



**HCBS PROMOTERS AND DEVELOPERS PVT. LTD.**

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Disclaimer :-

Project Area: 2,140 hectares (5,290 acres) at sector-102, Gurugram, Haryana. All information, images and visuals, drawings, plans, or sketches shown herein in this brochure is an architect's impression for representation and illustrative purposes only and not to scale and subject to change as per applicable laws and approvals. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/ or commitment of any nature. The promoter/developer endeavours to keep the information up to date and correct, however, makes no representation or warranty for the accuracy or completeness of the information. The developer reserves the right to reject or accept any application at its sole discretion.

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The project is Financed by and Mortgaged to Bajaj Housing Finance Limited and No Objection Certificate / Permission to Mortgage from Bajaj Housing Finance Limited will be provided for sale of units.



LUXURY RESIDENCES

DWARKA EXPRESSWAY, SECTOR 102, GURUGRAM

TOO GOOD. TWO TOWERS.



*Where wetlands breathe and lakes embrace,  
A paradise unfolds boundless, unconfined space.*

*Balconies merge with skies, a green visage expands,  
Energy thrums quiet, as if crafted by nature's hands.*

*Clubhouse ripples with laughter, and light,  
Spa to salon, days melt into starry night.*

*Towers rise three sides open, horizons near,  
Private lifts ascend where views crown the sheer.*

*Paths thread through Eden, water mirrors grace,  
Seventy percent green a sanctuary's embrace.*

*Here, dreams soar where lifestyles rewrite,  
That's Twin Horizon residences a sprawling delight.*

**Welcome to Twin Horizon**

A thoughtfully crafted residence by HCBS Group,  
where comfort meets elegance.

Step into a world of modern living, green surroundings,  
and everyday convenience all in the emerging luxury hub  
of Gurugram DXP WAY, offering unparalleled world-class connectivity.



LIVE *the*INSPIRATION   
A masterpiece crafted to reflect your  
aspirations and legacy

The towers are oriented to provide  
unhindered views of the  
wetlands and lake



# A LEGACY OF 30 YEARS

## Imprints in the World of Real Estate

HCBS Group brings over 25 years of expertise in reshaping NCR's real estate landscape. Its diverse portfolio includes premium villas, apartments, IT/ITES units, and group housing in prime locations. So far the company has delivered around three million sq ft of space. Its residential projects are home to more than 2500 happy families.

Renowned for timely delivery, quality construction, and transformative developments, the company emphasizes sustainable growth with low debt and financial stability. Some of the prominent projects developed by HCBS include Auroville at Dwarka Expressway, Auroville Plaza, Sports Ville at Sohna Road and exclusive 4BHK luxury residences on Golf Course Road among others.

**WINNER OF  
ET REALTY AWARDS BY  
ECONOMIC TIMES**

**Most Trusted Real Estate  
Brand in the country for  
the year 2025.**



**WINNER OF  
TIMES BUSINESS ICONS NORTH – 2026  
AWARDED BY THE TIMES OF INDIA**

**Ultra Luxury Project of the Year Award  
for Twin Horizon**



## PROJECT HIGHLIGHTS

## OPENNESS WITHIN

Two Iconic Towers  
rise above all

70% Green Spaces  
to help residents  
breathe easily

Spacious  
surroundings for  
leisurely luxury

Open on three  
sides for an  
all-around view





## Two Iconic Towers

The twin towers don't just inspire they exude status, embodying aspiration and exclusivity. From their unique facade to their sky-touching presence, these towers redefine the very idea of vertical living.

Located in Sector 102

Crafted for only 268 families

Direct connectivity to DXP

Over 70% open space

9 lifts per Tower  
with single core units

Corner units with 280°  
Uninterrupted view

Spacious 52-meter clearance between towers  
ensures privacy and light



Strategically located on Dwarka Expressway, it offers seamless access to business hubs, airports, and leisure destinations—harmoniously blending vibrant urban living with serene surroundings.

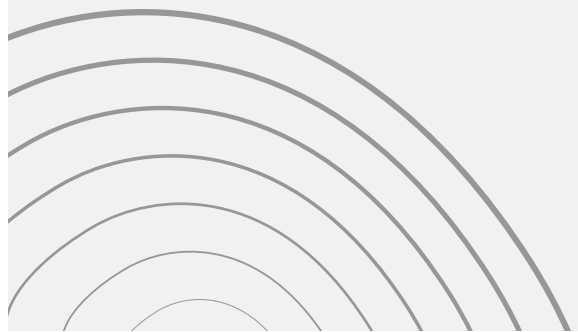
Twin Horizon blends 70% green spaces, lush landscapes, and wetland views where sustainability meets serenity. Experience low-density living with more privacy and a deeper bond with nature.



Wake up to a pleasant morning as **low-rise developments** in the sector allow for unhindered views in all directions.



DESIGNED  
TO FOSTER  
JOY OF LIFE



ENVIRONMENT WHERE LITTLE  
ONES CAN FLOURISH



REJUVENATION &  
WELLNESS



ACTIVITIES &  
FITNESS



KIDS' ENGAGEMENT  
ZONE



MEET & WORK

# Move Freely Live Fully



World-class gym & spa



Area for Yoga & Meditation



Senior Citizen Court



Separate tennis club with two hard courts



Indoor badminton & Squash courts



Therapeutic Garden



TOTAL CLUB AND  
RECREATIONAL AREA  
1.15 LAKH SQ.FT.



