



PARAS DEWS

Sector 106, Gurugram

## LEAP INTO A NEW LIFESTYLE

Dwarka Expressway is the new growth corridor on the border of Delhi and Gurugram and has undergone a remarkable transformation in recent times.

Following an intensive master planning, design and development, Dwarka Expressway is the future of the National Capital Region and at its heart stands a new address...



PARAS DEWS





AN INSPIRED LIVING  
THAT PEOPLE CAN ONLY  
DREAM ABOUT



- Gated Community – 13.76 Acre
- 724 Units / 6 Towers
- 2/3/4 BHK fully Air-Conditioned Apartments
- Sizes ranging from 1385 sq.ft to 4150 sq.ft (approx.)
- Designed by nationally acclaimed Architect – DESIGN FORUM
- Landscape by INTEGRAL DESIGN



# A LIVELY COMMUNITY, BUILT AROUND YOUR LIFE

At Paras Dews you will have a lot to look forward to once you are home. Everything your family needs will be at your doorstep – from The Club at The Dews, where you can unwind after an eventful day or be more social at the cafe or just enjoy the leisure stroll on the walking trail along the landscaped pathways.

- The Club Dews – 18,000 sq. ft. (approx.)
- Gym, Spa, Sauna, Steam, Jacuzzi & Yoga Room
- Swimming Pool
- Squash Court
- Cards room / TV Lounge
- Kids Play Area
- Table Tennis / Pool Table / Billiards
- Badminton Courts
- Jogging Track
- Multi Purpose Hall
- Coffee Lounge
- Half Basket Ball Court

The Club Dews



Aerobic Room



Coffee Lounge



Pool Table / Billiards



Badminton Court



Jogging Track



Yoga Room



Kids Play Area



Landscaped Areas



Spa



Gym



Swimming Pool

Indicative Artistic Impression









2 BHK  
TYPICAL UNIT PLAN

TOWER E & F  
SUPER AREA 1385 SQ.FT  
CARPET AREA 845 SQ.FT  
BUA 940 SQ.FT



3 BHK + SERVANT  
TYPICAL UNIT PLAN

TOWER B & C  
SUPER AREA 1760 SQ.FT  
CARPET AREA 1130 SQ.FT  
BUA 1186 SQ.FT

3 BHK  
TYPICAL UNIT PLAN

TOWER B & C  
SUPER AREA 1665 SQ.FT  
CARPET AREA 1034 SQ.FT  
BUA 1145 SQ.FT



3 BHK + SERVANT  
TYPICAL UNIT PLAN

TOWER A  
SUPER AREA 1900 SQ.FT  
CARPET AREA 1173 SQ.FT  
BUA 1305 SQ.FT





# AT THE CORNERSTONE OF DELHI

Paras Dews is strategically located in Sector 106, Dwarka Expressway, Gurugram. Dwarka Expressway is the new growth centre of Delhi, Gurugram and Palam Vihar, running parallel to National Highway 8. Paras Dews central location on this expressway ensures that you stay connected to everything urban lifestyle demands, making these residences the most coveted address.



Dwarka	IGI Airport	Cyber City	IFFCO Chowk
<i>10 min</i>	<i>15 min</i>	<i>20 min</i>	<i>27 min</i>



# CAREFULLY SELECTED COLLECTION OF FINE AMENITIES.



## LIVING ROOM / DINING AREA

**Flooring:** Imported marble  
**Wall:** Plastic emulsion  
**Ceiling:** Oil bond distemper  
**Door Internal:** Seasonal hardwood frames & laminated shutter  
**Door External:** UPVC / Powder coated aluminium doors  
**Windows / Glazing:** Aluminium / UPVC  
**Others:** Split AC unit  
**Electrical:** Three phase supply with independent meter, 100% Power Backup



## TOILETS

**Flooring:** Anti skid tiles  
**Wall:** Ceramic tiles  
**Ceiling:** Oil bond distemper  
**Door Internal:** Seasonal hardwood frames & laminated shutter  
**Windows / Glazing:** Aluminium / UPVC  
**Electrical:** Three phase supply with independent meter, 100% Power Backup  
**Others:** Stone counter with wash basin, EWC & CP fittings



