L&T Realty

SECTOR 86, GURUGRAM

LARSEN & TOUBRO

BUILDER OF NATIONS





AN 80 YEAR LEGACY IN THE MAKING

TRUST, LEGACY & ENGINEERING EXCELLENCE







FROM MEGASTRUCTERS TO MICROCHIPS


Construction


Hydrocarbon


Power


Minerals & Metals


Heavy Engineering


Defence


LTIMindtree


Technology Services


Realty


Sufin


Edutech


Valves

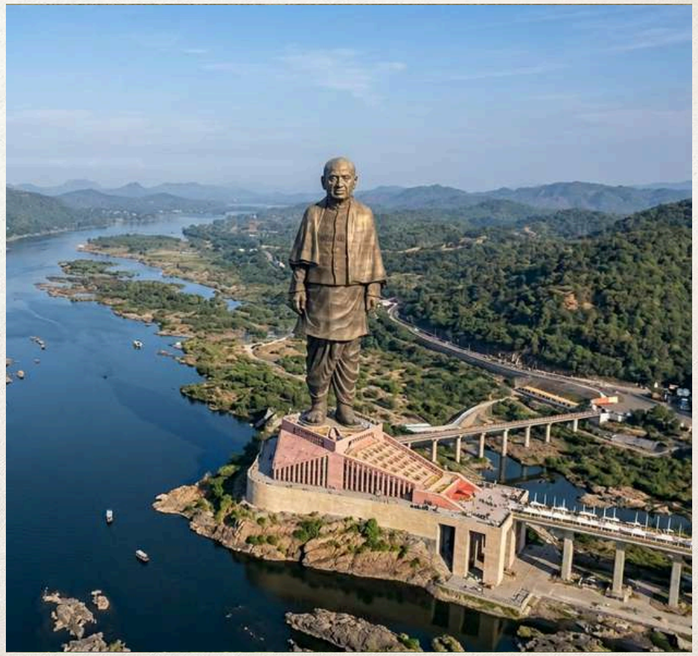

Financial Services


Construction & Mining Machinery

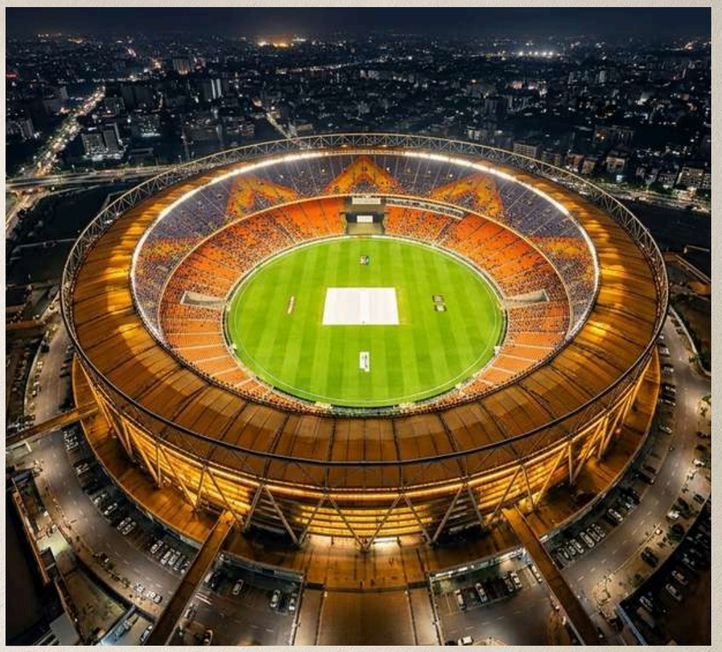

Defence Shipbuilding


GreenTech

FROM THE TALLEST TO THE LARGEST



WORLD’S TALLEST - STATUE OF UNITY



WORLD’S LARGEST - MOTERA STADIUM



WORLD’S LARGEST - EO REACTOR

LARSEN & TOUBRO

FROM THE LONGEST TO THE FASTEST



INDIA’S LONGEST SEA BRIDGE - ATAL SETU



INDIA’S LARGEST OFFSHORE PLATFORM



INDIA’S FASTEST RAIL-CORRIDOR

LARSEN & TOUBRO

BUILDING LEGACIES OF THE NATION



COMMON CENTRAL SECRETARIAT



RAM MANDIR



YASHOBHOOMI

LARSEN & TOUBRO

BUILDING FOUNDATIONS OF THE CAPITAL



IGI AIRPORT TERMINAL - 3



AIIMS REWARI



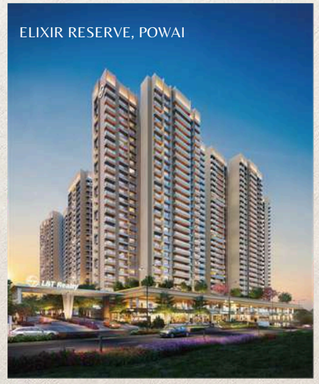
DELHI METRO

L&T Realty

TRANSFORMING LOCATIONS. CREATING LANDMARKS.

65.5 MN SQ.FT.
of Residential Development

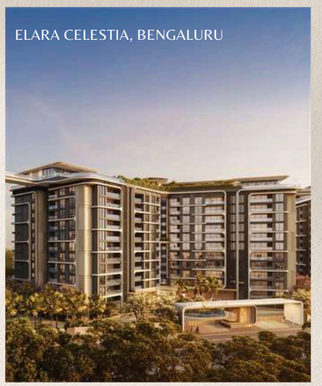


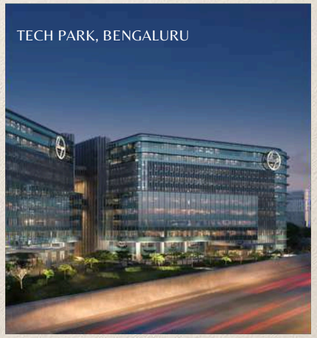






20+
Mixed use & Gated Communities





32.5 MN SQ.FT.
of Commercial & Retail development





16K +
Happy Families



Mumbai | Thane | Navi Mumbai | Noida | Bengaluru | Chennai | Vadodara | Gurgaon | Kolkata | Coimbatore



L&T Realty

The Gateway reimagines the clubhouse at 600 ft. above sea level, bringing together wellness, leisure and community with panoramic views of the Arabian Sea.

AN EXPERIENCE CROWNED IN THE SKY

ARTISTIC IMPRESSION

RENDERCAD.COM

L&T Realty

DESIGN THAT BEGINS WITH A WAY OF LIVING

Vayam brings timeless Art Deco elegance to Mumbai's skyline, blending soaring verticality, geometric detailing and radiant arches in a bold architectural statement.



ARTISTIC IMPRESSION

THE ESTATE LIFESTYLE



Crestoria Estate blends timeless Spanish architecture with cascading terraces, graceful arches and lush landscapes, creating a seamless connection between luxury and nature.

ARTISTIC IMPRESSION

L&T Realty

THE NCR STORY



The Journey Started with Noida in 2025

A STORY OF REMARKABLE SUCCESS

L&T Realty's first residential project in Delhi NCR, Green Reserve at Sector 128, Noida.



