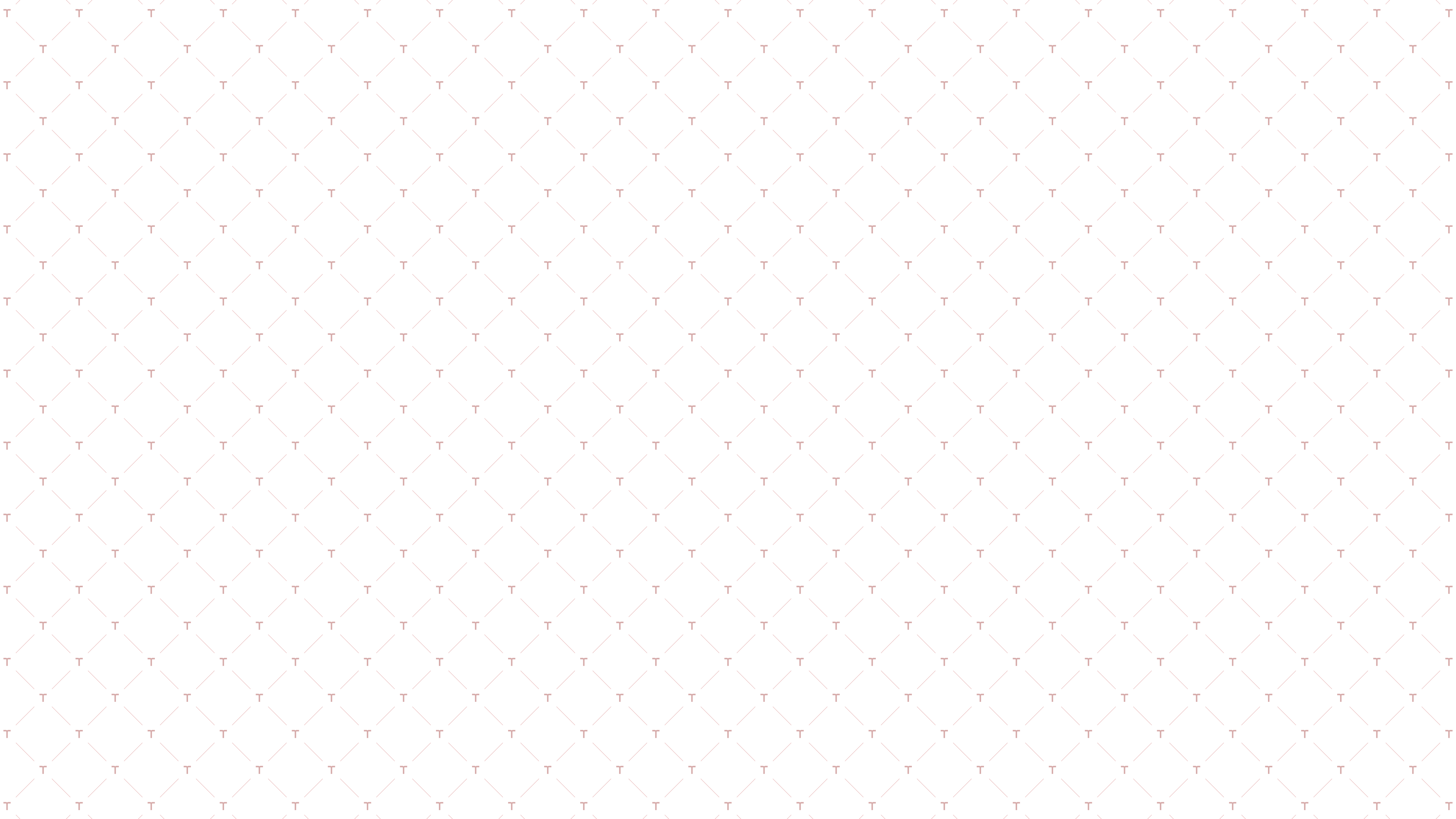
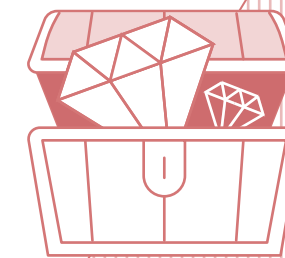
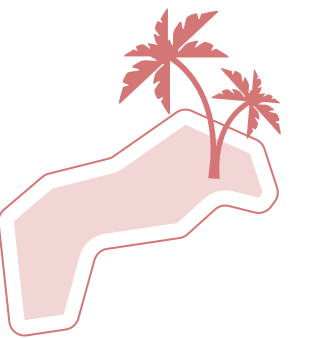
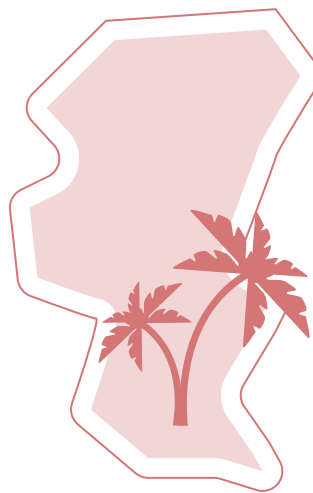
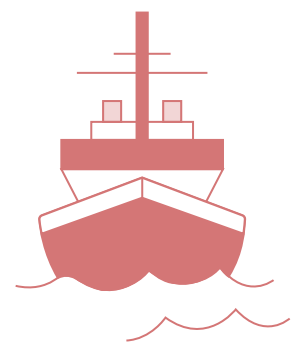


