

THE LUXURY ADDRESS OF NEW GURUGRAM.
ABOVE ALL ELSE.



THE LEAF®

SECTOR - 85, NEW GURUGRAM

**2, 3 & 4 BHK AIR-CONDITIONED
LUXURY RESIDENCES**

EMBRACE THE LUXURY OF SPACE WITH NATURE

The Leaf is spread over 11.09 acres with 9 acres of landscaped greens and water bodies. The project offers 85% open spaces and a lifestyle that is an amalgamation of nature and luxury.

You get to choose from 2,3,4 BHK fully air-conditioned residences with the unique concept of 4BHK offering 2 master bedrooms.

A 15,000 sq ft of club has amenities that augurs well for a lavish lifestyle with amenities like fully-equipped gymnasium, theater, sporting facilities, swimming pool, lounge and much more.

Outdoor sporting facilities such as tennis, basketball, badminton are also part of the amenities that encourages the sports person in you. It is a place where you'll get to live a life of opulence.



FLOOR PLAN

2 BHK-APARTMENT, UNIT -A & B

SIZE-1671 SQ.FT. (155.241 Sqm.)

TYPICAL FLOOR - 2, 3, 5, 7, 8, 9, 11,
12, 15, 16, 17, 18, 19, 21, 22, 24, 25 & 26

PRICE : ₹1.14 CR

Formal Living

Dining/Kitchen

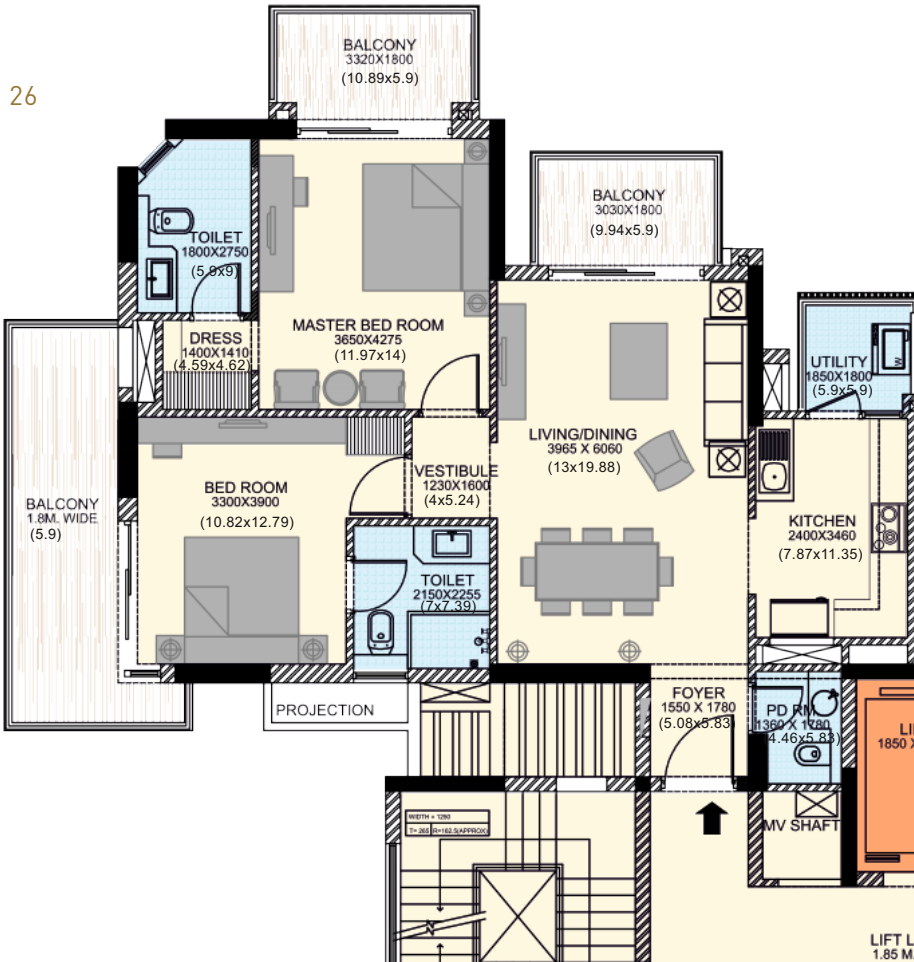
2 Bedrooms

2 Toilets

3 Balcony

Powder Room

Utility Area



FLOOR PLAN

2 BHK-APARTMENT, UNIT - C & D

SIZE-1640 SQ.FT. (152.361 Sqm.)

PRICE : ₹1.11 CR

Formal Living

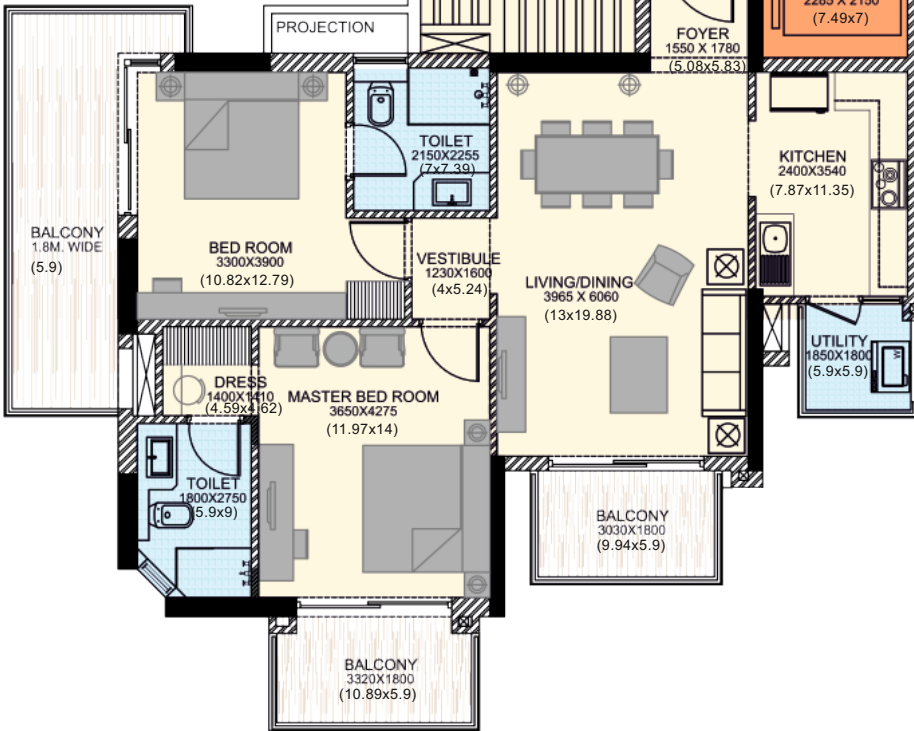
Dining/Kitchen

2 Bedrooms

2 Toilets

3 Balcony

Utility Area



FLOOR PLAN

2 BHK-APARTMENT, UNIT -A & B

SIZE-1772 SQ.FT. (164.6242 Sqm.)

