RC/REP/HARERA/GGM/940/672/2025/43 Dated: 01.05.2025

102 EDEN ESTATE III

AMSTORIA

SECTOR 102, GURUGRAM



THE LUTYENS ZONE OF GURUGRAM

Some destinations are more than just places—they are reflections of a life well-lived. Welcome to Amstoria 102 Eden Estate III, (Plotted development of 9.903 acres) a thoughtfully designed 143 acre township on Dwarka Expressway, where luxury meets tranquillity. Here, every detail is curated to complement your aspirations because exceptional living isn't a privilege—it's a choice.

- GREEN
- INTELLIGENT
- SECURE

TIMELESS ELEGANCE, EVERYDAY EASE

Purposefully situated along the thriving Dwarka Expressway, Amstoria 102 Eden Estate III, offers an unparalleled blend of accessibility and lifestyle. With renowned educational institutions, bustling business parks, advanced healthcare facilities and attractive shopping destinations just around the corner, everything you need is within easy reach. Enjoy proximity to leisure spots and green spaces, and enhance your daily routine with relaxation and recreation.

1. Delhi Public School - 5 Minutes
2. Sheetla Mata Hospital - 15 Minutes
3. Global City - 15 Minutes
4. IICC Yashobhoomi - 15 Minutes
5. New Diplomatic Enclave - 18 Minutes
6. Amex Headquarters - 15 Minutes
7. Dwarka Golf Course - 20 Minutes
8. Bharat Vandana Park - 18 Minutes
9. Medanta Hospital - 25 Minutes
10. IGI Airport - 35 Minutes

LOCATION



Disclaimer: The driveway distance may differ during different hours of the day. The interested buyers may come and physically verify the location of the Project and are advised to apprise themselves of the necessary and relevant information of the Project prior to make any purchase decisions.

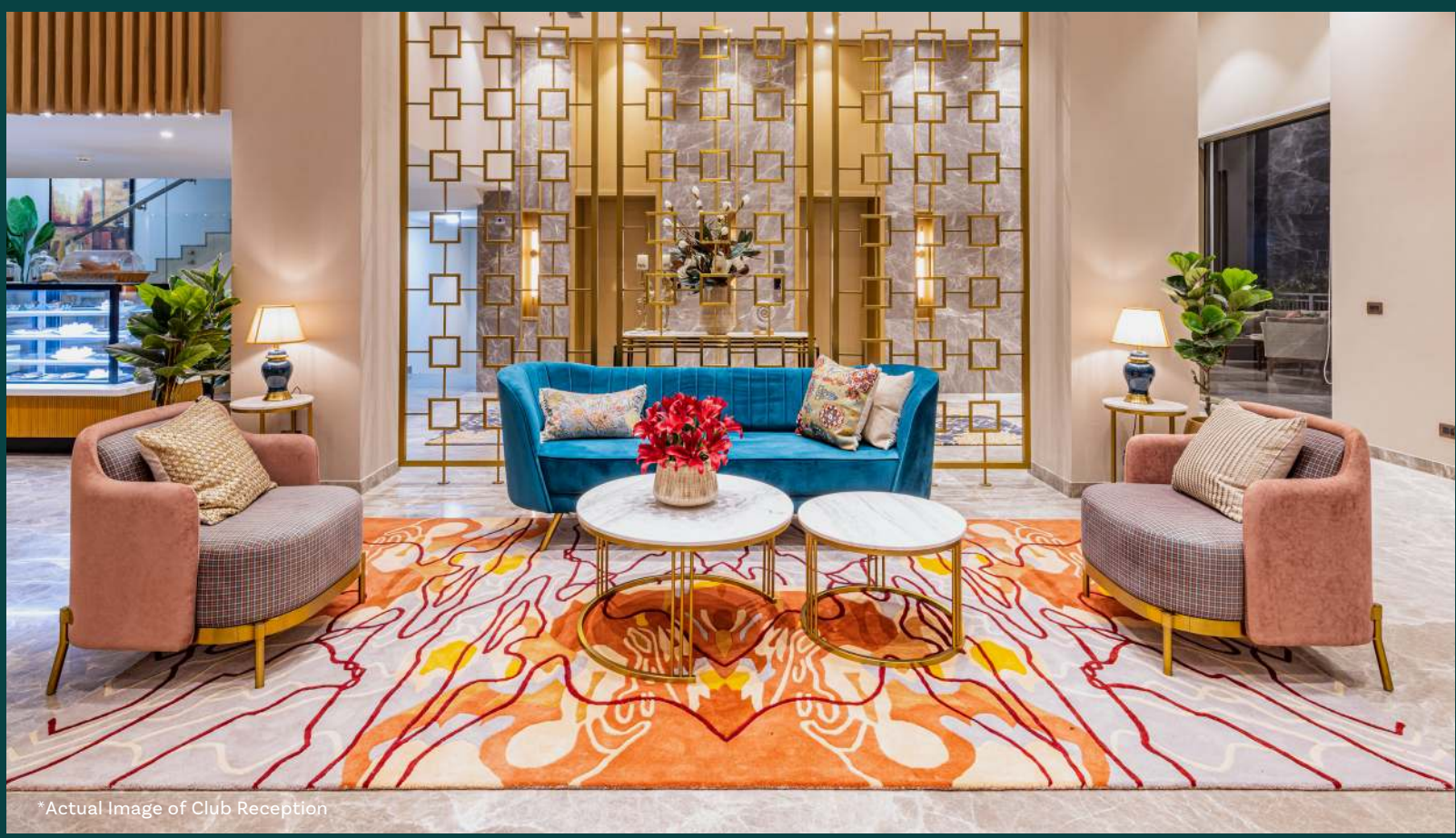
AMSTORIA SANCTUARY CLUB is an exquisite confluence of elegance and exclusivity, curated for connoisseurs of fine living. Crafted to promote a community lifestyle, it transcends the ordinary to deliver a lifestyle steeped in quiet grandeur and distinction.

