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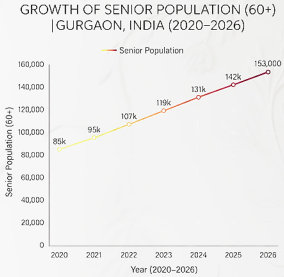
# SENIOR POPULATION & DEMAND OUTLOOK IN GURGAON

Gurgaon has a large and growing senior population. Estimates suggest Gurgaon's 60+ population could exceed ~1.5 lakh by 2026, showing strong demographic demand for senior living formats like retirement homes and assisted communities.

- Organized senior housing is still limited vs rising demand.
- Demand for active ageing lifestyle & healthcare support.
- Technology adoption improves ease of living.
- Preference for connected locations near hospitals.



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# SENIOR-LIVING MARKET SUPPLY & GROWTH (INDIA CONTEXT)

While detailed national figures are easier to find than city-specific ones, Delhi-NCR (including Gurgaon) is one of the fastest-growing regions for senior living segments, and Gurgaon shows strong potential:

- Organised senior living supply in India stood at ~22,000 units as of mid-2025
- Market penetration remains low (around ~1% nationally), indicating a big gap between supply and demand makes an Opportunity for J Estates.

**Ultraclean Growth and Untapped Opportunities in the Organized Senior Living Market in India**



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# THE PROMISE OF TOMORROW

Imagine waking up to a life where every choice is yours. Where mornings bring gentle warmth through your windows, and evenings settle into conversations that matter.

At J 36, spacious apartments and exclusive penthouses become sanctuaries of comfort. Wellness centers invite renewal. Walking tracks wind through green landscapes. And round-the-clock care stands quietly assured, never intrusive, always present.

This is living redesigned for everything still ahead.

*Artistic Impression

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# BUILT TO ENDURE

Twin residential towers engineered for excellence, designed for beauty, created to become the landmark for generations to come.



*Artistic Impression

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Delhi-Mumbai Expy | 03 Mins | Subhash Chowk | 15 Mins | K.R Mangalam University | 03 Mins | Medanata The Medicity | 22 Mins |
| Ghamroj Toll Plaza | 05 Mins | Rajiv Chowk | 20 Mins | G.D Goenka University | 03 Mins | Fortis Hospital | 25 Mins |
| Godrej Nature Plus | 03 Mins | Huda City Centre Metro | 30 Mins | St. Xavier's School | 18 Mins | Hotel Fortune | 08 Mins |
| Flower Valley | 03 Mins | KMP | 10 Mins | DPS School | 20 Mins | Radisson Hotel | 10 Mins |
| Vatika Chowk | 10 Mins | IGI Airport | 45 Mins | Park Hospital | 18 Mins | Airia Mall | 18 Mins |
| | | | | Artemis Hospital | 20 Mins | Elan Town Centre | 15 Mins |

N

MAP NOT TO SCALE

*DRIVE TIME IN IDEAL CONDITION

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# PROJECT HIGHLIGHTS

- Project land area- Approx. 3.825 Acres
- Strategically located bang on The Sohna-Gurugram Expressway having a direct access, from 38 mtr wide green & 12 mtr wide service road.- Grand entrance from 18 mtr. wide driveway.
- One way vehicular movement.
- State-Of-The-Art-Club with best in class facilities and activities zones.
- Well manicured, organised, Themed park for the residents.
- Dedicated commercial complex for daily needs.
- Women's hostel for 24x7 emergency services.
- Safe and secure environment not only inside the apartment but while walking around in the complex.




## LEGEND:

1. ENTRY
2. EXIT
3. PALM AVENUE
4. COMMERCIAL PLAZA
5. COMMERCIAL OUTDOOR DINING PLAZA
6. SHALLOW WATER FEATURE
7. PLANTERS
8. WATER FEATURE WITH SCULPTURE
9. RAMP TO & FROM BASEMENT
10. TOWER DROP OFF
11. CLUB DROP OFF
12. STEPPED WATERFEATURE
13. SCULPTURE COURT
14. JOGGING/ WALKING TRACK
15. GAZEBO
16. CELEBRATION LAWNS
17. PLAY COURTS
18. SHADED SEATING PLAZA
19. STEPPING STONES
20. FLOWER GARDEN
21. REFLEXOLOGY PATH
22. HERB GARDEN
23. POOL DECK WITH SHADED SEATING
24. SWIMMING POOL
25. GRASS MOUND
26. MIYAWAKI FOREST
27. FOREST TRAIL
28. MEDITATION DECK
29. BAMBOO GROVE
30. YOGA LAWN
31. PET PARK
32. FRUIT TREE GROVE
33. OPEN GYM
34. ZEN GARDEN
35. SEATING DECK
36. LAWN
37. CANOPY SHADED SEATING PLAZA
38. PATHWAY
39. SHALLOW WATER STREAM
40. STEPPED SEATING
41. LILY POND
42. FLOATING DECK
43. KIDS PLAY AREA
44. ORGANIC GARDEN

