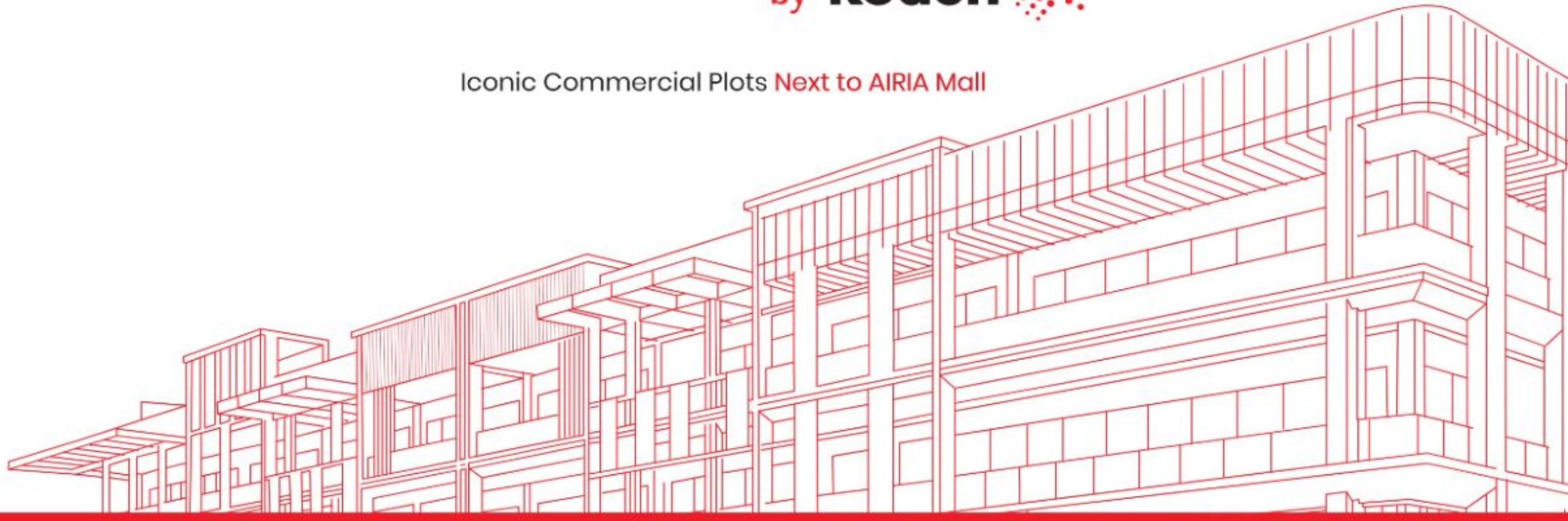


GURUGRAM'S MOST  
AMBITIOUS RETAIL MASTERPIECE

# The BAZARIA

by **Reach** 

Iconic Commercial Plots **Next to AIRIA Mall**



There are  
**THREE FACTORS**  
that matter most in  
**REAL ESTATE**  
**INVESTMENT.**



## FACTOR 1: LOCATION

Gurugram is now the epicentre of real estate development.

And **Reach The BAZARIA** is here to capitalise and further drive its progress.



Preferred destination for offices of over 250 Fortune 500 companies.<sup>1</sup>



Real estate is booming with residential prices surging by 76%.<sup>2</sup>



Real estate growth is driven by Dwarka Expressway and NH-248 A.<sup>2</sup>



New project launches doubled in 2024, and strict RERA guidelines fast tracked the infrastructural development.<sup>2</sup>



Iconic Commercial Plots Next to AIRIA Mall



Scan to see  
the resource 1



Scan to see  
the resource 2



Scan to see  
the resource 3

## FACTOR 2: LOCATION

Within Gurugram, the thriving neighbourhoods of GCER and SPR flourish along NH 248 A, their central lifeline. **Reach The BAZARIA** will benefit from this growth.



