



An Oasis of Serene Elegance

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# Whiteland Corporation and Marriott International sign an agreement to introduce Westin Residences to Gurugram, India

**W**hiteland Corporation, a real estate developer based in Delhi-NCR, announced and signed an agreement with Marriott International, Inc., to bring Westin Residences to Gurugram, India.

Located along the growth corridor of Dwarka Expressway, Westin Residences Gurugram is strategically positioned in Sector 103, a 15-minute drive to the CBD of Gurugram, and 15-20 minute drive to residential areas of South and West Delhi, and close to International Airport and landmarks, such as India International Convention Centre (Yashobhoomi), upcoming DDA Dwarka Golf Course and Diplomatic Enclave — a premium catchment of expats and diplomats catering to over 35 embassies.

The Westin Residences Gurugram is slated to be the largest branded residences and the first stand-alone residential, without a hotel on-site, property in India under the renowned Westin brand. It promises to be a blend of exclusivity, wellness, and world-class hospitality. The Residences is poised to meet the growing demand in India from discerning buyers seeking hotel-inspired lifestyle with personalised services, global concierge and more. The first phase, consisting of 674 exclusive residences, is set to launch in the second quarter of this financial year.

The Residences will be an urban resort featuring three- and four-bedroom residences ranging from 235sqm to 386sqm, where homeowners will have access to high-end amenities while enjoying 20 acres of beautifully landscaped grounds dedicated mainly to recreation and



L-R: Pankaj Pal, MD, Whiteland Corporation; Navdeep Sardana, Founder, Whiteland Corporation; Penny Trinh, VP, Residential Development, Marriott International; and Anwesha Bhuyan, VP and Corporate Counsel, Marriott International were present at the event

PHOTO: HTCS

outdoor activities. Additionally, the Residences will be elevated on stilts, allowing the landscape to flow underneath them, maximising the site area dedicated to green spaces. Taking inspiration from the concept of a biophilic design, it has been curated by internationally acclaimed designers and consultants, including Design Consultant Architect Hafeez Contractor, Landscaping by Coopers Hill and Interiors by BM&A.

The Residences will embody the Westin brand's Six Pillars of Well-Being: Sleep Well, Eat Well, Move Well, Feel Well, Work Well and Play Well. From the WestinWORKOUT® offerings and nutritious culinary

options, residences will benefit from an array of distinct wellness experiences on-site, leveraging the brand's

## ABOUT WHITELAND CORPORATION

Whiteland Corporation is a leading real estate developer in Delhi-NCR, India, known for its commitment to excellence, innovation and sustainability. With a global outlook combined with Indian values, the company has been crafting distinguished developments across residential and commercial sectors. Its portfolio includes prestigious developments covering approximately 4.5 million sqft of area under development,

reputation as an industry leader in well-being. The exclusive Clubhouse will be the crown jewel among the

comprising 1,300+ homes. World-class commercial spaces that have already been constructed are highly appreciated by the market. Whiteland prioritises timely project delivery without compromising quality. Driven by a culture of trust, honour and unwavering commitment, Whiteland Corporation is redefining industry standards and delivering extraordinary client experiences.

For more information, visit: [www.wlcorp.com](http://www.wlcorp.com)

## WHITELAND

Global Outlook | Indian Values

- Westin Residences Gurugram will be the first residential development in India under the Westin brand.
- This development will also be the largest stand-alone branded residences project announced in India

bring pride and joy to its residents. Our commitment to creating world-class residential developments, supported by award-winning international consultants, ensures an unparalleled ecosystem for our buyers."

**John Hearn**, Senior Vice President, Global Residential Operations, Marriott International, said, "We are delighted to have signed an agreement with Whiteland to introduce the first Westin Residences to India. Their pioneering spirit and unwavering commitment to excellence, combined with Marriott's global experience in operating branded residences, will set a benchmark in premium living in India and create homes where residents can be the best versions of themselves."

HTC

*Note: The Westin Residences Gurugram are not owned, developed, promoted or sold by Marriott International, Inc. or its affiliates ("Marriott"). Whiteland Corporation Private Limited uses the Westin trademarks and trade names under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.*



