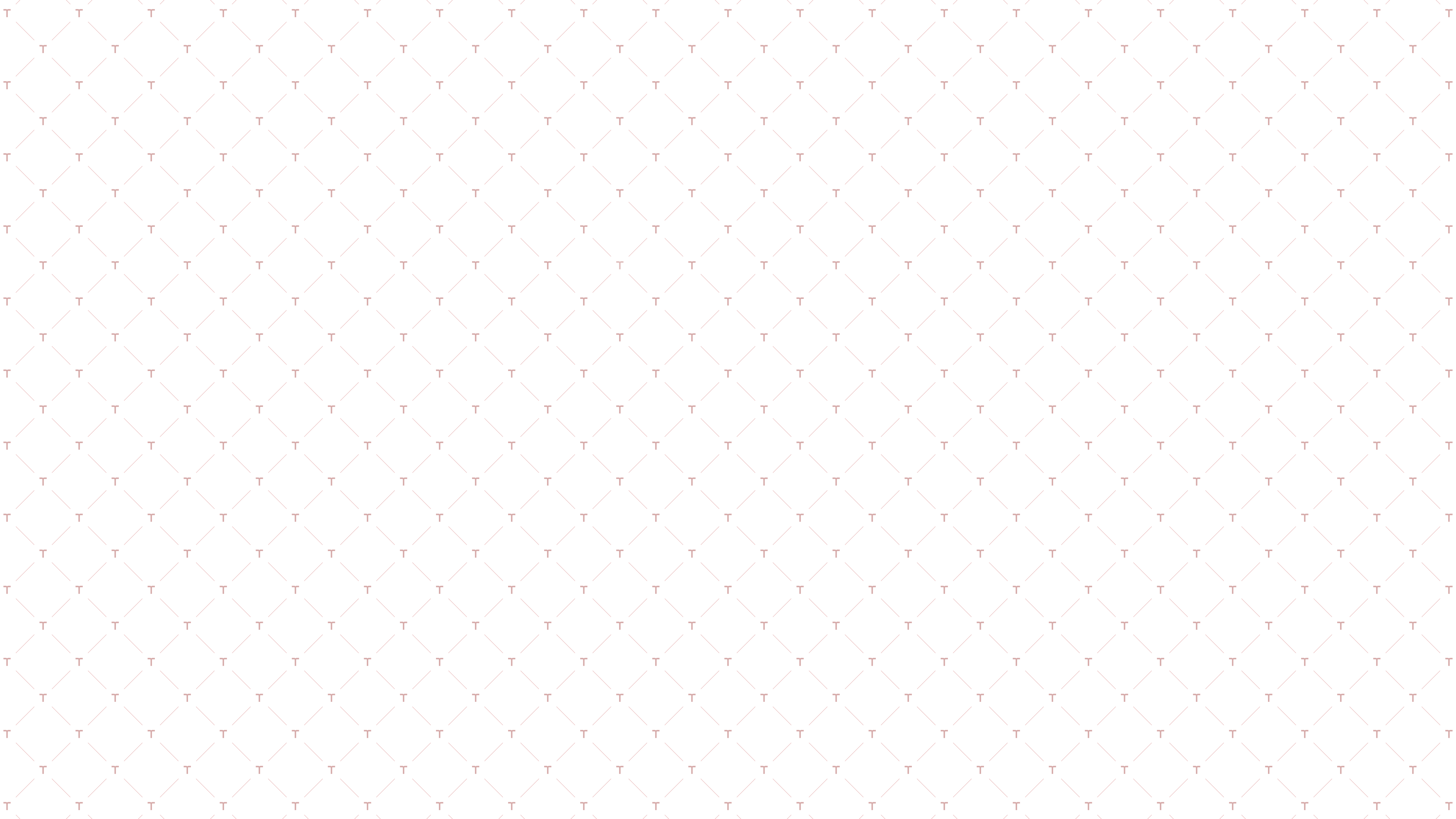


AARIZE

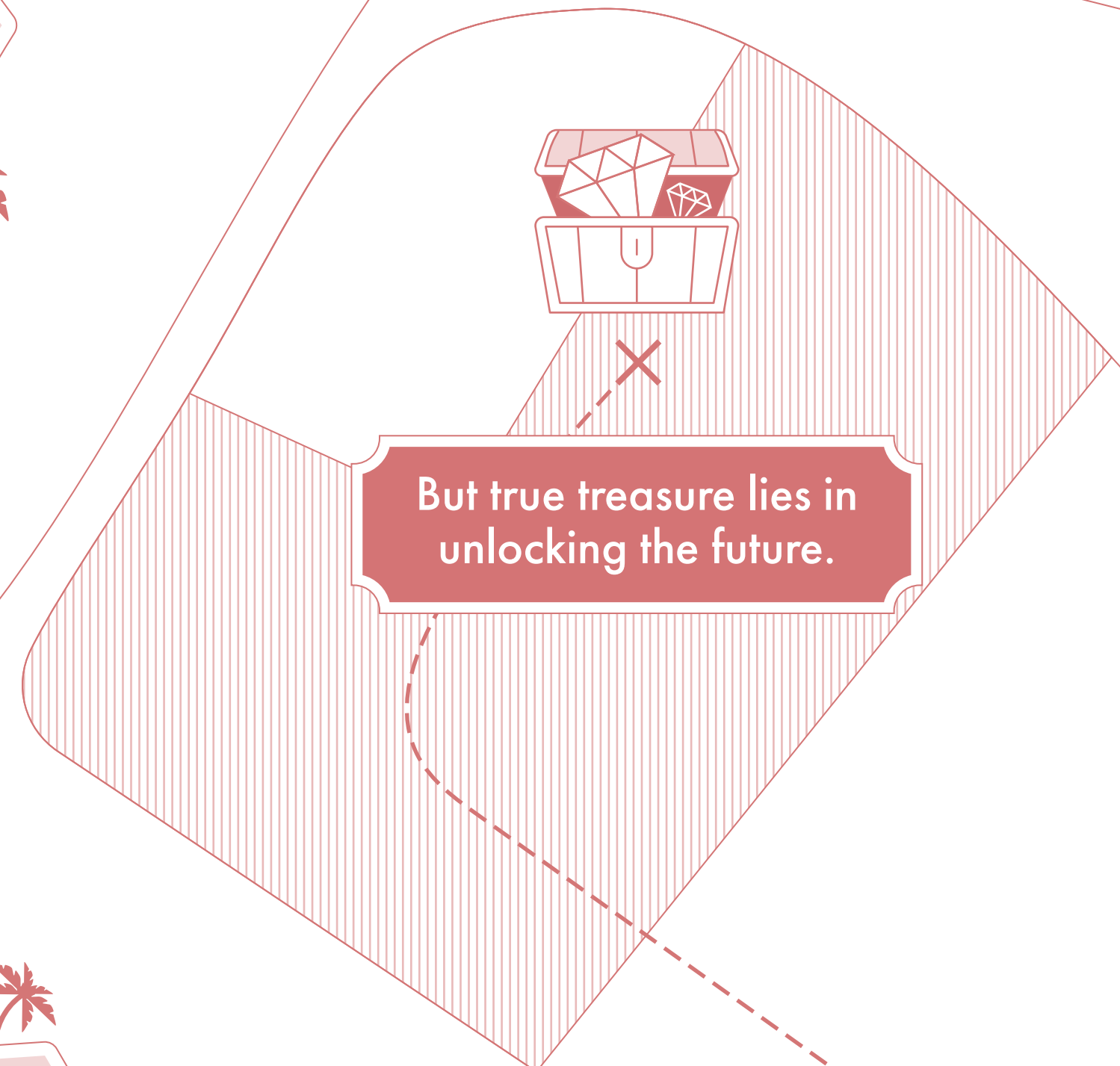
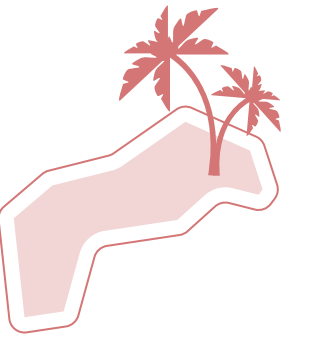
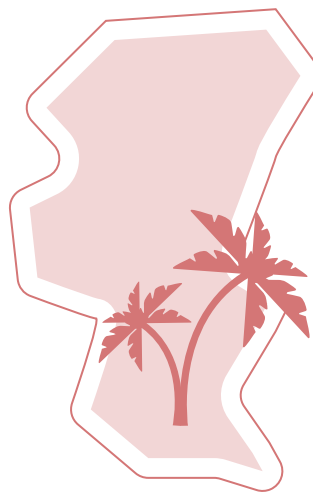
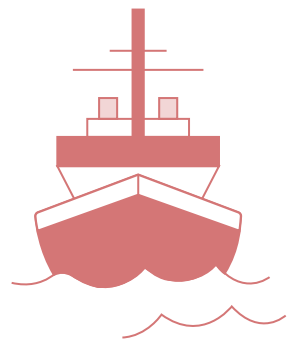
THE

TESSORO

UBER-LUXURY MALL

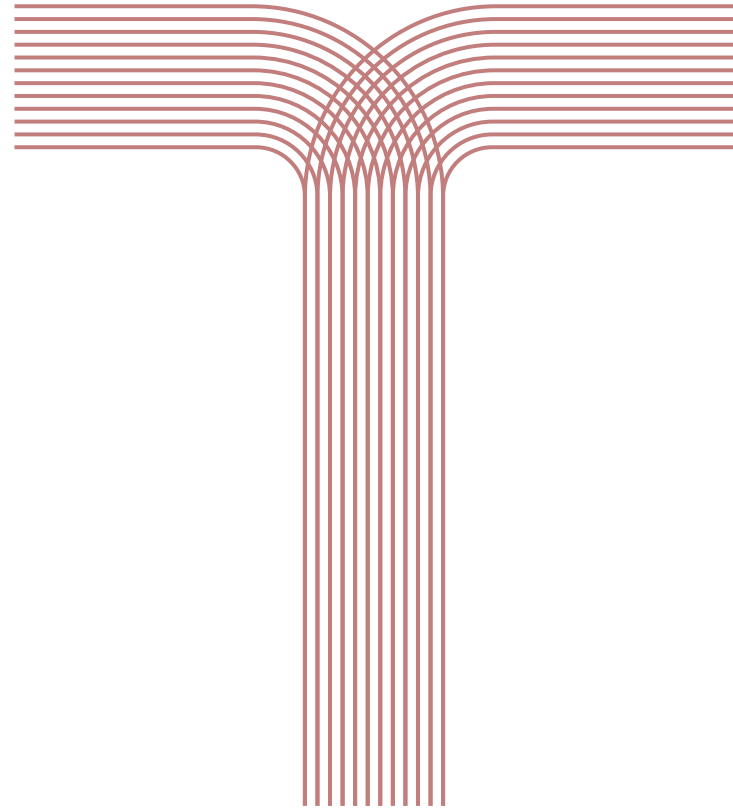


SOME SEEK
TREASURE
AT THE END OF
THE RAINBOW.
OTHERS,
IN DESERT
ISLANDS AND
SHIPWRECKS.



But true treasure lies in
unlocking the future.





AARIZE

THE

TESSORO

WHEN IT COMES TO TREASURE,
FINDERS ARE KEEPERS.



Going on a treasure hunt, discovering a treasure and claiming it as your own is an exhilarating experience. We invite you to feel this thrill when you discover Aarize The Tessoro. An uber-luxury mall located in the heart of the city's most vibrant and developing area, the property is a treasure waiting to be unveiled.

Read on to find out why you should claim your piece of it.



