8 S T A T E 360

SENIOR LIVING RESIDENCES AT ESTATE 360

Senior Living Residences

at

ESTATE 360











Imagined and developed by Max Estates.

Established in 2016, Max Estates Limited is the real estate arm of the 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.

Introducing Estate 360 — the first intergenerational residential community of its kind in Sector 36A, Gurugram.

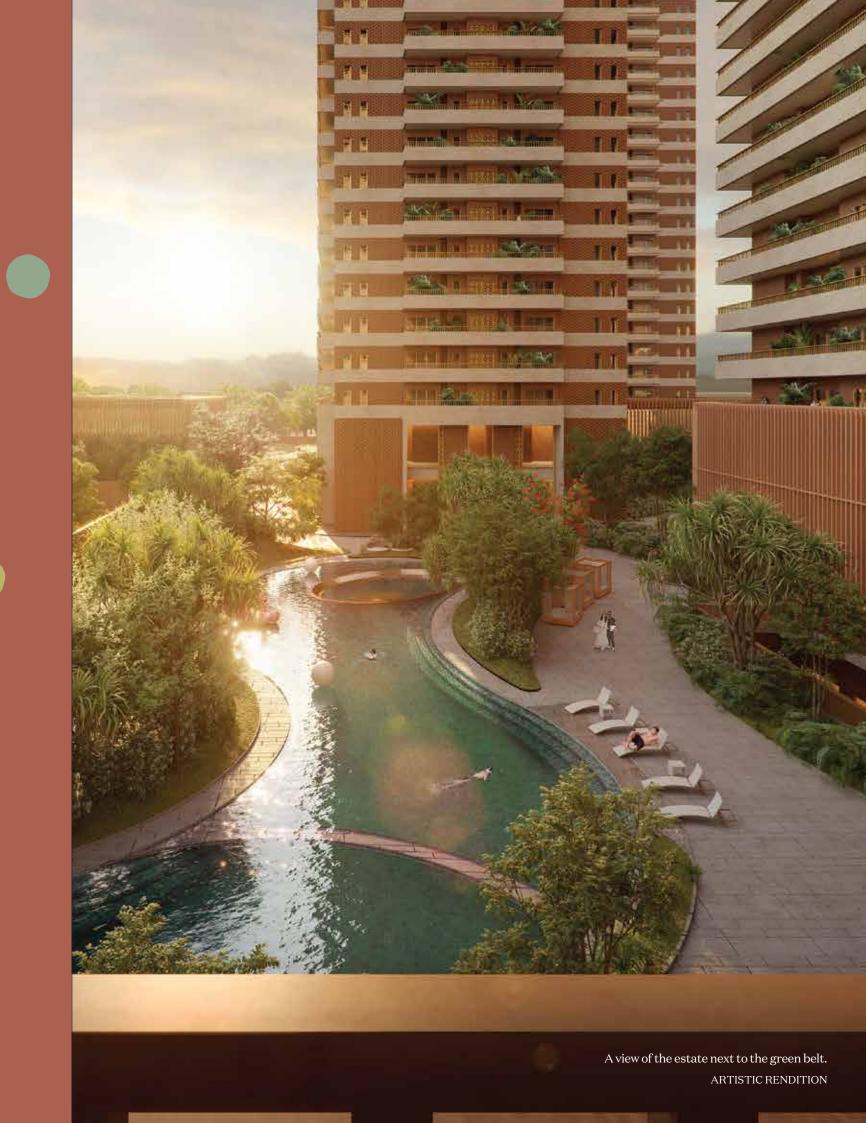
This latest Live *Well* experience from Max Estates offers a unique approach to the community living, designed to cater to every need for every generation.

Intentional intergenerational community.

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

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 interests of *adults*, *families with children*, *and seniors*.





Make space for a new beginning to hassle-free living.

Estate 360 embodies Max Estates' vision of well-being in all stages of life.

Estate 360 has strategically aligned with Antara, pioneers in providing comprehensive lifestyle and lifecare solutions for seniors, to create a thriving community that enables seniors to engage, reflect, and connect with like-minded individuals, promoting a vibrant and fulfilling lifestyle.

We call it *The Antara Way of Life*.

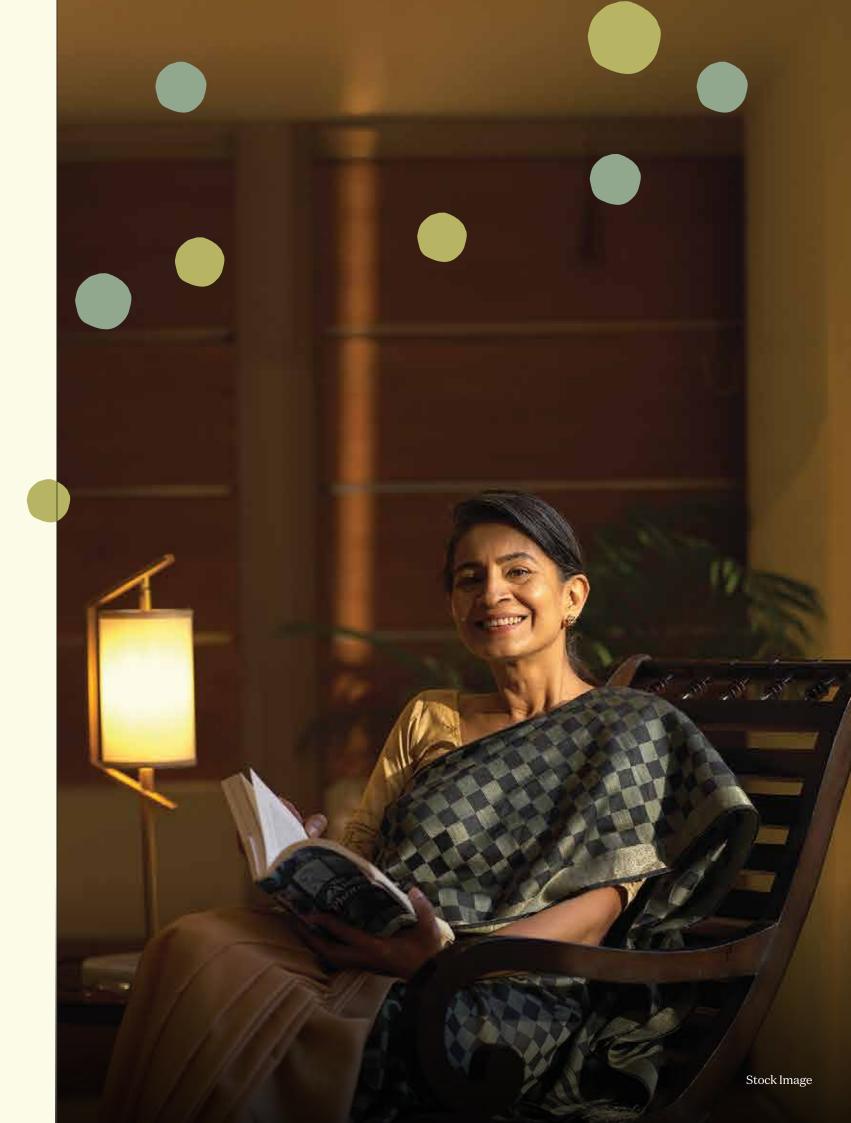
SPACES AND AMENITIES DESIGNED FOR SENIORS

Embrace a vibrant life, on your own terms.

Our fully-finished senior living residences, managed by Antara, offer a host of pre-installed amenities tailored specifically for you. These include panic alarm buttons, anti-skid tiles, glare-free lighting, wider doorways and corridors, and much more.

When it comes to services, you can rest assured of round-the-clock medical assistance, emergency response systems, and all-day dining with personalised, curated nutritious meals.

Our ecosystem enables you to interact with like-minded people, and our state-of-the-art club facilities will ensure that you always stay healthy and active.





Antara Pillars of Wellness

Antara understands your need to feel independent, yet genuinely cared for at the same time. Promising to look after you like one of our own, our approach to your well-being goes beyond just physical health to a perfectly balanced care of the mind, body, and soul.

The Antara Pillars of Wellness are the core of our vision and philosophy, evident across all touchpoints for both, you and our team members.

Physical Wellness

Keep your body active and healthy at the gym, spa, walking track, swimming pool, yoga session, and more.

Social Wellness

Welcome a dynamic social calendar with schedules specially curated for you by our Resident Engagement Team.

Emotional Wellness

Satisfy your need for emotional interactions with a community of like-minded individuals, as well as younger neighbours.

Intellectual Wellness

Ensure your mind is always engaged through seminars, workshops, discussion groups, etc.

Occupational Wellness

Drop the idea of a sedentary lifestyle and see every moment come alive with cooking, art, photography, and music classes.

Spiritual Wellness

We understand the need for you to walk your own path spiritually, and are ready to aid you wherever we can.

Environmental Wellness

Lush, green, open landscapes help us create the perfect environment for you to enjoy every aspect of your life.



Countryside-inspired landscape.

Our landscape, a blend of lush meadows, scenic follies, and a winding lake, serves as a sanctuary designed for everyone, from children and adults, to seniors. It promotes well-being and activity while fostering a connection with nature. With ample benches with armrests, vehicle-free living, and step-free walkways, everyone can immerse themselves in nature's therapeutic power.

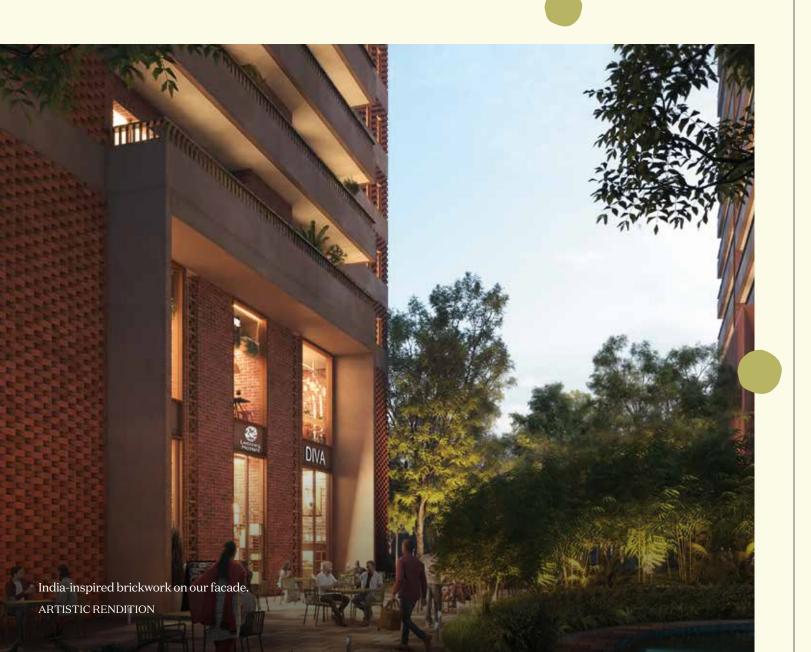
Golf Putting, right at your doorstep.

In the heart of Estate 360, a golf putting green beckons our seniors, igniting their competitive spirit. Age is sidelined as they stand ready, challenging the younger generation with their enduring zeal.



Convenient retail at the Community Plaza.

Our Community Plaza offers an array of retail amenities for all our seniors' daily needs, including provisions for a convenience store, pharmacy, salon, and more, all just a stroll away. It's a warm, welcoming space for lively interactions and shared smiles.





Sports Block with diverse facilities for everyone.

A dedicated Sports Block at our estate offers indoor and outdoor sports amenities such as tennis court, badminton courts, etc. This includes Padel Tennis, a stimulating, yet low-impact sport, perfect to stay active and engaged, while prioritising senior comfort and safety.



Heart of the community - The Antara Club



The quality of life of our residents is measured to a carefully drawn-up index based on participation in various activities, facilities and services that cater to one or more *Pillars of Wellness*. You can utilise these activities and facilities for an effective and well-rounded lifestyle with lifecare. The Antara Club is classified into two very distinct zones — the Activity Zone and the Wellness Zone.



From culinary delights to 'Ghar Ka Khana'.

Treat your taste buds to some of the finest cuisines from around the world, as well as nutritious culinary delights served at The Antara Club. Antara's cuisine philosophy aims to reflect a sense of homeliness, belonging, and simplicity. Our food proudly pays homage to various existing methods and wellness ideologies, with the ultimate goal of achieving a cuisine concept unique to Antara. Not only can you enjoy your meals in the company of other residents, but you also have the luxury of savouring 'Ghar Ka Khana' – a dynamic menu that saves you the hassle of everyday cooking.

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For time well spent.

The reason The Antara Club is the social hub for all our residents is because it offers a whole array of options for them to spend their time with specially curated resident engagement programmes and a monthly activity calendar. From the Reading Corner where residents can explore, revisit and discover their favourite fictional and non-fictional tales to a dedicated Bridge Room where they can play perhaps the most mentally-engaging card game in existence.





Where your creative pursuits shine.

The Antara Club also accommodates our residents' creative pursuits with the theatre, where we screen films, as well as plays directed by, acted in, and created on every level by our residents and the Antara team members at the community.

Pursue your hobbies.

In addition, residents can participate in creative workshops to explore new skills and hobbies and hone long-forgotten skills, including gardening at the terrace.