**AARIZE**  
THE  
TESSORO  
UBER-LUXURY MALL

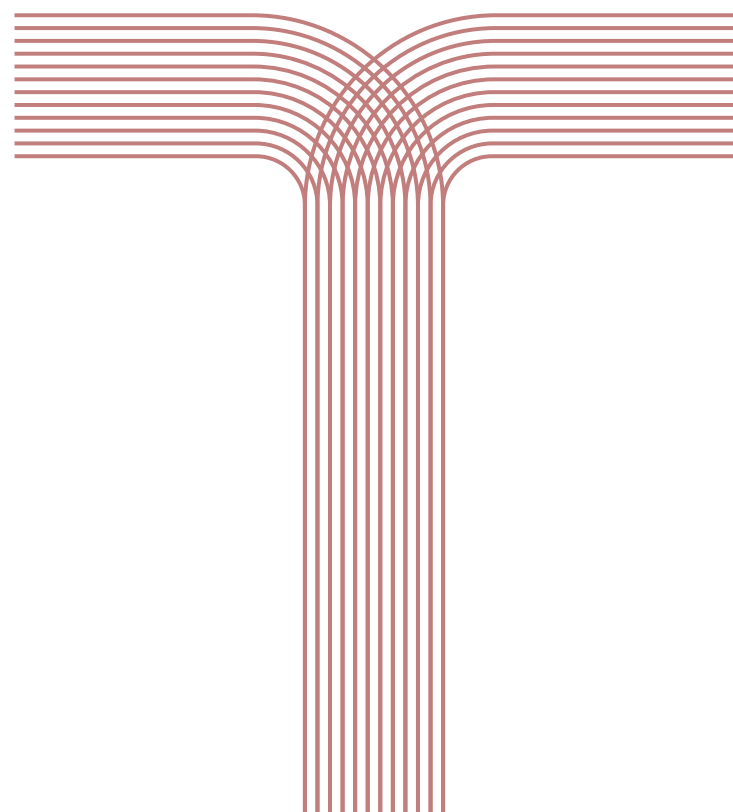


SOME SEEK  
TREASURE  
AT THE END OF  
THE RAINBOW.  
OTHERS,  
IN DESERT  
ISLANDS AND  
SHIPWRECKS.



But true treasure lies in  
unlocking the future.





# AARIZE

## THE TESSORO

WHEN IT COMES TO TREASURE,  
FINDERS ARE KEEPERS.



Going on a treasure hunt, discovering a treasure and claiming it as your own is an exhilarating experience. We invite you to feel this thrill when you discover Aarize The Tessoro. An uber-luxury mall located in the heart of the city's most vibrant and developing area, the property is a treasure waiting to be unveiled. Read on to find out why you should claim your piece of it.





AARIZE  
THE  
TESSORO

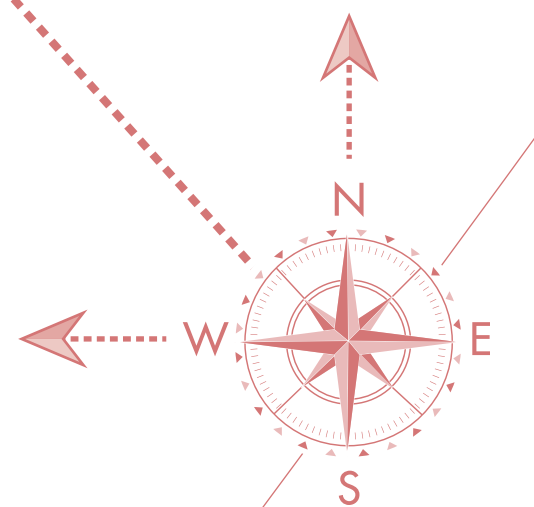
AARIZE

TESSORO



THE WORLD  
IS MOVING TO  
DWARKA  
EXPRESSWAY.

Open your eyes to opportunity.



# THINK OF IT AS YOUR TREASURE MAP

As one of the top luxury retail destinations in India for the discerning few in this part of Delhi-NCR, the project will feature the best of international and domestic brands in fashion, entertainment, dining and much more.

2,50,000+ people in the vicinity

Bang on 75 m road (Upper Dwarka Expressway)

\*0 km from Delhi

\*2-min drive from Najafgarh & Kapashera road

\*5-min drive from metro station (Dwarka Sec 25)

