



We e've made Sector 71 look posh.



AVENUE 71
The posh life



CHD Developers Ltd. have spent 20 years crafting lifestyles. The company has maintained its undeterred vision to create standards in lifestyle. They now possess a reputation of being architects of the high life. Their remarkable portfolio exemplifies style, class and a profound sense of imagination. It includes everything from extravagant townships, to magnificent residential and commercial complexes.

The company is driven towards creating benchmarks in real estate by delivering nothing short of pure excellence. Some of their grand residential projects include names like CHD City, Karnal (integrated township), Sri Krishnalok, Vrindavan and Gayatrilok, Haridwar. CHD Developers Ltd. have also made their presence strongly felt in Delhi. Some of their outstanding commercial projects in the capital are Laxmi Bazar, Capital Plaza, Capital Tower, Capital Exim Center, Gaurav Tower, Radha Chambers, Anchal Plaza and Capital Chambers.

The company is not just about building homes, but creating havens that encompass every desire and dream. It seeks to understand every human emotion, and create a luxurious lifestyle around it.



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CHD Developers Ltd. have come closer to their dream of introducing the country to lavish living. The company's latest project, Avenue 71 is created with a vision to surround you with opulence, and overwhelm you with beauty.

So, come close to nature, and relish every intricate detail. Succumb to the greenery around you, and savour every breath. Become a child again, not missing a single path to run on, and a single tree to circle around. Get ready to joyfully await every Autumn and Spring, and watch them fade into a colourful Summer and a beautiful Winter.

When you're done exploring our open spaces, retreat indoors to a secure life with absolute privacy, and clutter-free living.

Avenue 71 is a perfect example of an ideal sustainable design. It is carefully designed keeping the idea of water and electricity conservation in mind. Our architects have maintained a balance between energy usage and design excellence, and the result is simply phenomenal.

