

NATURE'S HAVEN



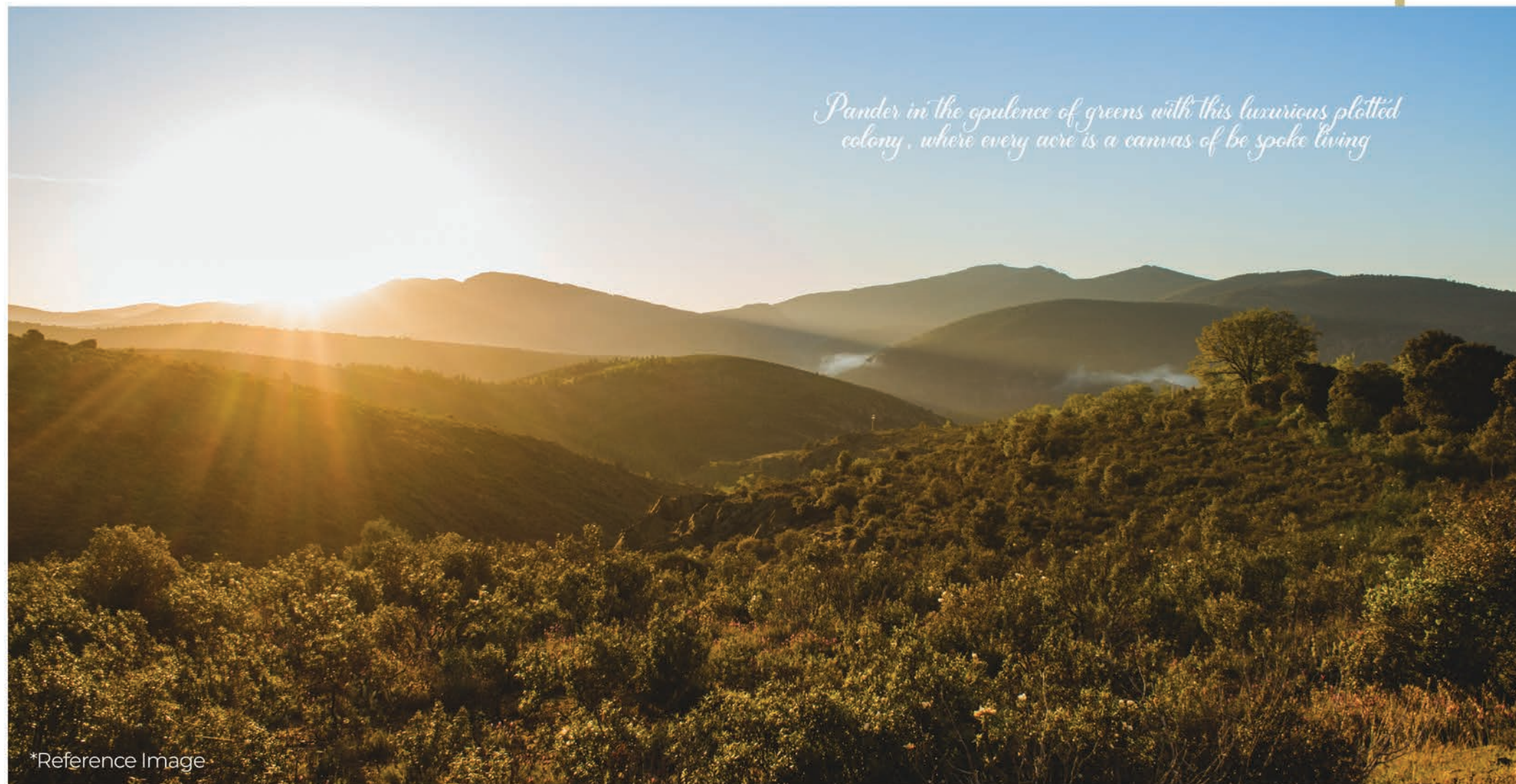
Who We Are!

