

# *La* VIDA

ESTATE RESIDENCES

*Image is for representation purposes only*

# LIFE IN SYNC

*Welcome to La Vida, Estate Residences.*

*A place that lets you trade commute time for family time, by offering easy connectivity. Where you could have orchards, lily ponds and a tree-canopied skywalk without moving out of the city. And your children will be able to play freely across a terraced landscape with sports courts and a clubhouse. Now, for the first time, this rich fulfilling life is priced within your reach. You're closer than you've ever been to living a perfectly balanced life.*

*Spacious 2 & 3 BHK residences.*

# AMENITIES

- Step out into 1,38,000 sq.ft. (approx.) of open area dedicated to landscaping and recreational spaces
- A vast central green with a sunken garden planted with indigenous and flowering trees to enhance the feeling of being in a forest
- Boost your health with active sports amenities like a full basketball court, badminton courts, tennis court, 800 mts. (approx.) internal jogging track, a 25 mts. (approx.) swimming pool and a cricket pitch
- Walk amongst the trees with a Sky Walk bridge overlooking the central green with slides for kids
- WIFI provided at designated locations within the central green and the swimming pool area
- Enjoy fresh produce from Fruit Trees Bosques and the Herb Garden
- Relax beside beautiful water plazas, reflective pool and lily pools
- Bring out the artist in you at the one-of-a-kind art installation plaza
- Socialize at the barbeque corner and party lawn
- A Mosaic of small lawns, sit-outs and planting beds all around between the ground floor verandahs & the walking/jogging path

## **Internal Specifications**

- IGBC pre-certified gold rated building
- Video door phones in every home
- Living & bedrooms with vitrified flooring and sliding French windows
- Balconies with anti-skid vitrified tiles
- Premium series of electrical switches and plates
- Sink board with drain board, exhaust fans in the kitchen
- Wall mounted WC, master toilet with best in class fittings
- Geyser in Master bathroom
- High speed elevators
- Well ventilated lobbies
- Vitrified flooring in lift lobbies and corridors
- Earthquake resistant structure as per IS code
- 100% power back up throughout the project



*Rejuvenate at*

# THE GRAND CLUBHOUSE

- *The club house nestles itself centrally under the towers with lush greenery and world class amenities*
- *A double height lounge and reception will welcome you at the entrance and a naturally lit art walk leads you to the other health facilities*
- *Enjoy exquisite Spa facilities with a massage room, steam, sauna, and a large outdoor swimming pool*
- *Get active at the health club with a fully equipped unisex gym along with the active sports and recreational facilities like a squash court, billiards table, cards table and multi-purpose hall for dance or yoga*
- *An audiovisual room for 8 to 10 people and a restaurant with a fully equipped kitchen serving a large banquet hall*
- *A dedicated kid's corner and a reading room takes care of the little one's needs*

## **Club House Amenities**

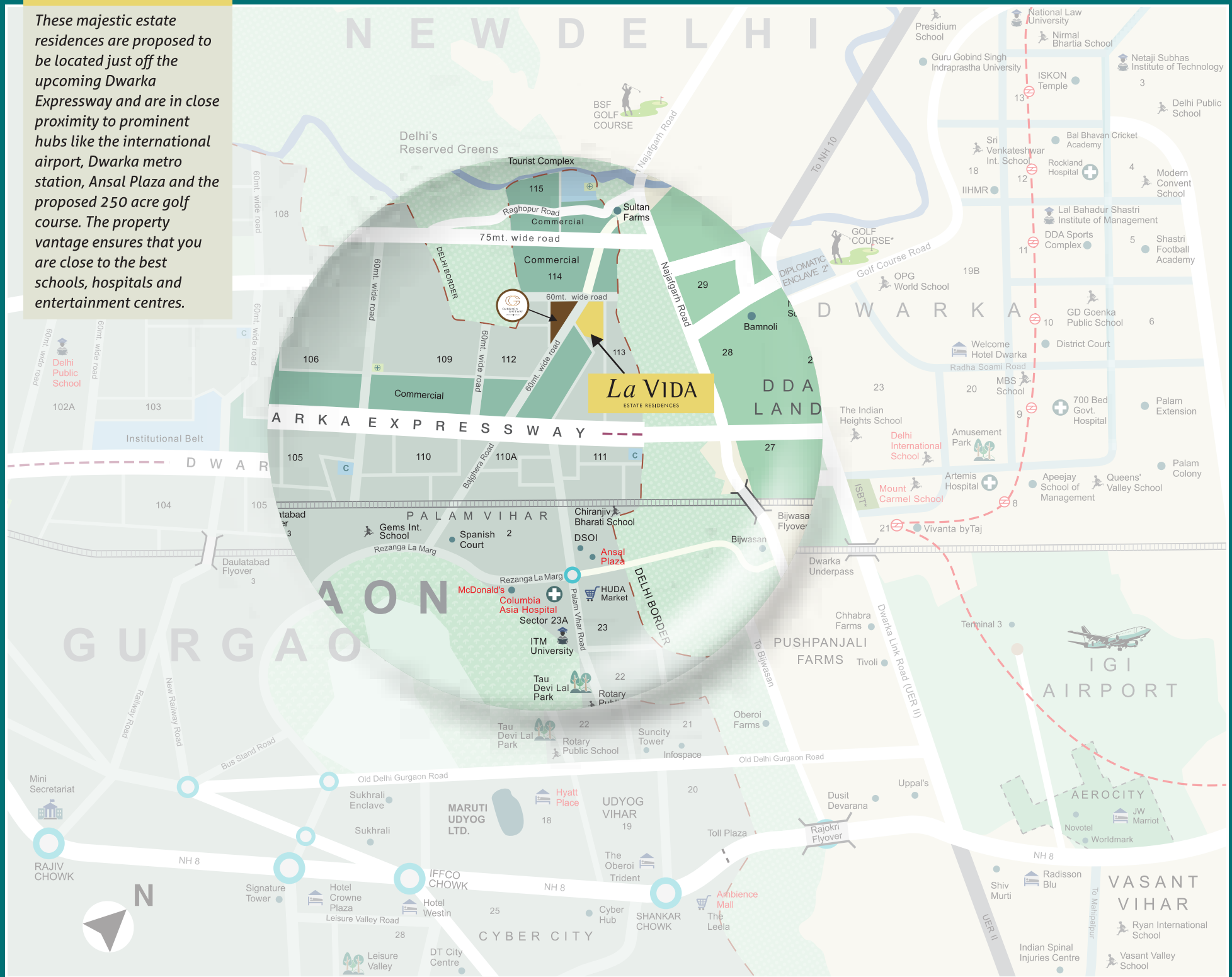
- *Gymnasium • Multipurpose Hall • Kid's Corner*
- *Squash Court • Billiards Room • Café + Kitchen*
- *SPA – Steam, Sauna, Massage • Cards Table*
- *Coffee Niches • Yoga Room • Reading Lounge*
- *AV Room*

*Image is for representation purposes only*



## Location Map

These majestic estate residences are proposed to be located just off the upcoming Dwarka Expressway and are in close proximity to prominent hubs like the international airport, Dwarka metro station, Ansal Plaza and the proposed 250 acre golf course. The property vantage ensures that you are close to the best schools, hospitals and entertainment centres.



PROPOSED DEVELOPMENT TYPE (as per gurgaon master plan 2031)

COMMERCIAL

INSTITUTIONAL (C-Proposed College)

HOSPITAL

ISBT

PROXIMITIES

### SOUTH DELHI-25 mins.

Vasant Vihar  
 - The Grand  
 - Fortis Hospital, Vasant Kunj  
 - D.P.S. Vasant Kunj  
 J.N.U.  
 South Campus

### IGI AIRPORT-15mins.

Aerocity Hospitality District  
 - JW Marriot  
 - Holiday Inn  
 - Lemond Tree Premier  
 Commercial Hub  
 Retail Hub

### DWARKA-10 mins.

- Diplomatic Enclave\*  
 - 18-Hole DDA Golf Course\*  
 - G.D. Goenka School  
 - D.A.V. Public School  
 - Park Plaza  
 - Radisson Blue  
 - Eros Metro Mall

### NEIGHBOURHOOD\*-5 mins.

- 60+ acre of Educational Institutes  
 - 24+ acre of Healthcare Facilities  
 - 616+ acre of Retails and Commercial  
 - 81 acre of Institutional Area  
 - Kanganheri Adventure & Tourist Complex

### PALAM VIHAR-5 mins.

- Ansal Plaza  
 - Columbia Asia Hospital  
 - Gems International School  
 - I.T.M. University

### CYBER CITY-20 mins.

- The Oberoi  
 - Udyog Vihar  
 - The Shri Ram School  
 - Ambience Mall  
 - The Leela

A woman in a white dress is holding a child on a green lawn. The background is a dense line of trees. The image is split diagonally by a white line from the top right to the bottom left. The text 'IGBC PRE-CERTIFIED GOLD RATING' is overlaid on the white background.

# IGBC PRE-CERTIFIED GOLD RATING

- *Efficient designing of lighting system and use of efficient fixtures to reduce total energy demand*
- *All habitat places are well day lit and also designed for natural ventilation to maintain indoor air quality*
- *Use of low VOC material to reduce adverse health impacts for building occupants*
- *Implementation of rain water harvesting system to reduce the municipal water demand and to maintain the ground water table*
- *Water efficient fixtures and flushing system used in toilets and kitchen to reduce water wastage*
- *Waste water treatment plant installed for reusing water for landscaping and flushing systems*
- *Use of native species for landscaping which will reduce water demand and maintain bio-diversity*
- *Parking facilities provided for each resident along with separate parking area for visitors and physically disabled people*
- *Solar power for common utilities*

PLANS

# DEVELOPMENT PLAN

1. Main Entry
2. Guard Room
3. Lily Pool
4. Water Plaza
5. Seasonal Retention Pond
6. Entry Ramp
7. Fruit Tree Bosque
8. Club Forecourt / Tree Plaza
9. Drop Off to Tower
10. Basketball Court
11. Sand Pit
12. Car Parking Lot
13. Feature Wall
14. Badminton Court
15. Lawn Tennis Court
16. Kids Play Area
17. Artificial Cricket Pitch
18. Exit Ramp
19. Kids Pool
20. Swimming Pool
21. Art Installation Plaza
22. Seating
23. Stepped Seating & Grass Terrace
24. Sunken Garden
25. Sky Walk
26. Tree House
27. Slide
28. Barbeque Lawn
29. Party Lawn
30. Lawn
31. Herbal Garden
32. Retail On Ground Floor
33. Primary School G+2
34. Nursery School G+1



Artist's impression subject to revision,  
due to change of plans and final  
approval by competent authorities.

