



Neo

CENTRA

SECTOR-103
DWARKA EXPRESSWAY, GURGAON

HARERA NO. 08-2020



NEO CENTRA

IS A PREMIUM COMMERCIAL DEVELOPMENT THAT ENJOYS THE BENEFITS OF GREAT LOCATION AND UNMATCHED AMENITIES. IT IS DESIGNED TO BE AN IGBC GOLD GRADED ENERGY EFFICIENT BUILDING, KEEPING IN MIND ENERGY EFFICIENCY AND USAGE OF RENEWABLE ENERGY.



A WORLD OF AMENITIES



Food Court
600 sqm



Serviced Apartment
3700 sqm



Retail
5690 sqm



Green Area
25 %



Car Parking
360 Cars



Cinema
2150 sqm

LOCATION THAT PROMISES PROSPERITY

NEO CENTRA CONNECTIVITY

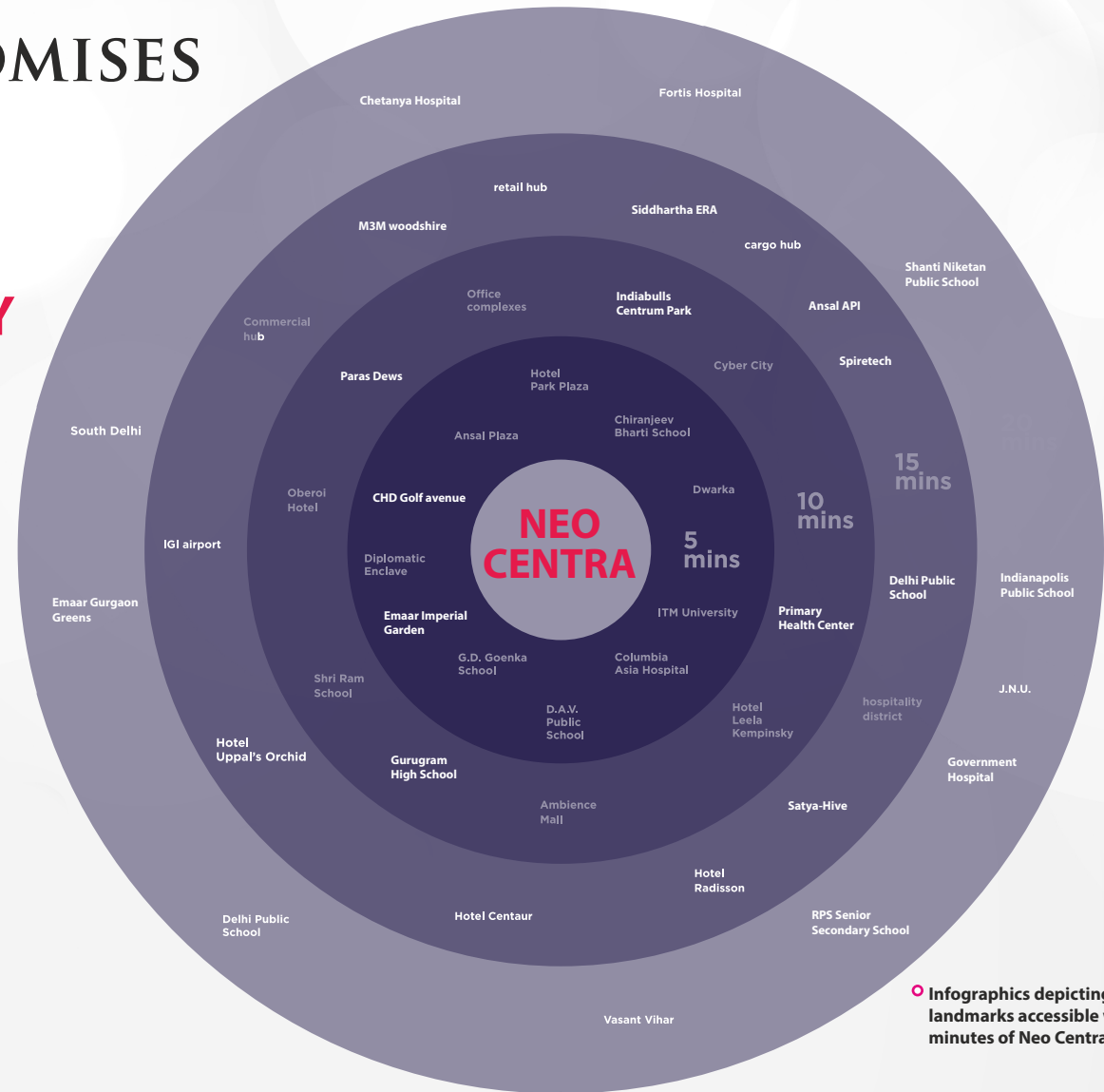
Instant accessibility to all important corners of NCR - in a matter of minutes

