

Pioneer Urban Land and Infrastructure Ltd. is rapidly evolving to become a provider of exclusive lifestyles. For the last two decades, Pioneer Urban has been at the forefront of path breaking developments across Delhi NCR.

With a roster of innovative projects such as Nirvana Country, Greenwoods City, South City II and more recently Pioneer Park Sector-61, Presidia and Urban Square under its belt, Pioneer Urban is fast becoming a name to reckon with. With Vista Villas, the company has also achieved the distinction of becoming the first one to introduce villas with landscaped greens.

People, places and experience are the ingredients for the recipe that makes Pioneer Urban what it is today. It is a name that stands for trust and reliance that is backed by a team of seasoned professionals including architects, engineers and marketing specialists, who deliver what they promise.



Pioneer Urban was founded with a vision that seeks commitment to a high quality in every single undertaking, recognizing the need of growth across the real estate industry with consumer centric approach. We have created lifestyle impressions and articulate residences that avail more than just spaces to live in.

For us the pride of success is efficiency, effectiveness and perfection. Taking care of quality and customer satisfaction, we provide you with the advantage of opulence with your touch to create your dream home. One such luxurious experience will be at Araya. Keeping our heritage of high quality, we offer you “The Wonderland” beyond your imagination. The time has come to embark you with the best of world class amenities.

I welcome you to take a look at an exceptionally grand launch pad of your desired comforts with a blend of the finest ambience.

Chairman  
Manish Periwal





EXQUISITE  
INDULGENCE





# WELCOME TO ARAYA

Built with a sense of impeccable expertise that only comes after years of perseverance, Araya rises to achieve what has always eluded many - perfection. Araya, located in Gurgaon, Delhi NCR, gives you the ease of reach and a complete peace of mind.

Welcome to your home, welcome to Araya.



