



# **GOLDMINE FROM EARTH**

**In Sec.88, Gurgaon**

# WHY SKY GATE

## Because

- It is going to be a destination to make your life carnival once you enter in Skygate
- Skygate is Single Biggest Commercial License of Gurgaon “10.2 acres” (Approx) till date
- Skygate is surrounded by more than 2500 Acres residential area
- Skygate is at the junction of 400 ft. wide front road and 200 ft. side road



# WHY SKYGATE

Goldmine is located at mines of precious gems

- Only three sectors in Gurgaon dedicated for commercial development Sec 29, Sec 74, Sec 114 and Sec 88
- And Goldmine is in Sector 88
- It is virtually in the centre of Gurgaon
- It is well connected with all the major road of Gurgaon



# WHY SKYGATE

SKYGATE IS “*U S E R*” *BASED UNIQUE STYLE OF SHOPPING ENTERTAINMENT & RESIDENCE*

- Skygate is Gurgaon’s Only Western-Style Open-Air Shopping Center with a “live/work/play” concept
- To create a sense of ‘CARNIVAL PLACE’ rather than just a ‘Building’ Skygate is going to be eventful destination for unique variety of events
- Separate floors dedicated for different purposes i.e. entertainment, supermarket, street shopping, cinemas, restaurants, health club, and outdoor performance area
- Dedicated Entertainment zones from world renowned consultant Sanderson Group
- Business Suites with private green spaces and Business Club



# WHY SKYGATE

Neighbors of Skygate are

- DLF Cyber City 2
- 5 Star Hotel
- Offices of multinational giants
- IT/ITES companies



# SURROUNDED BY READY CATCHMENT RESIDENTIAL AREA

- 1000 Acres DLF Garden City
- 700 Acres Vatika India Next
- DLF Ultima
- Ramprhasta City
- Bestech
- SS Group



# SURROUNDED BY READY CATCHMENT INDUSTRIAL AND COMMERCIAL AREA

- Hero Motors
- Alcatel-Lucent
- Honda Motors
- Mitsubishi
- Denso
- HCL
- Bharti
- Agilent
- Hayaat Regency
- And many more.....



