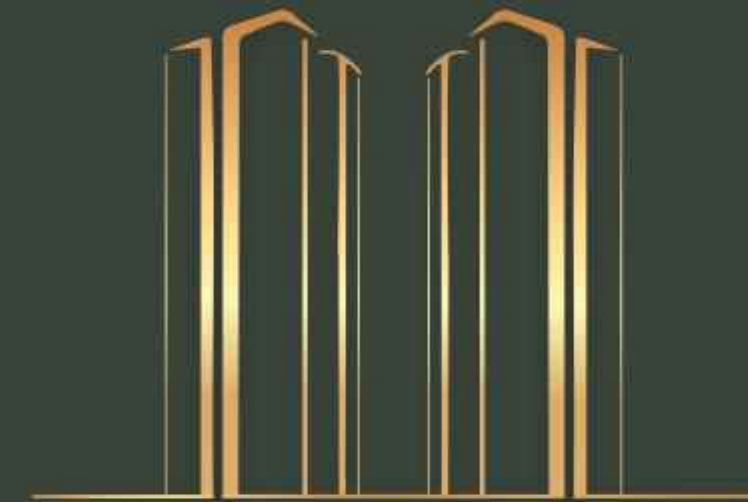


HCBS
CREATING>CONNECTING>COMMUNITIES

HCBS PROMOTERS AND DEVELOPERS PVT. LTD.

Address: unit 69-70, MGF Metropolis, Mehrauli-Gurgaon Rd, Sector 28,
Maruti Housing Colony, Gurugram, Sarhol, Haryana 122002
Website: twinhorizon.co | Email: care@hcbs.co.in



TWIN HORIZON
LUXURY RESIDENCES

DXP WAY, SECTOR 102, GURUGRAM

TOO GOOD. TWO TOWERS.



*Where wetlands breathe and lakes embrace,
A paradise unfolds boundless, unconfined space.*

*Balconies merge with skies, a green visage expands,
Energy thrums quiet, as if crafted by nature's hands.*

*Clubhouse ripples with laughter, and light,
Spa to salon, days melt into starry night.*

*Towers rise three sides open, horizons near,
Private lifts ascend where views crown the sheer.*

*Paths thread through Eden, water mirrors grace,
Seventy percent green a sanctuary's embrace.*

*Here, dreams soar where lifestyles rewrite,
That's Twin Horizon residences a sprawling delight.*

Welcome to Twin Horizon

A thoughtfully crafted residence address by HCBS Group,
where comfort meets elegance.

Step into a world of modern living, green surroundings,
and everyday convenience all in the emerging luxury hub
of Gurugram DXP WAY, offering unparalleled world-class connectivity.



LIVE *the*INSPIRATION 
A masterpiece crafted to reflect your
aspirations and legacy

The towers are oriented to provide
unhindered views of the
wetlands and lake



A LEGACY OF 30 YEARS

Imprints in the World of Real Estate

HCBS Group brings over 25 years of expertise in reshaping NCR's real estate landscape. Its diverse portfolio includes premium villas, apartments, IT/ITES units, and group housing in prime locations. So far the company has delivered around three million sq ft of space. Its residential projects are home to more than 2500 happy families.

Renowned for timely delivery, quality construction, and transformative developments, the company emphasizes sustainable growth with low debt and financial stability. Some of the prominent projects developed by HCBS include Auroville at Dwarka Expressway, Auroville Plaza, Sports Ville at Sohna Road and exclusive 4BHK luxury residences on Golf Course Road among others.

**WINNER OF
ET REALTY AWARDS
BY ECONOMIC TIMES**

**Most Trusted Real Estate Brand in
the country for the year 2025.**



PROJECT HIGHLIGHTS

OPENNESS WITHIN

Two Iconic Towers
rise above all

70% Green Spaces
to help residents
breathe easy

Spacious
surroundings for
leisurely luxury

Three side
open for all round
view





Two Iconic Towers

The twin towers don't just inspire they exude status, embodying aspiration and exclusivity. From their unique façade to their sky-touching presence, these towers redefine the very idea of vertical living.

Located in Sector 102

Crafted for only 268 families

Direct connectivity to DXP

Over 70% open space

9 lifts per Tower
with single core units

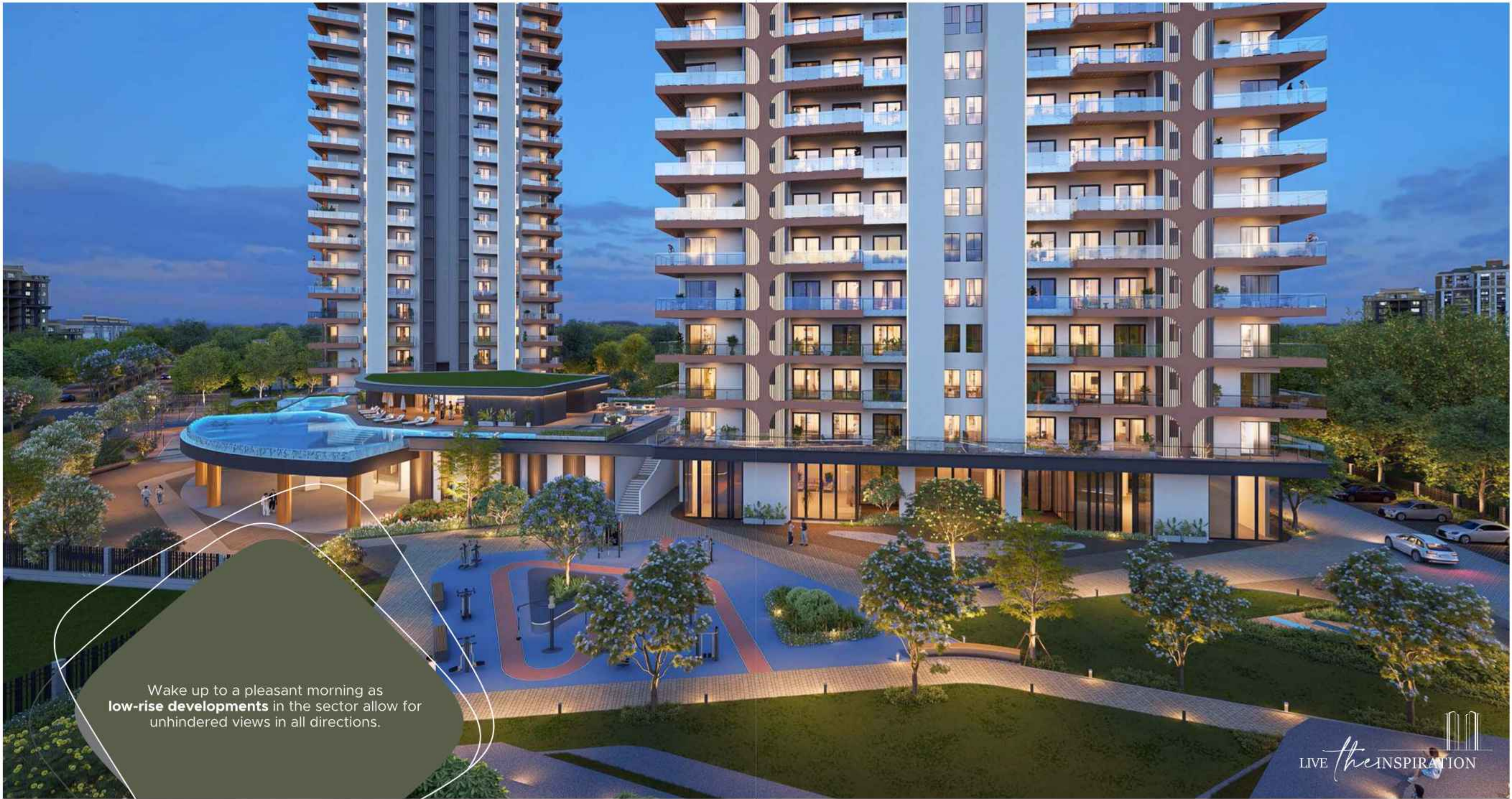
Corner units with 280°
Uninterrupted view

