



## 3X CROSSING

SECTOR 109 DWARKA EXPRESSWAY

W H E R E   E V E R Y   S U C C E S S   S T O R Y   U N F O L D S

# Experience the best opportunity that awaits you!

Dwarka Expressway, otherwise referred to as the “Northern Peripheral Road” is an 29 kilometer long & 150 meters wide stretch being developed to connect Delhi with Gurugram and Dwarka with National Highway 8.

The Expressway connects with NH 8 at Kherki Daula. It will also pass Pataudi Road which, along with Dwarka Expressway is buzzing with real estate interest as they are close to three prominent highways.

- ◆ The region is at the vanguard of economic expansion and sustainability
- ◆ Well connected with the multi transit-oriented facilities like the IGI airport, RRTS & proposed Delhi Metro on the Dwarka Expressway
- ◆ The Dwarka expressway also connects Gurugram with Delhi & It is the third major road of connectivity
- ◆ Nearby vicinities include India International Convention & Expo Centre



# DELIVERING DREAMS IN REALTY

- ▶ A Limited Supply of 56 Premium SCO Plots
- ▶ SCO is located in the vicinity of approximately 50000 families, connected to the Dwarka Expressway, bordering with the Indra Gandhi International Airport
- ▶ Due to today's Global influential lifestyle, people expect their shopping destinations and work facilities to reflect the latest standards of design & experience
- ▶ This idea of integration has now been embraced by one place - 3X Crossing



Augmented Return On Investment



Best Opportunity For Investors



Where Premium Brands Converge



Expansion Potential For All Businesses



Ideal Platform For Any Business To Flourish



Ease Of Connectivity





**3X CROSSING**

SECTOR 109 DWARKA EXPRESSWAY

# A Limited Supply Of Premium **3X CROSSING** | **SCO** PLOTS

SECTOR 109 DWARKA EXPRESSWAY

SHOP-CUM-OFFICE

## Innovative Features

- ▶ Basement, Ground + 4 floors & Terrace  
A low-rise commercial SCO with ample parking.
- ▶ Multistorey showrooms with the best on road visibility.
- ▶ Located near the 150 m wide Dwarka Expressway Bordering the IGI Airport
- ▶ The next business hub, A global hot spot & ideal platform for any business to flourish.
- ▶ Located on 60 m wide sector road, Sec -109 Dwarka Expressway Gurugram
- ▶ A One-Stop Solution for your retail therapy

# LOCATION ADVANTAGES

The area is a hotbed of new developments, creating diverse opportunities for investors.

Backed by trusted developers with a wealth of expertise, Investors can simply focus on developing their businesses.

With world-class facilities and infrastructure, every business can get off on the right footing.

