

**AMD** CITY

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DHARUHERA



# AMD CITY

DHARUHERA

— *by* —

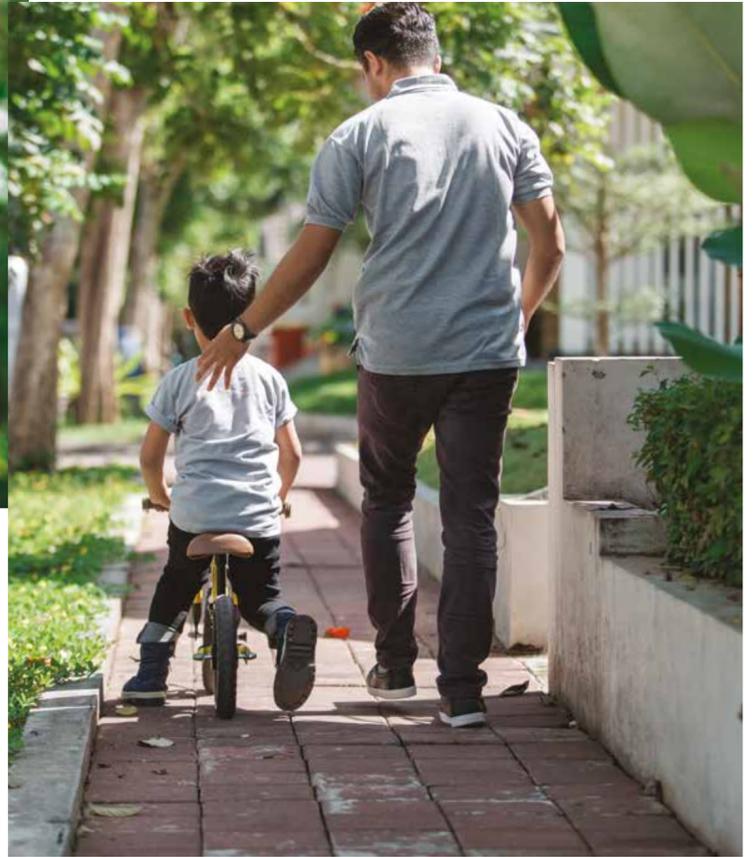
**AMD**  
ESTATES

## AMD Estates Private Limited

Corporate Office:  
604 Veritas Tower, Golf Course Road,  
Sector - 53, Gurgaon, Haryana - 122002

Site Office:  
Sector 23-24, NH 919, Dharuhera,  
District Rewari, Haryana - 123106

HRERA: PKL-RWR-354-2022, Dated: 29.09.2022. [www.haryanarera.gov.in](http://www.haryanarera.gov.in)  
License No.: 39 of 2012 for Residential Plotted Colony.



When it comes to the good things in life, it's natural to expect more.

- More freedom per square foot.
- More security per square foot.
- More inspiration per square foot.
- More greenery per square foot.
- More aesthetics per square foot.
- More value per square foot.
- More happiness per square foot.



## Get more out of life.

It's more than a roof over your head.

It's more than an affordable lifestyle.

It's more than world class facilities.

