MAX ESTATES

Live*Well*

at

ESTATE 360

SENIOR LIVING MANAGEMENT PARTNER

ANTARA

Max Group

WIP. FOR INTERNAL USE ONLY. NOT FOR CIRCULATION WITHOUT RERA DETAILS



MAX ESTATES

The main entrance to Estate 360,
Sector 36A, Gurugram.

ARTISTIC RENDITION

Our guiding philosophy of well-being
now comes to Gurugram with Estate 360 —

the first intergenerational residential community
of its kind in Delhi NCR.

11.8 acres

...of intentional design.

1 lac sq. ft.

(9291 m^2)

...of amenities.

45+ amenities

...catered to your well-being

6 residences

...including 2 residences for senior living

700 trees

comprising **33** different species, throughout the estate.



A view of Estate 360.

ARTISTIC RENDITION

Imagined and developed by

MAX ESTATES

Bringing *real* well-being to real estate.

Established in 2016, Max Estates Limited is the real estate arm of Max Group. As a well-being company enabled by real estate, we endeavour to consciously create a unique confluence of spaces that enhance your quality of life.

As of today, Max Estates has curated a diversified portfolio of grade-A sustainable residential and commercial offerings across Delhi NCR. Backed by this successful track record, we aspire to grow our portfolio by adding at least 2 million sq. ft. every year, and spread the essence of Live*Well* across Delhi NCR.



Pictured: Estate 128 – our maiden Live*Well* experience in Delhi NCR.

ARTISTIC RENDITION

At Max Estates, we always mean *well.*

Our philosophy of Live*Well* is designed to improve our residents' well-being, through our nine key pillars.



Empathetic hospitality

Generosity

Environmental harmony

Intentional design



Peace of mind

Belonging

Inclusivity

Sustainability

Food and nutrition

In partnership with

ANTARA

Senior Living Management Partner
for Estate 360

Estate 360's purposeful approach to intergenerational community living lends special attention to senior well-being with Antara, a pioneer in senior care and India's only integrated senior care ecosystem, as our Senior Living Management Partner.

The Antara ethos of providing *'Expert senior care, apno jaisi!'* stems from a vision to nurture senior-living communities where each member feels significant, healthy, and enriched.

Antara offers residential senior living experiences and assisted care solutions under their verticals:

ANTARA | Residences for seniors

ANTARA | Care Homes, Care at Home, MedCare Products

AGEasy ANTARA



Antara, Dehradun



Antara, Noida

Intentional *intergenerational* living

Indian culture has always been rooted in certain values — *togetherness*, *belonging* and learning from our *elders*.

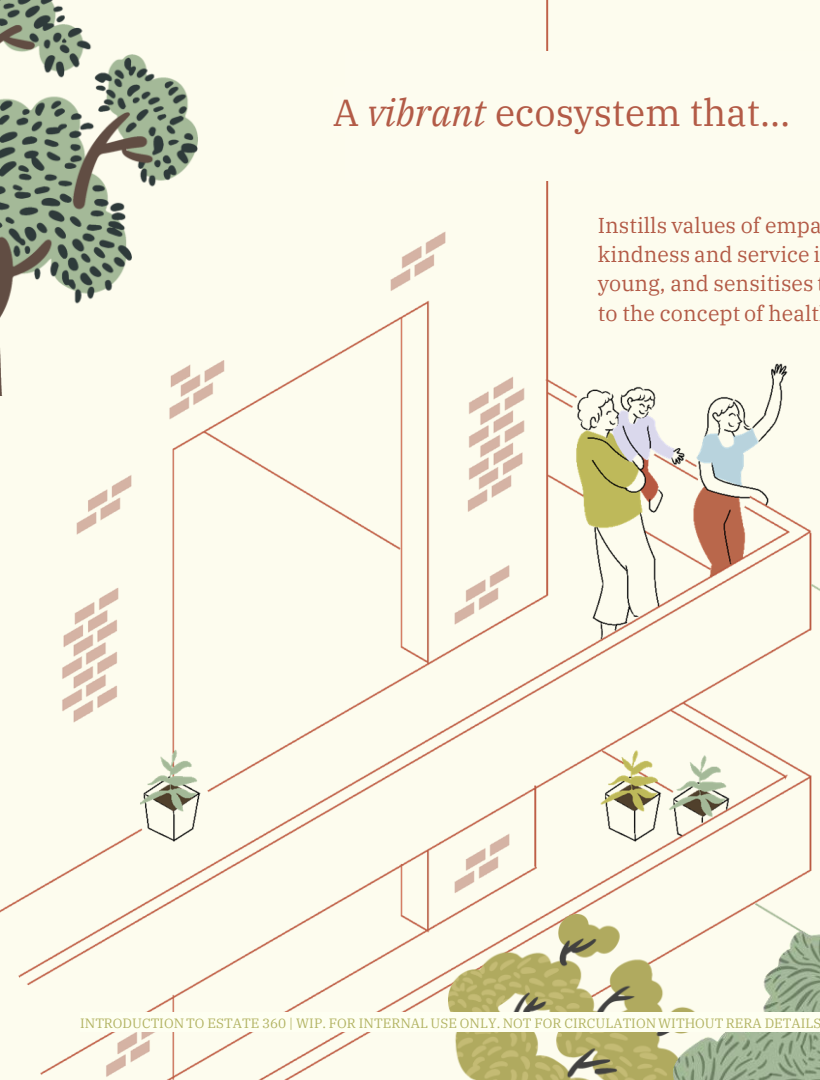
With time has come the need to balance these values with the evolving needs of families — *privacy*, *individuality* and the importance of *personal space*.

Embracing *tradition* to offer a unique approach to intergenerational community living, Estate 360 honours the needs of *seniors, young adults* and *families with children*.

