



HCBS PROMOTERS AND DEVELOPERS PVT. LTD.
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DWARKA EXPRESSWAY, SECTOR 102, GURUGRAM

TOO GOOD. TWO TOWERS.

Disclaimer :-

Project Area: 2.140 hectares (5.290acres) at sector-102, Gurugram, Haryana. All information, images and visuals, drawings, plans, or sketches shown herein in this brochure is an architect's impression for representation and illustrative purposes only and not to scale and subject to change as per applicable laws and approvals. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/ or commitment of any nature. The promoter/developer endeavours to keep the information up to date and correct, however, makes no representation or warranty for the accuracy or completeness of the information. The developer reserves the right to reject or accept any application at its sole discretion.

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The project is Financed by and Mortgaged to Bajaj Housing Finance Limited and No Objection Certificate / Permission to Mortgage from Bajaj Housing Finance Limited will be provided for sale of units.



*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 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.



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.



WINNER OF TIMES BUSINESS ICONS NORTH – 2026 AWARDED BY THE TIMES OF INDIA

Ultra Luxury Project of the Year Award
for Twin Horizon



PROJECT
HIGHLIGHTS

OPENNESS WITHIN

Two Iconic Towers
rise above all

70% Green Spaces
to help residents
breathe easily

Spacious
surroundings for
leisurely luxury

Open on three
sides for an
all-around view





Two Iconic Towers

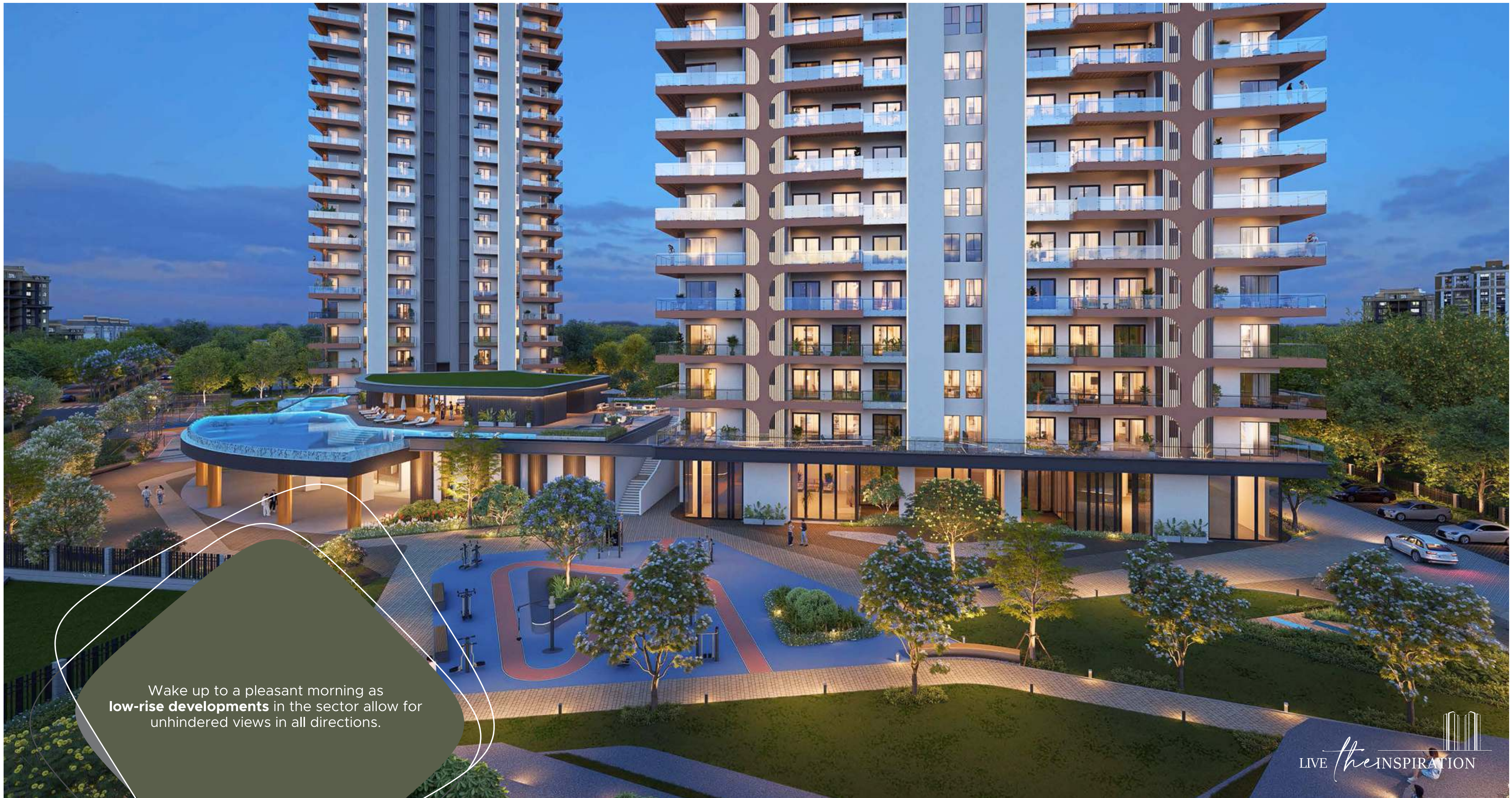
The twin towers don't just inspire they exude status, embodying aspiration and exclusivity. From their unique facade to their sky-touching presence, these towers redefine the very idea of vertical living.