MAP NOT TO SCALE



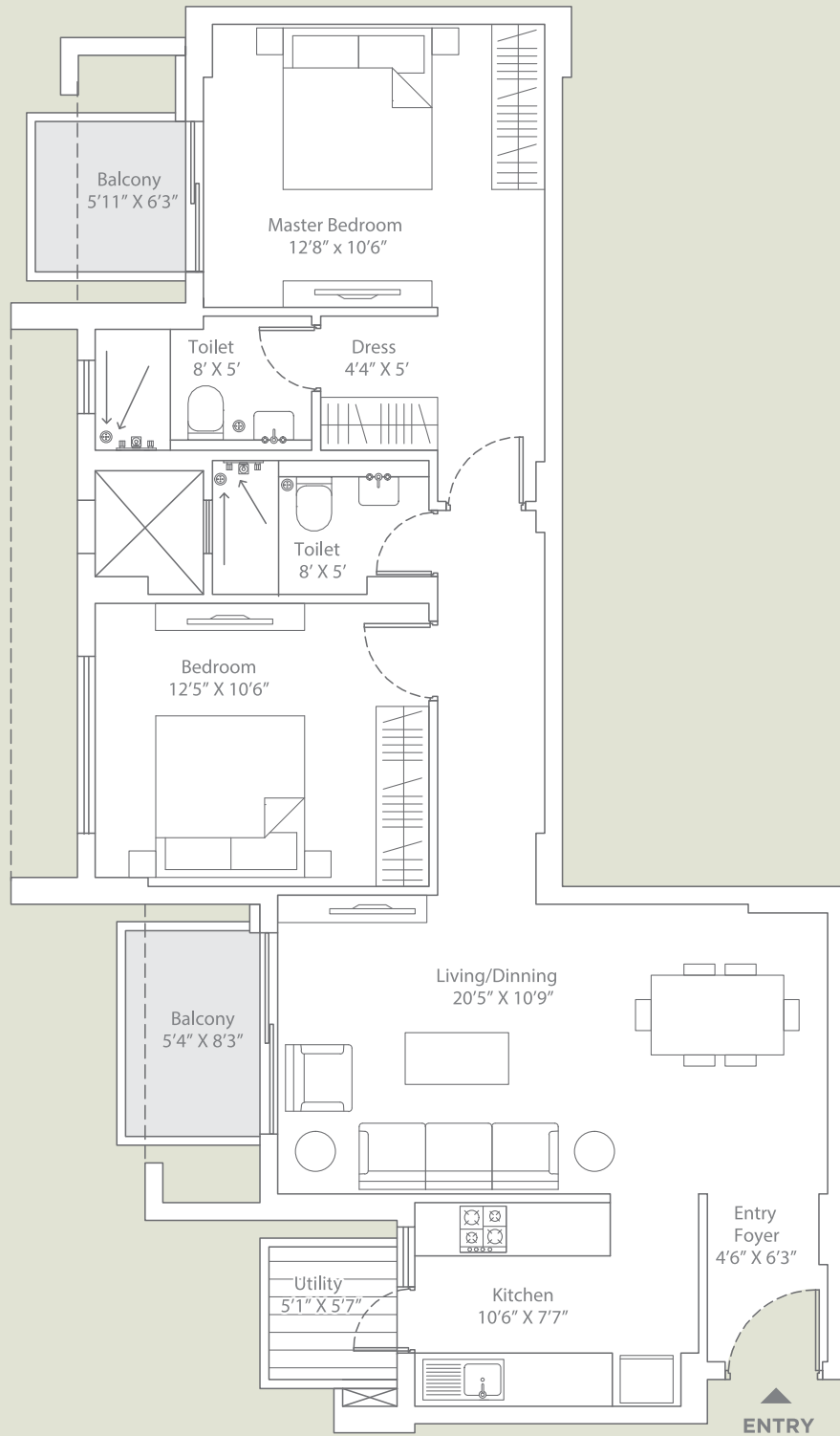
# TOWER - B1 & B6

UNIT 5

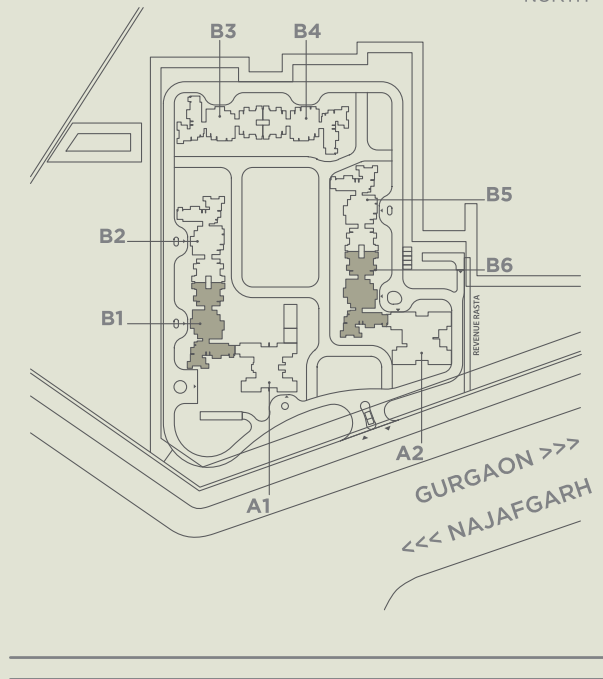
2 BHK 1276

LEVEL - GROUND TO 13th

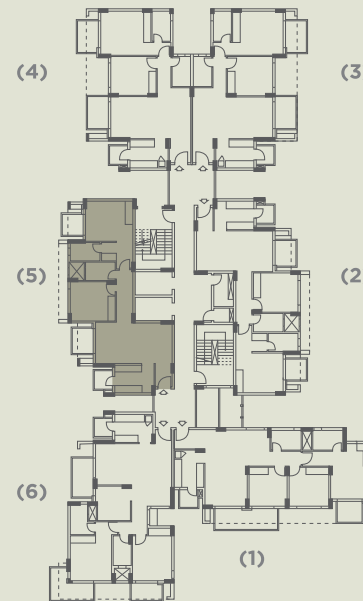
CARPET AREA - 880 SQ. FT. (81.72 SQ. M.)



## KEY PLAN



## TOWER B1 & B6



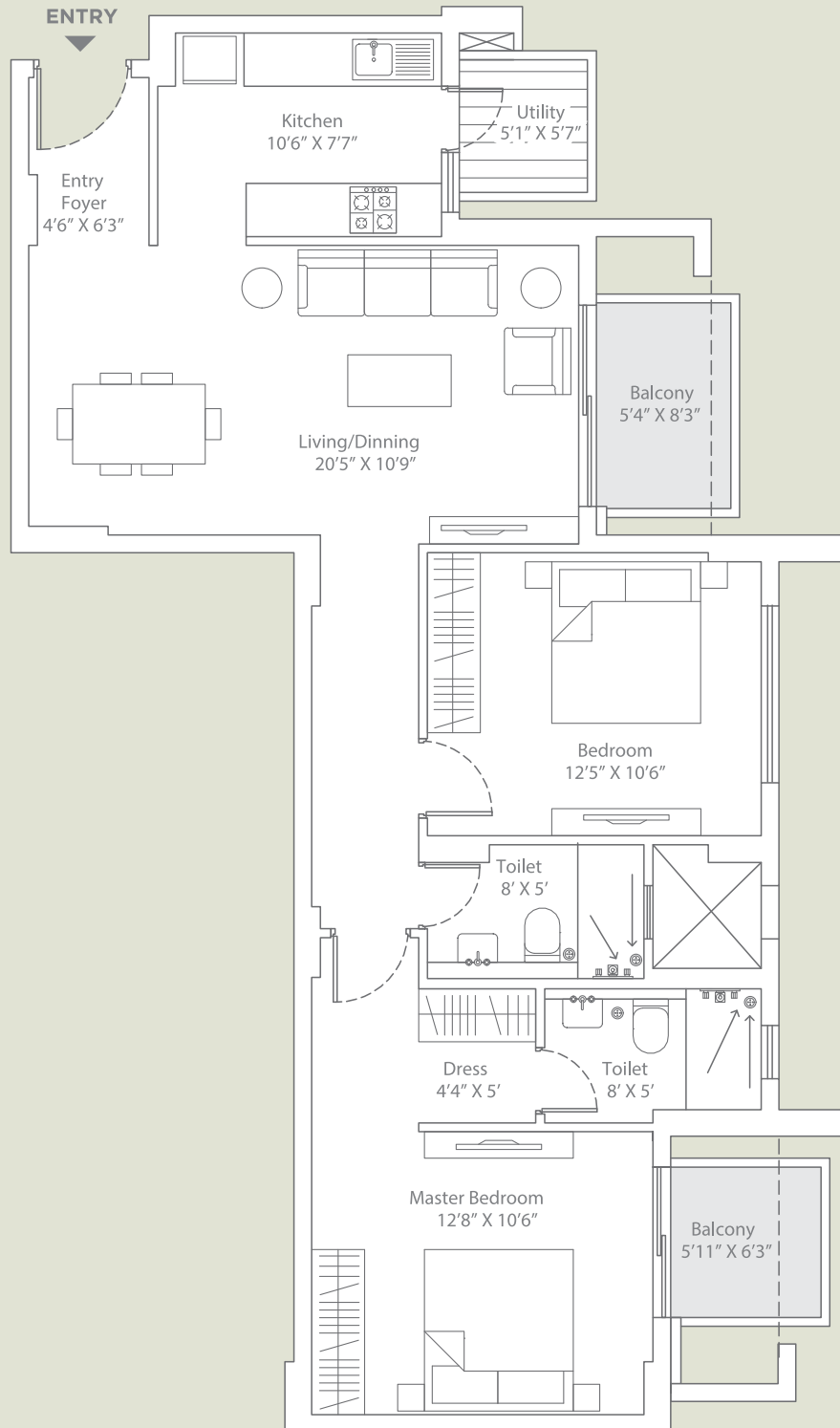
# TOWER- B1 & B6

UNIT 2

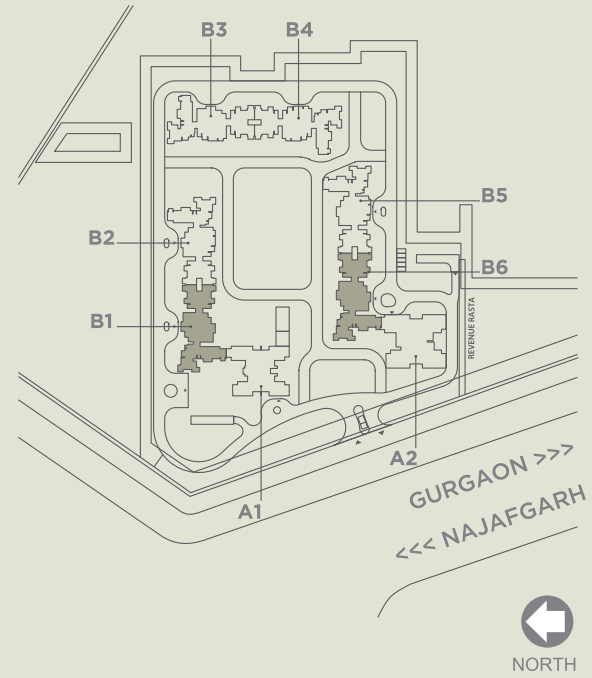
2 BHK 1276

LEVEL - GROUND TO 13th

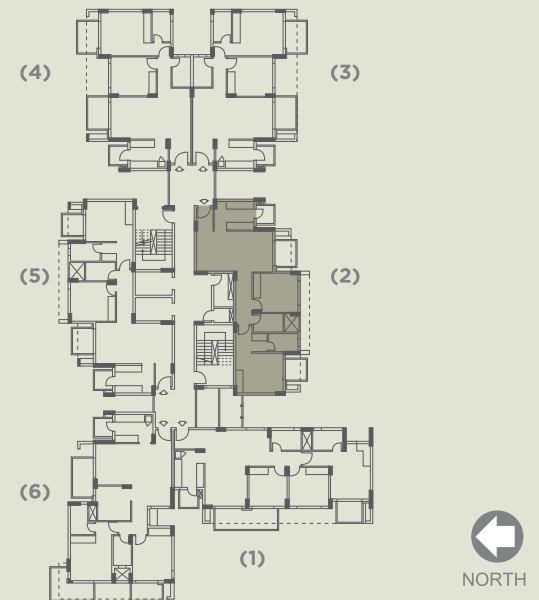
CARPET AREA - 880 SQ. FT. (81.72 SQ. M.)



