





**Fairway**  
RESERVE

**3/4 BR LUXURY RESIDENCES**  
**SECTOR – 80, GURUGRAM**

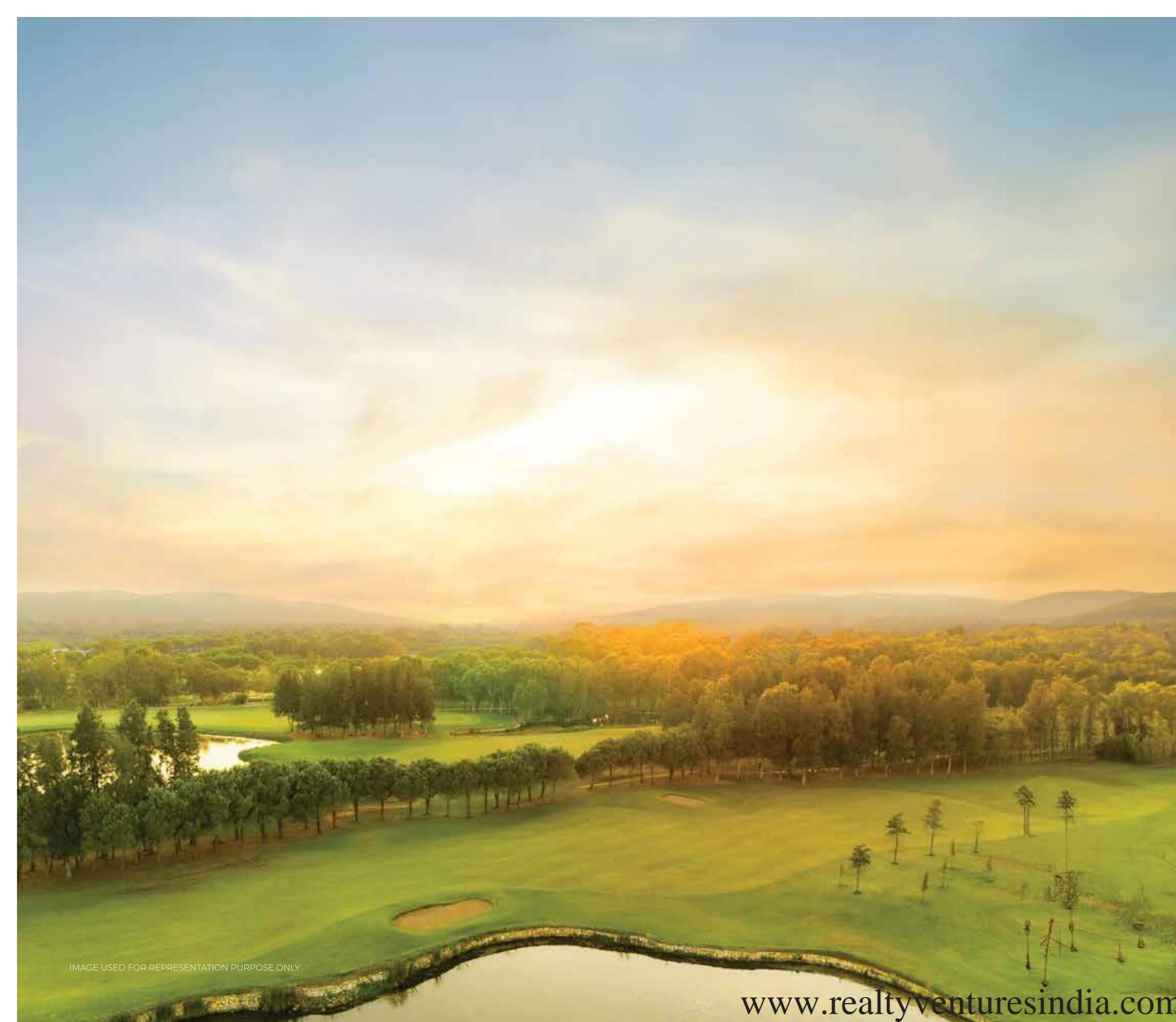


IMAGE USED FOR REPRESENTATION PURPOSE ONLY

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

## LUXURY BEGINS WITH A VIEW

Wake up to sweeping views of the lush green Golf Course and the timeless majesty of the Aravallis.

Live at Eldeco Fairway Reserve. Every moment here is steeped in nature's elegance, offering a perfect blend of tranquility and luxury.





ARTISTIC IMPRESSION

A SANCTUARY OF  
STUNNING VIEWS AND  
ABSOLUTE PRIVACY

A haven where the vastness of the surroundings creates a sense of beauty and freedom, while the elegance of the design and the privacy of your space surround you in calm luxury.

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





## SCENIC FROM EVERY ANGLE

Nestled among the **Aravalli Hills**, an expansive **Golf Course** and the lush Green **NSG campus**, every home here is designed to celebrate the beauty of outdoors.

These premium **3/4 BR Homes** offer an immersive living experience like no other.

MINIMAL SURFACE  
VEHICULAR MOVEMENT

ONLY 2 UNITS  
TO A FLOOR

900+ TREES  
URBAN MINI-FOREST

ARTISTIC IMPRESSION

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



LESS THAN  
40 HOMES  
PER ACRE

Experience a lifestyle where exclusivity meets space. With less than  
40 homes per acre, enjoy an un-crowded, serene environment.



ARTISTIC IMPRESSION

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



## OPEN VIEWS FOR EVERY HOME

Wake up to **panoramic vistas** that stretch endlessly, bringing nature's beauty right into your home.