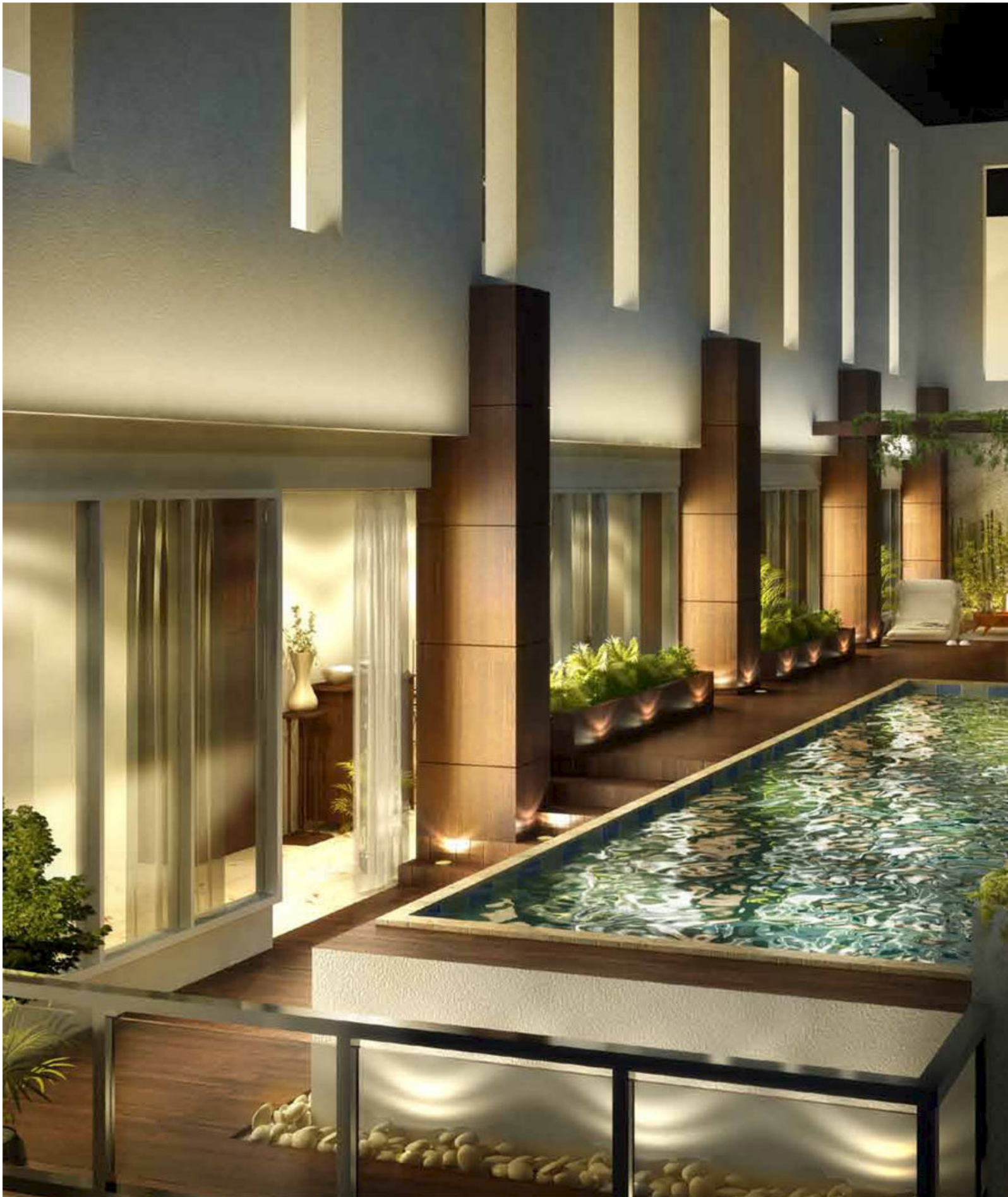








A PRIVILEGE RESERVED  
FOR THE ELITE





# YOUR PRIVATE RETREAT

An extension of your highly refined world, Araya promises the experience of an incomparable lifestyle. We invite you to savour the delight of living at this exclusive address. The Araya residences offer a unique opportunity to expand your lifestyle with a multitude of tasteful choices at your disposal.





# FURNISHINGS PAST COMPARE

Designed to surpass expectations, Araya residences emulate uber contemporary feel, subtly manifested in the architectural style and choice of furnishing.

You are whisked up in a secure elevator, which alights into your private lobby. The burst of radiance from every corner takes your breath away, as you absorb every fine detail that has been lovingly crafted for you. Walk into your home and feel the spaces blend harmoniously around you.

From the finest marble to timber veneered wooden doors, European modular kitchen to imported wardrobes, thoughtful extravagance touches every aspect of your home.