Spacious 52-meter clearance between towers
ensures privacy and light



Located at Dwarka Expressway offering seamless access to business hubs, airports, and leisure spots—blending urban energy with natural serenity.

Twin Horizon blends 70% green spaces, lush landscapes, and wetland views where sustainability meets serenity. Experience low-density living with more privacy and a deeper bond with nature.



Wake up to a pleasant morning as **low-rise developments** in the sector allow for unhindered views in all directions.



DESIGNED
TO FOSTER
JOY OF LIFE



ENVIRONMENT WHERE LITTLE
ONES CAN FLOURISH



REJUVENATION &
WELLNESS



ACTIVITIES &
FITNESS



KIDS' ENGAGEMENT
ZONE



MEET & WORK

Move Freely Live Fully



World-class gym & spa



Area for Yoga & Meditation



Senior Citizen Court



Separate tennis club with two hard courts



Indoor badminton & Squash courts



Therapeutic Garden



TOTAL CLUB AND
RECREATIONAL AREA
1.15 LAKH SQ.FT.



Grand arrival
experience

Double-height Club lobby connected
with both tower lobbies

24X7 Reception &
Concierge Service

Let the Good Times Roll

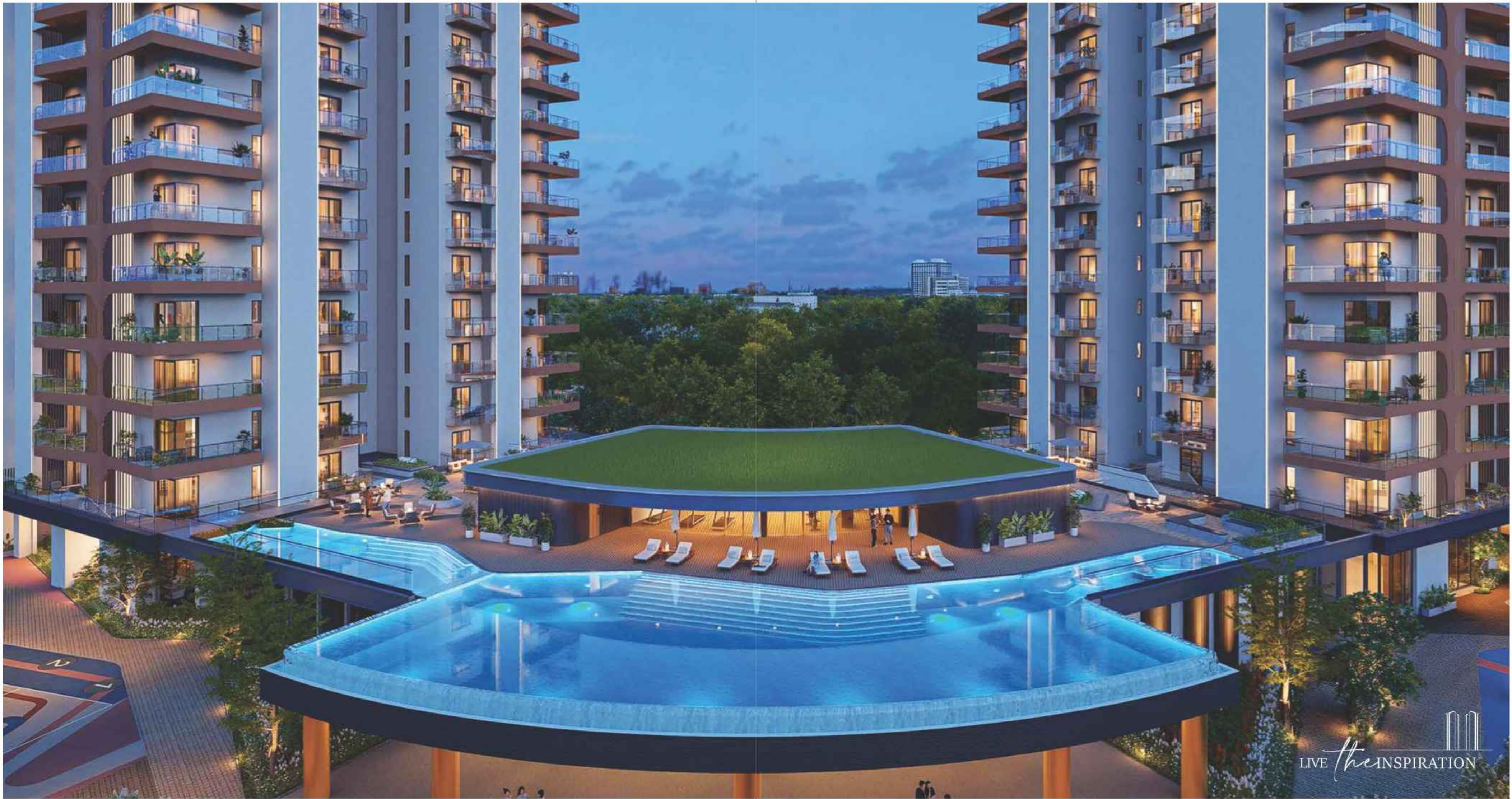
The first-ever elevated infinity-edge swimming pool, positioned 20 feet above ground level

