

THE WESTIN
RESIDENCES
GURUGRAM

AN OASIS OF SERENE ELEGANCE

Westin Residences Gurugram
Answers the Call of a Dynamic New Era.
A Life and Legacy for Tomorrow.

PROJECT NAME: URBAN RESORT
PROMOTER: WHITELAND CORPORATION PRIVATE LIMITED
RC/REP/HARERA/GGM/838/570/2024/65, RC/REP/HARERA/GGM/839/571/2024/66,
RC/REP/HARERA/GGM/840/572/2024/67 all dated 18.06.2024 along with addenda dated 16.05.2025,
RC/REP/HARERA/GGM/949/681/2025/52 & RC/REP/HARERA/GGM/950/682/2025/53 dated 16.05.2025
WEBSITE: www.haryanarera.gov.in



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Life Without Compromise the World at Your Reach

**WELCOME TO INDIA'S FINEST HOSPITALITY
BRANDED RESIDENCES.**

- Zero Vehicle Movement at Ground Level
- Elevated Towers: Each tower sits on impressive 20 to 30-foot-high stilts and features spacious ground-floor lobbies.
- Exclusive Clubhouse Access: Separate entry and exit points to the clubhouse, which is designed with sunken landscape courtyard with amenities and pool deck.
- Dedicated Activity Tracks: Specialised tracks for cycling, walking, and jogging, that cater to a variety of fitness and leisure preferences.
- Panoramic Views: All towers offer spectacular views of the central landscaped areas, allowing residents to immerse themselves in the beauty of nature.





Building a Sustainable Future

An urban sanctuary of unparalleled elegance and prestige, Westin Residences Gurugram redefines what it means to live well. Set to become Gurugram's most iconic landmark, The Residences features 3- and 4-bedroom homes nestled within approximately 20 acres of lush landscape, and a collection of resort-style amenities.

Designed with biophilic principles that celebrate the harmony of nature and architectural innovation, every element is crafted to inspire well-being and tranquility.



UNIQUE SELLING POINTS

Welcome to One of the
World's Largest Westin Residences



Project Highlights

BRAND & SCALE

- One of the Largest branded residences in India under the renowned Westin brand (by Marriott International).

PRIME LOCATION

- Well-connected to both Delhi and Gurugram.
- Nearby landmarks include (distance by car approximately):
 - Global City – 5 minutes
 - Trumpet Flyover – 7 minutes
 - Yashobhoomi (IICC) – 10 minutes
 - Bharat Vandana Park – 12 minutes
 - Dwarka Golf Course – 13 minutes
 - Diplomatic Enclave II – 15 minutes
 - Indira Gandhi Int’l Airport – 15 minutes

THOUGHTFUL MASTERPLAN

- Approximately 20-acres development.
- 70% of the site is dedicated to green, open spaces.
- Zero ground-level vehicular movement – enhancing safety and serenity.

APARTMENT DESIGN HIGHLIGHTS

- 8 High-Speed Elevators – Fast and efficient vertical movement.
- Imported Marble Flooring – Elegant premium finish.
- Super-Luxury Appliances – Top global brands for elevated living.
- Zero-Wastage Layout – Optimal space utilization.
- Dedicated Service Zone – Separate access with utility/storage area.

REFINED ARCHITECTURE & DESIGN

- Striking Entrance Lobbies with approximately 20 to 30 ft-high stilts.
- All towers enjoy panoramic views of the central landscaped gardens.
- Biophilic design fosters a deeper connection with nature.
- Generous residences ranging from approximately 2,650 to 4,300 sq. ft. (approximately 246.19 to 399.48 sqm).

