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
WWW. HARYANARERA.GOV.IN



THE WESTERLIES

SECTOR 108, GURUGRAM

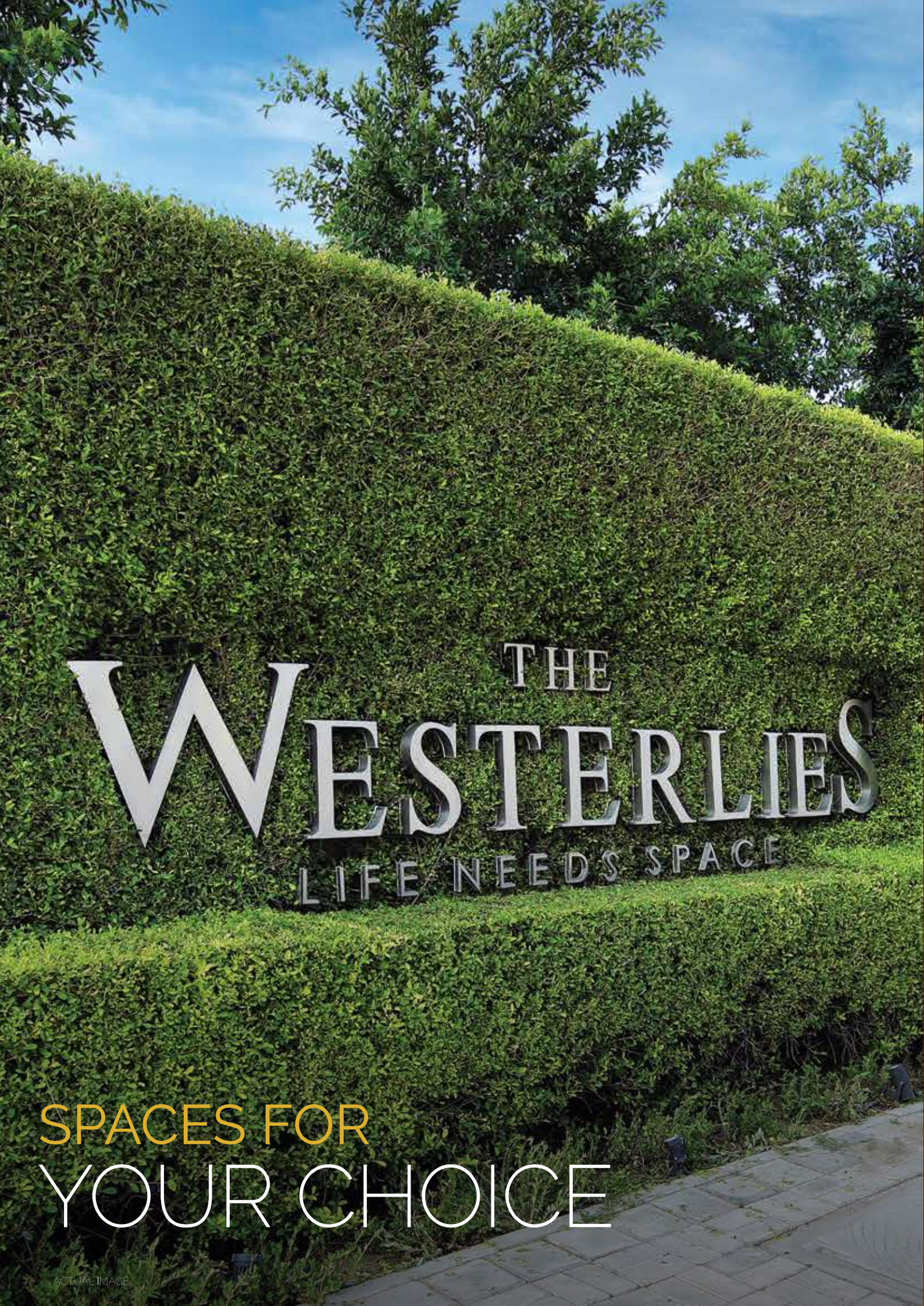
EXPERION
THE POSITIVE SIDE OF LIFE
100% FDI Real Estate Developer



ACTUAL IMAGE

Life needs space and The Westerlies has been thoughtfully designed keeping that in mind. With an integrated landscape, this 46.943 Hectare (116 acre) township has been intelligently planned to foster community living.

