

ADV I K
— BY ROF —

A Life Well-Lived Deserves
A Better Address.

NOT JUST A RESIDENCE.
A COMMUNITY DESIGNED FOR LIFE.

At Advik, life is not measured by years, but by the moments
that make them meaningful.

Designed exclusively for discerning seniors, Advik brings together
elegant residences, wellness-focused amenities, vibrant social spaces
and everyday conveniences within a thoughtfully crafted environment.

Here, every day offers the freedom to stay active, the comfort to
feel secure, and the opportunity to be surrounded by like-minded
individuals who share the same appreciation for life's
finer experiences.

Because the best years of life deserve the finest setting.



SOME PLACES ARE BUILT TO BE LIVED IN.
OTHERS ARE CRAFTED TO BE EXPERIENCED.

Advik is envisioned as a refined residential destination where
architecture, wellness and community come together in
perfect harmony.

Designed for those who value comfort, connection and
meaningful living, it offers an elevated lifestyle that transcends
the ordinary.

Sohna Road | Gurugram | Delhi-Mumbai Expressway Corridor







TWO TOWERS. TWENTY FLOORS. ONE EXTRAORDINARY ADDRESS.

Contemporary architecture, elegant proportions
and refined detailing come together to create
a landmark that commands attention while
remaining timeless in character

*Designed not merely for movement, but for
meaningful living.*



G+20 Floors



Contemporary
Facade



Grand Arrival
Experience



Premium Skyline
Presence



DESIGNED AROUND LIFE

A masterfully planned vertical community where residences, recreation, wellness and convenience coexist in perfect harmony.

Every pathway, gathering space and landscaped zone has been carefully curated to enrich everyday living.

Designed not merely for movement, but for meaningful living.



Balcony

WAKE UP TO NATURE'S FINEST PANORAMA.

Beyond your windows unfolds one of North India's most timeless landscapes.

The majestic Aravalli range becomes an ever-changing backdrop—painting every morning with golden light and every evening with breathtaking sunsets.

A view that calms the mind.

A landscape that restores the spirit.

A privilege reserved for the fortunate few.

Because true luxury isn't built.

It's what surrounds you.



EVERY DETAIL DESIGNED AROUND EVERYDAY LIVING.

Luxury isn't measured by extravagance.

It's experienced in thoughtful spaces that feel intuitive, comfortable and beautifully crafted.

At Advik, every residence has been designed to celebrate openness, natural light and effortless functionality—creating homes that feel as welcoming today as they will for years to come.

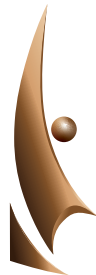




AN ARRIVAL WORTH REMEMBERING.

Elegant finishes, refined lighting and welcoming spaces ensure every journey home begins with the experience of luxury.

Because first impressions should never stop at the entrance.



CRAFTED WITH TIMELESS SOPHISTICATION.

- | | | | |
|---|--|---|---|
| 
Premium Flooring | 
Designer Finishes | 
Abundant Natural Light | 
Large Windows |
| 
High Ceilings | 
Smart Planning | 
Elegant Fixtures | 
Premium Hardware |



WELLNESS
*The Foundation Of
A Life Well-Lived*



WHERE WATER MEETS THE HORIZON

Perched elegantly within the community, the infinity pool offers a serene escape where water, sky and horizon merge into one seamless experience.

Whether it's a refreshing morning swim or a quiet evening by the water, this elevated retreat inspires relaxation, wellness and reflection.

Moments of calm, framed by endless views.



**CRAFTED FOR COMFORT.
DESIGNED FOR INDEPENDENCE.**

Thoughtfully planned residences balance elegance, accessibility and functionality to create spaces that feel intuitive and welcoming.

Abundant natural light, efficient layouts and contemporary finishes come together to offer an environment where comfort is effortless and everyday living feels elevated.



CURATED RETAIL EXPERIENCES AT YOUR DOORSTEP.

A thoughtfully curated retail boulevard brings cafés, boutiques, wellness services, gourmet conveniences and everyday essentials within effortless walking distance.

*Designed to enrich daily life, every experience
begins just beyond your doorstep.*



Mercede-Bens Sundram Motors



SEVEN HORIZON © NOT FOR COMMERCIAL USE ©



seven horizon



COMMUNITY

Where Connections Flourish

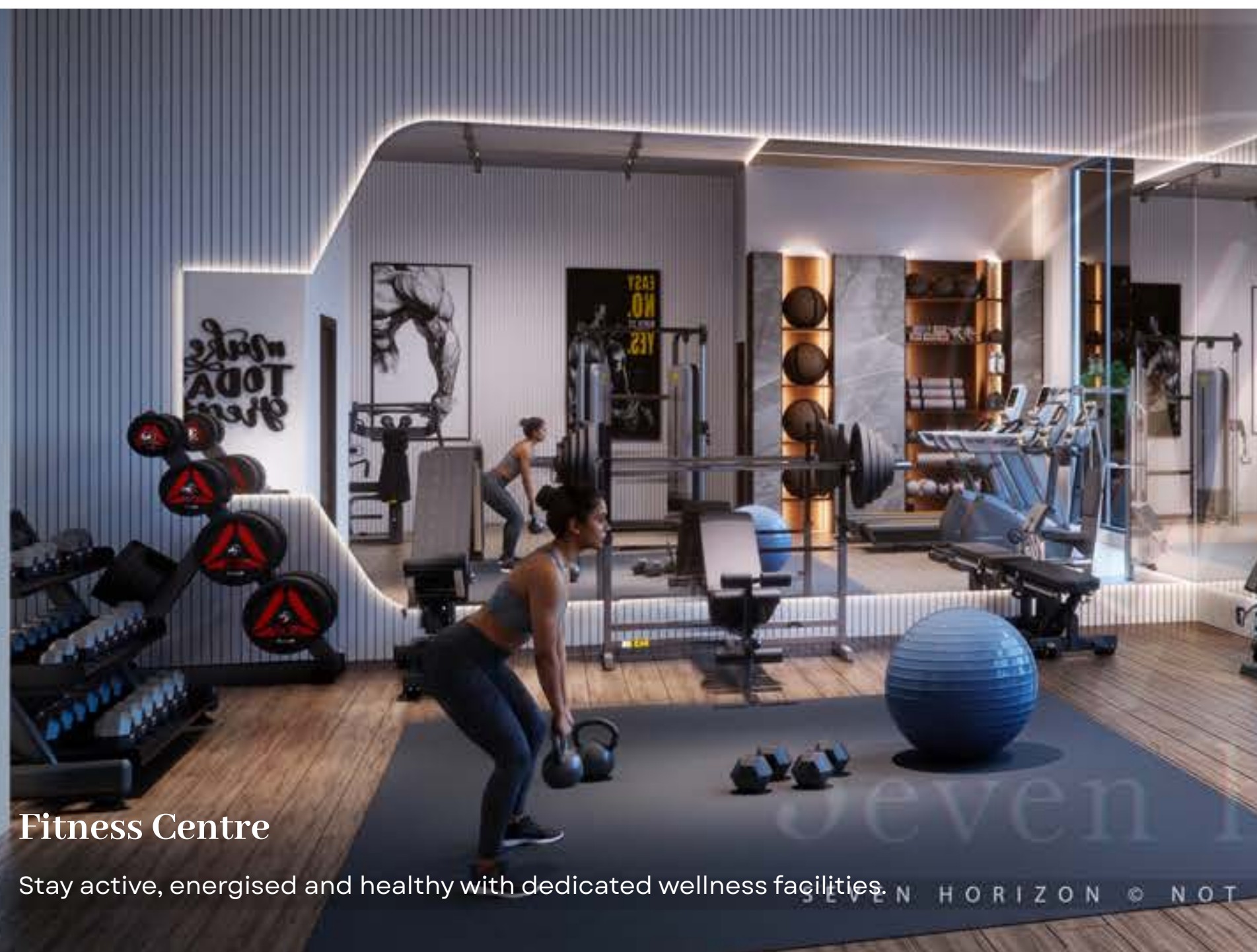
**DESIGNED FOR THOSE WHO HAVE
EARNED THE RIGHT TO SLOW DOWN.
WITHOUT EVER STOPPING.**

Life at Advik encourages residents to remain active,
independent and socially engaged.

Every aspect of the community has been thoughtfully
planned to promote wellness, foster friendships and
create opportunities for meaningful experiences.

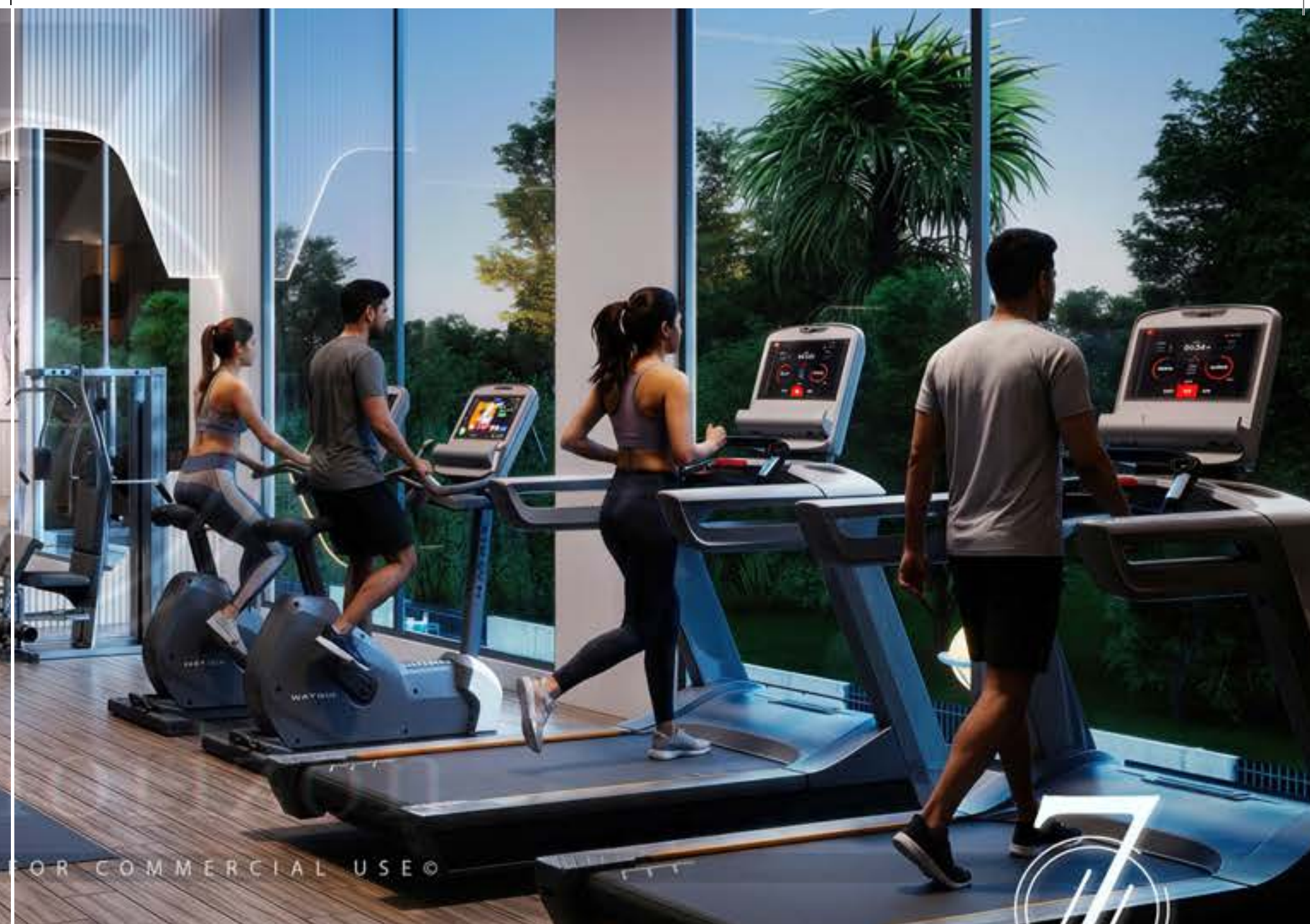
Because retirement isn't the end of a journey—
it's the freedom to enjoy it on your own terms.