\*10-min drive from IGI Airport

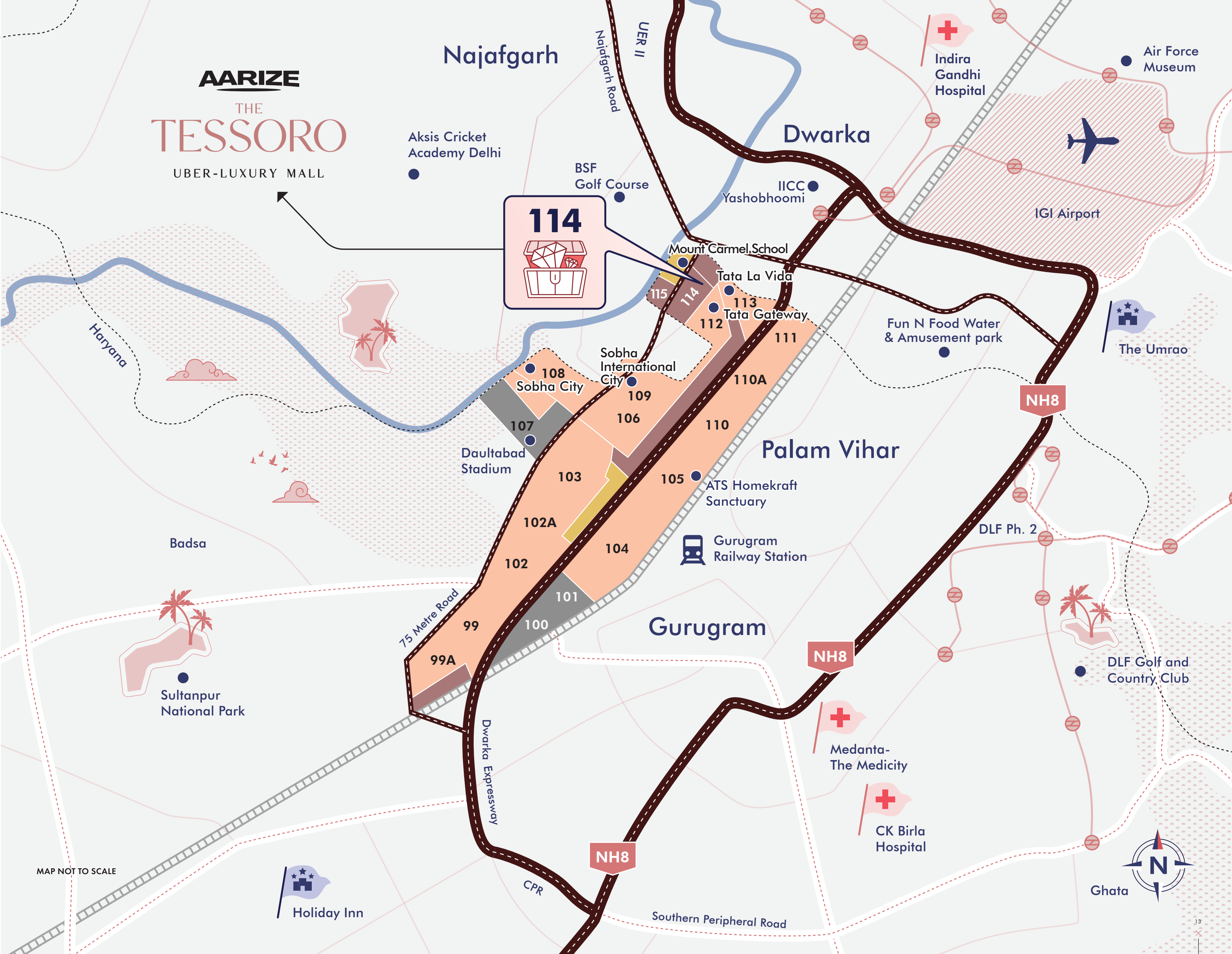
\*2-min drive from Dwarka Expressway

Sector 114 in Gurugram is a prime hub for Commercial Real Estate investment, attracting businesses due to its strategic location, excellent connectivity and a catchment of high-end housing in the vicinity, driving demand in this sub-market.

## Legends

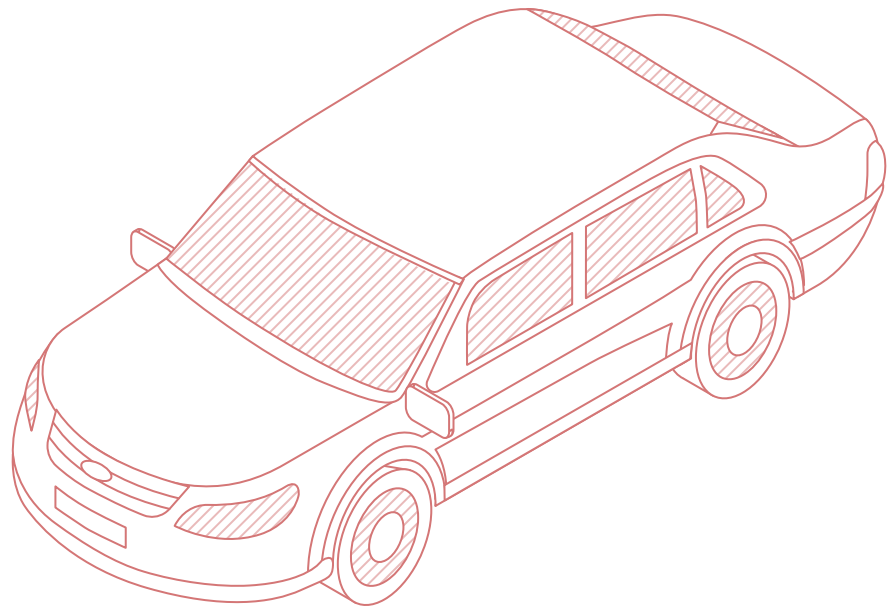
Commercial	Public Utilities	DMRC	Hotel
Residential	Institutional	Railway	Hospital

\*Depending on traffic condition.



DISCOVER  
NEXT-LEVEL  
CONNECTIVITY  
HERE.

Be at the centre of action.



THE MORE  
WELL-CONNECTED  
YOU ARE,  
THE MORE TREASURED  
YOUR BUSINESS.



Connections are as important to businesses as they are to business locations.  
Aarize The Tessoro is so well-connected that it offers a competitive advantage.





Located at the crossroads  
of two strategic roads

This uber-luxury mall **stretches**  
around **75 metres** **Upper**  
**Dwarka Expressway** in the front

The **60 metre sector road** that runs  
at its back connects it to the **150 metre**  
**Dwarka Expressway**

Reference image



\*Just 10 minutes away from the **3-lakh sq. ft**  
**India International Convention and Expo**  
**Centre (IICC)** or **Yashobhoomi**, India's  
largest convention and exhibition complex

\*The upcoming **Diplomatic Enclave II** in  
**Sector-24 of Dwarka**, at a distance of just  
10 minutes, will be allotted to diplomatic  
missions and international organisations

\***Bharat Vandana Park**- a major tourist  
destination spread across 200 acres is another  
important landmark- just 15 minutes away

\*Depending on traffic condition.



Reference image

**Direct access from Palam Vihar**  
(fully developed area)

**Well-connected to Dwarka** through  
proposed **Northern Peripheral Road**

Reference image



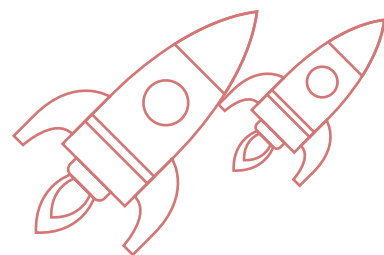
# INDEED, THE AREA IS FLOURISHING AND HERE'S PROOF.