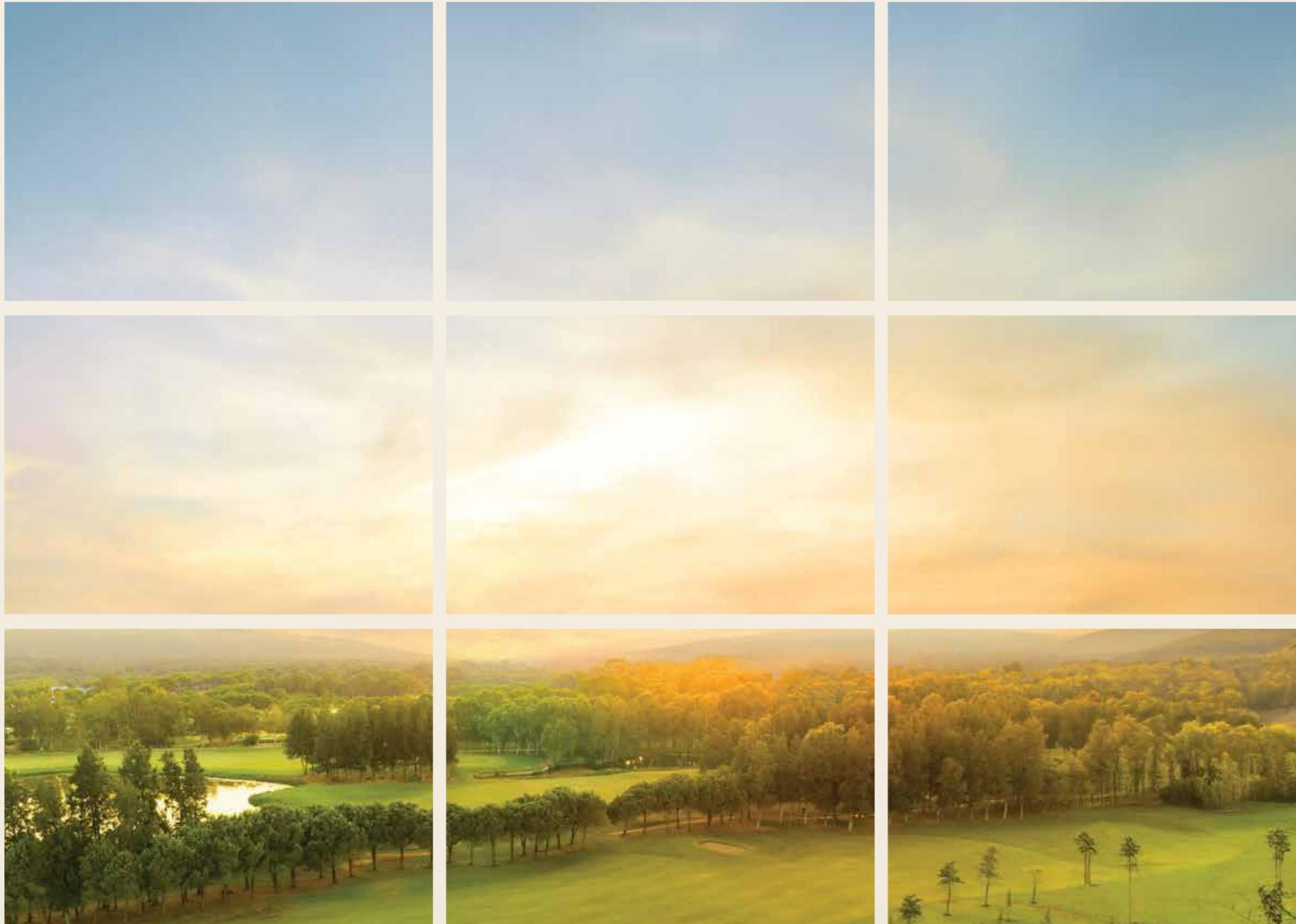


IMAGE USED FOR REPRESENTATION PURPOSE ONLY

## BOUNDLESS GREENERY

The endless sea of 500+ acres of green fills the air with a refreshing scent and wraps you in its soothing embrace. In its beauty, there is a quiet, timeless power, as the greenery thrives, grows, and breathes, reminding us of the deep connection between nature and our own well-being.

OVERLOOKING GOLF COURSE | LUSH GREEN CAMPUS | SERENE ARAVALLIS | PLANNED CENTRAL GREENS



THOUGHTFULLY DESIGNED  
NO TOWER  
OBSTRUCTS ANOTHER

Privacy-first architecture ensures scenic views without intrusion. Your home, your personal horizon of serenity.



ARTISTIC IMPRESSION

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





ARTISTIC IMPRESSION

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

## HIGH CEILINGS. HIGH LIVING STANDARDS.

Redefine luxury living with soaring 11 ft. (3.3 mtr.) floor to ceiling height that offers an unparalleled sense of space.

Thoughtfully designed to embrace natural light and airflow, these homes ensure year-round comfort and serenity.





