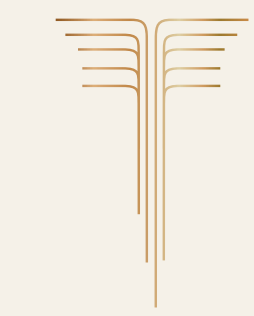




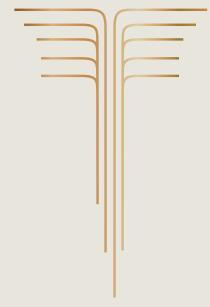
SMART WORLD
THE EDITION
LIMITLESS LIVING FOR THE LIMITED FEW



LUXURY EDITION HOMES CRAFTED TO THE PERFECT 'T'

Presenting the new icon of Gurugram's skyline - Smartworld The Edition.

A best-in-class confluence of modern, contemporary design the development is infused with all the bells and whistles for luxe living. Master-crafted by the top notch design consultants in architecture, concept landscape, club interiors or common resident area, every aspect be it the striking design with undulating curves or the central greens, the address is no less than an architectural wonder.



LIMITLESS LUXURY FOR THE LIMITED FEW

Be greeted by a world brimming with exclusivity the moment you step in. Get ready for an experience that's draped in sophistication and knows exactly how to make your everyday a class apart.





ICONIC DEVELOPMENT WITH 3 TWIN TOWERS KISSING THE SKYLINE

Welcome to a luxury lifestyle just the way you aspired for. Embark on the finest living experience with super luxury, expansive, high rise 3.5 and 4.5 bedroom residences. Dripping opulence in every detail starting with the most impressive entry plaza to gorgeous landscaping, drop offs, double height lobbies to homes with luxe living.





STEP IN AND GET DELIGHTED WITH AWE AND ADMIRATION

Indulgence begins with the luxe details of the lobby, exquisitely designed with a seamless blend of classic and contemporary charm. The soaring high ceiling, sleek marble floors and dazzling chandeliers make it swankier than ever. Relax and unwind as you think of starting a lifestyle that's straight from your dreams.



MASTER CHAMBERS BEFITTING THE MASTER OF THE HOUSE

The master deserves it! Come home to relax in consummate comforts while being stimulated by the awe-inspiring views from the window. With lavish 3.5 & 4.5 Bedroom Big Hearted homes with 2 master suites, rejuvenating days would surely be a daily affair.



SOUL-STIRRING EXPERIENCES.
ENJOY TO THE HILT.



PRIVATE JACUZZI

Artistic Impression



PRIVATE DECK

Artistic Impression

Relax and rejuvenate in your enchanting private jacuzzi deck. Immerse yourself in the crystal-clear water that's sure to pamper your senses like none other. Engross in the soothing tranquillity that awakens your senses, as you enjoy your private moments on the deck - perfect for a moonlight party and more.



A CLUB LIKE NO OTHER

Exotic experiences start the moment you step in when you are greeted by the charm of a grand foyer. From culinary marvels to idyllic dining areas, from the celebration hall to the movie lounge and breathtaking turquoise waters of the rooftop infinity pool, welcome the moments adorned by indulgence and exquisiteness.





ESCAPE, RELAX, AND ENJOY LIKE NO OTHER



ROOFTOP INFINITY POOL

Disclaimer: Use of sports and community facilities shall be subject to payment of charges and other terms and conditions. Not a site photograph. Only an artistic impression.