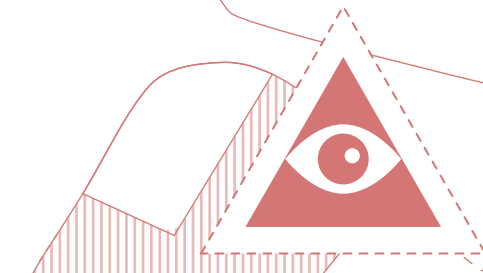
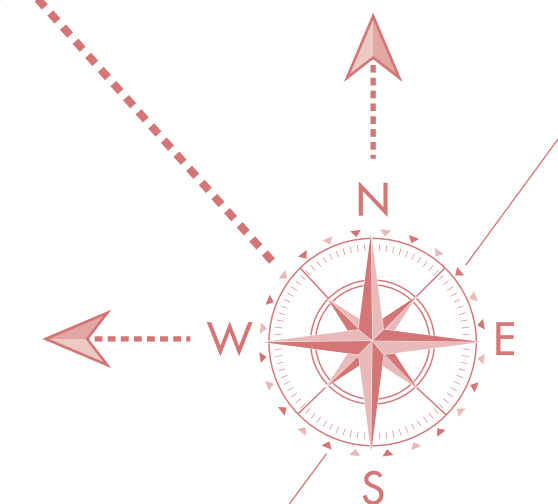
AARIZE
THE
TESSORO



TESSORO

THE WORLD
IS MOVING TO
DWARKA
EXPRESSWAY.

Open your eyes to opportunity.



THINK OF IT AS YOUR TREASURE MAP

As one of the top luxury retail destinations in India for the discerning few in this part of Delhi-NCR, the project will feature the best of international and domestic brands in fashion, entertainment, dining and much more.

2,50,000+ people in the vicinity

Bang on 75 m road (Upper Dwarka Expressway)

*0 km from Delhi

*2-min drive from Najafgarh & Kapashera road

*5-min drive from metro station (Dwarka Sec 25)

*10-min drive from IGI Airport

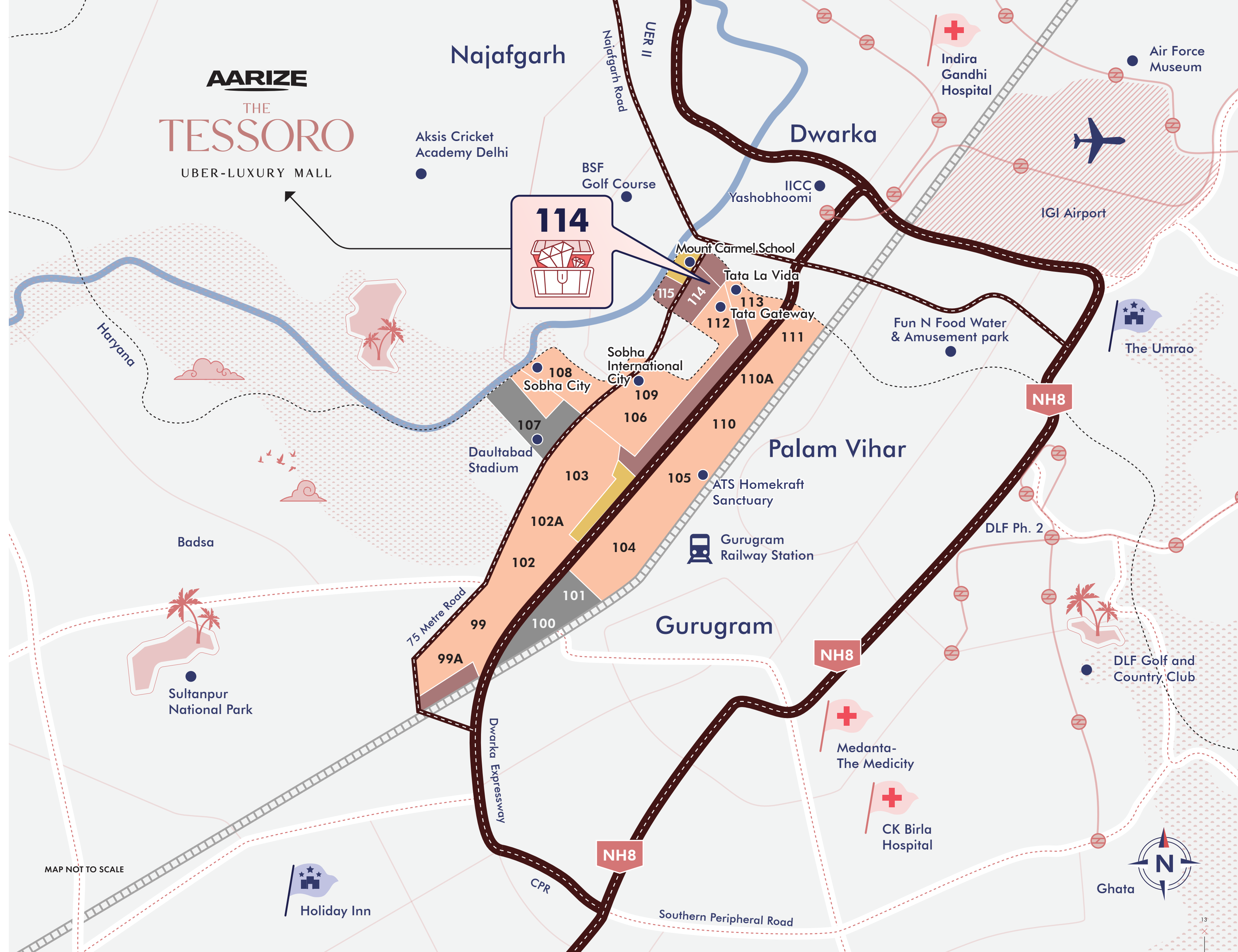
*2-min drive from Dwarka Expressway

Sector 114 in Gurugram is a prime hub for Commercial Real Estate investment, attracting businesses due to its strategic location, excellent connectivity and a catchment of high-end housing in the vicinity, driving demand in this sub-market.