the most affluent localities, within easy reach

catchment area Population :
2,806,274

2.8 million residents
of affluent localities of
South & South West Delhi

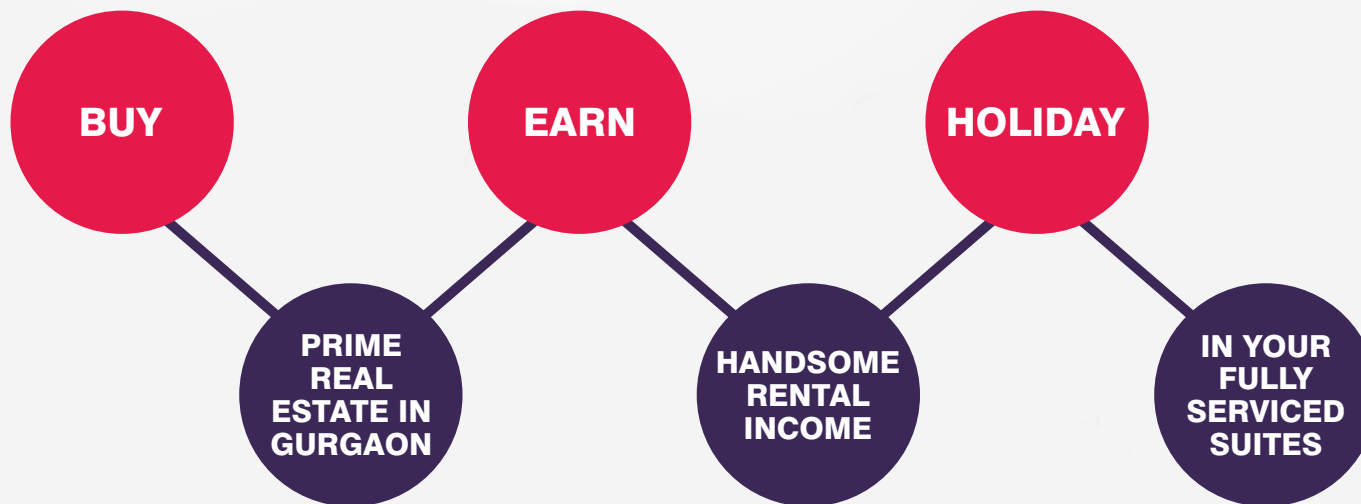
Huge catchment area of
1.5 million residents
in the vicinity



SERVICED APARTMENT

Designed to Drive Commerce

- 15 minutes' drive from IGI Airport.
- On Dwarka Express Way, Gurgaon.
- Gurgaon is the upcoming favourable location when it comes to business for multinational.
- Self-contained development.
- Services and facilities of hotel.
- Opportunity to own a part of the rental pool.
- 30% of room revenue as annual yield.
- 30 days of free stay every year for self, family and friends.
- Capital Appreciation.
- Fully furnished units as per brand design.
- Residential Investment with attractive returns.
- All approvals in place.
- Modern steel based structure construction for longevity and to expedite the project.
- Opportunity to own a part of "Mix use development".
- High occupancy of hotels in gurgaon.
- Multiplex, restaurants, food court & retail within the complex.





