



DOWNTOWN 66

**THE PULSE OF
GURUGRAM**

Where the city's rhythm meets refined living.
Welcome to the city's new downtown.

GURUGRAM'S NEXT LANDMARK OF LIFE AND LUXURY



LOCATION

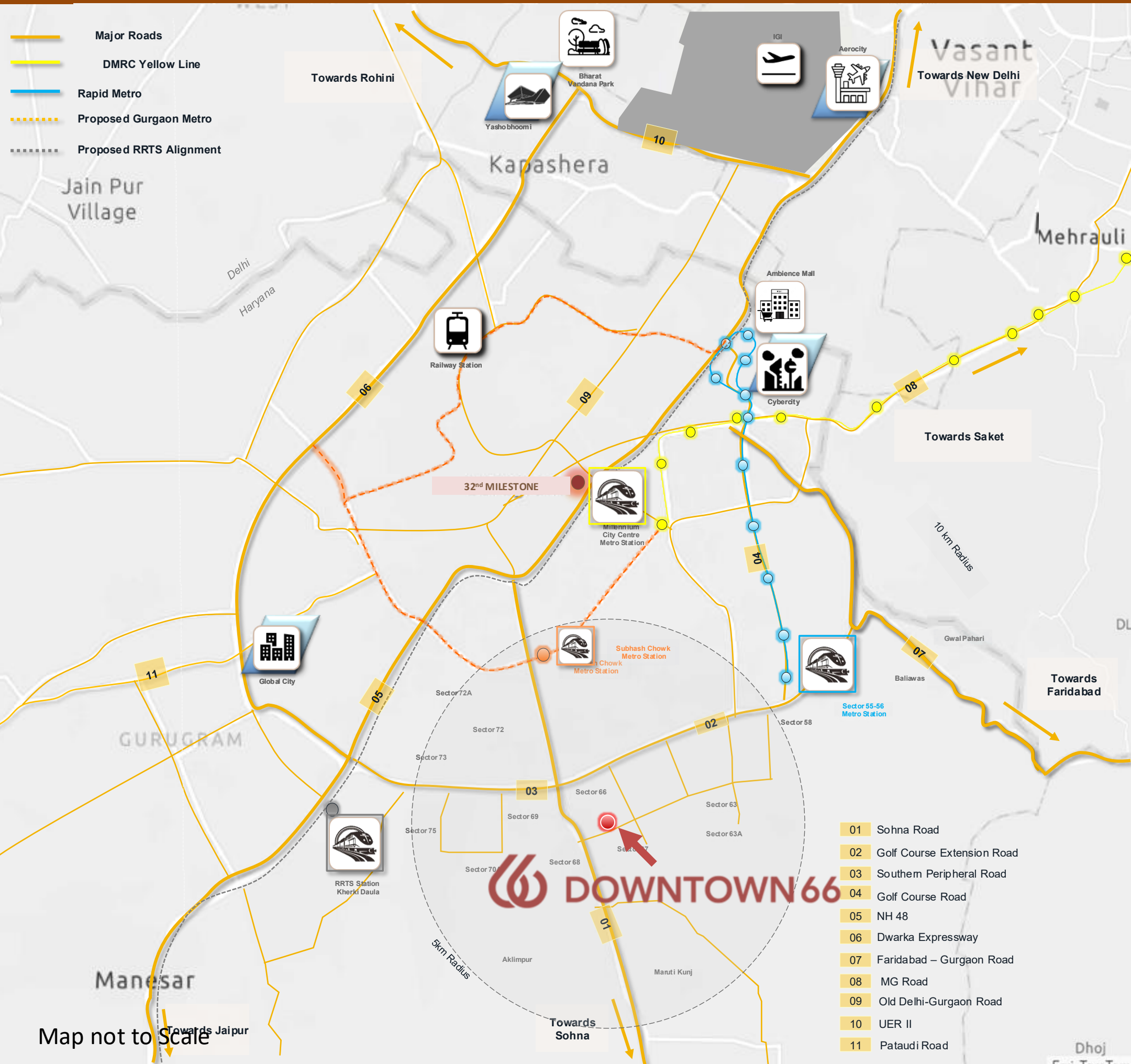


Located in Sector 66,
Downtown 66 introduces a
new era of urban
sophistication.

This is **Gurugram's** first
true downtown living
experience.