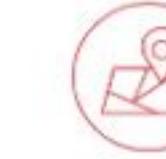
Consistent appreciation in prices and high ROI for commercial investments.



Among the **fastest growing commercial hubs**.



The **demand for retail and commercial** spaces is skyrocketing.



GCER and SPR are to become next growth centres in commercial real estate.

## FACTOR 3: LOCATION

This project is right next to AIRIA Mall, one of the most prominent landmarks of NH-248 A. **AIRIA Mall** is Gurugram's first Hybrid Organised Retail Centre, part of a large scale mixed use development.



AIRIA Mall has emerged as a **retail and commercial hub** which will contribute a steady footfall for commercial plots.<sup>1</sup>



AIRIA Mall draws steady visitors with **100+ brands**.<sup>2</sup>



It enjoys excellent access to the **NH-248 A and NH-48**, ensuring connectivity to Gurugram, Delhi and Sohna.



The site for the project is well-recognised and has hosted concerts that drew **thousands**.



Presenting  
Gurugram's Most Ambitious Retail Masterpiece

# The BAZARIA

by **Reach** 



IT WILL NOT  
JUST  
RAISE THE  
BAR IN  
RETAIL.  
IT WILL BE  
THE BAR.

# IT WON'T JUST TRANSFORM THE WAY GURUGRAM SHOPS. IT WILL BRING MORE HAPPY EXPERIENCES TO THE CITY.

Today's professionals seek a seamless blend of work and life—where convenience meets lifestyle. With its prime location, Reach The BAZARIA caters to office-goers and affluent families alike, offering premium dining, shopping, and leisure. It's more than retail—it's where work, life, and leisure come together.



TODAY, IT TICKS EVERYTHING ON YOUR WISH LIST.  
TOMORROW, IT WILL TICK EVERYTHING ON YOUR  
CLIENTELE'S WISH LIST.

Grand-scale  
development

The property is spread across 6+  
acres of prime land.

Versatile plot  
sizes for every  
need

Ranging from approx.  
86.12 sq. mts. to 255.86 sq. mts.  
(103 sq. yd to 306 sq. yd)

Limited  
collection of  
premium plots

Meticulously designed  
commercial plots for elite businesses.



The images are for the purpose of depicting the envisioned appearance based on approved design and guidelines. The Developer's name is limited to the development of SCD plotted colony only.

1 sq. yd. = 0.839127 sq. m.

