



Your District Of Delight

JOY DISTRICT

Sector 88, Gurugram

BUILDING QUALITY SPACES SINCE 1991

34
YEARS

AIPL HAS BEEN SHAPING THE REALTY LANDSCAPE FOR OVER **34 YEARS** WITH LANDMARK RESIDENTIAL, COMMERCIAL & RETAIL DEVELOPMENTS IN PRIME LOCATIONS ACROSS INDIA.

60
PROJECTS

WITH **60+ LANDMARK PROJECTS** OVER 34 YEARS, AIPL HAS BUILT FOR ITSELF AN ENVIABLE TRACK RECORD OF INNOVATION, QUALITY, TIMELY DELIVERY AND TRANSPARENCY.

09
CITIES

DELHI • GURUGRAM • NOIDA • UDAIPUR • AMRITSAR • KHANNA • JALANDHAR • LUDHIANA • AMBALA



OUR RETAIL PORTFOLIO



SECTOR 66, GURUGRAM



SECTOR 65, GURUGRAM



SECTOR 63A, GURUGRAM



SECTOR 66, GURUGRAM



SECTOR 88, GURUGRAM



G.T. ROAD, KHANNA



G.T. ROAD, JALANDHAR

CRAFTING STRONG BRAND ASSOCIATIONS TO OUR JOURNEY



celio*

MANGO



GEOX



ROOM XO

TOMMY HILFINGER



Calvin Klein



Tim Hortons



GEETANJALI SALON

Délifrance
LIVE EVERYDAY DELICIOUS



PVR



LOOKS SALON



ROYAL ENFIELD APPAREL



monsoon SALON



LAKMĒ SALON

A DISTRICT

OF SHOPPING, DINING & ENTERTAINMENT

ARTISTIC IMPRESSION FROM MAIN 150 MTR. WIDE ROAD



ONE DESTINATION. MANY JOYS.



Strategically located in Sector 88, Gurugram

Approx. 42,209 Sq. Mtr.* site

Grand frontage of approx 200 Mtr.*

G+4 level elevation comprising of retail, F&B and entertainment

One floor dedicated for Dining & Entertainment

Provision for 1,700+* car parking spaces



Your District Of Delight

JOYDISTRICT

Sector 88, Gurugram

- Delhi Metro
- Proposed Metro
- Hospitals
- Educational Institutes
- Corporates



2 MINUTES
WALK FROM PROPOSED
METRO STATION

5 MINUTES
DRIVE FROM
NATIONAL HIGHWAY 8

5 MINUTES
DRIVE FROM
GURUGRAM GLOBAL CITY

12 MINUTES
DRIVE FROM RAJIV CHOWK

15 MINUTES
DRIVE FROM DWARKA

25 MINUTES
DRIVE FROM IGI AIRPORT

THE DISTRICT OF RETAIL

Spread over approx. **91,045 Sq. Mtr.***

Ground, first & second floor dedicated to retail

Dedicated space for supermarket on lower ground floor

Third floor dedicated to F&B and entertainment

Retail units are nestled along wide boulevards, offering an European-style retail experience

Most shops are positioned around the atrium to ensure optimal visibility

Hybrid retail experience

Wide streets & plazas ranging from
11 Mtr.* - 52 Mtr.*



THE DISTRICT OF FLAVOURS

Spread across a sprawling **13,936 Sq. Mtr.***

Set amidst beautifully landscaped greens offering a vibrant mix of international & regional restaurants and cafes

With options for indoor or outdoor seating overlooking lush surroundings

Expolre a variety of cuisines, formats, and setting tailored to every taste

The destination creates a lively atmosphere where visitors can relish the finest flavours



THE DISTRICT OF FUN

Dedicated Family Entertainment zone,
spread over **4,274 Sq. Mtr.***

Games, Play Zones, Sports Zone, Virtual
Reality and more

Multiplex spread over **4,646 Sq. Mtr.***

A silhouette of a performer on stage, wearing a cap and a t-shirt, pointing towards the audience. The stage is lit with vibrant red and purple lights. In the foreground, the silhouettes of audience members' hands are visible, some holding up phones to record the performance.

