

RERA REGISTRATION RC/REP/HARERA/GGM/506/238/2021/74  
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# SMART WORLD ORCHARD



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## THE BIRTH OF A BILLION DOLLAR VISION THAT WILL CREATE MILLION DOLLAR SMILES

Smartworld is a real estate company envisioned as the future of real estate in India. It is an organization built on the ethos of bringing in refreshing change in the real estate industry with honesty, professionalism and transparency being in the DNA of the company.

At Smartworld, every aspect from Scale, Humanizing Technology, Business Digitization to Designs, and Evolved Lifescapes has been given the utmost importance to create a perfect, winning combination.

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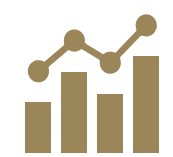




## BUILDING A SMARTER WORLD

Focusing on customers' desires and aspirations, our passion revolves around creating best-in-class for the best of class. We strive to be transparent in all our dealings and adhere to timely delivery with commitment and professionalism for building long-term relationships that span over generations. Our digitally evolved framework makes human interactions easier.

### A SMARTER WORLD WITH A STRONG FINANCIAL FOUNDATION:



Rs.10,000 Cr  
Worth Projects



2.5 Cr. Sq. Ft.\*  
Development Rights



Strong Financial  
Backing

\*Currently in Gurugram. Other cities are part of future plan expansion

Disclaimer: \*2.3 Mn. Sq. Mtr (1 Sq. Ft. = 0.09 Sq. Mtr)



THE WORLD OF SMART LIVING AT  
SMARTWORLD ORCHARD



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## A SPECIAL WORLD FOR THOSE WHO ASPIRE FOR THE BEST

For the aspiring millennials there can be no limits to dreams. Their careers, their global vision, demands a space that is universal in its design and offers a host of amenities that make their living more wholesome. Driven by its focus on customer centricity, Smartworld Orchard offers homes designed with special inputs through AI based research of customer needs and insights.

Smartworld offers an unbeatable, unique concept of living: the aspiration of condo-living coupled with the independence of a luxury, premium floor. Homes where you have utmost privacy and yet a community, with myriad amenities for smart living, in a neighbourhood that is premium, like-minded & age-neutral with every modern, urbane facility and amenity that you can think of.



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# Live



A man and a young girl are playing Jenga on a table in a living room. A woman is sitting on a sofa in the background, smiling. The room is bright and modern.

Smartworld homes are designed to provide more in terms of personal space, amenities and comfort.