Rejuvenation zone features an infinity pool, kids pool & jacuzzi zone

Spa, saloon and fully-decked health bar

A two-level deck for every occasion from your morning brew to raising an evening toast





LIVE *the* INSPIRATION

Meet, Work & Celebrate

Dynamic spaces for connection, collaboration, and celebration blending work, social vibes, and inspired gatherings in elegant, versatile settings. Areas to celebrate includes Event Hall, Landscaped Spill Over Area, etc.



Co-Working Spaces



The Library Café



Grand Club Lobby



Grand Celebration Hall With Landscaped Area





WHERE SPORT COMES NATURALLY

Thoughtfully designed play zones spark joy and imagination, offering safe, engaging spaces for all-age fun and creativity.



Pickleball Court



Outdoor Kids Play Area



Play area in stilt garden with creche



Padel Court and Basket-Ball Court



Volley-Ball Court & Cricket Pitch



Indoor games area featuring table tennis, pool table, etc.



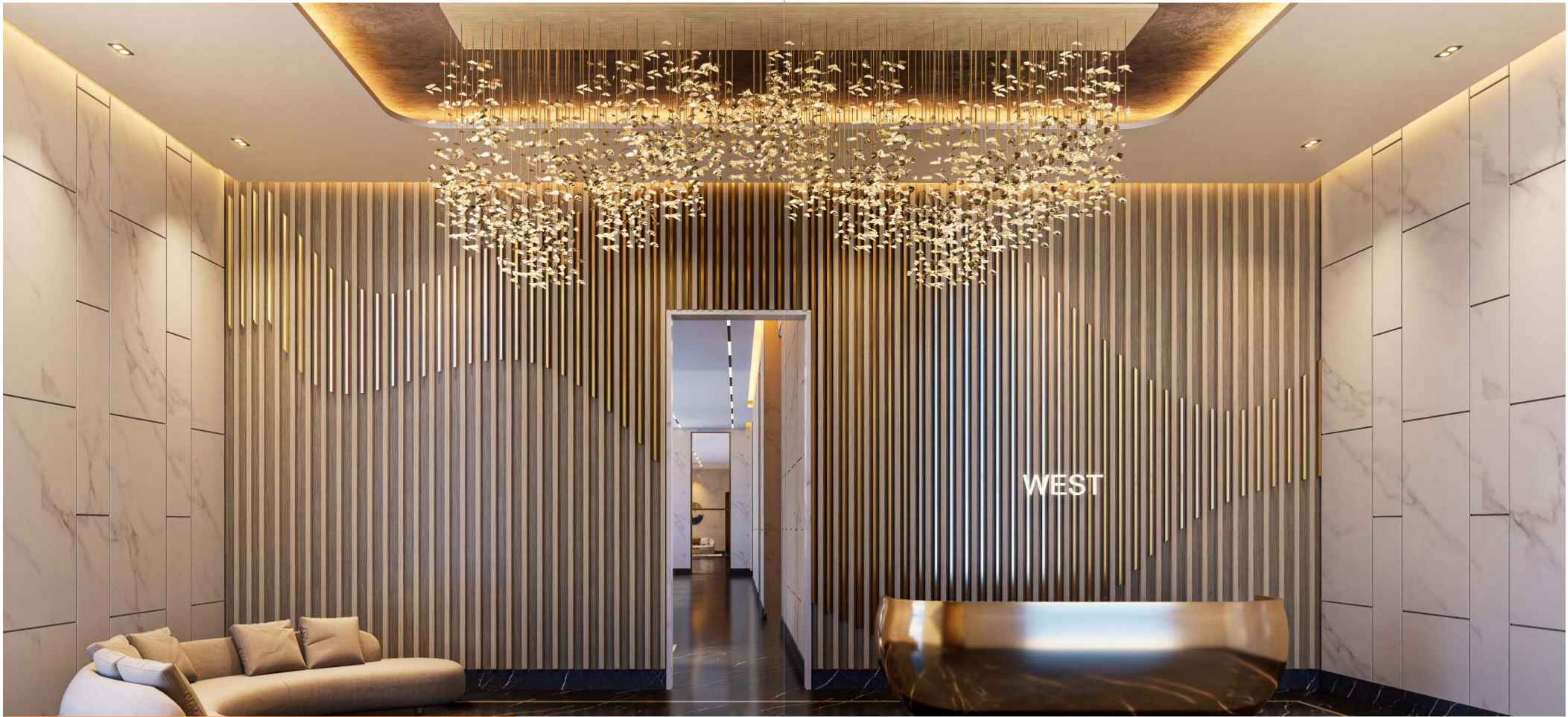
A Place to Play, a Space to Grow.

LIVE *the* INSPIRATION 

Architecture that
inspires awe, adds to its
resident's stature and tells
the world that they have
arrived.

TWIN HORIZON

CBS



Experience an exclusive entry:
Enter a world of opulence as you enter your tower lobby &
access your residence using your exclusive lift lobby.



A beautifully designed welcome foyer, where grandeur meets serenity.



Prestige in motion-9 elite lifts per tower.



