

AARIZE

THE

TESSORO

UBER-LUXURY MALL



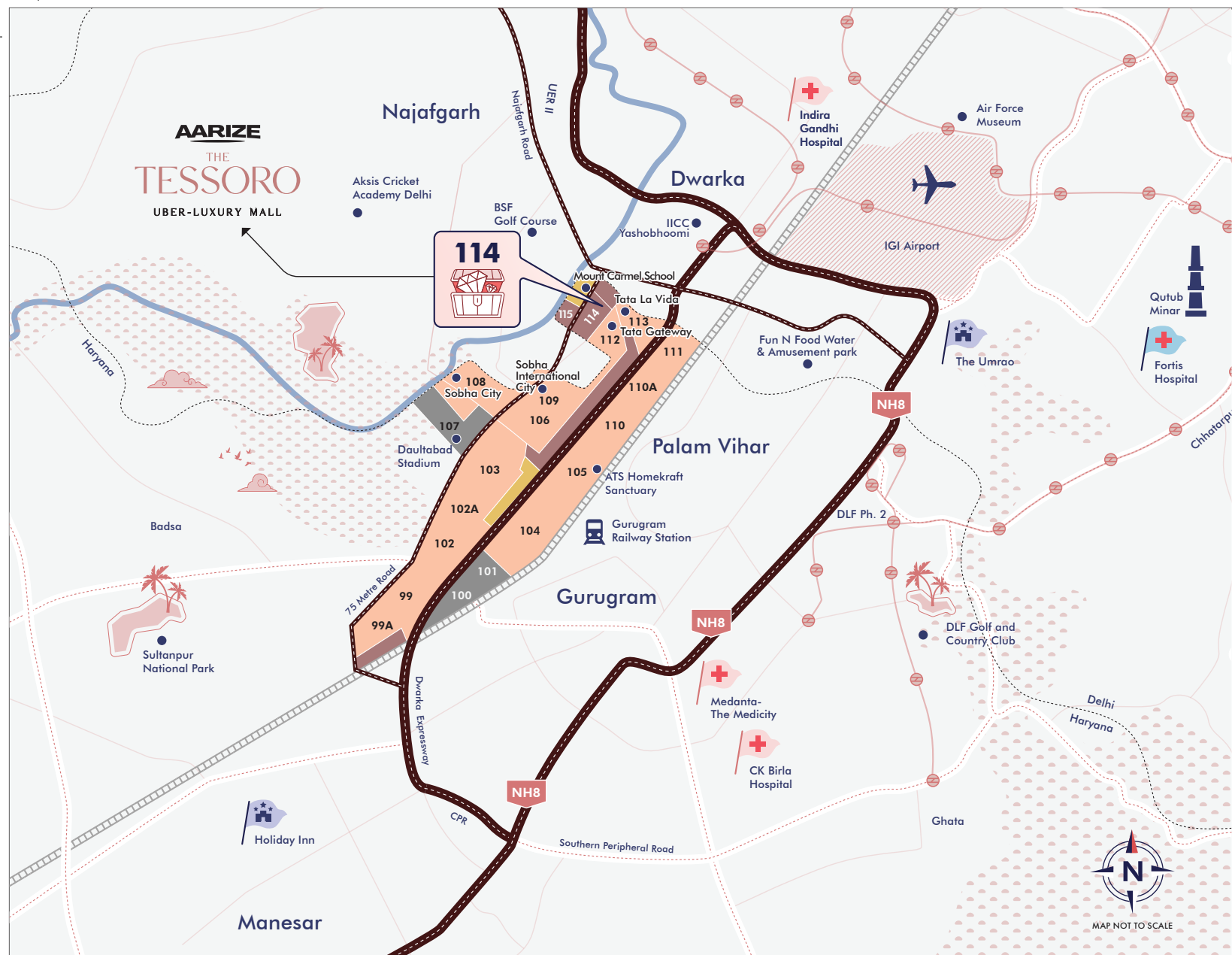
Artistic Impression

WHEN IT COMES TO TREASURE,
FINDERS ARE KEEPERS.



Going on a treasure hunt, discovering a treasure and claiming it as your own is an exhilarating experience. We invite you to feel this thrill when you discover Aarize The Tessoro. An uber-luxury mall located in the heart of the city's most vibrant and developing area, the property is a treasure waiting to be unveiled.