PROPERTY VIEW

RECEPTION VIEW

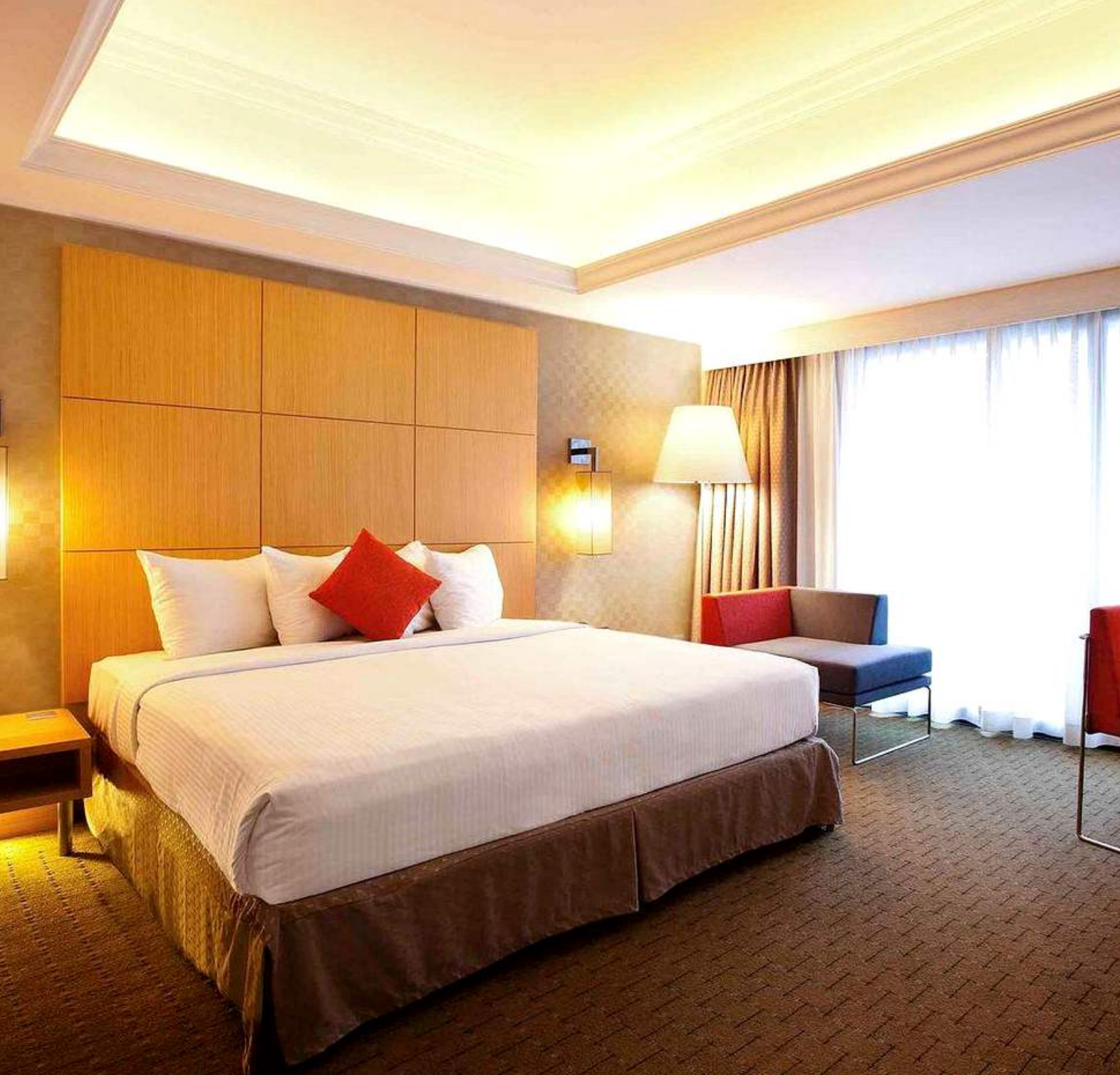




BAR

POOL





STUDIO ROOM

WASH ROOM





MASTER PLAN

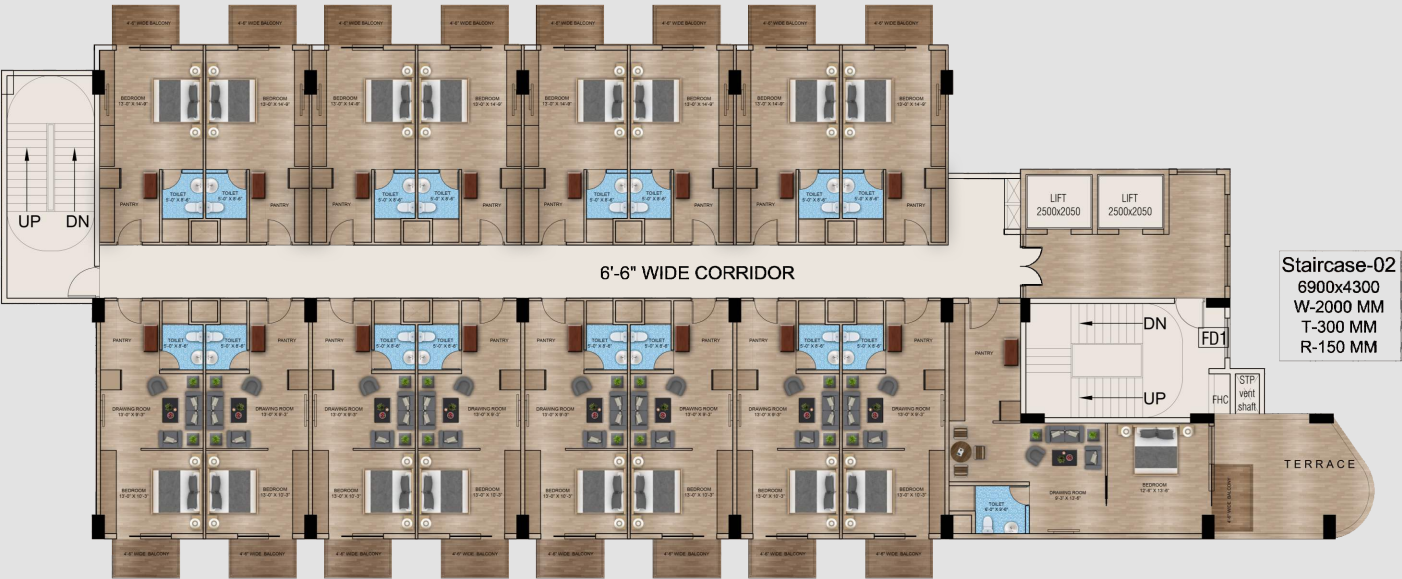
Disclaimer:

* All the images, specifications, and amenities are artistic Impressions / conceptualization and do not purport to replicate the exact products(s) and can be changed anytime at the sole discretion of the developer company.

* This commercial project in sector 103, Gurgaon is duly approved/licensed by the office of Director General, town and country planning dept, Haryana vide License No. 144 of 2014 dated 01.09.2014. License holder M/s Ocimum Estates Pvt. Ltd. and others. Building Plans approved vide DGTCPC office memo no. ZP-1161/AD(RA)/2018/33866 dated 13.12.2018. RERA registration memo no. HARERA (Reg.) 392/124/2020/08. All the approvals can be checked in the office of the developer. The developer reserves the right to get the approved building plans revised at any stage till completion of the building as per prevailing government norms.

* This does not constitute a legal offer. All sites plans, floor plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. The company shall not be liable for any loss or damage as caused or which may be caused whether direct or indirect to any of the party concerned owing to such changes.