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

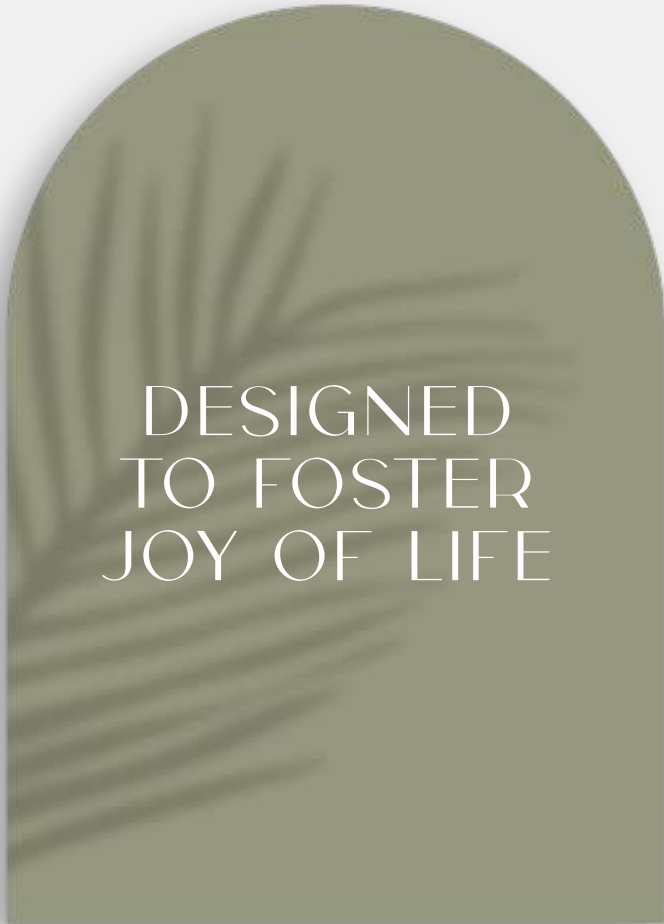
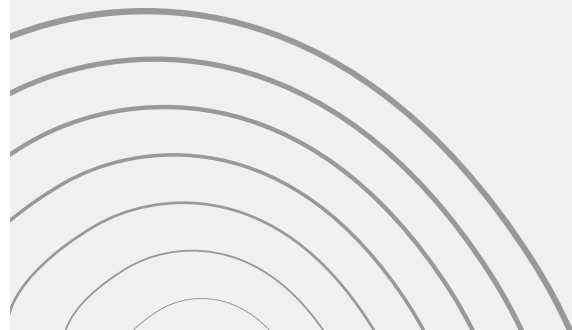


Strategically located at Dwarka Expressway, it offers seamless access to business hubs, airports, and leisure destinations—harmoniously blending vibrant urban living with serene surroundings.

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.



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

The Double-height Club lobby is
connected to both tower lobbies

24X7 Reception &
Concierge Service

LIVE *the* INSPIRATION

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, Salon and fully-decked health bar

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





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



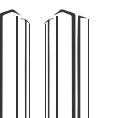
The Library
Café

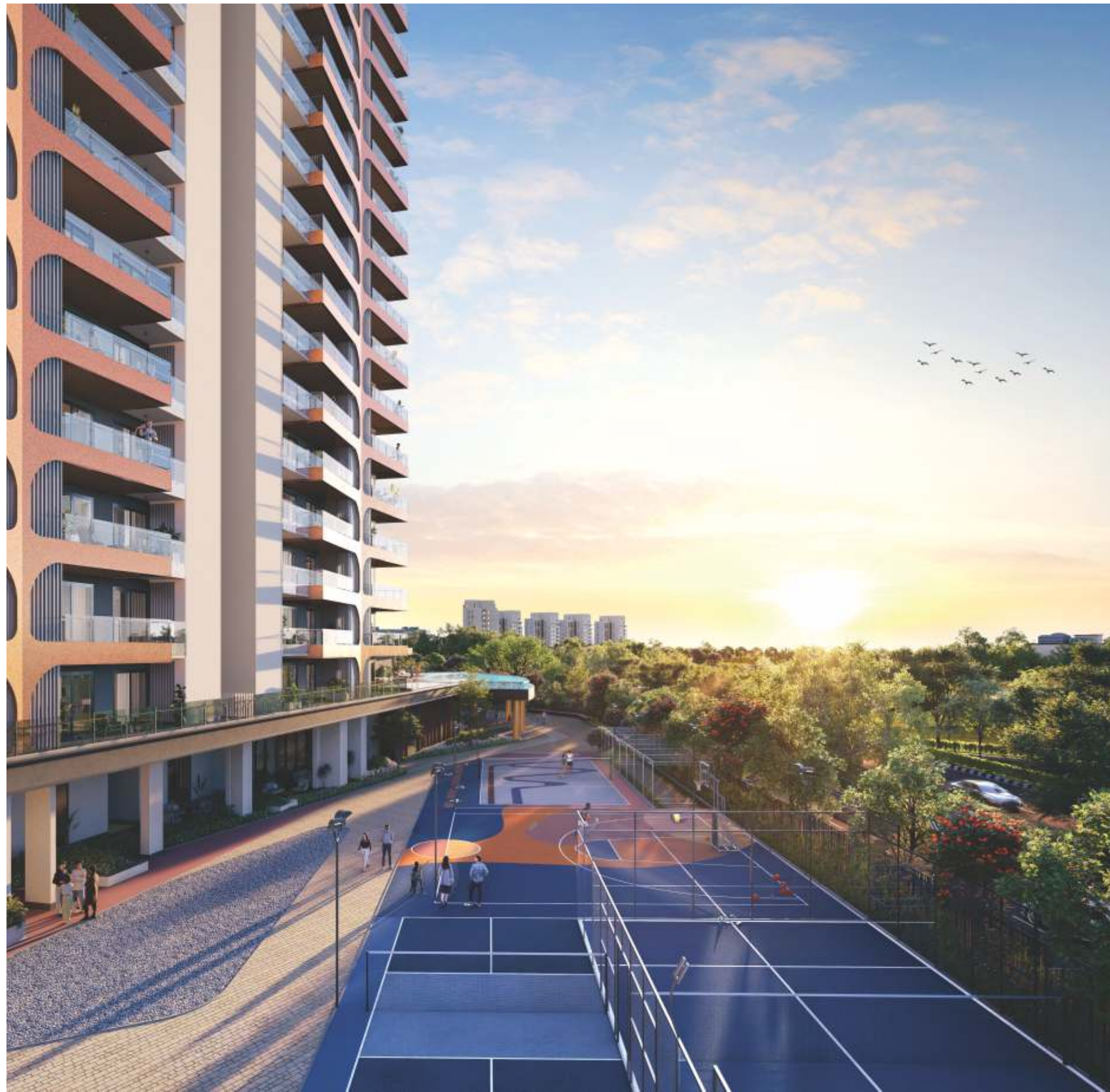


Grand Club
Lobby



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.

