



**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 born from the recognition that true luxury is not about mass-scale building but about precision, purpose and design-led excellence. Our genesis lies in solving the real problems in the market — from lack of design integrity and sub-par finishes, to cookie-cutter models that compromise on quality and individuality.

At EON7 Developers, each project is treated as a singular, bespoke commission: we're not in the business of merely building homes, but sculpting elevated living statements that reflect refined taste, material honesty and innovative thinking. Our chosen focus is on delivering quality over quantity, challenging the status quo of real-estate delivery in Gurugram's ultra-luxury segment.

## 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.



**MR. PANKAJ ROHRA**

Founder, EON7

With over 30 years in real estate, I've learned that the essence of great design lies in the details. Every curve, every finish and every structure tells a story of passion and precision.

At EON7, we bring together experience and innovation to create developments that inspire confidence and pride. Our commitment goes beyond construction — it's about shaping spaces that stand as symbols of trust, craftsmanship and timeless quality.



ARTISTIC IMPRESSION



LUXURY  
LIVING SPACE



# LUXURY BEDROOMS







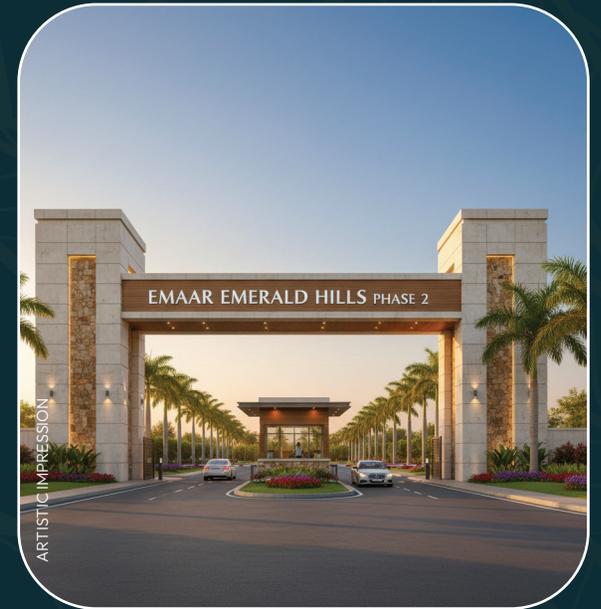
# A HOME DESIGNED AROUND YOUR FAMILY

At EON7, every home is thoughtfully planned to support the way families live today & grow tomorrow. Spacious layouts, private floors and abundant natural light create an environment where comfort, privacy and togetherness coexist effortlessly.

From calm mornings to relaxed evenings, these homes are designed to offer a sense of security, openness and balance. Wide balconies, refined interiors and a low-density living experience ensure that every family member has space to unwind, connect and feel at home.

Set in a prime Gurugram location, EON7 combines thoughtful architecture with everyday practicality, so your family enjoys not just a beautiful home, but a better quality of life.

