

TWIN HORIZON  
LUXURY RESIDENCES

DXP WAY, SECTOR 102, GURUGRAM

TOO GOOD. TWO TOWERS.





*Where wetlands breathe and lakes embrace,  
A paradise unfolds boundless, unconfined space.*

*Balconies merge with skies, a green visage expands,  
Energy thrums quiet, as if crafted by nature's hands.*

*Clubhouse ripples with laughter, and light,  
Spa to salon, days melt into starry night.*

*Towers rise three sides open, horizons near,  
Private lifts ascend where views crown the sheer.*

*Paths thread through Eden, water mirrors grace,  
Seventy percent green a sanctuary's embrace.*

*Here, dreams soar where lifestyles rewrite,  
That's Twin Horizon residences a sprawling delight.*

### **Welcome to Twin Horizon**

A thoughtfully crafted residence address by HCBS Group,  
where comfort meets elegance.

Step into a world of modern living, green surroundings,  
and everyday convenience all in the emerging luxury hub  
of Gurugram DXP WAY, offering unparalleled world-class connectivity.





RENDERED IMAGE

Towers oriented to  
provide unhindered views  
of wetlands and lake.



HRERA Resigtration No.: RC/REP/HARERA/GGM/948/680/2025/51  
DATED: 15.05.2025 | Website : [www.haryanarera.gov.in](http://www.haryanarera.gov.in)





# A LEGACY OF 30 YEARS

## Imprints in the World of Real Estate

HCBS Group brings over 30 years of expertise in reshaping NCR's real estate landscape. Its diverse portfolio includes premium villas, apartments, IT/ITES units, and group housing in prime locations. So far the company has delivered around three million sq ft of space. Its residential projects are home to more than 2000 happy families.

Renowned for timely delivery, quality construction, and transformative developments, the company emphasizes sustainable growth with low debt and financial stability. Some of the prominent projects developed by HCBS include Auroville at Dwarka Expressway, Auroville Plaza, Sports Ville at Sohna Road and exclusive 4BHK luxury residences on Golf Course Road among others.



**WINNER OF  
ET REALTY AWARDS  
BY ECONOMIC TIMES**

**Most Trusted Real Estate Brand in  
the country for the year 2025.**







OPENNESS WITHIN

PROJECT  
HIGHLIGHTS

Two Iconic Towers  
rise above all

70% Green Spaces  
to help residents  
breathe easy

Spacious  
surroundings for  
leisurely luxury

Three side  
open for all round  
view







### Two Iconic Towers

The twin towers don't just inspire they exude status, embodying aspiration and exclusivity. From their unique façade to their sky-touching presence, these towers redefine the very idea of vertical living.

Located in Sector 102
Crafted for only 268 families
Direct connectivity to DXP
Over 70% open space





Located at Dwarka Expressway offering seamless access to business hubs, airports, and leisure spots—blending urban energy with natural serenity.

Twin Horizon blends 70% green spaces, lush landscapes, and wetland views where sustainability meets serenity. Experience low-density living with more privacy and a deeper bond with nature.





RENDERED IMAGE

Wake up to a pleasant morning as **low-rise developments** in the sector allow for unhindered views in all directions.



DESIGNED  
TO FOSTER  
JOY OF LIFE



ENVIRONMENT WHERE LITTLE  
ONES CAN FLOURISH



REJUVENATION &  
WELLNESS



ACTIVITIES &  
FITNESS



KIDS' ENGAGEMENT  
ZONE



MEET & WORK



# Move Freely Live Fully



World-class gym & spa



Area for Yoga & Meditation



Senior Citizen Court



Separate tennis club with two hard courts



Indoor badminton & Squash courts



Therapeutic Garden



IMAGE IS FOR REPRESENTATION PURPOSE ONLY



TOTAL CLUB AND  
RECREATIONAL AREA  
1.15 LAKH SQ.FT.

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Grand arrival experience

Double-height Club lobby connected  
with both tower lobbies

24X7 reception &  
concierge service



## Let the Good Times Roll

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The first-ever elevated infinity-edge swimming pool, positioned 20 feet above ground level

Rejuvenation zone features an infinity pool, kids pool & jacuzzi zone

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Spa, saloon and fully-decked health bar