Legends

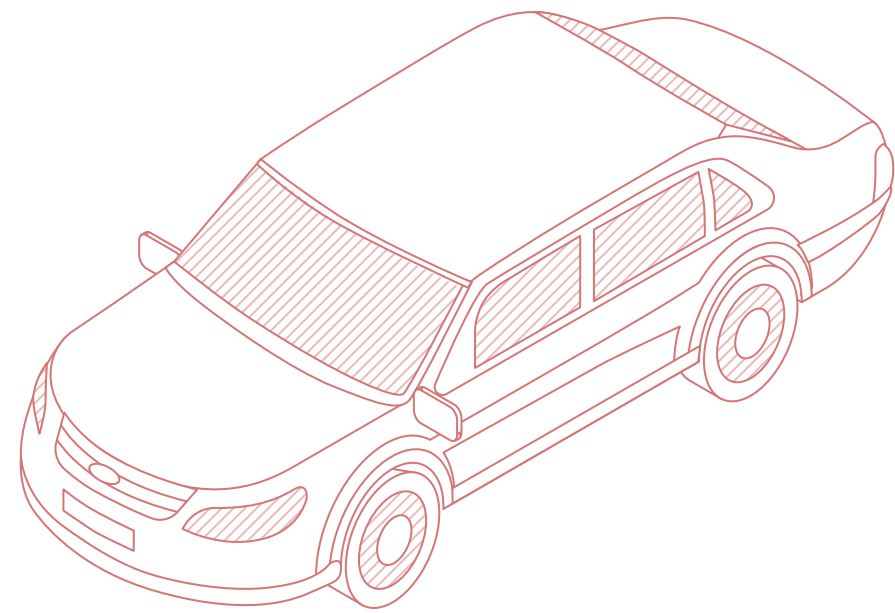
Commercial	Public Utilities	DMRC	Hotel
Residential	Institutional	Railway	Hospital

*Depending on traffic condition.



DISCOVER
NEXT-LEVEL
CONNECTIVITY
HERE.

Be at the centre of action.



THE MORE
WELL-CONNECTED
YOU ARE,
THE MORE TREASURED
YOUR BUSINESS.



Connections are as important to businesses as they are to business locations.
Aarize The Tessoro is so well-connected that it offers a competitive advantage.



Located at the crossroads of two strategic roads

This uber-luxury mall stretches around 75 metres Upper Dwarka Expressway in the front

The 60 metre sector road that runs at its back connects it to the 150 metre Dwarka Expressway

Reference image



Reference image

*Just 10 minutes away from the 3-lakh sq. ft India International Convention and Expo Centre (IICC) or Yashobhoomi, India's largest convention and exhibition complex

*The upcoming Diplomatic Enclave II in Sector-24 of Dwarka, at a distance of just 10 minutes, will be allotted to diplomatic missions and international organisations

*Bharat Vandana Park- a major tourist destination spread across 200 acres is another important landmark- just 15 minutes away

*Depending on traffic condition.



Reference image

Direct access from Palam Vihar (fully developed area)

Well-connected to Dwarka through proposed Northern Peripheral Road

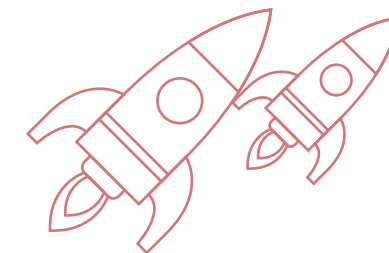
INDEED, THE AREA IS FLOURISHING

AND HERE'S PROOF.

01

*** 11,270 units launched in 2023**

Dwarka Expressway- New Gurugram cluster saw a spike of 166% year-over-year growth in new launches, with only 4,231 units launched in the previous year.



04

*** Homes worth ₹ 25,000 crore**

These homes were worth a whopping ₹ 25,000 crore. Interestingly, out of these 12,409 units, 97% were under construction at the time of sale.



02

*** 69% of the city's overall launches**

The submarket witnessed the biggest share of housing units launched with a 69% of overall Gurugram launches.



05

Hotspot for premium launches

The Dwarka Expressway–New Gurugram cluster has become the new hotspot for luxury launches in Delhi-NCR.

03

*** 12,409 housing units sold**

In the calendar year 2023, a total of 12,409 housing units were sold in this submarket, which was 67% of the overall sales in Gurugram.



06

*** 34% high-end projects**

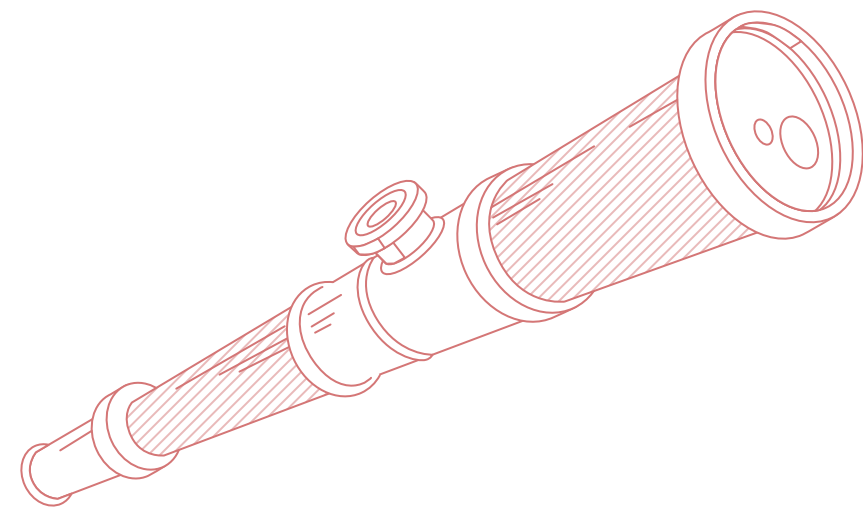
Within the first half of the year 2024, as many as 34% of the new launches in this cluster were priced at ₹5 crore or above.



BE AMONG
THE FIRST
TO SPOT
AN INVESTMENT
OPPORTUNITY.



Act ahead of others.



SOMETIMES
YOU DON'T SEARCH
FOR TREASURE.
TREASURE
FINDS YOU.