EXPLORE X DISCOVER X PROFIT

01

## \* 11,270 units launched in 2023

Dwarka Expressway- New Gurugram cluster saw a spike of 166% year-over-year growth in new launches, with only 4,231 units launched in the previous year.



04

## \* Homes worth ₹ 25,000 crore

These homes were worth a whopping ₹ 25,000 crore. Interestingly, out of these 12,409 units, 97% were under construction at the time of sale.



02

## \* 69% of the city's overall launches

The submarket witnessed the biggest share of housing units launched with a 69% of overall Gurugram launches.



05

## Hotspot for premium launches

The Dwarka Expressway-New Gurugram cluster has become the new hotspot for luxury launches in Delhi-NCR.

03

## \* 12,409 housing units sold

In the calendar year 2023, a total of 12,409 housing units were sold in this submarket, which was 67% of the overall sales in Gurugram.



06

## \* 34% high-end projects

Within the first half of the year 2024, as many as 34% of the new launches in this cluster were priced at ₹5 crore or above.



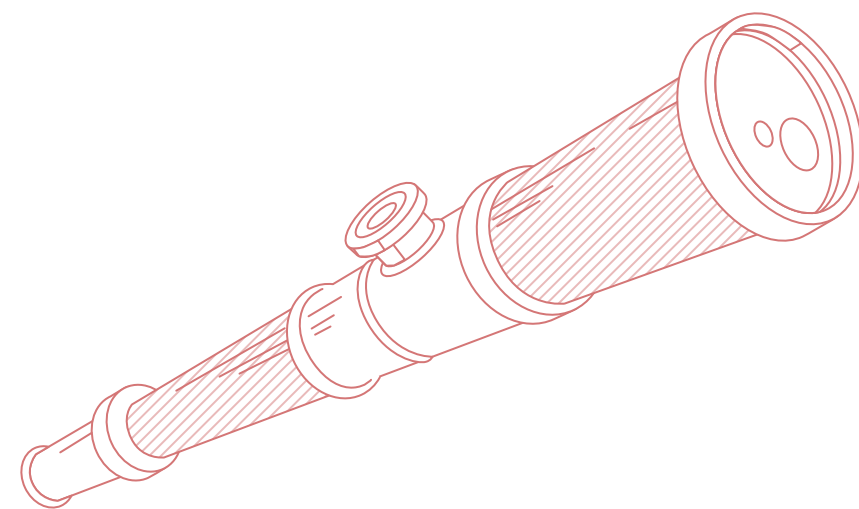
REALISE X ACCOMPLISH X SUCCEED



BE AMONG  
THE FIRST  
TO SPOT  
AN INVESTMENT  
OPPORTUNITY.

Act ahead of others.





SOMETIMES  
YOU DON'T SEARCH  
FOR TREASURE.  
TREASURE  
FINDS YOU.



Be present at Aarize The Tessoro, and you will discover a large customer base already waiting for you. They have money to spend, expensive tastes and a luxury lifestyle.  
The good news? They're all yours.



\* **11,000 homes completed**  
in 2023

-----X

\* **29,742 in the pipeline**

-----X

\* **45% (13,476)** of the  
under-construction inventory likely  
to be completed in 2024



The expressway **connects various key locations**

-----X

Set to **revolutionise connectivity between Delhi and Gurugram**

-----X

Weaves through **areas like Harsaru, Pataudi Road, Farrukhnagar, and parts of Gurugram**

-----X

Expected to **propel real estate demand in newly developed sectors**

Links **Dwarka Sector 21 to IGI Airport**

-----X

**Travel time will be reduced**  
while fostering real estate growth  
in adjacent localities

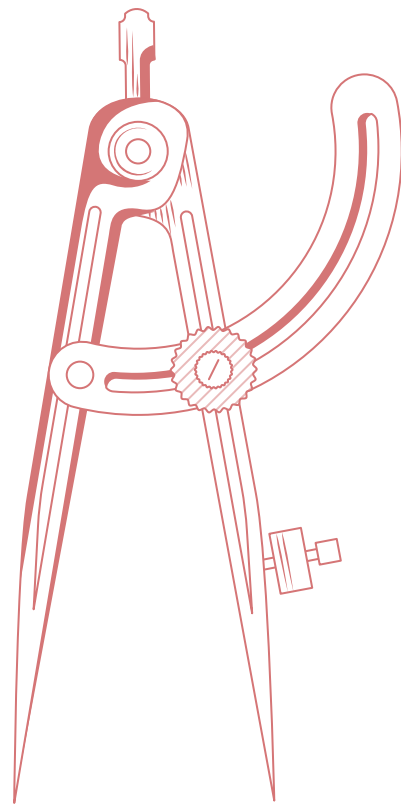






IT'S A  
MARVEL OF  
ARCHITECTURE  
TOO.

A landmark in the making.



IN THE  
RIGHT HANDS,  
VISION TURNS INTO  
TREASURE.

ARCHITECTURE & DESIGN CONSULTANT

**ACPL**<sup>®</sup>  
INDIA • DUBAI



STRUCTURE CONSULTANT

**TPC**



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**UDAYAN CHAUDHARI & ASSOCIATES PVT LTD**  
CONSULTING ENGINEERS



LANDSCAPE CONSULTANT

**roha**



ARCHITECTURAL VISUALIZATION CONSULTANT

**LIFANG**



×

AARIZE  
THE TESSORO  
IS A TREASURE  
THAT HAS IT ALL.  
JUST LIKE  
THE PATRONS  
WHO WILL VISIT IT.

×



GRIHA 4 STAR PRE-CERTIFIED





# SITE PLAN





# TREASURY

Anchor & Vanilla Retail ×-----× **Lower Ground Floor**

×

THE WORLD'S  
FINEST BRANDS,  
ALL IN ONE  
EXCLUSIVE  
DESTINATION.

×

Supermarket | Luggage & Accessories | Electronics  
Lifestyle | Café | Patisserie | Books



Reference image





Reference image

Indulge in a world of refined tastes where a curated selection of global brands delights every discerning connoisseur.





