

THE
KINGSTOWN
HEIGHTS



Corporate Office:

5th Floor IREO Grand View Tower Sector 58 Gurugram

Site Office:

Sector 37D, Dwarka Expressway, Gurugram

Rera No:

RC/REP/HARERA/GCM/915/647/2025/18 Website: www.haryanarera.gov.in

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Where
*luxury
glows*

**FUTURE
DEVELOPMENT**

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DEVELOPMENT**

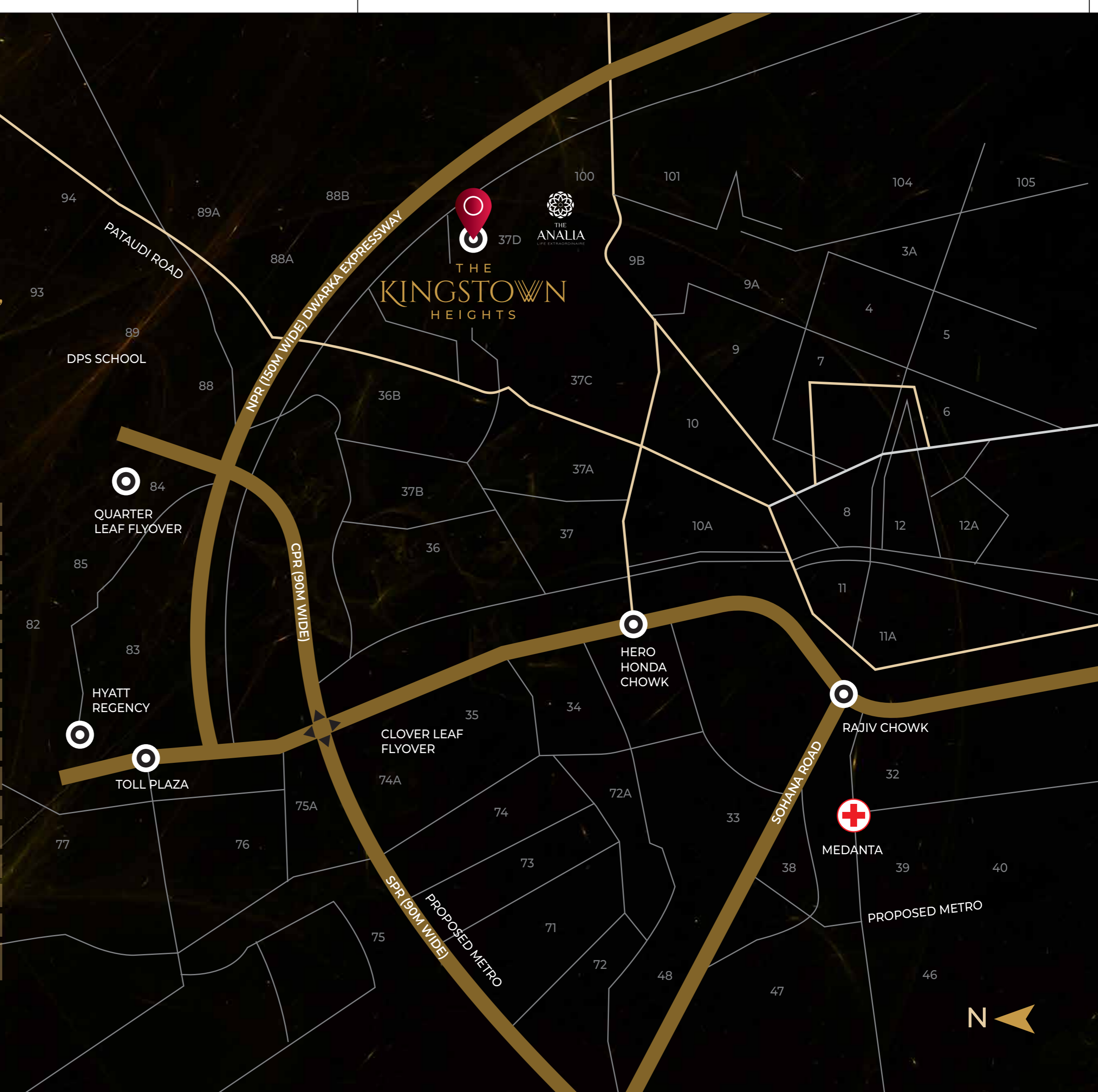
Location Map

37D Dwarka Expressway, an address to reckon

Live in the heart of it all. A place that's rightly the epicentre of conveniences, whether its connectivity to the hotspots of the town or premier institutes and hospitals, the project offers seamless access to everything.