## KEY PLAN



## TOWER B1 & B6



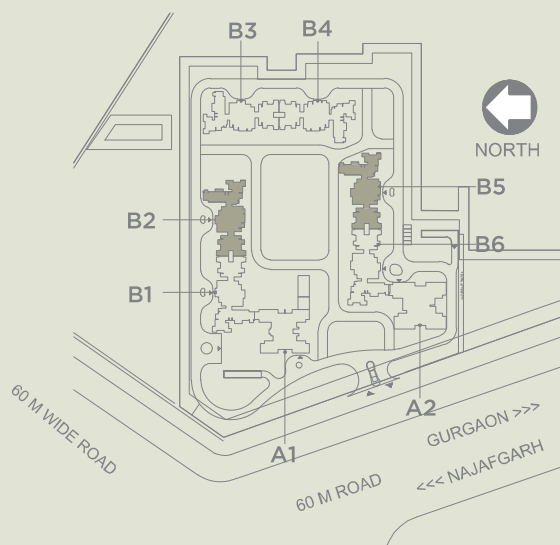
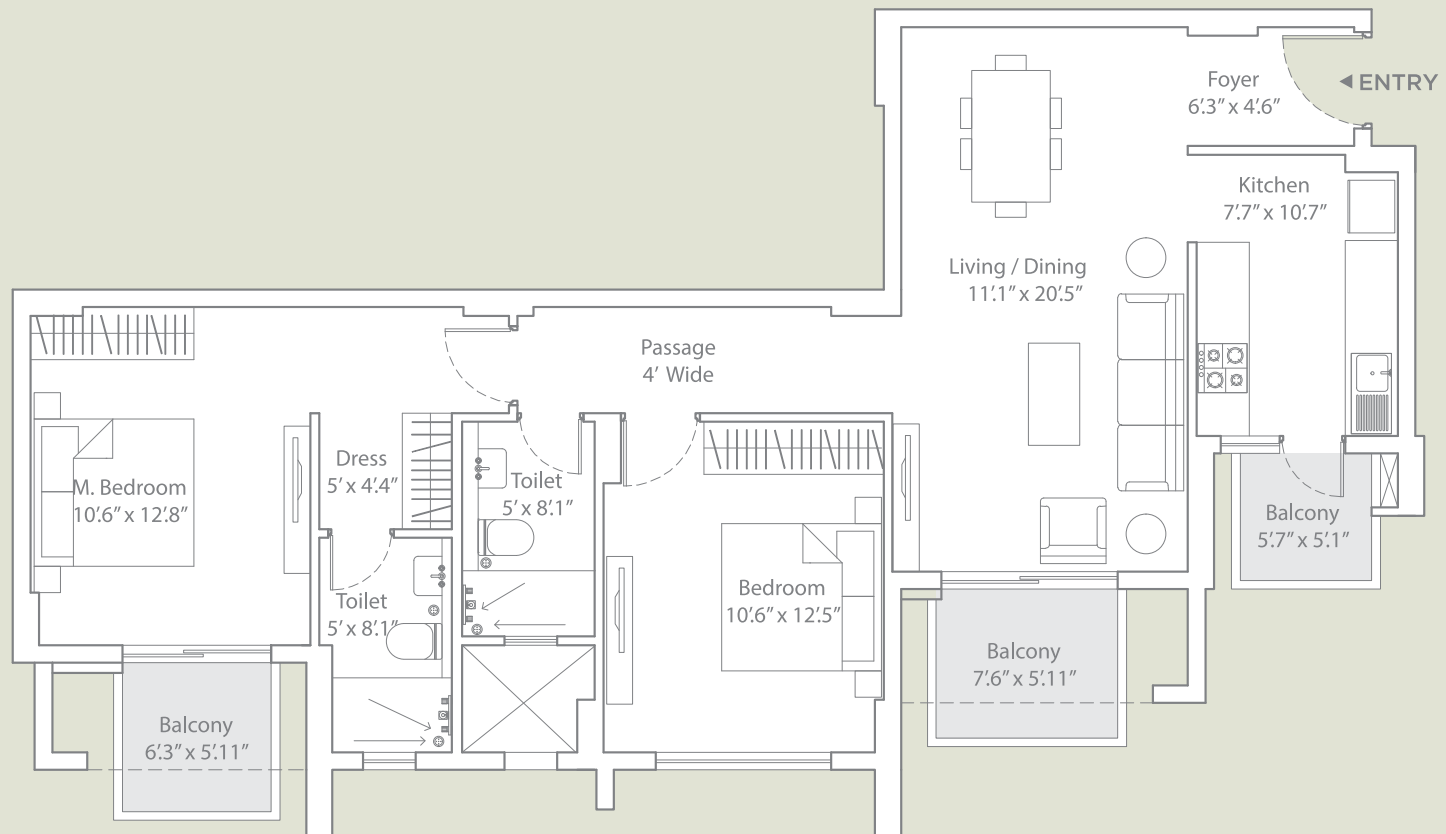
TOWER-B2 & B5

UNIT 2 & 5

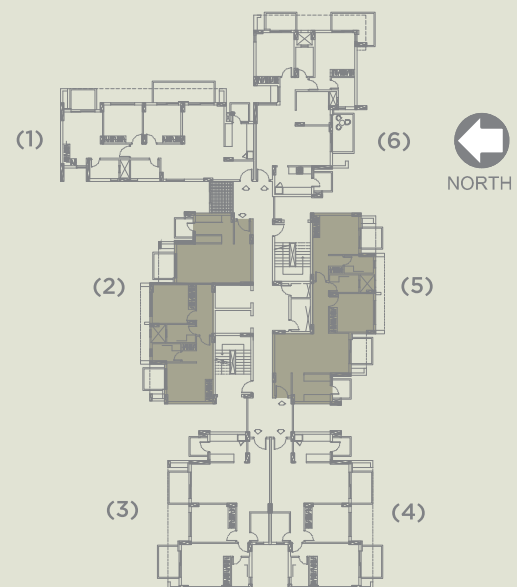
2 BHK 1276

LEVEL : GROUND TO 13th

CARPET AREA : 880 SQ.FT. (81.72 SQ.M)

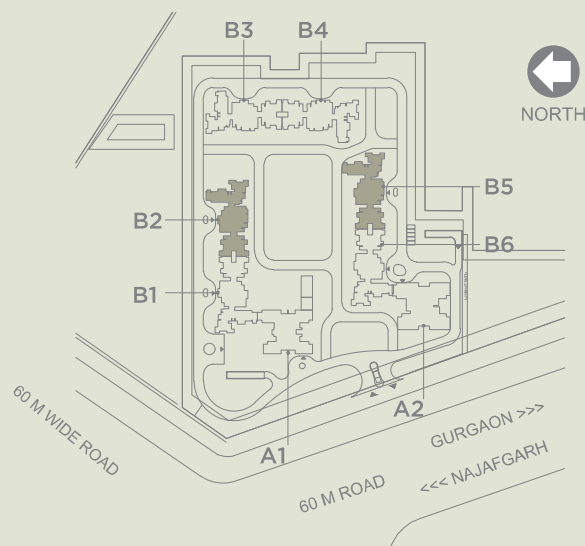
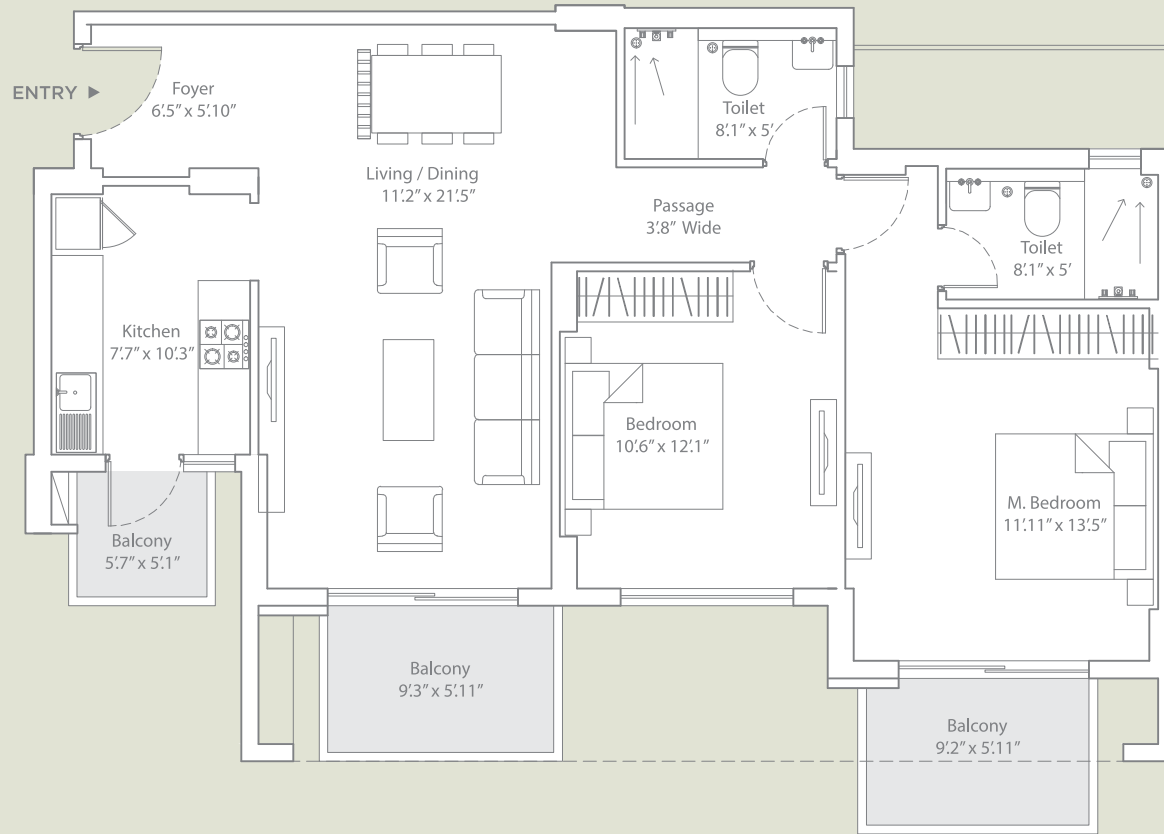


KEY PLAN

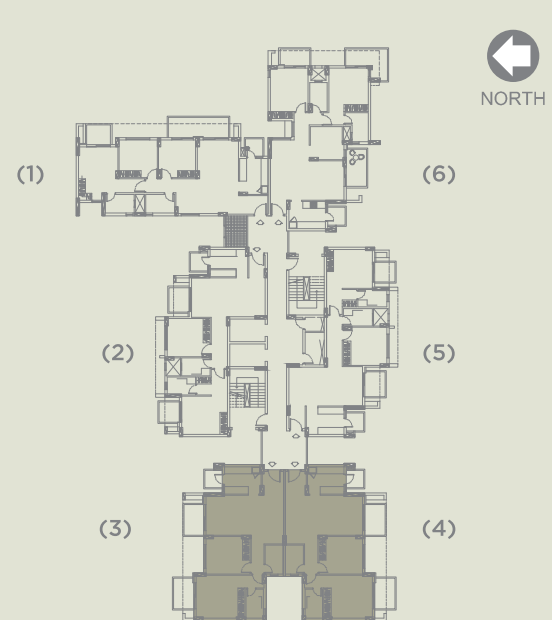


TOWER B2 & B5

**TOWER-B2 & B5**  
**UNIT 3 & 4**  
**2 BHK 1330**  
**LEVEL : GROUND TO 13th**  
**CARPET AREA : 917 SQ.FT. (85.17 SQ.M)**