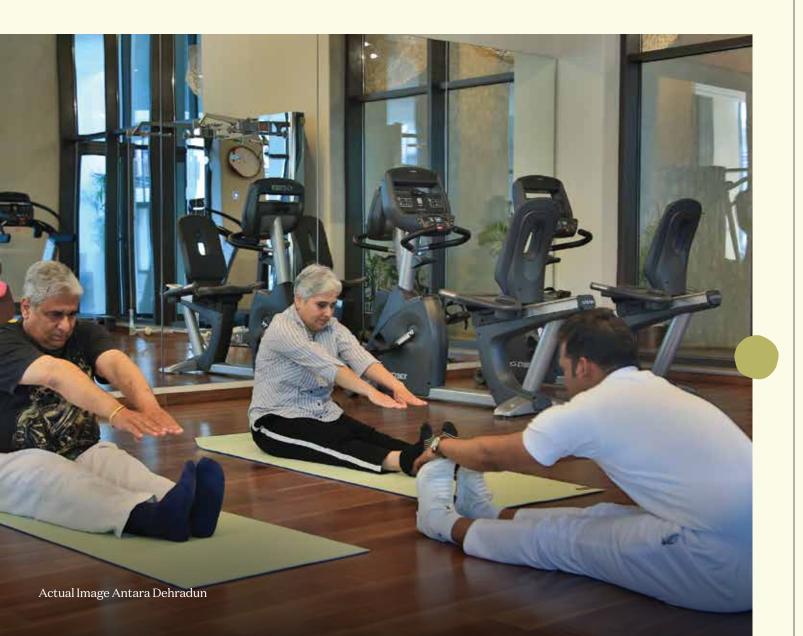


Bringing the community alive.

For those seeking to fulfil their intellectual pursuits,
The Antara Club regularly hosts seminars and
workshops for residents to fulfil those pursuits.
Diverse in topics, led and hosted by both experts and
residents, we make sure everyone gets the best
knowledge and expertise, regardless of the field.

Keep your body and mind active.

Residents can ensure physical well-being at our indoor and outdoor gyms, installed with senior-friendly machines and other equipment. An expert trainer can help curate training programmes for our residents to best ensure improvement of their physical health. In addition, residents can also use the indoor all-weather pool for low-impact, high-benefit workout, all through the year. After such workouts, residents can relax in the steam and sauna room.





Improve health with ease.

When it comes to improving physical and mental health in a single swoop, nothing beats early-morning yoga. With expert guidance, our residents can experience the countless benefits that yoga has to offer as an exercise, as well as its meditative benefits.

All work. All play.

Residents can also choose to balance work and play between the Den and the Business Centre, with our concierge available 24x7 to aid them and answer any queries they might have.





Milestones to remember.

For residents who wish to engage in social activities, they can celebrate important milestones like anniversaries and birthdays at our dedicated event spaces, all in the company of a strongly-knit community they have formed.



Amenities at The Antara Club



Physical Wellness
Indoor all-weather pool

The Gym
Steam/sauna room
Juice bar



Social Wellness

Multi-cuisine indoor and outdoor spaces The Cards room The Bridge room The Den The Theater Social events calendar



Emotional Wellness

The Reading corner
Comfort & convenience
of 'Ghar Ka Khana'
Concierge desk
Guest rooms



Intellectual Wellness

Business center
Volunteer programme
Seminars & workshops



Occupational Wellness

The Creative workshop
Event space



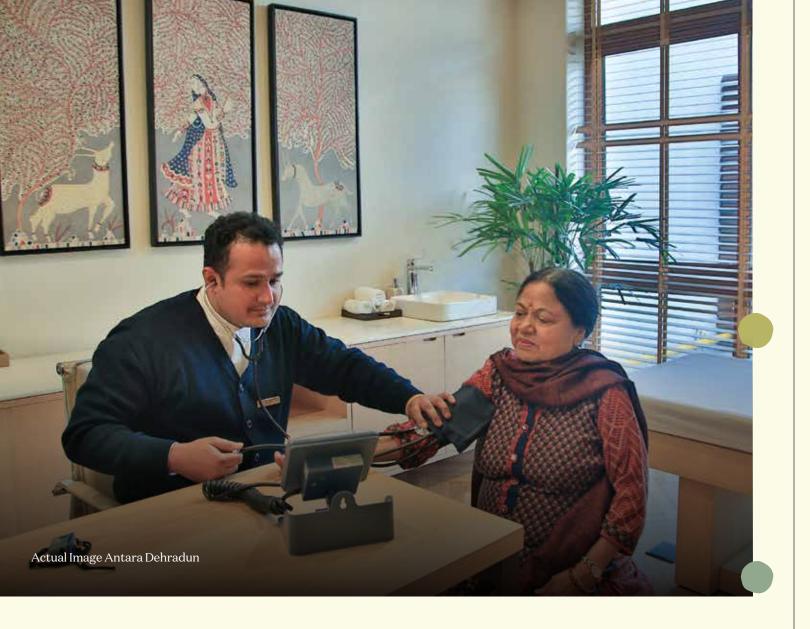
Spiritual Wellness

The Yoga pavilion Meditation



Environmental Wellness

Outdoor gym
Gardening terrace
Group activities & programmes



Healthcare Amenities at the Wellness Centre

We promote independent living with access to higher level of care, including assisted care wherever needed. To this end, we offer:

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

Other Amenities at Estate 360

Community Plaza

Convenience store

Pharmacy

Laundry and dry cleaning services

Electric and hardware store

Stationery

Salon

Bakery

Florist

ATM

Sports Block

Rooftop padel tennis courts

Outdoor cricket pitch

Outdoor tennis court

Indoor squash court

Indoor badminton courts

Juice bar

Pet park

Outdoor

Serpentine lake

Golf putting area

Folly on the mound

Amphitheatre

Boathouse

Children's play area





A home that enhances the quality of life for seniors.

Senior living residences are thoughtfully designed to provide a comfortable and enriching living experience.



Sunken courtyards at the entrance allow natural light to cascade down even to the lower ground level, making for a pleasant arrival experience.



Air conditioned entrance lobby where resident-in-charge (RIC) welcomes you as you enter from our lower ground drop-off.



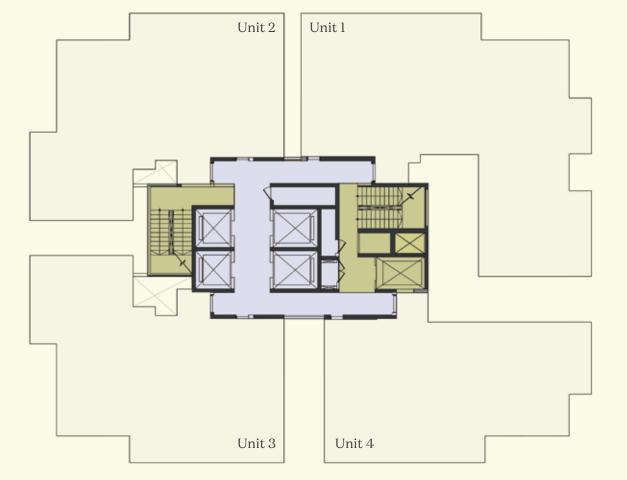
The four homes on every floor are served by **four large elevators for personal use** (two are stretcher compliant) to handle any emergency.

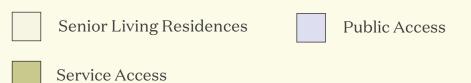


Wider corridors with **support** handrails and seating space at the elevators to maximise seniors' comfort.



Exclusive corner apartments with no shared walls, providing 270-degree views.





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Thoughtfully designed, to nurture well-being.

Our homes are intentionally planned to offer you ample natural light, comfortable living, and a seamless flow of movement.

Choose from a variety of homes at Estate 360, including 3 Bedrooms+, 3 Bedrooms+ residences, as well as Sky Villas.



Each home comes with a **spacious** balcony, extending generously in front of the living room, conveniently connected to the kitchen and offering scenic views.



Bedrooms are carefully tucked away from guest areas such as the living and dining spaces, enabling some family members to entertain guests, while others enjoy time to themselves.



Additional **utility balcony** ensures all daily chores are handled smoothly.



Fully-finished residences with pre-installed amenities, tailored specifically for seniors.



Maximising comfort with senior-friendly features

Designed with meticulous planning to create comfortable spaces for our residents across all stages of their lives, every home exudes an atmosphere of natural warmth, comfort, and refinement, exemplifying our continuous care proposition.



Panic alarm for emergencies



Rounded wall edges for safety



Anti-skid flooring to minimise trips and falls



Glare-free LED ceilingmounted light fixtures



Senior-friendly door lock system



Additional handrail in balconies for support



Motion sensor-based footlights for ease of movement



Step-free, comfortable, and walkable ramps with wheelchair access



Grab bars in toilets for support



Raised seat heights for comfort

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Master Plan



44 Indicative list, subject to change

3 Bedrooms+ Type A

Senior Living Residences 5 & 6

Total Area: 3,273 ft² | 304 m²

RERA Carpet Area: 1,760 ft² | 164 m² Exclusive Area: 2,257 ft² | 210 m²

3 Bedrooms | 4 Bathrooms | 1 Multi-purpose room | 1 Study | 1 Powder room



Foyer

6'9" x 4'6" ft 2.05 x 1.38 m



Master dress

5'7" x 7'3" ft 1.70 x 2.20 m



Bathroom 2

7'3" x 7'3" ft 2.20 x 2.20 m



Powder room

5'5" x 4'5" ft 1.65 x 1.34 m



Utility area

4'll" x l3'9" ft 1.49 x 4.19 m



Living & dining

22'10" x 14'3" ft 6.95 x 4.35 m



Master bathroom

7'3" x 7'3" ft 2.20 x 2.20 m



Bedroom 3

10'8" x 12' ft 3.25 x 3.65 m



Storage

4'10" x 4'1" ft 1.47 x 1.25 m



Balcony 1

39'9" x 7'10" ft 12.12 x 2.40m



Study

13'7" x 7'1" ft 4.15 x 2.15 m



Bedroom 2

13'1" x 11' ft 4.00 x 3.35 m



Bathroom 3

7'3" x 6'9" ft 2.20 x 2.05 m



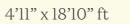
Multi-purpose room

9'6" x 6'9" ft 2.90 x 2.05 m



Balcony 2

4'll" x l2'4" ft 1.50 x 5.75 m 1.50 x 3.75 m



Master bedroom

18'3" x 11' ft

Dress 2

Kitchen

5'7" x 7'3" ft

1.70 x 2.20 m

9'2" x 13'5" ft

2.80 x 4.09 m

Bathroom 4

5'2" x 6'9" ft

1.57 x 2.05 m

Balcony 3

5.55 x 3.35 m

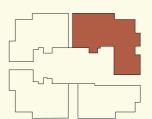
$1 \text{ m}^2 = 10.7639 \text{ ft}^2$

Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment.

Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.







3 Bedrooms+ Type A

Senior Living Residences 5 & 6

Total Area: 3,273 ft² | 304 m²

RERA Carpet Area: $1,760 \text{ ft}^2 \mid 164 \text{ m}^2$ Exclusive Area: 2,257 ft² | 210 m²

3 Bedrooms | 4 Bathrooms | 1 Multi-purpose room | 1 Study | 1 Powder room

Foyer

6'9" x 4'6" ft 2.05 x 1.38 m



Master dress

5'7" x 7'3" ft 1.70 x 2.20 m



Bathroom 2

7'3" x 7'3" ft 2.20 x 2.20 m



Powder room

5'5" x 4'5" ft 1.65 x 1.34 m



Utility area

4'll" x l3'9" ft 1.49 x 4.19 m

Living & dining 22'10" x 14'3" ft

6.95 x 4.35 m

Master bathroom 7'3" x 7'3" ft

2.20 x 2.20 m

Bedroom 3

10'8" x 12' ft 3.25 x 3.65 m

Storage

4'10" x 4'1" ft 1.47 x 1.25 m

Balcony l

39'9" x 7'10" ft 12.12 x 2.40m

Study

13'7" x 7'1" ft 4.15 x 2.15 m

Bedroom 2

13'1" x 11' ft 4.00 x 3.35 m

Bathroom 3

7'3" x 6'9" ft 2.20 x 2.05 m

Multi-purpose room 9'6" x 6'9" ft

2.90 x 2.05 m

Balcony 2

4'll" x 18'10" ft 1.50 x 5.75 m

Master bedroom

18'3" x 11' ft 5.55 x 3.35 m

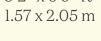
Dress 2

5'7" x 7'3" ft 1.70 x 2.20 m

Kitchen

9'2" x 13'5" ft 2.80 x 4.09 m

Bathroom 4 5'2" x 6'9" ft



Balcony 3

4'll" x l2'4" ft 1.50 x 3.75 m



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3 Bedrooms Type B North

Senior Living Residences 5 & 6

Total Area: 2,461 ft² | 229 m²

RERA Carpet Area: 1,324 ft² | 123 m² Exclusive Area: 1,743 ft² | 162 m²

3 Bedrooms | 3 Bathrooms | 1 Powder room



Foyer

6'5" x 5'6" ft 1.95 x 1.68 m



Master bathroom

8' x 7'5" ft 2.45 x 2.25 m



Bedroom 3

11'4" x 9'4" ft 3.45 x 2.85 m



Powder room

5'6" x 5' ft 1.68 x 1.52 m



Living & dining

12'2" x 22'9" ft 3.70 x 6.94 m



Bedroom 2

ll'6" x l3'3" ft 3.50 x 4.04 m



Bathroom 3

5'3" x 7'7" ft 1.60 x 2.30 m



Utility area

5'5" x 13'9" ft 1.65 x 4.20 m



Master bedroom

15'1" x 11'6" ft 4.60 x 3.50 m



Dress 2

8'2" x 4'll"ft 2.50 x l.50 m



Kitchen

9'2" x 13'3" ft 2.80 x 4.04 m



Balcony l

34'1" x 8' ft 10.38 x 2.45 m



Master dress

6'9" x 7'5" ft 2.05 x 2.25 m



Bathroom 2

8'2" x 7'7" ft 2.50 x 2.30 m



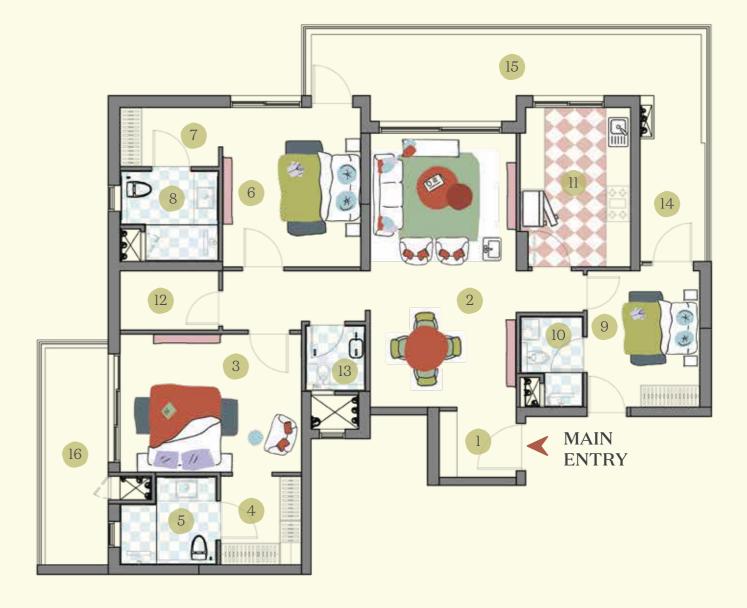
Storage

8'2" x 4'll" ft 2.50 x l.5 m



Balcony 2

5'11" x 18'8" ft 1.80 x 5.70 m





1 m² = 10.7639 ft²

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3 Bedrooms Type B North

Senior Living Residences 5 & 6

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RERA Carpet Area: 1,324 ft² | 123 m² Exclusive Area: 1,743 ft² | 162 m²