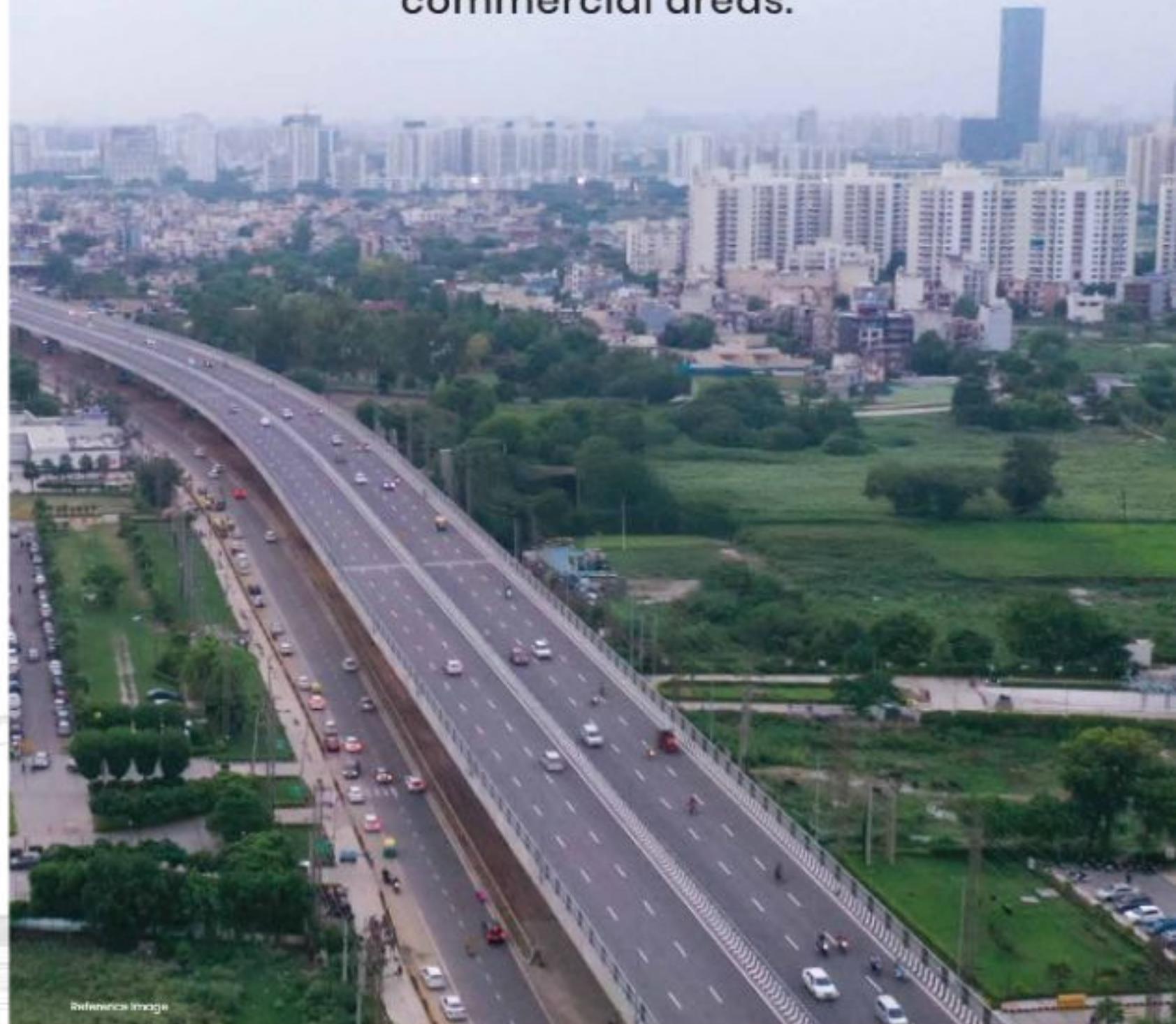
# CONNECTIVITY TURNS A GOOD LOCATION INTO A GREAT LOCATION.

**Reach The BAZARIA** enjoys direct access to NH-248 A, an essential lifeline of the city.

Further, it offers access to major roads, including:

-  - Southern Peripheral Road (SPR)
-  - Golf Course Extension Road
-  - Mumbai Expressway
-  - Proposed Metro Corridor

It enjoys excellent connectivity with Gurugram, Sohna, Delhi, and key commercial areas.



YOU ARE ONLY MINUTES  
AWAY FROM IT,  
**WHEREVER YOU ARE IN  
THE CITY.**

IT'S WITHIN REACH FROM NORTH,  
SOUTH, EAST AND WEST.



On NH-248 A



Approx. 5 Min. from  
Golf Course Extension Road



Approx. 13 Min. from  
National Highway 48



Approx. 5 Min. from  
Southern Peripheral Road



Approx. 12 Min. from  
Delhi-Mumbai Expressway (NE4)



Approx. 15 Min. from  
Dwarka Expressway Region

TODAY, A  
LANDMARK.  
TOMORROW,  
THE CITY'S  
CENTREPIECE.

