

THE LUXURY ADDRESS OF NEW GURUGRAM.  
**ABOVE ALL ELSE.**



**THE LEAF**®

SECTOR - 85, NEW GURUGRAM

**2, 3 & 4 BHK LUXURY HOMES**

## FLOOR PLAN

2 BHK-APARTMENT, UNIT -A & B

SIZE-1671 SQ.FT. (155.241 Sqm.)

TYPICAL FLOOR - 2, 3, 5, 7, 8, 9, 11,

12, 15, 16, 17, 18, 19, 21, 22, 24, 25 & 26

Formal Living

Dining/Kitchen

2 Bedrooms

2 Toilets

3 Balcony

Powder Room

Utility Area



## FLOOR PLAN

2 BHK-APARTMENT, UNIT - C & D

SIZE-1640 SQ.FT. (152.361 Sqm.)

Formal Living

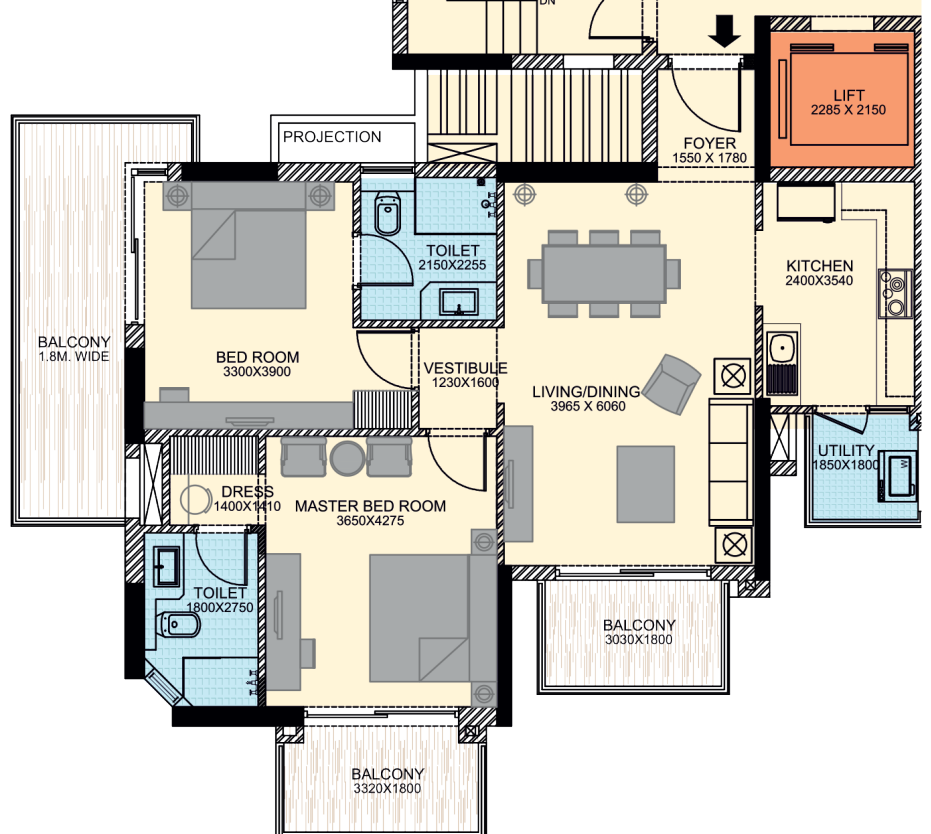
Dining/Kitchen

2 Bedrooms

2 Toilets

3 Balcony

Utility Area



## FLOOR PLAN

2 BHK-APARTMENT, UNIT -A & B

SIZE-1772 SQ.FT. (164.6242 Sqm.)