3 Bedrooms | 3 Bathrooms | 1 Powder room



Foyer

6'5" x 5'6" ft 1.95 x 1.68 m



Master bathroom

8' x 7'5" ft 2.45 x 2.25 m



Bedroom 3

11'4" x 9'4" ft 3.45 x 2.85 m



Powder room

5'6" x 5' ft l.68 x l.52 m



Living & dining

12'2" x 22'9" ft 3.70 x 6.94 m



Bedroom 2

11'6" x 13'3" ft 3.50 x 4.04 m



Bathroom 3

5'3" x 7'7" ft 1.60 x 2.30 m



Utility area

5'5" x 13'9" ft 1.65 x 4.20 m

3

Master bedroom

15'1" x 11'6" ft 4.60 x 3.50 m



Dress 2

8'2" x 4'll"ft 2.50 x 1.50 m



Kitchen

9'2" x 13'3" ft 2.80 x 4.04 m



Balcony l

34'1" x 8' ft 10.38 x 2.45 m

4

Master dress

6'9" x 7'5" ft 2.05 x 2.25 m



Bathroom 2

8'2" x 7'7" ft 2.50 x 2.30 m



Storage

8'2" x 4'll" ft 2.50 x l.5 m



Balcony 2

5'll" x 18'8" ft 1.80 x 5.70 m



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3 Bedrooms Type B South

Senior Living Residences 5 & 6

Total Area: 2,461 ft² | 229 m²

RERA Carpet Area: 1,324 ft² | 123 m² Exclusive Area: 1,743 ft² | 162 m²

3 Bedrooms | 3 Bathrooms | 1 Powder room



Foyer

6'5" x 5'6" ft 1.95 x 1.68 m



Master bathroom

8'0" x 7'5" ft 2.45 x 2.25 m



Bedroom 3

ll'4" x 9'4" ft 3.45 x 2.85 m



Powder room

5'6" x 5' ft 1.68 x 1.52 m



Living & dining

12'2" x 22'9" ft 3.70 x 6.94 m



Bedroom 2

ll'6" x l3'3" ft 3.50 x 4.04 m



Bathroom 3

5'3" x 7'7" ft 1.60 x 2.30 m



Utility area

5'5" x 13'9" ft 1.65 x 4.20 m



Master bedroom

15'1" x 11'6" ft 4.60 x 3.50 m



Dress 2

8'2" x 4'11" ft 2.50 x 1.50 m



Kitchen

9'2" x 13'3" ft 2.80 x 4.04 m



Balcony 1

34'1" x 8' ft 10.38 x 2.45 m



Master dress

6'9" x 7'5" ft 2.05 x 2.25 m



Bathroom 2

8'2" x 7'7" ft 2.50 x 2.30 m



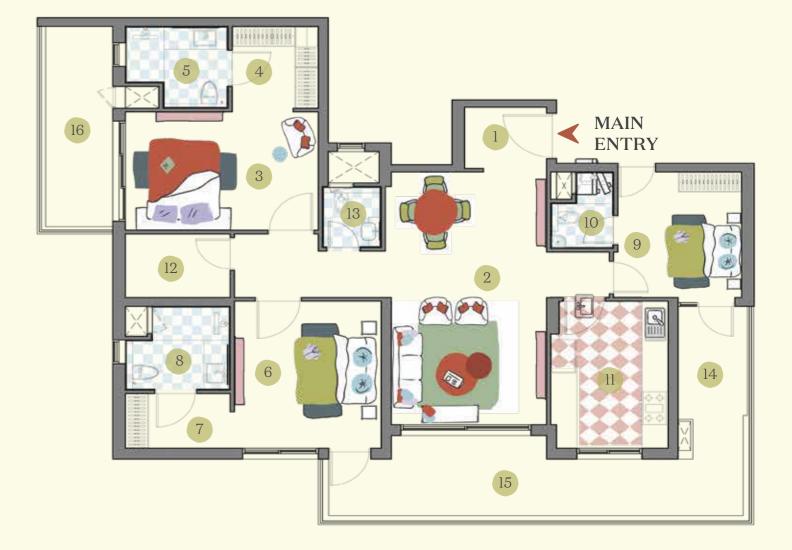
Storage

8'2" x 4'11" ft 2.50 x 1.5 m



Balcony 2

5'll" x 18'8" ft 1.80 x 5.70 m





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3 Bedrooms Type B South

Senior Living Residences 5 & 6

Total Area: 2,461 ft² | 229 m²

RERA Carpet Area: 1,324 ft² | 123 m² Exclusive Area: 1,743 ft² | 162 m²

3 Bedrooms | 3 Bathrooms | 1 Powder room

Foyer

6'5" x 5'6" ft 1.95 x 1.68 m



Master bathroom

8'0" x 7'5" ft 2.45 x 2.25 m



Bedroom 3

ll'4" x 9'4" ft $3.45 \times 2.85 \,\mathrm{m}$



Powder room

5'6" x 5' ft 1.68 x 1.52 m



Living & dining

12'2" x 22'9" ft 3.70 x 6.94 m



Bedroom 2 ll'6" x l3'3" ft

3.50 x 4.04 m



Bathroom 3

5'3" x 7'7" ft 9'2" x 13'3" ft 1.60 x 2.30 m 2.80 x 4.04 m



Utility area

5'5" x 13'9" ft 1.65 x 4.20 m

Master bedroom

15'l" x ll'6" ft 4.60 x 3.50 m



Dress 2

8'2" x 4'll" ft 2.50 x 1.50 m



Kitchen



Balcony l

34'1" x 8' ft 10.38 x 2.45 m

Master dress

6'9" x 7'5" ft 2.05 x 2.25 m

Bathroom 2

8'2" x 7'7" ft 2.50 x 2.30 m



Storage

8'2" x 4'll" ft $2.50 \times 1.5 \text{ m}$



Balcony 2

5'll" x 18'8" ft 1.80 x 5.70 m



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2 Bedrooms+ Type C

Senior Living Residences 5 & 6

Total Area: 2,159 ft² | 200.58 m²

RERA Carpet Area: 1,162 ft² | 108 m² Exclusive Area: 1,547 ft² | 144 m²

2 Bedrooms | 3 Bathrooms | 1 Multi-purpose room



Foyer

6'3" x 4'll" ft 1.90 x 1.50 m



Master bathroom

7'10" x 6'11" ft 2.40 x 2.10 m



Multi-purpose room Storage

10'4" x 6'6" ft 3.15 x 1.99 m



Balcony l

35' x 7'10" ft 10.68 x 2.40 m



Living & dining

13'1" x 21'2" ft 3.99 x 6.45 m



Bedroom 2

10'8" x 11'10" ft 3.25 x 3.60 m



5'l" x 5'9" ft 1.55 x 1.74 m



Balcony 2

4'll" x 15'll" ft 1.50 x 4.85 m



Master bedroom

ll'6" x l5'll" ft 3.50 x 4.85 m



Bathroom 2

7'7" x 6'll" ft 2.32 x 2.10 m



Bathroom 3

3'll" x 6'9" ft 1.20 x 2.05 m



Master dress

6'4" x 6'll" ft 1.92 x 2.10 m



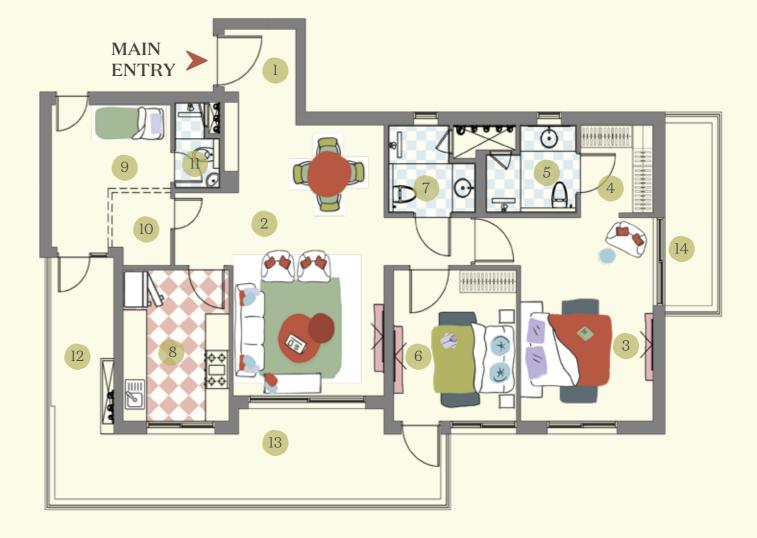
Kitchen

9'2" x 11'10" ft 2.80 x 3.60 m



Utility area

5'5" x 13'9" ft 1.66 x 4.20 m





 $1 \text{ m}^2 = 10.7639 \text{ ft}^2$

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2 Bedrooms | 3 Bathrooms | 1 Multi-purpose room



Foyer

6'3" x 4'll" ft 1.90 x 1.50 m



Master bathroom 7'10" x 6'11" ft

2.40 x 2.10 m



Multi-purpose room Storage

10'4" x 6'6" ft 3.15 x 1.99 m



Balcony l

35' x 7'10" ft 10.68 x 2.40 m

Living & dining

13'1" x 21'2" ft 3.99 x 6.45 m



Bedroom 2

10'8" x 11'10" ft 3.25 x 3.60 m



5'l" x 5'9" ft 1.55 x 1.74 m

Balcony 2

4'll" x l5'll" ft 1.50 x 4.85 m

Master bedroom

ll'6" x l5'll" ft 3.50 x 4.85 m



Bathroom 2

7'7" x 6'll" ft 2.32 x 2.10 m



Bathroom 3

3'll" x 6'9" ft 1.20 x 2.05 m

Master dress

6'4" x 6'll" ft 1.92 x 2.10 m



Kitchen

9'2" x 11'10" ft 2.80 x 3.60 m



Utility area

5'5" x 13'9" ft 1.66 x 4.20 m



Total area shall mean the area after loading of other constructed areas including the exclusive balcony areas and constructed common areas over the carpet area of a unit/apartment which is duly mentioned in the layout plan of the unit/apartment. Exclusive area consists of carpet area and balcony areas for exclusive use of the allottee.



Unit Specifications for Residences

1	Living/Dining/Foyer	
1.1	Floor	Imported marble or equivalent.
1.2	Walls	Acrylic emulsion paint.
1.3	Ceiling	Acrylic emulsion paint.
2	Bedroom	
2.1	Floor	Laminated wooden flooring or equivalent.
2.2	Walls	Acrylic emulsion paint.
2.3	Ceiling	Acrylic emulsion paint.
2.4	Modular Wardrobes	Stylish modular wardrobe with highest standard hardware of Blum, Hettich, or equivalent.
3	Toilet	
3.1	Floor	Premium quality anti-skid tiles.
3.2	Walls	Ceramic dado up to 7 ft. and acrylic emulsion above it.
3.3	Ceiling	Grid false ceiling.
3.4	Counters	Granite or equivalent.
3.5	Sanitary Ware/CP Fittings	Sink and CP fittings of Kohler/Grohe/Jaquar or equivalent.
4	Kitchen	
4.1	Floor	Premium quality vitrified tiles.
4.2	Walls	Combination of ceramic/vitrified tiles and acrylic emulsion paint.
4.3	Ceiling	Acrylic emulsion paint.
4.4	Counters	Marble/granite top with stainless steel sink and drainboard.
4.5	Fixtures	Fixtures of standard make.
4.6	Kitchen Appliances	Chimney, hob, microwave, refrigerator, RO, washing machine, waste crusher of approved make.

5	Staff Room & Toilet	
5.l	Floor	Vitrified tiles.
5.2	Walls & Ceiling	Acrylic emulsion paint.
5.3	Toilet	Anti-skid tiles.
6	Balconies	
6.l	Floor	Anti-skid tiles.
6.2	Walls & Ceiling	Combination of tile cladding + Weathershield exterior emulsion paint of appropriate colour.
6.3	Railings	MS railing as per design.
7	Additional Features	Panic alarm in all rooms. Grab bars in WCs and shower areas. Gas detectors. Rounded corners for all walls. Master switches for bedrooms. Step lighting in bedrooms on UPS. Vanities in toilets. UPS for panic alarm system and emergency lights. Telephone in living room. Heat detector in kitchen. Smoke detectors in all rooms.

