

PROMOTER: EXPERION DEVELOPERS PRIVATE LIMITED
PROJECT: THE WESTERLIES, SECTOR-108, GURUGRAM

PH 1 - RC/REP/HARERA/GGM/593/325/2022/68
PH 2 - RC/REP/HARERA/GGM/694/426/2023/38
PH 3 - RC/REP/HARERA/ GGM/373/105/2019/67
PH 4 - RC/REP/HARERA/GGM/511/243/2021/79
VILLAS - RC/REP/HARERA/ GGM/2017/103
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THE
WESTERLIES
SECTOR 108, GURUGRAM

EXPERION
THE POSITIVE SIDE OF LIFE
100% FDI Real Estate Developer

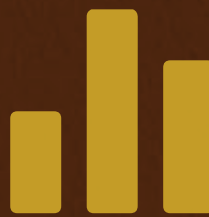




THE
WESTERLIES
LIFE NEEDS SPACE

SPACES FOR
YOUR CHOICE

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



Plot Sizes Ranging
from 135 sq. mtr. to 1007 sq. mtr.



Fully Integrated Township



Provision for Schools &
Nursing Home



SPACES FOR LUXURY

ACTUAL IMAGE



SPACES FOR
COMFORT

Located 10 km from the Delhi border, The Westerlies offers the best of both worlds: urban convenience with suburban tranquility. Right in the lap of nature, this township is strategically connected to all nodal points of Delhi NCR and offers connectivity to all the important urban hubs.



Quick Access to IGI Airport



10 Km from
Delhi Border

Close Proximity to
Proposed Diplomatic Enclave



Proximity to
Dwarka Sector 21 Metro Station





SPACES FOR AN
ACTIVE LIFESTYLE

Abundant open spaces enable residents at The Westerlies to live life the way they choose to. Take a relaxing walk on The Breeze, spend a quiet afternoon meditating, celebrate community festivals, or let your children make friends with nature. Whatever you wish to do,

The Westerlies has the space for it.



The Breeze
long open stretch, accessible
from any part of the site



Yoga / Meditation Zone



Kids' Play Area



Bicycle Path



Amphitheatre



Running Track

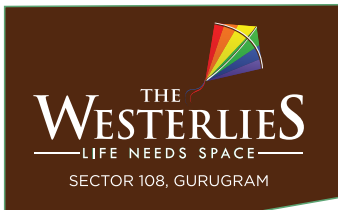


Reflexology Footpath



Dedicated
Barbecue Area

LOCATION MAP



Map not to scale



Proposed Development Type (as per master plan 2031)

	Commercial
	Institutional Area
	Hospital
	ISBT
	Road
	School

Location Advantages

- Connected to Delhi through a 75m wide road
- Quick access to IGI Airport
- 10 minutes Drive from Delhi Public School
- Proximity to Dwarka Sector 21 Metro Station
- Close proximity to proposed Diplomatic Enclave & Golf Course in Dwarka, Delhi

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 and customer insight in our developments. We transform every relationship into a positive, engaging and memorable experience that people would love to come back to.

AWARDS & RECOGNITIONS



OUR PROJECTS





Experion Developers Private Limited

Corporate Office: 8th Floor, Wing B, Milestone Experion Centre, Sector 15, Part 2, Gurugram, Haryana

Registered Office: F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi 110075

CIN: U70109DL2006FTC151343

www.experion.co | contact@experion.net.in

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