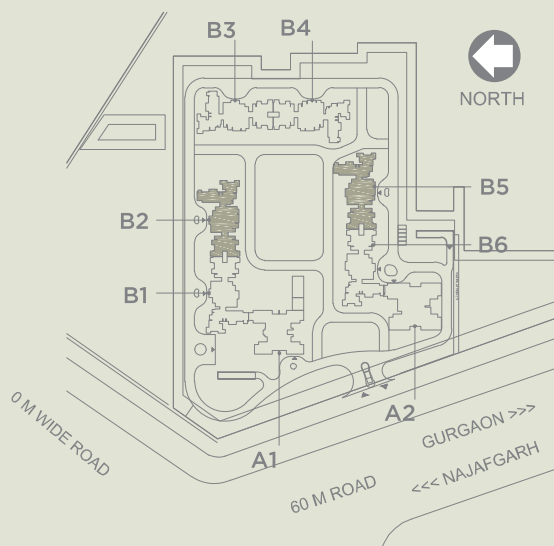
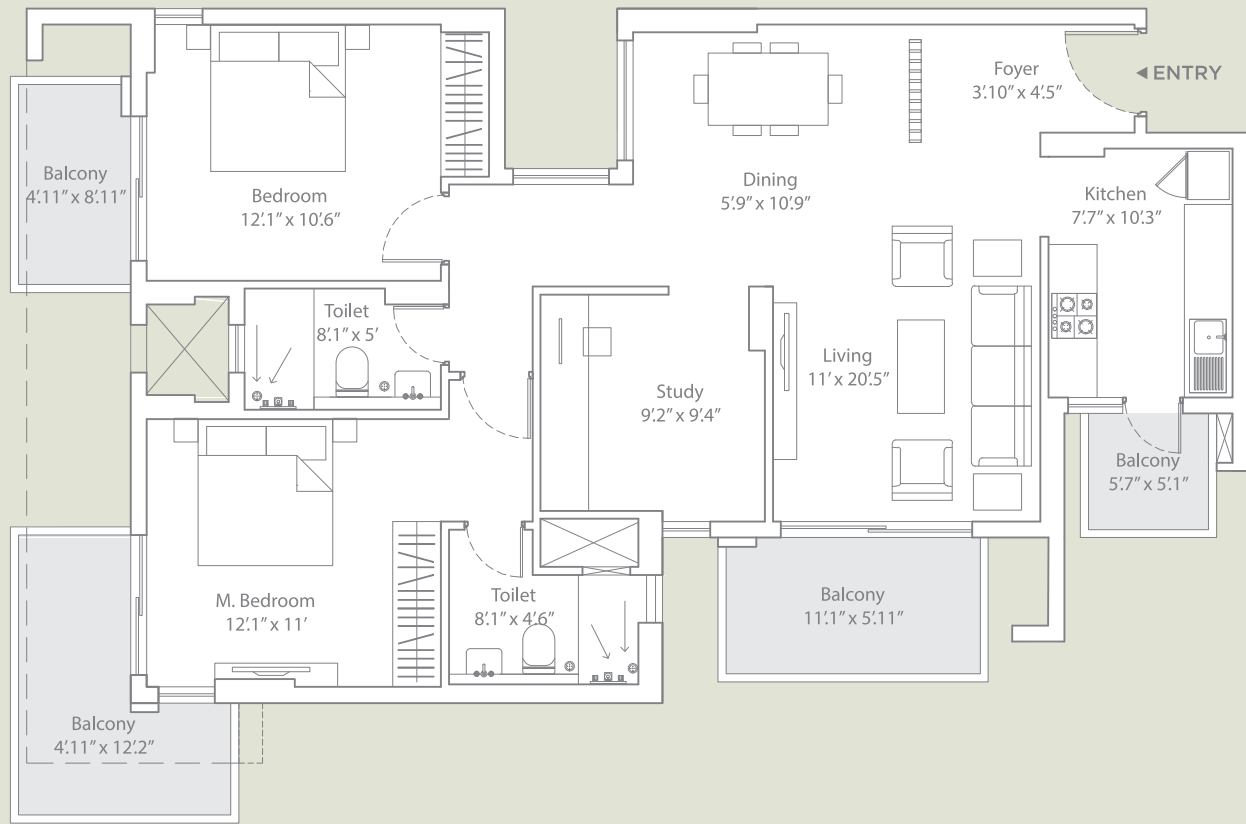
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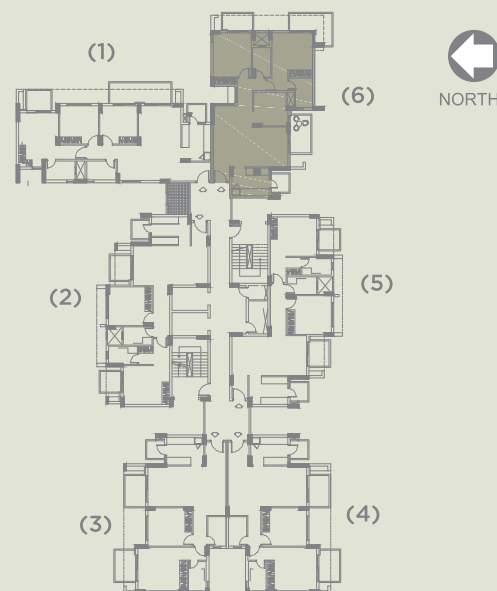
TOWER B2 & B5

Disclaimer "The floor plan shown here is indicative, subject to final approvals. Measurements are approximate, subject to minor variation."

**TOWER-B2 & B5**  
**UNIT 6**  
**3 BHK 1573**  
**LEVEL-GROUND TO 13th**  
**CARPET AREA-1085 SQ.FT (100.76 SQ.M)**

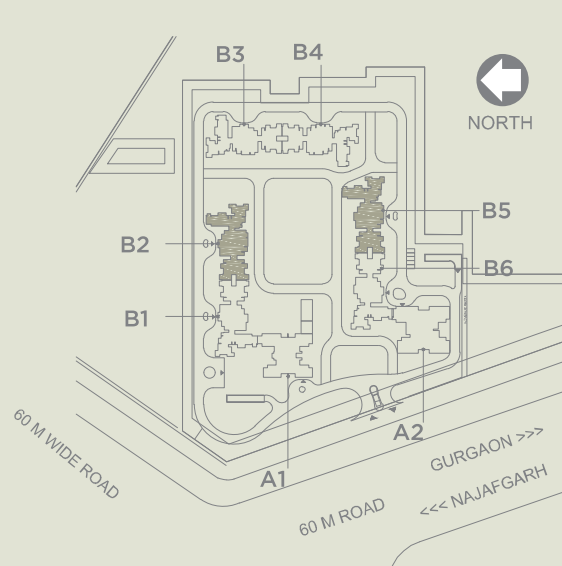
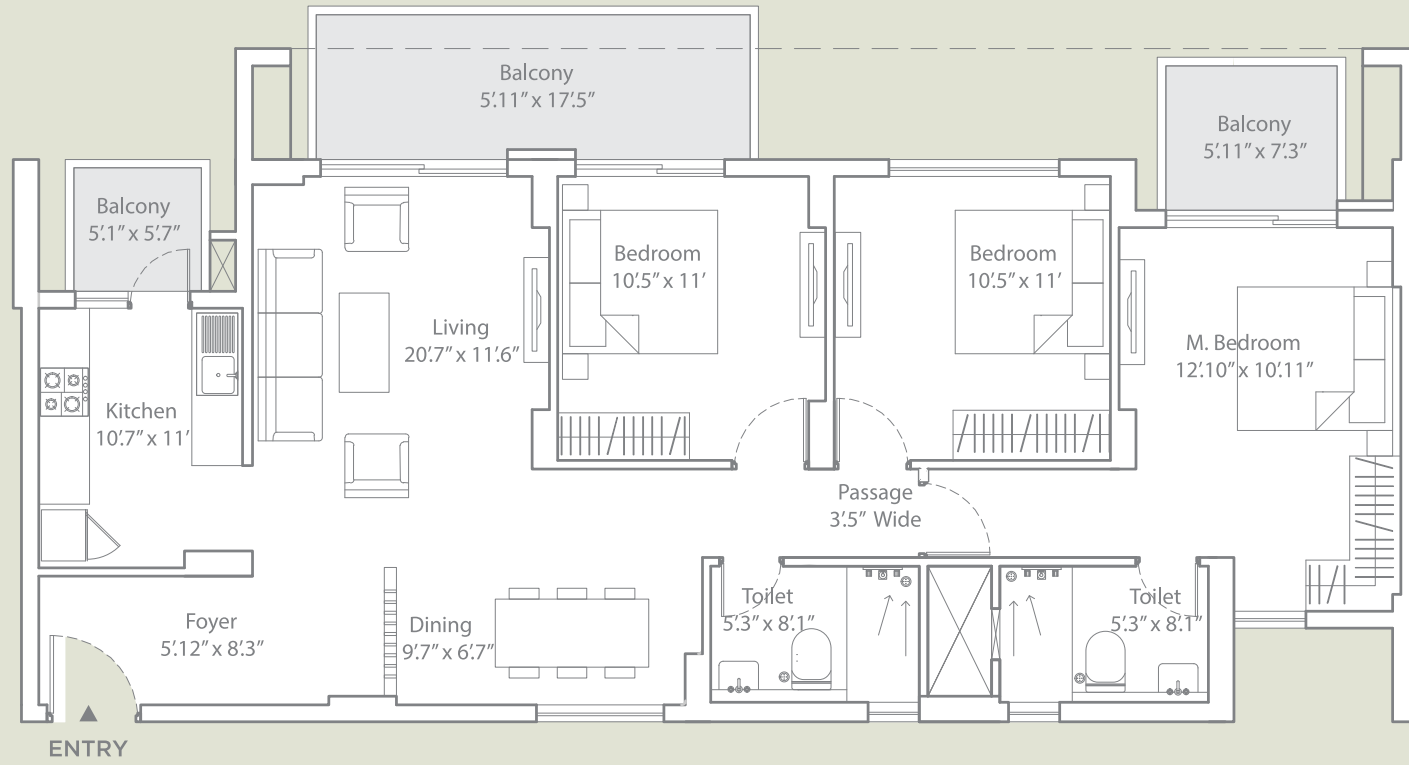


**KEY PLAN**

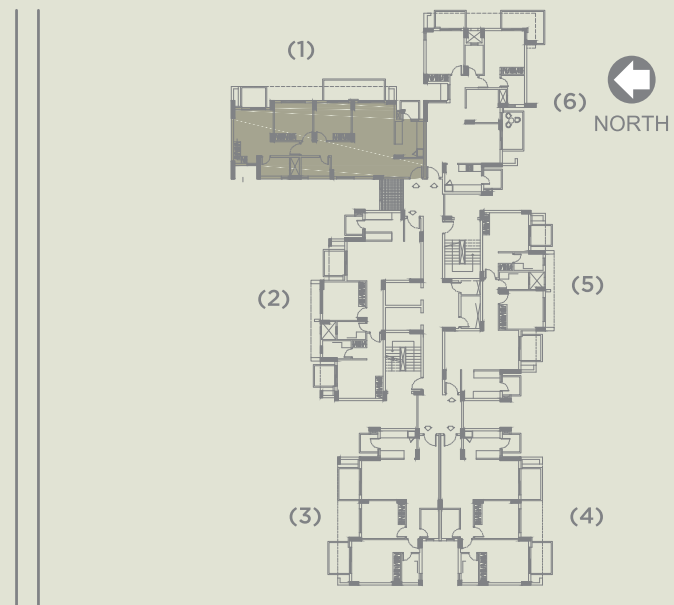


**TOWER B2 & B5**

TOWER-B2 & B5  
 UNIT 1  
 3 BHK 1579  
 LEVEL-GROUND TO 13th  
 CARPET AREA-1089 SQ.FT (101.21 SQ.M)