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

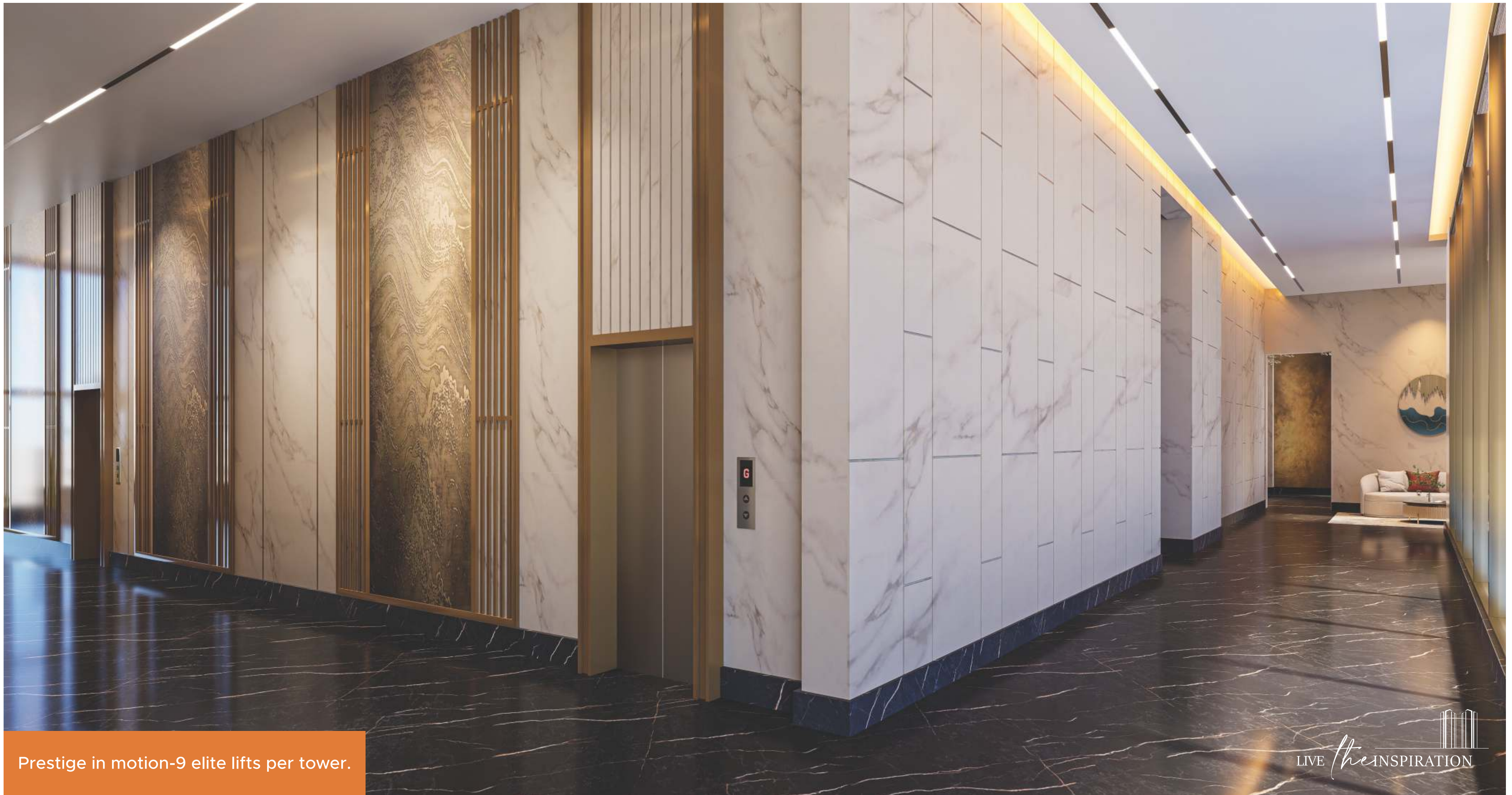
TWIN H CBS HORIZON



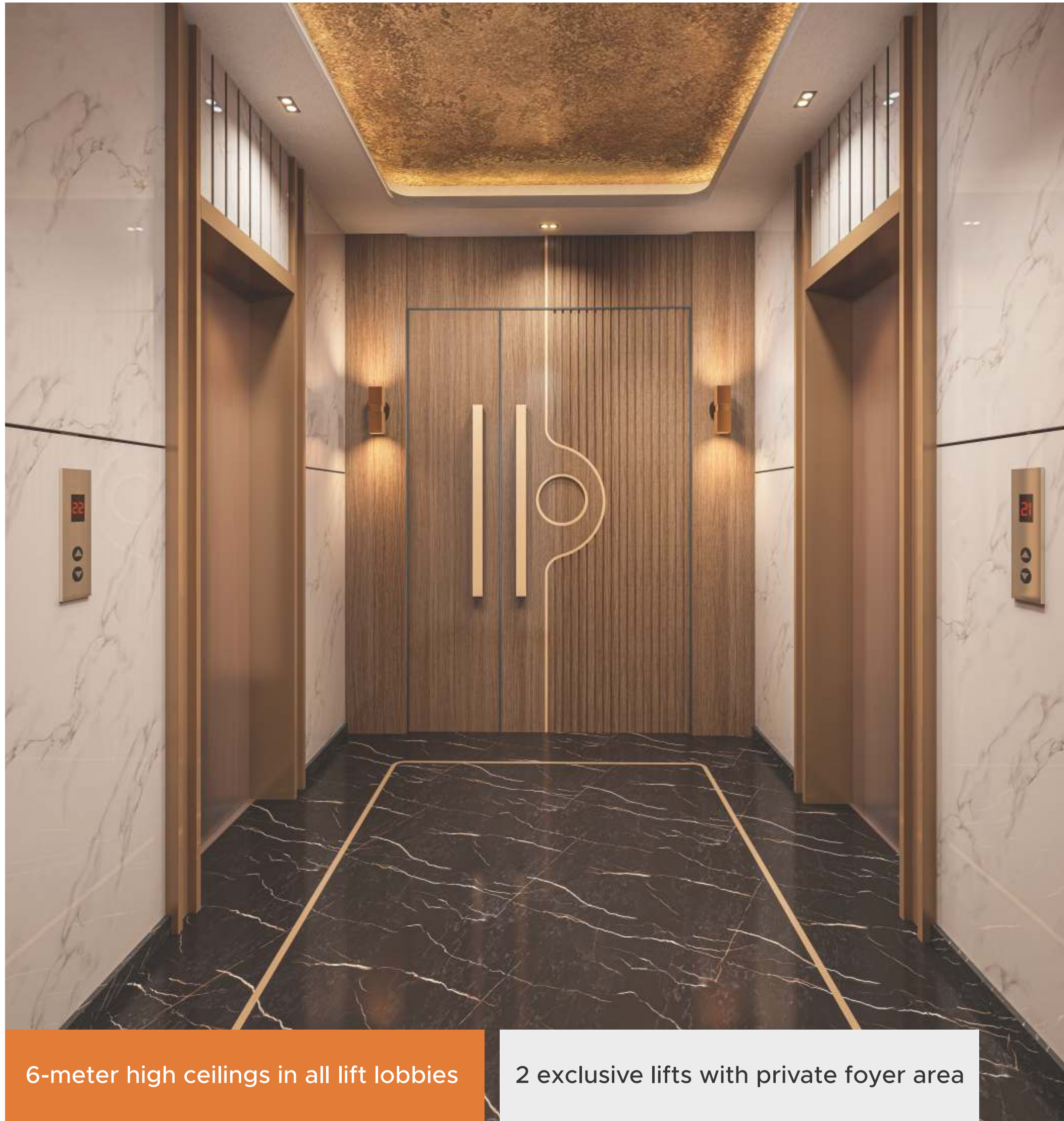
Experience an exclusive entry as you arrive at the elegantly appointed tower lobby. Each residence features a private entrance foyer and 2 dedicated personal lifts, ensuring utmost privacy & exclusivity.