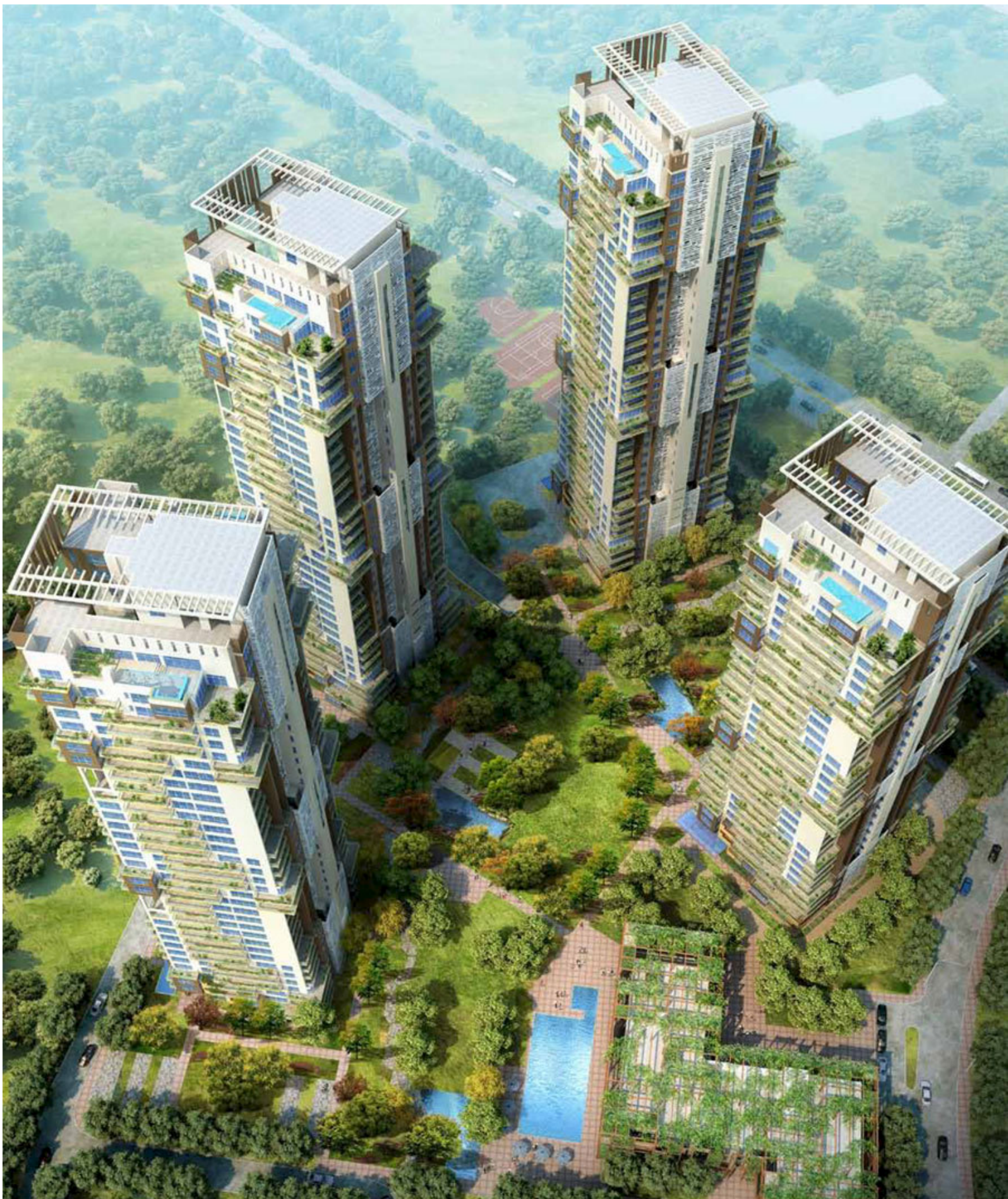
# THE FINER DETAILS

A private sanctuary awaits you at the ensuite bath in your master bedroom. With avant-garde features like jacuzzi, steam, enclosed rain shower, you can experience nirvana in complete privacy.

Complementing your luxurious lifestyle is a state-of-the-art spacious kitchen with all modern accessories and fittings that make cooking a simple pleasure to delve in.