500+
Homes sold in 3 days

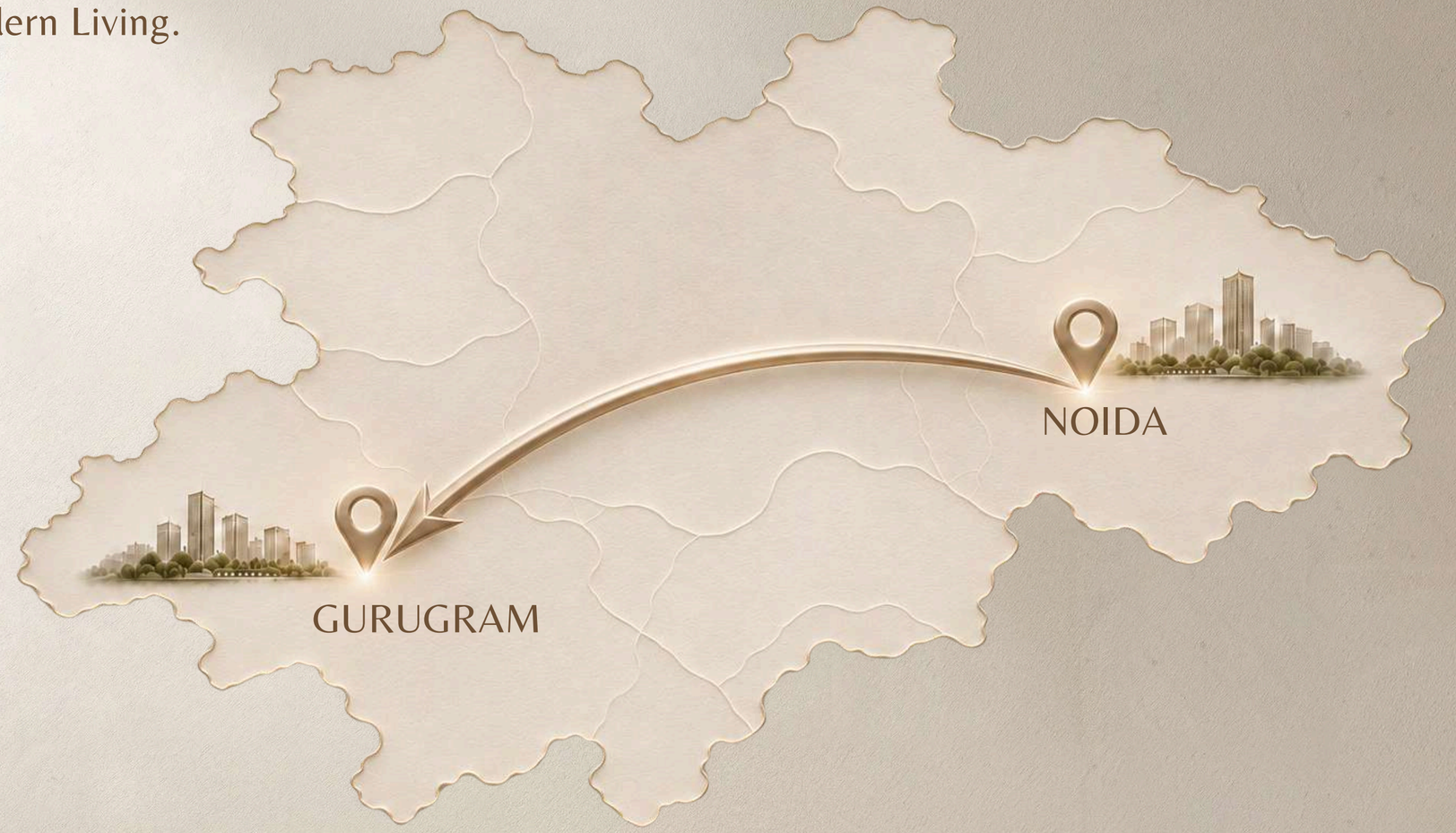
₹4000+ Cr
Clocked in 72 hours

2x
Oversubscribed

35%
Price increase in 10 months

GURUGRAM - A STORY IN THE MAKING

After the succesful debut in Noida, L&T Realty's Decades of Trust and Excellence now arrives in Gurugram, to shape the future of Modern Living.



GURUGRAM - EVERY ERA HAS A DEFINING CHAPTER

From MG Road to Golf Course to todays Modern Era, Gurugram has been shaped by the infrastructure that paved the way.



CHAPTER 1 - MG ROAD

Connectivity, commerce and retail transformed the city's first growth corridor.

CHAPTER 2 - GOLF COURSE ROAD

A thriving corporate ecosystem gave rise to Gurugram's premium business and residential district.

CHAPTER 3 - GOLF COURSE EXT. RD.

New infrastructure opened the way for larger communities and a more lifestyle-led way of living.

CHAPTER 4 - THE MODERN ERA

A new convergence of connectivity, infrastructure and opportunity is shaping Gurugram's next residential chapter.

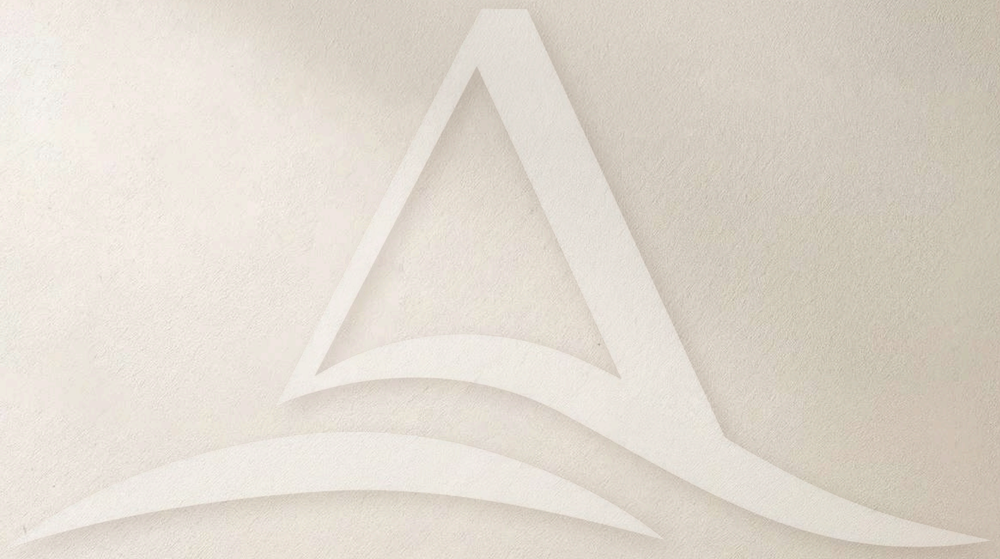
DWARKA EXPRESSWAY - GATEWAY TO THE MODERN ERA

Built by Larsen & Toubro, the Dwarka Expressway became a catalyst for Gurugram's next phase of growth — unlocking connectivity, opportunity and room for the city to rise.



L&T Realty

SECTOR 86, GURUGRAM



WHERE MODERN ERA FINDS ITS DEFINING LANDMARK

YOUR ORBIT OF SEAMLESSNESS

Schools

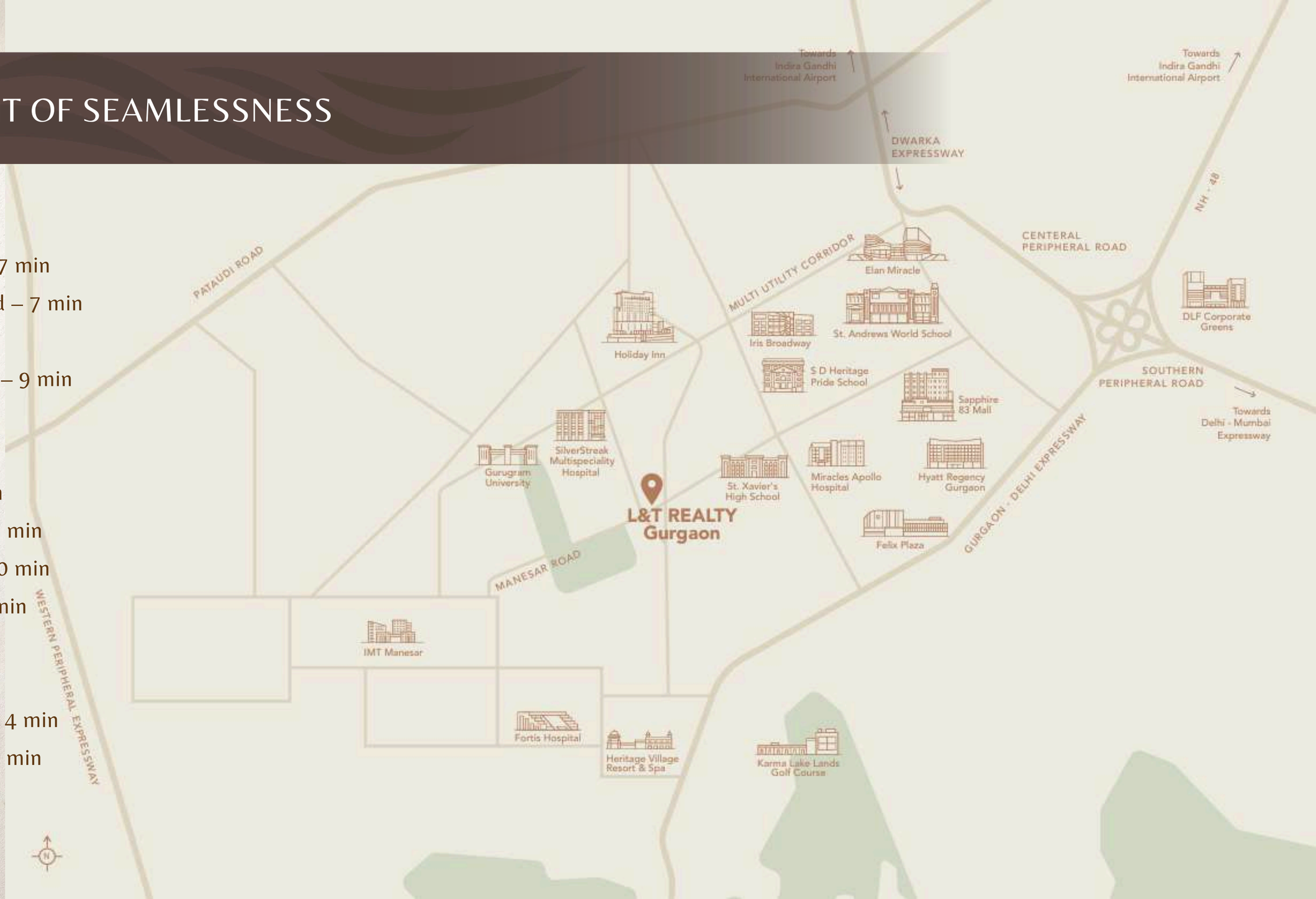
- Heritage Pride – 7 min
- St. Andrew World – 7 min
- DPS – 8 min
- St. Xavier's High – 9 min

