



Artistic Impression



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GANGA
REALTY

Ganga Global Homes Private Limited
Ground Floor, Vatika Tower, Sector 54, Gurugram

Disclaimer: All designs, specifications are illustrative and subject to change.
All images are graphic depiction and purely artistic in nature.

HARERA Registration No.- RC/REP/HARERA/GGM/676/408/2023/20 dated 30.01.2023

HARERA Registration No.- RC/REP/HARERA/GGM/677/409/2023/21 dated 30.01.2023



swarnim

High Street

The Golden Life

SECTOR 5, SOUTH OF GURUGRAM



Artistic Impression

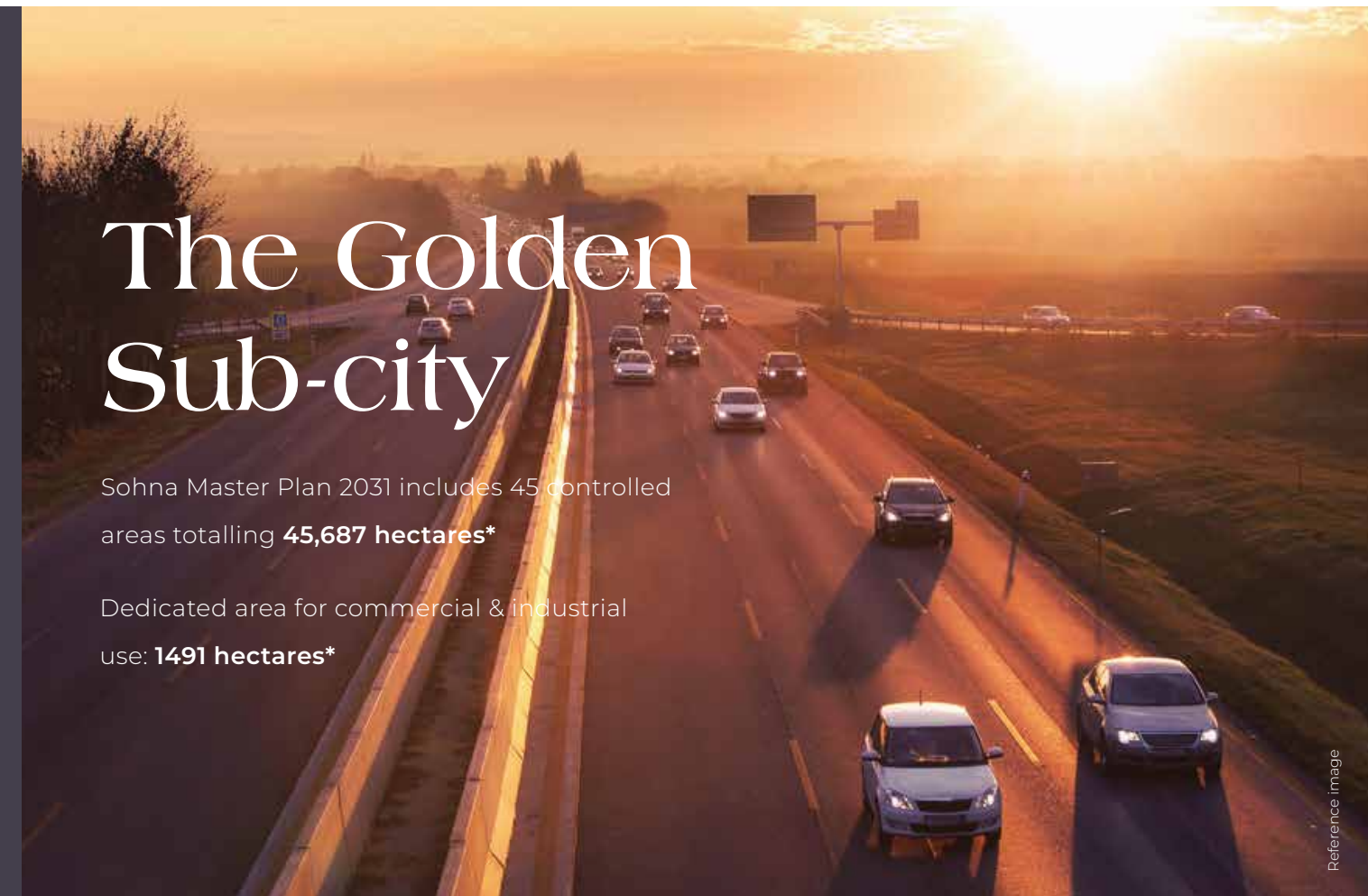
A PROJECT BY TATHASTU



The Golden Sub-city

Sohna Master Plan 2031 includes 45 controlled areas totalling **45,687 hectares***

Dedicated area for commercial & industrial use: **1491 hectares***



The Golden Life

A high-street retail project in the heart of an auspicious region, Swarnim is a landmark. And, a worthy investment for the far-sighted. When you own your part of Swarnim, you own a pure asset, a bright opportunity. It is your step to the golden life.

Today

- Excellent public infrastructure with renowned educational institutions, hospitals and malls.*
- Push for the growth of luxury and ultra-luxury development in the region by the NRI segment.*
- Superior connectivity to the NH 48, IGI Airport, Golf Course Road & Delhi.

