



**FON7**  
— DEVELOPERS —

DESIGNING *Excellence*  
BUILDING *Dreams*

BUILT ON 30 YEARS OF *Experience*  
*Driven* BY IDEAS THAT INSPIRE  
TOMORROW



# ABOUT US

With over three decades of deep-rooted expertise in Gurugram's real-estate landscape, EON7 Developers was founded on the belief that true luxury is never defined by scale, but by precision, purpose and design-led excellence. Our genesis lies in addressing the real gaps within the market — from compromised design integrity and substandard finishes to formula-driven developments lacking individuality and character.

At EON7 Developers, every project is envisioned as a bespoke creation. We do not simply construct residences; we curate elevated living experiences that embody refined aesthetics, material authenticity and forward-thinking innovation. Guided by a philosophy of quality over quantity, we are committed to redefining Gurugram's ultra-luxury real-estate landscape through timeless design, meticulous craftsmanship and uncompromising attention to detail.

## VISION

To become the category-leader in Gurugram for ultra-luxury residential Real Estate where each EON7 project is recognised as a benchmark of design, quality and market leading thinking. We envision spaces that inspire, innovate and stand the test of time.

## MISSION

To redefine Gurugram's luxury-residential sector by leveraging thirty years of market expertise, dynamic thinking and high-quality execution. We exist to transform market problems into premium living experiences, crafted with integrity, innovation and a commitment to exceptional living.

# MEET OUR FOUNDERS



## MR. KAPIL JAGLAN

Founder, EON7

With over 15 years in real estate, my vision for EON7 is to redefine luxury through integrity, innovation and commitment. We're not just building homes — we're creating experiences rooted in trust and quality.

At EON7, every project reflects our belief in thoughtful design, precision and purpose. Our promise is simple — to deliver excellence that stands the test of time.

A stylized, handwritten signature of Kapil Jaglan in gold ink, located at the bottom right of his profile section.



## MR. PANKAJ ROHRA

Founder, EON7

With over 30 years in real estate, I've learned that exceptional design is defined by its details. Every curve, every finish and every structure tells a story of passion and precision.

At EON7 Developers, we combine experience with innovation to create spaces that reflect trust, craftsmanship, and timeless quality — developments designed to inspire confidence and lasting pride.

A stylized, handwritten signature of Pankaj Rohra in gold ink, located at the bottom right of his profile section.