# SMART FEATURES OF A SMART HOME



GATED COMMUNITY

BY EMAAR

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POWER & WATER BACKUP



24X7 SECURITY

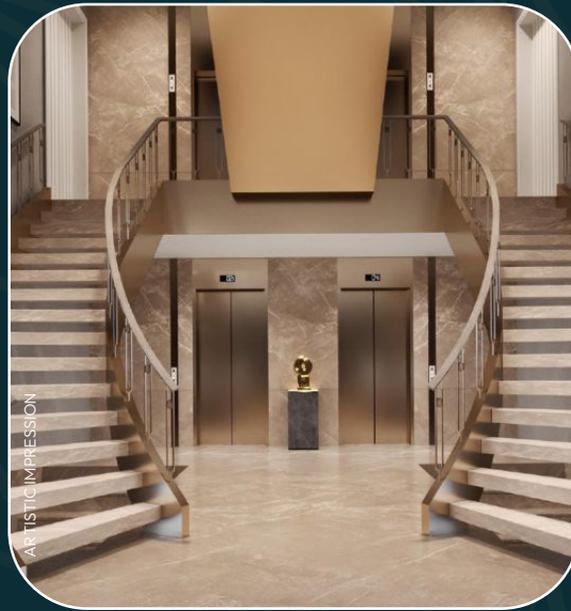


KIDS PLAY AREA/PARK

BY EON7



VASTU COMPLIANT



LIFT LOBBY



MODULAR KITCHEN



MODERN LIFT



DESIGNER INTERIORS



HIGH END CONSTRUCTION



125  
126



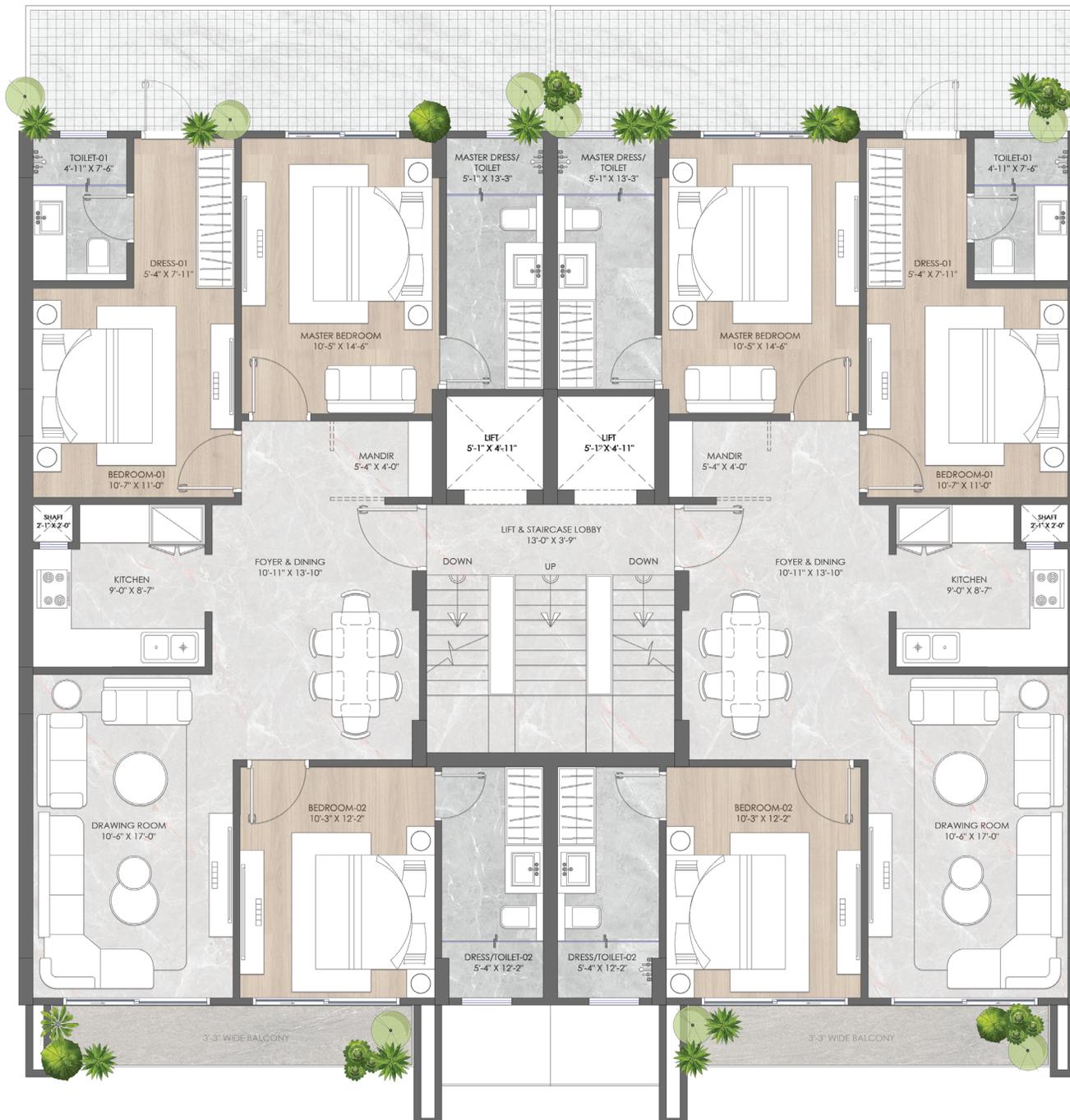
127  
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# FLOOR PLAN

