

ESTATE  
95

SEC 95, GURUGRAM

by

3B HOMES

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3B HOMES  
BEST BEYOND BELIEF

Site Sales Office: Sector-95, on 84 Meter Sector Road, Gurugram, Haryana - 122505 (India)

Corporate & Registered Office: Plot No. 31P, 2nd Floor, Sector -38, Gurugram, Haryana - 122001 (India)



Project Location

FOR BOOKING

9117 38-38-38

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THE DTCP (HARYANA) HAS GRANTED LICENCE NO 90 of 2023 TO 3B HOMES PVT. LTD. ON 8.44 ACRES LAND DATED 19/04/2023.

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Specification & Plan Booklet



Welcome to **ESTATE 95**, where luxury meets affordability, is a gated residential plotted colony, being developed under **Deen Dayal Awas Yojana**.

**Spread over 8.44 acres** and Located in a fast-developing residential hub of sector 95, the project offers a perfect blend of modern comforts and lush green surroundings. Plot sizes range from **100.00 – 179.00 square yards**; provide a wide selection to suit your needs.

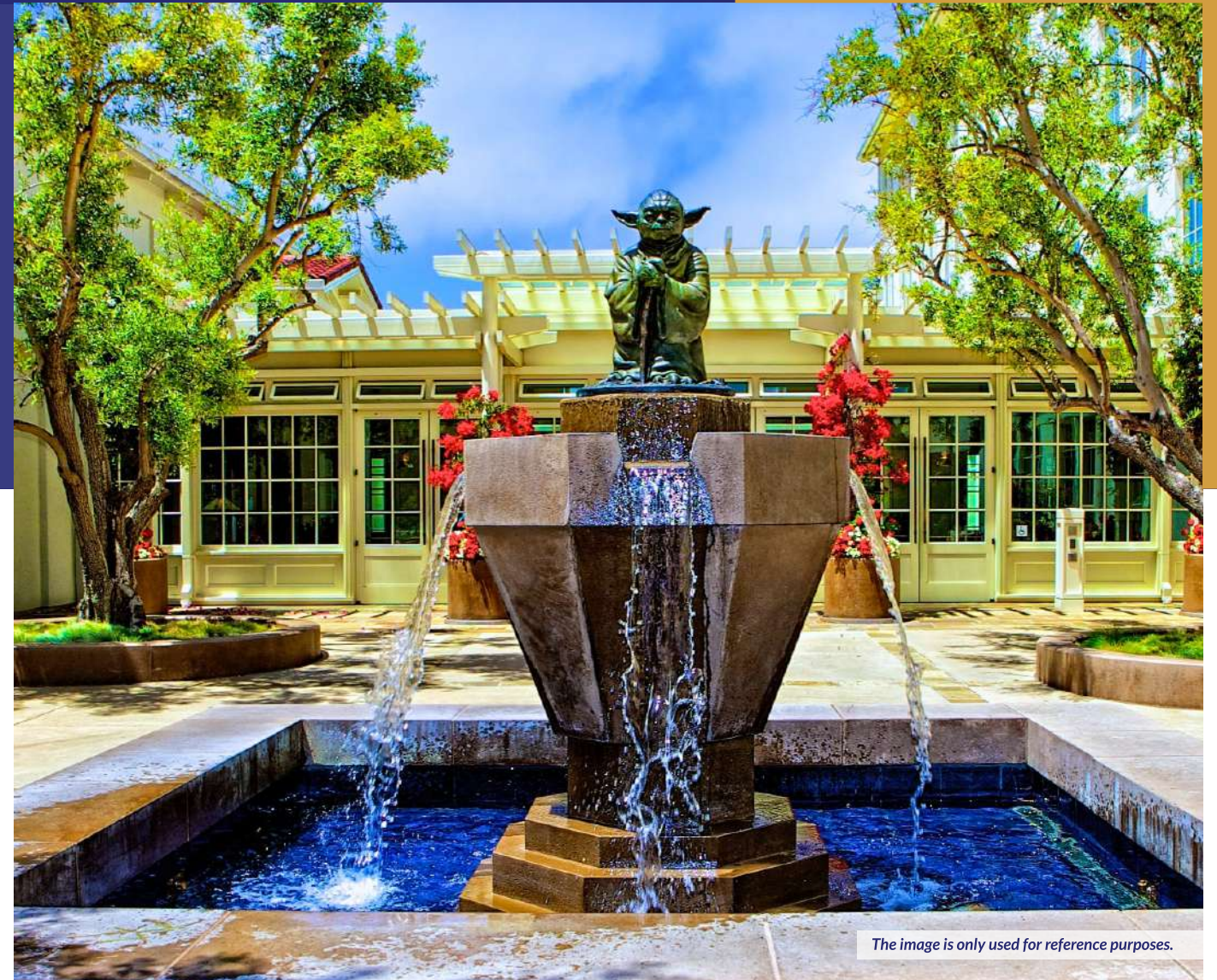
Experience the best of both worlds with our modern amenities, including an Open Gym, Badminton & Basketball courts, Water body, and Children's play area. Enjoy the comfort of shopping at our Convenience stores. Our gated community is secured 24/7 with CCTVs, ensuring the safety of all our valued residents.

The project enjoys easy accessibility to nearby locations, being within walking distance from NH-352W and just a 5-minute drive to Dwarka expressway, the nearest Railway Station, and Multispecialty Hospital. The IGI Airport, Amity University, and SGT University are just 15 minutes drive from the project.



# AMENITIES

- *Open Gym*
- *Water Body*
- *Children's Play Area*
- *Multi-tier Security*
- *Badminton & Basketball Court*



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## OPEN GYM

Work out in the fresh air at our open gym, surrounded by lush greenery and natural beauty. Stay fit and healthy while enjoying the great outdoors, and enjoy the energy boost that only a natural setting can provide.