Grand arrival  
experience

The Double-height Club lobby is  
connected to both tower lobbies

24X7 Reception &  
Concierge Service

## Let the Good Times Roll

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The first-ever elevated infinity-edge swimming pool, positioned 20 feet above ground level

Rejuvenation zone features an infinity pool, kids pool & jacuzzi zone

---

Spa, Salon and fully-decked health bar

---

A two-level deck for every occasion from your morning brew to raising an evening toast

---



A LIFE MORE REFRESHING





## Meet, Work & Celebrate

Dynamic spaces for connection, collaboration, and celebration blending work, social vibes, and inspired gatherings in elegant, versatile settings. Areas to celebrate includes Event Hall, Landscaped Spill Over Area, etc.



Co-Working Spaces



The Library Café



Grand Club Lobby



Grand Celebration Hall With Landscaped Area





## WHERE SPORT COMES NATURALLY

Thoughtfully designed play zones spark joy and imagination, offering safe, engaging spaces for all-age fun and creativity.



Pickleball Court



Outdoor Kids Play Area



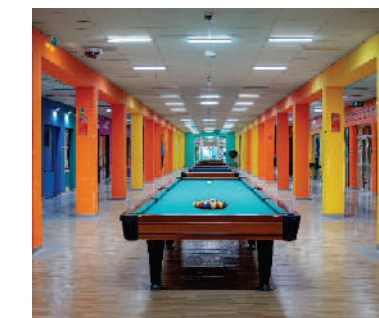
Play area in stilt garden with creche



Padel Court and Basket-Ball Court



Volley-Ball Court & Cricket Pitch



Indoor games area featuring table tennis, pool table, etc.



A Place to Play, a Space to Grow.

LIVE *the* INSPIRATION 

Architecture that  
inspires awe, adds to its  
resident's stature and tells  
the world that they have  
arrived.

# TWIN HORIZON

CBS





Experience an exclusive entry as you arrive at the elegantly appointed tower lobby. Each residence features a private entrance foyer and 2 dedicated lifts, ensuring utmost privacy & exclusivity.



A beautifully designed welcome foyer, where grandeur meets serenity.



Prestige in motion-9 elite lifts per tower.



6-meter high ceilings in all lift lobbies

2 exclusive lifts with private foyer area





Lounge and dining area with an impressive 11.3 ft ceiling height





Master Bedroom interior view

## Bungalow Living Reimagined

SPRAWLING VERANDAS

3-SIDE OPEN LAYOUTS

9 FT WRAP-AROUND DECK  
WITH LIVING AREA &  
MASTER BEDROOM



Surrounded by serenity

LIVE *the* INSPIRATION 

# MASTER PLAN

## Legend Ground Level

1. Welcome Water Court
2. Feature wall
3. Entrance Green Court
4. Retail Edge
5. Amphitheatre
6. Senior citizen court
7. Jumping water court
8. Yoga meditation lawn
9. Therapeutic Garden
10. Reflexology Health Path
11. Health Loop
12. Outdoor
13. Dry Landscape
14. Landscape connection to terrace
15. Tennis Club & Cafe
16. Arrival plaza
17. Water Way Deck
18. Outdoor chesscorner
19. Surface Parking
20. Pet Park
21. Mounded Greens
22. Lush Greens
23. Seating under the Tree
24. Climbing Wall
25. EPDM Play
26. Tot-Lot
27. Kids Games Area
28. Indoor Kids Play Area
29. Pebble Court
30. Pickleball Court
31. Padel Court
32. Basket Ball Court
33. Volley-Ball Court
34. Cricket Pitch
35. Green Space
36. Seating Alcove



## GROUND FLOOR INDOOR AMENITIES

|   |                                            |
|---|--------------------------------------------|
| A | Lobby and Reception Area                   |
| B | Tower Lobbies for 3BHK & 4BHK              |
| C | Indoor Badminton Court                     |
| D | Squash Court with Viewing Gallery          |
| E | Indoor Games                               |
| F | Gymnasium & Zumba                          |
| G | Multipurpose Hall + Pre-Function + Kitchen |
| H | Co-Working Space                           |
| I | Creche with Tot-Lot Area                   |

