ADVIK

By ROF

A Life Well-Lived Deserves
A Better Address.

SOME PLACES ARE BUILT TO BE LIVED IN.
OTHERS ARE CRAFTED TO BE EXPERIENCED.

Advik is envisioned as a refined residential destination where architecture, wellness and community come together in perfect harmony.

Designed for those who value comfort, connection and meaningful living, it offers an elevated lifestyle that transcends the ordinary.

Sohna Road | South Gurugram | Delhi-Mumbai Expressway Corridor


ROF
ADVIK
BY ROF

TWO TOWERS. TWENTY FLOORS. ONE EXTRAORDINARY ADDRESS.

Contemporary architecture, elegant proportions and refined detailing come together to create a landmark that commands attention while remaining timeless in character

Designed not merely for movement, but for meaningful living.

G+20 Floors

Contemporary Facade

Grand Arrival Experience

Premium Skyline Presence





Balcony

WAKE UP TO NATURE'S FINEST PANORAMA.

Beyond your windows unfolds one of North India's most timeless landscapes.

The majestic Aravalli range becomes an ever-changing backdrop—painting every morning with golden light and every evening with breathtaking sunsets.

A view that calms the mind.

A landscape that restores the spirit.

A privilege reserved for the fortunate few.

Because true luxury isn't built.

It's what surrounds you.

EVERY DETAIL DESIGNED AROUND EVERYDAY LIVING.

Luxury isn't measured by extravagance.

It's experienced in thoughtful spaces that feel intuitive, comfortable and beautifully crafted.

At Advik, every residence has been designed to celebrate openness, natural light and effortless functionality–creating homes that feel as welcoming today as they will for years to come.





AN ARRIVAL WORTH REMEMBERING.

Elegant finishes, refined lighting and welcoming spaces ensure every journey home begins with the experience of luxury.

Because first impressions should never stop at the entrance.

CRAFTED WITH TIMELESS SOPHISTICATION.

- Premium Flooring
- Designer Finishes
- Abundant Natural Light
- Large Windows
- High Ceilings
- Smart Planning
- Elegant Fixtures
- Premium Hardware

WELLNESS

The Foundation Of
A Life Well-Lived



WHERE WATER MEETS THE HORIZON

Perched elegantly within the community, the infinity pool offers a serene escape where water, sky and horizon merge into one seamless experience.

Whether it's a refreshing morning swim or a quiet evening by the water, this elevated retreat inspires relaxation, wellness and reflection.

Moments of calm, framed by endless views.



CRAFTED FOR COMFORT. DESIGNED FOR INDEPENDENCE.

Thoughtfully planned residences balance elegance, accessibility and functionality to create spaces that feel intuitive and welcoming.

Abundant natural light, efficient layouts and contemporary finishes come together to offer an environment where comfort is effortless and everyday living feels elevated.

CURATED RETAIL EXPERIENCES AT YOUR DOORSTEP.

A thoughtfully curated retail boulevard brings cafés, boutiques, wellness services, gourmet conveniences and everyday essentials within effortless walking distance.

Designed to enrich daily life, every experience begins just beyond your doorstep.

