

ESTATE
95

SEC 95, GURUGRAM

by

3B HOMES

www.3bhomes.in

3B HOMES
BEST BEYOND BELIEF

Site Sales Office: Sector-95, on 84 Meter Sector Road, Gurugram, Haryana - 122505 (India)

Corporate & Registered Office: Plot No. 31P, 2nd Floor, Sector -38, Gurugram, Haryana - 122001 (India)



Project Location

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THE DTCP (HARYANA) HAS GRANTED LICENCE NO 90 of 2023 TO 3B HOMES PVT. LTD. ON 8.44 ACRES LAND DATED 19/04/2023.

The Pictures, Designs, Facilities, Plans, Images, Specifications And Other Details Herein Are Merely An Indication For The Purpose Of Depicting The Appearance Of The Development At The Project • 'estate 95: The Visuals Herein Are For Illustration And Purely Symbolic Representation Of The Eventual Development, Whereas Plots Etc. Shall Be Sold And Developed In The Manner And Form Stated In The Buyers Agreement. The Content Herein Are Purely For Information Purpose, And Customers Are Suggested Not To Make Any Bookings Based On The Imagery, Details & Descriptions Currently Available As The Information On The Here Of May Not Be Comprehensive. The Said Information Provided Herein Will Not Be Construed As An Advertisement. Any Decision Of Buying Or Investing In The Project • 'estate 95' Should Be Upon Complete Verification Of All The Details Including Area, Services And Other Relevant Terms Independently With The Authorized Sales Team/ Promoter. The Company And Its Directors, Employees (we) Are Not Liable For Any Consequences Of Any Action Taken By You Relying On The Marketing/ Promotional Activity/brochures, Etc. We Will Under No Circumstances Be Liable For Any Loss, Expense Or Damage, Without Limitation, Indirect Or Consequential Loss Or Damage, Or Any Expense, Whatsoever Arising From Use Or Loss Of Use Of Data/ Information Mentioned Here In.

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Specification & Plan Booklet



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Welcome to **ESTATE 95**, where luxury meets affordability, is a gated residential plotted colony, being developed under **Deen Dayal Awas Yojana**.

