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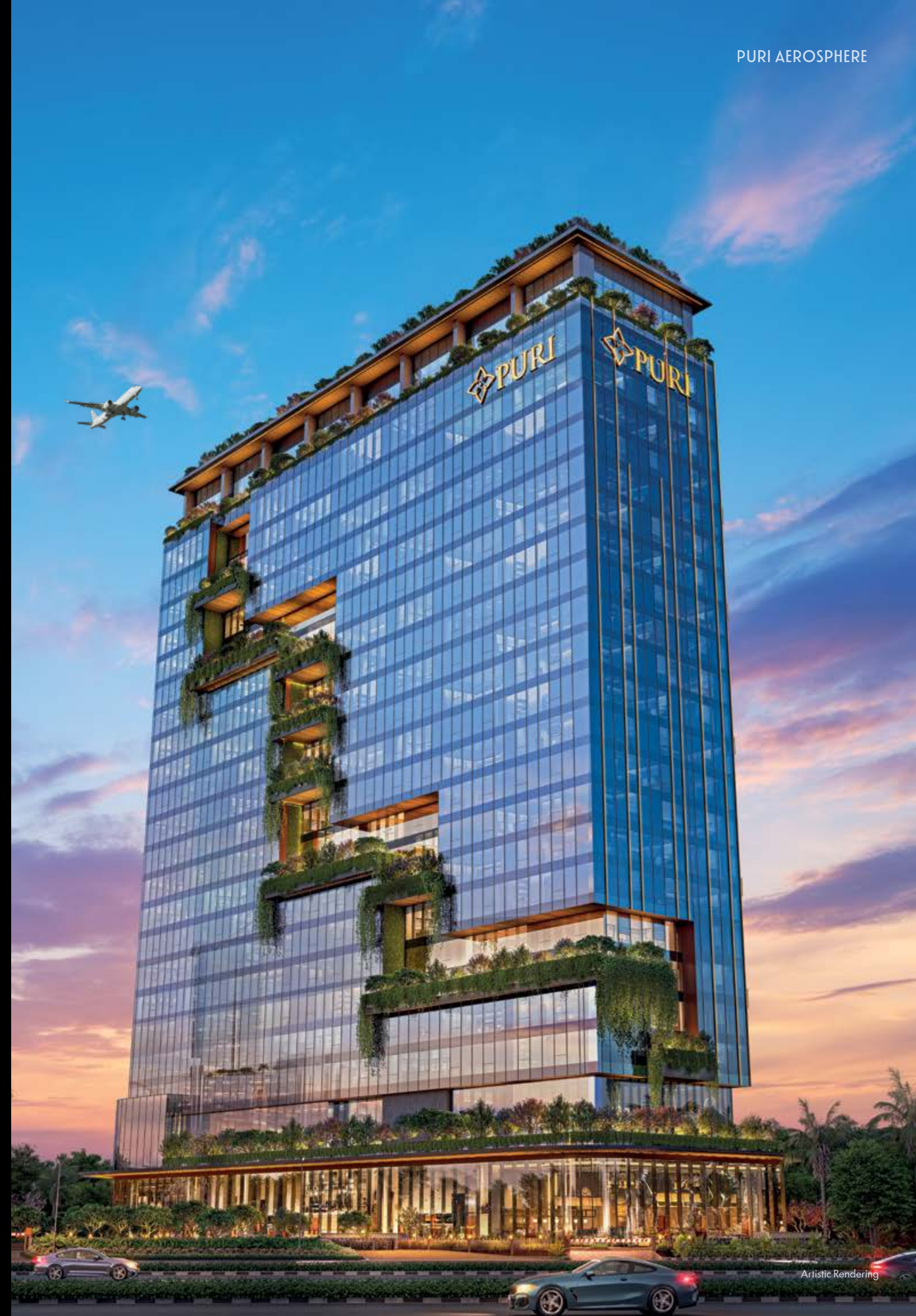
GRADE-A OFFICES & HOSPITALITY
SECTOR - 111, GURGAON

www.puriconstructions.com

PURI AEROSPHERE

DWARKA EXPRESSWAY, SECTOR 111, GURGAON

GRADE A OFFICE AND
HOSPITALITY CAMPUS
MINUTES AWAY
FROM DELHI AIRPORT
AND AEROCITY

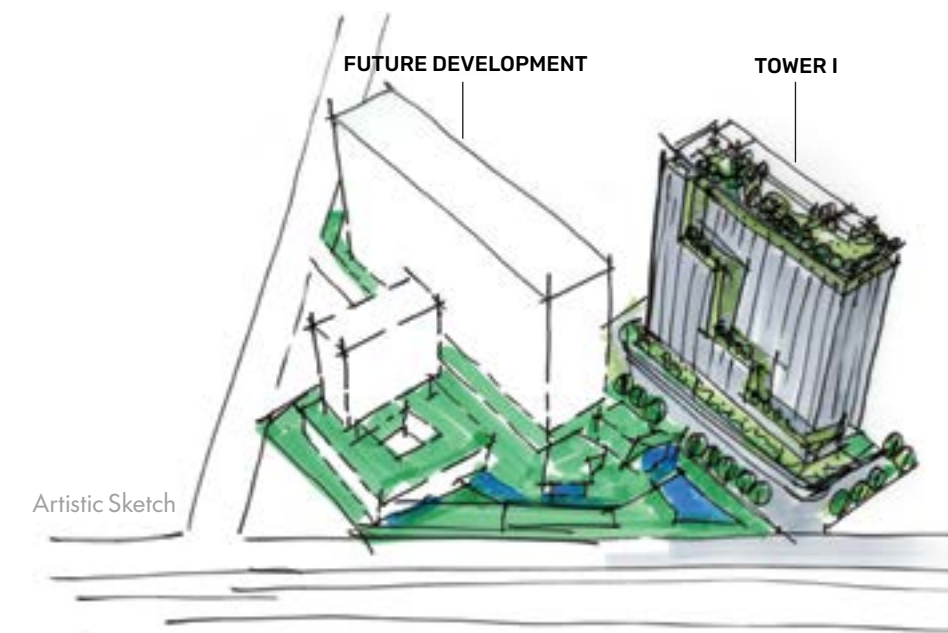




A landmark corporate destination by Puri Constructions, this Pre-certified LEED development is spread across a 6.7-acres site (across all phases/expendable) and is designed around a distinctive green spine that seamlessly integrates sustainability with modern workplace needs.

Strategically located in Sector 111, Gurgaon, along the Dwarka Expressway, the complex enjoys exceptional connectivity and visibility. State-of-the-art amenities, intelligent design, and thoughtfully planned spaces come together to deliver a refined business experience, setting new standards for contemporary workspaces, corporate excellence, and sustainable innovation.