COMMUNITY

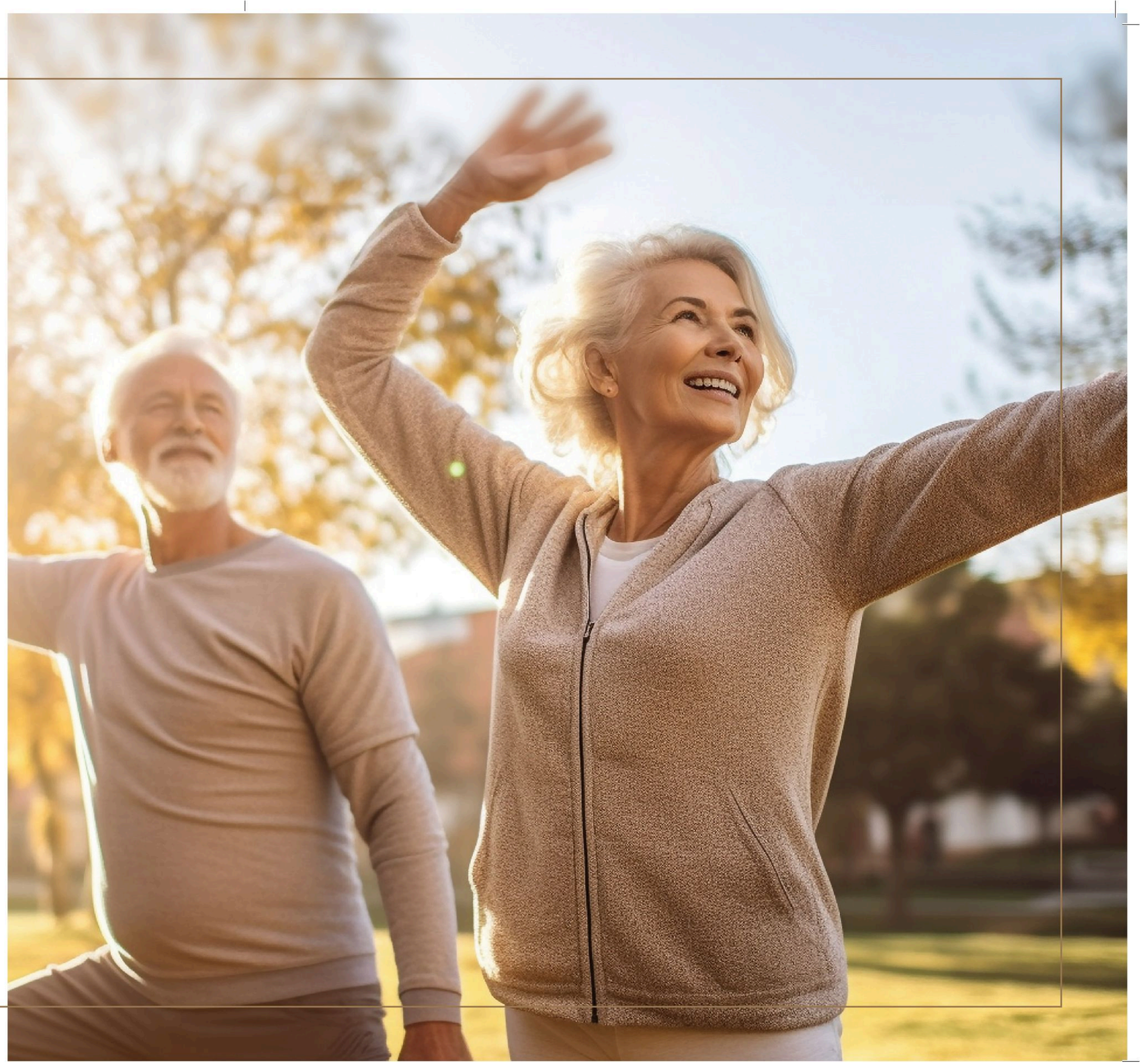
Where Connections Flourish

DESIGNED FOR THOSE WHO HAVE EARNED THE RIGHT TO SLOW DOWN. WITHOUT EVER STOPPING.

Life at Advik encourages residents to remain active, independent and socially engaged.

Every aspect of the community has been thoughtfully planned to promote wellness, foster friendships and create opportunities for meaningful experiences.

Because retirement isn't the end of a journey–
it's the freedom to enjoy it on your own terms.





EV CHARGING STATION

Dedicated EV charging facilities seamlessly integrate convenience with sustainable living, ensuring every journey begins effortlessly within your community.

EV Charging Station



SIGNATURE DINING

More than just a dining space, Signature Dining creates an atmosphere where every meal is shared with warmth and grace.

Signature Dining

INDOOR GAMES

From friendly matches to leisurely afternoons, the Indoor Games Lounge is crafted for recreation, connection and everyday enjoyment.



Indoor Games



MULTIPURPOSE HALL

Designed for celebrations, gatherings and community events, the Multipurpose Hall brings people together in an atmosphere of elegance and warmth.

Multipurpose Hall



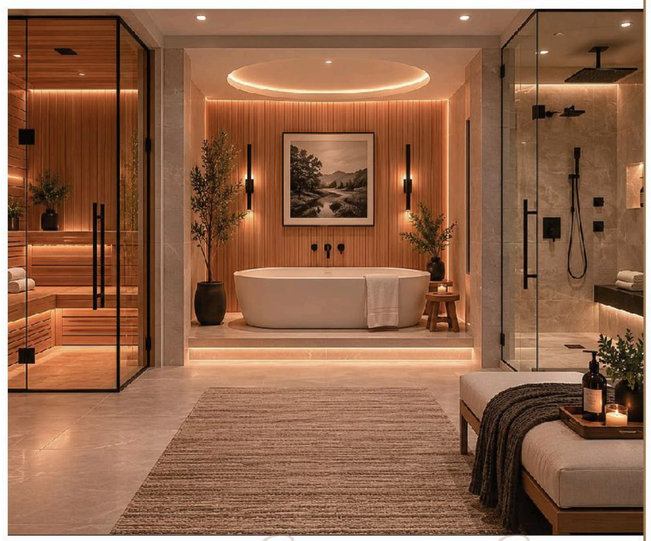
LIBRARY

A serene space where every page inspires reflection, learning and moments of quiet escape.

Library

STEAM & SAUNA

A tranquil wellness retreat designed to relax the body, refresh the mind and restore everyday balance.



Steam & Sauna



FITNESS CENTRE

A space designed to keep both body and mind at their best. Equipped with modern fitness facilities and planned for every level of activity, the Fitness Centre encourages residents to embrace a healthier, more active lifestyle in complete comfort.

Whether it's a morning workout, strength training or simply staying energised, every visit becomes a step towards lasting wellbeing.

Every space is designed to enrich both body and spirit.

- Modern Cardio & Strength Equipment
- Dedicated Yoga & Stretching Zone
- Spacious, Naturally Lit Interiors
- Designed for Every Fitness Level

WAKE UP TO THE ARAVALLIS

Enjoy uninterrupted panoramic views of one of India's oldest mountain ranges, bringing peace and natural beauty into everyday life.

DESIGNED FOR INDEPENDENT LIVING

Barrier-conscious planning, intuitive layouts and comfortable circulation make everyday living effortless without compromising luxury.

SEAMLESS CONNECTIVITY

Strategically positioned along Sohna Road with excellent access to Gurugram's key destinations while remaining surrounded by tranquillity.

WELLNESS AT THE CORE

From fitness and relaxation to recreation and rejuvenation, every facility has been thoughtfully curated to support holistic wellbeing.

CURATED RETAIL BOULEVARD

Boutiques, cafés, wellness services and daily conveniences are all just a short walk from your residence.

ELEGANT SOCIAL SPACES

Purposefully designed lounges, dining areas and gathering spaces encourage meaningful connections and shared experiences.

A COMMUNITY OF LIKE-MINDED RESIDENTS

A vibrant environment where meaningful friendships, shared interests and a strong sense of belonging naturally flourish.

THE ADVIK ADVANTAGE

Designed Around Everything That Matters.

Some homes offer beautiful architecture.

Others offer exceptional amenities.

Advik brings together thoughtful design, wellness, nature and everyday convenience within one carefully curated community–creating a lifestyle that feels complete in every sense.

Every detail has been considered.

Every experience has been elevated.

Every day has been designed to feel effortless.

CONNECTED TO THE CITY.
ROOTED IN SERENITY.

Strategically located along Sohna Road and the rapidly developing Delhi-Mumbai Expressway corridor, Advik enjoys seamless access to Gurugram's key destinations while preserving the peace and tranquillity essential for a fulfilling lifestyle.

Healthcare, education, retail and entertainment remain conveniently close, ensuring every need is met without compromising on calm.