SPECIFICATION OF CONSTRUCTION

Specification of apartments and other buildings, including the following:		
1	Lift Details	4 high speed elevators, including 2 stretcher compliant elevators in each residence. 1 service elevator (stretcher compliant) in each residence.
2	External Glazings	Aluminium/UPVC frame with glass.
3.1	Main Doors	l hour fire rated engineered door with veneer, handle and lock system.
3.2	Internal Doors	Engineered/flush door with laminate.
4	Air Conditioning	VRV/VRF AC system. Ductable unit in living and dining room and high wall split AC in bedrooms.
5	Electrical Fittings	Modular switches and sockets.
6	Provision of Wi-Fi & Broadband Facility	Provision for Wi-Fi router and broadband at one location.
7	External Finishing/ Colour Scheme	Combination of tile cladding + Weathershield exterior emulsion paint of appropriate colour.

HOME AUTOMATION

Experience the *future* of modern living at Estate 360.

We believe in seamlessly integrating technology into your daily life 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 apartments 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. Smart door locks in our apartments 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.

A proactive plan for a hassle-free life: Antara Comprehensive Benefit.

For hassle-free living, the Antara Comprehensive Benefit offers an industry-leading, proactive service package. This monthly maintenance ensures we meet every need for the lifestyle you're accustomed to.

Wellness

- Unlimited nursing consultations.
- 24 specialised health consultations yearly (2/month).
- Paramedics and emergency response teams.
- On-site ambulance.

The Antara Club

- Day-long access to senior-friendly gym, indoor all-weather pool, activities, yoga, theatre, and salon.
- Day-to-day curated engagement activities planned by experienced coordinators.

Conveniences

- Concierge desk.
- Wi-Fi zone at The Antara Club.



COMMON AREA MAINTENANCE SERVICES

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 façade, 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 of the Estate

- 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



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EXCLUSIVE RESIDENT SERVICES

Enjoy true ease of living with our exclusive resident services.

Estate 360 is designed to accommodate all your needs, stated or latent. Our estate offers access to a host of everyday services, as well as a dedicated on-site concierge, for your convenience.

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 Antara Club'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

Access reliable laundry services via our concierge's recommended vendors, or use our on-site laundromat and in-house laundry services.

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 on-site 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

The estate has 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.

Early Learning Centre managed by Learning Matters

Nurture your child's development with an enriching curriculum designed to foster learning through play and hands-on engagement. Programmes include:

- First Steps (for ages 2+ to 4 years),
- · Right Start (for ages 4 to 5 years) and
- The Parent-Toddler Programme (for ages 18 months to 2+ years).

Wellness Centre

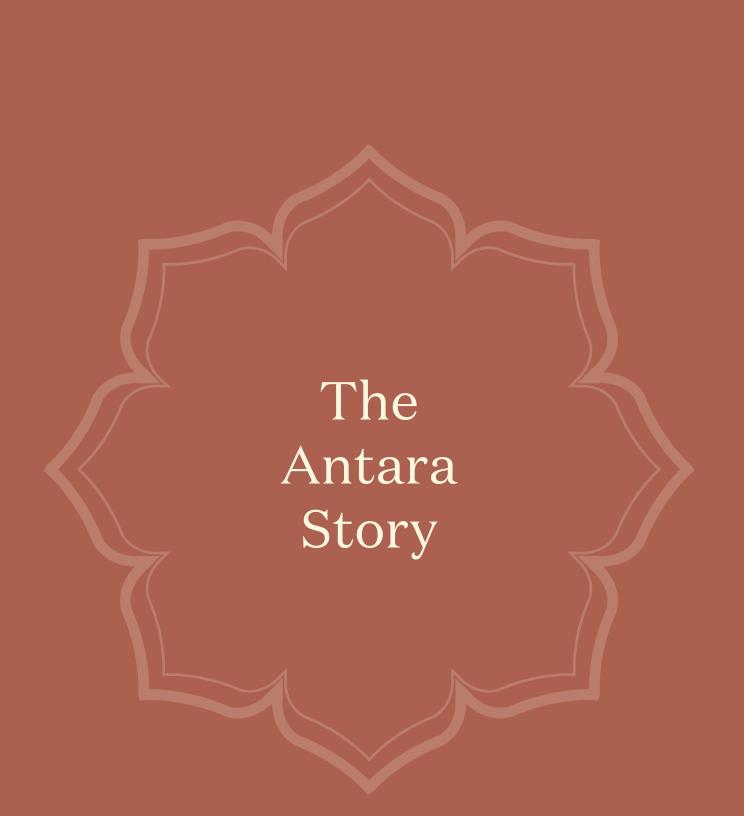
managed by Antara Senior Living

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.





Expert Senior Care, Apno Jaisi

The name - Antara, is derived from the Sanskrit word 'Antar', which means 'the difference'. The logo with the 'three mandalas' represents the mind, body, and soul. It symbolises the cosmos in a perfectly harmonious state.

Antara's vision is to be the most loved and trusted brand for seniors and their families, by helping seniors improve and enrich their quality of life. With this vision, Antara sets itself on the mission to understand and respond to their evolving needs and desires through a perfect blend of lifecare and lifestyle offerings that deliver a comprehensive and seamless experience.

The fast-changing social fabric and a steep rise in the concept of nuclear families compelled team Antara to address the need to create an ecosystem that provides care, companionship, and comfort to seniors.

Antara believes that as seniors get older, they should look at life as a new beginning to hassle-free living in the care, safety, and security of an expert team.

The Antara Journey



Il years ago, Antara laid the seeds of what senior living in India could be with the launch of the very first community of like-minded seniors in Dehradun.



The very first senior living community in Dehradun became fully-operational, welcoming a host of residents to expert care, a lifestyle driven by active ageing, every amenity and facility imaginable under a single roof, and so much more. In 2017, Antara welcomed all residents to *The Antara Way of Life*.



The soaring success of the senior living community at Dehradun inspired Antara to take senior living residences forward with the next community in Noida, as well as launch a completely new business vertical, Antara Assisted Care Services, which include — Care Homes, Care at Home, and MedCare products.



Antara launched a first-of-its-kind facility for the holistic care of dementia patients - Memory Care Homes. It offers specialised and focused care, enabling them to lead their lives with dignity.



Instilled with a never-ending vigour to provide the best care for seniors, Antara launched AGEasy. It is an online and offline store, focused on senior specific products and solutions to manage chronic health conditions.



This year, Antara is evolving the senior living communities with Delhi/NCR's very first intergenerational residential community in Gurugram. It is a place where seniors have their own dedicated spaces, along with the opportunity to interact with younger generations.

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Antara Communities

Dehradun

A vibrant community of like-minded seniors in India, where each one of them is cared for, and each one at Antara is dedicated towards making their experience the epitome of hassle-free living.

This singular idea is what drove Antara to create India's very finest senior living community with Antara Dehradun.

Spread across 14 acres (56,656 sqm) in Purukul, Dehradun, a land abundant in magnificent mountains, lovely lakes and grounds greener than anything else in the country, it set the ultimate standard for senior living in India.







Community. A word whose value was realised not only in India, but across the world during the COVID pandemic.

Amidst such perilous times, Antara launched its second senior living community in sector 150, Noida.

With the best infrastructure in NCR and a host of pre-installed amenities, Antara is at the cusp of welcoming a brand-new community at Antara Noida.

Welcome to a home where well-being begins with

Max Estates Limited (CIN no. U70200PB2016PLC040200) is having its corporate office at Max Towers, L-20, C-001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Noida, UP - 201301 & registered office at 419, Bhai Mohan Singh Nagar Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab - 144533. Max Estates Ltd. is the promoter of Max Estates Gurgaon Ltd. 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 Gurgaon Ltd. (CIN no. U70109UP2022PLC170197) having its registered office at Max Towers, C-001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Noida UP - 201301.

Disclaimer

This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/amenities/services to be provided in the Project, Apartment/ Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/Unit shall be as per the documents/information uploaded by the company on the website of HARERA and the agreement between the parties.

Conversion Scale:

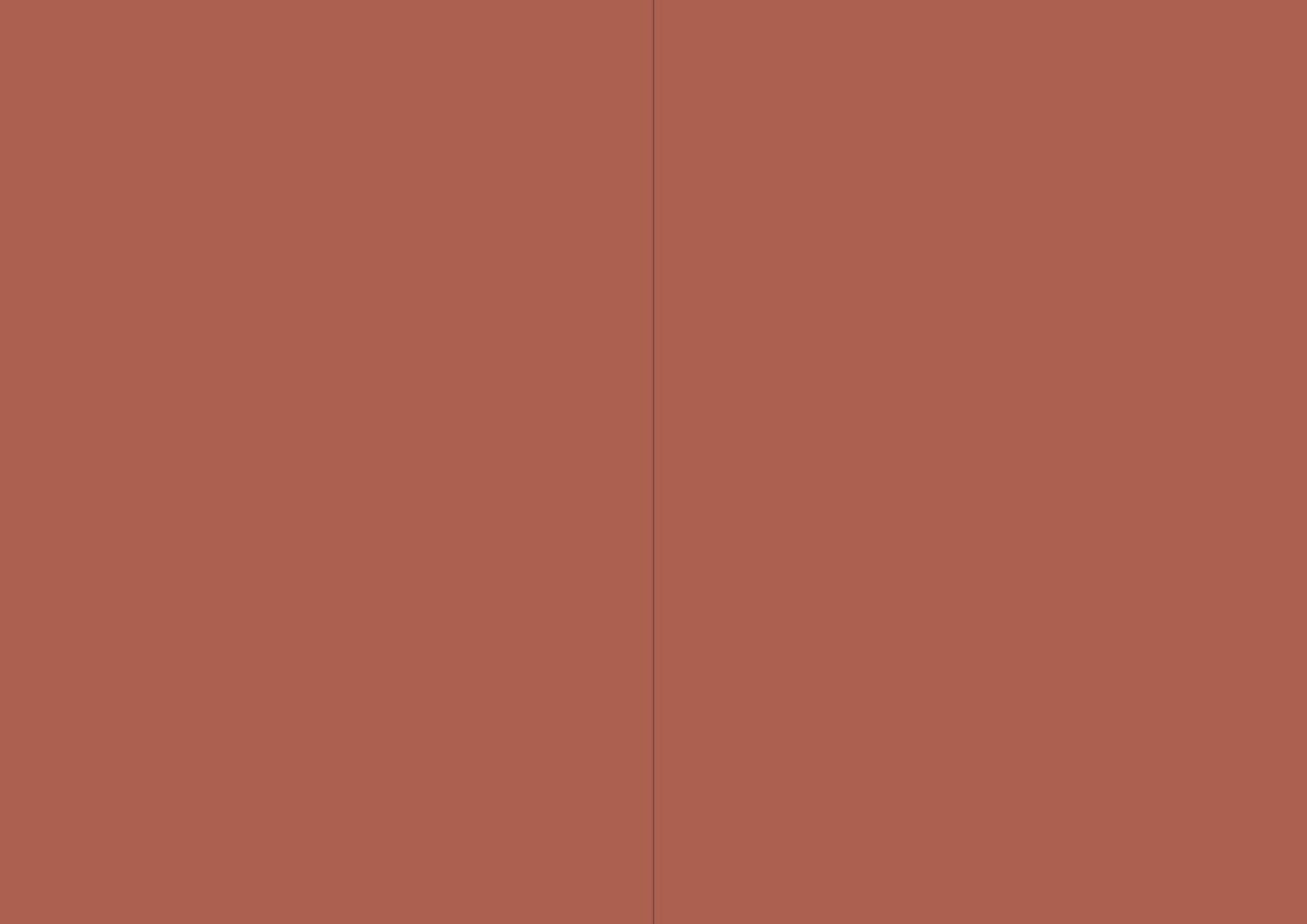
l square metre (m^2) = 10.76 square feet (ft^2) l acres (ac) = 4046.86 square metre (m^2)

 $\label{thm:max} {\it Max} \ Estates \ Gurgaon \ Limited \ has \ appointed \ Antara \ Senior \ Living \ Limited \ to \ manage \ the \ senior \ living \ residences \ and \ dedicated \ spaces \ for \ senior \ living, \ along \ with \ primary \ healthcare \ services \ at \ Estate \ 360.$