THE FUTURE OF WORK HAS A NEW ADDRESS



An iconic office and hospitality destination seamlessly designed around a green spine integrating sustainability, productivity, and contemporary corporate experiences.



STATE-OF-THE-ART MEETS THE FUTURE OF BUSINESS

Next-generation business destination
designed for modern enterprises.

Intelligent technologies
that support smarter and more efficient operations.

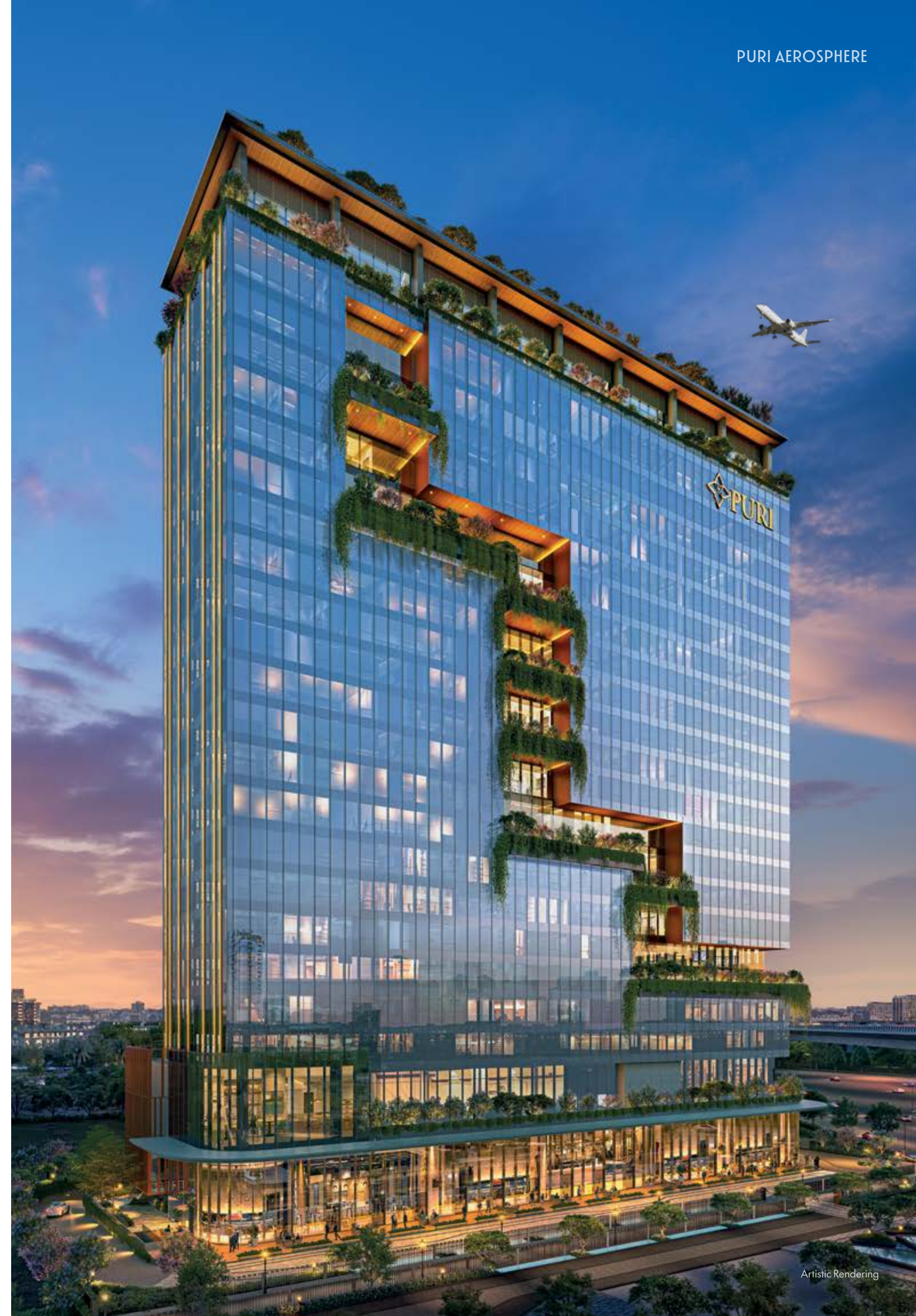
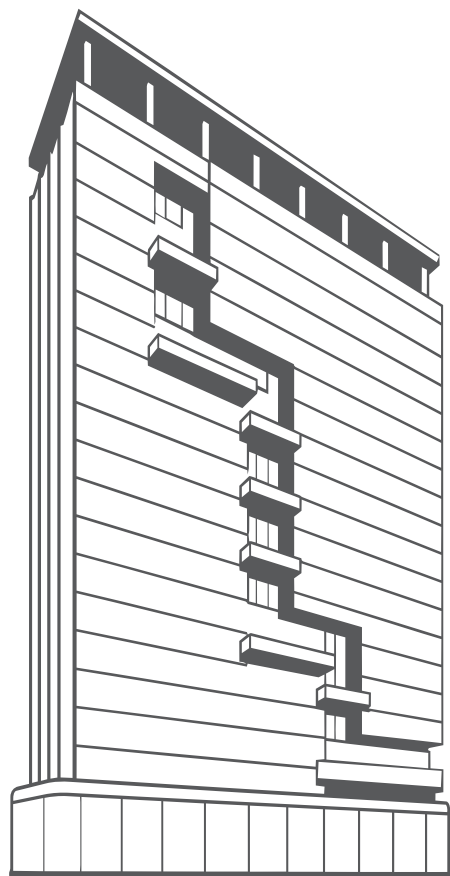
Resilient engineering
for reliable, future-ready infrastructure.

Flexible workspaces
that adapt to evolving business needs.

Sustainable design
focused on environmental responsibility
and long-term value.

People-centric planning
that prioritizes employee well-being and productivity.

Built for long-term success,
delivering everything businesses need to thrive today
and in the future.