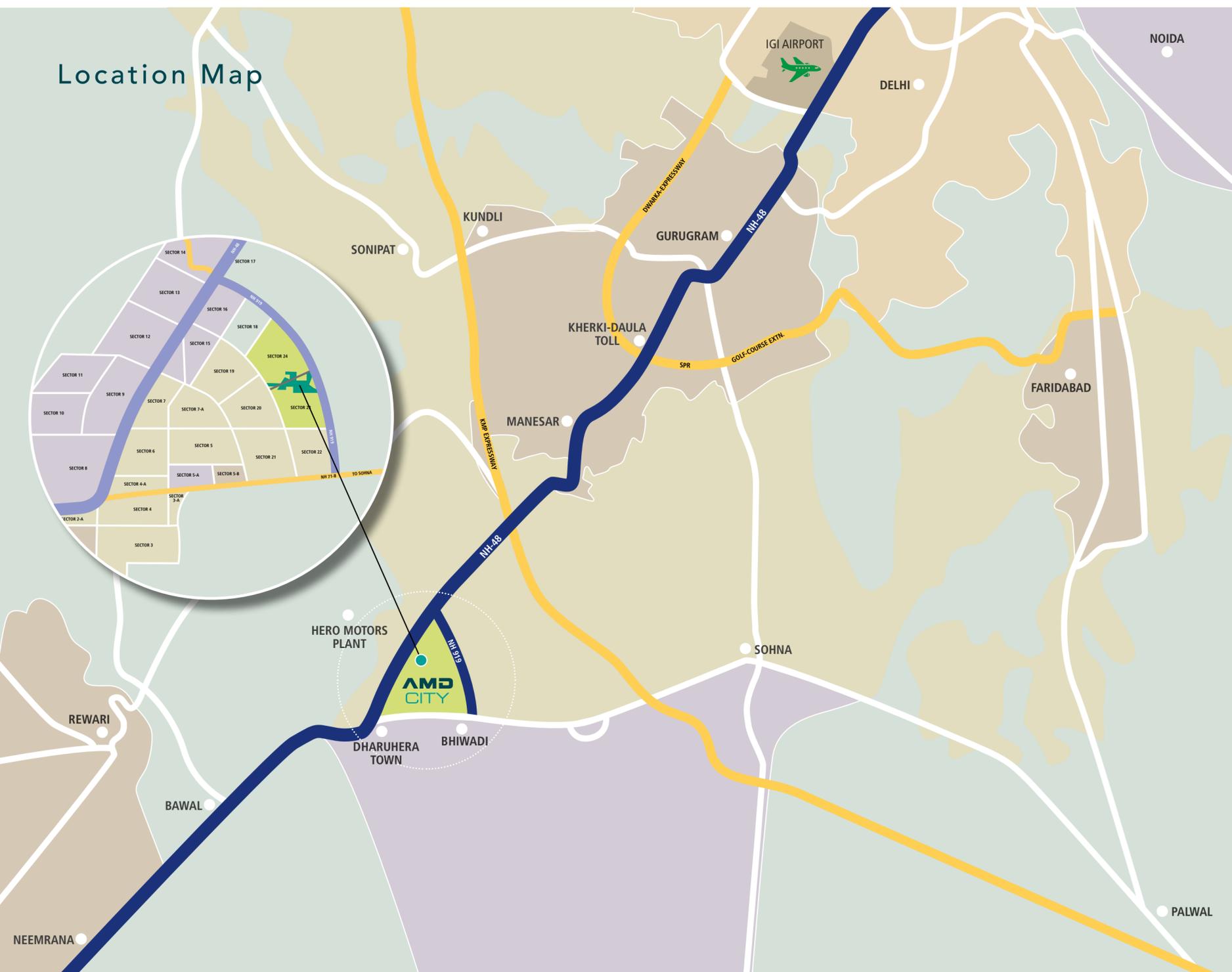
It's more than a secure haven.

It's all these, and more.

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# REDEFINING URBAN LIVING



## The Dharuhera Advantage.

- The project is within half an hour's drive from the most prominent Industrial zone of North India comprising Bhiwadi, Neemrana, Manesar, Baawal. Industrial units like Hero Motors are within a stone's throw away. The area is a hub of the Auto-ancillary Industry.
- The project is a part of approved Dharuhera Development Plan.
- The surrounding area is well known as Manesar-Baawal Investment Region - MBIR
- Fully laid out highway network - Project strategically located 2.6 kms. from NH-48 (Gurugram-Jaipur Highway)
- The road connecting the project to NH-48 (Delhi-Jaipur National Highway) has also been upgraded to NH-919. The four-laning with service roads development work is in progress and is slated to be completed soon.
- Road infrastructure around the project is getting upgraded in a major way. Besides Dwarika Expressway, the upcoming New Delhi-Mumbai Expressway is likely to be commissioned soon. This shall reduce the traffic on the existing Delhi-Jaipur Highway (NH-48) and travel time from the Kherki-Daula Toll to the site to half an hour as per our assessment.
- Kundli-Manesar-Palwal Highway is within 15 kms., providing quick access to all of North India.
- Rates are very low in Dharuhera compared to plot rates in Rewari, Manesar, New Gurugram, Sonipat. There is huge potential of appreciation.