ESTATE 360







ESTATE SOLO





HARERA REGISTRATION NO.:
RC/REP/HARERA/GGM/860/592/2024/87
HARERA WEBSITE:
HTTPS://HARYANARERA.GOV.IN/





ESTATE 360

AN INTERGENERATIONAL COMMUNITY

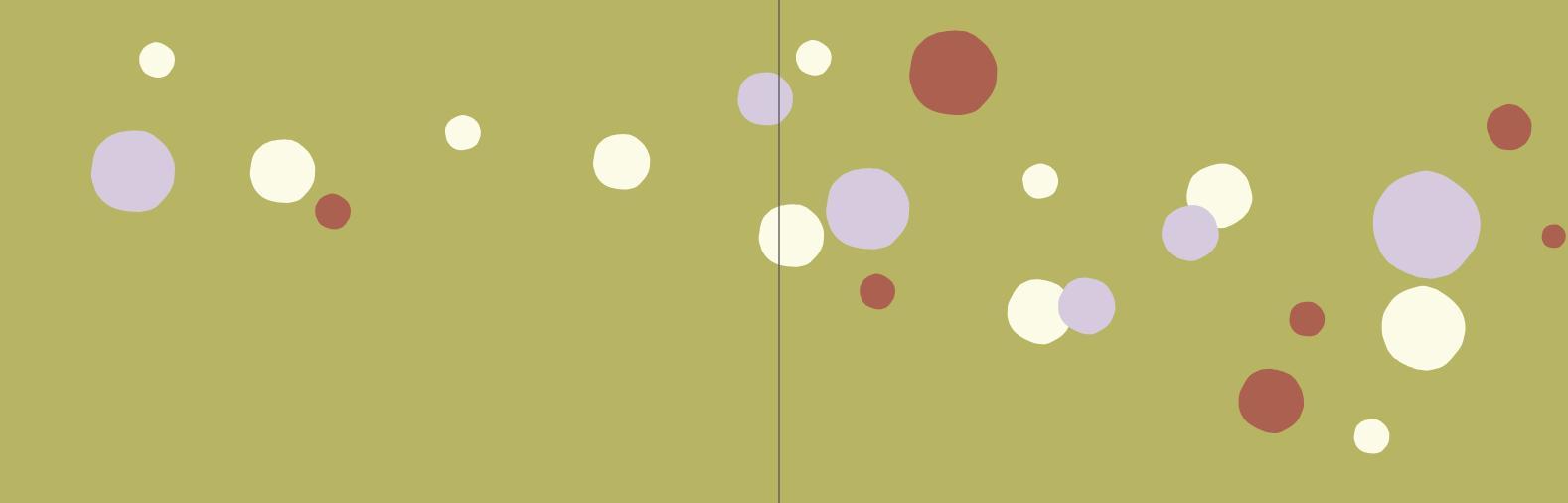
ESTATE 360

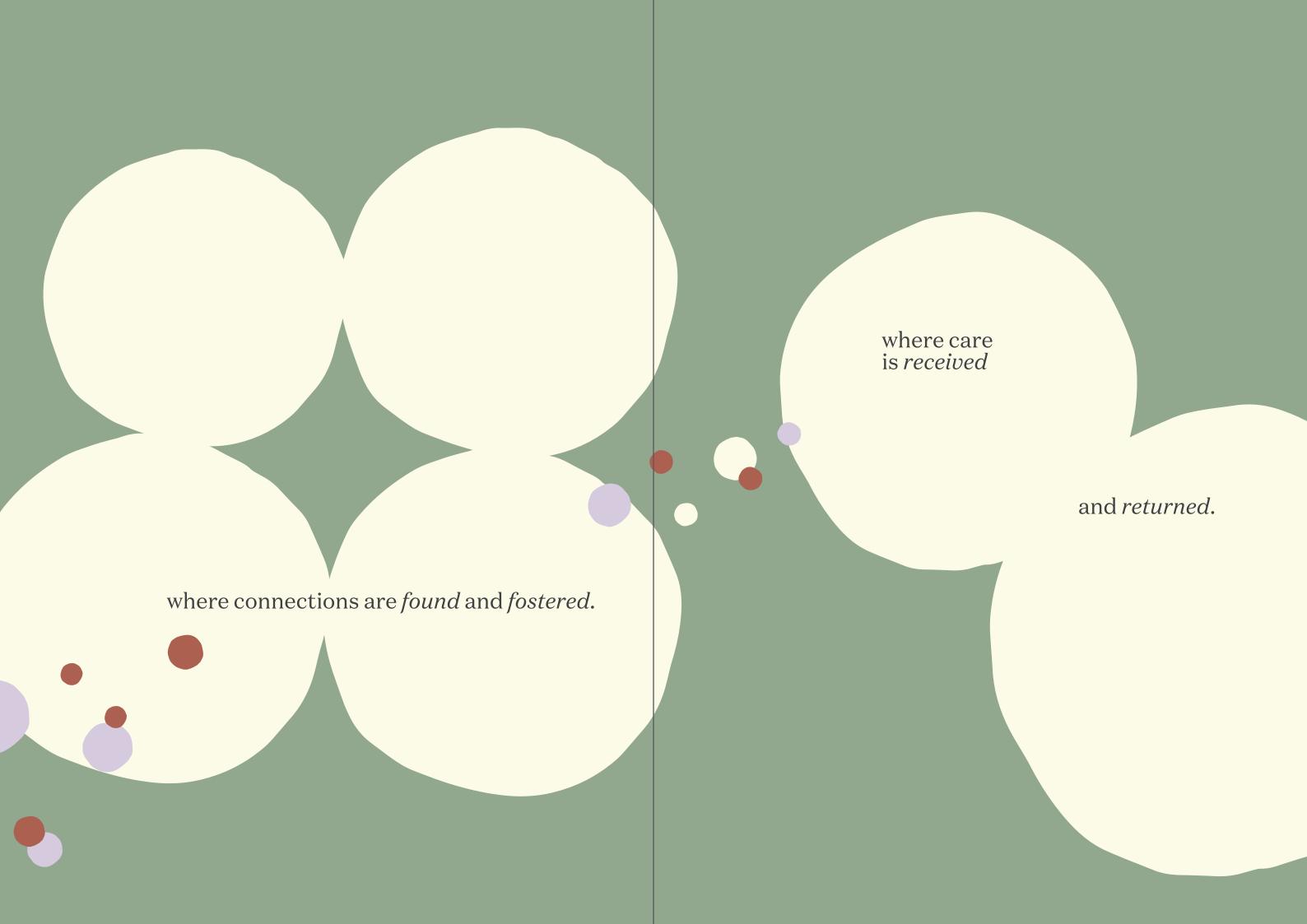


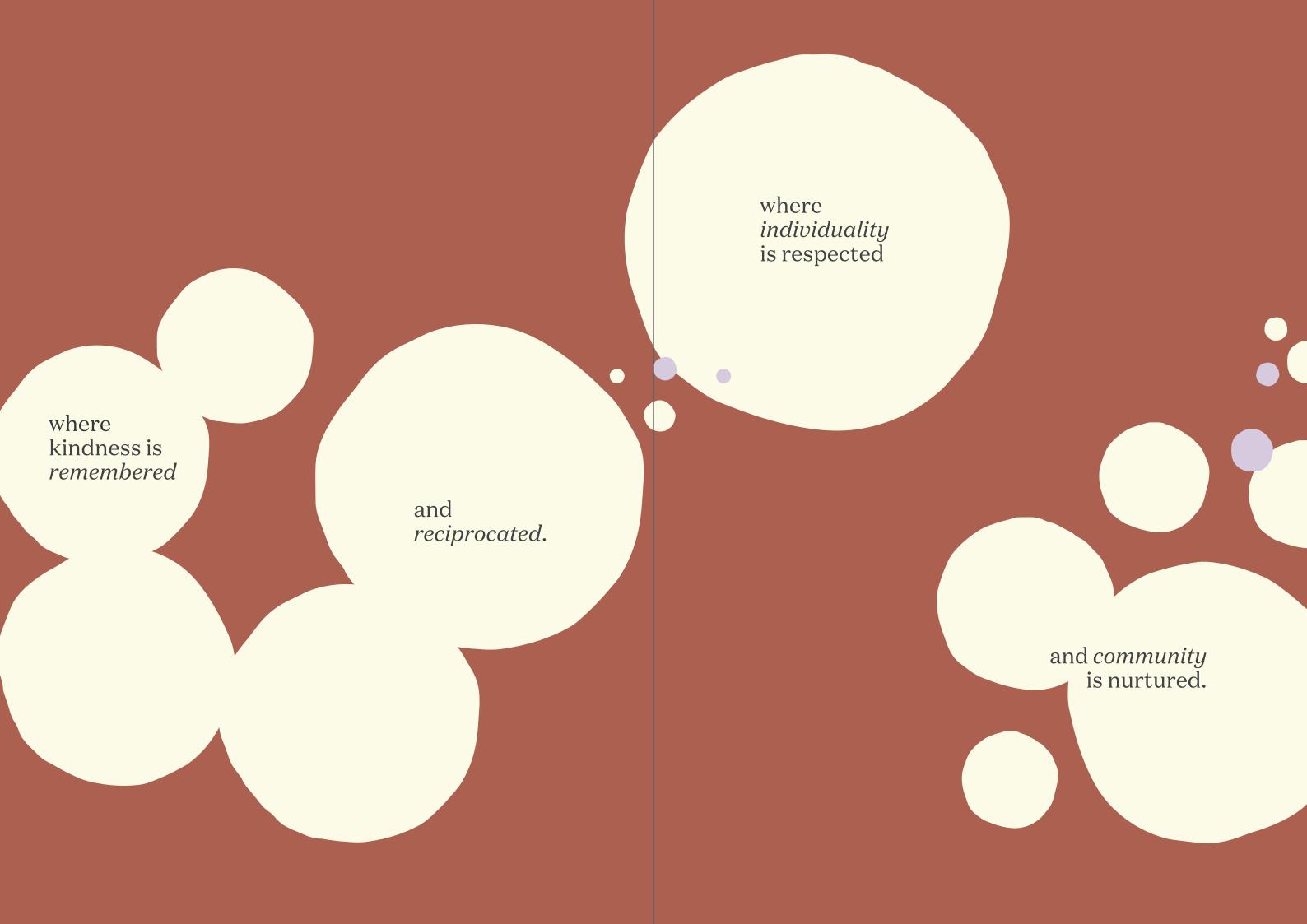




What does a home for every need and every generation look like?

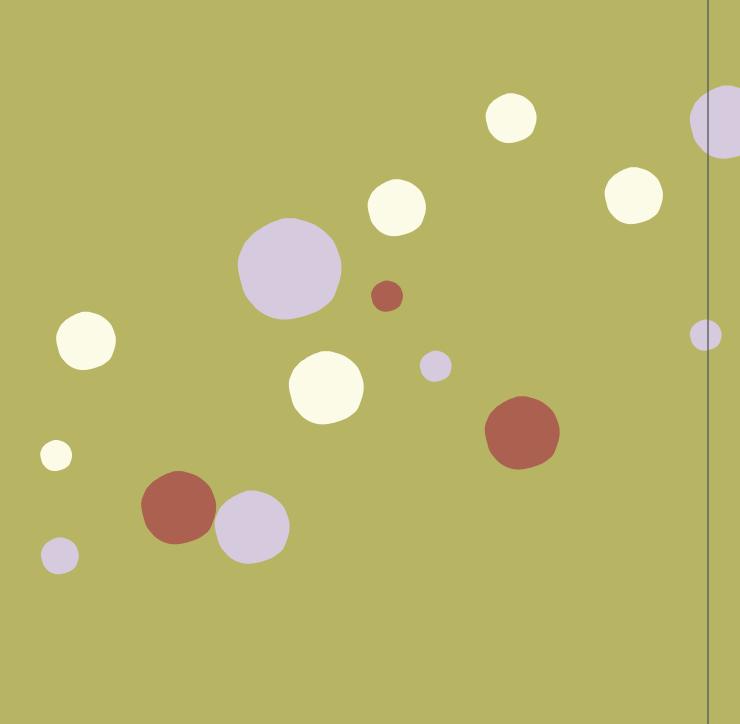








where well-being is realised not in isolation, but within a nourishing ecosystem.



A home where well-being begins with



Live*Well* at Estate 360, a one-of-a-kind *intergenerational* residential community, offering...

11.8 acres

of intentional design

60+ amenities

catering to your well-being

llac sq. ft. 6 residences

including 2 residences for senior living

700 trees

comprising 33 different species, throughout the estate



Imagined and developed by



Max Estates Limited is the listed real estate development entity of Max Group

Trusted for over forty years.

Max Group is a leading Indian multi-business conglomerate with interests across telecommunication, insurance, healthcare, packaging films, real estate and senior care. The Group was founded in 1982 by its founder and chairman, Mr. Analjit Singh, a leading visionary, entrepreneur and philanthropist.

Over the past 40+ years, the Group has nurtured and scaled several businesses that consistently keep the well-being of their communities at the forefront.

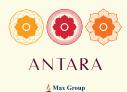


REAL ESTATE

SENIOR CARE

LIFE INSURANCE







CSR



Max Group's focus is now on real estate and real estate-enabled businesses, including Max Estates — creating commercial and residential spaces that nurture well-being — and Antara Senior Care, India's only integrated senior care ecosystem. Both these entities channel the brand equity and partnership DNA of the Max Group, as well as its culture of sevabhav, excellence and credibility, to offer exceptional value to their communities.

Max Group is driven by a strong set of values and beliefs that underpin all aspects of our operations.



Sevabhav

We encourage a culture of service and helpfulness so that our actions positively impact society. Our commitment of truth. We never settle to seva defines and differentiates us.

Excellence

We gather the experts and the expertise to deliver the best solutions for life's many moments for good enough.

Credibility

We give you our word and we stand by it. No matter what. A "no" uttered with the deepest conviction is better than a "yes" merely uttered to please, or worse, to avoid trouble. Our words are matched by our actions and behaviour.

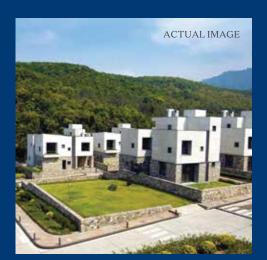
Currently, Max Group has a total customer base of around 5 million and an employee strength of more than 20,000 across 400 offices in India. The Group has been recognised with numerous accolades for its governance, commitment to care and exceptional value creation while enabling a better society.

Established in 2016, Max Estates Limited envisions itself as a well-being company enabled by real estate.

Every day, our endeavour is to consciously enhance your quality of life through the spaces we create.

Max Estates has curated a diversified portfolio of grade-A sustainable residential and commercial offerings across Delhi NCR. We aspire to grow this portfolio by adding at least 2 million sq. ft. every year.

Through our pioneering philosophies of Live *Well* and Work *Well*, we are committed to bringing *real* well-being to *real* estate.



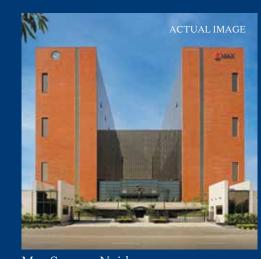
222 Rajpur, Dehradun Completed in 2018



Max Towers, Noida Completed in 2019



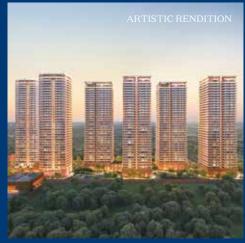
Max House, Okhla Completed in 2022



Max Square, Noida Completed in 2023



Estate 128, Noida Under development



Estate 360, Gurugram Under development

Helping you Live*Well* and Work*Well*.