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N

Map Not To Scale

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# THE HEART OF THE PAVILION

There's magic in finding your tribe. People who share your stories, your laughter, your understanding of a life well lived.
Here, community happens naturally.

Over morning yoga and afternoon conversations. In the residential club where friendships deepen. Along where neighbors become
Family. Because the best chapters
are lived together.



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— AN UNCOMPROMISING PURSUIT OF —

# THE ACTIVE LIFE

A PROJECT BY J ESTATES


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SWIMMING POOL
START YOUR MORNING THE WAY IT DESERVES TO BE STARTED

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MULTI-PURPOSE HALL

A ROOM THOUGHTFULLY DESIGNED TO HOLD EVERY KIND OF MOMENT LIFE HAS TO OFFER

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*Artist's impression

MULTIPURPOSE COURT - CYCLING & JOGGING TRACK

START YOUR MORNING THE WAY IT DESERVES TO BE STARTED


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*Artistic Impression
INDOOR GAMES
GOOD ENERGY AND EVEN BETTER COMPANY


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*Artistic Impression
RESTAURANT
THE DINING AREA, WHERE GOOD FOOD IS SERVED IN A WELCOMING SPACE


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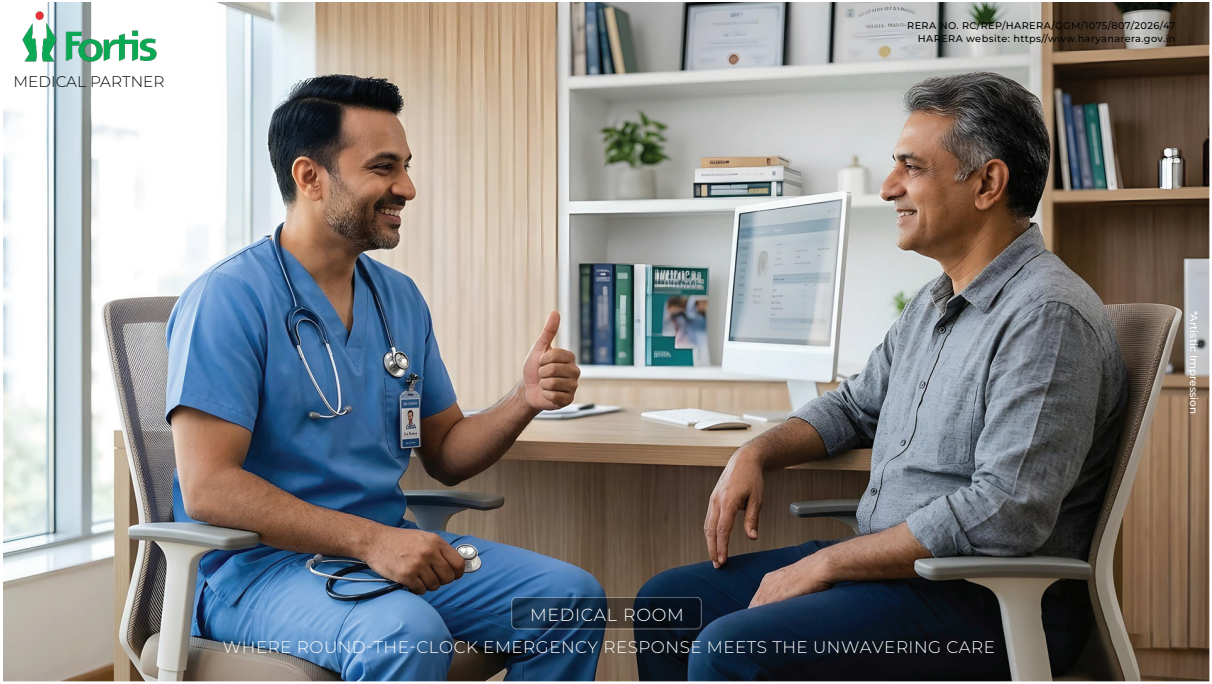
*Artistic Impression
GYM
A GYM WHERE STRENGTH IS SCULPTED


