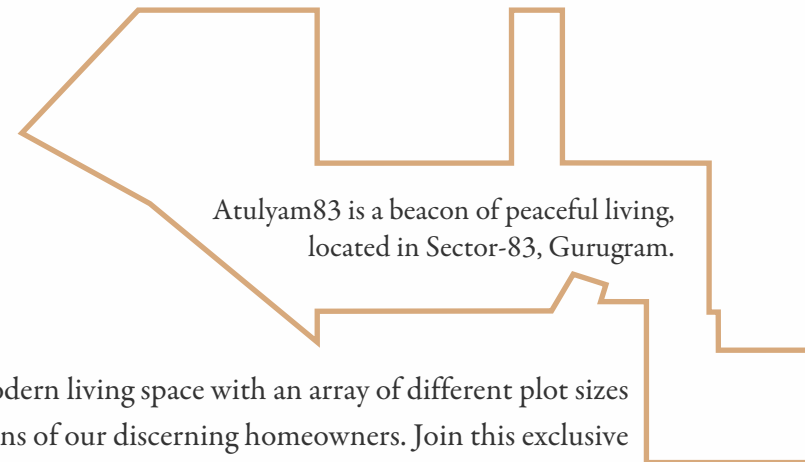


Everything close at hand  
Everything close to heart



Atulyam



With a focus on sustainability and community well-being, Atulyam83 offers modern living space with an array of different plot sizes and essential amenities. Here, every detail is designed to exceed the expectations of our discerning homeowners. Join this exclusive community and immerse yourself in the true essence of elevated living, amidst lush open spaces and incomparable serenity.



## Gurugram. The millennium city.

A city that symbolises growth and modern development at every milestone. With world-class infrastructure and a thriving economy, Gurugram has emerged as a leading business and financial hub in the country.

The city has witnessed rapid advancement in the real estate sector, making it one of the most sought-after destinations for homebuyers, corporates and investors. As the city continues to evolve and diversify, the demand for premium housing and plotted developments is also on the rise.



Located in the vicinity of NH-48



Top-rated education institutions nearby



Family friendly hang-out zones

## The happening Sector-83

Sector-83 in Gurugram is a thriving micro-market that is rapidly gaining popularity among the real estate stakeholders and consumers. With its strategic location on NH-48 and proximity to Dwarka Expressway, Sector-83 offers easy access to prominent commercial hubs and employment zones.

The area boasts of a wide range of residential apartments and plots, along with premium schools and shopping centres. With competitive rentals and a robust infrastructure, Sector-83 is an ideal destination for those seeking a comfortable lifestyle.



Major shopping complexes situated nearby



Entertainment zones at walking distance



Quality healthcare facilities available close-by

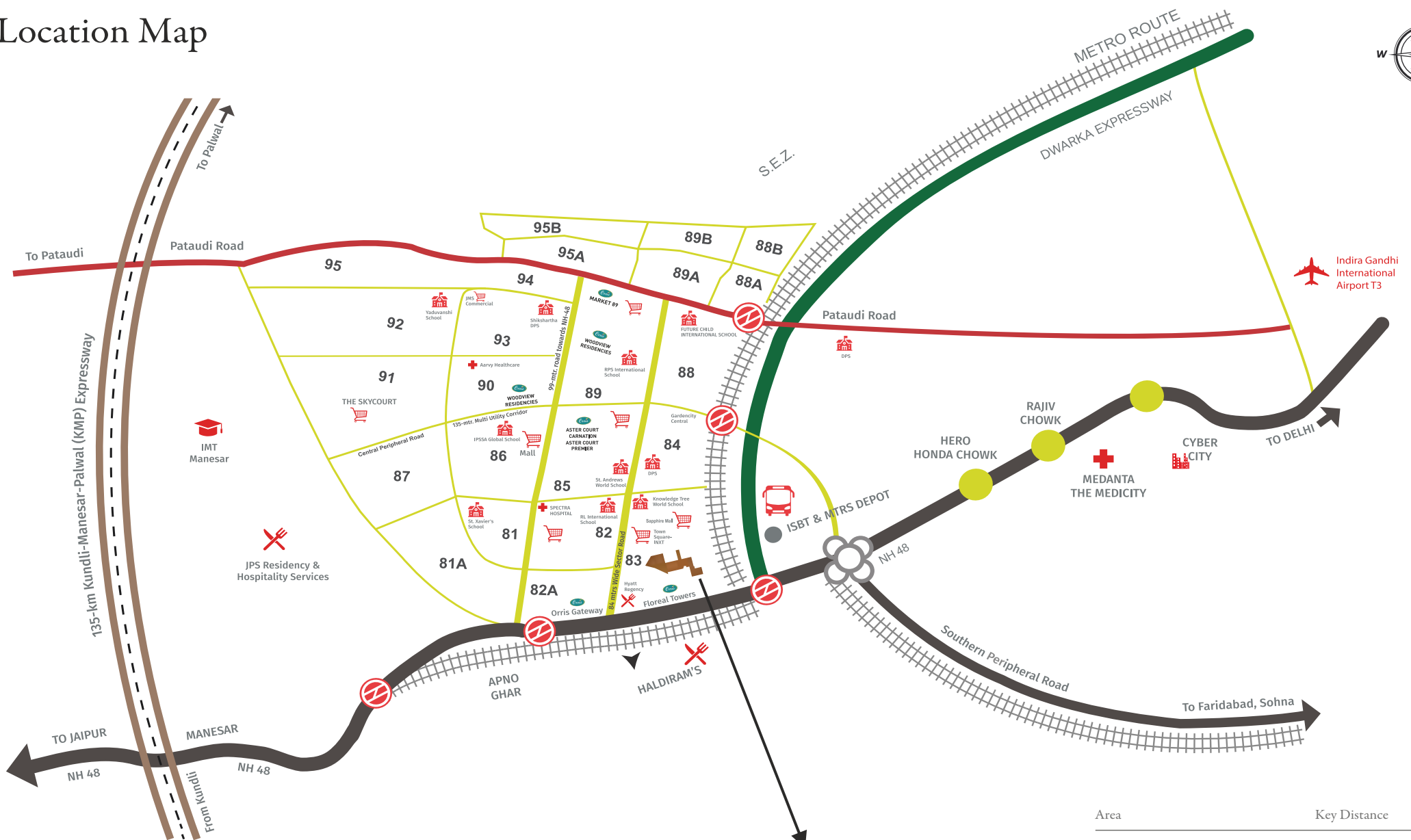
Recreation facilities located in close proximity