*Actual Image Of Amstoria Sanctuary Club

11 , License no 41 of 2021 dated 23.07.2021 and 165 of 2024 dated 28.11.2024 for the development of a residential plotted colony of area admeasuring 143.60825 acres. The total no. of plots approved are 1267. However, this parcel of project with the name and style of " 102 Eden Estate III" falls over the land parcel of 9.903 acres out of said 143.60825 acres and falling over the license no 165 of 2024. The terms of allotment/sale shall be subject to (a) application form , allotment letter, agreement for sale and /or conveyance deed; (b) licenses, and other approvals. Nothing contained herein constitutes an invitation to offer, an offer, provisional or final allotment and does not form part of any legally binding agreement and/or commitment of any nature. All material/representations, plans, specifications, images (other than actual images), areas, sizes, shapes and positions and facilities, amenities and recreational areas as shown are merely artistic impressions and it might differ to be in line with actual Project. All specifications and amenities, shall be as per the final agreement executed with the Company. Customers are advised to apprise themselves of the necessary and relevant information of the Project prior to making any purchase decisions. Club charges are over and above the mentioned

A SANCTUARY WHERE PLAY MEETS WELL-BEING

At Amstoria 102 Eden Estate III, your dream homes are complemented by a grand clubhouse and an innovative podium that create a vibrant community hub. Embrace wellness with state-of-the-art amenities, including a fully equipped gym, serene pool and a tranquil meditation garden. Our recreational spaces cater to all ages, featuring fun kids' play areas and serene rooms for senior citizens. For those seeking a blend of work and leisure, our business centre and elegant ballroom offer the perfect setting for social gatherings and professional engagements. Amstoria 102 Eden Estate III, is not just a place for your dream home- it's a sanctuary that nurtures your mind, body and spirit.