Spiti Developers is emerging as one of the leading real estate developers, with unwavering commitment, maintaining a record of Plotted development, Residential, and Commercial development in the market, through a combination of technical, financial, engineering and design expertise.

With a passion for excellence and a commitment to innovation, we believe in crafting communities. Our team of experienced professionals brings together expertise in architecture, engineering, design, and management to deliver projects that meet expectations. With a focus on quality, sustainability, and customer satisfaction, we strive to create greener spaces that not only meet the desires of today but also anticipate the needs of tomorrow. We aim to enhance the urban landscape, foster economic prosperity, and promote a higher quality of life for residents and businesses alike.



*Reference Image



Pander in the opulence of greens with this luxurious plotted colony, where every acre is a canvas of bespoke living

*Reference Image

About Spiti Greenwood Estate

Introducing an unparalleled opportunity nestled in the heart of Sector 99A, Gurugram, the meticulously planned plotted development, Spiti Greenwood Estate, under NILP, offers a canvas for your dream home. Spread over 10.05 acres of lush landscaping with modern amenities is a great inspiration to live a luxurious and comfortable life amidst the most beautiful surroundings. Spanning across acres of this exclusive project promises a serene escape from the bustle of the city while ensuring seamless connectivity to key landmarks and urban amenities. Each plot is thoughtfully laid out to maximize space and optimize natural light, providing the perfect setting for architectural creativity and personal expression.

With a focus on sustainable living and modern infrastructure, residents will enjoy access to landscaped green spaces, recreational facilities, and round-the-clock security, ensuring a safe and nurturing environment for families to thrive. Envisioning a contemporary masterpiece, this plotted development sets the stage for a life of luxury and tranquillity in the heart of Gurgaon's dynamic landscape.



Prudently Located in Sector 99A, Gurugram

Sector 99, Dwarka Expressway, Gurugram is one of the best residential localities approximately 4.5 km from the 150 m wide Dwarka Expressway. Sector 99A, located nearby to Sector 100, and Sector 101 of Dwarka Expressway, Gurugram, this sector is in the vicinity of more developing and developed sectors like Sector 9, Sector 37C, Sector 37D, Sector 88, and Sector 88A, Dwarka Expressway, Gurugram. The sector is witnessing exponential growth in the coming years.

Dwarka Expressway is an excellent location for residential and commercial projects. The IGI airport T3 is approx. 20 km from the sector. The presence of public and private transport makes it easier for people to commute. There is no dearth of excellent civic amenities including schools and hospitals within a 5 km radius of the sector. Luxurious Hotels nearby are adding charm to the lives of residents in this sector.



*Reference Image



Highlights

Strategically located in sector 99A, Gurugram, Greenwood Estate is characterized by a diverse demographic profile, reflecting the city's cosmopolitan nature. The neighborhood comprises a mix of professionals, families, and students, drawn to the area's accessibility. With a blend of urban and suburban living, the sector attracts individuals from various socio-economic backgrounds, contributing to its dynamic community spirit. Overall, the project embodies a vibrant and inclusive community, fostering a sense of prosperity and charms of living.



- ACCESS CONTROLLED ENTRY & EXIT
- PROFESSIONALLY LANDSCAPED GREENS
- GATED COMMUNITY WITH 24x7 SECURITY
- MULTIPLE GREEN PARKS WITHIN THE PROJECT
- EQUIPPED WITH ALL NECESSARY AMENITIES
- MODERATELY DENSE WITH CLEAN AIR & SERINITY
- COMMERCIAL CENTER WITHIN THE PREMISES
- WELL - LIT INTERNAL ROADS
- KID'S PLAY AREA



Serene living is not about escaping life's mayhem, but about finding peace within it.

Living happily amid greenery and nature is immensely fulfilling. There's something inherently soothing and rejuvenating about being surrounded by trees, plants, and fresh air. Be it a secluded cabin in the woods, a quaint cottage by a lake, or a home nestled in a lush countryside, embracing nature can bring about a sense of peace and harmony. A happy life is about embracing simplicity, finding contentment in the beauty of the natural world, and fostering a harmonious relationship with the environment. This is a place where peace reigns supreme, where the heart finds its true home, a place where tranquility blooms.