Fortis
MEDICAL PARTNER
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*Artistic impression
MEDICAL ROOM
WHERE ROUND-THE-CLOCK EMERGENCY RESPONSE MEETS THE UNWAVERING CARE

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# WHAT MAKES IT UNIQUE

- Pre-certification IGBC Platinum Rating.
- Pre-certification IGBC Platinum Rating for Health & Well-Being.
- Exceptional standards of energy efficiency, water efficiency, material selection and waste management.
- Two Iconic Towers S+28 and S+29 floors with dedicated drop-off zone.
- Double Height Grand Arrival Lounge for each individual tower.
- 2 Basements with a dedicated parking bay for residents and visitors. Parking on the surface for emergency services.
- 4 To a core apartments.
- 5 Typology 2BHK+CG | 2BHK+S+CG | 3BHK+S+CG | 3BHK+CG+TERRACE | 5BHK+CG+TERRACE.
- Well day-lit and well ventilated apartments with adequate sunlight.
- Entire community is monitored by 24x7 security surveillance and guards.

**Indian Green Building Council**

***Greening India since 2001***

PRE CERTIFIED
PLATINUM RATING

# TYPICAL FLOOR CLUSTER PLAN

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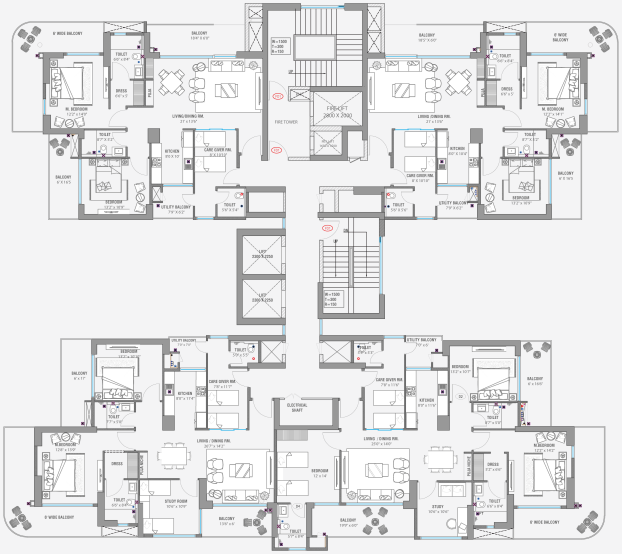
2 BHK+CG

2 BHK+CG




2 BHK+S+CG

3 BHK+S+CG

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1 m²=10.764 ft²

Map Not To Scale

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# 2BHK+CG

**Type** (1,2) : 2BHK + CG

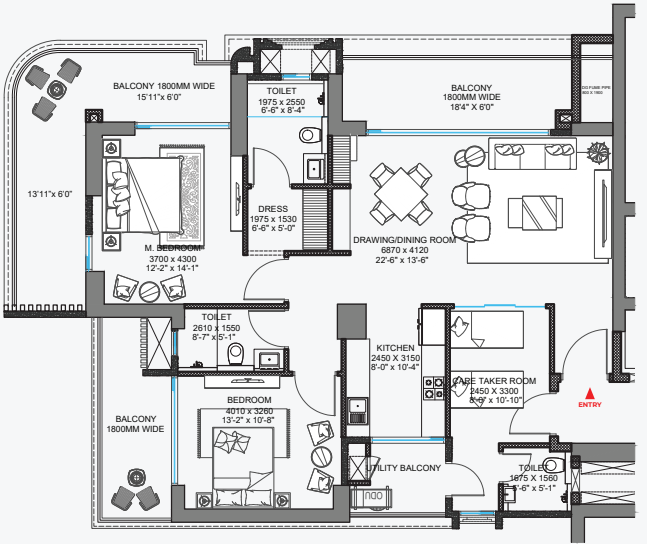
**Total Area:** 2008.45 ft² | 186.59 m²
**Carpet Area:** 1067.36 ft² | 99.16 m²
**Balcony Area:** 428.73 ft² | 39.83 m²