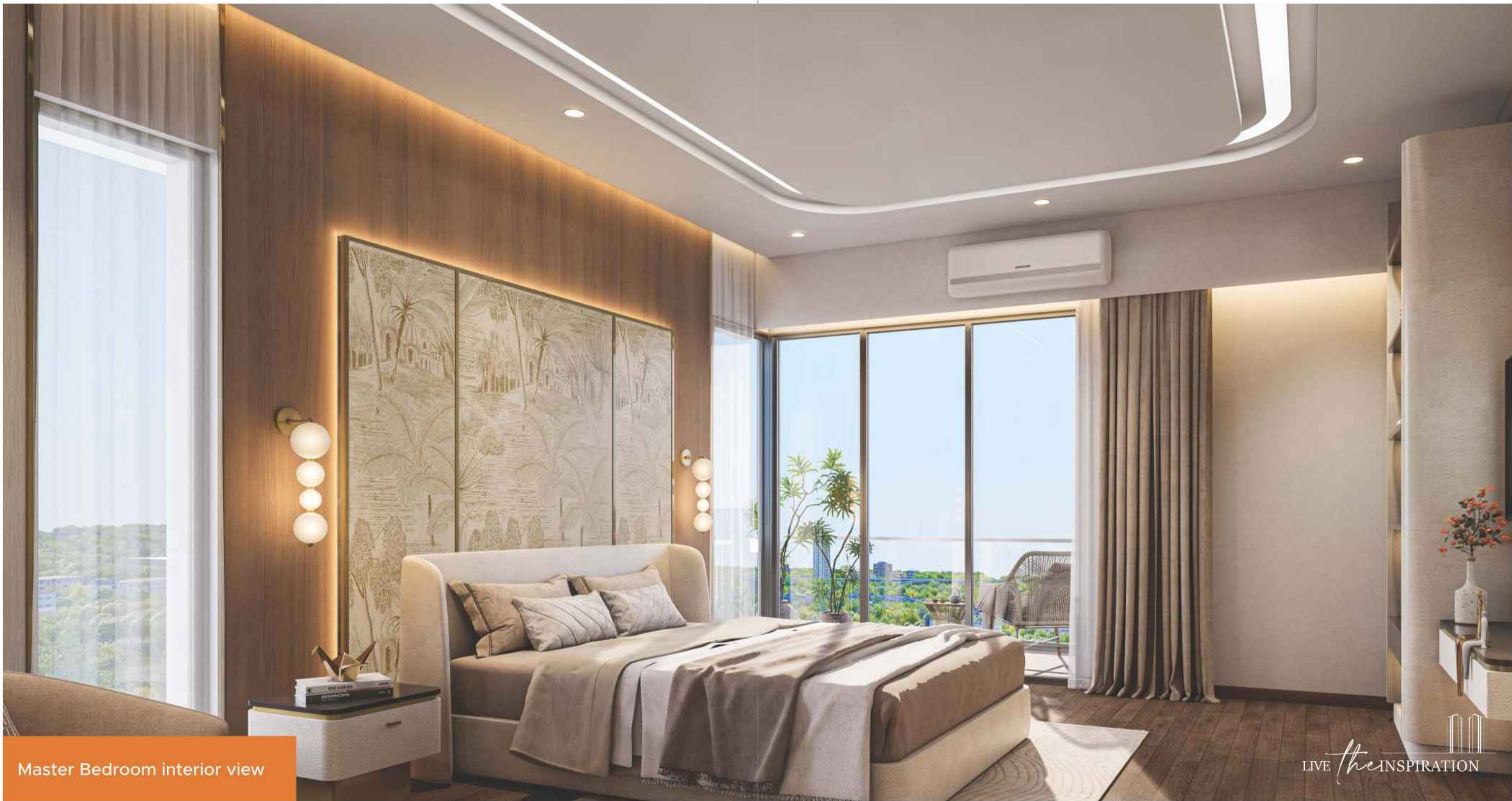
6-meter high ceilings in all lift lobbies