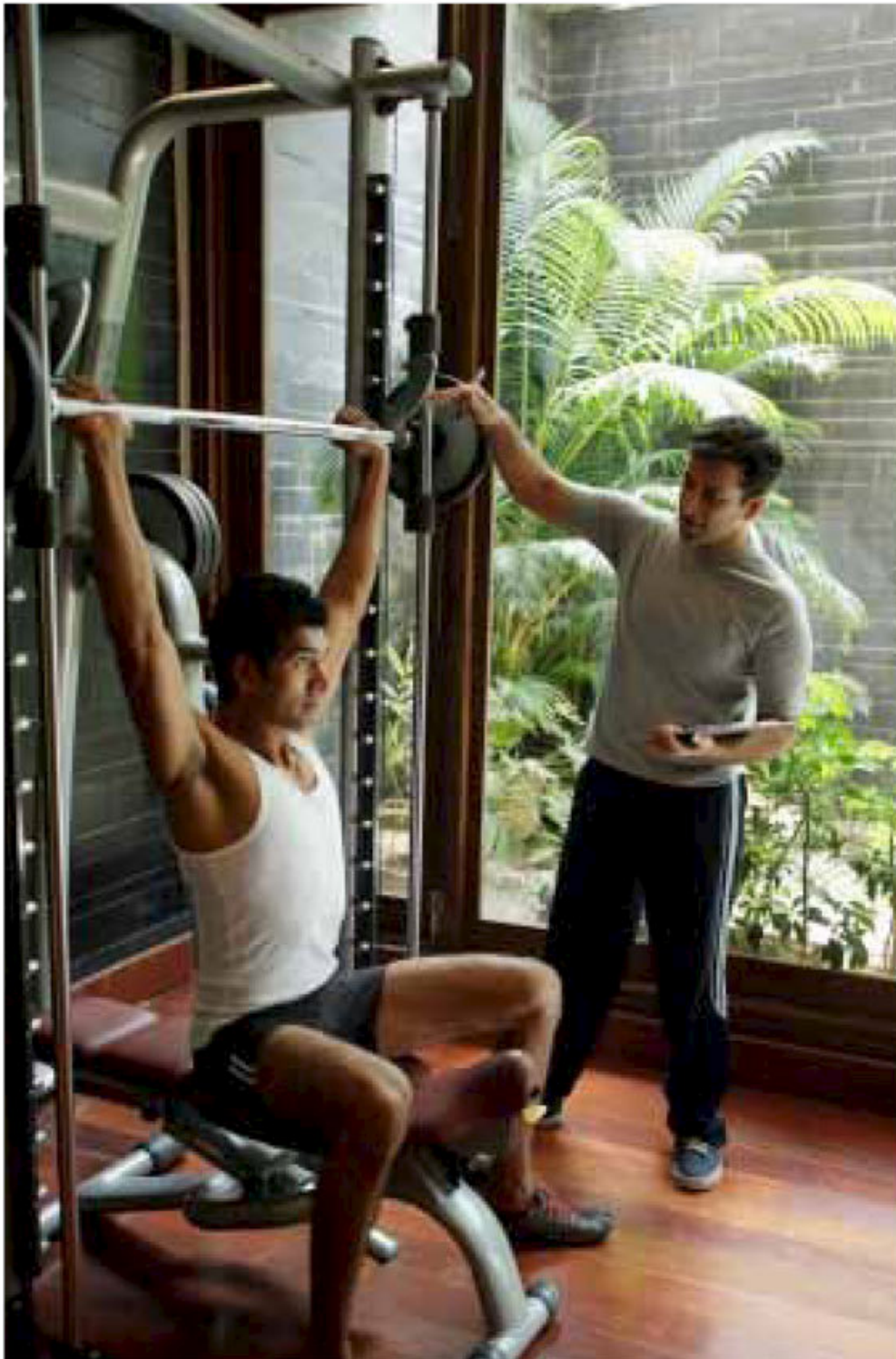






Araya is designed for the modern connoisseur, where residents and their guests experience an unparalleled lifestyle.

# AMENITIES FOR A COMPLETE LIFE



Araya offers you distinctive conveniences that meet your individual needs. Our myriad in-house offerings provide you with every comfort you may require. From the lavish swimming and splash pools to the state-of-the-art gymnasium, world-class indoor squash courts to a luxurious rejuvenating spa, an exclusive lounge to a chic restaurant, the beyond comparison residences bring all the plush facilities to pamper the best in you. The indulgence in a sumptuous lifestyle can just never stop here.