Fitness Centre

Stay active, energised and healthy with dedicated wellness facilities.



SPACES THAT BRING PEOPLE TOGETHER.



Common Dining

Where conversations flow as naturally as the meals served.



Indoor Games Lounge

A vibrant space designed for recreation, interaction and friendly competition.



Multipurpose Hall

The social heart of the community for celebrations, gatherings and cultural events.

Every space is designed to enrich both body and spirit.





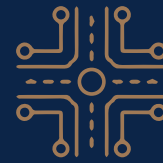
WAKE UP TO THE ARAVALLIS

Enjoy uninterrupted panoramic views of one of India's oldest mountain ranges, bringing peace and natural beauty into everyday life.



DESIGNED FOR INDEPENDENT LIVING

Barrier-conscious planning, intuitive layouts and comfortable circulation make everyday living effortless without compromising luxury.



SEAMLESS CONNECTIVITY

Strategically positioned along Sohna Road with excellent access to Gurugram's key destinations while remaining surrounded by tranquillity.



WELLNESS AT THE CORE

From fitness and relaxation to recreation and rejuvenation, every facility has been thoughtfully curated to support holistic wellbeing.



CURATED RETAIL BOULEVARD

Boutiques, cafés, wellness services and daily conveniences are all just a short walk from your residence.



ELEGANT SOCIAL SPACES

Purposefully designed lounges, dining areas and gathering spaces encourage meaningful connections and shared experiences.



A COMMUNITY OF LIKE- MINDED RESIDENTS

A vibrant environment where meaningful friendships, shared interests and a strong sense of belonging naturally flourish.

THE ADVIK ADVANTAGE

Designed Around Everything That Matters.

Some homes offer beautiful architecture.

Others offer exceptional amenities.

Advik brings together thoughtful design, wellness, nature and everyday convenience within one carefully curated community—creating a lifestyle that feels complete in every sense.

Every detail has been considered.

Every experience has been elevated.

Every day has been designed to feel effortless.



CONNECTED TO THE CITY. ROOTED IN SERENITY.

Strategically located along Sohna Road and the rapidly developing Delhi-Mumbai Expressway corridor, Advik enjoys seamless access to Gurugram's key destinations while preserving the peace and tranquillity essential for a fulfilling lifestyle.

Healthcare, education, retail and entertainment remain conveniently close, ensuring every need is met without compromising on calm.



Delhi-Mumbai
Expressway



Sohna
Elevated Road



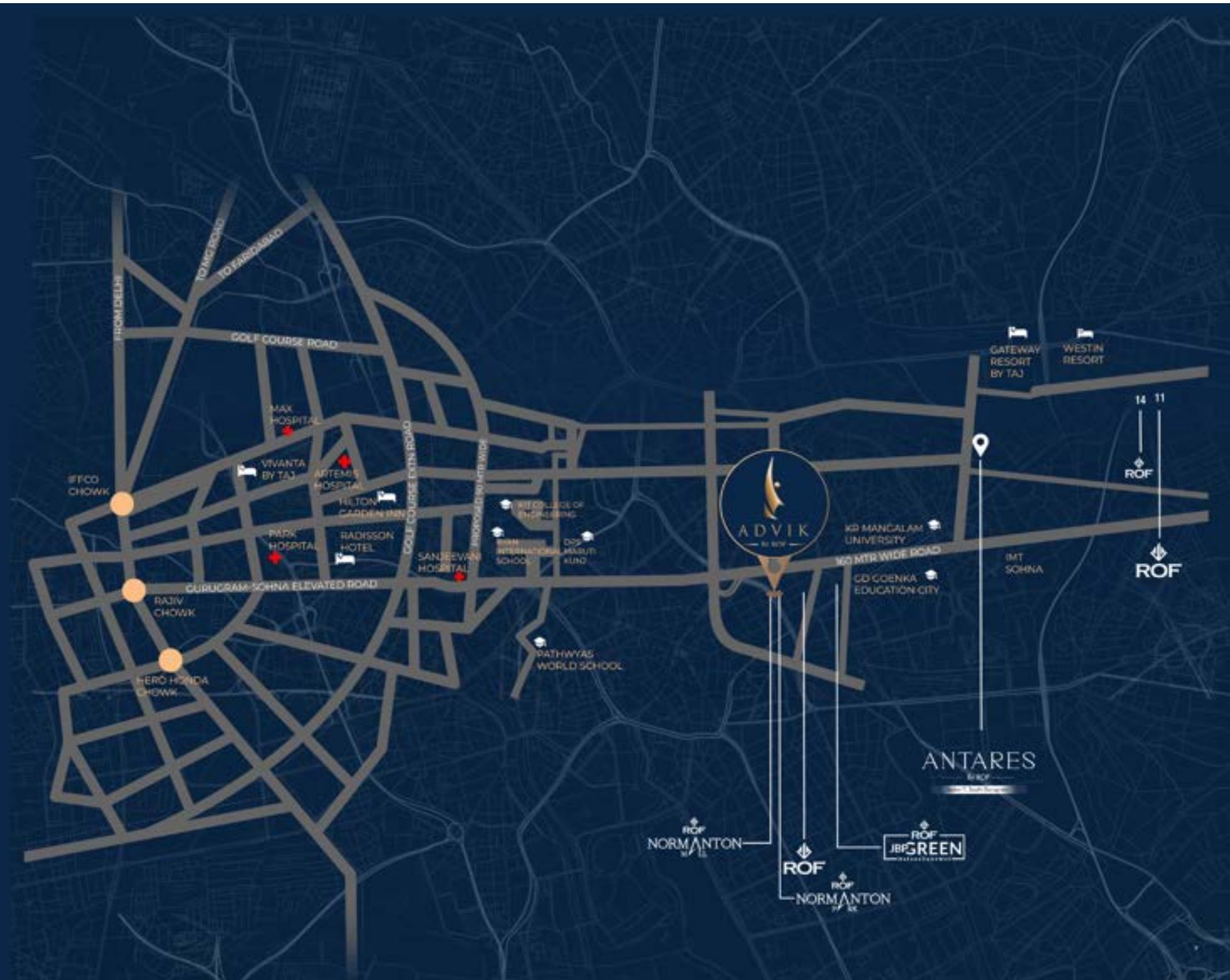
Golf Course
Extension Road



Hospitals



Schools



**Direct Access to
Sohna Elevated Road**
Seamless connectivity to Delhi,
Gurugram, Jaipur and
other NCR regions.



**Well Connected via
Delhi-Mumbai Expressway**
Smooth access to Golf Course
Extension Road and
Central Gurugram.



**Close to Golf Course
Extension Road and SPR Road**
30 Minutes drive
for IGI Airport.



**Aravalli Green Belt
Advantage**



RESORTS & HOTELS NEARBY

- Westin Sohna Resort
- Taj Damdama Lake Resort & Spa
- Radisson Hotel
- Lemon Tree Hotel



EDUCATIONAL INSTITUTIONS NEARBY

- GD Goenka University
- KR Mangalam University
- Pathways
- Apeejay Stya University



HEALTHCARE ACCESSIBILITY

- Medanta
- Park Hospital
- Artemis



NOT JUST A RESIDENCE,
A COMMUNITY DESIGNED FOR LIFE
Because the best years of life deserve the finest setting.

A MASTERPLAN
DESIGNED AROUND LIFE.

This is more than an address.
It's an environment where every
destination is just a pleasant walk away