SQUASH COURT



BUSINESS LOUNGE



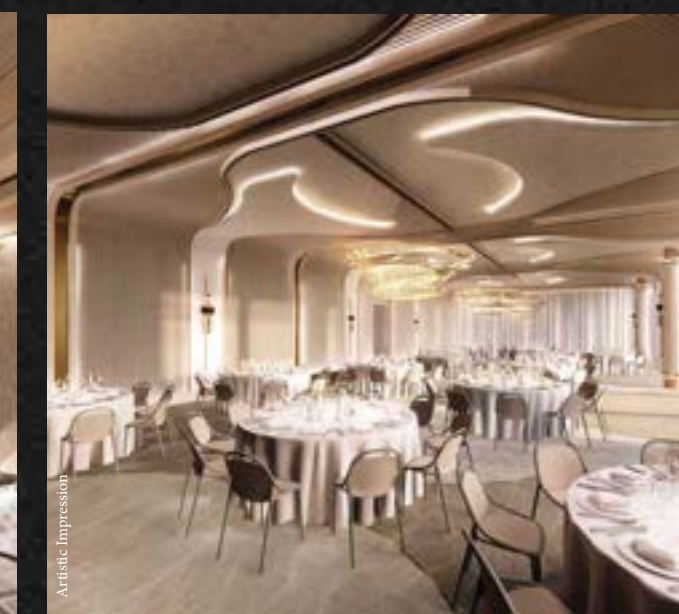
BADMINTON COURT



PRIVATE THEATRE



SPORTS BAR



PARTY HALL



GYMNASIUM

Disclaimer: Use of sports and community facilities shall be subject to payment of charges and other terms and conditions. Not a site photograph. Only an artistic impression.

HERE'S TO MAKING JOY THE DNA OF YOUR LIFESTYLE



TENNIS COURT



BASKETBALL COURT



OUTDOOR GYM



KIDS' PLAY AREA



JOGGING TRACK



BEACH PARK



SKATE PARK



YOGA PODS



THE NEW LUXURY HUB OF THE GOLF COURSE ROAD EXTN.

Embark on a lifestyle at a landmark location that has it all. Hours of retail therapy are just minutes away as a sprawling infrastructure abounds the address. Delve in an array of shopping malls, fine dining restaurants, entertainment centres, and recreational facilities, and make every day unwind to the crest of bliss and beauty.



Disclaimer: Map is for representational purposes only. Actual distances may vary.