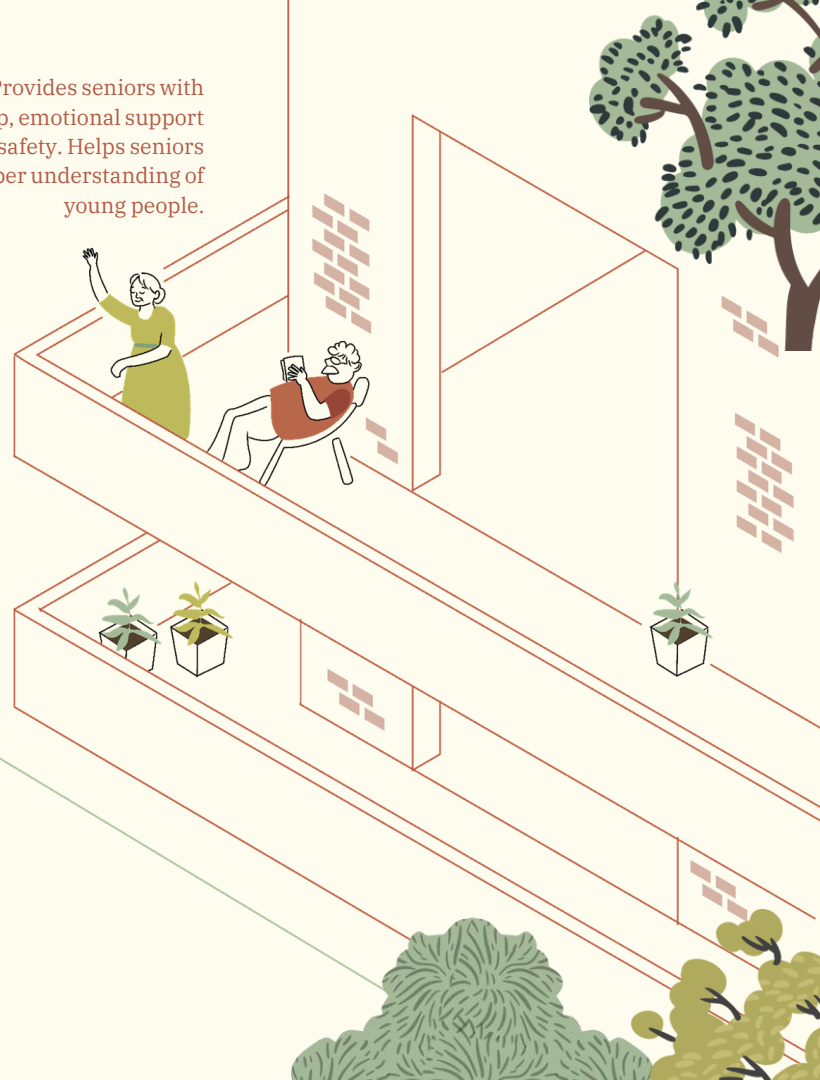


A *vibrant* ecosystem that...

Instills values of empathy, kindness and service in the young, and sensitises them to the concept of healthy ageing



Provides seniors with companionship, emotional support and a sense of safety. Helps seniors develop a deeper understanding of young people.



A *vibrant* ecosystem that...

Improves children's language development, reading and social skills through interaction with older people

Study by UCL, 2019



Facilitates a lower risk of developing dementia, through increased social contact

Study by UCL, 2019



What makes the Estate 360 community *intergenerational?*



Diverse age groups
Bringing together people from various age brackets, including children, young adults, middle-aged individuals and seniors.



Intentional design
Design, safety features and amenities catering to the specific needs of people belonging to different age groups and backgrounds.



Shared spaces and activities
Spaces and activities nurturing interaction, shared learning and a sense of community and togetherness.

A *closer* look at Estate 360

Our estate comprises of six luxury residences, with two dedicated senior living residences situated on one side of the estate, allowing them access to the larger ecosystem.





Connected at every step.

WELL-CONNECTED LOCATION

A thriving community located in Sector 36A-Dwarka Expressway, in the heart of Gurugram's emerging urban hub.



Designed for *real* well-being.

INTENTIONAL DESIGN

Intentional architectural, interior and landscape design practices that enable physical, emotional, social and environmental well-being.



For the *young* and *young-at-heart.*

AMENITIES FOR ALL GENERATIONS

A thoughtful curation of offerings for all generations, including young adults, seniors and families with children.



WELL-CONNECTED LOCATION

A home that keeps you *connected* at every step.

Our estate, located in
Sector 36A-Dwarka Expressway.

