

The Beauty of Becoming

SECTOR 22-D, YAMUNA EXPRESSWAY

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

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

Images used are for reference purpose only.

A photograph of two industrial workers, a man and a woman, wearing white hard hats and high-visibility yellow and blue work jackets. They are standing in a factory environment, looking down at a clipboard held by the woman. The background is a blurred industrial setting with various machinery and equipment.

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
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!**



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.**

Actual Image of Gaur Yamuna City.



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**



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

Project spread across approx.
4.85 Hectares (12 Acres)

7 Towers (Phase 1)

Landscape Greens in
3.44 Hectares (8.5 Acres)
inspired by **Butterfly**

Grand Entrance -
Triple height lobby

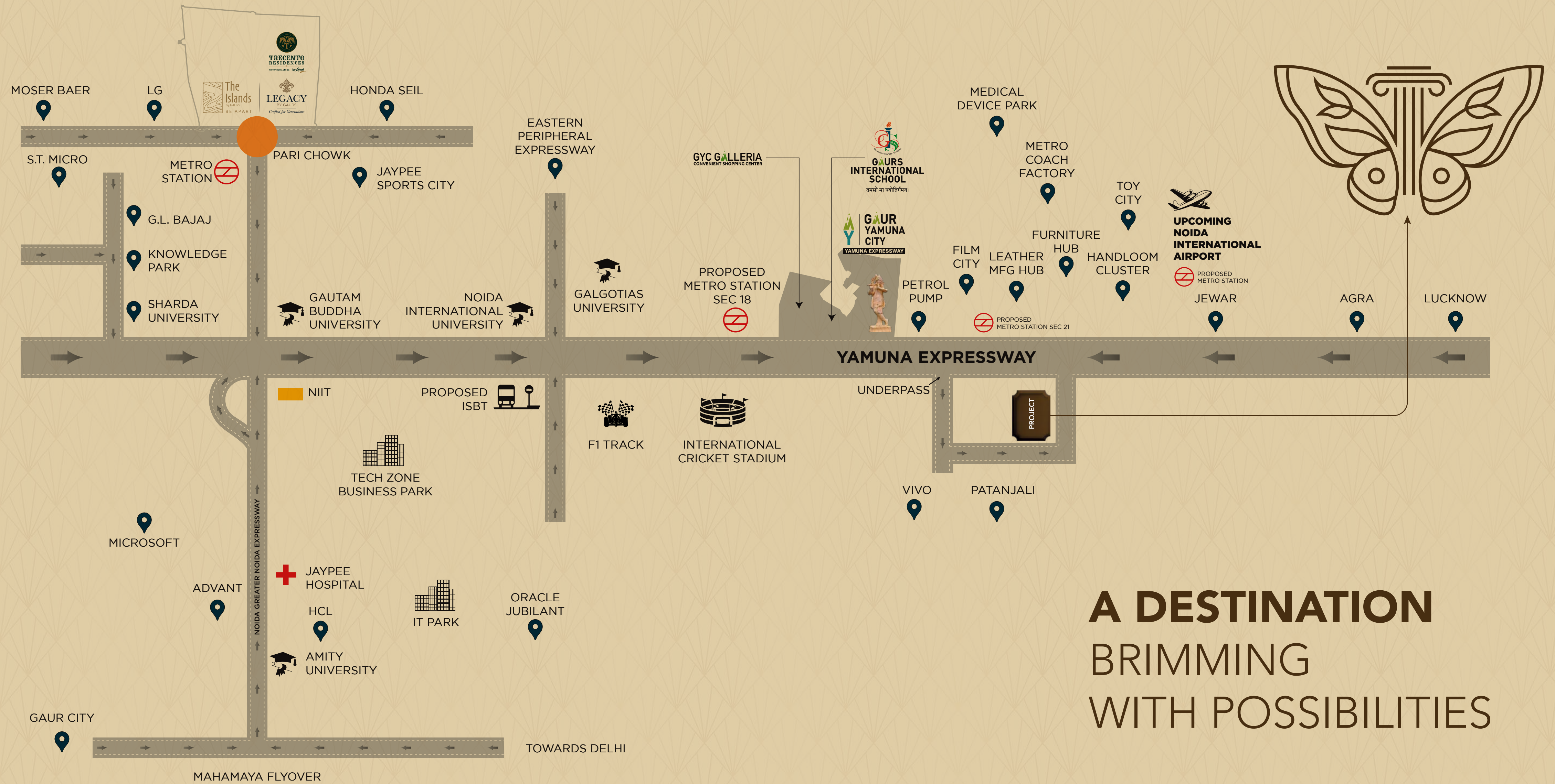


Club & Project Interiors on the
Art Deco theme

One of the **biggest Clubhouse**
of the region **6867 Sq.Mt.**
(75000 Sq.Ft.)
spread over multiple levels with
60+ amenities