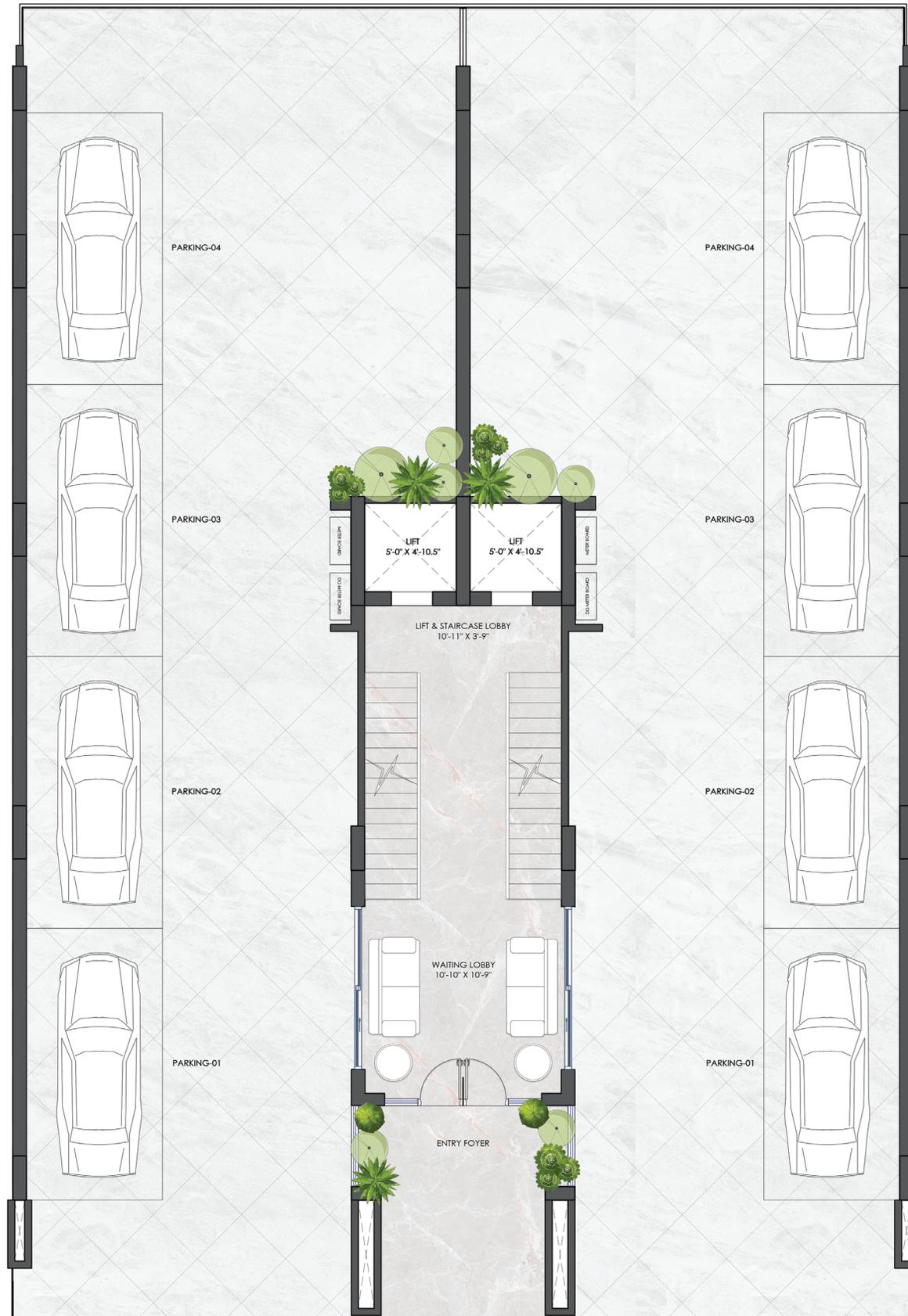


PLOT SIZE: 181 SQ.YD.