# UNCOMPROMISED DISTINCTION



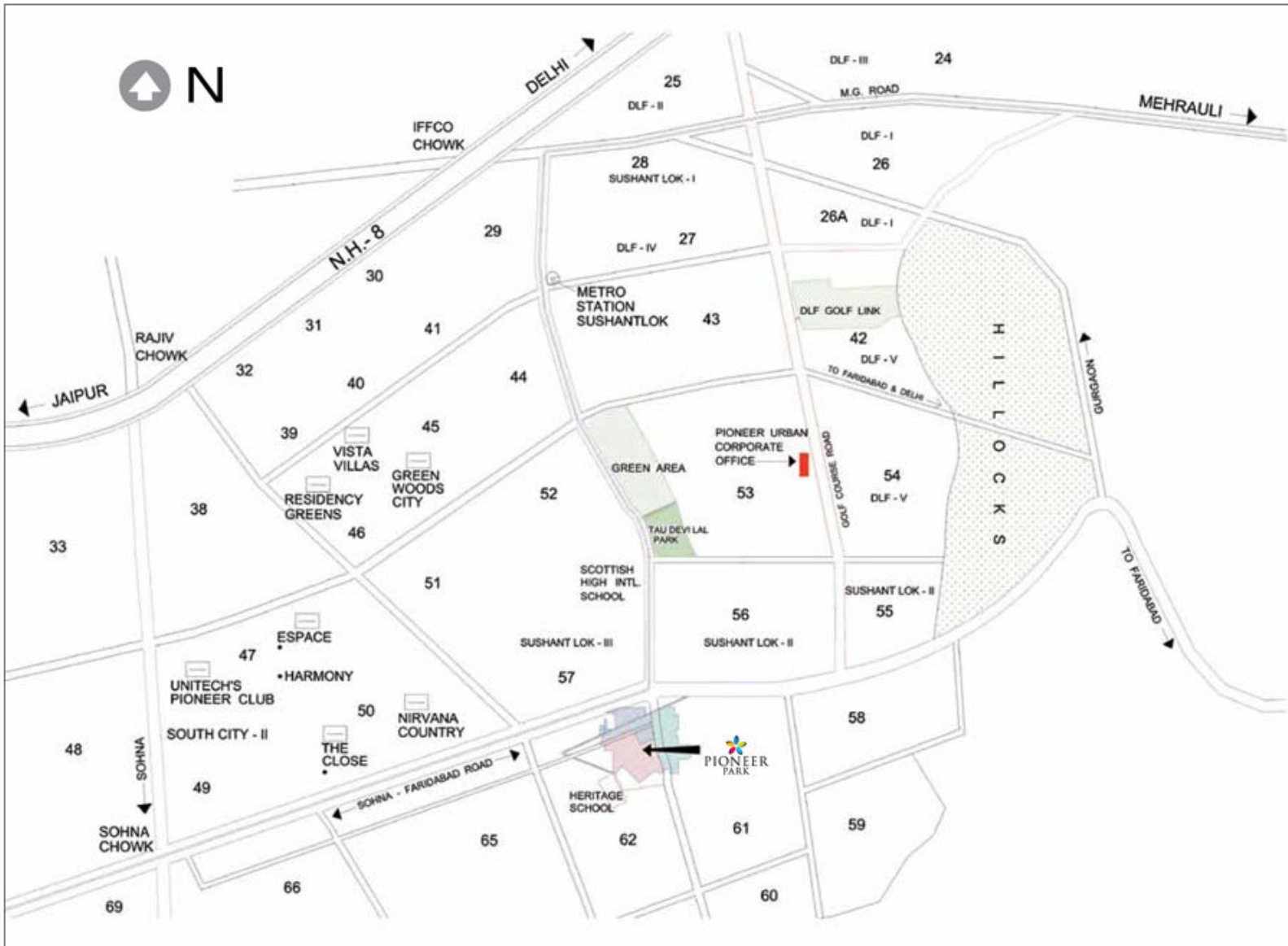








# LOCATION



# MASTERPLAN

- 1 Urban Square
- 2 Retail Plaza and Gardens
- 3 Sector Road Streetscape
- 4 Primary School
- 5 Hi Street
- 6 Office Tower
- 7 Residential Towers
- 8 Pedestrian Bridge
- 9 Club House
- 10 Parkdrive
- 11 Midrise Towers
- 12 Greens