Arrival Plaza



Landscaped Greens



Clubhouse



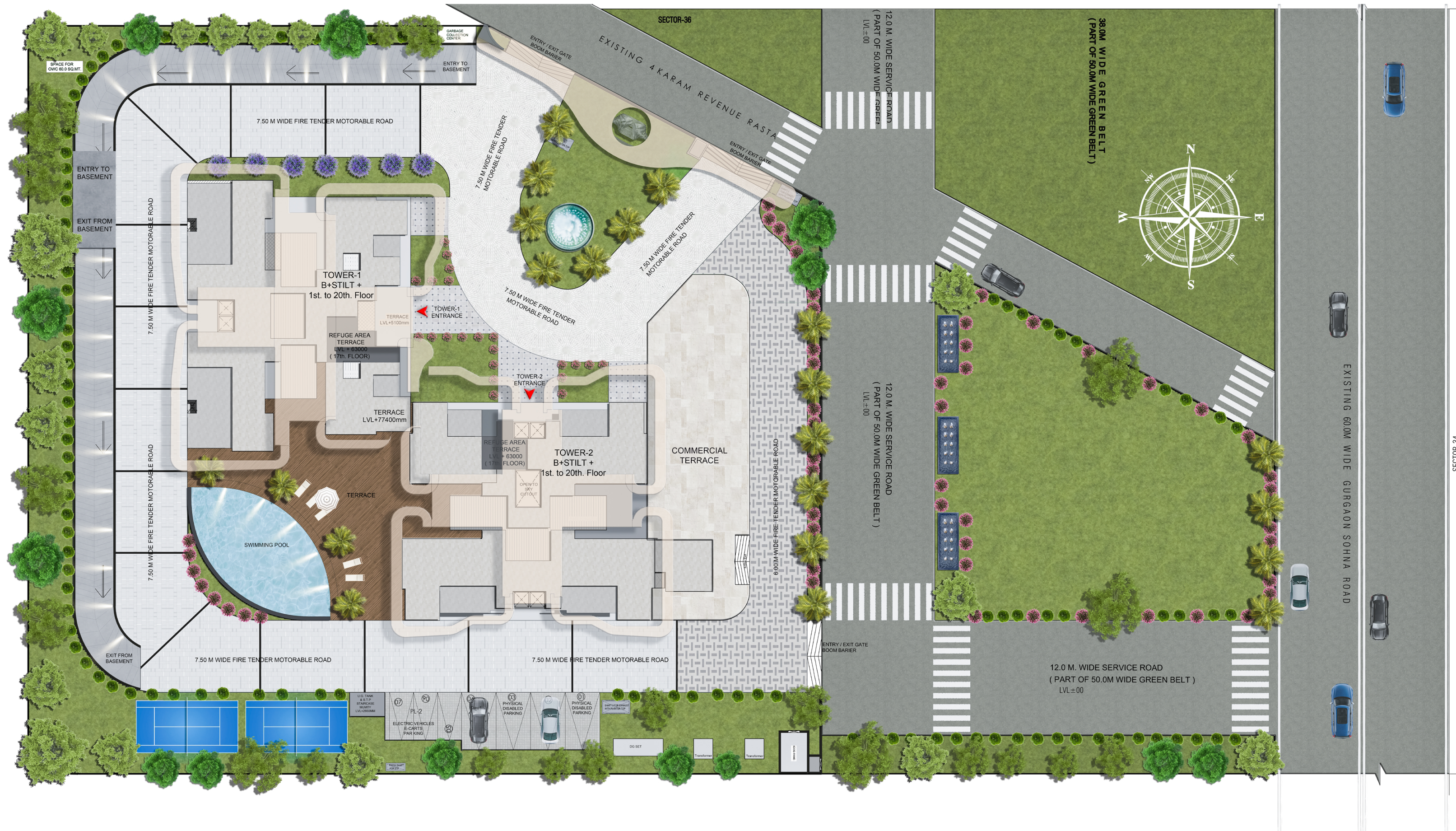
Infinity Pool

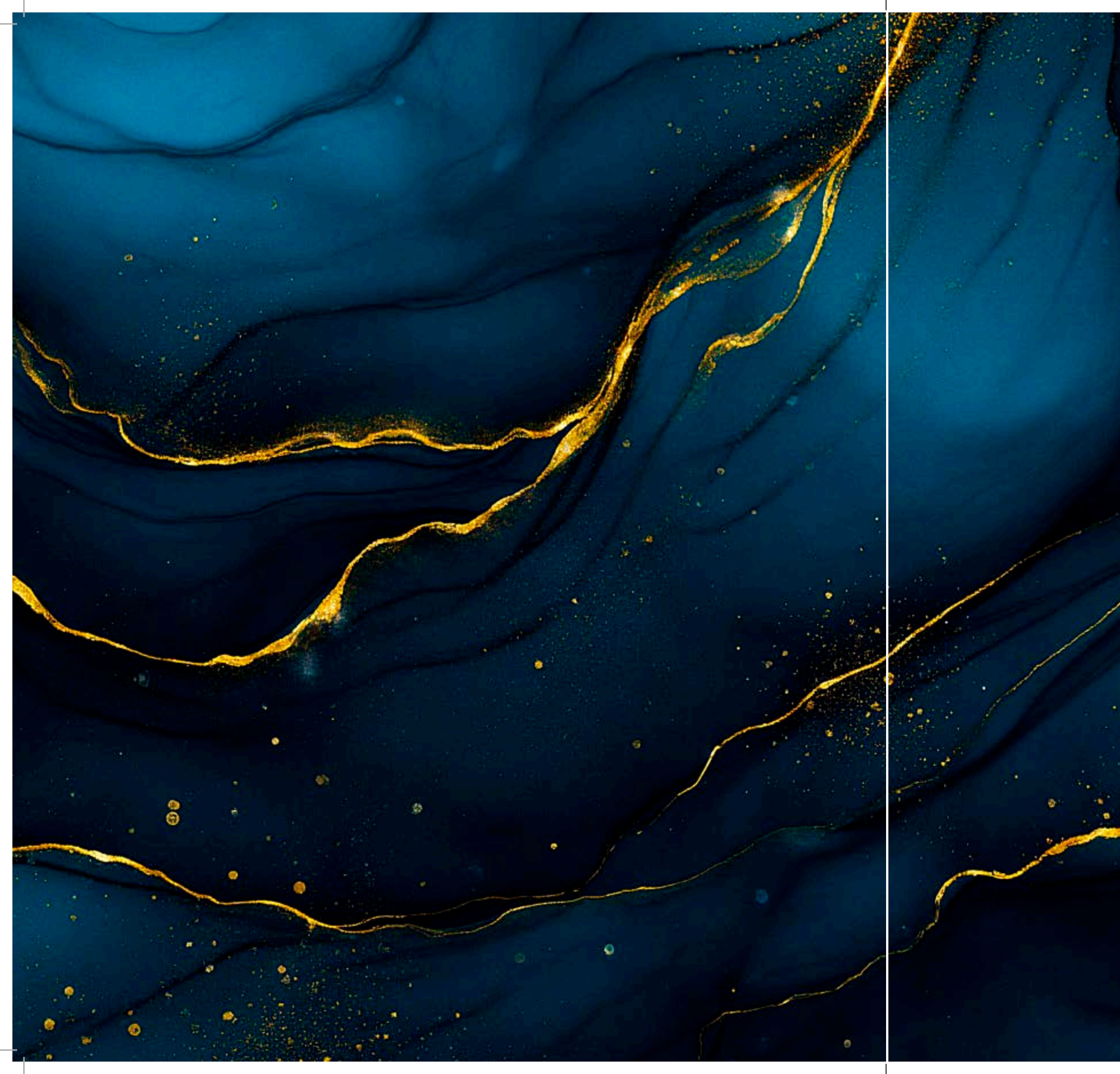


Retail
Boulevard



Walking Trails





EVERY DETAIL REFLECTS LASTING QUALITY.

At Advik, thoughtful craftsmanship extends beyond architecture into the finer details that define everyday living. Carefully selected materials, refined finishes and timeless design elements come together to create residences that feel elegant today and remain beautiful for years to come.



Premium flooring
finishes



Large-format windows
for abundant daylight



Contemporary modular
kitchen provisions



High-quality doors
and hardware



Energy-efficient
lighting



Elegant bathroom
fittings



Spacious balconies
overlooking landscaped
greens or the Aravallis



Refined
common-area
finishes



WHERE EVERY CONVERSATION FINDS ITS PLACE.

Generous proportions, abundant daylight and seamless layouts create a living environment that effortlessly brings people together.

Whether entertaining family or enjoying quiet evenings, every moment feels naturally elevated.

Living Room



Master Bedroom

YOUR PERSONAL SANCTUARY.

Thoughtfully planned for comfort and tranquillity, the master suite offers generous space, refined finishes and a calming atmosphere that encourages complete relaxation.





WHERE EVERY MEAL BECOMES AN OCCASION.

Designed for meaningful conversations and shared experiences, the dining space balances openness, elegance and warmth, creating the perfect setting for everyday moments and special celebrations alike. Every detail has been thoughtfully considered to make dining as comfortable as it is sophisticated.

Because the finest memories are always made around the table.

Master Washroom

CRAFTED FOR EVERYDAY ELEGANCE.

Beautifully planned layouts combine functionality with premium finishes, ensuring every culinary experience feels effortless, organised and enjoyable.



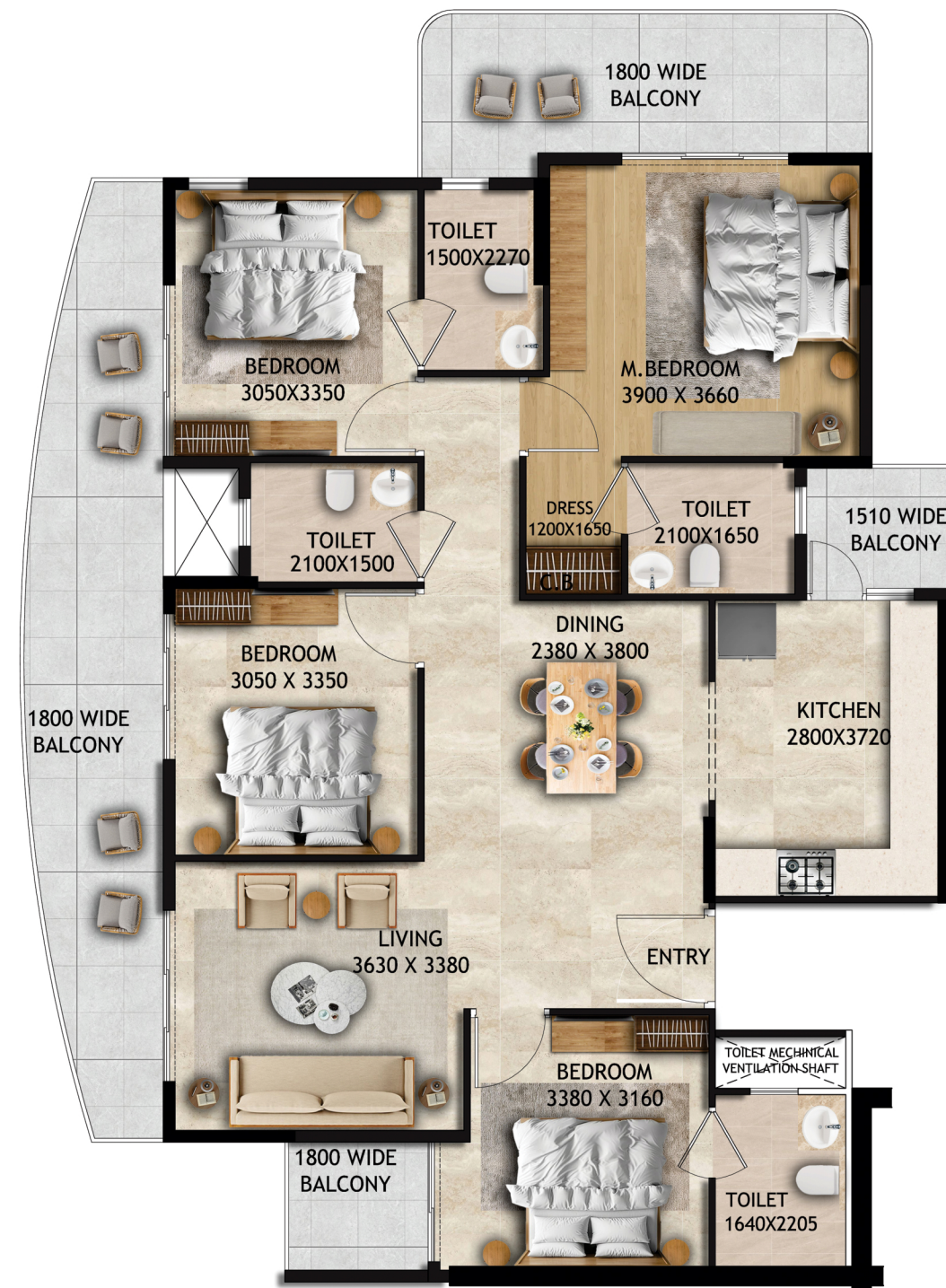
LA RESIDENCE COLLECTION



LAYOUTS CRAFTED FOR ELEVATED LIVING

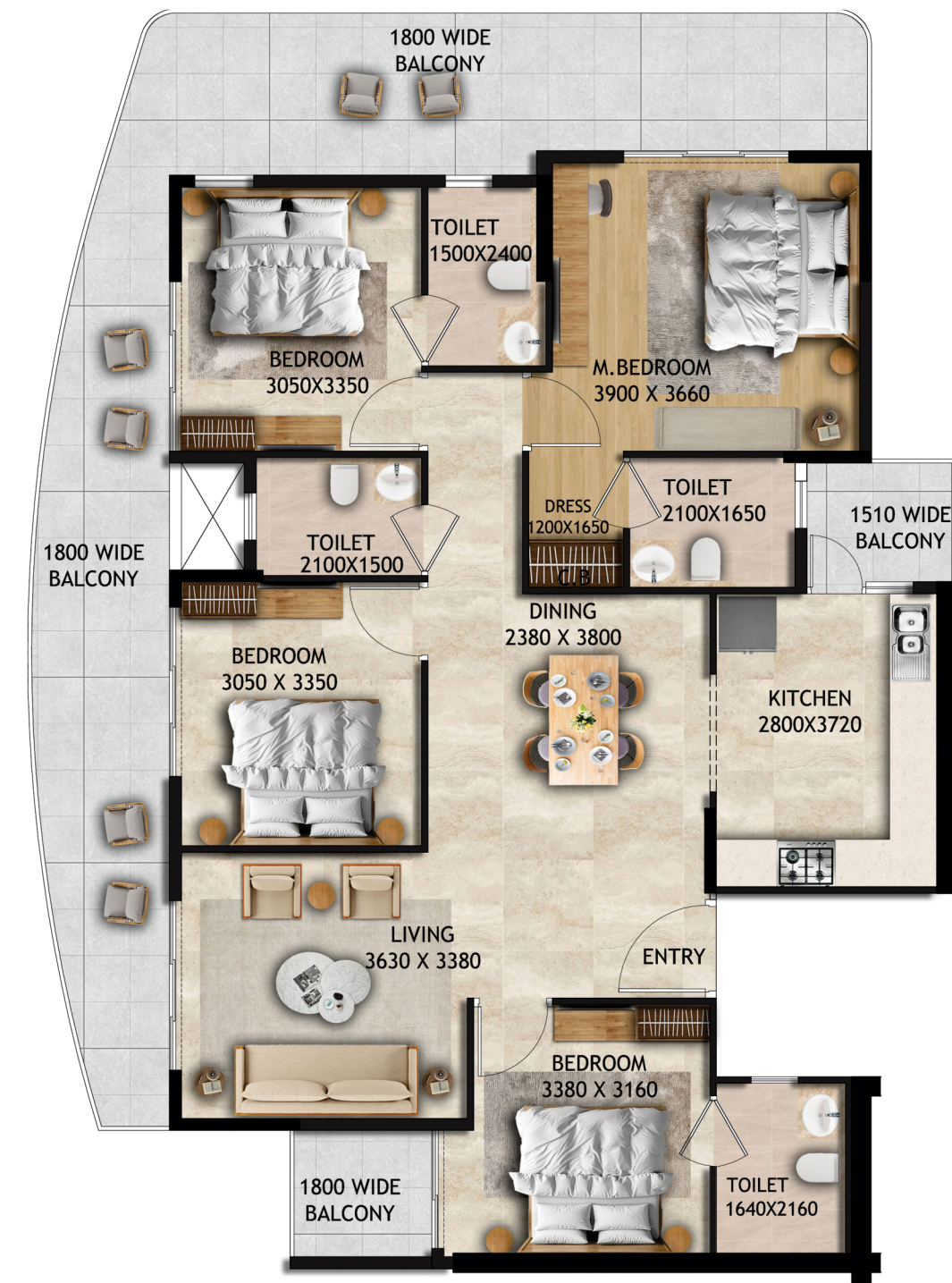
A collection of elegantly planned luxury residences, where generous spaces, natural light and refined details come together effortlessly. At Advik by ROF, every layout is designed to offer a sense of privacy, comfort and understated luxury.