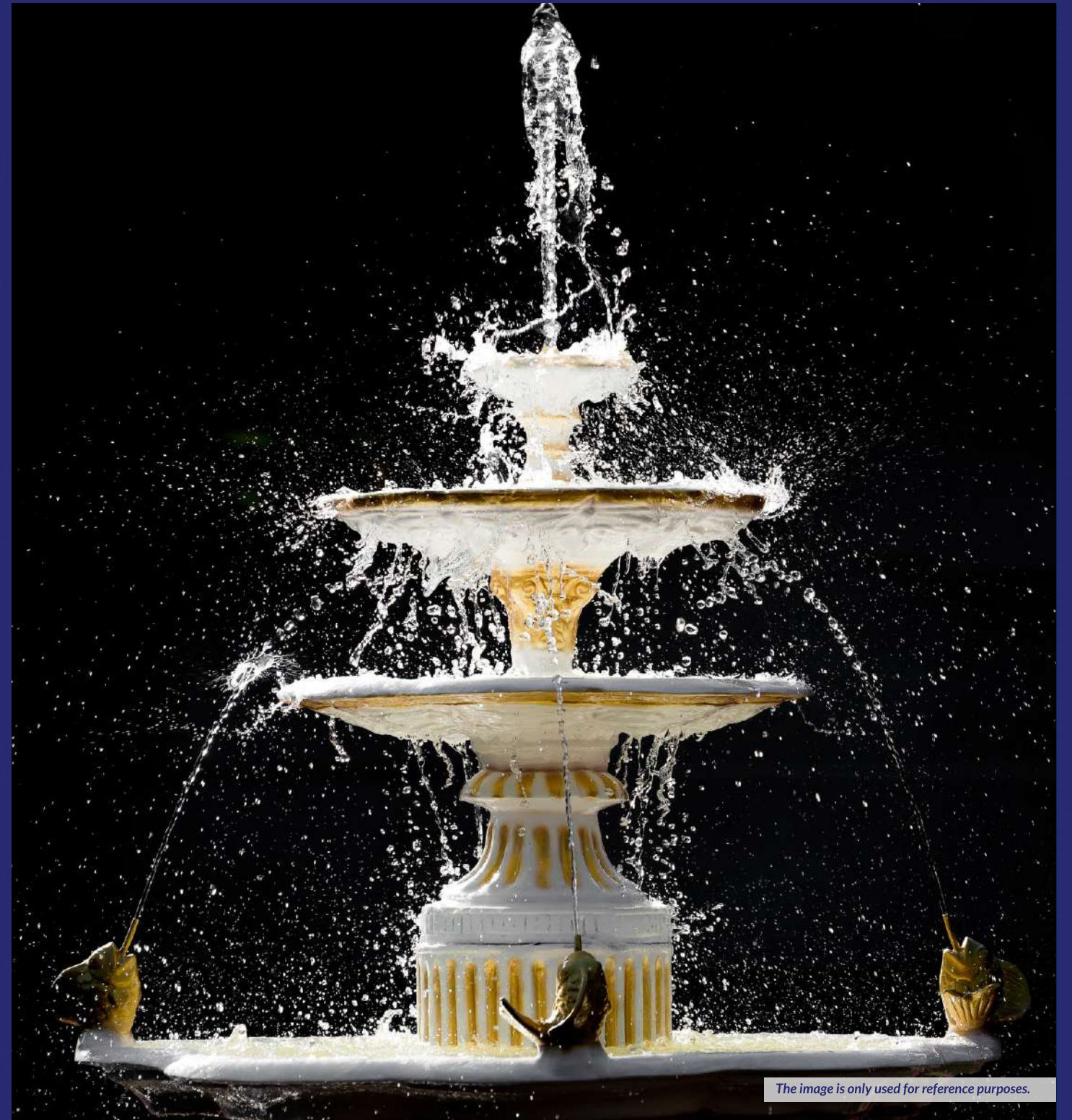
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## WATER BODY

Experience serenity and tranquility at our water body, a peaceful oasis. Immerse yourself in the soothing sounds of flowing water and enjoy a moment of calm.



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## CHILDREN'S PLAY AREA

Watch your children play and grow in a safe and secure environment at children's play area. With plenty of activities and equipment to keep them entertained, they'll never want to leave!



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## MULTI-TIER SECURITY

At Estate 95, we believe that safety and security are top priorities. That's why we offer a multi-tier security system to ensure your peace of mind with trained Security Personnel and CCTV Surveillance.



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# LOCATION AND ADVANTAGES

- Access from **84M** wide road.
- **In close vicinity** to Dwarka Expressway Kundli- Manesar- Palwal Expressway NH-352W (walking distance).
- Many established high rise residential societies and plotted colonies in the neighbourhood.
- **10 minutes drive** to International Schools.
- **Approx. 15** minutes drive to IGI Airport.



All distances mentioned are approximations only





# PROJECT SPECIFICATIONS



Plot Sizes  
Ranging from **100 to 179 sq. yards.**

Access  
84 Meter Wide Sector Road

## Other Specifications

- ◆ Lush Green Area for Organic Living
- ◆ Peaceful Surroundings
- ◆ 9m Wide Internal Roads
- ◆ Majestic Grand Entrance
- ◆ LED Street Lights
- ◆ Community Site
- ◆ STP & WTP





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*Lush*  
Green Area





*Peaceful*  
Surroundings

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**9 Meter**  
Wide Road





**LED**  
Street Lights

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*Majestic*  
Grand Entrance





Plot Size  
**100-179** *sq. yards.*

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