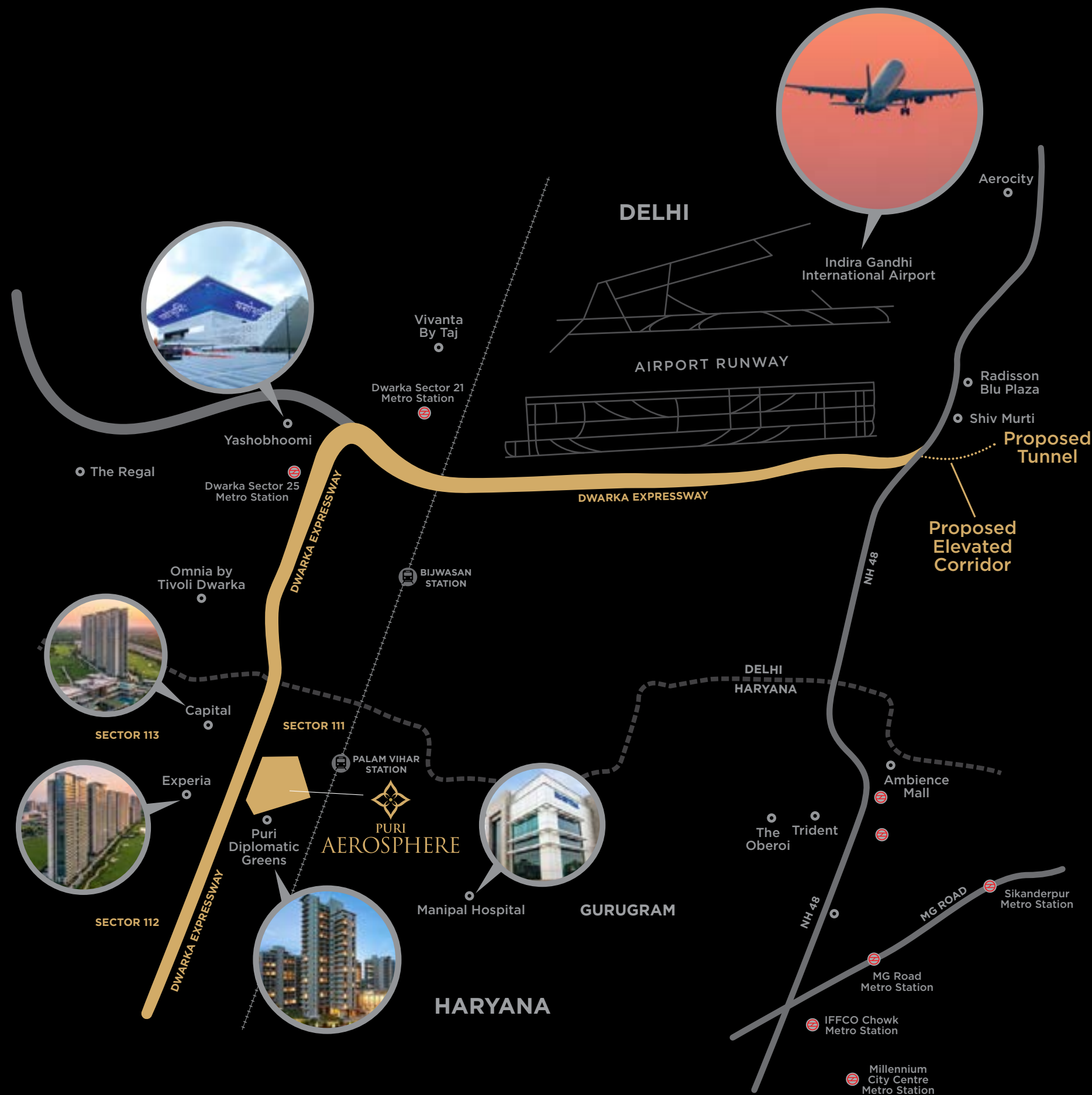


STRATEGIC
LOCATION

JUST A SHORT DRIVE FROM DELHI AIRPORT

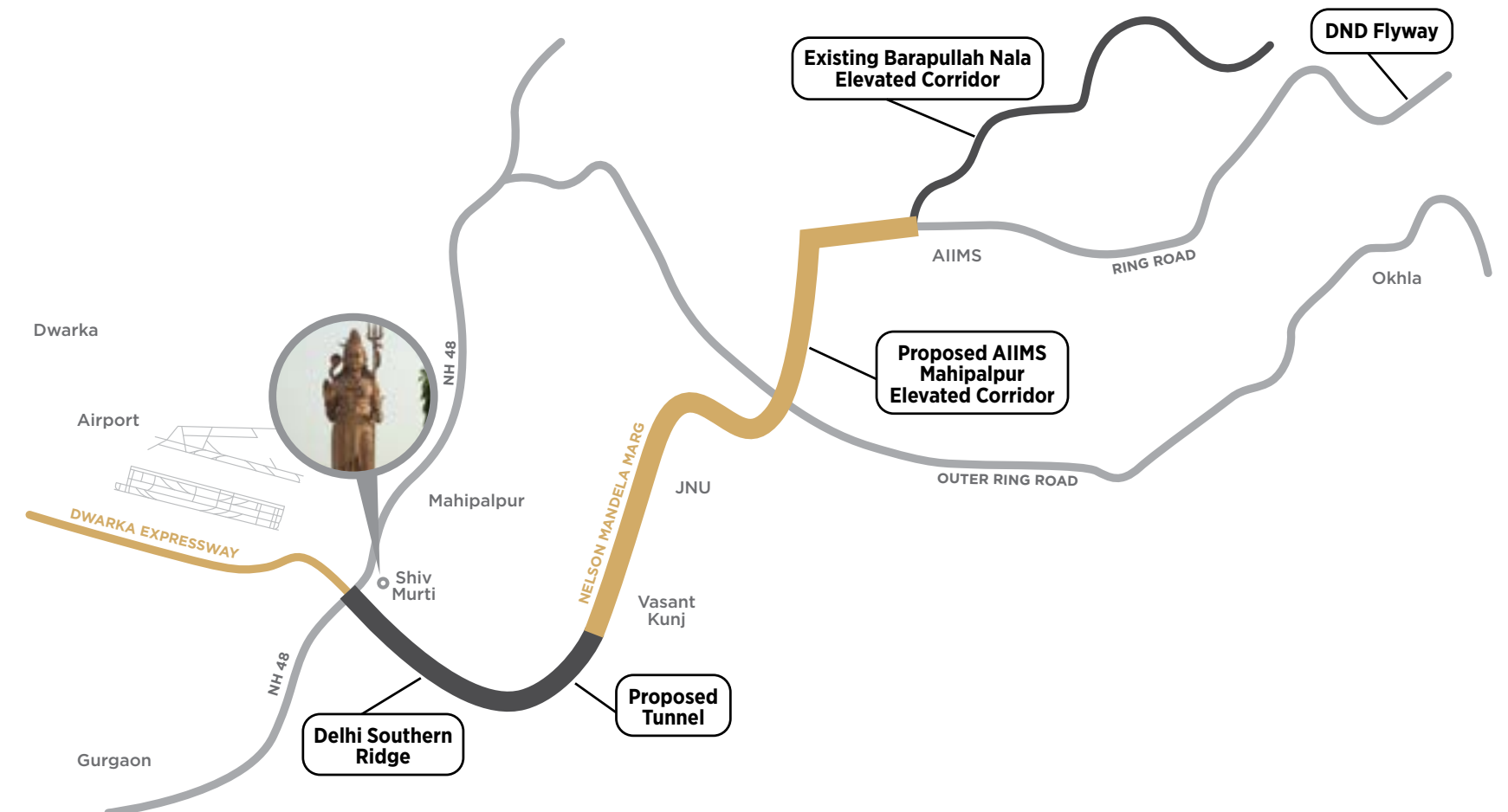
Located in Sector 111, Gurgaon along the Dwarka Expressway, and a short drive from Aerocity, every element has been designed to help businesses thrive today while preparing them for tomorrow.