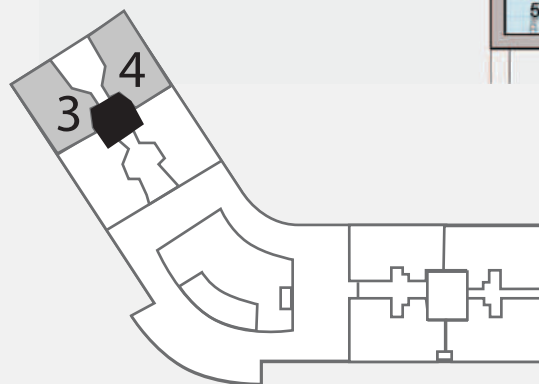
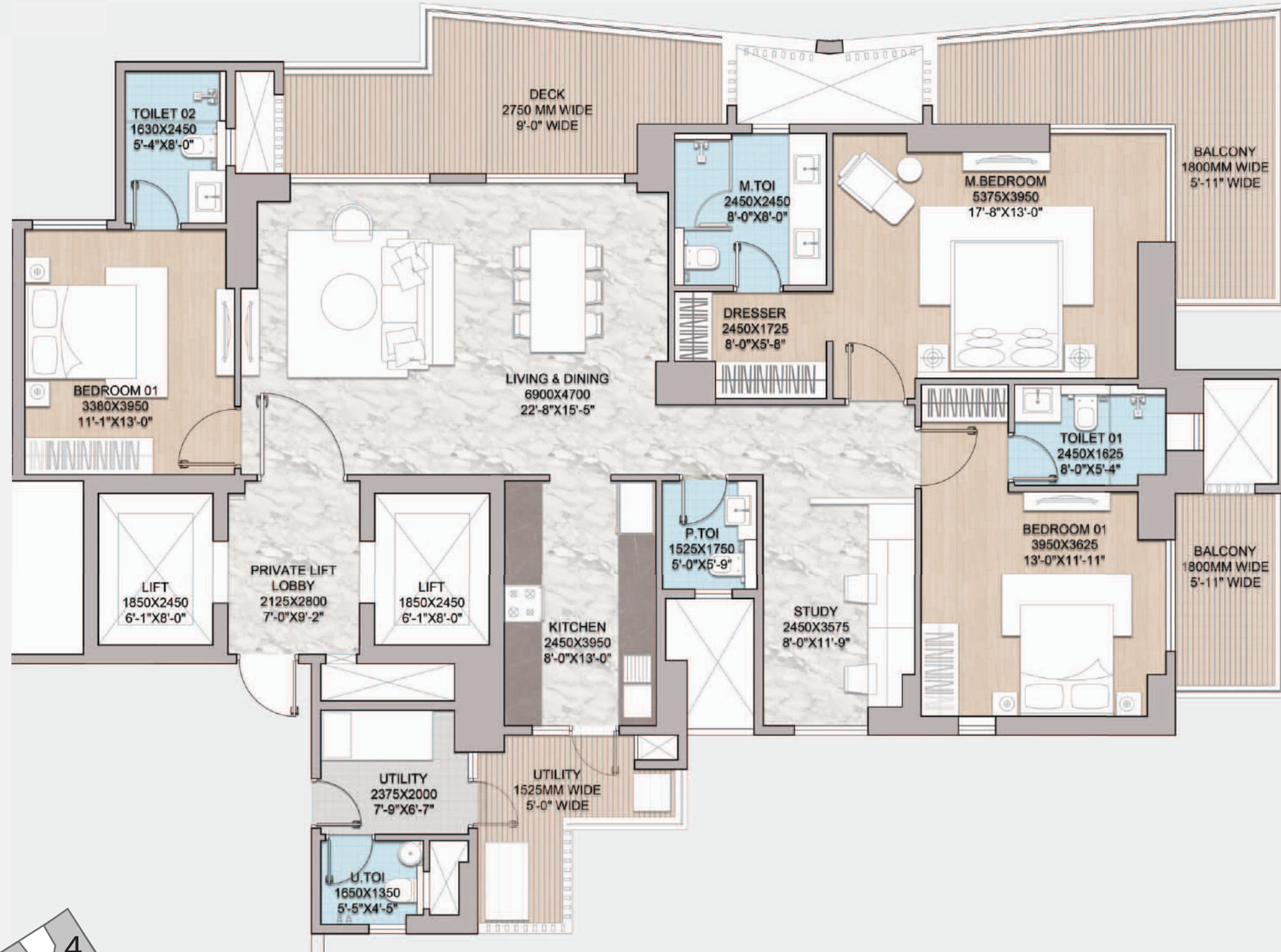
# MASTER PLAN

## Amenities at first Floor

- A. Swimming Pool
- B. Kids Pool
- C. Jacuzzi Seating
- D. Sun Lounger
- E. Alfresco Deck
- F. Seating Alcove
- G. Tree Court
- H. Seating Deck
- I. Spa Salon & Bar

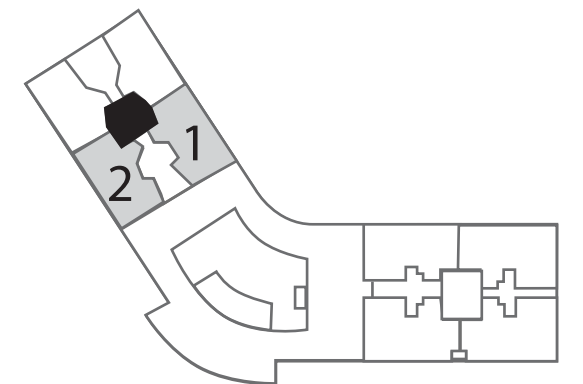
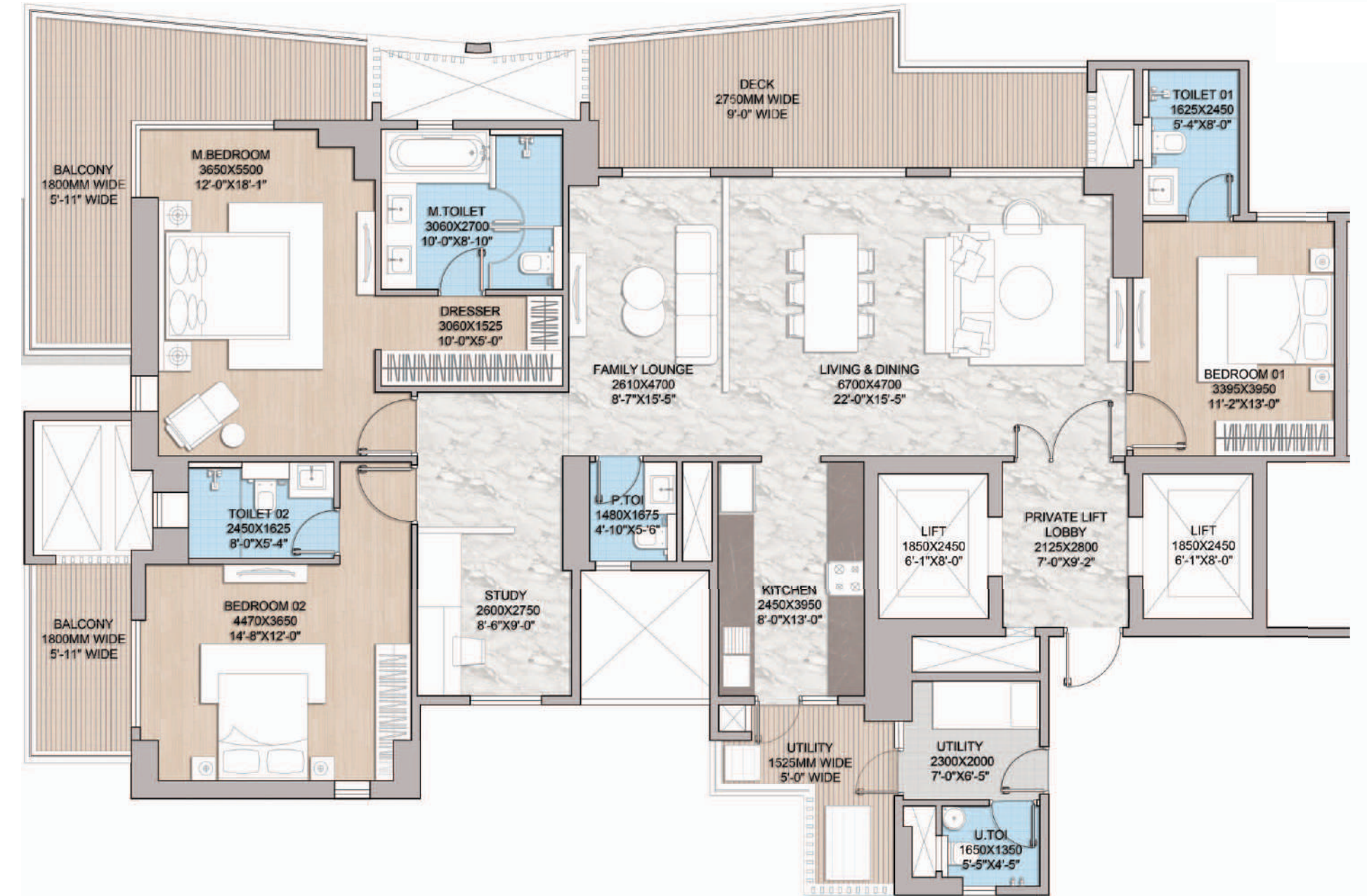