Architect's perspective view of Avenue 71

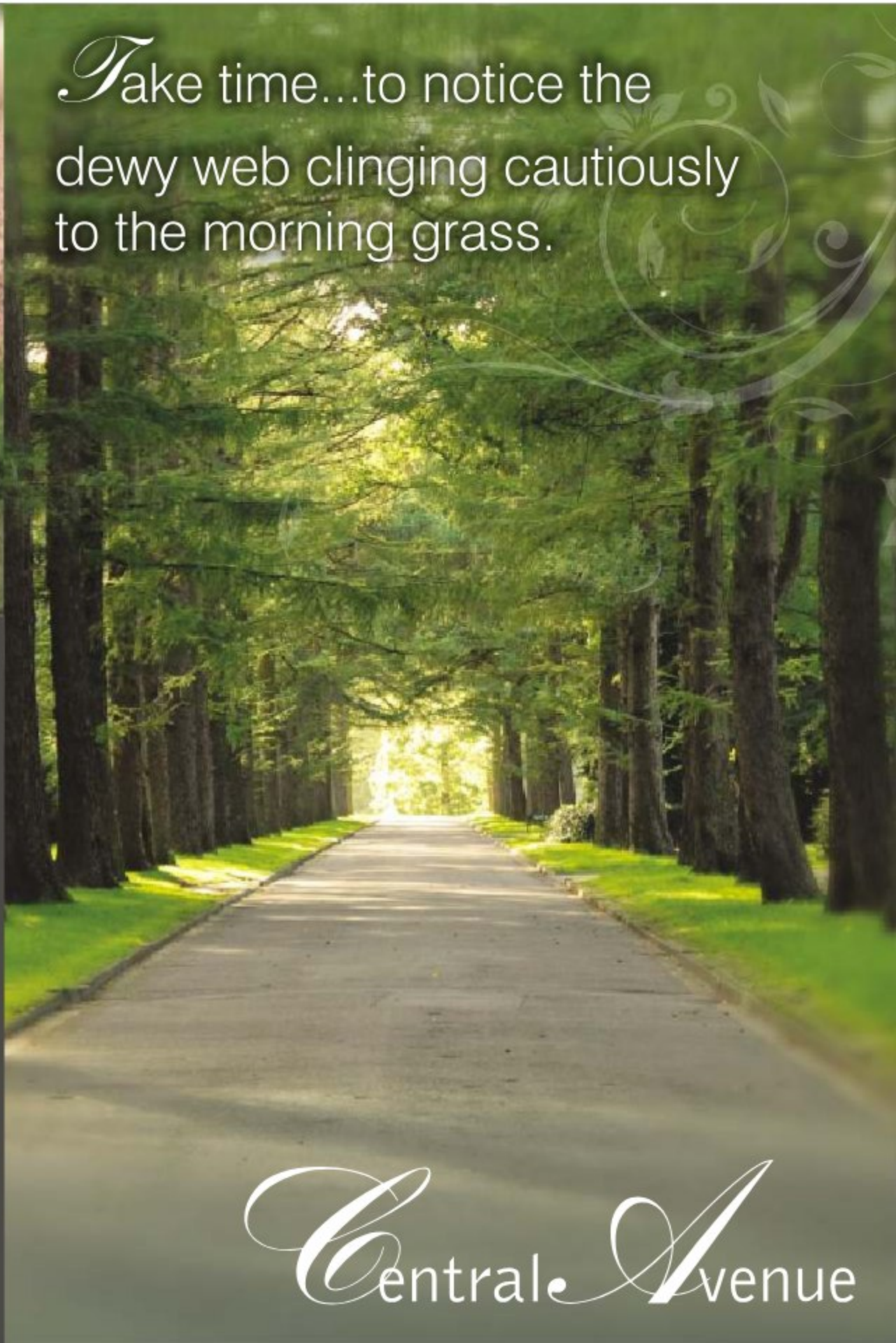


*R*ome, Paris, London and now here in Avenue 71. These fountains are designed by the best architects, and inspired by the works of the finest sculptors in Europe. Take time to admire these imposing masterpieces. Truly a work of art, they will keep reminding you of the grandeur that surrounds you.