# WHITELAND

Global Outlook | Indian Values

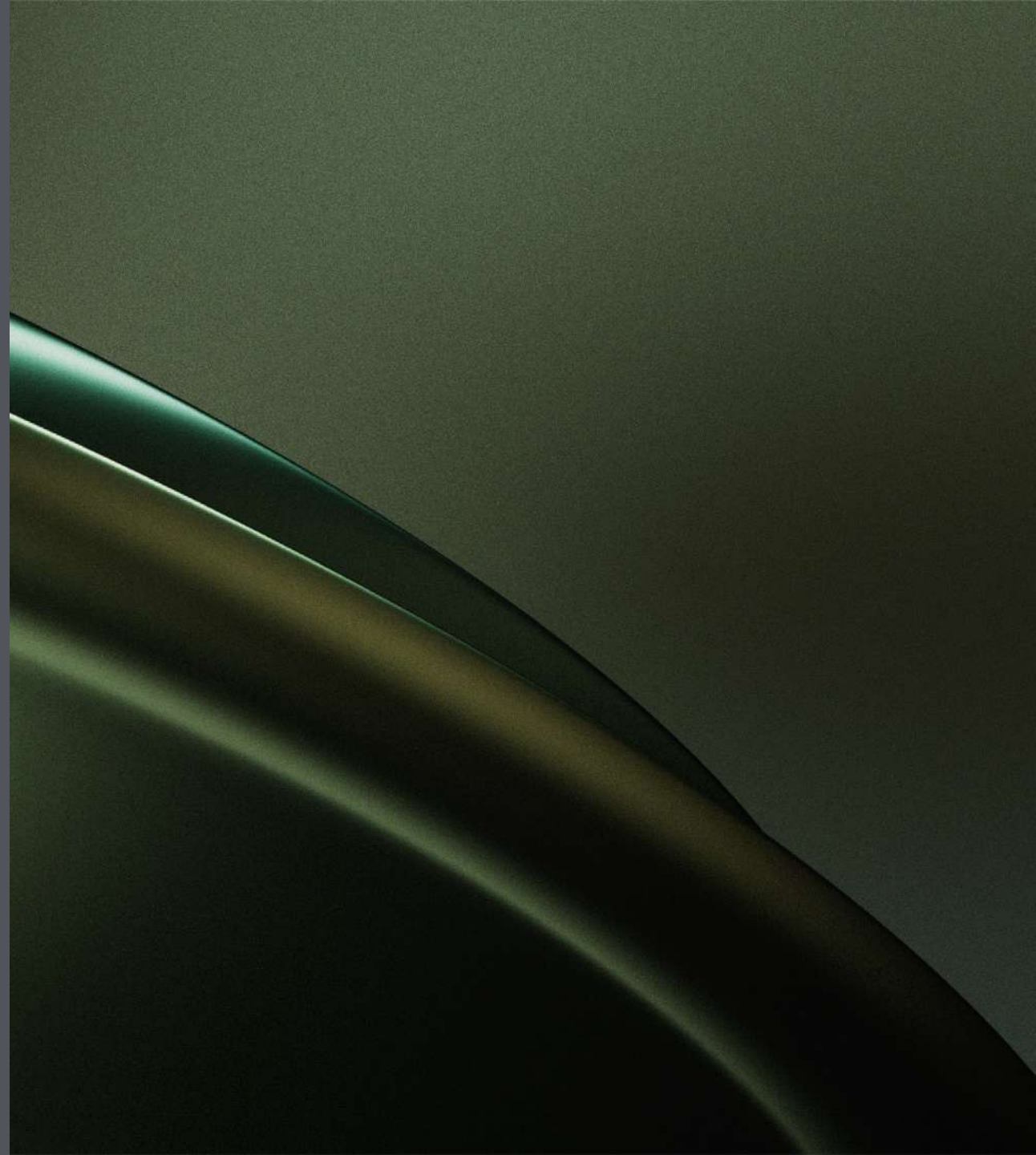
# THE WESTIN

## RESIDENCES

### GURUGRAM

Developed by


**WHITELAND**



Branded Residences by

**Marriott<sup>®</sup>**  
**INTERNATIONAL**





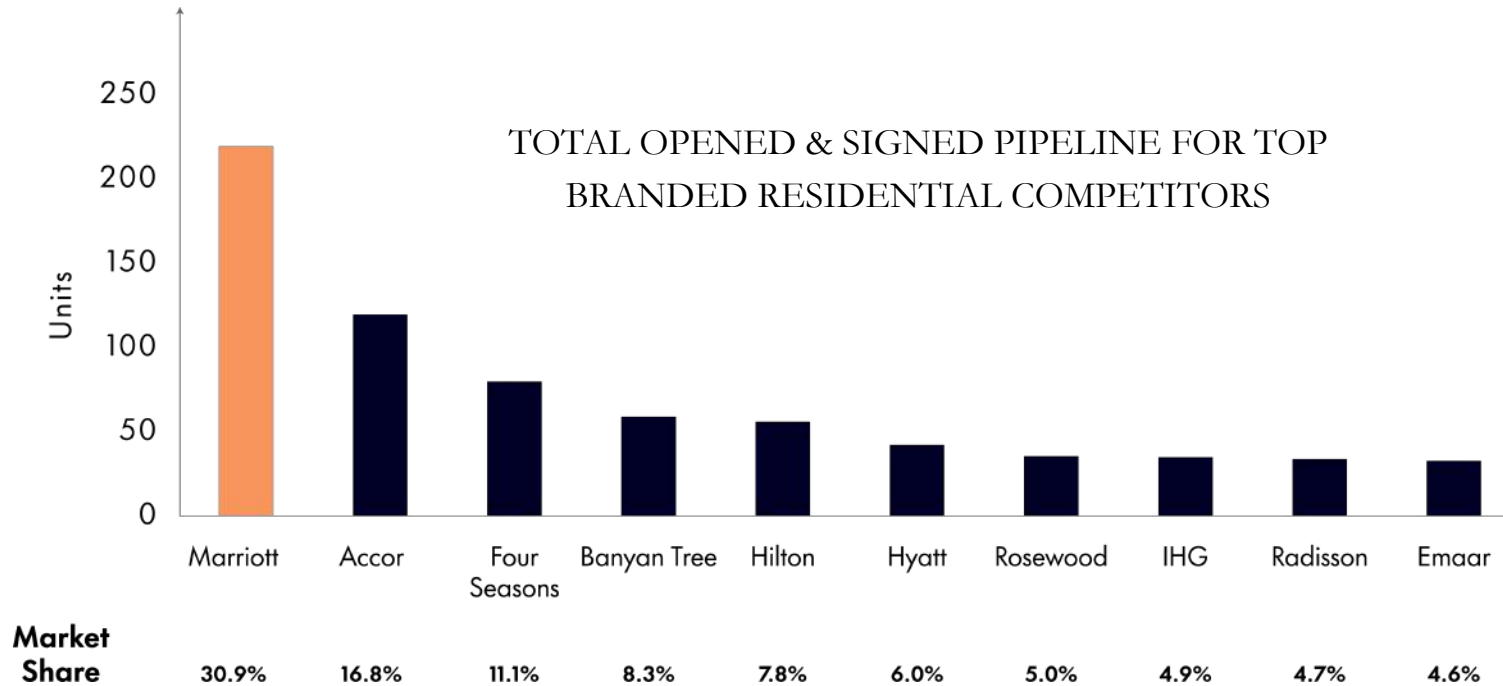
Marriott is the largest  
branded residences  
company and is the leader  
in standalone residences  
globally.

134 operating residential properties and 121 in the development pipeline  
across 49 countries and territories.

*The Ritz-Carlton Residences, Boston - South Station*



# World's Largest Branded Residences Company





# Brand Portfolio

EDITION



THE RITZ-CARLTON

THE  
LUXURY  
COLLECTION

  
ST. REGIS

BVLGARI  
HOTELS & RESORTS

W  
HOTELS

RITZ-CARLTON RESERVE

WESTIN

  
MARRIOTT

  
JW MARRIOTT

  
SHERATON  
EST. 1937

*Le* MERIDIEN

AUTOGRAPH  
COLLECTION<sup>®</sup>  
HOTELS

R  
RENAISSANCE<sup>®</sup>

TRIBUTE  
PORTFOLIO

# Global Distribution

## NORTH AMERICA

OPEN	71
PIPELINE	30

## CARRIBEAN & LATIN AMERICA

OPEN	16
PIPELINE	26

## EUROPE & MIDDLE EAST, AFRICA

OPEN	24
PIPELINE	32

## GREATER CHINA

OPEN	4
PIPELINE	1

## ASIA PACIFIC

OPEN	13
PIPELINE	11

**134 Open**  
**121 Pipeline**

49 COUNTRIES & TERRITORIES

76% LUXURY & 24% PREMIUM



Branded Residences

# Growth Drivers

- 1 Consumer demand for the lifestyle
- 2 Increased UHNWIs/HNWIs population
- 3 Increased mobility in second home markets
- 4 Increased desire to downsize
- 5 The desire of the wealthy to expand their residential property portfolios.

# Greater Capital Appreciation

## Branded Residences

**Project:** JW Marriott Residences, Saigon, Vietnam

**Price:** 1.5L per Sq. Ft.

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**Project:** The Ritz Carlton, Worli, Mumbai

**Price:** 1.2L per Sq. Ft.

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**Project:** Golf Links, Golf Course Road,  
Gurugram

**Price:** 1L per Sq. Ft.

## Non-Branded Residences

**Project:** Lux 6, Saigon, Vietnam

**Price:** 37k per Sq. Ft.

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**Project:** Lodha World Towers, Worli, Mumbai

**Price:** 51k per Sq. Ft.

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**Project:** DLF The Crest, Gurugram

**Price:** 50k per Sq. Ft.



# Greater Capital Appreciation

**Branded Residences**

**Non-Branded Residences**

**4x**

**v/s**

**x**

# Iconic Marriott Residences Across The Globe









The Residences at the  
Trillium House,  
Blue Mountain, Canada







The Westin Residences,  
Manila, Philippines





















Dorado Beach, A Ritz-Carlton  
Reserve Residence, Porto Rico











Marriott International

# Residence Owner Benefits

Exclusivity,  
Prestige &  
Privacy

Comprehensive  
Essential &  
À La Carte  
Services

World-Class  
Design &  
Amenities

Owner  
Recognition  
Benefits

Peace of mind:  
Turn key  
convenience &  
Asset  
Management



# Owner Recognition Benefits

MARRIOTT  
**BONVOY**



Complimentary  
Hotel Stay



Food & Beverage  
Discounts



SPA  
Discounts



# WESTIN

RESIDENCES

Empowering Residence Owners to  
regain control and enhance their  
well-being, ensuring they can be  
the best version of themselves.