Delhi-Mumbai Expressway

Sohna Elevated Road

Golf Course Extension Road

Hospitals

Schools



Direct Acess to Sohna Elevated Road
Seamless connectivity to Delh , Gurugram, Jaipur and other NCR regions.

Well Connected via Delhi-Mumbai Expressway
Smooth access to Golf Course Extension Road and Central Gurugram

Close to Golf Course Extension Road and SPR Road

30 Minutes drive for IGI Airport

Aravalli Green Belt Advantage

RESORTS & HOTELS NEARBY

- Westin Sohna Resort
- Taj Damdama Lake Resort & Spa
- Radisson Hotel
- Lemon Tree Hotel

EDUCATIONAL INSTITUTIONS NEARBY

- GD Goenka University
- KR Mangalam University
- Pathways
- Aqeejay Stya University

HEALTHCARE ACCESSIBILITY

- Medanta
- Park Hospital
- Artemis

THE ROF PORTFOLIO

- Normanton park, Sector 36
- Normanton Mall, Sector 36
- JBD by ROF, Sector 35 and 36
- Antares by ROF, Sector 7
- Advik by ROF, Sector 36

NOT JUST A RESIDENCE,
A COMMUNITY DESIGNED FOR LIFE
Because the best years of life deserve the finest setting.

ADVIK
BY ROF

A MASTERPLAN DESIGNED AROUND LIFE.

This is more than an address. It's an environment where every destination is just a pleasant walk away.

Arrival Plaza

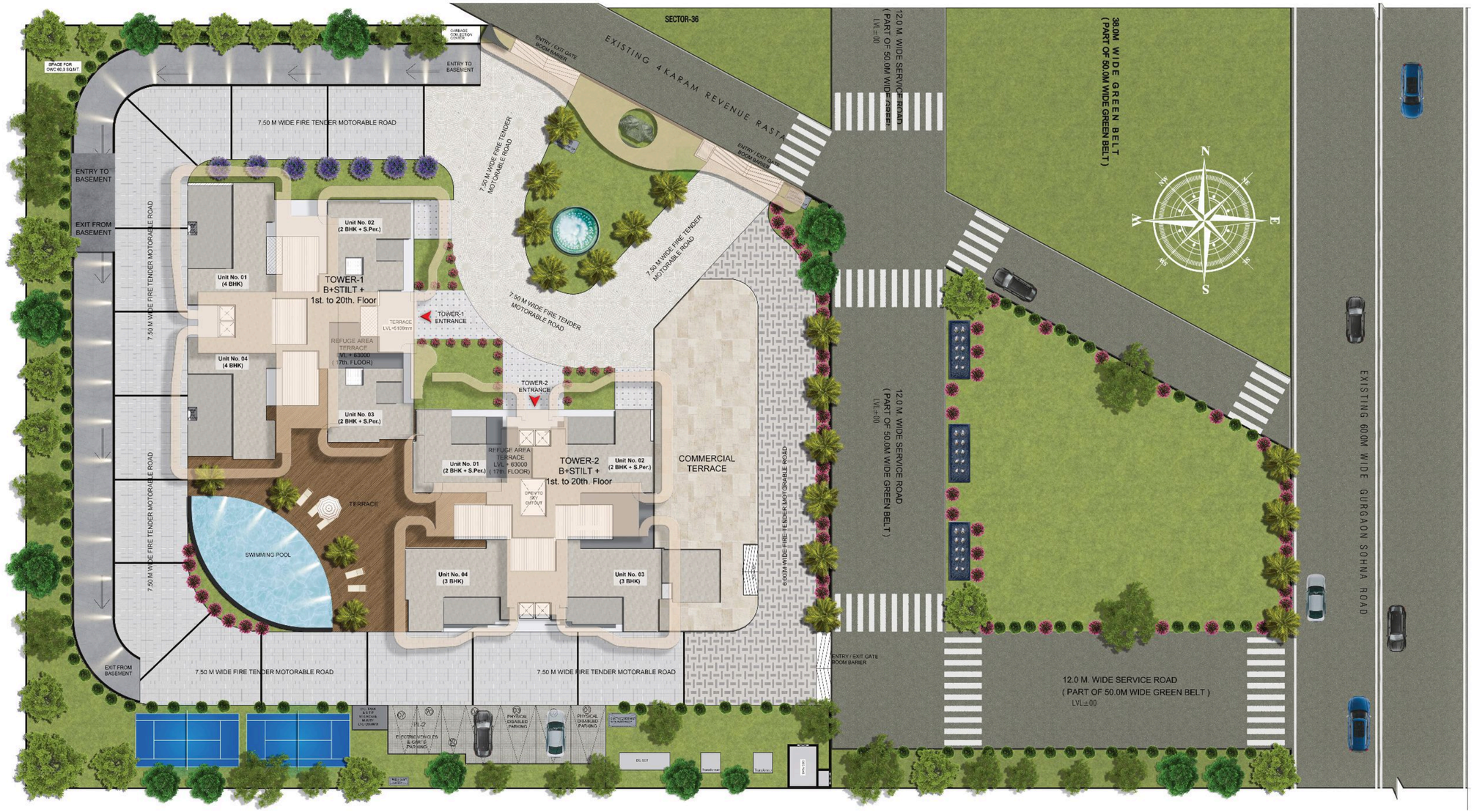
Landscaped Greens

Clubhouse

Infinity Pool

Retail Boulevard

Walking Trails



WHERE EVERY CONVERSATION FINDS ITS PLACE.

Generous proportions, abundant daylight and seamless layouts create a living environment that effortlessly brings people together.

Whether entertaining family or enjoying quiet evenings, every moment feels naturally elevated.

Living Room





Master Bedroom

YOUR PERSONAL SANCTUARY.

Thoughtfully planned for comfort and tranquillity, the master suite offers generous space, refined finishes and a calming atmosphere that encourages complete relaxation.



Kitchen

CRAFTED FOR EVERYDAY ELEGANCE.

Beautifully planned layouts combine functionality with premium finishes, ensuring every culinary experience feels effortless, organised and enjoyable.