*F*ountains



*Take time...to notice the
dewy web clinging cautiously
to the morning grass.*

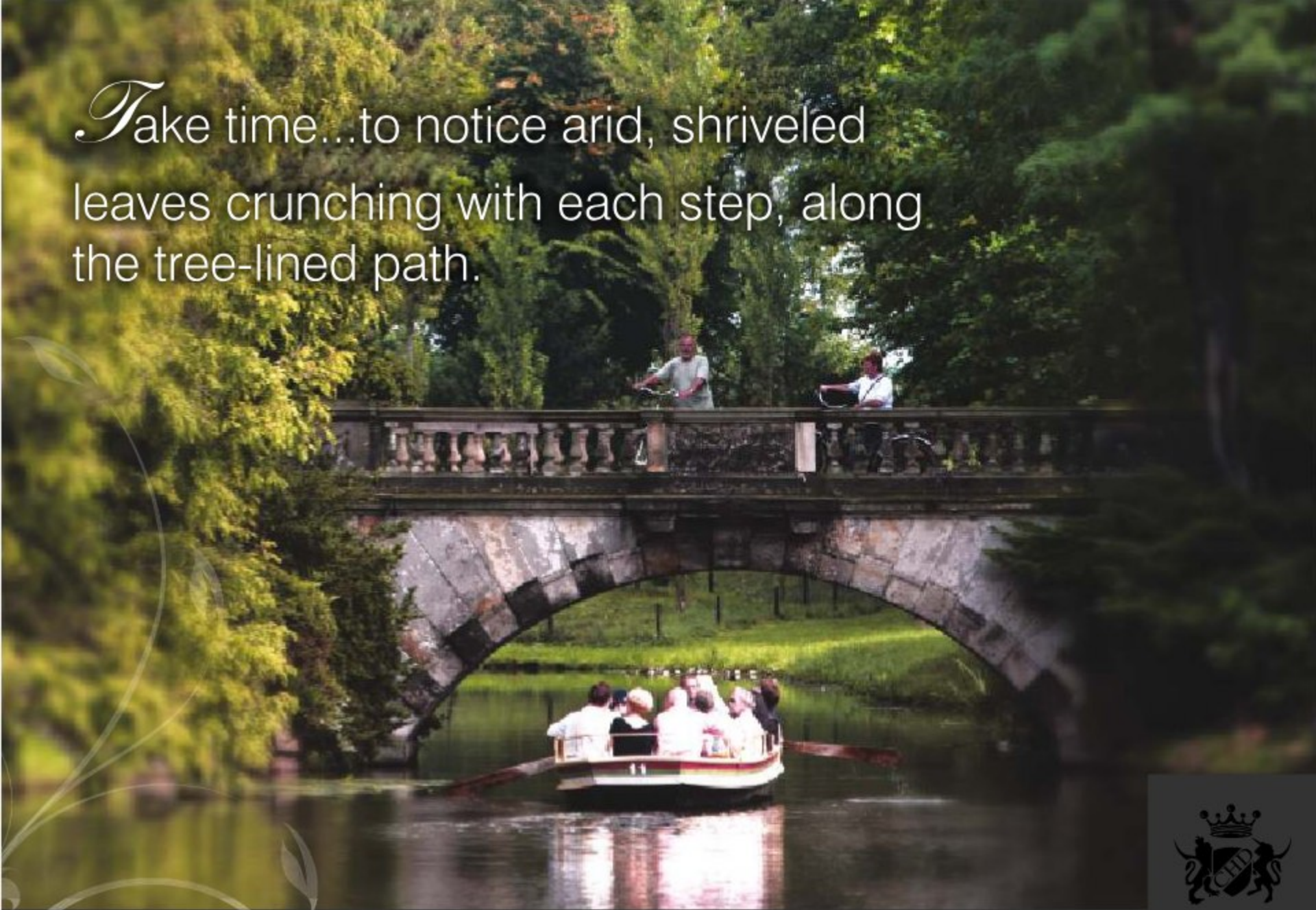


When you're a nature lover to the core, and long walks is your idea of relaxing, then Avenue 71 is where you should be living.

Our flora-rich Central Avenue is designed to keep you in touch with nature. Here every breath of air is a treat, and every sight is picturesque. Experience a new sense of joy when you venture into this immaculate world of tranquility.

Central Avenue

*Take time...to notice arid, shriveled
leaves crunching with each step, along
the tree-lined path.*





*Take time...*to admire the diligence
of the chattering squirrels seeking
stores for their winter nests.



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A photograph of a traditional Japanese-style arched bridge with red railings and white stone walkways, spanning a calm pond. The bridge is supported by red pillars. In the background, there are lush green trees and a grassy hill under a clear blue sky. The image is decorated with white floral and leaf patterns in the top right corner.

Gardens

Green Spaces

Embrace an enchanting world of greenery. Break free in our lavish green gardens. Skip stones in crystal clear ponds, or relax under a fancy gazebo. It's all for you to relish, because these enthralling gardens have been designed keeping you in mind.



Japanese Garden



*Take time...to watch Autumn's crispness
paint changes from branch to branch,
decorating the landscape for a short time.*

Experience the richness of the Orient. Travel to the far east sitting right here in our splendid Japanese Garden. Spend every evening in the tea house sipping Green Tea, and lose yourself in pristine surroundings.

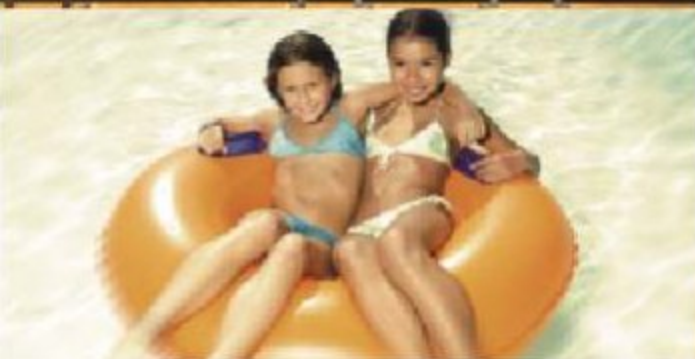


Amenities



Swimming Pool

The good life calls for great privileges. Our lavish swimming pools await your tanning lotions and poolside parties, our landscaped gardens await your evening strolls, and our club is



all set for your late night discussions over cigars and whisky.

And we have a lot more to keep you in that perfect dream.