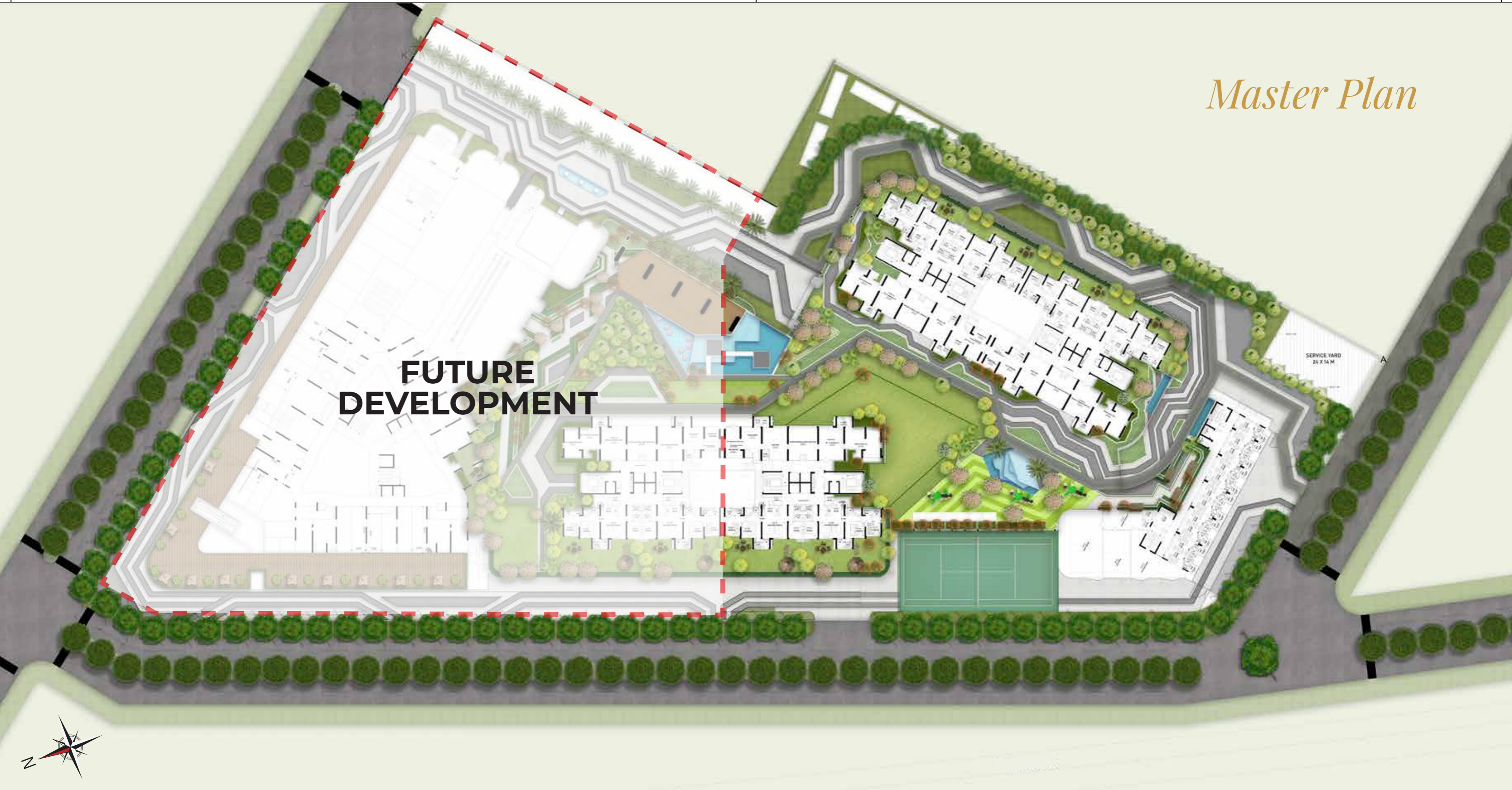
Distance Chart

Dwarka Expressway	0km - 0 min Drive
The Signature Hospital	0km - 2 mins
Sun City School	0km - 2 mins
Global City	3km - 5 mins
Delhi Public School	3.5km - 5 mins
New Gurugram	4km - 7 mins
NH-8	4.5km - 10 mins
AARVY Hospital	5km - 7 mins
Hero Honda Chowk	6km - 15 mins
Hyatt Regency Gurugram	8km - 10 mins
Nehru Stadium	9km - 12 mins
Rajiv Chowk	9km - 18 mins
IFFCO Chowk	15km - 25 mins
MG Road	15km - 25 mins
Cyber City	17km - 30 mins
I.G.I Airport (through Dwarka Expressway)	23km - 25 mins



Master Plan

FUTURE DEVELOPMENT



LEGENDS

Entrance

- 24. Welcome Water Feature
- 25. Jogging/Cycling Track
- 26. Miyawaki Forest with Trail
- 27. Pet Park

On Podium

- 28. Water Fall
- 29. Multi Purpose Play Court
- 30. Wall Climbing

Kids Play In Stilt

- 31. Hopscotch
- 32. Kids' Tolot
- 33. Foot Pool

34. Boards Game Zone

- 35. Reading Area with Sitouts
- 36. Play Alive
- 37. Chess Court
- 38. Ball Pit
- 39. Sand Pit
- 40. Tropical Garden
- 41. Moss Walk
- 42. Baby's Gym
- 43. Indoor Gym

Central Landscape

- 44. Water Feature on Ramp
- 45. Trellis Garden
- 46. Kids' Play Zone
- 47. Central Lawn
- 48. Lily Pond
- 49. Water Feature with Floating Pavilion
- 50. Sculpture Court

51. Reading Area with Sitout

- 52. Yoga Lawn
- 53. Aroma Garden
- 54. Therapeutic Garden
- 55. Herb Garden
- 56. Sensory Garden
- 57. Music/Dance Deck
- 58. Palm Atom
- 59. Senior Citizen Sitout