## Site Location Map



## Located ideally in Dharuhera with great connectivity.

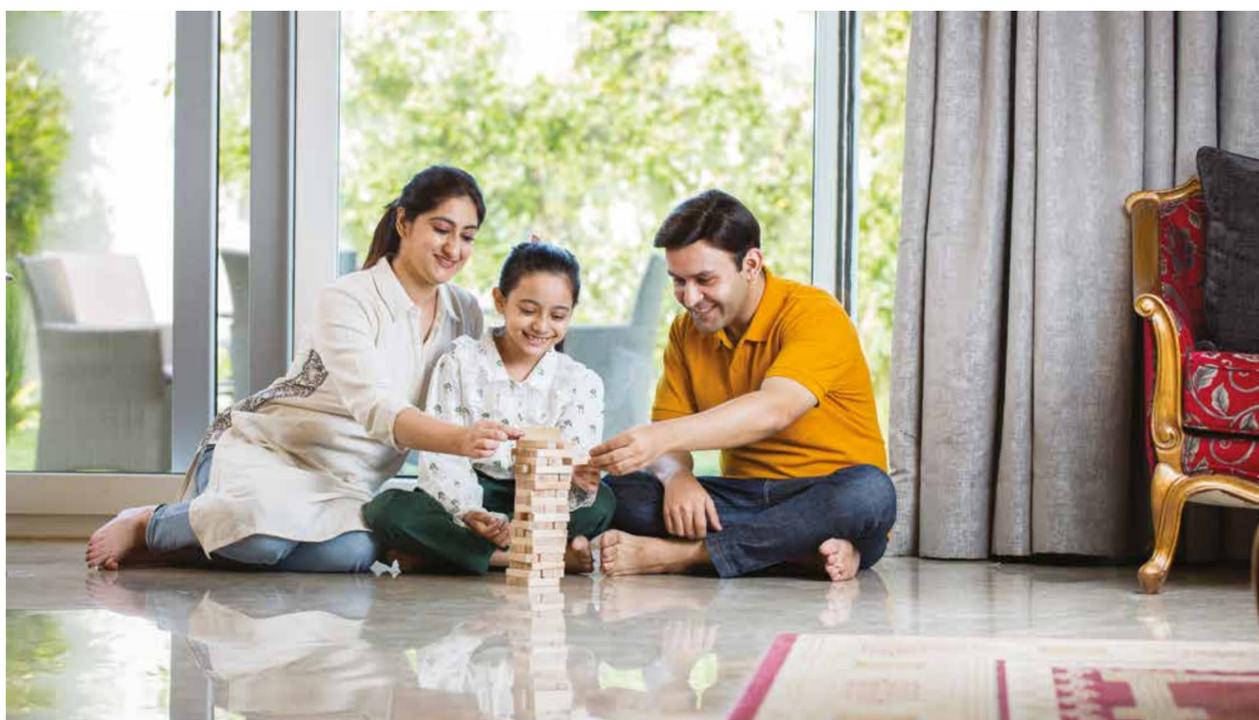
AMD City - Dharuhera is just 3 minutes from the National Highway 48 and 45 minutes from the Delhi International Airport. The area of the plots range from 153 - 800 sq.mtrs. (182-956 sq.yds.) The project is strategically located in the Growth Corridor of Greater Gurugram area and offers easy access to key destinations in Gurugram and NCR.

