

100% FDI REAL ESTATE DEVELOPER

**EXPERION**  
THE POSITIVE SIDE OF LIFE



THE  
**WESTERLIES**  
SECTOR 108, GURUGRAM

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Life needs space and The Westerlies has been thoughtfully designed keeping just that in mind. This 100 acre fully developed township has been intelligently designed to foster community living with an integrated landscape plan. Located at just 0 km from Delhi border, this integrated township brings you the space for holistic living away from the urban clutter right in the lap of natural luxury.

Live the peaceful life you have always aspired to in your dream house here. Enjoy the freedom of building your luxurious home, and live right in the lap of nature surrounded by ample greenery around the property and fresh air in this township. Revel in the joy of receiving the best of both worlds with a tranquil lifestyle away from the urban toxicity.

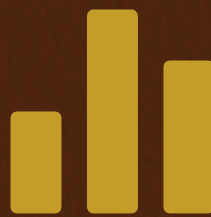
Life needs space, and at The Westerlies, you live the best of it here.

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SPACES FOR  
**YOUR CHOICE**

The luxury of owning a piece of land also comes with the luxury of choices. Build a villa with a garden for your grand family, build multiple floors for the future generations, or use it to generate passive income for yourself. With all the modern amenities, this integrated township is completely ready to make your dreams a reality.



Multiple Plot Sizes  
Ranging from 210 sq.m to 1007 sq.m



Fully Integrated Township



Provision for Pre-school &  
Nursing Home



SPACES FOR  
**LUXURY**

Breathing fresh is a luxury. Living in homes which receive bright sunlight is a luxury. A home in this thoughtfully designed residential township with ample green spaces to take a stroll amidst fresh air is a luxury. Owning a plot in this developed township designed by the renowned architects at HoK, London is a luxury that

The Westerlies offer.

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Over 10 Acres of Green Boulevard • 100% Power Backup\* • Wide Internal Roads  
Internationally Acclaimed Water Management System with Storm Water Drainage



# SPACES FOR COMFORT

Located at just 0 km from the Delhi border, The Westerlies offer the best of both worlds: urban convenience with suburban tranquility. Right in the lap of nature, this township is strategically connected to all the nodal points of the Capital and offers connectivity to all the important urban hubs.



Quick Access To IGI Airport



0 km from  
Delhi Border

Close Proximity to  
Proposed Diplomatic Enclave



Proximity to HUDA City Centre/  
Dwarka Sector 21 Metro Stations







SPACES FOR AN  
**ACTIVE LIFESTYLE**

Abundant open spaces for you to explore all your passions, that is what The Westerlies offer its residents. Take a relaxing walk on The Breeze, spend a quiet afternoon meditating, enjoy the space to celebrate community festivals, and allow your children to spend time away from the screen in the lap of nature.

Whatever your passions are, The Westerlies has the space for it.



The Breeze

1.1 km long open stretch, accessible from any part of the site



Yoga / Meditation Zone



Kids' Play Area



Bicycle Path



Amphitheatre



Running Track



Reflexology Footpath



Dedicated Barbecue Area

# LOCATION MAP

Map not to scale



# ABOUT EXPERION

Experion is a 100% FDI funded real estate developer backed by Experion Holdings Pte. Ltd., Singapore, the real estate investing arm of \$2.5 billion AT Holdings group of companies. Other business of AT Holdings include construction, oil and gas, renewable energy and asset management.

At Experion we believe that good experiences foster enduring relationships. We offer transparency in transaction, thought leadership in action, customer insight in our developments and thus, transform every relationship into a positive, engaging and memorable experience that people would love to come back to.

## AWARDS & RECOGNITIONS





Experion Developers Private Limited

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**Disclaimer:** This does not constitute a legal offer. Customers are advised to have their independent evaluation. Artistic impression as shown to highlight the architectural design are indicative and subject to change as may be decided by Developer or as may be directed by any competent authority in the best interest of development. Concepts alluded herein are subjective. Layout plan can be amended at any time by the Developer subject to the provisions of applicable laws. Full grown trees as shown will take some years to grow. \*Additional charges applicable. Developer: Experion Developers Pvt. Ltd. (herein referred as "Experion"). The Designs, dimensions, facilities, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services.

**License:** DGTCP, Haryana has granted Licence no. 57 dated 11.7.2013 to few land owners c/o Experion Developers Pvt. Ltd. &quot;Developer for development of a residential plotted colony on 100.48125 acres land situated in Sector - 108, Gurugram. As per the approved layout plan of the colony, there are 770 residential plots including 157 EWS plots, 2 commercial plots and a provision of 2 Nursery Schools, 2 Primary Schools, 1 Taxi stand and 2 Nursing Homes. RERA Registration for PH 1 & PH 2 is not applicable. Regd. No. PH 3 - 67 of 2019 dated 06.11.2019 and Regd. No. 103 of 2017 dated 24.08.2017 for 14 units of Villas. In case of inspection of original approvals, the same can be inspected at corporate office with prior notice.