# 6 Pillars of Well-Being





15 PROPERTIES

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM

INDIA

WESTIN RESIDENCES

COMING SOON

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM

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WESTIN RESIDENCES

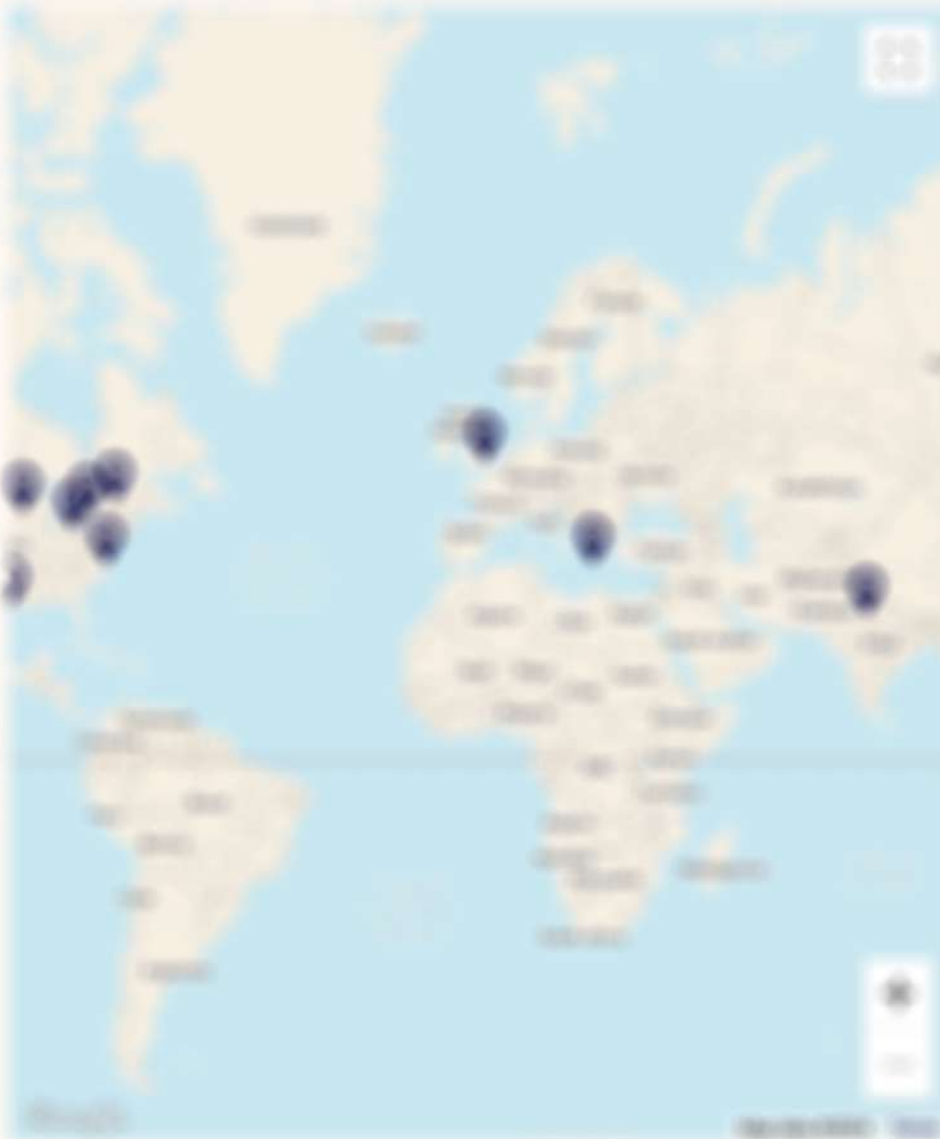
WESTIN RESIDENCES GURUGRAM

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM

WESTIN RESIDENCES

WESTIN RESIDENCES GURUGRAM





Presenting  
**THE WESTIN**  
RESIDENCES  
GURUGRAM

Developed by  
**WHITELAND**

Design Consultant

**Architect**  
**Hafeez**  
**Contractor**

Interiors

**BM&A**

Landscaping



COOPERS HILL



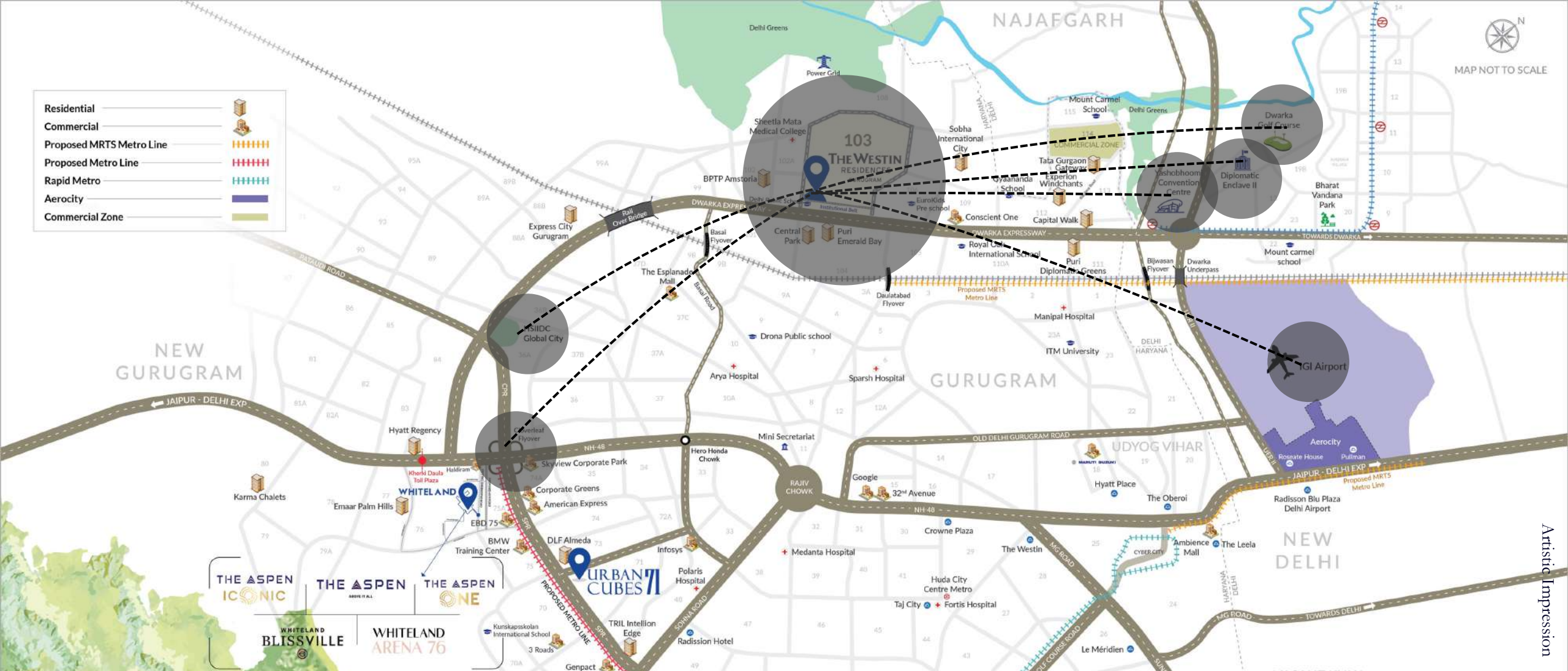
# Many Firsts

The largest Westin Residences globally

First Westin Residences in the country

The largest standalone Branded  
Residences without on-site hotel in India





Artistic Impression

# THE EPICENTRE OF DWARKA EXPRESSWAY

- 11 kms GLOBAL CITY
- 12 kms CLOVER LEAF FLYOVER
- 11 kms YASHOBHOOMI (IICC)
- 13 kms DIPLOMATIC ENCLAVE II
- 13.5 kms DWARKA GOLF COURSE
- 14.5 kms IGI



# Enjoying a social fabric of both Delhi & Gurugram

Strategically located on Dwarka Expressway, Sector 103 Westin Residences is just 15 minutes drive from Gurugram's CBD & 20 to 25 minutes from affluent areas of South & West Delhi.