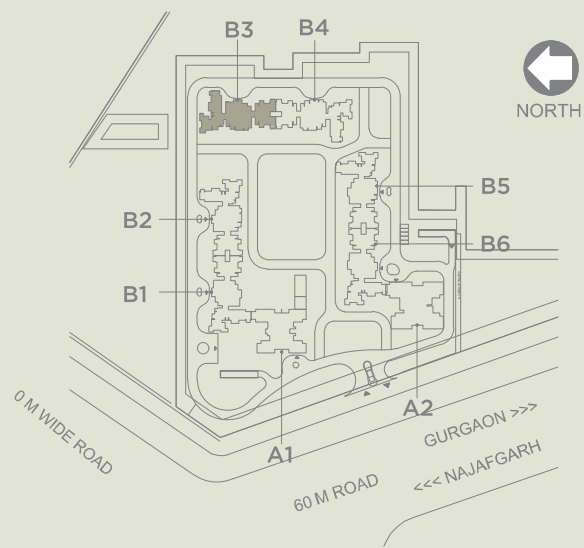
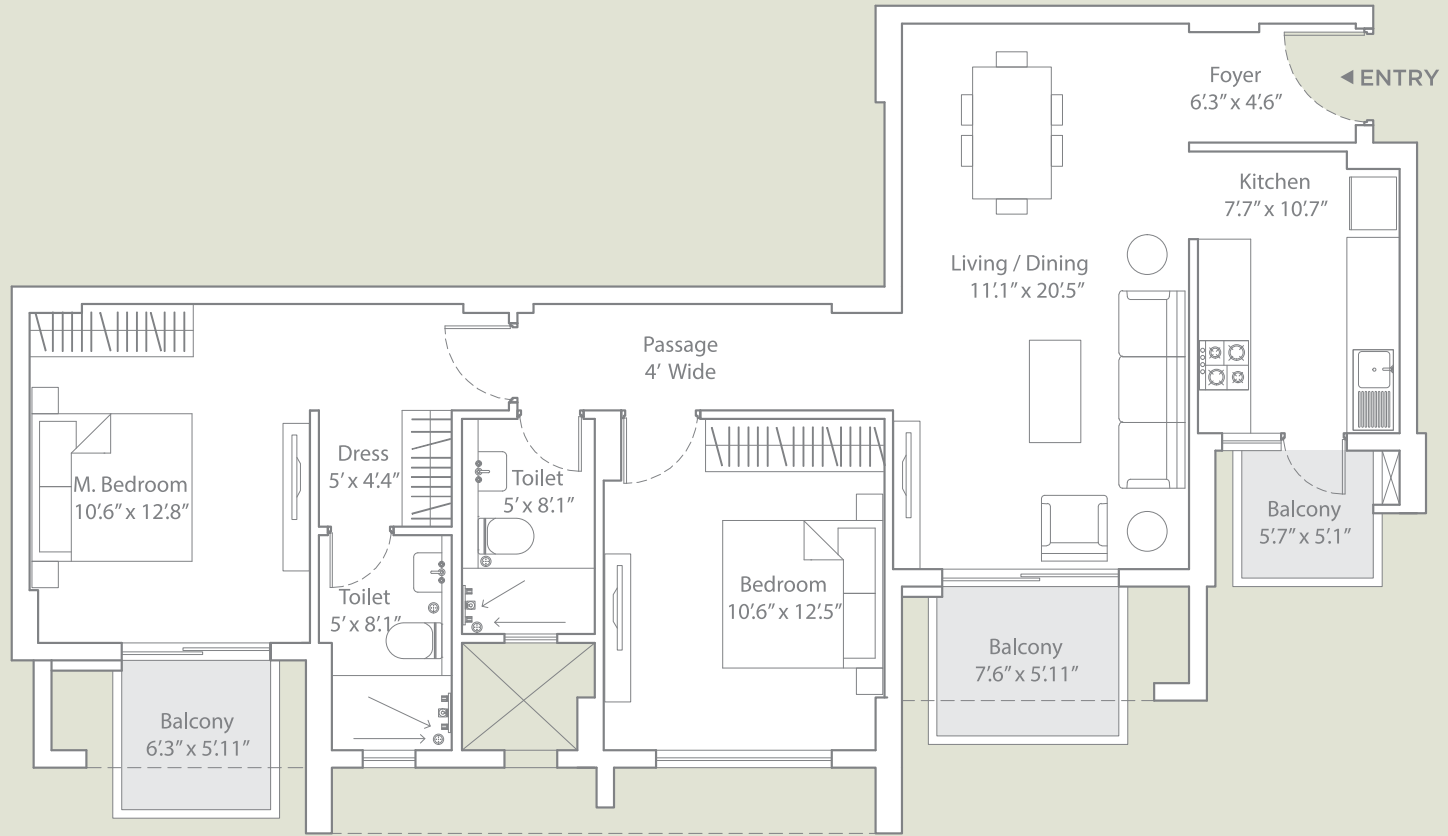
KEY PLAN



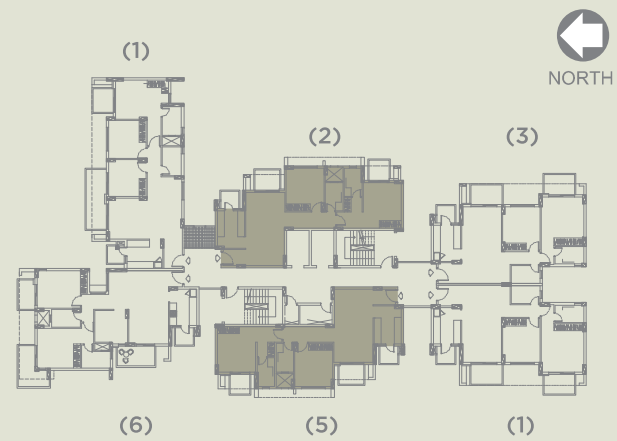
TOWER B2 & B5

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TOWER-B3  
 UNIT 2 & 5  
 2 BHK 1276  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 880 SQ.FT. (81.72 SQ.M)



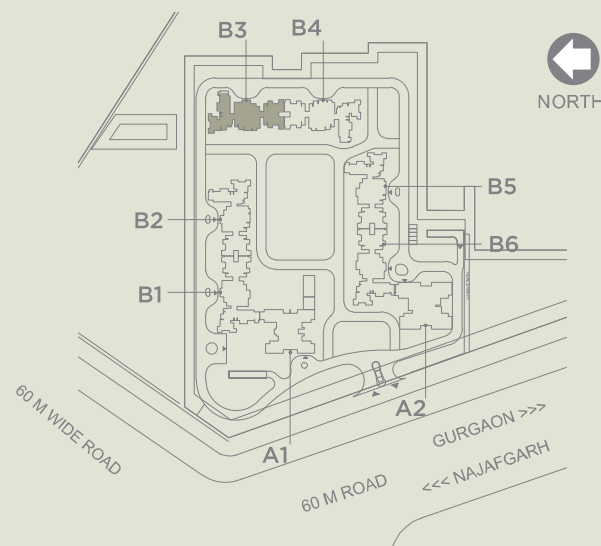
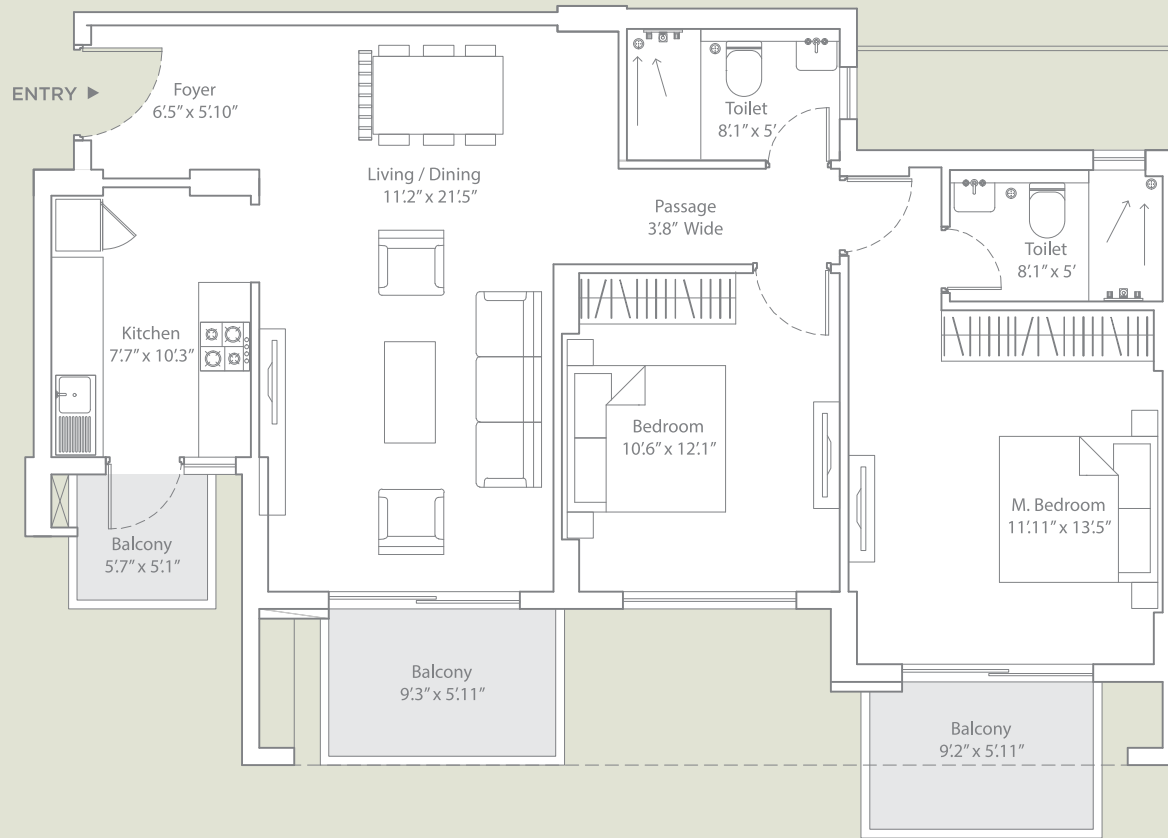
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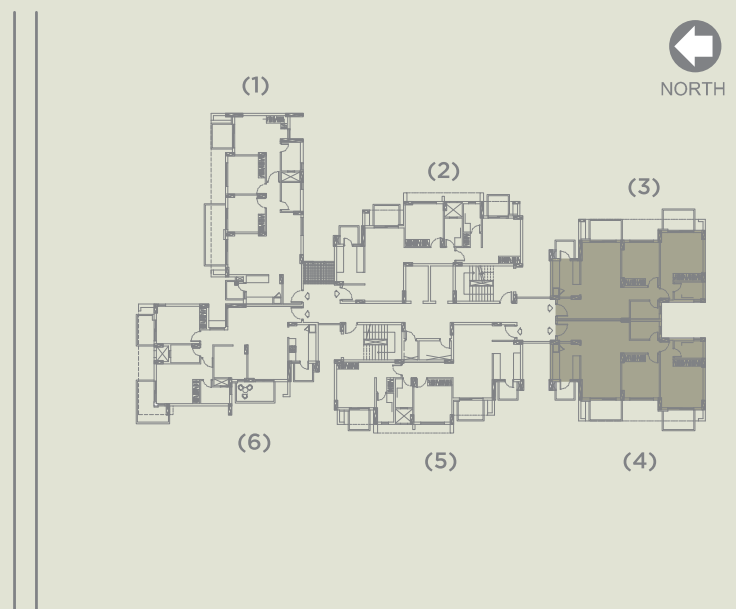
TOWER B3

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**TOWER-B3**  
**UNIT 3 & 4**  
**2 BHK 1330**  
**LEVEL : GROUND TO 13th**  
**CARPET AREA : 917 SQ.FT. (85.17 SQ.M)**