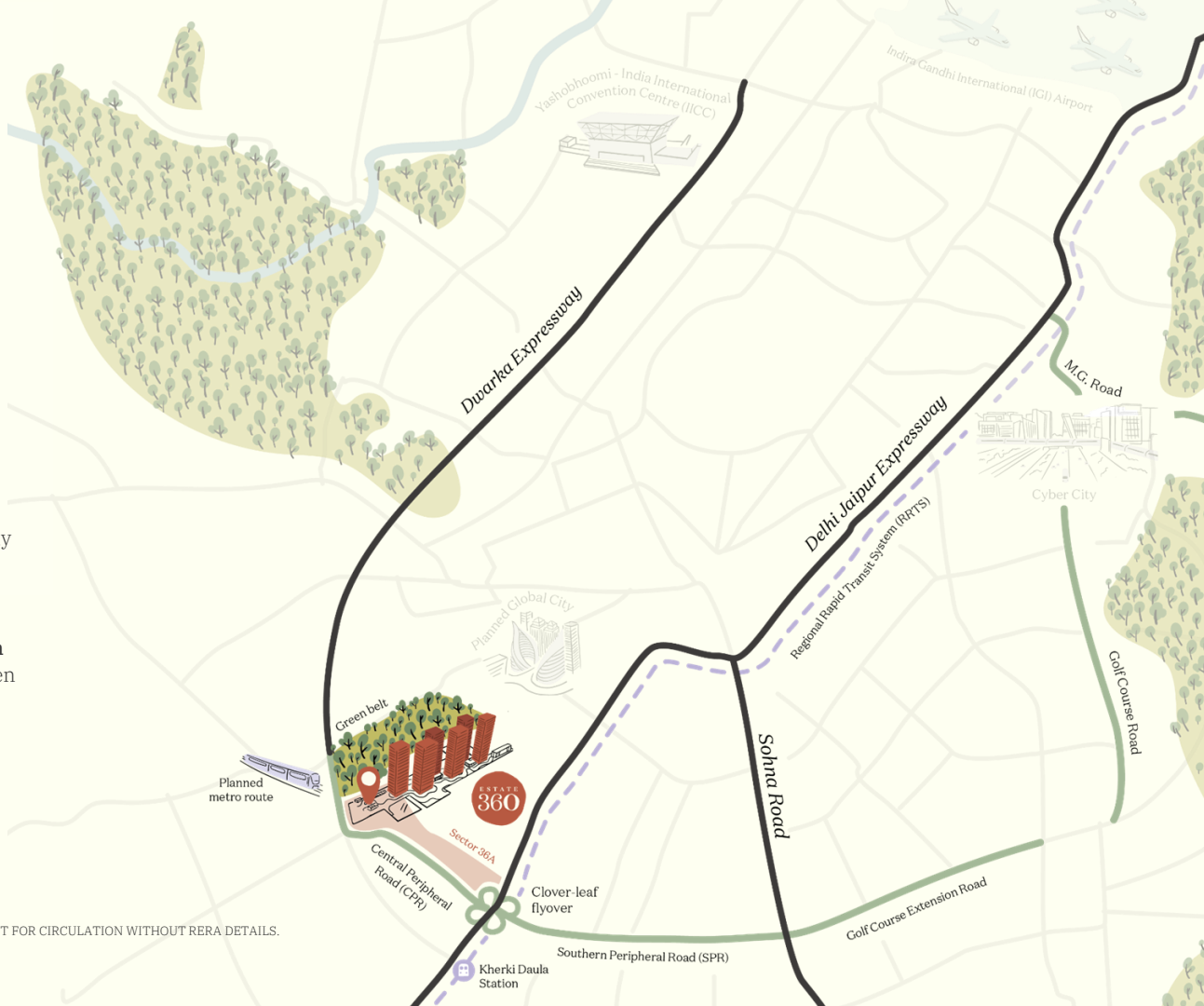
ARTISTIC RENDITION

WELL-CONNECTED LOCATION

Estate 360 offers you seamless access to a variety of amenities and environments.

Located in Sector 36A-Dwarka Expressway, our estate is built close to the confluence of the Dwarka Expressway, the proposed **Delhi Metro corridor** and the **Central Peripheral Road (CPR).** This allows it to be well-connected to Gurugram's residential and commercial corridors, such as Cyber City.

Proximity to **NH-8** allows access to the Jaipur highway and seamless connectivity to Delhi NCR. Also in proximity is the **Clover Leaf flyover,** connecting **Southern Peripheral Road (SPR)**, Central Peripheral Road (CPR) and **NH-48**, as well as a **trumpet junction** being built by the National Highway Authority between Dwarka Expressway and CPR.



WELL-CONNECTED LOCATION

All you *need*, all the time.

Estate 360 is strategically placed at the heart of Gurugram's emerging urban hub.

2 min	to the proposed Global City
5 min	to the proposed Delhi Metro station
10 min	to the Regional Rapid Transit System (RRTS)
15 min	to Medanta Hospital
15 min	to Delhi Public School
25 min	to Sector 55-56 Metro Station
29 min	to Classic Golf & Country Club, Tauru
30 min	to Cyber City
30 min	to Ambience Mall
30 min	to IICC, Dwarka
35 min	to the Indira Gandhi International Airport (IGI)



Unobstructed views to the Green Belt

To the immediate north of our estate lies a **50 metres green belt**, providing natural and verdant views to residents.

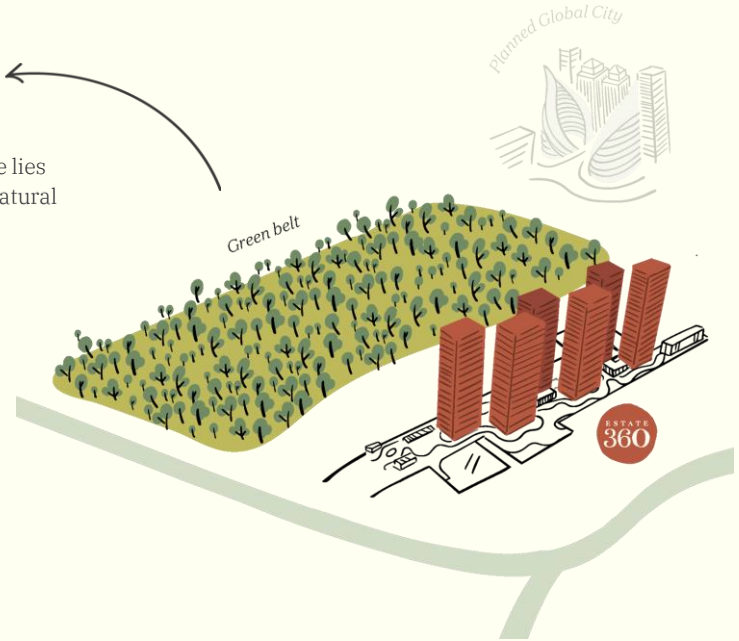


Access to Gurugram's Global City

Beyond the green belt will be a sprawling 1,000-acre integrated **Global City,** expected to boast a mix of residential, commercial, hospitality and retail developments, and slated to become a **Commercial Business District.** Proximity to this development will allow you access to a host of amenities and services.

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INTENTIONAL DESIGN

A home that is designed for *real* well-being.

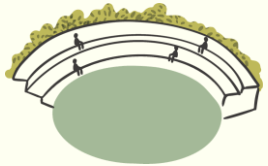
The amphitheatre, included in our landscaping for community engagement.

ARTISTIC RENDITION

Designed for *real* well-being.



India-inspired architecture



Intentional landscape design



Minimal vehicular circulation



Biophilic approach to design



Environmentally conscious design

INTENTIONAL DESIGN

Discover a contemporary take on Indian *heritage.*

Estate 360 is designed to honour the traditional while embracing the modern.

The facade incorporates patterns and textures inspired by the Indian craft of jaali work, lending character and enabling ventilation as well as controlled daylighting.

The careful integration of key *vastu* principles at our estate supports our well-being orientation.



India-inspired brickwork on our facade.

ARTISTIC RENDITION

INTENTIONAL DESIGN

Enjoy the countryside, *uninterrupted.*

Evoking the feeling of an idyllic countryside, Estate 360 is designed to bring you closer to nature at every step. Lush meadows and hillocks, scenic follies, and a winding lake with a bridge meet you as you travel across the estate.

Landscaping amenities for all ages and lifestyles, such as a children's playing area, a pet park and a number of outdoor seating spaces, allow our estate to be a thriving and lively neighbourhood.

