

COUNTY<sup>®</sup>  
GROUP  
IT'S ALL ABOUT U



THE  
CENTER COURT

SECTOR-88A • GURUGRAM

[www.realtyventuresindia.com](http://www.realtyventuresindia.com)





ACTUAL PHOTOGRAPH

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# THE CENTER COURT

SECTOR-88A • GURUGRAM

At County Group, we're  
committed to building a  
community where dreams  
can take root and flourish.



# THE DYNAMIC OUTDOOR OASIS

Explore the exceptional outdoor amenities available at County Center Court, designed to elevate your lifestyle and promote an active community experience

## Outdoor Swimming Pool

Take a refreshing dip in our outdoor swimming pool for your fitness and leisure needs. For the little ones, a kids' splash pool ensures safe and enjoyable water activities.

## Multipurpose Courts

Multipurpose Courts: Experience the thrill of competitive court sports with basketball, volleyball, and pickleball. One dynamic space designed for athletes and enthusiasts.

## Cricket Practice Nets

Sharpen your cricket skills with two cricket practice nets, perfect for honing your techniques.

## Jogging and Cycling Track

Stay active on our dedicated jogging and cycling track, encouraging a healthy and invigorating outdoor workout routine.

## Amphitheater with Skating Rink

Experience entertainment and community gatherings at our open-air amphitheater, complemented by a skating ring for added recreational fun.

## Kids' Outdoor Play Area

Let the children explore and have a blast at our outdoor play area, featuring swings, slides designed for their enjoyment and physical activity.



ACTUAL PHOTOGRAPHS



ACTUAL PHOTOGRAPH



# WELCOME TO CLUB MOCHA

The Club offers a range of facilities to cater to your recreational, social, and relaxation needs:

## Indoor Pool

A temperature-controlled pool perfect for year-round swimming, no matter the weather.

## Restaurant, Bar, Cafe Lounge

Relax, dine, and enjoy your favorite moments in our culinary and lounge spaces.

## Banquet Hall

Create lasting memories in our elegant banquet hall featuring spacious interiors and a beautiful party lawn.

## Gymnasium

Stay fit with fully equipped gym zones for your fitness goals.

## Spa & Salon

Pamper yourself with complete wellness – sauna, steam rooms, jacuzzi, professional massage therapy, and grooming services.

## Yoga & Meditation Area

Find your peace in dedicated spaces for yoga, meditation, and mindfulness.

## Karaoke

Sing your heart out and celebrate with friends in our premium karaoke lounge.

## Creche & Kids Play Area

A safe, fun space designed just for children to explore, play, and enjoy.

## Mini Theatre

Enjoy private movie screenings and entertainment in our state-of-the-art mini theatre.

## Business Center

Productive meetings and work space equipped with modern facilities for your professional needs.

## Squash Court

Challenge yourself on our two world-class squash courts designed for competitive play.

## Indoor Games Room

Entertainment for all ages – billiards, table tennis, arcade games, foosball and more.

## Guest Rooms

Four spacious guest suites offering comfortable accommodations for your family and friends visiting the community



