



CUSHMAN &  
WAKEFIELD

**yoo**  
Inspired by  
STARCK

 **Dalcore**  
THE FALCON

DESIGN *is* ALIVE  
*And* IT HAS A NEW ADDRESS

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*Sector 53, Golf Course Road*

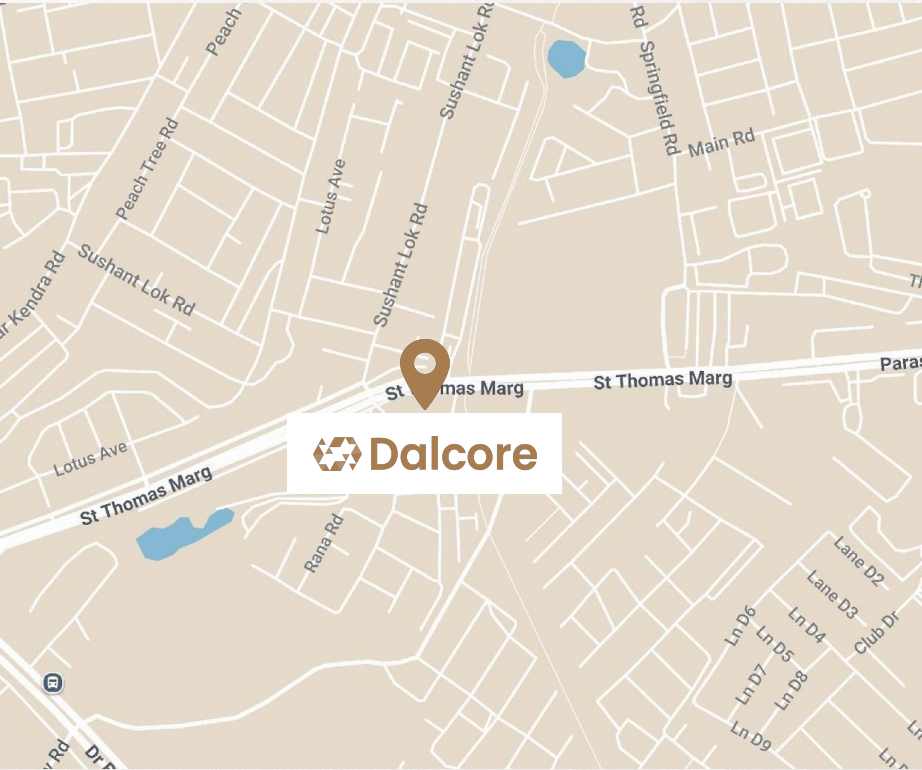
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# Golf Course Road Overview

- Golf Course Road is one of the most established and upscale micro markets of Gurugram. The micro market has witnessed the development of high-end residential projects, luxury commercial spaces, and Grade A office hubs, making it a sought-after location for professionals, expatriates, and affluent families.
- The area boasts wide, well-maintained roads, with key infrastructure projects like the Rapid Metro ensuring seamless travel within the region. The proximity to Cyber Hub and Golf Course Extension Road enhances its appeal as a well-connected hub.
- Golf Course Road is one of the prime locations in Gurugram, strategically located with seamless connectivity to Delhi, Cyber City, and IGI Airport, making it a preferred destination.