Read on to find out why you should claim your piece of it.



THINK OF IT AS YOUR TREASURE MAP

As one of the top luxury retail destinations in India for the discerning few in this part of Delhi-NCR, the project will feature the best of international and domestic brands in fashion, entertainment, dining and much more.

2,50,000+ people
in the vicinity

Bang on 75 m road (Upper Dwarka Expressway)

*0 km from Delhi

*2-min drive from Najafgarh & Kapashera road

*5-min drive from metro station (Dwarka Sec 25)

*10-min drive from IGI Airport

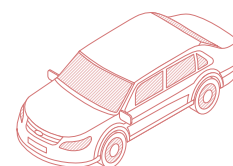
*2-min drive from Dwarka Expressway

Sector 114 in Gurugram is a prime hub for Commercial Real Estate investment, attracting businesses due to its strategic location, excellent connectivity and a catchment of high-end housing in the vicinity, driving demand in this sub-market.

Legends

Commercial	Public Utilities	Residential
Institutional	DMRC	Hotel
Railway	Hospital	

*Depending on traffic condition.



THE MORE WELL-CONNECTED YOU ARE, THE MORE TREASURED YOUR BUSINESS

Connections are as important to businesses as they are to business locations. Aarize The Tessoro is so well-connected that it offers a competitive advantage.

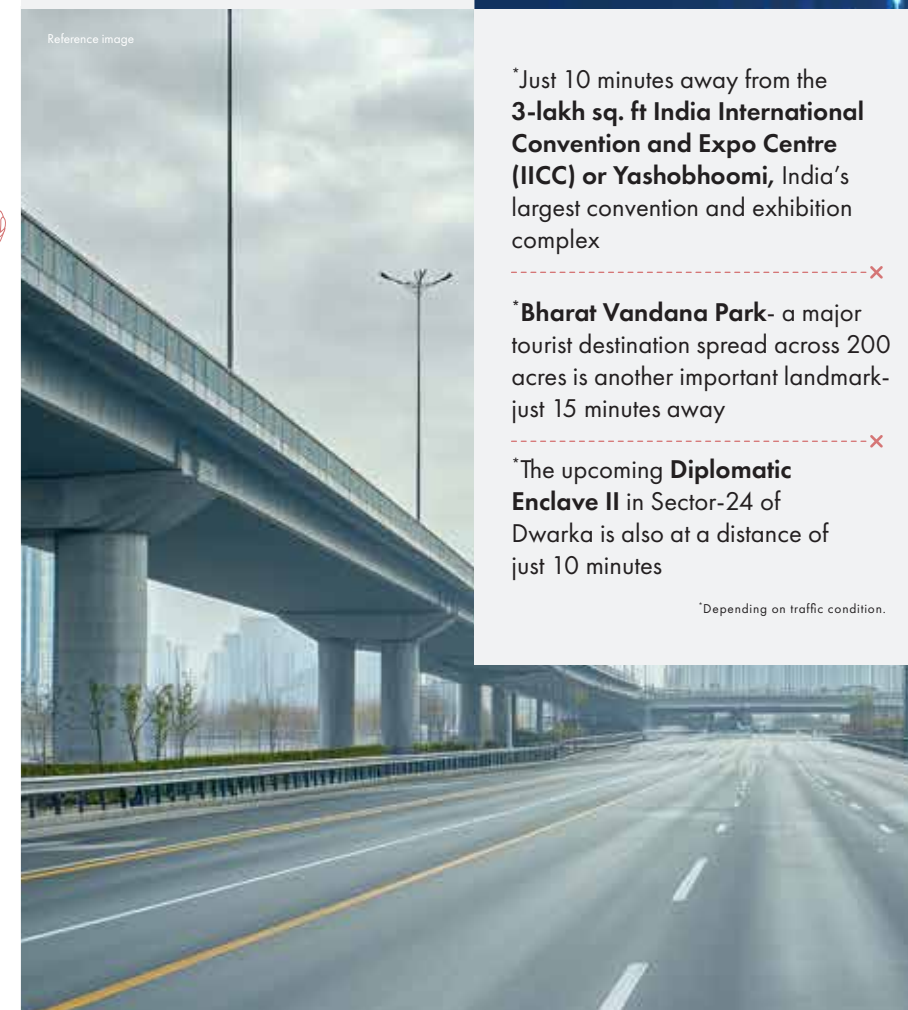


Located at the crossroads of
two strategic roads

This uber-luxury mall stretches
around 75 metres Upper
Dwarka Expressway in the front