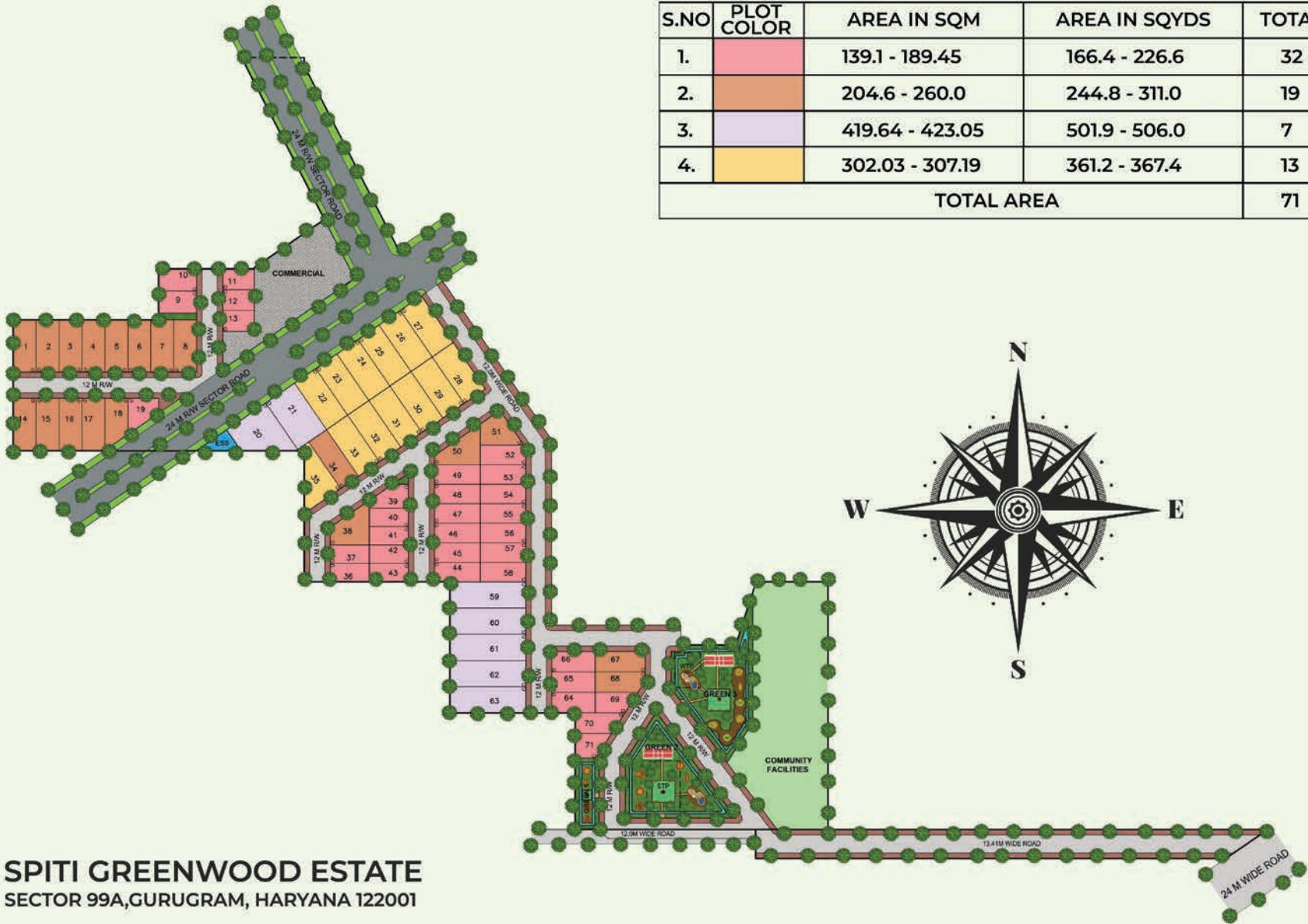


*Reference Image

The Site Plan

Our project's site plan reflects meticulous design and thoughtful layout, ensuring a harmonious blend of functionality and aesthetics. The layout prioritizes accessibility, with well-defined pathways, roads, and parking areas for seamless navigation. With meticulous attention to detail, our site plan is tailored to enhance the quality of life for residents, fostering a vibrant community atmosphere.

