

100% FDI REAL ESTATE DEVELOPER

EXPERION
THE POSITIVE SIDE OF LIFE

THE
WESTERLIES
SECTOR 108, GURUGRAM

RERA Registration for PH 1 & PH 2 is not applicable. Regd. No. PH 3 - 67 of 2019 and Regd. No. 103 of 2017 for 14 units of Villas.

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Life needs space and The Westerlies has been thoughtfully designed keeping just that in mind. This 100 acre fully developed township has been intelligently designed to foster community living with an integrated landscape plan. Located at just 0 km from Delhi border, this integrated township brings you the space for holistic living away from the urban clutter right in the lap of natural luxury.

Live the peaceful life you have always aspired to in your dream house here. Enjoy the freedom of building your luxurious home, and live right in the lap of nature surrounded by ample greenery around the property and fresh air in this township. Revel in the joy of receiving the best of both worlds with a tranquil lifestyle away from the urban toxicity.

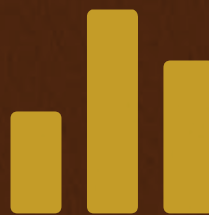
Life needs space, and at The Westerlies, you live the best of it here.

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SPACES FOR YOUR CHOICE

The luxury of owning a piece of land also comes with the luxury of choices. Build a villa with a garden for your grand family, build multiple floors for the future generations, or use it to generate passive income for yourself. With all the modern amenities, this integrated township is completely ready to make your dreams a reality.



Multiple Plot Sizes
Ranging from 210 sq.m to 1007 sq.m



Fully Integrated Township



Provision for Pre-school &
Nursing Home



SPACES FOR LUXURY

Breathing fresh is a luxury. Living in homes which receive bright sunlight is a luxury. A home in this thoughtfully designed residential township with ample green spaces to take a stroll amidst fresh air is a luxury. Owning a plot in this developed township designed by the renowned architects at HoK, London is a luxury that The Westerlies offer.

Over 10 Acres of Green Boulevard • 100% Power Backup* • Wide Internal Roads
Internationally Acclaimed Water Management System with Storm Water Drainage



SPACES FOR COMFORT



Located at just 0 km from the Delhi border, The Westerlies offer the best of both worlds: urban convenience with suburban tranquility. Right in the lap of nature, this township is strategically connected to all the nodal points of the Capital and offers connectivity to all the important urban hubs.



Quick Access To IGI Airport



0 km from
Delhi Border

Close Proximity to
Proposed Diplomatic Enclave



Proximity to HUDA City Centre/
Dwarka Sector 21 Metro Stations





SPACES FOR AN ACTIVE LIFESTYLE

Abundant open spaces for you to explore all your passions, that is what The Westerlies offer its residents. Take a relaxing walk on The Breeze, spend a quiet afternoon meditating, enjoy the space to celebrate community festivals, and allow your children to spend time away from the screen in the lap of nature.

Whatever your passions are, The Westerlies has the space for it.



The Breeze

1.1 km long open stretch, accessible from any part of the site



Yoga / Meditation Zone



Kids' Play Area



Bicycle Path



Amphitheatre



Running Track



Reflexology Footpath



Dedicated Barbecue Area

LOCATION MAP



ABOUT EXPERION

Experion is a 100% FDI funded real estate developer backed by Experion Holdings Pte. Ltd., Singapore, the real estate investing arm of \$2.5 billion AT Holdings group of companies. Other business of AT Holdings include construction, oil and gas, renewable energy and asset management.

At Experion we believe that good experiences foster enduring relationships. We offer transparency in transaction, thought leadership in action, customer insight in our developments and thus, transform every relationship into a positive, engaging and memorable experience that people would love to come back to.

AWARDS & RECOGNITIONS





Experion Developers Private Limited

Corporate Office: Plot No. 18, 2nd Floor, Institutional Area, Sector 32, Gurugram, Haryana 122001

Registered Office: F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi 110075

CIN: U70109DL2006FTC151343

Phone: +91 124 628 1630 | Fax: +91 124 626 1681

SMS TWS to 56677 | www.thewesterlies.in | www.experion.co | contact@experion.net.in

Disclaimer: This does not constitute a legal offer. Customers are advised to have their independent evaluation. Artistic impression as shown to highlight the architectural design are indicative and subject to change as may be decided by Developer or as may be directed by any competent authority in the best interest of development. Concepts alluded herein are subjective. Layout plan can be amended at any time by the Developer subject to the provisions of applicable laws. Full grown trees as shown will take some years to grow. *Additional charges applicable. Developer: Experion Developers Pvt. Ltd, (herein referred as "Experion"). The Designs, dimensions, facilities, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services.