The 60 metre sector road
that runs at its back connects
it to the 150 metre
Dwarka Expressway

Reference image



*Just 10 minutes away from the
3-lakh sq. ft India International
Convention and Expo Centre
(IICC) or Yashobhoomi, India's
largest convention and exhibition
complex

*Bharat Vandana Park- a major
tourist destination spread across 200
acres is another important landmark-
just 15 minutes away

*The upcoming Diplomatic
Enclave II in Sector-24 of
Dwarka is also at a distance of
just 10 minutes

*Depending on traffic condition.

Reference image



Direct access from Palam Vihar
(fully developed area)

Well-connected to Dwarka
through proposed
Northern Peripheral Road

INDEED, THE AREA IS FLOURISHING

AND HERE'S PROOF.

01

***11,270 units launched in 2023**

Dwarka Expressway- New Gurugram cluster saw a spike of 166% year-over-year growth in new launches, with only 4,231 units launched in the previous year.

02

***69% of the city's overall launches**

The submarket witnessed the biggest share of housing units launched with a 69% of overall Gurugram launches.

03

***12,409 housing units sold**

In the calendar year 2023, a total of 12,409 housing units were sold in this submarket, which was 67% of the overall sales in Gurugram.

04

***Homes worth ₹ 25,000 crore**

These homes were worth a whopping ₹ 25,000 crore. Interestingly, out of these 12,409 units, 97% were under construction at the time of sale.

05

Hotspot for premium launches

The Dwarka Expressway–New Gurugram cluster has become the new hotspot for luxury launches in Delhi-NCR.

06

***34% high-end projects**

Within the first half of the year 2024, as many as 34% of the new launches in this cluster were priced at ₹5 crore or above.

SOMETIMES
YOU DON'T
SEARCH
FOR TREASURE.
TREASURE
FINDS YOU.

Be present at Aarize The Tessoro, and you will discover a large customer base already waiting for you. They have money to spend, expensive tastes and a luxury lifestyle. The good news? They're all yours.

The connectivity between **Delhi and Gurugram** is poised to be revolutionised by the Dwarka Expressway

The Expressway weaves through **areas like Harsaru, Pataudi Road, Farrukhnagar, and parts of Gurugram**

Links **Dwarka Sector 21 to IGI Airport**



The real estate demand in newly developed sectors surrounding the **Expressway** is also poised to be propelled

Travel time will be reduced while fostering real estate growth in adjacent localities

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THE WORLD'S
FINEST BRANDS,
ALL IN ONE
EXCLUSIVE DESTINATION

Discover curated collections that reflect the pinnacle of fashion, craftsmanship, and sophistication. Whether you're redefining your style, finding that perfect statement piece, or exploring rare treasures, at Aarize The Tessoro, you are assured of a shopping experience as unique as you are.

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TREASURY

×

Lower Ground Floor

Supermarket | Luggage & Accessories | Electronics
Lifestyle | Café | Patisserie | Books