21+  
RETAIL  
COMPLEXES



15+  
INTERNATIONAL  
SCHOOLS



10+  
5 STAR  
HOTELS



10+  
MULTI-SPECIALITY  
HOSPITALS

(\*all within the radius of 10 to 15 kms)



# Satellite Image- Land Parcel



Google Earth

Image © 2024 Maxar Technologies

Artistic Impression



300 m





- 3 BHK-S
- 3 BHK-L
- 4 BHK-L
- 4 BHK-M
- 4 BHK-S
- 4 BHK-L (Iconic)
- 4 BHK-M (Iconic)



- 3 BHK-S
- 3 BHK-L
- 4 BHK-M
- 4 BHK-L



20 METER WIDE ROAD



PHASE 1

CLUB ZONE

PHASE 2  
FUTURE DEVELOPMENT

PHASE 2  
FUTURE DEVELOPMENT

24 METER WIDE ROAD

Site Plan Phase 1



ARRIVAL  
EXPERIENCE

THE WESTIN  
RESIDENCES  
GURUGRAM



THE WESTIN  
RESIDENCES

Artistic Impression



MULTIPLE LEVELS  
FOR PARKING

THE WESTIN  
RESIDENCES  
GURUGRAM





TOWER DROP-OFF WITH  
AMPLE NATURAL LIGHT

THE WESTIN  
RESIDENCES  
GURUGRAM

THE WESTIN  
RESIDENCES

Artistic Impression



# The Elysian Club



EXCLUSIVE ENTRY &  
DROP-OFF FOR  
CLUBHOUSE

THE WESTIN  
RESIDENCES  
CURUGRAM





REVITALIZE IN THE HEART  
OF CENTRAL LANDSCAPE

THE WESTIN  
RESIDENCES  
GURUGRAM



Artistic Impression



MAJESTIC CLUB HOUSE  
AT LOWER GROUND

THE WESTIN  
RESIDENCES  
GURUGRAM



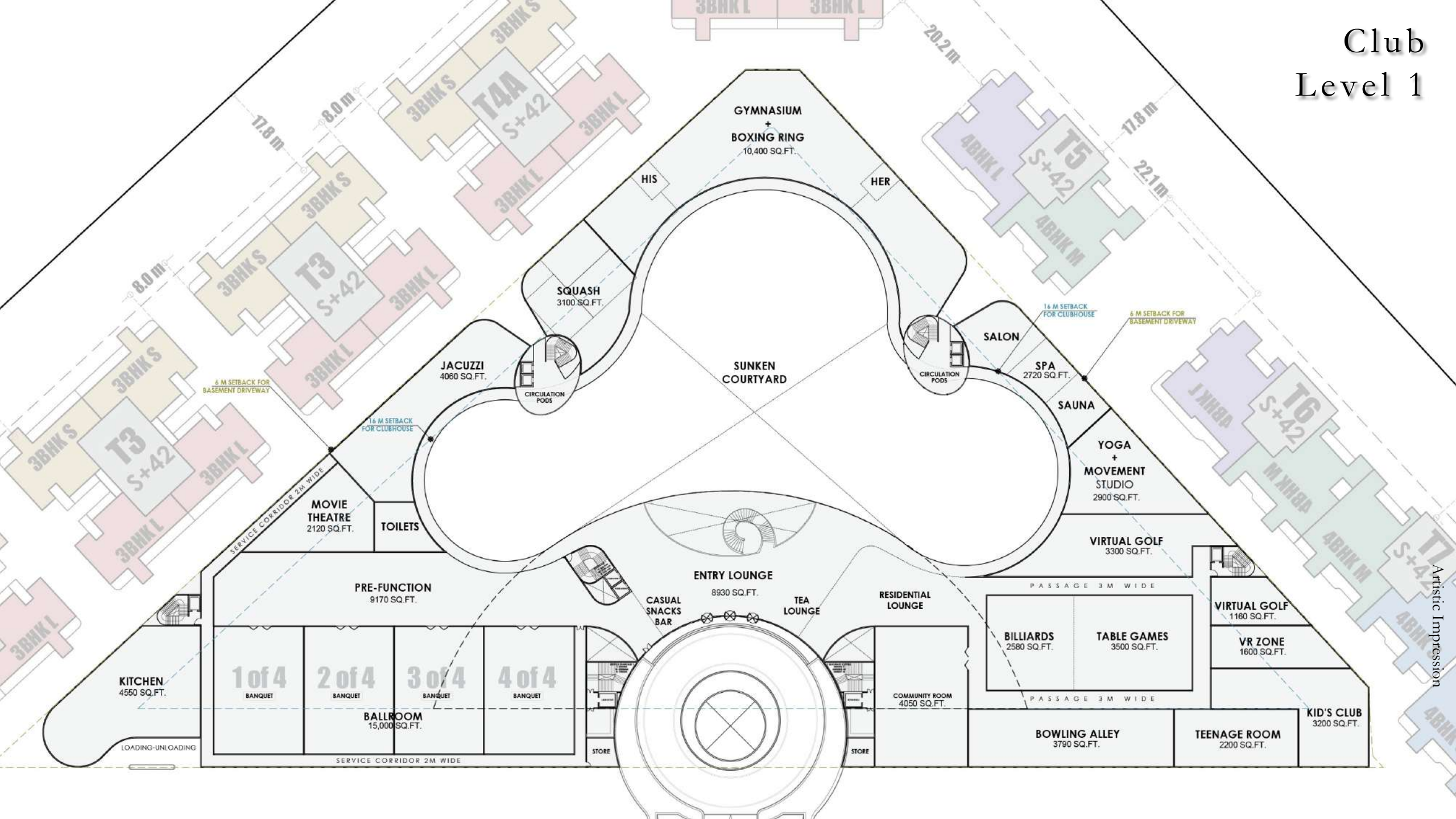


# Central Landscape





# Club Level 1



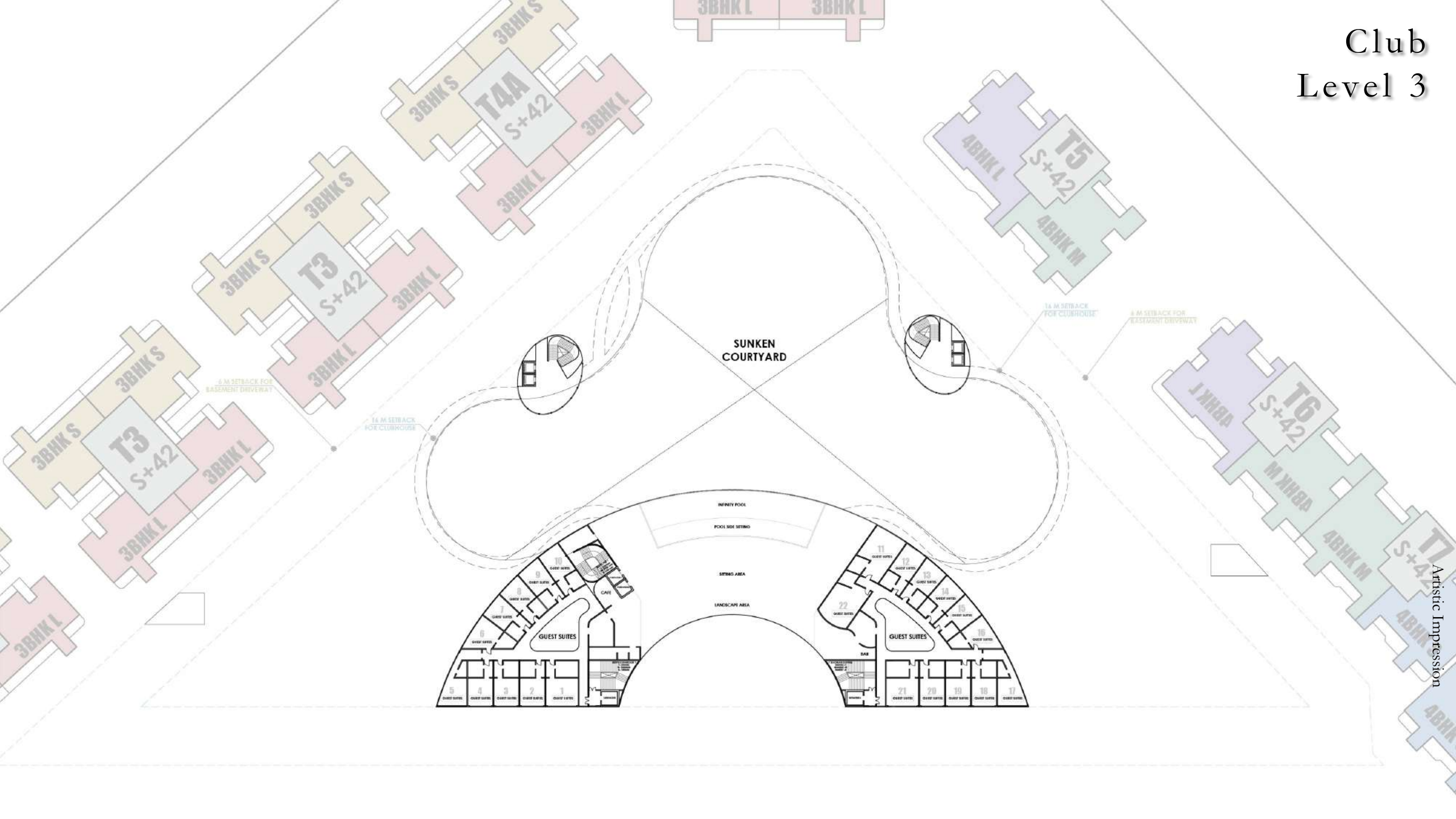


# Club Level 2





# Club Level 3





# Sales Gallery & Show Apartment





Sales Gallery  
Exterior Façade





Artistic Impression

Sales Gallery  
Exterior Façade





Artistic Impression

Outdoor Cabanas





Outdoor Cabanas  
overlooking Garden

Artistic Impression









## Lobby Seating





essentia

essentia

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essentia

essentia

Artistic Impression

Meeting Rooms





EXTERNAL FINISHES