Retail

- Sapphire – 5 min
- Iris Broadway – 7 min
- Elan Miracle – 10 min
- SS Omnia – 15 min

Hospitals

- Miracle Apollo – 4 min
- Artemis Lite – 10 min



CONNECTED TO THE FUTURE

UPCOMING METRO LINE - *SEC 56 GOLF COURSE ROAD - PANCHGAON*

UPCOMING NAMO BHARAT RRTS (DELHI - ALWAR)

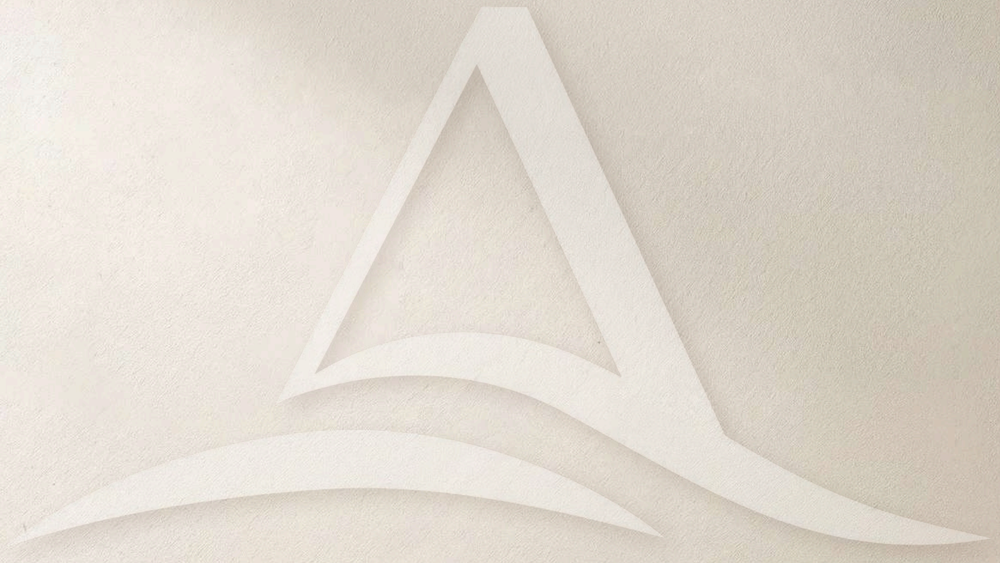
GREEN BELT - 1000 ACRE OPEN SPACES

NEW FLYOVER PROPOSED : SECTOR 85–86 (DADI SATI CHOWK) - MULTI UTILITY CORRIDOR

1000 ACRE GLOBAL CITY

L&T Realty

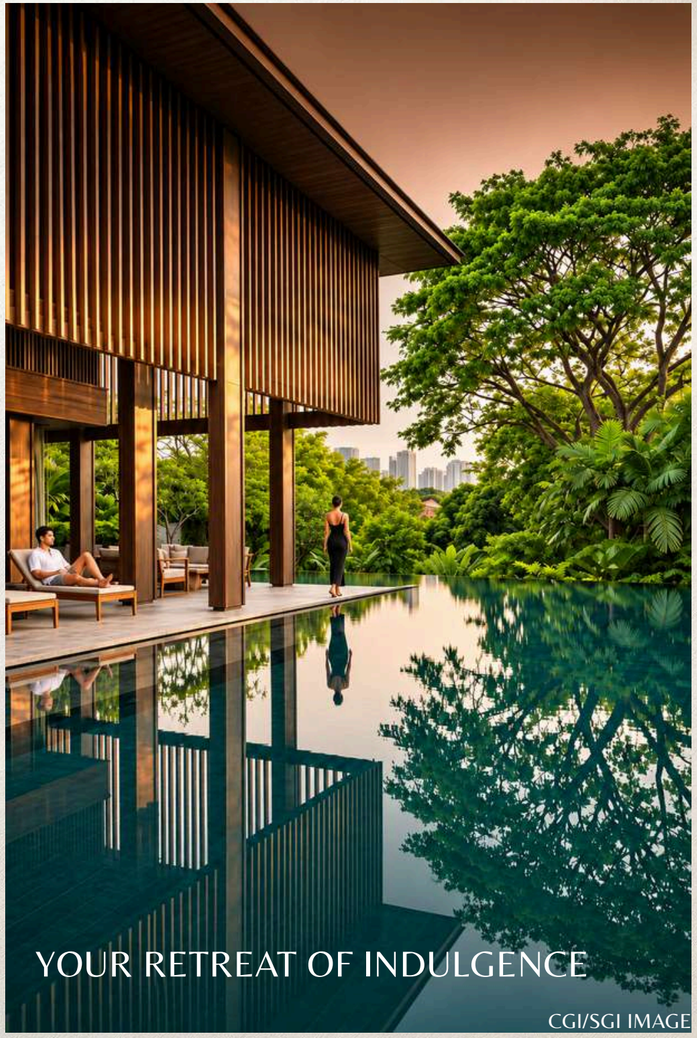
PRESENTING



THE ADDRESS OF EXTRAORDINARY LIVING

L&T Realty

YOUR ADDRESS OF EXTRAORDINARY LIVING







YOUR ADDRESS OF EXTRAORDINARY LIVING





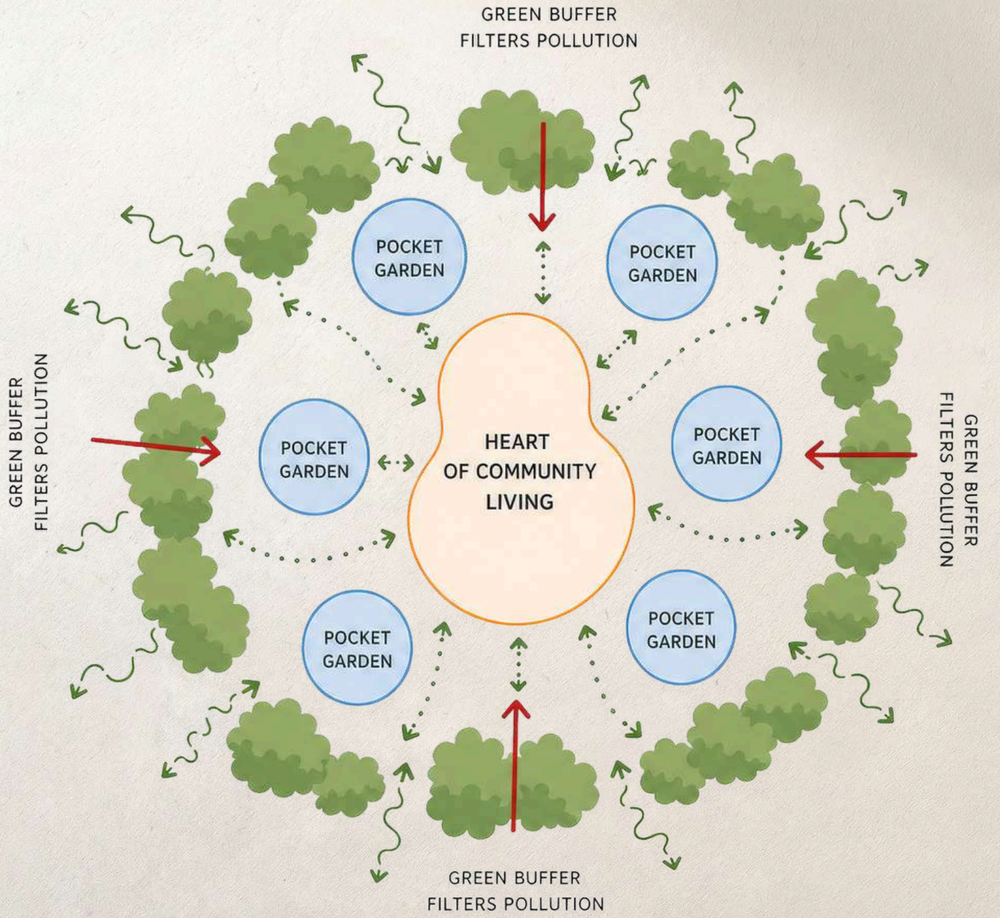


THE MASTER LAYOUT

- 20 Acres Land Parcel
- 9.5 Acres Open Space
- 5.0 Acres Central Green Space
- 3.6 Lakhs Sq Ft. amenity space
- The Central Social Club
- The Arena - Sports Club