Wide pathways give pedestrians a choice in when and how they interact with one another, while a separate path for cyclists ensures freedom and safety of movement for all.



The Serpentine Lake, with a crossing bridge.

ARTISTIC RENDITION



The Lagoon Pool, with poolside seating, situated next to the residences.

ARTISTIC RENDITION



A view of the Serpentine Lake.

ARTISTIC RENDITION

INTENTIONAL DESIGN

Experience vehicle-free *ground living.*

A designated underground vehicular system, enabled by a ramp and a separate arrival lobby, makes Estate 360 one of the few vehicle-free residential communities in Gurugram.

Minimal vehicular circulation on our plaza facilitates ease of living, and lets both seniors and young children enjoy the estate grounds freely and safely.



Pedestrian walkways and
a separate cycling path at Estate 360.

ARTISTIC RENDITION



Entrance to the underground ramp,
enabling minimal vehicular circulation.

ARTISTIC RENDITION



Sunken courtyards allowing
natural light into the underground parking.

ARTISTIC RENDITION

Our nature is to *nurture*.

As an IGBC Platinum Pre-certified project, Estate 360 is built with a deep understanding of the climate, and endeavours to exceed the high standards of energy efficiency, water efficiency, material selection and waste management set by the Indian Green Building Council.

PRE-CERTIFICATION



Water reuse and recycling practices



Air quality enhancement systems



Energy efficiency through smart home integration



Community sustainability programmes



Eco-conscious construction practices

AMENITIES FOR ALL GENERATIONS

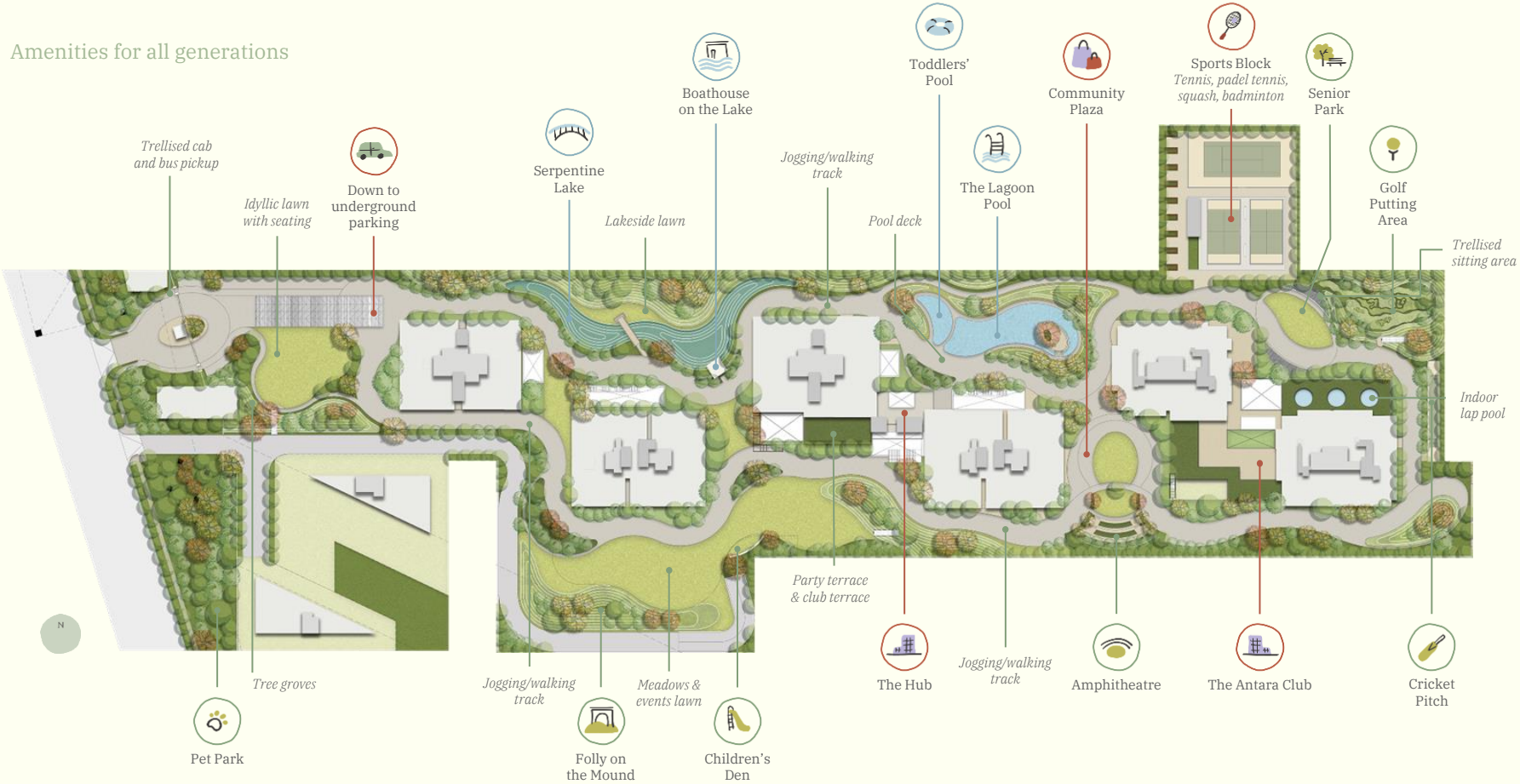
A home with something for the *young* and the *young-at-heart.*



A view of the estate outdoors, offering amenities for all ages.

ARTISTIC RENDITION

Amenities for all generations



AMENITIES FOR ALL GENERATIONS

Experience true *well-being* at The Hub.

Our community clubhouse, The Hub, offers an eclectic mix of well-being amenities available to all residents.

Balancing outdoor and indoor space, The Hub has something for everyone to look forward to.



The Hub at Estate 360 —
our community clubhouse.