# UNIT PLAN 3 BHK



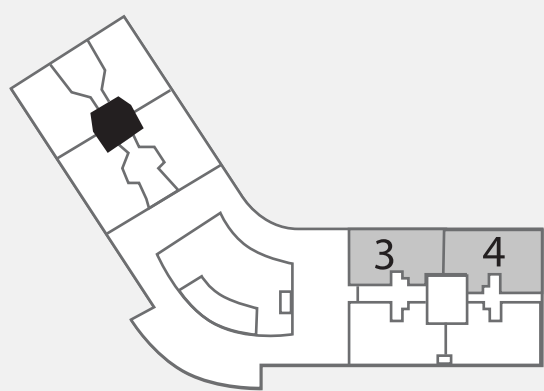
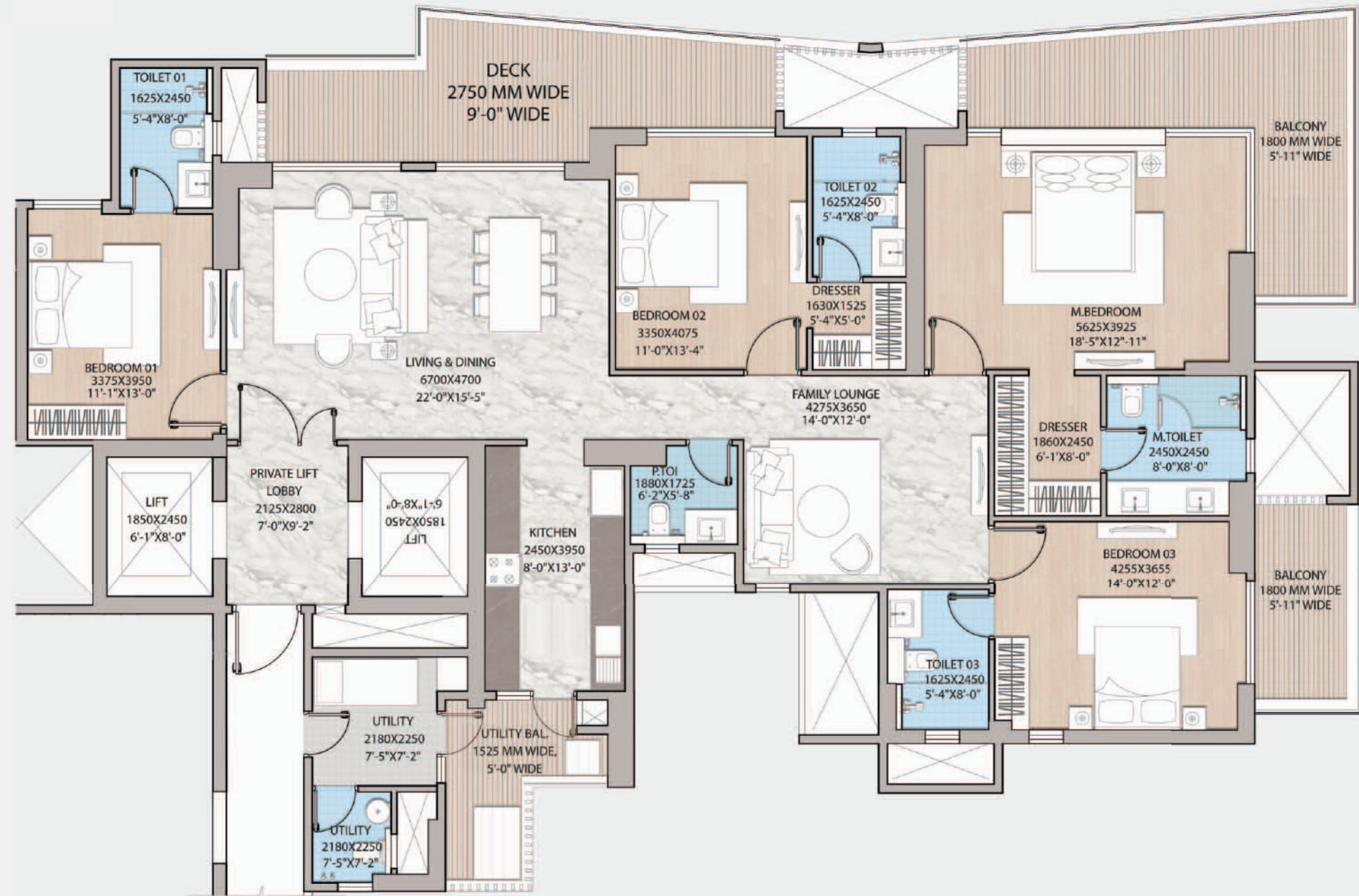
| 3BHK+STUDY+UTILITY<br>TYPE-01 | AREAS<br>(in Sq.Ft.) |
|-------------------------------|----------------------|
| RERA Carpet                   | 1492                 |
| Balcony                       | 477                  |
| Exclusive Lift Foyer          | 60                   |
| UCA                           | 2029                 |
| Super Area                    | 2725                 |

