



DOWNTOWN 66

**THE PULSE OF
GURUGRAM**

Where the city's rhythm meets refined living.
Welcome to the city's new downtown.

GURUGRAM'S NEXT LANDMARK OF LIFE AND LUXURY



LOCATION

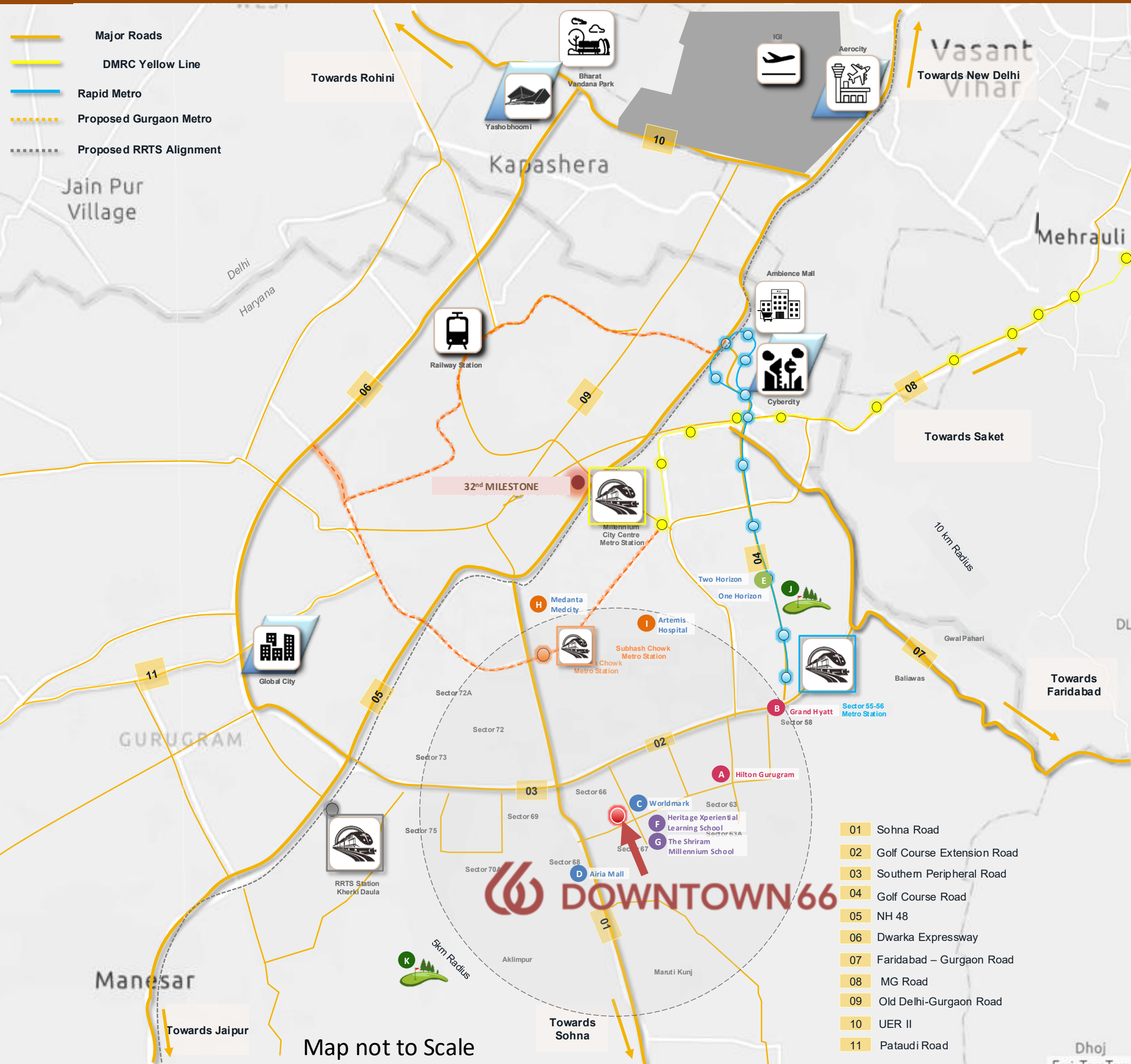


Located in Sector 66,
Downtown 66 introduces a
new era of urban
sophistication.