CLUB  
MOCHA

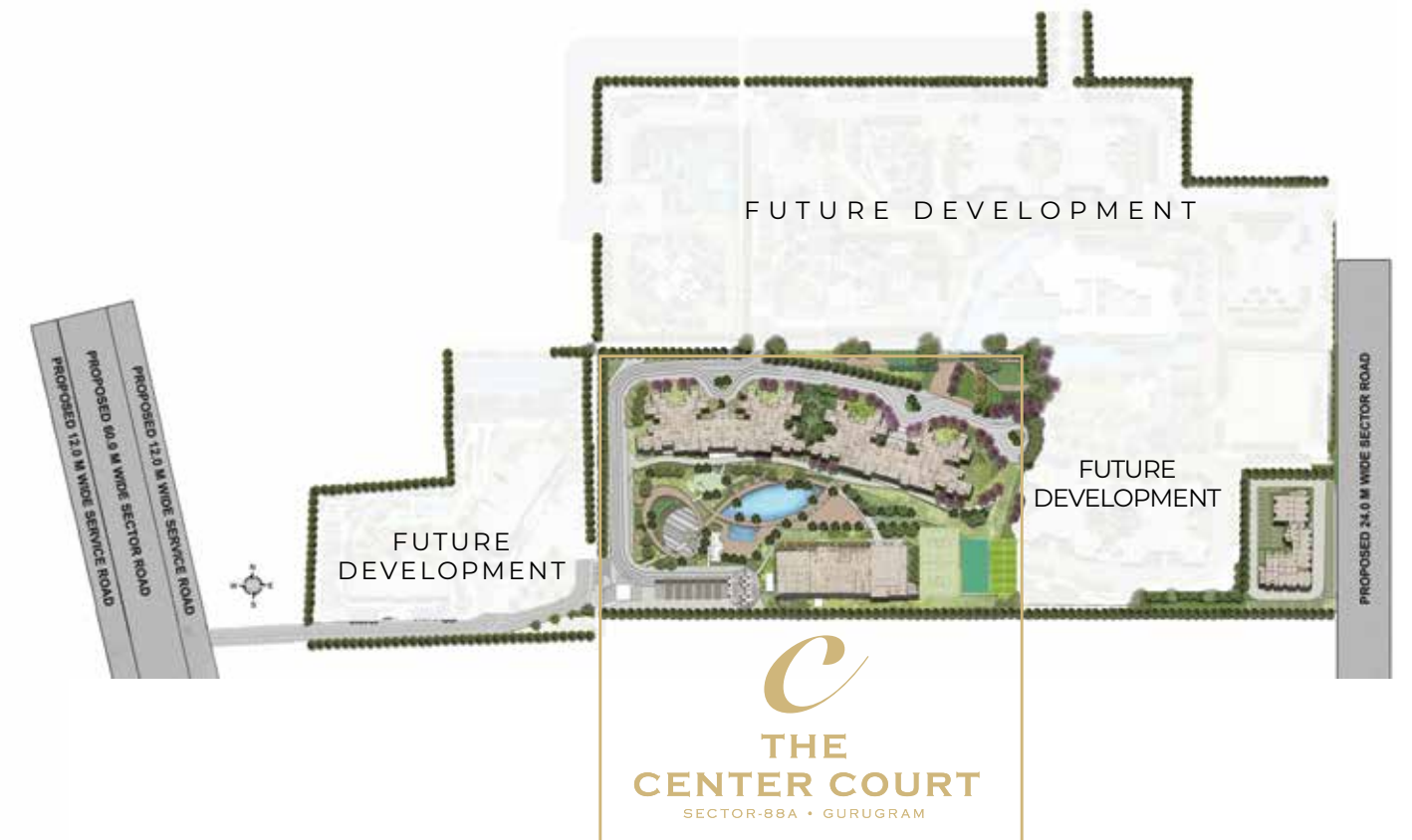


ACTUAL PHOTOGRAPH



# MASTER PLAN

- |                              |                         |                          |
|------------------------------|-------------------------|--------------------------|
| 1. ENTRY/EXIT                | 6. POOL DECK            | 11. CRICKET NET PRACTICE |
| 2. AMPHITHEATRE/SKATING RINK | 7. RAMP TO BASEMENT     | 12. INTERNAL DRIVEWAY    |
| 3. CHILDREN'S PLAY AREA      | 8. CLUB HOUSE           | 13. TOWER DROP-OFF       |
| 4. MAIN SWIMMING POOL        | 9. PARTY LAWN           | 14. SEATING ALCOVE       |
| 5. KIDS SWIMMING POOL        | 10. MULTI PURPOSE COURT |                          |