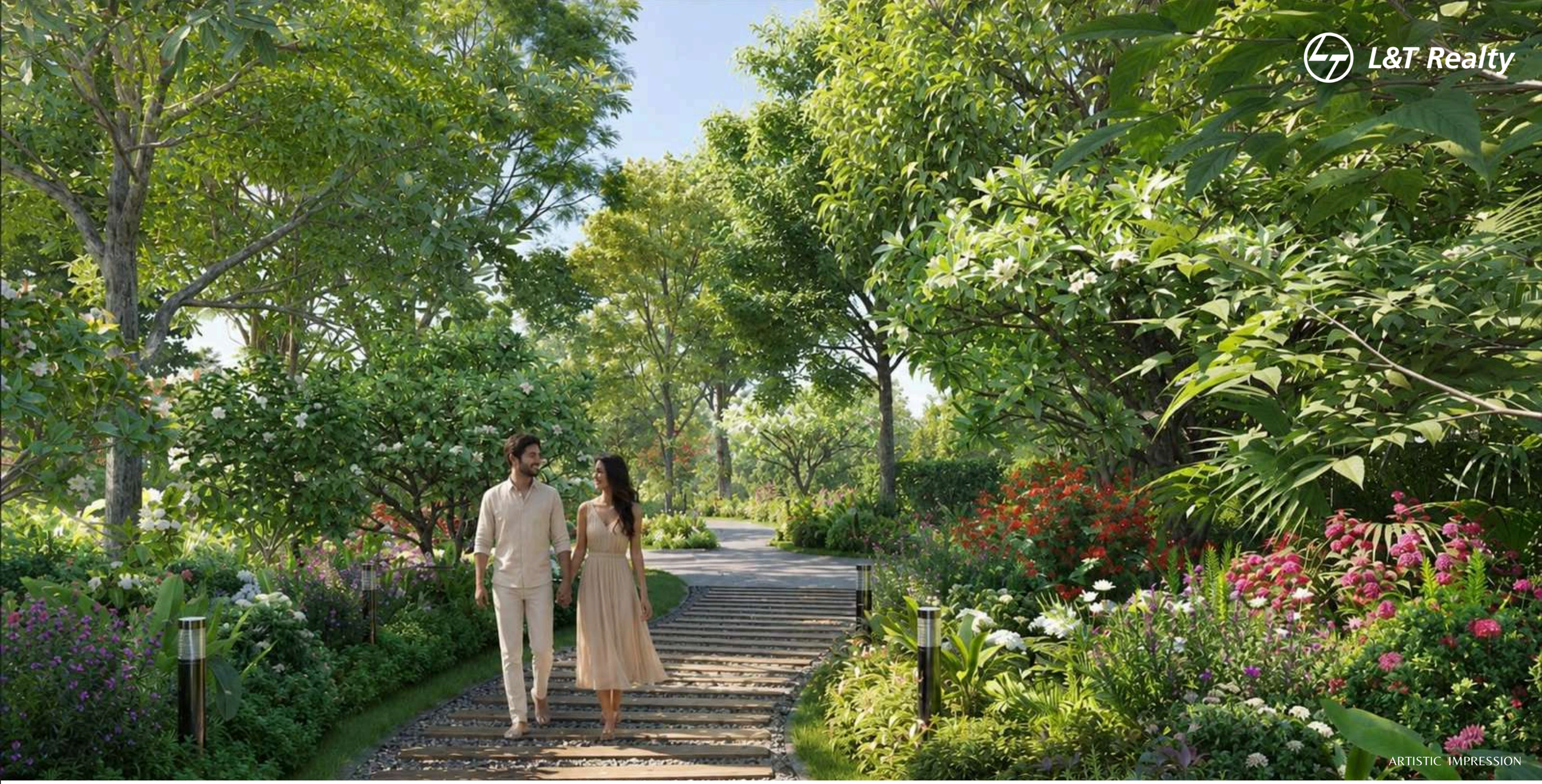
THE LANDSCAPE PHILOSOPHY



The central space that brings people together

Green spaces placed throughout for rest, nature, and connection

A lush, living edge that filters air , reduces heat, and creates a healthier environment.



Wellness Garden | Central Water | Spine Cascading Water Feature | Amphilawn



Swimming Pool | Kid’s Pool with Water Splash | Kid’s Play | Pet Corner | Skating Park



Discovery Garden | Nature Trail | Central Living Canopy | Cascading Water Features



Multi-purpose Court | Pickleball Courts | Tennis Court | Jogging Track | Cricket Net | Climbing Wall | Roller Skating Loop

L&T Realty

THE CLUB

THE CENTRAL CLUB

LEVEL - 0

- Triple Heighted Club Lobby
- Patisserie & Tea Lounge
- Salon
- Temperature Controlled Indoor Swimming Pool
- Business Centre & Co-working Space
- Library
- Banquet Hall

LEVEL- 1

- Private Dinning & Party Lounge
- Restaurant
- Gymnasium
- Yoga & Dance Studio
- Kids Digital Games Lounge
- AV Room
- Indoor Games

LEVEL - 2

- Guest Room with Open Lawn
- Spa & Treatment Room
- Yoga & Meditation Room

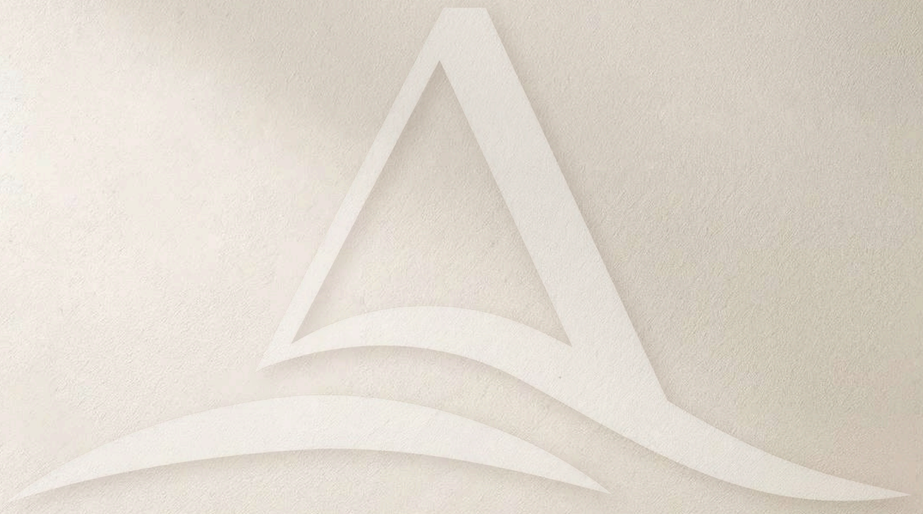



L&T Realty
THE CENTRAL CLUB
ARTISTIC IMPRESSION


L&T Realty
ARTISTIC IMPRESSION
THE CLUB LOBBY


L&T Realty
INDOOR POOL
ARTISTIC IMPRESSION

L&T Realty



THE RESIDENCES

L&T Realty

YOUR CANVAS OF GRANDEUR

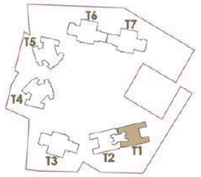


CGI/SGI IMAGE

Palatial 3 & 4 BHK | Lavish Sundecks | 11.4 Ft Floor to Floor Height | Top of the Line Finishes

TYPICAL FLOOR PLAN - Tower 1 (1st - 16th floor)