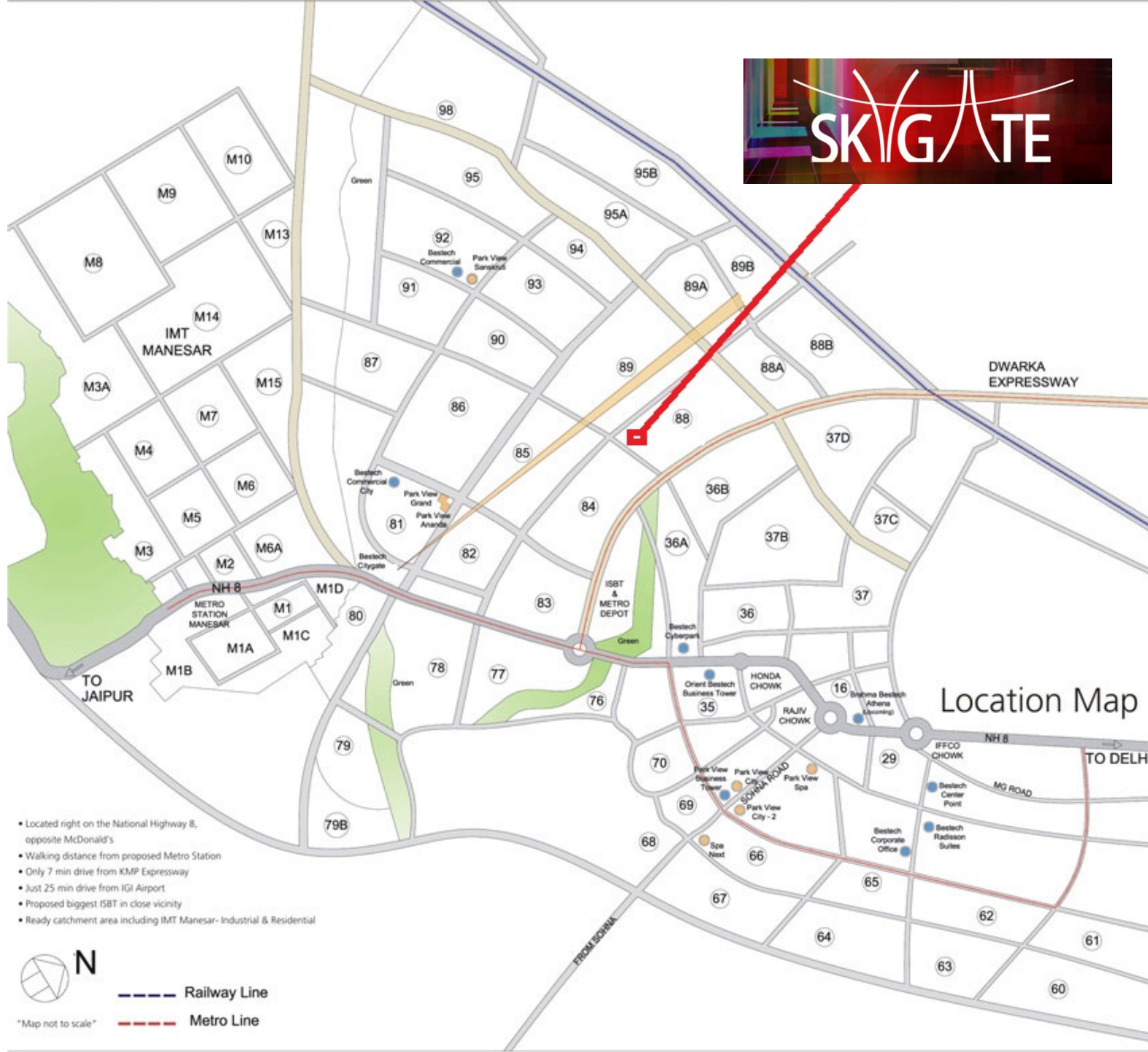
# LOCATION AT ITS BEST

Where commercial project should be

- 1 Km. drive from National Highway 8.
- 1 Km. away from Dwarka Expressway
- Adjacent to Proposed Metro Station.
- 7 Min. drive from KMP Expressway.
- Just 25 min drive from IGI Airport.
- Proposed Biggest ISBT in close vicinity.







Location Map

- Located right on the National Highway 8, opposite McDonald's
- Walking distance from proposed Metro Station
- Only 7 min drive from KMP Expressway
- Just 25 min drive from IGI Airport
- Proposed biggest ISBT in close vicinity
- Ready catchment area including IMT Manesar- Industrial & Residential