THE DISTRICT OF ENERGY

Spanning approx. **52 Mtr.*** wide, Event Plaza (approx. **16 Sq. Mtr.***), is set to become the spicenter for grand occasions

It will host spectacular events, and mesmerizing shows, all within a space framed by towering, larger-than-life spectacles

THE DISTRICT OF RADIANT HARMONY

A symphony of fountains, crafted with expertise by **Fludity, USA** awaken the senses

These cascading waters invite community connection, inspire artistic expression, and celebrate the beauty of nature in motion

With their mesmerizing displays, they transform the space into a lively world filled with joy, excitement, and entertainment



THE DISTRICT OF COMFORT

With provision of **1,700+* car parking** spaces, **40 escalators***, **20 lifts***, your visit is streamlined from start to finish

Our thoughtfully designed infrastructure ensures smooth access and easy navigation, making every experience as effortless and enjoyable as possible

Strategically placed escalators to ease movement to destination stores

Wide staircases adds to the connectivity to all floors

Sky bridges ensure crossovers in shortest time



PROJECT USPs

AMPLE BRANDING OPPORTUNITIES WITH DOUBLE HEIGHT FACADES

SUPER LARGE BASEMENTS WITH HIGH MIX LEVELS CONNECTED DIRECTLY TO GROUND WITH DEDICATED ESCALATORS & LIFTS

ICONIC FACADE WITH INTEAGRATED LED SCREENS

TRANSFORMATION OF THE CENTRAL ATRIUM INTO A DYNAMIC EVENT SPACE, AGLOW WITH EVENING ILLUMINATION & FEATURING A CAPTIVATING CULTURAL FOUNTAIN

AQUA THEMED ATRIUMS

ICONIC SKY GARDEN DESIGNED AT F&B LEVEL

UPSCALE NIGHTCLUBS AND RESTAURANTS WITH AMBIENT LIGHTS AND MAJESTIC VIEW

EFFICIENT AND VERTICAL TRANSPORT LOCATED AT ALL KEYPOINTS FOR THE EASE OF CONNECTIVITY

TRANSFORMATION OF WIDE SHOPPING BOULEVARDS BY INSTALLING FLOATING CORRIDORS LINKING EACH RETAIL BLOCKS







DEVELOPING WITH THE BEST

PRINCIPLE ARCHITECT



DESIGN FORUM INTERNATIONAL (DFI), INDIA

With 100+ professionals, DFI prioritizes collaboration, sustainability, and design excellence.

Landmark Projects:

1. Select City Walk, New Delhi
2. Cyberwalk, Gurugram

SIGNAGE CONSULTANT



THE ONE OFF, UK & INDIA

They specialize in Structural Engineering and Project Management since 1985. They're known for innovative designs and luxury amenities, contributing significantly to India's architectural landscape.

Landmark Projects:

1. The World Cafe, WTC Bangalore
2. Phoenix Mall, Pune
3. Sattva Knowledge Park, Hyderabad
4. World Trade Centre, Chennai
5. OneQube Nucleus Corporate Parks, Gurugram

LIGHTING CONSULTANT



BO STEIBER, SINGAPORE

BO Steiber Lighting Design is a trailblazer in environmentally-conscious lighting. Meticulous attention ensures innovation and quality in every endeavour.

Landmark Projects:

1. Changi Airport-Terminal 1, Singapore
2. Dubai Metro: Red & Green Line

WATER FEATURE CONSULTANT



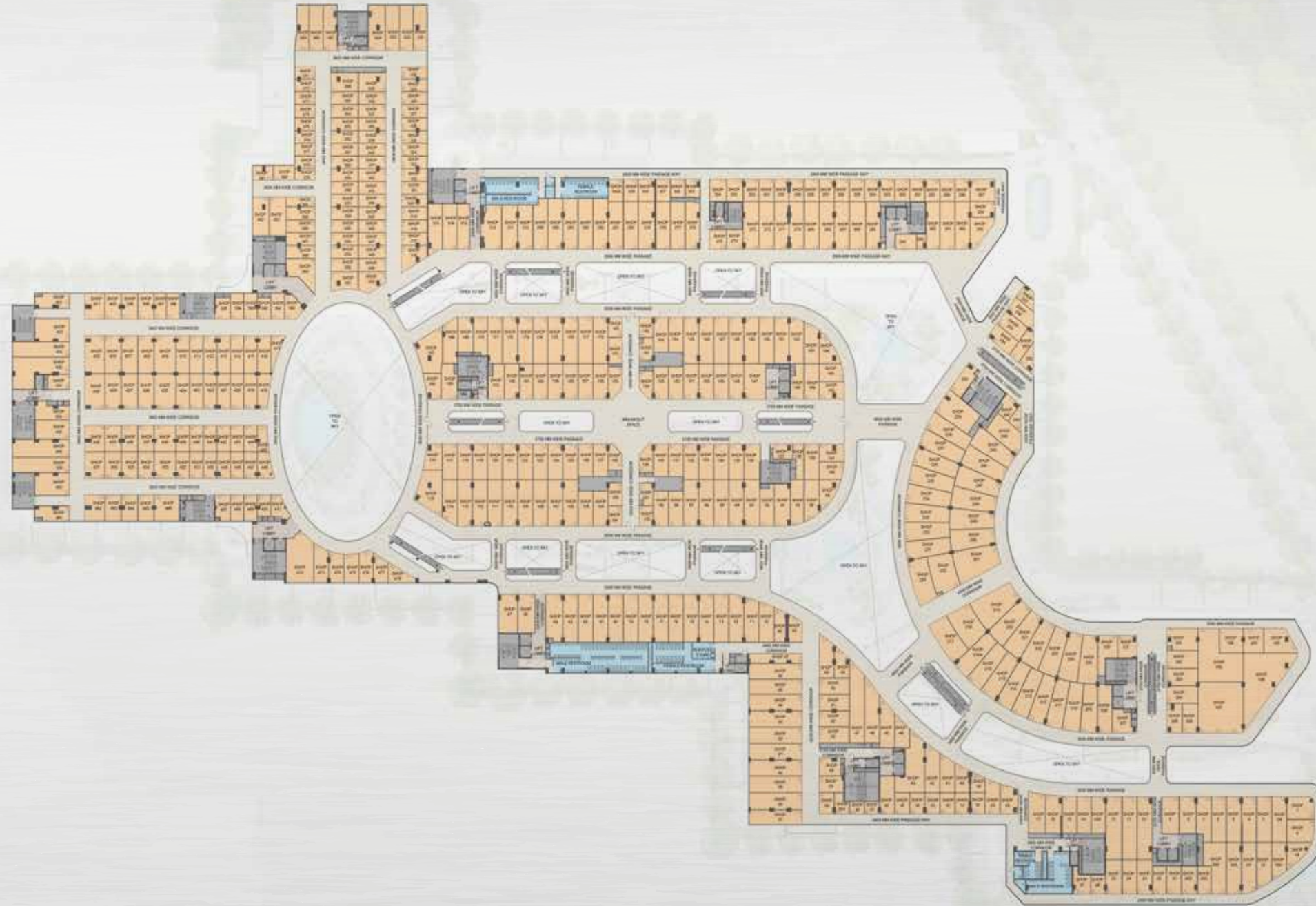
FLUIDITY DESIGN CONSULTANT, LOS ANGELES

Fluidity Design Consultants is a Los Angeles-based, specialty design studio dedicated to the creation of innovative, beautiful and well-engineered water features for our clients and their projects, world-wide.

Landmark Projects:

1. The Metropolitan Museum of Art, 5th Avenue, New York
2. Downtown Jebel Ali, Dubai





RETAIL - FIRST FLOOR PLAN

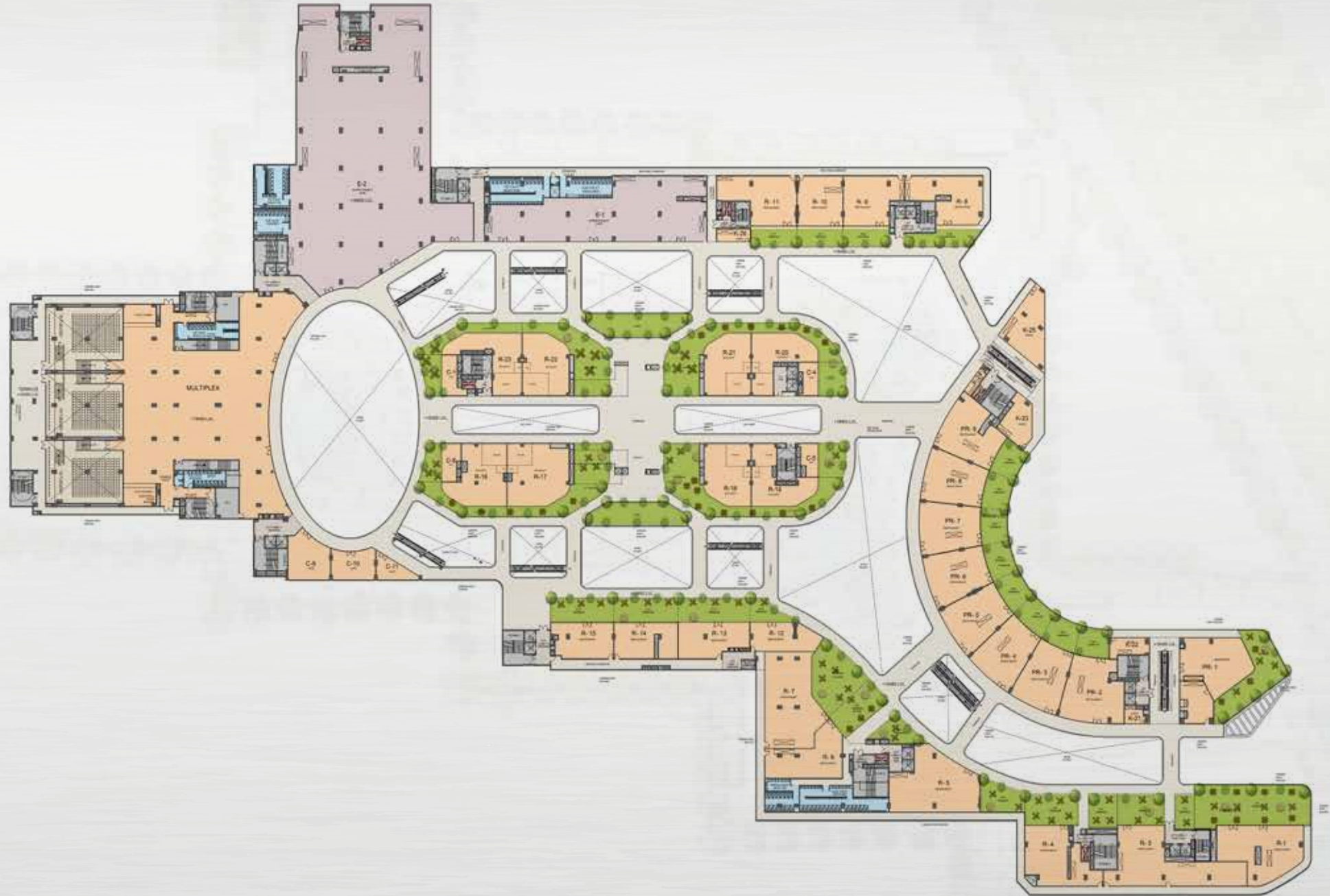
- RETAIL SHOPS
- CORE & SERVICES
- LOBBIES
- RESTROOMS
- WALKWAY / BRIDGES



FIRST FLOOR



-  RETAIL SHOPS
-  CORE & SERVICES
-  LOBBIES
-  RESTROOMS
-  WALKWAY / BRIDGES

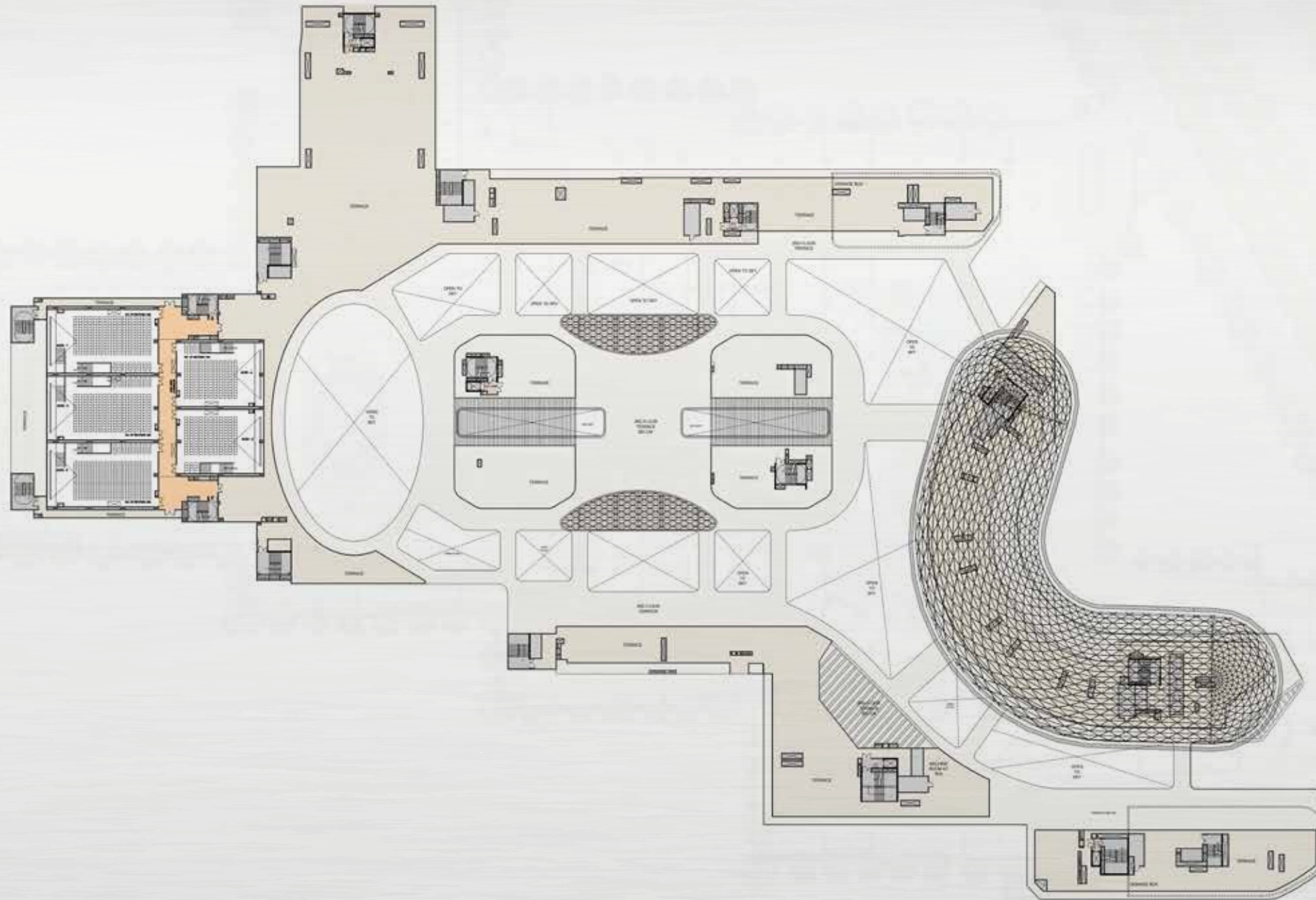


RETAIL - THIRD FLOOR PLAN

- RETAIL SHOPS
- CORE & SERVICES
- LOBBIES
- RESTROOMS
- WALKWAY / BRIDGES



THIRD FLOOR



RETAIL - FOURTH FLOOR PLAN

- RETAIL SHOPS
- CORE & SERVICES
- LOBBIES
- RESTROOMS
- WALKWAY / BRIDGES



FOURTH FLOOR

LET'S DISCUSS

HRERA: RC/REP/HARERA/GGM/780/512/2024/07 | *T&C Apply.

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