This is **Gurugram's** true
downtown living
experience.



ON THE MAP



Seamless connectivity to Golf Course Road, Sohna Road, NH-8 and Dwarka Expressway

Surrounded by premium schools, prominent workplaces, hospitals, malls, & dining avenues

- A Hilton Gurugram
- B Grand Hyatt
- C Worldmark
- D Airia Mall

- E One & Two Horizon
- F Heritage Xperiential Learning School
- G The Shriram Millennium School

- H Medanta Medcity
- I Artemis Hospital

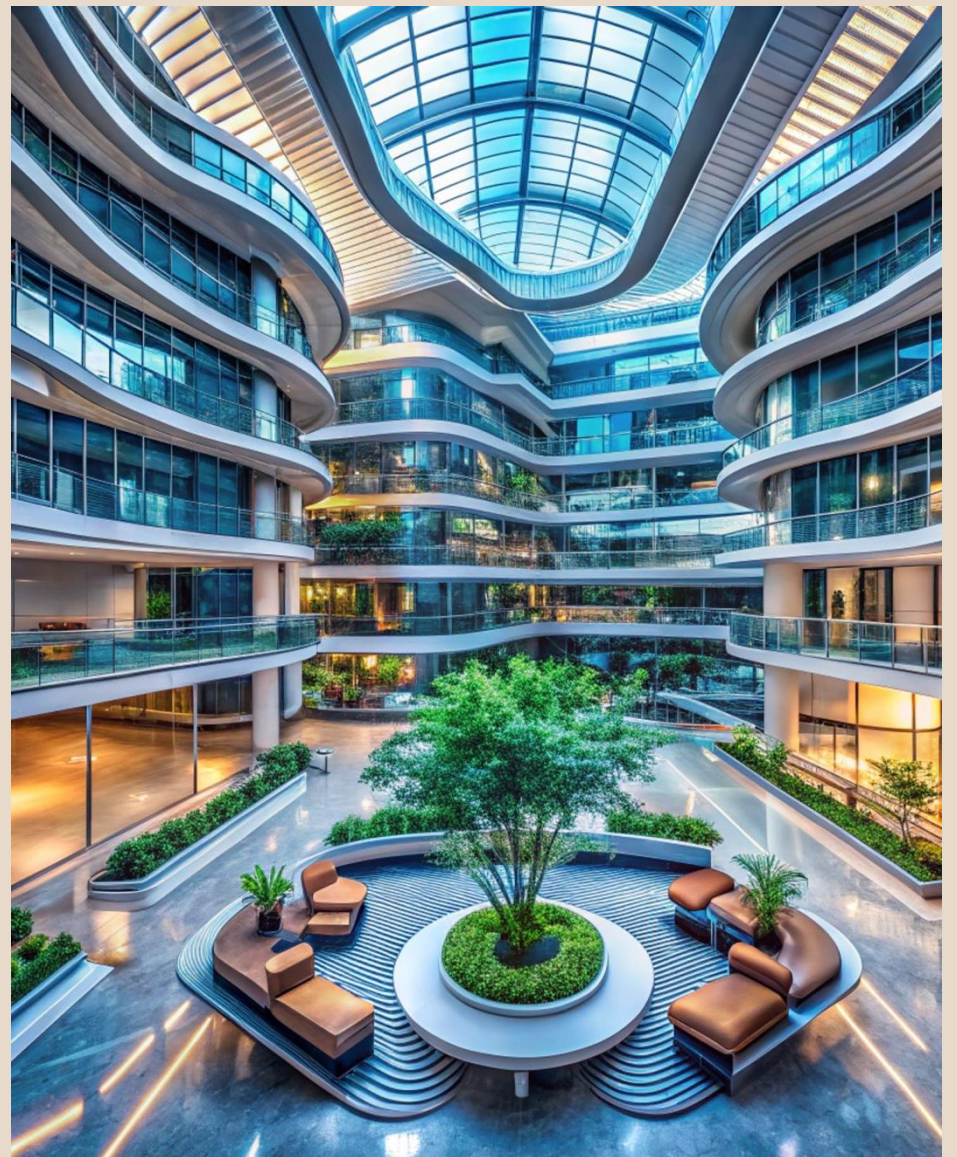
WALK-TO-LIFE

At  DOWNTOWN 66

everything that matters
is within reach



- **Retail**
- **Fine dining**
- **Premium schools**
- **Corporate hubs**



The Golf Course Extension Road area has evolved into Gurugram's true downtown core.

A BOLD STATEMENT

A skyline-defining presence in Sector 66, Gurugram, Downtown 66 is a masterpiece of proportion and poise. Its architecture fuses glass & metal, geometry & grandeur engineered for prestige, and designed to stand as a symbol of urban artistry.



BUILT BEYOND EXPECTATION

Every detail at Downtown 66
is engineered for permanence
and pride.

- A **luminous glass and metal façade** ensures abundant daylight and open panoramas.
- **Wraparound decks in each unit** invite the outdoors in, redefining open-air living.
- **Zone 5** structure** built for safety and longevity; this is architecture that endures.
- **IGBC platinum** pre-certified
- **5+1* lifts per tower**
- **~1.35 lac sq. ft. (~12,500 sq mt)** of amenities and landscape[#]

*5 passenger & 1 service lift to each core, as per sanctioned plan.

**For better safety, the structure is designed for India's highest seismic considerations of Zone V for high rise structures vis-a-vis Zone IV as stipulated by the Indian Codes.

#The area for amenities shall mean to include (i) the area earmarked for club and primary school and the applicable FAR allowed on such sites by DTCP as per the sanctioned drawings; and (ii) the landscape area which shall mean to include the soft and hard landscape area forming part of the project on the ground and podium level.