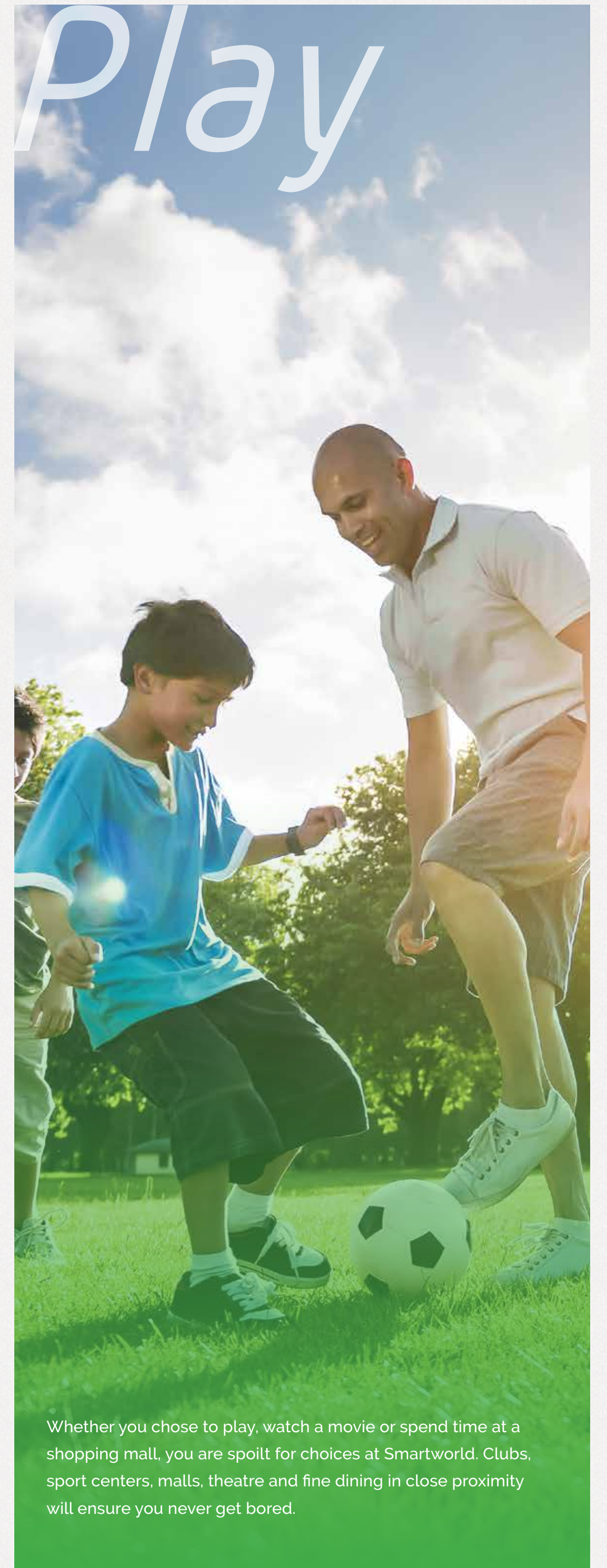
# Work



A woman is sitting at a desk, working on a laptop. There is a large potted plant behind her. The scene is dimly lit, suggesting an evening or indoor lighting.

Savor a new world of that makes work and life an integrated, seamless experience.

# Play



A man and a young boy are playing soccer on a grassy field. The man is wearing a white shirt and shorts, and the boy is wearing a blue shirt and dark shorts. A soccer ball is on the grass.

Whether you chose to play, watch a movie or spend time at a shopping mall, you are spoilt for choices at Smartworld. Clubs, sport centers, malls, theatre and fine dining in close proximity will ensure you never get bored.

LIVE LIFE  
THE WAY  
YOU ALWAYS  
WANTED





## ENTER A SAFE, COCOONED HAVEN- YOUR ORCHARD

Drive or walk in to Smartworld Orchard and you know you are in a different world. From the security system at the entry to the one-way traffic navigation, you feel a sense of comfort and images of the life you have always wanted.



WORLD CLASS  
SPACES THAT STEAL  
YOUR HEART



We wouldn't be surprised if you felt that you were in Singapore at Smartworld Orchard. The landscaping, the open, manicured spaces and greens, access from the 60-metre-wide road, sports and community facilities, dotting the landscape and homes that offer every conceivable comfort. Yes, listen to your heart's calling!

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The plush entrance lobby welcomes you as its warm glow exudes comfort and luxury. The mere taster of what is yet to unravel in the form of your dreams coming true, with meticulous detail put into everywhere you look!

EXPERIENCE  
THE GRANDEUR



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## YOUR WORLD IN YOUR HOME

The vision of life at Smartworld Orchard includes efficient spaces that can be adapted to suit a number of different uses. This doesn't only add a huge dose of flexibility to the layout of a home, but also limitless possibilities for in-house recreation and work facilities. Finally, your home will have space for your every day, as well as for bigger pursuits!



# REACH THE HORIZON AT THE TERRACE

At Smartworld Orchard, along with each home, you also get an expanse of the sky! The terrace that you can give meaning to in your own creative way, and pergola, add a dash of style and sophistication. Not to miss special skywalk to enjoy those starlit nights!





## VERSATILE MY SPACES

We believe in leaving no stone unturned to provide a holistic way to live and give expression to your desires.