PROFIT

X

ER

D

X

APP

X

RE

X

AC

X

RE

X

AC

X

RE

X

AC

SUCCESS

X

AC

X

RE

X

AC

X

RE

X

AC

X

RE

X

AC

X

RE

AC



# TREASURY

Lower Ground Floor Plan





# QUEST

Retail ×-----× **Upper Ground Floor**

×

A WORLD OF STYLE  
WITH THE  
MOST COVETED  
FASHION BRANDS  
LEADING THE WAY.

×

Fashion | Jewellery & Watches | Beauty | Perfumes



Reference image





Reference image

An ultimate fashion destination where trendsetters find their muse,  
and elevate their wardrobe with brands that define elegance and sophistication.





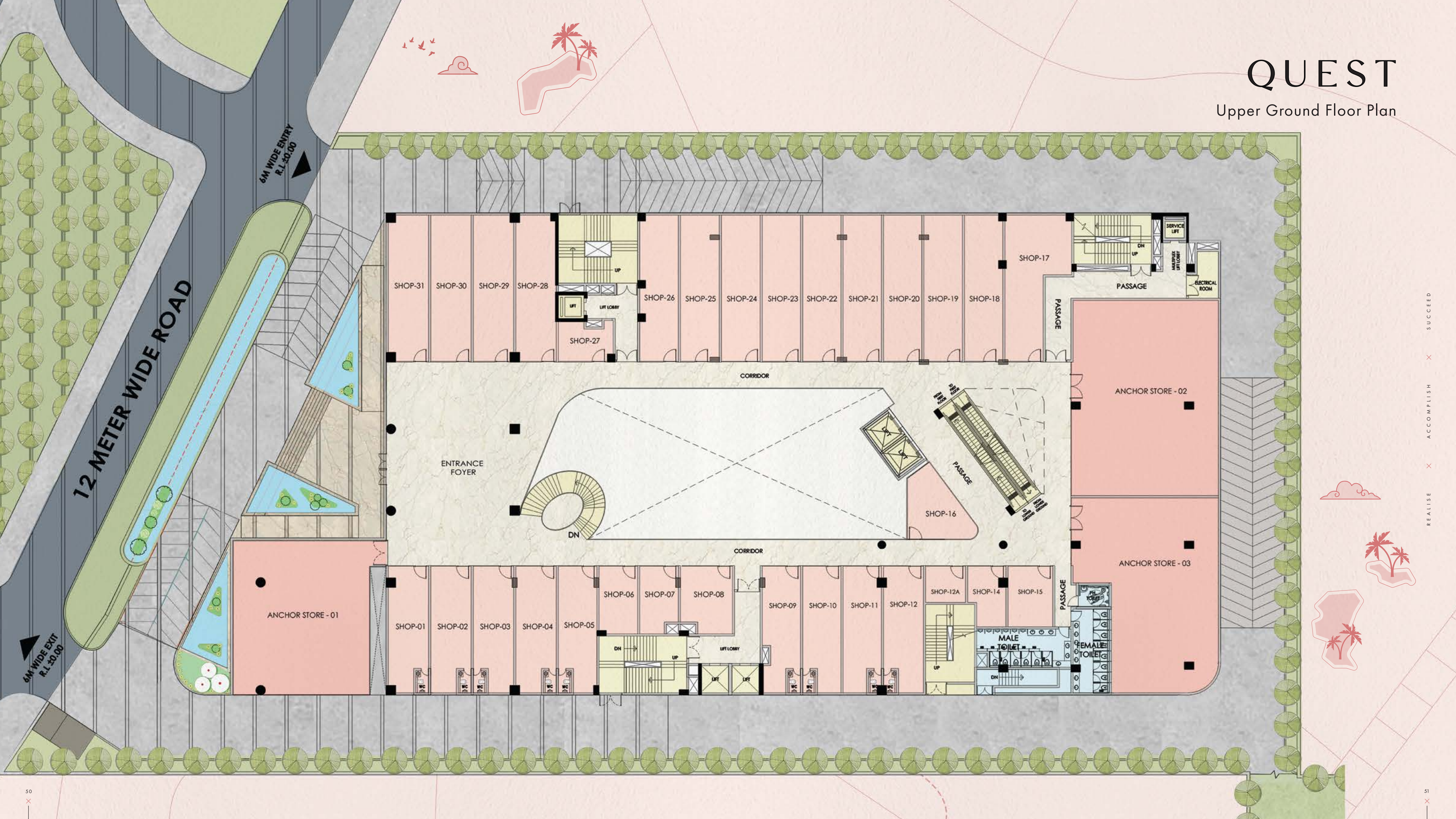
EXPLORE X DISCOVER X PROFIT

REALISE X ACCOMPLISH X SUCCEED



# QUEST

## Upper Ground Floor Plan



SUCCESS  
ACCOMPLISH  
REALISE



# DISCOVERY

Retail ×-----× **First Floor**

×

A TREASURE OF  
RETAIL  
POSSIBILITIES,  
WHERE THE FINEST  
BRANDS TELL THEIR  
UNIQUE STORIES.

×

Haute Couture | Design Ethnic | Formal Wear | Footwear | Salon



Reference image



Reference image

Embark on a retail adventure and explore a diverse range of brands each suited to your unique taste.