ON THE MAP



Seamless connectivity to Global City, Cyber City, IICC Yashobhoomi, IGI Airport and Aerocity



ON THE MAP



Seamless connectivity to prominent retail developments



ON THE MAP



Seamless connectivity to prominent workplaces and office developments



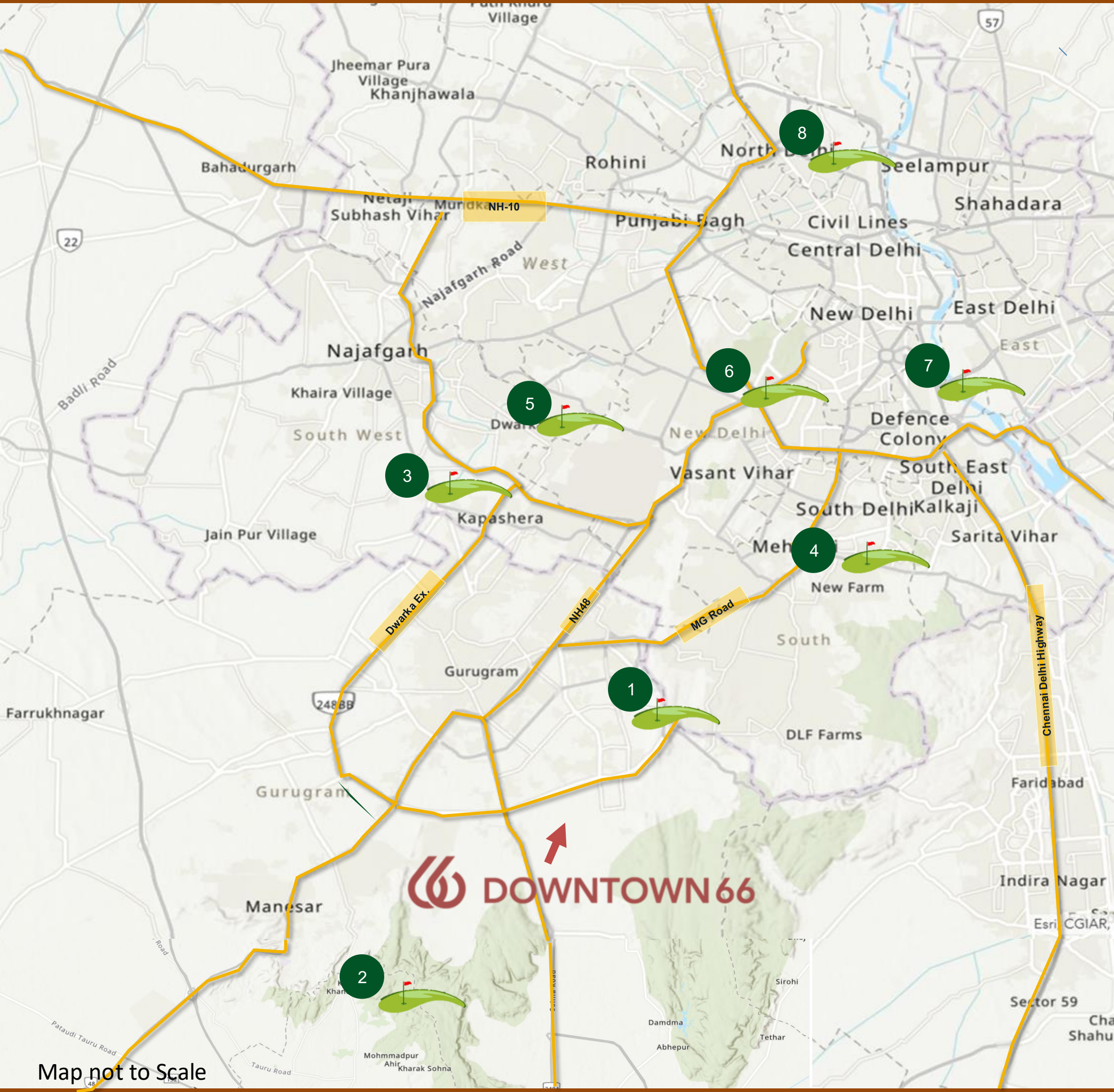
ON THE MAP



Seamless connectivity to premium hospitality and mixed-use developments, creating a high-yield investment ecosystem



