



# THE TERRACES



The Terraces at Estate 361 | HARERA No.: RC/REP/HARERA/GGM/1012/744/2025/115 | HARERA Website: <https://haryanarera.gov.in>

LiveWell at



# THE TERRACES

A Max Estates residential experience at Estate 361.



# *Living, made easier than ever.*

## UNPARALLELED CONNECTIVITY

- Located in Sector 36A, Gurugram
- Proximity to Dwarka Expressway
- Seamless airport connectivity

## EFFICIENTLY DESIGNED HOMES

- Thoughtfully designed
- Efficiently planned
- Equipped with modern amenities and in-home services

## PROXIMITY TO NATURE

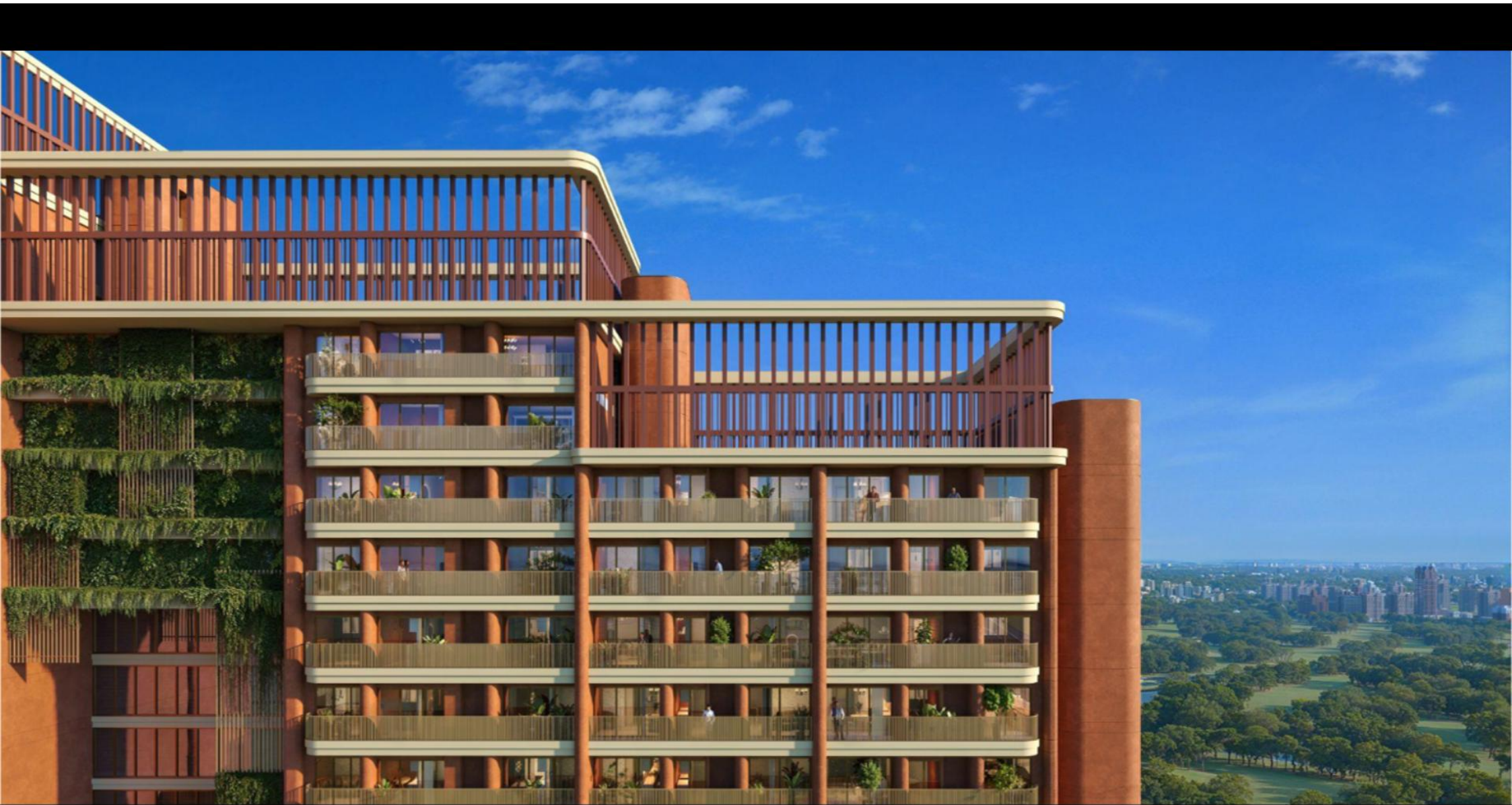
- 80,000+ square feet of greens
- A central forest
- Water features and countryside meadows

## AN ECOSYSTEM OF AMENITIES

- 80,000+ square feet of amenities
- A dedicated clubhouse, retail plaza and sports amenities
- An integrated wellness centre offering personal care solutions

## ASSORTED 'THIRD SPACES'

- 8 community terraces spread across 5,000 square feet
- For entertainment, leisure and community gathering





JUST THE

SPACE YOU NEED



for living well  
*without* slowing  
down.