 **N**  
 Railway Line  
 Metro Line  
 \*Map not to scale\*



# PROPOSED OFFERINGS

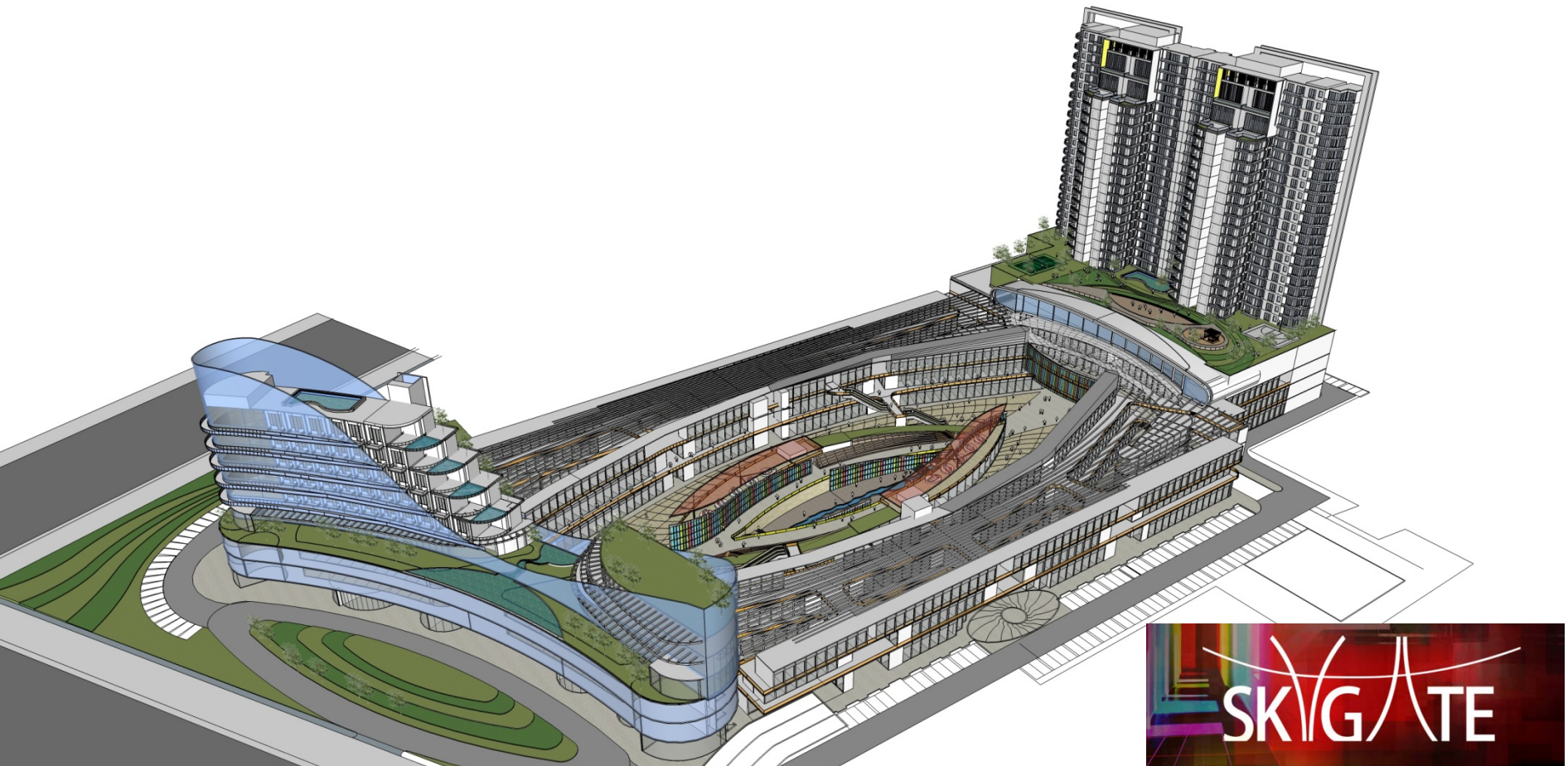
Skygate is commercial project comprises

- Food and Beverage major outlet
- High-End retail stores
- Multi-branded anchor store
- Five Star Hotel
- Multiplex
- World class entertainment
- Branded luxury apartment



