



PIONEER PARK



A world within a world

Welcome to Pioneer Park, a world that fosters a community with varied colours and shades to offer. Pioneer Park is designed with a vision to develop a vibrant center of urban life: a vision to become a premium residential community, and exclusive corporate address and a year round entertainment destination. And it's waiting for YOU to be there. Located on the premium Golf Course extension road, Pioneer Park will be a distinctive place to live, work, shop and play, today and in the future.

PIONEER PARK



Work, play and live life to the fullest in the Millennium City. The Pioneer Urban group presents the first mixed use development in Gurgaon - Pioneer Park. This composite development promotes the walk-to-work culture that Gurgaon is known for. Pioneer Park provides integrated space to live, work, shop and play.

Located less than 8 kms from central Gurgaon and 25 kms from New Delhi. Indira Gandhi International Airport, Pioneer Park is easily approachable by most transport links. Pioneer Park is just minutes away from the DLF Golf Course.

This vibrant center will offer a perfect mix of super luxury and premium residential living. Along with it Pioneer Park will host a boutique hotel, an exclusive corporate address and retail and entertainment destination.

With tall apartment towers clustered at the center of each neighborhood, you get a variety of housing type perfect for your needs. Each neighborhood will have a personal park with fountains and shaded trees.

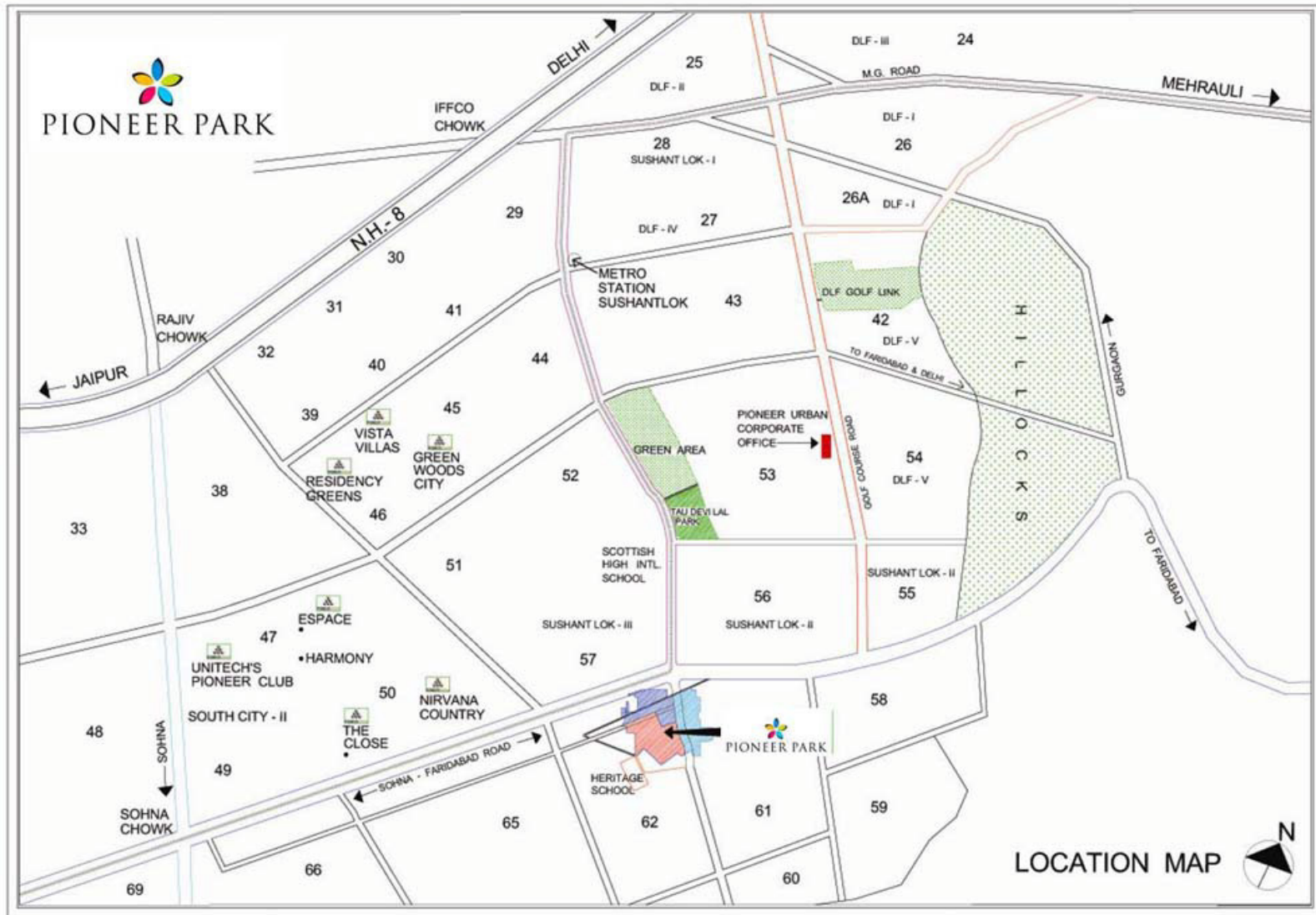
Location Benefits:

- 25 minutes drive from the IGI airport
- Close to south Delhi
- On proposed Metro corridor

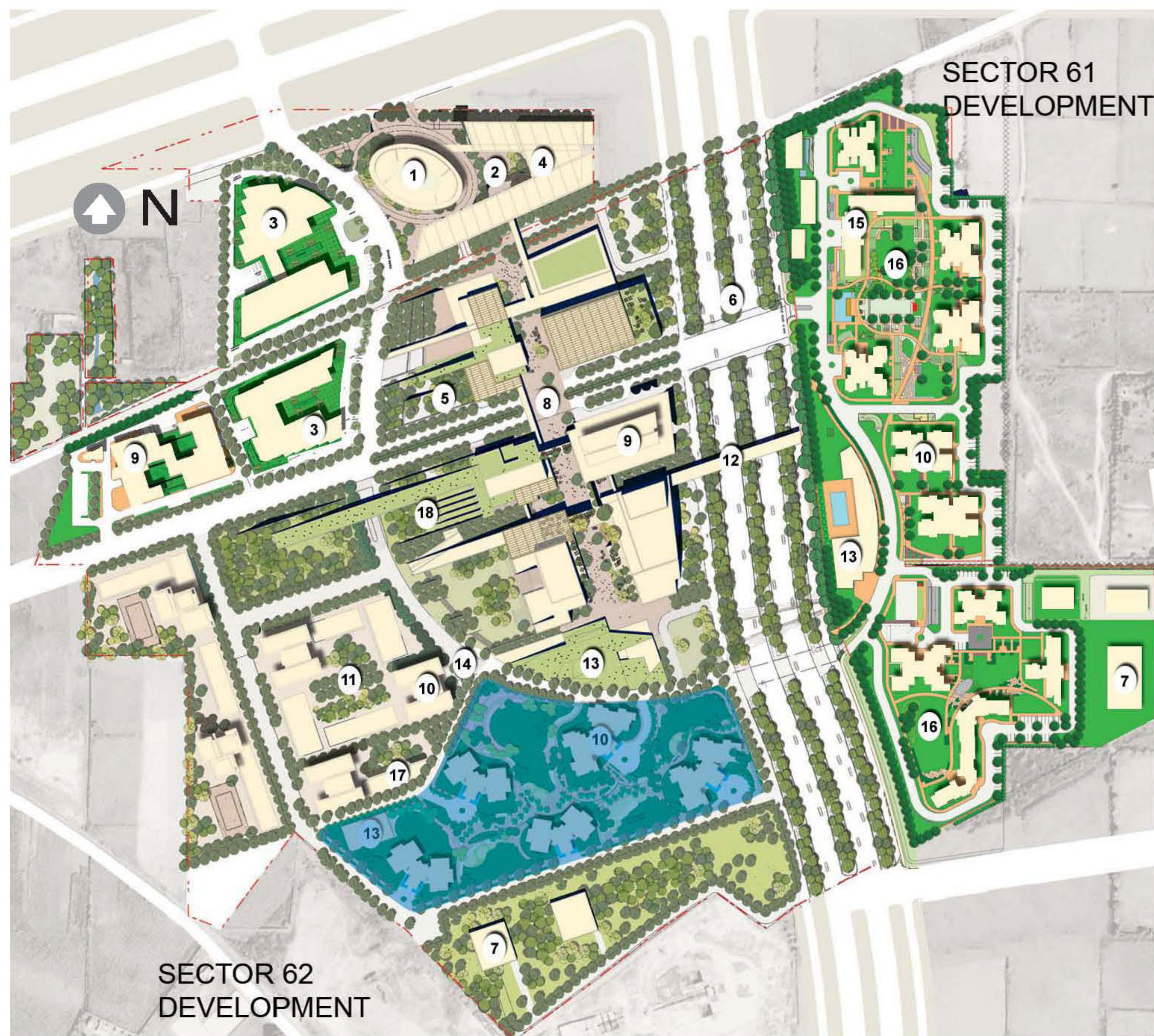




LOCATION MAP



Master Plan

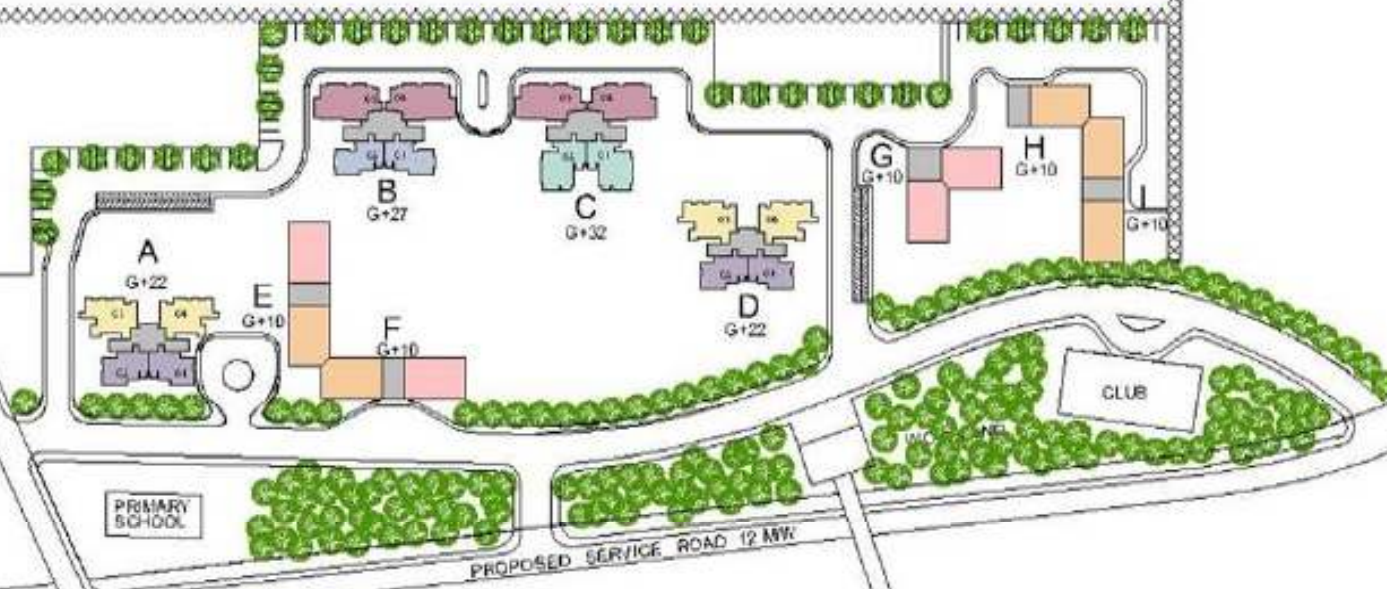


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|---------------------------|-------------------------|-------------------|
| ① LANDMARK TOWER | ⑨ OFFICE TOWER | ⑰ TOWN HOUSES |
| ② LANDMARK TOWER PLAZA | ⑩ RESIDENTIAL TOWERS | ⑱ CRICKET ACADEMY |
| ③ URBAN SQUARE | ⑪ RESIDENTIAL COURTYARD | |
| ④ LUXURY RETAIL | ⑫ PEDESTRIAN BRIDGE | |
| ⑤ RETAIL PLAZA & GARDENS | ⑬ CLUB HOUSE | |
| ⑥ SECTOR ROAD STREETSCAPE | ⑭ PARK DRIVE | |
| ⑦ PRIMARY SCHOOL | ⑮ MIDRISE TOWERS | |
| ⑧ HIGH STREET | ⑯ GREENS | |