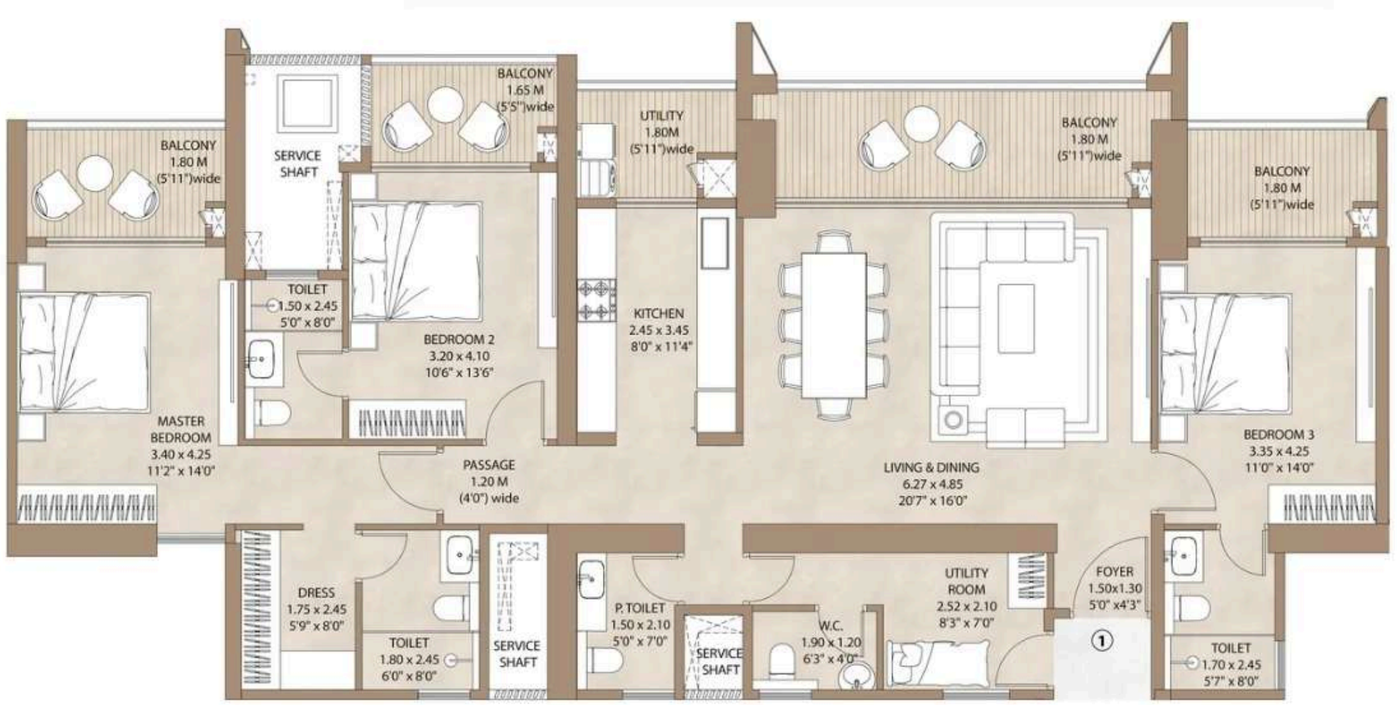




UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3 BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60
2	3 BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
3	3 BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
4	3 BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 1 - 3 BHK Majesta

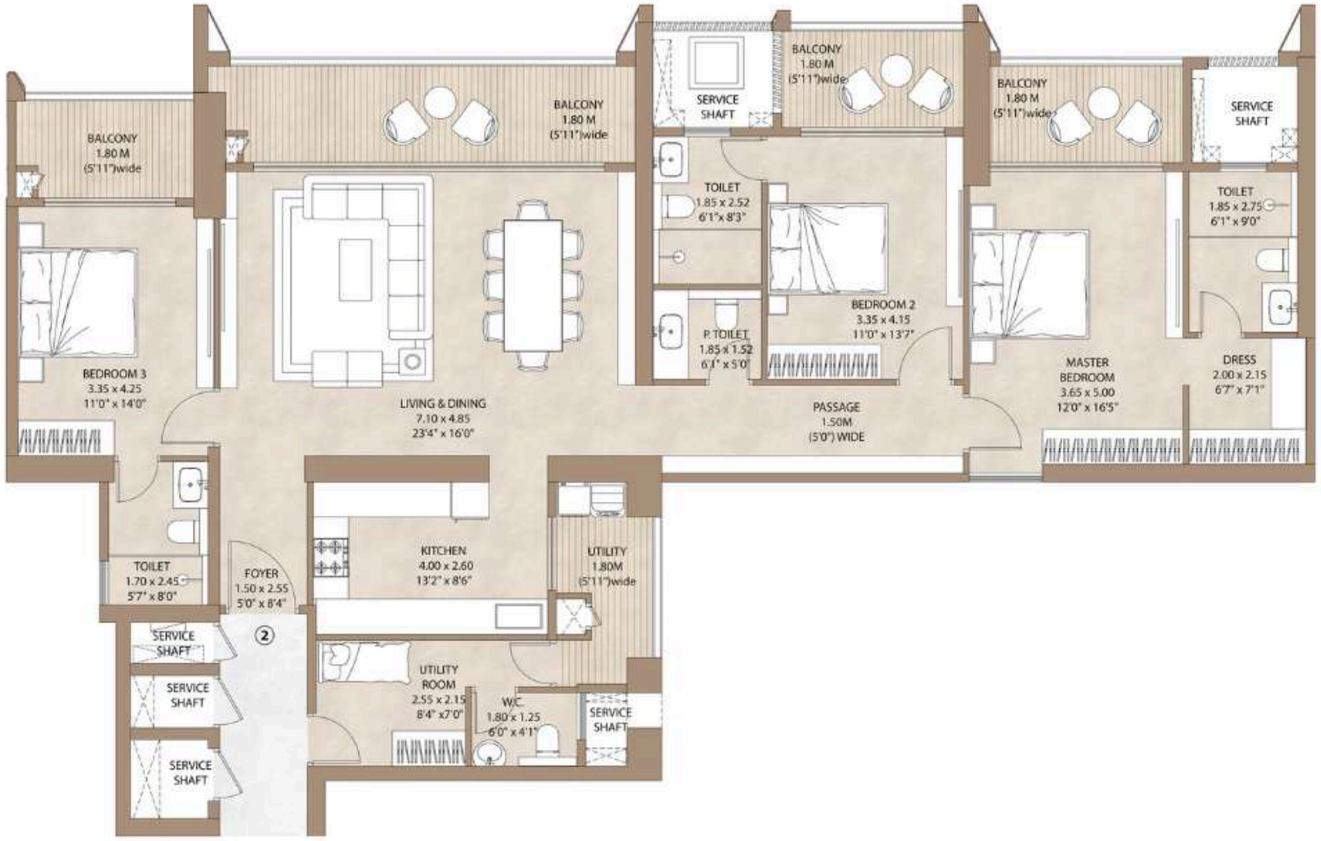




UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3 BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 1 - 3 BHK Regalia





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2	3 BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60



TYPICAL FLOOR PLAN - Tower 2 (1st - 16th floor)