ARTISTIC RENDITION

Amenities at The Hub



Productivity

- Work*Well* coworking suite
- Meeting rooms



Health & Fitness

- Gymnasium
- Outdoor swimming pool
- Toddlers' pool
- Multi-purpose fitness room, for yoga and aerobics
- Ayurvedic treatment room
- Steam/Sauna room
- Sports bar



Recreation

- Games room (snooker/billiards)
- Indoor arcade
- Club room with provisions for cards/chess/carrom
- Library/Reading room



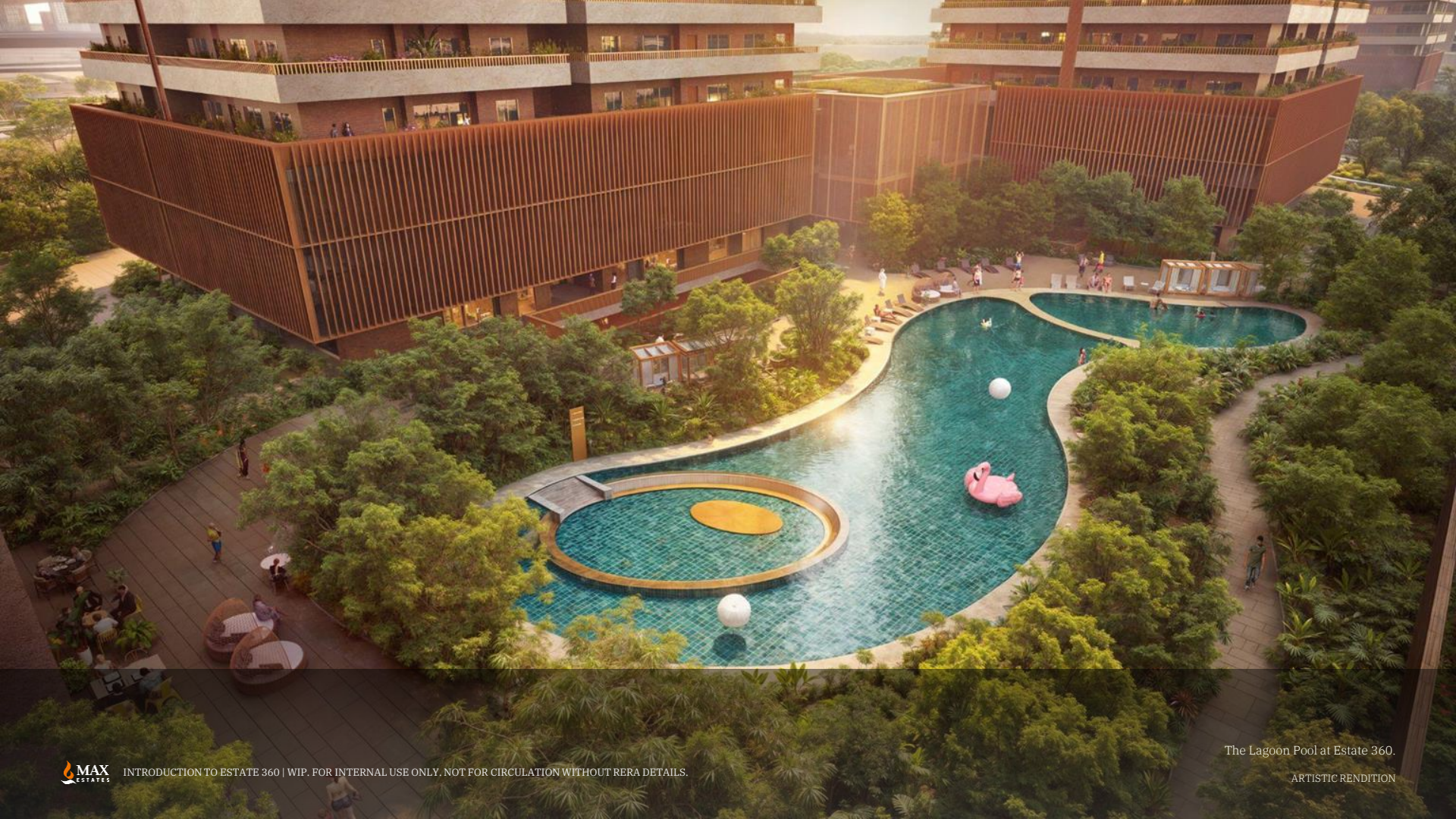
Food & Beverage

- Deli
- Restaurant with private dining room
- Juice bar/Organic shop
- Alfresco seating



Childcare

- Creche with play equipment



The Lagoon Pool at Estate 360.

ARTISTIC RENDITION

AMENITIES FOR ALL GENERATIONS

Companionship and care, at The Antara Club.

The Antara Club offers an array of amenities dedicated to the well-being of our senior residents.

The club embodies a vision of togetherness and engagement that adds to the seniors' holistic well-being.



Reception at the Antara Club, Dehradun.

ACTUAL IMAGE
ASL DEHRADUN



Productivity

- Reading room
- Creativity workshop



Fitness

- Indoor swimming pool
- Steam/Sauna Room
- Gym



Recreation

- Cards room
- Bridge room
- Theatre
- Multi-purpose event hall



Food & Beverage

- Restaurant
- Juice bar

Available to all residents of Estate 360

Healthcare Amenities

At Estate 360, everyone enjoys the luxury of being looked after.

Our intentional approach to intergenerational living allows us to offer residents primary healthcare amenities, managed by Antara and accessible to all residents at Estate 360.



Access to a consulting doctor



Nursing and health consultation



Physiotherapy room



Phlebotomy room



Lifecare suites



Clinical services rooms



Tie-ups with nearby hospitals



Ambulance and emergency services

Available to all residents of Estate 360

AMENITIES FOR ALL GENERATIONS

Room to *grow,* space to *play,* at the Sports Block.

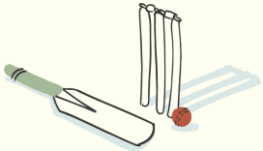
A dedicated Sports Block houses various sports facilities, both indoor and outdoor, for your physical well-being.



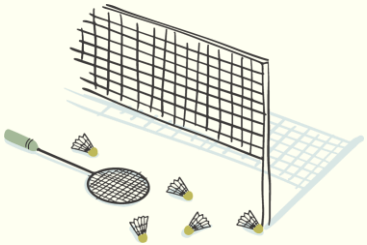
Outdoor sports amenities at the Estate 360 Sports Block.