TYPICAL FLOOR-1,4,10,14,20 & 23

Formal Living

Dining/Kitchen

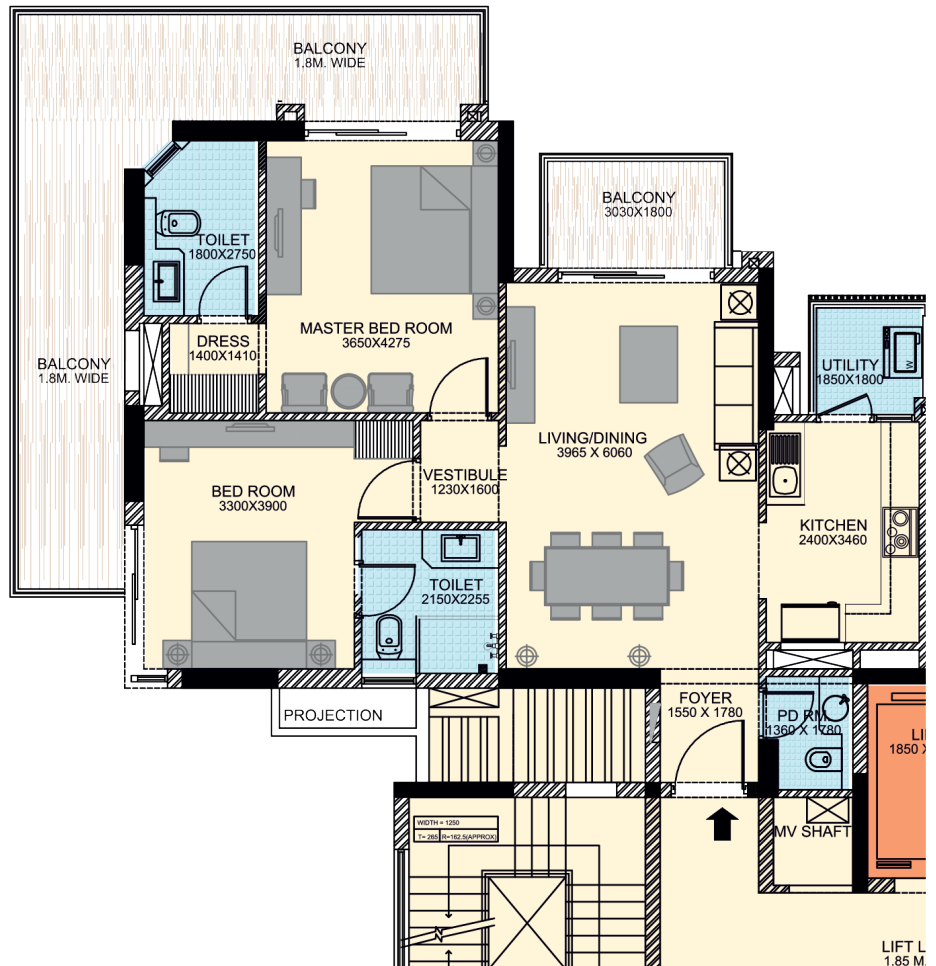
2 Bedrooms

2 Toilets

2 Balcony

Powder Room

Utility Area



## FLOOR PLAN

2 BHK-APARTMENT, UNIT -C & D

SIZE-1741 SQ.FT. (161.7442 Sqm.)

Formal Living

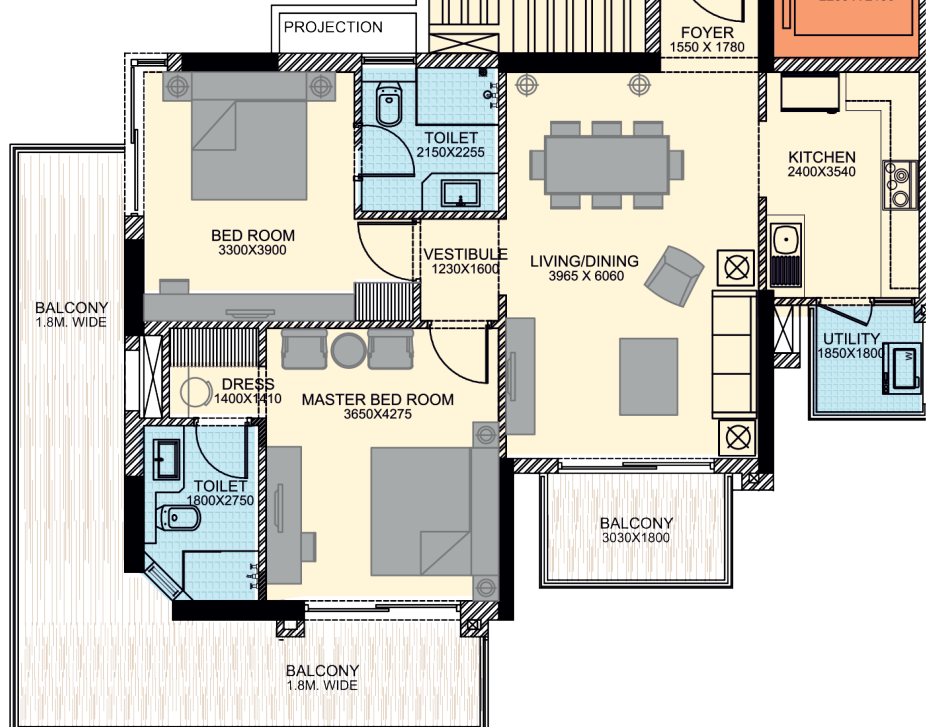
Dining/Kitchen

2 Bedrooms

2 Toilets

2 Balcony

Utility Area



## FLOOR PLAN

### 3 BHK-APARTMENT

SIZE-2408 SQ.FT. (223.7105 Sqm.)

