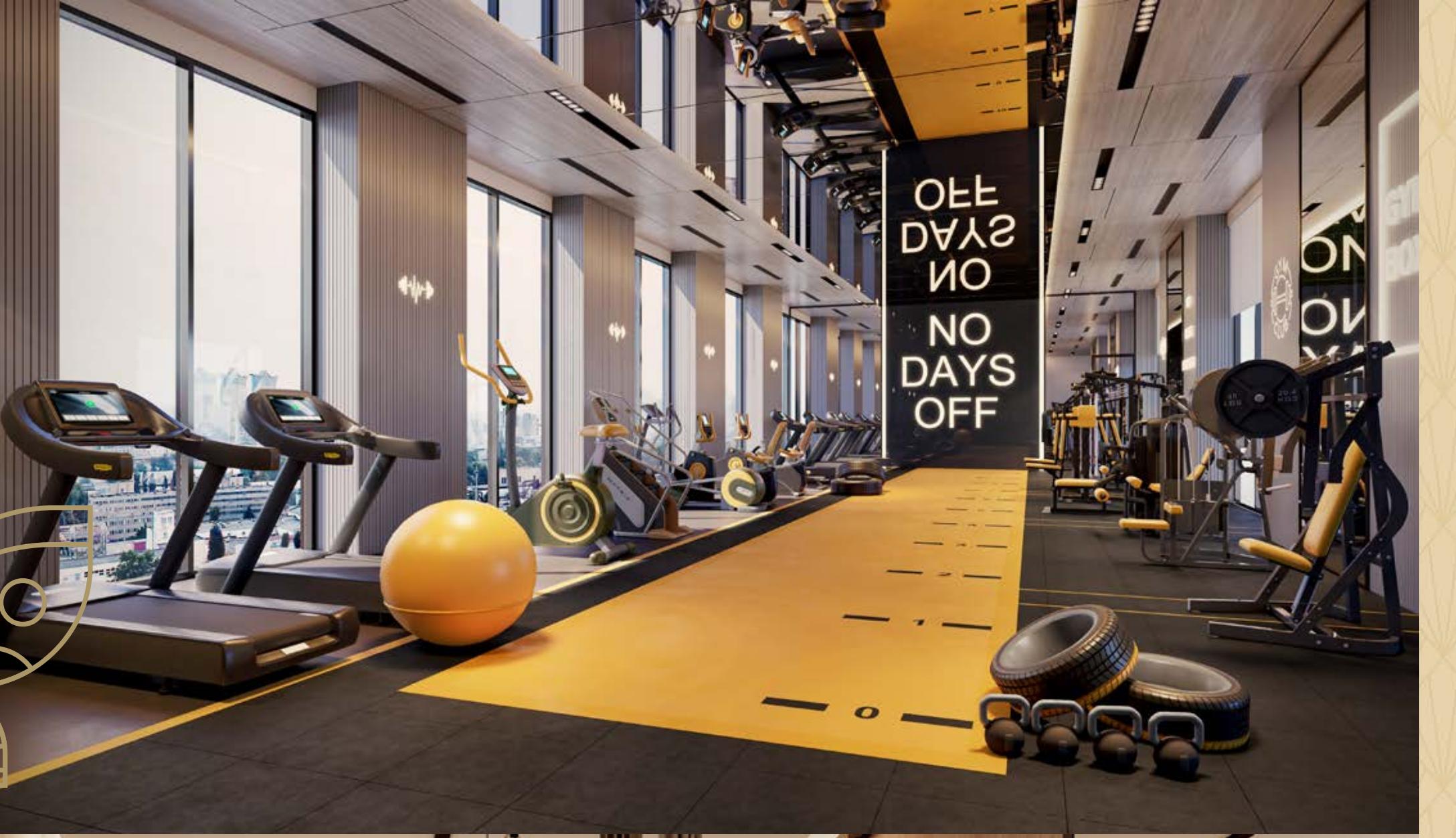
# THE GRAND AFFAIR

Restaurant  
Banquet Hall  
Party Hall  
Guest Rooms



# THE IDEA STUDIO

Dedicated  
Co-working Desks



# THE VITALITY HUB

State-of-the-art Gym  
Yoga Studio  
Zumba Room





# REJUVENATION BAY

(THE CALM CORNER)

Heated Indoor Pool  
Wellness Lounge (Spa)  
Ice/Cold Bath



# THE ARTISTRY atrium

Fluid Art Gallery integrated into the podium level, making creativity a part of everyday life



# CLUB TERRACE

Plush seating  
Panoramic  
Views Point  
Social gatherings

# INTERIORS THAT BREATHE TIMELESS LUXURY

3 & 4 BHK Landmark Residences

**3BHK - 177.44 Sq.Mtr.(1910 Sq.Ft.)**

**4BHK - 231.79 Sq.Mtr.(2495 Sq.Ft.)**

Welcome to a home where elegance is not displayed, but lived.

Every corner tells a story of refinement,  
and every detail reflects an artful pursuit of perfection.

30+

YEARS OF  
UNFALTERING  
COMMITMENT

70+

SUCCESSFULLY  
DELIVERED  
PROJECTS

45,000+

POSSESSIONS  
GIVEN  
(2014-2024)

75,000+

SUCCESSFULLY  
DELIVERED  
UNITS

3 Lakh+

HAPPY  
SATISFIED  
CUSTOMERS

100 Million +

SQUARE FEET AREA  
SUCCESSFULLY  
DELIVERED



At Gaurs Group, we create living spaces that breathe beauty and luxury. Our impeccably designed homes that craft lifestyles of elegance and distinction are a testimony of our commitment to excellence. Our visionary 'life-craftsmen' are handpicked for their exceptional abilities to craft spaces that lend themselves to timeless experience and create cherished memories.

35

DELIVERED  
RESIDENTIAL  
PROJECTS

30

DELIVERED  
COMMERCIAL  
PROJECTS

3

DELIVERED  
TOWNSHIP  
PROJECTS

2

DELIVERED  
RETAIL PROJECTS  
(MALLS)

4

GAURS  
INTERNATIONAL  
SCHOOL

24

ONGOING  
RERA REGISTERED  
PROJECTS

# GAURS A LEGACY OF LUXURY

Our expansive portfolio spans from high-end luxury residences to thoughtfully crafted affordable homes. Step into a world where luxury knows no limits - step into the enduring legacy of Gaurs.



LEGACY  
BY GAURS

*Crafted for Generations*



TRECENTO  
RESIDENCES

ART OF ROYAL LIVING | *by Gaurs*



The  
Islands  
by GAURS

BE APART  
JAYPEE GREENS  
PARI CHOWK, GR. NOIDA

GAUR  
**NYC**  
RESIDENCES  
THE QUINTESSENTIAL LIFE



A WORLD WHERE  
LIFE TRANSFORMS  
INTO SOMETHING  
TIMELESS,  
**BEAUTIFUL AND  
EXTRAORDINARY!**