# Location



## KNOW YOUR NEIGHBOURHOOD



### IMPORTANT LANDMARKS

- PARAS HOSPITAL
- DLF GOLF & COUNTRY CLUB
- DLF CYBERCITY



### LIFESTYLE AMENITIES

- ONE HORIZON CENTRE
- SOUTH POINT MALL
- DT MEGA MALL
- ARDEE MALL



### EDUCATIONAL INSTITUTE

- HERITAGE INTERNATIONAL SCHOOL
- GD GOENKA PUBLIC SCHOOL
- THE SHRI RAM SCHOOL, ARAVALI
- SHIV NADAR SCHOOL

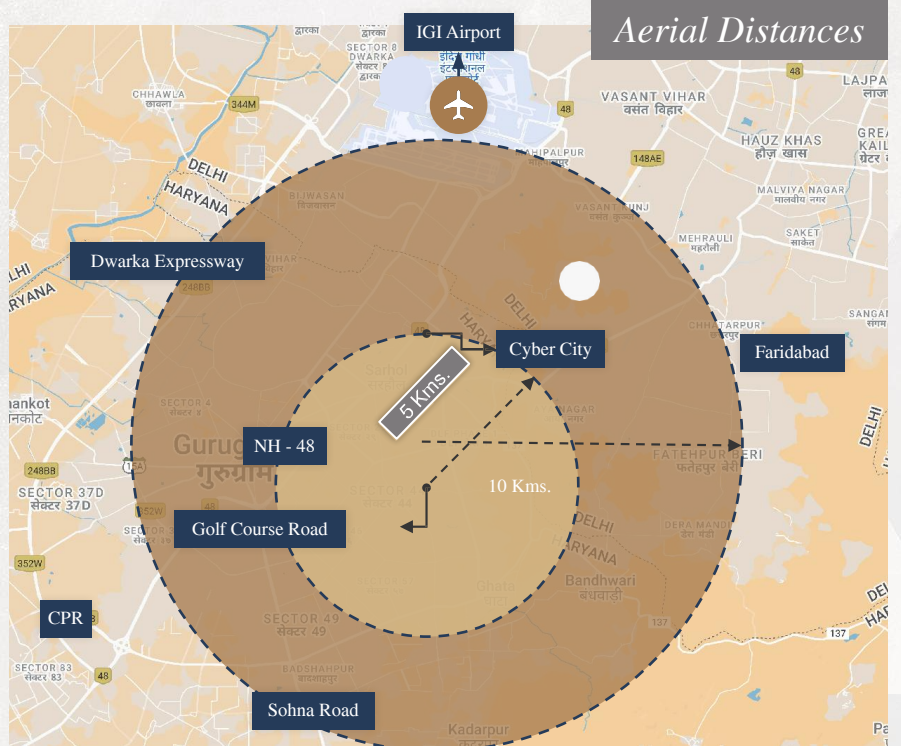


### QUALITY HEALTHCARE

- PARAS HOSPITAL
- FORTIS HEALTHCARE
- MAX HEALTHCARE

# Golf Course Road

## CONNECTIVITY



- Golf Course Road has connectivity with major infrastructure present in NCR. Major road infra like Golf Course Extension Road, MG Road, and Sohna Road are accessible within 30 minutes drive.
- Cyber City, Sohna Road, Aerocity are located within 10 kms of aerial distance.

# Site Analysis

## OVERVIEW AND CONNECTIVITY



Details	
<b>Location</b>	Sector 53, Golf Course Road
<b>Plot Area</b>	~2.01 acres
<b>Access Road ROW</b>	~30 meters (Front Side)
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Road: Golf Course Road ~ 1 km; Cyber City ~ 7 km</li> <li>Metro: Rapid Metro ~ 4 km;</li> <li>Air: Indira Gandhi International Airport ~15 km</li> </ul>
<b>Major Activity Nodes</b>	<ul style="list-style-type: none"> <li>Aerocity, New Delhi ~16 km</li> <li>Connaught Place, New Delhi ~31 km</li> </ul>
Key Sector	
<b>Key Sector</b>	The Golf Course Road micro-market comprises Sector 26 to 55 which are located on either side of Golf Course Road, stretching from DLF Phase I and II areas to its intersection with Golf Course Extension Road.
Social Infrastructure	
<b>Social Infrastructure</b>	Well-developed social Infrastructure with renowned schools, hospitals, colleges etc.
Connectivity	
<b>Connectivity</b>	Golf Course Road is well connected to NH-48, Golf Course Extension Road, Rapid Metro Gurugram, and proximity to the Indira Gandhi International Airport. (Side)
Prominent Developers	
<b>Prominent Developers</b>	Golf Course Road comprises development by DLF, Emaar, and others, showcasing luxury housing, premium office spaces, and retail hubs.

# Principal Architect: UHA London

## UHA London Masterpieces Worldwide



Dubai Creek Harbour  
Dubai, UAE



Infinity Towers  
Limassol, Cyprus



Sadro Residencias  
Puebla, Mexico



KEAN  
Limassol, Cyprus



# Project Features



Branded Designer Apartments



Apartment starting from 23m



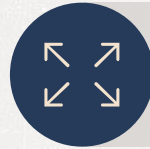
96 Units for a discerning few



Floor to Ceiling Height : 3.6 m



LEED Platinum Pre-certified building



Sizes

3 BHK+ Study + Utility : 3446 sq.ft - 28 units

4 BHK+ Utility : 4122 sq.ft - 58 units

# Interior Designer



## Branded Residences

Yoo pioneered the lifestyle-led, branded real estate movement over 20 years ago. Today we are the world's largest non-hotel residential brand. Our brand increases development visibility and offers investors a proven, reliable investment opportunity.