ARTISTIC IMPRESSION

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





ARTISTIC IMPRESSION

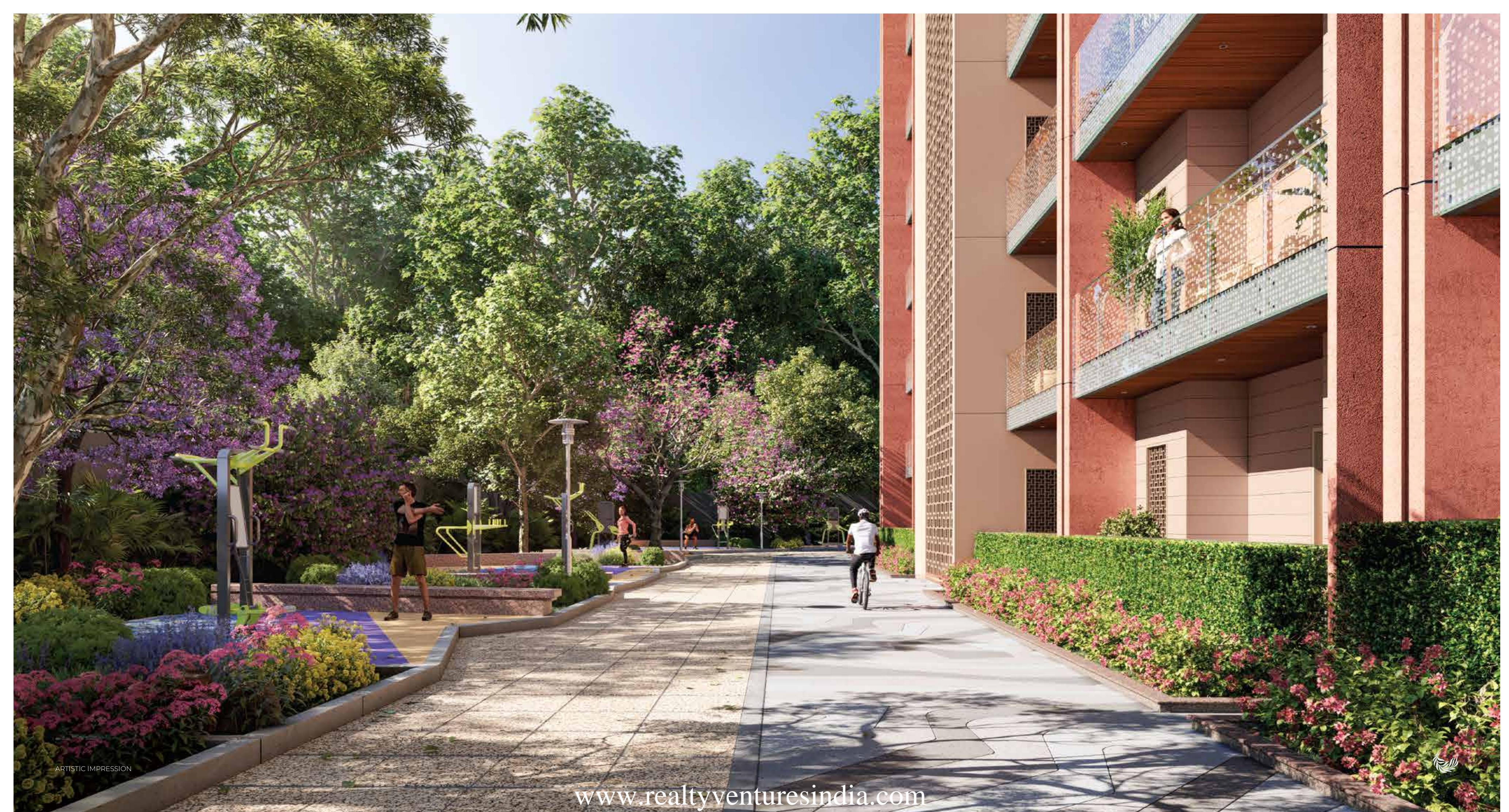
[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

## ONLY TWO HOMES PER FLOOR

With just **two homes per floor**, you'll enjoy exceptional privacy and peace.

A level of exclusivity that is rare.





ARTISTIC IMPRESSION

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

3 SIDE OPEN VIEWS  
WITH L-SHAPED  
BALCONIES





ARTISTIC IMPRESSION

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



15% COVERED  
85% OPEN

A community where nature takes center stage. With just 15% Ground Coverage, the expansive open spaces redefine the essence of luxury living.



ARTISTIC IMPRESSION

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





ARTISTIC IMPRESSION

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

## URBAN MINI FOREST WITH 900+ TREES

Step into a haven of greenery, filled with **900+ trees**. Experience a lifestyle that connects you to nature and rejuvenates your senses.