**SUMIT DHAWAN**  
Our Principal Architect

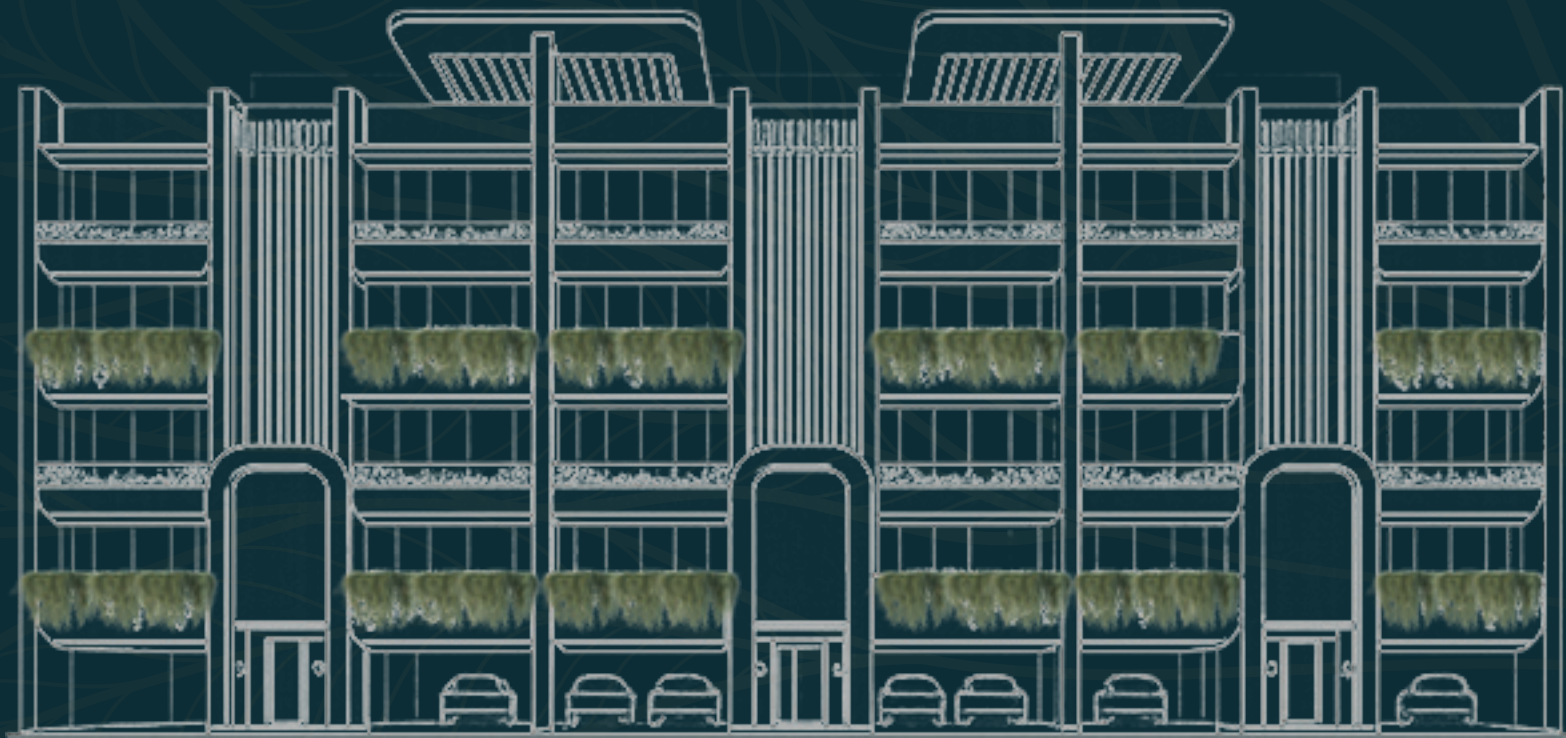
Sumit Dhawan is a renowned architect known for his distinctive residential and commercial designs across India. Since founding Cityspace' 82 Architects in 2005, he has led the firm with over 20 years of expertise, creating celebrated projects and celebrity residences for personalities like Yuvraj Singh and Gautam Gambhir.

Recognized for his design-forward vision, Sumit has been a speaker at leading platforms including FOAID and Acetech, while also serving as an advisory board member for World of Fenestration 2020. His award-winning projects have been featured in prestigious publications such as Elle Decor, India Today, and The Economic Times. Among his notable recognitions are the World Architecture Community Award and Estrade Awards for projects like The Centaurus and The Illuminati.

# A HOME DESIGNED AROUND YOUR FAMILY

At EON7 Developers, every home is thoughtfully crafted to complement the evolving needs of modern families. Expansive layouts, private floors, and abundant natural light create a seamless balance of comfort, privacy, and togetherness. From peaceful mornings to relaxed evenings, each residence is designed to foster a sense of warmth, security, and effortless living.

Wide balconies, refined interiors, and a low-density environment offer every family member the freedom to unwind, connect, and truly feel at home. Strategically located in the heart of Gurugram, EON7 blends thoughtful architecture with everyday functionality — delivering not just elegant homes, but an elevated quality of life.