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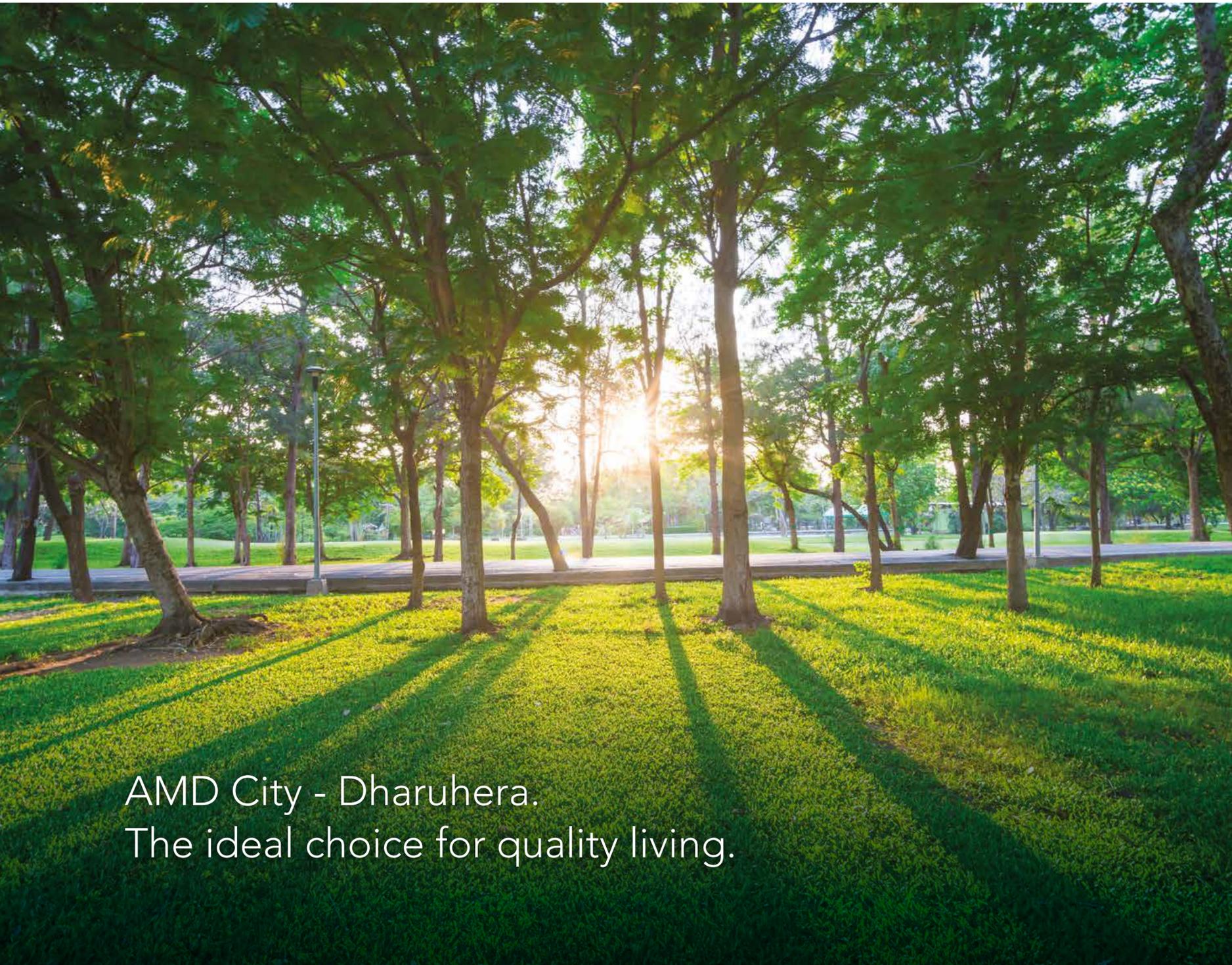
Designed as a premium development offering a modern lifestyle, this secure residential haven is a self-sustaining community for a way of life that is contemporary yet affordable.