License: DGTCP, Haryana has granted Licence no. 57 dated 11.7.2013 to few land owners c/o Experion Developers Pvt. Ltd. "Developer for development of a residential plotted colony on 100.48125 acres land situated in Sector - 108, Gurugram. As per the approved layout plan of the colony, there are 770 residential plots including 157 EWS plots, 2 commercial plots and a provision of 2 Nursery Schools, 2 Primary Schools, 1 Taxi stand and 2 Nursing Homes. RERA Registration for PH 1 & PH 2 is not applicable. Regd. No. PH 3 - 67 of 2019 dated 06.11.2019 and Regd. No. 103 of 2017 dated 24.08.2017 for 14 units of Villas. In case of inspection of original approvals, the same can be inspected at corporate office with prior notice.



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LIVE SPACIOUSLY
LIVE MORE



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License: License No. 57 of 2013 granted by DTCP, Haryana to Experion Developers Pvt. Ltd. along with land owning companies for development of plotted colony at sector-108, Gurugram, building plans for the respective plot are approved by the competent authority. RERA website: www.haryanarera.gov.in, Project website: www.thewesterlies.in/zephyr/. RERA Regn. No.: 16 of 2020 dated 22.06.2020. In case of inspection of original approvals, the same can be inspected at corporate office of the Promoter with prior notice.



Actual Image Shot At The Westerlies

A breath of fresh air is what life at Zephyr promises. At homes imagined for comfort and elegance, living here is a refreshingly luxurious experience. Nestled in a fully integrated over 100 acre township at just 0 km from Delhi border, this project has been carefully crafted for an active life away from the mundane routine of the urban life at Zephyr.

Designed to provide urban conveniences away from the clutter of the city, this is the perfect setting to ensure that you live more, everyday!

A LIFE OF ELEGANCE

Envisioned for the active lifestyle of urban denizens, homes at Zephyr have been intelligently built ensuring the circulation of ample fresh air and sunlight, life here promises of healthy living, for you and your loved ones.

A home designed to create great memories for you and your family.

100% Power Back-up | DHBN Power Supply | Security | Manicured Lawns | Much More...



3 BHK + Utility
Air-conditioned
Independent
Floors



Laminated Wooden
Flooring in Bedrooms



Ample Parking
Space



Grade 1
Construction Material



Stilt + 4 Storeys
With Lift



Premium
Fixtures

LIVING THE ACTIVE LIFE

Get away from the clutter, switch off the screen and open your doors to a brand new living experience at Zephyr. Designed for the ones with a zest for life, homes here are surrounded by abundant open spaces for an active life. Imagined intelligently, Zephyr is a low density project that ensures space for personal growth and at the same time fosters strong community relationships.