**Reach The BAZARIA** enjoys  
close proximity to key  
destinations.

### Nearby Landmarks



#### Residential

DLF Arbour	- 4.6 km	Ansal Esencia	- 1.5 km
Central Park Resorts	- 5.6 km	Emaar Emerald Hills	- 5.6 km
Trump Tower	- 4.3 km	Ireo Victory Valley	- 2.6 km
TARC Ishva	- 5.1 km	Emaar The Palm Drive	- 3.8 km
Tatvam Villas	- 3.3 km	DLF ALAMEDA	- 5.8 km



#### Corporate Parks

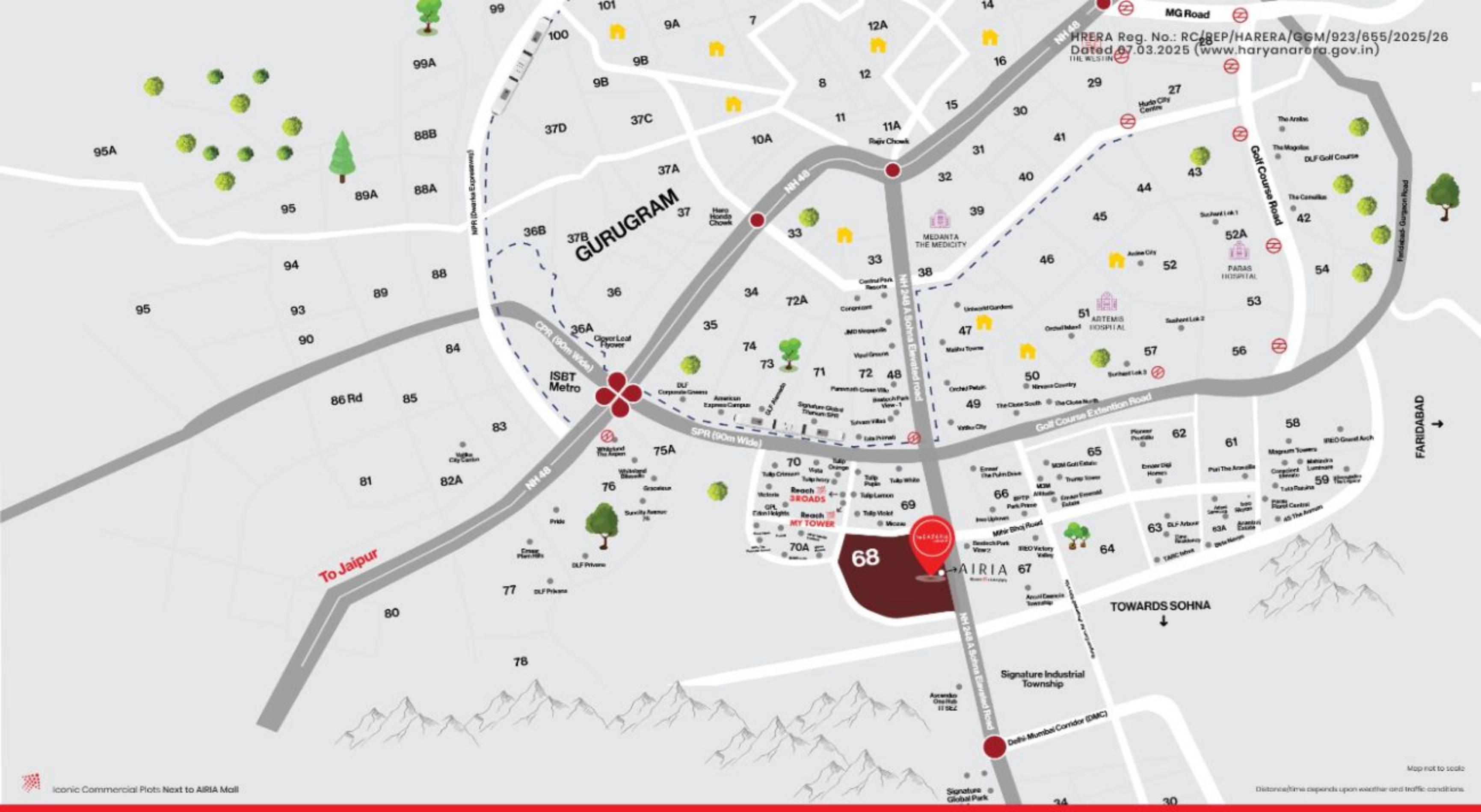
Genpact	- 5.1 km	Emaar Digital Greens	- 7.7 km
American Express	- 7.0 km	Magnum Global Park	- 8.2 km
AIPL Business Club	- 6.2 km	Vatika Business Park	- 3.4 km
Worldmark	- 3.8 km	Paras Trinity	- 5.4 km
Capital Business Park	- 5.1 km	Bestech Business Center	- 4.3 km