2 exclusive lifts with private foyer area



Lounge and dining area with an impressive 11.3 ft ceiling height





Master Bedroom interior view

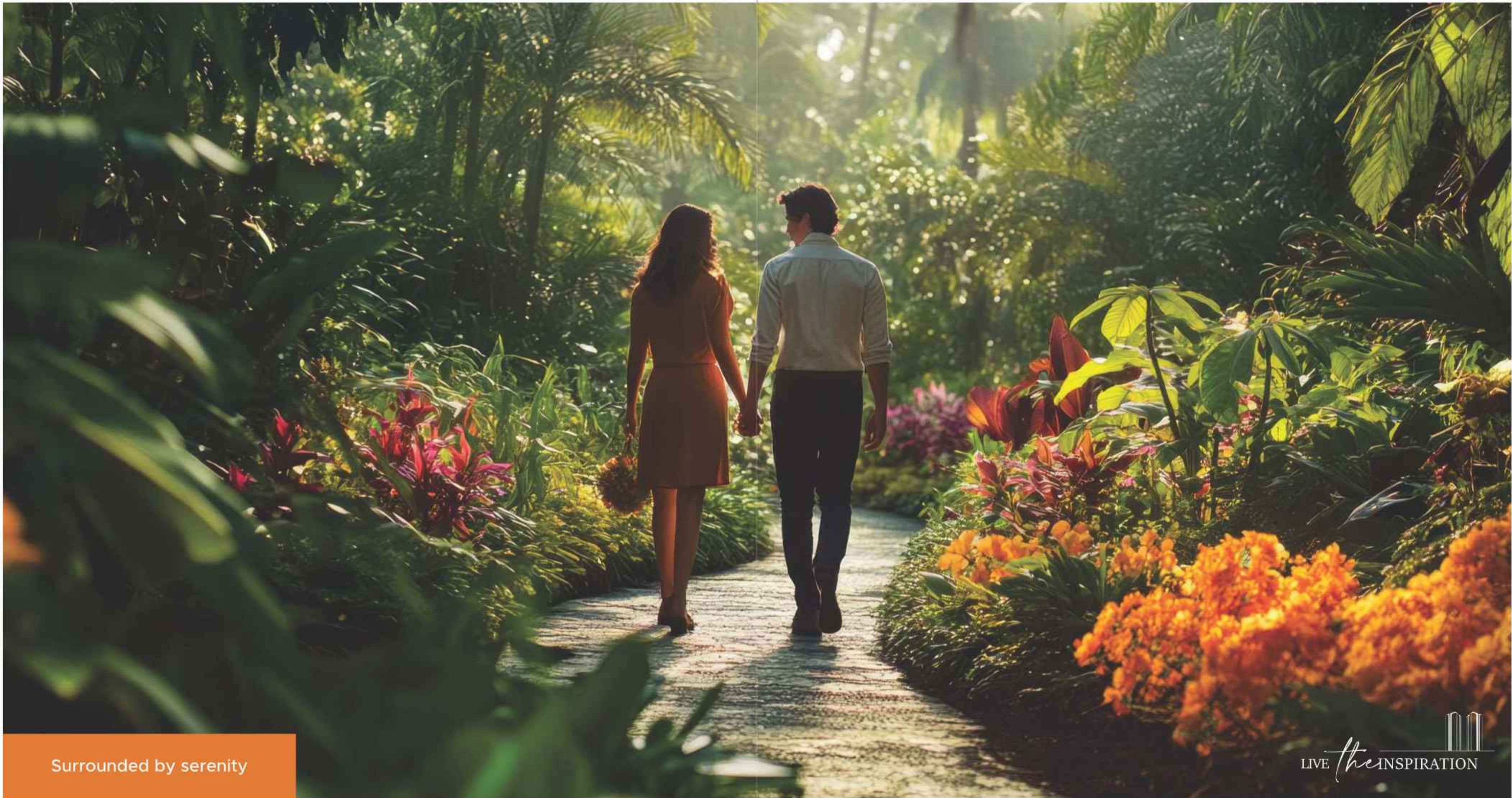
Bungalow Living Reimagined

SPRAWLING VERANDAS

9 FT DECK WITH LIVING AREA

3-SIDE OPEN LAYOUTS

9 FT WRAP-AROUND DECK WITH MASTER BEDROOM



Surrounded by serenity

LIVE *the* INSPIRATION 

MASTER PLAN

Legend Ground Level

1. Welcome Water Court
2. Feature wall
3. Entrance Green Court
4. Retail Edge
5. Amphitheatre
6. Senior citizen court
7. Jumping water court
8. Yoga meditation lawn
9. Therapeutic Garden
10. Reflexology Path Health
11. Health Loop
12. Outdoor
13. Dry Landscape
14. Landscape connection to terrace
15. Tennis Club & Cafe
16. Arrival plaza
17. Water Way Deck
18. Outdoor chesscorner
19. Surface Parking
20. Pet Park
21. Mounded Greens
22. Lush Greens
23. Seating under the Tree
24. Climbing Wall
25. EPDM Play
26. Tot-Lot
27. Kids Games Area
28. Indoor Kids Play Area
29. Pebble Court
30. Pickleball Court
31. Padel Court
32. Basket Ball Court
33. Volley-BallCourt
34. Cricket Pitch
35. Green Space
36. Seating Alcove

GROUND FLOOR INDOOR AMENITIES

A	Lobby and Reception Area
B	Tower Lobbies for 3BHK & 4BHK
C	Indoor Badminton Court
D	Squash Court with Viewing Gallery
E	Indoor Games
F	Gymnasium & Zumba
G	Multipurpose Hall + Pre-Function + Kitchen
H	Co-Working Space
I	Creche with Tot-Lot Area



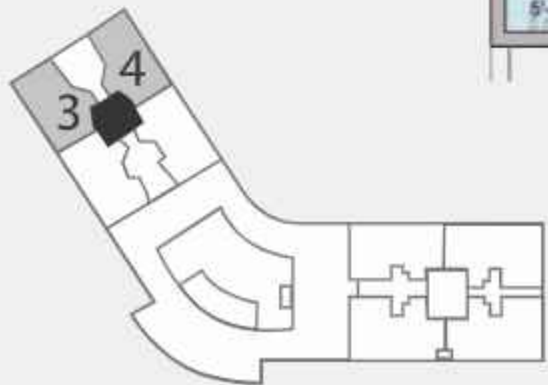
MASTER PLAN

Amenities at first Floor

- A. SwimmingPool
- B. KidsPool
- C. Jacuzzi Seating
- D. Sun Loungers
- E. Alfresco Deck
- F. Seating Alcove
- G. Tree Court
- H. Seating Deck
- I. Spa Salon & Bar

