

*Where*

EVERY SUNRISE BRINGS NEW  
POSSIBILITIES

— ROOTS —  
C  URTYARD 2

SECTOR-95A, GURUGRAM

# ROOTS COURTYARD 2

is a plotted development by Roots Developers, strategically located in Sector 95A, Gurugram, on proposed 75 meter wide sector road, ensuring seamless connectivity and accessibility. Spread across 12.447 acres, this thoughtfully planned project features 198 residential plots, ranging from 147 sq. yards to 179 sq. yards, designed to meet the needs of modern living.

Adding to its appeal, the project is adjacent to a proposed 200 acres recreational park, offering residents unparalleled access to green spaces and leisure amenities. With a strong focus on sustainability, community living, and modern infrastructure, Roots Courtyard 2 redefines residential living in one of Gurugram's fastest-growing sectors. Combining a prime location, eco-friendly practices, and contemporary amenities, this development offers exceptional value to home buyers seeking a harmonious blend of nature and urban convenience.







## PROJECT HIGHLIGHTS



- ➔ **Gated Community with Internal Roads:**  
Multiple 12M and 9M wide roads for seamless connectivity.
- ➔ **198 Residential Plots -**  
Sizes range from 147 sq. yards to 179 sq. yards. Each plot is designed to accommodate spacious 3 BHK homes on every floor ensuring ample room for your family to grow and thrive.
- ➔ Adjacent to the proposed 200 acres recreational park
- ➔ **Commercial Area -**  
Dedicated retail spaces for everyday essentials
- ➔ **Community Facilities -**  
Fully functional club house
- ➔ Expansive green spaces designed for a sustainable and serene environment
- ➔ A dedicated space for senior citizens to relax, socialize, and stay active





Artistic Impression



Reference Image



Reference Image

- ➔ CCTV Surveillance with controlled access & trained personals
- ➔ Uninterrupted Power supply for all residential and commercial needs
- ➔ **Eco Friendly Practices**
  - Rain Water Harvesting
  - Waste Management System
  - Underground Water Treatment Plant (RO)
  - Underground Electricity wires Facilities
  - Jogging tracks with Lush Green
  - Amphitheatre
  - Pet Park
  - Badminton & Basketball Court
  - Skating Rink
  - Kid's Play Area



## CLUB HOUSE

The clubhouse isn't just an amenity; it's the soul of a luxury living experience. Designed to offer the perfect blend of recreation, relaxation, and exclusivity, it serves as a vibrant hub for social gatherings, wellness activities, and premium leisure. Whether you seek a serene escape or an energetic space to unwind, the clubhouse provides an elevated lifestyle where every moment feels indulgent.

- Gym
- Swimming pool
- Card Room
- Library
- Table Tennis Room
- Restaurant
- Open Sky Deck (Barbeque Area)
- Toddlers Play Area
- EV Charging Points
- Dance & Yoga Studio
- Multipurpose Hall
- Co-working Corner





# MASTER PLAN



PLOT NO	Plot Area (in Sq. Yds.)
1 To 18	171.897
19 To 50	178.814
51 To 66	182.913
67 To 90	176.689
91 To 127	164.596
128 To 132	164.809
133 To 160	162.674
161 To 190	142.617
191 To 196	179.341
197	115.950
198	155.140

## LEGEND

- |                                      |                       |
|--------------------------------------|-----------------------|
| 1 Entry/Exit                         | 13 Multi-purpose Lawn |
| 2 Amphitheatre                       | 14 Jogging Track      |
| 3 Fragrance Gardens                  | 15 Maze Garden        |
| 4 Skating Rink                       | 16 Open Gym           |
| 5 Sculpture Garden                   | 17 Kid's Play Area    |
| 6 Moon Garden                        |                       |
| 7 Basketball Court                   |                       |
| 8 Floral Garden with Elders' Sitting |                       |
| 9 Circular sitting with Sculpture    |                       |
| 10 Club House                        |                       |
| 11 Reflexology Garden                |                       |
| 12 Yoga/Meditation Garden            |                       |





# LOCATION MAP



## Healthcare Facilities

Aarvy Healthcare Hospital - 5 Minutes  
 Miracles Healthcare (Apollo Hospitals) - 10 minutes  
 Fortis Hospital Manesar - 12 minutes  
 Medanta Hospital - 15 minutes

**Shopping Commercial Hub, New Gurugram** - 6 minutes.

## International Schools

St. Xavier's High School - 4 minutes  
 Delhi Public School - 12 minutes  
 The Shri Ram School - 20 minutes  
 Heritage Xperiential Learning School - 25 minutes

**Cyber City/Cyber Hub** - 15 minutes.



**2 minutes**  
 Dwarka Expressway



**2 minutes**  
 Garhi Harsaru Junction



**4 minutes**  
 NH-48



**9 minutes**  
 Western Peripheral Highway



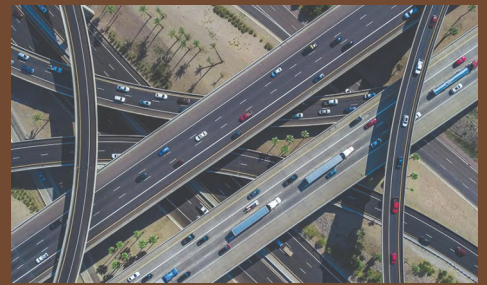
**10 minutes**  
 IMT Manesar



**20 minutes**  
 IGI Airport

## OUR JOURNEY

With over Four decades of expertise since its establishment in 1981, Roots Developers has built a legacy of trust, innovation, and excellence in India's real estate and infrastructure sector. The company boasts a diverse portfolio, encompassing premium residential plots, high-end commercial spaces, mixed-use developments, and innovative warehousing solutions. Rooted in a commitment to sustainability, the company integrates eco-friendly practices into every project, ensuring future-ready infrastructure. Known for its customer-centric approach, Roots Developers prioritizes quality construction, timely execution, and customer satisfaction. Through strategic collaborations with top real estate brands, the company has delivered landmark projects that redefine urban living and set new benchmarks in the industry.



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