Shopping Arcade

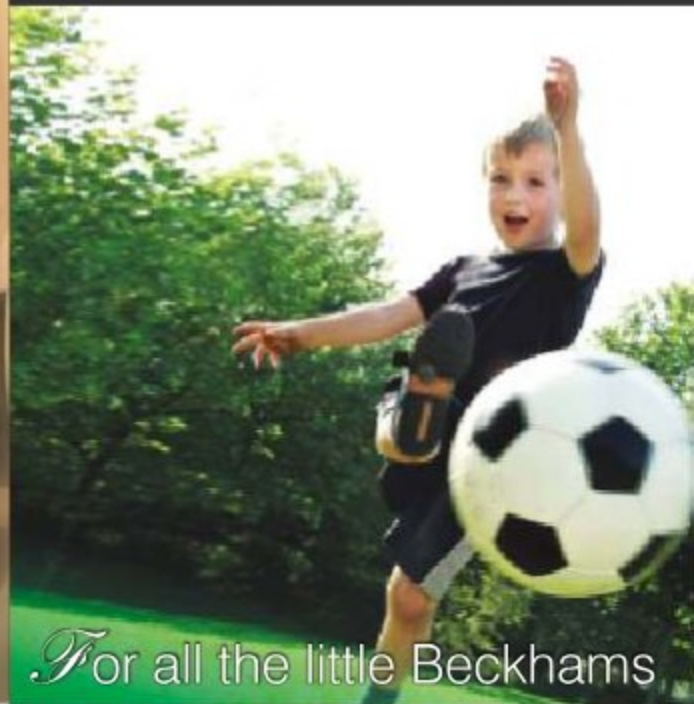


Other Amenities

A lot of shopping bags to carry



Future Einsteins



For all the little Beckhams



What are you good at?



Health Care





Dedicated Car Parking

A safe spot for your second love



Security Cameras



For that peaceful night sleep

touch of excellence

To capture brilliance in its entirety CHD Developers Ltd. have brought in master architects PageSouthernlandPage. The award-winning firm is rated amongst the top ENR Fortune 500 Firms worldwide. Its outstanding master planning can now be seen in Avenue 71. The architectural heavyweights are working together with Adonis Designs-a team of remarkable designers who provide architectural, engineering and interior solutions to companies in India and abroad.

Saha & Associates, our national architects are working in association with PageSouthernlandPage. They have an extensive experience in providing architectural solutions for Group Housing Development.

Another contributor to this outstanding project is Quintessence Design Studio, a professional group engaged in comprehensive practice of Landscape Architecture, Green Building Accreditation and LEED Certification (United States Green Building Council).

CHD Developers Limited have worked closely with these masters to bring to you Avenue 71- where you'll see a perfect combination of design creativity and engineering excellence.

Specifications- Avenue 71, Gurgaon

Flooring	
Living/ Dining	Designer's imported Vitrified Tiles
Bedrooms	Laminated Wooden Tiles
Servant Quarter/ Store	Ceramic Tiles
Lift Lobby	Designer's Imported Granite/ Marble Flooring/ Vitrified Tiles
Wall Finish	
Internal	Oil Bound Distemper
Servant Quarter/ Store	Oil Bound Distemper
External	Exterior Paint of pleasing shade/Texture Paint
Lift Lobby	Combination of Paint and Stone/Tiles
Kitchen	
Flooring	Vitrified Tiles
Dado Distemper	Ceramic Tiles till 600 mm above the counter area, rest painted with oil Bound
Fittings	Granite Counter with Stainless Steel Sink and Drain Board
Doors	
Main Entry Door	Seasoned Hardwood Frame with European Style Moulded Shutter Doors
Internal	Seasoned Hardwood Frame with Flush Shutter/ Moulded Skin Door Shutters
External Door	Powder Coated/ Anodised Aluminium/ uPVC Glazing
Toilets	
Flooring	Combination of one or more Anti-skid Premium Ceramic Tiles
Dado	Combination of one or more Glazed Premium Ceramic Tiles upto 2100 mm ht.
Fittings	Granite Counter in Master Toilet, Designer's Sanitary Fixtures, Single Lever CP Fittings, provisions for Geysers
Balconies	
Flooring	Anti-skid Ceramic Tiles



Windows
Powder coated/ Anodised Aluminium/ uPVC Glazing
Electrical
Copper electrical wiring in concealed conduits and modular switches
Air Conditioning
Provision of electrical sockets in all bedrooms and living room
Television
TV points in living and bedrooms
Power back-up
24 X 7 power back-up
Structure
RCC framed earthquake resistant structure
Lift
One passenger and one service lift to each tower
Complex Security
Secured gated community with Boom Barrier, access control at entrances, manual patrolling and 24- hour digital video recording surveillance of building entry points, CCTV in secluded areas for continuous monitoring and recording

Note: Above specifications are tentative in nature and are subject to change.