Upscale hotels in the neighbourhood



# Location Map



- |  |  |  |                  |
|--|--|--|------------------|
|  | NH 48                                  |  | HIGHER EDUCATION |
|  | PATAUDI ROAD                           |  | SCHOOL           |
|  | PROPOSED METRO LINE                    |  | SHOPPING         |
|  | DWARKA EXPRESSWAY                      |  | HOSPITAL         |
|  | KUNDLI-MANESAR-PALWAL (KMP) EXPRESSWAY |  | HOTEL            |

Area	Key Distance
Hyatt Regency	Walking distance
IMT Manesar	5-minute drive
HUDA City Metro Station	15-minute drive
Cyber City	18-minute drive
IGI Airport	25-minute drive



This map is only for reference. Map not to scale.





## Atulyam83 and our core philosophy

Our project Atulyam83 embodies our philosophy of providing comfortable living spaces that offer a perfect blend of convenience and happiness.

With a focus on delivering excellence, we aim to create a sustainable environment that fosters a sense of community well-being. Drawing inspiration from colonial architecture, our homes exude timeless charm and sophistication. Step outside and find all your daily needs within the community itself.

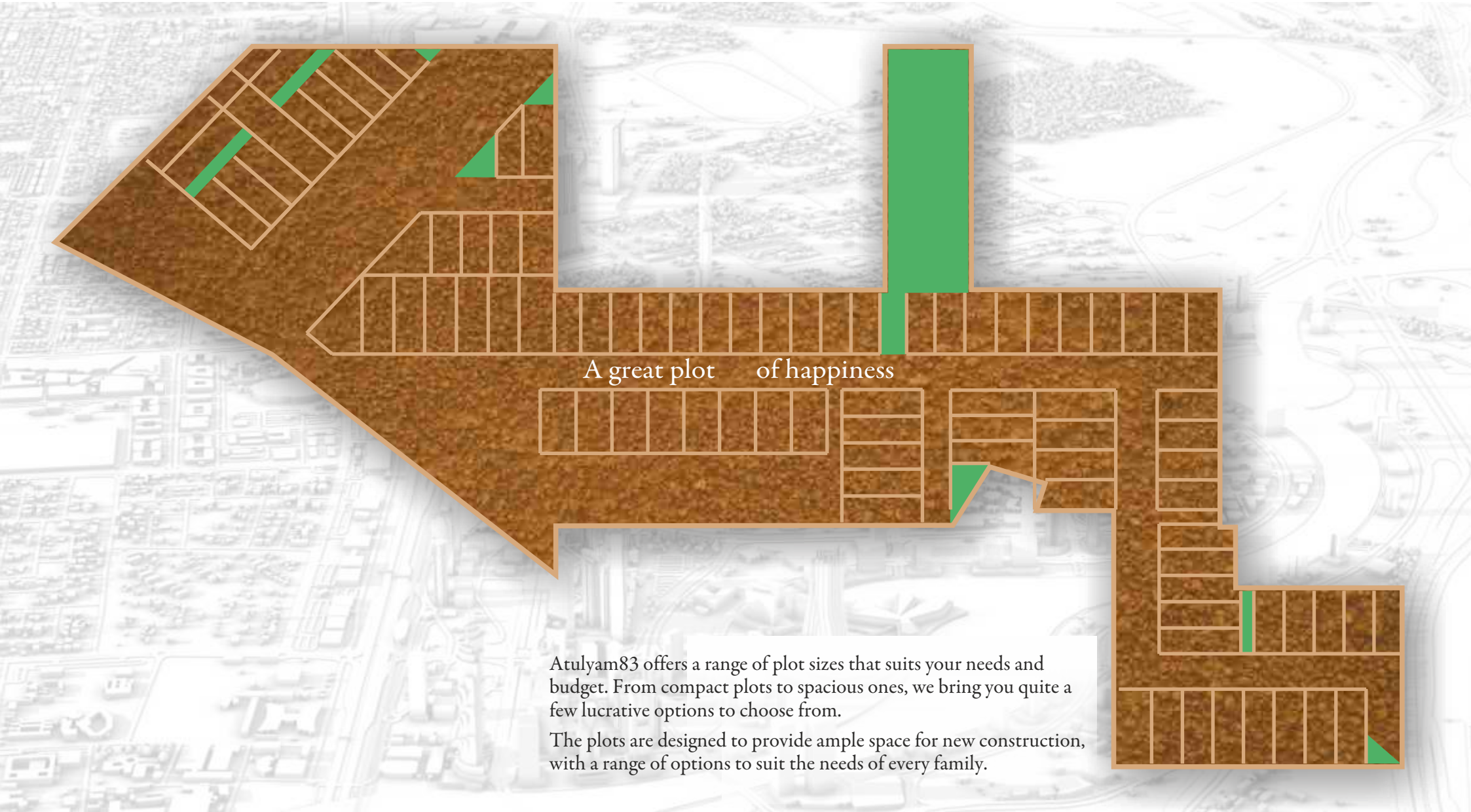
Local shopping and convenient milk and vegetable booths are just a short stroll away, ensuring that everything you need is within your reach.

With access from 24m wide roads on both sides, our exclusive development is nestled amidst a bustling

neighbourhood of low and high-rise developments. Boasting thoughtfully designed plots, ranging in size from 64.46 sq.m. (77.09 sq. yd.) to 150 sq.m. (179.39 sq. yd.), we offer the perfect canvas for your dreams to unfold.

Behind the scenes, our underground services are meticulously planned, ensuring a clutter-free and aesthetically pleasing environment. Embrace the tranquility of our carefully crafted landscapes and experience the harmonious blend of tradition and modernity.





## A great plot of happiness

Atulyam83 offers a range of plot sizes that suits your needs and budget. From compact plots to spacious ones, we bring you quite a few lucrative options to choose from.