— PLOT RANGE —
139.1 SQM - 423.05 SQM
(166.4 SQYDS - 506.0 SQYDS)



*Map Not to Scale
*Data Accuracy Not Warranted

Location Advantages

- ➔ Various leading schools in close vicinity such as Suncity School, Delhi Public School Dwarka, Greenwood Public School, Alpine Convent School, Excellere World School, Sharda International School.
- ➔ Surrounded by leading residential projects and malls including Raheja Vanya, Assotech Blith, Satya The Hive, Pareena Cosmos Expressway, Heritage Max, ATS Greens, Laxmi Apartments, Celebration Mall, Raheja Mall etc.
- ➔ Adjacent to the adventurous area of Sultanpur Bird Sanctuary
- ➔ Located in the thriving sector 99A, Gurugram off Dwarka Expressway.



*Reference Images



- 📍 - DWARKA E-WAY, **01 MIN**
- 📍 - NH8, **05 MIN**
- 📍 - GURUGRAM RAILWAY STATION, **08 MIN**
- 📍 - SUBASH CHOWK, **12 MIN**
- 📍 - HUDA CITY CENTRE METRO STATION, **15 MIN**
- 📍 - GOLF COURSE ROAD, **18 MIN**
- 📍 - IGI AIRPORT, **20 MIN**