**KEY PLAN**

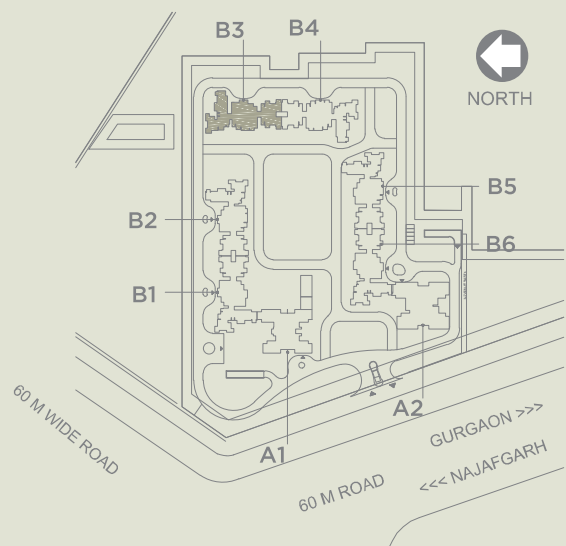
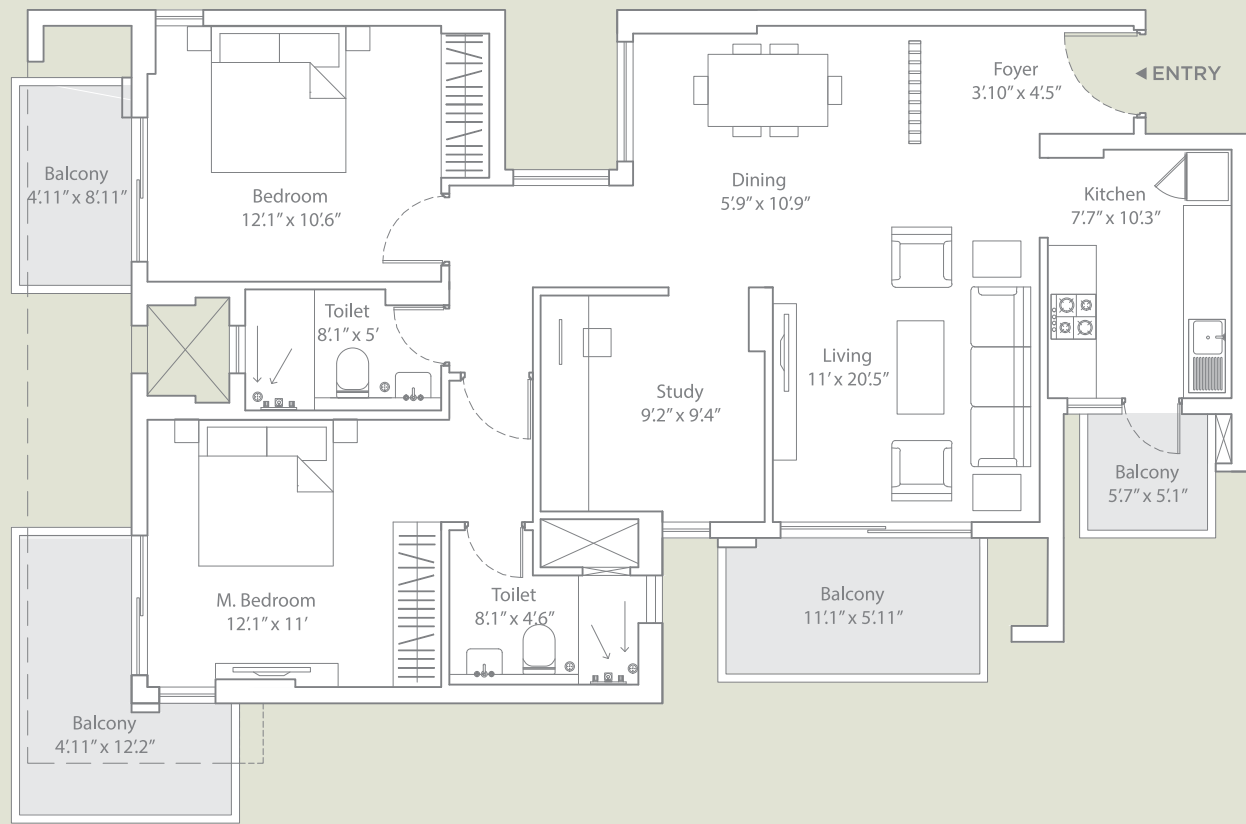


**TOWER B3**

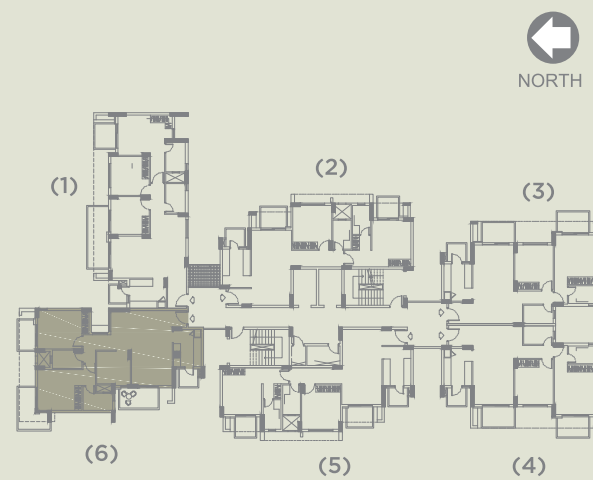
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**TOWER-B3**  
**UNIT 6**  
**3 BHK 1573**  
**LEVEL-GROUND TO 13th**  
**CARPET AREA-1085 SQ.FT (100.76 SQ.M)**

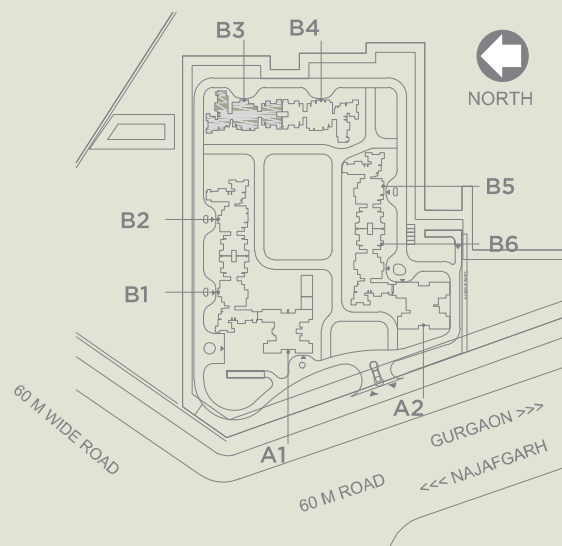
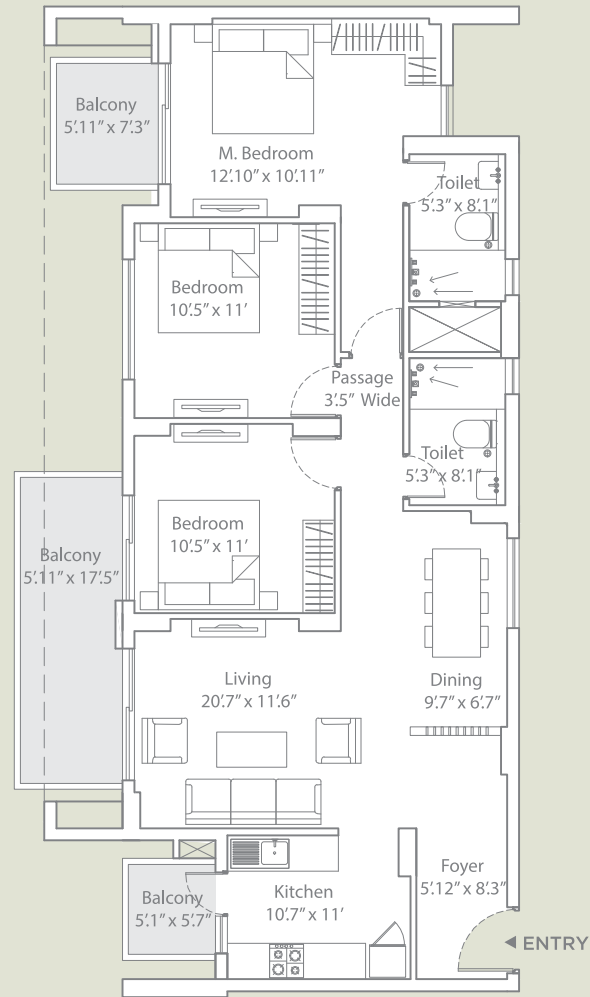


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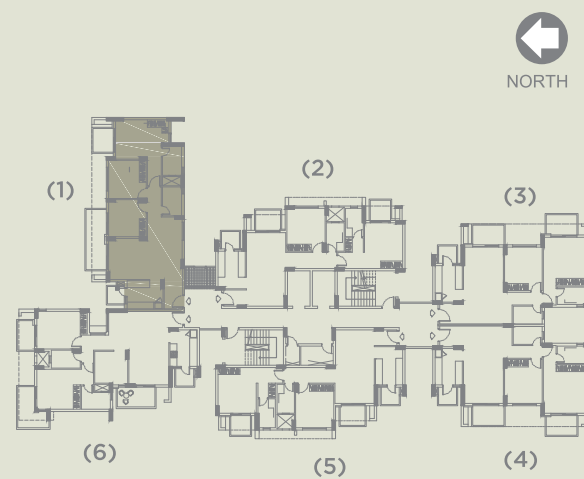