ARTISTIC IMPRESSION



LUXURY  
LIVING SPACE



ARTISTIC IMPRESSION



## BEDROOMS







125  
126

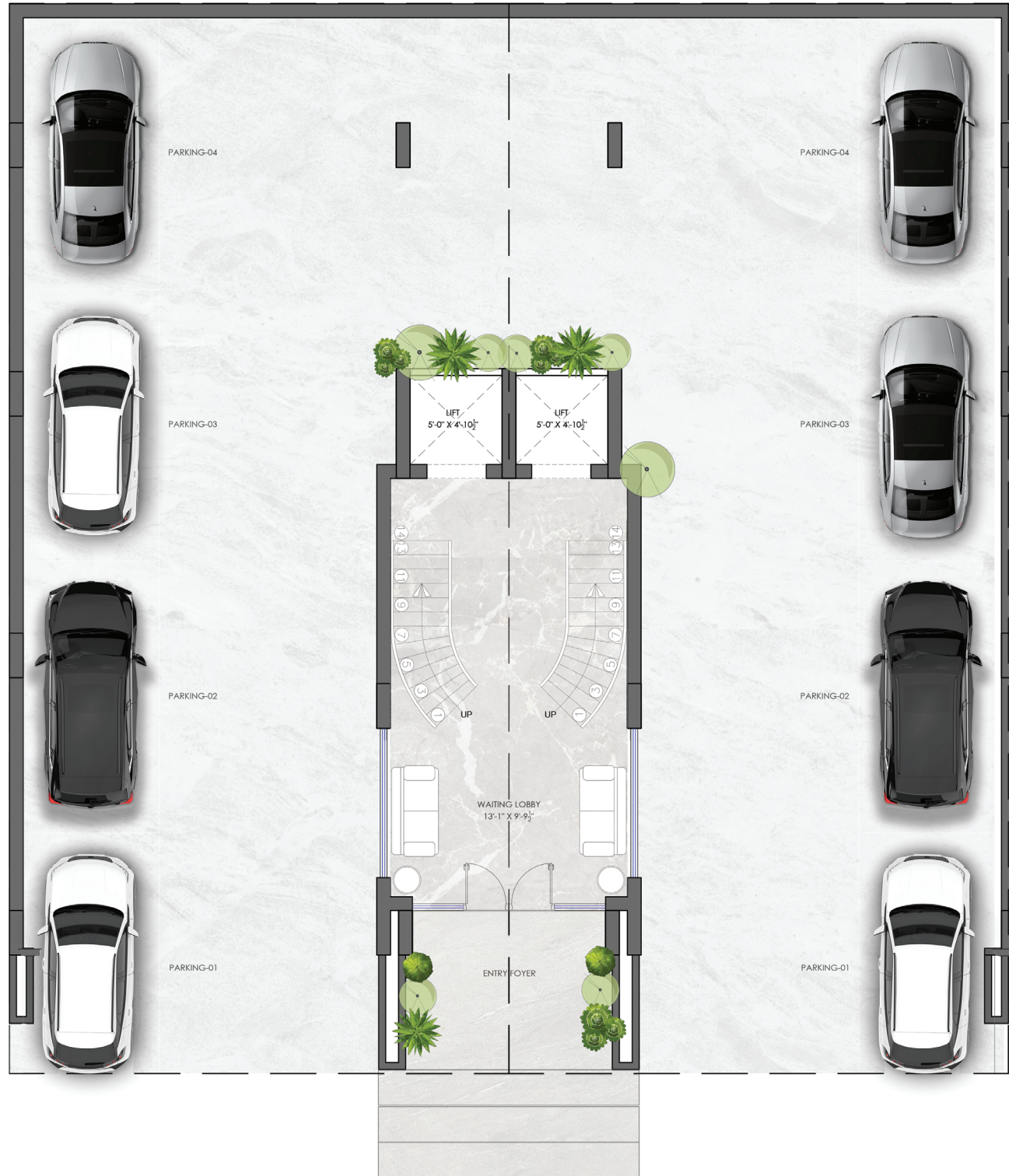


127  
128

129  
130

# FLOOR PLAN

## STILT FLOOR PLAN



PLOT SIZE: 181 SQ.YD.