ALL ROADS LEAD TO PURI AEROSPHERE

Strategically located in Sector 111, Gurgaon, Puri Aerosphere offers seamless connectivity to IGI Airport, Aerocity, Dwarka Expressway, Yashobhoomi Convention Centre, Diplomatic Enclave II, Delhi, Cyber City, and NH-48. Surrounded by landmark destinations and thriving business hubs, every road leads to opportunity at Puri Aerosphere.



**NEW ELEVATED ROADS FOR
EASY CONNECTIVITY FROM
VASANT KUNJ TO
DWARKA EXPRESSWAY.**

THE GROWTH RUNWAY CALLED PURI AEROSPHERE

South Delhi, Closer Than Ever.

Located on the Dwarka Expressway, Puri AeroSphere offers convenient access from Vasant Kunj, Vasant Vihar (via proposed underground tunnel by NHAI) and Outer Ring Road. The expanding road network around Nelson Mandela Marg, Shiv Murti and the airport is expected to further strengthen connectivity between South Delhi and Sector 111, Gurgaon.

The Aerocity Experience. With a Longer Growth Runway.

Aerocity proved the appeal of airport-linked commercial districts through Worldmark, JW Marriott and premium hotels. Puri AeroSphere extends this integrated experience across Delhi, Dwarka and Gurgaon, strengthened by premium residences, Yashobhoomi and the emerging diplomatic district.

Why Sector 111 Can Deliver More. And is a Smarter Alternative to Aerocity.

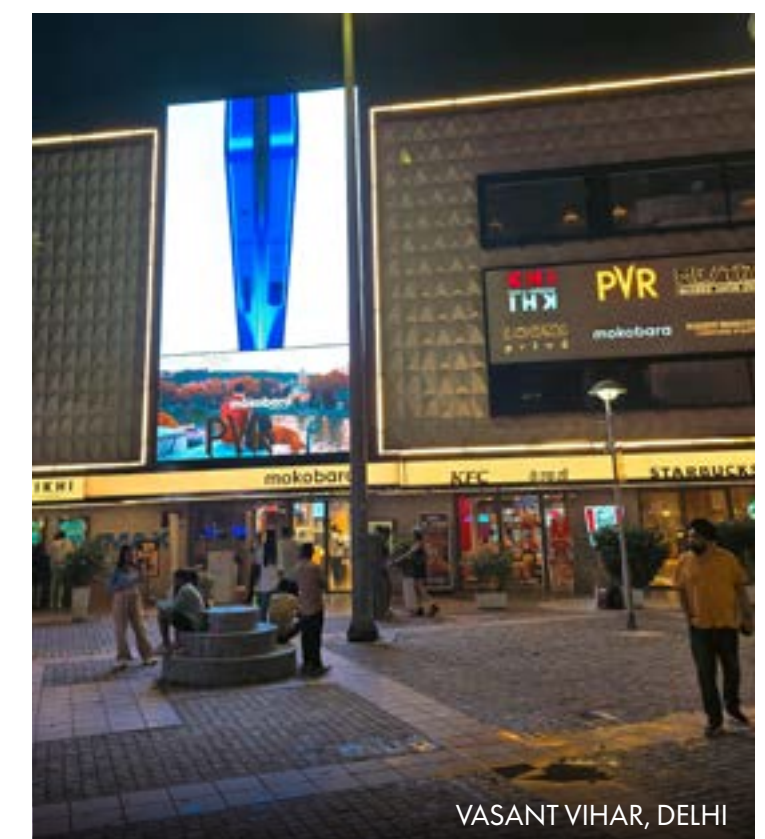
Unlike mature destinations where much value is already realised, Sector 111 is still gaining from infrastructure, residential and commercial growth. It offers businesses a premium address near Delhi and the airport. For investors, it presents an opportunity to participate earlier in the growth of a new commercial district, supporting stronger appreciation and rental potential over time.



AEROCITY, DELHI



JW MARRIOTT, AEROCITY, DELHI



VASANT VIHAR, DELHI

BUSINESS MOVES FASTER WHEN THE WORLD IS CLOSER

Location Advantages

- Direct Access from Dwarka Expressway.
- Minutes from Aerocity, IGI Airport via the newly completed, signal-free 5.1 km Dwarka Expressway Tunnel, directly connecting Gurgaon to Terminal 3 and West Delhi.
- Near Yashobhoomi Convention Centre.
- Close to Yashobhoomi Dwarka Sector 25 and Dwarka Sector 21 Metro Stations.
- Excellent access to NH-48, SPR, KMP Expressway and UER-II—Delhi's third ring road—linking key areas of Delhi, Sonipat and Bahadurgarh while reducing travel times across NCR.
- Seamless multimodal connectivity to Delhi Metro's Blue and Airport Express Lines, and the upcoming Bijwasan Railway Station.

High Returns Catalysts

- 15000 Premium Residential Apartments in Sectors 106, 108, 110A, 111, 113 and Dwarka.
- Adjacent to Puri Diplomatic Greens and Upcoming Embassy District.
- Easy Reach to Cyber City, Udyog Vihar and Golf Course Road Business Districts.
- Near Leading Schools, Hospitals, Hotels and High Street Retail.
- Proposed Metro Corridor along Dwarka Expressway enhancing future connectivity.
- Located in one of NCR's Fastest Growing Residential & Commercial Corridors.
- High Appreciation Potential driven by large-scale infrastructure investments.



GROUND
LEVEL

PURI AEROSPHERE

FIRST
IMPRESSIONS
MATTER

Artistic Rendering

PURI
AEROSPHERE

TRIPLE-HEIGHT GRANDEUR.
FUTURE-READY INTELLIGENCE.