**TOWER B3**

**TOWER-B3**  
**UNIT 1**  
**3 BHK 1579**  
**LEVEL-GROUND TO 13th**  
**CARPET AREA-1089 SQ.FT (101.21 SQ.M)**



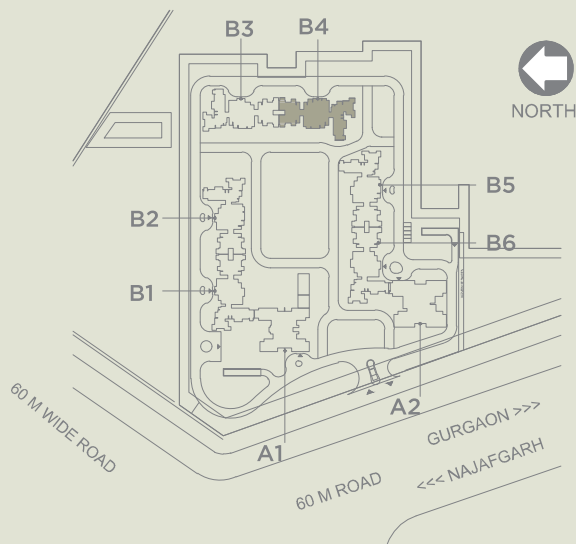
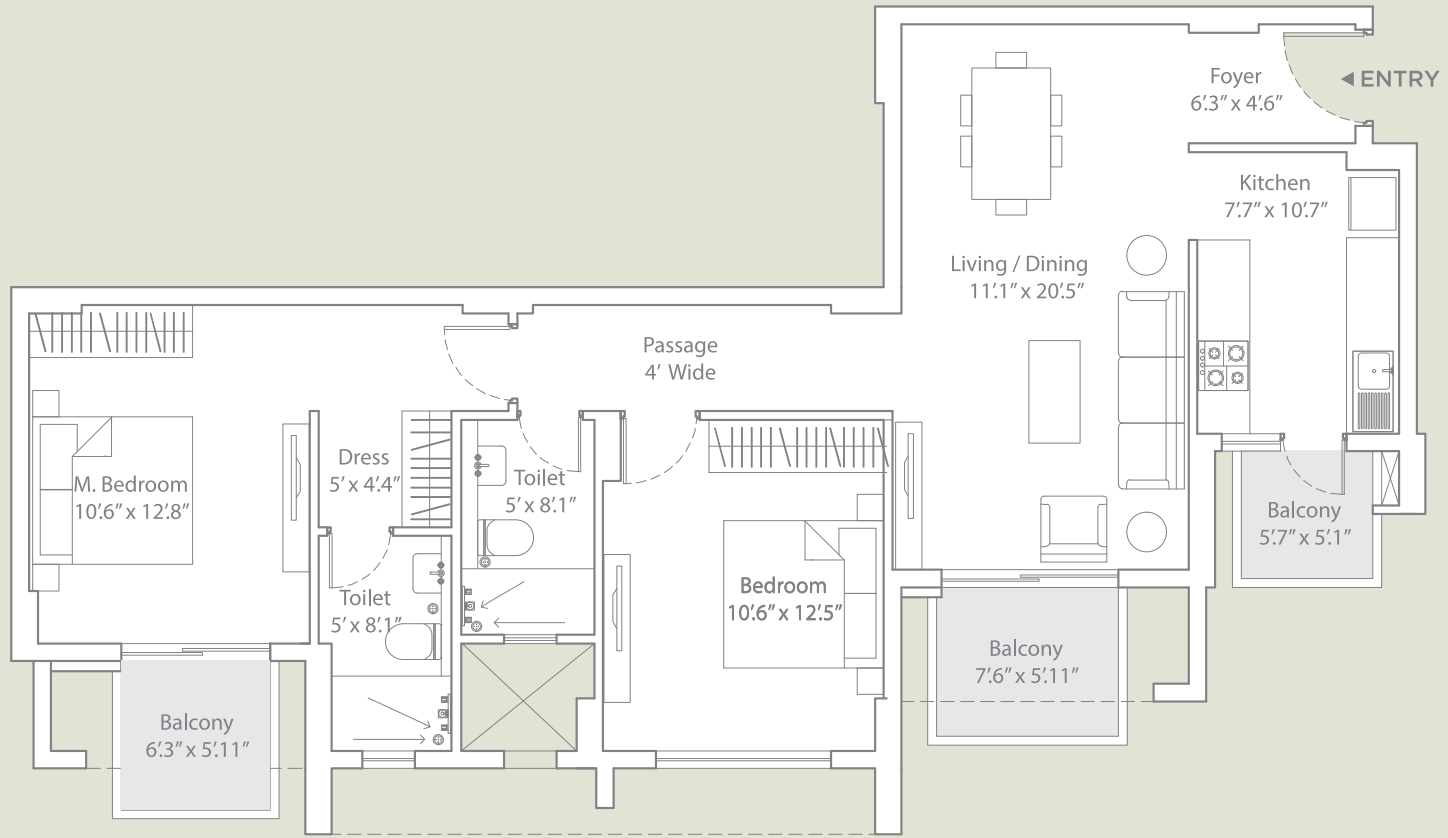
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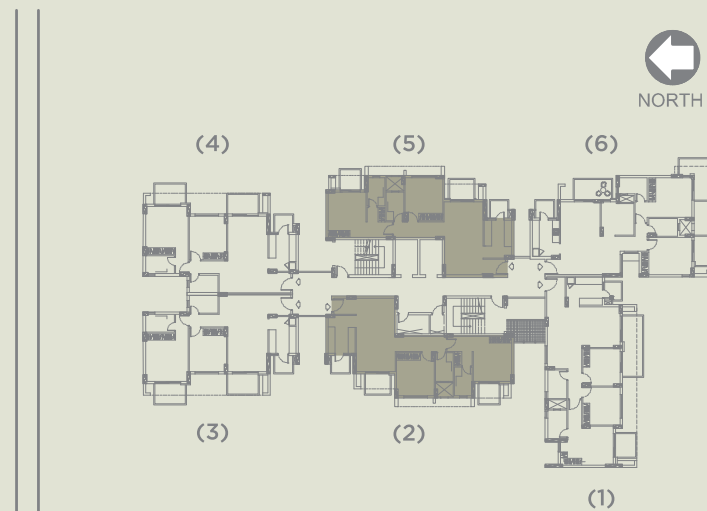
TOWER B3

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TOWER-B4  
 UNIT 2 & 5  
 2 BHK 1276  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 880 SQ.FT. (81.72 SQ.M)



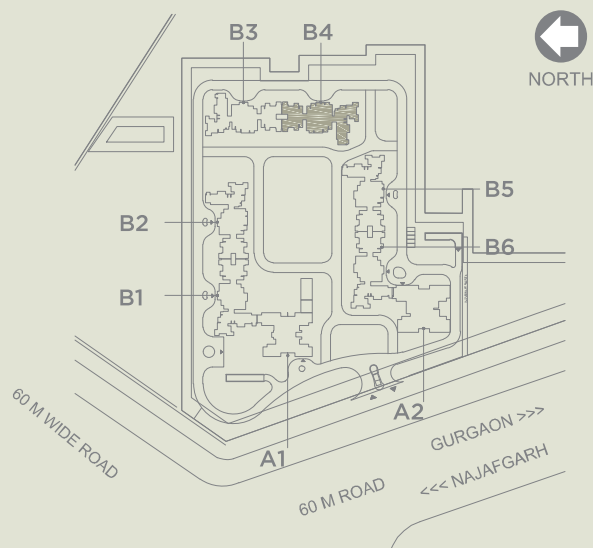
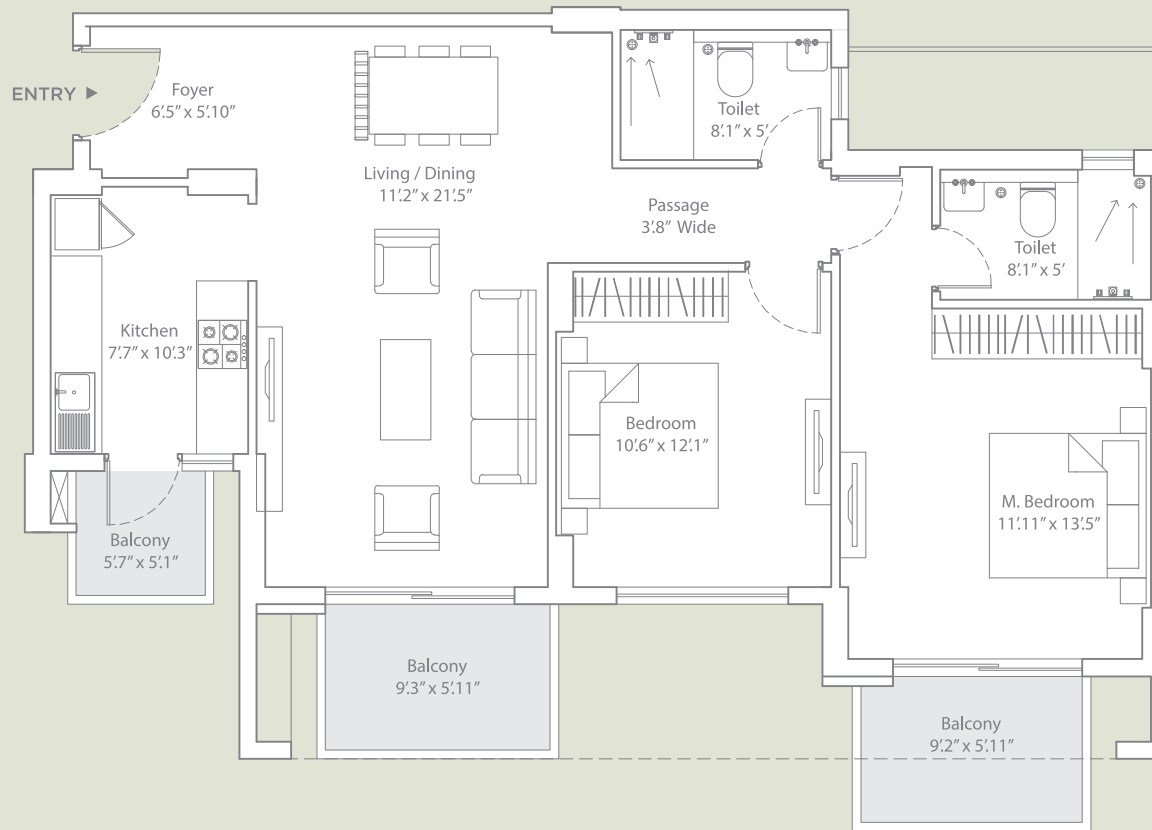
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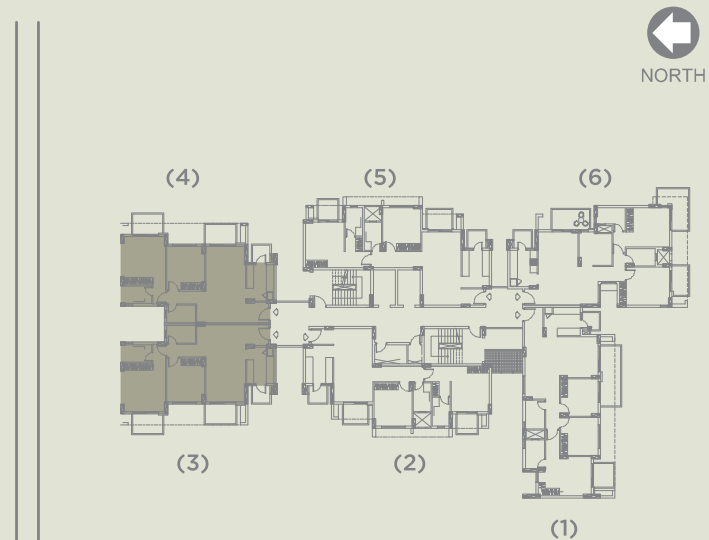
TOWER B4

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**TOWER-B4**  
**UNIT 3 & 4**  
**2 BHK 1330**  
**LEVEL : GROUND TO 13th**  
**CARPET AREA : 917 SQ.FT. (85.17 SQ.M)**