*Actual Image of Club Reception

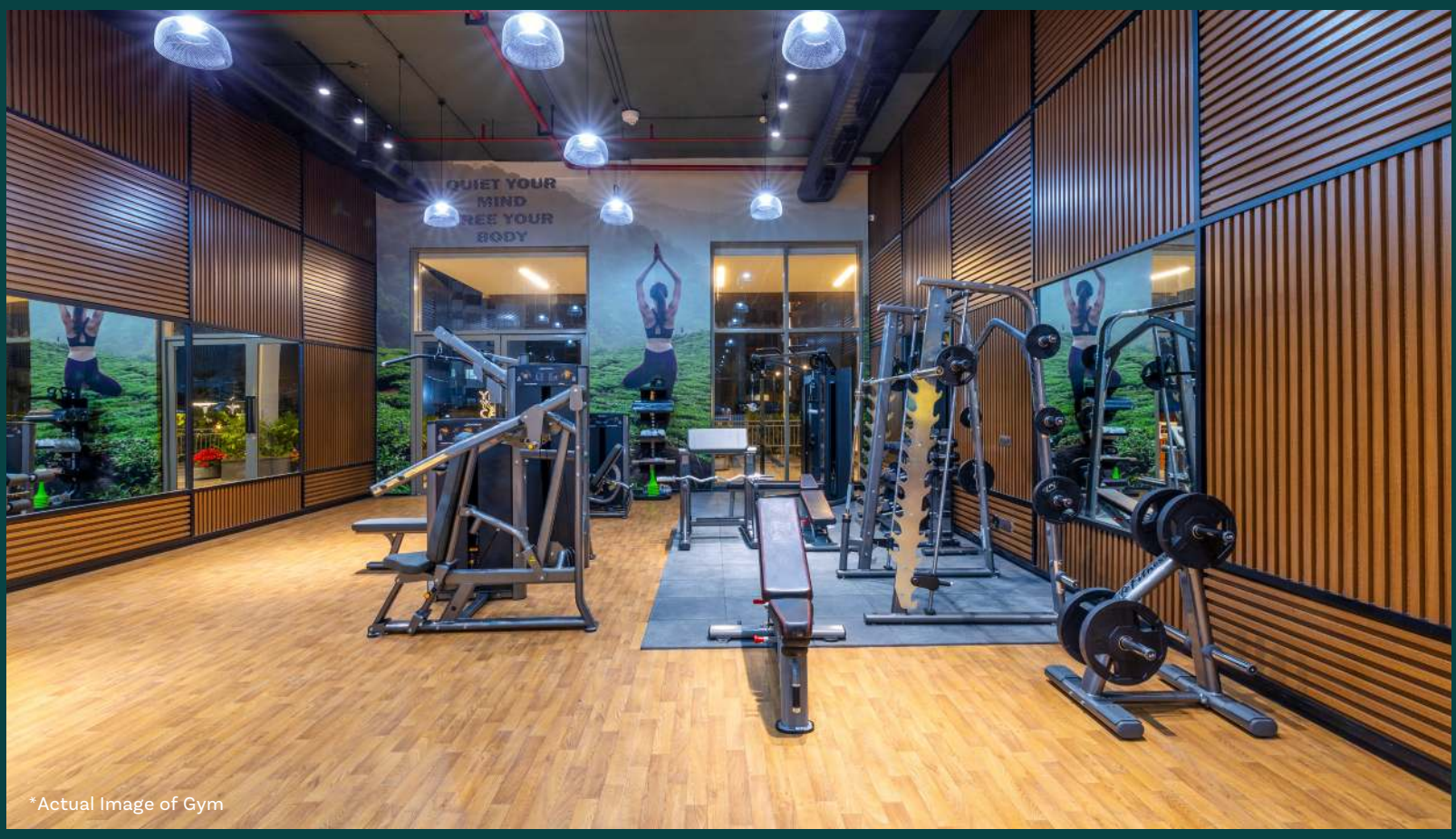


*Actual Image of Lobby

A WORLD OF LIMITLESS INDULGENCE

Experience the pinnacle of luxury living with exceptional dining options,

with a variety of facilities in our world-class indoor gymnasium.