**CONTEMPORARY**  **LIVING**  
**IS**  **NO LONGER MEASURED**  
**ONLY IN**  **SQUARE FOOTAGE.**

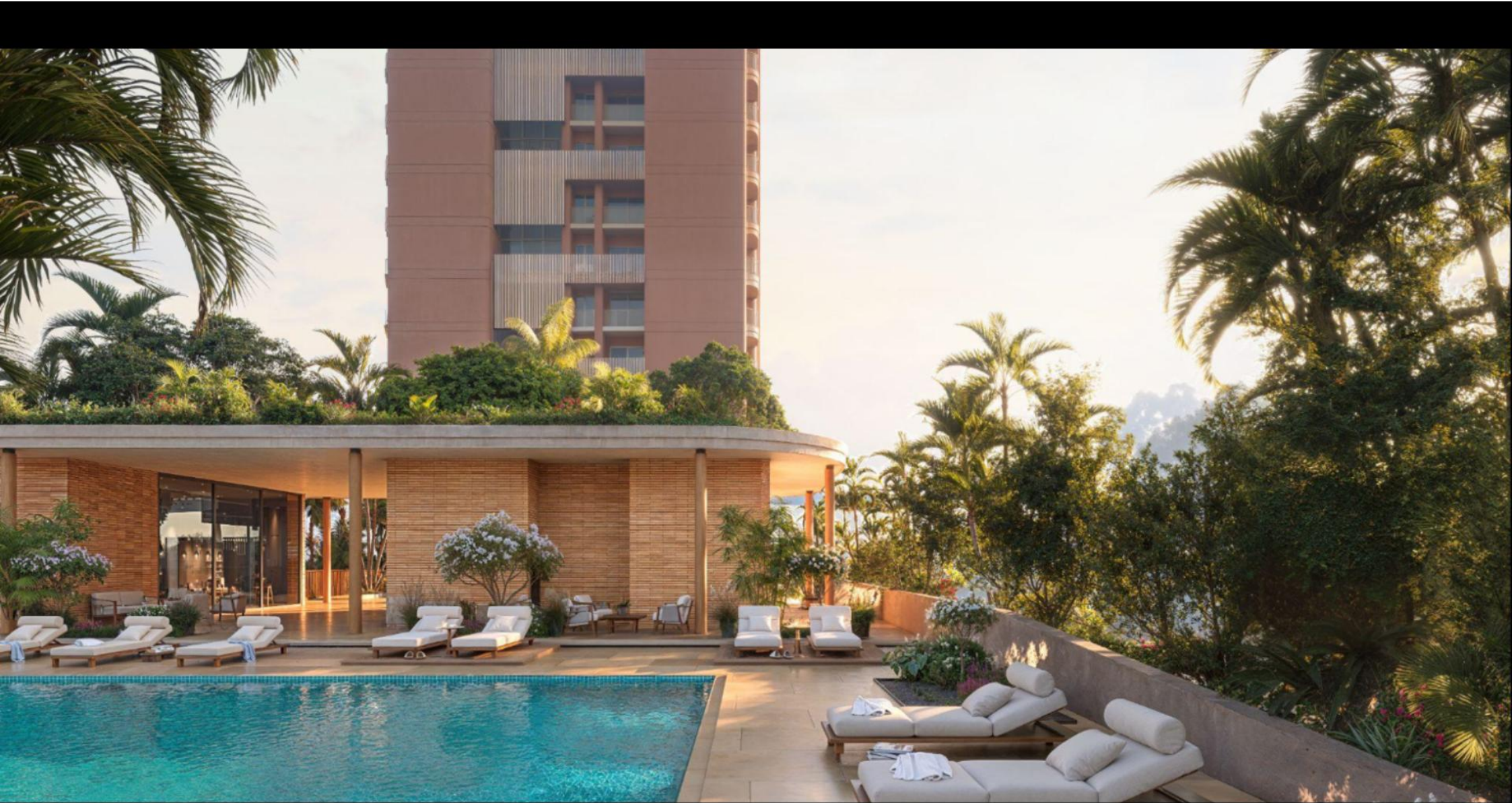
IT'S ALSO ABOUT  
WHAT YOUR SPACE  
ALLOWS YOU TO DO,



AND WHO IT  
ALLOWS YOU TO BE.



The Terraces offer a new way to *LiveWell* —  
one that accounts for how you eat, breathe and sleep,  
what your leisure looks like, and who forms your tribe.



The Terraces  
embody Max Estates’  
pioneering — and  
proven — LiveWell  
philosophy.



### WHERE FORM MEETS FUNCTION

*Design, Architecture, Safety*

- IGBC Platinum Pre-Certified
- VRF air-conditioning and energy-efficient water heating systems



### WHERE PEOPLE FIND BELONGING

*Culture, Community, Joy*

- Year-round LiveWell calendar and community gatherings at The Hub
- Service-first philosophy rooted in *sevabhav*, with a dedicated concierge and front-of-house staff



### WHERE ARCHITECTURE BREATHES WITH NATURE

*Nature, Biophilia, Wellness*

- ~2-acre central forest next to the tower, with water features and meadows
- Sensory gardens, shaded seating and restorative landscapes
- Barrier-free pathways with shaded rest nodes



### WHERE LIFE FEELS RICHER, FOR LONGER

*Nutrition, Vitality, Longevity*

- Indoor–outdoor sports ecosystem
- Integrated on-site wellness centre
- Wellness terraces distributed across the tower, including a farm-to-table kitchen