Be present at Aarize The Tessoro, and you will discover a large customer base already waiting for you. They have money to spend, expensive tastes and a luxury lifestyle.

The good news? They're all yours.

* **11,000 homes completed**
in 2023

* **29,742 in the pipeline**

* **45% (13,476)** of the
under-construction inventory likely
to be completed in 2024



Reference image

EXPLORE X DISCOVER X PROFIT



Reference image

The expressway **connects various key locations**

Set to **revolutionise connectivity between Delhi and Gurugram**

Weaves through **areas like Harsaru, Pataudi Road, Farrukhnagar, and parts of Gurugram**

Expected to **propel real estate demand in newly developed sectors**

REALISE X ACCOMPLISH X SUCCEED

Links **Dwarka Sector 21 to IGI Airport**

Travel time will be reduced
while fostering real estate growth
in adjacent localities

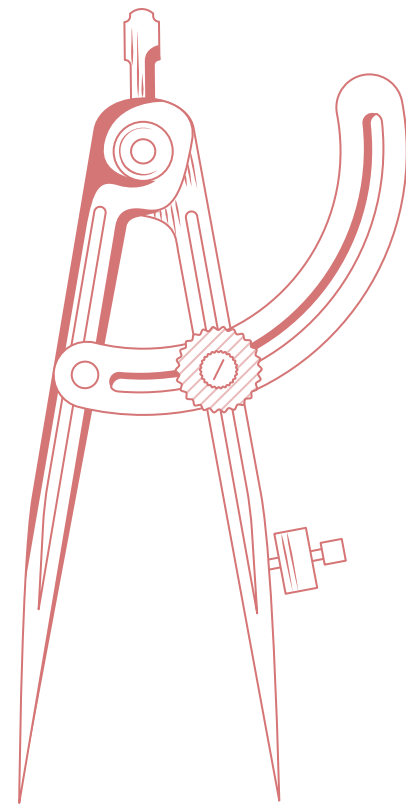


Reference image

The background is a detailed architectural floor plan or section drawing, rendered in a light red line-art style. It features a grid of rooms and corridors. Scattered throughout the drawing are various drafting tools: a large set square in the top left, a compass and divider in the center, a pencil and eraser at the bottom, and several rulers and triangles in various orientations. The overall aesthetic is technical and precise.

IT'S A
MARVEL OF
ARCHITECTURE
TOO.

A landmark in the making.



IN THE
RIGHT HANDS,
VISION TURNS INTO
TREASURE.

ARCHITECTURE & DESIGN CONSULTANT



STRUCTURE CONSULTANT



MEP CONSULTANT



LANDSCAPE CONSULTANT



ARCHITECTURAL VISUALIZATION CONSULTANT



×

AARIZE
THE TESSORO
IS A TREASURE
THAT HAS IT ALL.
JUST LIKE
THE PATRONS
WHO WILL VISIT IT.

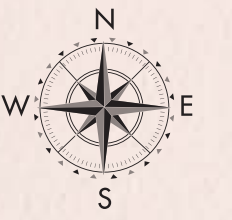
×



GRIHA 4 STAR PRE-CERTIFIED



SITE PLAN



MAP NOT TO SCALE

TREASURY

Anchor & Vanilla Retail ×-----× **Lower Ground Floor**

×

THE WORLD'S
FINEST BRANDS,
ALL IN ONE
EXCLUSIVE
DESTINATION.

×

Supermarket | Luggage & Accessories | Electronics
Lifestyle | Café | Patisserie | Books



Reference image



Reference image

Indulge in a world of refined tastes where a curated selection of global brands delights every discerning connoisseur.



PROFIT

X

anhan.att
excellence since 1857

X

LAMP

Artistic Impression

40

X

SUCCESS

X

ACCOMPLISH

X

REALISE

41

X

COFFEE

PRAAD

BOXRE

ORIGINE

OREGON
SCIENTIFIC

ANCÔME
PARIS

KALTEND

PÖLÖK

atsuchera
MUSIC 1871

NAM

DAAN

atsuchera

REZSUA

TREASURY

Lower Ground Floor Plan



EXPLORE × DISCOVER × PROFIT

REALISE × ACCOMPLISH × SUCCEED

QUEST

Retail ×-----× **Upper Ground Floor**

×

A WORLD OF STYLE
WITH THE
MOST COVETED
FASHION BRANDS
LEADING THE WAY.

×

Fashion | Jewellery & Watches | Beauty | Perfumes



Reference image



Reference image

An ultimate fashion destination where trendsetters find their muse, and elevate their wardrobe with brands that define elegance and sophistication.