The plots are designed to provide ample space for new construction, with a range of options to suit the needs of every family.





## Experience the ideal amenities with Atulyam83



Our project features a children's play area, park, fitness garden and play courts to lead an active life.

With our philosophical foundation of delivering only the very best, we strive to exceed the expectations of our homeowners every step along the way.

Our commitment to providing an elevated living experience means we prioritise your safety with 24x7 security within the ensconce of a gated community.

We welcome you to be a part of our exclusive community and experience the true essence of peaceful living amidst open spaces.







At Atulyam83, we believe in offering you more than just a home. By providing you with a living experience that is truly elevated and second to none. The gated community is surrounded by a peaceful and calm environment, reflecting a certain standard of living. The serene surroundings adorned with ample landscaping make every moment a true celebration of life.

The surroundings are meticulously planned to create a tranquil atmosphere, making it a perfect oasis for those who value privacy and exclusivity. Here, you get an unparalleled lifestyle that embodies excellence and convenience.





OTHER'S  
PROPERTY

OTHER'S  
PROPERTY

SECTOR 83

COMPONENTS

- a Entrance Court - Floreal Towers
- b Entrance Gate
- c Park
- d Fitness Garden
- e Children's Play Area
- f Garden Alley
- g Congregation Garden
- h Meter Room
- j Guard Room
- k Services
- L Play Courts
- m Milk Booth

LEGEND

- Residential
- Commercial
- Community Facility
- Green

Site Plan



# Atulyam83

Sector 83, Gurugram



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\*\*Terms & Conditions apply. 1 Hect. = 2.471 Acres, 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq. ft.

HARERA Registration No. RC/REP/HARERA/GGN/679/411/2023/23 dated 30.01.2023 HARERA Website <http://www.haryanarera.gov.in/>