

GRAND
CENTRA

THE LUXURY RESIDENCES

SEC 37C, GURGAON



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CENTRA
THE LUXURY RESIDENCES

welcome
to the
grand central
lifestyle

AN EXCLUSIVE DEVELOPMENT SET WITHIN A MODERN
INTEGRATED COMPLEX. THE MAKERS OF ILD GRAND,
ILD PRESENTS GRAND CENTRA IN THE HEART OF GURGAON.



LOCATION

AS CONVENIENT AS IT GETS





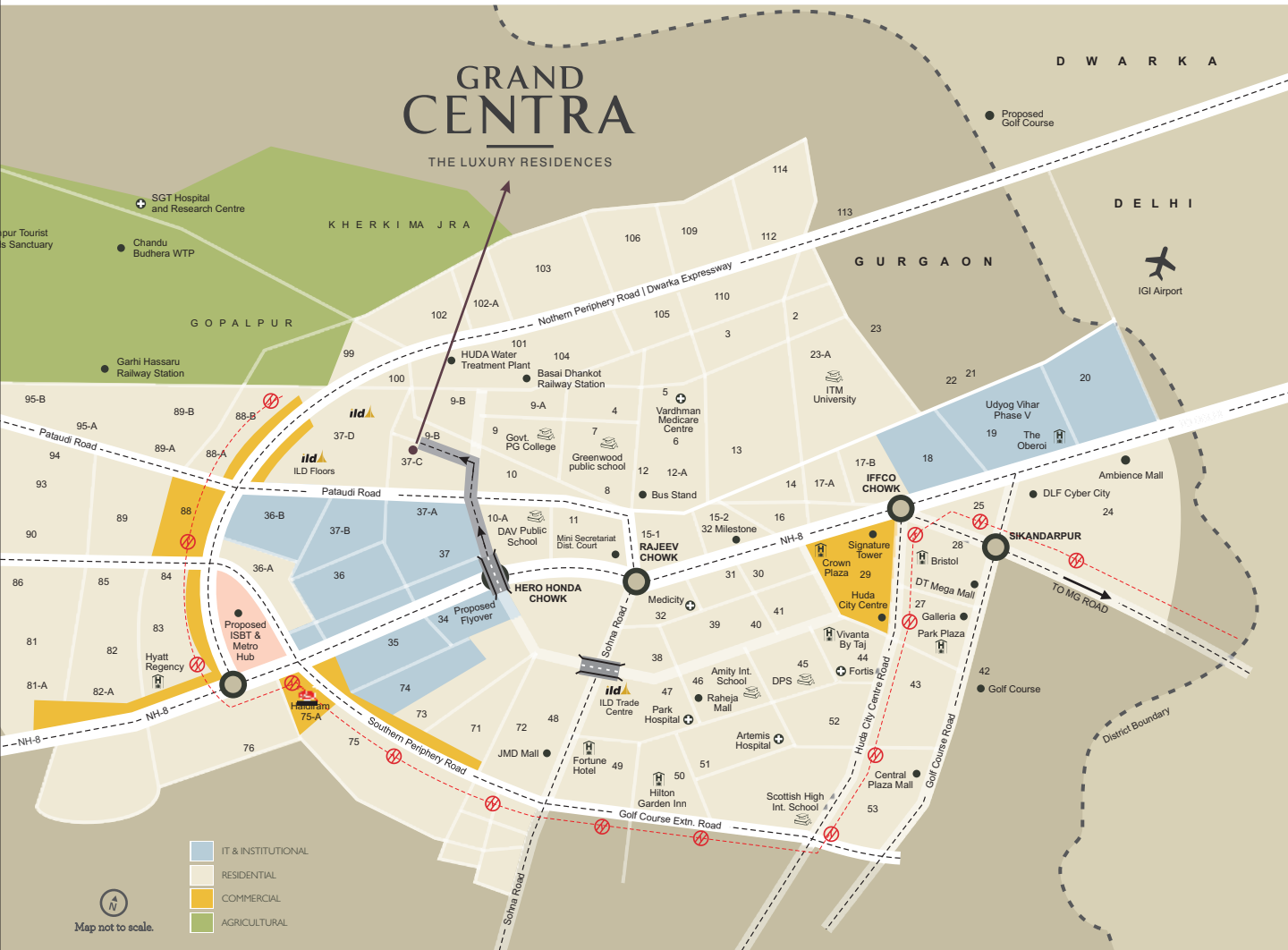
the central location

JUST 5 MINUTES FROM THE HERO HONDA CHOWK AND NH 8

Located in the pioneer sector of New Gurgaon, Sector 37 C
In close vicinity with Hero Honda Chowk, Dwarka Expressway, NH 8 and the upcoming Kundli-Manesar Palwal (KMP) Expressway
Very close to proposed metro station and ISBT
Conveniently located to fulfill all your everyday needs
Delhi and IGI Airport to become easily accessible after Dwarka Expressway becomes operational.
Rechristened as 'New Gurgaon', Sector 37 is booming with commercial/institutional development, thriving with IT/ITES sectors, corporate offices, shopping malls, markets etc.