## GRAND ARRIVAL PLAZA

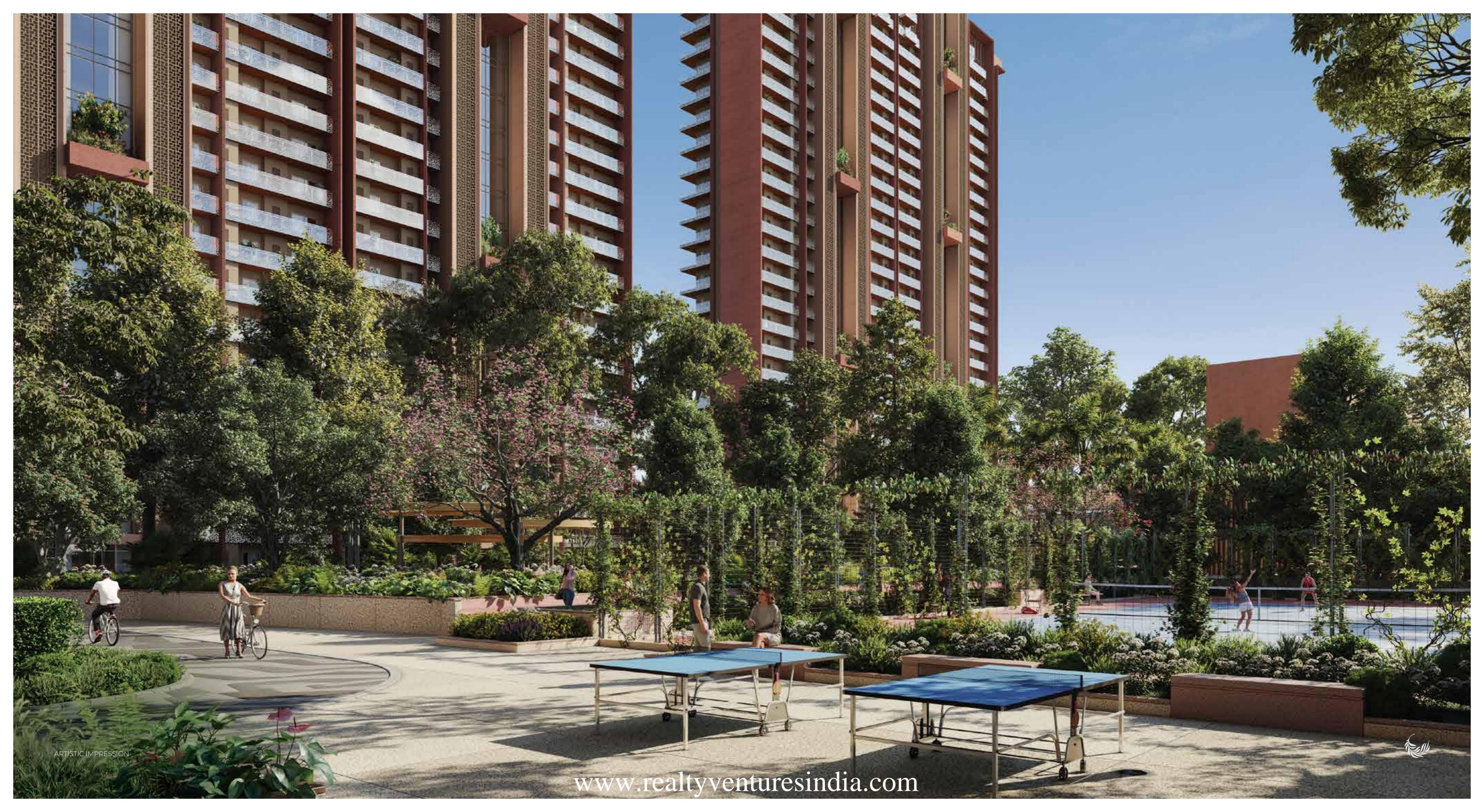
Make an impression every time you arrive.  
A grand plaza designed with waterbody and sculpture to welcome you with elegance and grandeur.



ARTISTIC IMPRESSION

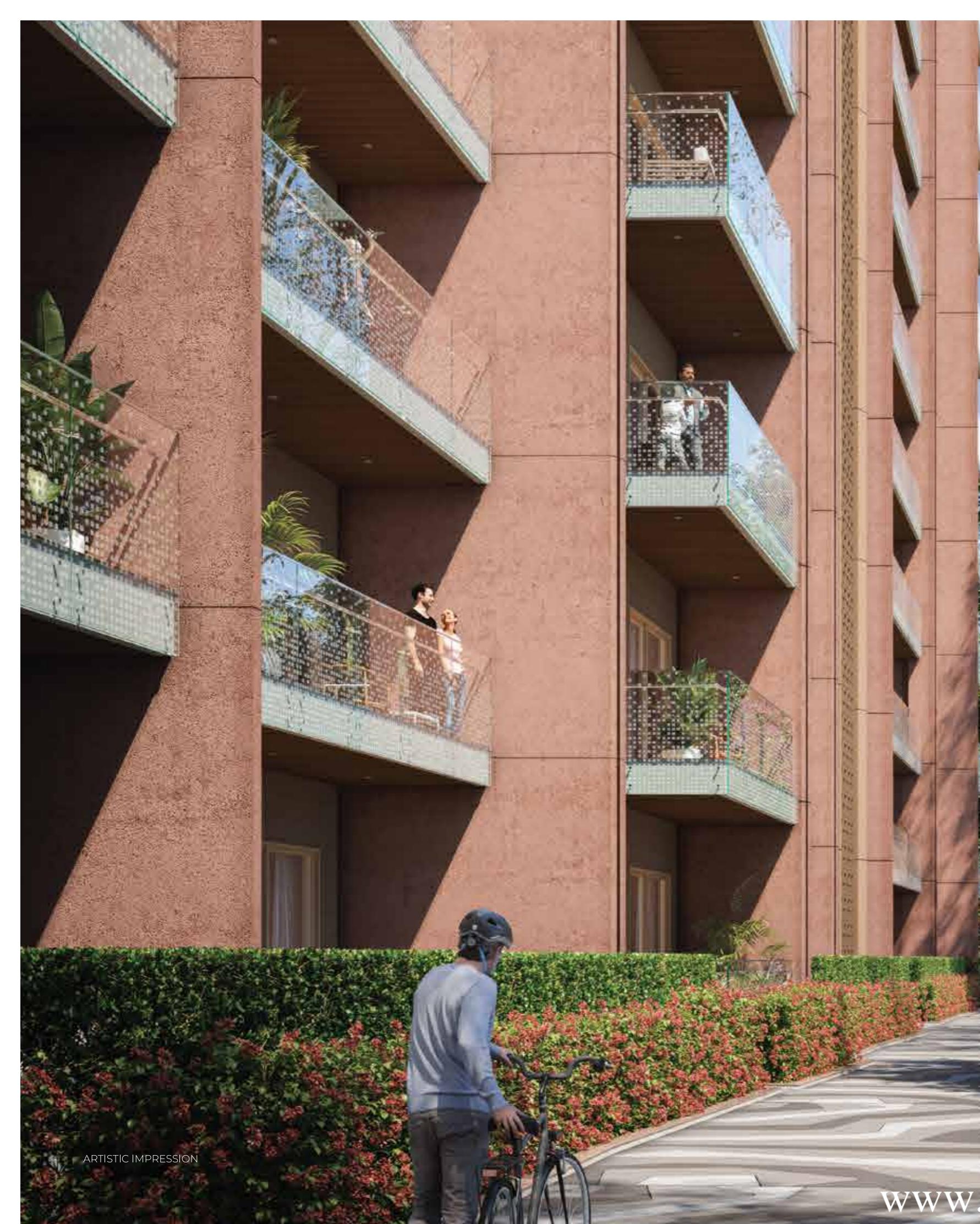
[www.realtyventuresindia.com](http://www.realtyventuresindia.com)