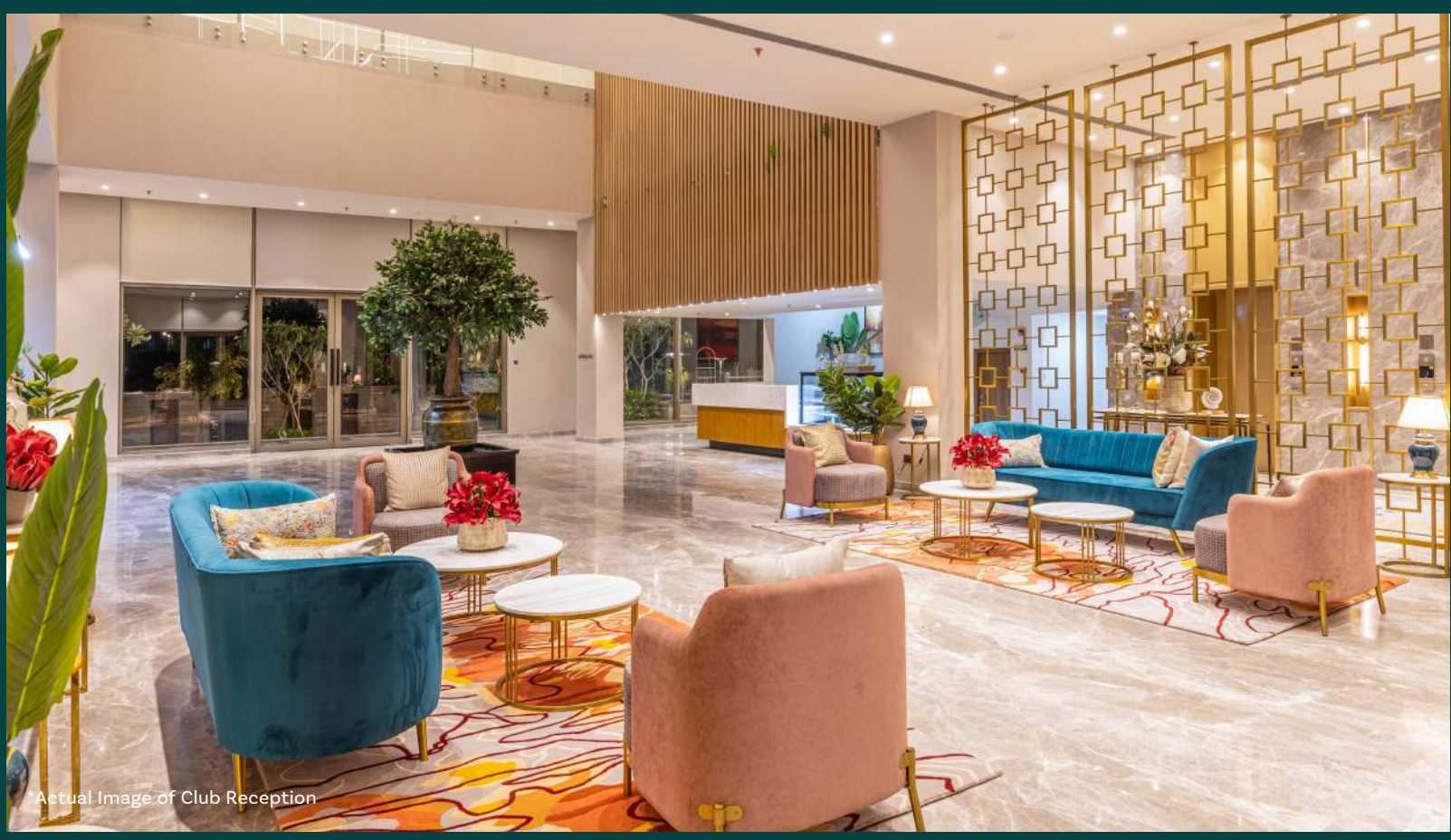


*Actual Image of Gym



*Actual Image of Kids Play Area


*Actual Image of Theater


*Actual Image of Club Reception

For entertainment, enjoy vibrant gatherings in our AV room, where every moment is filled with excitement. Here, convenience and leisure harmoniously intertwine. Discover a limitless world that caters to your every desire.