DETAILS OF PLOTS			
TYPE	Sizes (M)	Area (Sq.Mtr.)	Area (Sq.Yds.)
A	36.27 x 22.04	799.39	956
B	43.16 x 15.51	669.47	800
C	30.00 x 19.50	585.00	700
D	36.28 x 13.81	500.96	600
E	31.17 x 14.00	436.38	522
F	30.12 x 13.80	415.66	500
G	31.16 x 12.07	376.12	450
H	24.00 x 13.40	321.6	385
J	24.08 x 12.12	291.85	350
K	24.34 x 10.28	250.22	300
L	21.34 x 9.80	209.13	250
M	20.37 x 8.21	167.22	200
N	19.12 x 8.00	152.96	182
EW	5.00 x 10.00	50.00	60

Actual approved plans can be seen at the site office. Map not to scale. Artistic Impression.





# AMD City - Dharuhera.

## The ideal choice for quality living.



MOST APPROVALS  
IN PLACE

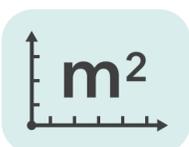


READY FOR  
POSSESSION



**WIDE**

WIDE INTERNAL ROADS -  
60% WORK COMPLETED



PLOT SIZES TO SUIT  
YOUR REQUIREMENT



MORE PARKING  
SPACE PER PLOT



PET & DOMESTIC HELP  
FRIENDLY COMMUNITY

- Many approvals like layout plan, zoning-cum-demarcation plan, services plan already received from DGT&CP, Haryana.
- A lot of the infrastructure work in Sector 23 like laying of potable water pipeline, sewerage pipeline, storm-water pipelines, rain water harvesting pits, street lighting including poles and wiring, landscaped greens, road network already executed.
- Immediate possession to start the construction can be taken in some pockets in Sector-23, as handover time has been drastically reduced because of the near completion of infrastructure work.
- Enjoy wide vistas of the Aravalis – walk on to the hillocks facing the development.
- Availability of large sized plots makes it an ideal place for work and play in Covid like situations. Live in bungalows with large open spaces unlike the tall apartment buildings of Gurugram.
- Attractive plot prices as compared to neighbourhoods like Manesar, Rewari, New Gurugram.
- Enjoy the benefits of a low density master-planned community with well planned amenities and minimal internal traffic and almost nil noise pollution.
- Wide internal roads lined with fully mature trees and adequate street lighting.
- Park your cars inside your plot and outside in your own personal parking spaces.
- Gated community with 24x7 security
- Secure open spaces for children to play.
- Walk on the nicely laid out pavements and landscaped parks. You can literally walk out of your bedrooms to your grass patch and personal trees.
- Adequate spaces for your pets and domestic help.



MASTER-PLANNED LOW  
DENSITY DEVELOPMENT



DIRECT ACCESS FROM  
75M WIDE ROAD



**2.6 km**

JUST 2.6 KMS  
FROM NH-48



LANDSCAPED GREENS  
& DEVELOPMENT



SECURE  
COMMUNITY



INHOUSE PROPERTY  
MANAGEMENT TEAM



Step on your own patch of grass.  
Spend a lazy afternoon in your backyard.  
Create spaces that set you free.  
Relive the bungalow life.

Over 50 acres of what is now vast space will soon become spaces where children will run and play, fathers and mothers will build their home, and families will find love, peace, friendship, fun and security.

We call this piece of land AMD City - Dharuhera. In the coming months, some very select people like you will call it home.

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## Set within 50 acres of landscaped greens, AMD City - Dharuhera by AMD Estates. An investment in peace and happiness.