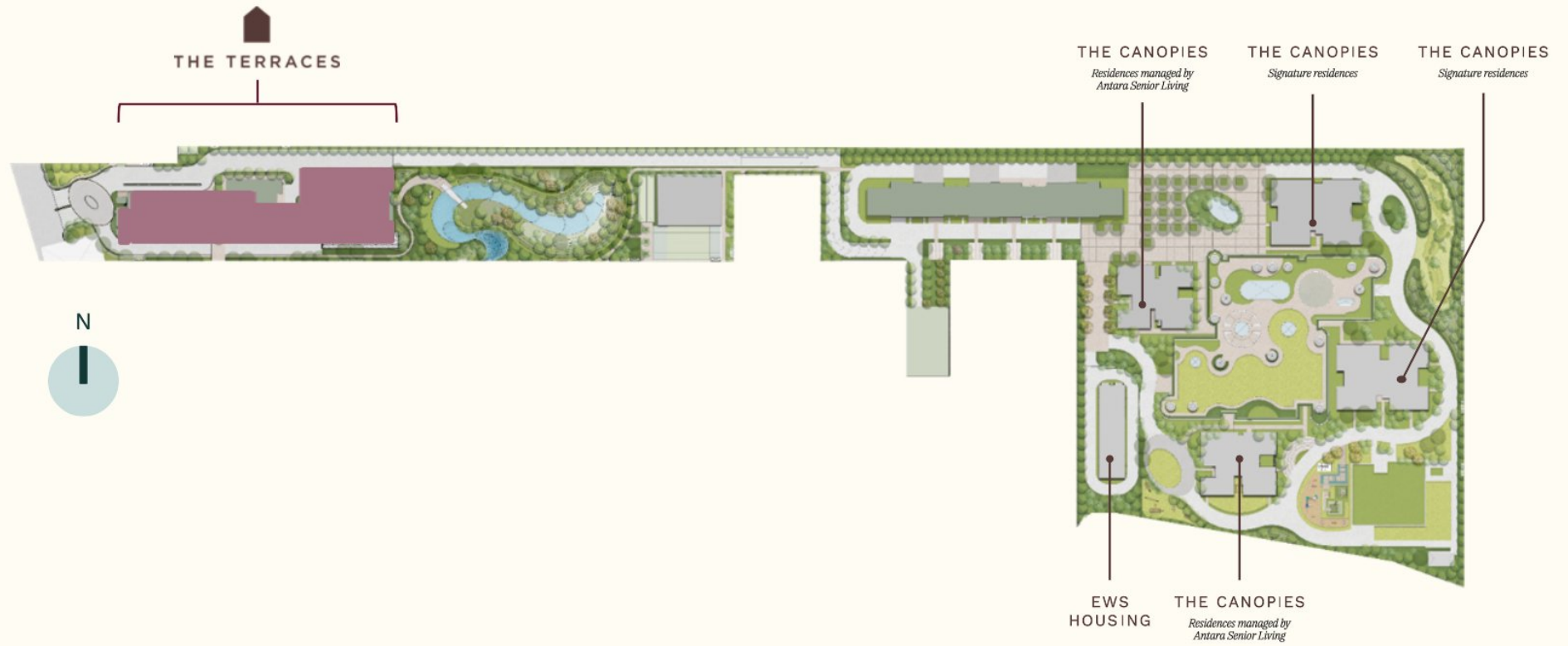
### WHERE IMPACT ALIGNS WITH INTENTION

*Sustainability, Responsibility, Future*

- Rainwater harvesting, composting and STP systems
- Solar rooftop for common-area energy needs







A VIBRANT ECOSYSTEM SPANNING 18.23 ACRES

The Terraces are part of a larger community, Estate 361, a residential experience anchored in nature.



The Terraces, located on Dwarka Expressway.  
ARTISTIC RENDITION

## ALL THE CONVENIENCE, NONE OF THE COMMOTION

- Situated in Gurugram's fastest growing **Transit-Oriented Development (TOD)** zone
- Near the confluence of **Dwarka Expressway**, the proposed **Metro corridor**, and the **Central Peripheral Road (CPR)**
- Strong connectivity to Gurugram's residential hubs, as well as employment hubs such as **Cyber City** and **Golf Course Road**
- 30 minutes from **Golf Course Extension Road**, fast emerging as the primary market for commercial offices
- Near the **Clover Leaf flyover** linking SPR, CPR, and NH-48\*, while a trumpet junction by the National Highway Authority connects Dwarka Expressway and CPR.
- Adjacent to **Global City**, a planned Central Business District (CBD) of NCR, with the potential to house 200+ MNCs and create more than 5 lakh jobs.
- A **50-metre-wide green belt** to the north, providing natural light, ventilation and verdant views to residents

## CONNECTIVITY

- 5 min** to the proposed Delhi Metro station
- 10 min** to the Regional Rapid Transit System (RRTS)
- 25 min** to Sector 55-56 Metro Station
- 35 min** to the Indra Gandhi International Airport (IGI)

## HEALTHCARE

- 5 min** to Genesis Hospital
- 8 min** to Aarvy Hospital
- 15 min** to Medanta Hospital
- 15 min** to Signature Hospital
- 17 min** to Vedic Hospital

## EDUCATION

- 8 min** to the N.S.P School
- 9 min** to Gurgaon World School
- 15 min** to Delhi Public School

## LIFESTYLE & LEISURE

- 2 min** to the planned Global City
- 5 min** to the proposed Vision City
- 29 min** to Classic Golf & Country Club, Tauru
- 30 min** to Cyber City
- 30 min** to Ambience Mall
- 30 min** to IICC, Dwarka



Backed by economic *depth*, built for long-term *value*.

#### THE OPPORTUNITY

Gurugram is India's second-richest district.

- 4X NATIONAL PER CAPITA GDP
- 12.4% GDP CAGR (2005–2025)

The Dwarka Expressway is experiencing a massive commercial boom, with a pipeline of 30–35 million sq.ft.

- GLOBAL CITY: 5.2+ LAKH JOBS | 200+ MNC ECOSYSTEM
- VISION CITY: 9–10 MN. SQ.FT. | 2+ LAKH JOBS

Max Estates' institutional leasing capability boosts rental potential to an achievable yield of 5–6%.

- 100% OCCUPANCY ACROSS MULTIPLE OFFICE ASSETS
- PROVEN TENANT SOURCING & PORTFOLIO MANAGEMENT
- DEDICATED IN-HOUSE LEASING EXPERTISE ACROSS NEGOTIATIONS AND DOCUMENTATION

#### THE ADVANTAGE

The Terraces is positioned within a **high-income, high-growth district** where:

- Purchasing power is strong and sustained
- Demand for premium residences remains resilient
- Asset appreciation is supported by economic fundamentals

- Growing employment hubs within proximity
- Rising rental and ownership demand
- Strong absorption for premium, well-designed residences

As commercial districts evolve, The Terraces are primed to meet the demand for **quality housing**.

The Terraces is not just located in a growth corridor, it is supported by an **institutional ecosystem** where:

- Structured leasing assistance reduces vacancy risk
- Professional management enhances rental continuity
- Institutional backing adds confidence to investment



Backed by  
economic *depth*,  
built for long-  
term *value*.