WHERE EVERY DETAIL DEFINES LUXURY.

Designed to bring elegance to everyday living, the walk-in closet is a seamless blend of refined aesthetics and intelligent organization. Expansive layouts, thoughtfully crafted storage, and exquisite finishes create a private sanctuary where every piece has its place and every moment begins with effortless sophistication.

Because true luxury lies in the art of impeccable living.

Walk-in Closet

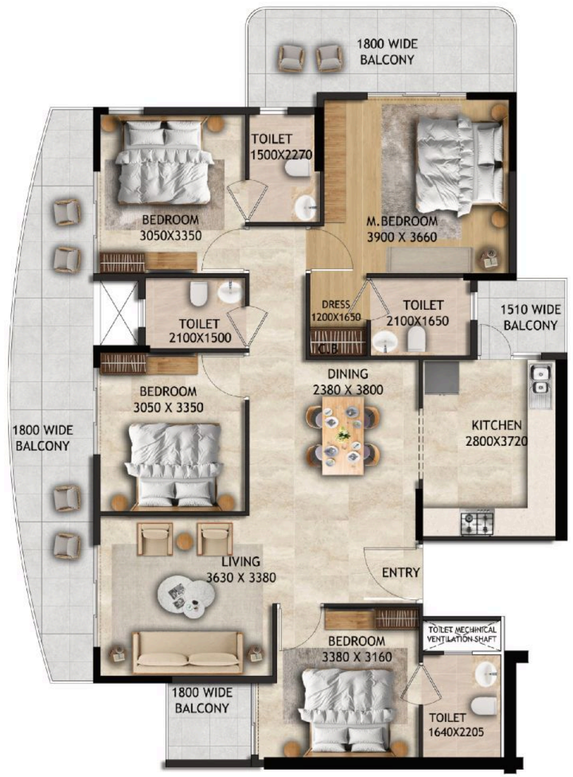


LA RESIDENCE COLLECTION

Where Luxury Finds Its Address

LAYOUTS CRAFTED FOR ELEVATED LIVING

A collection of elegantly planned luxury residences, where generous spaces, natural light and refined details come together effortlessly. At Advik by ROF, every layout is designed to offer a sense of privacy, comfort and understated luxury.

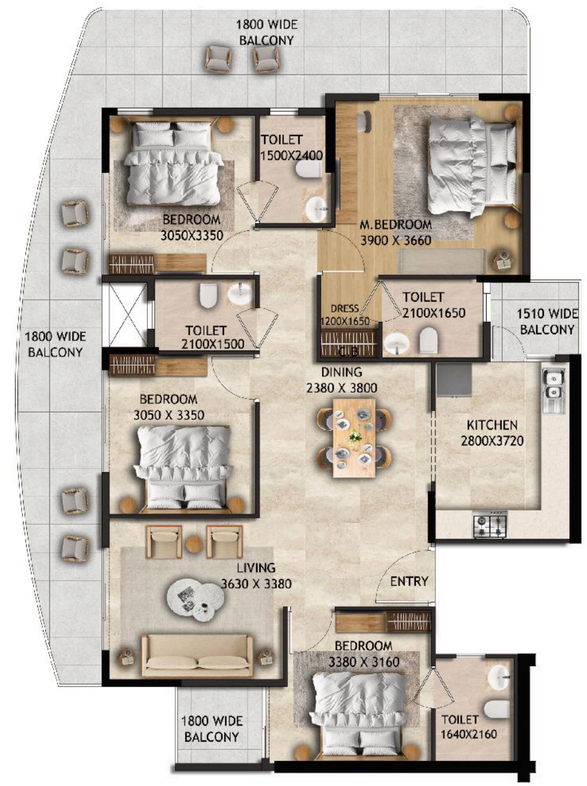


CATEGORY - A (UNIT 01 & 04)

UNIT PLAN - TYPE 1- 4BHK

TOWER 1 (TYPICAL FLOOR)

2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th,
12th, 12th (A), 14th , 16th, 17th, & 18th

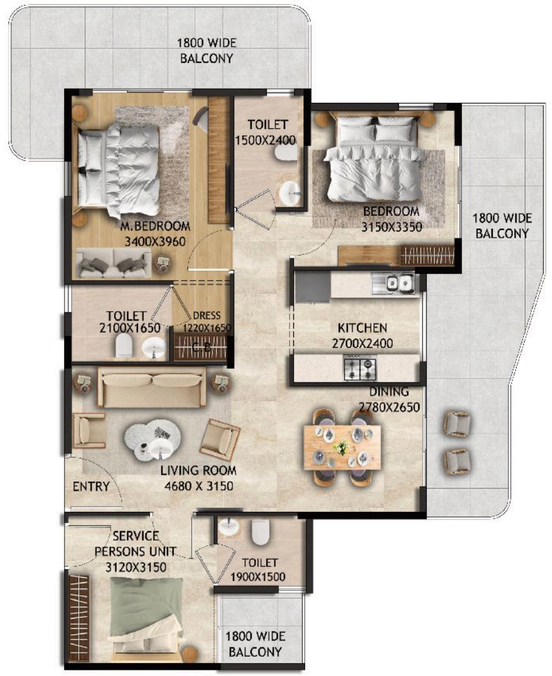


CATEGORY - B (UNIT 01 & 04)

UNIT PLAN - TYPE 1A - 4BHK

TOWER 1 (TYPICAL FLOOR)

5th, 10th & 15th
LUXURY FLOOR LAYOUT PLAN



CATEGORY - C (UNIT 01 & 02)

UNIT PLAN - TYPE 2 - 2BHK+SER. PERSONAL

TOWER 1 (UNIT 02) (TYPICAL FLOOR)