PROFIT  
X  
DISCOUNT  
X  
SALE

Artistic Impression

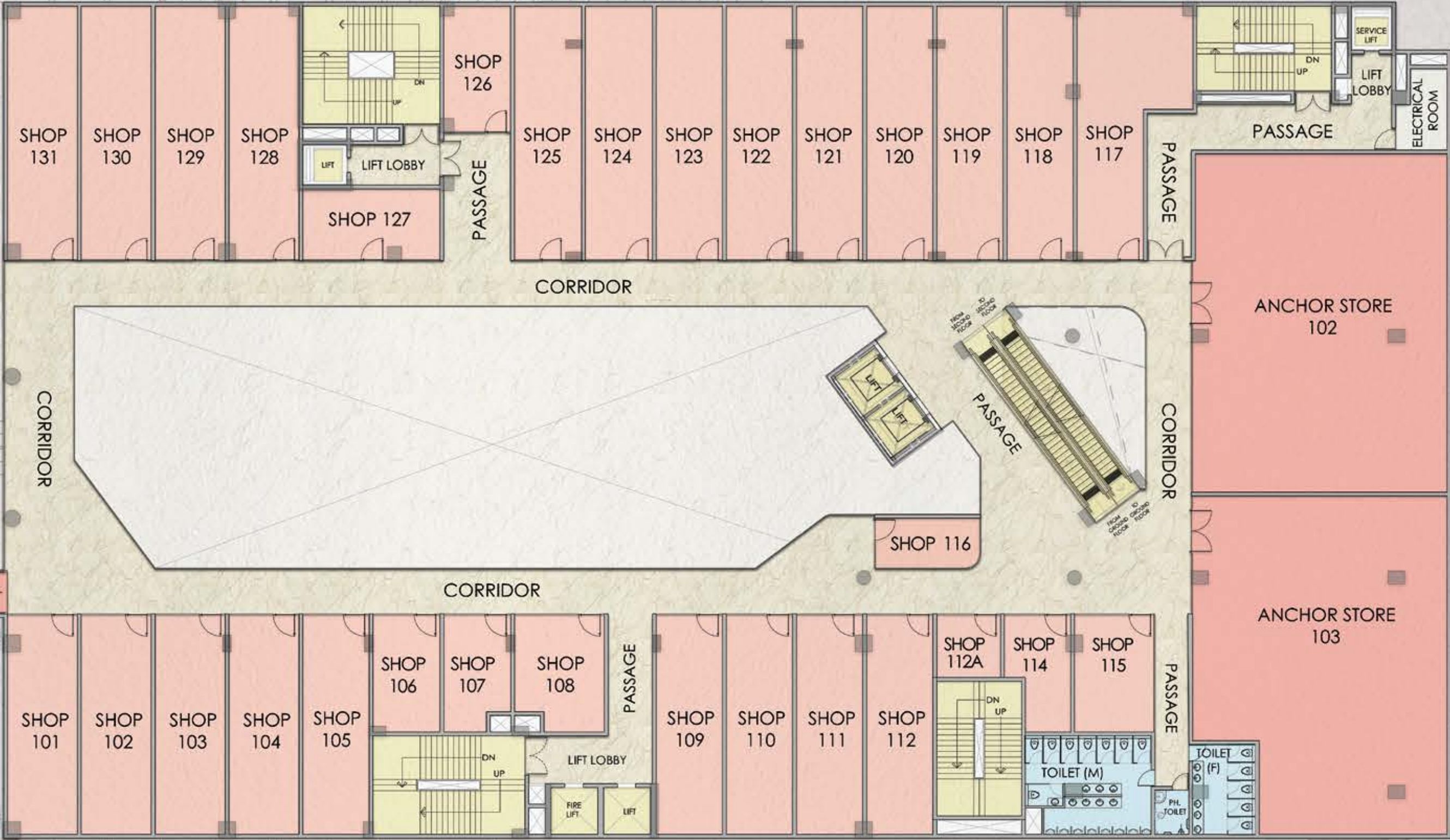
SUCCESS  
X  
ACCOMPLISH  
X  
REALISE



# DISCOVERY

First Floor Plan

EXPLORE × DISCOVER × PROFIT



REALISE × ACCOMPLISH × SUCCEED



# EXPEDITION

Kids’ Zone + Gourmet ×-----× **Second Floor**

×

A WORLD OF  
FUN AND  
WONDERS FOR THE  
TASTEFUL AND  
THE YOUNG.

×

Kids’ Game & Entertainment | Kids’ Fashion | Toy Stores | Fine Dining







Create lasting memories with your loved ones. Explore a diverse range of experiences- from fun-filled moments with the little ones to refined gourmet dining with your spouse and friends. This destination offers a variety of attractions to suit every interest and preference.

Reference image







# EXPEDITION

Second Floor Plan





# ODYSSEY

Superplex and Dining Hub ×-----× **Third Floor**

×

THE MAGIC  
OF CINEMA AND FUSION  
OF FLAVOURS FOR  
BLOCKBUSTER  
ENTERTAINMENT.

×

Superplex | Food Court



Reference Image





Reference image

Experience luxury cinema like never before, featuring plush bucket seats and in-cinema gourmet delights. Immerse yourself in the extraordinary as captivating stories come to life on the big screen.