5-STAR LIKE LIVING STANDARD

CLUBHOUSE

Amenities to remind you
of a 5-Star Experience

ARTISTIC IMPRESSION

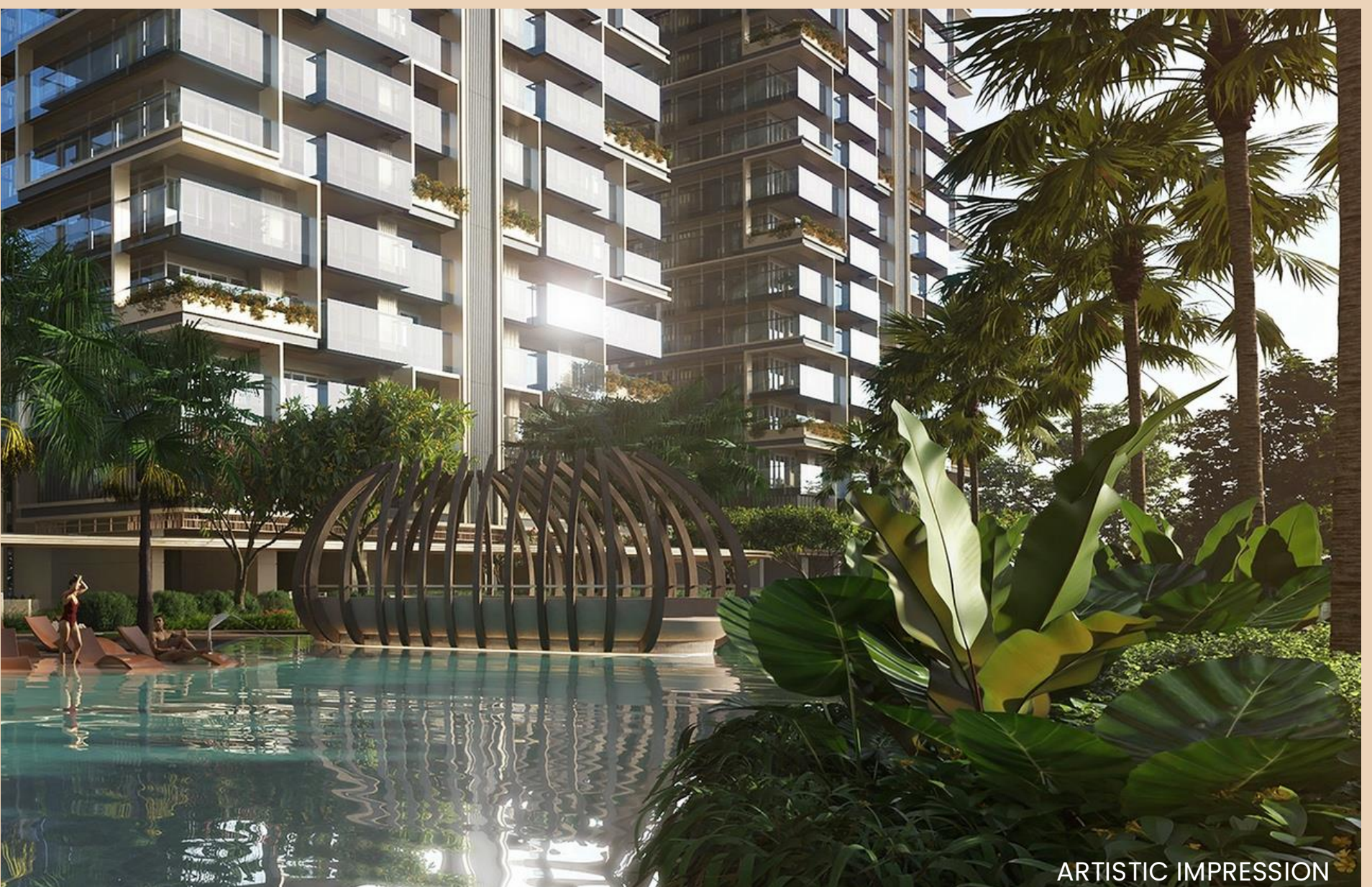
- ~150-meter iconic height
- Metal & glass façade with vertical planters
- 4 residences per floor
- ~85 ft balcony span
- Multi-generational amenities for all age groups – social zones, kids' zones and senior citizen zones

ARTISTIC IMPRESSION

Elevated Podium Living

ARTISTIC IMPRESSION

- Podium concept
- ~1.35 lakh sq. ft. (~12,500 sq. mt.) of amenities & landscape[#]
- Multi-layered landscape experience



ARTISTIC IMPRESSION

[#]The area for amenities shall mean to include (i) the area earmarked for club and primary school and the applicable FAR allowed on such sites by DTCP as per the sanctioned drawings; and (ii) the landscape area which shall mean to include the soft and hard landscape area forming part of the project on the ground and podium level.

A high-angle, close-up photograph of several people's hands working on architectural blueprints spread across a wooden table. One hand in the foreground is using a pair of compasses to draw a circle on the paper. A red and white folding ruler is placed diagonally across the drawings. A yellow hard hat is visible in the bottom left corner. The background is softly blurred, showing more hands and parts of the team.

A LANDMARK SHAPED BY VISIONARIES

BPTP's legacy of successful projects across NCR is reinforced by world-class consultants in architecture, engineering, and design, bringing global precision to local vision.