BUSINESS MEETS GREAT TASTE

Complementing the experience is a thoughtfully curated selection of food and beverage outlets, offering everything from quick bites and artisanal coffee to leisurely business lunches. Designed for convenience and quality, these dining spaces provide the perfect setting to refuel, connect, and unwind throughout the day.



TRIPLE HEIGHT
GROUND LEVEL
LUXURY RETAIL

WHERE WORK ENDS,
LIFE BEGINS



CLUB
LEVEL

THE UPPER DECK

WHERE LEADERS MEET BEYOND THE BOARDROOM

Welcome to The Upper Deck—an exclusive executive club reserved for the privileged use of owners at Puri Aerosphere.

Designed to elevate every workday, it brings together a state-of-the-art gym, health centre, and café, along with a refined CXO lounge, conference rooms, coworking spaces, and a 24-seater presentation auditorium. Every space is thoughtfully crafted to inspire productivity, collaboration, wellness, and meaningful connections—within a premium environment created exclusively for the Puri Aerosphere community.



CXO LOUNGE



GYM



CONFERENCE ROOM



CXO LOUNGE



CXO LOUNGE



AUDITORIUM

LIFE ON THE UPPER DECK

FEATURES AND AMENITIES

PURI AEROSPHERE

A NEVER BEFORE INSIDE OUTSIDE EXPERIENCE

GRADE-A
PRE-CERTIFIED
LEED BUILDING

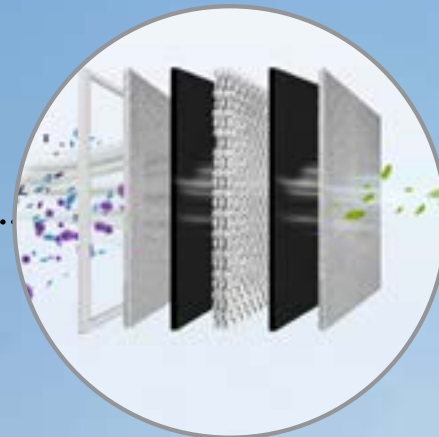
Artistic Rendering

DESIGNED FOR BETTER BREATHING AND GREATER COMFORT

With advanced air filtration and continuous fresh air circulation, every workspace is designed to promote healthier living and working. Superior indoor air quality enhances employee wellness, boosts concentration, and creates a refreshing environment that elevates the overall workplace experience.

MERV Air Filtration System

The building is equipped with an advanced MERV-rated air filtration system designed to filter airborne pollutants and maintain superior indoor air quality. This ensures a healthier workspace by improving AQI levels and enhancing occupant well-being.



Floating Landscaped Balconies

Floating landscaped balconies bring greenery into the building, enhancing the façade while improving indoor air quality and creating healthier, nature-inspired spaces that support occupant well-being.

High-Performance Glass Façade

High-performance glazing reduces heat gain while allowing abundant natural light, creating comfortable interiors, improving energy efficiency and lowering the air-conditioning load.





Artistic Rendering

ENGINEERED FOR THE NEXT GENERATION

Advanced infrastructure powers every business at AeroSphere. High-speed elevators, intelligent access, secure lobbies and future-ready building systems ensure seamless operations from arrival to departure. Envisioned by Puri Constructions, this next-generation corporate ecosystem combines sustainable design, smart engineering, premium hospitality and exceptional connectivity—creating a workplace built for progress.



LEED GOLD RATED BUILDING

Designed to be built as per LEED Gold Pre-Certification standards, the development integrates energy-efficient systems, sustainable materials, and environmentally responsible practices. This creates a high-performance workplace with enhanced occupant comfort and long-term operational savings.

TRIPLE-HEIGHT RETAIL SPACES

The triple-height retail spaces on the ground floor create an inviting and vibrant commercial environment with enhanced frontage & spacious interiors. Ideal for speciality restaurants, fine dining and high-end retail.

DOUBLE-HEIGHT ENTRANCE LOBBY ON EACH FLOOR

Each office floor is welcomed by a double-height entrance lobby designed to create an impressive first impression and a distinguished corporate identity. The generous volume and open design enhance the arrival experience while providing a bright, spacious environment for occupants.

TRIPLE-HEIGHT OFFICE LOBBY

The ground floor features a striking triple-height office lobby that creates a prestigious corporate arrival experience. Its expansive volume, elegant design, and spacious interiors enhance the building's identity while providing a welcoming and sophisticated environment for tenants.



FLEXIBLE FLOOR LAYOUTS

The building offers Grade A office spaces with flexible planning that accommodates a wide range of workspace configurations. Provision for space mergers and dedicated wet points in each unit ensures greater planning efficiency, operational convenience, and long-term flexibility for tenants.

HIGH-SPEED PASSENGER ELEVATORS

Large-capacity, high-speed passenger elevators provide efficient vertical circulation throughout the building. 10 passenger elevators, one service elevator, and two basement elevators, the system ensures minimal waiting times, smooth traffic flow, and a superior user experience during peak hours.

VIBRANT COMMUNITY AMENITIES

First floor is designed as a dedicated community hub featuring a gym, restaurants, doctor's chamber, co-working spaces, and a CXO café lounge. This amenity level promotes work-life balance while encouraging interaction, collaboration, and convenience within the workplace.

AMPLE CAR PARKING FACILITY

The development provides ample parking with dedicated car parking spaces distributed across four basement levels. The well-planned parking infrastructure ensures smooth vehicle movement, optimized space utilization, and convenient access for tenants and visitors.

EARTHQUAKE RESISTANT

Puri AeroSphere's earthquake-resistant structural design is approved by the specialist seismic engineering expertise of IIT Roorkee. The structure design of the tower responds effectively to seismic forces, enhancing stability, occupant safety and long-term resilience.

SECURE ACCESS CONTROL

A modern access control system at the ground floor and basement lobbies regulates entry to the building, ensuring enhanced security and efficient movement of occupants. The system provides controlled access, creating a secure and well-managed environment for tenants and visitors alike.



Artistic Rendering

OFFICES THAT WORK
AS HARD AS YOU DO

FLEXIBLE GRADE-A
OFFICE SPACES ALLOW
BUSINESSES TO GROW
WITHOUT LIMITATIONS

Large floor plates, adaptable layouts, wet
points in every office and generous 4.2-metre
floor-to-ceiling heights create workplaces that
are efficient, comfortable and future-ready.