EXPLORE X DISCOVER X PROFIT

REALISE X ACCOMPLISH X SUCCEED

MAN ON THE BOOKS

ZARA

GIVNECHY

GUGEL

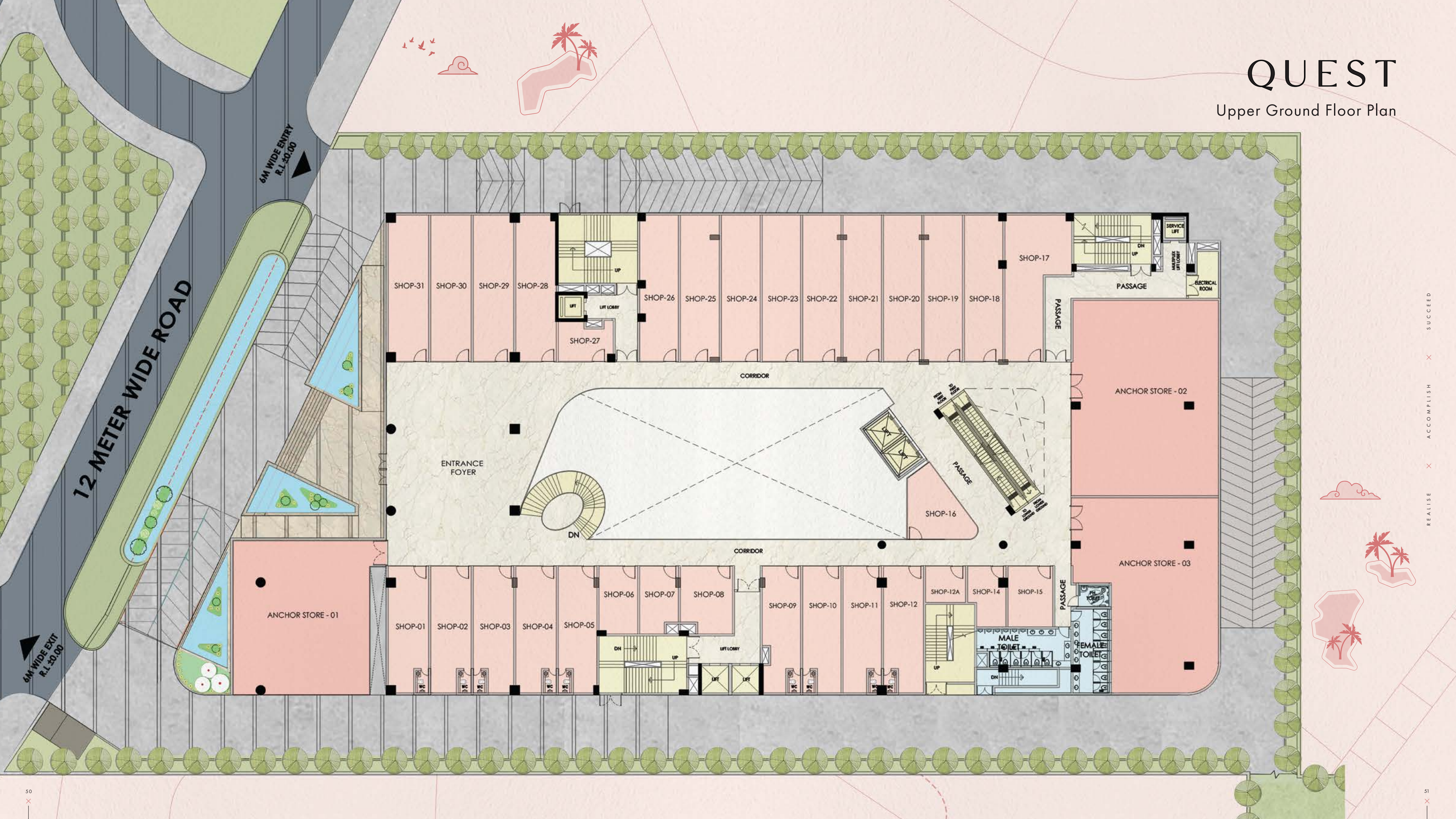
HERMSE

HERMSE

TUFFANY & CO.

QUEST

Upper Ground Floor Plan



DISCOVERY

Retail ×-----× **First Floor**

×

A TREASURE OF
RETAIL
POSSIBILITIES,
WHERE THE FINEST
BRANDS TELL THEIR
UNIQUE STORIES.

×

Haute Couture | Design Ethnic | Formal Wear | Footwear | Salon



Reference image



Reference image

Embark on a retail adventure and explore a diverse range of brands each suited to your unique taste.



PROJECT

DESIGN

PHOTO

SUCCESS

ACHIEVE

REALISE

ACCOMPLISH

SUCCESS

ACHIEVE

REALISE

ACCOMPLISH

SUCCESS

DISCOVERY

First Floor Plan

EXPLORE X DISCOVER X PROFIT



REALISE X ACCOMPLISH X SUCCEED



EXPEDITION

Kids' Zone + Gourmet x-----x **Second Floor**

x

A WORLD OF
FUN AND
WONDERS FOR THE
TASTEFUL AND
THE YOUNG.

x

Kids' Game & Entertainment | Kids' Fashion | Toy Stores | Fine Dining





Create lasting memories with your loved ones. Explore a diverse range of experiences- from fun-filled moments with the little ones to refined gourmet dining with your spouse and friends. This destination offers a variety of attractions to suit every interest and preference.

Reference image



EXPLORE X DISCOVER X PROFIT

REALISE X ACCOMPLISH X SUCCEED

EXPEDITION

Second Floor Plan



EXPLORE X DISCOVER X PROFIT

SUCCESS X ACCOMPLISH X REALISE

ODYSSEY

Superplex and Dining Hub x-----x **Third Floor**

x

THE MAGIC
OF CINEMA AND FUSION
OF FLAVOURS FOR
BLOCKBUSTER
ENTERTAINMENT.

x

Superplex | Food Court





EXPLORE X DISCOVER X PROFIT

REALISE X ACCOMPLISH X SUCCEED

Reference image

Experience luxury cinema like never before, featuring plush bucket seats and in-cinema gourmet delights. Immerse yourself in the extraordinary as captivating stories come to life on the big screen.