#### THE PROOF



#### MAX TOWERS, NOIDA

360,000 square feet | 100% occupancy

• Tenants: DBS, JCPenney, Khaitan & Co, JLL



#### MAX SQUARE, NOIDA

700,000 square feet | 100% occupancy

• Tenants: Adobe, Moody's, Hero, NDTV

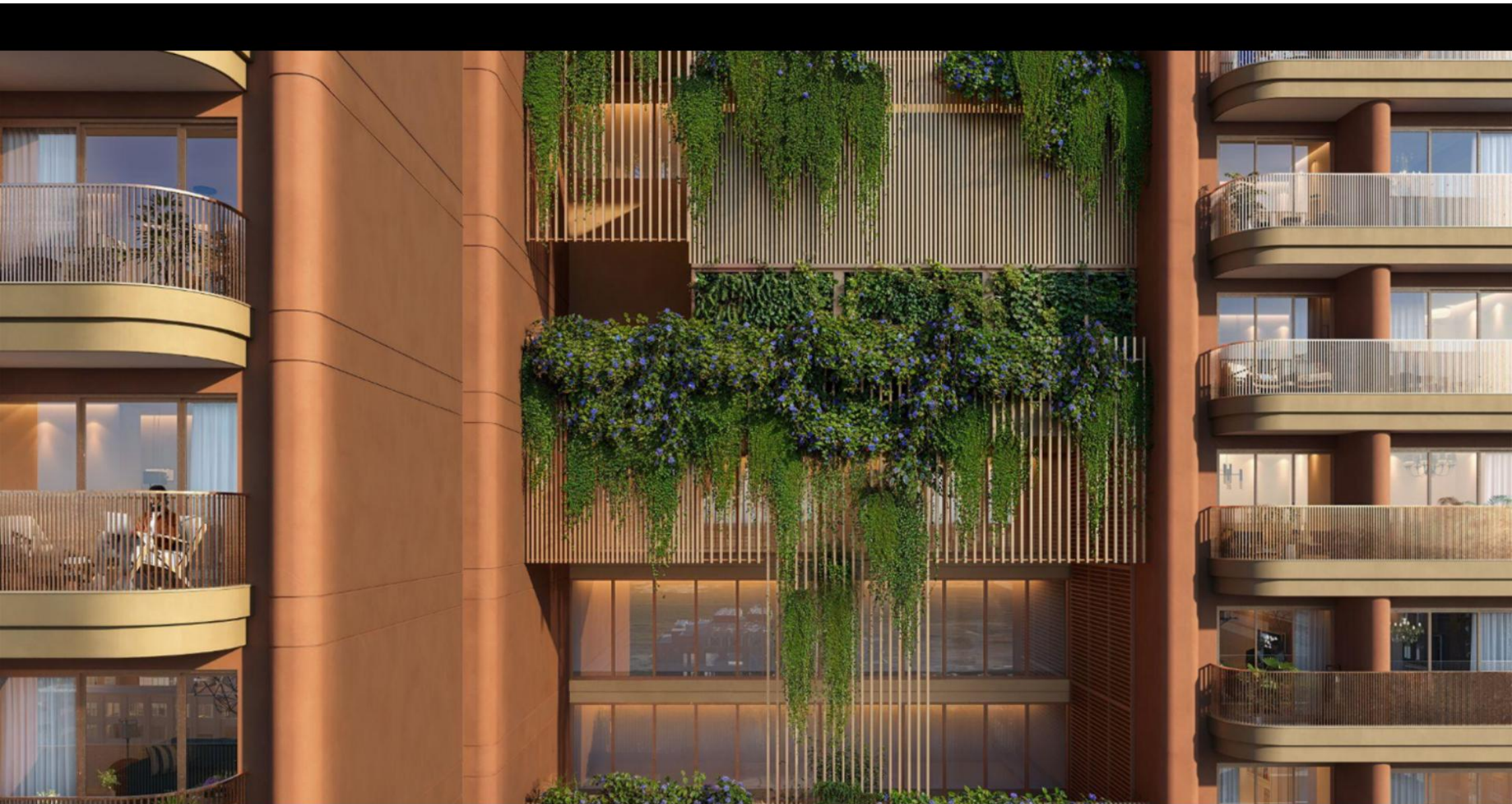


#### MAX HOUSE, OKHLA

260,000 square feet | 100% occupancy

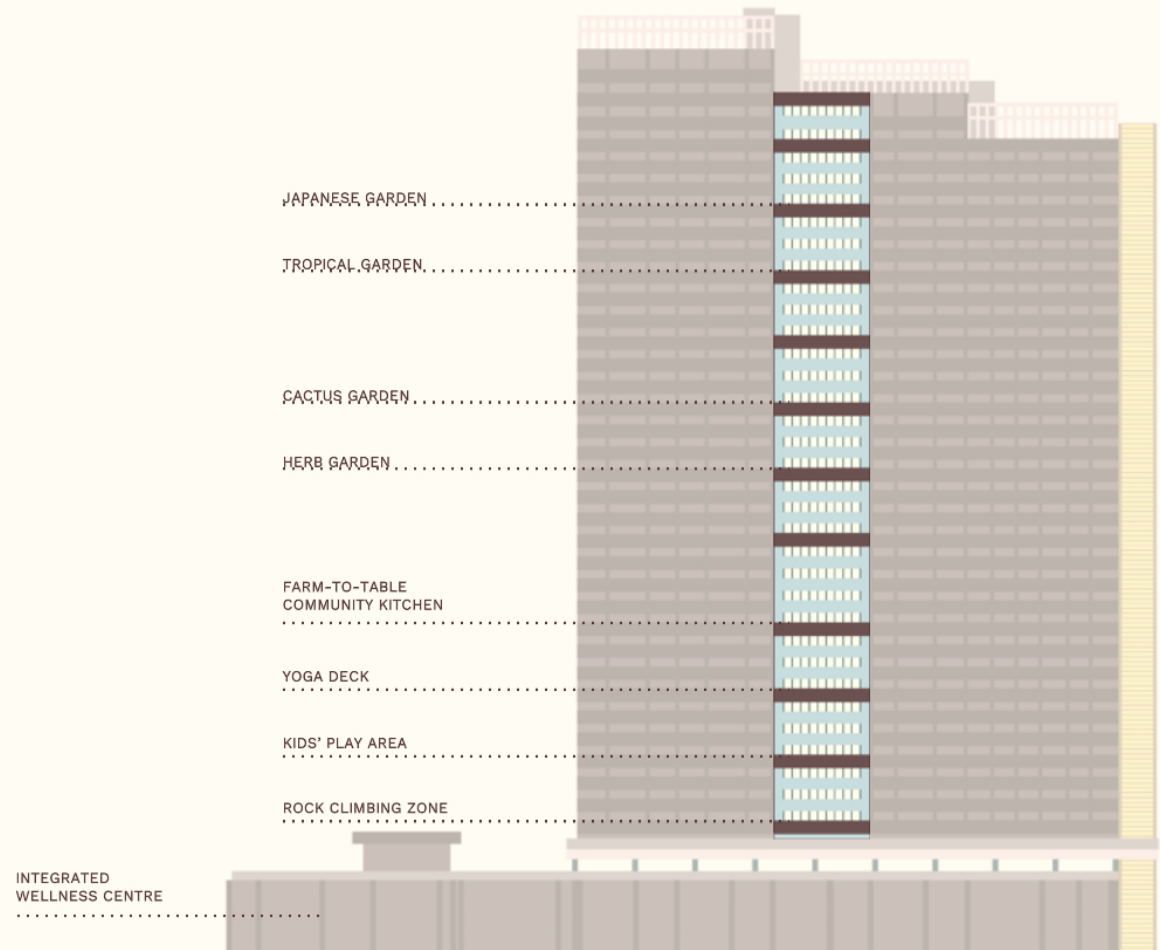
• Tenants: BBC, Target, Samsung, Religare