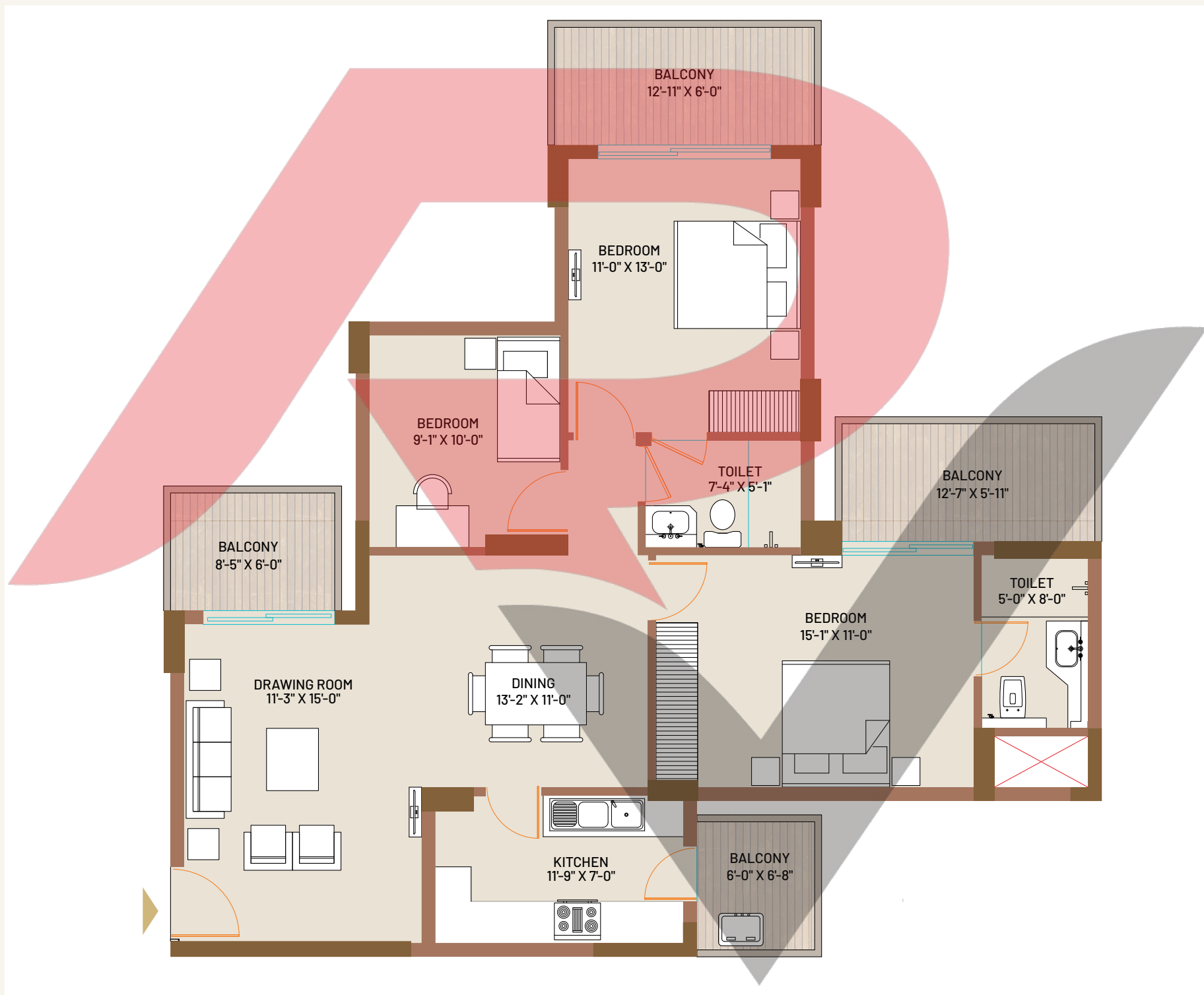
Disclaimer: The unit plan and layout described above are for representational purposes and are specific to a single unit. The same should not be considered as a standard offering. The size, layout, and features may vary based on the unit, floor, and location. The unit plan and layout provided along with the Agreement to Sale will be the final version. It is important to note that all measurements, positioning, fixtures, fittings, and other data depicted are approximate and for illustrative purposes only, and they are not drawn to scale. The company does not take responsibility for any errors, omissions, misstatements, or the use of the information shown. Additionally, the company reserves the right to make changes in the plans, specifications, dimensions, and elevations without any prior notice.