ARTISTIC IMPRESSION

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



ARTISTIC IMPRESSION

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





ARTISTIC IMPRESSION

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

## MINIMAL SURFACE VEHICULAR MOVEMENT

Surface-level serenity, with **no cars** to disrupt the tranquility. A cleaner, quieter, and safer community for you and your loved ones.



ARTISTIC IMPRESSION

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



ARTISTIC IMPRESSION

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

## THOUGHTFULLY CRAFTED THE CLUB FAIRWAY



Billiards and  
Table Tennis



Restaurant



Party Lawn



Cards Room



Spa and  
Steam Room



Squash Court



TV Lounge



Yoga Room



Creche



Badminton  
Court



Leisure  
Deck



Kids Pool

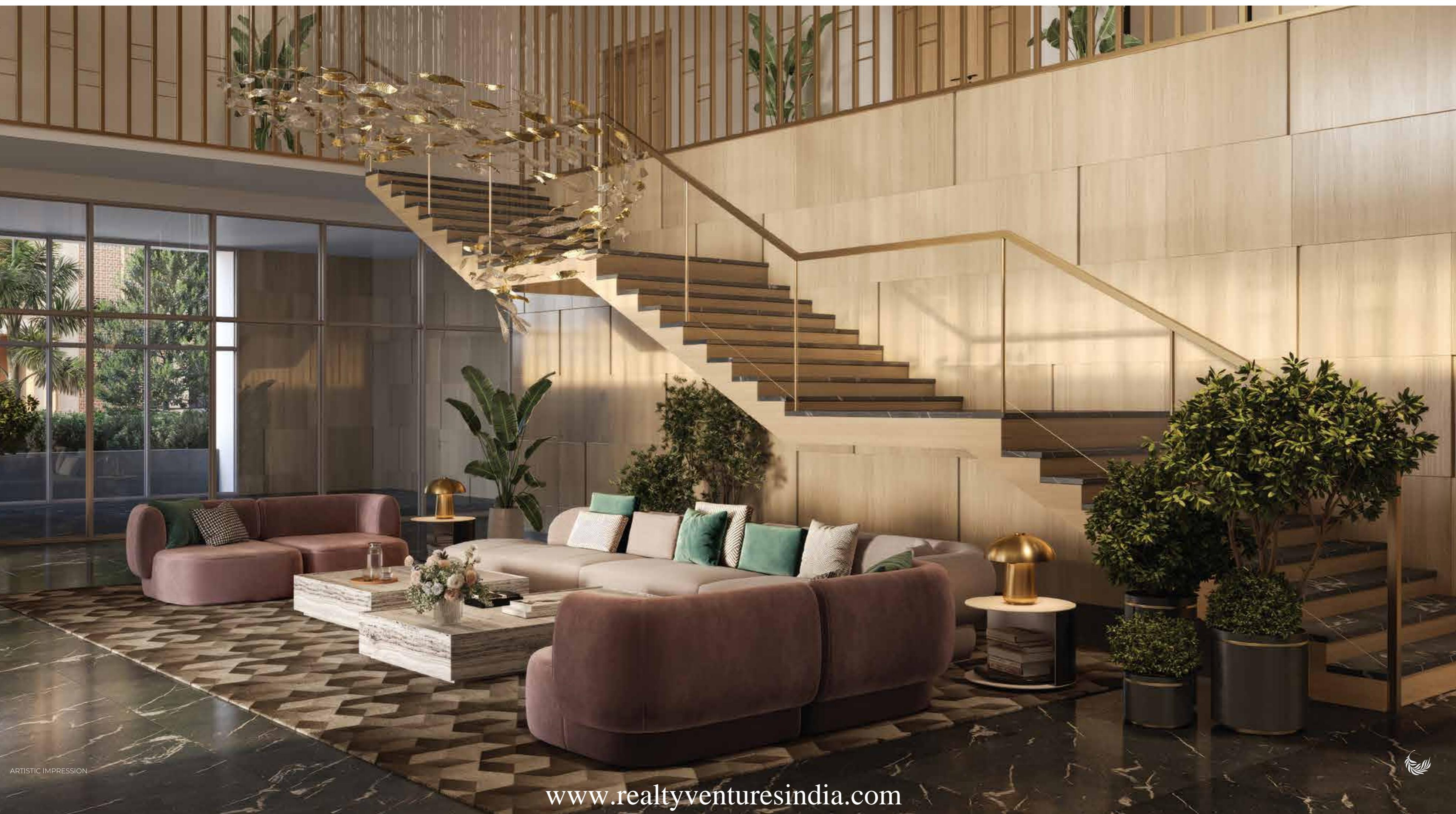


Aqua Play



Swimming  
Pool





ARTISTIC IMPRESSION

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





ARTISTIC IMPRESSION

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



## OVER 40+ WAYS TO ELEVATE YOUR LIFESTYLE

At Eldeco Fairway Reserve, luxury is not just about comfort and opulence, but about creating an atmosphere that supports physical vitality and mental clarity. Here, the blend of nature and elegance fosters a fuller lifestyle, where health flourishes effortlessly alongside beauty and indulgence.