APT. TYPES	
2BR + 2 BATH	
2BR + 2 BATH + SERVANT	
3BR + 2 BATH	
3BR + 3 BATH	
3BR + 3 BATH + SERVANT	
3BR + 3 BATH + STUDY + SERVANT	
4BR + 4 BATH + SERVANT	

SECTOR-61

FUTURE DEVELOPMENT



PROPOSED SERVICE ROAD 12 MW

PROPOSED SECTOR ROAD 80M WIDE

PROPOSED SERVICE ROAD 12 MW

SECTOR-62

SITE PLAN



61
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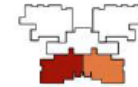


Landscap

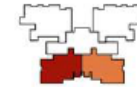
FLOOR PLANS



2 BR + 2 BATH
1200 sq.ft.



TOWER A
G+22



TOWER D
G+22

APARTMENT PLAN

PIONEER URBAN |

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

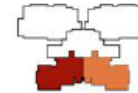
MANI CHOWFLA
ARCHITECTS



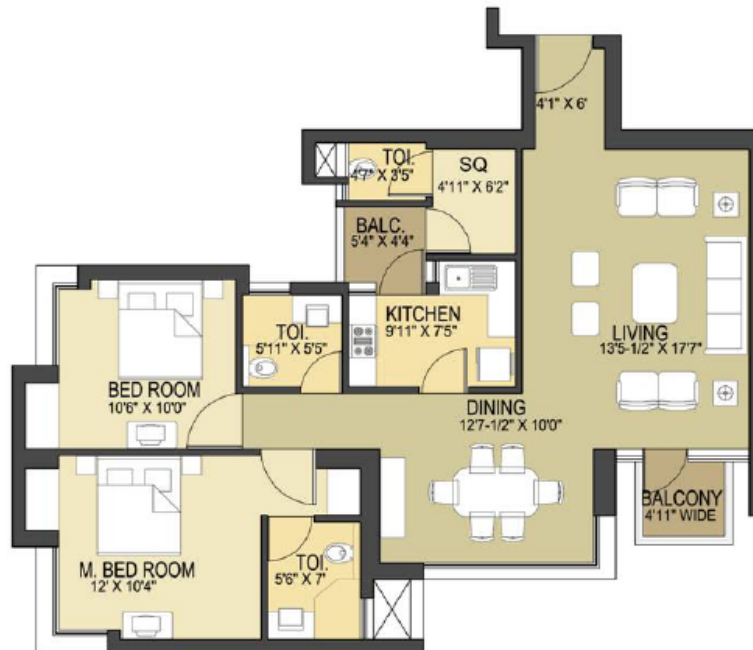
FLOOR PLANS



2 BR + 2 BATH + SQ
1300 sq.ft.



TOWER B
G+27



APARTMENT PLAN

PIONEER URBAN

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

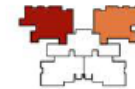
MANI CHOWFLA
ARCHITECTS



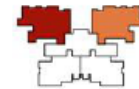
FLOOR PLANS



3 BR + 2 BATH
1580 sq.ft.



TOWER A
G+22



TOWER D
G+22



APARTMENT PLAN

PIONEER URBAN

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

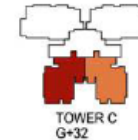
MANI CHOWFLA
ARCHITECTS



FLOOR PLANS



3 BR + 3 BATH
1700 sq.ft.



APARTMENT PLAN

PIONEER URBAN

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

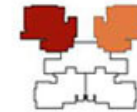
MANI CHOWLA
ARCHITECTS



FLOOR PLANS



3 BR + 3 BATH
1700 sq.ft.



TOWER D
G+22

APARTMENT PLAN

PIONEER URBAN|

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

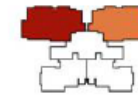