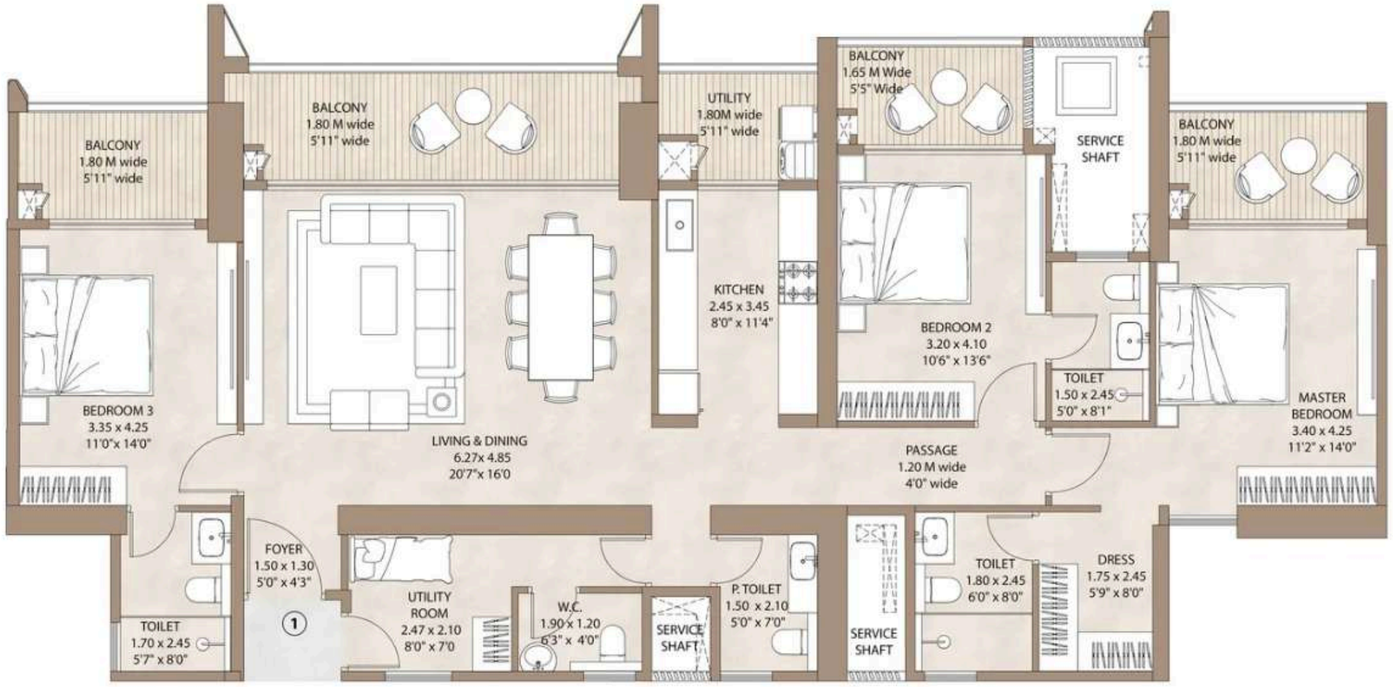


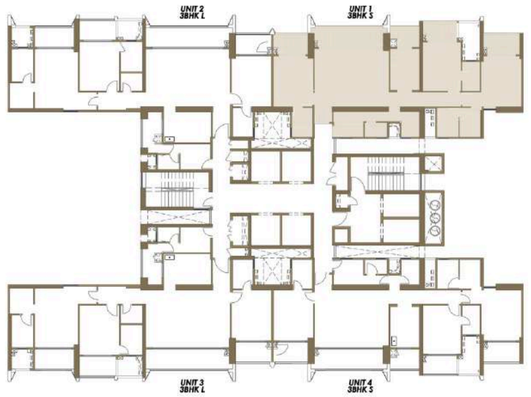


UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60
2	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
3	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60
4	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 2 - 3 BHK Majesta