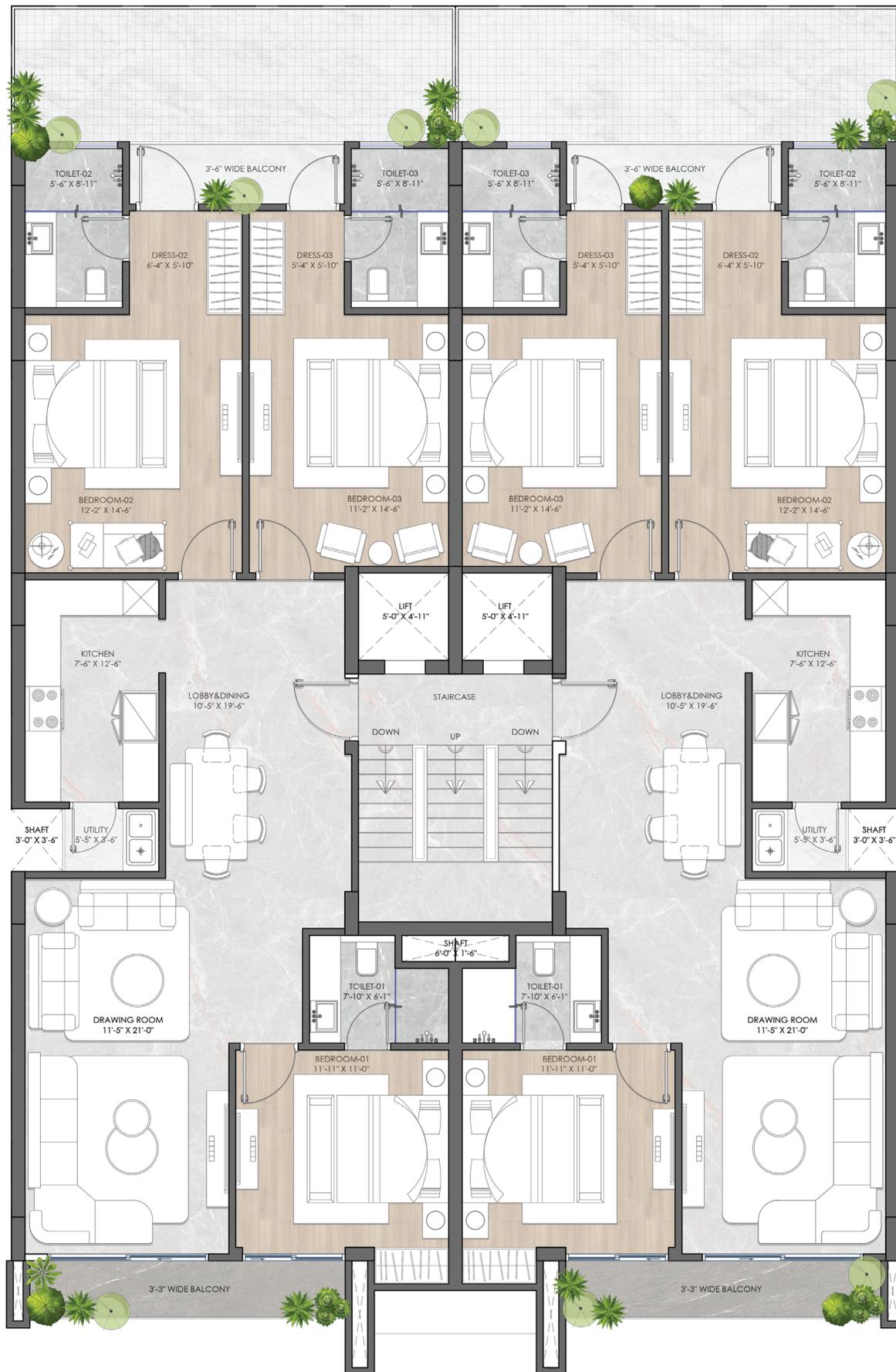


**PLOT SIZE: 181 SQ.YD.**

# FLOOR PLAN



PLOT SIZE: 208 SQ.YD.