TYPICAL FLOOR PLAN





FLOOR PLAN

STUDIO SUPER AREA - 399.34 SQFT

1 BEDROOM

1 DRAWING ROOM

TOILET

PANTRY

BALCONY

FLOOR PLAN

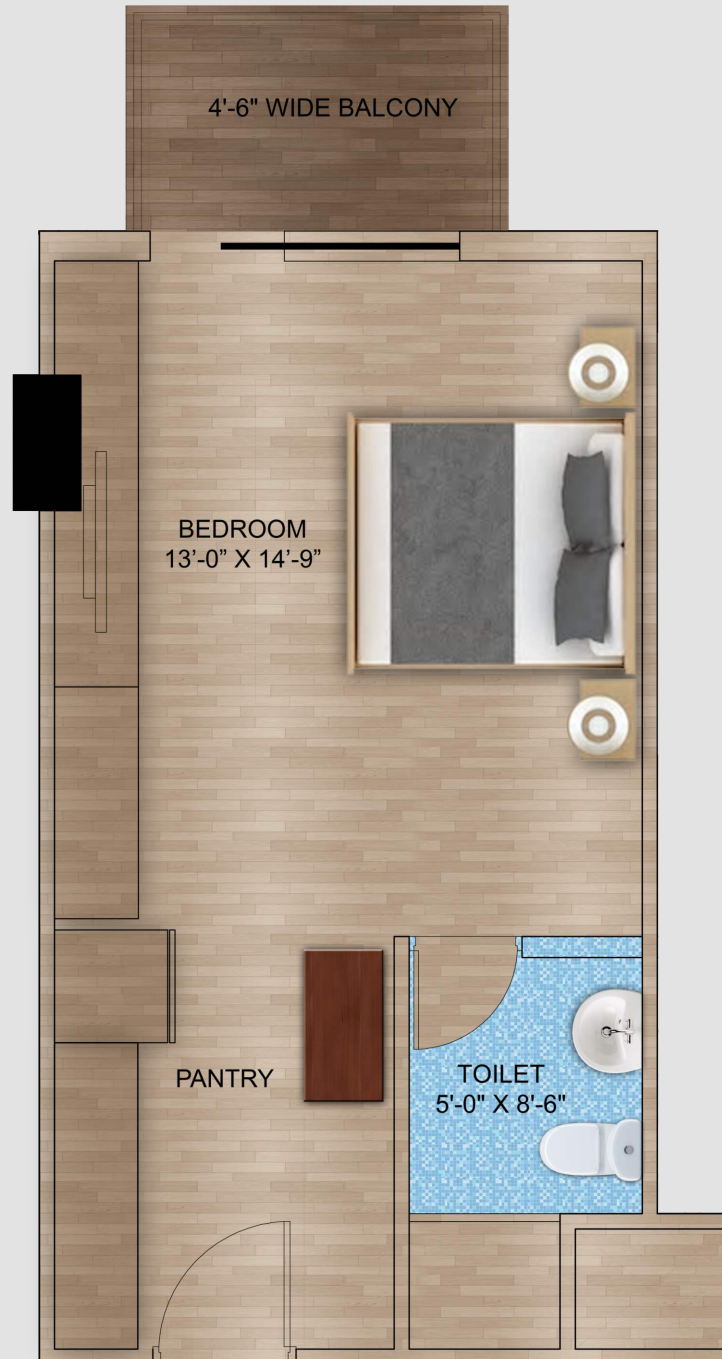
STUDIO SUPER AREA - 336 SQFT

1 BEDROOM

TOILET

PANTRY

BALCONY





FLOOR PLAN

STUDIO SUPER AREA - 595 SQFT

1 BEDROOM

1 DRAWING ROOM

TOILET

PANTRY

BALCONY

SPECIFICATIONS:

TYPICAL UNIT	
Items	Finish
Flooring	Bedroom / Living Room * Bolon / Equivalent Bathroom * black granite / Equivalent Terrace / Balcony * tiles
Ceiling	Bedroom / Living Room * POP false ceiling Bathroom * POP false ceiling
Walls	Bedroom / Living Room * Plastic emulsion JOTUN paint Bathroom / Pantry * white marble/tiles
Woodwork	Solid wood door / Equivalent with duco paint finish on both sides Door hardware * Hafele / Equivalent Bedroom Wardrobe * external veneer with laminated interiors Bathroom / Pantry * external and internal laminated finish Wardrobe / Cabinet Hardware * Hettich / Equivalent
Windows	Anodized aluminium with toughened glass
Bathroom fittings and fixtures	Sanitary Fittings * Grohe / Kohler / Jaguar / Equivalent CP Fittings * Kohler / Jaguar / Equivalent
Glasswork	Double glazed unit / 12mm toughened glass Room Mirror * 6mm bevelled mirror Shower and WC enclosures * 10 mm etched toughened glass
HVAC	VRV system