CATEGORY - A (UNIT 01 & 04)
UNIT PLAN - TYPE 1- 4BHK

TOWER - 1 (TYPICAL FLOOR)
 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
 12th(A), 14th, 16th, 17th & 18th



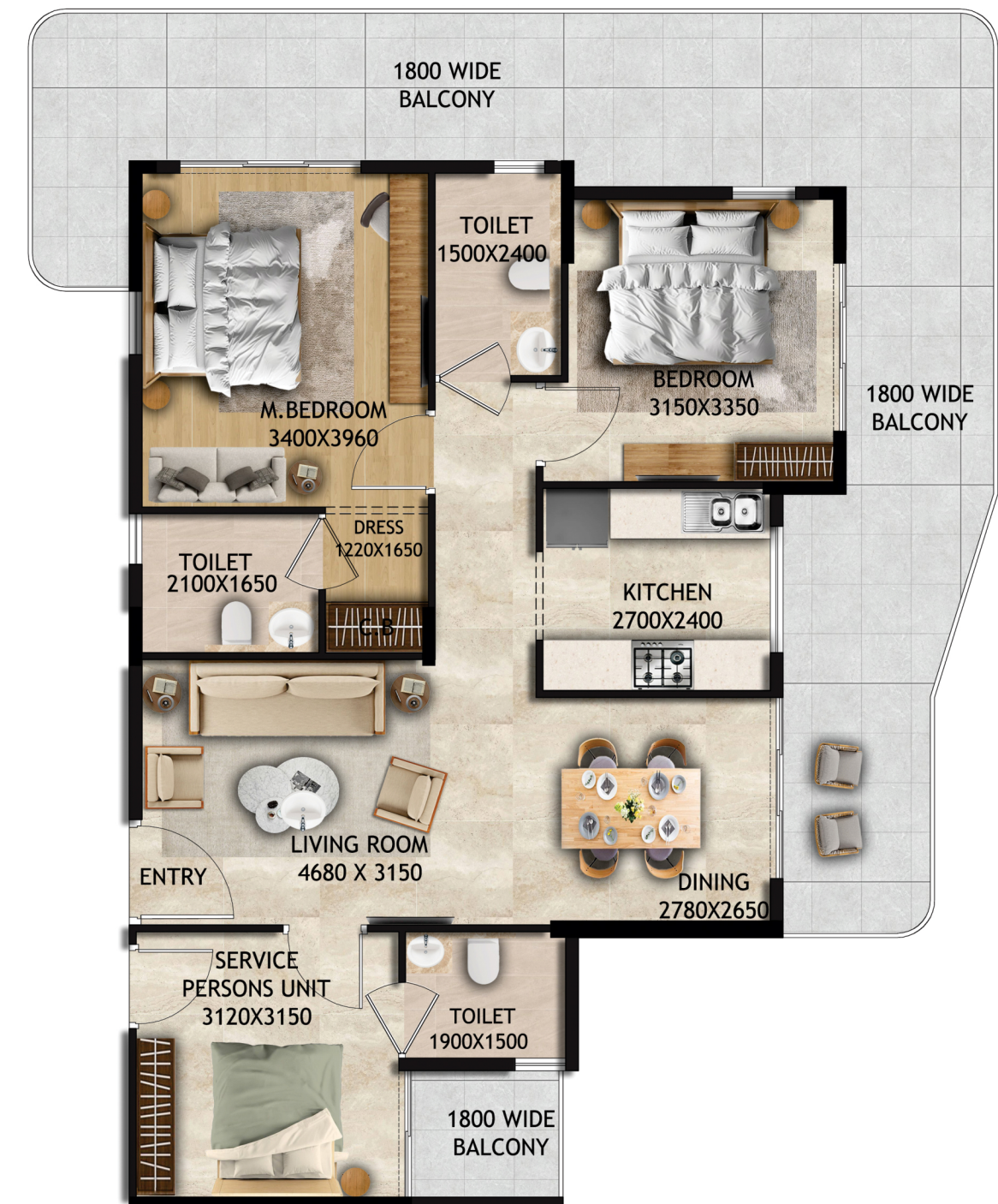
CATEGORY - B (UNIT 01 & 04)
UNIT PLAN - TYPE 1A - 4BHK

TOWER - 1 (TYPICAL FLOOR)
 5th, 10th & 15th



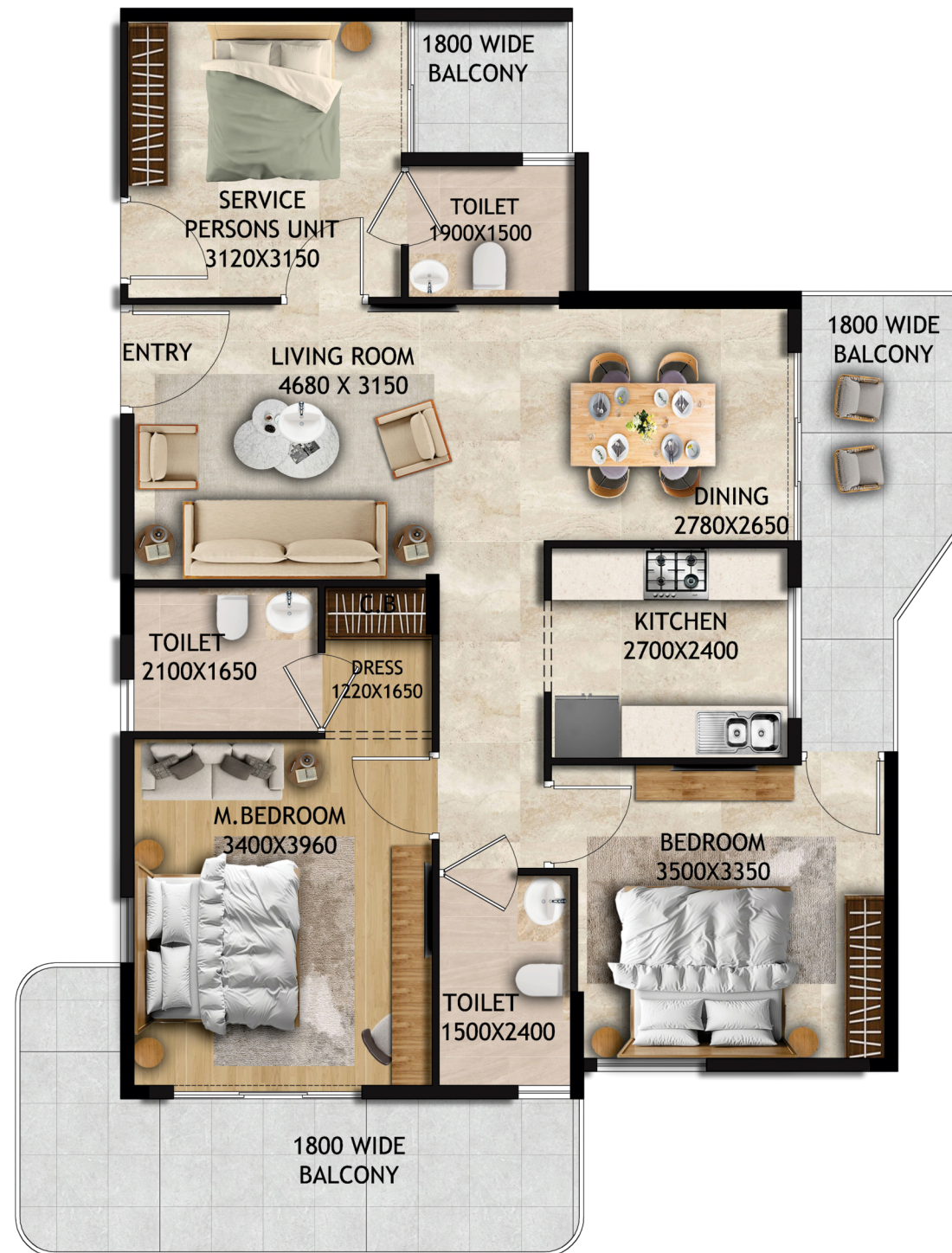
CATEGORY - C (UNIT 02)
UNIT PLAN - TYPE 2 - 2BHK+SER. PERSONAL

TOWER - 1 (TYPICAL FLOOR)
 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
 12th(A), 14th, 16th, 17th & 18th



CATEGORY - E (UNIT 02)
UNIT PLAN - TYPE 2B - 2BHK+SER. PERSONAL

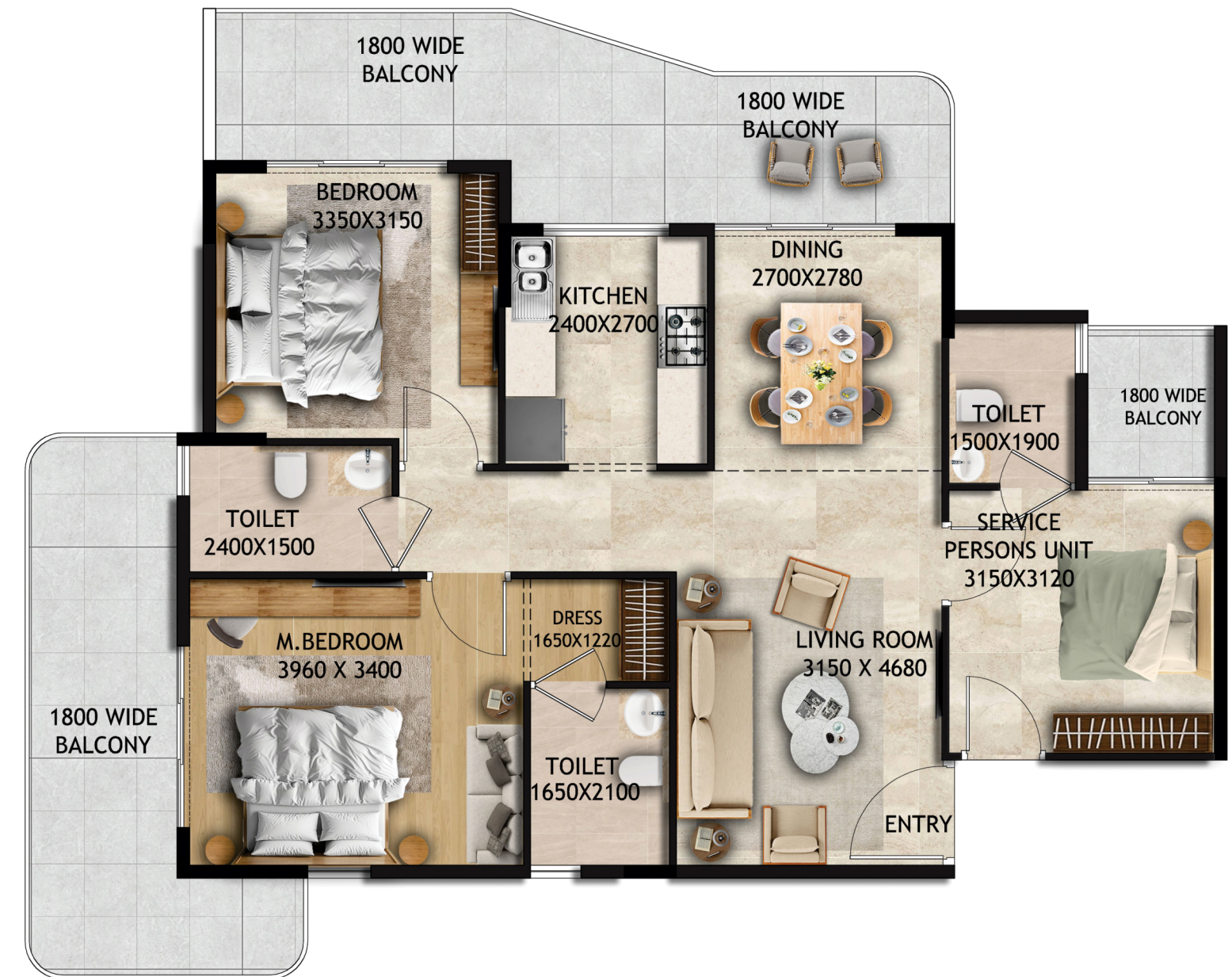
TOWER - 1 (TYPICAL FLOOR)
 5th, 10th & 15th