Kids' Play Area



Reflexology Foot Path



The Breeze
Our iconic 1.1km
long pathway



Bicycle Path



Yoga / Meditation
Zone



Dedicated Barbeque
Area

LOCATION MAP



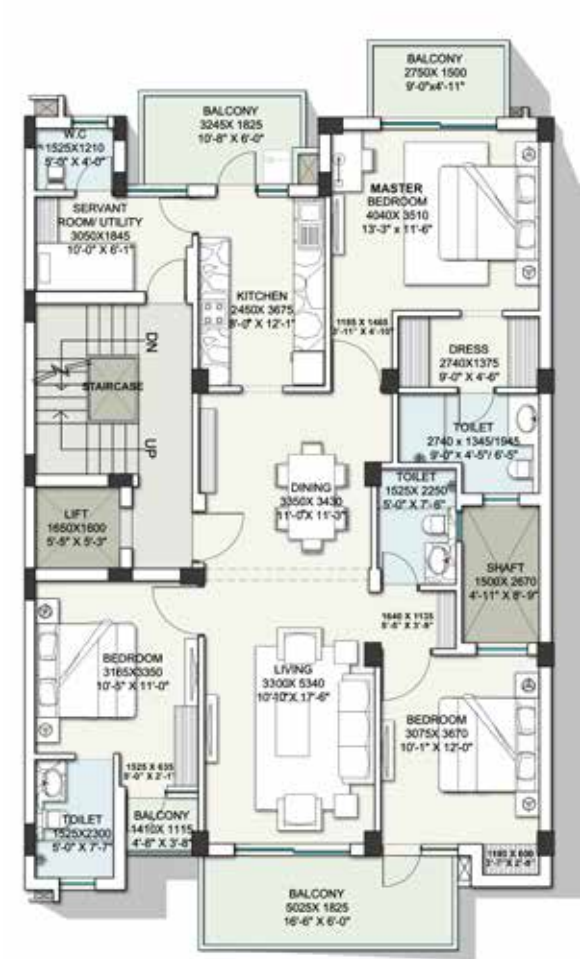
FLOOR PLAN

TYPE D2

INDEPENDENT FLOOR (D2 - 20,22,24 & 26)
3 BHK + 3 TOILETS + UTILITY

RERA CARPET AREA
SQUARE METERS : 106.72
SQUARE FEET : 1148.73

PLOT AREA - 210 SQUARE METERS



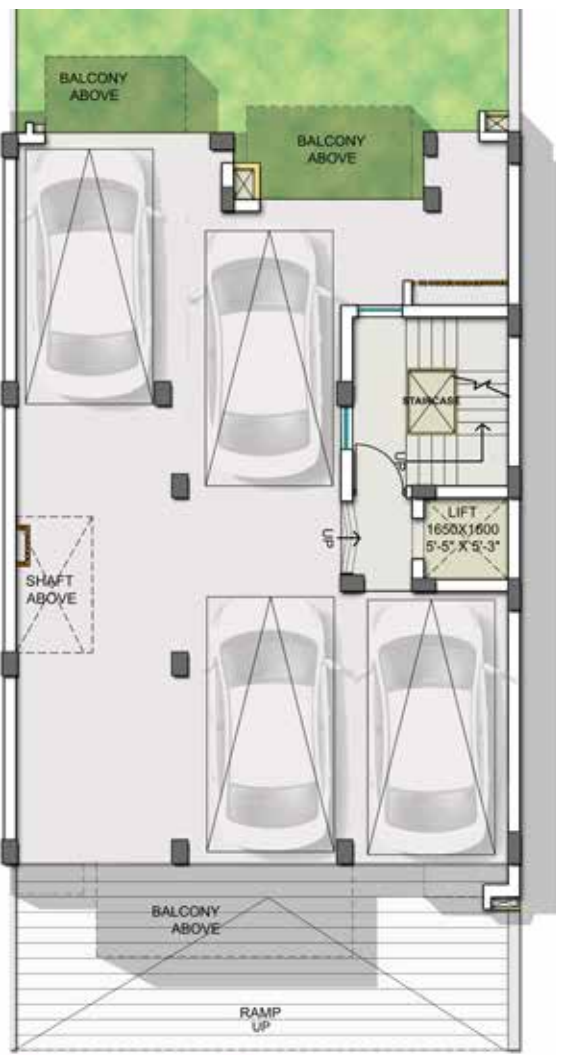
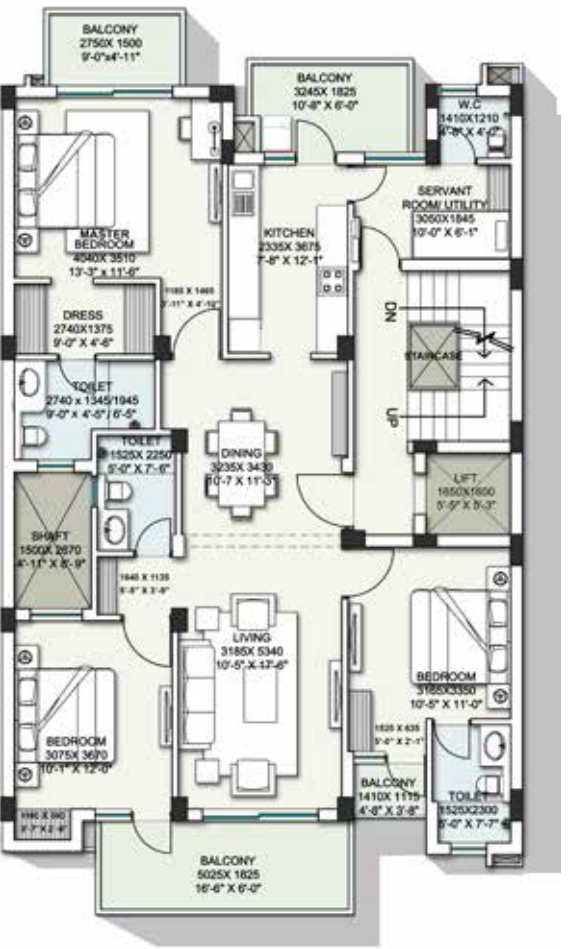
FLOOR PLAN