MANI CHOWFLA
ARCHITECTS



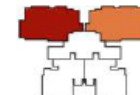
FLOOR PLANS



3 BR + 3 BATH + SERVANT
1950 sq.ft.



TOWER B
G+27



TOWER C
G+32



APARTMENT PLAN

PIONEER URBAN

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

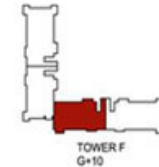
MANI CHOWLA
ARCHITECTS



FLOOR PLANS



3 BR + 3 BATH + STUDY + SERVANTS
TYPE 'A' - 2250 sq.ft.



APARTMENT PLAN

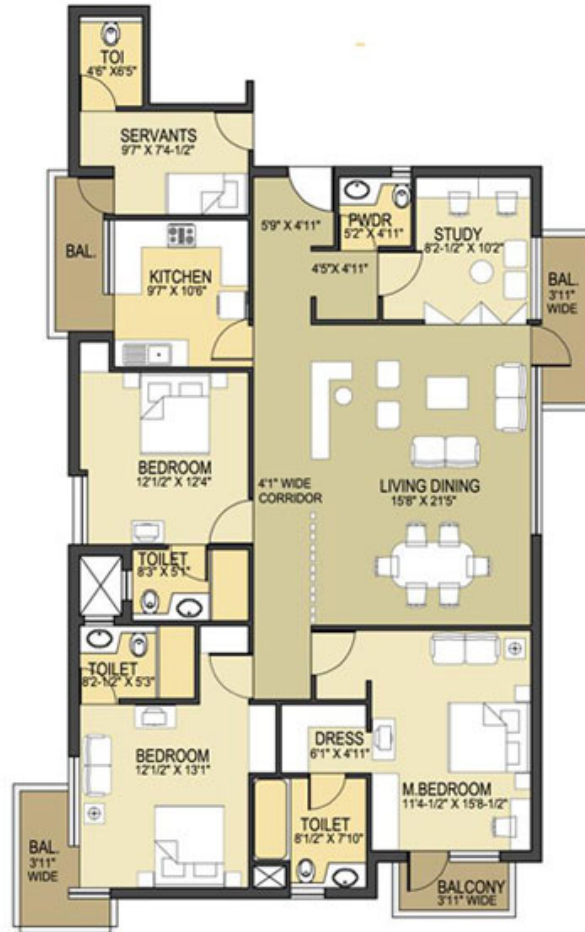
PIONEER URBAN |

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

MANI CHOWFLA
ARCHITECTS



FLOOR PLANS



3 BR + 3 BATH + STUDY + SERVANTS
TYPE 'B' - 2250 sq.ft.



APARTMENT PLAN

PIONEER URBAN |

PIONEER PARK
RESIDENTIAL AT SECTOR 61 GURGAON

MANI CHOWLA
ARCHITECTS





PIONEER PARK

PROPOSED SPECIFICATIONS

AREAS	WALLS	FLOOR	CEILING
LIVING ROOM/ DINING ROOMS/ LOBBY/FAMILY ROOM	Acrylic Emulsion Paint	Vitrified Tiles	Oil Bound Distemper
MASTER BEDROOM	Acrylic Emulsion Paint	Laminated Wooden Flooring	Oil Bound Distemper
OTHER BEDROOMS	Acrylic Emulsion Paint	Laminated Wooden Flooring	Oil Bound Distemper
KITCHEN	Combination of Ceramic & Acrylic Emulsion	Anti Skid Tiles	Oil Bound Distemper
BALCONIES/TERRACES	Weather Proof Textured Paint	Anti Skid Tiles	Weather Proof Paint
MASTER TOILET	Combination of Ceramic Tiles & Acrylic Emulsion	Anti Skid Tiles	Oil Bound Distemper
OTHER TOILETS	Combination of Ceramic Tiles & OBD	Anti Skid Tiles	Oil Bound Distemper
SERVANT/ UTILITY ROOM	Oil Bound Distemper	Ceramic Tiles	Dry Distemper

* All floor plans and specifications are subject to change in the best interest of the development