# Where *leisure* has levels.

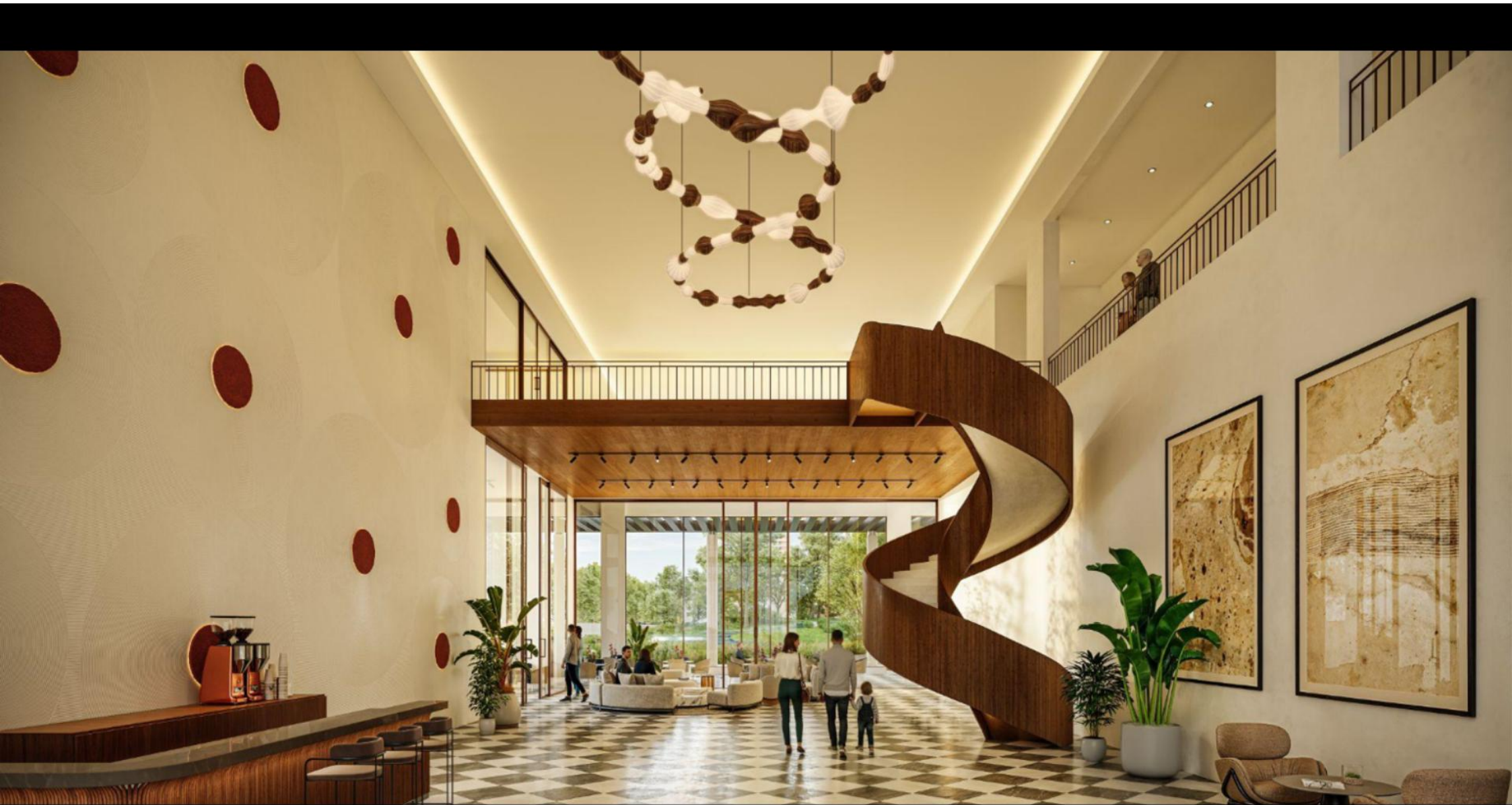
A host of third spaces can be found across the tower, for you to explore, energise, entertain and enjoy. Distributed across levels, these are exclusive to residents of The Terraces and span a total of 5,000 square feet.











## Amenities available to residents of The Terraces



### SPORTS & FITNESS

Gymnasium / Fitness Center  
Swimming Pool  
Padel Tennis Court  
Pickleball Court  
Cricket Pitch  
Indoor Games Area  
Rock Climbing Zone (Terrace)  
Yoga Deck (Terrace)



### FOOD & BEVERAGE

Restaurant  
Deli / Bakery  
Pool Bar  
Herb Garden (Terrace)  
Farm-to-Table Kitchen (Terrace)



### GATHERING & COMMUNITY

The Forest  
Multipurpose Hall  
Zen Garden (Terrace)  
Tropical Garden (Terrace)  
Cactus Garden (Terrace)



### HEALTHCARE

24\*7 Ambulance &  
Emergency Services  
Integrated Wellness Centre  
Care at Home by Antara



### CHILDREN'S AMENITIES

Early Learning Centre  
Kids' Lounge (Terrace)



### RETAIL & SERVICES

Florist  
Book & Gift Shop  
Boutique Lifestyle Store  
Pharmacy  
Pet Store & Crèche  
Laundry & Dry Cleaning Services  
Salon  
Smart Lockers  
Electricity & Hardware Store  
Optical Store  
Organic Grocery  
Convenience Store  
ATM



### WORK & PRODUCTIVITY

Business Centre /  
Co-working Space



## EXCLUSIVE RESIDENT SERVICES

# Services that take *care* of the everyday.

Everyday home & household services, managed seamlessly through a dedicated in-house concierge and resident app.