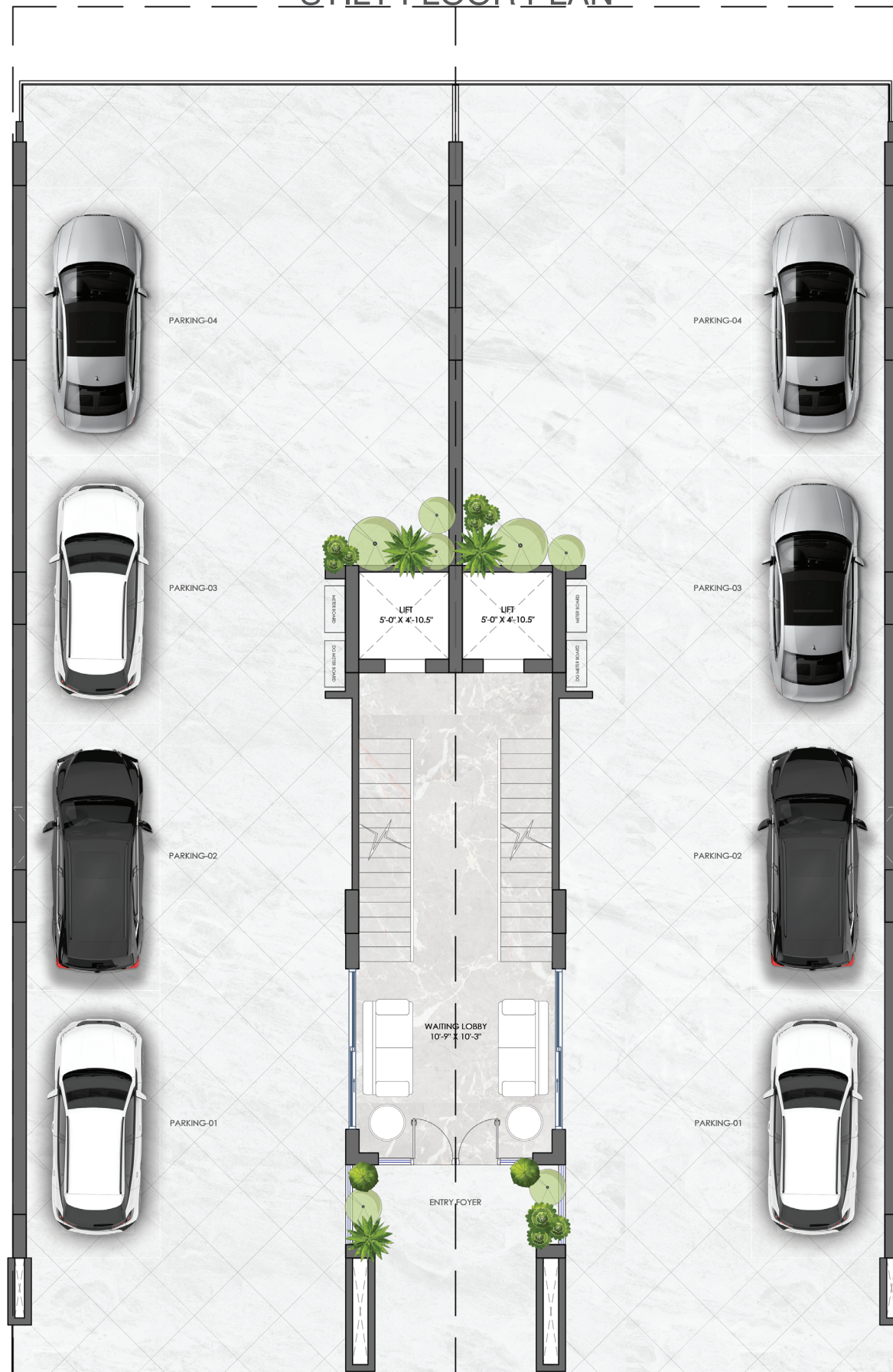
# TYPICAL FLOOR PLAN



PLOT SIZE: 181 SQ.YD.