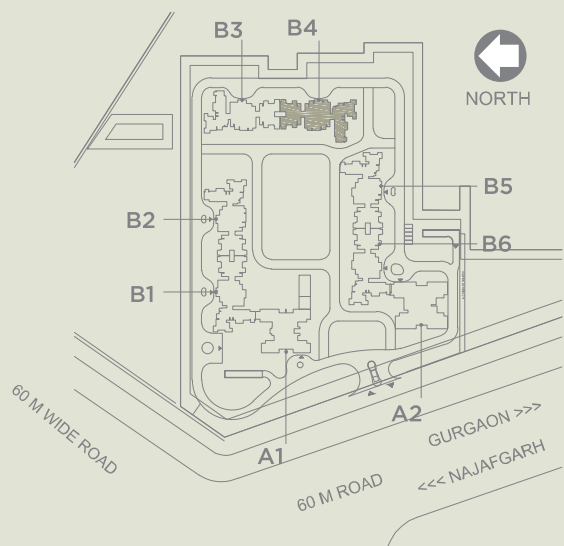
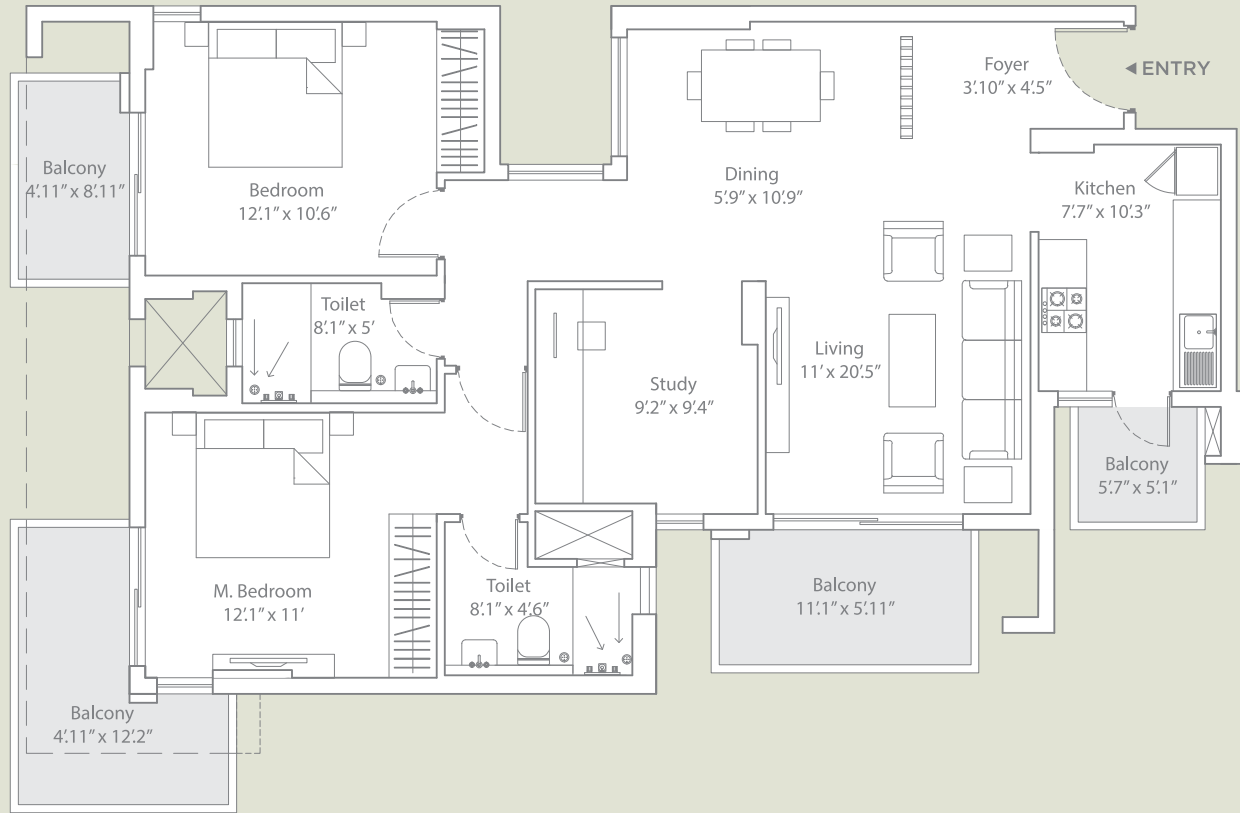
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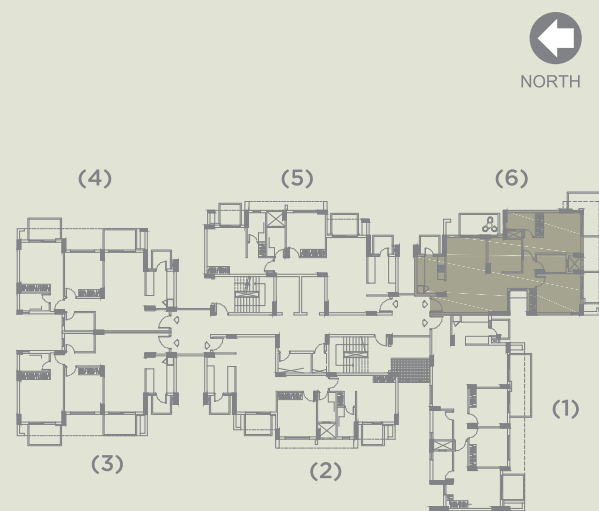
TOWER B4

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**TOWER-B4**  
**UNIT 6**  
**3 BHK 1573**  
**LEVEL-GROUND TO 13th**  
**CARPET AREA-1085 SQ.FT (100.76 SQ.M)**

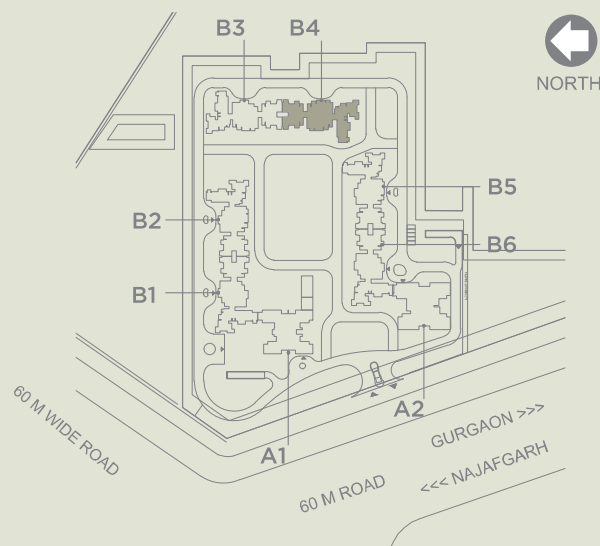
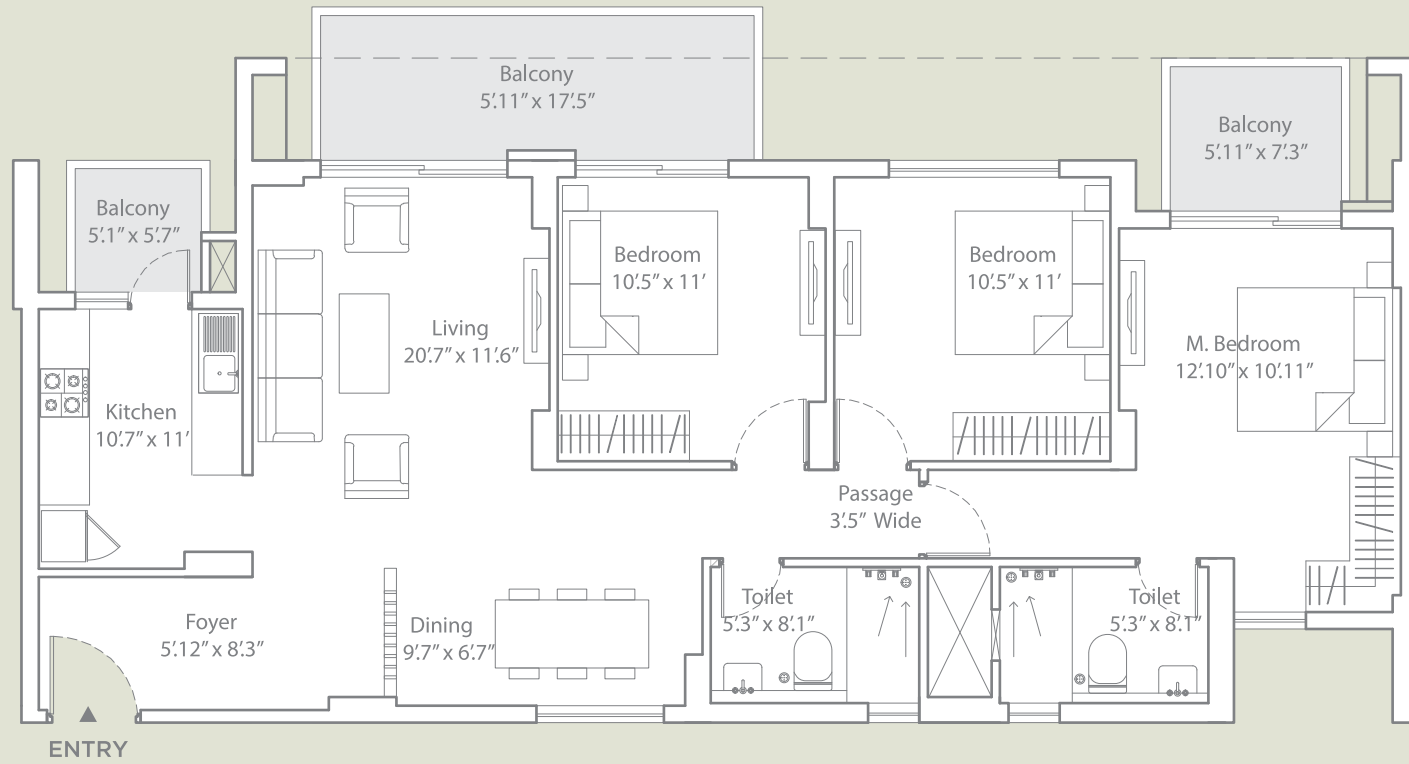


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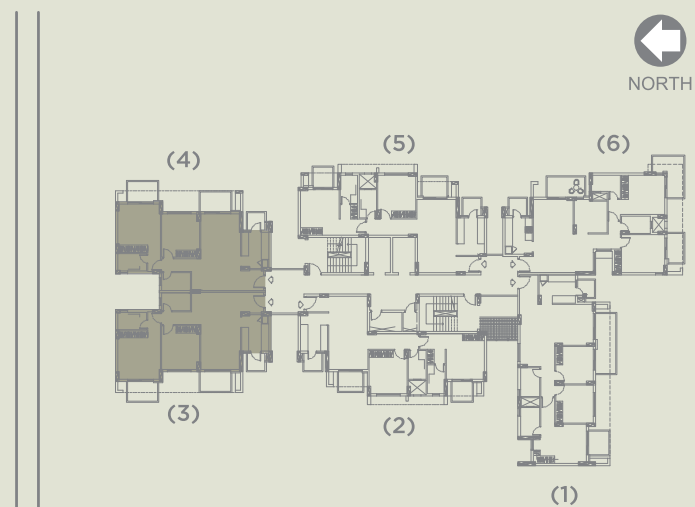


**TOWER B4**

TOWER-B4  
 UNIT 1  
 3 BHK 1579  
 LEVEL : GROUND TO 13th  
 CARPET AREA : 1089 SQ.FT. (101.21 SQ.M)



KEY PLAN



TOWER B4

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# WHY TO INVEST

## News Coverage

"The highways minister Nitin Gadkari announced the Dwarka Expressway would soon become a national highway following a request made by Haryana chief minister Manohar Lal Khattar"  
... **THE TIMES OF INDIA**

"Announcing a host of measures to decongest NH-8 and ensure better connectivity between Delhi and Gurgaon, Mr. Gadkari announced to accord the status of national highway to the 18-km Dwarka Expressway from Dwarka in Delhi to Kherki Dhaula in Gurgaon."  
... **BUSINESS STANDARD**

## The TATA Housing Advantage-

The trust of more than 5,000 happy families

- Our products are known for the highest quality and safety standards to ensure the durability of your home
- It is our commitment to delight you by improving your quality of life as you move into a TATA Housing home
- Transparent and participative culture – the bedrock of values at TATA Housing
- Promises made and promise delivered - the cause which is plaguing the real estate industry, is our forte and we live by our commitment

## The Location-

Right where you should be

- The proposed project is located at close proximity to Delhi – touching the Delhi border
- The Indira Gandhi International Airport is just 5 KM or 15 minutes away
- You will be just 3 KMs from the nearest metro station (proposed)
- Excellent social infrastructure which is only getting better – Delhi Public School, Ansal Plaza, Fortis hospital all within 5 km. from the site
- Recent industry reports have identified Dwarka Expressway as one of the most sought after investment destination giving highest appreciation in the region in the next 3 years\*
- The social and physical infrastructure push, enhanced connectivity and an incremental commercial space pipeline are set to make this corridor a prime residential destination

## The product USP's-

An iconic property that will be a landmark for years to come

- 80% open spaces proposed
- More than 100 trees per acre planned
- Well ventilated property with good circulation of air in all areas
- Approx 1.85 acre vehicle free central green with a sunken garden and a Sky Walk connected with tree houses
- A host of best-in-class amenities to suit the needs of every family member
- Each apartment with a unique plus private view, not overlooking the others
- Vastu friendly entry to apartments

## THE PRICE - A value proposition that is impossible to ignore

These majestic estate residences start at a never before price.

## THE TIME IS NOW.

# *La* VIDA

ESTATE RESIDENCES

**CALL US AT 1800-3004-8282 or [www.tatahousing.in/lavida](http://www.tatahousing.in/lavida)**

**SITE ADDRESS**

Sector 113, Village Bajghera Road, Near Dwarka Expressway, Gurgaon, Haryana - 122 001

**DUBAI ADDRESS**

1820, Burjuman Business Tower, Burjuman, Po Box: 121828, Dubai, UAE Contact No.: 00971-45096771

**REGISTERED OFFICE**

Lemon Tree Land Developers Pvt. Ltd.,  
Ground Floor, Naurang House, 21 Kasturba Gandhi Marg, New Delhi - 110 001