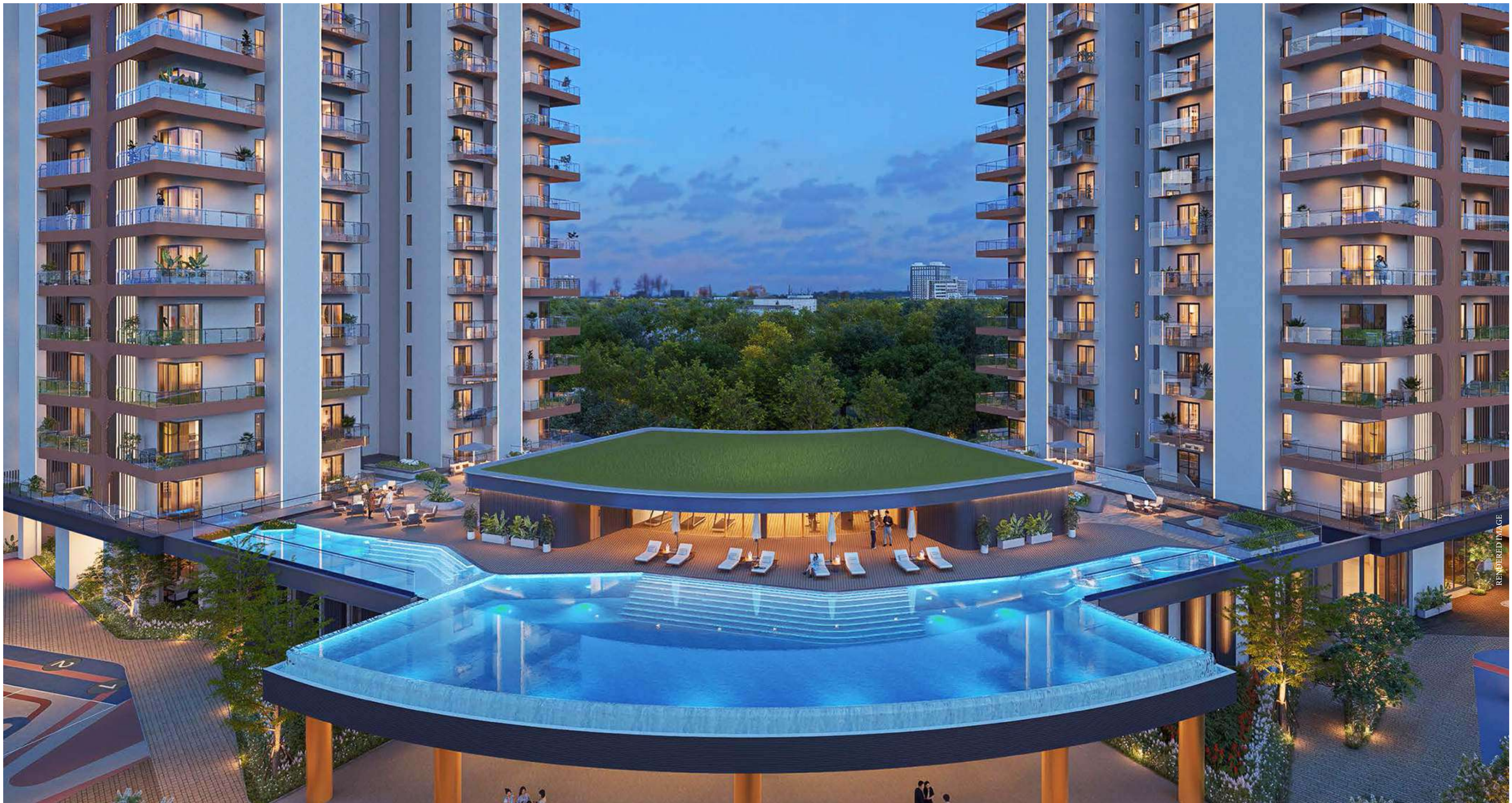
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A two-level deck for every occasion from your morning brew to raising an evening toast

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RENDERED IMAGE



# Meet, Work & Celebrate

Dynamic spaces for connection, collaboration, and celebration  
blending work, social vibes, and inspired gatherings in elegant,  
versatile settings. Areas to celebrate includes Event Hall,  
Landscaped Spill Over Area, etc.



Co-Working  
Spaces



The Library  
Café



Grand Club  
Lobby



Grand Celebration  
Hall With Landscaped  
Area



IMAGE IS FOR REPRESENTATION PURPOSE ONLY





# WHERE SPORT COMES NATURALLY

Thoughtfully designed play zones spark joy and imagination, offering safe, engaging spaces for all-age fun and creativity.



Pickleball Court



Outdoor Kids Play Area



Play area in stilt garden with creche



Padel Court and Basket-Ball Court



Volley-Ball Court &Cricket Pitch



Indoor games area featuring table tennis, pool table, etc.







Architecture that  
inspires awe, adds to its  
resident's stature and tells  
the world that they have  
arrived.