WELL-BEING AT THE CORE

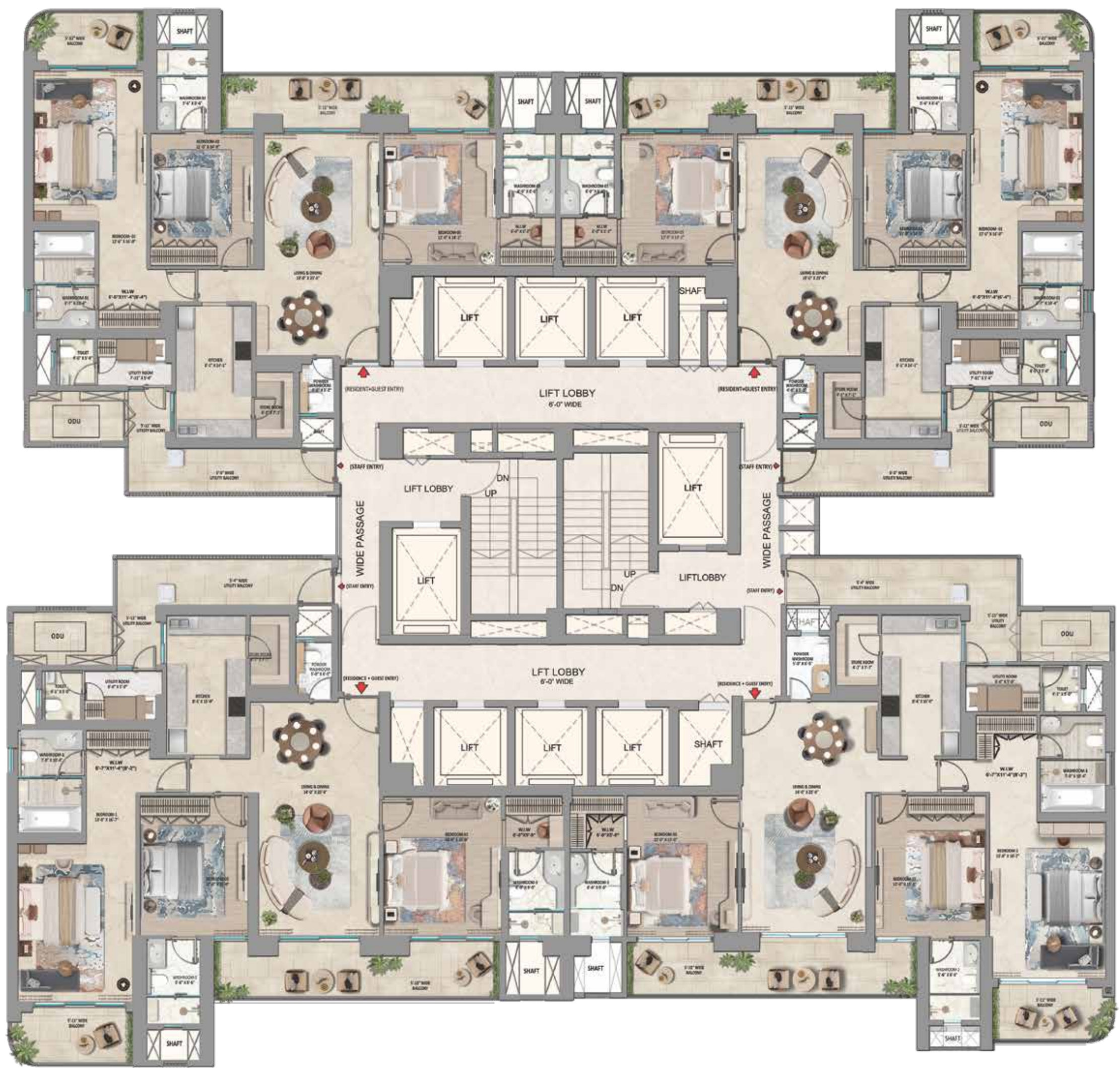
- Design inspired by Westin’s ‘Six Pillars of Well-being’: Sleep Well, Eat Well, Move Well, Feel Well, Work Well, Play Well.
- Wellness-focused clubhouse with dining, recreation, and access to personalised experiences.
- Dedicated pathways for walking, jogging, and cycling around the perimeter.

EXCLUSIVE LIFESTYLE AMENITIES

- Expansive Clubhouse spread across approximately 1.75 lakh sq. ft. (approximately 16,258.03 sqm)
- Personalized services through a dedicated concierge team.
- Elevated residence owner benefits through ONVIA, Marriott International’s Residence Owner Recognition Platform.
- VIP recognition and preferred access at participating Marriott properties worldwide.

Thoughtfully Crafted Homes

Residences Made for Mindful Living
and Effortless Comfort



3 BHK (Large)

Towers 2, 3, 4 & 4A

- Saleable Area: 2,939 SQ. FT.
- Carpet Area: 1,577 SQ. FT.
- Balcony: 482 SQ. FT.



3 BHK (Small)

Towers 1, 2, 3, 4, 4A & 4B

- Saleable Area: 2,673 SQ. FT.
- Carpet Area: 1,431 SQ. FT.
- Balcony: 431 SQ. FT.