60. Mound Garden with Trail

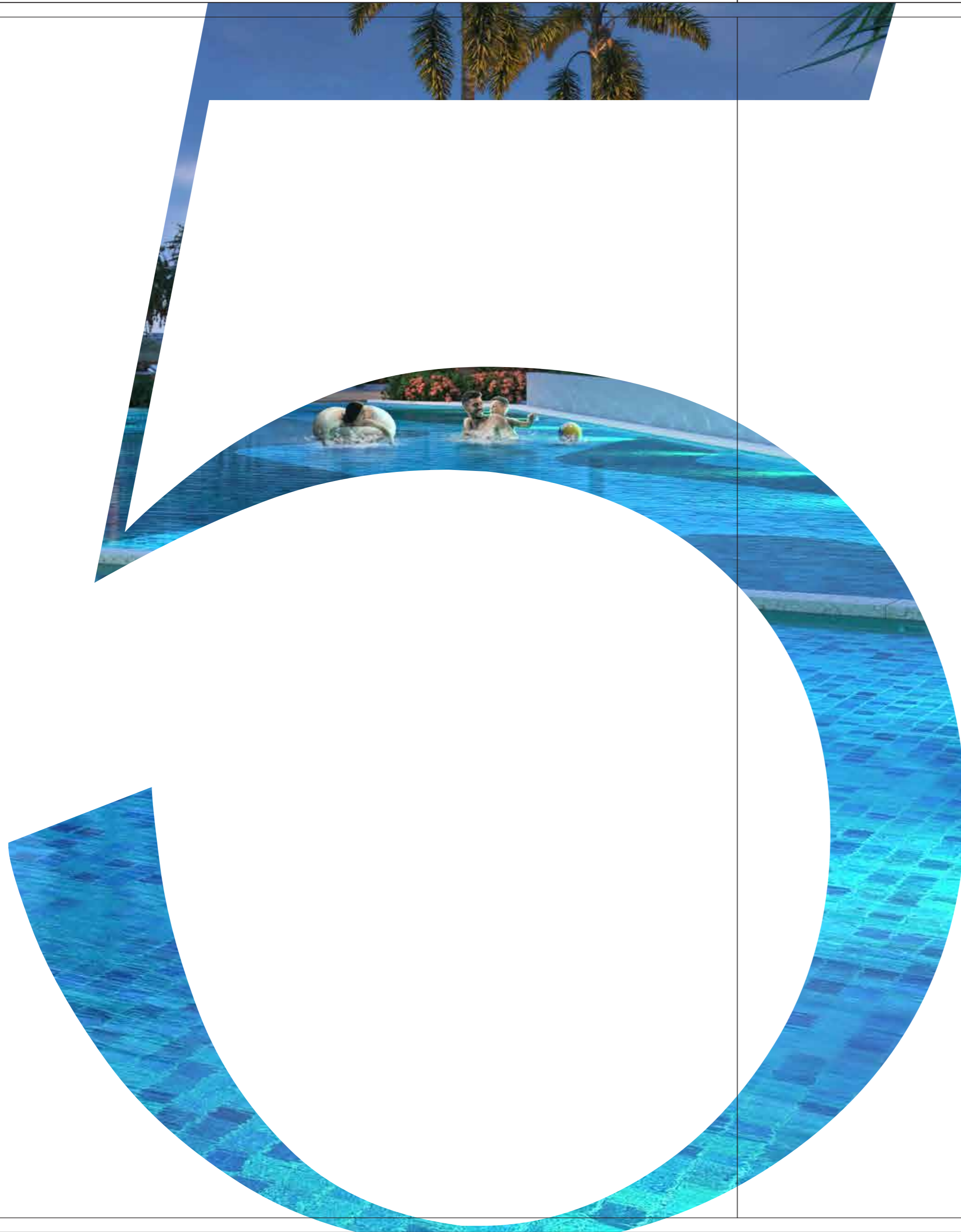
- 61A. Lap Pool
- 61B. Family Pool
- 61C. Kids' Pool
- 61D. Party Pool
- 61E. Jacuzzi
- 62A. Pool Deck
- 62B. Yoga Deck
- 63. Spa Spillover Space
- 64. Floating Bar

Not a pool,
a pause

Where the
world arrives

THE
KINGSTOWN
HEIGHTS

Your front row seat
to the world



5

Star Location

5

Luxury Towers

5

Grand Lobbies

5

Royal Clubs

5

Tiered Pools

Amenities

Interior

1	Shops	16	Badminton Court
2	Community Hall / Banquet	17	Squash Court
2A	Kitchen	18	Indoor Games Zone
2B	BOH	19	Reception & Waiting
3	Entrance Lobbies	20	Teen Club
4	Business Centre	20A	Club Area
5	Audio Visual Room		- Library
6	Mini Bowling Alley		- Gaming Lounge with
7	Gaming Lounge (Pool Table, Arcade Games, Air Hockey, Foose-Ball Table)		Indoor Sports
			- Theatre
		21	Pre-teen Club
8	Golf Simulator	21A	Club Area
9	Karaoke Room		- Crèche / Daycare
10	Tea Lounge		- Learning Zone with Reading Club,
11	Restaurant		Art Room, Music and Dance Room
12	Spa		- Tot Lot
13	Gymnasium		- Theater
14	Physiotherapy / Chiropractor	22	Store room
15	Administrative Office		