HEALTHY ECOSYSTEM, HAPPY PEOPLE

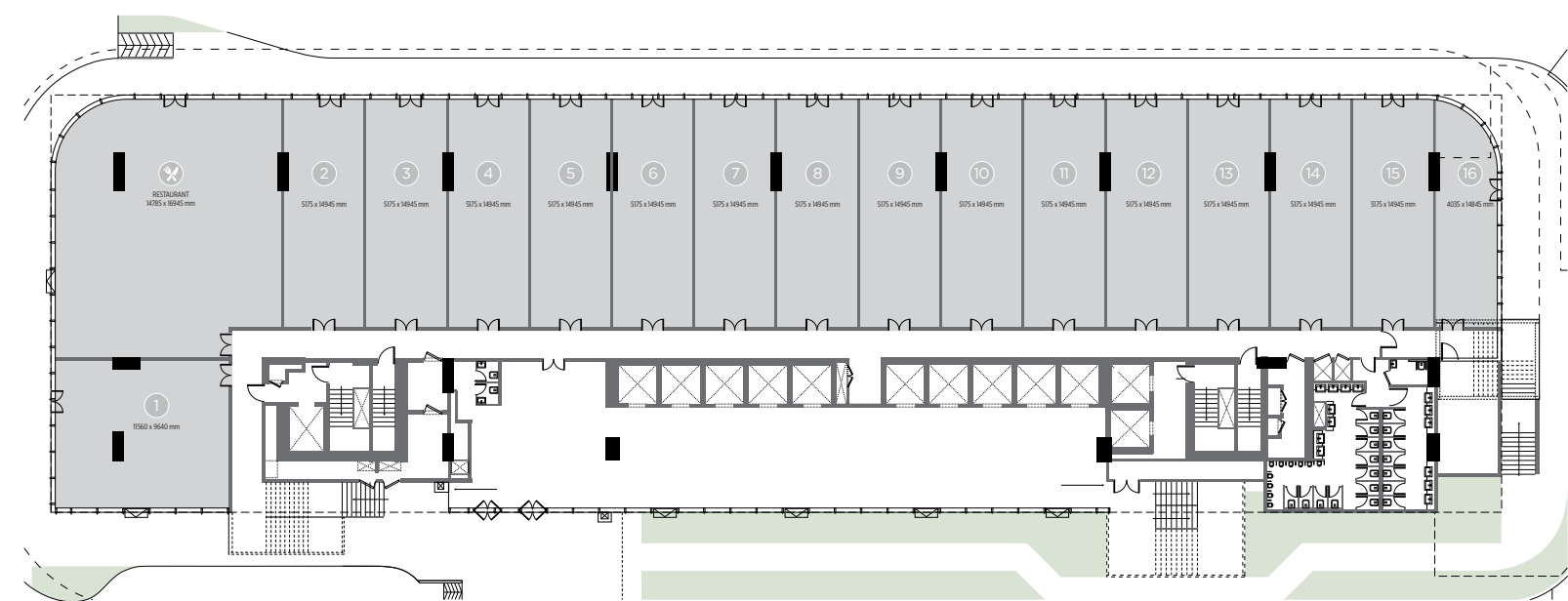
AeroSphere creates a healthier workplace where people feel better, connect more and perform at their best. Advanced MERV filtration, natural daylight, landscaped terraces and wellness-led community spaces support everyday wellbeing. The Green Spine integrates nature throughout the development, while a gym, restaurants, doctor's chamber, co-working spaces and CXO café lounge create a balanced, engaging environment for healthier, happier workdays.