CATEGORY - D (UNIT 03)
UNIT PLAN - TYPE 2A - 2BHK+SER. PERSONAL

TOWER - 1 (TYPICAL FLOOR)

2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
 12th(A), 14th, 16th, & 18th



CATEGORY - C (UNIT 01)
UNIT PLAN - TYPE 2 - 2BHK+SER. PERSONAL

TOWER - 2 (TYPICAL FLOOR)

2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
 12th(A), 14th, 16th & 18th



CATEGORY - G(1) (UNIT 02)
UNIT PLAN - TYPE 9 - 2BHK+SER. PERSONAL

TOWER - 2 (TYPICAL FLOOR)

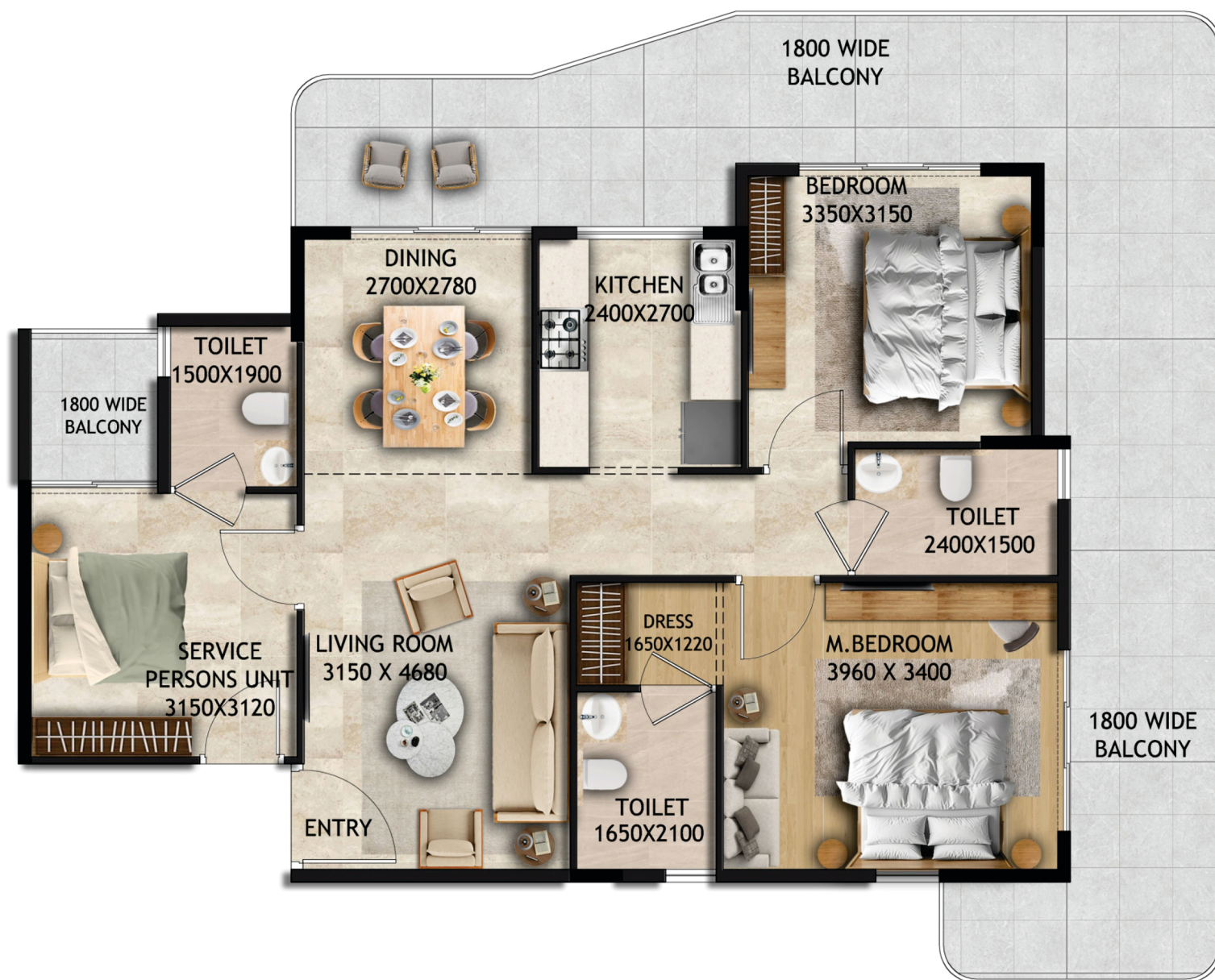
2nd



CATEGORY - C (UNIT 03)
UNIT PLAN - TYPE 2 - 2BHK + SER. PERSONAL

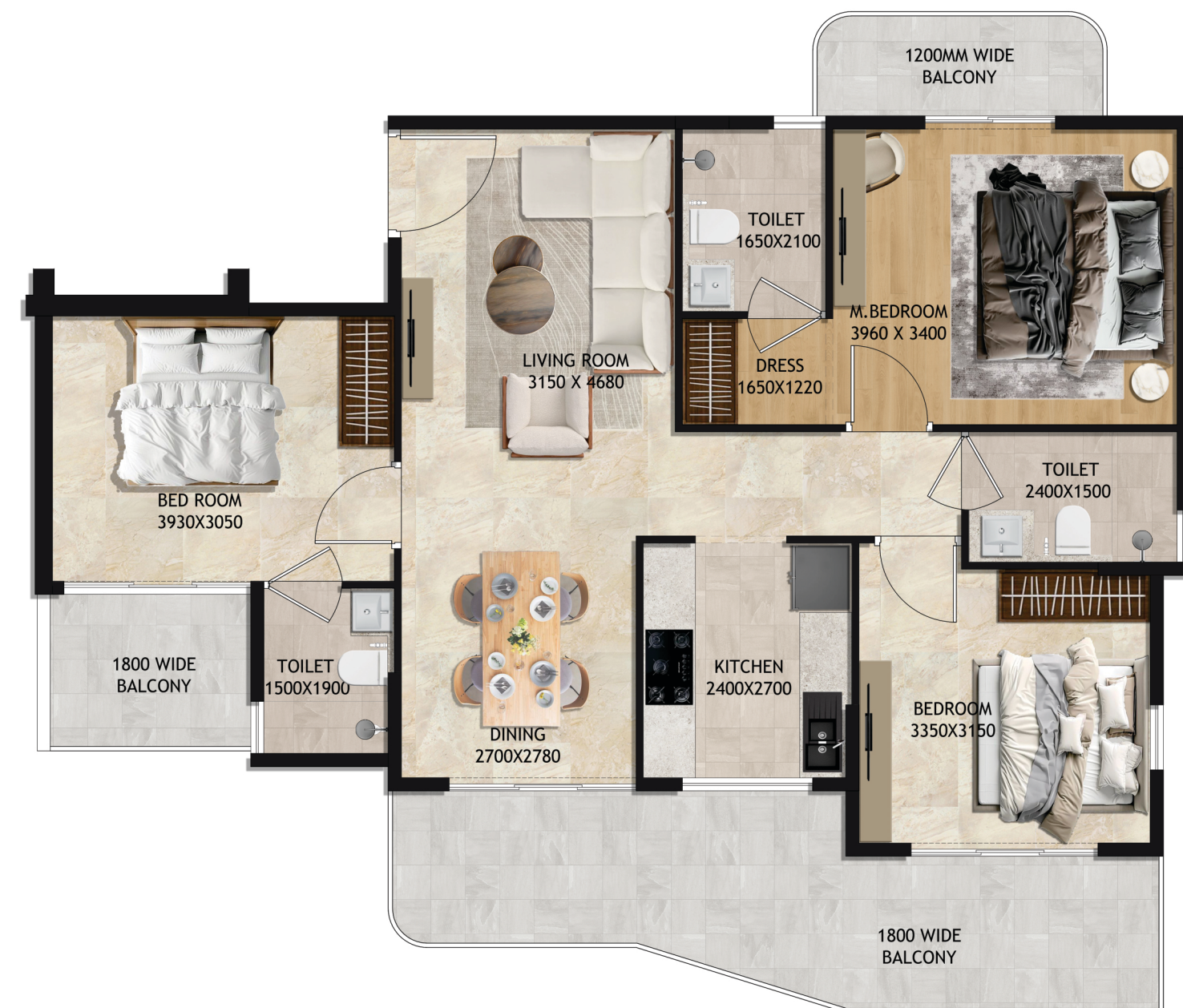
TOWER - 2 (TYPICAL FLOOR)

3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
 12th(A), 14th, 16th, 17th & 18th



CATEGORY - F (UNIT 01 & 04)
UNIT PLAN - TYPE 2B - 2BHK + SER. PERSONAL

TOWER - 2 (TYPICAL FLOOR)
 5th, 10th & 15th



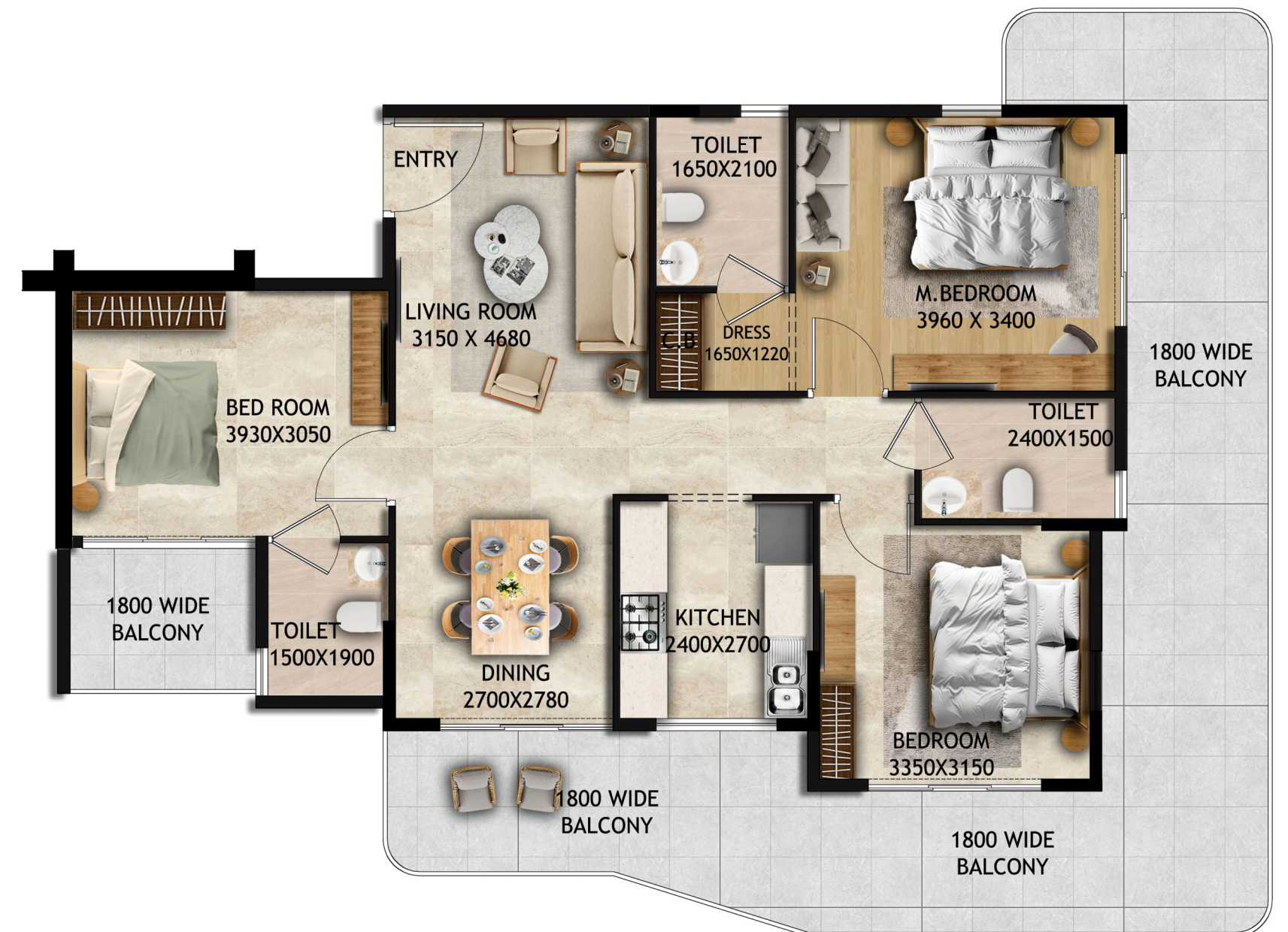
CATEGORY - G(2) (UNIT 03)
UNIT PLAN - TYPE 10 - 3BHK