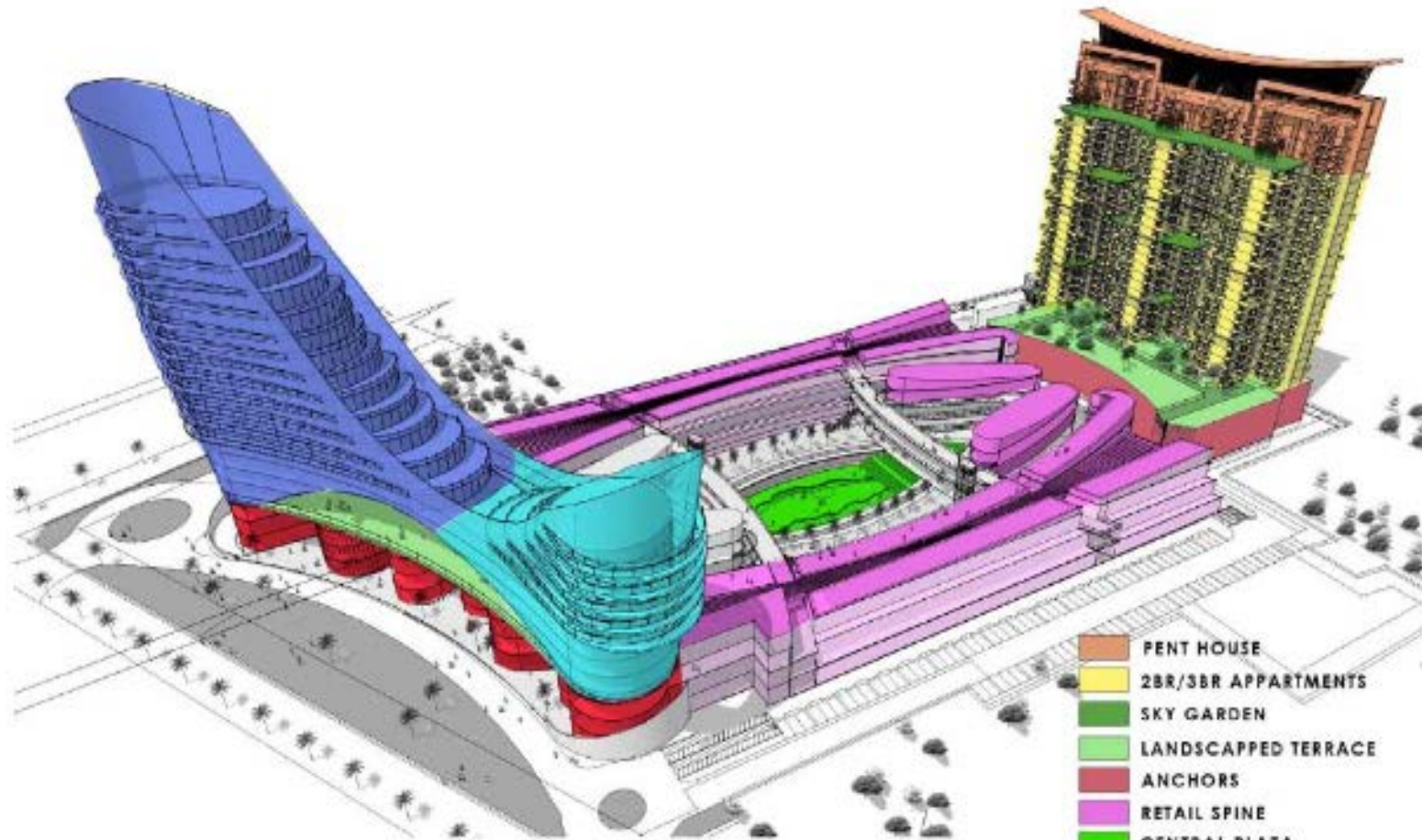
# GLIMPSE OF SKYGATE

Skygate is in stage of finalization, but still you have a chance to have a look





# SEGMENTATION OF SKYGATE



- PENT HOUSE
- 2BR/3BR APARTMENTS
- SKY GARDEN
- LANDSCAPPED TERRACE
- ANCHORS
- RETAIL SPINE
- CENTRAL PLAZA
- BOUTIQUE HOTEL
- RESTAURANTS
- SHOWROOMS



# TYPE OF SEGMENT IN SKYGATE

## HAPPENING AREA

- Outdoor International Standard Performance Areas
- Huge Product Launching Area
- Perfect destination for Fashion Shows and Events
- Perfect backdrop for events with Fountains and River complemented with Bars and Café



# TYPE OF SEGMENT IN SKYGATE

## ENTERTAINMENT AREA

- Dedicated Theme based Entertainment zones from Sanderson Group
- Themed party spaces
- 8 screen multiplex with food court



# TYPE OF SEGMENT IN SKYGATE

## SHOPPING AREA

- Variety in retail, with Large and Small retail stores
- Gourmet Super Market, Brewery with Roof Top Bar
- Hyper Market
- Multiple Themed Restaurants with different cuisine options
- Western-Style Open-Air Shopping Center with a “live/work/play” Destination



# TYPE OF SEGMENT IN SKYGATE

## BRANDED APARTMENT AREA

- Forget about the ordinary apartment, experience the luxurious branded apartment in Skygate
- Different segments of Apartment sizes to suit different users with private green spaces
- Luxurious club with spa, gym, café, lounge and bar
- Separate traffic movement for apartment users, creating complete privacy from retail zone
- Complimented with sky-garden and pool at rooftop





# TYPE OF SEGMENT IN SKYGATE

## HOTEL AREA

- Top floor as Boutique hotel with panoramic view of surrounding
- Luxurious rooms and Private infinity pools for unmatched luxury
- Landscaped Terraces and Theme Party area



# LIFE AT THRILLED SKYGATE BY SANDERSON

- Sanderson Group is world famous multi-national corporation for high quality themed and entertainment attractions
- Sanderson Group is internationally considered a world class leader in delivering prestigious themed tourism developments throughout Asia, Middle East, and Australia
- Sanderson Group is having 22 Years Experience in Design and Construction of Themed Attractions
- Sanderson Group is finalized for theme entertainment, heart throbbing rides and landscape



# SOME OF THE FAMOUS WORK FROM SANDERSON



**KINGDOM OF DREAMS,  
INDIA**





# FAMOUS WORK BY SANDERSON CONTINUED



Water Park,  
Australia





# FAMOUS WORK BY SANDERSON CONTINUED



Universal Studios,  
Singapore





# FAMOUS WORK BY SANDERSON CONTINUED



Babylon  
Casino, Macau



# THEME ENTERTAINMENT FOR SKYGATE FROM SANDERSON

- Experience the different civilization of world around the river in skygate
- Touch, feel the enjoy the culture of all the civilization at one place
- Civilization theme based entertainment zone and restaurant
- Experience the advanced entertainment and thrilling adventure

Have a look of Skygate Theme Entertainment in next few slide







# CENTRAL ATRIUM VIEW



SKY GATE







## EGYPTIAN CAFE VIEW







SKY GATE



# OFFERINGS AND PRICE

Product	Floor	Size (in sq. ft. )	Price/sq. ft.	Remarks
Retail	GF	400 onwards	12750	Minimum 1:1 ratio
	UGF	NA		
	1st	300 onwards	9250	
Anchor Store	GF	40000		First Lease Guarantee
ATM	GF	180	45 LAC	
	UGF	180	40 LAC	
Bank Space	GF	2000, 2500 , 3000	12750	First Lease Guarantee
	1st	1500 , 2000, 2500, 3000	9250	First Lease Guarantee
Food Court	1st	500, 1000, 1500, 2000	9250	
Resturants	1st	1500, 2500, 3000	9250	First Lease Guarantee
Multiplex	2nd	4000 each (8 screens)	8000	First Lease Guarantee with INOX





THANK YOU

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