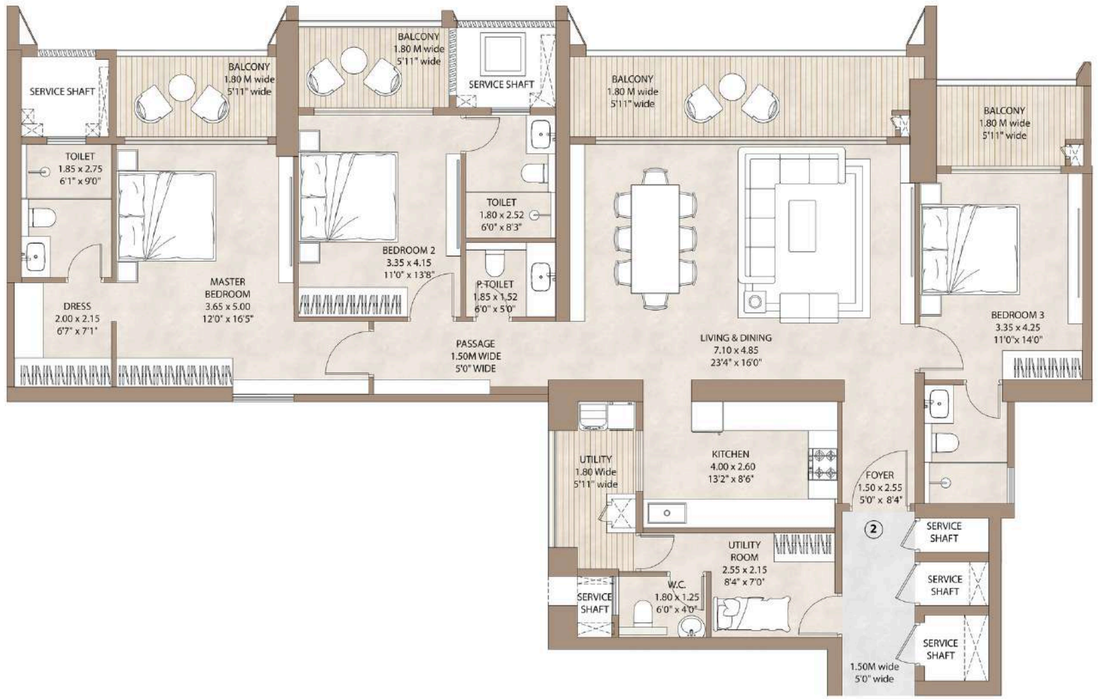


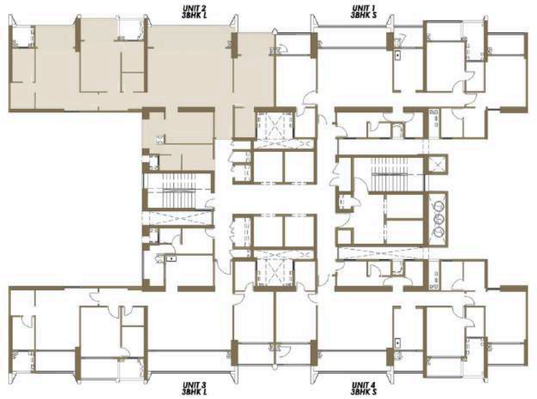


UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



UNIT PLAN - Tower 2 - 3 BHK Regalia

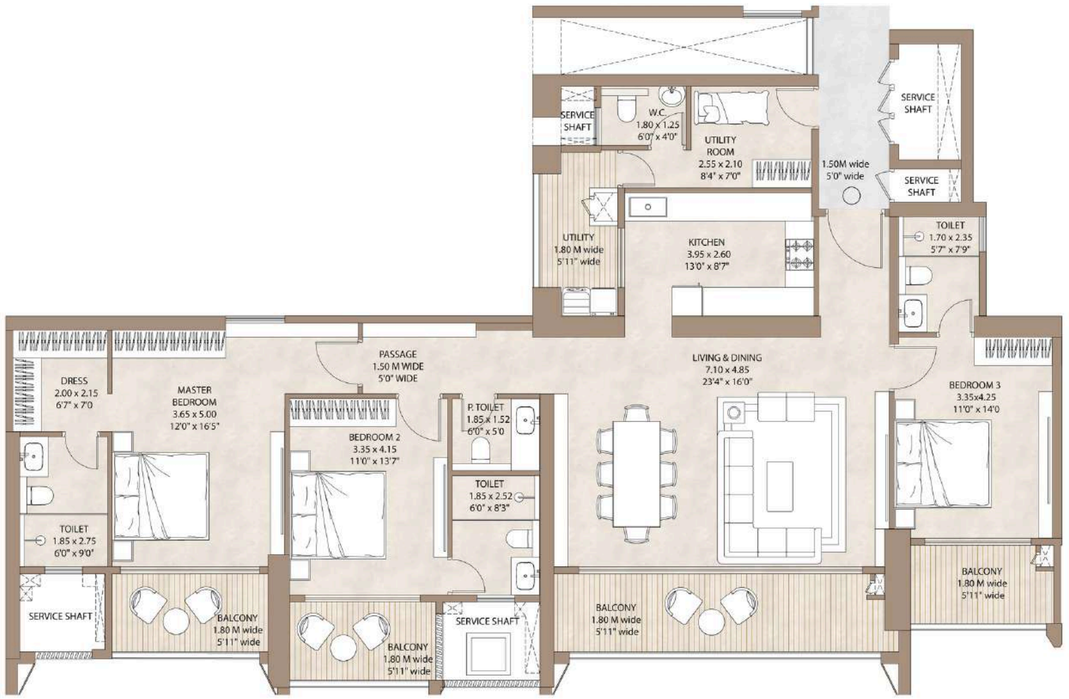


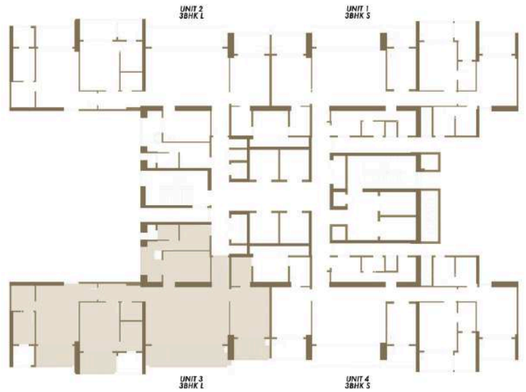


UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60



UNIT PLAN - Tower 2 - 3 BHK Regalia

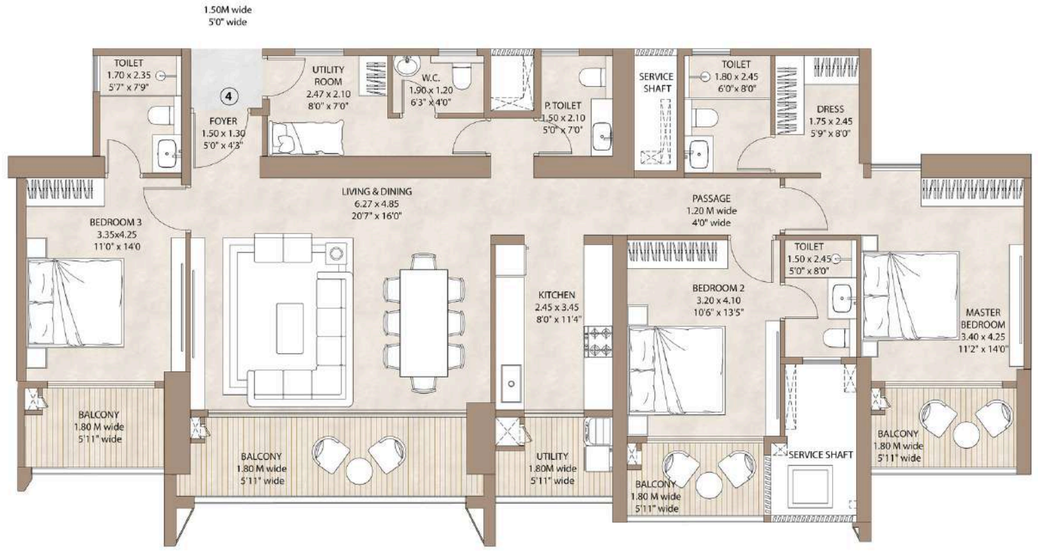


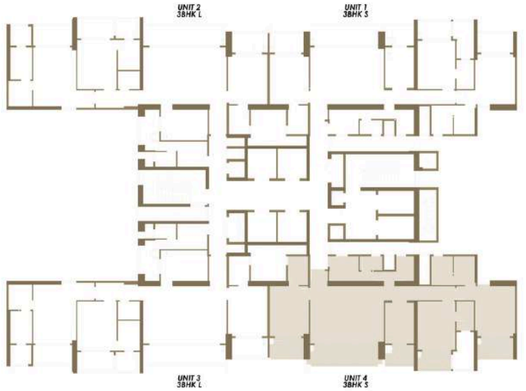


UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
3	3-BHK-REGALIA	1542.15	143.27	369.52	34.33	1911.67	177.60



UNIT PLAN - Tower 2 - 3 BHK Majesta

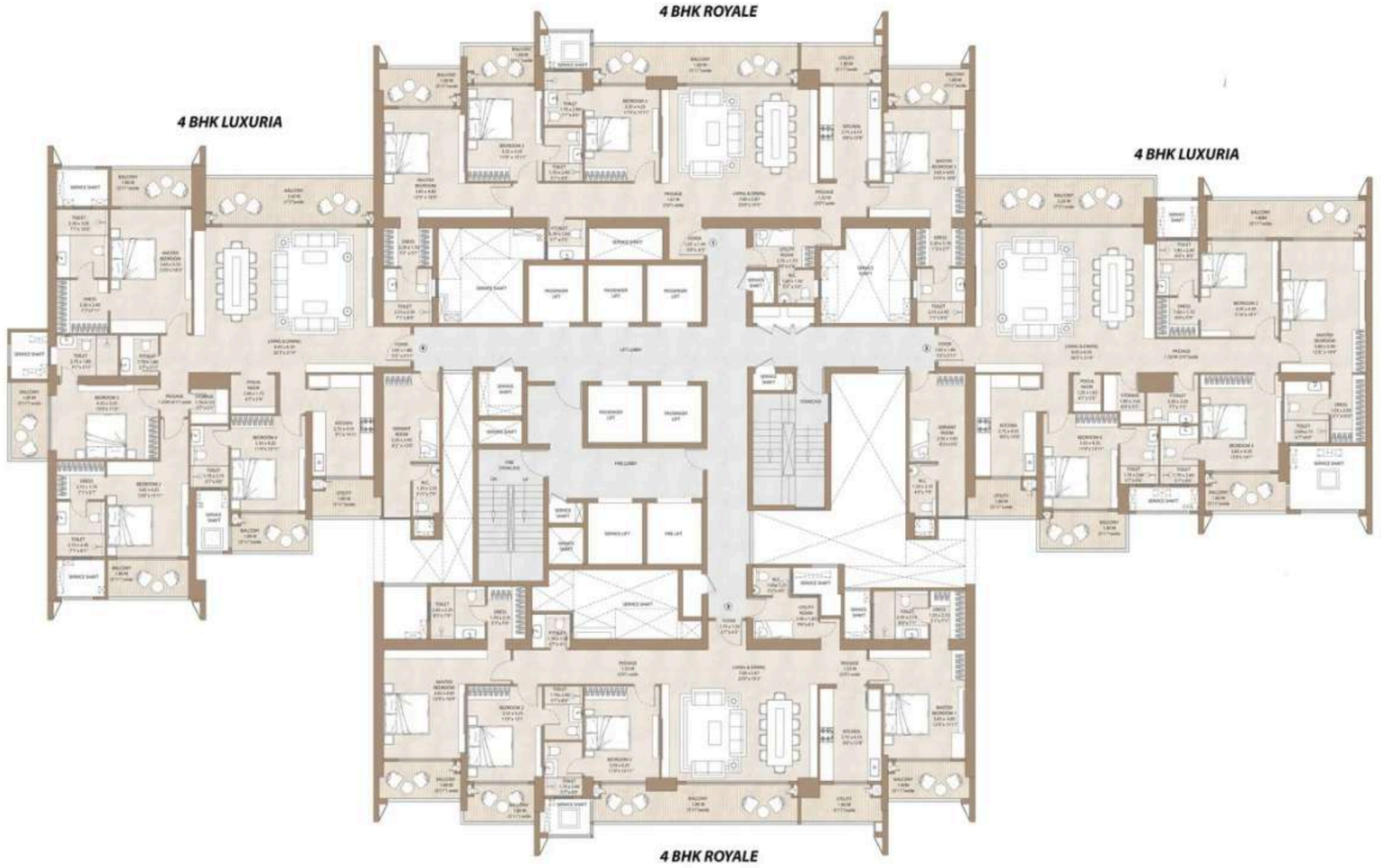




UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
4	3-BHK-MAJESTA	1423.32	132.23	316.13	29.37	1739.45	161.60



TYPICAL FLOOR PLAN - Tower 3 (1st - 16th floor)