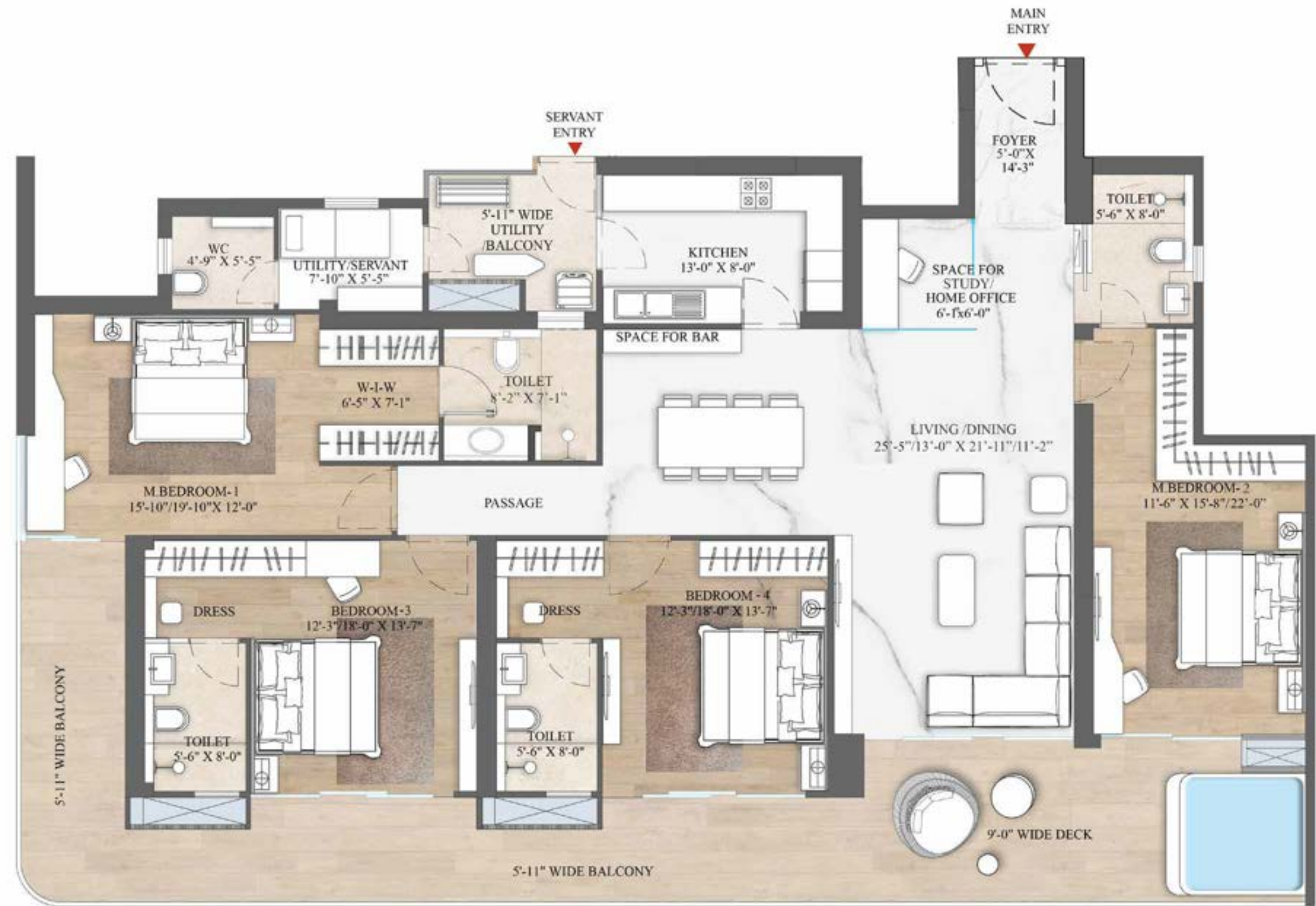
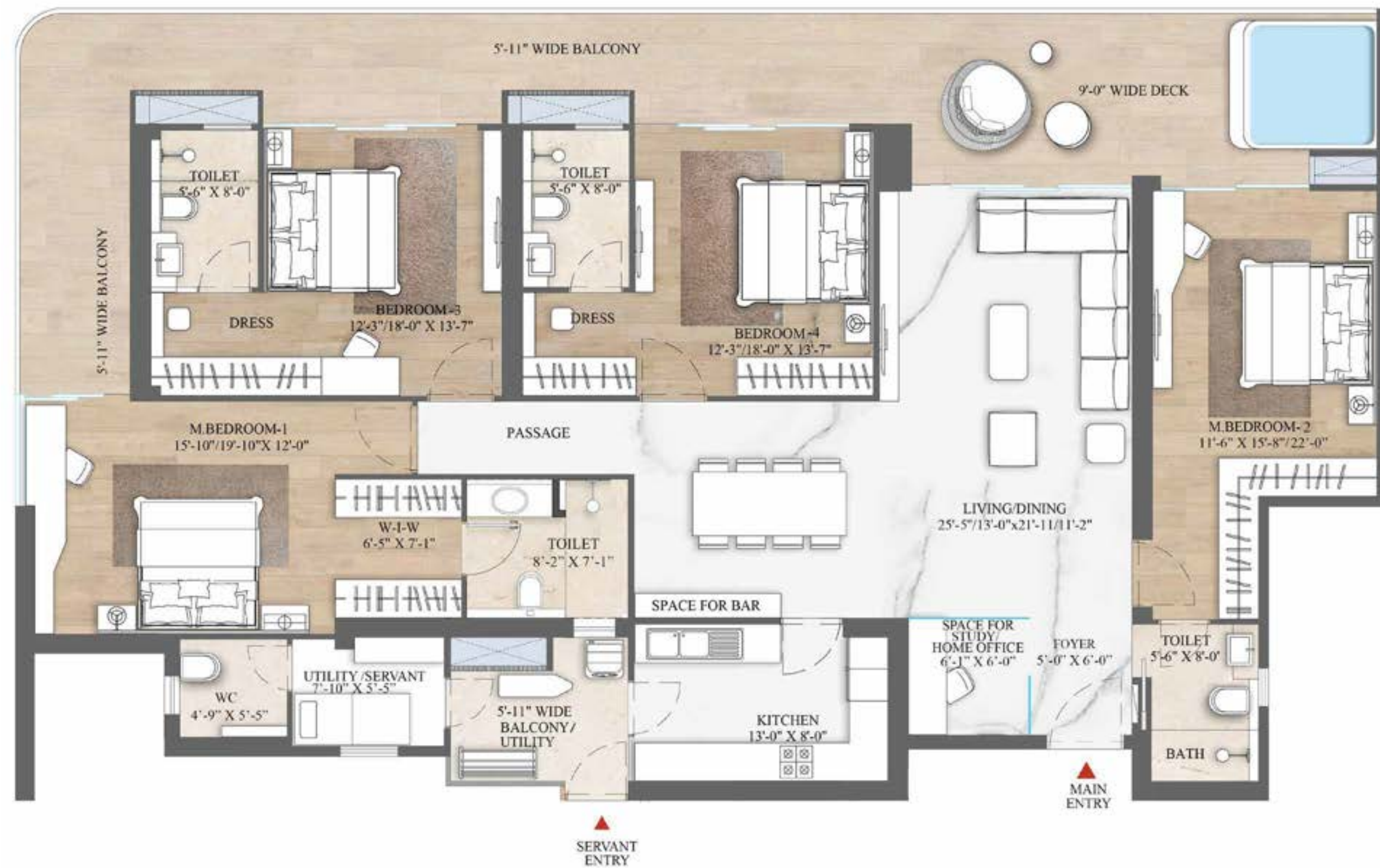
Type A: 3 BHK + STUDY + UTILITY		
Carpet Area	148.49 SQ.M. (1598.44 SQ.FT.)	Towers 1 - 6
Balcony Area	46.18 SQ.M. (497.08 SQ.FT.)	
Saleable Area	273.59 SQ.M. (2945 SQ.FT.)	