A beautifully designed welcome foyer,
where grandeur meets serenity.



Prestige in motion-9 elite lifts per tower.





Lounge and dining area with an impressive 11.3 ft ceiling height





Master Bedroom interior view

Bungalow Living Reimagined

SPRAWLING VERANDAS

3-SIDE OPEN LAYOUTS

9 FT WRAP-AROUND DECK
WITH LIVING AREA &
MASTER BEDROOM



Surrounded by serenity

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 Health Path
- 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-Ball Court
- 34. Cricket Pitch
- 35. Green Space
- 36. Seating Alcove



MASTER PLAN

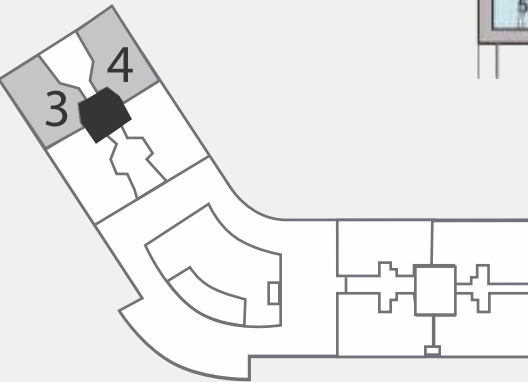
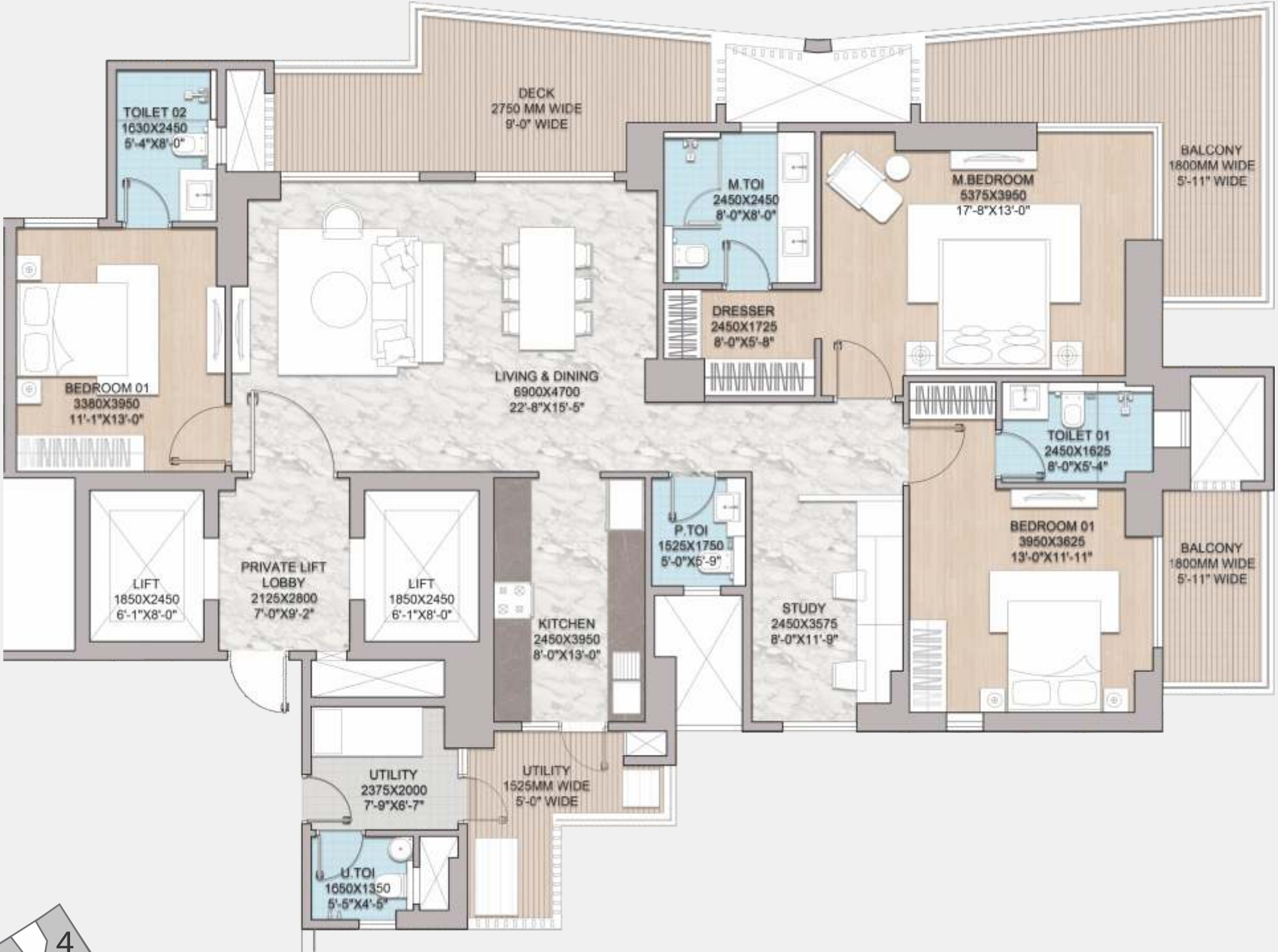
Amenities at first Floor

- A. Swimming Pool
- B. Kids Pool
- C. Jacuzzi Seating
- D. Sun Lounger
- E. Alfresco Deck
- F. Seating Alcove
- G. Tree Court
- H. Seating Deck
- I. Spa Salon & Bar