# SITEPLAN



3BHK  
TOWER A,B,C



AREA 3498 sqft



SPECIAL UNIT 3BHK + TERRACE  
TOWER A,B,C



AREA 3858 sqft

4BHK  
TOWER A,B,C



AREA 4279 sqft



4BHK + FAMILY  
TOWER A,B,C



AREA 4690 sqft

SPECIAL UNIT 4BHK + FAMILY + TERRACE  
TOWER A,B,C



AREA 4983 sqft

5BHK + FAMILY  
TOWER A,B,C



AREA 5514 sqft



DESIGN MEETS  
OPULENCE  
GRAND DUPLEX RESIDENCES

TOWNHOUSE LOWER  
4BHK + FAMILY + TERRACE  
TOWER A,B,C



AREA 7004 sqft



TOWNHOUSE UPPER  
 4BHK + FAMILY + TERRACE  
 TOWER A,B,C



AREA 7004 sqft

PENTHOUSE LOWER  
5BHK + FAMILY + POOL & SUNDECK  
TOWER A,B,C



AREA 9625 sqft

PENTHOUSE UPPER  
5BHK + FAMILY + POOL & SUNDECK  
TOWER A,B,C



AREA 9625 sqft

4BHK  
TOWER D



AREA 4613 sqft

4BHK  
TOWER D



AREA 4739 sqft

4BHK + FAMILY  
TOWER D



AREA 4902 sqft



# SPECIAL UNIT 4BHK + FAMILY + TERRACE TOWER D



AREA 5310 sqft

5BHK + FAMILY  
TOWER D



AREA 5761 sqft





# EXTRAORDINARY LIVING

GRAND DUPLEX RESIDENCES

TOWNHOUSE LOWER  
 4BHK + FAMILY + TERRACE  
 TOWER D



AREA 7673 sqft

TOWNHOUSE UPPER  
 4BHK + FAMILY + TERRACE  
 TOWER D



AREA 7673 sqft

PENTHOUSE LOWER  
5BHK + FAMILY + POOL + SUNDECK  
TOWER D



AREA 10019 sqft

PENTHOUSE UPPER  
5BHK + FAMILY + POOL + SUNDECK  
TOWER D



AREA 10019 sqft



# SPECIFICATIONS

## LOCATION

Walls  
Floor  
Doors and windows

## LOCATION

Walls  
Floor  
Doors and windows

## LOCATION

Walls  
Floor  
Doors and windows

## Location

Walls  
Floor  
Doors and windows  
Others

## LOCATION

Walls  
Floor  
Doors and windows  
Others

## OTHERS

1. High end imported wardrobes
2. VRV air conditioning
3. Comprehensive Home Automation
4. 3 tier security system

## LIVING ROOM

Stone cladding/ Feature wall  
Italian/ European marble  
Timber veneered and Aluminum

## MASTER BEDROOM

Imported textured paint  
Premium imported wood  
Timber veneered and Aluminum

## OTHER BEDROOM

Imported textured paint  
Italian/ European marble  
Timber veneered and Aluminum

## MASTER BATH

Imported tiles  
Imported tiles/ Marble  
Timber veneered and Aluminum  
Steam/ Jacuzzi  
Shower cubicle  
Premium imported CP fittings  
Premium imported sanitary ware

## OTHER BATHROOMS

Imported tiles  
Imported tiles/ marble  
Timber veneered and Aluminum  
Shower cubicle  
Premium imported CP fittings  
Premium imported sanitary ware

## CLUB FACILITIES

- Gymnasium and Spa
- Indoor Squash courts
- Indoor lounge for reading and relaxation
- Swimming and Splash pools with changing rooms
- Outdoor Kids play area with swings, slides and sandpits
- Table Tennis, Snooker, Dance and Yoga room
- Multimedia entertainment rooms
- Indoor Kids play area
- Community space for senior citizens
- Basket Ball/ Badminton courts
- Restaurant/ Bar
- Dedicated Lounge