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TWIN H CBS  
HORIZON



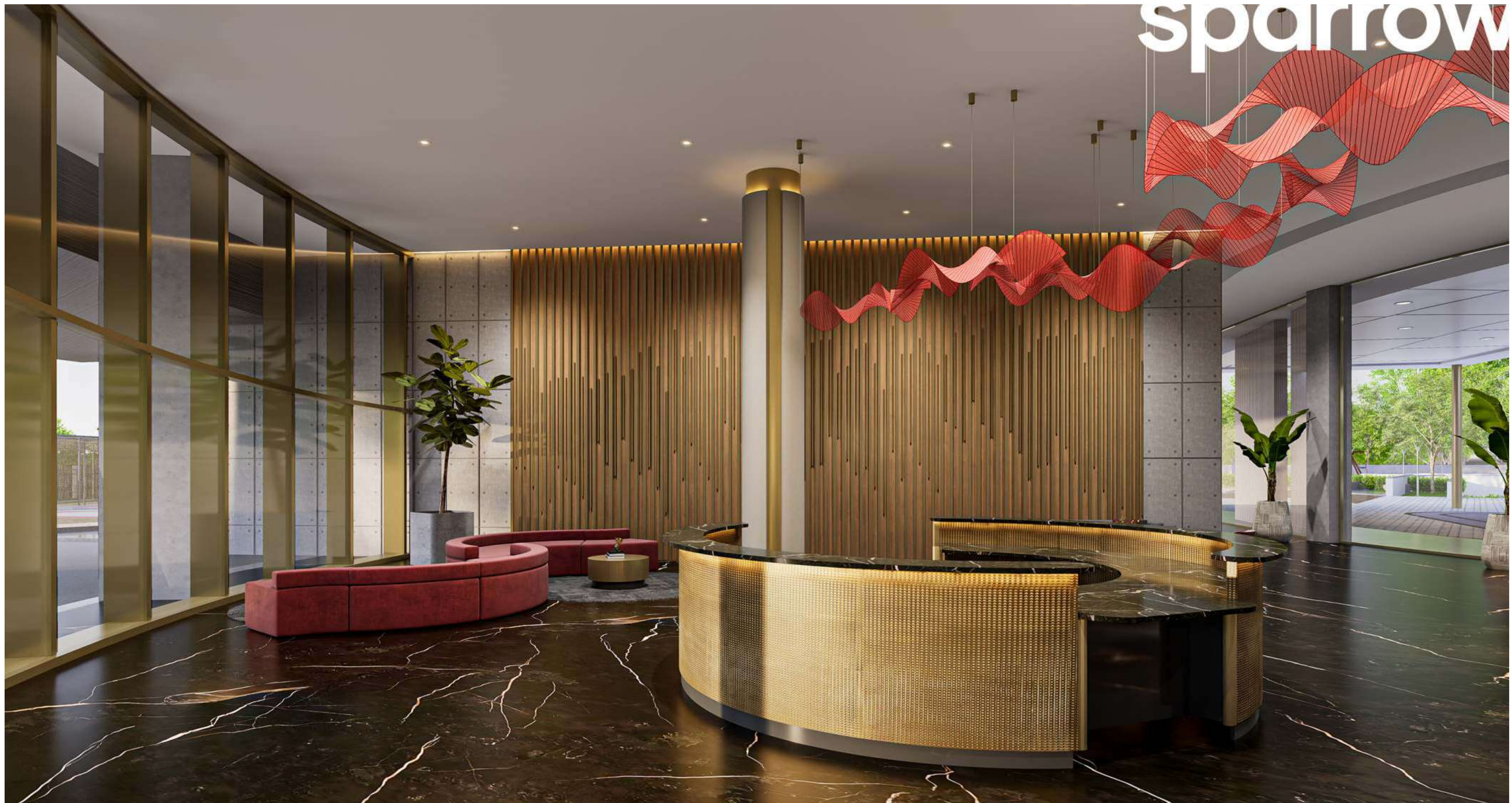


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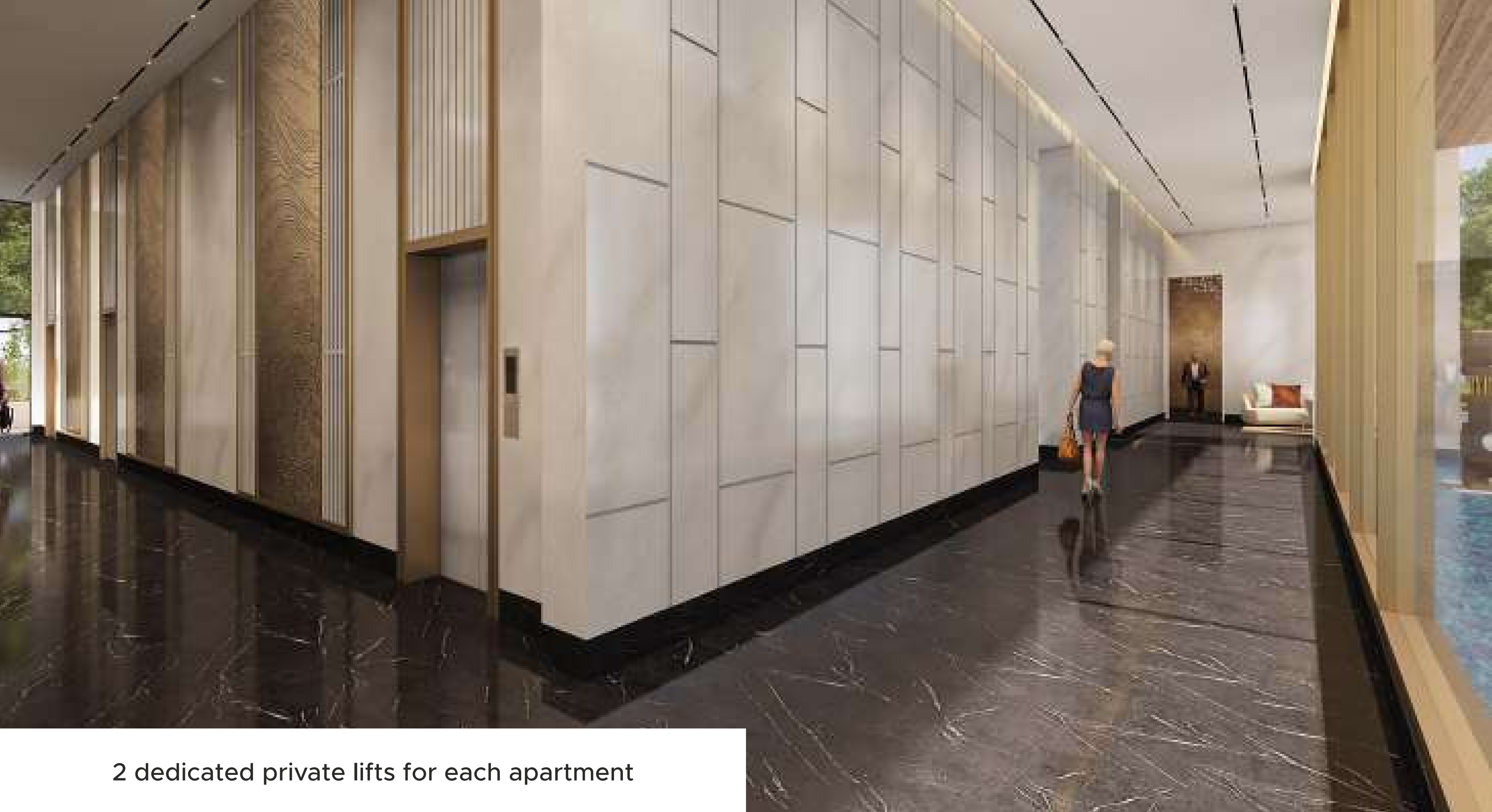
Experience an exclusive entry:  
Enter a world of opulence as you enter your tower lobby &  
access your residence using your exclusive private lift lobby.



sparrow







2 dedicated private lifts for each apartment





6-meter high ceilings in all lift lobbies





Lounge and dining area with an impressive 11.3 ft ceiling height.