Almost **8.5 acres**
Central Landscaped Greens





**A DESTINATION
BRIMMING
WITH POSSIBILITIES**

Map not to scale

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*

*All distances are approximate

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

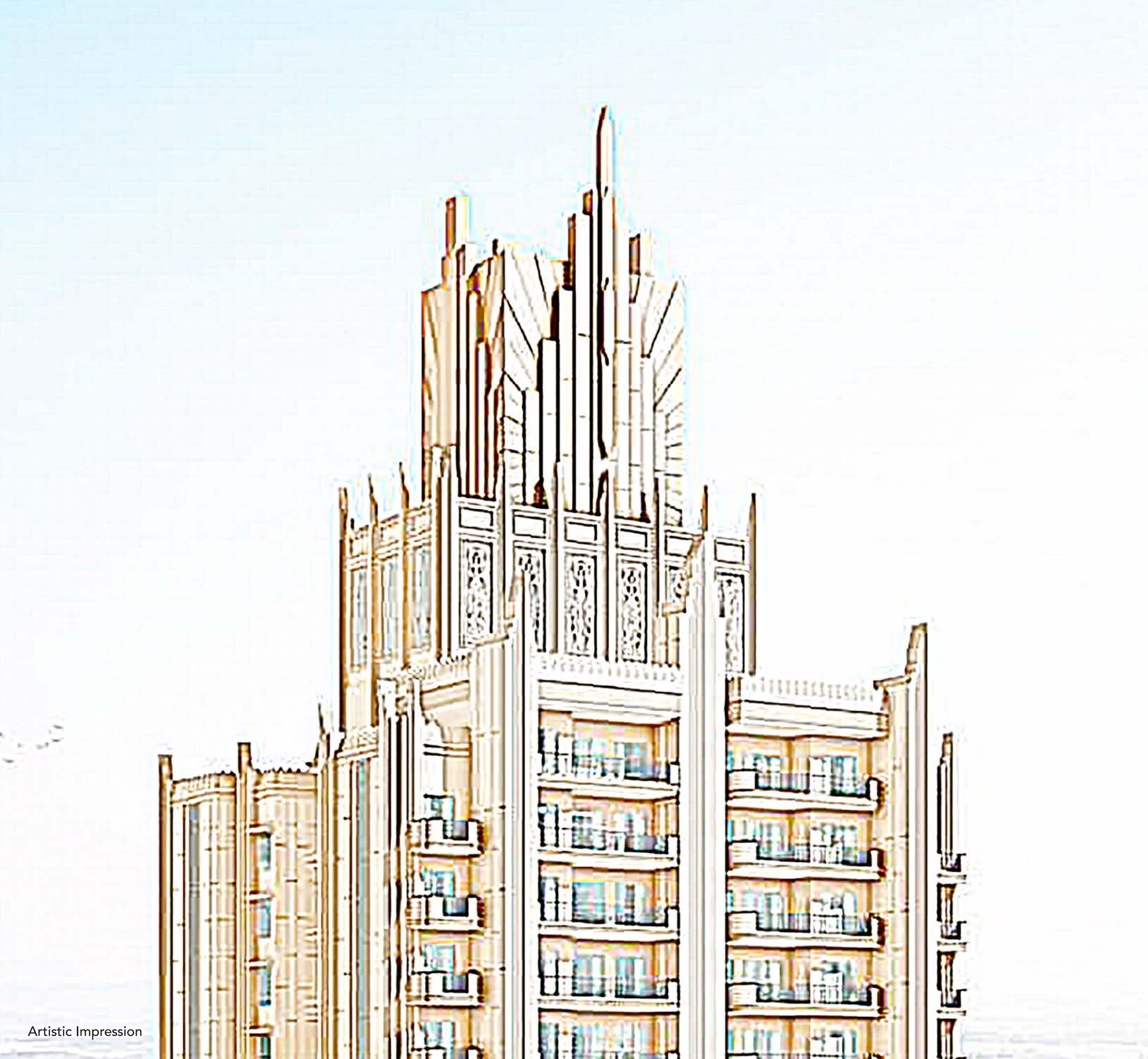
Club & Interior Architect -
OchreInk