70

71

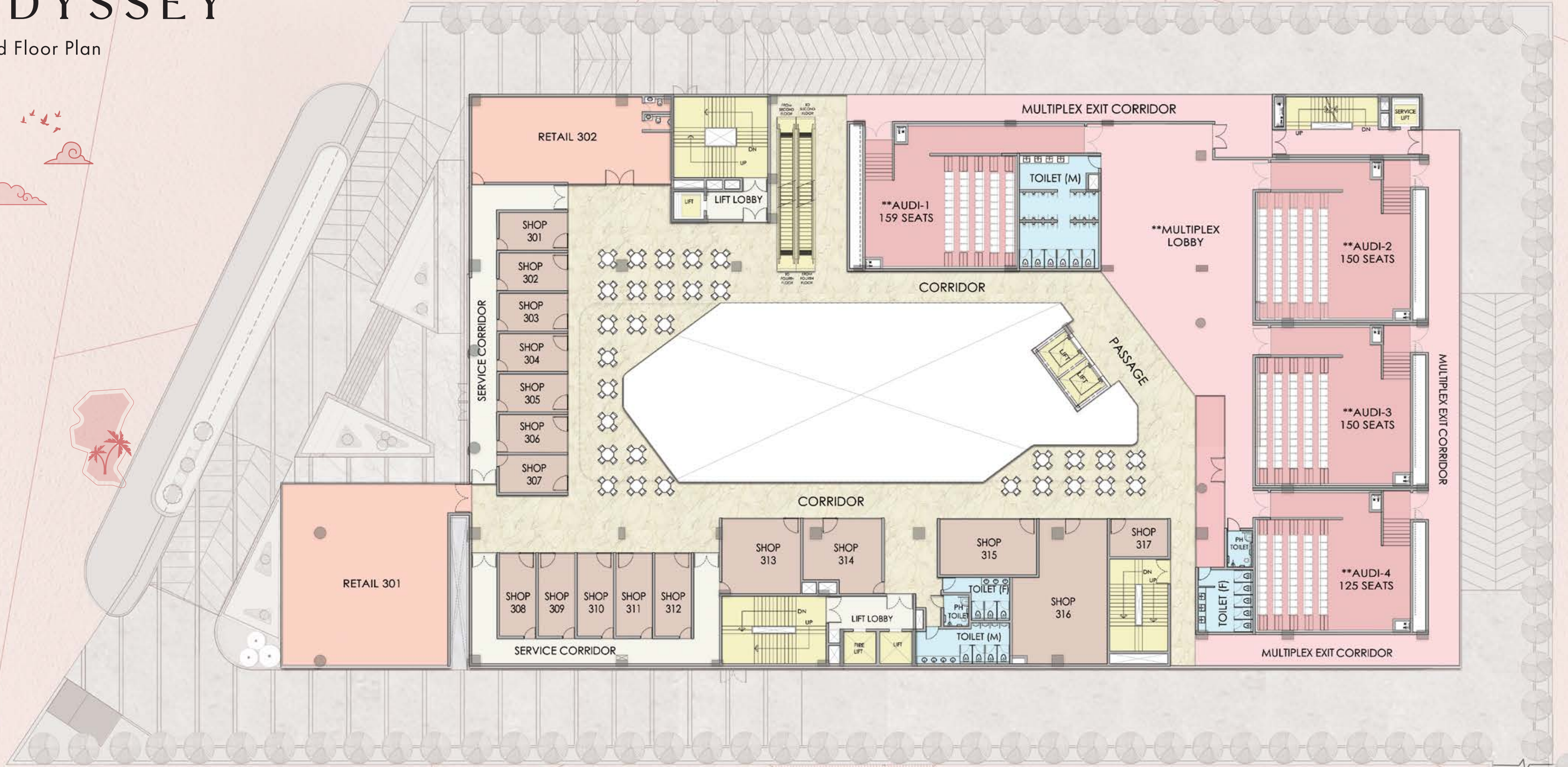


EXPLORE X DISCOVER X PROFIT

REAP X ACCOMPLISH X SUCCEED

ODYSSEY

Third Floor Plan



EXPLORE X DISCOVER X PROFIT

REALISE X ACCOMPLISH X SUCCEED

VAULT

Club x-----x **Fourth Floor**

x

WHERE
EXCLUSIVITY MEETS
SOPHISTICATION
TO CREATE
THE ULTIMATE
LIFESTYLE EXPERIENCE.

x

Club | Open Air Bar | Terrace Lounge



Reference image



Reference image

A sanctuary of luxury and leisure, the floor offers a club experience like no other. It elevates social life and embodies elegance, comfort and distinction.