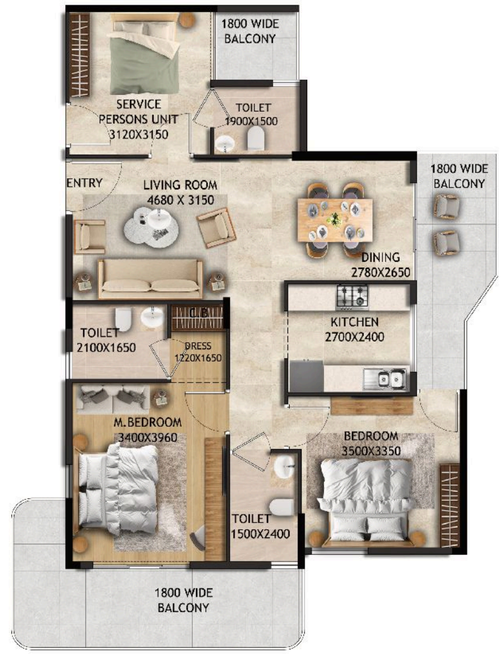
2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th,
12th, 12th A, 14th, 16th, 17th, & 18th

TOWER 2 (UNIT 01) (TYPICAL FLOOR)

2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th,
12th, 12th A, 14th, 15th, 16th, & 18th

TOWER 2 (UNIT 02) (TYPICAL FLOOR)

3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
12th A, 14th, 16th, 17th, & 18th



CATEGORY - D (UNIT 03)

UNIT PLAN - TYPE 2A - 2BHK + SER. PERSONAL

TOWER 1 (TYPICAL FLOOR)

2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th,
11th, 12th, 12th A, 14th, 15th, 16th & 18th



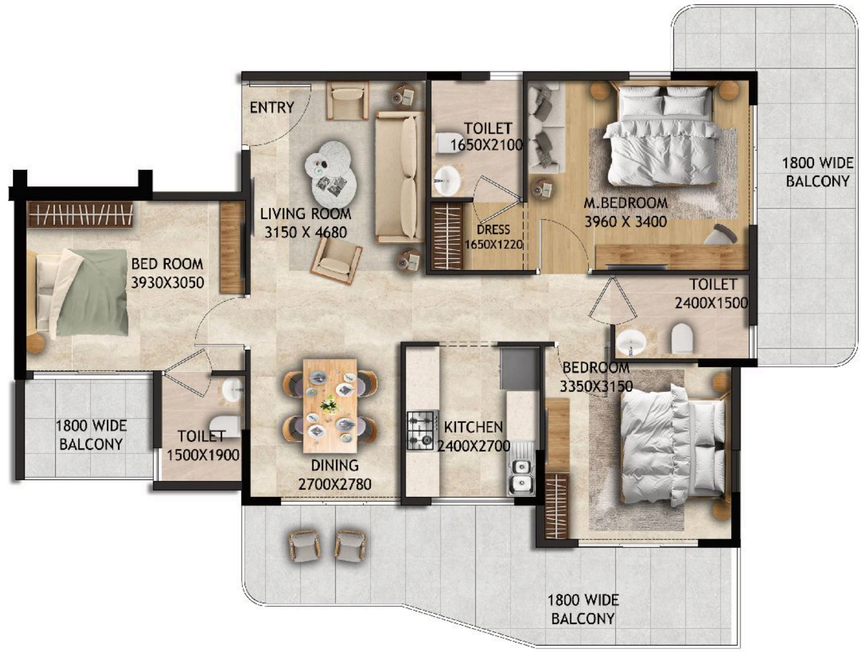
CATEGORY - E (UNIT 02)

UNIT PLAN - TYPE 2B - 2BHK+SER. PERSONAL

TOWER 1 & 2 (TYPICAL FLOOR)

5th, 10th & 15th

LUXURY FLOOR LAYOUT PLAN



CATEGORY - F (UNIT 03 & 04)

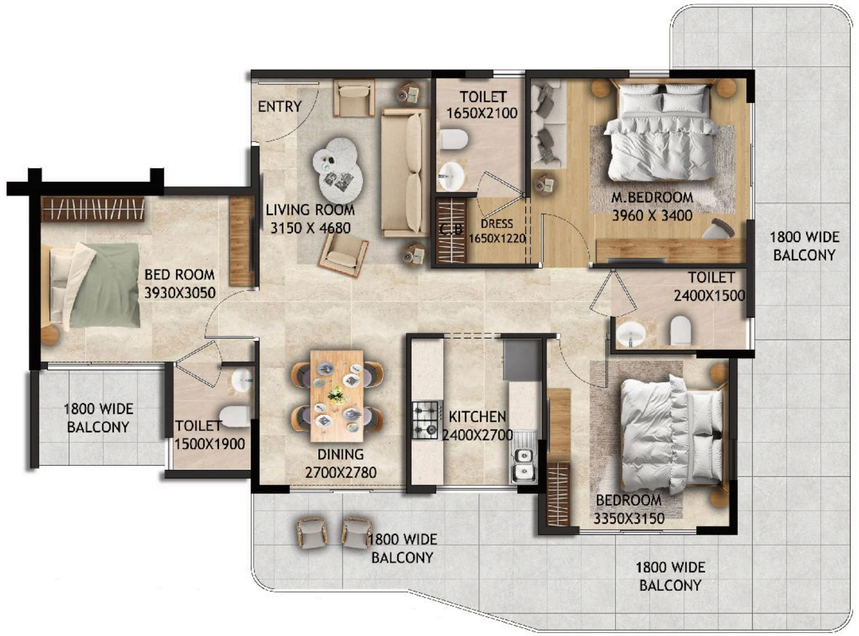
UNIT PLAN - TYPE 3 - 3BHK

TOWER 2 (UNIT 03) (TYPICAL FLOOR)

3rd, 4th, 6th, 7th, 8th, 9th, 11th,
12th, 12th A, 14th, 16th, 17th, & 18th

TOWER 2 (UNIT 04) (TYPICAL FLOOR)

2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
12th A, 14th, 16th, 17th, & 18th



CATEGORY - G (UNIT 03 & 04)

UNIT PLAN - TYPE 3A - 3BHK

TOWER 2 (UNIT 03) (TYPICAL FLOOR)