ARTISTIC RENDITION

Amenities at The Sports Block



Outdoor
cricket pitch



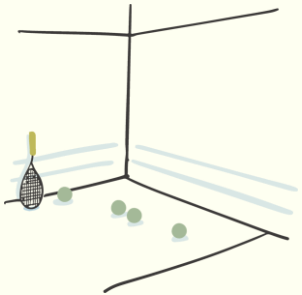
Indoor
badminton courts



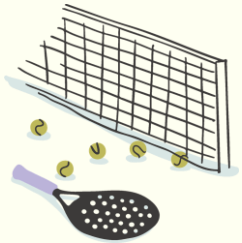
Outdoor
tennis court



Indoor
juice bar



Indoor
squash court



Rooftop padel
tennis courts



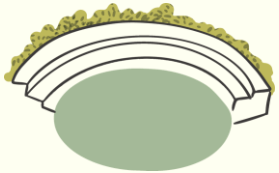
A view of the Sports Block at Estate 360.

ARTISTIC RENDITION

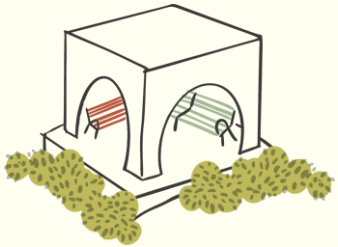
Outdoor amenities at the Estate



Golf Putting Area



Amphitheatre



Folly on the Mound



Pet Park



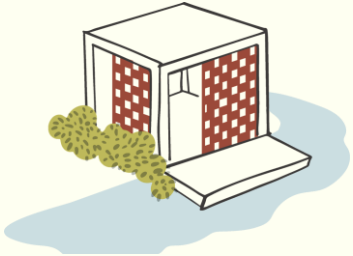
Children's Den



Serpentine Lake



The Lagoon Pool and Toddlers' Pool



Boathouse

***Non-exhaustive list of amenities**



The Golf Putting Area at Estate 360.

ARTISTIC RENDITION



A view of The Lagoon Pool.

ARTISTIC RENDITION

AMENITIES FOR ALL GENERATIONS

Find *common ground* at the Community Plaza.

Our Community Plaza offers an array of convenience retail amenities, and is designed to bring people together for entertainment, leisure and community interaction. Storefronts at The Hub open directly onto the plaza, activating the neighbourhood.

- Convenience store
- Pharmacy
- Laundry and dry cleaning services
- Electric and hardware store
- Stationery
- Salon
- Bakery
- Florist
- ATM

***Indicative list, subject to change**



Outside the Community Plaza at Estate 360, with storefronts opening to the street.

ARTISTIC RENDITION



A view of The Community Plaza.

ARTISTIC RENDITION

Residences

at

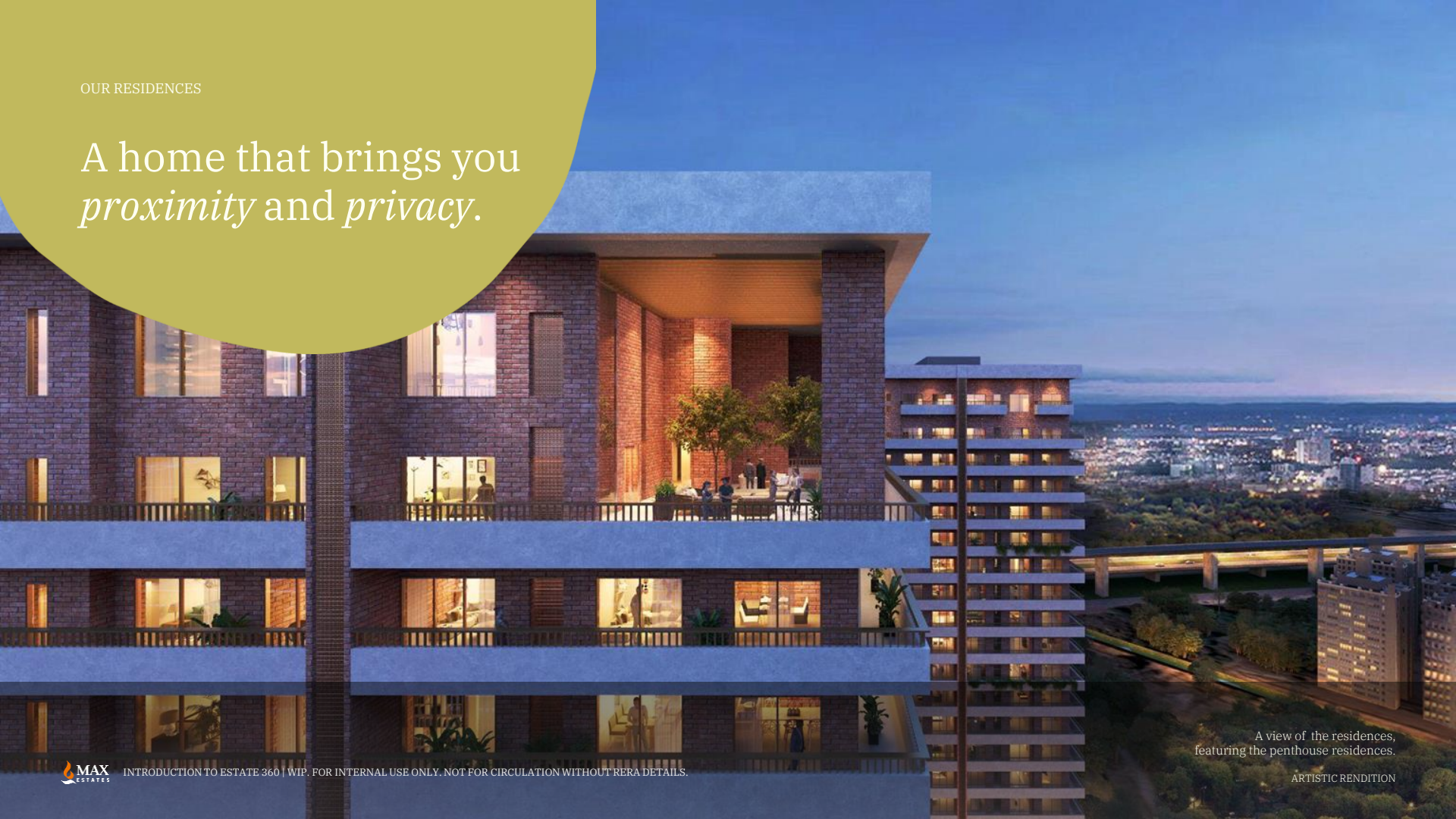
ESTATE 360



One of the six residences at Estate 360.