TOWER - 2 (TYPICAL FLOOR)
 2nd



CATEGORY - F (UNIT 03)
UNIT PLAN - TYPE 3 - 3BHK

TOWER - 2 (TYPICAL FLOOR)
 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th,
 12th (A), 14th, 16th, 17th & 18th



CATEGORY - G (UNIT 03 & 04)
UNIT PLAN - TYPE 3A - 3BHK

TOWER - 2 (TYPICAL FLOOR)
 5th, 10th & 15th

SKY VILLAS



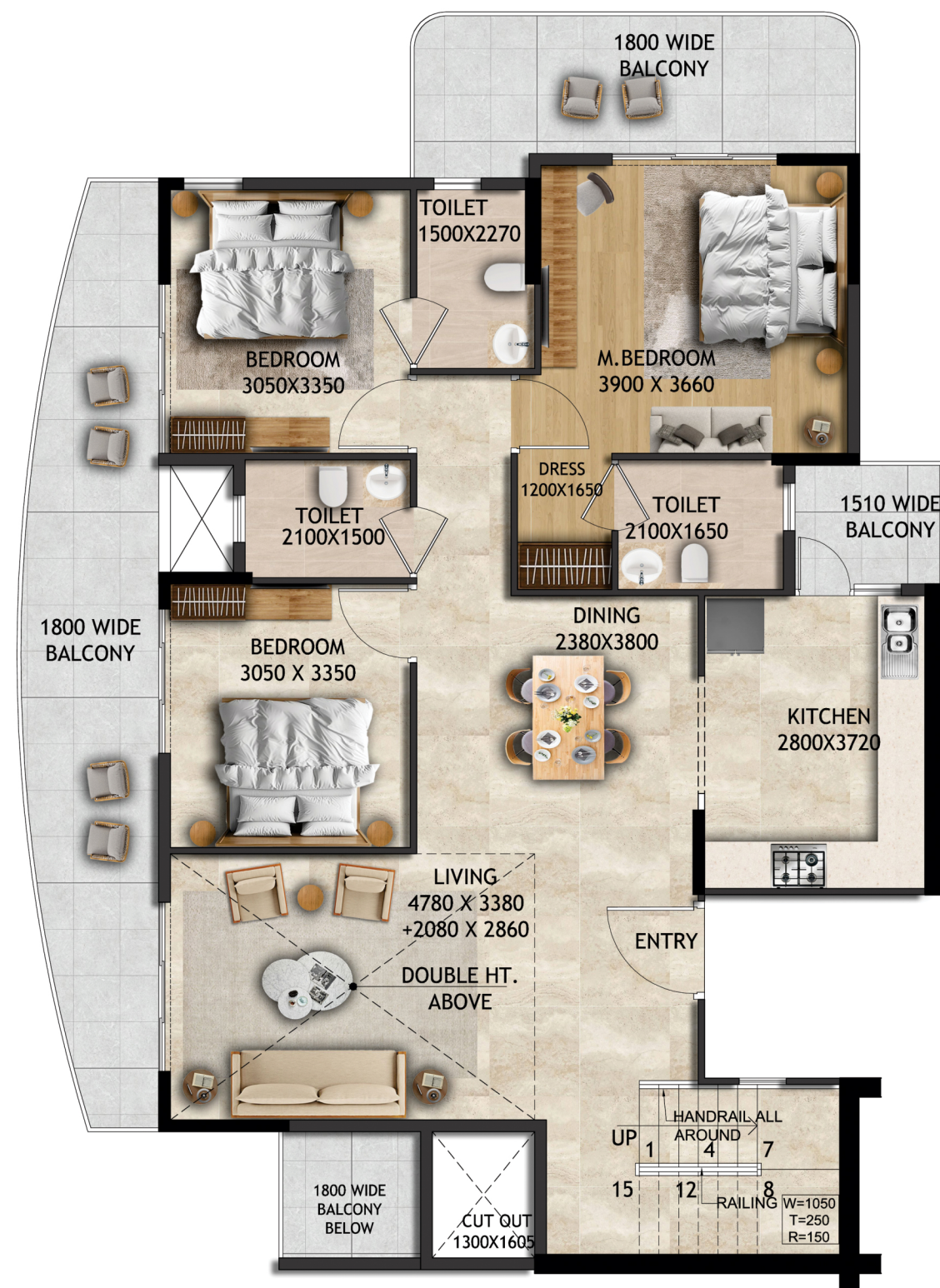
ABOVE EVERYTHING ELSE.

Reserved for those who seek unmatched space, privacy and panoramic living, the Sky Villas represent the finest residences at Advik.

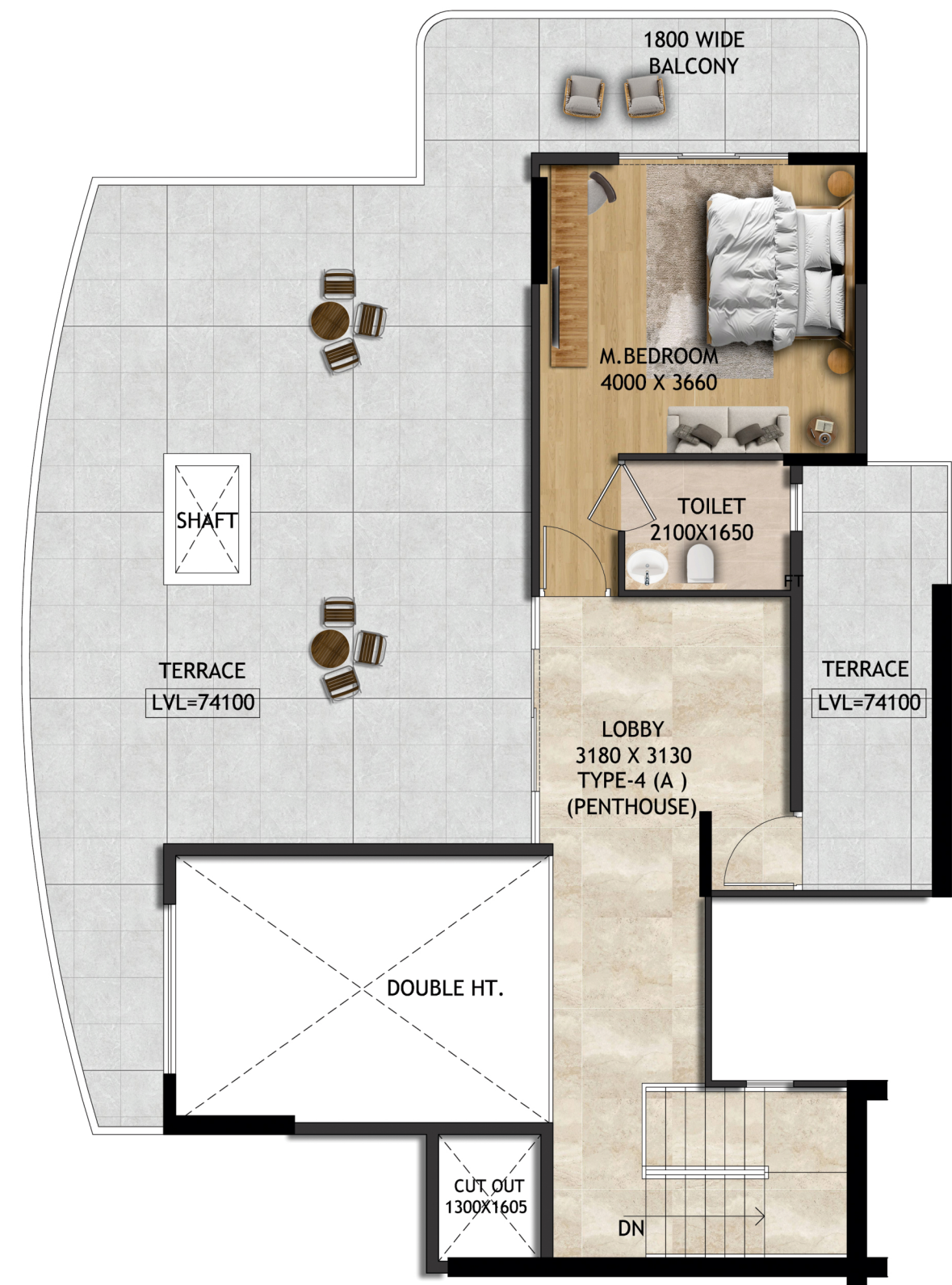
Spread across two thoughtfully connected levels, each residence combines expansive interiors, private terraces and uninterrupted views of the Aravallis to create a home unlike any other.

More than a penthouse, it is a sanctuary crafted for elevated living.