## MASTER BEDROOM

**Flooring:** Laminated wooden flooring  
**Wall:** Plastic emulsion  
**Ceiling:** Oil bond distemper  
**Door Internal:** Seasonal hardwood frames & laminated shutter  
**Door External:** UPVC / Powder coated aluminium doors  
**Windows / Glazing:** Aluminium / UPVC  
**Others:** Split AC unit  
**Electrical:** Three phase supply with independent meter, 100% Power Backup



## UTILITY

**Flooring:** Anti skid tiles  
**Wall:** External paint  
**Ceiling:** Oil bond distemper  
**Door Internal:** Seasonal hardwood frames & laminated shutter  
**External:** UPVC / Powder coated aluminium doors  
**Windows / Glazing:** Aluminium / UPVC  
**Electrical:** Three phase supply with independent meter, 100% Power Backup



## OTHER BEDROOM

**Flooring:** Laminated wooden flooring  
**Wall:** Plastic emulsion  
**Ceiling:** Oil bond distemper  
**Door Internal:** Seasonal hardwood frames & laminated shutter  
**Door External:** UPVC / Powder coated aluminium doors  
**Windows / Glazing:** Aluminium / UPVC  
**Others:** Split AC unit  
**Electrical:** Three phase supply with independent meter, 100% Power Backup



## BALCONY

**Flooring:** Anti skid tiles  
**Wall:** External paint  
**Ceiling:** Oil bond distemper  
**Door External:** UPVC / Powder coated aluminium doors  
**Windows / Glazing:** Aluminium / UPVC  
**Door Internal:** Seasonal hardwood frames & laminated shutter



## KITCHEN

**Flooring:** Anti skid tiles  
**Wall:** Ceramic tiles  
**Ceiling:** Oil bond distemper  
**Door Internal:** Seasonal hardwood frames & laminated shutter  
**Door External:** UPVC / Powder coated aluminium doors  
**Windows / Glazing:** Aluminium / UPVC  
**Electrical:** Three phase supply with independent meter, 100% Power Backup  
**Others:** Stone counter with SS sink



## SERVANT ROOM

**Flooring:** Ceramic tiles  
**Wall:** Oil bond distemper  
**Ceiling:** Oil bond distemper  
**Door Internal:** Seasonal hardwood frames & laminated shutter  
**External:** UPVC / Powder coated aluminium doors  
**Windows / Glazing:** Aluminium / UPVC

**Disclaimer:**  
 Terms & Conditions Apply. Sepsel Properties Private Limited CIN-U65300DL2007PTC163112. The residential project "Paras Dew" at Sector 106 Gurugram, Haryana.  
 This leaflet is not a legal offering and does not form a part of any agreement or legal binding on the part of the company. The details of the approvals  
 including building plans approved by Directorate of Town & Planning, Haryana can be checked in our corporate office during office hours. 1 Sq. Mtr. = 10.764 Sq. Ft.

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# PARAS

BUILDTECH

Backed by a strong brand lineage, Paras Buildtech, incepted in 2002, is progressing fast “Towards Tomorrow”. With timely delivery as its core strength, the company has already delivered approx. 7.3 Million Square Feet and is working on multi scale projects. With 9 projects already delivered, currently, the team is aggressively working towards delivering another 4 projects in NCR. An impressive project spectrum includes a mix of Residential, Commercial and Retail Spaces, with developments spread across GURUGRAM, NOIDA, ZIRAKPUR & MOHALI. Paras Buildtech enjoys an absolute edge in these markets right from land acquisition, to procurement, construction, project management and property management services. A team of highly experienced professionals, this team is constantly working on making tomorrow a concrete reality.

## DELIVERED



PARAS TIEREA



PARAS SEASONS



PARAS PANAROMA



PARAS TWIN TOWERS



PARAS TRINITY



PARAS DOWNTOWN CENTER



PARAS DOWNTOWN SQUARE



PARAS TRADE CENTRE



PARAS IRENE

## ONGOING



PARAS QUARTIER



PARAS DEWS



PARAS ONE33



PARAS SQUARE

# PARAS

BUILDTECH

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