Forest Alcove



Reflexology Path



Cricket Practice Net



Amphitheatre



Cycle Track



Tennis Court



Senior Citizen Gazebo



Outdoor Table Tennis



Outdoor Fitness Court



Basketball Court



Sports Plaza



ARTISTIC IMPRESSION



IMAGE USED FOR REPRESENTATION PURPOSE ONLY

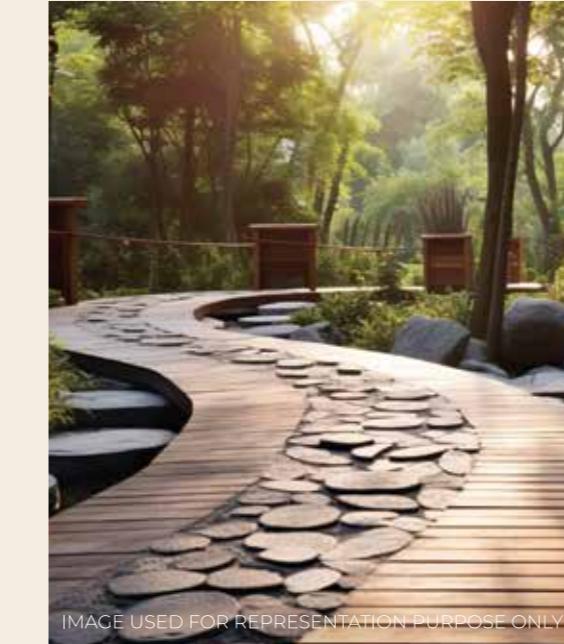


IMAGE USED FOR REPRESENTATION PURPOSE ONLY



ARTISTIC IMPRESSION





ARTISTIC IMPRESSION

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

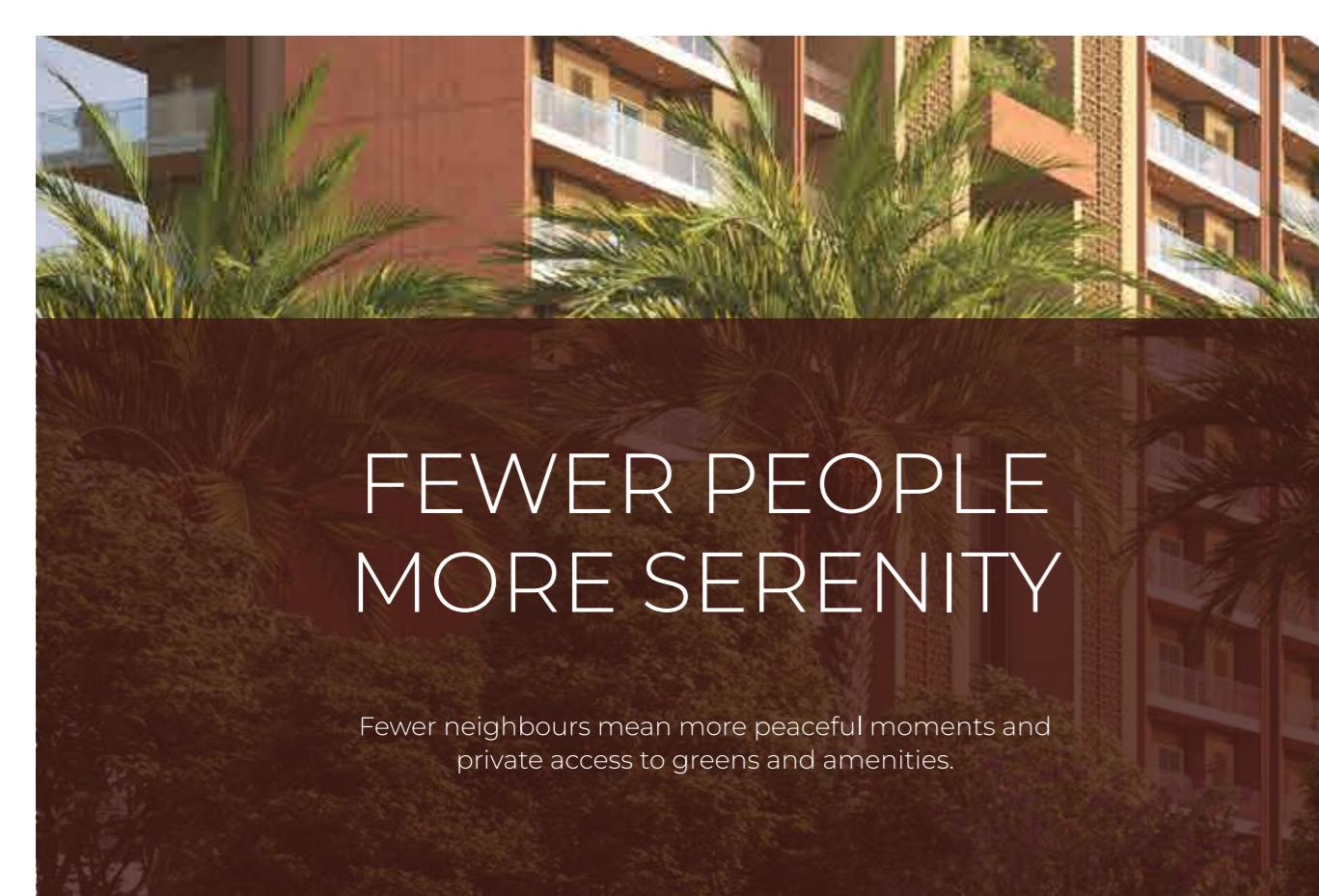




ARTISTIC IMPRESSION

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





# FEWER PEOPLE MORE SERENITY

Fewer neighbours mean more peaceful moments and private access to greens and amenities.