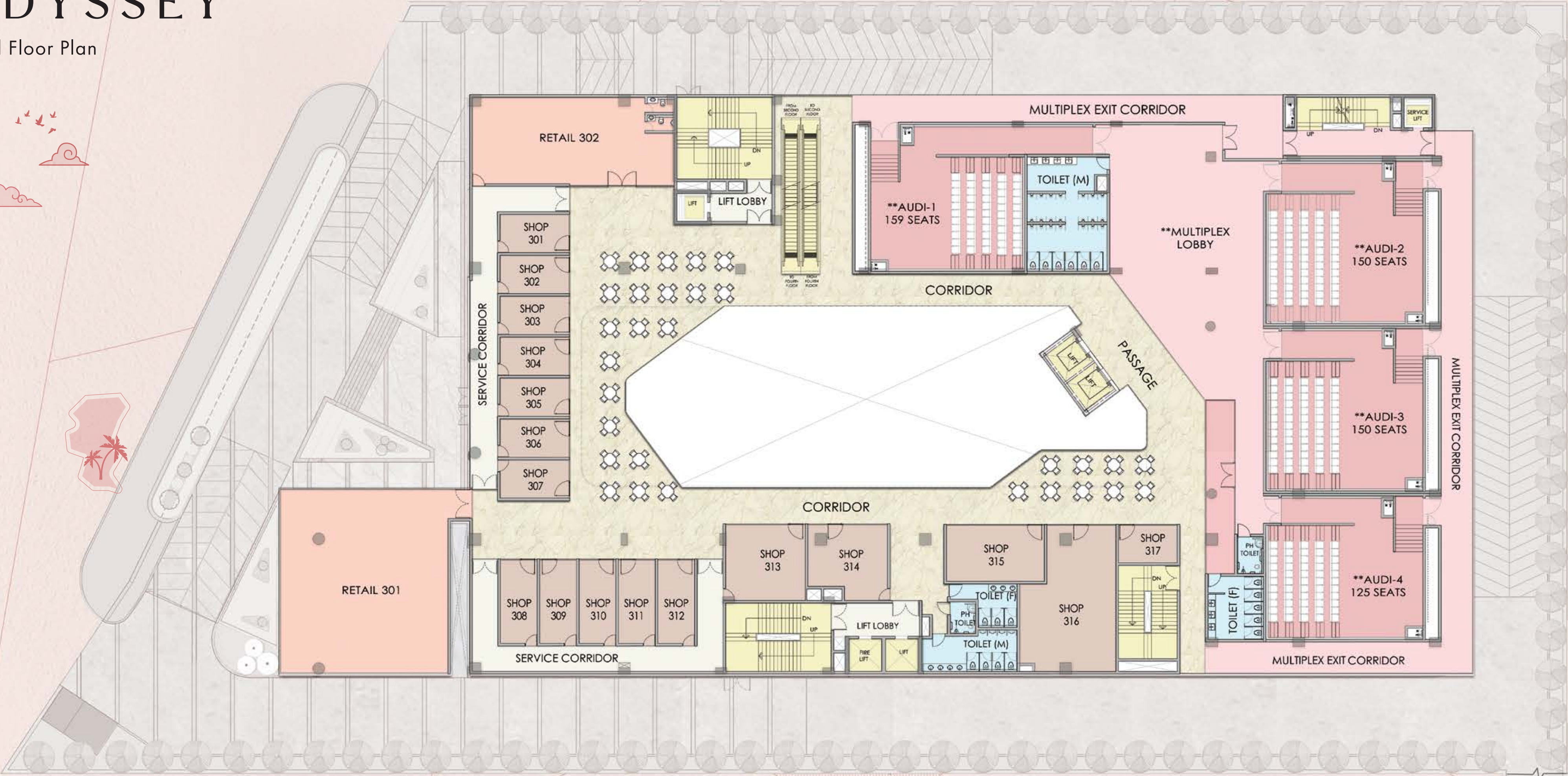
EXPLORE X DISCOVER X PROFIT

RE-USE X ACCOMPLISH X SUCCEED



# ODYSSEY

Third Floor Plan





# VAULT

Club x-----x **Fourth Floor**

x

WHERE  
EXCLUSIVITY MEETS  
SOPHISTICATION  
TO CREATE  
THE ULTIMATE  
LIFESTYLE EXPERIENCE.

x

Club | Open Air Bar | Terrace Lounge



Reference image





Reference image

A sanctuary of luxury and leisure, the floor offers a club experience like no other.  
It elevates social life and embodies elegance, comfort and distinction.