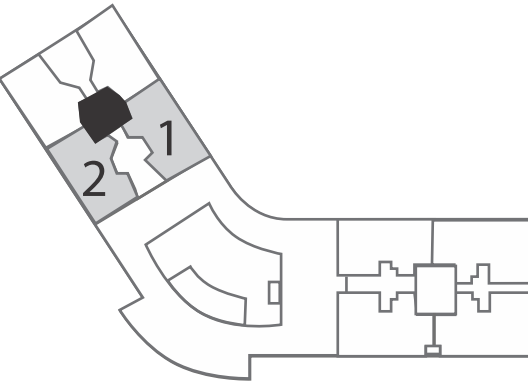
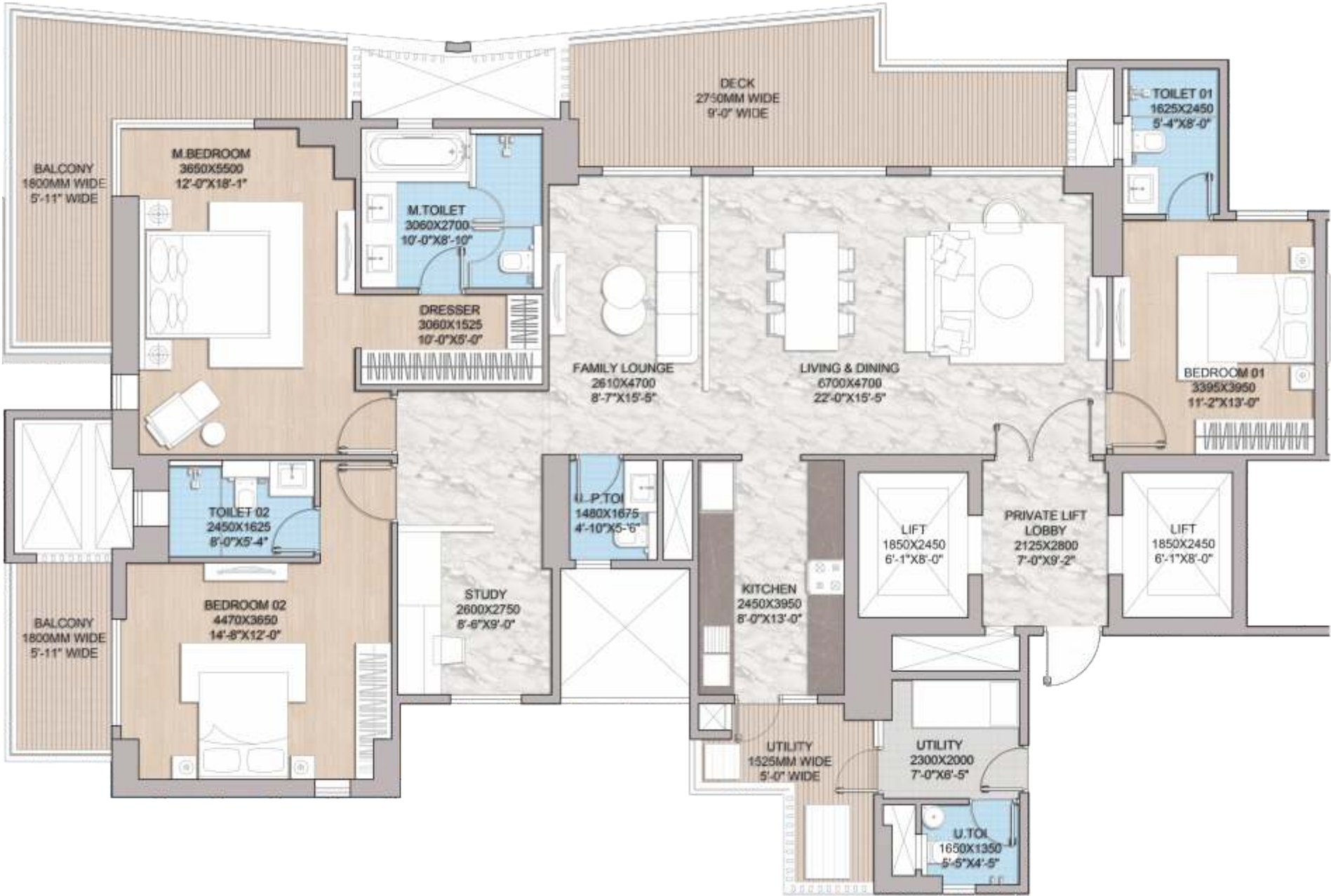
UNIT PLAN
3 BHK



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



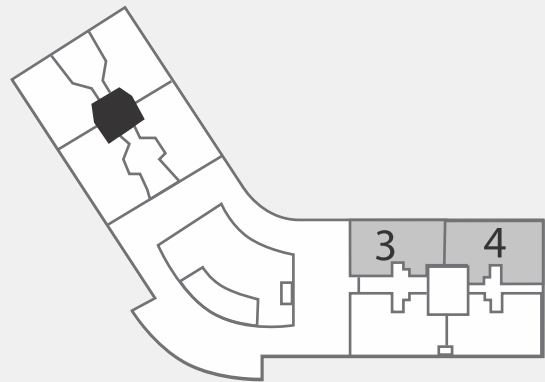
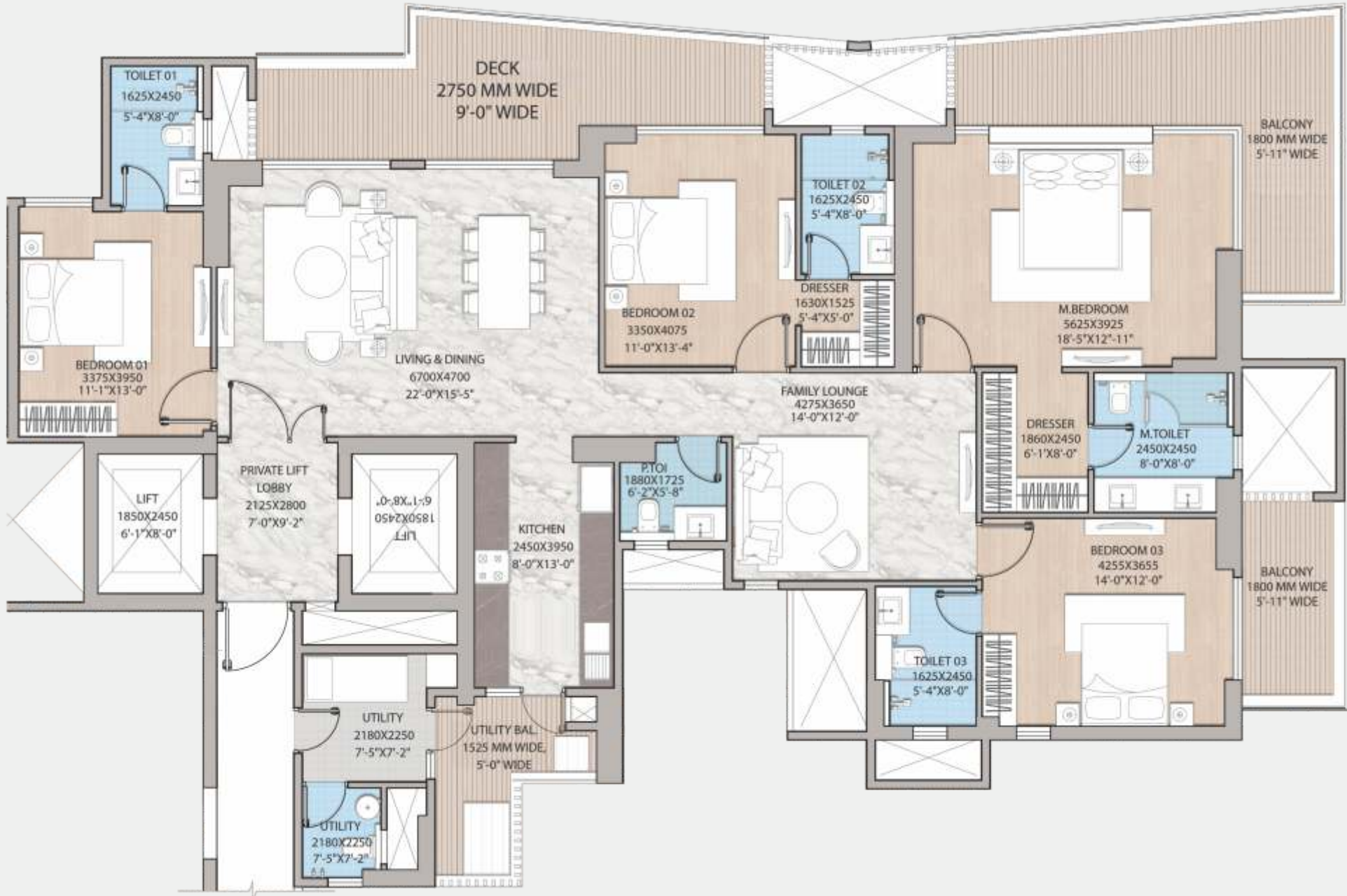
UNIT PLAN
3BHK XL