*Data Accuracy Not Warranted



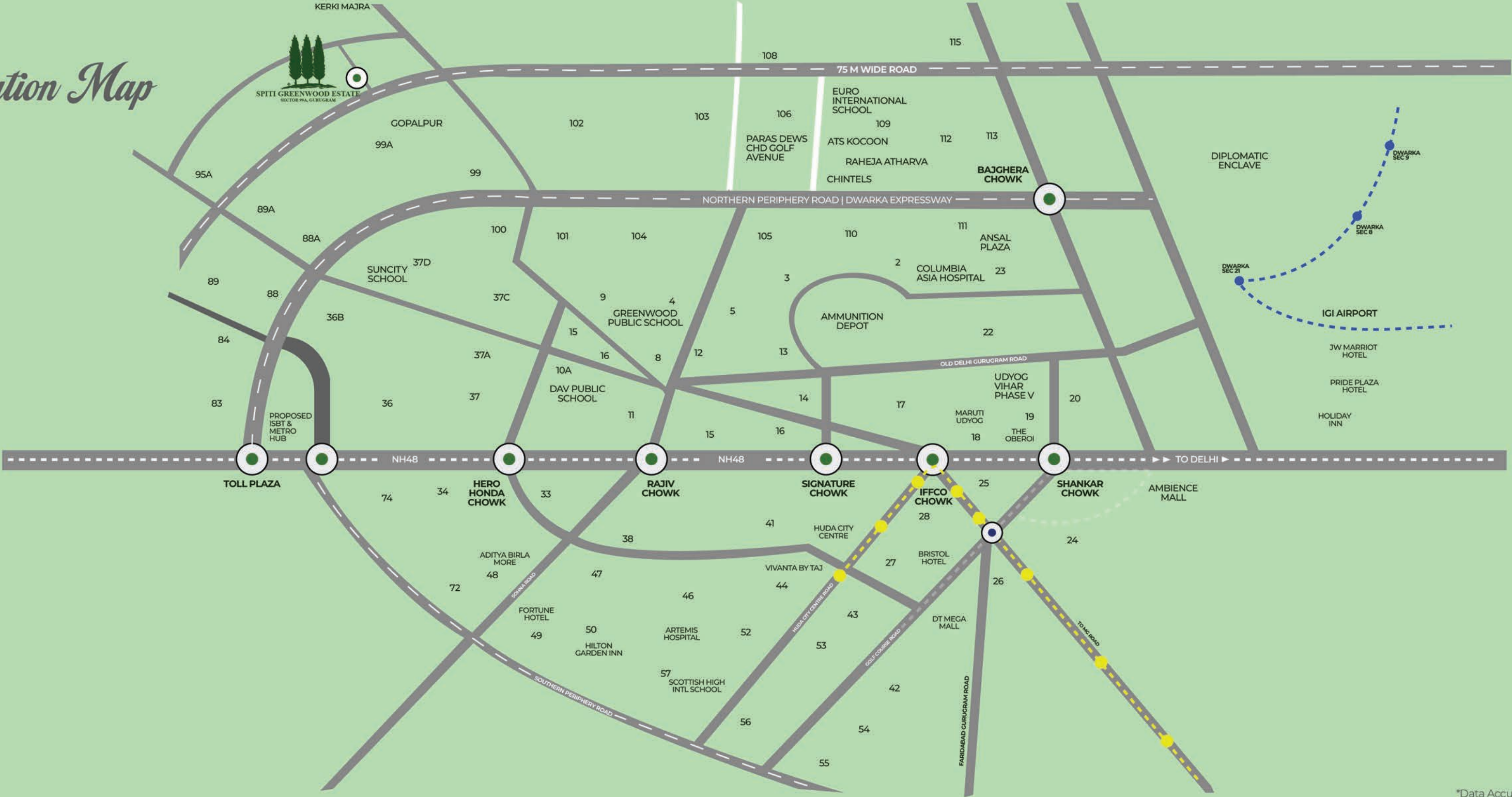
*Reference Image

Quality Life Begins Here

From sustainable design principles to thoughtful community integration, Greenwood Estate prioritizes not just the structures, but the overall well-being of its residents. With green spaces for rejuvenation, modern amenities for convenience, and a focus on accessibility, it strives to create an environment where individuals can thrive and connect. Through meticulous attention to detail and a commitment to excellence, Greenwood Estate aspires to redefine the standard of living, offering more than just a place to reside, but a true sanctuary for fulfillment and happiness.



Location Map



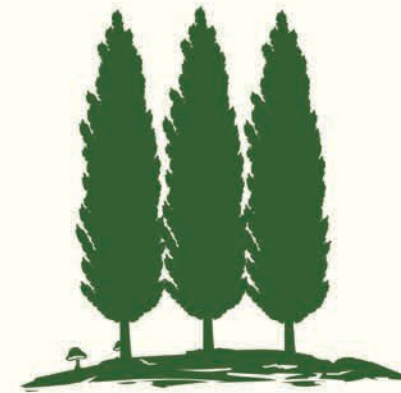
*Map Not to Scale
*Data Accuracy Not Warranted



About Spiti Group

Spiti Group is a multifaceted conglomerate with diversified interests spanning real estate, education, retail, and agriculture. Leveraging its expertise in each sector, the company has established a robust presence in the market, offering innovative solutions and superior services to its clientele. By combining traditional business models and symbiotic ecosystems, this company transcends conventional business models. Schools nestled within vibrant residential communities, malls, becoming hubs for local businesses and educational initiatives, and vertical farms integrated into residential buildings where fresh, locally grown food thrives. Furthermore, Spiti maintains a strong commitment to corporate social responsibility, actively engaging in community development initiatives in each operating sector. With a strategic approach to every operating sector, Spiti Group continues to grow and expand its footprint, driving positive impact and fostering economic growth in all these regions.





**SPITI GREENWOOD ESTATE
SECTOR 99A, GURUGRAM**

 **9015 250 250**

Site Address: Spiti Greenwood Estate, Sector 99A, Gurugram, Haryana 122001
Corporate Office: Spiti Developers, Plot No. 96, 4th Floor, Sector 44, Gurugram, Haryana 122003