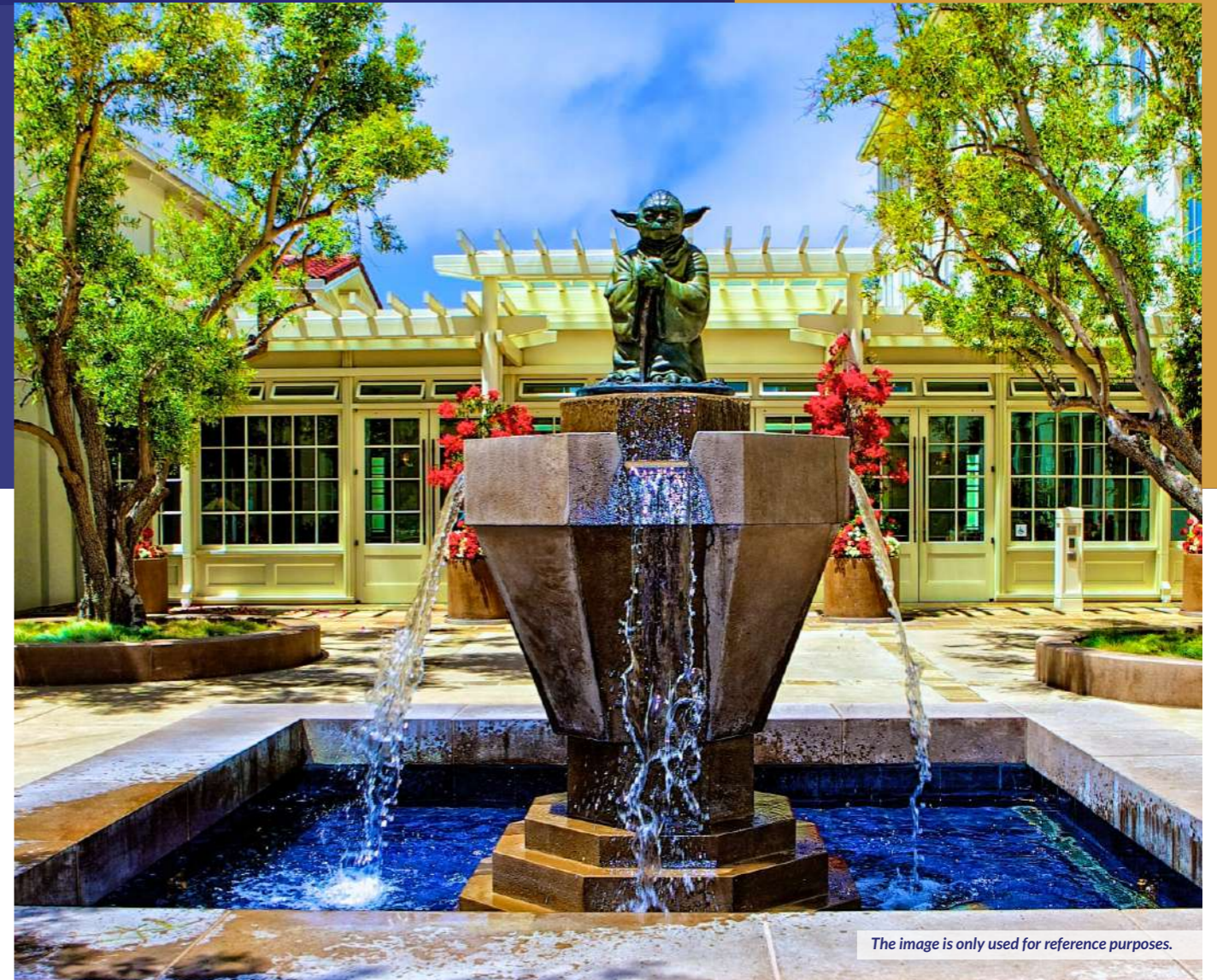
Spread over 8.44 acres and Located in a fast-developing residential hub of sector 95, the project offers a perfect blend of modern comforts and lush green surroundings. Plot sizes range from **100.00 – 179.00 square yards**; provide a wide selection to suit your needs.

Experience the best of both worlds with our modern amenities, including an Open Gym, Badminton & Basketball courts, Water body, and Children's play area. Enjoy the comfort of shopping at our Convenience stores. Our gated community is secured 24/7 with CCTVs, ensuring the safety of all our valued residents.

The project enjoys easy accessibility to nearby locations, being within walking distance from NH-352W and just a 5-minute drive to Dwarka expressway, the nearest Railway Station, and Multispecialty Hospital. The IGI Airport, Amity University, and SGT University are just 15 minutes drive from the project.

AMENITIES

- *Open Gym*
- *Water Body*
- *Children's Play Area*
- *Multi-tier Security*
- *Badminton & Basketball Court*



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OPEN GYM

Work out in the fresh air at our open gym, surrounded by lush greenery and natural beauty. Stay fit and healthy while enjoying the great outdoors, and enjoy the energy boost that only a natural setting can provide.