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



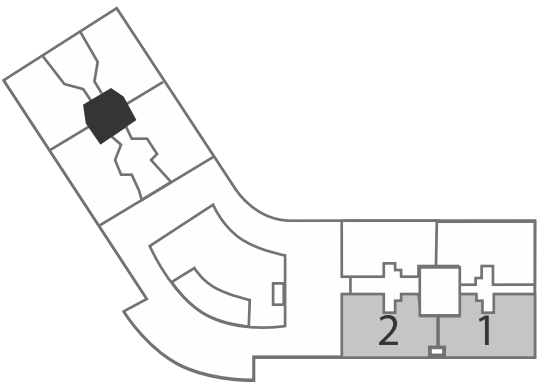
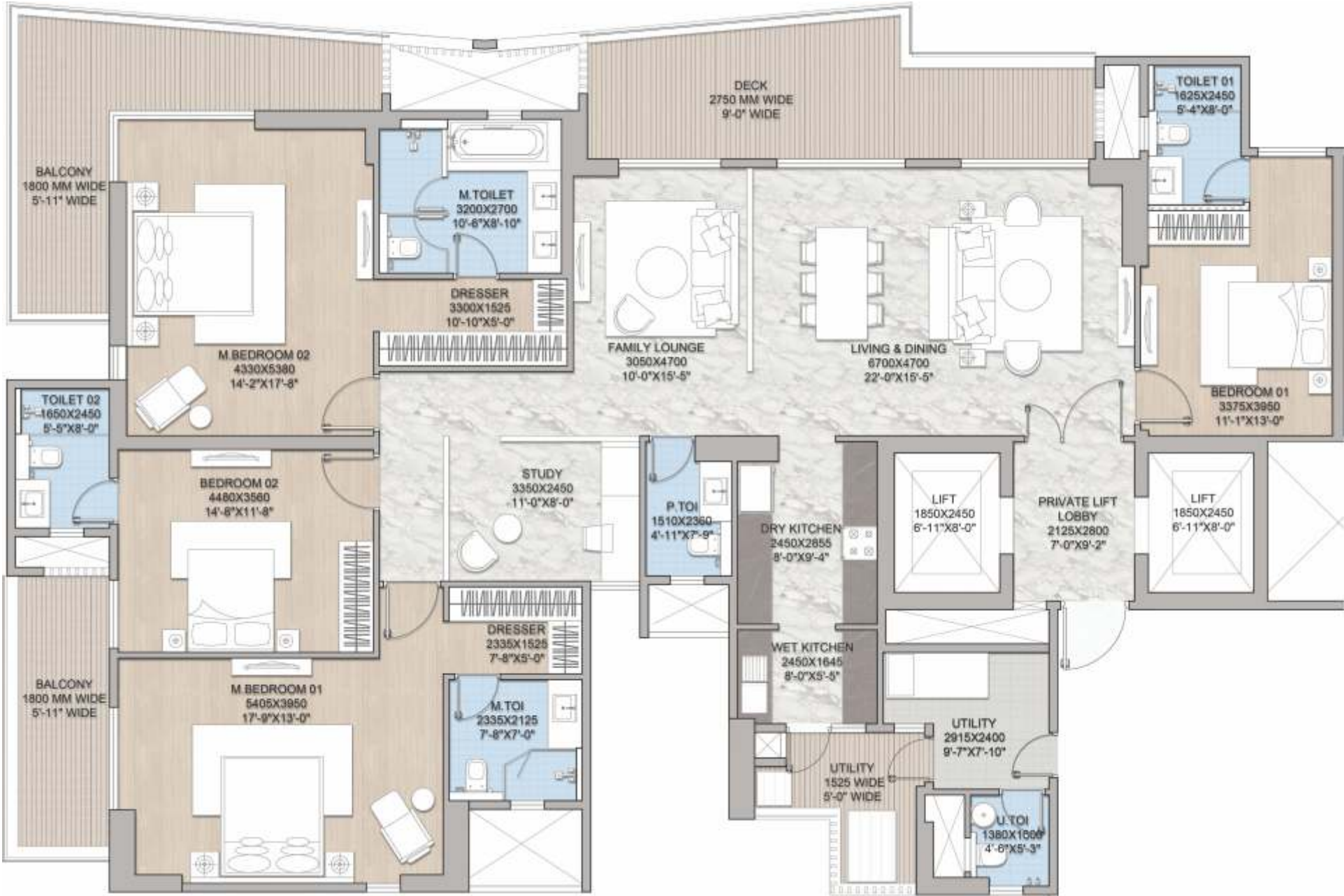
UNIT PLAN 4 BHK



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.

Architecture | Interiors | Landscape

Morphogenesis is one of India's foremost architecture and urban design firms, renowned for its pathbreaking, sustainable, and contextually responsive design solutions.

Construction by



KRISHNA BUILDESTATES PVT. LTD.

KBE is one of India's premier construction companies, building on a legacy that began in 1949. With over 75 years of experience, KBE has been shaping India across residential, industrial, and commercial sectors with proven expertise.