GRAND CENTRA

THE LUXURY RESIDENCES



Key Legends:

Pataudi Road	Walking Distance
Hero Honda Chowk	5 mins.
Dwarka Expressway	5 mins.
The Medicity	10 mins.
Huda City Metro Station	15 mins.
Ambience Mall	15 mins.
IGI Airport	20 mins.

DEVELOPMENT

AS EXCLUSIVE AS IT GETS



well designed community living



Gated complex with 3 tier advance security system

Over 75% of green and open space

Cosy 2 and 3 BHK apartments

G+18 towers inspired by new age straight line modern architecture

Impressive building facade with intricate jali-work

Super club house with swimming pool

Easy accessibility to all your every day needs

Planned jogging and cycling track

A green conscious eco-friendly development with rain water harvesting and energy saving practices

an alluring landscapes of greens and blues



Beautifully landscaped forecourt

Multi-level landscaping inside the complex

Abundant floral beds and water bodies

Dedicated garden and play area for little ones

Fitness trail and bicycle track

Efficient security system

Modern waste management plant and rainwater harvesting unit

Energy saving equipments & fixtures in common and outdoor area



CLUB
CENTRA

CLUB LIFE

AS LIVELY AS IT GETS



club centra: a stylish blend of fitness, wellness and leisure



Swimming pool and kids splash pool

Spa and beauty saloon

Tennis and basket ball court

Billiards room

Gymnasium and organic café

Dedicated area for aerobics and yoga

Bar-be-que spots and party lawns

Multi-purpose integrated community space



RESIDENCES

AS PERSONAL AS IT GETS



Fully air conditioned living/dining room and bedroom

Optimum space utilization

Large french size windows for ample sunlight and serene views

Choice of garden facing & vibrant city skyline

Modular kitchen

High quality modern fixtures and fittings



3 BHK - 1745 SQ. FT. APARTMENTS

2 BHK - 1300 SQ. FT. APARTMENTS



THE PLANS



MASTER PLAN



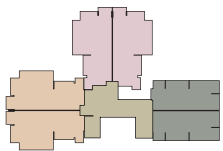
Legends

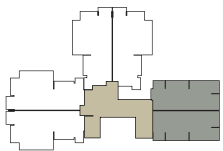
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|----|----------------------|----|--|
| A. | ENTRY | H. | BADMINTON COURTS |
| B. | EXIT | I. | DROP OFF |
| C. | LANDSCAPED FORECOURT | J. | JOGGING/BICYCLE TRACK |
| D. | CENTRAL GREEN | K. | ENTRANCE & EXIT FROM UNDERGROUND PARKING |
| E. | SWIMMING POOL | L. | PARKING |
| F. | CLUB | M. | OTHER DEVELOPMENT |
| G. | TENNIS COURT | | |

- | | |
|---|----------------|
| | 3 BHK - TYPE 1 |
| | 3 BHK - TYPE 2 |
| | 2 BHK |

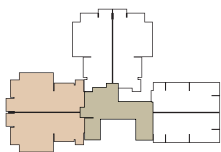
GRAND CENTRA



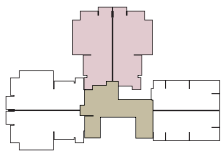




2 BHK
AREA: 1300 sq. ft.



3 BHK (Type 1)
AREA: 1745 sq. ft.



3 BHK (Type 2)
AREA: 1745 sq. ft.

THE SPECIFICATIONS

LIVING ROOM / DINING ROOM

WALLS	ACRYLIC EMULSION PAINT FINISH
FLOOR	IMPORTED TILES
CEILING	OIL BOUND DISTEMPER

KITCHEN

WALLS	CERAMIC TILES & ACRYLIC EMULSION
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER
COUNTER	GRANITE COUNTER & STAINLESS STEEL SINK WITH DRAIN BOARD

BALCONIES / TERRACES

WALLS	WEATHER PROOF TEXTURED PAINT
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER

BED ROOMS

WALLS	ACRYLIC EMULSION PAINT FINISH
FLOOR	LAMINATED WOODEN FLOORING
CEILING	OIL BOUND DISTEMPER

TOILETS

WALLS	CERAMIC TILES & OIL BOUND DISTEMPER
FLOOR	CERAMIC TILES (ANTI-SKID)
CEILING	OIL BOUND DISTEMPER
COUNTER	GRANITE/ MARBLE COUNTER
SANITARY ITEMS	WHITE SANITARY FIXTURES, CONTEMPORARY CP FITTINGS