Note: This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions, and no warranty is expressly or impliedly given that the completed development of the project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements, and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft furnishings, cupboards, furniture, and gadgets, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above-mentioned sizes are for a typical floor plan, floor sizes may vary. 1 sq mtr = 10.764 sq ft., 1 foot = 0.3048 meter



Type A1: 3 BHK + STUDY + UTILITY		
Carpet Area	152.62 SQ.M. (1642.82 SQ.FT.)	Towers 1 - 6
Balcony Area	46.18 SQ.M. (497.08 SQ.FT.)	
Saleable Area	281.95 SQ.M. (3035 SQ.FT.)	

Note: This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions, and no warranty is expressly or impliedly given that the completed development of the project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements, and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft furnishings, cupboards, furniture, and gadgets, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above-mentioned sizes are for a typical floor plan, floor sizes may vary. 1 sq mtr = 10.764 sq ft., 1 foot = 0.3048 meter



Type B: 4 BHK + STUDY + UTILITY		
Carpet Area	173.07 SQ.M. (1862.98 SQ.FT.)	Towers 1 - 6
Balcony Area	56.51 SQ.M. (608.27 SQ.FT.)	
Saleable Area	325.62 SQ.M. (3505 SQ.FT.)	

Type B1: 4 BHK + STUDY + UTILITY		
Carpet Area	176.89 SQ.M. (1904.12 SQ.FT.)	Towers 1, 4, 5, 6
Balcony Area	56.51 SQ.M. (608.27 SQ.FT.)	
Saleable Area	340.02 SQ.M. (3660 SQ.FT.)	

Note: This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions, and no warranty is expressly or impliedly given that the completed development of the project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements, and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft furnishings, cupboards, furniture, and gadgets, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above-mentioned sizes are for a typical floor plan, floor sizes may vary. 1 sq mtr = 10.764 sq ft., 1 foot = 0.3048 meter

Note: This does not constitute a legal offer. All areas and dimensions are tentative and subject to change till the final completion of the Project as permissible under applicable laws. This brochure contains artistic impressions, and no warranty is expressly or impliedly given that the completed development of the project will comply in any degree with such artist's impression as depicted. All layouts, plans, specifications, dimensions, designs, measurements, and locations are indicative, not to scale and are subject to change as may be decided by the Developer or the competent authority. For further details, please refer the Agreement for Sale. Soft furnishings, cupboards, furniture, and gadgets, etc. are not part of the offering and are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specification/amenities/services to be provided. The above-mentioned sizes are for a typical floor plan, floor sizes may vary. 1 sq mtr = 10.764 sq ft., 1 foot = 0.3048 meter