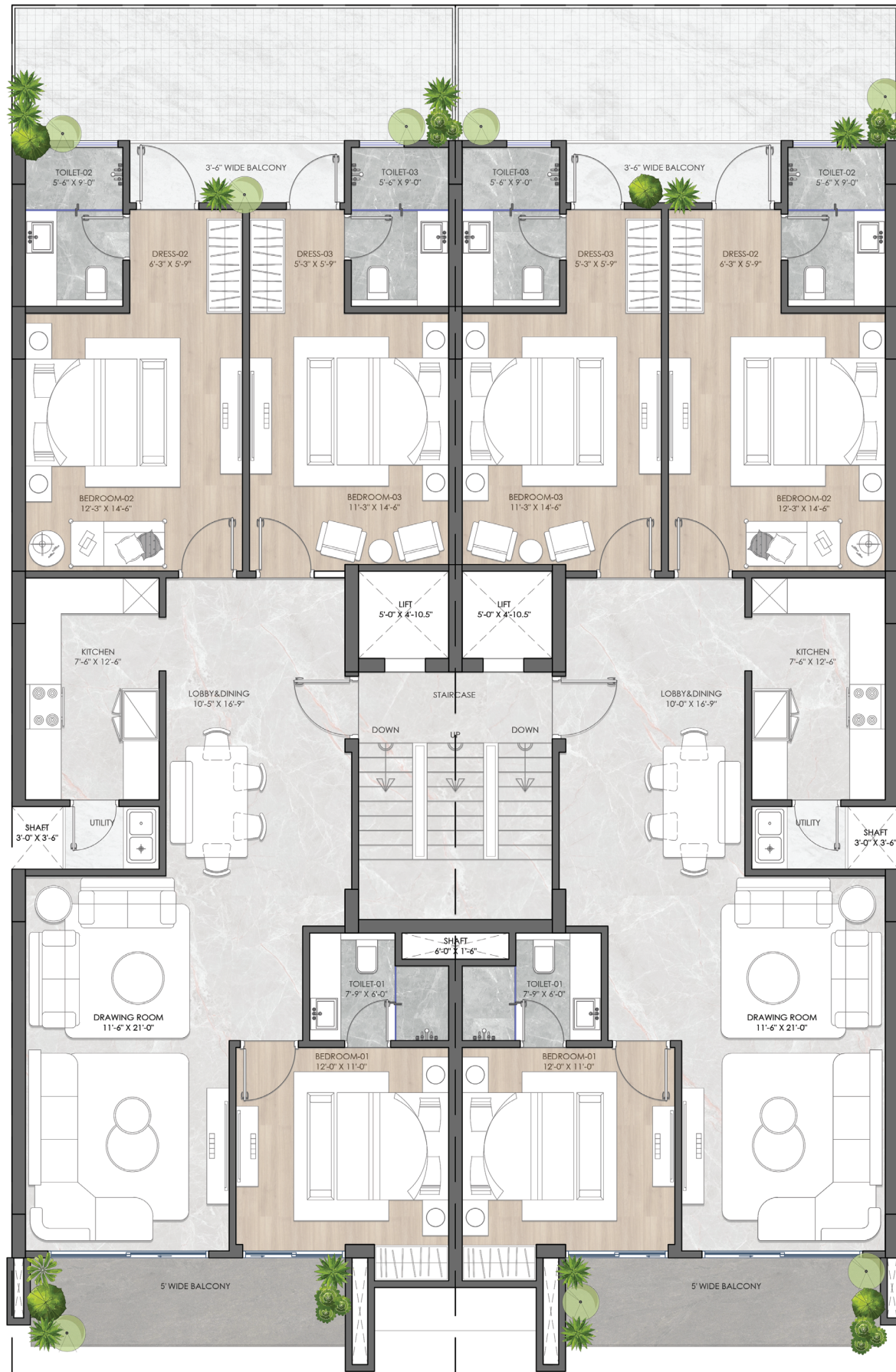
# FLOOR PLAN

## STILT FLOOR PLAN



PLOT SIZE: 208 SQ.YD.