ON THE MAP



Map not to Scale

Seamless connectivity to Major Golf Courses



ON THE MAP



Seamless connectivity to top schools and hospitals



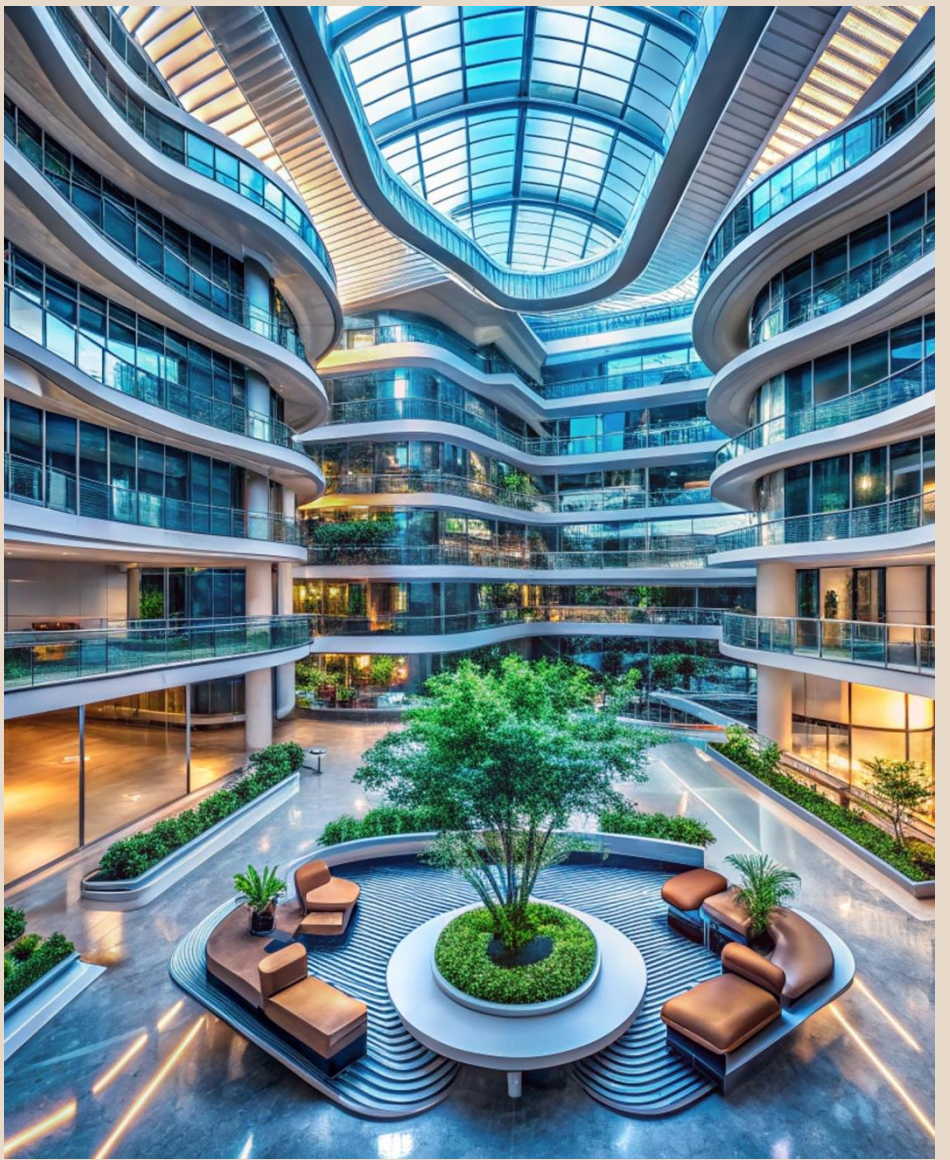
WALK-TO-LIFE

At  DOWNTOWN66

everything that matters
is within reach



- **Retail**
- **Fine dining**
- **Premium schools**
- **Corporate hubs**



The Golf Course Extension Road area has evolved into Gurugram's true downtown core.

A BOLD STATEMENT

A skyline-defining presence in Sector 66, Gurugram, Downtown 66 is a masterpiece of proportion and poise. Its architecture fuses glass & metal, geometry & grandeur engineered for prestige, and designed to stand as a symbol of urban artistry.



BUILT BEYOND EXPECTATION

Every detail at Downtown 66 is engineered for permanence and pride.

- A **luminous glass and metal façade** ensures abundant daylight and open panoramas.
- **Wraparound decks in each unit** invite the outdoors in, redefining open-air living.
- **Zone 5** structure** built for safety and longevity; this is architecture that endures and appreciates.
- **IGBC platinum** pre-certified
- **5+1* lifts per tower**
- **1.35 lac sq. ft. (12,500 sq mt)** of amenities and landscape

*5 passenger & 1 service lift to each core, as per sanctioned plan.