# KEY DISTANCES



15 MIN DRIVE TO INTERNATIONAL AIRPORT



ZERO KMS FROM DELHI



1 MIN WALK FROM RESIDENTIAL PROJECTS



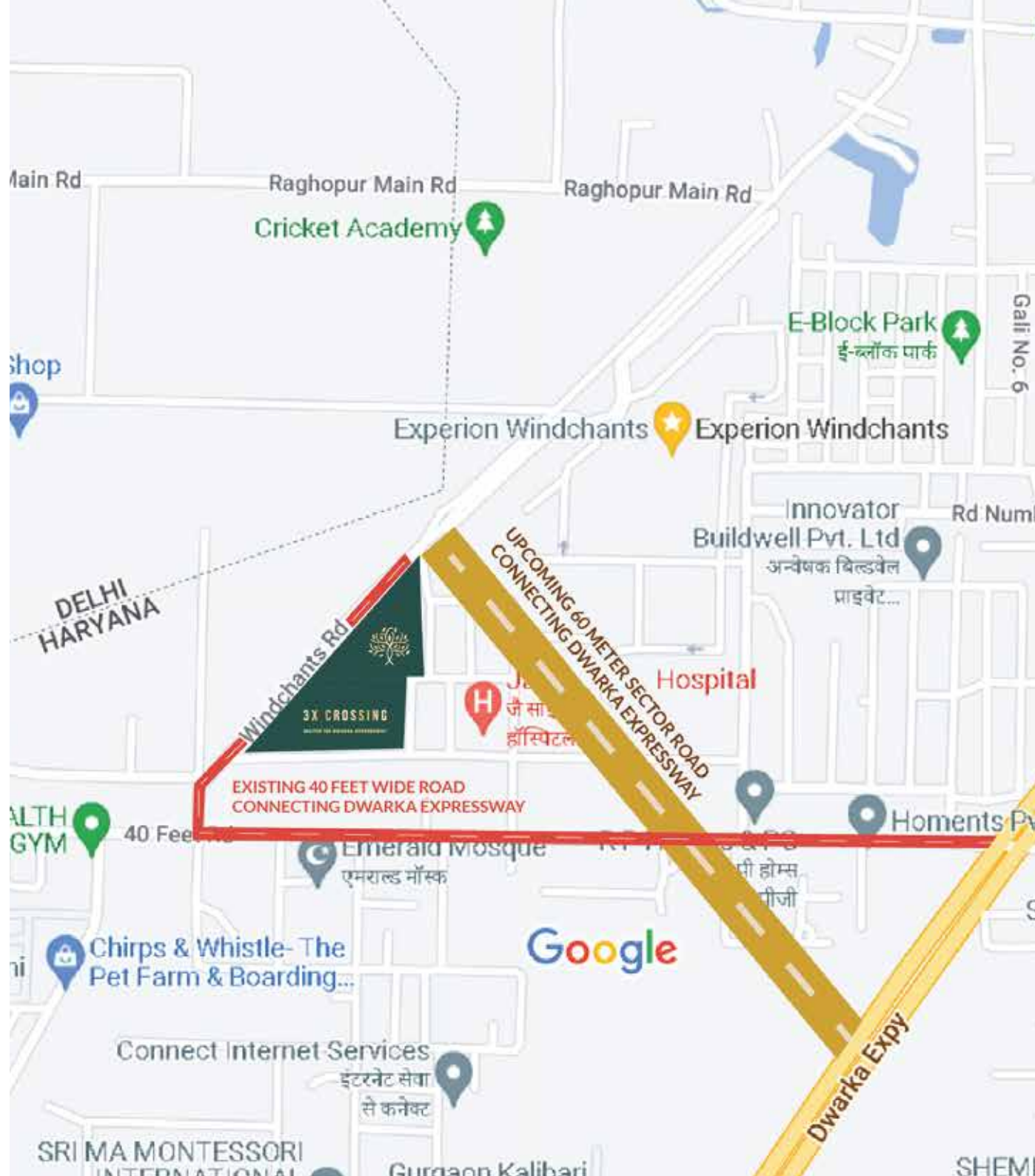
10 MIN DRIVE TO AEROCITY DELHI



2 MIN FROM DWARKA EXPRESSWAY



10 MIN DRIVE TO IICC



# SCO HIGHLIGHTS

- ▶ A limited supply of 56 Premium SCO Plots
- ▶ Opportunities to build Basement, Ground + 4 floors & Terrace(as per DTCP guidelines)
- ▶ Easily accessible from each 60m & 24m wide roads
- ▶ Each aspect is designed for excellence and every facility is enacted with an eye for reliability & quality.
- ▶ Spacious central passage for pedestrians
- ▶ Ample parking space
- ▶ Beautifully landscaped plaza, ideal for commercial activities and events.



# The Grand Shopping Fiesta

Inspired by global architecture, 3X crossing stands out in terms of leisure shopping.

A well-designed space to make the visitor experience unforgettable through dedicated places for exclusive brand showrooms, lifestyle shops, gourmet delight restaurants and cafes.

With well-planned showrooms, it assures customers of a memorable shopping experience.



REPRESENTATIVE IMAGE \*

# COMMERCIAL HUB

Revamping the world of business with a balanced concept of play and work mood.

Situated near Dwarka Expressway, This commercial hub is the perfect bouquet for matching your lifestyle with your work mood.

Commercial hub life with infinite growth opportunities awaits exclusively for you at 3X Crossing.