# UNIT PLAN 3BHK XL



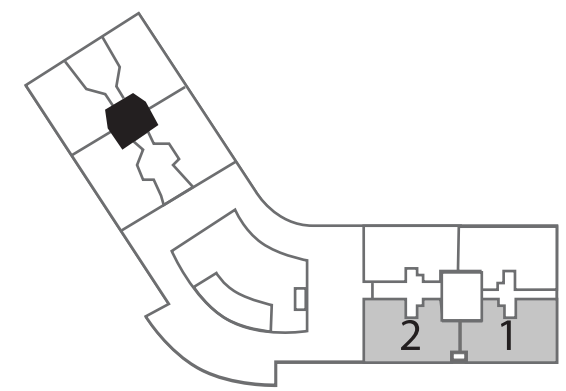
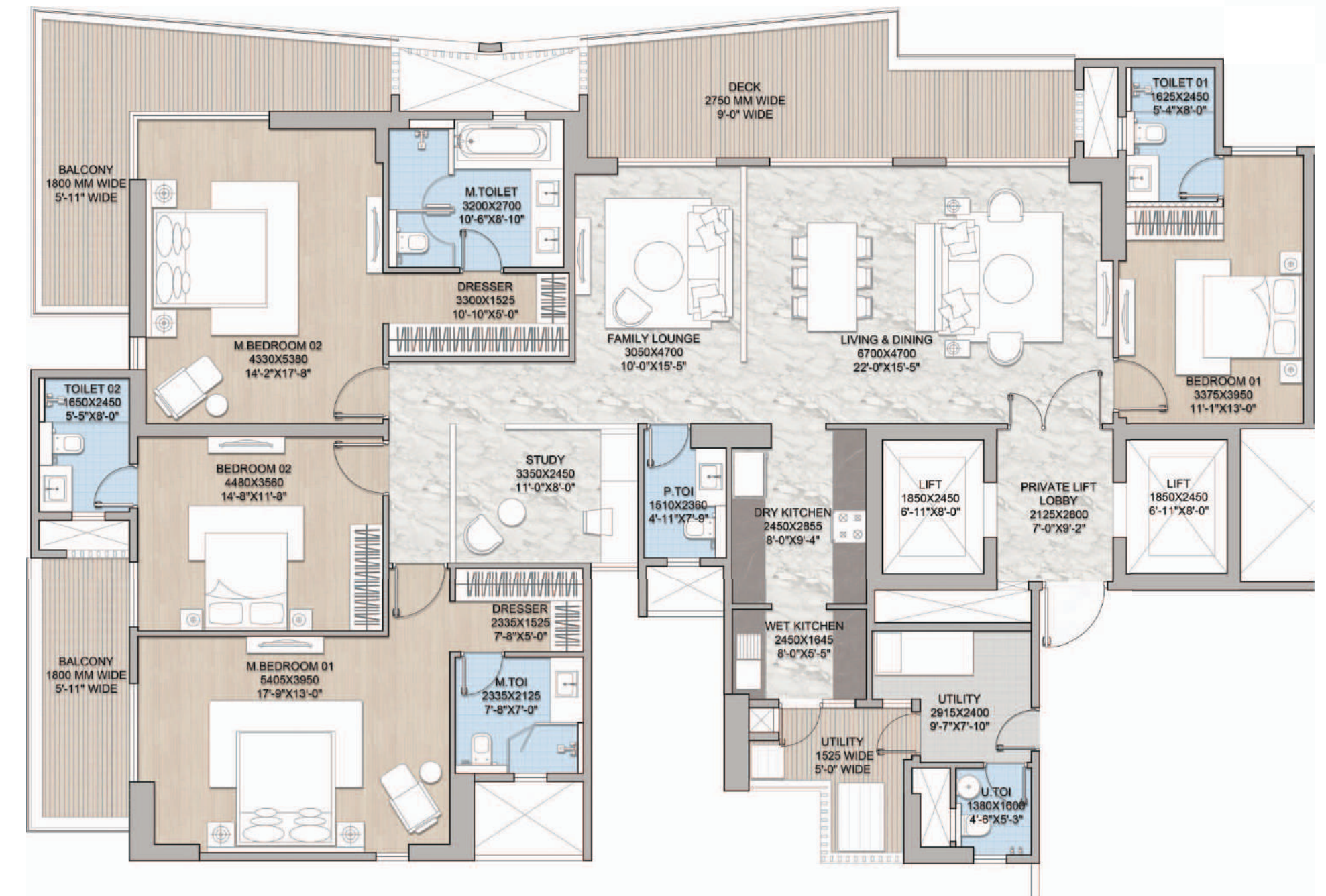
| 3BHK+STUDY+UTILITY<br>TYPE-02 | AREAS<br>(in Sq.Ft.) |
|-------------------------------|----------------------|
| RERA Carpet                   | 1663                 |
| Balcony                       | 530                  |
| Exclusive Lift Foyer          | 60                   |
| UCA                           | 2253                 |
| Super Area                    | 3000                 |