Iconic Commercial Plots Next to AIRIA Mall

1 km = 1000 m

\*Distance/time depends upon weather and traffic conditions





The master plan for plots shown above represents the approved layout. However, the depiction of landscape elements, site features, open spaces, parking areas, design elements, entry/exit points and common services zones in promotional material or communication is purely indicative. These representations remain subject to modification as permissible by law.



# EVERY DETAIL IS NOT JUST THOUGHT OF. IT'S THOUGHT THROUGH.

Every space, every nook and cranny is **designed with purpose**, seamlessly blending convenience, comfort, and charm.



## Surface Parking Spaces:

Thoughtfully designed open parking ensures smooth access while keeping the surroundings uncluttered.



## Drive-Through Boulevards:

Expansive, flowing avenues designed for smooth and effortless navigation.



## Commercial Drop-Off Zone:

A well-planned drop-off point ensuring effortless arrivals and departures.



## Scenic Open Area Features:

Scenic water features and lush landscaped spaces create a serene, refreshing retreat, blending rippling reflections with vibrant greenery.



## 2 Side Open Plots:

Meticulously designed open plots for abundant natural light, improved airflow, and effortless access.

# THE PERFECT ADDRESS FOR EVERY BUSINESS.

No matter the industry, this is where your business will thrive. Thoughtfully designed for a diverse range of ventures:



## Restaurants



## Coffee Houses



## Showrooms



## Salons



## Ice Cream Parlours



## Gift Shops



## Clubs



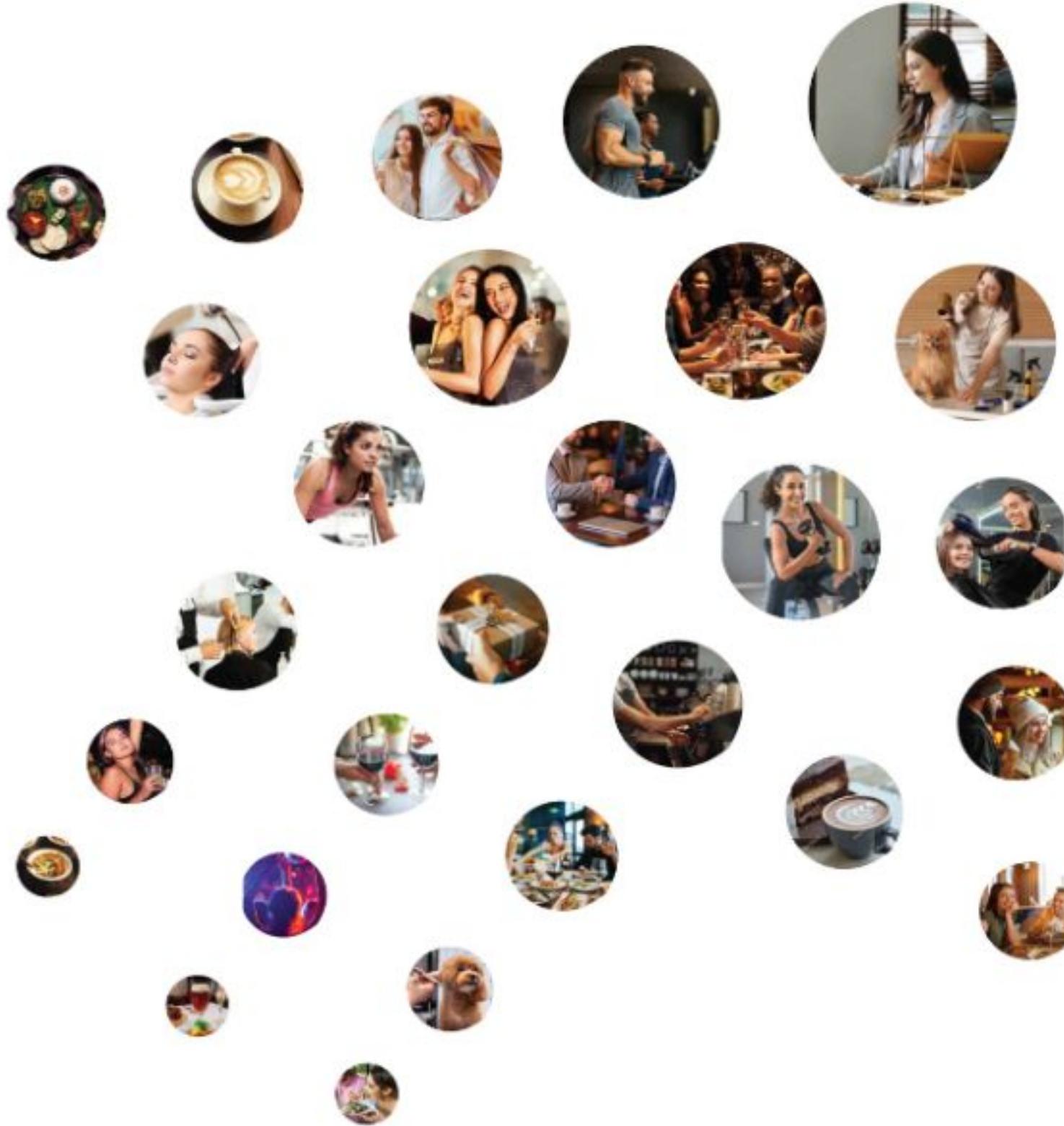
## Pet Grooming



## Bakeries



## Gyms



# EVERYTHING ABOUT REACH THE BAZARIA IS IMPECCABLE. INCLUDING THE EXPERTS BEHIND IT.

For over a decade, Reach Group has been a driving force in Gurugram's commercial real estate developments. With a deep commitment to excellence, innovation, and a customer-first approach, we create spaces that thrive.

Our projects are designed with thoughtfulness and purpose, ensuring every detail enhances the experience of those who step in. We have developed over 2 million square feet of prime real estate in Gurugram, from state-of-the-art office complexes to carefully curated retail and mixed-use spaces. Each project reflects our mindful approach, combining smart design with a welcoming feel.

At Reach Group, we believe in building environments where businesses flourish, communities grow, and people step into happiness. Our dedication to quality, trust, and transparency drives us to work with leading architects and engineers, ensuring every project exceeds expectations and delivers lasting value.

With every space we create, we stay true to our purpose: Building spaces that thrive.



Actual Image

A retail destination that wins over  
customers and retailers.

OC Received

**AIRIA**  
Reach  & LakeShore  
Sector 68, Gurugram





A retail destination that  
brings your wishlist to life.

CC Received

**Reach**   
**3ROADS**  
Sector 70, Gurugram



An office bathed  
in sunlight

CC Received

**Reach**   
**MY TOWER**  
Sector 70, Gurugram



A workplace that  
enhances productivity.

OC Received

**Reach**   
**COMERCIA**  
Sector 68, Gurugram



Commercial plots where  
retail flourishes.

RERA Received

**Reach**   
**BUZZ 114**  
Sector 114, Gurugram



BUILDING SPACES THAT THRIVE

315, 3rd Floor, Time Tower, M. G. Road,  
Gurugram 122002, +91 89294 40079  
info@reachgroup.in, www.reachgroup.in

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