4 BHK (Large)

Towers 5 & 6

- Saleable Area: 4,328 SQ. FT.
- Carpet Area: 2,211 SQ. FT.
- Balcony: 585 SQ. FT.



4 BHK (Medium)

Towers 5 & 6

- Saleable Area: 3,987 SQ. FT.
- Carpet Area: 2,095 SQ. FT.
- Balcony: 376 SQ. FT.





4 BHK (Small)

Towers 7, 8 & 9

- Saleable Area: 3,750 SQ. FT.
- Carpet Area: 1,969 SQ. FT.
- Balcony: 318 SQ. FT.



Specifications that Elevate Everyday Living

Facilities Specifications

CLUBHOUSE

Guest Suites
Three Meals Restaurant
Multi-Cuisine Restaurants
Private Dining Rooms
Casual Snack Restaurant Café
Bars
Ballrooms (300 pax.)
Boardroom & Meeting Rooms
Business Centers
Sound Suite
Community Rooms (Game Rooms)
Gymnasium
Badminton Courts
Squash Courts
Indoor Pool (All Weather)
Yoga Studio & Deck
Treatment Rooms
Ayurveda Room
Salon (Nails and Hair)
Sauna
Steam Room
Jacuzzi
Juice Bar
Kids’ Club
Billiards
Movie Theater (20 seater)
Residential Lounge
Library

INDIVIDUAL TOWER

Residents’ Lounge
Concierge Desk
Front of House Management Office (DOR/Liason)
Arrival Lobby
Security Check at Lower Ground
Working Area at Under Ground

OUTDOOR AREA

Outdoor Adult Pool
Outdoor Kids’ Pool
Outdoor Running Tracks
Party Lawn
BBQ Areas
Half Basket Ball
Tennis Courts
Pickleball Court

Schedule of Finishes

LIVING / DINING ROOM	
FLOORING	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent)
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint with False ceiling (as per design). Provision of Light Fixtures in False Ceiling
COUNTER TOP	N/A
DOOR	Entrance Door: 45mm thick Solid Core Flush Door with Barassi / Freshno elegance or equivalent Veneer Finish / with High Gloss PU Polish with Architrave. Lever handle in bronze finish from Yale or Haffle or equivalent and bronze hinges from Assa Abloy or Haffle or equivalent
WINDOWS / GLAZING / RAILING	Aluminum Frame Sliding Door/Window - Technal or equivalent Brand / Window with DGU. - Glass Saint Gobain or equivalent
FITTING & FIXTURES	N/A
ELECTRICAL	Modular Switches of ABB / or equivalent make Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	VRV Air Conditioning System AC units with Air Purifier Provision
OTHER MISCELLANEOUS	Fire Fighting System with Sprinklers, Smoke Detector System
ADDITIONAL PROVISION	Main Door: Smart Lock & Video door Phone (Yale or equivalent). Smart Home Automation for AC, Lighting system, Fans, Door security lock. Provision of motorized curtain. One intercom point in each apartment & Lobby 100% DG power backup in all apartment.

MASTER BEDROOM / DRESS ROOM

FLOORING	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent)
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint with boxing wherever required, for concealing services (as per design)
COUNTER TOP	N/A
DOOR	38mm thick both Side with Barassi / Freshno elegance or equivalent Veneer Finish with PU matt Polish with Architrave. Door hinges, locks and lever handle in bronze finish from Yale or Haffle or equivalent.
WINDOWS / GLAZING / RAILING	Aluminum Frame Sliding Door/Window - Technal or equivalent Brand / Window with DGU. - Glass Saint Gobain or equivalent
FITTING & FIXTURES	N/A
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided.
HVAC SYSTEM	VRV Air Conditioning System AC units with Air Purifier Provision
OTHER MISCELLANEOUS	Fire Fighting System with Sprinklers, Smoke Detector System
ADDITIONAL PROVISION	Provision for Smart Home Automation for AC, Lighting system, Fans and motorised curtains.