# UNIT PLAN 4 BHK



| 4BHK+UTILITY TYPE-01 | AREAS<br>(in Sq.Ft.) |
|----------------------|----------------------|
| RERA Carpet          | 1794                 |
| Balcony              | 545                  |
| Exclusive Lift Foyer | 60                   |
| UCA                  | 2399                 |
| Super Area           | 3265                 |

# UNIT PLAN 4BHK XL



| 4BHK+UTILITY TYPE-02 | AREAS<br>(in Sq.Ft.) |
|----------------------|----------------------|
| RERA Carpet          | 2155                 |
| Balcony              | 568                  |
| Exclusive Lift Foyer | 60                   |
| UCA                  | 2783                 |
| Super Area           | 3800                 |

*A world that's a world apart  
Groove to a New Rhythm*

Designed by  
**morphogenesis.**

Architecture | Interiors | Landscape

Morphogenesis is one of India's foremost architecture and urban design firms, renowned for its pathbreaking, sustainable, and contextually responsive design solutions.

Construction by



KRISHNA BUILDESTATES PVT. LTD.

KBE is one of India's premier construction companies, building on a legacy that began in 1949. With over 75 years of experience, KBE has been shaping India across residential, industrial, and commercial sectors with proven expertise.

Stainless Steel Supplied by



Jindal Stainless, India's leading stainless-steel manufacturer, operates 16 facilities globally and, since 1970, has been driven by innovation and excellence in construction-grade materials.



## DISCOVER INVALUABLE CONNECTIONS.

### Shopping

Ocus Medley Mall – 2.6 km\*  
 Conscient One Mall - 6.5 km\*  
 The Esplanade Mall – 5.6 km\*

### Connectivity

Dwarka Expressway – 0.3 km\*  
 NH-8 (Delhi–Jaipur Highway) – 11 km\*  
 IGI Airport (T3) – 20.5 km\*  
 Corporate Hubs  
 Cyber Hub & Udyog Vihar – 15 km\*  
 Upcoming Sector 101 Metro Station – 1.0 km\*

### Schools

Global Heights School – 1.2 km\*  
 Imperial Heritage School – 3.5 km\*  
 Prime Scholars International School – 3.4 km\*  
 Delhi Public School – 1.2 km\*  
 HSV International School – 4.2 km\*  
 Euro International School – 2.5 km\*

### Hospitals

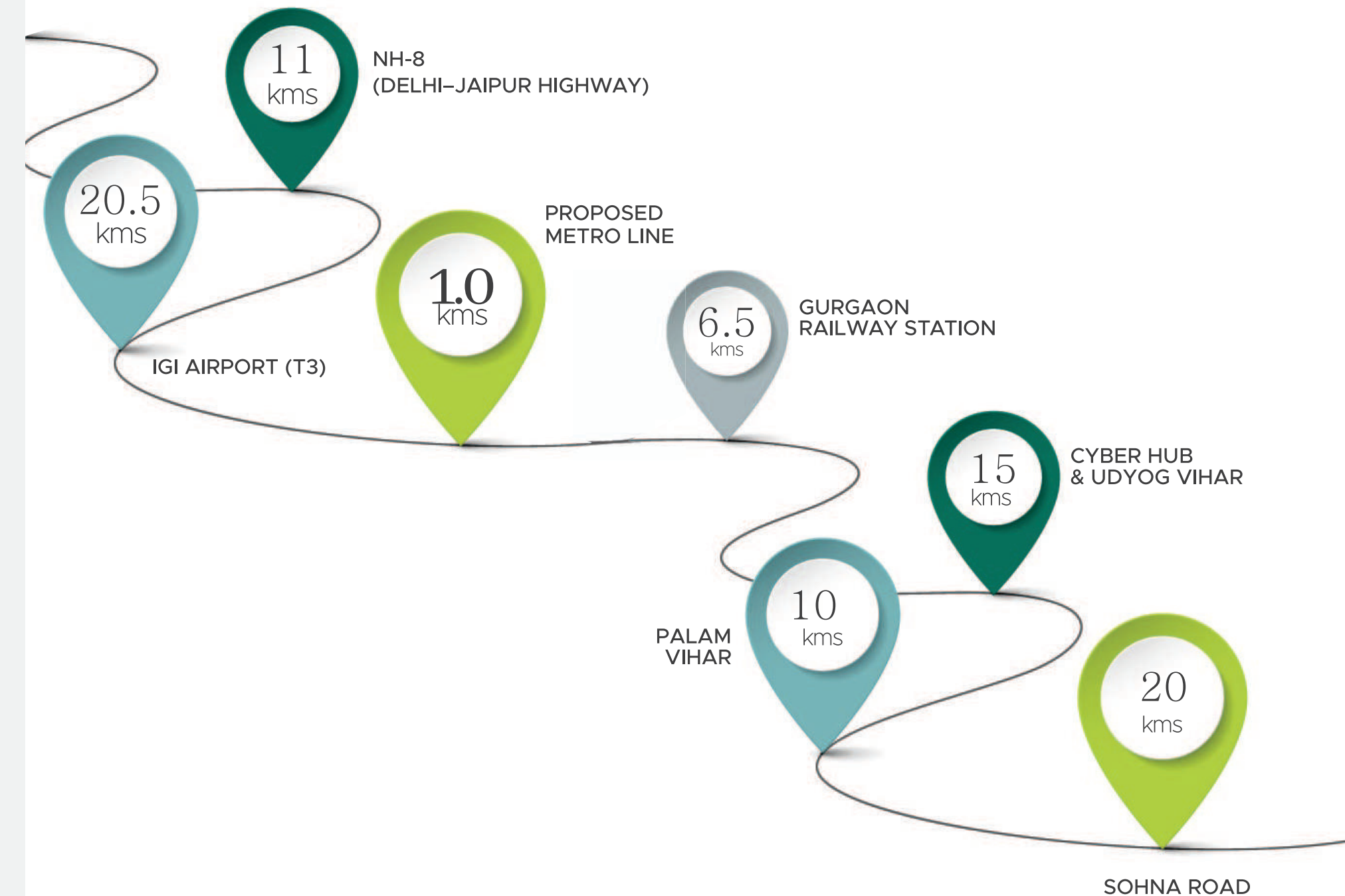
Medanta – The Medicity – 12.1 km\*  
 Artemis Hospital – 15 km\*  
 Fortis Memorial Research Institute – 15 km\*  
 The Signature Advanced Hospital – 4.5 km\*  
 Upcoming Sheetla Mata Medical College & Hospital - 4.5 km\*