STRUCTURE DETAILS

COLUMN DETAILS

MATERIALS DETAILS

# Building materials Exhibit

Artistic Impression





## 4 Bedroom Furniture Layout













Artistic Impression

## Powder Room









Artistic Impression

Master  
Bedroom









Artistic Impression

Master  
Washroom









## Master Washroom 2





9 Ft. Deep Patios,  
Elegantly extending  
your living area



# Floor Plans

## 4 BHK



The diagram shows a T-5 unit, which is a type of nuclear reactor. It consists of two main parts: Unit-1 and Unit-2. Unit-1 is the primary loop, and Unit-2 is the secondary loop. The diagram illustrates the flow of coolant between these two units and the steam generator.

**DECK** 1225X2650 4'X8'9"

**DECK** 7985X1800 26'X6'

**DECK** 4010X2500 13'X8'3"

**DECK** 5315X1800 17'6'X6'

**DECK** 1800X2650 6'X8'9"

**DECK** 225X1750 4'X5'-9"

**DECK** 2600X1800 9'-3'X6'

**DECK** 1425X1800 4'9'X6'

**BEDROOM 01** 4275X5475 14'X18'

**BEDROOM 02** 3650X4875 12'X16'

**BEDROOM 03** 3650X4875 12'X16'

**BEDROOM 04** 3650X4875 12'X16'

**TOILET 01** 2125X3100 7'X10'3"

**TOILET 02** 1825X2750 6'X9'

**TOILET 03** 1825X2750 6'X9'

**TOILET 04** 1825X2750 6'X9'

**W.I.W.** 2125X1725 7'X5'9"

**W.I.W.** 1825X2025 6'X6'9"

**LIVING/DINING** 5575X7825 18'3'X25'9"

**MULTIPURPOSE ROOM** 4350X3050 14'-3'X10'

**KITCHEN** 2750X4835 9'X16'

**POWDER** 1825X1825 6'X5'

**S.ROOM** 1825X3225 6'X10'-6"

**UTILITY** 3950X1800 13'X6'

**S.TOI** 1225X1550 3'X6'

**VRV**

**ENTRY**

**Foyer**

**W1**, **W2**, **W3**, **W4**, **W5**, **W6**, **W7**, **W8**, **W9**, **W10**

**D1**, **D2**, **D3**, **D4**, **D5**

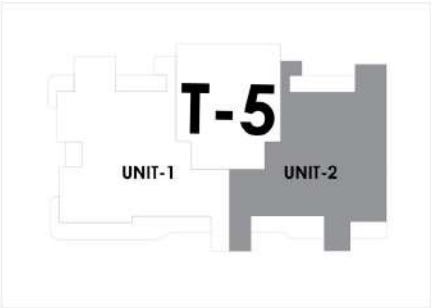
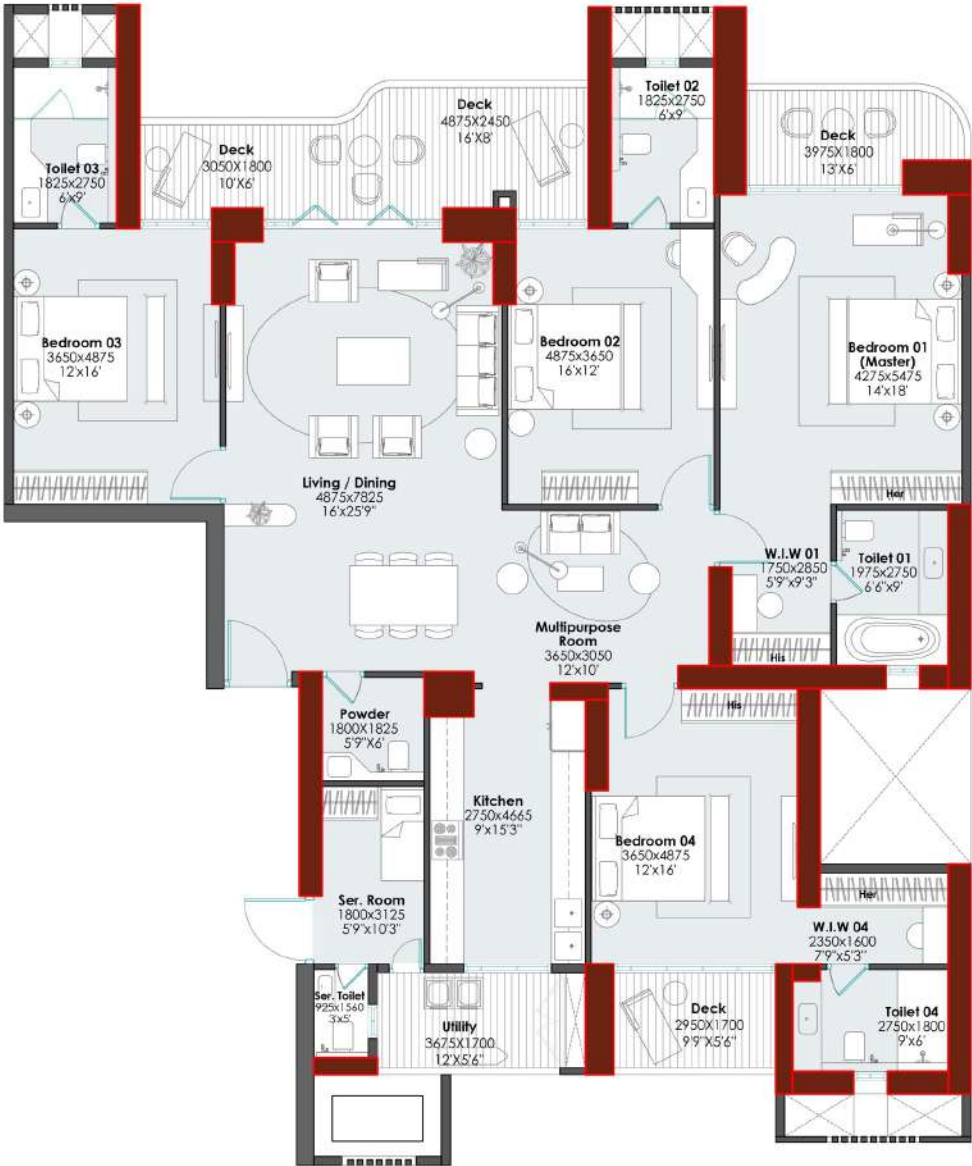
**VD1**, **VD2**, **VD3**, **VD4**, **VD5**