2 Bedrooms | 3 Bathrooms | Kitchen | Living & Dining Room | 1 Care Giver Room

**Type** (3,4) : 2BHK + CG

**Total Area:** 2024.46 ft² | 188.08 m²
**Carpet Area:** 1067.36 ft² | 99.16 m²
**Balcony Area:** 444.77 ft² | 41.32 m²

2 Bedrooms | 3 Bathrooms | Kitchen | Living & Dining Room | 1 Care Giver Room






KEY PLAN

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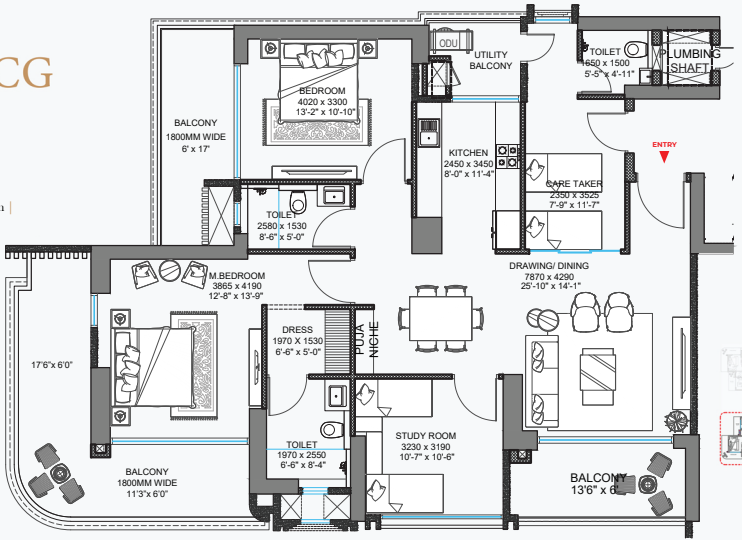
# 2BHK+S+CG

**Type** 5: 2BHK + CG

**Total Area:** 2186.38 ft² | 203.12 m²
**Carpet Area:** 1205.78 ft² | 112.02 m²
**Balcony Area:** 401.82 ft² | 37.33 m²

2 Bedrooms | 3 Bathrooms | Study Room | Kitchen | Living & Dining Room | 1 Care Giver Room

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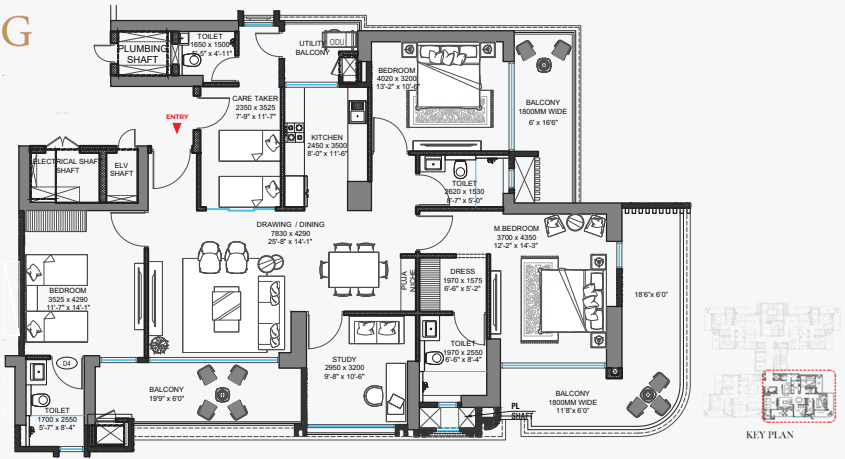
# 3BHK+S+CG

**Type** 6 : 3BHK + S + CG
**Total Area:** 2535.40 ft² | 235.54 m²
**Carpet Area:** 1418.48 ft² | 131.78 m²
**Balcony Area:** 436.05 ft² | 40.51 m²