THE TESSORO

NANVIL
PARIS

CIVILDA
ITALY

REMIUM

COFFEE

BAR TONY

ANDREAS
POLLOK

OREGON
SCIENTIFIC

REZSUA
NEW YORK

atswcl
MUSIC

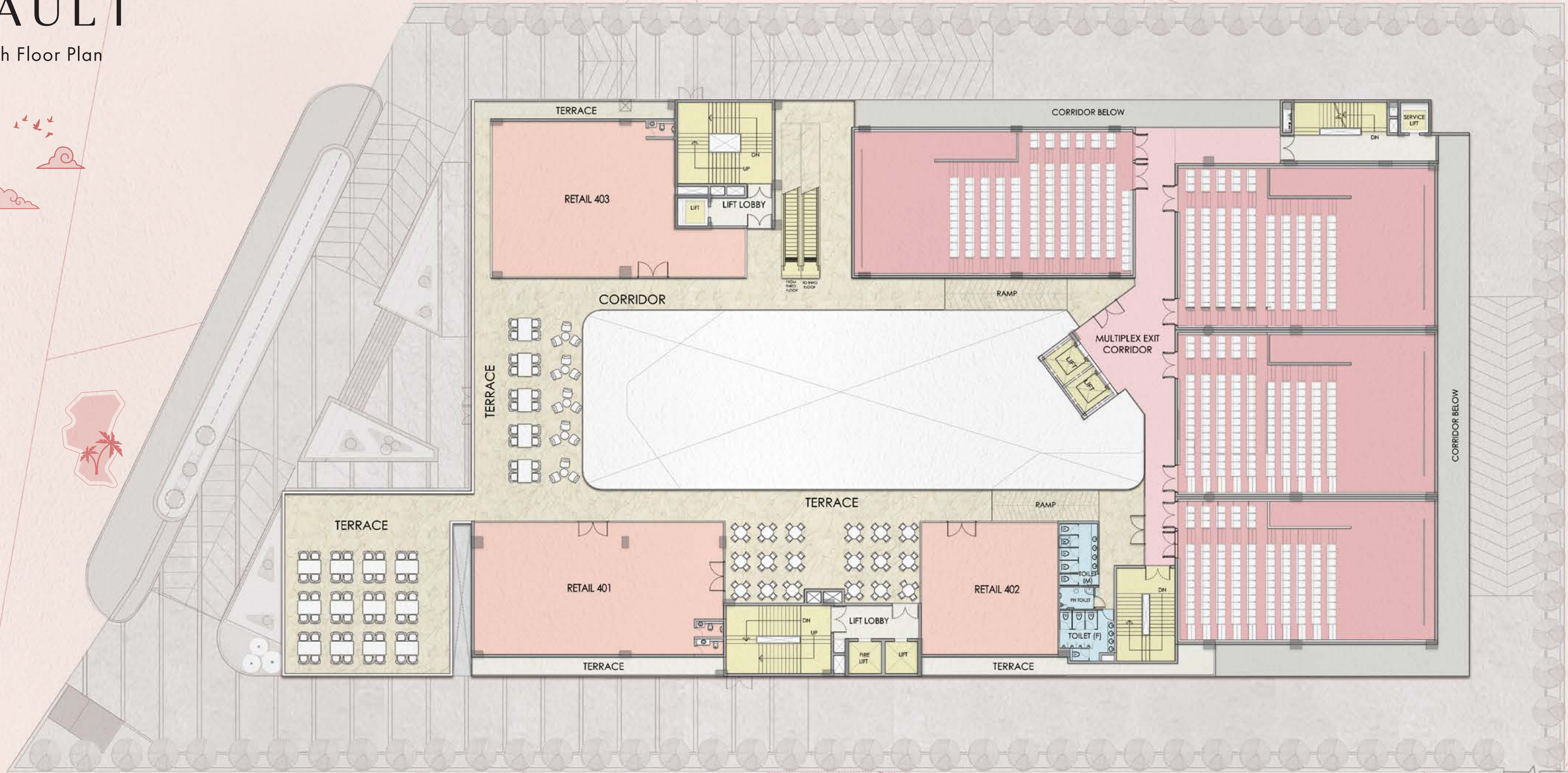
PROFIT X DISCOVER X EXPLORE X

SUCCESS X ACCOMPLISH X REALISE X

Artistic Impression

VAULT

Fourth Floor Plan



EXPLORE X DISCOVER X PROFIT

REALISE X ACCOMPLISH X SUCCEED

AARIZE
THE
TESSORO
CONCIERGE

Your exclusive shopping assistant, offering you the luxury of
Aarize The Tessoro at your convenience so you can seek
treasures, from anywhere, anytime.

Indulge in a tailored, one-on-one shopping journey with renowned
brands—whether you're elevating your wardrobe, seeking the perfect gift
or exploring the latest in fine jewellery. Our Personal Shopping Service
offers an intimate, highly curated experience designed to bring the world
of luxury directly to you.

ARCHITECTURAL HIGHLIGHTS



An architectural language with luxury as its innate feel



A plush atrium space to provide grandeur and opulence



Big anchor stores and retail shops of all variables offer a vast opportunity to the retailers



Diverse entertainment zones to enrich recreation for the whole family



Valet parking



Pod cafes to provide an elevated lounging experience



Advanced security & surveillance system



Automated car parking systems

TIGER SHROFF

×

I'm proud to present the next step in the vision of Aarize to craft bespoke retail experiences.

Aarize The Tessoro is a reimagination of shopping malls, paired
with thoughtful design that guides the visitors to shopping, dining and entertainment
experiences that are out of the ordinary.

×





CRAFTED REALTY

For almost four decades, our leaders have worked on a vision for the future. They have created transformational spaces in Delhi-NCR that have broken conventions and defied traditions.

15 MN+
sq. ft. delivered*

×

40 YEARS+
in real estate

×

15+
projects delivered*

TO LIFE
TO CREATE
TO EXPERIENCE

"If you don't innovate, you stagnate" — the primary insight gained by our leaders, who have dedicated four decades to the realm of realty. Today, we embody a fresher, higher standard, offering you meticulously crafted bespoke spaces. Our mission is to elevate experiences across residential, commercial, and retail domains. All the years leading up to this point have been nothing but preparation for this moment.

AARIZE

CRAFTED REALTY | TO LIFE X TO CREATE X TO EXPERIENCES

AARIZE REALTECH LLP

LLPIN: ACB-1333

×

SITE ADDRESS:

Sector 114, Commercial Sector, Gurugram-122017, Haryana

×

REGISTERED & CORPORATE OFFICE:

3rd Floor, Unit No. 301-309, Spaze Boulevard-1, Sector-47, Sohna Road, Gurugram-122002, Haryana, India

×

Website: www.aarize.in | Email: info@aarize.in

×

FOR SALE ENQUIRIES, CALL:

+91 9464 700 700

HARERA Reg. No.: 102 of 2024 dated 07.10.2024 for Aarize The Tessoro, vide Certificate No. RC/REP/HARERA/GGM/875/607/2024/102, also available at www.haryanarera.gov.in, a Commercial Colony Project, is being developed by Aarize Realtech LLP (LLPIN No. ACB-1333) on land admeasuring 2.025 acres (0.8195 hectare) approx. situated in the revenue estate of village Bajghera, Sector-114, Gurugram Manesar Urban Complex, District Gurugram, Haryana- 122017 in Collaboration with Land Owners (Shri. Ram Kishan Rana, Shri. Kuljish Rana, Shri Partap Singh) vide registered Collaboration Agreement bearing no. 2192 dated 18-5-2023 having License No. 38 of 2024 dated 12-03-2024, valid upto 11.03.2029 issued by DGTCP/DTCP and approved building plan vide Memo No. ZP- 1990/JD(RD)/2024/28095 dated 06-09-2024 and/or any further revisions in future. Corporate office at 3rd Floor, Unit no. 301-309, Spaze Boulevard-1, Sohna Road, Sector- 47, Gurugram-122002, Haryana, India. Tel. No.: +91-124-4156000. Email: info@aarize.in. **Unit No.: Retail-205, Retail-206, Retail-207 and Third Floor AUDI – 01, 02, 03, 04 & Multiplex Lobby with total Carpet Area of 1271.288 sq. mtrs. is mortgaged with DTCP .

Architecture & Design Consultant:- ACPL. Structure Consultant:- TPC. MEP Consultant:-Udayan Chaudhari & Associates Pvt. Ltd. Landscape Consultant:- Roha. Architecture Visualization Consultant:- Lifang

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HARERA Website <https://haryanarera.gov.in/>