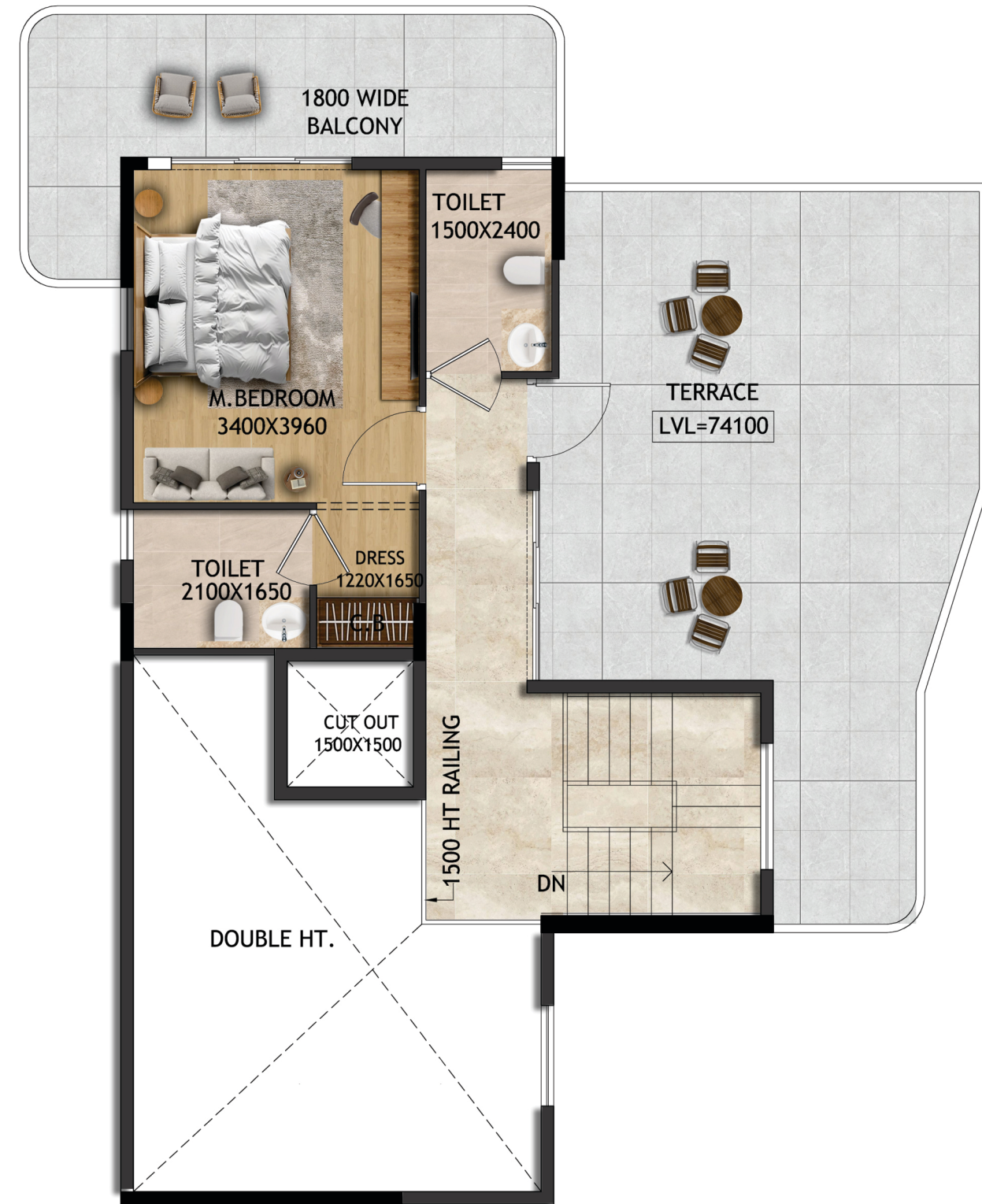
CATEGORY - H (UNIT 01 & 04)
19TH FLOOR LOWER PENTHOUSE TYPE 4 - 4BHK



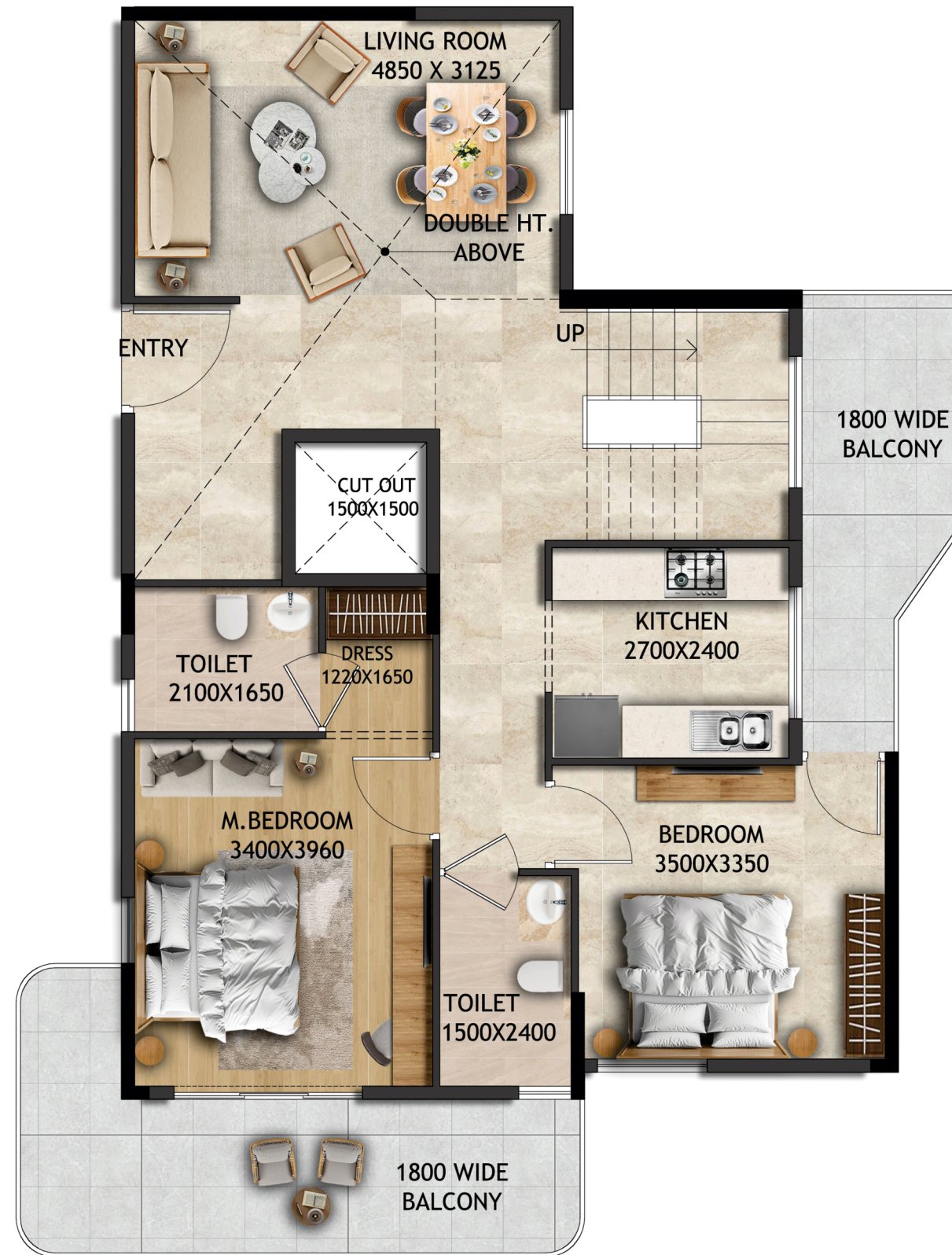
20TH UPPER PENT HOUSE - TYPE 4A



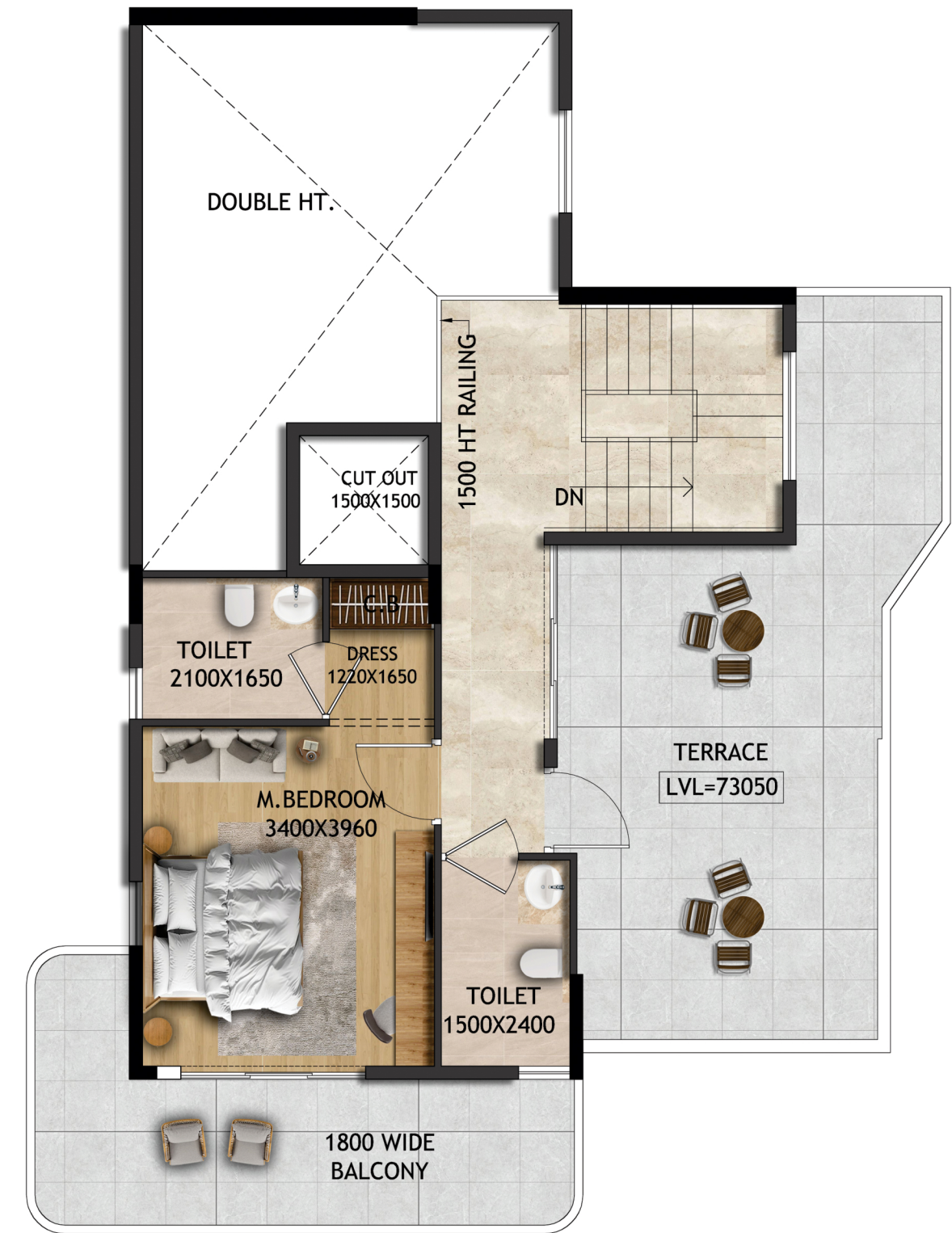
CATEGORY - J (UNIT 02)
19TH LOWER PENT HOUSE - TYPE 5 - 3BHK



20TH UPPER PENT HOUSE - TYPE 5A



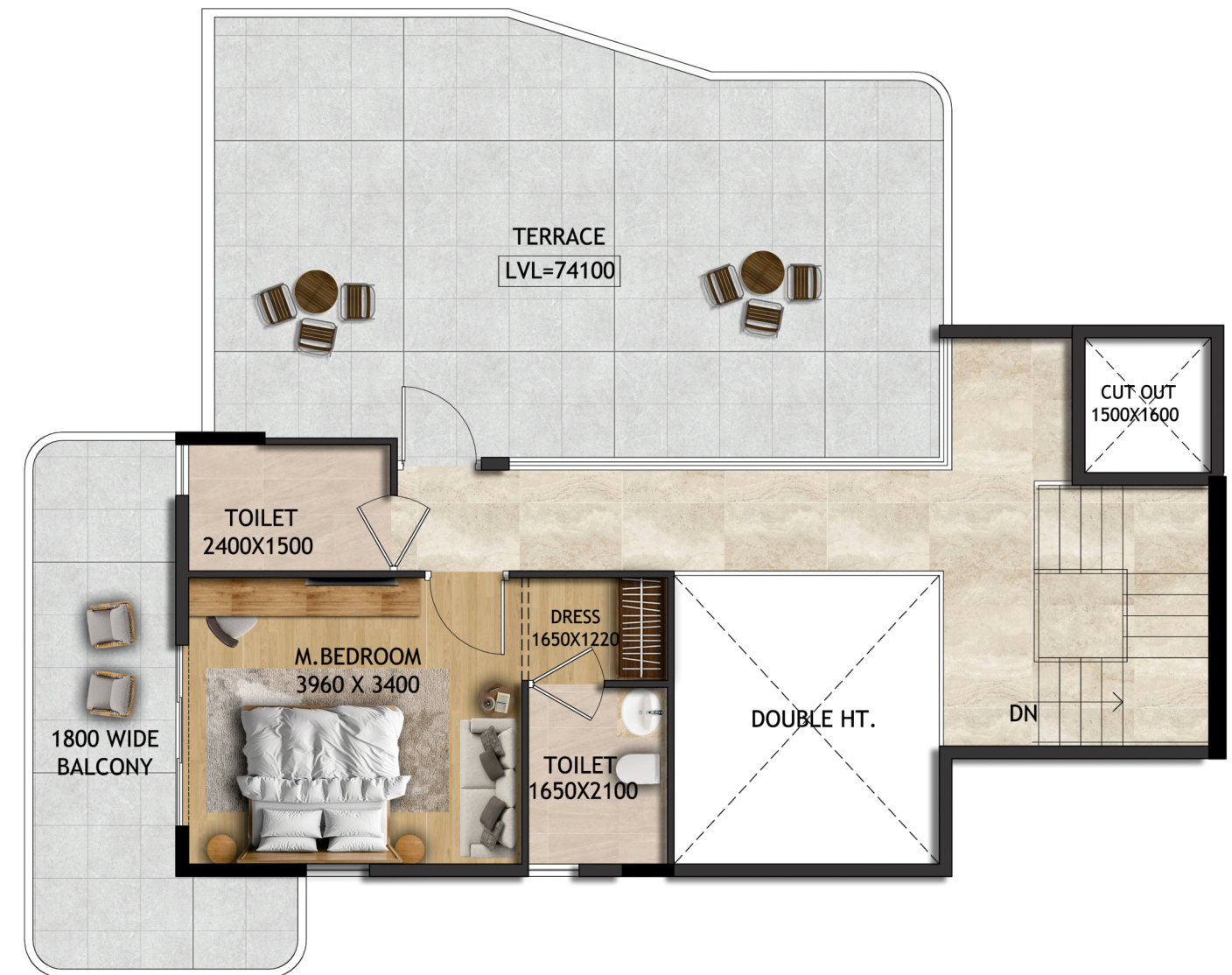
CATEGORY - K (UNIT 03)
19TH LOWER PENT HOUSE - TYPE 6 - 3BHK



