

AARIZE
THE
TESSORO

UBER-LUXURY MALL

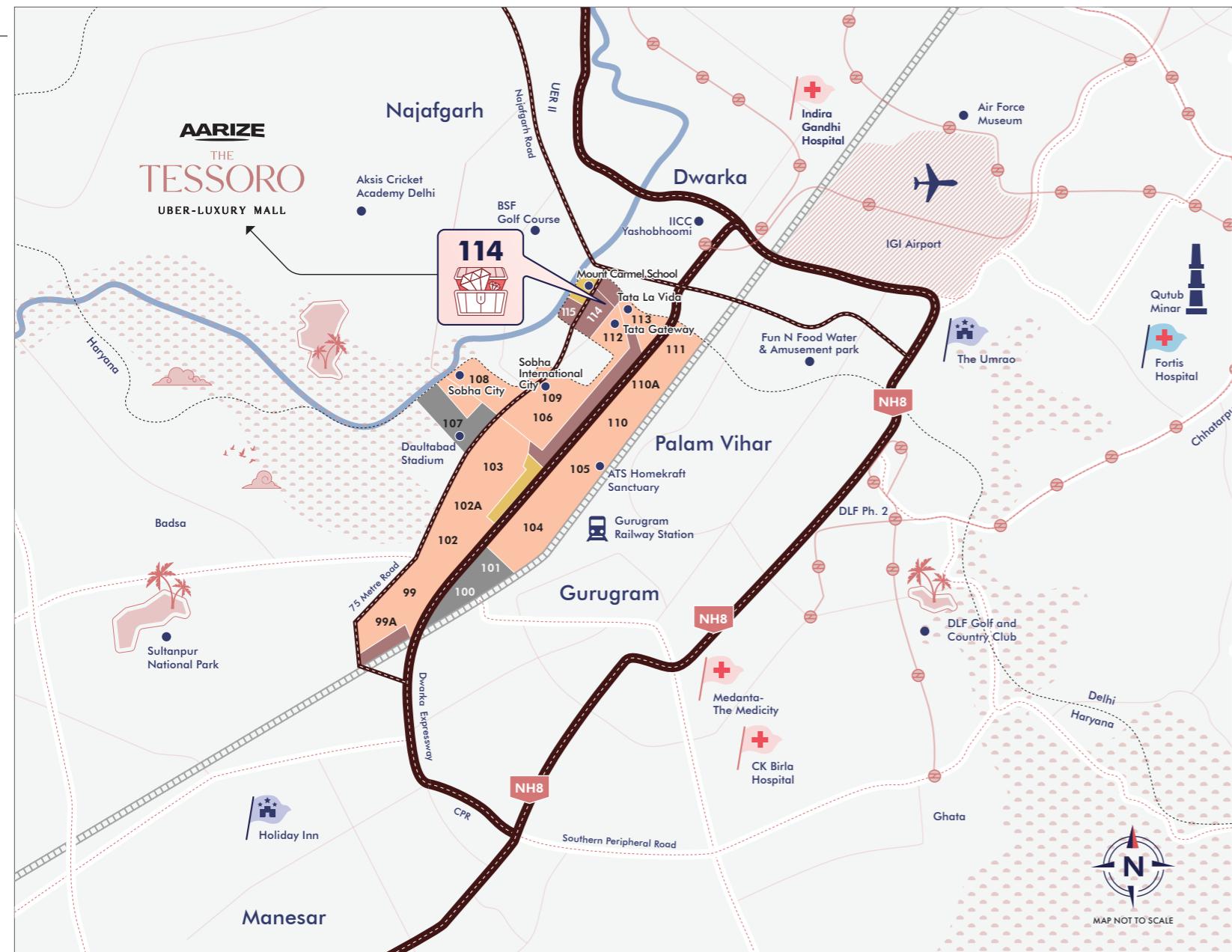


WHEN IT COMES TO TREASURE,
FINDERS ARE KEEPERS.

✖

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

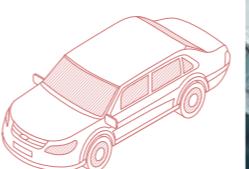
*2-min drive from Najafgarh & Kapashera road

*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



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.

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.



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.



02

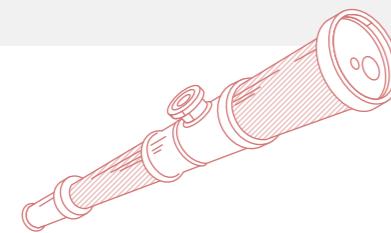
*69% of the city's overall launches

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.