Landscape

23	Welcome Water Feature	47	Kid's Play Zone
24A	Jogging Track (190m Length)	48	Tree Court with Sitout
24B	Cycling Track (190m Length)	49	Central Lawn
25	Miyawaki Forest with Trail & Pavilion	50	Lily Pond with Floating Pavilion
26	Pet Park	51	Sculpture Court
27	Waterfall	52	Reading Area with Sitout
28	Paddle Court	53	Yoga Lawn
29	Multi Purpose Play Court	54	Aroma Garden
30	Cricket Pitch	55	Therapeutic Garden
31	Wall Climbing	56	Herb Garden
32	Hopscotch	57	Sensory Garden
33	Kids Totlot	58	Music Deck
34	Foot Pool	59	Palm Atom
35	Board Game Zone	60	Water Play Area
36	Reading Area with Sitout	61	Senior Citizen Sitouts
37	Play Alive	62	Water Bodies
38	Indoor Gym	62a	Lap Pool
39	Chess Court	62b	Family Pool
40	Ball Pit	62c	Party Pool
41	Sand Pit	62d	Kids Pool
42	Tropical Garden	63	Decks
43	Moss Walk	63A	Pool & other Deck Zones
44	Baby's Gym	63B	Yoga Deck
45	Water Feature on Ramp	64	Pavilion Garden
46	Trellis Garden	65	Floating Bar

Specification

REP-1 (Part H)

Specifications of apartments and other buildings including the following:

Sr. No.	Particular	Description
1	Flooring Details of Various Parts of House	Imported Marble/Vitrified Tiles/Laminated Wooden Flooring
2	Wall Finishing Details	Acrylic Emulsion Paint/OBD
3	Kitchen Details	Imported Marble/Vitrified Tiles/Granite
4	Bathroom Fittings	All Sanitary Fixtures of Premium Brand
5	Wood Work Etc	Modular Cabinet (Kitchen) - Soft Closing Bank/Soft Close Shutters Under Counter Only, Laminated Particle Board Wardrobe & Vanity
6	Doors and Windows Frames	UPVC/Aluminium Doors/Window
7	Glass Work	High Performance Glass
8	Electric Fittings	Geysers & Exhaust Fan Provision only in Kitchen & Toilets. Modular Switches & Sockets, Copper Wiring of Branded Make.
9	Conduiting and Wiring Details	PVC Conduiting & FRLS Wiring
10	Cupboard Details	N/A
11	Water Storage	RCC Tank
12	Lift Details	High Speed Elevators
13	External Glazings	Curtain Glazing with High Performance Glass
13.1	Windows/Glazings	UPVC/Aluminium/Doors/Window with High Performance Glasses
14	Doors	Hard Wood Door Frame & Designer Veneer/Laminated Flush Door Shutter
14.1	Main Doors	Designer Veneer Flushed Door As Per Design
14.2	Internal Doors	Veneered/Laminated Flushed Door with Wooden Architrave & Frame
15	Air Conditioning	Vrv System With Hi-Wall Units of Adequate Capacities Designed by MEP Consultants of Premium Brands.
16	Electrical Fittings	Geysers & Exhaust Fan Provision only in Kitchen & Toilets. Modular Switches & Sockets, Copper Wiring of Branded Make.
17	CNG Pipe Line	Provision of LGL Pipe Line
18	Provision of Wifi and Broadband Facility	Connectivity Provosion Through Service Provider
19	External Finishing/Colour Scheme	Rustic Finish Paint with Weather Shield Max Top Coat
20	Internal Finishing	Plastic Emulsion paint

LIVING/DINING/FOYER/FAMILY LOUNGE

Sr. No.	Particular	Description
1.1	Floor	Imported Marble Flooring
1.2	Walls	Acrylic Emulsion Paint
1.3	Ceiling	Acrylic Emulsion Paint

MASTER BEDROOM/DRESSROOM

Sr. No.	Particular	Description
2.1	Floor	Laminated Wood/Vitrified Tile
2.2	Walls	Acrylic Emulsion Paint
2.3	Ceiling	Acrylic Emulsion Paint
2.4	Modular Wardrobes	N/A