With considerable thought to leisure and recreation, AMD City - Dharuhera is designed to be an integrated community. In your neighbourhood, you'll always find a friendly face to interact with. It is the perfect place to entertain and socialise with friends. There's a sense of being and belonging, peace and tranquillity, the reassurance of a secure environment. This is your home.

Plot sizes have been planned around open landscaped spaces allowing utmost privacy yet provide unrestricted views of the open greens.

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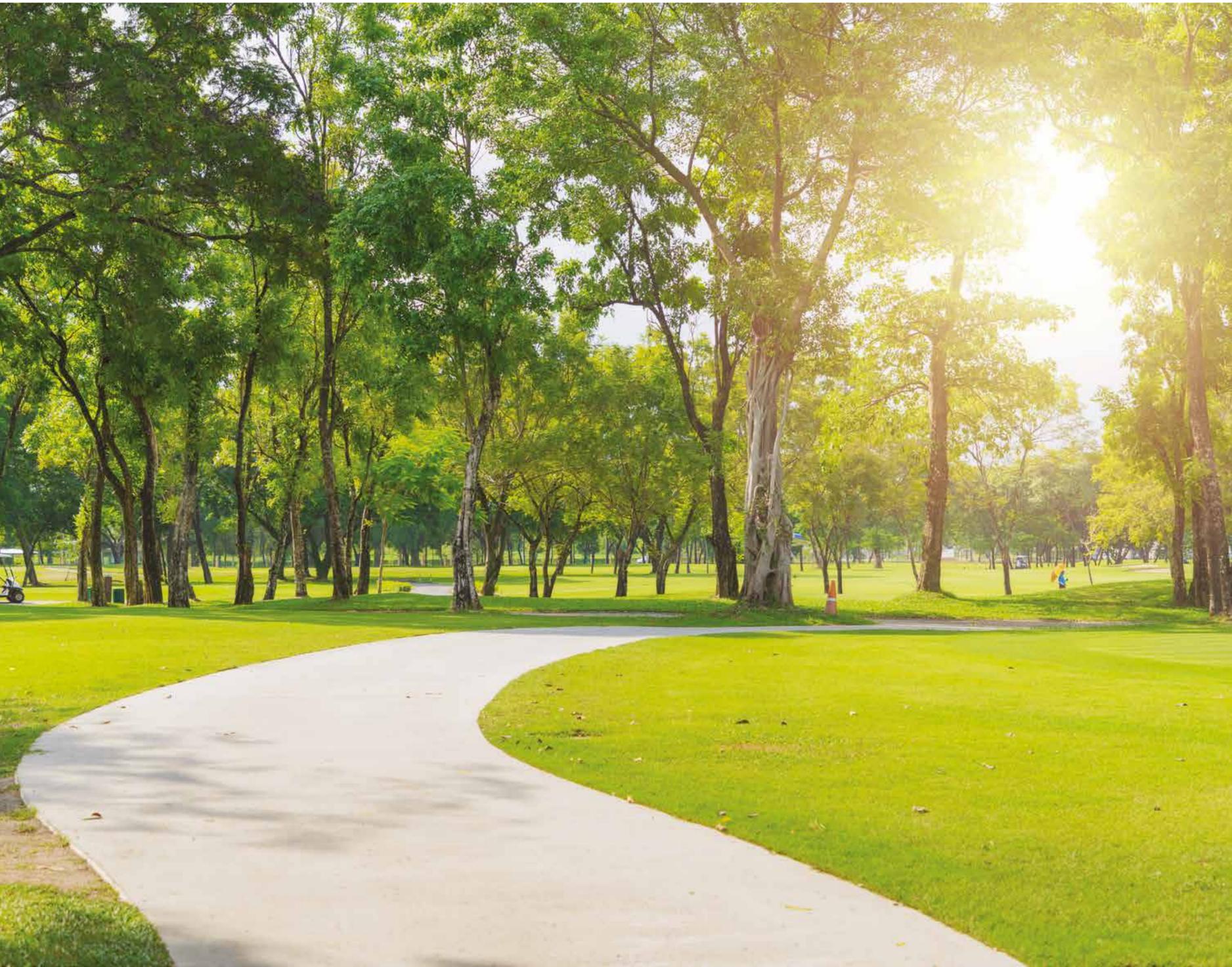
## A range of plot sizes to suit you.