RENDERED IMAGE





Master Bedroom interior view



## Bungalow Living Reimagined

SPRAWLING VERANDAS

9 FT DECK WITH LIVING AREA

3-SIDE OPEN LAYOUTS

9 FT WRAP-AROUND DECK  
WITH MASTER BEDROOM





RENDERED IMAGE

Surrounded by Serenity



# MASTER PLAN



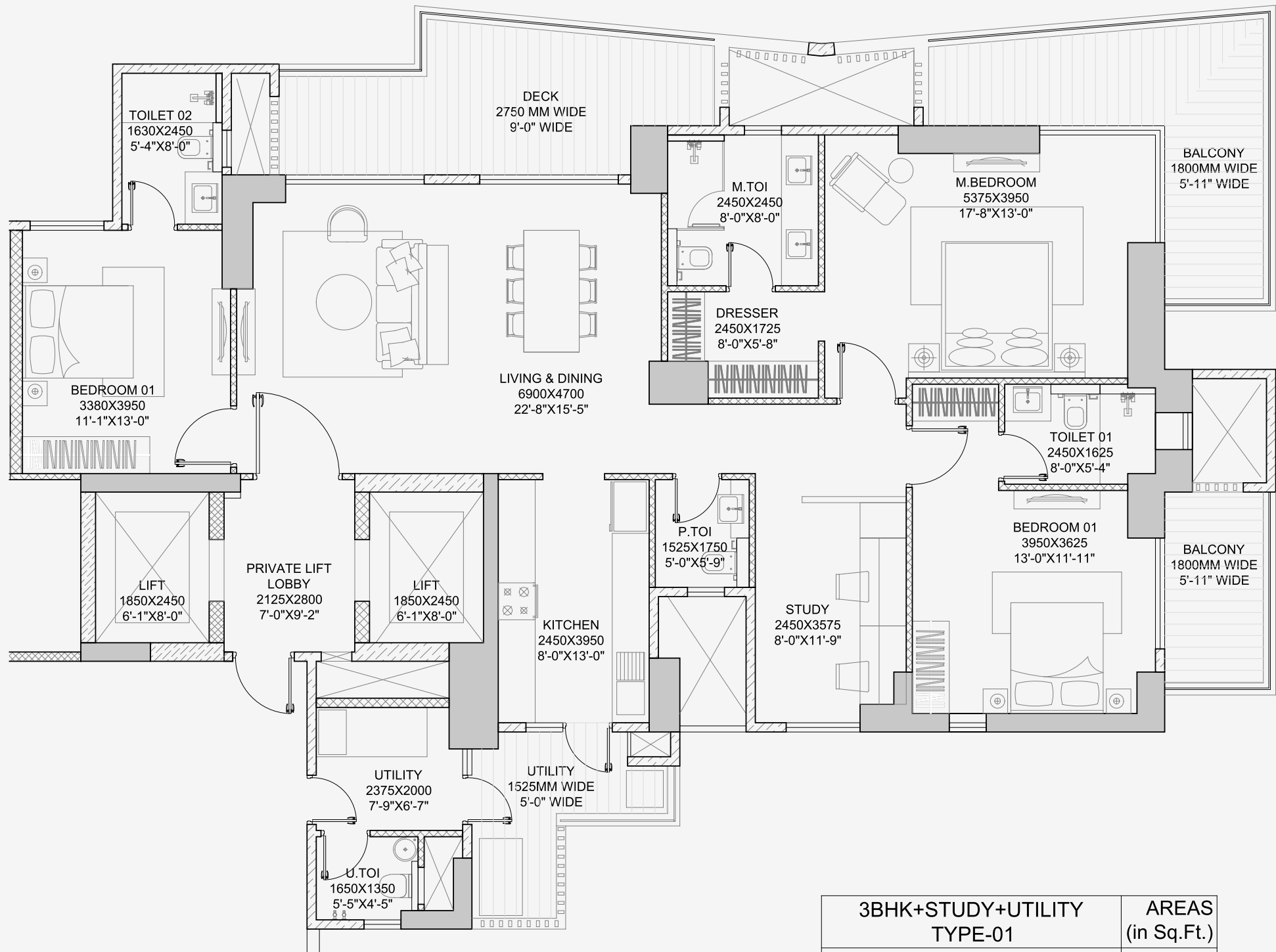
## Legend

1. Welcome Water Court
2. Feature wall
3. Entrance Green Court
4. Retail Edge
5. Amphitheatre
6. Senior citizen court-350 SQ.M
7. Jumping water court
8. Yoga meditation lawn-360 SQ.M
9. Therapeutic Garden
10. Reflexology path
11. Health loop-600M Length
12. Outdoor Gym Area-400 SQ.M
13. Dry landscape
14. Landscape connection to terrace
15. Banquet Spill Over-664 SQ.M
16. Arrival plaza
17. Water Way Deck
18. Outdoor chess corner
19. Surface Parking
20. Pet Park-140 SQ.M
21. Mound Greens
22. Lush Greens
23. Seating Under the Tree
24. Climbing Wall
25. EPDM Play Area-584 SQ.M
26. Tot-Lot-54 SQ.M
27. Floor Games-441 SQ.M
28. Under the Stilt Garden
29. Pebble Court
30. Pickleball Court
31. Padel Court
32. Basket-Ball Court
33. Volley-Ball Court
34. Cricket Pitch
35. Ground
36. Mound Greens
37. Seating Aloove
38. Sand Pit -115.4 SQ.M