LIFT LOBBIES/ FAÇADE

WALLS	MARBLE/GRANITE CLADDING & ACRYLIC EMULSION PAINT
FLOOR	GRANITE/ MARBLE
CEILING	OIL BOUND DISTEMPER

DOORS/WINDOWS

MAIN ENTRANCE /OTHERS DOORS	HARDWOOD DOOR FRAMES WITH SKIN MOULDED/ FLUSH DOOR SHUTTERS.
WINDOWS/EXTERNAL DOORS	POWDER COATED/ ANODIZED

COMMON FACILITIES

HIGH SPEED ELEVATORS, POWER BACKUP, TREATED WATER SUPPLY, ADEQUATE COVERED/ SURFACE PARKING, LANDSCAPED COURTS WITH SIT OUT SPACES, KIDS PLAY AREA, PEDESTRIAN PATHWAY, JOGGING TRACK, SHOPPING

SPECIAL FEATURES

PROVISION OF WI FI SYSTEM FOR INTERNET & DTH CONNECTIONS

EXCLUSIVELY DESIGNED SKY TERRACE / PARTY ZONE AT TERRACE LEVEL

ELECTRICAL

ELECTRICAL FITTINGS & FIXTURES	MODULAR SWITCHES & SOCKETS, COPPER WIRING FOR LIGHT & POWER
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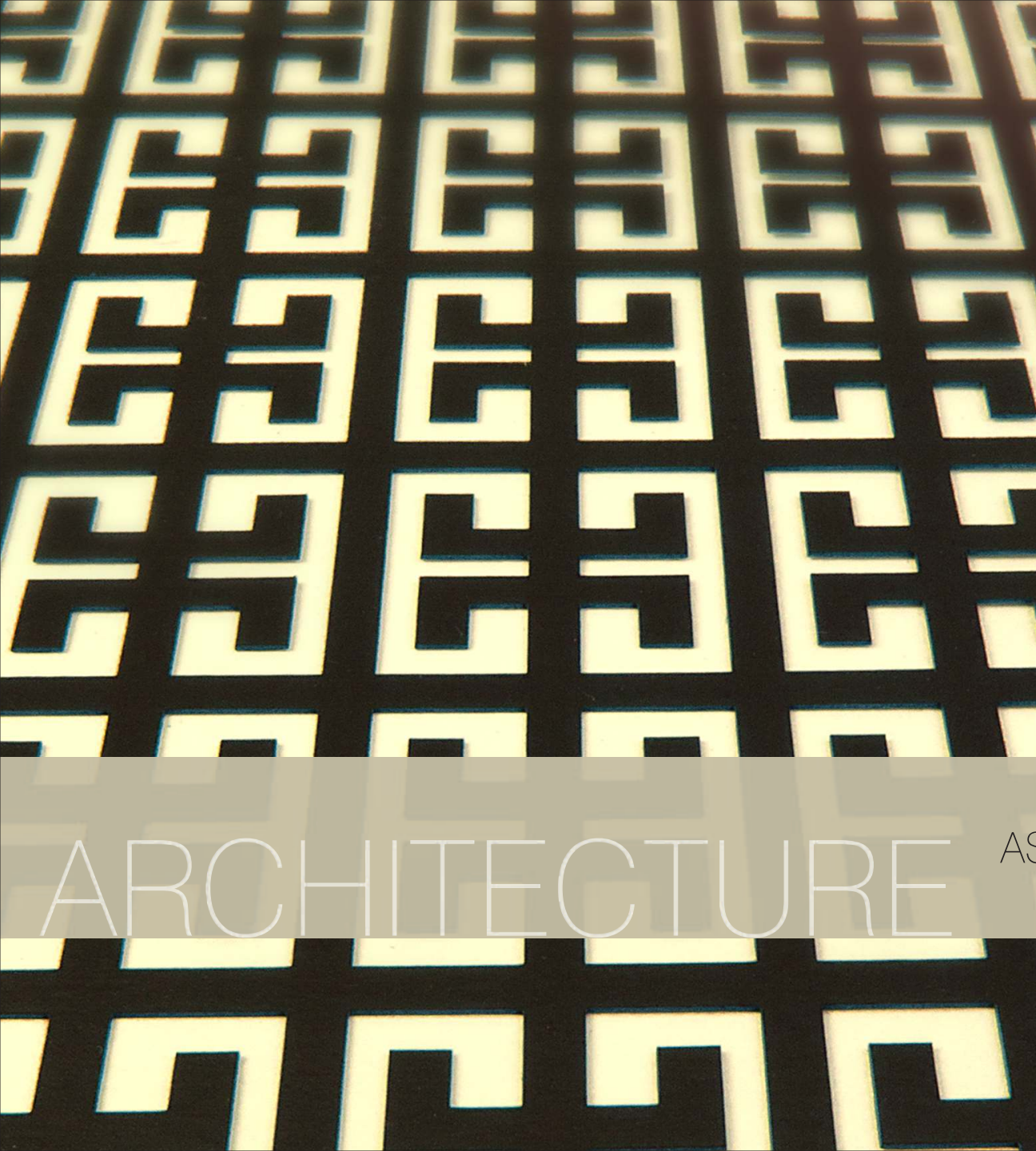
ILD GRAND AND THE GRAND CENTRA COMPLEX