ARTISTIC RENDITION

A home that brings you *proximity* and *privacy*.



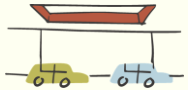
A view of the residences, featuring the penthouse residences.

ARTISTIC RENDITION

Residence offerings

Our residences are built with careful consideration towards your comfort. Sunken courtyards allow natural light to cascade down even to the lower ground level, with air-conditioned lobbies making for a pleasant arrival experience.

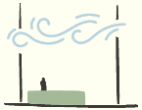
Additionally, the four homes on every floor are served by two separate elevator lobbies, minimising crowding and offering you privacy.



Sunken courtyards at drop-off



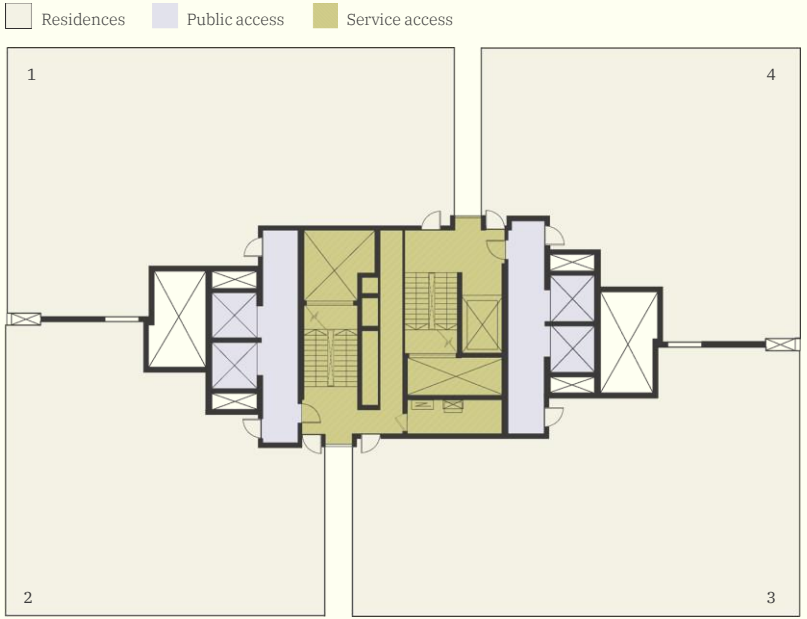
Two separate elevator lobbies



Air-conditioned lobbies



Dedicated service access



A *home* that is your *haven*.

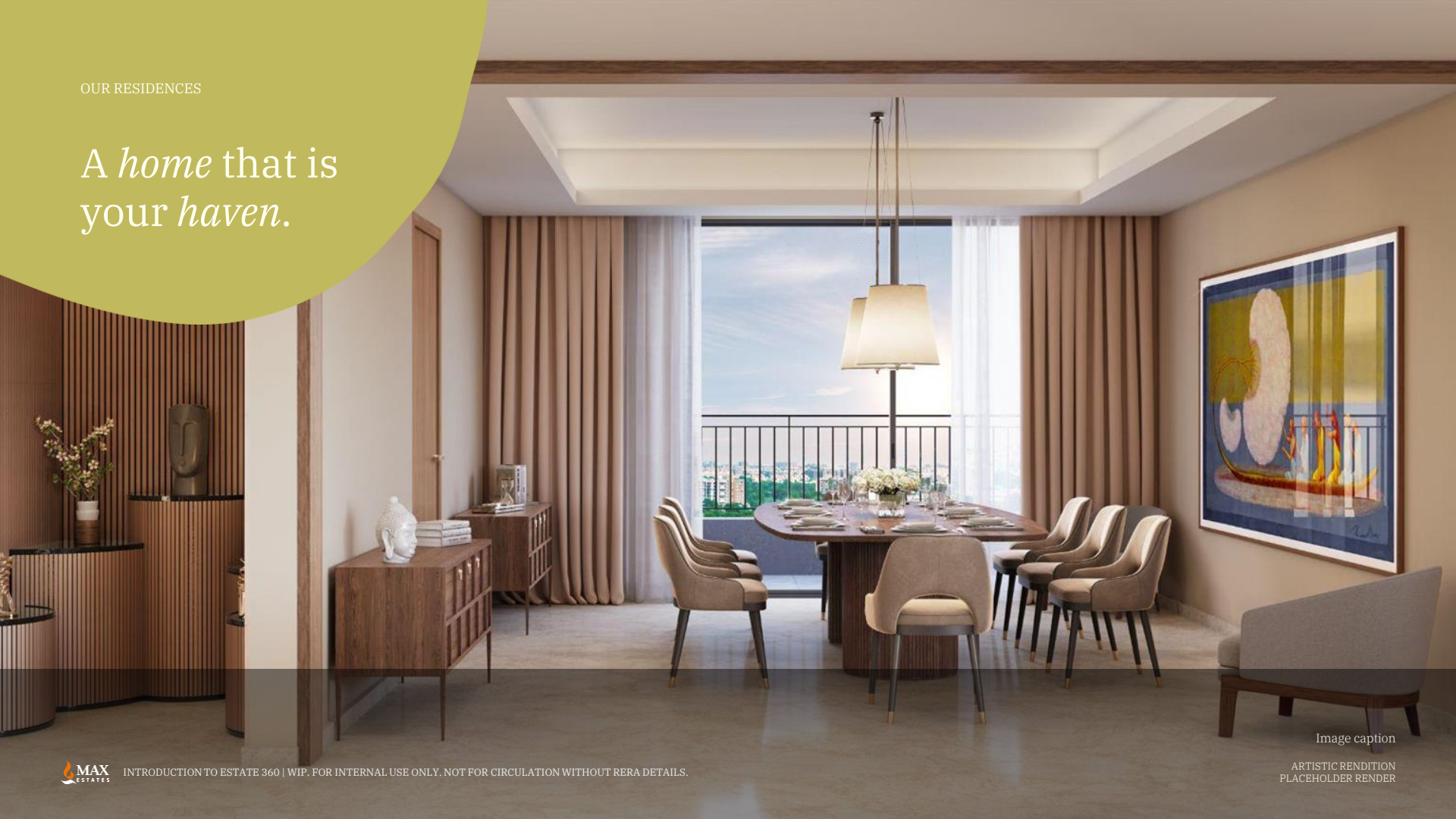


Image caption

ARTISTIC RENDITION
PLACEHOLDER RENDER

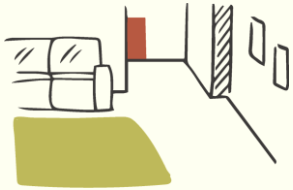
Offerings for your home

Our homes are intentionally planned to offer you ample natural light, verdant views and a seamless flow of movement. Each residence includes a living space for staff as well as provision for storage.