### IN-HOME BUTLER & CULINARY PROFESSIONALS

Enjoy a diverse range of cuisines with our vetted list of home cooks, chefs and butlers available on call for daily, weekly or monthly packages



### CATERING ASSISTANCE

For special occasions, our dedicated F&B and Culinary team from The Hub's dedicated kitchen will provide in-home catering and assist you in curating and executing the event in the comfort of your home.



### HOUSEKEEPING SERVICES

Benefit from our in-house housekeeping services for mopping, dusting, and ironing, and choose from hourly, daily, weekly, or monthly packages available through our trusted vendors.



### FOOD DELIVERY

Have fresh meals delivered right to your home from The Hub's dedicated kitchen.



### GARDENING SERVICES

Access our in-house gardening and horticulture services for assistance with regular maintenance of your home garden, and choose from hourly, daily, weekly, or monthly packages available through our trusted vendors.



### ENGINEERING SERVICES

Benefit from our in-house Engineering services for maintenance of your home, and choose from hourly, daily, weekly, or monthly packages available through our trusted vendors.

## EXCLUSIVE RESIDENT SERVICES

# Services that keep life *running* smooth.

Mobility, transitions & practical support services, managed seamlessly through a dedicated in-house concierge and resident app.



### LAUNDRY SERVICES

Our Housekeeping hotline desk will assist you in managing laundry services for your everyday needs in collaboration with our empanelled vendor.



### CAR CLEANING SERVICES

We have an on-site vendor to assist with daily car wash services.



### PET CARE SERVICES

We offer a range of pet care services in collaboration with Our empanelled vendor, including a kennel, veterinary clinic, pet spa and accessories.



### MOVE-IN ASSISTANCE

Our In-house team will assist you, when you moving-in to help you manage the household chores and shall help you settle down.



### CHAUFFEUR SERVICES

Our concierge can arrange trustworthy chauffeurs for luxury and non-luxury cars.



### CAR REPAIR SERVICES

The estate has a tie-up with a car clinic for assistance with minor repairs, modifications, and accessories.

## EXCLUSIVE RESIDENT SERVICES

# Services that support a *thriving* future.

Wellness, learning & community life services, managed seamlessly through a dedicated in-house concierge and resident app.



### 24\*7 AMBULANCE & EMERGENCY SERVICES

The on-site wellness centre is staffed with a trained nurse, on-site paramedics, and an ambulance for your peace of mind.



### CARE AT HOME

*Managed by Antara Senior Care*

Our concierge can arrange a personalised medical care from trained professionals in the comfort and safety of your home in collaboration with our empanelled partner



### EARLY LEARNING CENTRE

*Managed by Learning Matters*

An enriching curriculum designed to foster creativity and learning through play and hands-on engagement.

- First Steps: for 2–4yrs
- Right Start: for 4–5yrs
- Parent-Toddler Program: for 18m–2yrs



### PERSONAL TRAINERS

Our concierge can connect you with trusted fitness and wellness trainers from our list of empanelled professionals.



### TRAINED YOGA PROFESSIONALS

Our concierge can connect you with trusted yoga professionals from our list of empanelled practitioners.



### COMMUNITY ENGAGEMENT & PROGRAMMING

Across all touchpoints at the Club ranging from diverse food and beverage experience, to special tie ups and the Spa & Salon, curated workshops, talk shows, comedy and musical nights, art and theatre

## COMMON AREA MAINTENANCE SERVICES

# A home that takes care of you, and *itself*.



### MAINTENANCE & OPERATIONS

- Annual maintenance contracts for lifts, fire safety, air conditioners in common areas
- Maintenance of landscaped areas, compound walls, electrification, sewerage, roads, paths and other services within the facility boundary
- Maintenance, housekeeping, cleaning, painting and necessary replacements in common areas, including basements
- Operation staff, administrative staff and maintenance staff related to the facility
- All consumables and tools for services in common areas
- Pest control



### UTILITIES & SERVICES

- Water for all purposes
- Electricity for air-conditioning (excluding demised premises) and all services in parking, common and external areas
- Power backup maintenance (diesel, lubricants, gas, etc.) for generators and air conditioning systems



### INDOOR AIR QUALITY MANAGEMENT

- Operation and maintenance of centralized air purification systems in enclosed common areas
- Real-time monitoring and regulation of Air Quality Index (AQI) levels
- Regular upkeep of filtration infrastructure to ensure a healthy indoor environment



### WASTE MANAGEMENT & SUSTAINABILITY

- Waste management and sustainable practices



### INFRASTRUCTURE & UPGRADES

- Maintenance and upkeep of infrastructure including lifts, building façade, air conditioners, garden area, corridors and building lobby
- Augmentation, upgrades and replacements of security, fire and electromechanical systems
- Replacement/refurbishing of parts for maintenance services in common areas



### FINANCIAL & ADMINISTRATIVE

- Annual fees for various authorities
- Consultancy for renewal of statutory licenses
- Insurance for the facility
- Depreciation/sinking fund/lease rent for electromechanical equipment (e.g. chillers, AHUs, generators, lifts)



### HORTICULTURE & BEAUTIFICATION

- Horticulture and beautification of common areas, including facility surfaces



### OVERALL SECURITY MANAGEMENT OF THE COMMON AREAS

- Gate management
- Basements management
- Visitor management
- Tower security
- Patrolling



### FIRE AND INFRA SAFETY-RELATED PROTOCOLS OF THE ESTATE

- Peripheral safety (fencing and CCTV)
- Smoke detectors
- Fire equipment and drill
- Elevator safety