Use 'My Spaces' just the way you want. Turn the place into a gym, a home office, a studio or a kid's play area. A great opportunity to bring out the creative you!



KID'S PLAY AREA



COLLABORATIVE STUDIO

4 FOLDS  
OF BLISS TO REVIVE  
YOUR SENSES



HOME OFFICE

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LIBRARY





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## RECREATION HAS A NEW NAME

Welcome to your recreational fantasy, with our beautiful clubhouse at Smartworld Orchard. Here you will find unfolding across four distinct levels is a new philosophy in integrated, and holistic living, where an entire world of amenities and facilities, including

- Salon, spa, gym & indoor play area on lower ground level
- Restaurant, banquet and pool on ground level
- Senior citizen lounge, library and mini theatre on first level
- Kids play area on second level
- Bar & cafe and yoga room on terrace level

The plethora of club amenities truly compliment the beautiful living spaces at Smartworld Orchard. It's a world of indulgence for the whole family, whether it's a relaxing dip in the pool, fun and engaging indoor games, or great interactions over food and drinks at the lounge bar and terrace, or the multi-cuisine restaurant.



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KIDS' HAVEN

Kids now have a dedicated space, where they can frolic and have fun in complete safety.

DIFFERENT STROKES FOR DIFFERENT FOLKS

No more driving around looking for space to park. Just drive into your reserved spot. What's more? Every parking has its own and independent entry



CONVENIENT PARKING



NEW AGE SECURITY SYSTEM

For your peaceful sleep and better protection we have safety and security in your home.

4 tier top-notch vigilance and security services for the assurance of round the clock security.



ROUND THE CLOCK SECURITY



JOGGING TRACK

We get your heart racing faster, only to keep it healthy! Our jogging track ensure there is no stopping your quest for health.



DEDICATED MAINTENANCE TEAM

A team of highly skilled individuals at your beck and call.