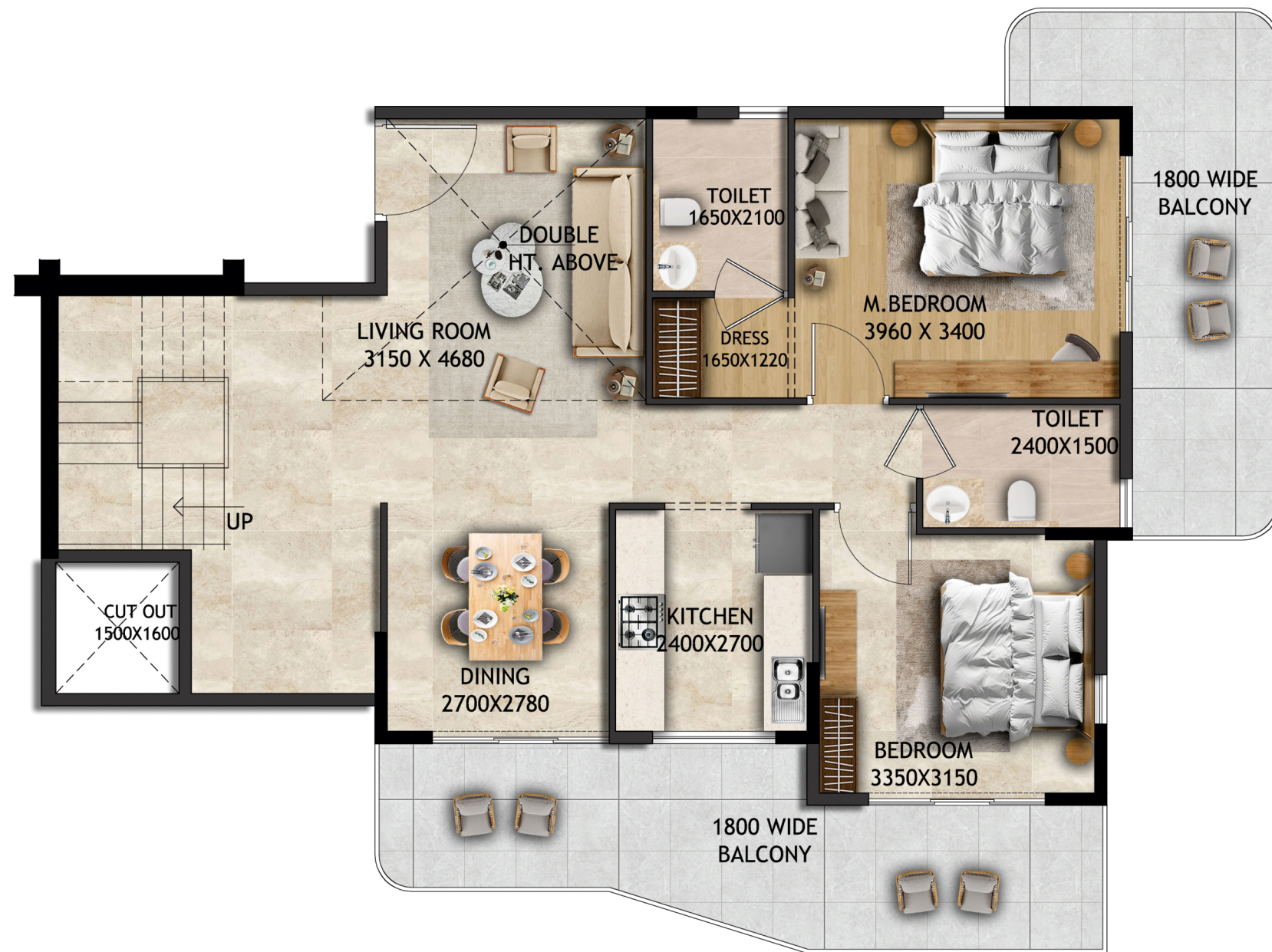
20TH UPPER PENT HOUSE - TYPE 6A



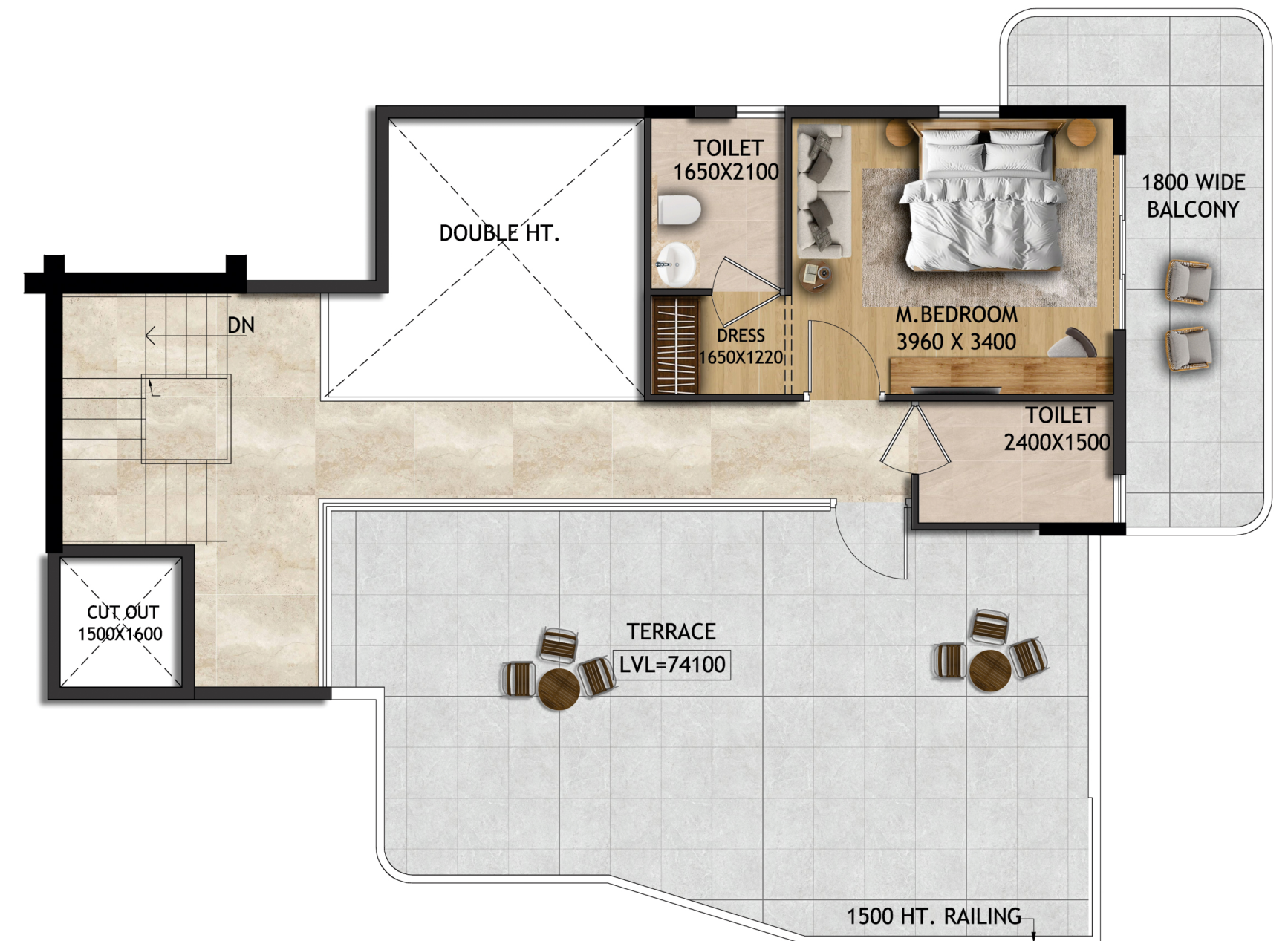
CATEGORY - L (UNIT 01 & 02)
19TH LOWER PENT HOUSE - TYPE 7 - 3BHK



20TH UPPER PENT HOUSE - TYPE 7A



CATEGORY - M (UNIT 03 & 04)
19TH LOWER PENT HOUSE - TYPE 8 - 3BHK



20TH UPPER PENT HOUSE - TYPE 8A

SPECIFICATIONS

DRAWING / DINING ROOM

- AC : One AC in drawing area
- Floor : Vitrified Tiles
- Ceiling : Oil Bond Distemper
- Wall : Acrylic Emulsion Paint

MASTER BEDROOM

- AC : AC Provision in all bedrooms
- Floor : Laminated Wooden Flooring / Tile
- Ceiling : Oil Bond Distemper
- Wall : Acrylic Emulsion Paint

BEDROOM

- AC : AC Provision in all bedrooms
- Floor : Vitrified Tiles / Wooden Floor
- Ceiling : Oil Bond Distemper
- Wall : Acrylic Emulsion Paint

KITCHEN

- Wall Fittings : Modular Kitchen
- Floor : Vitrified / Ceramic Tiles
- Wall / Ceiling : Oil Bond Distemper Paint
- Dado : Ceramic Tiles above counter
- Counter Top : Marble / Granite Quartz / Tile
- Fittings & Fixtures : ISI Marked CP Fittings & Single Bowl with Drain Board



BALCONIES

- Floor : Antiskid / Matt Finish Ceramic Tiles
- Railing : Glass / M.S. Railing

TOILET & BATH

- Floor : Antiskid Ceramic Tiles
- Wall : Ceramic Tiles
- Ceiling : Grid False Ceiling
- Fittings & Fixtures : ISI Marked CP Fittings, WC & Wash Basin

DOORS & WINDOWS

- Internal Door Frame : Hardwood / Red Meranti
- Internal Door Shutter : Main Door Both Side Laminated / Veneer Flush Door
- External Doors & Windows : UPVC / Aluminium

ELECTRICAL

- Wiring : ISI Marked Electrical Wiring
: Copper Electrical Wiring in Concealed Conduit for Light Points
- Switches / Socket : ISI Marked Switches / Sockets

SMART HOME

- Alexa integrated Rooms
- Smart Lock
- Video door phone
- Smart lighting controls
- Smoke detector provision



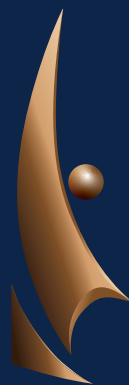


BUILDING COMMUNITIES. ENRICHING LIVES.

For years, ROF has been shaping landmark developments across Gurugram through a commitment to quality, transparency and customer-first thinking.

With Advik, ROF extends this philosophy into the senior living segment—creating a community that prioritises wellness, dignity and meaningful human connection while delivering the standards of excellence the brand is known for.





ADVİK

— BY ROF —

Elevated Living. Timeless Wellbeing.



Sohna Road, Gurugram, Haryana

+91 9999 999999, www.advik.com, RERA: HRERA-XXX-XXX-999-2222

DISCLAIMER: The prospective applicant is hereby informed that the project is being developed vide License No. 129 of 2024 dated 24.10.2024 to develop a Group Housing Colony under Retirement Housing Policy dated 17.08.2021 granted by DTCP. Further, the promoter urges every applicant to inspect the project site and not to merely rely upon or to be influenced by any architectural impression, plan or brochure and/or are therefore requested to make personal judgement prior to submitting an application for allotment. The project may be developed in phases, hence, certain facilities/amenities etc. may be developed in phases and be used by allottee of other phases. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic and may not be actual representations of the Unit and/or any amenities. Further, the actual design may vary in the dimensions, design and finish. The Project is registered with the Haryana Real Estate Regulatory Authority vide registration no. _ of 2026 dated _ and the details / specifications can be accessed at the website at www.haryanarera.gov.in. For apartment/s layout & sizes kindly check the approved building plan having Memo No. ___ Dated __. Journey time as shown herein, if any, is based upon google maps, which may vary as per the traffic at a relevant point of time. Rates mentioned do not include taxes, GST, possession charges and other statutory charges, as applicable. T & C Apply.