



THE CATALYST TO FUEL BUSINESS DREAMS.
THE LAUNCHPAD TOWARDS GROWTH.
THE PERFECT OPPORTUNITY IS **HERE.**



GLS INFRAPROJECTS PRIVATE LIMITED

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Disclaimer: The Real Estate (Regulation and Development) Act 2016 and the rules made there have brought significant changes to the real estate sector. The Promoter/Developer is fully committed to being compliant with the provisions laid down under RERA. Promoter/ Developer urges every applicant to inspect the site where the project is proposed to be constructed and shall not merely rely upon or be influenced by any architectural impression, plan, or sales brochure and therefore requested to make a personal judgment before applying to booking. The images shown here are indicative of design and for illustration purposes only further the actual design may vary in fit and finish from the one displayed above. Project details/specifications can also be accessed at the office of Haryana Real Estate Regulatory Authority; website <http://haryana.in>. *T&CApplies. 1sq.mt.=10.7639sq.ft.

#FuelYourDreams



Launching GLS Hub 86, an unmissable neighbourhood marketplace; a commercial avenue offering right-sized shops, nestled within the bustling residential development, GLS Avenue 86. Truly, a blink-and-miss opportunity to own shops that are primed for commercial success.



Representative Image.

Surrounded by elite residential neighborhoods and tech companies in one of the most buoyant sectors at the nerve centre of New Gurugram, with quick connectivity to NH48, Dwarka Expressway and easy access to all the key regions of Delhi-NCR, for the first time in the catchment, GLS brings to you right-sized, perfectly-priced and rare, double-height shops for the first time in the affordable price segment. The launch-pad you were waiting for, and primed to succeed.

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109
select shops

Double
Height Shops

Sizes:
75 sq. ft. - 195 sq. ft.

Zippy **10 minutes'** drive to
NH 48 and Dwarka Expressway

A BUSTLING NEIGHBOURHOOD MARKETPLACE.



Post pandemic, the urge for physical retail therapy, getting out of home and indulging in leisure and shopping activities and a throwback to tactile shopping experiences - has seen an exponential boom. Commercial spaces are seeing increased footfalls, a buoyant consumer appetite and satisfied shop owners. The novel concept of neighbourhood marketplace leverages on the advantages of a planned approach to developments, usually capitalizing on densely packed neighbourhoods and catchments.

New Gurugram, one of the finest, planned cities in the country, with affordable and right-priced residential offerings and a plethora of corporates offering employment opportunities, and deliberate government effort and bias towards ready infrastructure and connectivity - has seen a mass migration towards its precincts from the surrounding regions, making it a hotbed for neighbourhood marketplaces to thrive in. Within this ecosystem, and in an acknowledged bustling development, smart-sized shops offer entrepreneurs and small business owners a credible venue to plan sustained, recurring earnings in a disciplined manner.

#FuelYourDreams

Representative Image.

THE CROWN JEWEL FOR SMALL START-UPS, ENTREPRENEURS AND CREATIVE MINDS.

What makes well-planned and envisioned neighbourhood marketplaces tick:



Image shown is for illustration purpose only.

THE PERFECT
LOCATION

THE PERFECT
SIZES

THE PERFECT
PRICE

With numerous amenities, services and facilities for smooth functioning of the development, these shops inherit the traditional concept of a marketplace and the flexibility of renting the asset out. Branded neighbourhood marketplaces from a trustworthy, legacy developer additionally assure the strength of a captive and engaged audience and the dynamism of a well-habited development. And of course, the premium, trust and reassurance associated only with a Grade-A developer.

Strategically situated at Sector 86 New Gurugram; at the cusp of sustained and explosive growth and one of the most emergent micro-markets in the region, GLS HUB 86 provides you with the best of both worlds. Sector 86 lies in the Transit-Oriented-Development Area which allows high density residential complexes. This means more customer density than any other area. A proposed Metro station at just 10 minutes' drive and quick connectivity to NH 48 and Dwarka Expressway - GLS Hub 86 promises to be the most convenient microcosm of a destination, offering shopping, entertainment, fun, and leisure.

Part of the much-admired and loved GLS Avenue 86, (a development spread across 6.24 acres), GLS Hub 86 assures a ready catchment, eagerly awaiting added convenience. An emergent micro-market, with a visible uptick in social and civic infrastructural boom makes it a de-risked investment. GLS Hub 86 offers you just the right-sized shop - at extremely affordable prices. The shop sizes ranges from 75 sq. ft. to 195 sq. ft. - ideal for varying needs and requirements. From electric appliances to garments, from fast food to health clinics, cosmetics stores to private physicians - these shops offer zones for a wide array of businesses.