TYPICAL FLOOR-1,4,10,14,20 & 23

PRICE : ₹1.21 CR

Formal Living

Dining/Kitchen

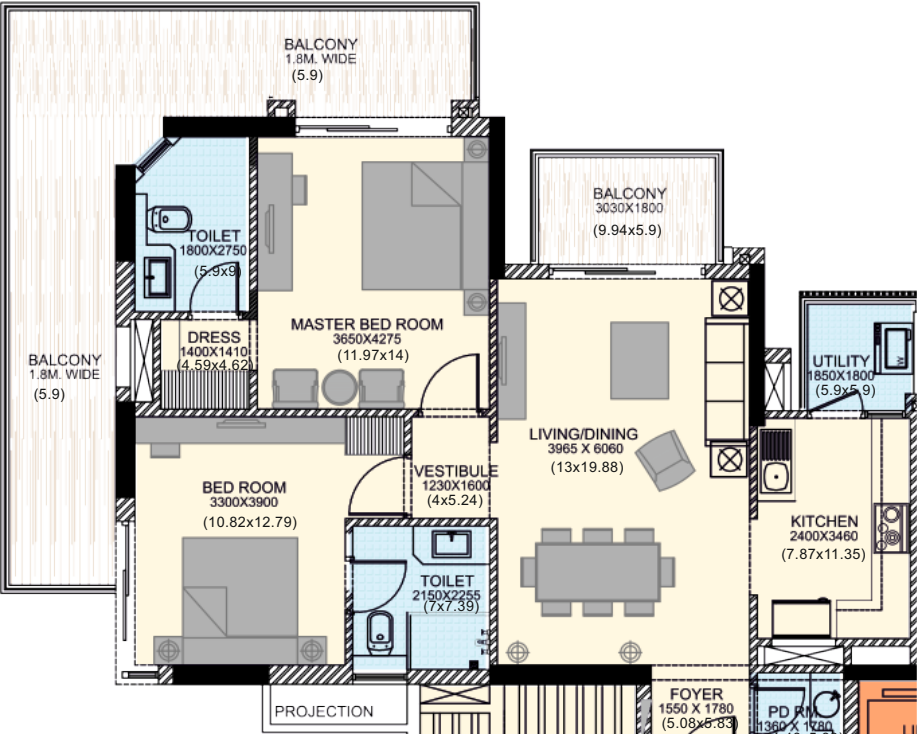
2 Bedrooms

2 Toilets

2 Balcony

Powder Room

Utility Area



FLOOR PLAN

2 BHK-APARTMENT, UNIT -C & D

SIZE-1741 SQ.FT. (161.7442 Sqm.)