\*Approximate Distance



## SECTOR 102, GURUGRAM: A GETAWAY AT THE HEART OF THE EXPRESSWAY

Sector 102 is ideally located to offer the best of the Dwarka Expressway. It provides quick and seamless connectivity, along with easy access to best-in-class conveniences. Additionally, its proximity to both modern urban developments and the serenity of nature makes it a perfect getaway—and an ideal address to call home.



## DISCOVER INVALUABLE CONNECTIONS



102



Location Map



MAP NOT TO SCALE

- Existing Metro
- Proposed Metro

Source: Google Maps (approx time considered on non peak hours)



# SPECIFICATION

## FINISHING MATRIX

| S.NO | LOCATION | FLOORING |
|------|----------|----------|
|------|----------|----------|

### RESIDENTIAL TOWERS

|              |                                   |                       |
|--------------|-----------------------------------|-----------------------|
| COMMON AREAS | Tower Entrance Lobby@Ground Floor | Opt 1: Italian Marble |
|              | Lift Lobby@Ground Floor           | Opt 1: Italian Marble |
|              | Lift Wells / Shafts               |                       |

|            |                                |                                                                                                                                    |
|------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| APARTMENTS | Private Lift Lobby             | Opt 1: Italian Marble                                                                                                              |
|            | Living Dining & Family Lounge  | Opt 1: Italian Marble                                                                                                              |
|            | Study / (Lounge in some units) | Opt 1: Italian Marble                                                                                                              |
|            | Kitchen                        | Opt 1: Italian Marble                                                                                                              |
|            | Master Bedroom                 | Opt 1: Laminated Wooden Flooring-AC4 Grade, with transition profile at doors.<br>Opt 2: Marble Flooring                            |
|            | Bedroom                        | Opt 1: Laminated Wooden Flooring-AC4 Grade, with transition profile at doors. & Marble flooring in guest bedroom (near lift lobby) |

| SKIRTING/DADO | WALL FINISH | FALSE CEILING | CEILING | COUNTER LEDGE WALL, COPING |
|---------------|-------------|---------------|---------|----------------------------|
|---------------|-------------|---------------|---------|----------------------------|

### RESIDENTIAL TOWERS

|                                                                                                                                            |                                                     |                                                                                                                |                      |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------|
| Skirting same as flooring<br>Granite Cladding on Lift Jambes up to lintel height<br>1' wide Lift wall fascia up to false ceiling height.   | Stone/Wall Cladding as/ Interior Design             | Gypsum Ceiling finished with Acrylic Paint                                                                     | Whitewash/ Distemper |                                 |
| Skirting same as flooring<br>Granite Cladding on Lift Jambes up to lintel height<br>1' wide Lift wall fascia up to false ceiling height.   | Stone/Wall Cladding as/ Interior Design             | Gypsum Ceiling finished with Acrylic Paint                                                                     | Whitewash/ Distemper |                                 |
| Plaster Paint                                                                                                                              |                                                     |                                                                                                                |                      |                                 |
| 100mm high matching flooring<br>Granite Cladding on Lift Jambes up to lintel height<br>1' wide Lift wall fascia up to false ceiling height | Gypsum Plaster finished with Acrylic Paint          | Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level | Acrylic Paint        |                                 |
| 150mm high matching flooring<br>Granite Cladding on window Jambes & Cills                                                                  | Gypsum Plaster finished with Acrylic Paint          | Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level | Acrylic Paint        |                                 |
| 150mm high matching flooring<br>Granite Cladding on window Jambes & Cills                                                                  | Gypsum Plaster finished with Acrylic Paint          | Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level | Acrylic Paint        |                                 |
| 100mm high matching flooring<br>600 x 300 glazed ceramic tiles 2' above granite counter and behind refrigerator                            | Gypsum Plaster finished with Interior Acrylic Paint | Opt 1: Gypsum Boxing for A/C & Fire Fighting and chimney                                                       | Acrylic Paint        | Dry fixed granite/stone counter |
| 100mm high matching flooring<br>Granite Cladding on window Jambes & Cills                                                                  | Gypsum plaster finished with Interior Acrylic Paint | Gypsum Boxing for A/C & Fire Fighting                                                                          | Acrylic Paint        |                                 |
| 100mm high matching flooring<br>Granite Cladding on window Jambes & Cills                                                                  | Gypsum plaster finished with Interior Acrylic Paint | Gypsum Boxing for A/C & Fire Fighting                                                                          | Acrylic Paint        |                                 |