TYPICAL FLOOR-B1,B2,B7,B8,B9 & B10

Formal Living

Dining/Kitchen

3 Bedrooms

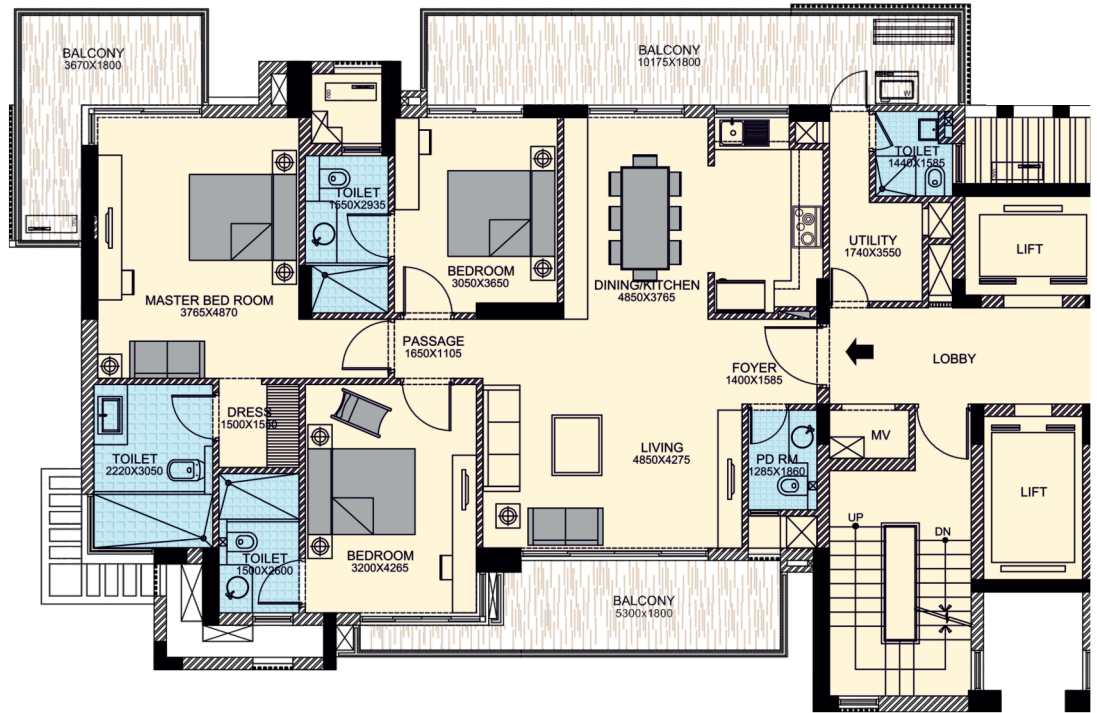
Dressing Area

3 Toilets

3 Balcony

Powder Room

Utility + Toilet



## FLOOR PLAN

### 4 BHK-APARTMENT

SIZE-2812 SQ.FT. (261.2433 Sqm.)