## Hotels

From fun and funky Rio de Janeiro to the relaxing and picturesque Cotswolds, YOO Hotels and Resorts surprise and delight even the most jaded traveler with contemporary, imaginative and sophisticated hotels.



## Capital

Yoo Capital Management is a special situations, principal investment firm invested in £2.0 billion of AUM and 2.7 million square feet across Greater London and the UK



## Major Designers:

- Philip Starck
- Marcel Wanders
- Jade Jagger
- Steve Leung and
- Mark Davison

## Visit Website

[//www.yoo.com/](http://www.yoo.com/)

# YOO Inspired By Starck

Philip Starck, the world's most revered living designer. For five decades, he has liberally spread his creativity and ideas across the design landscape, putting his mark on everything from toothbrushes, motorbikes, restaurants and even the French presidential Elysee Palace. Philip's influence on the way we live now is everywhere—in our uses of color, material and space, and in our desire for good design at every juncture; and is reflected throughout all YOO Inspired by Starck designs.



YOO Inspired by Starck

## LODHA EVOQ

Mumbai, India



YOO Inspired by Starck

## YOO PUNE

Pune, India

# Global Projects by YOO Inspired By Starck



YOO Inspired by Starck  
**YOO LIMASSOL**  
Limassol, Cyprus



YOO Inspired by Starck  
**YOO GYE**  
Guayaquil, Ecuador



YOO Inspired by Starck  
**MASA RESIDENTS**  
Al Marjan Island, Dubai



YOO Inspired by Starck  
**KHUN BY YOO**  
Bangkok, Thailand



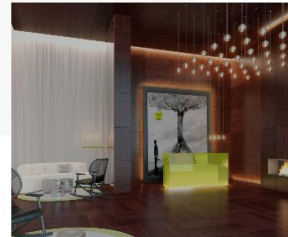
YOO Inspired by Starck  
**YOO QUITO**  
Quito, Ecuador



YOO Inspired by Starck  
**YOO BERLIN**  
Berlin, Germany



YOO Inspired by Starck  
**YOO CUMBAYÁ**  
Cumbayá, Ecuador



YOO Inspired by Starck  
**DIHANIE**  
Moscow, Russia



YOO Inspired by Starck  
**SAPPHIRE RESIDENCES**  
Colombo, Sri Lanka



YOO Inspired by Starck  
**G BY YOO**  
Istanbul, Turkey



YOO Inspired by Starck  
**YOO MONTREAL**  
Montreal, Canada



YOO Inspired by Starck  
**YOO ISTANBUL**  
Istanbul, Turkey



# GH 25 SECTOR 53

Gurugram, India

HAS FULFILLED THE REQUIREMENTS OF  
LEED v4.1 | RESIDENTIAL

**PLATINUM  
PRECERTIFICATION**

BY TAKING THESE INITIAL STEPS, THIS PROJECT IS ON THE PATH  
TOWARDS LEADERSHIP AS PART OF THE LEED-CERTIFIED, HIGH-PERFORMANCE, BUILT ENVIRONMENT

AUGUST 2024

A handwritten signature in black ink that reads "Peter Templeton".

PETER TEMPLETON, PRESIDENT & CEO  
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.



 **Dalcore**  
THE FALCON

Tallest Building on  
*Golf Course Road*





# Pool View





# Triplex Penthouses



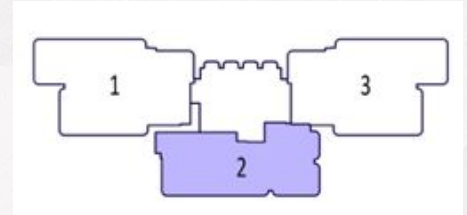
# Floor Plate



# Site Plan

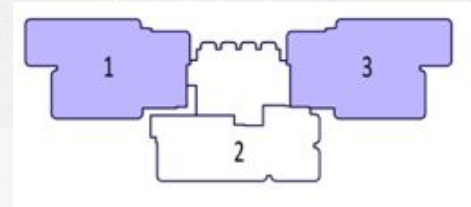


# Unit Plan | 3-BHK + Study + Utility



Carpet Area	1,853 SQFT
Balcony Area	394 SQFT
Saleable Area	3,446 SQFT

# Unit Plan | 4-BHK + Utility



Carpet Area	2,236 SQFT
Balcony Area	551 SQFT
Saleable Area	4,122 SQFT



## About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).