**For better safety, the structure is designed for India's highest seismic considerations of Zone V for high rise structures vis-a-vis Zone IV as stipulated by the Indian Codes.

5-STAR LIVING STANDARD

CLUBHOUSE

Amenities to remind you
of a 5-Star Experience

ARTISTIC IMPRESSION

- ~150-meter iconic height
- Metal & glass façade with vertical planters
- 4 residences per floor
- ~85 ft balcony span
- Multi-generational amenities for all age groups – social zones, kids' zones and senior citizen zones

ARTISTIC IMPRESSION

Elevated Podium Living

ARTISTIC IMPRESSION

- Podium concept
- 1.35 lakh sq. ft. of amenities & landscape
- Multi-layered landscape experience



ARTISTIC IMPRESSION

A high-angle photograph of several people's hands gathered around a wooden table, working on architectural blueprints. One hand in the foreground is using a pair of compasses to draw a circle on the paper. A red and white folding ruler is placed across the drawings. A yellow hard hat is visible in the bottom left corner. The scene is brightly lit, suggesting a professional office environment.

A LANDMARK SHAPED BY VISIONARIES

BPTP's legacy of successful projects across NCR is reinforced by world-class consultants in architecture, engineering, and design, bringing global precision to local vision.



Principal
Architect &
Interior Design
Consultant

AEDAS

www.aedas.com

Landscape
Consultant

Coopers Hill

[coopershill.
design](http://coopershill.design)

Green Building
Consultant

GreenTree

Greentree.global

Proof Consultant

Manish

Consultant

[manishconsultants
.com](http://manishconsultants.com)

Building Bye-laws
Consultant

RSMS

rsms-arch.com

Kitchen Design
Consultant

ATN

atnconsultants.com

DOWNTOWN 66

CONSULTANTS

**Curators of atmosphere,
translating architecture
into emotion, detail, and
refined interior beauty.**

**Designers of rhythm
behind the scenes,
where precision meets
flawless functionality.**

**Champions of
sustainability, nurturing
design that lives in
harmony with its
environment.**

**Keepers of structural truth,
validating every beam and
balance with quiet authority.**

**Guardians of regulation,
aligning vision with every
codal and statutory
standard.**

**Designers of rhythm
behind the scenes,
where precision meets
flawless functionality.**



MEP
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RWDI
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Fire Safety & Proof
Consultant
Proion
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Geotechnical
Consultant
Geocon Infra
geoconinternational.
com

DOWNTOWN 66

CONSULTANTS

**Masters of systems unseen,
bringing light, air, and flow
to every living space.**

**Whisperers of the wind,
refining form through
movement, balance, and
resilience.**

**Guardians of safety,
ensuring every design
breathes with protection,
confidence, and
compliance.**

**Interpreters of the earth,
grounding ambition in
strength, science, and
stability.**



**LIFE IN DOWNTOWN
ISN'T ORDINARY**

**PERFECTION,
INSIDE AND OUT**

Premium finishes, smart systems, high-speed lifts, and fire-safe structures. Every specification meets international standards, built for comfort and confidence.

THE HEART OF DOWNTOWN 66

At the core of community life stands The Downtown 66 Club, a refined social nucleus for recreation, wellness, and connection. It's where residents meet, celebrate, and belong.







Holistic Living Ecosystem

Built for Every Generation

- HEALTH & WELLNESS
- SPORTS & FITNESS
- KIDS & FAMILY
- ENTERTAINMENT & LIFESTYLE
- SUSTAINABLE LIVING



Every corner, from the gardens to fitness zones, has been sculpted to nurture balance, calm, and connection. Spread across 1.35 lac sq. ft. of amenities and landscaped zones, Downtown 66 is a holistic ecosystem that enriches your daily rhythm with beauty and meaning.



HEALTH & WELLNESS

Breathe deep and reset within thoughtfully designed wellness spaces — crafted to nurture your physical, emotional, and social well-being:

- YOGA/ZUMBA ROOM
- MEDITATION PAVILIONS
- TURKISH HAMMAM
- TREATMENT ROOMS
- SAUNA
- RAIN THERAPY
- JACUZZI
- SALT ROOM
- GYMNASIUM & PILATES
- REFLEXOLOGY CORNER
- VITALITY POOL
- INDOOR HEATED POOL



Here, tranquility flows
as freely as light.