Moving beyond the conventional separation of work, life and well-being, our commercial and residential experiences are designed to nourish you physically, emotionally and socially. Each space lends profound attention to elements such as air, water, safety, biophilia and recreation, all to offer you holistic wellness.

Our Live Well and Work Well philosophies are designed to enhance your well-being, through our nine key pillars.

Empathetic hospitality

300

Environmental harmony

Intentional design

Food and nutrition

Peace of mind

Sustainability

Generosity

Belonging Inclusivity



We now bring our philosophy of well-being to *Gurugram* with Estate 360.

Senior living managed by



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

Antara, a pioneer in senior care and the only integrated ecosystem of its kind in India, will manage dedicated senior living residences and spaces at Estate 360. The Antara ethos is to provide 'Expert senior care, *apno jaisi*'.

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:



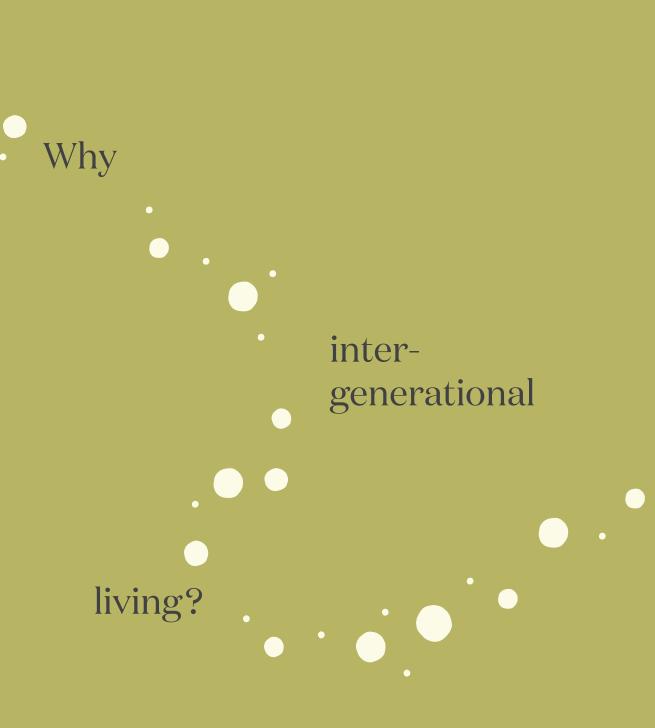
Residences for seniors



Care Homes
Care at Home
AGEasy







Indian culture has always been rooted in certain values — togetherness, belonging and learning from our seniors. With time has come the need to balance these values with the evolving needs of families — privacy, individuality and the importance of personal space.



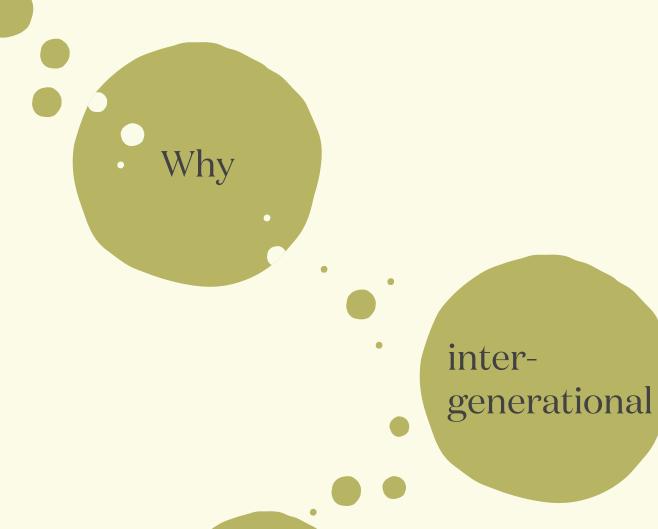


Embracing tradition while accounting for present-day needs, Estate 360 intentionally incorporates inclusive design, and shared spaces and amenities catering to different age groups, cultures and lifestyles.



With the vision of sharing the known benefits of community living, our estate is designed to be a home for *every* need and *every* generation, honouring the interests of adults, families with children, and seniors.

ou .



living?

Through an understanding of *generational* needs, Estate 360 offers a vibrant ecosystem that...

Instills values of empathy, kindness and service in the young, and sensitises them to the concept of healthy ageing.



Provides seniors with companionship, emotional support and a sense of safety, and helps them develop a deeper understanding of young people



Improves children's language development, reading and social skills through interaction with older people*, while also facilitating better physical health and a higher degree of life satisfaction in seniors**.

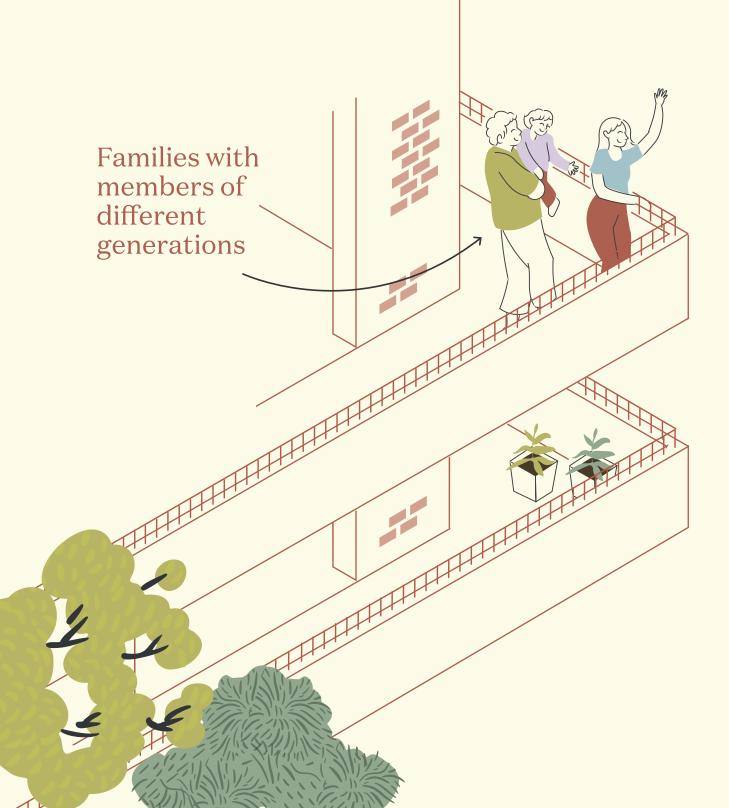


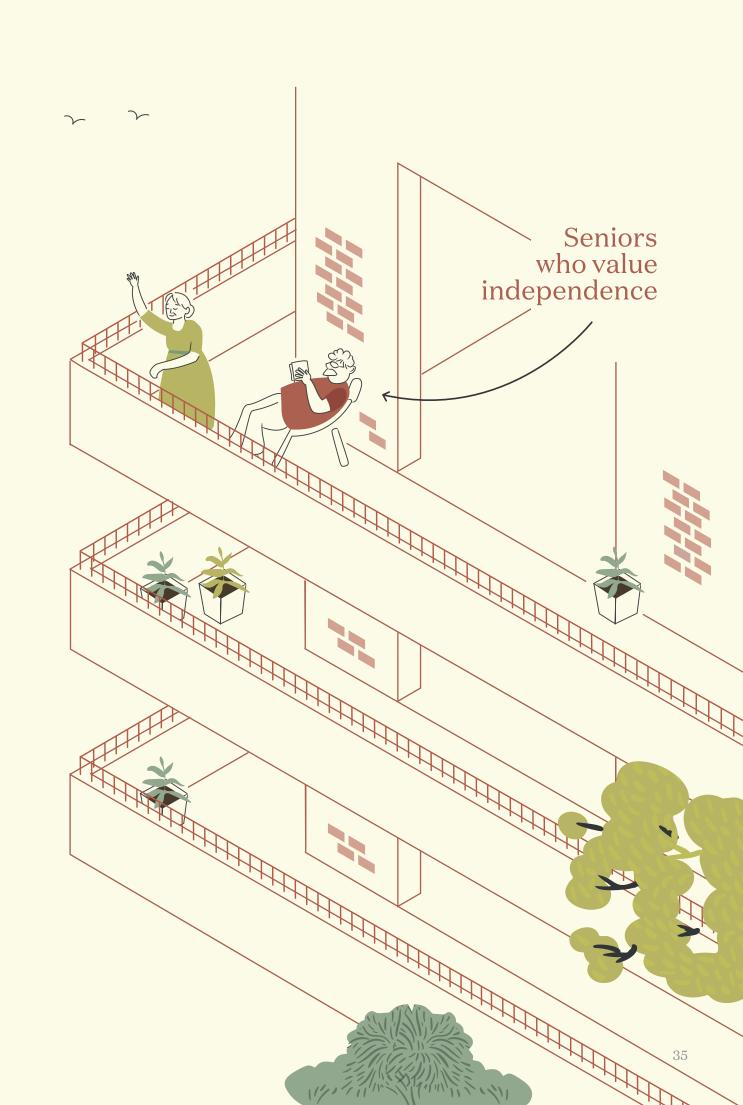
*Tapper, J. (2019, January 5). 'How the elderly can help the young – and help themselves'. *The Guardian*.

**(2022, August 16). 'The benefits of intergenerational relationships'. *IRT Academy*.

Estate 360 purposefully incorporates intergenerational living through a unique combination of residences.

Offering two kinds of residences, including dedicated spaces for senior living, our estate intentionally situates generations within the same premises, to help them access the true benefits of community living.





Estate 360 lends purposeful attention to detail, design and lifestyle.



INTENTIONAL DESIGN

Designed for *real* well-being.

Intentional architectural, interior and landscape design practices that enable physical, emotional, social and environmental well-being.



AMENITIES FOR ALL GENERATIONS

For the young *and* the young-at-heart.

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



WELL-CONNECTED LOCATION

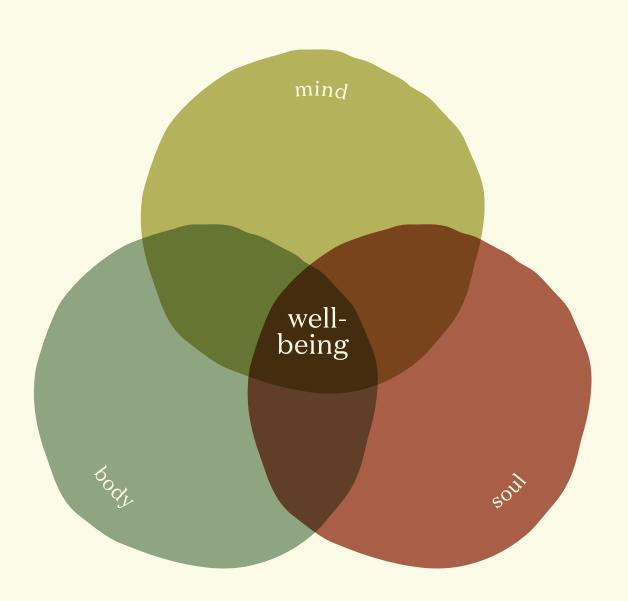
Connected at every step.

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

INTENTIONAL DESIGN

Designed for real well-being.

Imagined in partnership with pioneers in architecture, landscaping and interior design, Estate 360 is rooted in thoughtful design practices and the philosophy of biophilia, to nurture real well-being.



Our estate offers a variety of homes across six luxury residences, with two residences dedicated to senior living. Situated on one side of the estate, our senior living spaces are kept in proximity to the remaining residences, to allow access to the larger community.



40 Indicative list, subject to change



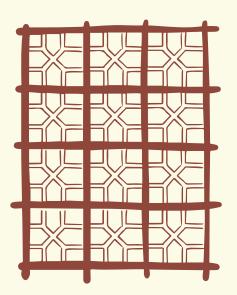
From here...

India-inspired design and architecture

Estate 360's design and architecture is infused with contemporary sensibility to offer a modern take on Indian heritage.

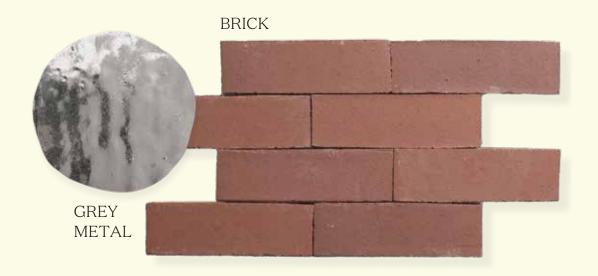
The facade incorporates patterns and textures inspired by the Indian craft of *jaali* work, lending character and enabling ventilation as well as controlled daylighting.

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



We embrace imperfection as an expression of individuality, opting for an earthy, inviting design language.

Our landscaping, materiality and palette have all been thoughtfully selected to enrich our spaces with soul, and bring familiarity and comfort to the people who will reside in them. Warm terracotta and red brick, surrounded by generous greenery, exude a sense of belonging.





...for here

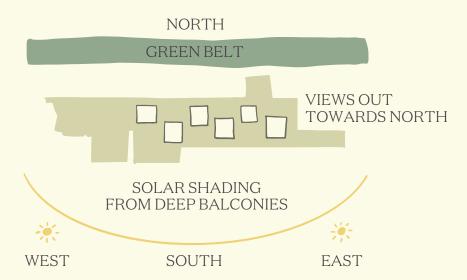
A climate-conscious approach to design

Estate 360's promise of well-being and environmental harmony permeates every aspect of our residences. Through a deep understanding of the climate and careful optimisation of orientation and materiality, our residences offer sustainable, future-proof solutions.

Residences are arranged on the site to maximise views and minimise absorption of heat, while deep balconies regulate the intensity of natural light indoors.

Considerations like inset windows for lower living spaces and adaptive materiality for different floors ensure that our residences offer privacy and comfort to everyone.