153 to 800 sq.mtrs. (182 to 956 sq.yds.)

The development is inspired by modern architectural cues and features the highest design standards and quality amenities at attractive price points. Experience a feeling of high quality living and enjoy the freedom that comes with designing and building your own home for you to grow and flourish in, in a gated community.

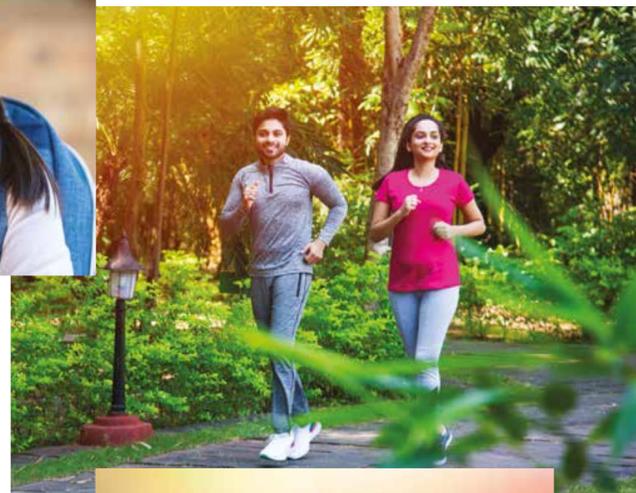
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## Rich in amenities for the community

- Landscaped Parks • Convenience Shopping • Jogging Track
- Sports Facilities • Power Back-up • Clinics • ATM • Beauty Parlour
- Water Harvesting • Primary & Nursery Schools • Nursing Home



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With a choice of plots,  
AMD City - Dharuhera offers  
a complete way of life, with lush parks,  
walkways and everything else  
that defines an upscale neighbourhood.

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# The AMD Estates Story

We aim at exceeding expectations and delivering quality projects. Unrivalled construction quality coupled with service excellence and timely completion is the Company philosophy and will help the Group emerge as a prominent developer and earn the trust of its clients. We are trusted for our commitment to projects and ethical practices. AMD Estates believes delivering on its promises in time, to the complete satisfaction of customers. AMD Estates stands for integrity and our commitment to every project and its stakeholders, with no place for compromise.



## The four pillars of AMD Estates

### **Quality**

Projects defined by quality with timely construction, backed by excellence in service, is the Company philosophy. It will not only help the Group emerge as a developer of repute but also earn the trust of its associates and clients.

### **Agility**

We address customer needs and feedback promptly. Customer satisfaction is of paramount importance to us. The Company believes in developing self owned projects that are built towards redefining benchmarks and customer expectations.

### **Integrity**

We are trusted for our commitment to all projects and ethical practices. AMD Estates believes in timely delivery of its promises to the customer. AMD Estates stands for integrity and our commitment to every project and its stakeholders, with no place for compromise.

### **Trust**

We inspire trust and credibility through utmost transparency. Customer interests will always be paramount and the Company stands for trust that is backed by an exceptional team of forward thinkers who are equally passionate about the Group's commitment to its customers and partners.





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For sales enquiry, call: **92056-00690, 92056-00691**

**[www.amdestates.in](http://www.amdestates.in)**

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License No.: 39 of 2012 for Residential Plotted Colony.

\*This is only a conceptual presentation of project & not a legal offering. The developer reserves the right to alter & make changes in the layout and other details as may be deemed fit. All images are indicative and are subject to change as decided by the developer or by any competent authority in the best interests of the development. This brochure is published on the basis of information available as on 10th November 2022.