# SMARTWORLD OFFERS A HOST OF AMENITIES AND MUCH MORE



PHARMACY



CYCLING TRACKS



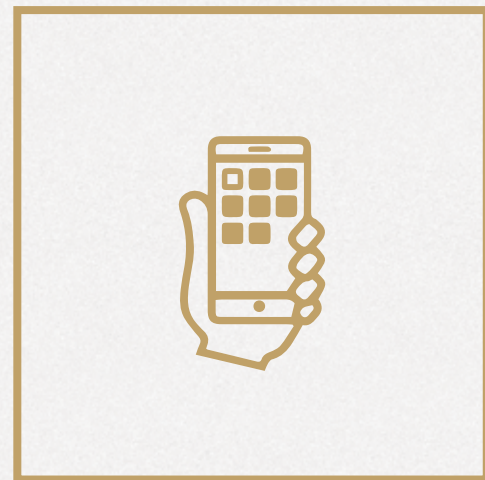
JOGGING TRACKS



AMPHITHEATRE



KIDS ACTIVITY ZONE &  
SENIOR CITIZEN ZONES



SMART APP FOR SHARED  
FACILITY USE



TREE SHADED WALKWAYS



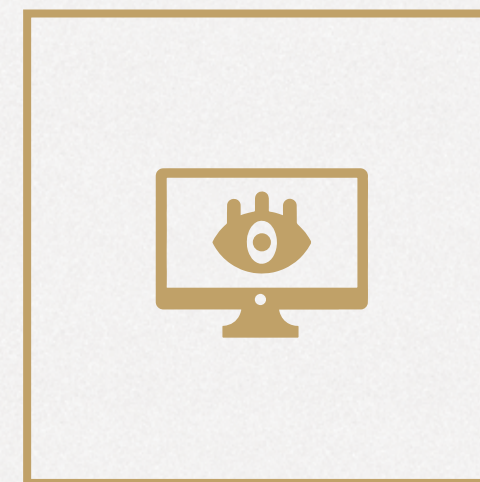
HOME CLUB



SPORTS FACILITIES



OUTDOOR GYM



SMART VISITOR  
MONITORING SYSTEM



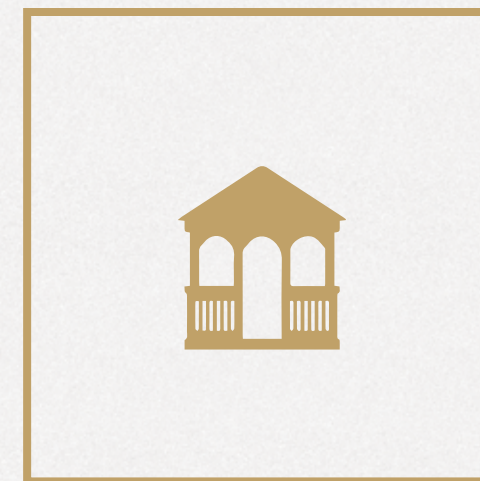
WATER TREATMENT SYSTEM



SMART PUBLIC AREA LIGHTING



MULTIPURPOSE COURT



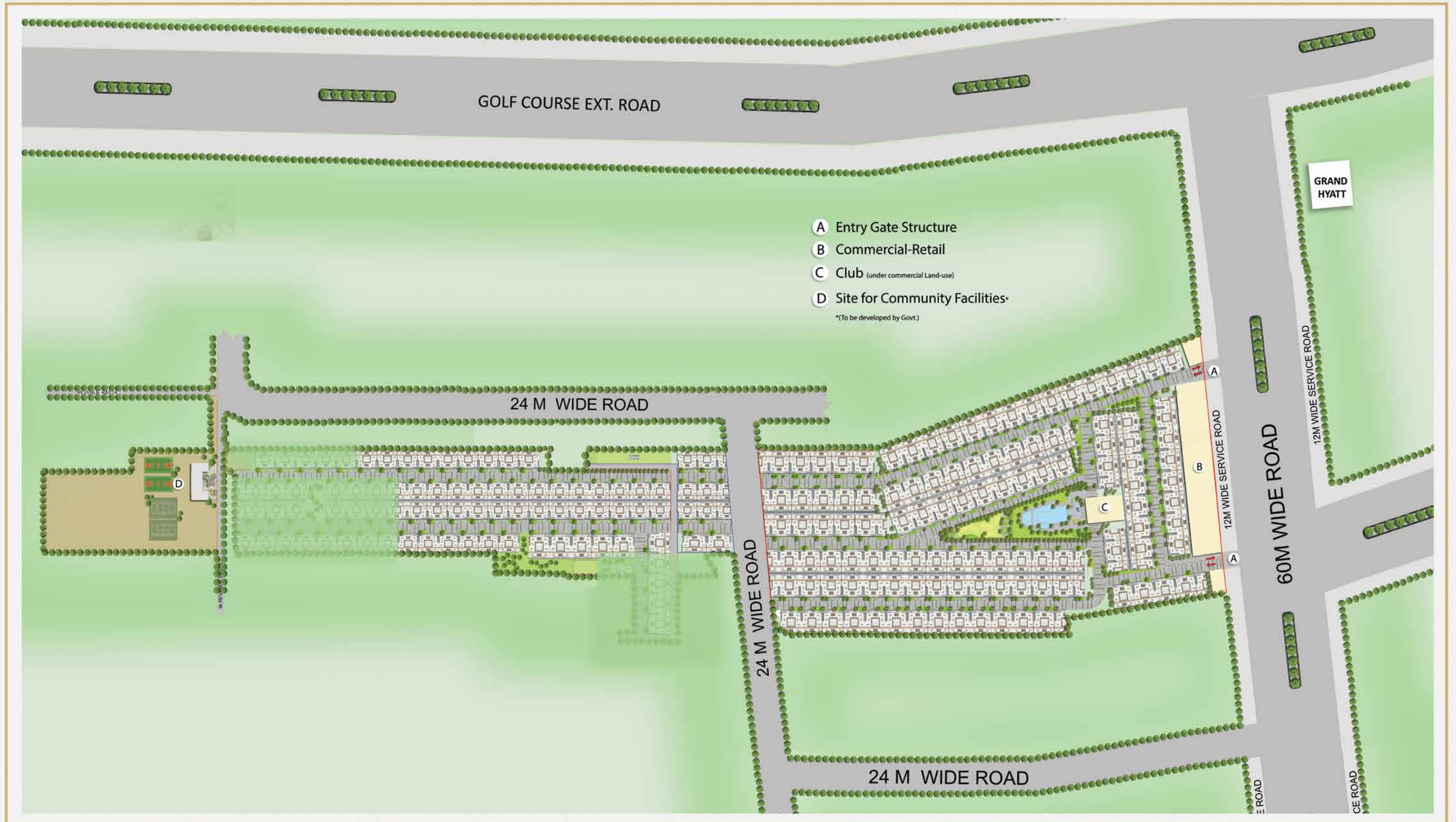
GAZEBO SEATING



PARKING MONITORING  
SYSTEM



# THE PREMIUM NEIGHBOURHOOD, YOUR WORLD WITHIN SMARTWORLD








The world of your desires comes alive, where you can experience a wholesome lifestyle, with unparalleled convenience planned around your home, so that you never have to think twice to do what you love the most.



# EVERYTHING IS IN YOUR WORLD

Located in Sector 61 in Gurugram, Smartworld Orchard is a vantage point to savour the different attractions of one of India's most thriving cities. Its proximity to Gurugram's major landmarks, like the Grand Hyatt Residences and an upcoming SEZ, along with fully developed infrastructure, makes Sector 61 a premium location, and a perfect home for those who dream big.



-  Hospital
-  Metro Station
-  Rapid Metro
-  Malls & Market
-  Schools

(Map not to scale)



## SMART WORLD ORCHARD

Sourced from Google Maps. Map is for representational purposes only. Actual distances may vary.