Local plants and vibrant art pieces punctuate our indoor and outdoor spaces to enable intimate contact with the surrounding environment.







Closer to nature

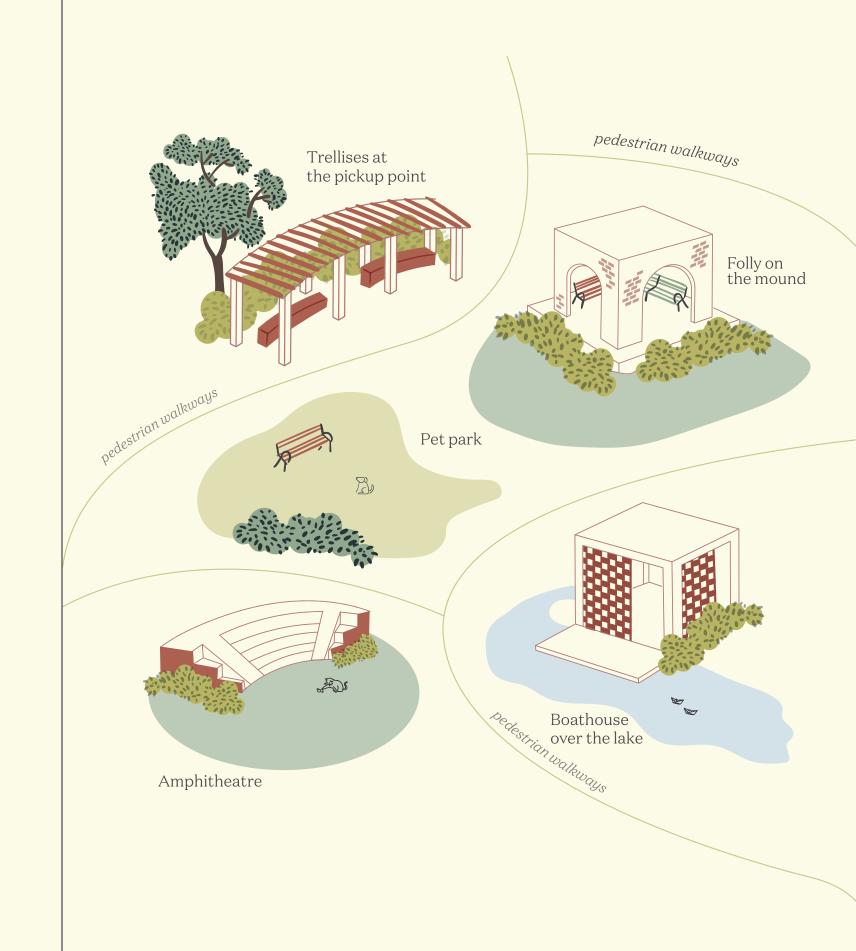
Countryside-inspired landscape design

Evoking the feeling of an idyllic countryside, Estate 360 is designed to include spaces that facilitate rest, relaxation and even recreation. Lush meadows, scenic follies, and a winding lake with a bridge and a boathouse meet you as you travel across the estate.

Landscaping amenities for all ages and lifestyles allow our estate to be a thriving and lively neighbourhood. The estate includes a dedicated children's playing area, called the Children's Den, as well as a pet park, while seniors enjoy ample outdoor seating, easily accessible spaces and features such as benches with armrests.

Wide pathways give pedestrians a choice in when and how they interact with one another, and ensure freedom and safety of movement for all.











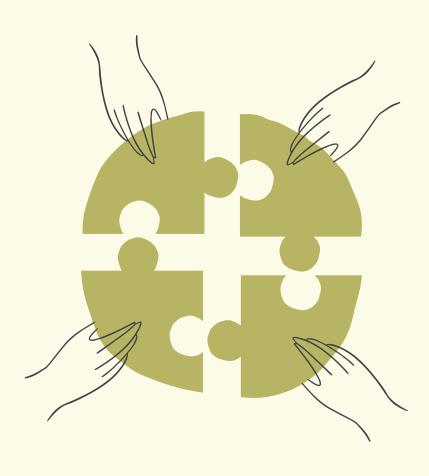
Living, uninterrupted

Car-free ground living at Estate 360

Estate 360 is one of the few car-free residential communities in Gurugram, enabled by a designated underground vehicular system with a ramp and a separate arrival lobby. This thoughtful intervention minimises pollution and lets both seniors and young children enjoy the estate grounds freely and safely.

Our ground plaza is designed to facilitate synergy with the lower ground level. Sunken courtyards allow natural light to cascade down even to the lower ground level, while air-conditioned lobbies welcome you as you enter from the drop-off, making for a pleasant arrival experience.





Our nature is to *nurture*

IGBC Platinum Pre-certified

Max Estates' continued commitment to social and environmental sustainability is embedded in Estate 360's design practices and offerings.

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-certified



Energy efficiency

Smart home integration optimises occupants' energy consumption, lighting and security systems.



Waste management

Estate 360 practises efficient waste management through measures such as door-to-door waste collection, proper segregation of waste at source and on-site composting. Additionally, the Organic Waste Composter (OWC) installed at our estate reduces the volume of waste sent to landfills.



Community programs

In choosing Estate 360, residents are investing in a lifestyle that prioritises the well-being of the planet. Beyond residence-level interventions, our estate fosters a sense of community and collective responsibility. Community gardens, recycling programs and shared green spaces contribute to a vibrant, eco-conscious neighbourhood where residents can actively participate in sustainable living practices.



Air purification

Estate 360 utilises a carefully designed natural ventilation system, facilitating fresh air circulation throughout indoor areas.



Construction practices

As a progressive developer, we are committed to promoting a circular economy. Our construction practices only use STP-treated water from the local municipality. The use of unfired brick in building our estate further mitigates our carbon footprint.



Water sanitation

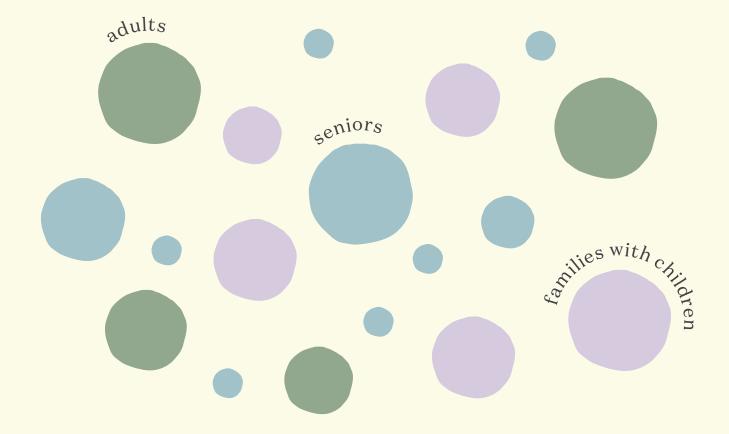
Prioritising access to clean drinking water, our project houses a water treatment plant to ensure all taps dispense fresh, treated water. Each residence is also provided with a heat pump.

AMENITIES FOR ALL GENERATIONS

For the young and the young-at-heart.

Estate 360 offers a thoughtful balance of design features and well-being amenities dedicated to adults, families with children, and seniors.

Whether it's working professionals looking for a space to call their own, a family with members of different generations or a senior seeking access to care and companionship, there's something for everyone at Estate 360.



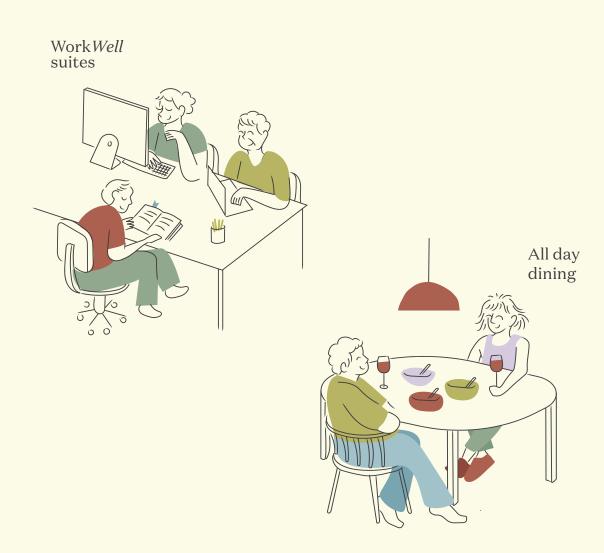


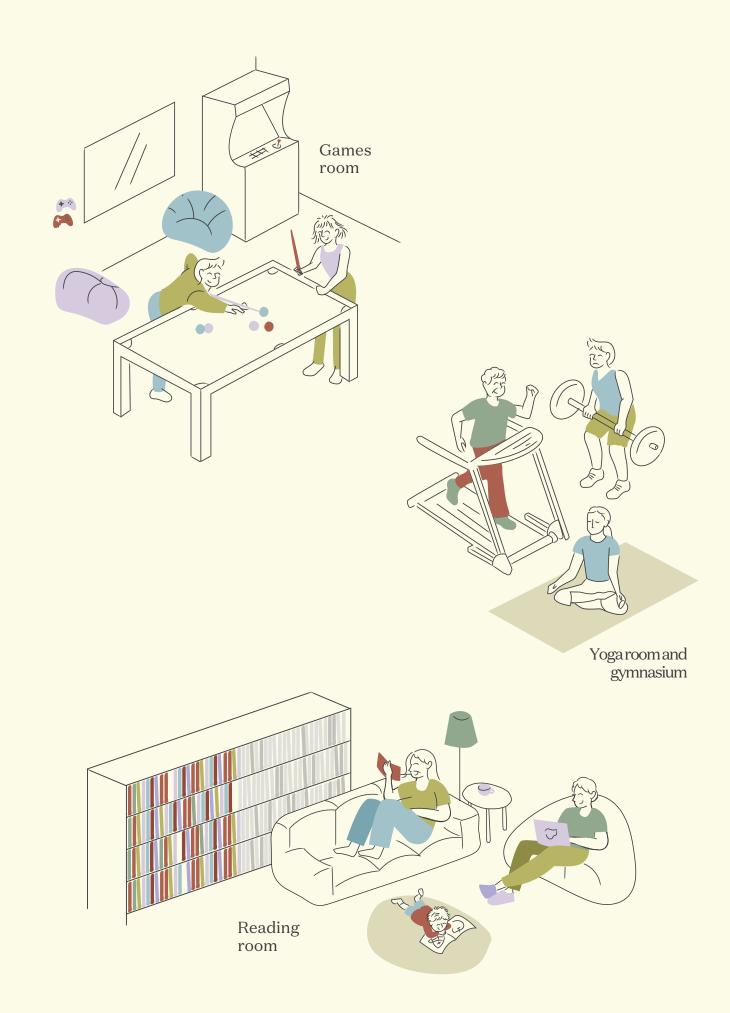
A place for common ground

The Hub at Estate 360

Balancing outdoor and indoor space, our community clubhouse, The Hub, is designed to meet the varying needs of our residents. From amenities for productivity, to health and fitness, to recreation, The Hub lends attention to each aspect of well-being.

Some amenities include:







Companionship, care and *creative* expression

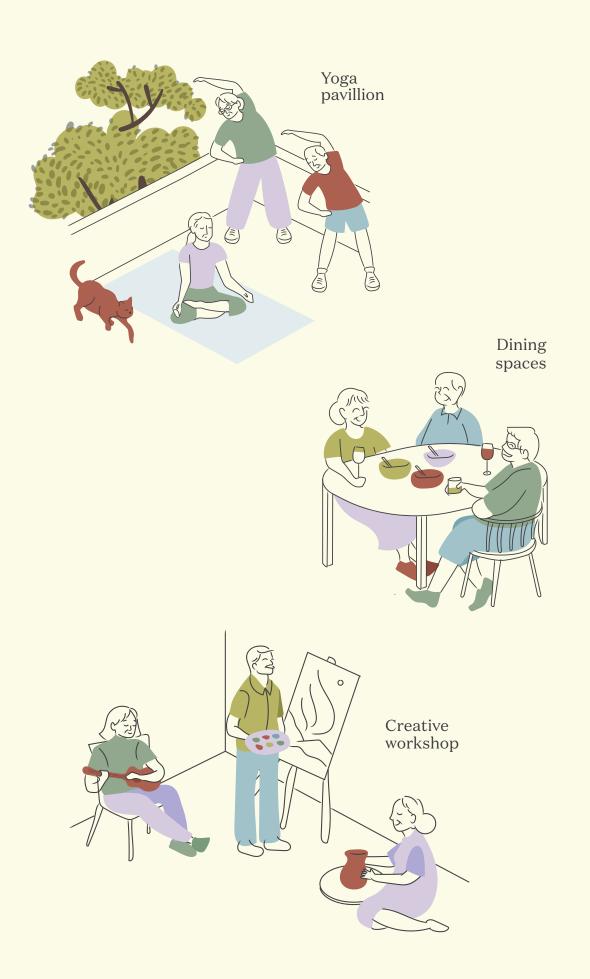
The Antara Club at Estate 360

The Antara Club offers an array of amenities dedicated to the well-being of our senior residents, for leisure, creativity and community interaction. The club embodies a vision of togetherness and engagement that adds to the seniors' holistic well-being.