Choose from a variety of residences, including 3 Bedroom, 3 Bedroom + and 4 Bedroom apartments as well as 4 Bedroom penthouses.



Generous wraparound decks



Separation of guest areas and living spaces



Separate staff entry for private, uninterrupted living



Flexible area that can be used as a home office or staff and storage room



En suite bathrooms for all rooms

Generous wraparound decks

Each apartment comes with a wraparound balcony, offering verdant views to the north. The decks extend generously in front of the living room, making your home feel larger and enabling
synergy between the indoors and outdoor.



Image caption

ARTISTIC RENDITION
PLACEHOLDER RENDER

Separation of guest areas and living spaces

Bedrooms are carefully tucked away from guest areas such as the living and dining spaces, to help you equally enjoy hosting people as well as time to yourself.



Image caption

ARTISTIC RENDITION
PLACEHOLDER RENDER

Experience the *future* of modern living, and enjoy the convenience of a truly *connected* home.

We believe in seamlessly integrating technology into your daily living to make it easier and more secure — and our homes do just that. Our residences are designed to integrate state-of-the-art home automation, for your peace of mind.



One Tap Lighting Control

Our home automation system ensures everything you need is a tap away. Effortlessly control the lighting in every room, with the touch of a button.



Door Monitor, For Your Safety

Our video door phones enable you to see and communicate with anyone at your door, whether you're at home or away. This added layer of security allows you to control access to your home and monitor visitors, enhancing your overall safety and peace of mind.Smart door locks in our apartments offer advanced security features, allowing you to lock and unlock your door remotely using your smartphone, and even grant access to visitors from wherever you are.



Sensing Your Needs, at All Times

Our apartments come equipped with motion sensor lights in all washrooms, for your convenience, while our kitchens are e quipped with gas leakage sensors to detect any potential hazards.



Control Your Smart Home, with Your Smartphone

All of the above mentioned features are seamlessly integrated and easily controlled through intuitive applications on your phone. Manage and monitor your home from anywhere, and enjoy the flexibility of staying connected to your living space, even on the go.

Enjoy true *ease of living* with our exclusive resident services and a dedicated on-site concierge.

Culinary Services
Enjoy a diverse range of cuisines with our vetted list of home cooks and chefs.
Please contact the concierge for assistance with the empanelled list of vendors.

Food Delivery
Have fresh meals delivered right to your home from The Hub's dedicated kitchen.
Please note that The Hub is unable to deliver liquor to the residences.

Catering Assistance
For special occasions, our concierge can connect you with reputable F&B vendors for in-home catering.
Please contact the concierge for assistance with the empanelled list of vendors.

Housekeeping Services
Benefit from our in-house housekeeping services for mopping, dusting, and ironing, or choose from hourly, daily, weekly, or monthly packages available through our trusted vendors.
Please contact the concierge to set-up in-house service packages or for assistance with the empanelled list of vendors.

Laundry Services
Access reliable laundry services via our concierge's recommended vendors or use our on-site laundromat and in-house laundry services.
Please contact the concierge to set-up in-house service packages or for assistance with the empanelled list of vendors.

Gardening Services
Access our in-house gardening and horticulture services for assistance with regular maintenance of your home garden.
Please contact the concierge to set-up in-house service packages.

Pet Care Services
We offer a range of pet care services in collaboration with our on-site vendor, including a kennel, veterinary clinic, pet spa, and accessories.
Please contact the concierge for assistance with the empanelled vendor.

Chauffeur Services
Our concierge can arrange trustworthy chauffeurs for luxury and non-luxury cars.
Please contact the concierge for assistance with the empanelled list of vendors.

Car Cleaning Services
We have an on-site vendor to assist with daily car wash services.
Please contact the concierge for assistance with the empanelled vendor.

Car Repair Services
The estate has an on-site car clinic for assistance with minor repairs, modifications, and accessories. The concierge can offer support with car insurance, if required.
Please contact the concierge for assistance with the empanelled vendor.

Wellness Centre managed by Antara Senior Living
The on-site wellness centre is staffed with a trained nurse, on-site paramedics, and an ambulance for your peace of mind.
Please contact the concierge for assistance with the Wellness Centre.

Care at Home managed by Antara Senior Living
Receive personalised medical care from trained professionals in the comfort and safety of your home.
Please contact the concierge for assistance with Care at Home services.

Early Learning Centre managed by Learning Matters
Nurture your child's development with an enriching curriculum designed to foster creativity and learning through play and hands-on engagement. Programs include First Steps (for ages 2+ to 4 years), Right Start (for ages 4 to 5 years) and the Parent-Toddler Program (for ages 18 months to 2+ years).
Please contact the concierge for assistance with the Early Learning Centre.

Embodying our spirit of community, Estate 360 is a culmination of *meaningful collaborations* between global thought leaders in architecture and design.

Our Partners

Gensler
London, UK
Principal Architect

Studio Lotus
New Delhi, India
Interior Designer

RSP Design Consultants
Gurugram, India
Project Architect

Oracles
New Delhi, India
Landscape Designer

Vijay Sankar Sharma
New Delhi, India
Vastu Consultant

Matrix Management Consultants Pvt. Ltd
New Delhi, India
VT Consultant

VINTECH
New Delhi, India
Structure Consultant

UNITRANS
New Delhi, India
Traffic Consultant

Sanelac Consultants Pvt. Ltd.
New Delhi, India
MEP Consultant

We welcome you to a *home*
where well-being begins with



ESTATE 360

MAX ESTATES

Experience our
Live*Well* philosophy at
maxestates.in