# TYPICAL FLOOR PLAN



PLOT SIZE: 208 SQ.YD.

# FLOOR SPECIFICATION

LIVING, DINING, LOBBY & PASSAGE	<b>Floor, Walls &amp; ceiling</b> Italian marble flooring, acrylic emulsion paint on walls and ceiling, and luxury Italian paneling on the highlighter wall with smooth finishes.
MASTER BEDROOM	<b>Floor, Walls &amp; ceiling</b> Wooden laminated flooring, modular wardrobe, acrylic emulsion paint on walls and ceiling, and aesthetic wall paneling on the bed-back wall, finished with veneer and wallpaper.
OTHER BEDROOM	<b>Floor, Walls &amp; ceiling</b> Wooden laminated flooring, Modular wardrobe & acrylic emulsion paint on walls & ceiling.
KITCHEN	Italian marble flooring, stone countertop, acrylic emulsion paint on the ceiling, and a fully modular kitchen with hob, chimney, microwave, and OTG.
TOILETS	<b>Floor, Walls &amp; Ceiling</b> 1. Flooring: Vitrified tiles. 2. Walls: Vitrified tiles upto false ceiling and ceiling will be painted with Arcylic emultion. 3. Vanity – Modern-style toilet vanity under a stone countertop. 4. Sanitaryware: Wash basin and wall hung WC & CP fittings (shower panel, taps health foucet, etc.) of Kohler or equivalent. 5. Additional fixtures: Geyser and Exhaust fans.
BALCONY	<b>Paint / Texture</b> Wide front balcony, a key architectural highlight of the design, finished with vitrified Anti skid tiles and weather-shield paint on walls and ceiling.
HVAC SYSTEM	HIGH wall SPLIT AC – DAIKIN/HITACHI OR EQUIVALENT.

## DOORS

**MAIN DOOR-** Designer heavy door with biometric lock.  
**INTERNAL DOOR –** Laminated flush door with mortise door lock.

## EXTERNAL DOOR & WINDOW

System aluminium doors and windows.

# OTHER SPECIFICATIONS

- 1. LIFT :** High-Speed elevators from kone.
- 2. LIFT LOBBY:** Lobby with premium finishes and elegant décor, creating a luxurious and sophisticated ambiance.
- 3. PARKING LOT:** Ample parking space with provision for car charging points, designed to complement the overall aesthetics.
- 4.** Earthquake resistant structural design as per seismic zone 4.

# SMART FEATURES OF A SMART HOME

BY EMAAR

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GATED COMMUNITY



POWER & WATER BACKUP



24X7 SECURITY



KIDS PLAY AREA/PARK

BY EON7



PREMIUM FINISHES



LIFT LOBBY



MODULAR KITCHEN



KONE LIFT



DESIGNER INTERIORS



HIGH END CONSTRUCTION



# EMAAR CLUB BERYL



# COMPLIMENTARY MEMBERSHIP

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SWIMMING  
POOL



SPA



BANQUET  
HALL



FULLY EQUIPPED  
GYM



SPORTS  
FACILITIES

# LOCATION MAP

**FON7**  
— DEVELOPERS —



# LOCATION ADVANTAGE



## RETAIL CENTRES

- Worldmark
- M3M IFC
- AIPL Joy Central
- M3M 65th Avenue



## HOTELS

- Double Tree By Hilton
- Lemon Tree Sec 60
- Grand Hyatt Gurgaon
- Holiday Inn Express



## BUSINESS HUBS

- M3M IFC
- AIPL Business Club
- Suncity Success Tower
- Pioneer Urban Square



## CONNECTIVITY

- SPR Road
- Sohna Road
- Golf Course Road
- Golf Course Extn. Road



## HEALTH CARE

- Artemis Hospital
- Fortis Hospital
- Park Hospital
- Medanta Hospital



## EDUCATION

- St. Xaviers High School
- DPS International School
- Lotus Valley International School
- Shriram Millennium School

# EON7

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For Location