*Actual Image of Reception

EMBRACE A LIFESTYLE BEYOND IMAGINATION

Amstoria 102 Eden Estate III, it’s more than a home, it's an experience. Spread over an expansive ~143 acres of prime land, this township is a perfect representation of sophisticated living, meticulous planning and a long-term dedication to building community spirit.



*Actual Image of Park

Disclaimer: The habitability shown in the advertisement is a part of the 143 acre township. However, 102 Eden Estate III is a plotted development

A COMMUNITY OF PERFECTION

Experience a lifestyle where neighbours become friends and every day brings opportunities for connection.

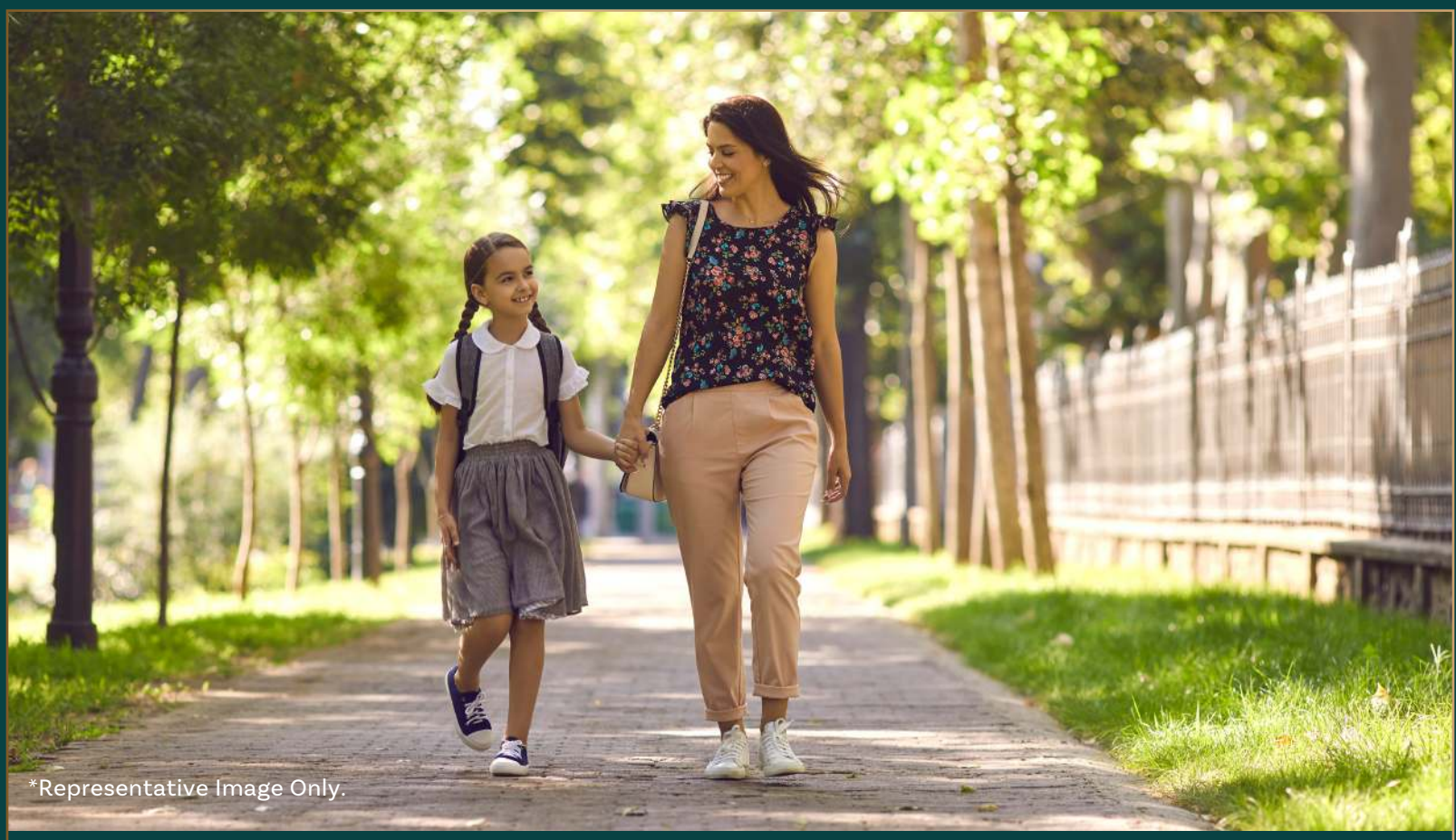
Designed for Connection: Amstoria 102 Eden Estate III, invites meaningful interactions with pedestrian-friendly zones, central greens and thoughtfully crafted community spaces. Whether it's children at play or community movie nights, every corner is designed to spark connections and foster a sense of belonging.

