

A Mixed-Use Commercial Real Estate Asset in Gurugram

An Excellent Investment Opportunity in NCR

Overview

Brief

A premium mixed-use commercial Real Estate Asset strategically located at Gwal Pahari, Sector 2, Gurugram. The asset offers a rare opportunity to acquire a fully constructed and OC-compliant asset in a prime micro-market with immense growth potential. The asset presents strong potential for repositioning, redevelopment, or adaptive reuse into a 5-star hotel, corporate office, serviced apartments, or a mixed-use format.

Key Highlights

- **Location:** Gwal Pahari, Sector 2, Gurugram – close to Delhi, Faridabad, and key arterial roads
- **Total Land Area:** 17,456 sq. mtrs
- **Total Built-up Area:** 5.81 lakh sq. ft
- **Structure: 3 Towers — Tower A:** Office (G+Mezanaine+Deck+7), **Tower B:** 5-star Hotel (G+ Deck+ Service +9), **Tower C:** Serviced Apartments (G+14), Common Areas : ~ 2,40,000 Sq. Ft.
- **Car Parking:** Over 250+ dedicated car parks
- **Market Price :** ~₹800 - ₹1,000 Crores
- **Available at :** ~₹500 Crores (Negotiable)

Brief Overview

Property Features

- Prime location catering to Delhi, Faridabad, and Gurugram
- Fully completed construction with Occupation Certificates (OC) obtained for all towers (2016-2018)
- Mixed-use development with 3 distinct towers: Office, Hotel, Serviced Apartments
- 154-room 5-star hotel (ready for operation) and 162 serviced apartments
- Excellent connectivity: 6-lane highway and proposed metro on this route
- Proximity to DLF IT Park (21 acres), Adani Group towers, TERI Golf Course and luxury residential projects
- High-end amenities including banquet halls, restaurants, pool, and business centers

Investment Rationale

- **Prime NCR Location:** Sought-after address at the tri-city junction (Delhi, Faridabad, Gurugram) with upcoming infrastructure projects
- **Ready-to-Operate Asset:** Fully constructed, OC-compliant. Hotel is ready for immediate operation with minimal refurbishment
- **Scarcity Value:** Very limited availability of large, mixed-use, clear-title commercial blocks in this micro-market
- **Connectivity:** Excellent connectivity via NH8 and proximity to the upcoming metro corridor and 6-lane highway
- **Upside Potential:** Suitable for a single corporate HQ, a luxury hotel, a co-working hub, or a branded mixed-use development.

Value Proposition

The Asset represents a one-of-a-kind opportunity to acquire a large, fully constructed mixed-use commercial asset in a rapidly developing micro-market. Ideal for developers, private investors, or family offices seeking a marquee address with significant potential for capital appreciation, immediate rental income, and asset repositioning in a supply-constrained market.

Brief Overview

Area Statement

Component	Land Area	Built-up Area	Structure	Usage
Tower A (Office)	4,129 sq. mt.	90,000 sq. ft.	Ground + 8 = 9	Commercial office spaces
Tower B (Hotel)	6,585 sq. mt.	1,20,000 sq. ft.	Ground + Deck + Service + 9 = 12	154-room 5-star hotel
Tower C (Serviced Apartments)	6,742 sq. mt.	1,25,000 sq. ft.	Ground + Service + 13 = 15	162 serviced apartments
Common Areas	N/A	~2,40,000 sq. ft.	Multiple levels	Reception, café, bar, pool, event spaces

Images (1/3)

Tower A : Office



Images (2/3)

Tower B : 5 - Star Hotel



Images (3/3)

Tower C : Serviced Apartments



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