Stainless Steel Supplied by



Jindal Stainless, India's leading stainless-steel manufacturer, operates 16 facilities globally and, since 1970, has been driven by innovation and excellence in construction-grade materials.

LIVE *the* INSPIRATION 



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

Sector 102 is ideally located to offer the best of the Dwarka Expressway. It provides quick and seamless connectivity, along with easy access to best-in-class conveniences. Additionally, its proximity to both modern urban developments and the serenity of nature makes it a perfect getaway—and an ideal address to call home.

DISCOVER INVALUABLE CONNECTIONS.

Shopping

Ocus Medley Mall – 2.6 km*
Conscient One Mall – 6.5 km*
The Esplanade Mall – 5.6 km*

Connectivity

Dwarka Expressway – 0.3 km*
NH-8 (Delhi–Jaipur Highway) – 11 km*
IGI Airport (T3) – 20.5 km*
Corporate Hubs
Cyber Hub & Udyog Vihar – 15 km*
Upcoming Sector 101 Metro Station – 1.0 km*

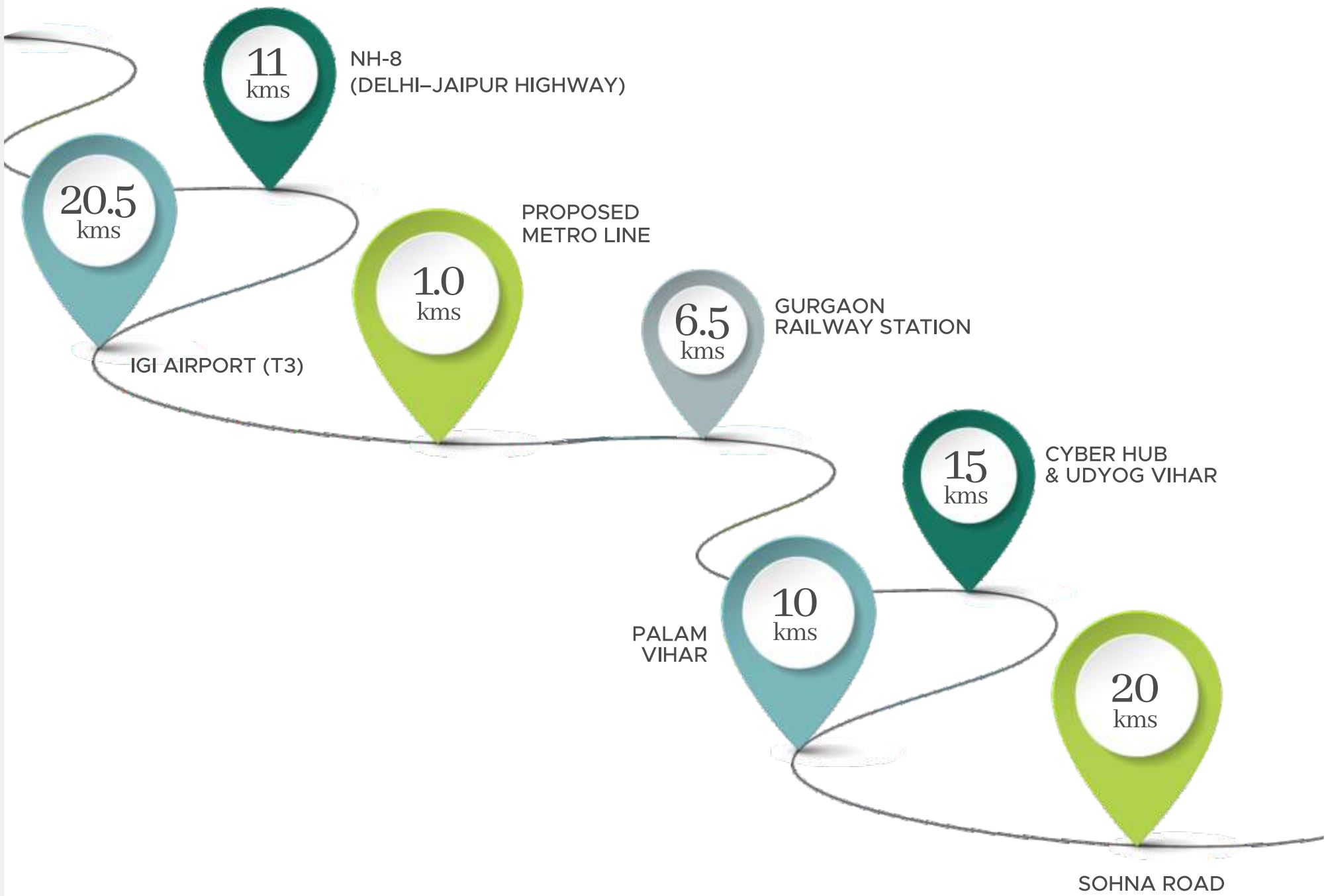
Schools

Global Heights School – 1.2 km*
Imperial Heritage School – 3.5 km*
Prime Scholars International School – 3.4 km*
Delhi Public School – 1.2 km*
HSV International School – 4.2 km*
Euro International School – 2.5 km*