3 Bedrooms | 4 Bathrooms | Study Room | Kitchen | Living & Dining Room | 1 Care Giver Room

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1 m²=10.764 ft

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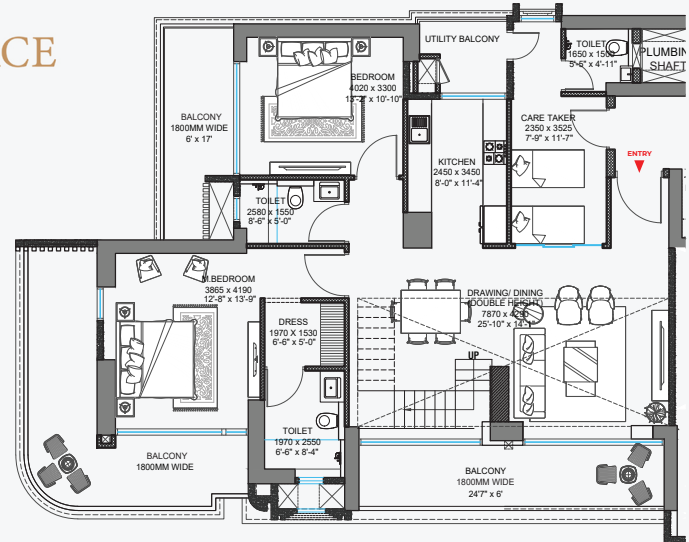
# 3BHK+CG+TERRACE

## DUPLEX PENTHOUSE LEVEL-01

**Type** (7,8) : 3BHK + CG + TERRACE
**Total Area:** 3475.81 ft² | 322.91 m²
**Carpet Area:** 1719.33 ft² | 159.73 m²
**Balcony Area:** 931.19 ft² | 86.51 m²

3 Bedrooms | 4 Bathrooms | Study Room | Kitchen | Living & Dining Room Double Height | 1 Family Lounge | 1 Care Giver Room | 1 Puja Room | 1 Store Room | Terrace

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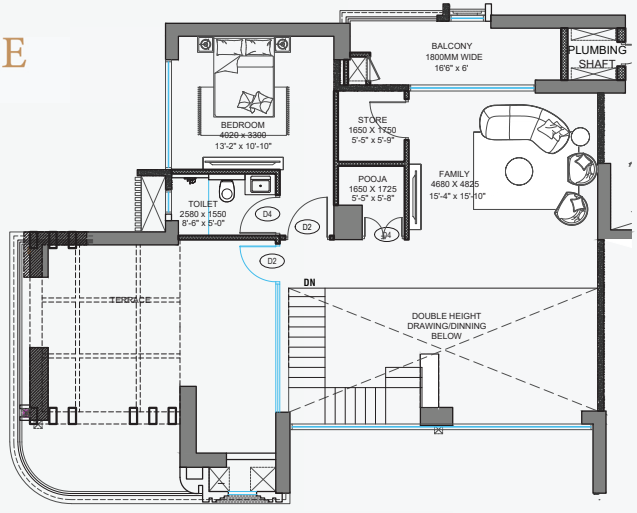
# 3 BHK+CG+TERRACE

## DUPLEX PENTHOUSE LEVEL-02

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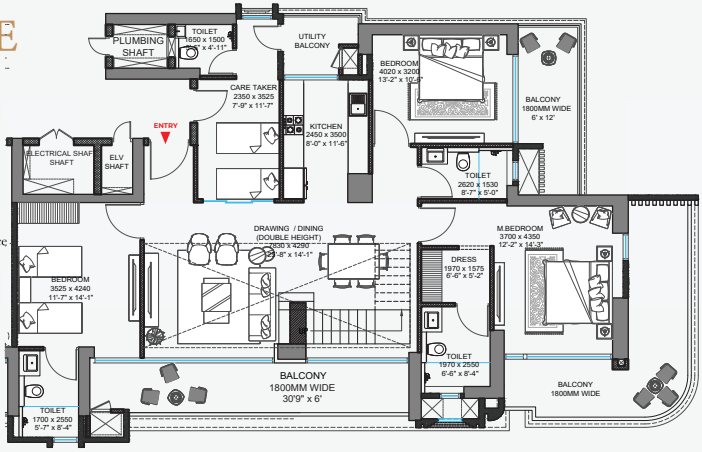
# 5 BHK+CG+TERRACE

## DUPLEX PENTHOUSE LEVEL-01

Total Area: 4130.73 ft² | 383.75 m²
Carpet Area: 2147.96 ft² | 199.55 m²
Balcony Area: 951.75 ft² | 88.42 m²

5 Bedrooms | 6 Bathrooms | Living & Dinning Room Double Height |
1 Family Lounge | 1 Care Giver Room | 1 Puja Room | 1 Store Room | Terrace