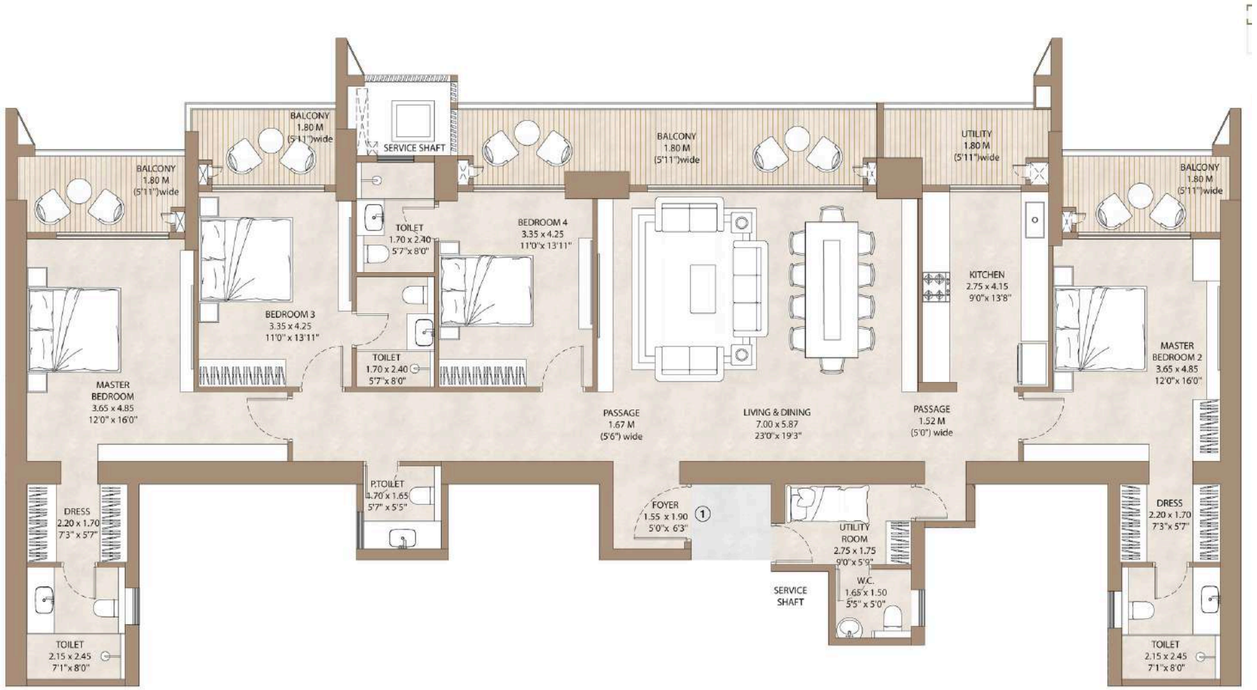


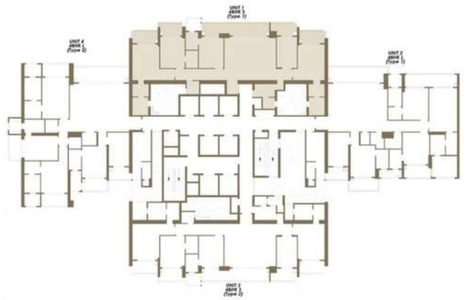


UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	4-BHK-ROYALE	2006.62	186.42	421.08	39.12	2427.70	225.54
2	4-BHK-LUXURIA	2292.84	213.01	516.13	47.95	2808.97	260.96
3	4-BHK-ROYALE	2035.47	189.10	421.08	39.12	2456.55	228.22
4	4-BHK-LUXURIA	2322.01	215.72	503.00	46.73	2825.01	262.45



UNIT PLAN - Tower 3 - 4 BHK Royale

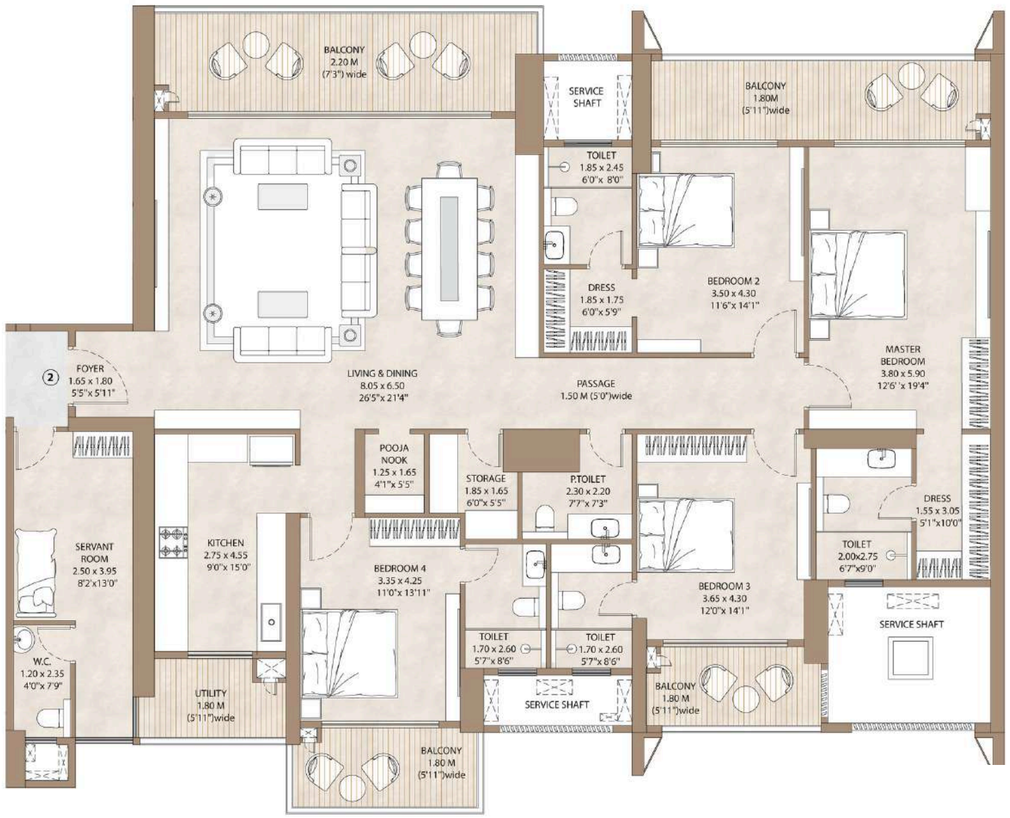


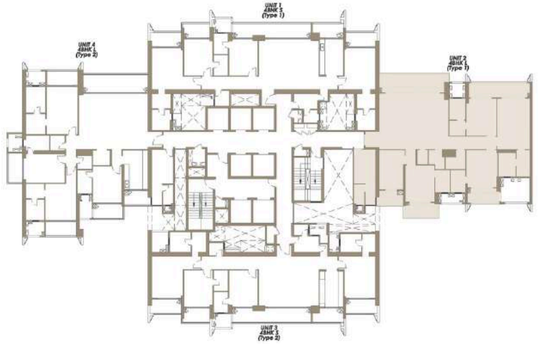


UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
1	4-BHK-ROYALE	2006.62	186.42	421.08	39.12	2427.70	225.54



UNIT PLAN - Tower 3 - 4 BHK Luxuria





UNIT NO.	UNIT TYPE	CARPET AREA		BALCONY AREA		TOTAL AREA	
		(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)	(SQ.FT)	(SQ.MT)
2	4-BHK-LUXURIA	2292.84	213.01	516.13	47.95	2808.97	260.96



TOP OF THE LINE FINISHES



Imported marble flooring in Living, Dining & Master Bedroom

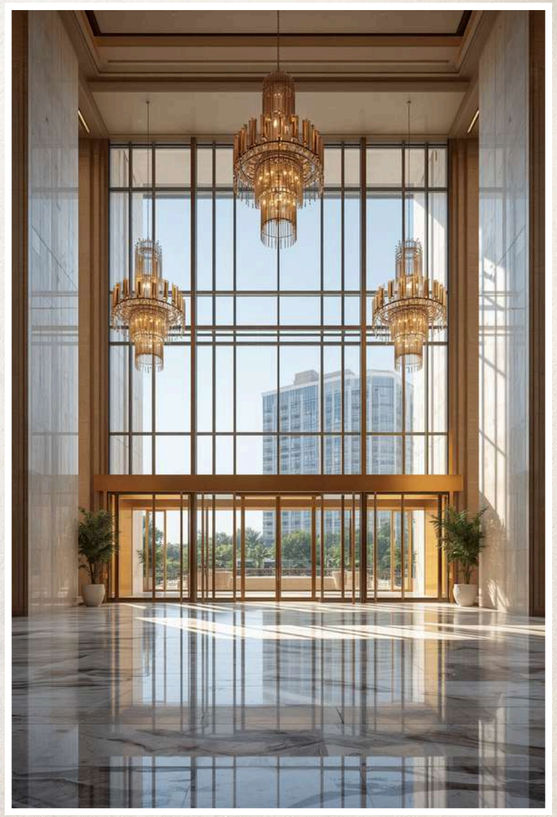


Modular Kitchen with Hob & Chimney



Premium Sanitaryware

TOP OF THE LINE FINISHES



Double Height Entrance Lobby for each Tower



100% Power Back up for every apartment



24/7 Multi - Tier Security

SUSTAINABILITY INITIATIVES

25% On-site solar Common Area Lighting	35% Water saving	15% Energy saving	30% Landscaped site area

- High-efficiency VRF and 5-star AC units
- 100% wastewater recycling via advanced MBR STP
- Landscape covers 30% of the site, prioritizing native and adaptive species
- EV-charging provision
- On-site rainwater harvesting through recharge pits and retention tanks
- Low-flow plumbing fixtures integrated throughout the development
- 100% AC condensate recovery for beneficial reuse
- 100% of available roof area utilized for bifacial rooftop solar PV
- High-performance glazing for Dwelling unit and clubhouse

OUR PARTNERS



ARCHITECTURE

Architect

Hafeez Contractor



STRUCTURE

Thornton

Tomasetti



MEP

Aecom



INTERIOR

Bobby Mukherji

Architects



LANDSCAPE

WATG

L&T Realty

L&T REALTY ARAVISTA PHASE 1

HARERA REGISTRATION NO.:RC/REP/HARERA/GGM/1106/838/2026/78

HARERA WEBSITE: HTTPS://HARYANARERA.GOV.IN/

SECTOR 86, GURUGRAM

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