**H1**, **H2**, **H3**, **H4**, **H5**, **H6**, **H7**, **H8**, **H9**, **H10**

**4,112.10 Sq. Ft.**



TOWER 5 | TYPICAL FLOOR PLAN



TOWER 5 KEY PLAN

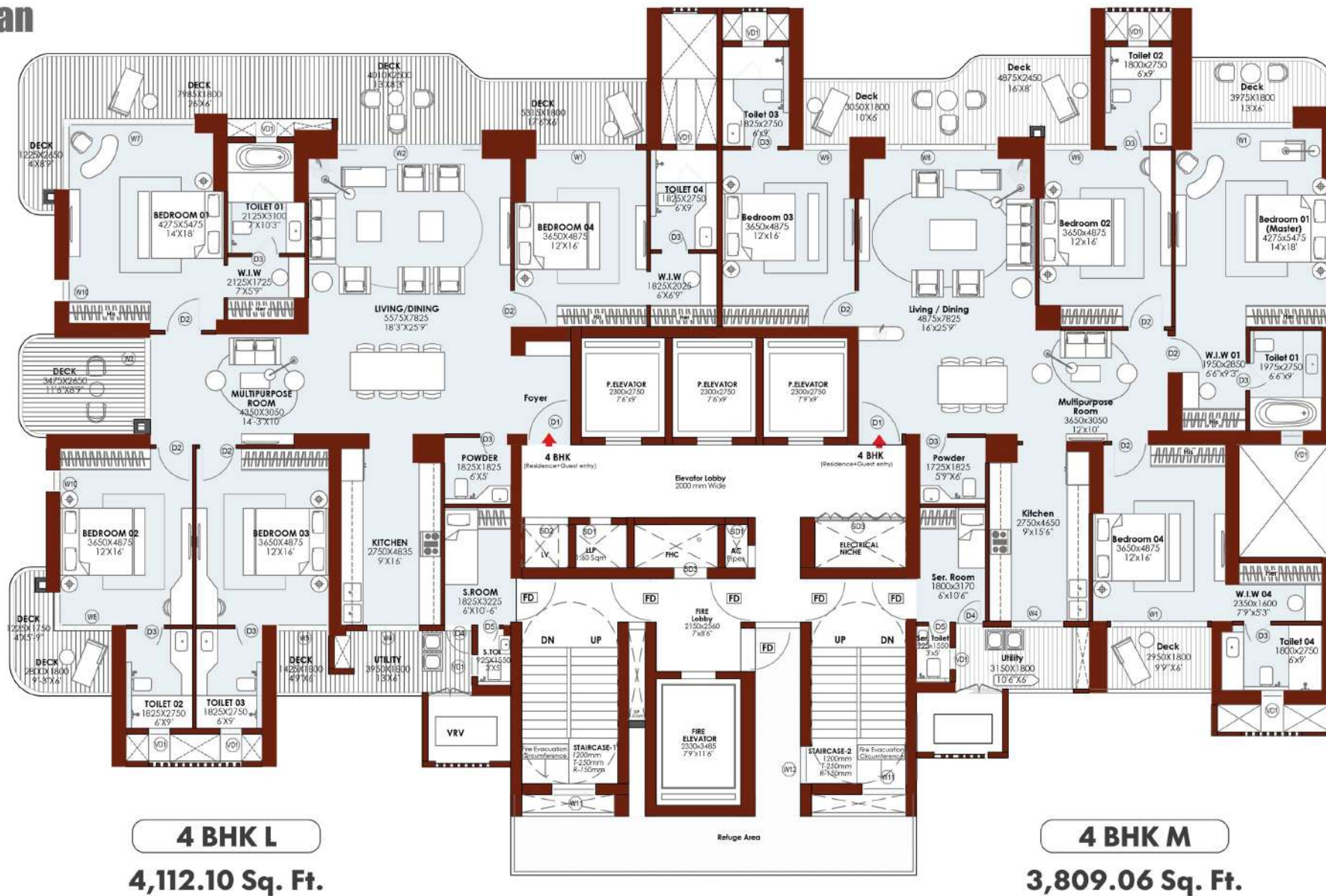
4 BHK M

3,809.06 Sq. Ft.