## LOCATION

Walls  
Floor  
Doors and windows  
Others

## LOCATION

Walls  
  
Floor  
Doors and windows  
Others

## LOCATION

Walls  
Floor  
Doors and windows  
Railings

## LOCATION

Walls  
Floor

## POWDER ROOM

Imported tiles  
Imported tiles/marble  
Timber veneered and Aluminum  
Premium imported CP fittings  
Premium imported sanitary ware

## KITCHEN

Combination of lacquered glass and imported tiles  
Imported tiles  
Timber veneered and Aluminum  
High end European modular kitchen

## BALCONIES

Textured paint  
Imported tiles  
Aluminum  
Stainless steel with toughened glass

## LIFT LOBBY

Imported stone cladding  
Italian/ European marble

*All plans, specifications and amenities are subject to change without any prior notice in the best interest of the development.*



# ARAYA TOWER A,B,C

## PRICES

Sale Price including EDC & IDC	As Applicable
Preferential Location Charges (PLC)	As Applicable
Car Parking Charges	Rs.3 Lac per bay (Covered)

S. NO	LINKED STAGES	PAYMENT
1.	On Booking	10 % of Sale Price
2.	Within 60 days of Allotment	10 % of Sale Price
3.	On start of Excavation	7.5 % of Sale Price
4.	On Completion of 3rd basement roof slab	7.5 % of Sale Price
5.	On Completion of Ground floor roof slab	5 % of Sale Price + 50% of Car Parking
6.	On Completion of 4th floor roof slab	5 % of Sale Price + 50% of Car Parking
7.	On Completion of 8th floor roof slab	5 % of Sale Price
8.	On Completion of 12th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
9.	On Completion of 15th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
10.	On Completion of 18th floor roof slab	5 % of Sale Price
11.	On Completion of 21st floor roof slab	5 % of Sale Price
12.	On Completion of 24th floor roof slab	5 % of Sale Price
13.	On Completion of 27th floor roof slab	5 % of Sale Price
14.	On Completion of 30th floor roof slab	5 % of Sale Price
15.	On Completion of final floor roof slab	5 % of Sale Price
16.	On Receipt of occupation certificate	5 % of Sale Price
17.	On intimation for possession	5 % of Sale Price + IBMS(See note 1)+ Stamp Duty

+ Registration Charges (See note 2)

## NOTE

1. Interest Bearing Maintenance Security (IBMS) Rs.100/- per sq. ft.
2. Stamp Duty / Registration Charges shall be payable along with the last installment based on prevailing rates.
3. Club Membership Rs.75000/-
4. PLC as applicable
5. 3 Car Parks for all units are mandatory.
6. Price subject to revision at the sole discretion of the company



# ARAYA TOWER D

## PRICES

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Preferential Location Charges (PLC)	As Applicable
Car Parking Charges	Rs.3 Lac per bay (Covered)

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6.	On Completion of 3rd floor roof slab	5 % of Sale Price + 50% of Car Parking
7.	On Completion of 6th floor roof slab	5 % of Sale Price
8.	On Completion of 9th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
9.	On Completion of 12th floor roof slab	5 % of Sale Price + 50% of PLC if applicable
10.	On Completion of 15th floor roof slab	5 % of Sale Price
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# REFINED ELEGANCE