BEDROOMS	
FLOORING	High Quality Engineered Wood / LVT
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint with boxing wherever required, for concealing services (as per design)
COUNTER TOP	N/A
DOOR	38mm thick both Side with Barassi / Freshno elegance or equivalent Veneer Finish with PU matt Polish with Architrave. Door hinges, locks and lever handle in bronze finish from Yale or Haffle or equivalent
WINDOWS / GLAZING / RAILING	Aluminum Frame Sliding / Swing Door/Window (as per design) - Technal or equivalent Brand / Window with DGU - Glass Saint Gobain or equivalent
FITTING & FIXTURES	N/A
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	VRV Air Conditioning System with One way Cassette / Highwall units
OTHER MISCELLANEOUS	Fire Fighting System with Sprinklers, Smoke Detector System
ADDITIONAL PROVISION	N/A

UTILITY ROOM & STORE

FLOORING	Ceramic Tiles
WALLS	Oil Bound Lustre paint/Acrylic emulsion paint as applicable
CEILING	Oil Bound Lustre paint/Acrylic emulsion paint as applicable
COUNTER TOP	N/A
DOOR	38mm thick both Side with Barassi / Freshno elegance or equivalent Veneer Finish with PU matt Polish with Architrave. Internal Door hinges, locks and lever handle from Yale or Haffle or equivalent
WINDOWS / GLAZING / RAILING	Aluminum Frame Swing Door/Window - Technal or equivalent Brand / Window with SGU/DGU - Glass Saint Gobain or equivalent
FITTING & FIXTURES	N/A
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	Fire Fighting System with Sprinklers, Smoke Detector System
ADDITIONAL PROVISION	N/A

Schedule of Finishes

KITCHEN	
FLOORING	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent)
WALLS	Quartz (Kalinga or equivalent) / Natural Granite stone as per selection - same as Counter top - on dado till 2 feet height above counter top. Balance wall to be finished with Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint with boxing wherever required, for concealing services (as per design)
COUNTER TOP	Quartz stone (Kalinga or equivalent) / Natural Granite stone as per selection
DOOR	N/A
WINDOWS / GLAZING / RAILING	Aluminum Frame Swing / Sliding Door/Window - Technal or equivalent Brand / Window with DGU. - Glass Saint Gobain or equivalent, as per design
FITTING & FIXTURES	Premium Quality CP fitting & Double/ Single Bowl Sink with Drain Board of Silverline or Hans Grohe or equivalent
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	VRV Air Conditioning System with One way Cassette / Highwall units
OTHER MISCELLANEOUS	Full Modular Kitchen Internals with plywood finished with Selected coloured PU with inbuilt Hob (4/3 Burner with 1 induction), Chimney, Oven, Microwave, Refrigerator & Dishwasher. Washing Machine in Utility Area. Make - Bosch or Siemens or equivalent
ADDITIONAL PROVISION	N/A
REMARKS	3 Liters Instant Geyser shall be Provided

MASTER TOILETS

FLOORING	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent)
WALLS	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent) up to False Ceiling Height
CEILING	Metal Grid Ceiling or Moisture Resistant False Ceiling with Acrylic Emulsion Paint wherever required, for concealing services (as per design)
COUNTER TOP	Imported Marble as per selection
DOOR	38mm thick both Side with Barassi / Freshno elegance or equivalent Veneer Finish with PU matt Polish with Architrave. Door hinges, locks and lever handle in bronze finish from Yale or Haffle or equivalent
WINDOWS / GLAZING / RAILING	Aluminum Frame Swing / Sliding Door / Window- Technal or equivalent Brand / Window with SGU/DGU. - Glass Saint Gobain or equivalent
FITTING & FIXTURES	Chinaware of V&B /Grohe / TOTO or equivalent make. Fully Automatic WC. Bath Tub (as per design). CP Fitting of Hans Grohe/TOTO or equivalent make. Flushing System of Geberit or equivalent make
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	N/A
ADDITIONAL PROVISION	Mirror, Vanity, Shower Cubicle & Exhaust Fan shall be Provided

OTHER TOILETS	
FLOORING	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent)
WALLS	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent) up to False ceiling height
CEILING	Metal Grid Ceiling or Moisture Resistant False Ceiling with Acrylic Emulsion Paint wherever required, for concealing services (as per design)
COUNTER TOP	Imported Marble as per selection
DOOR	38mm thick both Side with Barassi / Freshno elegance or equivalent Veneer Finish with PU matt Polish with Architrave. Internal door hinges, locks and lever handle in bronze finish from Yale or Haffle or equivalent
WINDOWS / GLAZING / RAILING	Aluminum Frame Swing / Sliding Door / Window - Technal or equivalent Brand / Window with SGU/DGU. - Glass Saint Gobain or equivalent
FITTING & FIXTURES	Chinaware of V&B /Grohe / TOTO, or equivalent make CP Fitting of Hans Grohe/ TOTO or equivalent make. Flushing System of Geberit or equivalent make
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided.
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	N/A
ADDITIONAL PROVISION	Mirror, Vanity, Shower Cubicle & Exhaust Fan shall be Provided.