ARTISTIC IMPRESSION

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



## SUSTAINABLY YOURS

It's a commitment from us to a future where luxury and care for the planet go hand in hand, and an invitation for you to embrace a lifestyle that values the earth's resources, choosing thoughtfully crafted experiences that honor the natural world.

Large open cutouts in basement lobbies for better ventilation

Partially solar-powered common area lights

Treated wastewater to be utilized for landscape maintenance

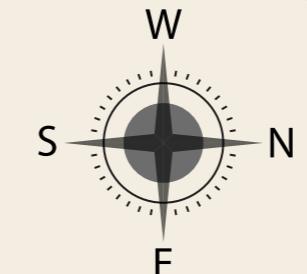
Rain water harvesting



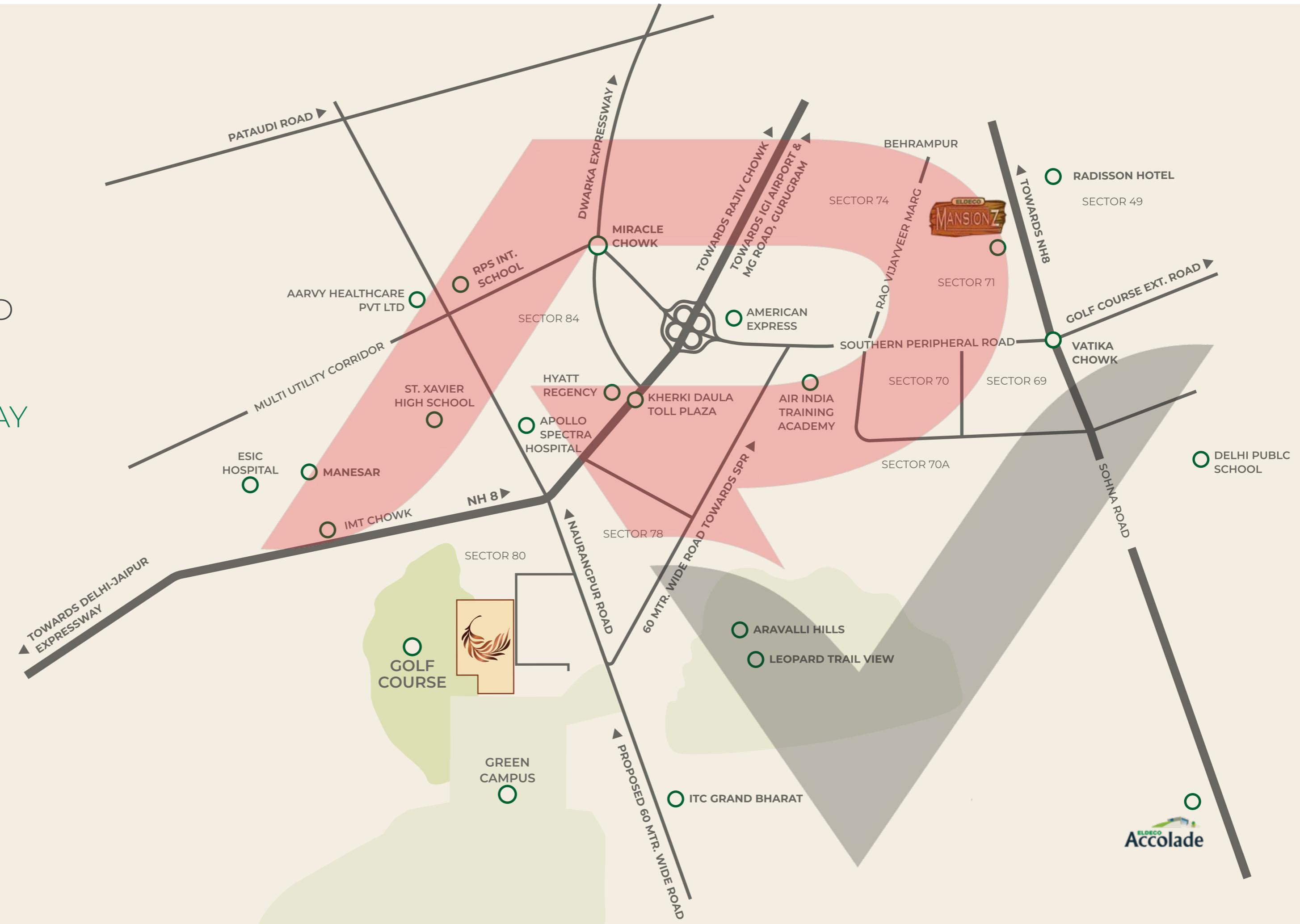
## MASTER PLAN

- 1. Entry / Exit
- 2. Water Feature
- 3. Sculpture
- 4. Arrival Court
- 5. Pick Up / Drop Zone
- 6. Party Lawn
- 7. Kids Pool
- 8. Aqua Play
- 9. Swimming Pool
- 10. Leisure Deck
- 11. Amphitheater
- 12. Senior Citizen Gazebo (1)
- 13. Senior Citizen Gazebo (2)
- 14. Celebration Lawn With Peripheral Seating
- 15. Tennis Court
- 16. Outdoor Table Tennis
- 17. Sports Plaza
- 18. Cricket Practice Net
- 19. Outdoor Fitness Zone
- 20. Multipurpose Court / Basket Ball Court
- 21. Pet Park
- 22. Reflexology Path
- 23. Iconic Water Feature
- 24. Kids Play (Pre-Teens)
- 25. Tree Court
- 26. Forest Alcove
- 27. Tree Avenue
- 28. Focal Water Feature
- 29. Kids Play (Tiny Tots)
- 30. Cycle Track
- 31. Tree Grove
- 32. Parking
- 33. Pedestrian Walkway