# SPECIFICATIONS

	DRAWING/ DINING	BEDROOM	KITCHEN	TOILETS	FRONT BALCONY	REAR BALCONY	STAIRCASE & LIFT LOBBY	BASEMENT	ROOF
FLOORING	Vitrified Tiles	Vitrified Tiles	Vitrified Tiles	Matt Finish Tiles	Matt Finish Tiles	Matt Finish Tiles	Stone / Tiles	Vitrified Tiles	Tiles & Turf
WALLS	Plastic Paint	Plastic Paint	Dado up to 2' above Counter and Plastic Paint	Vitrified Tiles & Plastic Paint Combination	External Paint	External Paint		Plastic Paint	
CEILING	OBD/Acrylic Distemper with Cornice Moulding	OBD/Acrylic Distemper	OBD/Acrylic Distemper	MR board ceiling	OBD/ Acrylic Distemper	OBD/Acrylic Distemper		OBD/Acrylic Distemper	
DOOR	Modular Door	Laminated / Skin Door	Partial Fixed Glass Partition with Open Entry	Laminated / Skin Door	UPVC/Aluminium	UPVC/Aluminium		Glass Door	
WINDOWS	UPVC/Aluminium	UPVC/Aluminium	UPVC/Aluminium	UPVC/Aluminium					
ACCESSORIES	VRV/VRF Air conditioning	VRV/VRF Air conditioning	Modular Kitchen, Chimney & Hobb	Vanity Counter				Hi-wall Air conditioning	
FITTING & FIXTURES			SS Sink with Fixtures	Premium Quality CP & Sanitary Fixtures					



# CONCEPT TYPICAL PLAN: 3 BHK (TYPE-A)





# CONCEPT TYPICAL PLAN: 3 BHK (TYPE-B)









# SMART WORLD ORCHARD

## SUPOSHAA REALCON PRIVATE LIMITED

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**Site:** Sector 61, Golf Course Road (Extn.), Gurugram

**Sales Gallery:** Smartworld Gallery 62, Golf Course Road (Extn.), Gurugram

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