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

Structure - ***R D Consultant***

MEP - ***Paradise Consultant***





Artistic Impression

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

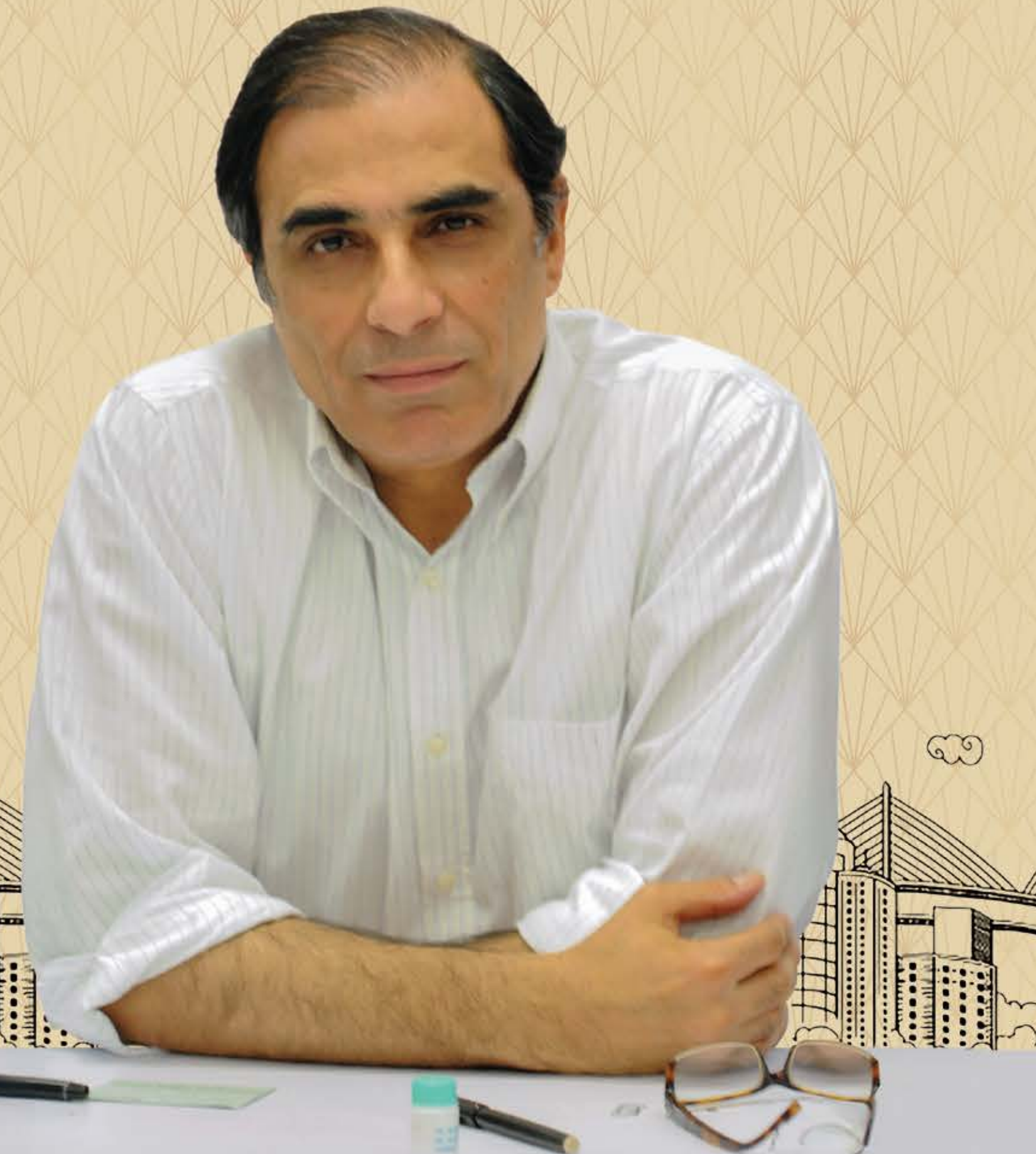
THE ENDURING LEGACY OF HAFEEZ CONTRACTOR

- 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.