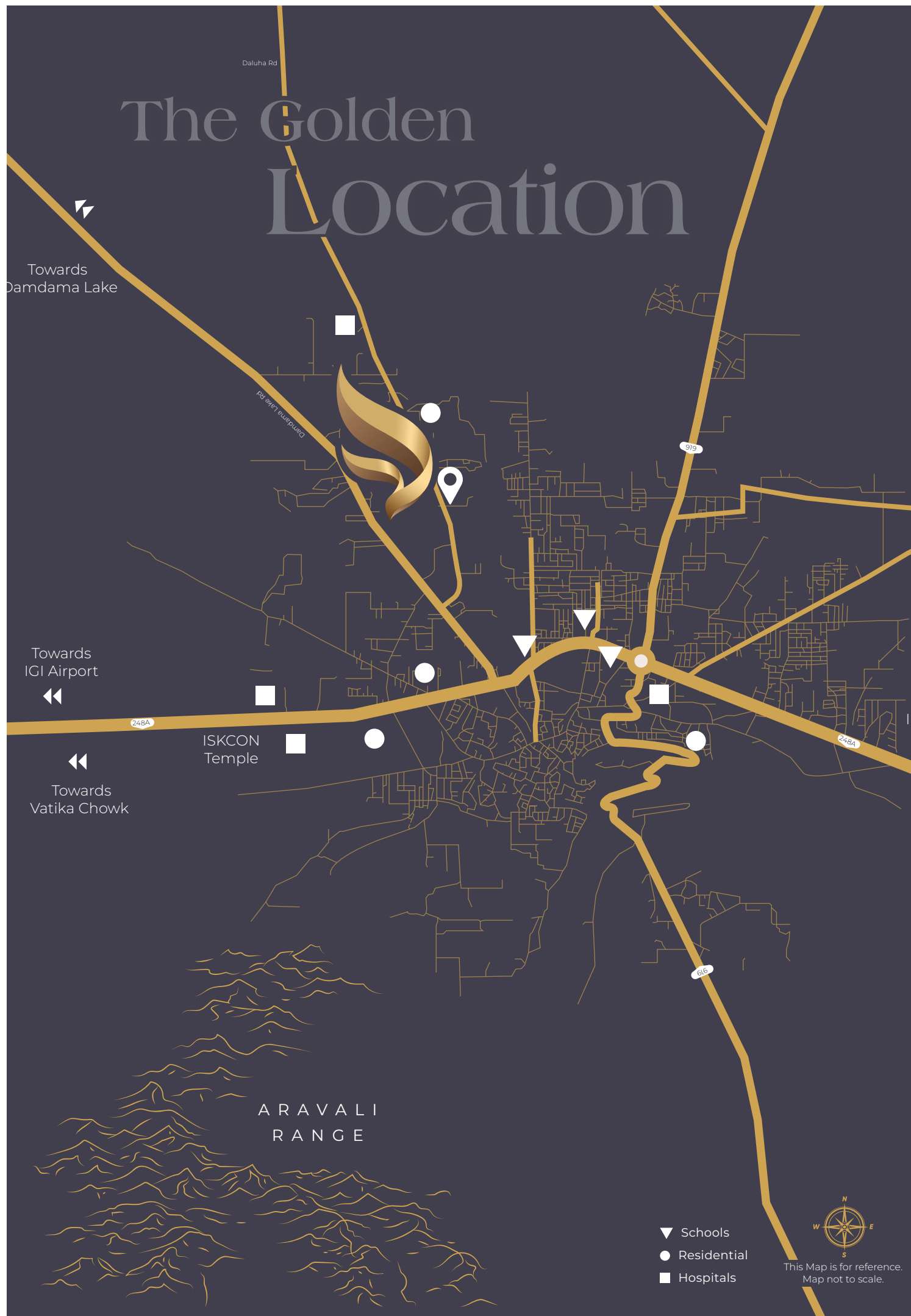
By 2031 a population of 6.40 lakh*



Upcoming Mega Developments

- Dedicated Freight Corridor (DFC) connecting Delhi and Mumbai
- Haryana Orbital Rail Corridor (HORC) connecting Palwal to Sonapat
- Driving state-of-the-art infrastructural development with HSIDC's Industrial Model Township Sohna (IMT Sohna)

Source: *<https://www.magicbricks.com/blog/sohna-master-plan-will-boost-realty-market-in-haryana/49302.html>



Swarnim's position in one of Gurugram's most promising sub-cities makes it an attractive choice for those looking to invest into commercial real estate.



- Located in a bustling community of 25,000 families
- Well-connected to all major roads
- Proximity and easy access to Gurugram's city centre and Delhi

- Medanta - The Medicity
15 minutes
- Gurugram Railway Station
20 minutes
- Proposed Metro
10 minutes
- K.R. Mangalam University
5 minutes
- Delhi Mumbai Industrial Corridor – 5 minutes
- IGI Airport
30 minutes
- G.D. Goenka School
5 minutes

The largest retail destination on Sohna Road

Ready footfall from **3,000 families**

Bang on **60m road**

Spanning **2,70,000 sq. ft**

3-side road access

Double-heighted ground floor shops

Drive-through for every shop

Suitable for **retail & f&b stores**

Exclusive **terrace access**

Multiplex



The Golden Address

Superior connectivity, ready catchment and a bustling neighbourhood mean that retail shops at Swarnim will be busy as they can be. The address is auspicious for all retail, F&B and services outlets.

Luxury Apparel

Fashion Accessories

Footwear

Pubs & Brewery

Make Up

Electronics

Furniture

Home Furnishing

Daily Need Shops

Supermarket

Bakery

Café

Fine Dine Restaurant

Club

Gift Store

Chocolatiers & Sweets

Pet Supplies

Patisseries

Dry Cleaners

Boutique

Pharmacy

Health Clinic

Cosmetic Clinic

Pathology Clinic

Stationery Shops

Handloom

Bank

Gym

Wellness Centre