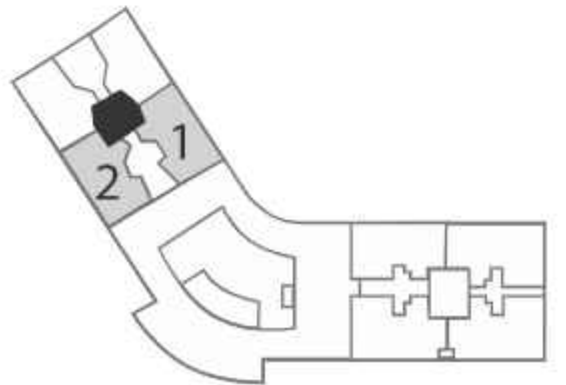


UNIT PLAN 3 BHK



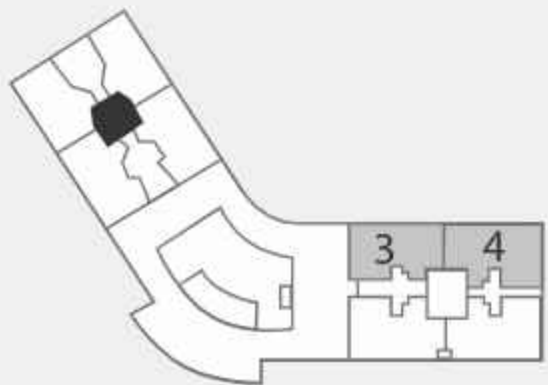
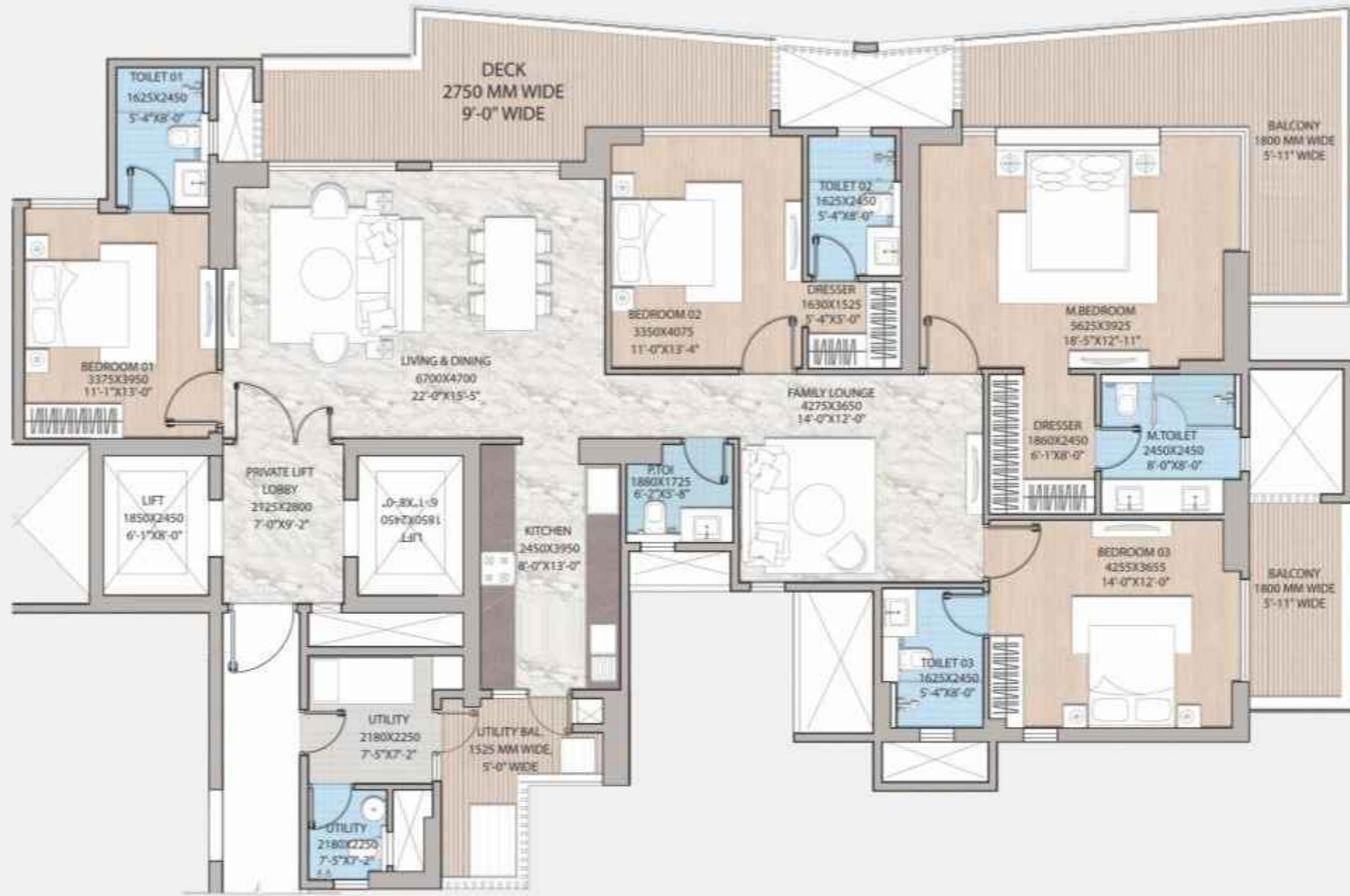
3BHK+STUDY+UTILITY TYPE-01	AREAS (in Sq.Ft.)
RERA Carpet	1492
Balcony	477
Exclusive Lift Foyer	60
UCA	2029
Super Area	2725

UNIT PLAN 3BHK XL



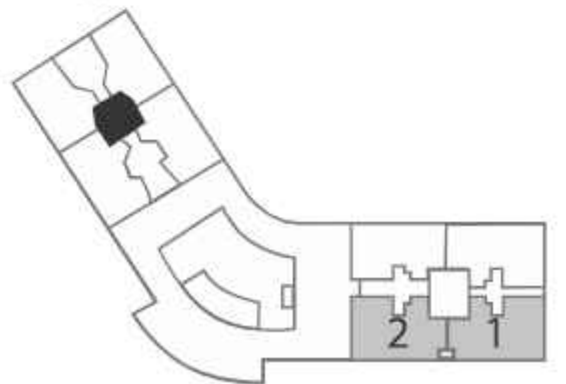
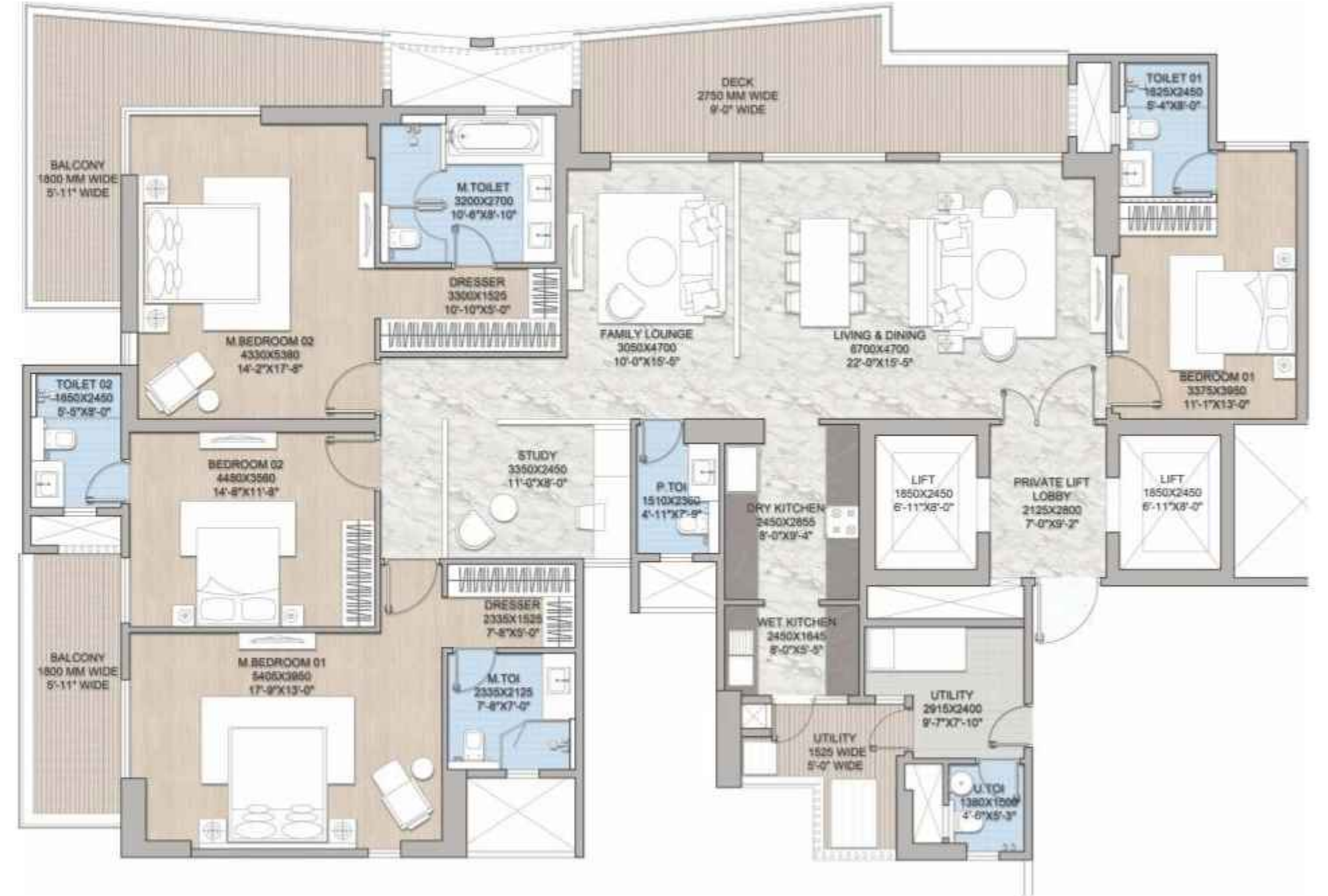
3BHK+STUDY+UTILITY TYPE-02	AREAS (in Sq.Ft.)
RERA Carpet	1663
Balcony	530
Exclusive Lift Foyer	60
UCA	2253
Super Area	3000