PRICE : ₹1.18 CR

Formal Living

Dining/Kitchen

2 Bedrooms

2 Toilets

2 Balcony

Utility Area



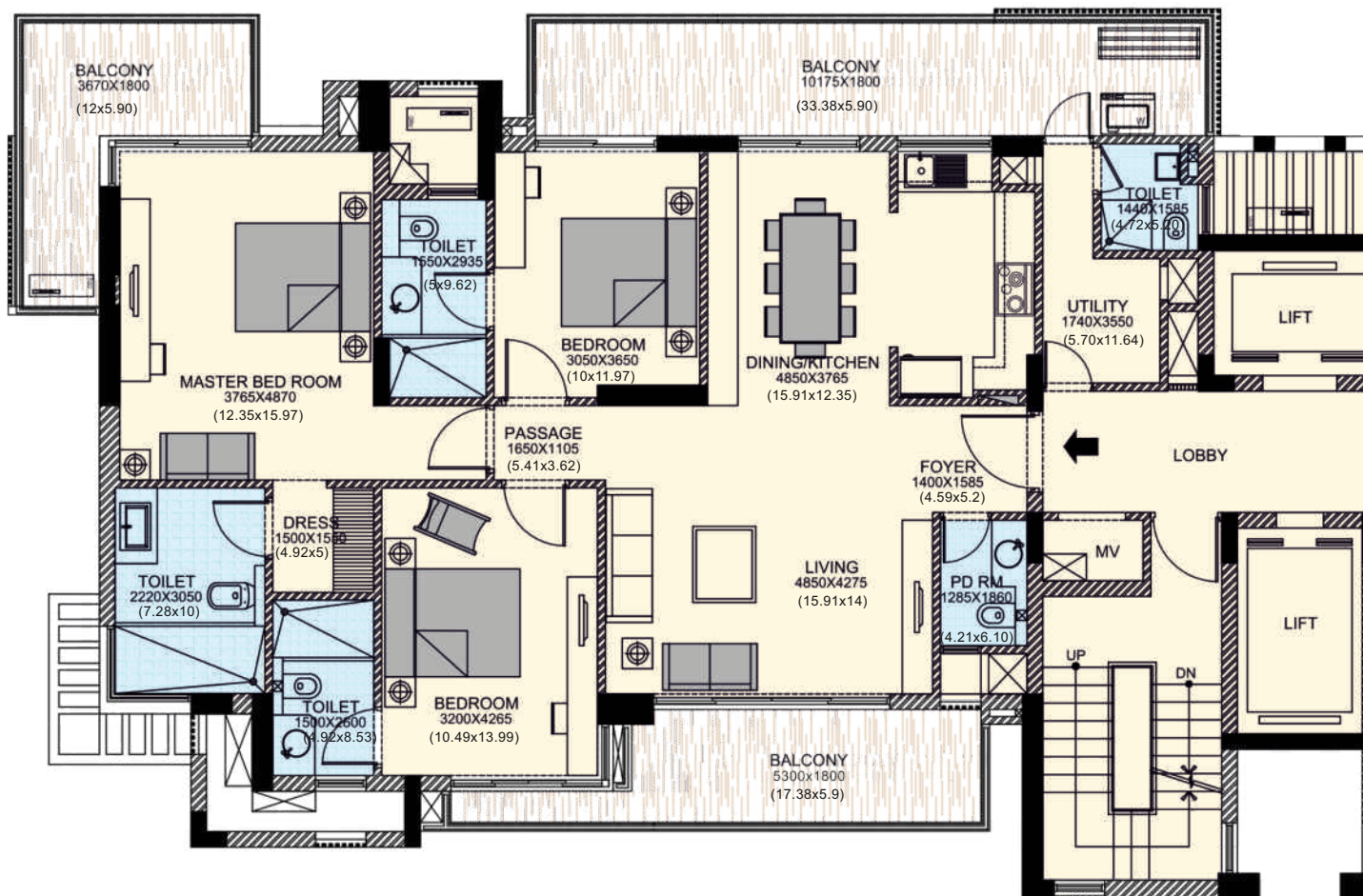
FLOOR PLAN

3 BHK-APARTMENT

SIZE-2408 SQ.FT. (223.7105 Sqm.)