APARTMENT TYPE	
C / C1	4 BHK + 4T + SERVANT
B / B1 / B2	4 BHK + 4T
D / D1	4 BHK + 4T
A / A1 / A2	3 BHK + 3T
E / E1	3 BHK + 3T



## THE WORLD OUTSIDE A STONE'S THROW AWAY



# ELDECO



ELDECO CENTRE  
MALVIYA NAGAR, DELHI



ELDECO MANSIONZ  
SECTOR 48, SOHNA ROAD, GURUGRAM



ELDECO ACCOLADE  
SECTOR 2, SOHNA ROAD, SOHNA



ELDECO ESTATE ONE  
MAIN G.T. ROAD, LUDHIANA



ELDECO COUNTY  
JAWAHARPURAM, KANPUR



ELDECO GREEN MEADOWS  
SECTOR PI, GREATER NOIDA



ELDECO EDEN PARK  
JAPANESE ZONE, NEEMRANA



ELDECO IMPERIA  
SISANDI ROAD, LUCKNOW

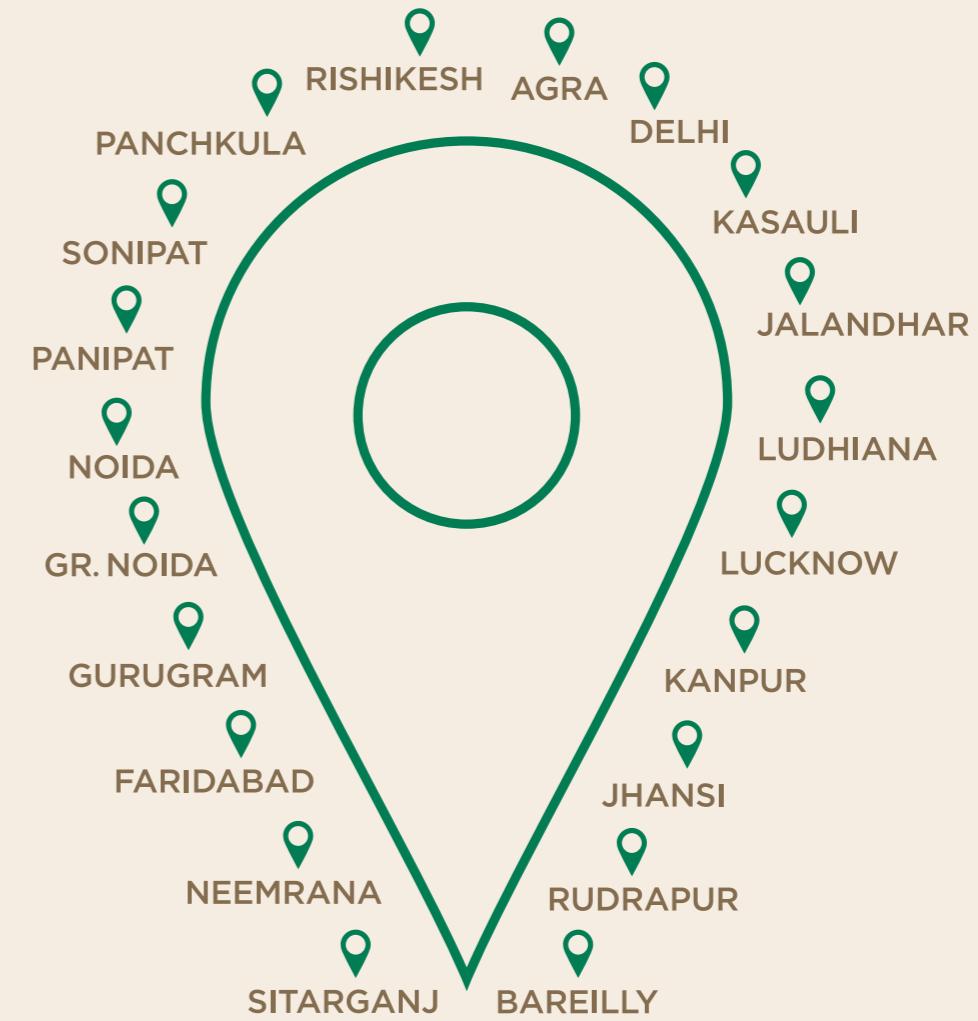


ELDECO GREENS  
NAKODAR ROAD, JALANDHAR

ALL IMAGES ARE ACTUAL

Choose an Eldeco home.

*Live Better.*



Site Address: Sector 80, Gurugram

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

97 7070 8080

HARERA REG. NO. 107 OF 2024  
HARERA WEBSITE: [WWW.HARYANARERA.GOV.IN](http://WWW.HARYANARERA.GOV.IN)

DISCLAIMER: The content and visuals in this brochure are solely an artistic rendering for illustrative purposes and are not to scale, it does not constitute a legal offer or forms part of any legally binding agreement. The promoter of the project clarifies that the information provided herein are indicative in nature. Intending purchasers are advised to verify all the details independently with the respective sales team of promoter of the project regarding plans, specifications, terms of sales and payments, and other relevant details independently before making any purchase decision regarding any unit in the project.

200+ PROJECTS | 35+ YEARS | 30000+ HOMES | 20+ CITIES