UNIT PLAN 4 BHK



4BHK+UTILITY TYPE-01	AREAS (in Sq.Ft.)
RERA Carpet	1794
Balcony	545
Exclusive Lift Foyer	60
UCA	2399
Super Area	3265

UNIT PLAN 4BHK XL



4BHK+UTILITY TYPE-02	AREAS (in Sq.Ft.)
RERA Carpet	2155
Balcony	568
Exclusive Lift Foyer	60
UCA	2783
Super Area	3800



*A world that's a world apart
Groove to a New Rhythm*

Designed by
Morphogenesis Architects

Morphogenesis is one of India's foremost architecture and urban design firms, renowned for its pathbreaking, sustainable, and contextually responsive design solutions. With a strong commitment to innovation and environmental stewardship, the firm seamlessly integrates global best practices with local cultural and climatic sensibilities. Morphogenesis has been instrumental in shaping landmark projects across India and internationally, setting new benchmarks in design excellence and urban development.

DISCOVER INVALUABLE CONNECTIONS.

Shopping

Ocus Medley Mall – 3.5 km
 Ambience Mall – 8 km
 The Esplanade Mall – 4.4 km

Connectivity

Dwarka Expressway – 0.3 km
 NH-8 (Delhi-Jaipur Highway) – 5.5 km
 IGI Airport (T3) – 20.5 km
 Corporate Hubs
 Cyber Hub & Udyog Vihar – 8.5 km
 Upcoming Sector 101 Metro Station – 1.0 km

Schools

Global Heights School – 0.4 km
 Imperial Heritage School – 0.7 km
 Prime Scholars International School – 1.3 km
 Delhi Public School – 1.1 km
 Imperial Heritage School – 0.9 km
 HSV International School – 2.4 km
 Euro International School – 2.3 km