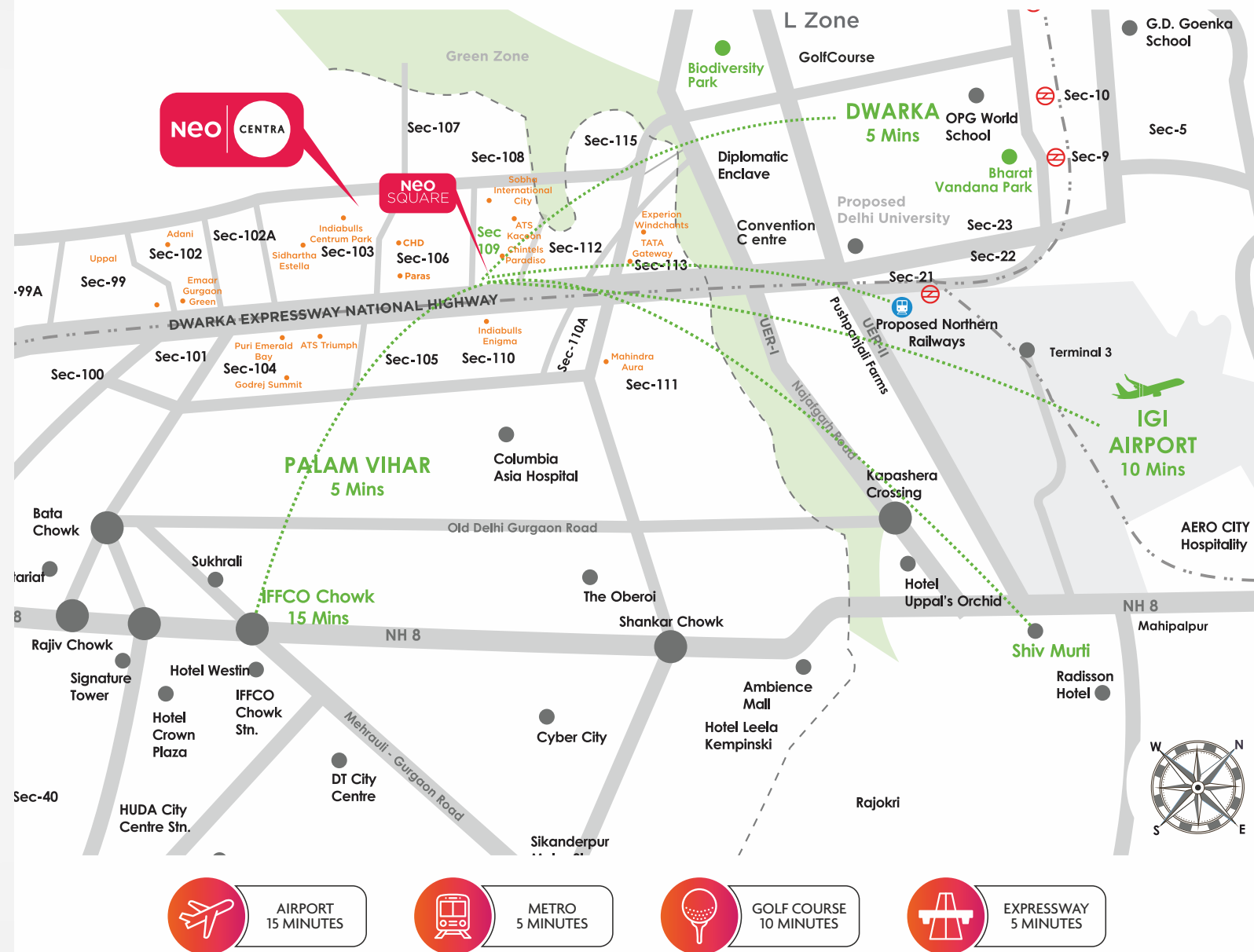
CORRIDOR/CIRCULATION	
Flooring	Carpet
Ceiling	POP false ceiling
Walls	Plastic emulsion JOTUN paint
Windows	Anodized aluminium with toughened glass
Glasswork	Double glazed unit / 12mm toughened glass 6mm bevelled mirror

RECEPTION	
Flooring	Grey Milano / Marble
Ceiling	POP false ceiling and Solid wood panel ceiling
Walls	Wooden dado with textured paint
Woodwork	Wooden doors as per design Door hardware * Hafele / Equivalent
Windows	Anodized aluminium with toughened glass
Glasswork	Double glazed unit
HVAC	VRV system

GYM/CLUBHOUSE	
Flooring	Tiles / Equivalent
Ceiling	POP false ceiling
Walls	Orange tiles and 6mm mirror
Woodwork	Flush door as per design
Windows	Door hardware * Hafele / Equivalent Anodized aluminium with toughened glass
Glasswork	Double glazed unit / 12mm toughened glass 6mm mirror
HVAC	VRV system

STAFF AREA	
Flooring	Tiles
Ceiling	POP false ceiling
Walls	Tiles dado with paint
Woodwork	Flush door with duco paint on both sides Door hardware * Hafele / Equivalent
Windows	Anodized aluminium with toughened glass
Glasswork	12mm toughened glass

LOCATION MAP



Neo

**A REALTY BRAND
WITH A NEW**

approach

Neo Developers Private Limited

Since its inception, Neo Developers has been focused on transforming the face of real estate in India, by creating exciting, unique spaces across a diverse portfolio. Understanding the needs of the modern customer, of the cityscape and the subsequent possibilities that both offer, Neo is well on its way to deliver human, engaging and memorable experiences. This is made possible by our 'new' approach - a wide imagination, worldclass execution, pro-active service, people & environment-driven design and authenticity in partnerships.

Neo is not just the 'new and trendy', but also the 'new and meaningful', 'new and dynamic' and 'new and streamlined'. Behind every project and endeavour, Neo is firmly grounded in innovation. By addressing every aspect of development with a new perspective, we offer better solutions, better delivery and more pro-active responses.

Neo Centra is an exemplary example of our craftsmanship