# THE TESSORO

NANVIL  
PARIS

CIVINDA  
ITALY

REMIUM

COFFEE

BAR TONY

ANDREAS  
POLLOK

Oregon

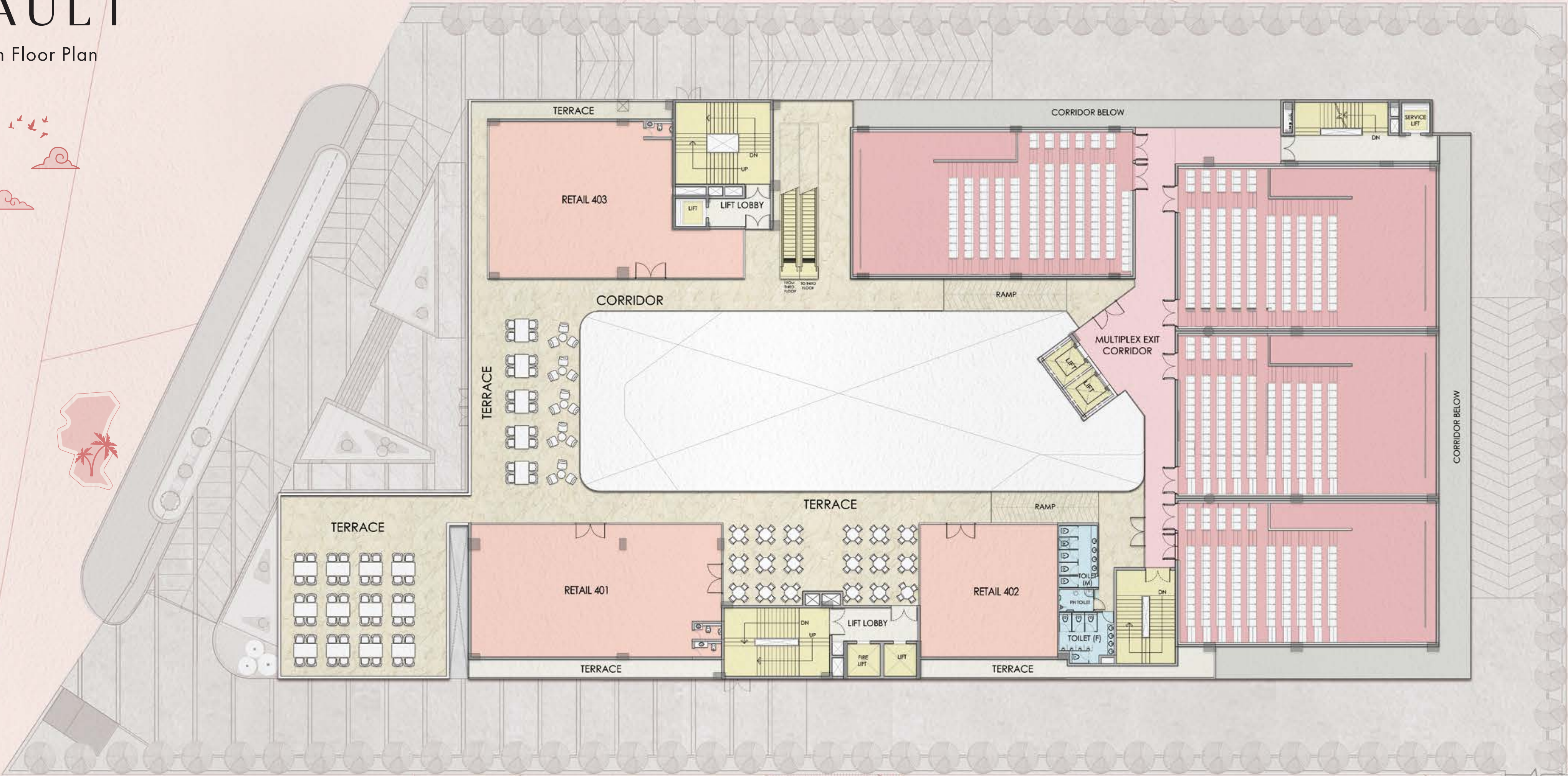
REZSUA

atsw



# VAULT

## Fourth Floor Plan





# AARIZE

## THE

# TESSORO

### C O N C I E R G E

Your exclusive shopping assistant, offering you the luxury of  
Aarize The Tessoro at your convenience so you can seek  
treasures, from anywhere, anytime.

Indulge in a tailored, one-on-one shopping journey with renowned  
brands—whether you're elevating your wardrobe, seeking the perfect gift  
or exploring the latest in fine jewellery. Our Personal Shopping Service  
offers an intimate, highly curated experience designed to bring the world  
of luxury directly to you.



ARCHITECTURAL HIGHLIGHTS



An architectural language with luxury as its innate feel



A plush atrium space to provide grandeur and opulence



Big anchor stores and retail shops of all variables offer a vast opportunity to the retailers



Diverse entertainment zones to enrich recreation for the whole family



Valet parking



Pod cafes to provide an elevated lounging experience



Advanced security & surveillance system



Automated car parking systems



# TIGER SHROFF



I'm proud to present the next step in the vision of Aarize to craft bespoke retail experiences.

Aarize The Tessoro is a reimagination of shopping malls, paired  
with thoughtful design that guides the visitors to shopping, dining and entertainment  
experiences that are out of the ordinary.







CRAFTED REALTY

For almost four decades, our leaders have worked on a vision for the future. They have created transformational spaces in Delhi-NCR that have broken conventions and defied traditions.

15 MN +  
sq. ft. delivered\*



40 YEARS +  
in real estate



15 +  
projects delivered\*

TO LIFE  
TO CREATE  
TO EXPERIENCE

"If you don't innovate, you stagnate" — the primary insight gained by our leaders, who have dedicated four decades to the realm of realty. Today, we embody a fresher, higher standard, offering you meticulously crafted bespoke spaces. Our mission is to elevate experiences across residential, commercial, and retail domains. All the years leading up to this point have been nothing but preparation for this moment.





CRAFTED REALTY | TO LIFE X TO CREATE X TO EXPERIENCES

**AARIZE REALTECH LLP**

LLPIN: ACB - 1333



**SITE ADDRESS:**

Sector 114, Commercial Sector, Gurugram-122017, Haryana



**REGISTERED & CORPORATE OFFICE:**

3<sup>rd</sup> Floor, Unit No. 301-309, Spaze Boulevard-1, Sector-47, Sohna Road, Gurugram-122002, Haryana, India



Website: [www.aarize.in](http://www.aarize.in) | Email: [info@aarize.in](mailto:info@aarize.in)



**FOR SALE ENQUIRIES, CALL:**

**86044-06044**

HARERA Reg. No.: 102 of 2024 dated 07.10.2024 for Aarize The Tessoro, vide Certificate No. RC/REP/HARERA/GGM/875/607/2024/102, also available at [www.haryanarera.gov.in](http://www.haryanarera.gov.in), a Commercial Colony Project, is being developed by Aarize Realtech LLP (LLPIN No. ACB-1333) on land admeasuring 2.025 acres (0.8195 hectare) approx. situated in the revenue estate of village Bajghera, Sector-114, Gurugram Manesar Urban Complex, District Gurugram, Haryana- 122017 in Collaboration with Land Owners (Shri. Ram Kishan Rana, Shri. Kuljish Rana, Shri Partap Singh) vide registered Collaboration Agreement bearing no. 2192 dated 18-5-2023 having License No. 38 of 2024 dated 12-03-2024, valid upto 11.03.2029 issued by DGTCP/DTCP and approved building plan vide Memo No. ZP- 1990/JD(RD)/2024/28095 dated 06-09-2024 and/or any further revisions in future. Corporate office at 3<sup>rd</sup> Floor, Unit no. 301-309, Spaze Boulevard-1, Sohna Road, Sector- 47, Gurugram-122002, Haryana, India. Tel. No.: +91-124-4156000. Email: [info@aarize.in](mailto:info@aarize.in). \*\*Unit No.: Retail-205, Retail-206, Retail-207 and Third Floor AUDI – 01, 02, 03, 04 & Multiplex Lobby with total Carpet Area of 1271.288 sq. mtrs. is mortgaged with DTCP .

Architecture & Design Consultant:- ACPL. Structure Consultant:- TPC. MEP Consultant:-Udayan Chaudhari & Associates Pvt. Ltd. Landscape Consultant:- Roha. Architecture Visualization Consultant:- Lifang

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HARERA Website <https://haryanarera.gov.in/>