5th, 10th & 15th

LUXURY FLOOR LAYOUT PLAN

TOWER 2 (UNIT 04) (TYPICAL FLOOR)

5th, 10th & 15th

LUXURY FLOOR LAYOUT PLAN

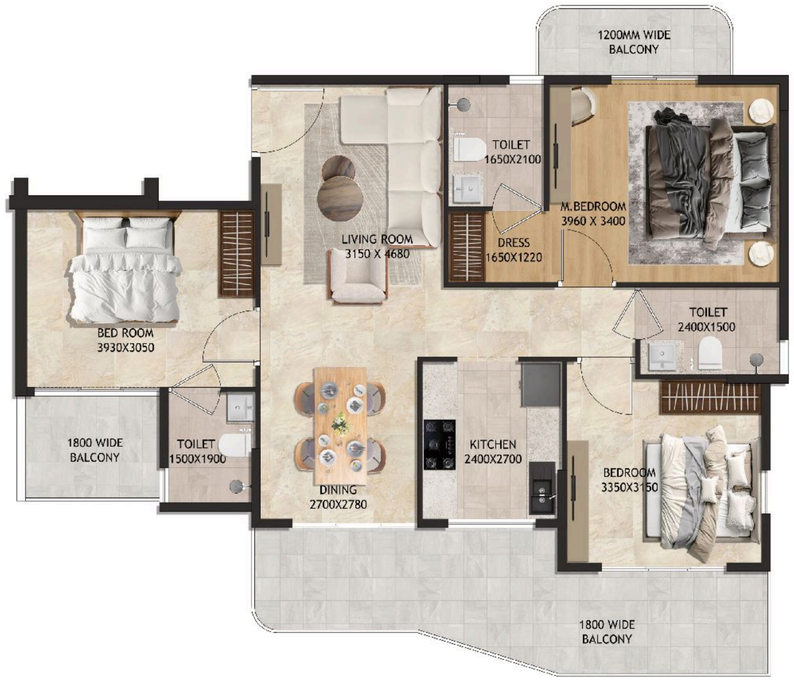


CATEGORY - G(1) (UNIT 02)

UNIT PLAN - TYPE 9 - 2BHK+SER. PERSONAL

TOWER 2 (TYPICAL FLOOR)

2nd



CATEGORY - G(2) (UNIT 03)

UNIT PLAN - TYPE 10 - 3BHK

TOWER 2 (TYPICAL FLOOR)

2nd

BEYOND THE FLOOR PLANS

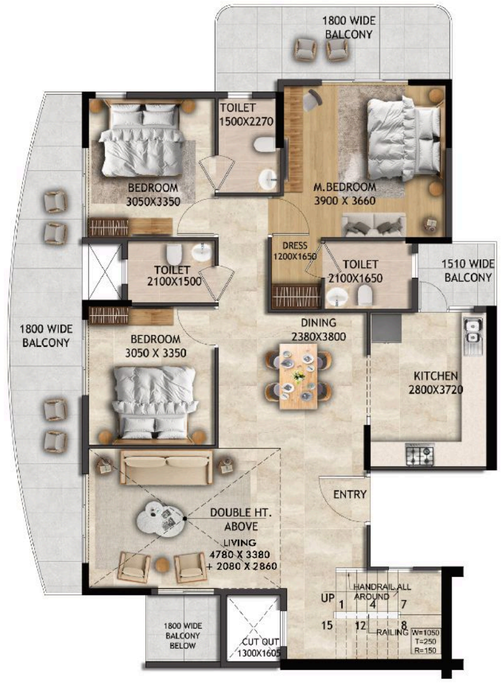
Every residence has been meticulously designed to maximise usable space, natural light and cross ventilation. Every detail is intentionally planned to create a residence that feels open, elegant and effortlessly liveable.

SKY VILLAS

Above Everything Else

ABOVE EVERYTHING ELSE.

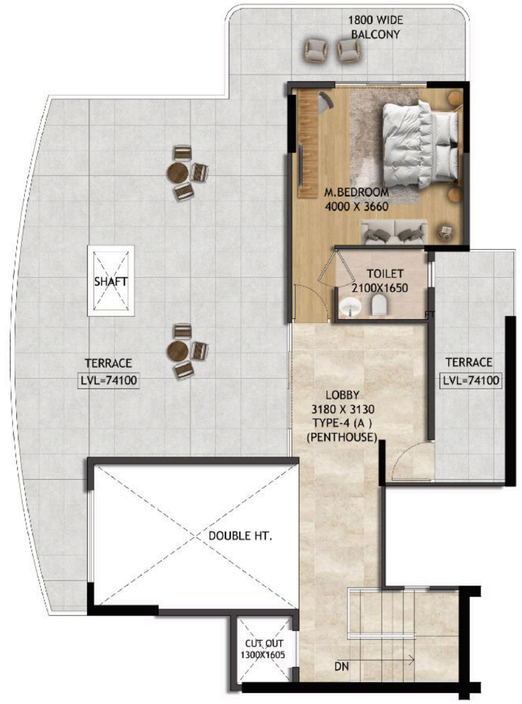
Reserved for those who seek unmatched space, privacy and panoramic living, the Sky Villas represent the finest residences at Advik. Spread across two thoughtfully connected levels, each residence combines expansive interiors, private terraces and uninterrupted views of the Aravallis to create a home unlike any other. More than a penthouse, it is a sanctuary crafted for elevated living.