NEW GURUGRAM: Harnessing the power, capitalizing on the promise.

One of the finest, well-planned cities in the country, with designated sectors for housing and commercial developments ensuring a self-sustaining ecosystem, New Gurugram is the new benchmark for planned residential and commercial ecosystems. From affordable, value and premium Grade-A housing to a hub for leading corporate and retail establishments, to an abundance of rich social infrastructure and wide roads offering seamless connectivity - New Gurugram is blue-printed to create the next wave in Indian real estate.

3 compelling reasons why owning a shop at GLS Hub 86 makes absolute sense:



360-degree arterial connectivity:

Think superlative, seamless connectivity from all directions. Access to Gurugram, Delhi and IGI Airport towards the north, Faridabad towards the east, proposed entertainment and fashion hub towards the west and the industrial hub of IMT Manesar towards the south. Think about the convenience these shops offer residents in the catchment. A win-win, summarily put. Apart from this, Sector 86 is well-connected to three of the major highways - NH48, Dwarka Expressway and the Western Peripheral Expressway.

10
MINUTES

drive from Nh48 and Dwarka Expressway (Northern Peripheral Road)

15
MINUTES

drive from Western Peripheral Expressway

40
MINUTES

drive to IGI T-3



Hub for industrial growth:

The influx of well-known IT/ITeS and BFSI in the vicinity and Auto and FMCD industries in IMT Manesar has driven residential demand in the region, with the clear need for quality and premium retail, commercial and leisure spaces for a dense, well-habited catchment. (Gurugram is home to over 250 Fortune 500 companies and has the 3rd highest per capita income in India.) More people mean more shopping and dining!



The rise and rise of New Gurugram Sector 86:

Large branded developers have made forays in this sector, with gated communities offering secured living environs at palatable and attractive price points. With families and neighbourhoods mingling, exchanges and visits are a given. Think more guests, families, bonds being created, in an energetic and lively marketplace, where the world comes to meet and greet!

GLS HUB 86: Delectable amenities curated for a memorable experience



Image shown is for illustration purpose only.

-  Set on 24m road and just 200m away from an expansive 60m road.
-  Spacious shops, foyers, open spaces and efficient pedestrian pathways, all unobstructed with columns.
-  Well-engineered spaces ensuring that shops are spacious, well-lit and properly ventilated.
-  High on functionality with shopping area, restaurants/cafes, retail HUB and gaming zone.
-  Double-height shops
-  High-speed elevators
-  Efficient pedestrian pathway
-  Efficient and expansive open sitting areas
-  Floor-to-ceiling windows
-  Equipped with full fire safety regime.
-  Handicap-friendly campus