Principal
Architect &
Interior Design
Consultant

AEDAS

www.aedas.com

Landscape
Consultant

Coopers Hill

[coopershill.
design](http://coopershill.design)

Green Building
Consultant

GreenTree

Greentree.global

Proof Consultant

Manish

Consultant

[manishconsultants
.com](http://manishconsultants.com)

Building Bye-laws
Consultant

RSMS

rsms-arch.com

Kitchen Design
Consultant

ATN

atnconsultants.com

DOWNTOWN 66

CONSULTANTS

**Curators of atmosphere,
translating architecture
into emotion, detail, and
refined interior beauty.**

**Designers of rhythm
behind the scenes,
where precision meets
flawless functionality.**

**Champions of
sustainability, nurturing
design that lives in
harmony with its
environment.**

**Keepers of structural truth,
validating every beam and
balance with quiet authority.**

**Guardians of regulation,
aligning vision with every
codal and statutory
standard.**

**Crafting spaces with
precision at their core—
designed for effortless
everyday living.**



MEP
Consultant
Sanelac
sanelac.com

Wind Tunnel
Consultant
RWDI
rwdi.com

Fire Safety
Consultant
Proion
proion.net

Geotechnical
Consultant
Geocon Infra
geoconinternational.
com

DOWNTOWN 66

CONSULTANTS

**Masters of systems,
bringing light, air, and flow
to every living space.**

**Whisperers of the wind,
refining form through
movement, balance, and
resilience.**


**Guardians of safety,
ensuring every design
breathes with protection,
confidence, and
compliance.**

**Interpreters of the earth,
grounding ambition in
strength, science, and
stability.**



**LIFE IN DOWNTOWN
ISN'T ORDINARY**

**PERFECTION,
INSIDE AND OUT**



Premium finishes, high-speed lifts, and fire-safe structures. Every specification meets international standards, built for comfort and confidence.

THE HEART OF DOWNTOWN 66

At the core of community life stands The Downtown 66 Club, a refined social nucleus for recreation, wellness, and connection. It's where residents meet, celebrate, and belong.







Holistic Living Ecosystem

Built for Every Generation

- HEALTH & WELLNESS
- SPORTS & FITNESS
- KIDS & FAMILY
- ENTERTAINMENT & LIFESTYLE
- SUSTAINABLE LIVING



Every corner, from the gardens to fitness zones, has been sculpted to nurture balance, calm, and connection. Spread across ~1.35 lac sq. ft. (~12,500 sq. mt.)# of amenities and landscaped zones, Downtown 66 is a holistic ecosystem that enriches your daily rhythm with beauty and meaning.

#The area for amenities shall mean to include (i) the area earmarked for club and primary school and the applicable FAR allowed on such sites by DTCP as per the sanctioned drawings; and (ii) the landscape area which shall mean to include the soft and hard landscape area forming part of the project on the ground and podium level.

HEALTH & WELLNESS

Breathe deep and reset within thoughtfully designed wellness spaces — crafted to nurture your physical, emotional, and social well-being:

- YOGA/ZUMBA ROOM
- MEDITATION PAVILIONS
- TURKISH HAMMAM
- TREATMENT ROOMS
- SAUNA
- RAIN THERAPY
- JACUZZI
- SALT ROOM
- GYMNASIUM & PILATES
- REFLEXOLOGY CORNER
- VITALITY POOL
- INDOOR HEATED POOL



Here, tranquility flows
as freely as light.

YOGA/ZUMBA ROOM

ARTISTIC IMPRESSION







Sports & Fitness

Pursue vitality with world-class facilities

- PADEL COURT
- PICKLEBALL COURTS
- SQUASH COURT
- INDOOR BADMINTON COURTS
- SWIMMING POOLS
- BOXING STATION
- ROCK CLIMBING WALL
- GYMNASIUM
- HIIT ZONES

GYMNASIUM

ARTISTIC IMPRESSION



PADEL COURT

ARTISTIC IMPRESSION



Lifestyle & Entertainment

Host life's milestones in banquet halls, private lounges, and community spaces. Every gathering finds its perfect setting in Downtown 66.