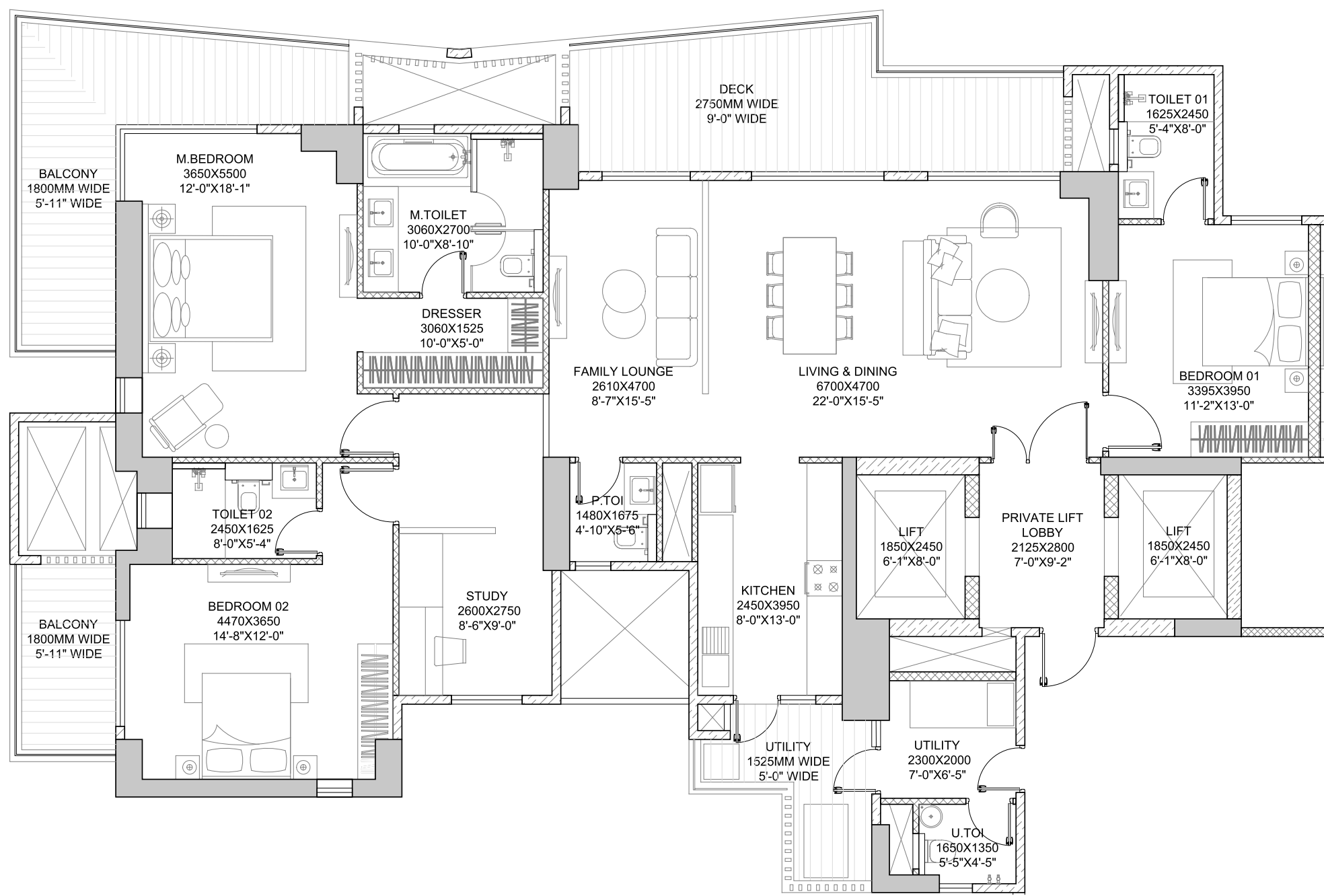


# UNIT PLAN 3 BHK



3BHK+STUDY+UTILITY TYPE-01	AREAS (in Sq.Ft.)
RERA Carpet	1492
Balcony	477
Exclusive Lift Foyer	60
UCA	2029
Super Area	2725

# UNIT PLAN 3BHK XL

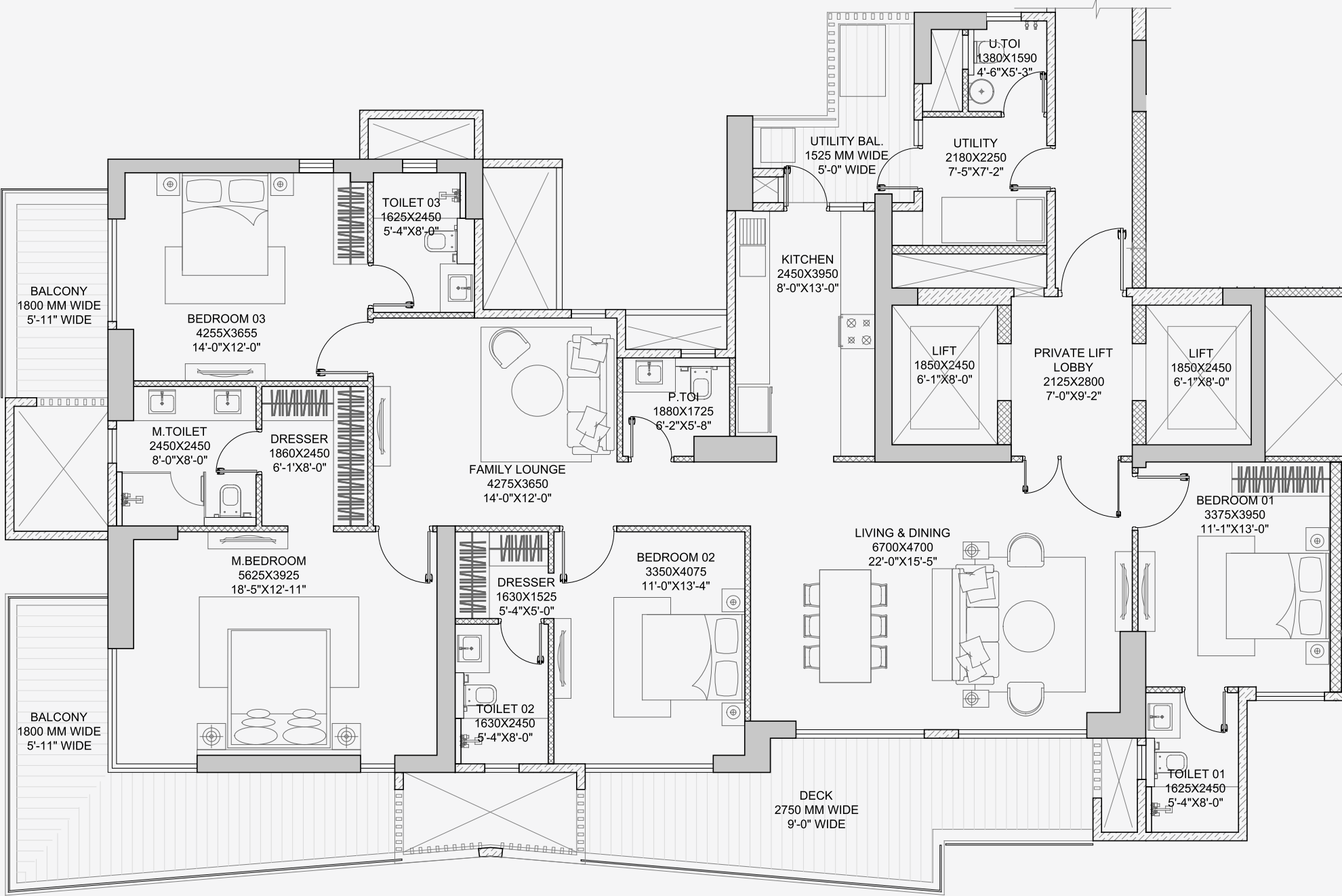


3BHK+STUDY+UTILITY TYPE-02	AREAS (in Sq.Ft.)
RERA Carpet	1663
Balcony	530
Exclusive Lift Foyer	60
UCA	2253
Super Area	3000