TYPICAL FLOOR-B1,B2,B7,B8,B9 & B10

PRICE : ₹1.64 CR



Formal Living

Dining/Kitchen

3 Bedrooms

Dressing Area

3 Toilets

3 Balcony

Powder Room

Utility + Toilet

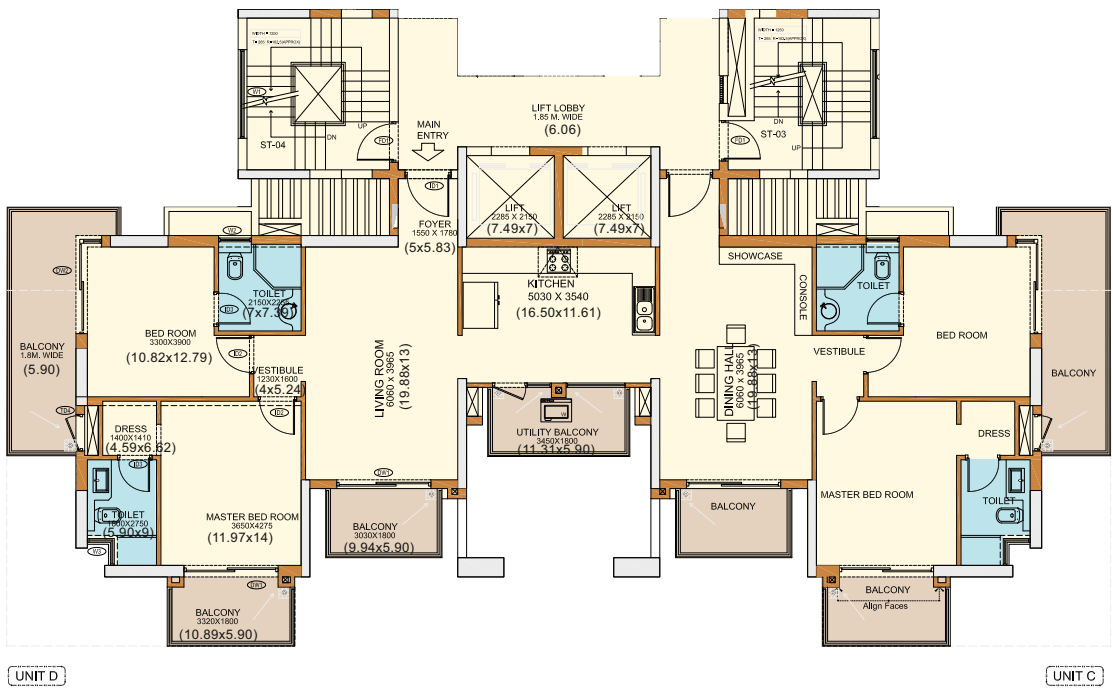
FLOOR PLAN

4 BHK-APARTMENT

SIZE-3280 SQ.FT. (304.722 Sqm.)

PRICE : ₹2.23 CR

- Formal Living
- Dining/Kitchen
- 2 Master Bedrooms
- 2 Bedrooms
- Dressing Area
- 4 Toilets
- 7 Balcony



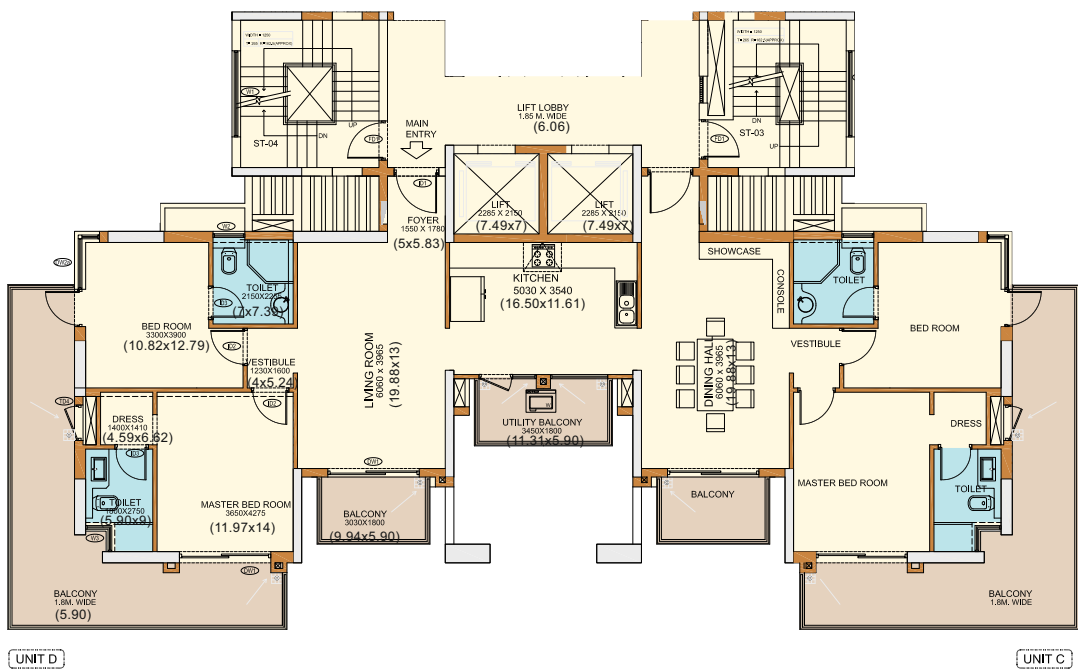
FLOOR PLAN

4 BHK-APARTMENT

SIZE-3482 SQ.FT. (323.4884 Sqm.)