## Tower Plan ( 4L+4M)

### Typical Floor Plan



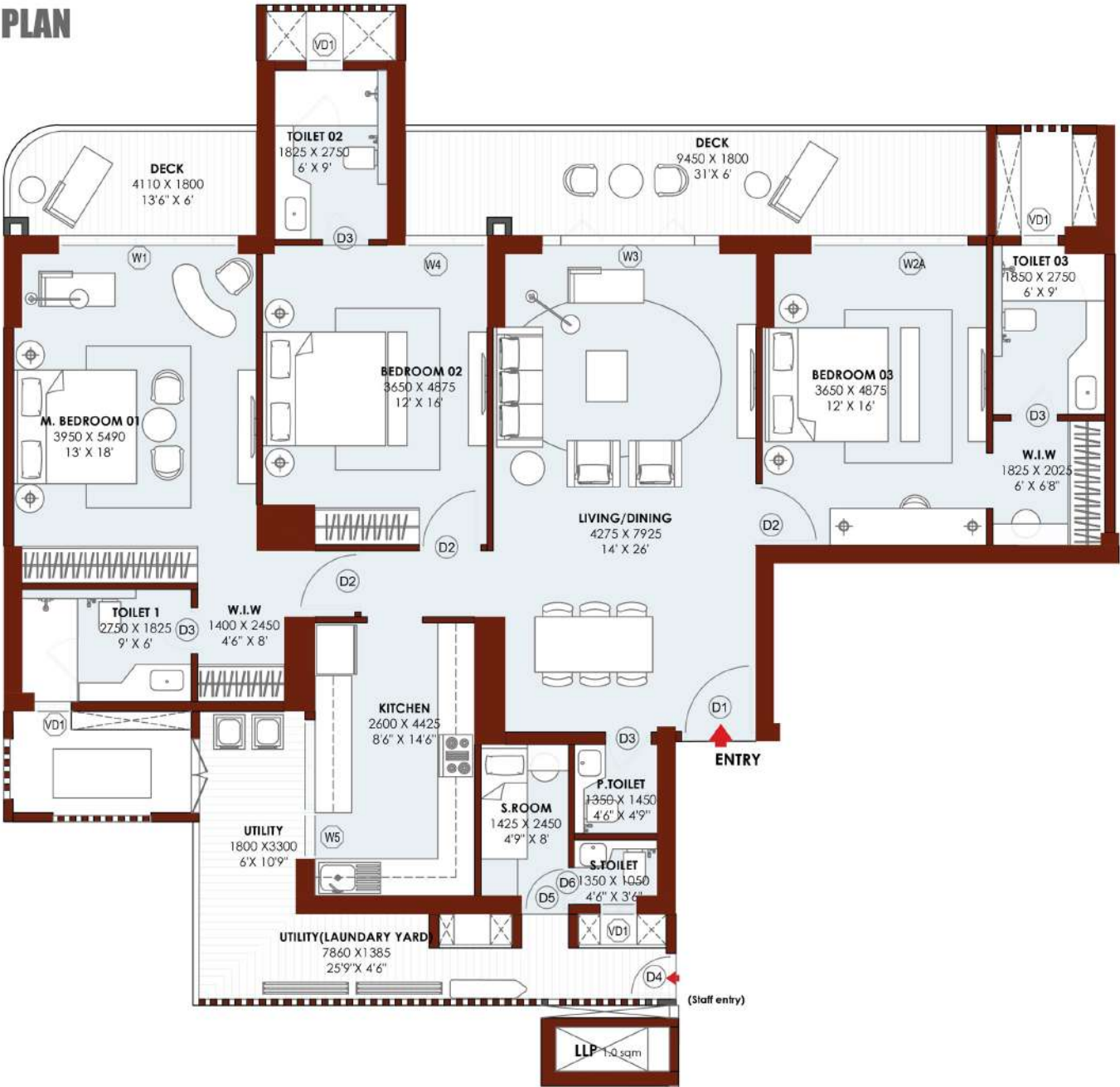


# Floor Plans

## 3 BHK

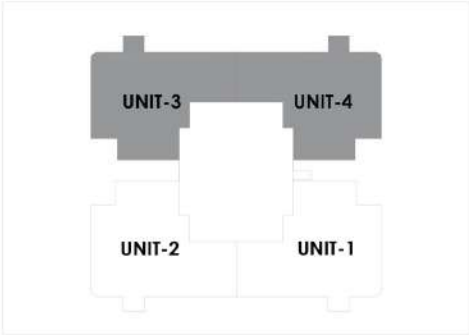


TOWER 2,3 & 4 | TYPICAL FLOOR PLAN



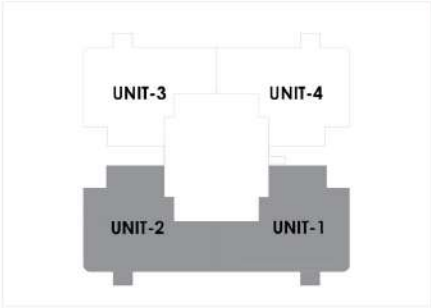
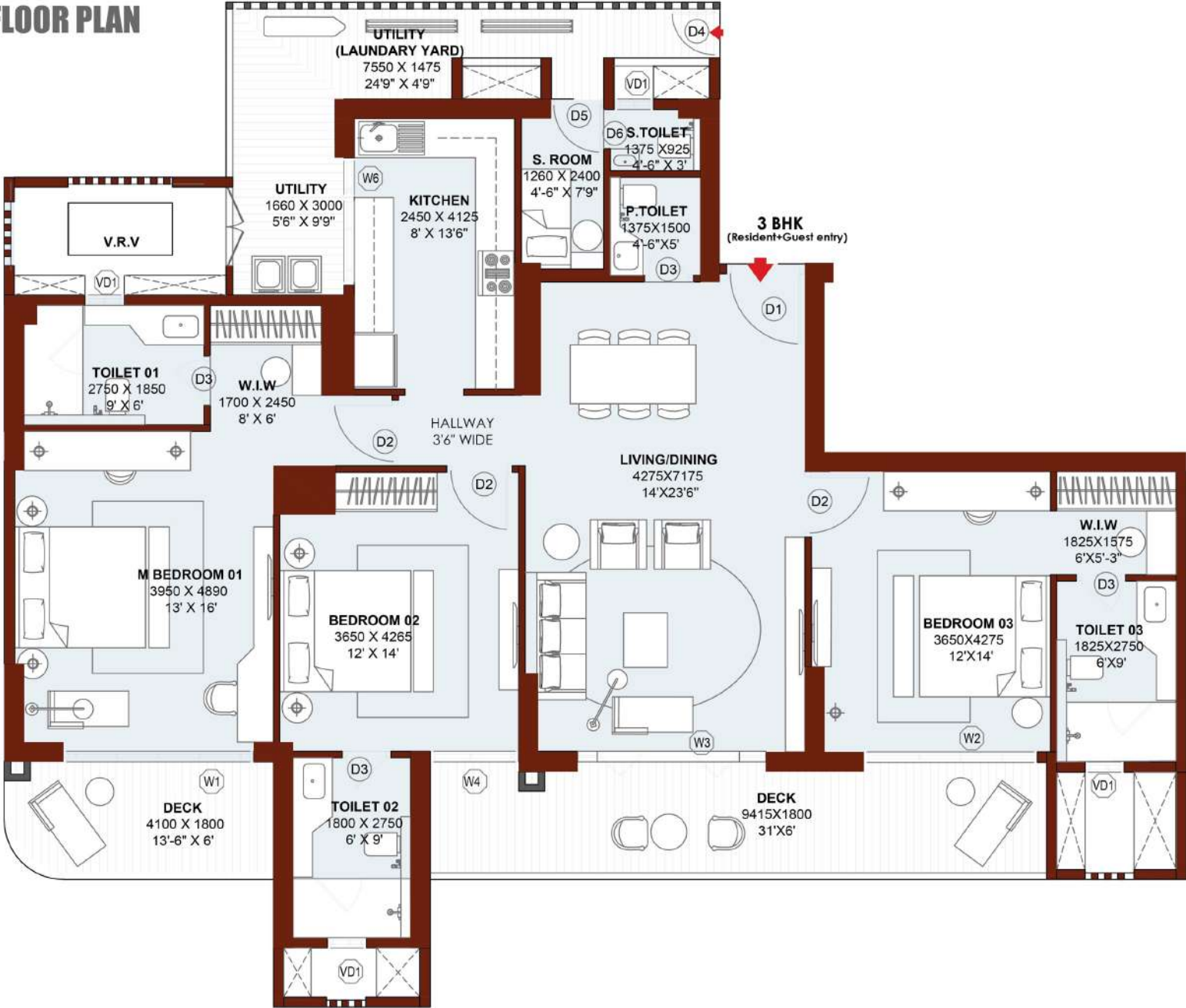
**3 BHK L**