Construction
in full swing

Excavation of the Grand
Centra site in progress

Sample apartment
unveiling soon



ARCHITECTURE

AS TIMELESS AS IT GETS

design forum international

THE PROJECTS



Select City Walk, New Delhi

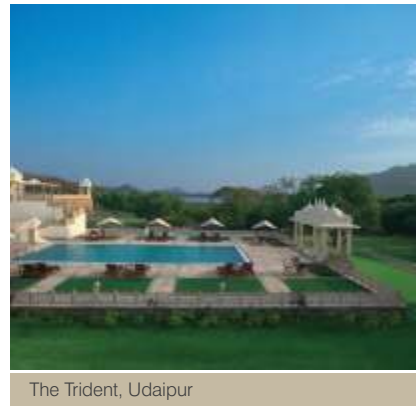


The Cyber Walk, Manesar

Design Forum International (DFI) is the brainchild of three IITians: Anoj Tevatia, Goonmeet Chauhan and Anand Sharma. Delivering the project on time and conforming to international standards is a norm with this firm which was incorporated in 1995. With a team of over 100 professionals and clearly defined structure of Senior Associates, Associates and Junior Associates, it always aspires to deliver more than the brief demands. The firm has an enviable track record of one the best turnaround times, with the most innovative approaches.

shaheer associates

THE PROJECTS



Shaheer Associates has successfully participated in the landscape design of large public open space and heritage projects in Delhi, Lucknow and Kabul, apart from many private commissions throughout India. Its work includes significant projects such as the Memorial to Rajiv Gandhi at Sriperumbudur, Mr. O.P. Jain's Sanskriti Kala Kendra, New Delhi, environmental improvements to the historic gardens of the Humayun's Tomb precinct in Delhi as well as the rehabilitation of Bagh-e-Babur, Kabul.

Its project Sanskriti Kala Kendra in New Delhi received the ISOLA Landmark Award 2012, and in 2014 he received the Hudco Award (First prize) in the Landscape category for the design of Dr. Ram Manohar Lohia Park at Lucknow.



ASIA PACIFIC RESIDENTIAL PROPERTY AWARDS

in association with

Bloomberg
TELEVISION

BEST HIGH-RISE
ARCHITECTURE
ASIA PACIFIC

ILD Spire Greens
by ILD Millennium Pvt. Ltd.

2010





INTERNATIONAL LAND DEVELOPERS

"Work with the Best" and "Deliver on Promise" forms the core of the progressive International Land Developers (ILD) Group. Mr. Alimuddin Rafi Ahmed, the Chairman of the ALM Group has promoted ILD to bring professional management, international design concepts, execution and the best of services to real estate.

Being ahead of the trend and offering effective living-space solutions has made ILD today a well-known and trusted player in the real estate market of India.

Its' ILD Trade Centre, an operating commercial development on the prime Sohna Road of Gurgaon is a living example of excellence in planning and execution. Two of its successful residential projects, ILD Grand and ILD Spire Greens are in the advanced stages of construction and once completed will be the defining developments of Gurgaon.

With a land bank of hundreds of acres in and around Delhi NCR, ILD's approach is to deliver unique developments in the exciting times ahead.

1 MILLION
SQ. FT.

Delivered

200 ACRES
INDUSTRIAL
PLOTING

Delivered

2 MILLION
SQ. FT.

Under Construction

6.5 MILLION
SQ. FT.

Upcoming



DELIVERED

ILD TRADE CENTRE

Sohna Road, Gurgaon



DELIVERED

INDUSTRIAL PLOTTING

Near Manesar on NH8



UNDER CONSTRUCTION

ILD GRAND

Sector 37 C, Gurgaon



UPCOMING

ILD ENGRACIA

Sector 37 D, Gurgaon



UNDER CONSTRUCTION

ARETE

Sector 33, Sohna Gurgaon



UPCOMING

Sector 36, Sohna Gurgaon