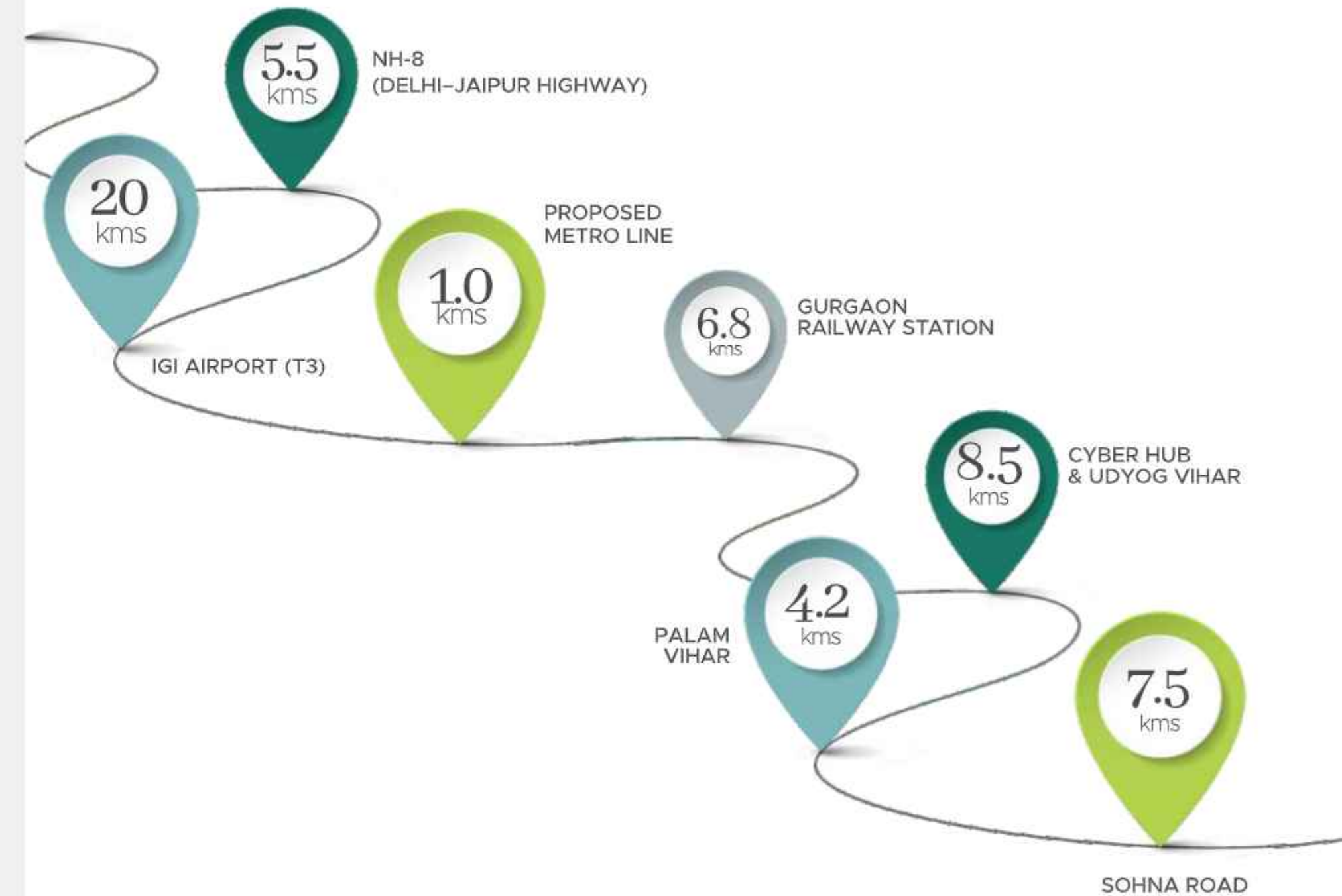
Hospitals

Medanta – The Medicity – 7.5 km
 Artemis Hospital – 8 km
 Fortis Memorial Research Institute – 9 km
 The Signature Advanced Hospital – 3.5 km



SECTOR 102, GURUGRAM: A GETAWAY AT THE HEART OF THE EXPRESSWAY

Sector 102 is ideally placed to make the most of everything the Dwarka Expressway has to offer. It affords quick and seamless connectivity coupled with easy access to best-in-class conveniences. In addition, its proximity to the marvels of urban development and to the wonders of Mother Nature make it the perfect getaway and the perfect address to call home.



DISCOVER INVALUABLE CONNECTIONS



102



Location Map



MAP NOT TO SCALE

- - - Existing Metro
- - - Proposed Metro

Source: Google Maps (approx time considered on non peak hours)



SPECIFICATION

FINISHING MATRIX

S.NO	LOCATION	FLOORING
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RESIDENTIAL TOWERS

COMMON AREAS	Tower Entrance Lobby@Ground Floor	Opt 1: Italian Marble
	Lift Lobby@Ground Floor	Opt 1: Italian Marble
	Lift Wells / Shafts	

APARTMENTS	Private Lift Lobby	Opt 1: Italian Marble
	Living Dining & Family Lounge	Opt 1: Italian Marble
	Study / (Lounge in some units)	Opt 1: Italian Marble
	Kitchen	Opt 1: Italian Marble

SKIRTING/DADO	WALL FINISH	FALSE CEILING	CEILING	COUNTER LEDGE WALL, COPING
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RESIDENTIAL TOWERS

Skirting same as flooring Granite Cladding on Lift Jambes up to lintel height 1' wide Lift wall facia up to false ceiling height.	Stone/Wall Cladding as/ Interior Design	Gypsum Ceiling finished with Acrylic Paint	Whitewash/ Distemper	
Skirting same as flooring Granite Cladding on Lift Jambes up to lintel height 1' wide Lift wall facia up to false ceiling height.	Stone/Wall Cladding as/ Interior Design	Gypsum Ceiling finished with Acrylic Paint	Whitewash/ Distemper	
Plaster Paint				

100mm high matching flooring Granite Cladding on Lift Jambes up to lintel height 1' wide Lift wall facia up to false ceiling height	Gypsum Plaster finished with Acrylic Paint	Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level	Acrylic Paint	
150mm high matching flooring Granite Cladding on window Jambes & Cills	Gypsum Plaster finished with Acrylic Paint	Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level	Acrylic Paint	
150mm high matching flooring Granite Cladding on window Jambes & Cills	Gypsum Plaster finished with Acrylic Paint	Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level	Acrylic Paint	
100mm high matching flooring 600 x 300 glazed ceramic tiles 2' above granite counter and behind refrigerator	Gypsum Plaster finished with Interior Acrylic Paint	Opt 1: Gypsum Boxing for A/C & Fire Fighting and chimney	Acrylic Paint	Dry fixed granite/stone counter

SPECIFICATION

FINISHING MATRIX

	Master Bedroom	Opt 1: Laminated Wooden Flooring-AC4 Grade, with transition profile at doors. Opt 2: Marble Flooring
	Bedroom	Opt 1: Laminated Wooden Flooring-AC4 Grade, with transition profile at doors. & Marble flooring in guest bedroom (near lift lobby)
	Master Toilet	Antiskid vitrified Tile-GVT 600x600mm
	Toilet	Antiskid vitrified Tile-GVT 600x600mm
	Balcony Deck	Opt 1: Antiskid Vitrified Tile 600x600mm
	Utility Balcony	Opt 1: Antiskid Vitrified Tile 600x600mm
	Utility / Servant Room	Opt 1: Antiskid Vitrified Tile 600x600mm
	Utility / Servant Room Toilet	Opt 1: Antiskid Vitrified Tile 600x600mm

CORE	Service Lobby & Passage	Granite Flooring
	Staircase	Granite Flooring
	Electrical ELV Room	Kota Stone
	Service Lift Lobby	Granite Stone
	Fire Staircase	Granite Stone

100mm high matching flooring Granite Cladding on window Jambs & Cills	Gypsum plaster finished with Interior Acrylic Paint	Gypsum Boxing for A/C & FireFighting	Acrylic Paint	
100mm high matching flooring Granite Cladding on window Jambs & Cills	Gypsum plaster finished with Interior Acrylic Paint	Gypsum Boxing for A/C & FireFighting	Acrylic Paint	
Granite Cladding on window Cills	Vitrified tile 600x300mm upto false ceiling	600x600mm Moisture resistant gypsum board with trap door (wherever reqd.)	OBD	Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
Granite Cladding on window Cills	Antiskid Vitrified tile 600x300mm upto false ceiling	600x600mm Moisture resistant gypsum board with trap door (wherever reqd.)	OBD	Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
100mm high matching flooring	Exterior Grade Texture paint		WPC	
100mm high matching flooring	Exterior Grade Texture paint		Exterior Grade Texture paint	
100mm high matching flooring	Gypsum plaster finished with Interior Acrylic Paint		Acrylic Paint	
Tile Dadoing 300x300mm	Dado Tile Uptil False Ceiling	600x600mm Moisture resistant gypsum board with trap door (wherever reqd.)	OBD	

100mm high matching flooring	Interior Grade Paint		Exterior Grade paint	
100mm high matching flooring	OBD			
Kota Stone	OBD		OBD	
Granite Stone	OBD		OBD	
Granite Stone	OBD		OBD	