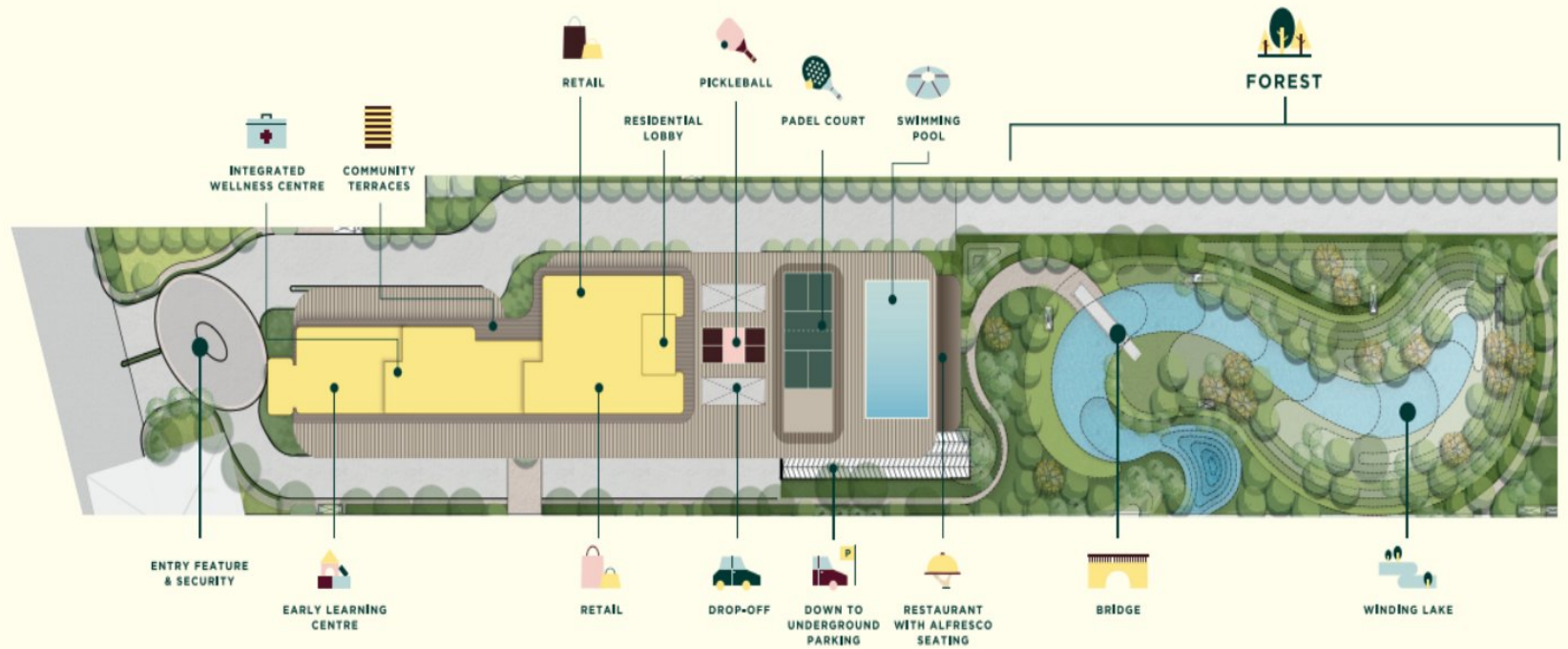


### PLANT AND MACHINERY, CIVIL & IT, MEP MAINTENANCE

- All plant and machinery
- STP
- Fire pumps
- Water treatment
- Electrical panels
- DG and chillers

SOMETHING TO DO,  
WHEREVER YOU GO

In addition to the in-residence third spaces, residents of The Terraces enjoy access to a number of amenities.





INTEGRATED  
WELLNESS CENTRE

Here for  
a good time,  
*and* a long  
time.



## State-of-the-art wellness solutions designed to enrich your well-being.

### PLANNED PROVISIONS INCLUDE

- a comprehensive, state-of-the-art health check featuring next-generation medical technology
- access to light medical therapies and recovery tools personalised healthcare solutions
- well-being interventions like ayurveda, acupuncture, cold plunges, infrared saunas and pranic healing



AYURVEDA



ACUPUNCTURE



COLD PLUNGES



INFRARED SAUNAS



PRANIC HEALING

JUST THE

SPACE YOU NEED



for a forest  
in your *backyard*.

**EVERYTHING'S BETTER**

**WHEN**



**NATURE IS**

**YOUR NEIGHBOUR.**



AS PART OF  
THE ESTATE 361  
ECOSYSTEM,  
THE TERRACES  
ENJOY READY  
ACCESS TO  
GREEN SPACES.



The tower is situated next to the Forest at Estate 361, giving you uninterrupted time with nature.





A view of the Forest at Estate 361.  
ARTISTIC RENDERING

# The Forest

An urban greenscape offering moments of restfulness, reflection and community interaction, situated next to your residence

- Spread across 80,000 square feet
- Home to over 1000 native plants across 50+ species, enriching everyday life
- Undulating hills, meadows, a spring-fed rivulet and a lake