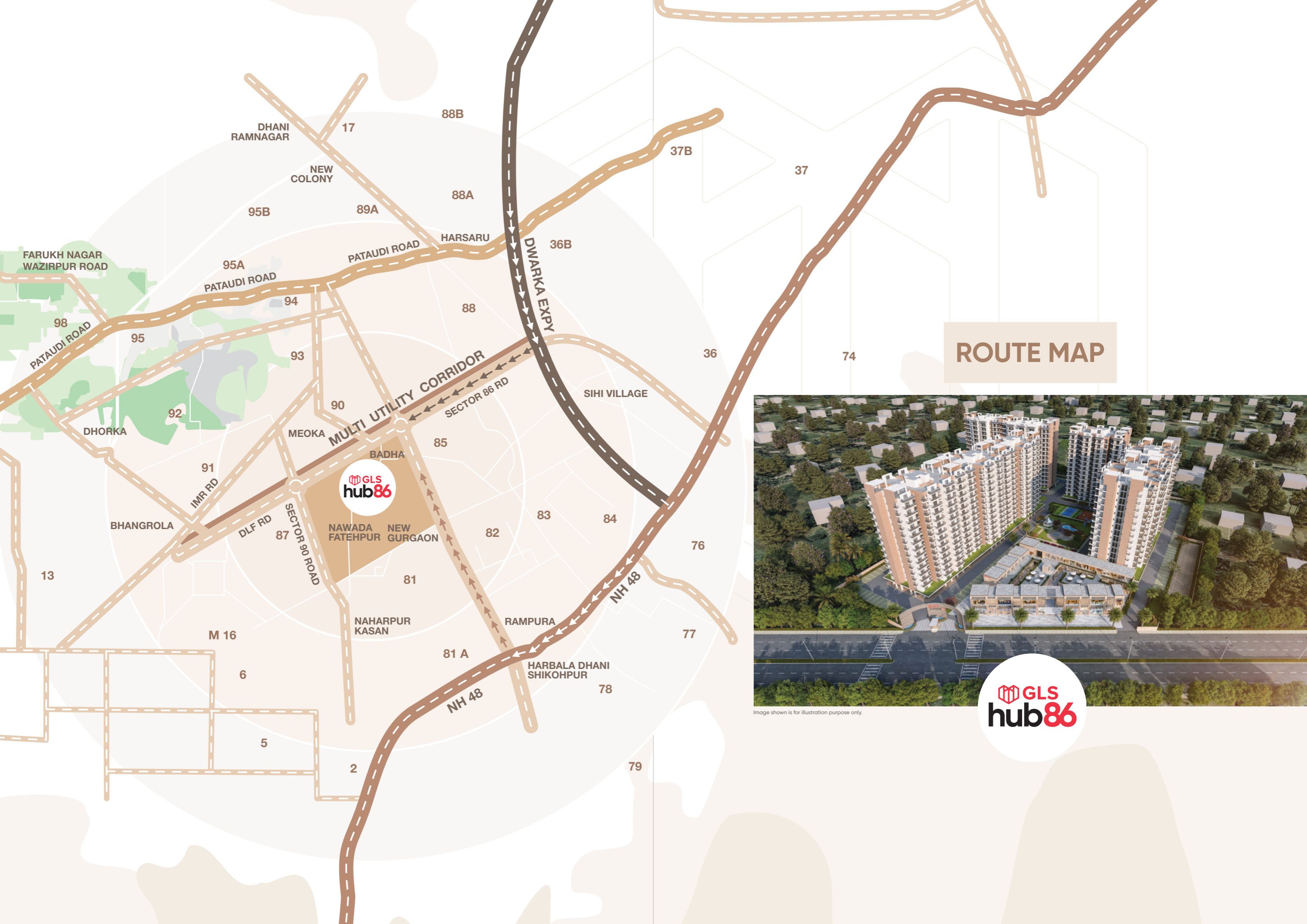
GLS Hub 86 offers smart shops - nestled strategically in one of the best residential developments. From large open spaces to celebrate life to spacious driveways and pathways that circulate the entire development, from bustling and socially-active zones within the development to a community which enjoys retail therapy, this is an offering that prides itself on the liveliness of the location. Inside, well-engineered spacious and highly-functional double height shops with minimal waste/dead space (a first in the affordable segment) to a plethora of amenities that ensure smooth functioning of the entire marketplace, make logical sense. Here are a few of the delectable amenities and features that make your decision simpler and a compelling one.

MASTERPLAN
GROUND FLOOR



MASTERPLAN
FIRST FLOOR





ROUTE MAP



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MULTI UTILITY CORRIDOR
SECTOR 86 RD

DWARKA EXPY

NH 48

DHANI RAMNAGAR

NEW COLONY

FARUKH NAGAR WAZIRPUR ROAD

PATAUDI ROAD

PATAUDI ROAD

PATAUDI ROAD

SECTOR 86 RD

SIHI VILLAGE

DHORKA

MEOKA

BADHA

BHANGROLA

NAWADA FATEHPUR NEW GURGAON

NAHARPUR KASAN

RAMPURA

HARBALA DHANI SHIKOHPUR

81 A

81

82

83

84

76

77

78

79

M 16

6

5

2

13

92

93

90

91

87

85

88

88A

88B

17

95B

89A

36B

37B

37

74

PROJECTS



ARAWALI HOMES | Delivered before time



ARAWALI HOMES-2 | Construction ahead of schedule



AVENUE 86 | Construction ahead of schedule



AVENUE 51 | Delivered 6 months before time



AVENUE 81 | Construction ahead of schedule



SOUTH AVENUE | Construction ahead of schedule



CROWN AVENUE | Construction ahead of schedule



CROWN PLAZA | Delivered before time

HOMES & HAPPINESS DELIVERED BEFORE TIME



PROUD TO DELIVER HAPPINESS TO
MORE THAN 5100 FAMILIES



GLS has been in real-estate business for almost a decade now, it was incorporated in 2012. Our vision is to offer affordable living choices to our customers by building economic homes in the prime location of Delhi NCR with high-quality construction materials, modern lifestyle trends and choicest amenities. All our projects are a combination of the finest amenities and modern lifestyle and are delivered well on time. Our persistent efforts to make the process of buying, owning and living at GLSeasy, is what enhances loyalty among our customers.

MR. SURINDER SINGH
Director, GLS Infra