CATEGORY - H & H (A) (UNIT 01 & 04)

19TH FLOOR LOWER PENTHOUSE TYPE 4 - 4BHK

TOWER 1 (PENTHOUSE)



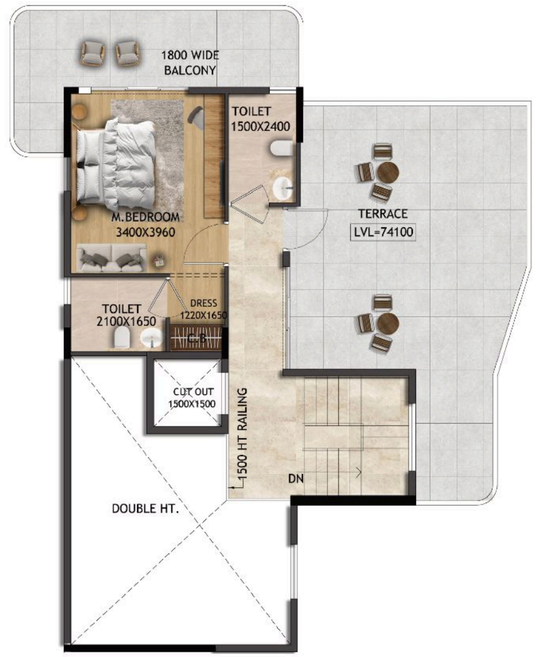
20TH FLOOR UPPER PENT HOUSE - TYPE 4A



CATEGORY - J & J (A) (UNIT 02)

19TH FLOOR LOWER PENT HOUSE - TYPE 5 - 3BHK

TOWER 1 (PENTHOUSE)



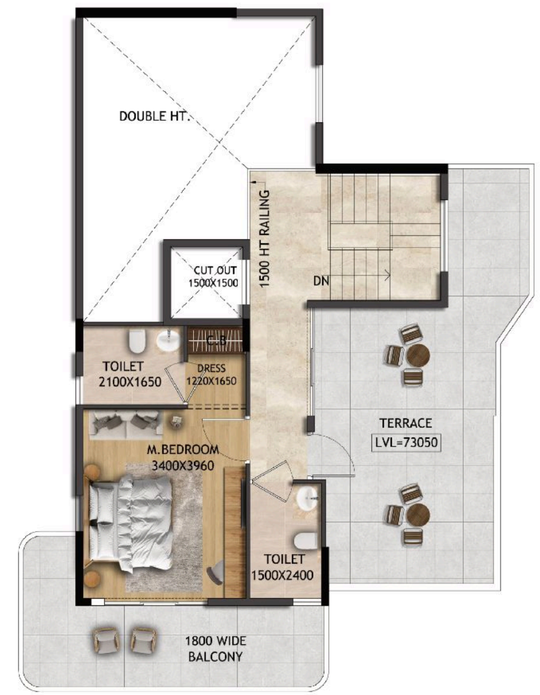
20TH FLOOR UPPER PENT HOUSE - TYPE 5A



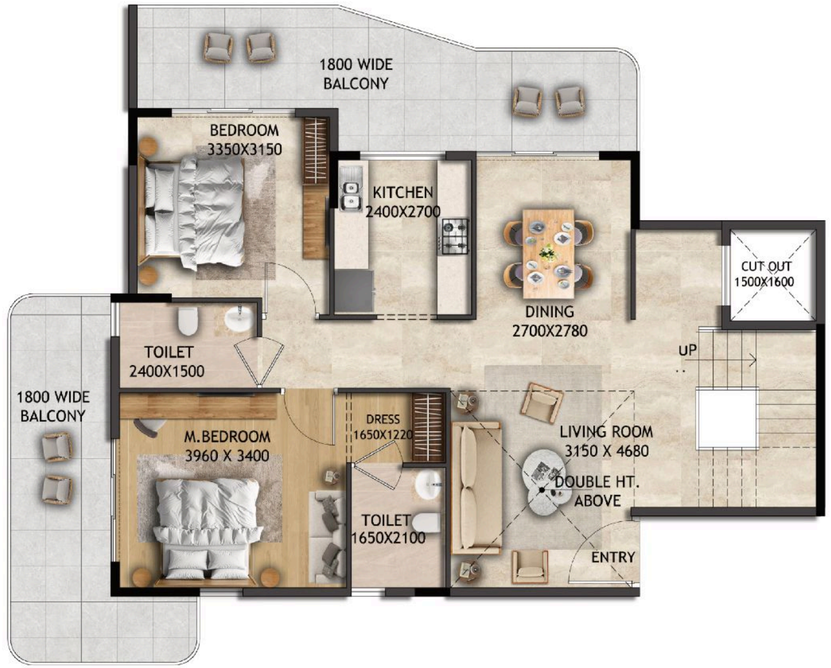
CATEGORY - K & K (A) (UNIT 03)

19TH FLOOR LOWER PENT HOUSE - TYPE 6 - 3BHK

TOWER 1 (PENTHOUSE)



20TH FLOOR UPPER PENT HOUSE - TYPE 6A



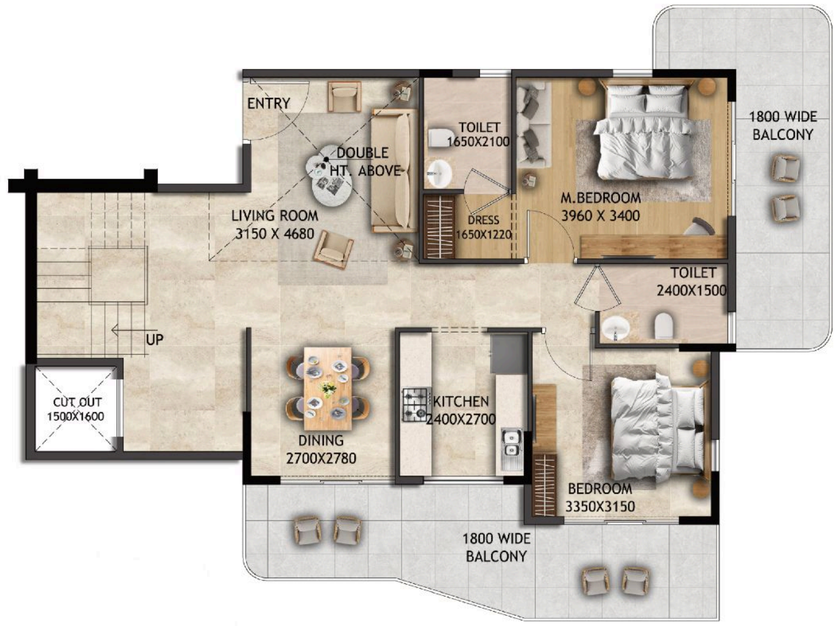
CATEGORY - L & L (A) (UNIT 01 & 02)