TYPE D2

INDEPENDENT FLOOR (D2 - 19)
3 BHK + 3 TOILETS + UTILITY

RERA CARPET AREA
SQUARE METERS : 105.14
SQUARE FEET : 1131.68

PLOT AREA - 210 SQUARE METERS



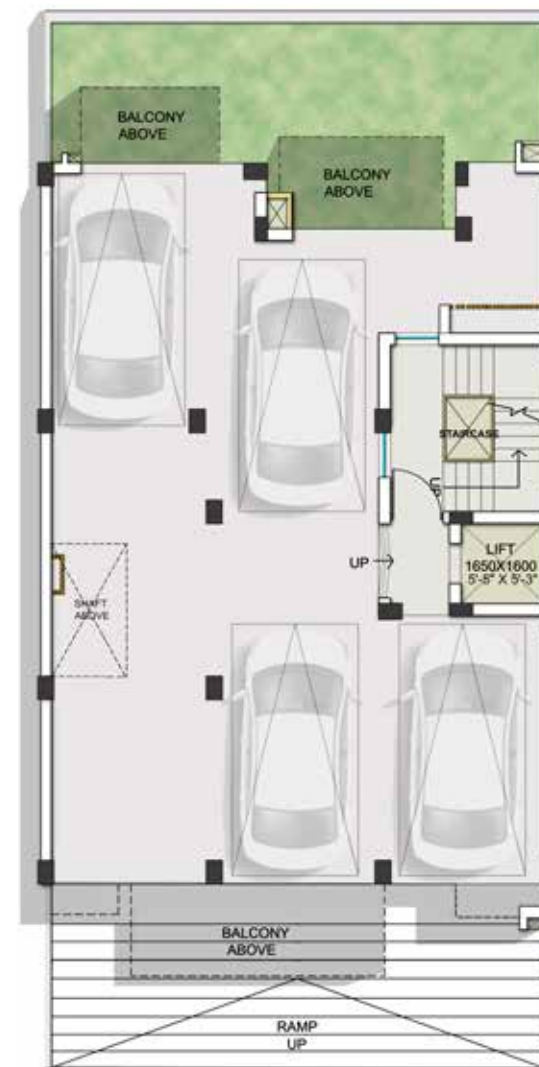
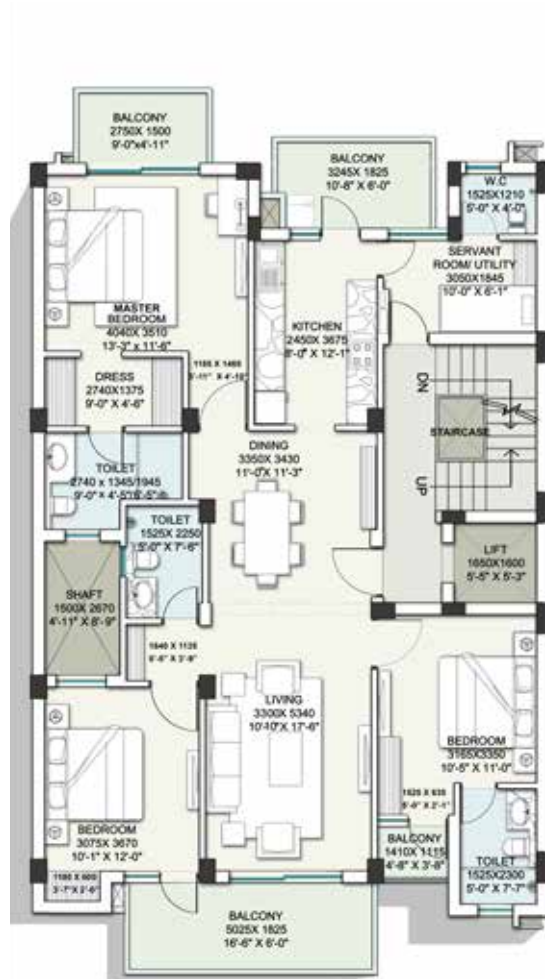
FLOOR PLAN