# UNIT PLAN 4 BHK

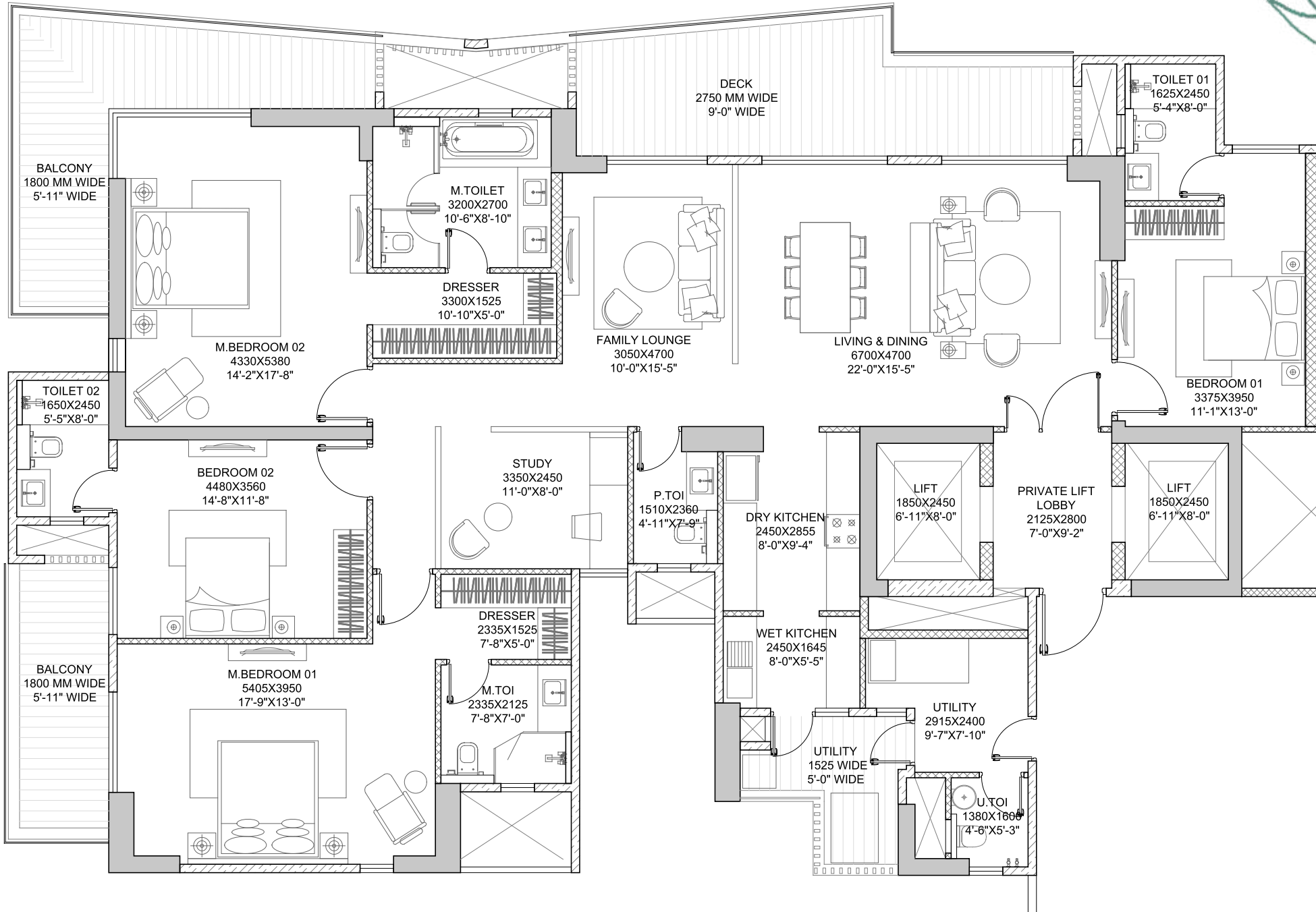


4BHK+UTILITY TYPE-01	AREAS (in Sq.Ft.)
RERA Carpet	1794
Balcony	545
Exclusive Lift Foyer	60
UCA	2399
Super Area	3265

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# UNIT PLAN 4BHK XL



4BHK+UTILITY TYPE-02	AREAS (in Sq.Ft.)
RERA Carpet	2155
Balcony	568
Exclusive Lift Foyer	60
UCA	2783
Super Area	3800





***A world that's a world apart  
Groove to a New Rhythm***

Designed by  
**Morphogenesis Architects**

Morphogenesis is one of India's foremost architecture and urban design firms, renowned for its pathbreaking, sustainable, and contextually responsive design solutions. With a strong commitment to innovation and environmental stewardship, the firm seamlessly integrates global best practices with local cultural and climatic sensibilities. Morphogenesis has been instrumental in shaping landmark projects across India and internationally, setting new benchmarks in design excellence and urban development.





# SECTOR 102, GURUGRAM: A GETAWAY AT THE HEART OF THE EXPRESSWAY

Sector 102 is ideally placed to make the most of everything the Dwarka Expressway has to offer. It affords quick and seamless connectivity coupled with easy access to best-in-class conveniences. In addition, its proximity to the marvels of urban development and to the wonders of Mother Nature make it the perfect getaway and the perfect address to call home.