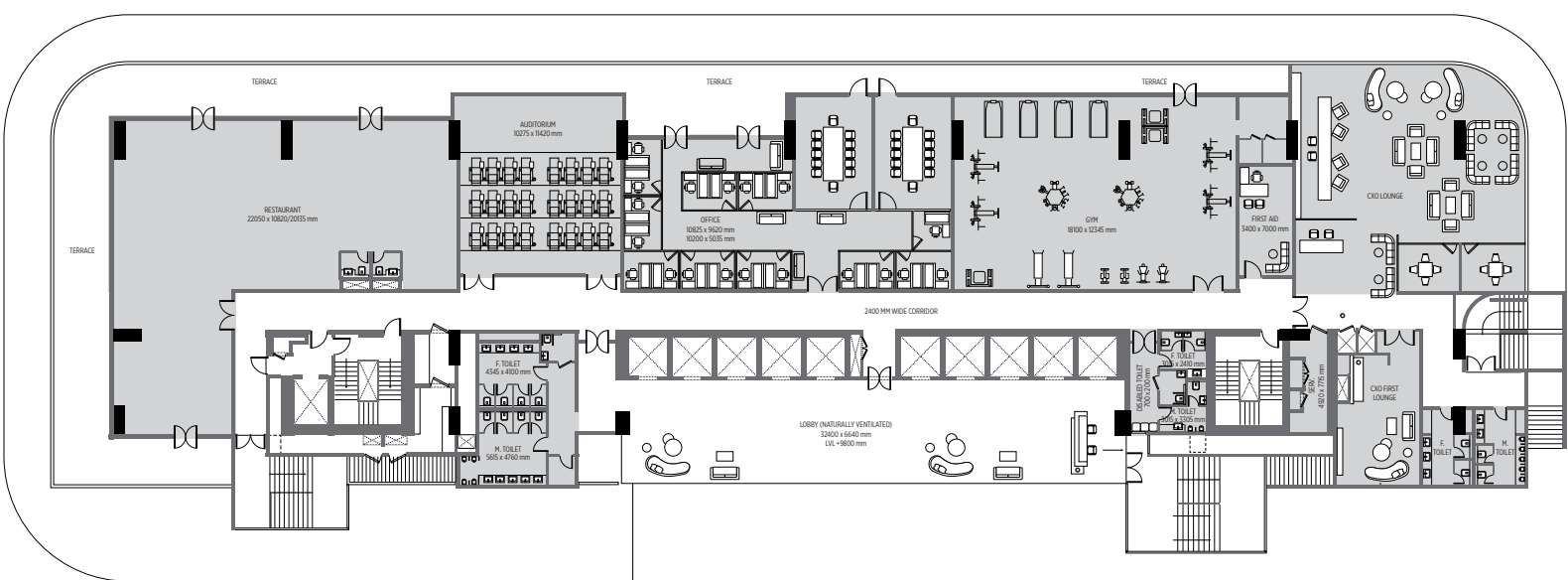
FLOOR PLANS

FLOOR PLANS

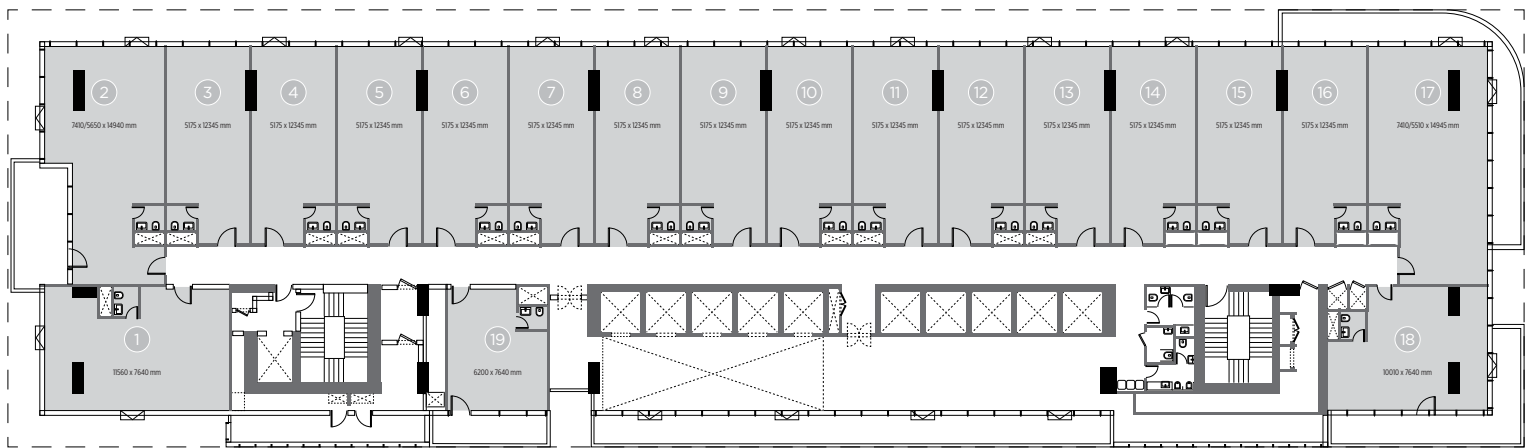
GROUND LEVEL



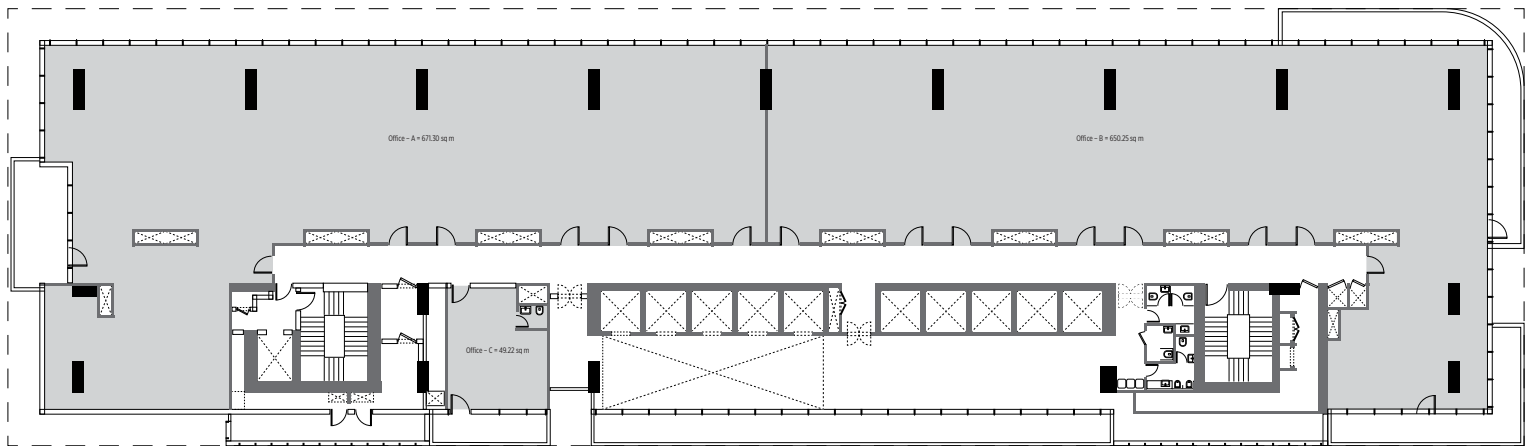
1ST LEVEL



2ND FLOOR

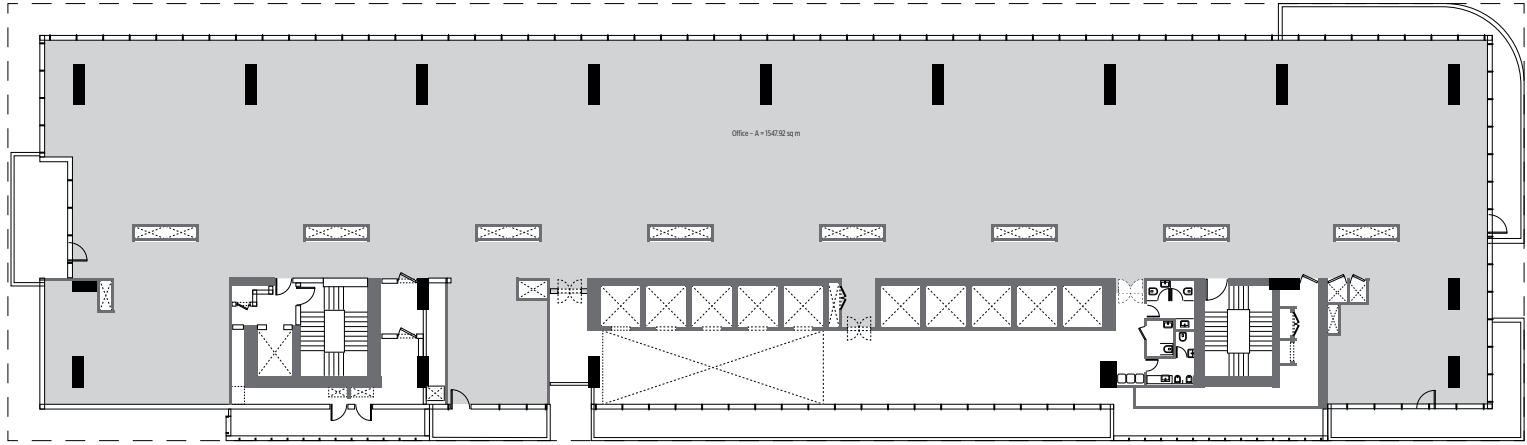


2ND FLOOR HALF FLOOR PLATE



REPRESENTATIVE USABLE SPACE

2ND FLOOR FULL FLOOR PLATE



REPRESENTATIVE USABLE SPACE

For Individual Floor Plans Please Contact Sales Office/Team

For Individual Floor Plans Please Contact Sales Office/Team

CONSULTANTS

ARCOP

Architectural Design → ARCOP Associates (P) Ltd.