**2,809.09 Sq. Ft.**





TOWER 2,3 & 4 | TYPICAL FLOOR PLAN



TOWER 2,3 & 4 KEY PLAN

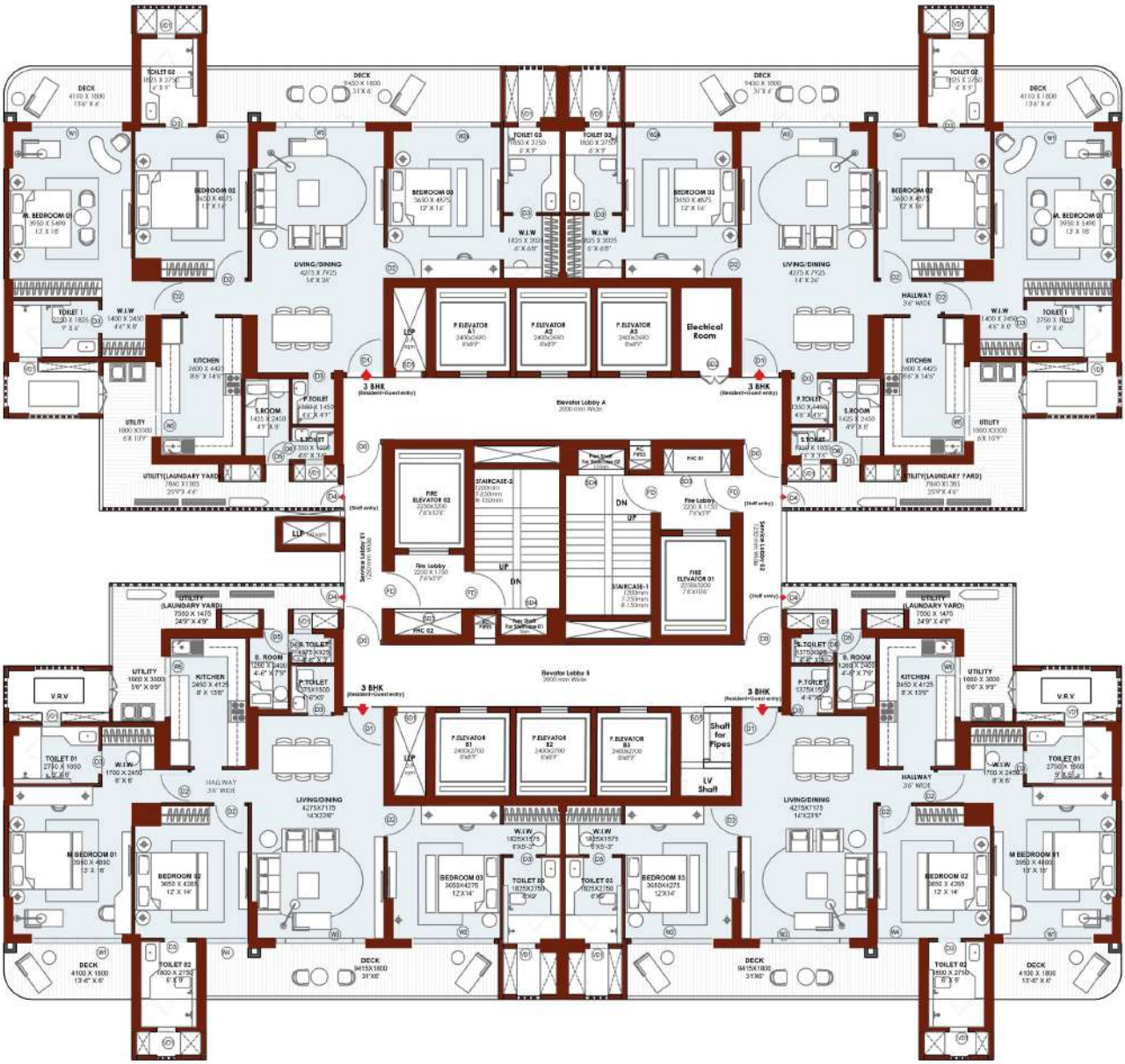
3 BHK S

2,537.48 Sq. Ft.



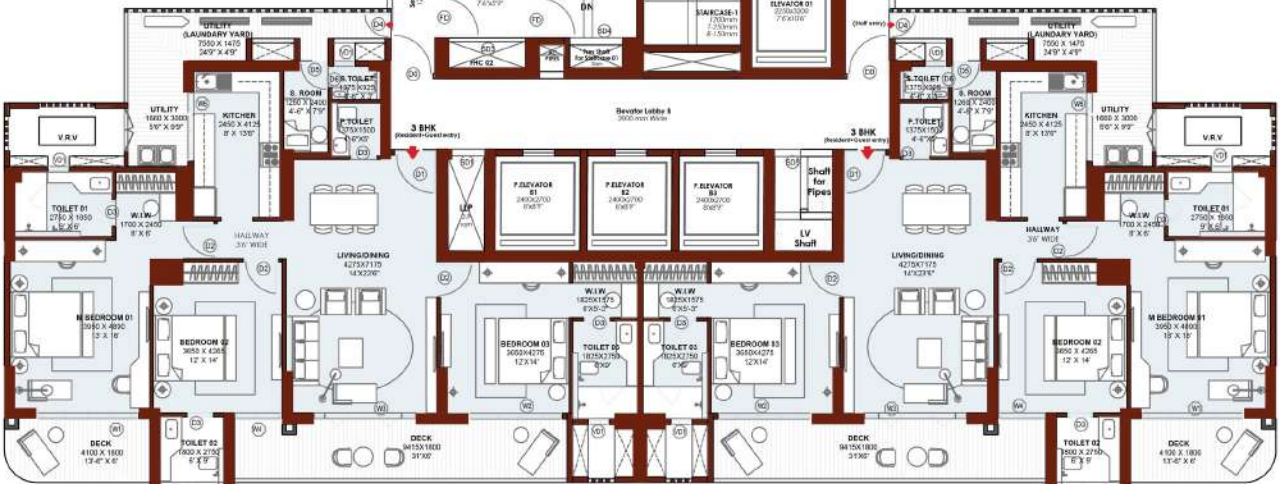
Tower Plan ( 3L+3S)  
Typical Floor Plan

3 BHK L  
2,809.09 Sq. Ft.



3 BHK L  
2,809.09 Sq. Ft.

3 BHK S  
2,537.48 Sq. Ft.



3 BHK S  
2,537.48 Sq. Ft.





# PAYMENT PLANS

Down Payment Plan	
On Booking	40 Lacs/ 50 Lacs
Within 15 days of Application	9% of Total Sale Value (Less Booking Amount)
Within 90 Days of Application	86% of Total Sale Value
On Offer of Possession	5% of Total Sale Value + 100% OF IFMS + OTHER CHARGES (IF ANY)
Development Linked Plan (35:30:35)	
On Booking	40 Lacs/ 50 Lacs
Within 15 days of Booking	9% of Total Sale Value (Less Booking Amount)
Within 45 Days of Booking	11% of Total Sale Value
Within 75 Days of Booking	10% of Total Sale Value
Within 120 Days of Booking or on Start of Excavation Whichever is Later	5% of Total Sale Value
On Completion of 20 <sup>th</sup> Floor Slab	15% of Total Sale Value
On Completion of Super Structure	15% of Total Sale Value
On Application of OC (Occupation Certificate)	25% of Total Sale Value
On Offer of Possession	10% of Total Sale Value + 100% OF IFMS + OTHER CHARGES (IF ANY)
<b>Note : The benefit of ₹750 per sq. ft. Timely Payment Rebate ₹250 to be credited on (Start of Excavation or 120 days) whichever is later, ₹250 to be credited on (Superstructure Slab) and ₹250 to be credited on (Offer of Possession) subject to the timely payment of all Instalments as and when demanded.</b>	
<b>GST, Possession related charges, Stamp Duty, Registration Fees and any other charges are extra and will be as applicable.</b>	





Thank You