POWDER ROOM

FLOORING	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent)
WALLS	High Quality Imported Marble (Italian/ Turkish/ Spanish or equivalent) up to False ceiling height
CEILING	Metal Grid Ceiling or Moisture Resistant False Ceiling with Acrylic Emulsion Paint wherever required, for concealing services (as per design)
COUNTER TOP	Imported Marble as per selection
DOOR	38mm thick both Side with Barassi / Freshno elegance or equivalent Veneer Finish with PU matt Polish with Architrave. Internal door hinges, locks and lever handle in bronze finish from Yale or Haffle or equivalent
WINDOWS / GLAZING / RAILING	Aluminum Frame Window with SGU - Glass Saint Gobain or equivalent
FITTING & FIXTURES	Chinaware of V&B /Grohe / TOTO, or equivalent make CP Fitting Hans Grohe/ TOTO or equivalent make. Flushing System of Geberit or equivalent make
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	N/A
ADDITIONAL PROVISION	Mirror, Vanity, & Exhaust Fan shall be Provided

Schedule of Finishes

UTILITY TOILET	
FLOORING	Anti Skid Vitrified Tiles
WALLS	Ceramic Tiles up to 4’ height
CEILING	Metal Grid Ceiling or Moisture Resistant False Ceiling with Acrylic Emulsion Paint wherever required, for concealing services (as per design)
COUNTER TOP	N/A
DOOR	38mm thick both Side Laminated Flush Doors with Matt Finish. Door hinges, locks and lever handle from Yale or Haffle or equivalent
WINDOWS / GLAZING / RAILING	Aluminum Frame Window with SGU - Glass Saint Gobain or equivalent
FITTING & FIXTURES	CP fittings & Sanitaryware of Hindware, Parry ware or equivalent make
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	N/A
ADDITIONAL PROVISION	Exhaust Fan shall be Provided

FRONT BALCONY	
FLOORING	Nexion Lapatto matt tiles or equivalent
WALLS	Exterior Grade Weather Proof Texture Paint (Spray/trowel finish)
CEILING	Exterior Grade Weather Proof Paint
COUNTER TOP	N/A
DOOR	N/A
WINDOWS / GLAZING / RAILING	Laminated Toughened Glass Railing - Glass Saint Gobain or equivalent
FITTING & FIXTURES	N/A
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	N/A
ADDITIONAL PROVISION	N/A

REAR BALCONY	
FLOORING	Nexion Lapatto matt tiles or equivalent
WALLS	Exterior Grade Weather Proof Texture Paint (Spray/trowel finish)
CEILING	Exterior Grade weather proof Paint
COUNTER TOP	N/A
DOOR	N/A
WINDOWS / GLAZING / RAILING	Laminated Toughened Glass Railing - Glass Saint Gobain or equivalent
FITTING & FIXTURES	N/A
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	N/A
ADDITIONAL PROVISION	N/A

UTILITY BALCONY	
FLOORING	Nexion Lapatto matt tiles or equivalent
WALLS	Exterior Grade Weather Proof Texture Paint (Spray/trowel finish)
CEILING	Exterior Grade Weather Proof Paint
COUNTER TOP	N/A
DOOR	N/A
WINDOWS / GLAZING / RAILING	MS Handrail over Parapet
FITTING & FIXTURES	N/A
ELECTRICAL	Modular Switches of ABB / or equivalent make. Internal Light Fixtures & Appliances Not Provided
HVAC SYSTEM	N/A
OTHER MISCELLANEOUS	Electrical/ Plumbing provisions for utilities in Balcony
ADDITIONAL PROVISION	N/A

THE VISIONARIES

Designed by World-Leading
Creative Minds in Architecture,
Interior Design and Landscaping

Revolutionizing Real Estate in India

Driven by a bold vision to “Build a Better Tomorrow,” Whiteland Corporation is redefining industry standards through innovative, internationally benchmarked projects that emphasize exceptional craftsmanship, sustainability, and customer satisfaction. With a robust team of over 200 employees, over 350 channel partners, and more than 25 leading consultants from India and abroad, the organization is well-positioned to achieve its ambitious topline revenue target of 35,000 crores over the next five years.

Currently, six marquee projects spanning 12 million square feet are under development, reflecting the company’s commitment to excellence and its growing influence in the industry.