Our associated partners

International Master Planners



National Architects



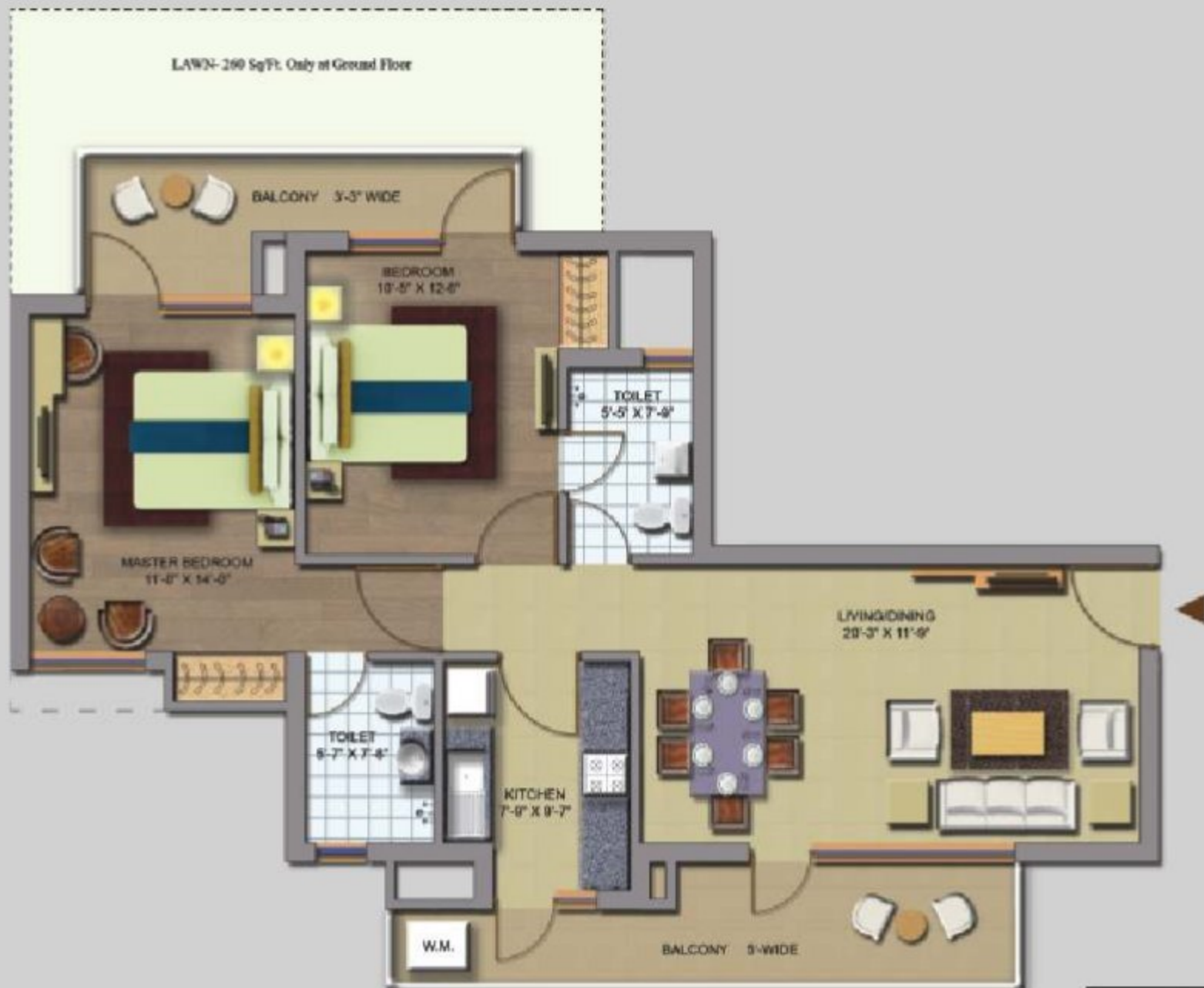
Landscape Artist



Drawing/Dining
2 Bed Rooms
2 Toilets
Kitchen
2 Balconies
Area-1198 Sqft.