**PLOT SIZE: 208 SQ.YD.**

# FLOOR SPECIFICATION

<b>HVAC SYSTEM</b>	High Wall Split AC - Daikin / Hitachi or equivalent.
<b>LIVING, DINING, LOBBY &amp; PASSAGE</b>	<b>Floor, Walls &amp; ceiling</b> Imported marble flooring, acrylic emulsion paint on walls and ceiling.
<b>MASTER BEDROOM</b>	<b>Floor, Walls &amp; ceiling</b> Wooden laminated flooring, Modular wardrobe & acrylic emulsion paint on walls & ceiling.
<b>KITCHEN</b>	Italian Marble Flooring, Acrylic emulsion paint on ceiling, Fully Modular Kitchen with HOB, Chimney, Microwave, OTG, Quartz top counter.
<b>OTHER BEDROOM</b>	<b>Floor, Walls &amp; ceiling</b> Wooden laminated flooring, Modular wardrobe & acrylic emulsion paint on walls & ceiling.
<b>BALCONY</b>	<b>Paint / Texture</b> Anti-skid vitrified tiles, Weathershield paint on walls and ceiling.
<b>TOILETS</b>	<b>Floor, Walls &amp; Ceiling</b> <ul style="list-style-type: none"><li>• Flooring: Vitrified tiles.</li><li>• Walls: Vitrified tiles for dado &amp; false ceiling above.</li><li>• Sanitaryware: Wash basin and wall hung WC &amp; CP fittings (shower panel, taps health foucet, etc.) of Kohler or equivalent.</li><li>• Additional fixtures: Geyser and Exhaust fans.</li></ul>

## DOORS

- Main door - Designer door with biometric lock.
- Internal door - Laminated flush door.

## EXTERNAL DOOR & WINDOW

System Aluminium doors & Windows.

# OTHER SPECIFICATIONS

- High-speed elevators from Kone.
- Earthquake resistant structural design as per seismic zone 4.

ARCHITECT



SUMIT  
DHAWAN



**Sumit Dhawan**, the Principal Architect of Cityspace' 82 has been a forerunner in residential and commercial design across India. Known for his eclectic facades, his aesthetic sensibility has found its way to design celebrity homes of cricketer Yuvraj Singh, Gautam Gambhir etc.

Starting a solitary practice in the year 2005, today Sumit spearheads Cityspace' 82 Architects with a team of 25. With 20 years of experience, Sumit believes in giving back to the community with his astounding thought process and perspective. He has been a part of various discourse and an avid speaker at numerous design-driven platforms including Windows & Facades, Casamia, Designworx, FOAID, etc. He is also an advisory board member for World of Fenestration 2020 by Acetech. Our projects have also been published in multiple magazines and publishing houses including Good Homes, Elle Decor, Architect & Interiors India, India Design ID, Hotelier India, FOAID, Economic Times, Design Detail, India Today Home and many more. Our project, The Centaurus has recently been awarded by World Architecture Community in the 35th cycle and Estrade Award 2020 in the category Interior Design- Private Residence. We are also honoured with Estrade Awards 2020 in the category Architect of The Year- Residential for the project The Illuminati. He is also awarded by National Architecture & Interior Design Award in the 50 under 50 and Residential Projects category.



## 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

- 1 Worldmark
- 2 M3M IFC
- 3 AIPL Joy Central
- 4 M3M 65th Avenue



## HOTELS

- 1 Double Tree By Hilton
- 2 Lemon Tree Sec 60
- 3 Grand Hyatt Gurgaon
- 4 Holiday Inn Express



## BUSINESS HUBS

- 1 M3M IFC
- 2 AIPL Business Club
- 3 Suncity Success Tower
- 4 Pioneer Urban Square



## EDUCATION

- 1 St. Xaviers High School
- 2 DPS International School
- 3 Scottish High International School
- 4 Lotus Valley International School
- 5 Shriram Millennium School



## HEALTH CARE

- 1 Artemis Hospital
- 2 Marengo Asia Hospital
- 3 Park Hospital
- 4 Ck Birla
- 5 Cloudnine Hospital

# EON7

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[www.eon7.in](http://www.eon7.in)