## DISCOVER INVALUABLE CONNECTIONS.

### Shopping

Ocus Medley Mall – 3.5 km  
Ambience Mall – 8 km  
The Esplanade Mall – 4.4 km

### Connectivity

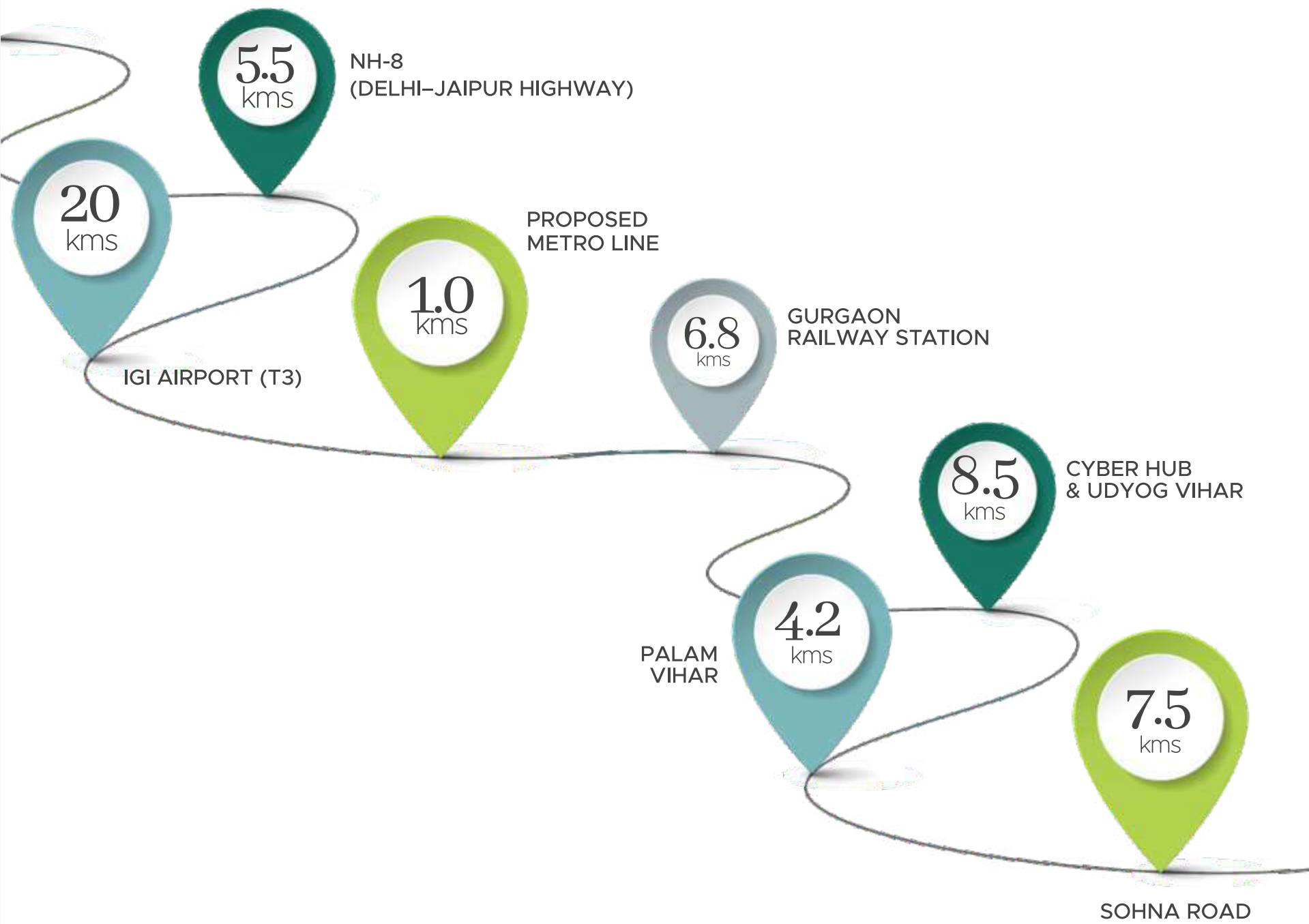
Dwarka Expressway – 0.3 km  
NH-8 (Delhi–Jaipur Highway) – 5.5 km  
IGI Airport (T3) – 20.5 km  
Corporate Hubs  
Cyber Hub & Udyog Vihar – 8.5 km  
Upcoming Sector 101 Metro Station – 1.0 km

### Schools

Global Heights School – 0.4 km  
Imperial Heritage School – 0.7 km  
Prime Scholars International School – 1.3 km  
Delhi Public School – 1.1 km  
Imperial Heritage School – 0.9 km  
HSV International School – 2.4 km  
Euro International School – 2.3 km

### Hospitals

Medanta – The Medicity – 7.5 km  
Artemis Hospital – 8 km  
Fortis Memorial Research Institute – 9 km  
The Signature Advanced Hospital – 3.5 km



## DISCOVER INVALUABLE CONNECTIONS





Location Map



Source: Google Maps (approx time considered on non peak hours)







SPECIFICATION  
FINISHING MATRIX

S.NO	LOCATION	FLOORING	SKIRTING/DADO	WALL FINISH	FALSE CEILING	CEILING	COUNTER LEDGE WALL, COPING
RESIDENTIAL TOWERS							
COMMON AREAS	Tower Entrance Lobby@Ground Floor	Opt 1: Italian Marble	Skirting same as flooring  Granite Cladding on Lift Jambs up to lintel height  1' wide Lift wall facia up to false ceiling height.	Stone/Wall Cladding as/Interior Design	Gypsum Ceiling finished with Acrylic Paint	Whitewash/ Distemper	
	Lift Lobby @Ground Floor	Opt 1: Italian Marble	Skirting same as flooring  Granite Cladding on Lift Jambs up to lintel height  1' wide Lift wall facia up to false ceiling height	Stone/Wall Cladding as/Interior Design	Gypsum Ceiling finished with Acrylic Paint	Whitewash/ Distemper	
	Lift Wells / Shafts		Plaster Paint				
APARTMENTS	Private Lift Lobby	Opt 1: Italian Marble	100mm high matching flooring  Granite Cladding on Lift Jambs up to lintel height  1' wide Lift wall facia up to false ceiling height	Gypsum plaster finished with Acrylic Paint	Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level	Acrylic Paint	
	Living Dining & Family Lounge	Opt 1: Italian Marble	150mm high matching flooring  Granite Cladding on window Jambs & Cills	Gypsum plaster finished with Acrylic Paint	Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level	Acrylic Paint	
	Study/ (Lounge in some units)	Opt 1: Italian Marble	150mm high matching flooring  Granite Cladding on window Jambs & Cills	Gypsum plaster finished with Acrylic Paint	Gypsum board Boxing finished with acrylic paint for A/C & Fire Fighting Lines from slab bottom to lintel level	Acrylic Paint	
	Kitchen	Opt 1: Italian Marble	100mm high matching flooring  600 x 300 glazed ceramic tiles 2' above granite counter and behind refrigerator	Gypsum plaster finished with Interior Acrylic Paint	Opt 1: Gypsum Boxing for A/C & Fire Fighting and chimney	Acrylic Paint	Dry fixed granite/stone counter