Shared Experiences: Amenities such as The Sanctuary Club, a swimming pool and fitness centre serve as vibrant social hubs. From sporting events to festive celebrations, these spaces bring residents together and nurture a spirit of camaraderie and togetherness.

Safety Meets Serenity: Enjoy peace of mind with gated precincts, children’s parks and scenic walking trails that weave through the township's serene landscape, designed to foster a strong sense of community.

A Cultural Mosaic: Amstoria 102 Eden Estate III, blends traditional values with contemporary living, creating a rich social fabric that embraces diversity. Here, inclusivity and respect are not just ideals but a way of life. Sprawling gardens, tranquil water features and natural vistas are core elements of the township, bringing nature's calm to your doorstep.




*Representative Image Only.


*Representative Image Only.


*Representative Image Only.

SITE PLAN



Disclaimer • This site plan is an artistic impression and is only indicative in nature and not to scale. Please refer to

LEGEND

1. SANCTUARY CLUB
2. HIGH SCHOOL
3. MAIN ENTRY GATE
4. DWARKA EXPRESSWAY
5. 75 METER ROAD-MAIN ENTRY
6. DAILY NEEDS STORE/SHOP
7. CENTRAL GREENS

SECURE THE SPACE FOR YOUR DREAM HOME

We invite you to explore our exceptional community and experience first-hand the luxury and sustainability we offer.

Book a visit today to see how your future home can become a reality at Amstoria 102 Eden Estate III, For inquiries or to schedule a tour, contact



*Representative Image Only.

THE BPTP LEGACY

With a rich legacy spanning over two decades in the real estate industry, BPTP has firmly positioned itself as one of the leading developers in India. Our unwavering commitment lies in establishing our brand as the epitome of trust, reliability and preference. Our vision goes beyond success. We aspire to be the foremost choice for individuals and organisations seeking real estate solutions. We understand that earning the confidence of our customers is the cornerstone of our success, and we strive to exceed their expectations at every step.