TYPICAL FLOOR-B3,B4,B5 & B6

Formal Living

Dining/Kitchen

4 Bedrooms

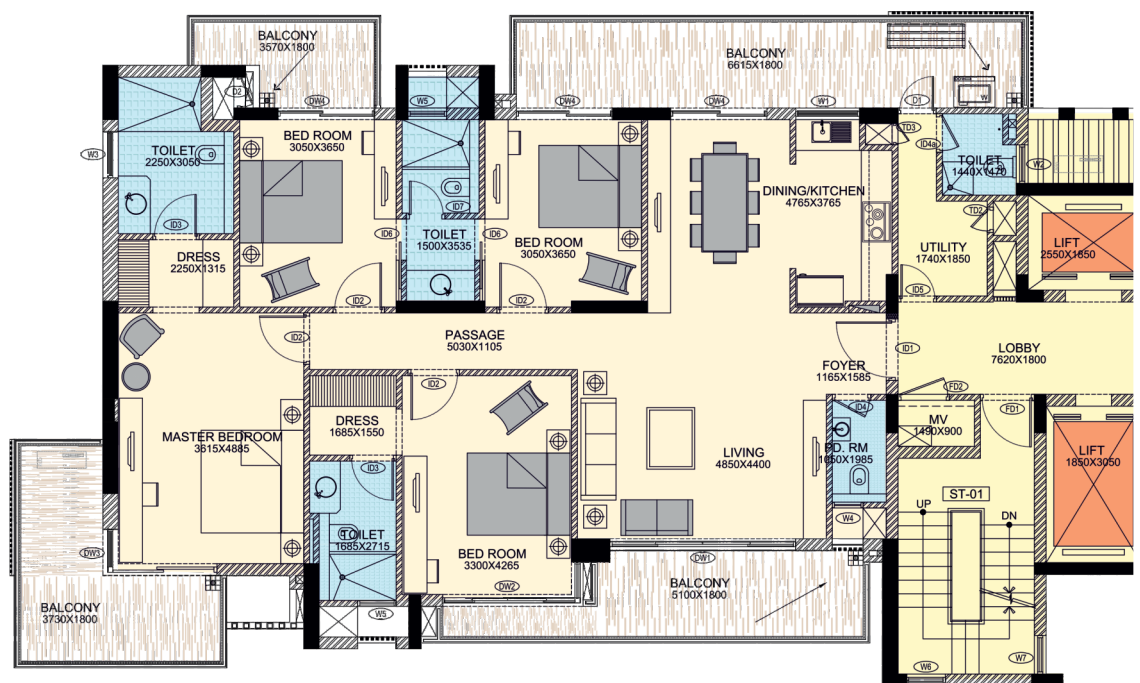
Dressing Area

3 Toilets

4 Balcony

Powder Room

Utility + Toilet



# MASTER PLANNED TO PERFECTION



- ① Kids play zone & senior citizen corner
- ② Putting green area
- ③ Mini soccer play ground & lawn area
- ④ Wetland and forest of tall trees
- ⑤ Tennis court
- ⑥ Club pool and party lawn
- ⑦ Entrance water feature (water jets)
- ⑧ Stilts & hardscape area
- ⑨ Perennial colourful gardens
- ⑩ Grass path grass pavers
- ⑪ Street-side parking
- ⑫ Drop-off-special paving
- ⑬ Half basket ball court
- ⑭ 2 Badminton courts
- ⑮ Convenience Shop

## THE LIFESTYLE. ABOVE ALL ELSE.

Located in Sector-85,  
New Gurugram

Landscape by acclaimed  
Nippysage Montreal

Grand clubhouse with  
multiple sports facilities

Spread over  
11.09 acres approx.