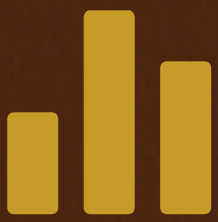
Located 0 km from the Delhi border, The Westerlies offers a luxurious space for holistic living; away from the urban clutter and right in the lap of nature. Live the peaceful life you have always aspired to. Enjoy the freedom of building your luxurious home and stay surrounded by greenery and fresh air.



SPACES FOR YOUR CHOICE

ACTUAL IMAGE

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

The Westerlies boasts of a widely lush and wondrous landscape.
It offers residents the privilege of living close to nature where sunlight and clean air grace everyday living. The Breeze - long open space offers you the quietude to enjoy a walk or meditative practices.

Green Boulevard • 100% Power Backup* • Wide Internal Roads
Water Management System with Storm Water Drainage

*T&C APPLY



SPACES FOR COMFORT

ACTUAL IMAGE

Located 0 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

0 Km from Delhi Border

Close Proximity to Proposed Diplomatic Enclave

Proximity to Dwarka Sector 21 Metro Station



SPACES FOR AN ACTIVE LIFESTYLE

ACTUAL IMAGE

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



Amphitheatre



Bicycle Path



Running Track



Reflexology Footpath



Dedicated Barbecue Area

LOCATION MAP

THE WESTERLIES
LIFE NEEDS SPACE
SECTOR 108, GURUGRAM

The Heartsong
Sector 108, Gurugram

windchants
SECTOR 112, GURUGRAM

Map not to scale

N E W
D E L H I

Delhi's
Reserved Green
(L Zone)

BSF
GOLF
COURSE

Kapashera Najafgarh Road

To NH 10

Presidium
School

National Law
University

Nirmal
Bhartia School

Guru Gobind Singh
Indraprastha University

Netaji Subhas
Institute of Technology
Sec.3

Sec.13

ISKON
Temple

Delhi Public
School

Sri
Venkateshwar
Int. School

Bal Bhavan Cricket
Academy

Sec.
12

Sec.18
IIHMR

Rockland
Hospital

Sec.4

Modern
Convent
School

Lal Bahadur Shastri
Institute of Management

Sec.
11

DDA sports
complex

Sec.5

Shastri
Football
Academy

GOLF
COURSE*

Golf Course Road

Sec.24

DIPLOMATIC
ENCLAVE*

Sec.19B

OPG
World School

D W A R K A

Sec.
10

GD Goenka
Public School

Sec.6

Welcome
Hotel Dwarka

District Court

Radha Soami Road

Sec.29

New Era
School

Bamnoli

Convention
Centre

Sec.28

Sec.25

Sec.23

Sec.20

MBS
School

Sec.9

Blue Line

700 bed
Govt.
Hospital

Palam
Extension

The Indian
Heights School

Delhi
International
School

Amusement
Park

Palam
Colony

Artemis
Hospital

Apeejay
School of
Management

Queens
Valley School

Mount
Carmel School

IBS*

Sec.
8

Sec.27

Sec.26

Vivanta byTaj

Sec.21

D D A
L A N D

Imperial
Heritage
School

Delhi
Public
School

Sec.99A

Sec.99

Sec.102

Sec.
102A

Sec.103

Sec.106

Sec.109

Sec.112

Sec.
113

Basai Road

60mt. wide road

75 mt. wideroad

75mt. wide road

Raghopur Road

Commercial

Sec.115

Sec.114

HELIPAD

Public
Utility

Sec.
107

Sec.
108

Institutional Area

Commercial

D W A R K A E X P R E S S W A Y

Sec.88B

ROB
(Rail Over Bridge)