6

Integrated Townships

Developed and Delivered Across NCR

24,500

Units

Delivered

50

Million Square Feet

Developed and Delivered

2,000+

Acre Land Bank

Across Key Micro-Markets in NCR

50

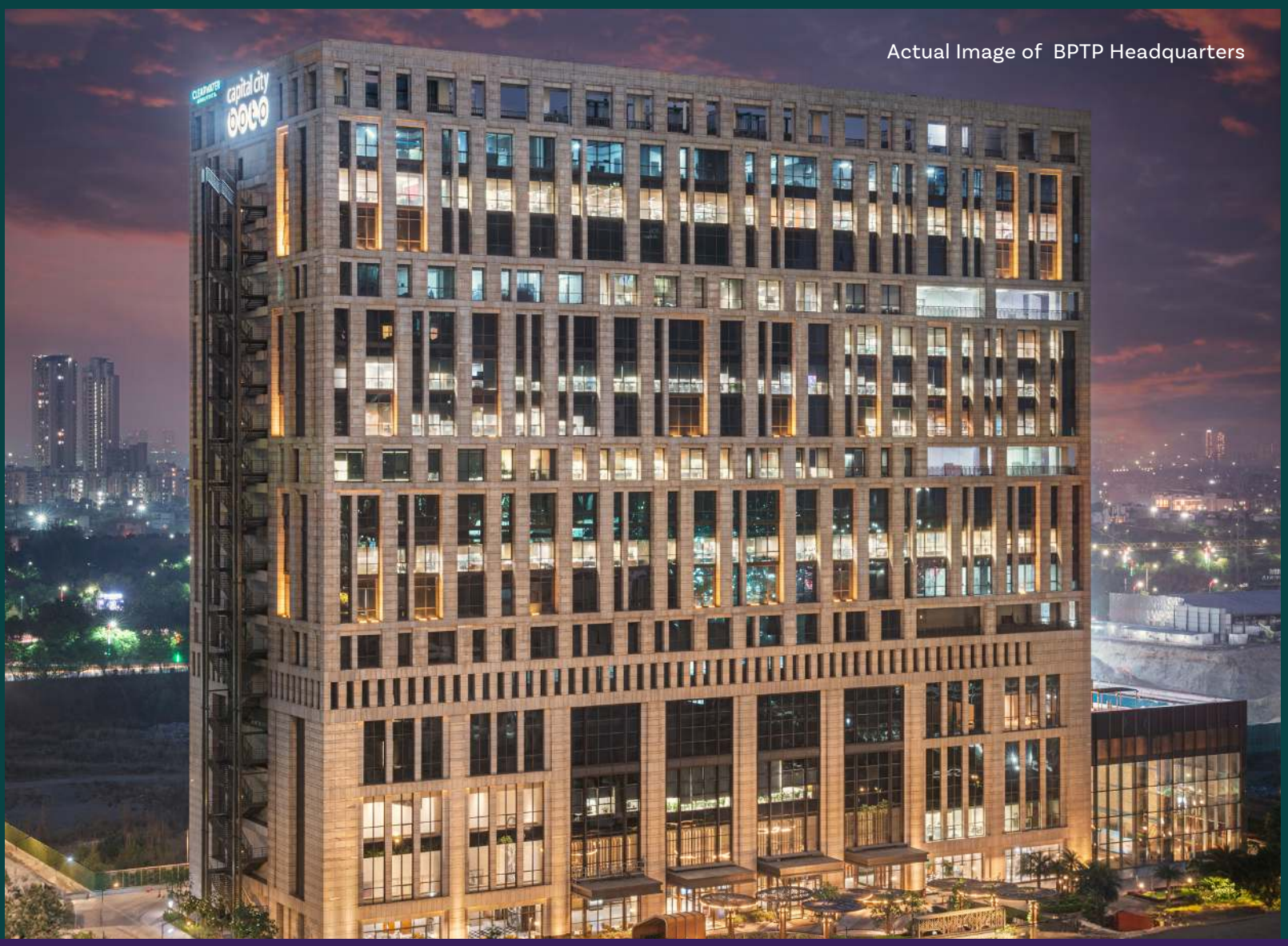
Projects

Developed and Delivered

2656

Buildings

Delivered



Actual Image of BPTP Headquarters



final allotment and does not form part of any legally binding agreement and/or commitment of any nature. All material/representations, plans, specifications, images (other than actual images), areas, sizes, shapes and positions and facilities, amenities and recreational areas as shown are merely artistic impressions and it might differ to be in line with actual Project. All specifications and amenities, shall be as per the final agreement executed with the Company. Customers are advised to apprise themselves of the necessary and relevant information of the Project prior to making any purchase decisions. *Club is a separate offering, and is a part of 143 acre township, club charges are applicable over and above the price of the unit. | Actual plot size may vary according to the offering | T&C Apply