SITE PLAN



LEGEND

- 1. Main Entrance
- 2. Entry Plaza
- 3. Triple Tier Security Post
- 4. Yoga Pavilion
- 5. Sit-Out Pavilion
- 6. Central Vistas
- 7. Party Lawn
- 8. Celebration Greens
- 9. Play Area
- 10. Skate Park
- 11. Beach Park
- 12. Family Deck
- 13. Barbeque Zone
- 14. Amphitheater
- 15. Open-To-Air Sitting Deck
- 16. Tennis Court
- 17. Basketball Court
- 18. Club Drop-Off Point
- 19. Tower Drop-Off Point
- 20. Underground Parking Ramp
- 21. Surface Parking
- 22. Walking/Jogging Track
- 23. Road - 24m Wide

TOWER PLAN



- Type A : 3 BHK + STUDY + UTILITY
- Type A1 : 3 BHK + STUDY + UTILITY
- Type B : 4 BHK + STUDY + UTILITY
- Type B1 : 4 BHK + STUDY + UTILITY



INTERNATIONAL DESIGN CONSULTANTS

ARCHITECT

STUDIO SYMBIOSIS

INDIA | GERMANY | UK

MASTER PLAN/
CONCEPT LANDSCAPE

REDLANDSCAPE

LANDSCAPE ARCHITECTURAL DESIGN

THAILAND

CLUB INTERIOR/
COMMON AREA

GREYMATTERS

SINGAPORE

SHOW APARTMENT
INTERIORS - THAT'S ITH



THAILAND



Smartworld Developers Private Limited is a new age real estate company envisioned as the future of real estate in India. It is an organization built on the ethos of bringing in refreshing change in the real estate industry with honesty, professionalism and transparency being in the DNA of the company. At Smartworld, every aspect from Scale, Humanizing Technology, Business Digitization to Designs, and Evolved Lifespaces has been given the utmost importance to create a perfect, winning combination.

SOON TO BE DELIVERED

SMART WORLD ORCHARD

Luxury of Low-Rise floor and Lifestyle of a High rise

RC/REP/HARERA/GGM/617/349/2022/92
WWW.HARYANARERA.GOV.IN

📍 SEC 61, GOLF COURSE ROAD EXTENSION, GURUGRAM

SMART WORLD GEMS

Luxury of Low-Rise floor and Lifestyle of a High rise

RC/REP/HARERA/GGM/502/234/2021/70
WWW.HARYANARERA.GOV.IN

📍 SEC 89, NEW GURUGRAM

UNDER CONSTRUCTION

SMART WORLD ORCHARD STREET

The Most Visible High Street On
Golf Course Road Extension

RC/REP/HARERA/GGM/617/349/2022/92
WWW.HARYANARERA.GOV.IN

📍 SEC 61, GOLF COURSE ROAD
EXTENSION, GURUGRAM

SMART WORLD ONE DXP

The First Address on Dwarka Expressway

RC/REP/HARERA/GGM/645/377/2022/120
WWW.HARYANARERA.GOV.IN

📍 SEC 113, SMART CITY, DELHI AIRPORT,
DWARKA EXPRESSWAY

SMART WORLD ONE DXP STREET

A Luxury High Street Retail on Dwarka Expressway

RC/REP/HARERA/GGM/652/384/2022/127
WWW.HARYANARERA.GOV.IN

📍 SEC 113, SMART CITY, DELHI AIRPORT,
DWARKA EXPRESSWAY

ETSY REALCON PRIVATE LIMITED

Regd. Address: 12A Floor, Tower-2, M3M International Financial Center, Sec-66, Gurugram

Project Address: Sector 66, Gurugram

Sales Gallery Address: Smartworld Sales Gallery, Sector 62, Gurugram

CIN: U70109HR2021PT098644

Website: SmartworldDevelopers.com | Email: care@smartworlddevelopers.com

Disclaimer: The images shown herein are artistic impressions/ stock images and are only for representational purposes and are indicative in nature. The final specifications of the project shall be as per the agreement executed between the parties.

The RERA official website is <https://haryanarera.gov.in/>, RERA registered Project: Smartworld The Edition: RC/REP/HARERA/GGM/756/488/2023/100 dated 06.11.2023, License No. 83 of 2023 Dt. 18.04.2023. *Terms & Conditions Apply.