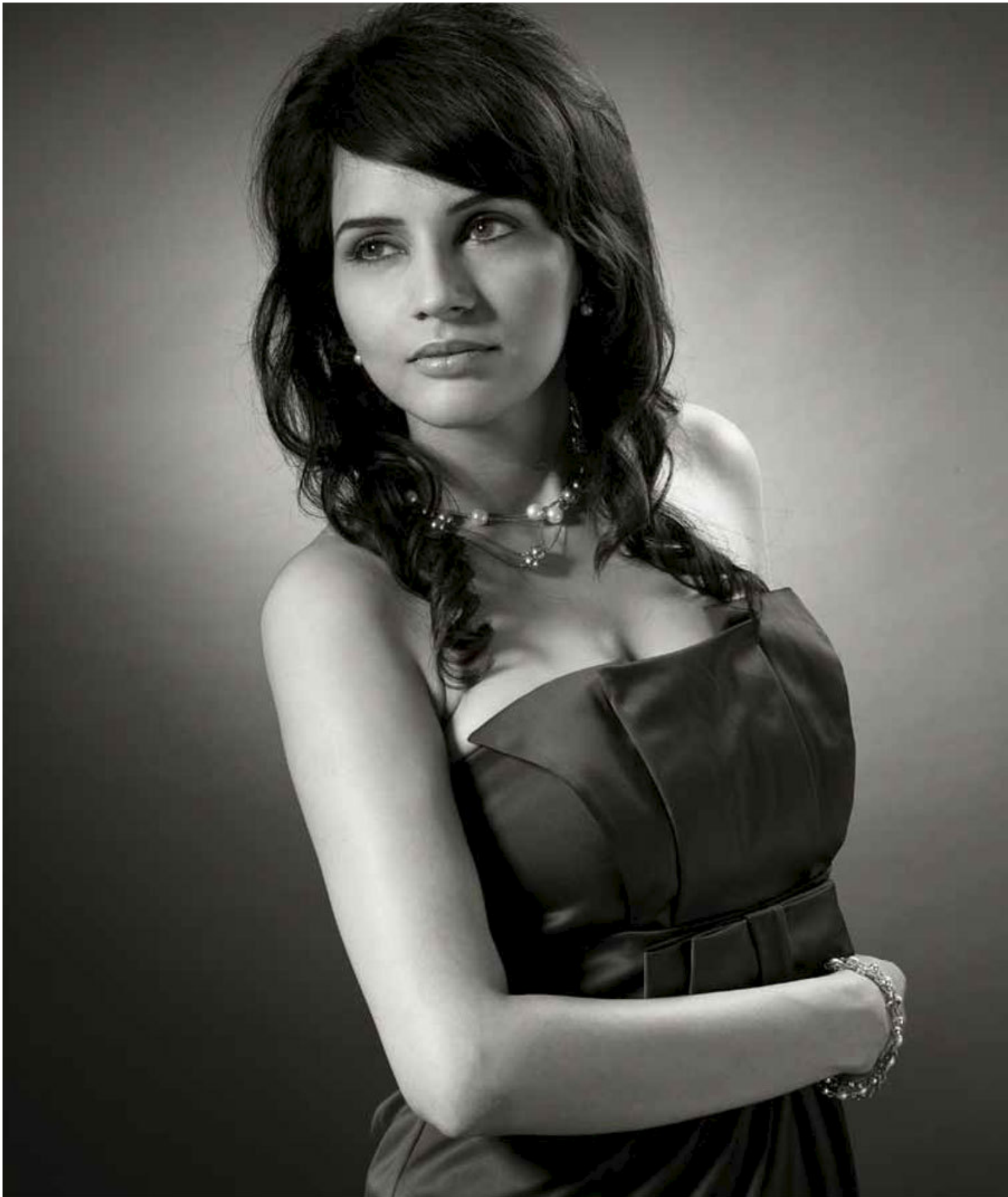
TO GET MORE INFORMATION ABOUT ARAYA

PLEASE VISIT  
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PIONEER URBAN CORPORATE OFFICE  
PARAS DOWNTOWN CENTRE, 5TH AND 7TH FLOOR  
GOLF COURSE ROAD, SECTOR - 53  
GURGAON, INDIA  
T: 0124 4322 300

PLEASE EMAIL US AT [SALES@PIONEERURBAN.IN](mailto:SALES@PIONEERURBAN.IN)

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