TYPE - A  
**3 BHK + 2 TOILETS**

SUPER AREA  
**1565 Sq. Ft. (145.44 Sq. Mt.)**

Total Built-up Area  
**1260 Sq. Ft. (117.06 Sq. Mt.)**  
Carpet Area  
**888.03 Sq. Ft. (82.50 Sq. Mt.)**  
Balcony Area  
**240 Sq. Ft. (22.29 Sq. Mt.)**

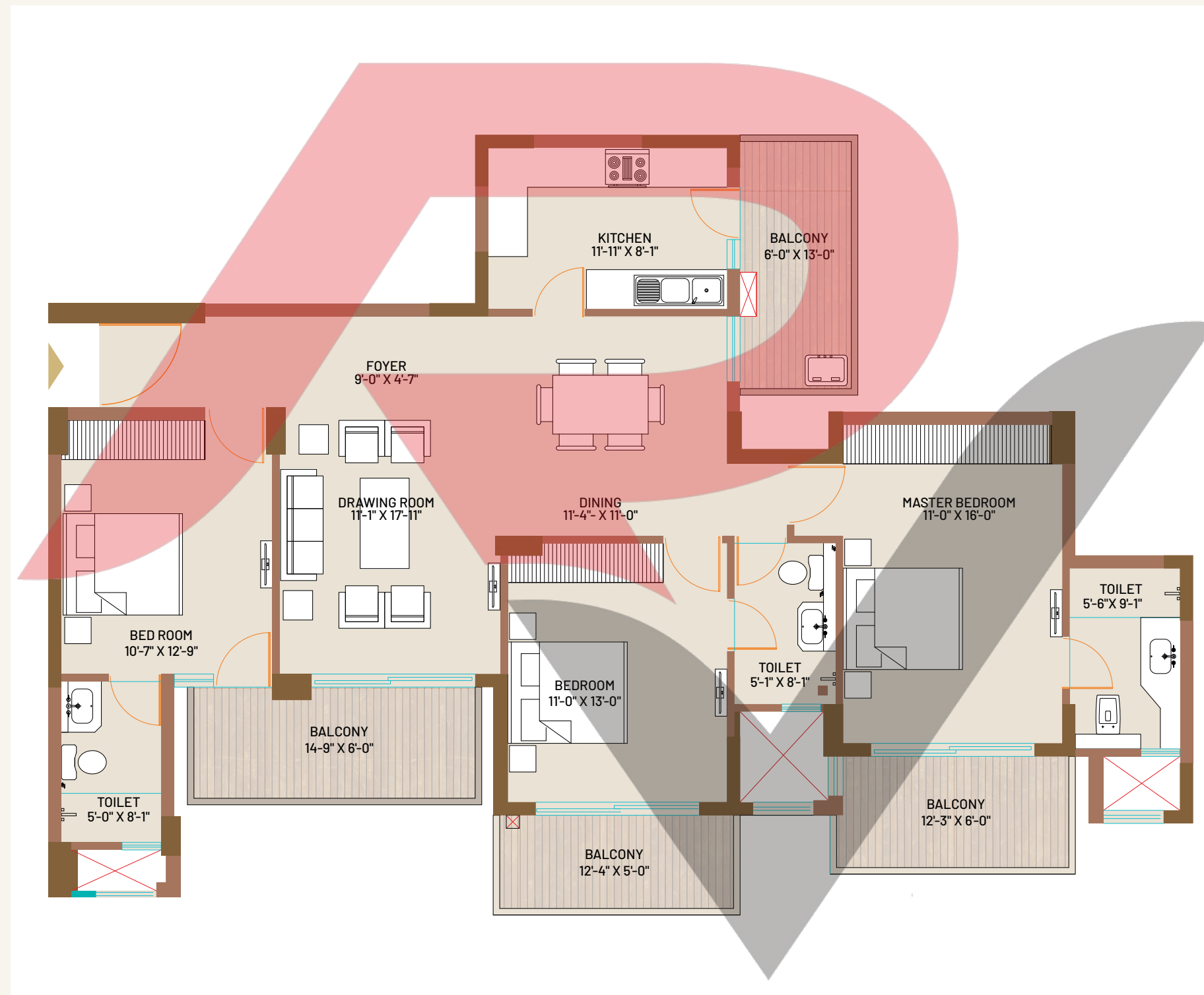


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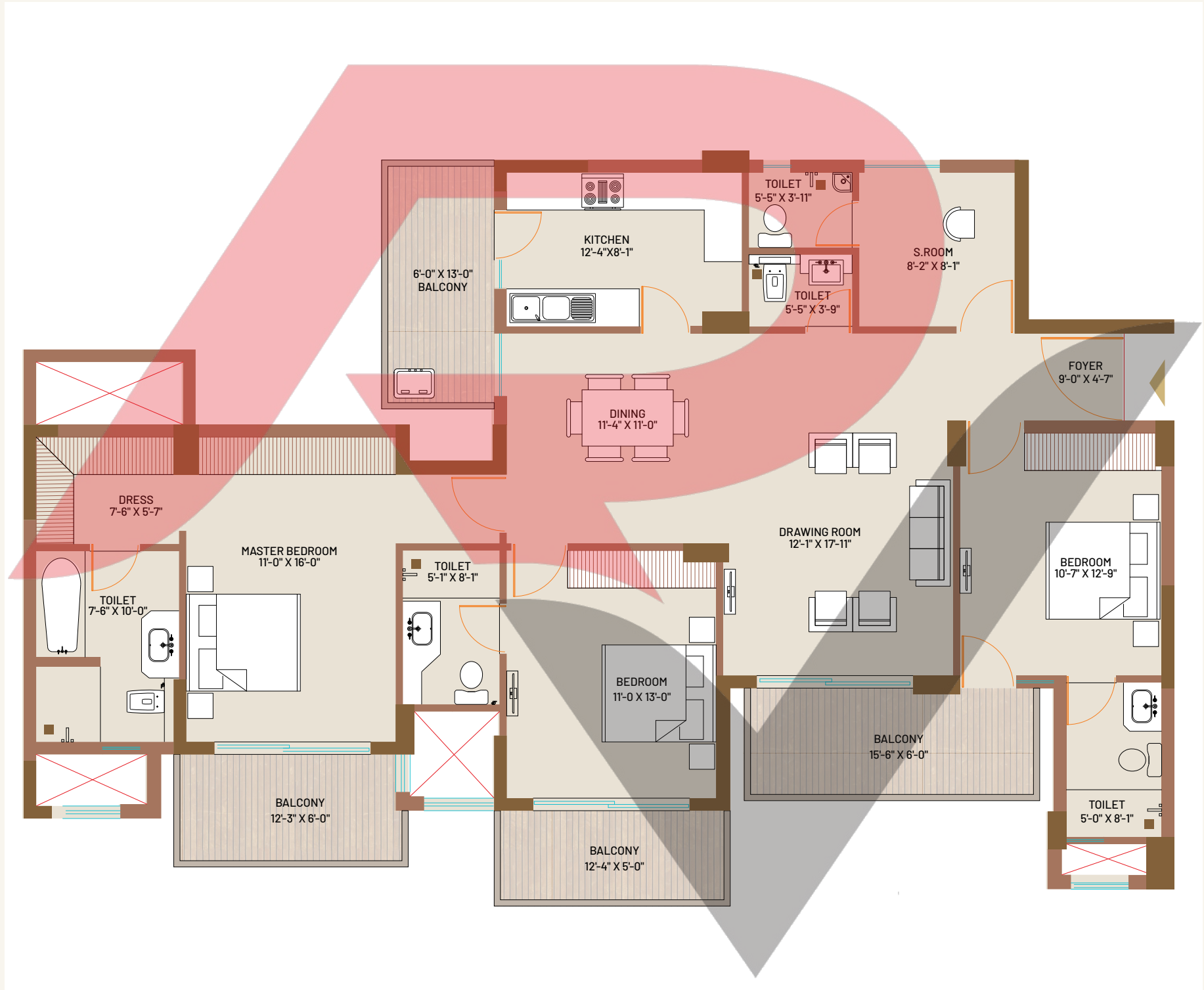
TYPE - B  
**3 BHK + 3 TOILETS**