TYPE D2

INDEPENDENT FLOOR (D2 - 23)
3 BHK + 3 TOILETS + UTILITY

RERA CARPET AREA
SQUARE METERS : 106.72
SQUARE FEET : 1148.73

PLOT AREA - 210 SQUARE METERS



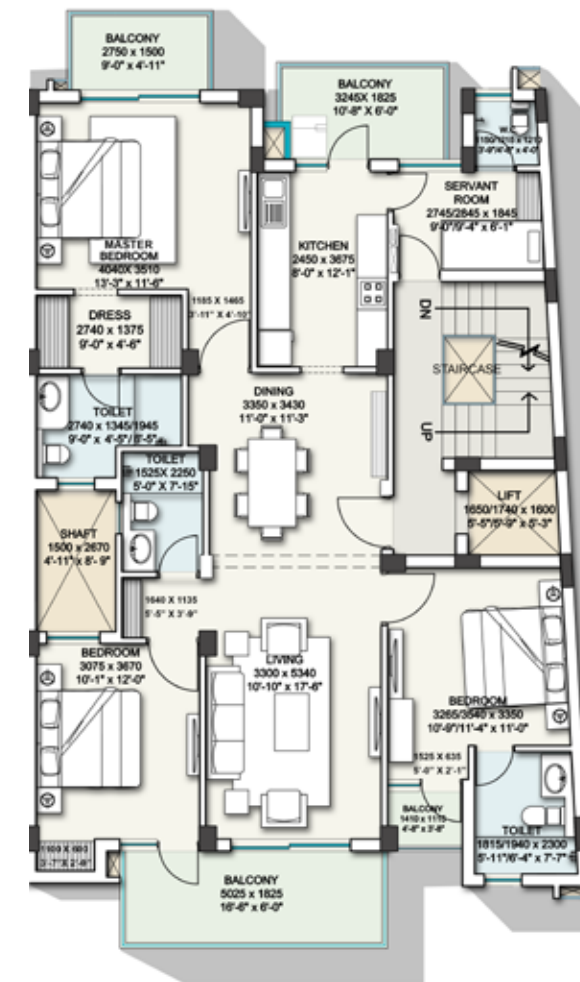
FLOOR PLAN

TYPE D2

INDEPENDENT FLOOR (D2 - 25)
3 BHK + 3 TOILETS + UTILITY

RERA CARPET AREA
SQUARE METERS : 107.31
SQUARE FEET : 1155.08

PLOT AREA - 210.42 SQUARE METERS



SPECIFICATIONS

LIVING ROOM		TOILETS	
Floors	Vitrified Tiles	Floors	Antiskid ceramic tiles
Wall Finish	Cement/Gypsum Plaster with OBD	Wall Finish	Ceramic tiles
Ceiling Finish	Cement/Gypsum Plaster with OBD	Ceiling Finish	Cement/Gypsum Plaster with OBD
		CP Sanitarywares	Sanitary fixtures and CP fittings
MASTER BEDROOM		MASTER TOILET	
Floors	Laminated wooden flooring	Floors	Ceramic tiles
Wall Finish	Cement/Gypsum Plaster with OBD	Wall Finish	Ceramic tiles
Ceiling Finish	Cement/Gypsum Plaster with OBD	Ceiling Finish	Cement/Gypsum Plaster with OBD
		CP Sanitarywares	Sanitary fixtures, CP fittings
OTHER BED ROOMS		STAIRCASE	
Floors	Laminated wooden flooring	Floors	Kota Flooring
Wall Finish	Cement/Gypsum Plaster with OBD	Wall Finish	Cement/Gypsum Plaster with OBD
Ceiling Finish	Cement/Gypsum Plaster with OBD	Ceiling Finish	Cement/Gypsum Plaster with OBD
		Railing	MS Railing
KITCHEN		COMMON AREAS	
Floors	Ceramic tiles	Main Door	Teak wood frame with teak veneered flush door or prefabricated composite door
Wall Finish	Ceramic tiles 2'-0 above the counter and cement/gypsum plaster with OBD	Internal Doors	Hardwood frame with painted flush door/ painted moulded door orprefabricated composite door
Ceiling Finish	Cement/Gypsum Plaster with OBD	External Doors	Aluminium /UPVC
CP Sanitarywares	SS single bowk sink with drainboard, sink mixer and marble/granite counter		
		Windows	Aluminium /UPVC
BALCONIES		GENERAL	
Floors	Ceramic tiles	Air Conditioning	Yes (Bedrooms & Living Room)
Wall Finish	External paint	Elevator	Yes
Ceiling Finish	Cement/Gypsum Plaster with OBD		
		Power Backup	Yes

EXTERNAL ELEVATION: PLASTER WITH TEXTURE PAINT

MASTER PLAN