MASTER TOILET

Sr. No.	Particular	Description
3.1	Floor	Anti-skid Vitrified Tiles
3.2	Walls	Ceramic/Vitrified Tiles upto False Ceiling
3.3	Ceiling	Moisture Resistant Gypsum/Board False Ceiling
3.4	Counters	Granite Stone
3.5	Sanitary Ware/CP Fittings	- Wooden Vanity with Granite Counter. - White Sanitary Fixtures of Premium Brands - CP Fittings of Premium Brands
3.6	Fitting/Fixtures	All Sanitary Fixtures of Premium Brand

BEDROOMS

Sr. No.	Particular	Description
4.1	Floor	Laminated Wooden/Vitrified Tiles
4.2	Walls	Acrylic Emulsion Paint
4.3	Ceiling	Acrylic Emulsion Paint
4.4	Wardrobes	N/A

REP-1 (Part H)

TOILET

Sr. No.	Particular	Description
5.1	Floor	Anti-skid Vitrified Tiles
5.2	Walls	Ceramic/Vitrified Tiles Upto False Ceiling
5.3	Ceiling	Moisture Resistant Gypsum/Board False Ceiling
5.4	Counters	Granite Stone
5.5	Sanitary Ware/CP Fittings	- Wooden Vanity with Granite Counter - White Sanitary Fixtures of Premium Brands - CP Fittings of Premium Brands
5.6	Fixtures	All Sanitary Fixtures of Premium Brand

KITCHEN

Sr. No.	Particular	Description
6.1	Floor	Imported Marble/Vitrified Tiles
6.2	Walls	Ceramic Tiles Upto 1500mm Level from FFL
6.3	Ceiling	Acrylic Emulsion Paint
6.4	Counters	Granite Counter Top
6.5	Fixtures	All Sanitary Fixtures of Premium Brand
6.6	Kitchen Appliances	Stainless Steel Sink of Premium Brand

UTILITY ROOMS/UTILITY BALCONY/TOILET

Sr. No.	Particular	Description
7.1	Floor (Room)	Vitrified Tiles
7.2	Walls (Room)	OBD/Ceramic Tiles Dado 1500mm High
7.3	Ceiling (Room)	OBD
7.4	Floor (Toilet & Balcony)	Anti-skid Vitrified Tiles
7.5	Walls (Toilet)	Ceramic Tiles upto False Ceiling
7.6	Ceiling (Toilet)	Moisture-Resistant Gypsum False Ceiling As Per Design
7.7	Balcony (Wall)	Weather Proof Paint
7.8	Balcony (Ceiling)	Weather Proof Paint

SITOUTS

Sr. No.	Particular	Description
8.1	Floor	Anti-skid Vitrified Tiles
8.2	Walls & Ceiling	Weather Proof Paint
8.3	Railings	MS/SS Railing with Glass
8.4	Fixtures	N/A

*Elevate
your
everyday*



3 BHK | Unit Type-01



Description:

- LIVING ROOM
- DINING ROOM
- 3 BEDROOMS
- 3 ATTACHED TOILETS WITH DRESSER
- POWDER TOILET
- KITCHEN WITH WASH AREA
- UTILITY ROOM WITH TOILET
- WRAP-AROUND BALCONY
- PUJA NICHE

Key Plan



SUPER AREA:	2675 SQFT
CARPET AREA:	1513.14 SQFT
BALCONY AREA:	494.283 SQFT

3 BHK | Unit Type-02



Description:

- LIVING ROOM
- DINING ROOM
- 3 BEDROOMS
- 3 ATTACHED TOILETS WITH DRESSER
- POWDER TOILET
- KITCHEN WITH WASH AREA
- UTILITY ROOM WITH TOILET
- BALCONY
- PUJA NICHE

SUPER AREA:	2590 SQFT
CARPET AREA:	1513.14 SQFT
BALCONY AREA:	339.281 SQFT

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