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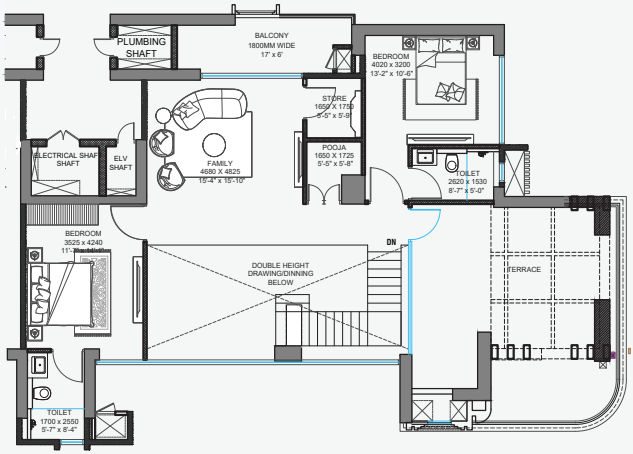
# 5BHK+CG+TERRACE

## DUPLEX PENTHOUSE LEVEL-02

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# SPECIFICATIONS

| | | |
|---|---|---|
| 1 | Flooring Details | Tiles / Anti Skid Tiles / Wooden |
| 2 | Wall Finishing Details | Acrylic Paint |
| 3 | Kitchen Details | Modular Kitchen Cabinetry with Hob and Chimney |
| 4 | Bathroom Fittings | All chrome plated fittings, taps and mixtures in each bathroom of Kohler / Grohe / Jaquar or equivalent |
| 5 | Wood Work etc | NA |
| 6 | Doors and Windows Frames | Aluminium / UPVC Frame |
| 7 | Glass Work | In External Doors and Windows Only |
| 8 | Electric Fittings | Modular Switches |
| 9 | Conducting and Wiring Details | FRLS Cable & Wire |
| 10 | Cupboard Details | Modular Wardrobes in Bedrooms |
| 11 | Water Storage | Overhead & UG Storage Tank |
| 12 | Lift Details | Passenger,Service Lift & Pet Elevator |
| 13 | External Glazings | Aluminium / UPVC |
| 14 | Windows/Glazings | Aluminium / UPVC |
| 15 | Doors | Aluminium / UPVC / Wooden |
| 16 | Main Doors | Aluminium / UPVC / Wooden |
| 17 | Internal Doors | Flush Doors |
| 18 | Air Conditioning | VRV Units |
| 19 | CNG/PNG Pipe Line | As & when available |
| 20 | Provision of WiFi and Broadband Facility | Provision for WiFi Router and Broadband at One Location |
| 21 | External Finishing/Colour Scheme | Combination of Tile Cladding + Weathershield Exterior Emulsion Paint of Appropriate Colour |
| 22 | Internal Finishing | Acrylic Paint |


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Impression

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# PROJECT CONSULTANT

PRINCIPAL ARCHITECT

ACPL®
INDIA • DUBAI

IGBC PRE-CERTIFICATION PLATINUM
RATING FOR HEATH & WELL-BEING

eds
environmental design solutions

STRUCTURE CONSULTANT

VINTECH
CONSULTANTS

MEP CONSULTANT & IGBC CONSULTANT-
PRE- CERTIFICATION IGBC PALATINUM RATED

PDA Pankaj Dharkar & Associates
MEP & Green Building Consultants



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# BUILDING LANDMARKS, DEFINING LEGACIES

At J Estates, we're not just building spaces - we're shaping a new era in real estate. With deep-rooted experience across infrastructure development, commercial spaces, residential communities, and social initiatives, our foundation is built on expertise and purpose. Backed by a legacy of engineering excellence, we bring precision, forward-thinking vision, and a human-centric approach to everything we create. From landmark infra projects to thoughtfully designed homes and offices, and even initiatives that uplift communities through our NGO - we're committed to progress that's inclusive and impactful. Our growing portfolio spans Residential Communities, Boutique, Offices, Golden Age Livings, and the innovative realm of Agrivoltaics - each designed to be future-ready and deeply connected to people's lives.
At J Estates, we believe in building not just for today, but for a better, more sustainable tomorrow.

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# COME HOME TO
# THE LIFE YOU DESERVE

Everything here was built around one simple belief.
That the best is not behind you. It is waiting right here.



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*Artistic Impression

J ESTATES
Serving With Purpose

Corporate Office:
J House, Plot no. 93, Sector 44,
Gurugram 122003, Haryana, India

Site Address: Sector 36, Sohna, Gurugram

Let's Connect

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