- BUSINESS CENTRE
- BALLROOM/BANQUET WITH PRE-FUNCTION HALL
- AIR HOCKEY
- FOOSBALL
- TABLE-TENNIS
- CHESS
- POOL TABLES
- AV ROOM
- MUSICAL GARDEN
- READING ZONE
- FINE DINING WITH PRIVATE DINING ROOM
- SPORTS BAR
- WHISKEY/KARAOKE LOUNGE
- CARD ROOM











Kids & Family

Connect in chic lounges and dining venues designed for meaningful moments.

- SENIOR CITIZEN ZONE
- PAVILION SEATING
- OUTDOOR DINING SPACES
- KIDS' PLAY ZONE
- ART & POTTERY
- KIDS' POOL
- DANCE STUDIO
- COACHING CENTRE
- KIDS' READING ZONE
- ROBOTICS LAB
- COOKERY
- MUSIC STUDIO









Sustainable Living

Horticulture, orchards, and reflective fountains form a lush urban retreat. Downtown 66 restores balance, blending modern living with the beauty of nature.

SUSTAINABLE BY DESIGN

Downtown 66 embraces eco-innovation with energy-efficient systems and green certification. The development is designed not just for today, but for decades to come.

A vertical architectural rendering of a modern high-rise building. The building features a facade of vertical wooden slats and numerous balconies with glass railings and small greenery. To the left, a curved, covered walkway with wooden columns runs along the base of the building. In the foreground, a lush rooftop garden is shown, featuring a central stone-lined stream with water flowing over several large, dark grey rocks. The garden is filled with various green plants, including trees and shrubs. The sky is a soft, warm pink and orange, suggesting a sunset or sunrise.

Designed for Light and Flow

Every layout maximizes ventilation, daylight, and spatial harmony, ensuring elegant movement between living, dining, and outdoor spaces.

**WHERE THE SKY
BECOMES YOUR
PRIVATE TERRACE**

Elevate your every day in homes that capture both serenity and spectacle. Each residence is an expression of success and sophistication. Bespoke design. Infinite views. An address of arrival.



BUILDING THE FUTURE. ONE LANDMARK AT A TIME.



Each milestone tells a story of scale,
innovation, and value.



**50+ PROJECTS
DELIVERED**

ACROSS RESIDENTIAL,
COMMERCIAL, AND
MIXED-USE SPACES

~50 MILLION+ SQ. FT.

DELIVERED WITH
PRECISION AND PRIDE

**~25,000+ UNITS
DELIVERED**

EACH ONE BUILT ON
TRUST AND VISION

GLOBALLY INSPIRED

DESIGNS BENCHMARKED
TO INTERNATIONAL
STANDARDS



ACTUAL IMAGE



Disclaimer - Downtown-66 ("Project") is registered with HRERA Gurugram, registration number RC/REP/HARERA/GGM/981/713/2025/84 dated 19.09.2025. The details for the aforesaid Project including approved layout plans are available on the website www.haryanarera.gov.in|License No. 73 of 2024 dated 28.06.2024 and 31 of 2008 dated 18.02.2008|Building plans are approved by the competent authority as per applicable regulations. The allotment/sale is subject to application form, allotment letter, agreement for sale and/or conveyance deed; licenses, sanctioned building plans, other approvals, and occupation certificate(s)| Nothing contained herein constitutes an offer or invitation to offer, provisional or final allotment, and does not form a legally binding agreement and/or commitment of any nature whatsoever. Recipients are advised to use their discretion in relying on the information/data described/shown therein.

All information, designs, dimensions, facilities, visuals, drawings, plans, sketches, images, specifications, amenities, furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, shades, sizes and color of the tiles and other details and recreational areas shown are merely artistic impressions for illustrative purposes only and may differ from actuals. Heights mentioned are approximate and not to scale. All specifications and amenities shall be as per the final agreement executed with the Promoter. The Promoter makes no representation or warranty regarding their accuracy or completeness. Customers/viewers/ recipients are advised to independently verify all details, including specifications, areas, services, amenities, terms of sale and payment, prior to purchase of any unit(s) in the Project.