# SPECIFICATION

## FINISHING MATRIX

|  |                               |                                          |
|--|-------------------------------|------------------------------------------|
|  | Master Toilet                 | Antiskid vitrified Tile-GVT<br>600x600mm |
|  | Toilet                        | Antiskid vitrified Tile-GVT<br>600x600mm |
|  | Balcony Deck                  | Opt 1: Antiskid Vitrified Tile 600x600mm |
|  | Utility Balcony               | Opt 1: Antiskid Vitrified Tile 600x600mm |
|  | Utility / Servant Room        | Opt 1: Antiskid Vitrified Tile 600x600mm |
|  | Utility / Servant Room Toilet | Opt 1: Antiskid Vitrified Tile 600x600mm |

|      |                         |                  |
|------|-------------------------|------------------|
| CORE | Service Lobby & Passage | Granite Flooring |
|      | Staircase               | Granite Flooring |
|      | Electrical ELV Room     | Kota Stone       |
|      | Service Lift Lobby      | Granite Stone    |
|      | Fire Staircase          | Granite Stone    |

|              |             |                                       |
|--------------|-------------|---------------------------------------|
| REFUGE FLOOR | Refuge area | Antiskid vitrified Tile-GVT 600x600mm |
|--------------|-------------|---------------------------------------|

|          |               |                                      |
|----------|---------------|--------------------------------------|
| BASEMENT | Driveway      | VDF with paint marking               |
|          | Parking Area  | VDF with paint marking               |
|          | Service Areas | Kota Stone                           |
|          | BOH spaces    | Vitrified Tile 600x600mm             |
|          | Ramp Areas    | VDF with broom finish                |
|          | Lobby         | Full body Vitrified Tile 600x1200 mm |

|                                  |                                                      |                                                                           |                              |                                                                         |
|----------------------------------|------------------------------------------------------|---------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------|
| Granite Cladding on window Cills | Vitrified tile 600x300mm upto false ceiling          | 600x600mm Moisture resistant gypsum board with trap door (wherever reqd.) | OBD                          | Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel. |
| Granite Cladding on window Cills | Antiskid Vitrified tile 600x300mm upto false ceiling | 600x600mm Moisture resistant gypsum board with trap door (wherever reqd.) | OBD                          | Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel. |
| 100mm high matching flooring     | Exterior Grade Texture paint                         |                                                                           | WPC                          |                                                                         |
| 100mm high matching flooring     | Exterior Grade Texture paint                         |                                                                           | Exterior Grade Texture paint |                                                                         |
| 100mm high matching flooring     | Gypsum plaster finished with Interior Acrylic Paint  |                                                                           | Acrylic Paint                |                                                                         |
| Tile Dadoing 300x300mm           | Dado Tile Uptil False Ceiling                        | 600x600mm Moisture resistant gypsum board with trap door (wherever reqd.) | OBD                          |                                                                         |

|                              |                      |  |                      |  |
|------------------------------|----------------------|--|----------------------|--|
| 100mm high matching flooring | Interior Grade Paint |  | Exterior Grade paint |  |
|------------------------------|----------------------|--|----------------------|--|

|                              |     |  |     |  |
|------------------------------|-----|--|-----|--|
| 100mm high matching flooring | OBD |  |     |  |
| Kota Stone                   | OBD |  | OBD |  |
| Granite Stone                | OBD |  | OBD |  |
| Granite Stone                | OBD |  | OBD |  |

|  |                      |  |                      |  |
|--|----------------------|--|----------------------|--|
|  | Exterior Grade Paint |  | Exterior Grade Paint |  |
|--|----------------------|--|----------------------|--|

|                                                                                                                          |                                                    |                                                   |     |  |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------|-----|--|
|                                                                                                                          | Column guard with signage paint marking on columns |                                                   | OBD |  |
|                                                                                                                          | OBD                                                |                                                   | OBD |  |
| same as flooring Kota stone where ever required.                                                                         | OBD                                                | Gypsum Boxing for A/C & Fire Fighting and chimney | OBD |  |
| same as flooring                                                                                                         | OBD                                                |                                                   | OBD |  |
|                                                                                                                          | OBD                                                |                                                   | OBD |  |
| same as flooring<br>Granite Cladding on Lift Jamb up to lintel height 1' wide Lift wall facia up to false ceiling height | Gypsum plaster finished with Acrylic Paint         | Gypsum plaster finished with Acrylic Paint        |     |  |

## EXTERNAL FINISHES

| FACADE | Item             | Description                                                                         |
|--------|------------------|-------------------------------------------------------------------------------------|
|        | Facade Paint     | Exterior grade texture paint as per approved shade                                  |
|        | Jaali            | GRC jaali with perforations on MS supports                                          |
|        | Balcony Handrail | Glass with Vertical SS Flate Welded to Base Plate Anchored to RCC Upstand as/vendor |
|        | Utility Handrail | MS handrail as per detail                                                           |
|        |                  |                                                                                     |

## SPECIFICATION FINISHING MATRIX

### Notes:

1. All sanitary fittings & fixtures shall be as per approved sample - The brand will be Kohler, Jaquar, or an approved equivalent.
2. All pop-outs in landscape shall be as per the landscape design
3. Terrace shaft closure / louvers shall be aluminum powder coated.
4. External door windows shall be Aluminium /UPVC as/facade.
5. Over head tanks shall have ceramic tiles from inside
6. Apartment Main door to be Flush door with Veneer on both side
7. All internal apartment doors to be flush doors with laminate on both side
8. Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
9. Balcony Tow Wall Coping : Stone as/sel.
10. Client to confirm upon HVAC Scheme for Units - VRV or ductable AC - VRF with high wall internal units - The brand will be Mitsubishi and Daikin or an equivalent
11. Modular kitchen - with appliances Hob, Chimney, Microwave/Oven, Dishwasher, RO, washing machine & dryer.



LUXURY RESIDENCES

TOO GOOD. TWO TOWERS.