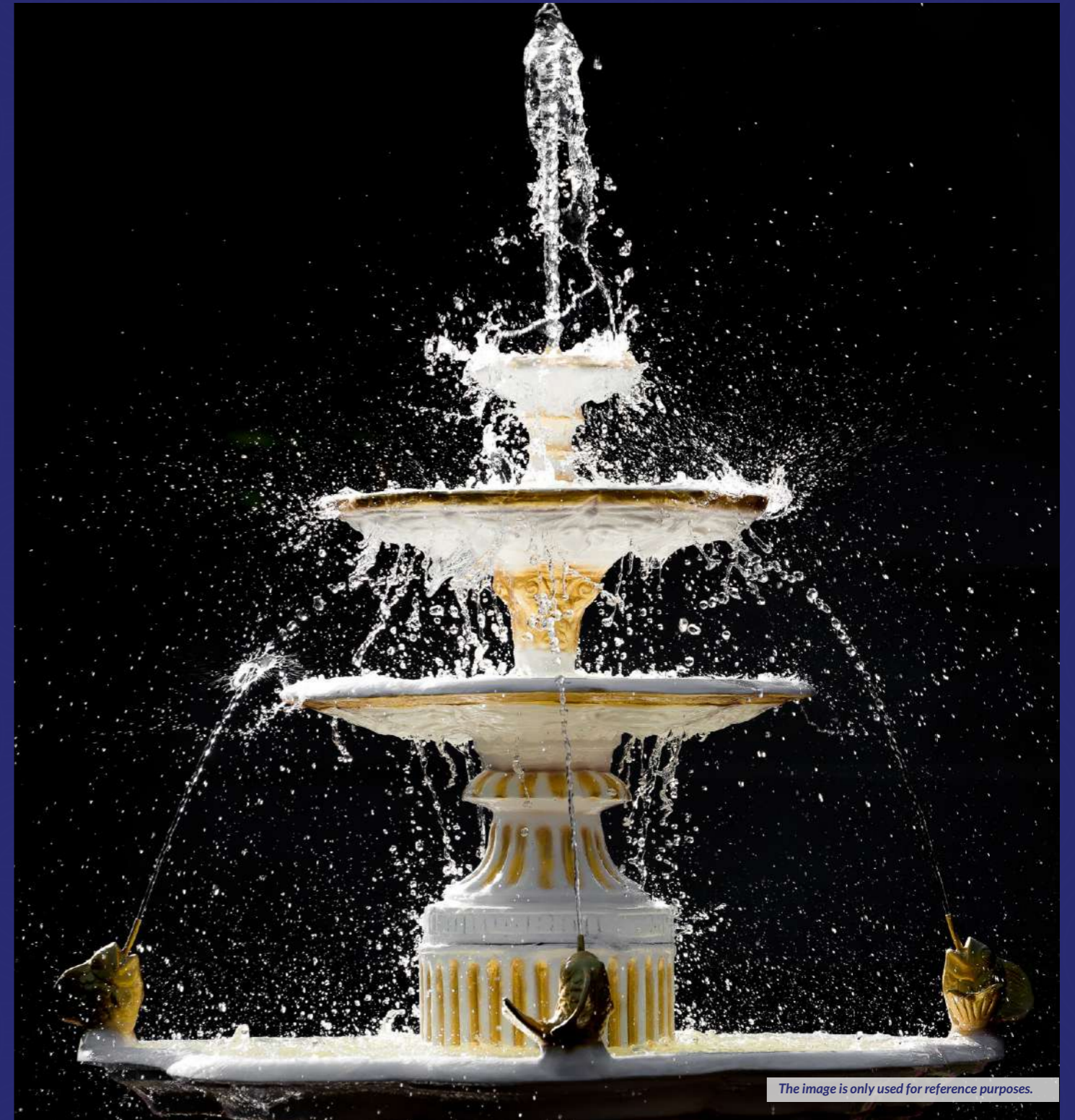


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WATER BODY

Experience serenity and tranquility at our water body, a peaceful oasis. Immerse yourself in the soothing sounds of flowing water and enjoy a moment of calm.



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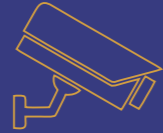


CHILDREN'S PLAY AREA

Watch your children play and grow in a safe and secure environment at children's play area. With plenty of activities and equipment to keep them entertained, they'll never want to leave!



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MULTI-TIER SECURITY

At Estate 95, we believe that safety and security are top priorities. That's why we offer a multi-tier security system to ensure your peace of mind with trained Security Personnel and CCTV Surveillance.



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LOCATION AND ADVANTAGES

- Access from **84M** wide road.
- **In close vicinity** to Dwarka Expressway Kundli- Manesar- Palwal Expressway NH-352W (walking distance).
- Many established high rise residential societies and plotted colonies in the neighbourhood.
- **10 minutes drive** to International Schools.
- **Approx. 15** minutes drive to IGI Airport.