SUPER AREA  
**1910 Sq. Ft. (177.50 Sq. Mt.)**

Total Built-up Area  
**1530 Sq. Ft. (142.10 Sq. Mt.)**  
Carpet Area  
**1076 Sq. Ft. (100.00 Sq. Mt.)**  
Balcony Area  
**294 Sq. Ft. (27.27 Sq. Mt.)**



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SUPER AREA  
**2175 Sq. Ft. (202.13 Sq. Mt.)**

**258 Sq. Ft. (27.64 Sq. Mt.)**

 <div> <div>THE</div> <div>CENTER COURT</div> <div>SECTOR-B8A • GURUGRAM</div> </div>		SPECIFICATIONS	
Flooring	Drawing/Dining	Italian Marble	
	All Bedrooms/ Study Room	Laminated Wooden Flooring	
	Kitchen	Vitrified / Ceramic Tiles	
	Balconies & Toilets (Master/Domestic Staff Room & Toilet)	Ceramic tiles	
Electrical	Internal	Fire Resistant Copper wiring in concealed PVC conduits Modular Switches & Sockets in adequate numbers	
	T.V. & Telephone Points	In all rooms	
	Exhaust Fan	In Kitchen & Toilet	
	Split Air Conditioner	In all Bed rooms ,Drawing & Dining	
	Provision for Geysers	In Kitchen & Toilet	
	Light Fixtures	In Balconies	
	Hob & Chimney	In Kitchen	
	External	Adequate lighting in common areas, staircase, lobby, parking space, garden etc.	
	Working Counter	Granite Counter with Double Stainless Steel Sink	
Kitchen	Woodwork	Cabinets above and below the counter	
	Wall Tile	Ceramic Tiles Upto 2ft Above Counter	
	Internal Doors	Internal vineer Doors with melamine polish	
External Doors & Windows	Bedrooms /Kitchen/Study Room/Toilets/Servant room/	UPVC Door windows	
Wall Finish	Bedrooms/ Drawing/Dining/ Study/Servant room	OBD/Acrylic Emulsion Paint	
Sanitary Work	Internal	Corrosion free PPR/CPVC Pipes & Fittings	
	For Internal Piping	All Taps and Fittings of reputed brands in C.P.	
	Bath Fittings & Ware	Wash Basins, W/C of reputed brands in appropriate shades matching with ceramic tiles	

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SECTOR-88A • GURUGRAM

- IFFCO Chowk : 20 Min. (17 km)
- Rajiv Chowk : 22 Min. (11 km)
- IGI Airport : 30 Min. (28 km)
- Yashobhoomi : 20 Min. (18 km)
- Ambience Mall : 30 Min. (23 km)

\* Map not to scale

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## LEGACY PROJECTS



Orange County  
APARTMENTS & PENTHOUSES  
INDRAPURAM



Olive County  
DESIGNER APARTMENTS  
VASUNDHARA



Cherry County  
2/3/4 BHK APARTMENTS  
G. NOIDA (WEST)



Cleo County  
LUXURY APARTMENTS  
SECTOR 121 • NOIDA



Coco County  
3 BHK RESIDENCES  
G. NOIDA - WEST



COUNTY 107  
4 & 5 BHK APARTMENTS  
SECTOR - 107 • NOIDA



Ivy County  
3 & 4 BHK APARTMENTS  
SECTOR - 75 • NOIDA

## ONGOING PROJECTS



COUNTY COURTYARD  
THE ENTREPRENEURS HUB  
NSP, PITAMPURA, NEW DELHI



IVORY COUNTY  
3/4/5 BHK PREMIUM RESIDENCES  
SECTOR-115, NOIDA



JADE COUNTY  
PREMIUM RESIDENCES  
NH-24 • GHAZIABAD





IT'S ALL ABOUT U

**Corporate Office**

8th Floor, County Spaces, Plot No. 15, Sector-135, Noida-201305, U. P.  
[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

**Site office**

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Sector 88A, Gurugram, Haryana-122001

**+91 9990666979**

RERA Registration No. RC /REP/HARERA/GGM/46 of 2017/7(3)/45/2024/04  
Promoter Name : Ashiana Landcraft Realty Private Limited  
[www.haryanarera.gov.in](http://www.haryanarera.gov.in)