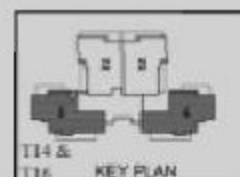
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Typical Floor Plan

In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change.

Soft furnishing and gadgets are not part of the offering.



Drawing/Dining
 2 Bed Rooms
 2 Toilets
 Kitchen
 2 Balconies
 Area- 1198 Sqft.



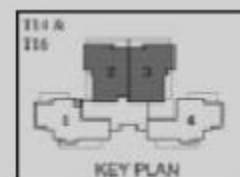
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Typical Floor Plan



Drawing/Dining
3 Bed Rooms
3 Toilets
Kitchen
2 Balconies
Area- 1485 Sqft.



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Typical Floor Plan



Drawing/Dining
3 Bed Rooms
3 Toilets
Kitchen
4 Balconies
Area- 1485 Sqft.



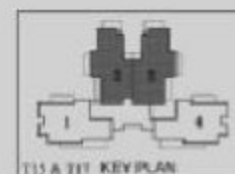
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Drawing/Dining
3 Bed Rooms
3 Toilets
Kitchen
Servant Room
2 Balconies
Area- 1743 Sqft.



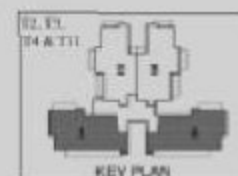
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Drawing/Dining
3 Bed Rooms
3 Toilets
Kitchen
4 Balconies
Area- 1620 Sqft.



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Drawing/Dining
3 Bed Rooms
3 Toilets
Kitchen
Servant Room
2 Balconies
Area- 1762 Sqft.



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Typical Floor Plan

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Drawing/Dining
3 Bed Rooms
3 Toilets
Kitchen
Servant Room
3 Balconies
Area- 1802 Sqft.



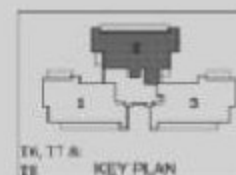
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Typical Floor Plan

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Drawing/Dining
4 Bed Rooms
3 Toilets
Kitchen
Servant Room
3 Balconies
Area- 2193 Sqft.



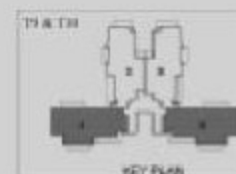
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Typical Floor Plan

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Drawing/Dining
4 Bed Rooms
3 Toilets
Kitchen
Servant Room
4 Balconies
Area-2193 Sqft.



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Typical Floor Plan

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Drawing/Dining
4 Bed Rooms
3 Toilets
Kitchen
Servant Room
3 Balconies
Area- 2193 Sqft.