All distances mentioned are approximations only



PROJECT SPECIFICATIONS



Plot Sizes

Ranging from **100 to 179 sq. yards.**

Access

84 Meter Wide Sector Road

Other Specifications

- ◆ Lush Green Area for Organic Living
- ◆ Peaceful Surroundings
- ◆ 9m Wide Internal Roads
- ◆ Majestic Grand Entrance
- ◆ LED Street Lights
- ◆ Community Site
- ◆ STP & WTP



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Lush
Green Area



Peaceful
Surroundings

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9 Meter
Wide Road



LED
Street Lights

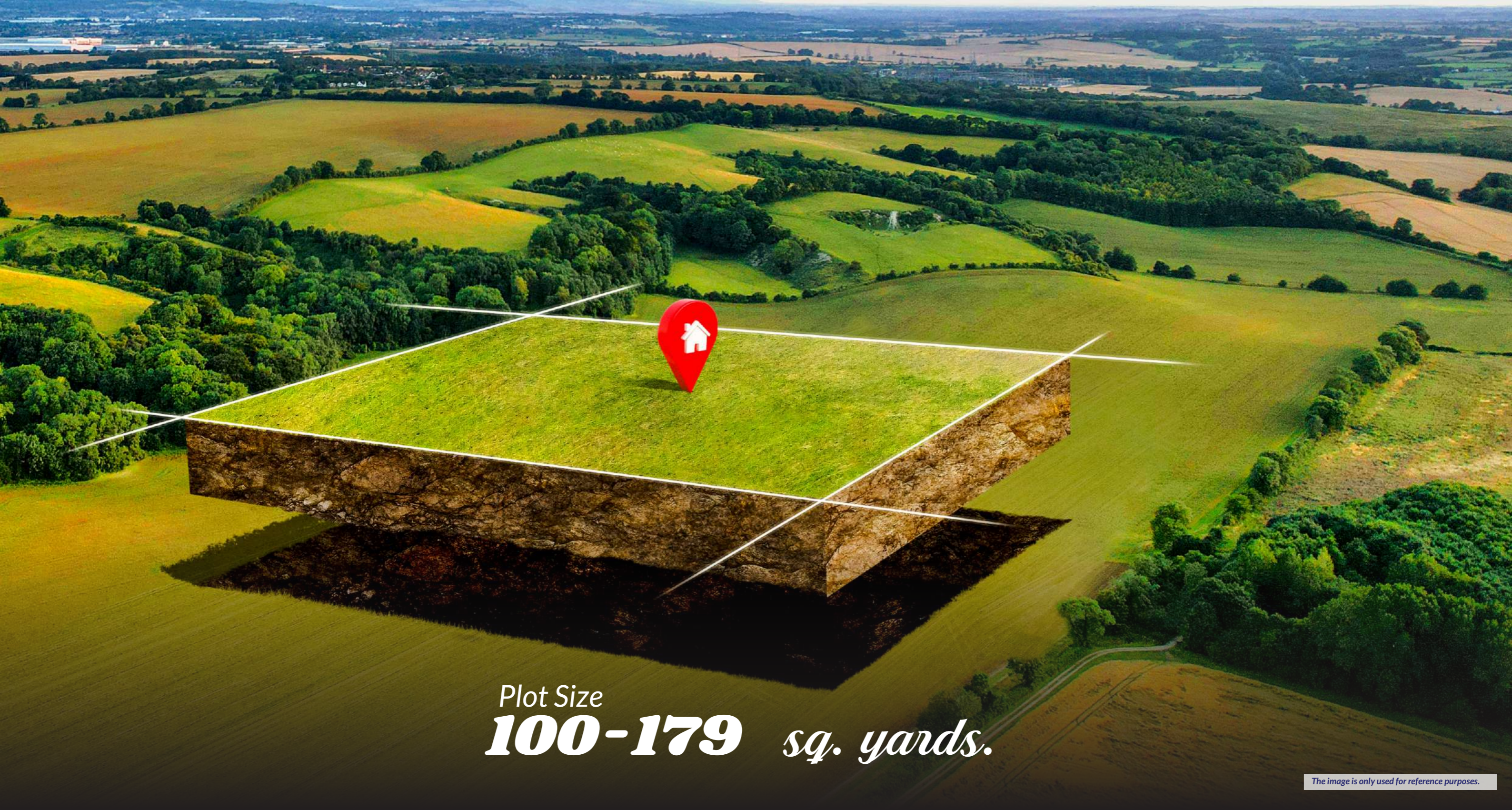
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Majestic
Grand Entrance



Plot Size
100-179 *sq. yards.*



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