YOGA/ZUMBA ROOM

ARTISTIC IMPRESSION







Sports & Fitness

Pursue vitality with world-class facilities

- PADEL COURT
- PICKLEBALL COURTS
- SQUASH COURT
- INDOOR BADMINTON COURTS
- SWIMMING POOLS
- BOXING STATION
- ROCKING CLIMBING WALL
- GYMNASIUM
- HIIT ZONES

GYMNASIUM

ARTISTIC IMPRESSION



PADEL COURT



Lifestyle & Entertainment

Host life's milestones in banquet halls, private lounges, and community spaces. Every gathering finds its perfect setting in Downtown 66.

- BUSINESS CENTRE
- BALLROOM/BANQUET WITH PRE-FUNCTION HALL
- AIR HOCKEY
- FOOSBALL
- TABLE-TENNIS
- CHESS
- POOL TABLES
- AV ROOM
- MUSICAL GARDEN
- READING ZONE
- FINE DINING WITH PRIVATE DINING ROOM
- SPORTS BAR
- WHISKEY/KARAOKE LOUNGE
- CARD ROOM



BALLROOM

ARTISTIC IMPRESSION









Kids & Family

Connect in chic lounges and dining venues designed for meaningful moments.

- SENIOR CITIZEN ZONE
- PAVILION SEATING
- OUTDOOR DINING SPACES
- KIDS' PLAY ZONE
- ART & POTTERY
- KIDS' POOL
- DANCE STUDIO
- COACHING CENTRE
- KIDS' READING ZONE
- ROBOTICS LAB
- COOKERY
- MUSIC STUDIO









Sustainable Living

Horticulture, orchards, and reflective fountains form a lush urban retreat. Downtown 66 restores balance, blending modern living with the beauty of nature.

SUSTAINABLE BY DESIGN

Downtown 66 embraces eco-innovation with energy-efficient systems, rainwater harvesting, and green certification. The development is designed not just for today, but for decades to come.

A modern high-rise building with a lush rooftop garden. The building features multiple levels of balconies with glass railings and greenery. The rooftop garden includes a stream with large rocks, several trees, and a covered walkway with columns. The sky is a soft, warm color, suggesting a sunset or sunrise.

Designed for Light and Flow

Every layout maximizes ventilation, daylight, and spatial harmony, ensuring elegant movement between living, dining, and outdoor spaces.

**WHERE THE SKY
BECOMES YOUR
PRIVATE TERRACE**

Elevate your every day in homes that capture both serenity and spectacle. Each residence is an expression of success and sophistication. Bespoke design. Infinite views. An address of arrival.



BUILDING THE FUTURE. ONE LANDMARK AT A TIME.



Each milestone tells a story of scale,
innovation, and lasting value.



**50+ PROJECTS
DELIVERED**

ACROSS RESIDENTIAL,
COMMERCIAL, AND
MIXED-USE SPACES

~50 MILLION+ SQ. FT.

DELIVERED WITH
PRECISION AND PRIDE

**~25,000+ UNITS
DELIVERED**

EACH ONE BUILT ON
TRUST AND VISION

GLOBALLY INSPIRED

DESIGNS BENCHMARKED
TO INTERNATIONAL
STANDARDS



ARTISTIC IMPRESSION



— REALTY —

Disclaimer - Downtown-66 ("Project") is registered with HRERA Gurugram, registration number RC/REP/HARERA/GGM/981/713/2025/84 dated 19.09.2025. The details for the aforesaid Project including approved layout plans are available on the website www.haryanarera.gov.in|License No. 73 of 2024 dated 28.06.2024 and 31 of 2008 dated 18.02.2008|Building plans are approved by the competent authority as per applicable regulations. The allotment/sale is subject to application form, allotment letter, agreement for sale and/or conveyance deed; licenses, sanctioned building plans, other approvals, and occupation certificate(s)|Nothing contained herein constitutes an offer or invitation to offer, provisional or final allotment, and does not form a legally binding agreement and/or commitment of any nature whatsoever. Recipients are advised to use their discretion in relying on the information/data described/shown therein. All information, designs, dimensions, facilities, visuals, drawings, plans, sketches, images, specifications, amenities, furniture, accessories, paintings, items, electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing materials, shades, sizes and colour of the tiles and other details and recreational areas shown are merely artistic impressions for illustrative purposes only and may differ from actuals. Heights mentioned are approximate and not to scale. All specifications and amenities shall be as per the final agreement executed with the Promoter. The Promoter makes no representation or warranty regarding their accuracy or completeness. Customers/viewers/ recipients are advised to independently verify all details, including specifications, areas, services, amenities, terms of sale and payment, prior to purchase of any unit(s) in the Project.