Cards room





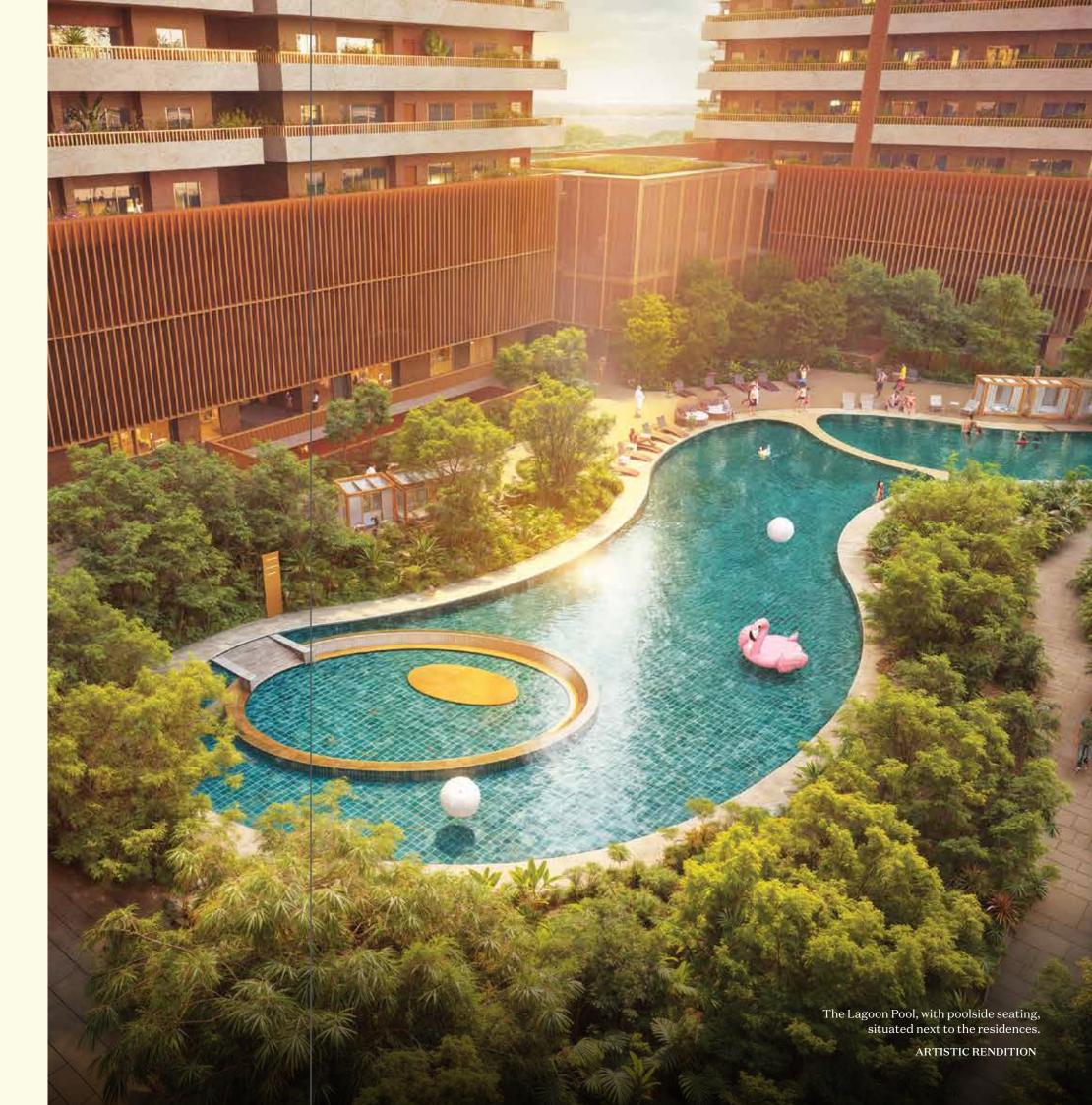


An urban lagoon

The estate swimming pools

Situated next to The Hub are the Lagoon Pool and the toddlers' pool, both surrounded by verdant greens and ample lounging space. The Community Plaza also opens onto this area, transforming it into a place for social activity.





Active living, every day

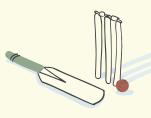
Sports facilities at Estate 360

A dedicated Sports Block at Estate 360 offers a host of indoor and outdoor sports facilities, including badminton courts, tennis courts, a cricket pitch, and more. The Sports Block also houses a juice bar, offering healthy and refreshing beverage options.



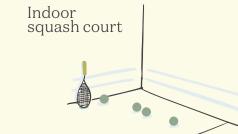


Outdoor cricket pitch



Indoor juice bar





Rooftop padel tennis courts







Space to play,

Amenities for recreation and relaxation

Estate 360 includes a golf putting area for adults and seniors, a special play area — called the Children's Den — for kids, as well as an abundance of open spaces for everyone to enjoy nature and community.





room to grow

Amenities enabling ease of living

Our community clubhouse,
The Hub, also includes a creche
for toddlers, enabling adults to work
productively while knowing their
children are safe and cared for.



Healthcare amenities at Estate 360

At our estate, everyone enjoys the luxury of being looked after. Our intentional approach to intergenerational living allows us to offer residents ready access to primary healthcare amenities.

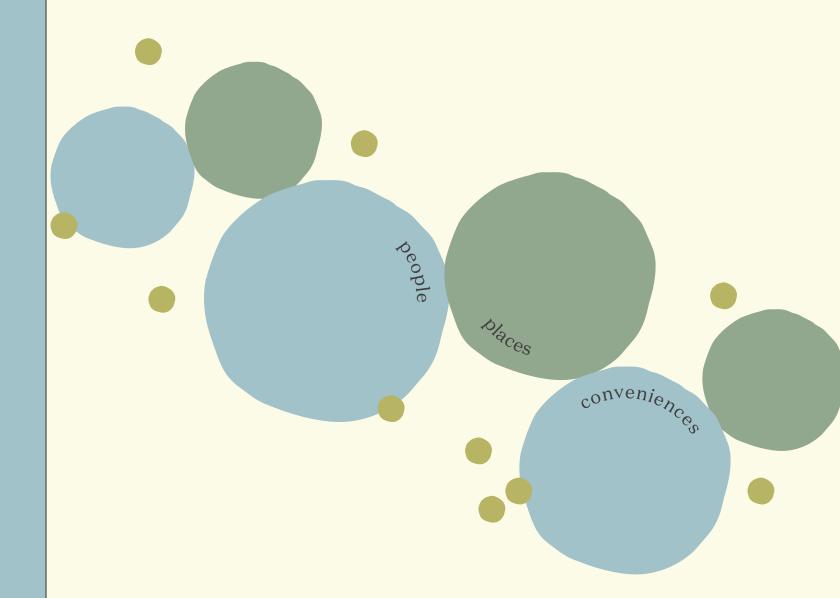




WELL-CONNECTED LOCATION

Connected at every step.

Located in Sector 36A, Gurugram, Estate 360 is built close to the confluence of the Dwarka Expressway, the proposed Delhi Metro corridor and the Central Peripheral Road (CPR), allowing it to seamlessly connect people with a host of places and conveniences.





All you need all the time.

Urban connectivity and conveniences

Estate 360 offers you seamless access to a variety of amenities and environments. Located in Sector 36A, Gurugram, 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 i.e. Cyber Hub and Cyber City, respectively.

Proximity to NH-48 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.

2 min to the proposed Global City

5 min to the proposed Delhi Metro station

5 min to the Inter State Bus Terminal (ISBT)

10 min to the Regional Rapid Transit System (RRTS)

15 min to Medanta Hospital

15 min to Delhi Public School

25 min to Sector 55–56 Metro Station

29 min to Classic Golf & Country Club, Tauru

30 min to Cyber City

30 min to Ambience Mall

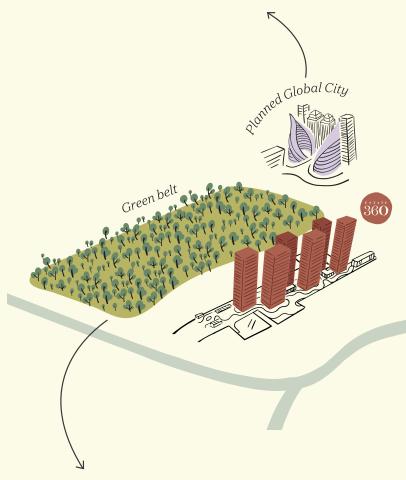
30 min to IICC, Dwarka

35 min to Indira Gandhi International Airport (IGI)



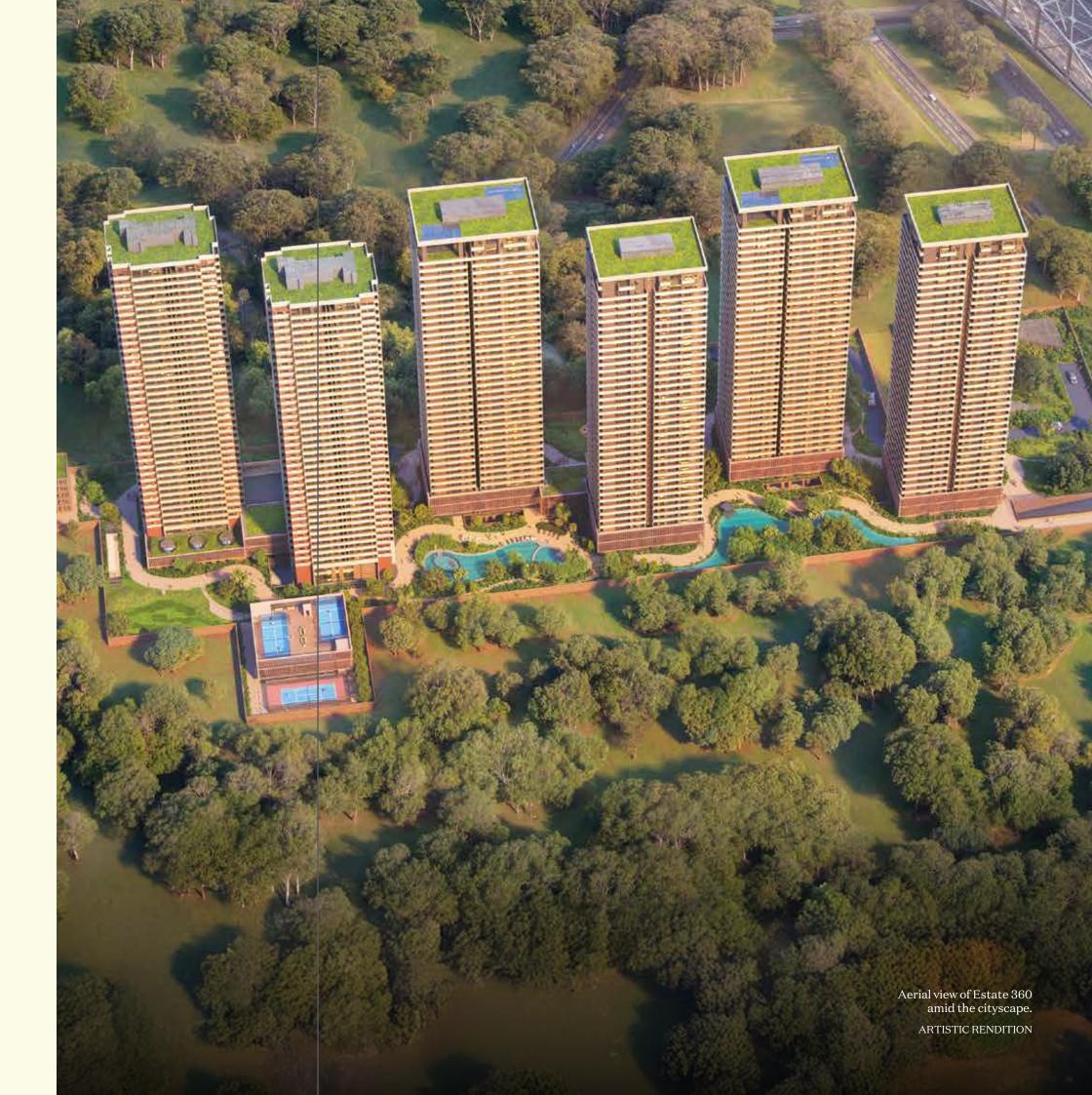
Access to Gurugram's Global City

A sprawling 1,000-acre integrated Global City is currently being developed to the north of our estate. Expected to boast a mix of commercial, hospitality and retail developments, the Global City is slated to become a Commercial Business District. Proximity to this development will allow you access to a host of amenities and services.



Unobstructed views to the green belt

Adjacent to our estate lies a government-maintained, 50-metre-wide green belt, providing natural light, ventilation and verdant views to residents.





Imagined by thought leaders in *design* and *architecture*, Estate 360 is an embodiment of the collaborative spirit we aim to nurture in our community of residents.

Gensler

London, UK
PRINCIPAL ARCHITECT

RSP Design Consultants

Gurugram, India
PROJECT ARCHITECT

Studio Lotus

New Delhi, India
INTERIOR DESIGNER

Oracles

New Delhi, India LANDSCAPE DESIGNER



Max Estates Limited (CIN no. U70200PB2016PLC040200) is having its corporate office at Max Towers, L-20, C-001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Noida, UP - 201301 & registered office at 419, Bhai Mohan Singh Nagar Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab - 144533. Max Estates Ltd. is the promoter of Max Estates Gurgaon Ltd. 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 Gurgaon Ltd. (CIN no. U70109UP2022PLC170197) having its registered office at Max Towers, C-001/A/1, Sector-16B, Noida, Gautam Buddha Nagar, Noida UP - 201301.

Disclaimer

This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/amenities/services to be provided in the Project, Apartment/ Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/Unit shall be as per the documents/information uploaded by the company on the website of HARERA and the agreement between the parties.

Conversion Scale:

l square metre (m^2) = 10.76 square feet (ft^2) l acres (ac) = 4046.86 square metre (m^2)

Max Estates Gurgaon Limited has appointed Antara Senior Living Limited to manage the senior living residences and dedicated spaces for senior living, along with primary healthcare services at Estate 360.

ESTATE 360





ESTATE SCORE





HARERA REGISTRATION NO.:
RC/REP/HARERA/GGM/860/592/2024/87
HARERA WEBSITE:
HTTPS://HARYANARERA.GOV.IN/