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Typical Floor Plan

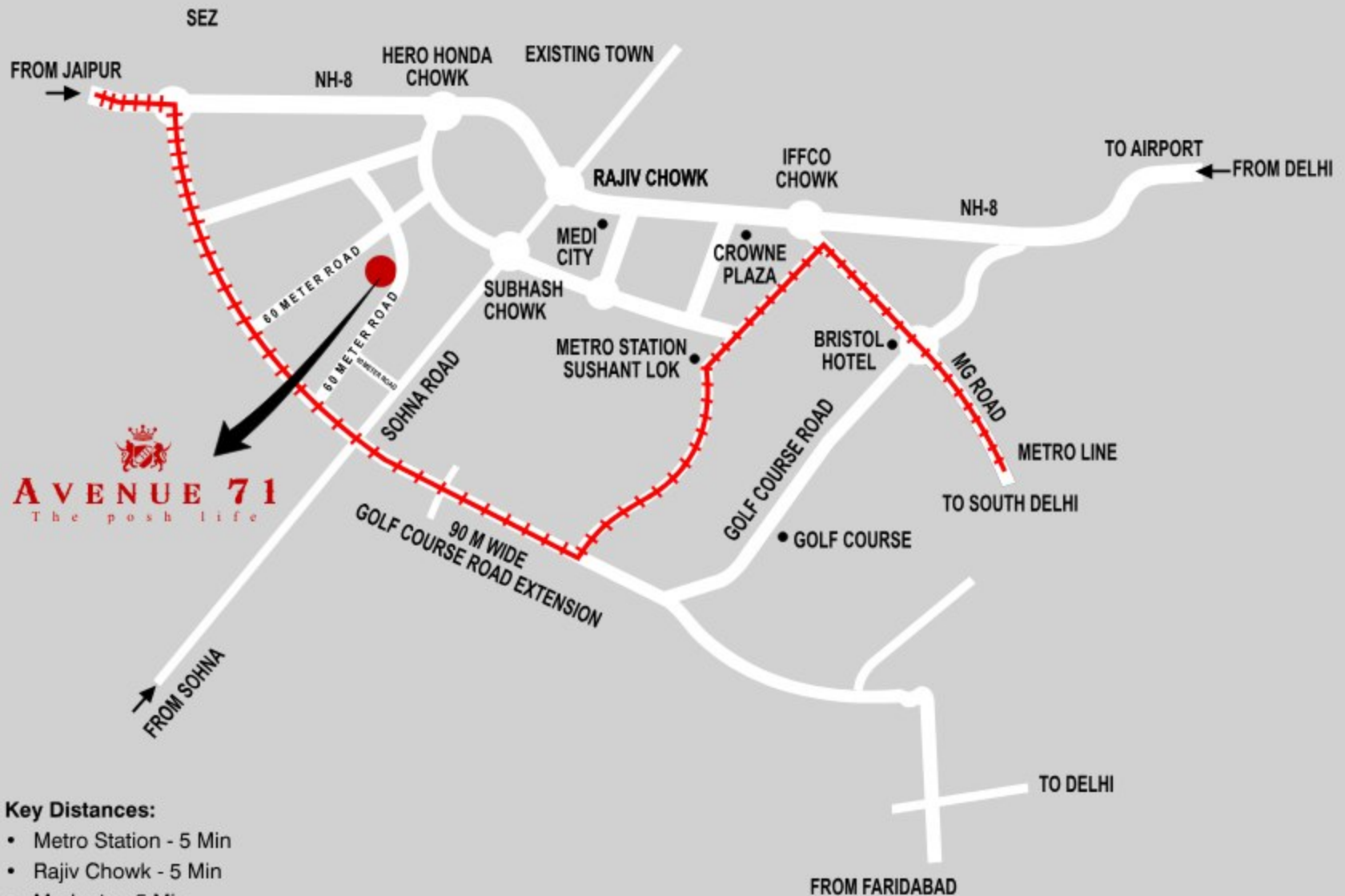
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LOCATION PLAN

Avenue 71 is well connected to every important place in Gurgaon. It's located on Sohna Road, with neighbours like Five Star Hotels and Popular Shopping Malls. To top the list, a proposed site for a Metro Station also falls well within its reach. These are just a few pointers out of many that will make your decision even stronger.



Key Distances:

- Metro Station - 5 Min
- Rajiv Chowk - 5 Min
- Medanta - 5 Min
- IGI Airport - 25 Min
- Marriott Courtyard - 10 Min
- Radisson Suites - 10 Min
- Park Plaza - 10 Min

+++ Proposed/Existing Metro Line
Map not to scale

Bird's Eye View



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LEGEND

- | | |
|---------------------|----------------------------|
| 1. MAIN ENTRY | 19. PALM COURT |
| 2. SECURITY CHECK | 20. SCULPTURE COURT |
| 3. CLUB | 21. REFLEXOLOGY PARK |
| 4. SWIMMING POOL | 22. ZEN COURT |
| 5. KIDS POOL | 23. WATER GARDEN |
| 6. FOUNTAIN | 24. TEENS COURT |
| 7. MAIN AVENUE | 25. TIMBER TRELLIS |
| 8. OPEN AIR THEATRE | 26. PARTY PLAZA/BARBEQUE |
| 9. STREAM | 27. JUMPING FOUNTAIN PLAZA |
| 10. JOGGING TRACK | 28. CONSERVATORY |
| 11. NATURAL POND | 29. YOGA AROMATIC GARDEN |
| 12. BARBEQUE | 30. TODDLERS DEN |
| 13. GAZEBO | 31. CHILDREN PLAY AREA |
| 14. TENNIS COURT | 32. MEDITATION |
| 15. BASKET BALL | 33. CENTRAL LAWN |
| 16. SKATING RING | 34. TRELLIS |
| 17. SHOPPING ARCADE | 35. SERVICES |
| 18. NURSERY SCHOOL | |

MASTER PLAN



Site Plan



CHD Developers Ltd.

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