05

Hotspot for premium launches

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



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



x

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.

x



TREASURY

x
Lower Ground Floor

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



EXPEDITION

x
Second Floor

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



QUEST

x
Upper Ground Floor

Fashion | Jewellery & Watches | Beauty | Perfumes



ODYSSEY

x
Third Floor

Superplex | Food Court



DISCOVERY

x
First Floor

Haute Couture | Design Ethnic | Formal Wear
Footwear | Salon



VAULT

x
Fourth Floor

Club | Open Air Bar | Terrace Lounge

TREASURY

Lower Ground Floor Plan



QUEST

Upper Ground Floor Plan



DISCOVERY

First Floor Plan



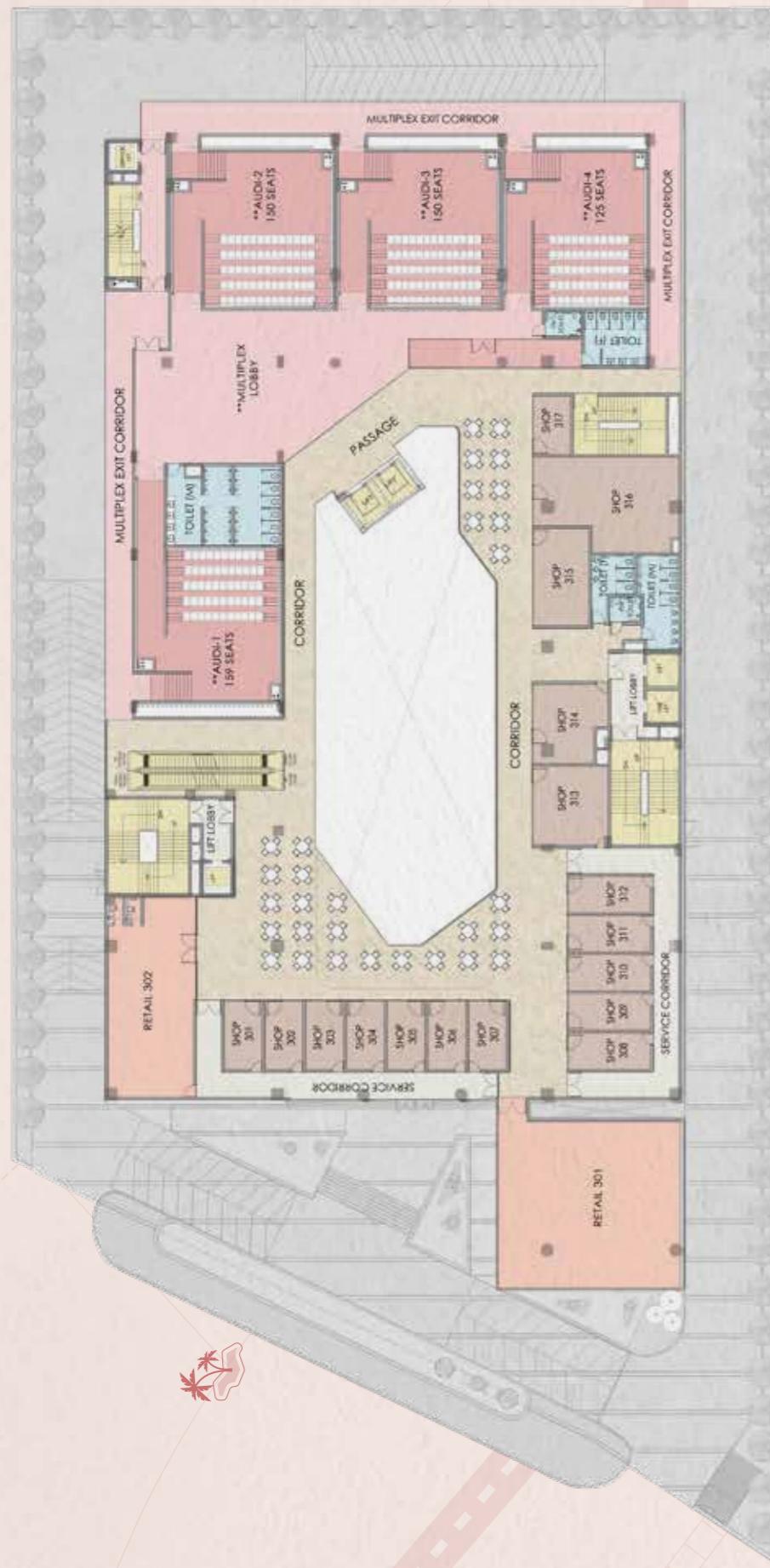
EXPEDITION

Second Floor Plan



ODYSSEY

Third Floor Plan



VAULT

Fourth Floor Plan





CRAFTED REALTY

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.

T I G E R

SHROFF

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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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