# *A canvas for every mood.*



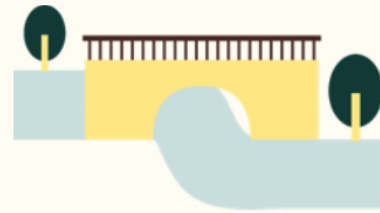
## THE WINDING LAKE

emerging from a spring,  
meandering through the Forest



## IDYLLIC SEATING NOOKS

offering scenic views and space for solo-  
time as well as community gathering



## THE RUSTIC BRIDGE

leading to lush, grassy meadows



## THE PROSPECT HILL

densely planted with local  
species of trees

**A SANCTUARY**



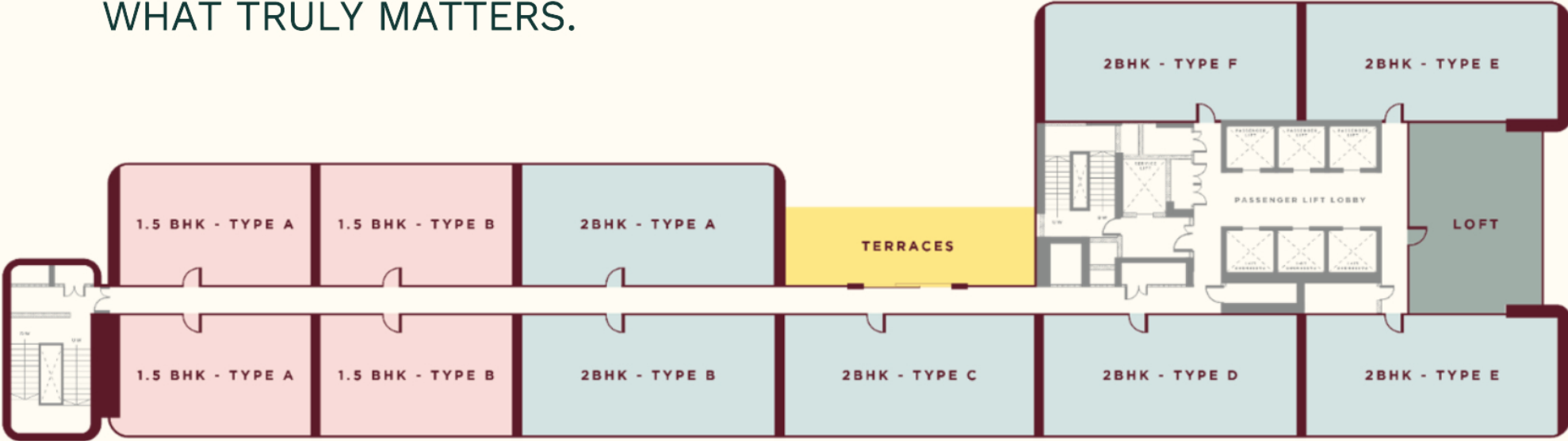
**AMIDST**

**A LIVELY**

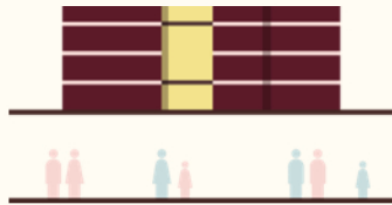


**ECOSYSTEM.**

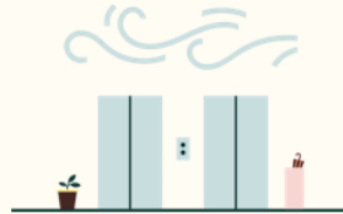
DESIGNED TO  
MAKE ROOM FOR  
WHAT TRULY MATTERS.



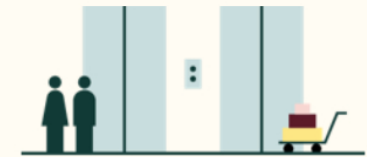
## TOWER & UNIT USPs



Exclusive amenities hub  
located directly below the tower



Air-conditioned tower lobby



6 passenger lifts and 1 service lift



Balconies in every room offering open,  
uninterrupted views



Separate walk-in wardrobe  
space in at least one bedroom



Choice of open or closed kitchen

INDOOR AIR QUALITY SYSTEMS

# Home is where *you breathe easy.*

The homes at The Terraces come equipped with advanced Treated Fresh Air Systems (TFAs) that support cleaner, healthier indoor environments, in alignment with global WELL guidelines. The TFA system introduces filtered and conditioned outdoor air into residences, which is then processed to regulate temperature, humidity and particulate levels, supporting a more comfortable and healthier indoor environment.



Indoor air quality designed to maintain AQI levels between 0–50\*



Continuous supply of treated fresh outdoor air into homes



Temperature-controlled air for enhanced comfort



Dehumidified air supply to maintain balanced indoor conditions



Reduced pollutants, odours and airborne impurities

\*AQI reference based on PM2.5 concentration as per WELL guidelines.

\*\*Actual indoor air quality may vary depending on occupant behaviour and apartment usage, including opening of doors/windows and indoor activities such as cooking, incense lighting or perfume use. Reduction in allergens may vary.



IMAGINED IN  
COLLABORATION  
WITH



*global  
thought  
leaders*

# Our Partners

studio**lotus**<sup>™</sup>

STUDIO LOTUS

New Delhi, India  
Principal Architect

**Gensler**

GENSLER

London, UK  
Master Planner

**RSP**

RSP DESIGN  
CONSULTANTS

Gurugram, India  
Project Architect



ORACLES

New Delhi, India  
Landscape Designer



AEON

New Delhi, India  
MEP Consultant

VIJAY SHANKAR  
SHARMA

New Delhi, India  
Vastu Consultant



MATRIX MANAGEMENT  
CONSULTANTS

Delhi, India  
VT Consultant

NNC DESIGN  
INTERNATIONAL

New Delhi, India  
Structure Consultant



UNITRANS

New Delhi, India  
Traffic Consultant

BROUGHT TO YOU BY



# the real estate arm of Max Group

Max Group is a leading Indian multi-business conglomerate with interests across telecommunication, insurance, healthcare, packaging films, real estate and senior care. The Group was founded in 1982 By its founder and chairman, Mr. Analjit Singh, a leading visionary, entrepreneur and philanthropist.

Currently, Max Group has a total customer base of around 5 million and an employee strength of more than 20,000 across 400 offices in India. The Group has been recognised with numerous accolades For its governance, commitment to care and exceptional value creation while enabling a better society. Max Group is driven by a strong set of values and beliefs that underpin all aspects of our operations.



SEVABHAV



EXCELLENCE



CREDIBILITY



# Rooted in an ecosystem of *care*

Max Estates, with its established institutional capabilities across key functions, is well positioned to deliver an integrated development that offers you holistic well-being across different lifestyle facets.

## SENIOR CARE



## WELLNESS



## EDUCATION



## SENIOR LIVING



## HOSPITALITY



## FOOD & BEVERAGE



# THE TERRACES



DISCOVER LIVING,  
INSIDE-OUT AT THE TERRACES

*maxestates.in*

WIP. FOR INTERNAL USE ONLY. NOT FOR CIRCULATION | INTRODUCTION TO THE TERRACES | HARERA NO.: RC/REP/HARERA/GGM/1012/744/2025/115 | HARERA WEBSITE: [HTTPS://HARYANARERA.GOV.IN](https://haryanarera.gov.in)

The Project 'Estate 360' is registered with the HARERA with registration no. RC/REP/HARERA/GGM/860/592/2024/87. Please refer to project details on the website of HARERA <https://haryanarera.gov.in> prior to making any decision. The promoter of Estate 360 is Max Estates Gurgaon Ltd. (CIN no. U70109UP2022PLC170197) having its Registered office at Max Towers, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Noida UP 201301. This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/ Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/ amenities/services to be provided in the Project. Apartment/ Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/ Unit shall be as per the documents/ information uploaded by the company on the website of HARERA and the agreement between the parties. 1 Sq. Mtrs. is equal to 10.76 Sq.ft. | 1 acre is equal to 4046.86 sq. mtr."