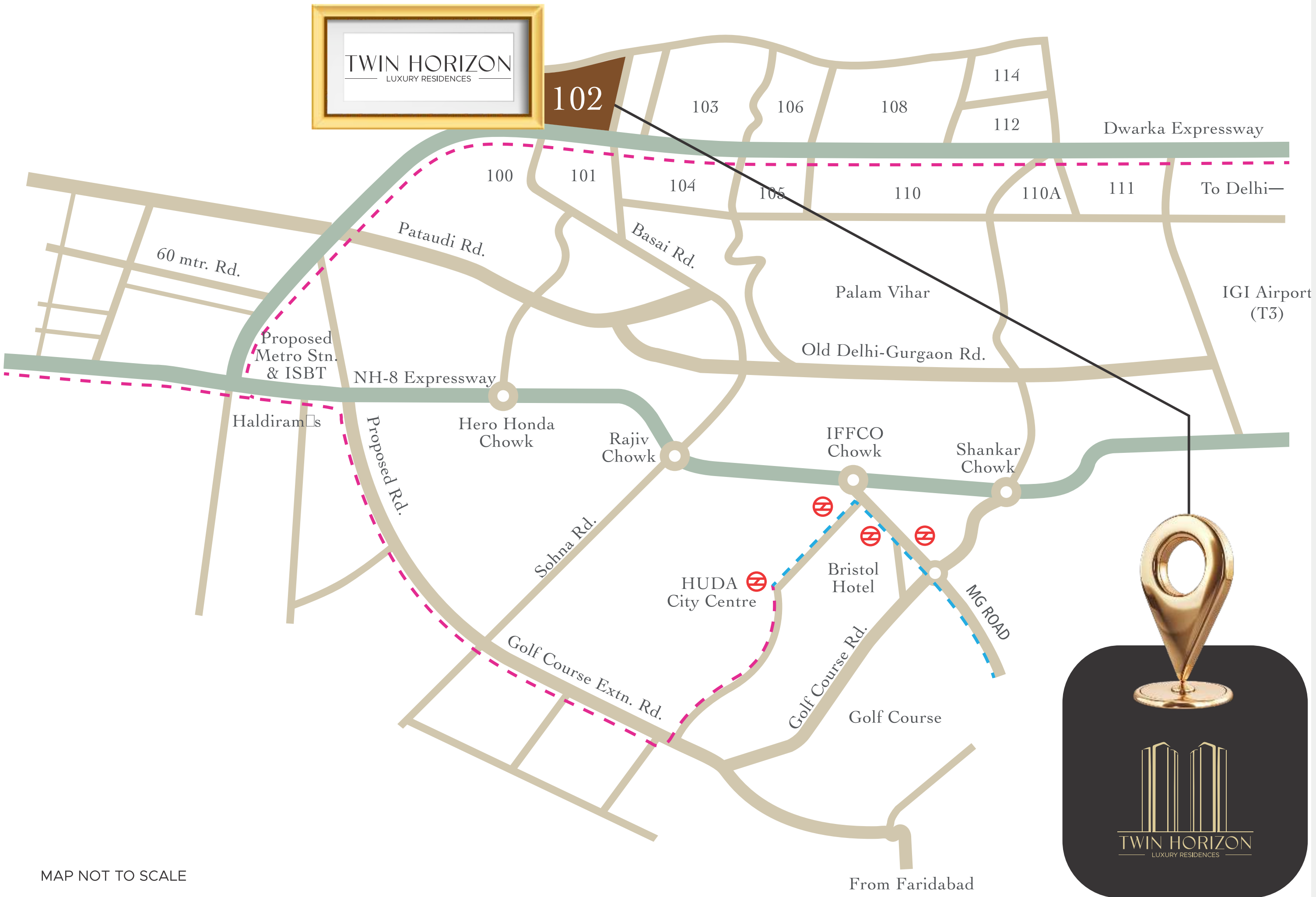
Hospitals

Medanta – The Medicity – 12.1 km*
Artemis Hospital – 15 km*
Fortis Memorial Research Institute – 15 km*
The Signature Advanced Hospital – 4.5 km*
Upcoming Sheetla Mata Medical
College & Hospital - 4.5 km*

*Approximate Distance



DISCOVER INVALUABLE CONNECTIONS



Location Map



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



SPECIFICATION
FINISHING MATRIX

S.NO	LOCATION	FLOORING
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
	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)

SKIRTING/DADO	WALL FINISH	FALSE CEILING	CEILING	COUNTER LEDGE WALL, COPING
RESIDENTIAL TOWERS				
Skirting same as flooring Granite Cladding on Lift Jambs 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 Jambs 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 Jambs 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 Jambs & 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 Jambs & 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
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 flooring Granite Cladding on window Jambs & Cills	Gypsum plaster finished with Interior Acrylic Paint	Gypsum Boxing for A/C & FireFighting	Acrylic Paint	

SPECIFICATION
FINISHING MATRIX

	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
REFUGE FLOOR	Refuge area	Antiskid vitrified Tile-GVT 600x600mm
BASEMENT	Driveway	VDF with paint marking
	Parking Area	VDF with paint marking
	Service Areas	Kota Stone
	BOH spaces	Vitrified Tile 600x600mm
	Ramp Areas	VDF with broom finish
	Lobby	Full body Vitrified Tile 600x1200 mm

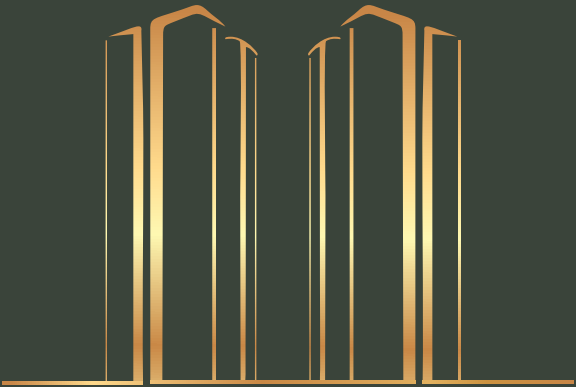
Granite Cladding on window Cills	Vitrified tile 600x300mm upto false ceiling	600x600mm Moisture resistant gypsum board with trap door (wherever reqd.)	OBD	Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
Granite Cladding on window Cills	Antiskid Vitrified tile 600x300mm upto false 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	
	Exterior Grade Paint		Exterior Grade Paint	
	Column guard with signage paint marking on columns		OBD	
	OBD		OBD	
same as flooring Kota stone where ever required.	OBD	Gypsum Boxing for A/C & Fire Fighting and chimney	OBD	
same as flooring	OBD		OBD	
	OBD		OBD	
same as flooring Granite Cladding on Lift Jambs up to lintel height 1' wide Lift wall fascia up to false ceiling height	Gypsum plaster finished with Acrylic Paint	Gypsum plaster finished with Acrylic Paint		

SPECIFICATION
FINISHING MATRIX

EXTERNAL FINISHES		
FACADE	Item	Description
	Facade Paint	Exterior grade texture paint as per approved shade
	Jaali	GRC jaali with perforations on MS supports
	Balcony Handrail	Glass with Vertical SS Flate Welded to Base Plate Anchored to RCC Upstand as/vendor
	Utility Handrail	MS handrail as per detail

Notes:

1. All sanitary fittings & fixtures shall be as per approved sample - The brand will be Kohler, Jaquar, or an approved equivalent.
2. All pop-outs in landscape shall be as per the landscape design
3. Terrace shaft closure / louvers shall be aluminum powder coated.
4. External door windows shall be Aluminium /UPVC as/facade.
5. Over head tanks shall have ceramic tiles from inside
6. Apartment Main door to be Flush door with Veneer on both side
7. All internal apartment doors to be flush doors with laminate on both side
8. Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
9. Balcony Tow Wall Coping : Stone as/sel.
10. Client to confirm upon HVAC Scheme for Units - VRV or ductable AC - VRF with high wall internal units - The brand will be Mitsubishi and Daikin or an equivalent
11. Modular kitchen - with appliances Hob, Chimney, Microwave/Oven, Dishwasher, RO, washing machine & dryer.



TWIN HORIZON

LUXURY RESIDENCES

TOO GOOD. TWO TOWERS.