Established in India in 1985, ARCOP Associates is a multidisciplinary architecture and master-planning practice with roots in a Montreal partnership founded in the early 1950s. Its 200-plus architects, planners and urban designers deliver diverse projects, supported by expertise in urban design, conservation, feasibility studies and project planning.



MEP and Building Engineering → AEON Integrated Building Design Consultants LLP

Established in 2015, AEON delivers technology-led MEP and building-engineering solutions for domestic and international projects. Its expertise includes sustainability, CFD modelling, wind and fire engineering, public health and low-voltage systems. Its 80-member team combines simulations, building physics and engineering to optimise performance, comfort and lifecycle costs.



Landscape Architecture → Design Cell

Established in 1987, Design Cell is an internationally recognised landscape architecture and planning practice operating from Delhi NCR and Mumbai. Its 40-member multidisciplinary team creates context-sensitive landscapes that combine global design thinking with local character. Sustainability, ecological sensitivity and energy efficiency remain central to every project.



Proof Design Consultant → IIT Roorkee

With its legacy dating back to 1847, IIT Roorkee is a pioneer in civil and structural engineering. Its expertise in advanced structural analysis, design, and engineering research combines academic excellence with practical innovation. Backed by world-class faculty and cutting-edge technology, IIT Roorkee delivers robust, safe, and future-ready structural solutions.



Structural Engineering → Planning and Design Bureau

Established in 1982, Planning and Design Bureau provides architectural, structural-engineering and project-management consultancy in India and overseas. Its expertise covers residential, commercial, industrial and infrastructure projects, including tunnels, bridges, towers, treatment plants and port facilities. Supported by Strucon Associates, PDB delivers coordinated solutions from planning through project management.



Façade Consultancy → Façade Design Factory

Founded in 2016 and headquartered in Istanbul, Façade Design Factory provides integrated façade design, engineering and consultancy from concept to completion. Its expertise spans structural analysis, wind and thermal engineering, CFD modelling, parametric design and performance testing. With over 150 projects across 16 countries, FDF delivers safe, sustainable and high-performing building envelopes.

FOR OVER FIVE DECADES, WE HAVE BUILT MORE THAN LANDMARKS, WE HAVE BUILT TRUST

ABOUT PURI CONSTRUCTIONS

Established in 1971, Puri Constructions has spent over five decades shaping India's built environment through a diverse portfolio that spans infrastructure, hospitality, commercial developments, and premium residential communities. From steel plants, dams, and institutional projects to some of NCR's most distinguished addresses, the company's journey has been defined by an unwavering commitment to quality, integrity, and timely delivery.



Diplomatic Residences, Sector - 111, Gurgaon →

Ongoing



The Aravallis, Sector - 61, Gurgaon →

Ongoing



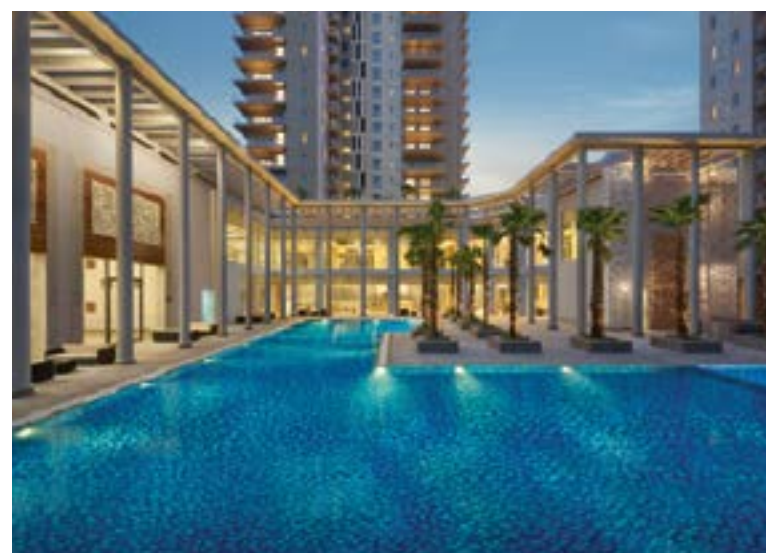
The Pranayam, Sector - 82-85, Faridabad →

Delivered



Palm Spring Plaza, Sector - 54, Gurgaon →

Delivered



Diplomatic Greens, Sector - 111, Gurgaon →

Delivered



Emerald Bay, Sector - 104, Gurgaon →

Delivered



Pratham, Sector 84, Faridabad →

Delivered



Business Hub, Sector - 81, Faridabad →

Delivered



The Palm Springs, Sector -54, Gurgaon →

Delivered



Aanandvilas, Sector - 81, Faridabad →

Delivered



Diplomatic Green Villas, Sector 110, Gurgaon →

Delivered



Pratham, Sector 84, Faridabad →

Delivered



CORPORATE & REGISTERED OFFICE

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15 & 17, Tolstoy Marg
New Delhi - 110 001
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HARERA Website : <https://www.haryanarera.gov.in/>

Project Name : Puri Aerosphere

Promoter : Puri Construction Pvt Ltd.

www.puriconstructions.com

Disclaimer: Licence No. 98 of 2010 and 99 of 2010 dated 19.11.2010 for total area measuring 6.731 acres (Expandable) [Licencee: Natureville Promoters Pvt. Ltd.], being developed by Promoter -Puri Construction Pvt Ltd. in a phased manner, the current Phase I being 'Puri Aerosphere' Dwarka Expressway, Village Chauma, Sec-111 Gurugram ("Project") is being developed on land area of 1.67 Acres. Building Plan Approval : Memo no. ZP-682/SD(RD)/2026/21140 dt. 16-06-2026; Haryana RERA Registration No. : 57 of 2026 [RC/REP/ HARERA/ GGM/ 1085/817/2026/57 DT. 26.08.2026] [www.haryanarera.gov.in]; [1 sq. mtr. = 1.196 sq. yds. = 10.764 sq. ft.]. All information, images and visuals, drawings or sketches shown in the advertisement / brochure / marketing material are only an architect's impression, for representational / illustrative purposes only and not to scale. Recipients/ viewers are advised to exercise their discretion in relying on the information shown/ provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Sales Team/ Promoter, have a thorough understanding of the same and take appropriate advice before concluding any decision for buying any Unit(s) in the Project. Please refer to application form and other documents for detailed Terms & Conditions.