SPECIFICATION  
FINISHING MATRIX

	Master Bedroom	Opt 1: Laminated Wooden Flooring-AC4 Grade, with transition profile at doors.  Opt 2: Marble Flooring	100mm high matching flooring  Granite Cladding on window Jambs & Cills	Gypsum plaster finished with Interior Acrylic Paint	Gypsum Boxing for A/C & Fire Fighting	Acrylic Paint	
	Bedroom	Opt 1: Laminated Wooden Flooring-AC4 Grade, with transition profile at doors. & Marble flooring in guest bedroom (near lift lobby)	100mm high matching flooring Granite Cladding on window Jambs & Cills	Gypsum plaster finished with Interior Acrylic Paint	Gypsum Boxing for A/C & Fire Fighting	Acrylic Paint	
	Master Toilet	Antiskid vitrified Tile-GVT 600x600mm	Granite Cladding on window Cills	Vitrified tile 600x300mm upto false ceiling	600x600mm Moisture resistant gypsum board with trap door (wherever reqd.)	OBD	Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
	Toilet	Antiskid vitrified Tile-GVT 600x600mm	Granite Cladding on window Cills	Antiskid Vitrified tile 600x300mm upto false ceiling	600x600mm Moisture resistant gypsum board with trap door (wherever reqd.)	OBD	Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
	Balcony Deck	Opt 1: Antiskid Vitrified Tile 600x600mm	100mm high matching flooring	Exterior Grade Texture paint		WPC	
	Utility Balcony	Opt 1: Antiskid Vitrified Tile 600x600mm	100mm high matching flooring	Exterior Grade Texture paint		Exterior Grade Texture paint	
	Utility / Servant Room	Opt 1: Antiskid Vitrified Tile 600x600mm	100mm high matching flooring	Gypsum plaster finished with Interior Acrylic Paint		Acrylic Paint	
	Utility / Servant Room Toilet	Opt 1: Antiskid Vitrified Tile 600x600mm	Tile Dadoing 300x300mm	Dado Tile Uptil False Ceiling	600x600mm Moisture resistant gypsum board with trap door (wherever reqd.)	OBD	
CORE	Service Lobby & Passage	Granite Flooring	100mm high matching flooring	Interior Grade Paint		Exterior Grade paint	
	Staircase	Granite Flooring	100mm high matching flooring	OBD			
	Electrical ELV Room	Kota Stone	Kota Stone	OBD		OBD	
	Service Lift Lobby	Granite Stone	Granite Stone	OBD		OBD	
	Fire Staircase	Granite Stone	Granite Stone	OBD		OBD	



REFUGE FLOOR	Refuge area	Antiskid vitrified Tile- GVT 600x600mm		Exterior Grade Paint		Exterior Grade Paint	
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BASEMENT	Driveway	VDF with paint marking		Column guard with signage paint marking on columns		OBD	
	Parking Area	VDF with paint marking		OBD		OBD	
	Service Areas	Kota Stone	same as flooring Kota stone where ever required.	OBD	Gypsum Boxing for A/C & Fire Fighting and chimney	OBD	
	BOH spaces	Vitrified Tile 600x600mm	same as flooring	OBD		OBD	
	Ramp Areas	VDF with broom finish		OBD		OBD	
	Lobby	Full body Vitrified Tile 600x1200 mm	same as flooring  Granite Cladding on Lift Jambs up to lintel height 1' wide Lift wall facia up to false ceiling height	Gypsum plaster finished with Acrylic Paint	Gypsum plaster finished with Acrylic Paint		

EXTERNAL FINISHES

FAÇADE	Item	Desciption					
	Façade Paint	Exterior grade texture paint as per approved shade					
	Jaali	GRC jaali with perforations on MS supports					
	Balcony Handrail	Glass with Vertical SS Flate Welded to Base Plate Anchored to RCC Upstand as/vendor					
	Utility Handrail	MS handrail as per detail					

Notes:	
1.	All sanitary fittings & fixtures shall be as per approved sample - The brand will be Kohler, Jaquar, or an approved equivalent.
2.	All pop-outs in landscape shall be as per the landscape design
3.	Terrace shaft closure / louvers shall be aluminum powder coated.
4.	External door windows shall be Aluminium /UPVC as/façade.
5.	Over head tanks shall have ceramic tiles from inside
6.	Apartment Main door to be Flush door with Veneer on both side
7.	All internal apartment doors to be flush doors with laminate on both side
8.	Wash Basin Counter, Ledge wall coping, Window Cill Jamb : Stone as/sel.
9.	Balcony Tow Wall Coping : Stone as/sel.
10.	Client to confirm upon HVAC Scheme for Units - VRV or ductable AC - VRF with high wall internal units - The brand will be Mitsubishi and Deccan or an equivalent
11.	Modular kitchen - with appliances Hob, Chimney, Microwave/Oven, Dishwasher, RO, washing machine & dryer. wardrobes excluded from the hard finishes





HCBS PROMOTERS AND DEVELOPERS PVT. LTD.  
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