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.

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.

SIGNATURE WORKS:

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

PROJECT INTERIOR ARCHITECT



Sachin Chavan
Principal Designer

OchreInk
Architects & Interior Designers



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



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



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

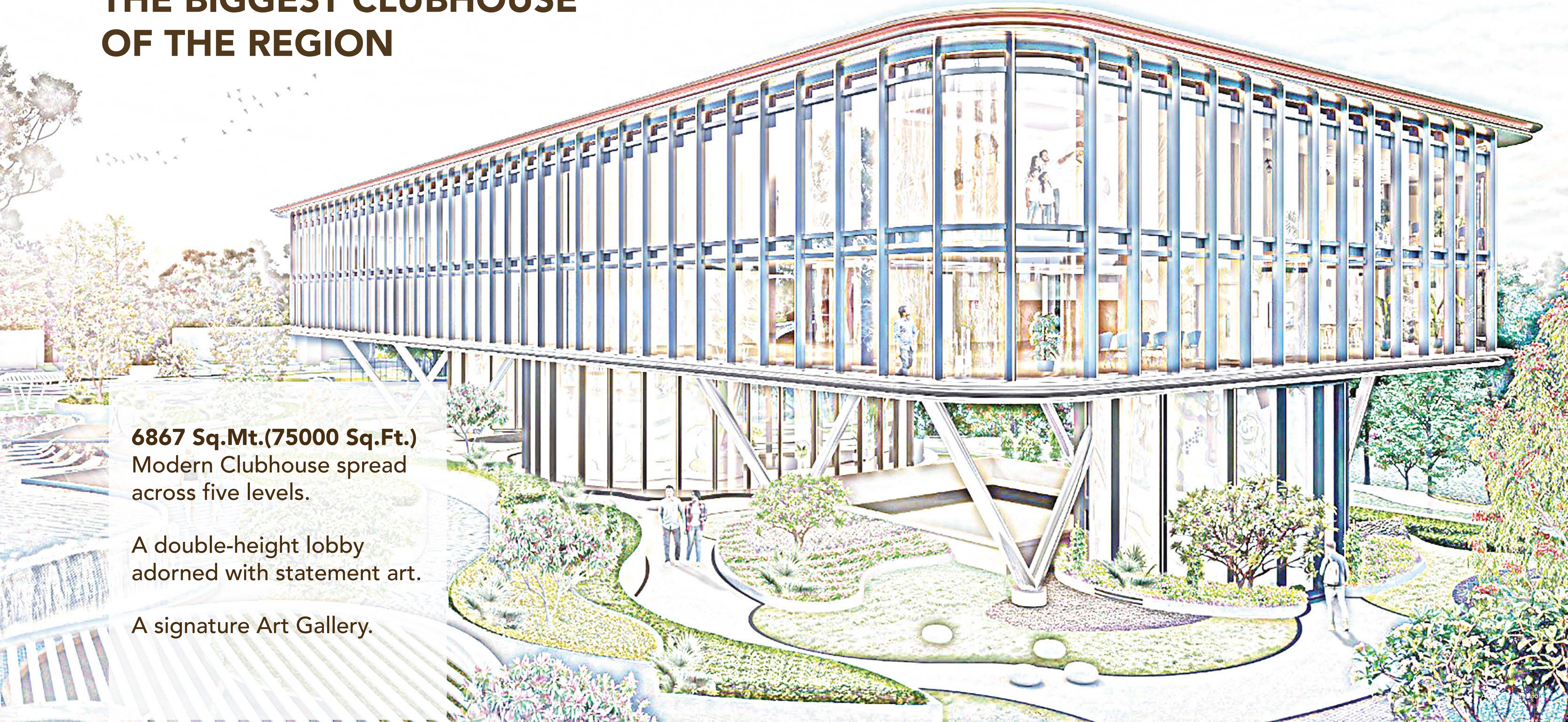
PRESENTING
**THE BIGGEST CLUBHOUSE
OF THE REGION**

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



Images used are for reference purpose only.



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



A LEGACY OF UNRIVALLED LUXURY

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.

REAL ESTATE | RETAIL | EDUCATION | HOTELS | NBFC | CONTRACTING | SPORTS | ENERGY

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



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 Gaur.





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