Reference image

EXPEDITION

×

Second Floor

Kids' Game & Entertainment | Kids' Fashion | Toy Stores
Fine Dining



Reference image

QUEST

×

Upper Ground Floor

Fashion | Jewellery & Watches | Beauty | Perfumes



Reference image



Reference image

ODYSSEY

×

Third Floor

Superplex | Food Court

DISCOVERY

×

First Floor

Haute Couture | Design Ethnic | Formal Wear
Footwear | Salon



Reference image

VAULT

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Fourth Floor

Club | Open Air Bar | Terrace Lounge



Artistic impression

TREASURY

Lower Ground Floor Plan



QUEST

Upper Ground Floor Plan



DISCOVERY

First Floor Plan



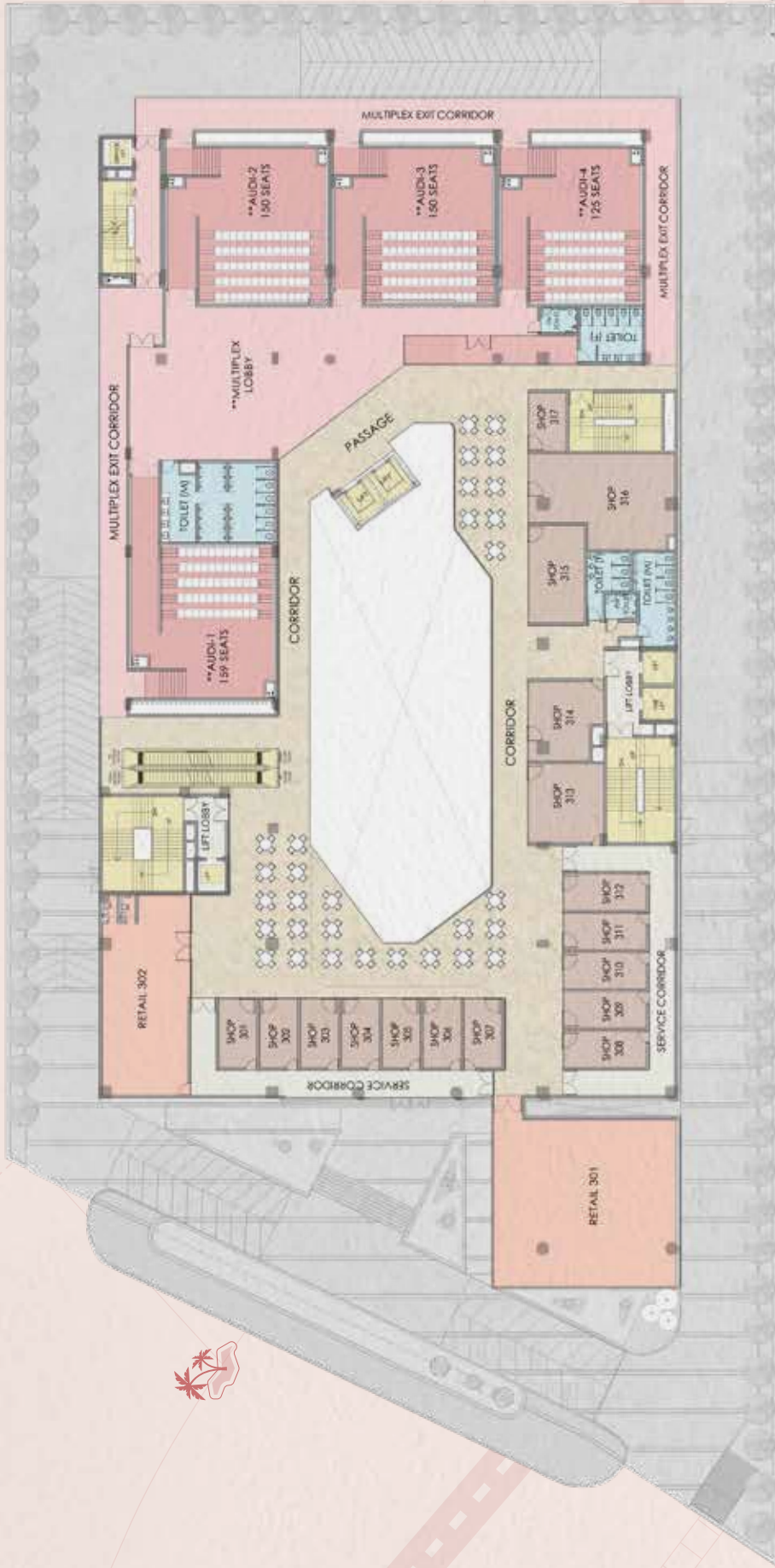
EXPEDITION

Second Floor Plan



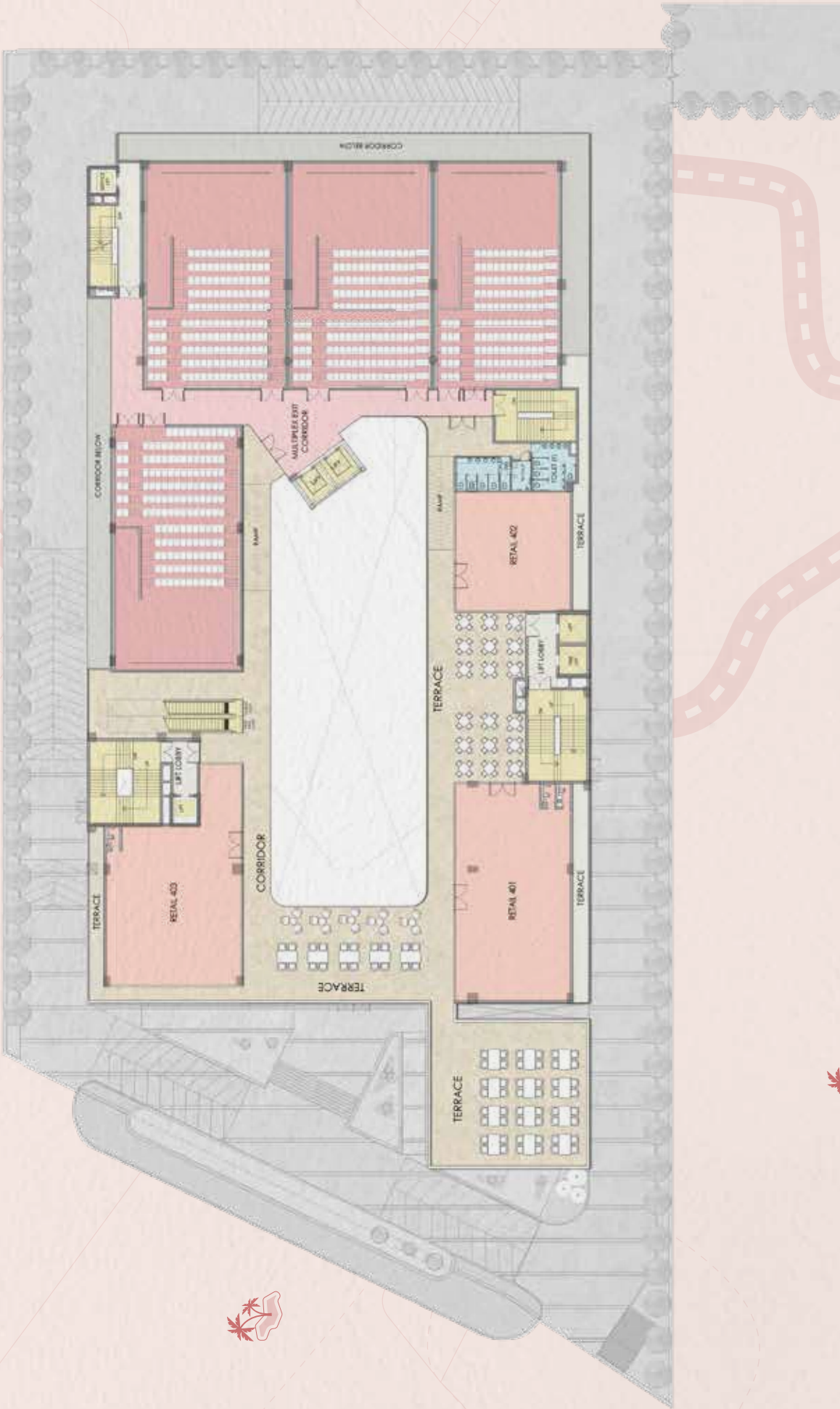
ODYSSEY

Third Floor Plan



VAULT

Fourth Floor Plan





For almost four decades, our leaders have worked on a vision for the future. They have created transformational spaces in Delhi-NCR that have broken conventions and defied traditions.

15 MN+
sq. ft. delivered*



40 YEARS+
in real estate



15+
projects delivered*

TO LIFE TO CREATE TO EXPERIENCE

"If you don't innovate, you stagnate" — the primary insight gained by our leaders, who have dedicated four decades to the realm of realty. Today, we embody a fresher, higher standard, offering you meticulously crafted bespoke spaces. Our mission is to elevate experiences across residential, commercial, and retail domains. All the years leading up to this point have been nothing but preparation for this moment.

TIGER

SHROFF

×

I'm proud to present the next step in the vision of Aarize to craft bespoke retail experiences.

Aarize The Tessoro is a reimagination of shopping malls, paired
with thoughtful design that guides the visitors to shopping, dining and entertainment
experiences that are out of the ordinary.

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