Basai
Flyover

Sec.104

Sec.105

Sec.110

Sec.
110A

Sec.111

Daulatabad
Flyover

Baijdhera Road

Chiranjiv
Bharati School

DSOI

Ansal
Plaza

Bijwasan

Bijwasan
Flyover

Dwarka
Underpass

Sec.3

Gems Int.
School

Spanish
Court

Sec.2

Rezanga La Marg

Gurugram
Railway Station

Pataudi Road

Basai Road

G U R U G R A M

PALAM
VIHAR

Columbia
Asia Hospital

ITM
University

HUDA
Market

Sec.23

Palam Vihar Road

DELHI BORDER

Chhabra
Farms

Tivoli

P U S H P A N J A L I
F A R M S

Terminal 3

I G I
A I R P O R T

Dwarka Link Road (UERHI)

Dwarka Road

RESIDENTIAL
AREA

150mt. wide road (Northern Peripheral Road)

ISBT*

Institutional Area

NH 8

To Jaipur

TOLL
PLAZA

KHERKI
DHAULA

Haldiram

HERO HONDA
CHOWK

Mini
Secretariat

Railway Road

New Railway Road

Bus Stand Road

Sector 23 A

Tau
Devi Lal
Park

Sec.22

Rotary
Public School

Suncity
Tower

Sec.21

Infospace

Oberoi
Farms

Old Delhi Gurgaon Road

DELHI

CANTT.

Airport Express Line

DHAULA
KUAN

Frutiger 45 Light*

Sukhrali
Enclave

Sukhrali

MARUTI
UDYOG
LTD.

Hyatt
Place

Sec.18

UDYOG
VIHAR

Sec.19

Sec.20

Dusit
Devarana

Uppal's

AERO CITY

Novotel

Worldmark

JW
Marriot

RAJIV
CHOWK

Signature
Tower

Hotel
Crowne Plaza

Leisure Valley Road

Sec.28

Leisure
Valley

IFFCO
CHOWK

Hotel
Westin

Sec.25

CYBER CITY

Cyber
Hub

The
Trident
Oberoi

Toll Plaza

Rajokri
Flyover

SHANKAR
CHOWK

Ambience
Mall

The
Leela

Shiv
Murti

Radisson
Blu

Army
Public School

The Shri Ram
School

Delhi University
South Campus

VASANT
VIHAR

Ryan International
School

Delhi Public
School

Modern
School

Hotel ITC
Maurya

Vasant Valley School

Delhi Public School

Indian Spinal
Injuries Centre

The
Grand

DLF EMPORIO
Promenade

Nelson Mandela Marg

To Mahipalpur

To Andheriya More

G.D. Goenka
Public School

Fortis

JNU

QUTUB
MINAR

IIT

OLOF Palme Marg

Rao Tula Ram Marg

MILESTONE EXPERION CENTRE
NH-8, Gurugram

Sikandarpur
Metro Station

IFFCO
Metro Station

DT City
Centre

Kingdom
of Dreams

Max
Hospital

HUDA
City Centre

Fortis

Taj

Sec.
44

MG Road

Golf Course Road

Faridabad Road

Yellow Line

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 Dwaka 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 compa-nies. 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

windchants
SECTOR 112, GURUGRAM

The Heartsong
SECTOR 108, GURUGRAM

EXPERION
VIRSA
GRAND TRUNK ROAD, AMRITSAR

experio
@ Experion Capital
VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW

EXPERION
CAPITAL
Gomti Nagar, Lucknow

hub @108
SECTOR 108, GURUGRAM

MILESTONE EXPERION CENTRE
SECTOR 15, GURUGRAM

EXPERION

THE POSITIVE SIDE OF LIFE

100% FDI Real Estate Developer

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 |

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