PRICE : ₹2.37 CR

- Formal Living
- Dining/Kitchen
- 2 Master Bedrooms
- 2 Bedrooms
- Dressing Area
- 4 Toilets
- 5 Balcony



Not to Scale

MASTER PLANNED TO PERFECTION



- | | |
|--|-------------------------------|
| ① Kids play zone & senior citizen corner | ⑨ Perennial colourful gardens |
| ② Putting green area | ⑩ Grass path grass pavers |
| ③ Mini soccer play ground & lawn area | ⑪ Street-side parking |
| ④ Wetland and forest of tall trees | ⑫ Drop-off-special paving |
| ⑤ Tennis court | ⑬ Half basket ball court |
| ⑥ Club pool and party lawn | ⑭ 2 Badminton courts |
| ⑦ Entrance water feature (water jets) | ⑮ Convenience Shop |
| ⑧ Stilts & hardscape area | |

THE LIFESTYLE. ABOVE ALL ELSE.

Located in Sector-85,
New Gurugram

Landscape by acclaimed
Nippaysage Montreal

Grand clubhouse with
multiple sports facilities

Spread over
11.09 acres approx.

85% green
open spaces

Choice of apartments
& duplex penthouses

Design by renowned
architects ARCOP, Montreal

9 acre of landscaped
greens with water bodies

3-tier security system
& 100% power back-up

EXCEPTIONAL HOMES. ABOVE ALL ELSE.

3 side open spacious
and functional apartments

Imported marble
in the living room
& kitchen

Optimum size balconies
overlooking the designer
landscaping outdoors

Designer VRV
air conditioning

Floor to ceiling windows
for a well lit
vibrant home

Sleek finished bathrooms
with premium fittings
and fixtures



Actual Images of The Leaf

*IN 3 & 4 BHK APARTMENTS ONLY



3 MINS FROM
DWARKA EXPRESSWAY

5 MINS FROM
NH-08

10 MINS FROM
RAJIV CHOWK

25 MINS FROM
IGI AIRPORT

IN THE VICINITY

SCHOOLS

Bharat Ram Global School
St. Xavier's High School
Euro International School
Matrikiran High School
Delhi Public School 84
Broadways Intl. School

HOSPITALS

Shri Balaji Hospital
Shri Shivam Hospital
VPS Hospital Rockland
Sunrise Hospital
ESIC Hospital
Medanta The Medicity
Fortis Hospital

HOTELS

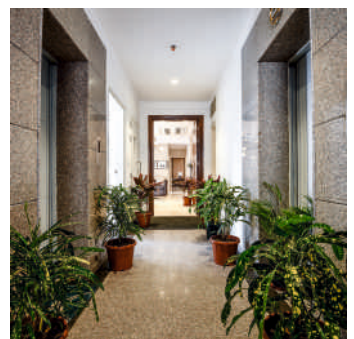
Hyatt Regency
Misaki Manesar
Savoy Suites
Ginger Manesar
Hilton Garden Inn
Treehouse Queens Pearl
Park Inn

RETAIL

SS Omnia
Sapphire 83
Broadway



Actual Images



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Disclaimer: Licence No. 81 of 2011 in Sector-84&85 granted to M/s Shiva Profins Pvt. Ltd. for a Group Housing Colony on land measuring 11.093 Acres at Sector-85, Gurugram Manesar Urban Complex, Gurugram. Building Plans approved vide approval Memo No. 48267 dated 08.08.2013. Project registered with HARERA Gurugram vide Registration No. 23 of 2019. Status of other approvals can be checked in the Promoter's office. Images are an artistic conceptualization and does not support to replicate the exact products.
**1 square meter = 10.764 square feet and 1 Acre = 4048 square meter.