REPRESENTATIVE IMAGE \*





**3X CROSSING**

SECTOR 109 DWARKA EXPRESSWAY

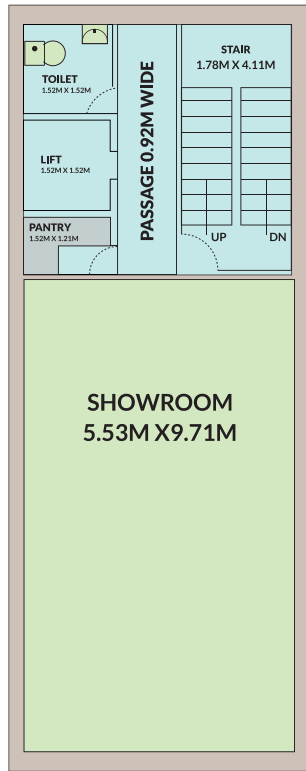
WHERE EVERY SUCCESS STORY UNFOLDS



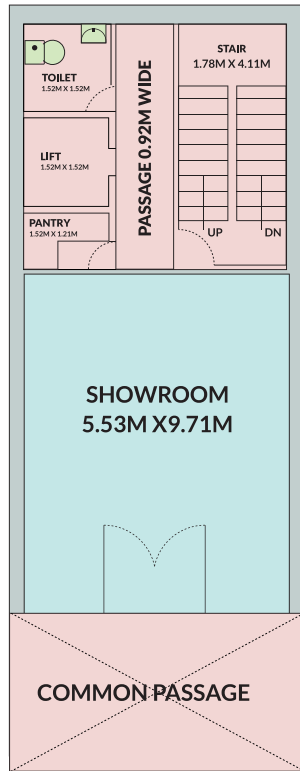


**3X CROSSING**  
SECTOR 109 DWARKA EXPRESSWAY

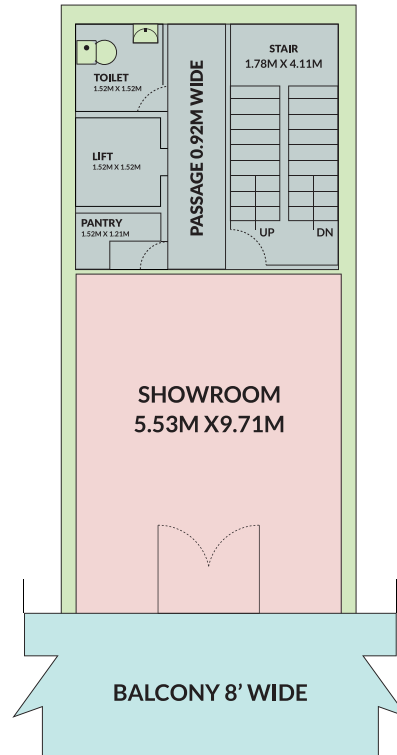
# BUILDING LAYOUT PLAN



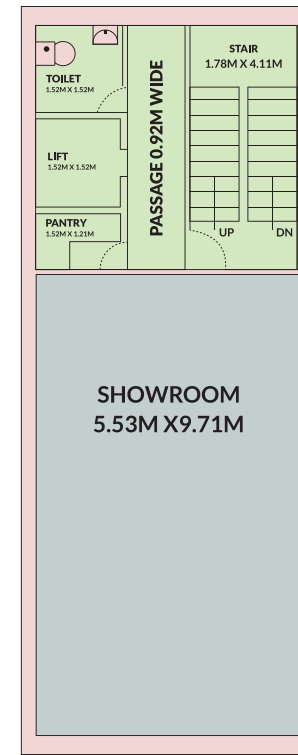
**BASEMENT FLOOR PLAN**



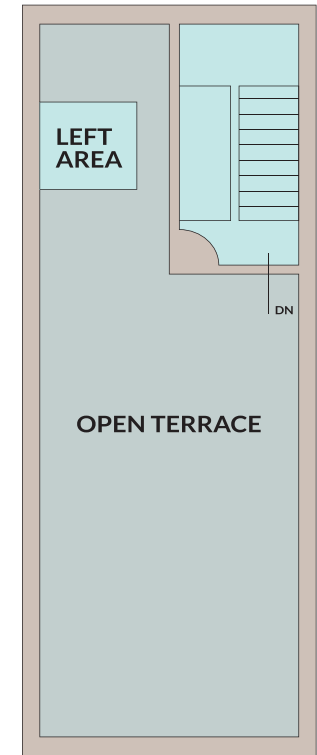
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**2ND/3RD AND 4TH FLOOR PLAN**



**TERRACE FLOOR PLAN**



**3X CROSSING**

SECTOR 109 DWARKA EXPRESSWAY

[www.3xcrossing.in](http://www.3xcrossing.in)

Email : [sales@ddrindia.com](mailto:sales@ddrindia.com) | Contact : +91 84484 66563

B1/1001, Ground Floor, Vasant Kunj, New Delhi -110070

Registration No. HRERA No. 77 OF 2022 available at [www.HaryanaRera.gov.in](http://www.HaryanaRera.gov.in)