19TH FLOOR LOWER PENT HOUSE - TYPE 7 - 3BHK

TOWER 2 (PENTHOUSE)



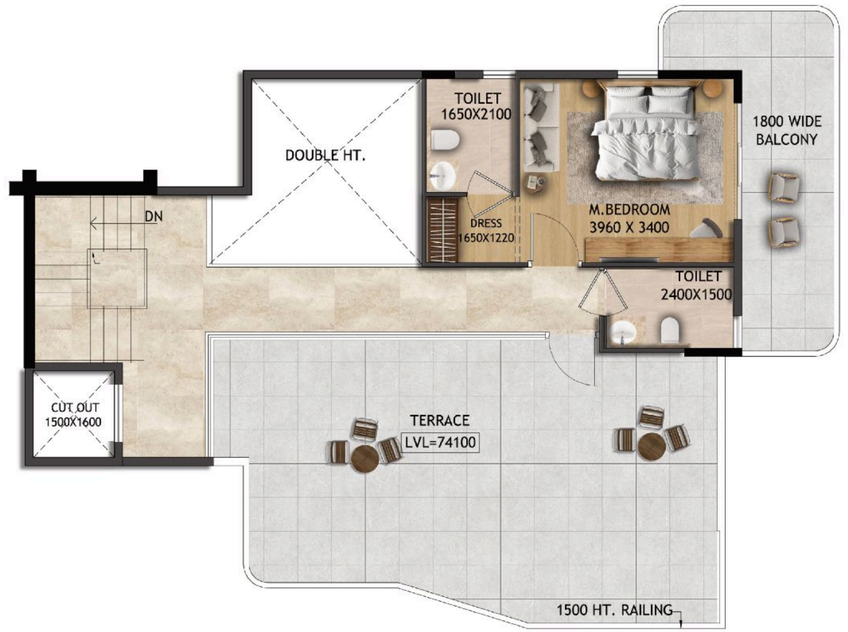
20TH FLOOR UPPER PENT HOUSE - TYPE 7A



CATEGORY - M & M (A) (UNIT 03 & 04)

19TH FLOOR LOWER PENT HOUSE - TYPE 8 - 3BHK

TOWER 2 (PENTHOUSE)



20TH FLOOR UPPER PENT HOUSE - TYPE 8A

	DRAWING / DINING ROOM	MASTER BEDROOM	BEDROOM
AC	One AC in drawing area	Provision in all bedrooms	Provision in all bedrooms
Floor	Vitrified Tiles	Laminated Wooden Flooring / Tile	Vitrified Tiles / Wooden Floor
Ceiling	Acrylic Emulsion Paint	Oil Bond Distemper	Oil Bond Distemper
Wall	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Acrylic Emulsion Paint

KITCHEN

Wall Fittings	Modular Kitchen	**Dado**	Ceramic Tiles above counter
Floor	Vitrified / Ceramic Tiles	**Counter Top**	Marble / Granite Quartz / Tile
Wall / Ceiling	Acrylic Emulsion Paint	**Fittings & Fixtures**	ISI Marked CP Fittings & Single Bowl with Drain Board

SPECIFICATIONS

BALCONIES

Floor	Antiskid / Matt Finish Ceramic Tiles	**Railing**	Glass / M.S. Railing

TOILET & BATH

Floor	Antiskid Ceramic Tiles	**Ceiling**	Grid False Ceiling
Wall	Ceramic Tiles	**Fittings & Fixtures**	ISI Marked CP Fittings, WC & Wash Basin

DOORS & WINDOWS

Internal Door Frame	Laminated Modular Door Frame
Internal Door Shutter	Main Door Both Side Laminated / Veneer Flush Door
External Doors & Windows	UPVC / Aluminium

ELECTRICAL

Wiring	ISI Marked Electrical Wiring
Switches /Sockets:	Copper Electrical Wiring in Concealed Conduit for Light Points / ISI Marked Switches / Sockets

SMART HOME FEATURES

Alexa integrated Rooms	Smart Lock	Video Door Phone	Smart Lighting Controls	Smoke Detector Provision

BUILDING COMMUNITIES.
ENRICHING LIVES.

For years, ROF has been shaping landmark developments across Gurugram through a commitment to quality, transparency and customer-first thinking.

With Advik, ROF extends this philosophy into the senior living segment–creating a community that prioritises wellness, dignity and meaningful human connection while delivering the standards of excellence the brand is known for.



ROF

REALTY . OPPORTUNITY . FUTURE

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www.rof.co.in | enquiry@rof.co.in

DISCLAIMER: The prospective applicant is hereby informed that the project is being developed vide License No. 129 of 2024 dated 24.10.2024 granted to develop a Group Housing Colony under Retirement Housing Policy dated 17.08.2021 granted by DTCP. Further, the promoter urges every applicant to inspect the project site and not to merely rely upon or to be influenced by any architectural impression, plan or brochure and/or are therefore requested to make personal judgement prior to submitting an application for allotment. The project may be developed in phases, hence, certain facilities/amenities etc. may be developed in phases and be used by allottee of other phases. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic and may not be actual representations of the Unit and/or any amenities. Further, the actual design may vary in the dimensions, design and finish. The Project is registered with the Haryana Real Estate Regulatory Authority vide registration no. 50 of 2026 dated 03.07.2026 and the details / specifications can be accessed at the website at www.haryanarera.gov.in. For apartment/s layout & sizes kindly check the approved building plan having Memo No. ZP-2237/JD(G)/2026/17104 Dated 15.05.2026. Journey time as shown herein, if any, is based upon google maps, which may vary as per the traffic at a relevant point of time. Rates mentioned do not include taxes, GST, possession charges and other statutory charges, as applicable. T & C Apply.