WHITELAND®



ARTISTIC IMPRESSION

India’s Largest Branded Residences Where Scale Meets Stature

Whiteland Corporation and The Residences proudly welcome two industry giants
- Kalpataru Projects International Ltd. and Ahluwalia Contracts (India) Ltd. as
construction partners for the landmark development at
Sector 103, Dwarka Expressway.

Contractors



A Leading Global Engineering and Construction Company

With a legacy spanning over four decades, Kalpataru Projects International Ltd. has consistently delivered sustainable value to a diverse range of stakeholders through innovative Engineering, Procurement, and Construction (EPC) solutions. As one of India’s largest listed and diversified EPC companies, we have built a strong global presence across more than 75 countries. We are proud to be associated with Whiteland Corporation on this landmark project and look forward to contributing to the journey of The Residences with enthusiasm and commitment.



India’s Leading Civil Contractors

For over 50 years, Ahluwalia Contracts has been building some of India’s most iconic and complex structures with a focus on speed, safety, and quality. With a presence in 19 states, They have delivered projects across sectors like residential, airports, railway stations, hotels, hospitals, schools, offices, and factories all built to meet the highest industry standards. Our partnership reflects a shared commitment and vision to build with purpose, precision, and the promise of timely delivery..

DESIGN CONSULTANT

Architect
Hafeez
Contractor

India’s Leading Architectural Design
Consultancy Firm

AHC is renowned for their bold designs, tailored solutions, and exceptional execution. Their rapid growth and elite portfolio reflect a commitment to excellence.

LANDSCAPING



A World Leader in Hospitality
Landscape Architecture

Coopers Hill, an award-winning consultancy, excels in landscaping, urban design, and master planning. Their diverse team crafts spaces that harmonize people with nature.

INTERIOR



A Pluralistic, Customer-Centric
Design Practice

BM&A crafts bespoke environments globally, tailoring designs through in-depth research. Their context-driven approach ensures customer-centric, culturally attuned spaces.

LIGHTING



Masters of Light and Ambience

ASA, a global leader in lighting design, brings 20+ years of expertise across 200+ projects. Their award-winning team blends global vision with local insight.

STRUCTURE



Innovators in Structural
and Civil Design

VINTECH CONSULTANTS is a leading structural and civil engineering firm, known for innovative and efficient design solutions across sectors, with over 500 successful projects in India and internationally.

MEP



Leading MEP Consultant in India

Sanelac Consultants is a leading MEP engineering firm with over 40 years of experience delivering integrated HVAC, electrical, plumbing, and fire protection solutions across major sectors in India. Known for their technical precision and quality, Sanelac has contributed to landmark projects including the Formula 1 track in Greater Noida.

F&B



An Immersive & Sensory
F&B Experience

Planet F&B Consultants is a global hospitality consultancy specializing in innovative food and beverage concepts for leading hotel brands, offering end-to-end solutions from strategy to execution.

VERTICAL TRANSPORT



Pioneers in Infrastructure Excellence

Matrix Management Consultants Pvt. Ltd. (MMC) is a premier consulting and solutions firm dedicated exclusively to Vertical Transportation Systems within the Construction and Infrastructure sectors. They empower clients to design, specify, procure, and implement high-performance vertical mobility solutions tailored to the unique needs of their existing and upcoming projects.

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Whiteland Corporation Private Limited is the Promoter of the mixed land use project named 'URBAN RESORT' being developed on land parcel admeasuring 19.23126 acres situated at Sector 103, Gurugram, for which the Promoter has been granted License no. 263 of 2023 and License no. 158 of 2024 and revised building plan bearing Memo No. ZP- 1942-II/ SD(RD)/2025/12535 dtd. 08.04.2025, and the project is solely developed, promoted, marketed, and sold by the Promoter. The project is not owned, developed, promoted or sold by Marriott International, Inc. or its affiliates ("Marriott Companies"). The project 'URBAN RESORT' is also known as 'Westin Residences Gurugram' pursuant to a limited license granted by the Marriott Companies to the Promoter for using the 'Westin' trademarks in terms thereof. If this license is terminated or expires without renewal, the project will no longer be associated with or have any right to use, the Westin brand, trade names or trademarks. Marriott Companies have not confirmed the accuracy of any of the statements or representations made herein or elsewhere in respect of the project. Marriott Companies are not responsible or liable for any representations or defects or any claim whatsoever, relating to the marketing, sale, design or construction of the project.

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An Oasis of
Serene Elegance Awaits