85% green  
open spaces

Choice of apartments  
& duplex penthouses

Design by renowned  
architects ARCOP, Montreal

9 acre of landscaped  
greens with water bodies

3-tier security system  
& 100% power back-up

## EXCEPTIONAL HOMES. ABOVE ALL ELSE.

3 side open spacious  
and functional apartments

Imported marble  
in the living room  
& kitchen

Optimum size balconies  
overlooking the designer  
landscaping outdoors

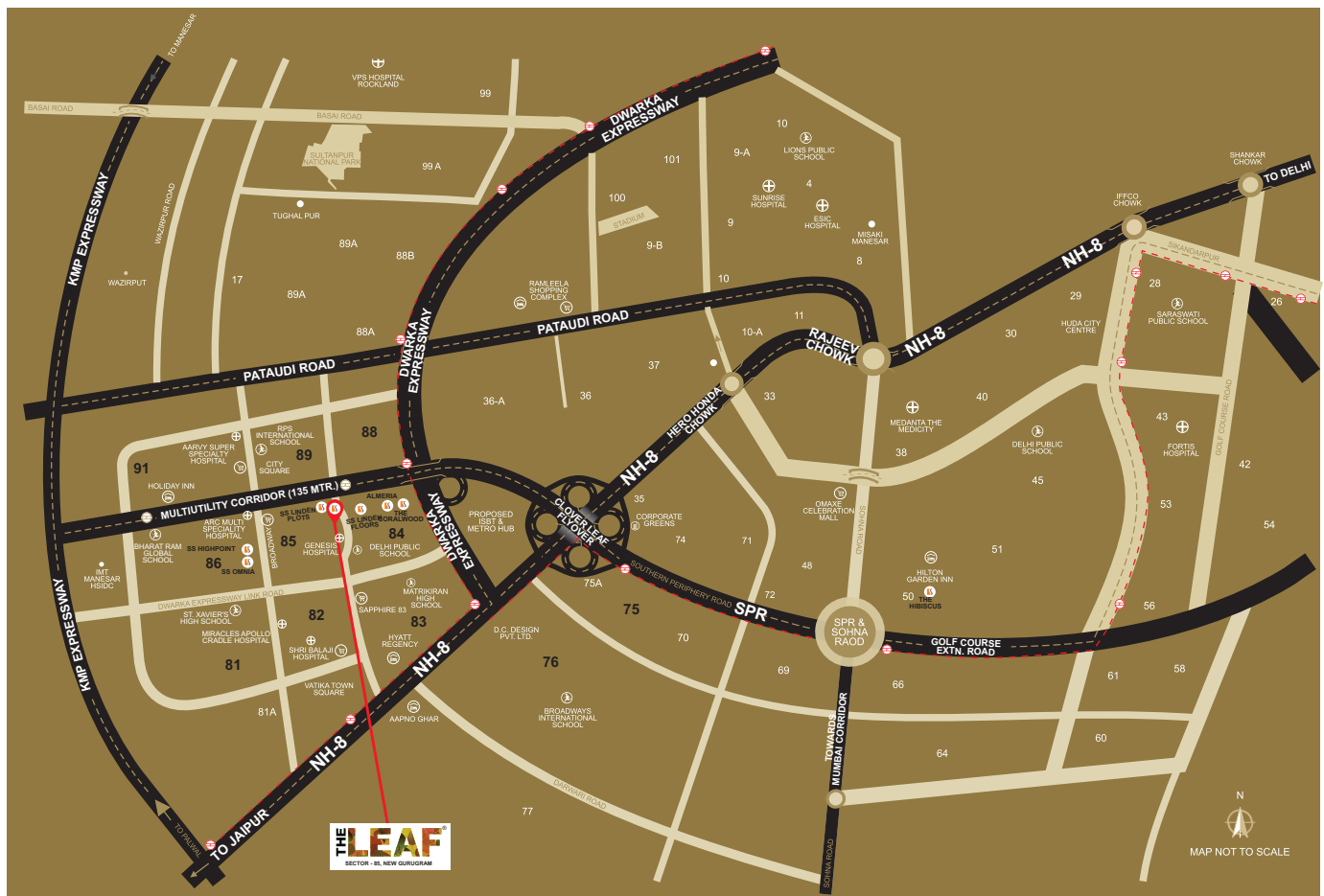
Designer VRV  
air conditioning

Floor to ceiling windows  
for a well lit  
vibrant home

Sleek finished bathrooms  
with premium fittings  
and fixtures



Actual Images of The Leaf



3 MINS FROM  
**DWARKA EXPRESSWAY**

5 MINS FROM  
**NH-08**

10 MINS FROM  
**RAJIV CHOWK**

25 MINS FROM  
**IGI AIRPORT**

## IN THE VICINITY

### SCHOOLS

Bharat Ram Global School  
St. Xavier's High School  
Yaduvansi Shiksha Niketan  
Euro International School  
Matrikiran High School

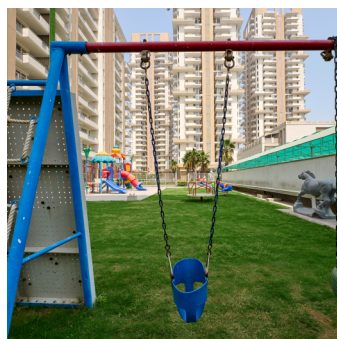
Delhi Public School 84  
Saraswati Public School  
Broadways Intt. School  
Lions Public School

### HOSPITALS

Shri Balaji Hospital  
Shri Shivam Hospital  
VPS Hospital Rockland  
Sunrise Hospital  
ESIC Hospital  
Medanta The Medicity  
Fortis Hospital

### HOTELS

Hyatt Regency  
Misaki Manesar  
Savoy Suites  
Ginger Manesar  
Hilton Garden Inn  
Treehouse Queens Pearl  
Park Inn



Actual Images



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\*\*1 square meter = 10.764 square feet and 1 Acre = 4048 square meter.